

Coppermill Lock Conservation Area Appraisal

March 2017



**COPPERMILL LOCK CONSERVATION AREA APPRAISAL
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COPPERMILL LOCK CONSERVATION AREA APPRAISAL

1.0 Introduction and Executive Summary

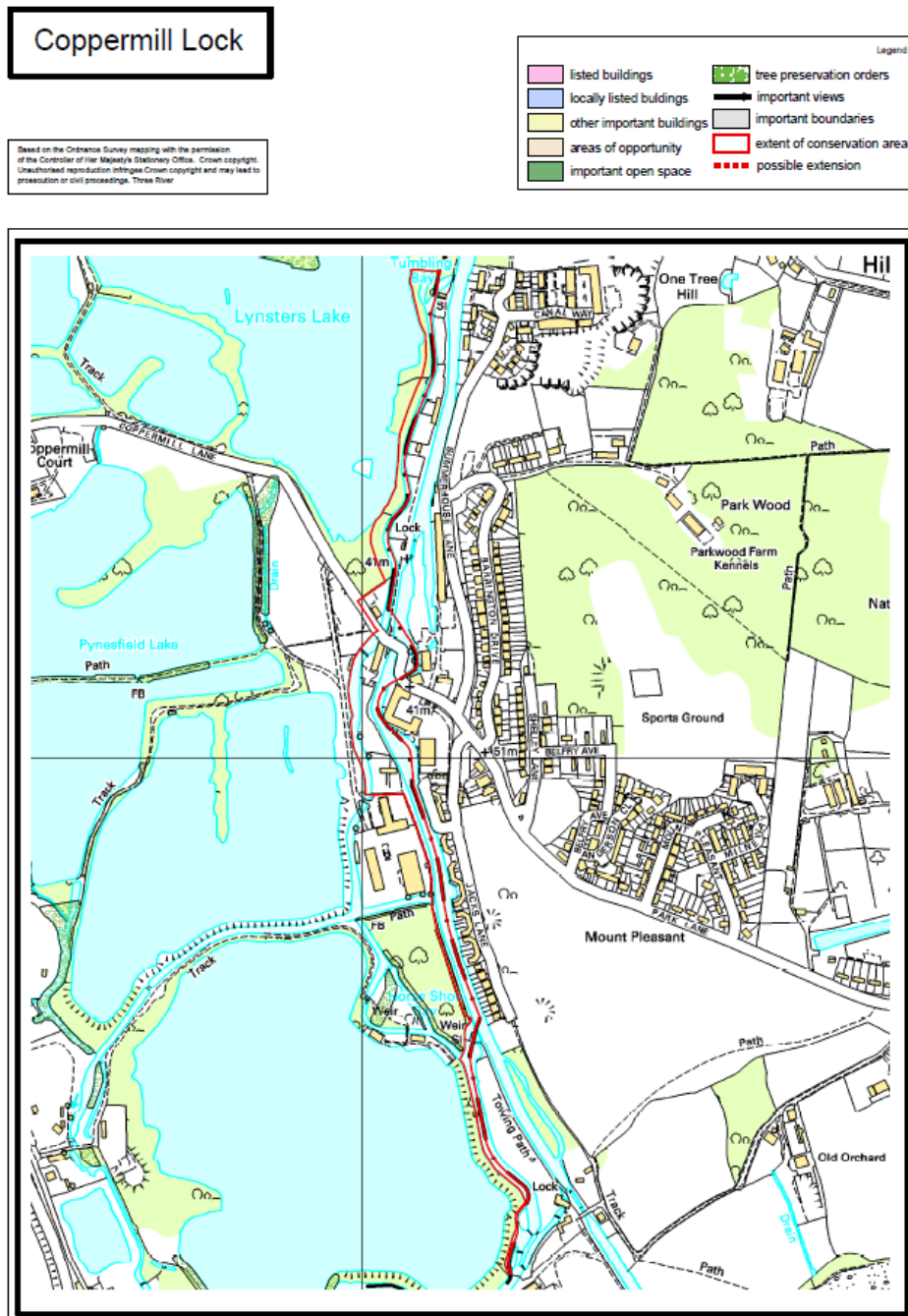
- 1.1 Three Rivers District Council has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 (The Act) to designate as Conservation Areas any “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The designation of a Conservation Area brings additional protection of trees, control over demolition and development as well as a requirement for a decision maker, in exercising planning powers, to pay “special attention to the desirability of preserving and enhancing the character and appearance of the Conservation Area”.
- 1.2 The principles outlined by the Planning (Listed Buildings and Conservation Areas) Act 1990 are reinforced in the National Planning Policy Framework.
- 1.3 Three Rivers District Council (the Council) designated Coppermill Lock as a Conservation Area in 1980. This is a small area in addition to the much larger Black Jacks and Coppermill Lock Conservation Area in the London Borough of Hillingdon. This appraisal only covers the area within the Three Rivers District boundary.
- 1.4 The Conservation Area lies wholly within the Green Belt.
- 1.5 The aims of this appraisal are to:
 - (a) Set out the special architectural or historic interest of the Conservation Area and to describe the special character and appearance that it is desirable to preserve or enhance
 - (b) Examine the existing boundaries of the Conservation Area and consider the potential for other areas to be included and, if appropriate, where existing areas should be excluded and
 - (c) Identify areas subject to pressure for change that would be adverse to the character or appearance of the Conservation Area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.

Please note: The Conservation Area Appraisal does not represent an exhaustive record of every building, feature or space within the Conservation Area and an omission should not be taken to imply that an element is of no interest.

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2.0 Location and Site Description

- 2.1 The Coppermill Lock Conservation Area is located in the south west of the district, immediately to the east of Pynesfield Lake and adjacent to the border with the London Borough of Hillingdon.
- 2.2 The Conservation Area is bounded by the Grand Union Canal and River Colne, with The Coy Carp (previously The Fisheries) towards the north and Fishery Cottages to the south of the area. It also includes a section along the western bank of the River Colne to the north of the Coy Carp Public House and to the south of Fishery Cottages.
- 2.3 The Conservation Area lies completely within the Metropolitan Green Belt and Colne Valley Park Land. The area does not contain any Nationally or Locally Listed buildings.
- 2.4 The Grand Union Canal and the adjacent river network are integral to the character of the area.



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3.0 History and Development

- 3.1 The Grand Junction Canal (now part of the Grand Union Canal) was completed at the turn of the nineteenth century. During the nineteenth century this brought mainly industrial uses, such as the Harefield Mills on the east side of the canal, to the area. On the west side of the canal, the Fisherman (now the Coy Carp) Public House and Fishery Cottages were developed.
- 3.2 In July 1974 the London Borough of Hillingdon approached Three Rivers District Council to designate a joint Conservation Area. The area was Coppermill Lock, within which a number buildings of notable character lay within the boundaries of both authorities. In 1980 the Three Rivers District Council designated a small area within Three Rivers District as a Conservation Area.
- 3.3 Within the district of Three Rivers, The Fisheries Public House (now the Coy Carp) and Fishery Cottages were recognised for their contribution to the character of the area. That part of the wider Conservation Area located in the London Borough of Hillingdon is much larger and is referred to as the Black Jacks and Coppermill Lock Conservation Area.
- 3.4 There has been no recent development within the Three Rivers section of the Conservation Area, however there has been largescale redevelopment on the Hillingdon side of the canal, where the previously industrial use has been replaced by modern residential dwellings.
- 3.5 Adjacent to the Conservation Area boundary there is continuing redevelopment of the Clancy Docwra industrial site. The site was in industrial use prior to the designation of the Conservation Area, and though improved, still provides an unattractive view out of the Conservation Area beyond the Fishery Cottages.



Photos from 1974 prior to Coppermill Lock Conservation Area designation, including examples of unattractive industrial buildings which have since been replaced.



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4.0 Buildings

- 4.1 Sited to the south of the Conservation Area are the terraced properties of 1-4 Fishery Cottages. Nos. 1-2 is now a single dwelling. These cottages dating to circa 1920s have been altered over the years, however still display some arts and crafts features such as wide hipped roofs.
- 4.2 The Coy Carp Public House, sited to the north of the Conservation Area is a much altered early to mid nineteenth century house. It is a six bay house with a centrally positioned doorway on the front elevation. The rear elevation faces the river and comprises an attractive mix of six by six and nine by nine sash windows, small and large casement windows and two dormer windows all under a characteristic early to mid nineteenth century hipped roof with prominent chimneys. There is a single storey outbuilding running along the canal, however this has also been much altered. Owing to its siting on the canal side the Coy Carp public house contributes to the character of the area and naturally complements the canal setting.
- 4.3 On the northern side of Coppermill Lane there is a small early twentieth century industrial building that has also been included within the Conservation Area. It has been altered with extensions to both the east and west elevations, however some original features are still present, such as the large multi paned metal window and some dog-tooth decoration. The building contributes to the character of the area, providing a reminder of the area's industrial heritage.



Left: Fishery Cottages

Below: Coy Carp Public House



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5.0 Considerations for Development

- 5.1 Development within the Coppermill Lock Conservation Area is controlled by National and Local Planning Policy covering the Historic Environment, Conservation Areas and Green Belt. The Three Rivers Local Plan currently sets out the planning policies for the District and it is recommended that anyone wishing to carry out any alterations seek guidance about procedures for applying for planning permission on the Council's web site at:
<http://www.threerivers.gov.uk/Default.aspx/Web/PlanningPolicy>

5.2 Historic Buildings

- 5.3 There are no Nationally Listed Buildings within the Coppermill Lock Conservation Area. Other significant structures, though not associated with the original development of the canal, are recognised as making a positive contribution to the character of the area and have been outlined in this appraisal.

5.4 Conservation Areas and Permitted Development

- 5.5 'Permitted Development' rights normally mean that some domestic alterations may be carried out without requiring planning permission. However, these rights are more restricted in Conservation Areas. For example, permission is required for satellite dishes, dormer windows and other alterations to a roof as well as external cladding and works to trees.
- 5.6 No work is automatically ruled out by Conservation Area designation. However, it does impose an additional requirement on residents to apply to the Council for consent and permission for certain works, and in some cases a specific Conservation Area Consent is needed.
- 5.7 All applications for planning permission in a Conservation Area are considered from the conservation point of view and can be refused on conservation grounds alone. This also applies to development proposals in the vicinity of a Conservation Area. As with a planning application, an applicant has a right to appeal against a refusal or against any conditions attached to a permission or consent.

5.8 Green Belt

- 5.9 The whole of the Conservation Area lies within the Green Belt and there are therefore strict controls over new dwellings, new buildings and extensions to existing structures. It is likely that Green Belt policies rather than Conservation Area policies will limit the size of extensions or new structures.

5.10 Trees

- 5.11 The western side of the River Colne at this point is heavily lined with willow trees. The tree belt plays an important enclosing role to this length of the canal and it is considered that protection offered to these trees by Conservation Area status would help maintain the character of the area. There are no Tree Protection Order (TPO) designations within the area, however the backdrop of this natural setting emphasises the natural and tranquil character of the Conservation Area.

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6.0 Review of the Conservation Area Boundary

As part of this appraisal the existing boundaries of the Conservation Area have been examined to consider the potential for other areas to be included and, if appropriate, excluded. The boundaries of the Conservation Area have been carefully considered and it is not proposed to make alterations to withdraw any existing properties. In addition, no further properties have been identified that would justify extending the boundaries of the Conservation Area.

7.0 Management Strategy

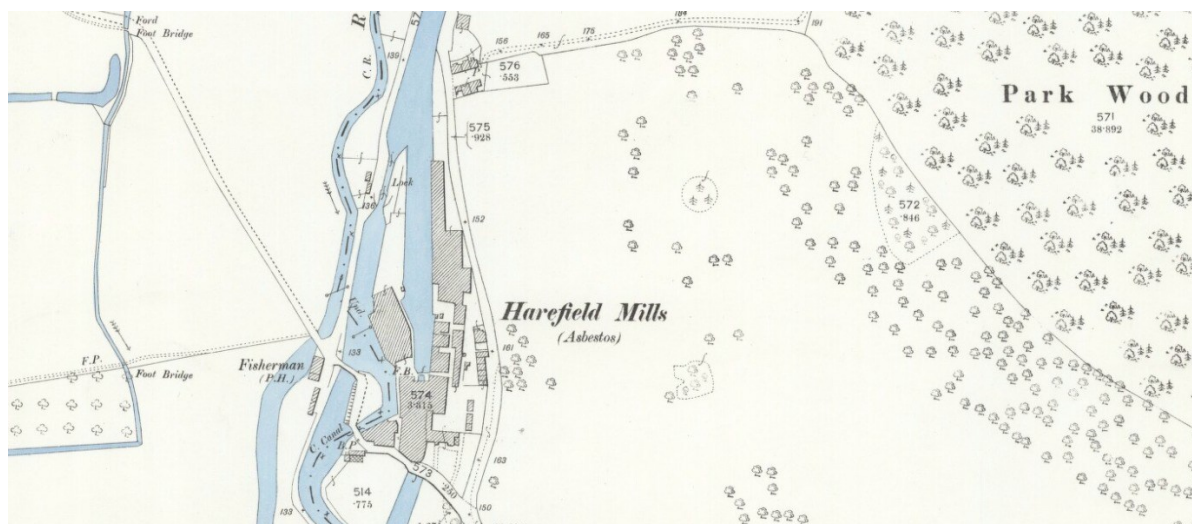
- 7.1 The Council is required to draw up and publish proposals for the preservation and enhancement of Conservation Areas. In line with guidance published by English Heritage a Management Strategy for the Coppermill Lock Conservation Area will be developed that is based on the character appraisal that is provided in this document. As such no detailed work will be undertaken on a Management Strategy until a full consultation has taken place on this Conservation Area Appraisal and a finalised document has been approved by the Sustainable Development, Planning and Transport Committee.

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Appendix 1 - Historic Maps



Ordnance Survey map from 1868 showing the Fisherman Public House (now Coy Carp) with the fishery cottages to the south and the Harefield Mills on the opposite side of the canal



Ordnance Survey map from 1896 showing the Fisherman Public House (now Coy Carp) and the Harefield Mills

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Appendix 2 - Black Jacks and Coppermill Lock Conservation Area Boundary

