

## Conservation Areas

5.7 Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Strategic Guidance for London Planning Authorities requires that such areas should be identified in UDPs and conserved (RPG3 (1996) para. 8.8). The Borough has 26 Conservation Areas, which are identified on the Proposals Map, and are listed below:-

**TABLE 5.1 LONDON BOROUGH OF HILLINGDON: CONSERVATION AREAS**

### Uxbridge/Harefield Area

Harefield Village  
Old Uxbridge  
Hillingdon Village  
The Greenway  
Cowley Church  
Ickenham  
Springwell Lock  
Coppermill Lock  
Black Jacks Lock  
Denham Lock  
Cowley Lock  
Widewater Lock

### Hayes/Heathrow Area

West Drayton Green  
Harmondsworth Village  
Longford Village  
Hayes Village  
East and West Walk, Botwell  
Thorn E.M.I. Botwell  
Nestles, Botwell  
Bulls Bridge  
Cranford Village

### Ruislip/Northwood Area

Ruislip Village  
Eastcote Village  
Manor Way, Ruislip  
Morford Way, Eastcote  
Frithwood Avenue, Northwood

5.8 Conservation Area status provides additional controls on building alterations and demolition similar to listed building control (see para 5.12) and affords protection for trees similar to tree preservation legislation (see para 5.47). Conservation Area Advisory Panels are consulted about applications to carry out development that affects the character or appearance of Conservation Areas.

**BE4 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.**

#### **Areas of Special Local Character**

5.9 The Local Planning Authority's policies for safeguarding the amenity of residential areas in general are set out below (policies BE19-BE24). There are, however, particular Areas of Special Local Character in the Borough, which contain certain elements of character and identity which the Local Planning Authority wishes to preserve. The Council has so far designated nine Areas as shown on the Proposals Map: the Garden City Estate, West Drayton; Hillingdon Court Park area; the Gate Hill Farm Estate, Northwood; the Copsewood Estate, Northwood; Eastcote Park Estate; Midcroft, Ruislip; Dene Road, Northwood; Moat Drive, Ruislip and Central Avenue, Hayes. The Areas are subject to Policies BE5 and BE6 to ensure new development is of a similar scale and reflects the materials, design features, architectural style and building heights predominant in the area.

**BE5 WITHIN AREAS OF SPECIAL LOCAL CHARACTER NEW DEVELOPMENT SHOULD HARMONISE WITH THE MATERIALS, DESIGN FEATURES, ARCHITECTURAL STYLE AND BUILDING HEIGHTS PREDOMINANT IN THE AREA. EXTENSIONS TO DWELLINGS SHOULD RESPECT THE SYMMETRY OF THE ORIGINAL BUILDINGS.**

5.10 In addition to Policy BE5 the following policy will be applied in the Gate Hill Farm and Copsewood Estates, Northwood.

**BE6 WITHIN THE AREAS OF SPECIAL LOCAL CHARACTER AT GATE HILL FARM AND COPSEWOOD ESTATES FENCING SHOULD BE UNOBTRUSIVE AND IN MATERIALS APPROPRIATE TO THE CHARACTER AND APPEARANCE OF THE ESTATE, NEW HOUSES SHOULD:-**

- (i) BE CONSTRUCTED ON BUILDING PLOTS OF A SIMILAR AVERAGE WIDTH AS SURROUNDING RESIDENTIAL DEVELOPMENT; AND**
- (ii) BE CONSTRUCTED ON A SIMILAR BUILDING LINE (FORMED BY THE FRONT MAIN WALLS OF EXISTING HOUSES) AND BE OF A SIMILAR SCALE, FORM AND PROPORTION AS ADJACENT HOUSES; AND**