

What is an Area of Special Local Character?

An Area of Special Local Character is one that “contains certain elements of character and identity”, which the Local Planning Authority wishes to preserve. The Borough has 12 Areas of Special Local Character and they are all residential, dating between the late 19th and mid 20th centuries.



What effect will designation have?

Areas of Special Local Character do not impose any additional statutory controls and do not affect Permitted Development rights. The main purpose of the designation is to try to ensure that development is in keeping with the character of the surrounding area and not detrimental to it.

When considering the design of extensions and alterations, the following will be particularly important:

- Any extensions or alterations should be subservient to the original house.
- Side extensions should normally be set back from the original building line.
- The original plan of the house should be respected, and there should be some relationship with the original form of the house.
- Materials and detailing should match the existing property (including, any existing decorative features, window shapes and sizes, brick arches, eaves details)

If the redevelopment of a site is considered, regard must be had to the layout, scale, appearance, landscaping and front boundary treatment of the new development so that it would reflect the surrounding environment and respect the character of the street scene. The relevant policy is BE 5 of the Hillingdon Unitary Development Plan.

Design

The Council aims to enhance the area by encouragement and advice to owners who may wish to alter or improve their properties. In fact, the success of Hillingdon’s conservation policies depends to a large extent on co-operation between the Council, Conservation Area Panels, amenity groups and property owners. Features such as windows and doors, roof tiles and boundary treatment can have a huge impact on the character of the area. Whilst such alterations do not normally require planning permission, replacements should reflect the age, character, materials and architectural detailing of the original property.

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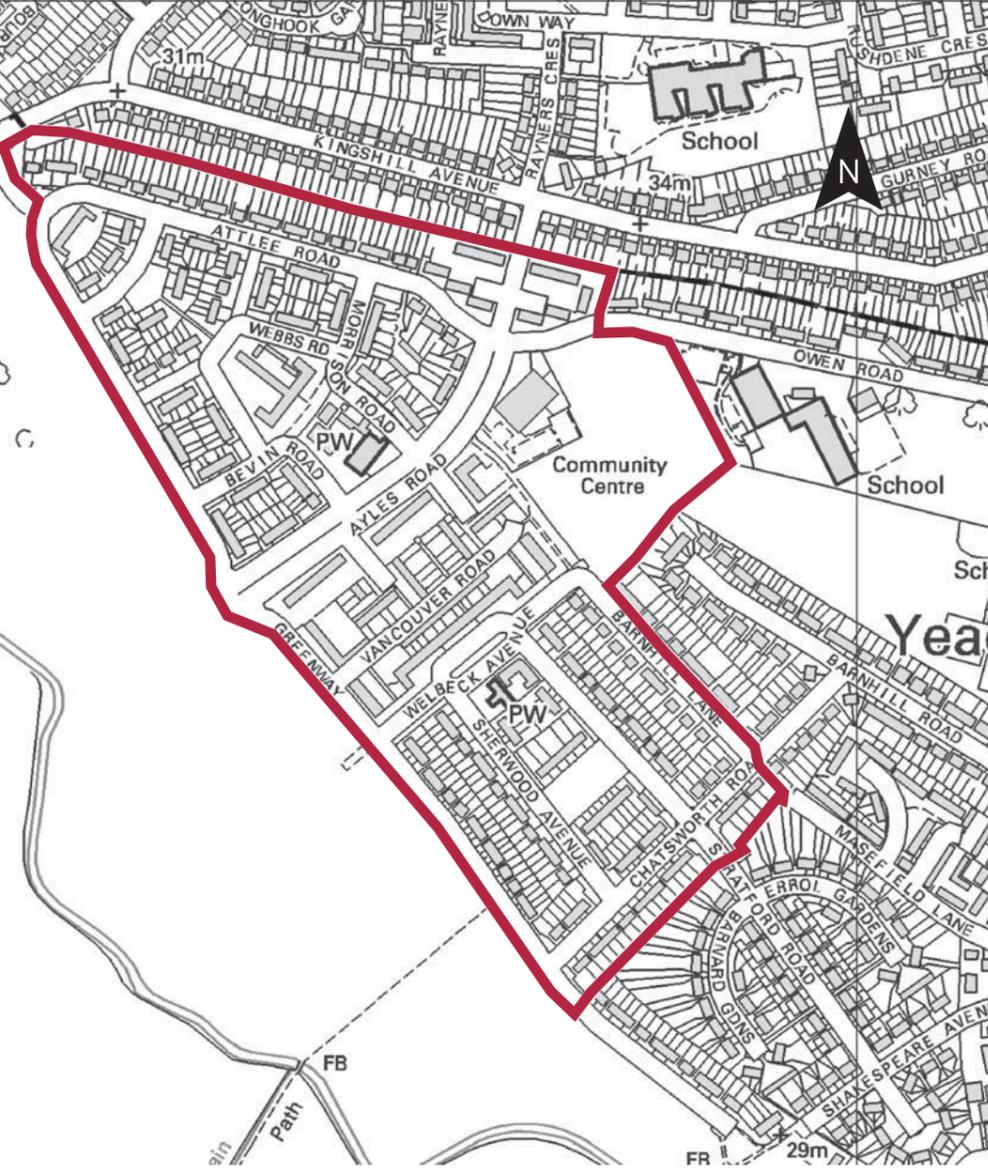
- Extensions or alterations should be compatible in size and scale with the original building and should respect the property’s original design;
- Materials and detailing should match the existing property
- Boundary treatment should be in keeping with the street scene.

The Barnhill Estate

area of special local character



HILLINGDON
LONDON



 Area of Special Local Character boundary

Not to scale

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Character of the Barnhill Estate, Yeading

The area proposed for designation is large and includes many residential roads, green verges, ribbons and spaces. The estate was developed in the late 1940s / early 1950s with a triangular plan, and was designed as a single, self-contained, development. The house types and forms vary but there is still a homogenous character, with development alternating between semi-detached properties and short terraces, interspersed with flats throughout the area.

At the centre of the area is Ayles Road, which provides not only a north / south divide, but also a focus from which the other roads extend. The 1950s flats are characteristic of this part of the area, and its attractive green central reservation affords a sense of spaciousness.

Attlee Road forms the northern boundary of the estate. Along the road the properties have simple front gardens, which, with the presence of street trees, contribute to the street scene. The unusual layout of the southern side provides visual interest with properties running at right angles to form blocks of houses behind the road.

To the west of The Greenway is a large green open space, which creates an attractive boundary to the western edge of the area. Chatsworth Road is characterised by the distinctive 1950s porch detailing. Some of the properties have boundary walls finished with semi-circular capping bricks, which are typically found throughout this area. Others have tall boundary hedges that help to soften views of the properties, as do the front gardens, which survive, and the street trees. Chatsworth Road marks the southeastern boundary of the proposed area as the distinctive housing types change beyond this point.

The housing types vary along both Stratford Road and Sherwood Avenue, and are characterised by a mix of semi-detached houses and little rows of terraces, all with small front gardens. The central green space has some interesting terraces looking on to it from the southeast and northwest. Street trees and hedges to the front boundaries of the properties add character and an attractive streetscape to the road.

The boundary is clearly defined to the north and southwest by the open green space and surrounding development. Many of the gardens have been retained and whilst there have been alterations to some of the original features the majority of the houses have not had large or inappropriate extensions. The green spaces and plan form of the estate provide a distinctive and attractive area with a clearly defined character.

Obtaining information in your language

If you would like information about Hillingdon Council's services in your own language please ask an English speaker to phone 01895 250111 on your behalf.

Albanian

Ne se kerkoni informacion ne gjuhen tuaj rreth sherbimeve qe ofron Keshilli i Hillingdon-it, ju lutem kerkojini dikujt qe flet anglisht te telefonoje ne emrin tuaj ne numrin 01895 250111.

Bengali

আপনি যদি হিলিংডন কাউন্সিলের সেবাসমূহের ব্যাপারে আপনার নিজের ভাষায় তথ্য পেতে চান তাহলে ইংরেজী ভাষায় কথা বলেন, এমন কাউকে আপনার পক্ষ থেকে 01895 250111 নম্বরে টেলিফোন করার জন্য দয়া করে অনুরোধ করুন।

Chinese

如果你想得到以你说用的语言供给有关希灵顿市议会提供服务的信息，请托一名能说英语的人替你打电话提出要求，号码 01895 250111。

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਹਿਲਿੰਗਡਨ ਕਾਊਂਸਿਲ ਵਲੋਂ ਦਿੱਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸੇਵਾਵਾਂ ਬਾਰੇ ਜਾਣਕਾਰੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਨੂੰ ਕਹੋ ਕਿ ਉਹ ਤੁਹਾਡੇ ਵਲੋਂ ਇਸ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੇ - 01895 250111

Somali

Haddii aad jeclaanlahayd wararka ku saabsan adeegyada Hillingdon Council in aad ku heshid Luqaddaada, fadlan waydiiso qof ku hadlo luqada af ingiriiska in u ku diro Telefoonkan 01895 250111.

Tamil

உங்கள் சொந்த மொழியில் ஹிலிங்டன் உள்ளூராட்சி மன்றத்தின் சேவைகளைப் பற்றி நீங்கள் அறிய வேண்டுமானால் தயவுசெய்து உங்களுக்காக ஒரு ஆங்கிலம் பேசுவரை 01895 250111 தொலைபேசியில் அழைக்கச் செய்யவும்.

Urdu

اے میں، اپنی زبان میں معلومات حاصل کرنا چاہتے ہیں تو براہ کرم انگریزی بولنے والے کسی فرد سے گزارش کیجئے کہ وہ آپ کی طرف سے 01895 250111 پر ٹیلیفون کریں۔ اگر آپ ہلنگڈن کونسل کی خدمات کے بارے

If you would like a copy of this publication in large print, Braille or cassette tape please contact the specialist planning team on 01895 277556.