

The Glen, Northwood

Conservation Area Appraisal



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The Glen, Northwood

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The Glen, Northwood

1.0 INTRODUCTION

1.0 The Glen, Northwood, Conservation Area was designated in July 2007, following a Borough wide review of existing heritage areas. The Glen is a 1950's planned development comprising blocks of maisonettes grouped in a landscaped area, either side of a central spine road. It is located on the south side of Green Lane just to the west of Northwood's shopping centre.



View to the south-west of The Glen

Planning Policy Context

2.0 This appraisal is set within the wider Conservation Area Policy guidance contained in Hillingdon's Unitary Development Plan, the forthcoming Local Development Framework and within national policy provided by PPG 15 and the 1990 Town and Country Planning Act (see below). The appraisal will be a material consideration in determining planning applications within the Conservation Area.

2.1 In sections 69-71 of the 1990 Act, Local Authorities have been given the duty of designating Conservation Areas and formulating proposals for the preservation and enhancement of their Character and Appearance. Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15 1994) sets out further advice on methods of appraisal of Conservation Areas. In Part 1, Section 4.4, the Guidance states that :-

“The definition of an area's special interest should derive from an assessment of the elements that contribute to (and detract from) it.”

Nature of this Appraisal

3.0 As of 1st April 2006 the Government set a new Best Value Performance Indicator (BVPI 219b) requiring Local Planning Authorities to complete Conservation Area appraisals. The aim of a Conservation Area Appraisal is to define the Area's special architectural and historic character, and highlight areas requiring enhancement. The appraisal also offers an opportunity to reassess the Conservation Area boundary and to determine whether adjacent areas should be included. The appraisal will identify what makes the area important and it is intended that this will form a framework for the consideration of applications in the area. It will therefore be useful for applicants, agents, owner as well as members of the public who live or work in the area.

The Glen, Northwood

2.0 HISTORIC DEVELOPMENT AND MANAGEMENT

History and Management

4.0 The Glen was designed by Kenneth C. Saunders, Architects, for Messrs. Dowtrill Properties Ltd, and built in 1958/1959 by AEA Prowting Ltd, Builders of Ruislip.

4.1 It was built on the site of three large detached houses named The Glen, The Spinney and The Firs, at 4, 8 and 10 Green Lane, Northwood. The development, described as '52 flats with 52 lock up garages', was granted planning permission by Ruislip Northwood U.D.C. on 27th March 1958.

4.2 The first owners of the maisonettes were granted 999 year leases from 24th June 1958. These were repairing leases which specified that the properties should be used only as single, private dwellings, and that there were to be no works of 'alteration or addition whatsoever in or to the demised premises or cut or injury to any main wall, timber, girders, ceilings, roofs or floors without the previous consent in writing of the landlord'. Moreover, no signs, advertisements, or hanging articles were to be erected outside, nor obstructions made to paths or roadways, nor

accommodated internally.

4.3 In 1995, the residents bought the freehold, and established The Glen Residents Association Ltd., a private limited company. The Deed of Variation, dating from 18th March 1996, introduced a quarterly management charge, a restriction on the sale of garages to those living on the estate only and 'a prohibition on the erection of poles, masts or wires'

deemed of unsightly appearance; and a total prohibition on the erection of satellite dishes.'

4.4 The Residents Association has an elected Chairman and Board of six, who meet regularly to decide applications from residents who wish to make internal or external alterations, and to organise communal interests such as gardening, garage repairs, highway issues, and insurance.



Plan of The Glen site 1922

The Glen, Northwood

3.0 DESCRIPTION AND BOUNDARY

General Character and Site Layout

5.0 The land is undulating, and falls away down to a stream on the southern boundary with Northwood College. The mature trees around the side and rear boundaries have been retained from the three large gardens which preceded the development and they provide a very attractive backdrop of mixed woodland: cypresses, holly silver birch, ash, maple, hornbeam sycamore, as well as the, more domestic, crab apple.

5.1 The maisonettes are arranged in 13 two-storey blocks, four to a block. The larger group comprises eight blocks, the smaller group, five, and each group forms a circle either side of the central access road. This access road runs from Green Lane down to an 'L' shaped garage court, fronted by a brick wall with feature entrance, in the style of a grand stable block.



View through the gateway to the garage court

The Glen, Northwood

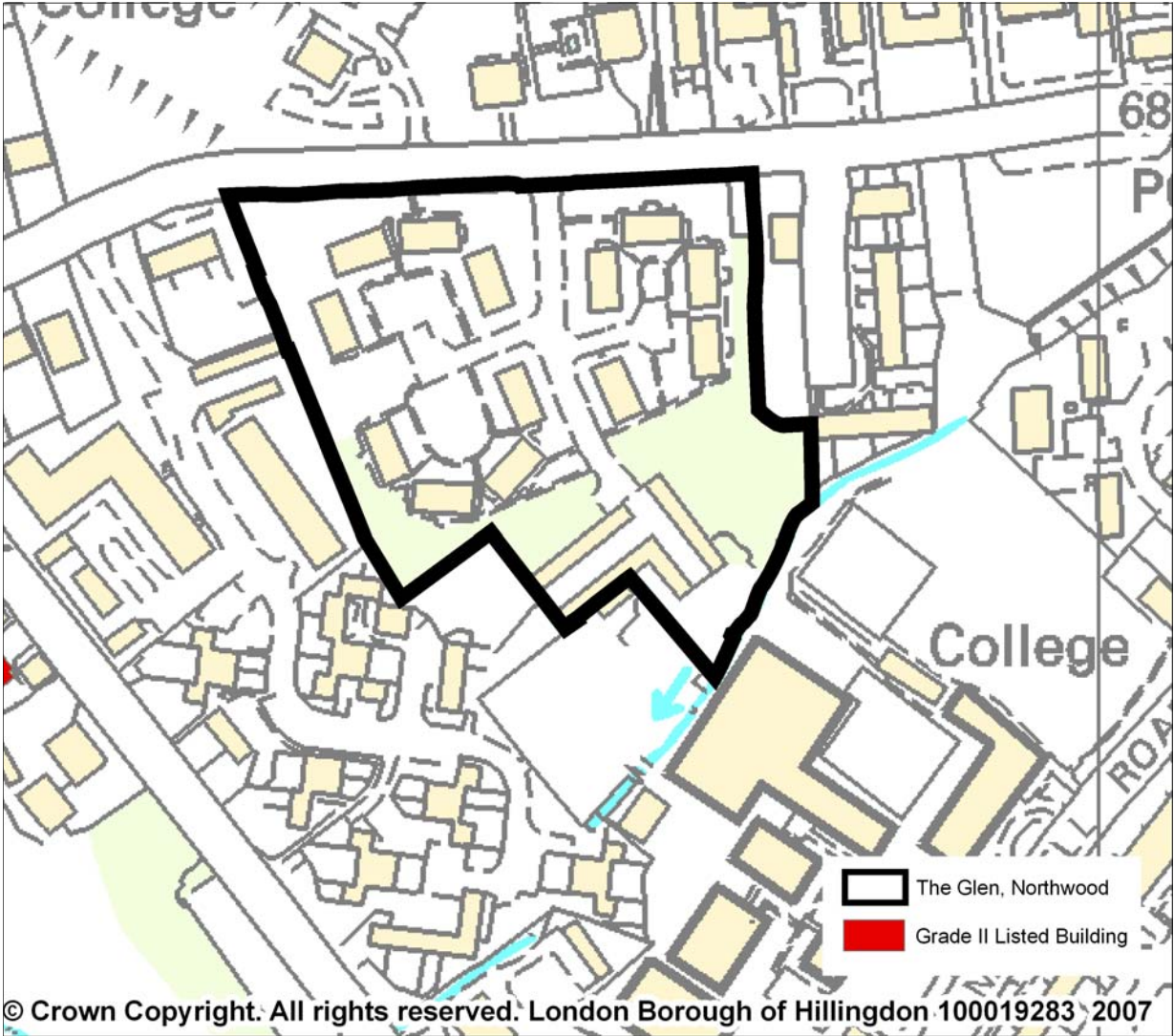
3.0 DESCRIPTION AND BOUNDARY

Boundary of Conservation Area

5.2 The Conservation Area includes only that site developed as The Glen, with 13 blocks of maisonettes, associated landscaping and garage court. To the north is the boundary with Green Lane; to the west is the housing estate at Myrtle Close; to the east is Wilford Close, the Surgery and the municipal car park; and to the south-east is the boundary with the grounds of Northwood College.



Front boundary hedge



Boundary of the Conservation Area

The Glen, Northwood

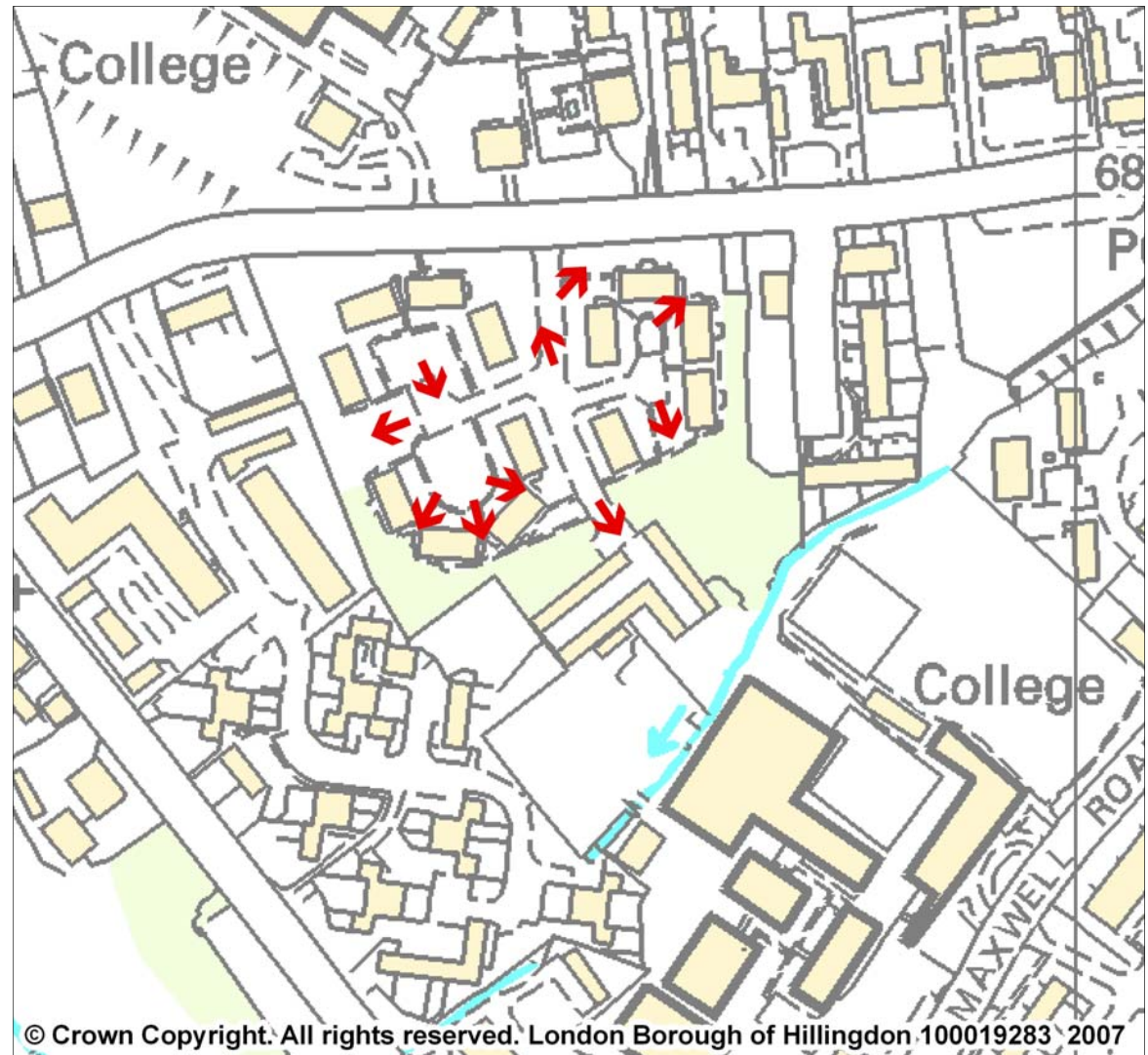
4.0 SPATIAL ANALYSIS

Key Views and Vistas

6.0 The landscaped setting of the blocks is integral to its character. The western court is arranged in two semi-circles of four, with an access between. From within the court, little is visible outside The Glen, owing to the tall trees on the boundary and the slope up to Green Lane. Views obtained between the buildings are key: particularly views from north to south and across from east to west.

6.1 The eastern court has important views due south through to the lawn and copse, and there are also attractive views around and between the northern blocks to the tall hedge on the Green Lane frontage and the trees on the north-eastern boundary.

6.2 The view down the access road to the garage court is also key to the character of the estate.



The Glen, Northwood

5.0 CHARACTER ANALYSIS

Character of the Area

7.0 The blocks are almost identical, and this homogeneity enables them to sit quietly within their setting without drawing attention to themselves. They are also handed, so that each block is symmetrical, with flanking chimney stacks, its four entrances skilfully concealed in a single porch on each flank wall, one entrance facing outwards, and the other at right-angles.

7.1 Each block has been designed so that the principal rooms, with their loggias and balconies, face inwards on to the garden courts. This communal feel is emphasised by a complete lack of garden boundaries so that all share in the space of the garden court.

7.2 the outer or rear elevations, face either the perimeter, or the access road. These have small brick bin stores, so that dustbins are hidden, and most have a variety of plant pots and flower beds to soften the

edges with a little colour, and define a small private space. This has been done sensitively and involves no permanent boundary treatment, and no additional paving.

7.3 Each block contains four, two bedroom maisonettes, with the dining room and principal bedroom fronting the balcony or loggia, and the living room contained in the 'L' shaped hipped projection.

7.4 Each maisonette has its own garage, designed in a dog-legged garage court, and concealed by a tall, brick wall, with twin piers to either side and arched 'window openings' between, reminiscent of a stable block to a mansion house.

7.5 The colour and consistency of materials is important to the character of the estate. The buildings are of identical brown brick, with herringbone decoration on the fronts of the balconies, and white render within the balconies and loggias.



Typical porch arrangement



Principal elevation with loggias and balconies

The Glen, Northwood

5.0 CHARACTER ANALYSIS

7.6 The windows were designed as white painted casements, with rectangular leaded light. Many have since been replaced by upvc double glazed units but in a similar style. The doors were originally of timber and multi-paned. Many of these have been replaced over the years, but their discreet siting has ensured that differing styles are not immediately noticeable, provided that they are of painted timber.

7.7 The roofs are covered in brown tiles with bonnet hips. The leases forbid television aerials, or any poles or masts 'deemed of unsightly appearance or the erection of any satellite dishes'. There are thus no external telecommunications equipment nor telephone wires. This homogeneity of roofscape is an important feature in the character of the estate and adds considerably to the attractiveness of its appearance



Roofs, windows, doors and the colour and types of materials used are very important to the overall character of The Glen

The Glen, Northwood

5.0 CHARACTER ANALYSIS

Green Spaces and Trees

8.0 Unusually, this Conservation Area is located entirely on private land, and all the trees on the site are the responsibility of The Glen Residents Association Ltd. The Glen and No. 12 Green Lane adjacent, are covered by T.P.O. 241, which was made in February 1980. This included 124 individual trees and six groups of trees, all but ten of which are within the Glen itself.

8.1 The six groups and most of the individual trees ring the side and rear boundaries of the former gardens of The Firs, The Spinney and The Glen. However, in pride of place in the larger courtyard, is a large, mature oak tree, which contributes to the setting of the group and is a focal point for social gatherings.

8.2 Apart from the ornamental garden trees, there is a copse in the south-eastern corner of the Estate which runs down to, and includes, the stream.



The Glen has a mature garden setting, with many protected trees

The Glen, Northwood

5.0 CHARACTER ANALYSIS

Street Furniture

9.0 As this is a private estate, there is little street furniture, other than fourteen lamp posts and some small lectern signs indicating where property numbers are located.

9.1 The lampposts are old, of poor design, and one is leaning over. Two have concrete columns, possibly the original type. Replacement lighting columns should be chosen with regard to the quality of the environment and the character of the area.

9.2 The earlier lectern signs are of black painted timber, set in a wrought iron frame, with a scrolled pattern underneath, with the property numbers applied in white paint. Some of these are now in poor repair.

9.3 The roadways are in generally poor condition, with the tarmacadam surface missing in places.



Small lectern signs provide guidance for visitors

9.4 Some of the pavements have been broken by vehicles mounting them, particularly at the junctions of the side roads with the main road through the estate.



An early lamp post design

The Glen, Northwood

6.0 PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE

Problems, Pressures and Capacity for Change

10.0 The trespass of persons on to the site, and the use of The Glen by non-residents for parking cars,

is increasingly becoming a problem. The Council will work with the Residents Association to seek a satisfactory solution.

10.1 The Council infrastructure, street lighting and road maintenance, is in need of repair and replacement. This will be addressed in conjunction with the Residents Association.

10.2 The Residents Association has been very successful in maintaining The Glen's special architectural and historic character. The Council's conservation team will work closely with their management board to support and complement their work.

10.4 A management plan is to be written and approved by Cabinet to ensure the future protection and enhancement of this area. Consideration will be given to the problems and pressures referred to above.



View through to the garage court

The Glen, Northwood

7.0 RELEVANT PLANNING POLICY

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Guidance Note 15: Planning and the Historic Environment 1994

Planning Policy Guidance Note 16: Archaeology and Planning 1990

Planning Policy Statement 1: Delivering Sustainable Development 2005

The London Plan: Spatial Development Strategy for Greater London 2004

Hillingdon Unitary Development Plan Policies (adopted 1998)

BE 4:

New Development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities. Development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Applications for planning permission should contain full details, including siting and design, or replacement buildings. Applications for consent for demolition will depend upon the submission and approval of such details.

Any relevant Conservation Policy in the forthcoming Local Development Framework

Hillingdon Design and Accessibility Statement (adopted July 2006): Residential Extensions
Residential Layouts
Shop Fronts
Public Realm (draft)
Accessible Hillingdon
Transport Interchange

The Glen, Northwood

8.0 REFERENCES

References

Hillingdon Unitary Development Plan (adopted 1998)

Planning Application R/N 15990, for redevelopment of The Glen, the Spinney and The Firs, Green Lane, Northwood
Granted 27th March 1958.

Title Deeds of No. 24 The Glen, Northwood.

The Glen, Northwood

9.0 TRANSLATIONS

If you require this or other Local Development Framework documents in large copy print, audio cassette, Braille or languages other than English, please ask an English speaker to phone 01895 250111 on your behalf.

Documents available from Hillingdon Council's website

www.hillingdon.gov.uk

Bengali

আপনি যদি এটি অথবা স্থানীয় উন্নয়নের কাঠামো সংক্রান্ত অন্য কোনো দলিল বড় আকারের ছাপা, অডিও ক্যাসেট, ব্রেইল অথবা বাংলায় পেতে চান, তাহলে ইংরেজী ভাষায় কথা বলেন, এমন কাউকে দয়া করে আপনার পক্ষ থেকে 01895 250111 নম্বরে ফোন করতে অনুরোধ করুন।

Chinese

如果你需要這一份或其他當地拓展構架文件的放大字體印刷、錄音帶、盲人點字版或中文翻譯，請託一位會說英語的某人致電 1895 250111 替你提出這個要求。

Gujarati

જો તમને આ અથવા લોકલ ડિવેલોપમેન્ટ ફ્રેમવર્કના બીજા દસ્તાવેજો મોટા અક્ષરોમાં છાપેલા, ઓડિયો કેસેટ ઉપર, બ્રેઈલમાં કે ગુજરાતીમાં જોઈતા હોય, તો કોઈ અંગ્રેજી બોલતી વ્યક્તિને કહો કે તમારા વતી 01895 250111 પર ફોન કરે.

Tamil

நீங்கள் இதையோ அல்லது ஏனைய உள்ளூர் மேம்பாட்டு கட்டமைப்பு பத்திரங்களையோ, பெரிய எழுத்தில், ஒலிநாடாவில், ப்றையில் (குருடருக்கு) அல்லது தமிழில் பெற விரும்பினால் தயவுசெய்து உங்களுக்காக ஒரு ஆங்கிலம் பேசுவரை 01895 250111 தொலைபேசியில் அழைக்குமாறு கேட்கவும்.

Somali

Haddii aad dooneysid macluamadkan ama kuwakale oo ah Local Development Framework fawaaweyn, maqal, qoraalka indhoolaha ama Somali, fadlan weydiiso qof yaqaan ingiriska oo kudira teleefonkan 01895 250111.

Urdu

اگر آپ یہ، یا لوکل ڈیولپمنٹ فریم ورک سے متعلق دوسری دستاویزات، الفاظِ علمی میں، آڈیو کیسیٹ پر، بریل کی صورت میں یا اردو زبان میں حاصل کرنا چاہتے ہیں تو براہ کرم کسی انگریزی بولنے والے سے کہئے کہ وہ 01895 250111 پر آپ کی جانب سے ٹیلیفون کریں۔

Albanian

Ne se kerkoni kete apo dokumenta te tjera te Strutures se Zhvillimit Lokal te shtypura ne kopje te zmadhuara, audio kaseta, Breil ose Shqip, ju lutem kerkojini nje shqipfolesi qe te telefonoje per ju ne numrin 01895 250111

Arabic

إذا كنت تحتاج الى هذه الوثيقة او الی وثائق اخرى لاطار التطوير المحلي مطبوع باحرف كبيرة او مسجل على كاسيت سمعي او بلغة برايل أو باللغة العربية، رجاءً اطلب من شخص ما يتحدث الإنجليزية الاتصال بنا بالنيابة عنك على 01895 250111

Hindi

अगर आप को यह या किसी और लोकल डिवेलपमेंट फ्रेमवर्क (स्थानीय परिणाम ढांचा) के दस्तावेज़ बड़े अक्षर में, आडिओ टेप, ब्रेल या अलबेनिअन में चाहिए तो कृपया आप की तरफ से किसी से अंगरेज़ी भाषा में इस नंबर पर फोन करें

Punjabi

ਜੇ ਇਹ ਦਸਤਾਵੇਜ਼ ਜਾਂ ਲੋਕਲ ਡਿਵੈਲਪਮੈਂਟ ਫ੍ਰੇਮਵਰਕ ਬਾਰੇ ਕੋਈ ਹੋਰ ਦਸਤਾਵੇਜ਼ ਤੁਹਾਨੂੰ ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ, ਸੁਣਨ ਵਾਲੀ ਟੇਪ 'ਤੇ, ਬ੍ਰੇਲ ਵਿਚ ਜਾਂ ਪੰਜਾਬੀ ਵਿਚ ਚਾਹੀਦੇ ਹਨ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਨੂੰ ਆਖੋ ਕਿ ਉਹ ਤੁਹਾਡੇ ਵੱਲੋਂ ਨੰਬਰ 01895 250111 'ਤੇ ਫੋਨ ਕਰੇ।