

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, they are all residential, dating between the late 19th and mid 20th century.

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 purpose of designation is 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, 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 surrounding environment and respect the character of the street scene. The relevant policy is BE 5 of the Hillingdon unitary development plan.



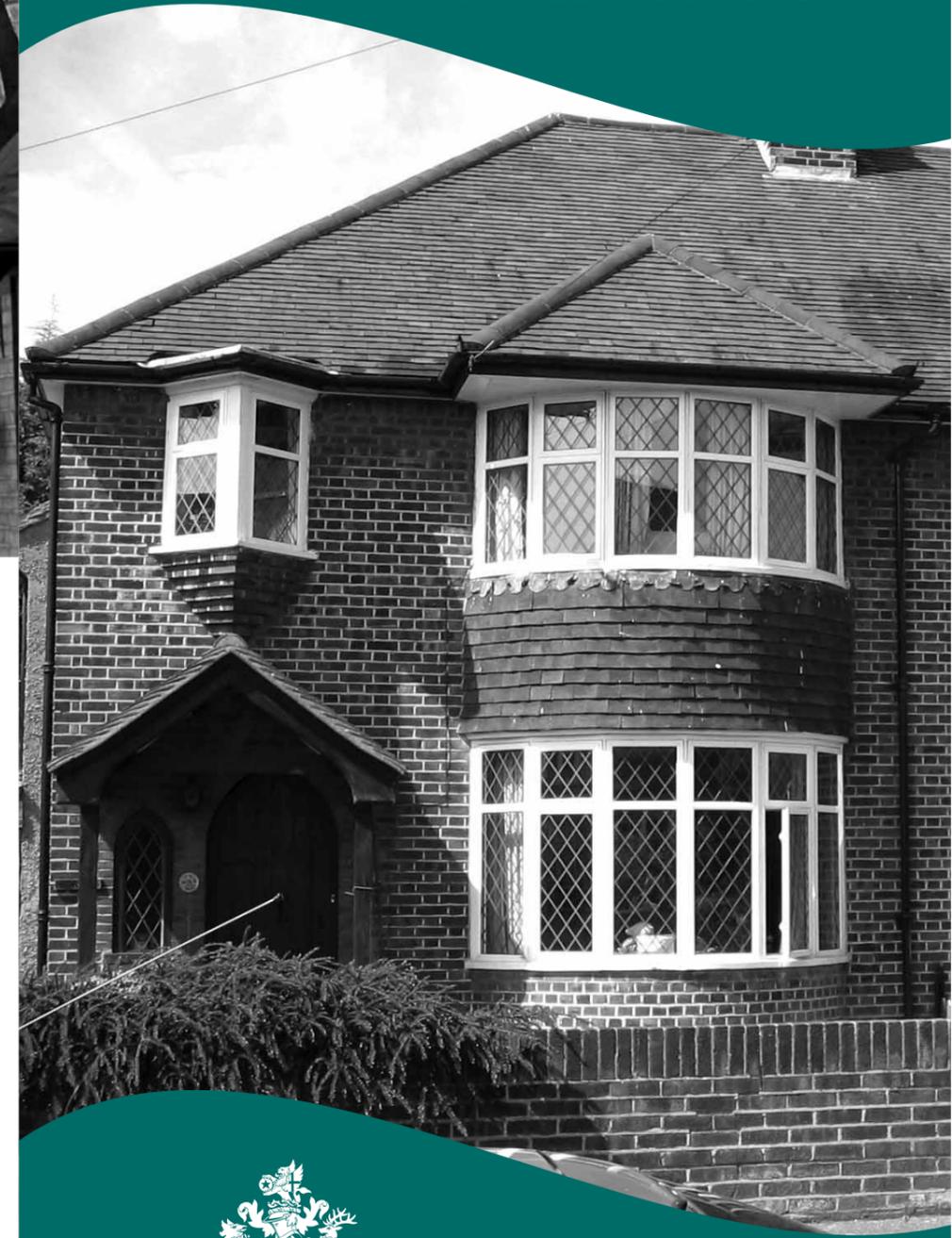
Design

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.

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

- 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.

Orchard Drive and Clayton Way area of special local character



HILLINGDON
LONDON



Character of the Orchard Drive / Clayton Way area

The overall layout, two inverted horseshoes linked by a spine road, is an unusual feature, that adds interest to the area. The attractively designed individual houses, contribute to the character and identity of the area and create pleasing views into and out of the estate. In Orchard Drive, the view eastwards to the larger houses and trees of Station Road is most attractive, and these properties have been included within the boundary for that reason.

The character of the area is defined by 1930s houses, the majority of which are detached or semi-detached, with attractive detailing common to the area. There has been some small-scale, development much of which has repeated the distinctive character of the area and its building. The considered road layout and the relationship between this and the houses, contributes to the attractive character of this area.

The character of the area is derived from the detached houses to the north and the semi-detached houses to the south of the area. The majority of houses are two storey and of modest size. Whilst there are several house styles throughout the area, there is a uniformity of materials and built form, and some attractive brick detailing. Many of the houses have attractive detailing to chimneys, roofs, porches and gables. Prominent materials are red brick and timber. Their frontages typically have neat boundary walls, and front gardens with a variety of interesting trees and mature vegetation. The low boundary walls are prominent in the area and provide a rhythm to the street scene.

Orchard View is a small road of detached houses at the centre of the larger area. The majority of the houses have hipped roofs and attractive detailing around the entranceways that is repeated in many of the house designs in the road. The front boundaries have fairly low walls, with some decorative brickwork. All gardens have some form of foliage, whether trees or tall hedges.

Views within the area and out of the area are important. There is an attractive view along Field Way towards Orchard View and there is also an important view from Orchard Drive of the attractive houses on Station Road.



 Area of Special Local Character boundary

Not to scale

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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

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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

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