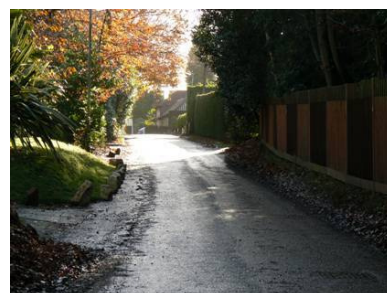


**FRITH WOOD CONSERVATION AREA
APPRAISAL JUNE 2008**



FRITH WOOD CONSERVATION AREA APPRAISAL

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Frith Wood Conservation Area Appraisal 2008

Executive Summary

Three Rivers District Council has a duty under the Planning (Listed Building and Conservation Areas) Act 1990, 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".

Policies which seek the preservation and enhancement of listed buildings, locally listed buildings, conservation areas and archaeology are set out in the Three Rivers District Council's Local Plan 1996-2011 (and will be carried forward into the Local Development Framework). Further information on some of these policies can be found in the Development section of this document.

The Council is additionally required by The 1990 Act to keep conservation areas under review and to formulate and publish from time to time, proposals for their preservation and enhancement.

Purpose of the Statement

Government policy guidance, provided in PPG15: Planning and the Historic Environment (PPG15, 1994) expresses the need for local authorities to assess the special interest, character and appearance of conservation area to assist in setting out planning policy and to inform development control. English Heritage has published guidance on undertaking Conservation Area Appraisals (2005) and this appraisal has been undertaken in accordance with their advocated approach.

Planning Policy Statement 1: Delivering Sustainable Development (PPS1, 2005) states the importance of protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas.

PPG15 sets out a presumption in favour of preserving buildings that make a positive contribution to the character and appearance of conservation areas. In addition the guidance recognises the contribution of traditional surfacing and street furniture to the character of an area.

The aims of this appraisal are therefore to:

- Set out the special architectural and historic interest of the conservation area and to describe the special character and appearance that is desirable to preserve or enhance;

- 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
- Identify areas subject to pressures for change that would be adverse to the character and 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.

It should be noted that the 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.

Designation

On the 26 November 2007 Three Rivers Executive Committee resolved to designate Frith Wood Conservation Area in terms of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Location and Description

The Conservation Area is situated on the District's and County's boundary with the London Boroughs of Hillingdon and Harrow to the South. The Conservation Area includes a previously wooded area known as "Frith Wood" which lies between the Watford Road and Sandy Lane in Northwood. (Appendix 1).

The special character of the area is derived from the older houses set apart from each other on large individual plots, with wide frontages and mature landscapes and is influenced by many significant and notable trees and the Grade II Listed and Locally Listed buildings within its boundaries. The density of dwellings per hectare is low and this is a key characteristic of the Conservation Area.

Conservation Area Boundary

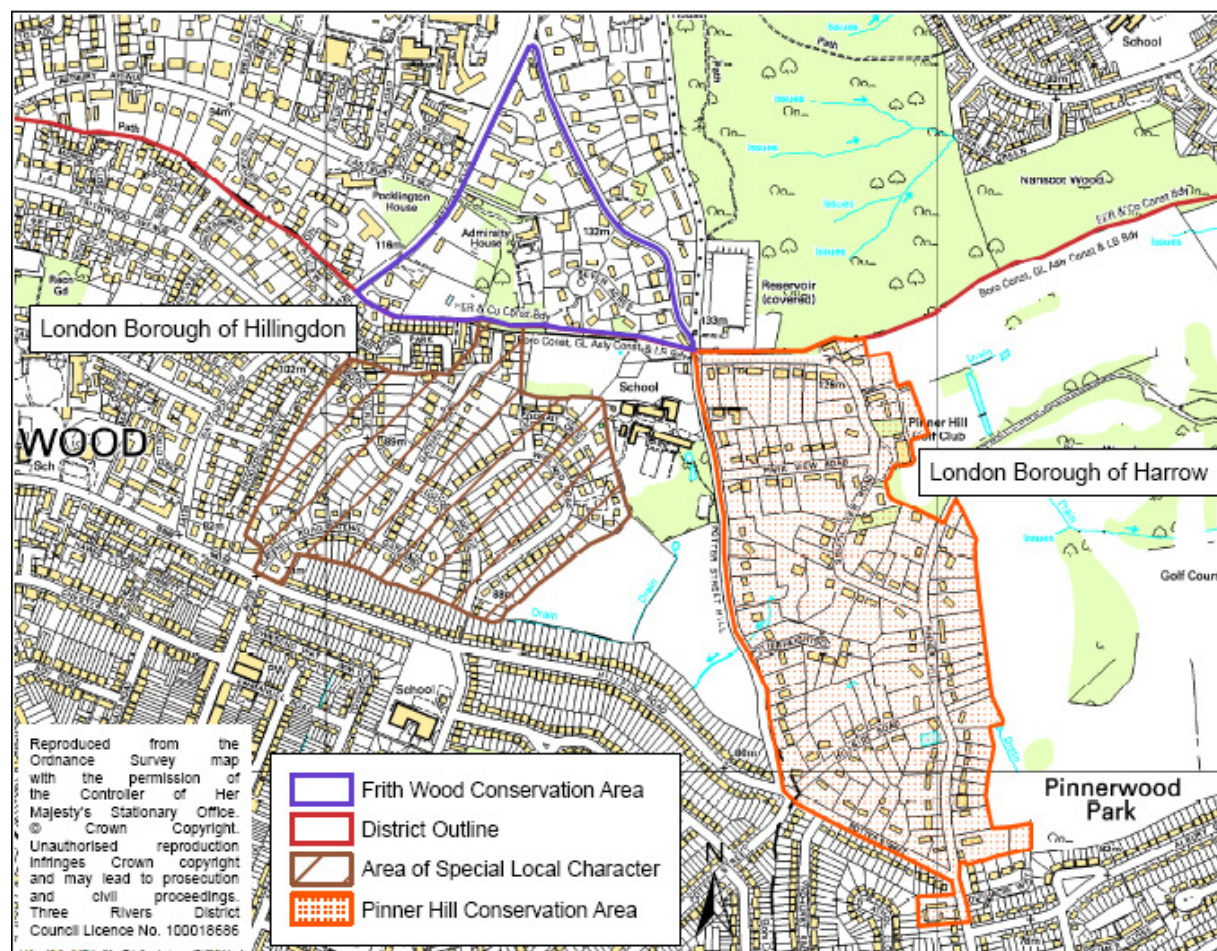
The boundary has been drawn from historic maps which show the location of Frith Wood and the gradual development of the area from the mid 1800s and drawn with regard to protecting the existing character and taking account of some of its architecture and history.

The boundary to the South the Conservation Area is drawn along the London Borough of Hillingdon and Harrow's boundaries, an historic boundary which is also marked by a footpath. On the Watford Road there is a recognisable difference in character between development within the Conservation Area and development to the south on the Watford in the London Borough of Hillingdon, where development is that of modern detached houses on much smaller plots.

To the West the boundary runs along the Watford Road from the District Boundary to its junction with Sandy Lane. To the North West lies HMS Warrior

and to the East the boundary is drawn along Sandy Lane from its junction with the Watford Road to the District's boundary and Potter Street Hill. The South-East of the proposed Conservation Area joins the Pinner Hill Estate Conservation Area which was designated in 1990 by the London Borough of Harrow. (The Designation and Policy Statement for the Pinner Hill Estate Conservation Area can be viewed on the London Borough of Harrow's web site).

The area of land directly to the South of the land belonging to what is now known as Admiralty House and one of the Grade II Listed Buildings, was designated as an "Area of Special Local Character" by the London Borough of Hillingdon in 1986.



Listed Buildings

There were three Grade II Listed buildings and two Locally Listed buildings within the Conservation Area boundary at the time of designation. During the audit of the area, prior to designation, several buildings were identified as being eligible to be added to the Council's list of Locally Important Buildings. There are now eight Locally Listed Buildings within the Conservation Area. (Appendix 1).

Grade II Listed Buildings



Admiralty House



Admiralty Lodge

Admiralty House and its Lodge (originally named "Frithwood House") are two of the Grade II Listed buildings which were built for a Dutch patron by the architect Mervyn Macartney c1898-1899. Admiralty House is situated at the centre of the Conservation Area and the Lodge is set back off the Watford Road between Little Normandy and the White House.



The Glade

The Glade is the third Grade II Listed building which is attributed to C.F.A.Voysey c1912, the boundary of which adjoins the grounds of Admiralty House, Braeside and Frithcote.

Locally Listed Buildings



Frith Lodge

Frith Lodge and Frith Cottage are situated on Sandy Lane and were added to the Council's List of Locally Important Buildings prior to Conservation Area designation due to their connection to the Eastbury Estate. Historic maps from 1857 show the Lodge and an adjacent building, Frith Cottage. The Lodge was replaced by 1866 by the highly decorative Frith Lodge which exists today.



Frith Cottage



Frith Cottage



Braeside (formerly Chadderton)

Braeside (formally known as Chadderton) which was built at around the same time as Admiralty House was Locally Listed following the designation of the Conservation Area. The 1899 historic map shows Chadderton as a large building in large grounds. In the late 1980's the plot was split into three and two further houses erected.



White House



Frithcote



View of White House and Frithcote on Watford Road

The White House and Frithcote were built c1900 and are both large buildings set apart on large individual plots and affront the Watford Road. Both buildings are situated next to the boundaries of the Grade II Listed buildings and are now Locally Listed.



Sandyhurst

A property known as Sandyhurst was also Locally Listed following designation and is situated on Sandy Lane between Frith Lodge and the Gatehouse. Built by the architects Coals and Johnson circa 1906 and one of the earlier properties in the Conservation Area.

The historical map of 1899 shows Ashburnham as being one of the first properties to be built in this area. In the late 1950's this property was converted and the east side of the original house is now known as Lake View. These properties have also been Locally Listed following the designation of the Conservation Area.

Not all the properties in the Conservation Area have been individually appraised at the time of this appraisal and it should be noted that further properties may be Listed or Locally Listed in the future. It should also be noted that not all properties within the Conservation Area are worthy of Listing either Nationally or Locally, this does not mean that they do not make a positive contribution to the Conservation Area.

History

Eastbury Estate

Between 1820 and 1839 Eastbury Estate was owned by Sir John Vaughan, Sergeant in Law. The Estate was then owned by Arthur C. Marsh until

1857. It was either Vaughan or his successor who added the woodland known as Frith Wood and the Gate House Farm to the Estate.

It was in 1857 that Eastbury Estate was bought by David Carneige of Stranraer, Lochearnhead, Perthshire, who became the High Sherriff of Hertfordshire in 1877. It was David Carnegie who, in 1858, built the mansion known as "Eastbury" for Lord Palmerston. It later became a girl's school and in the 1920's became a country club called Chateau de Madrid.

It was then the home of The Headquarters of Coastal Command, Royal Air Force from 1939 to 1969 and in 1953 the Headquarters of the NATO Commander- in - Chief Eastern Atlantic Area was established. The mansion was destroyed by fire on 20th February 1969 although one room (The Madrid Room) has survived as part of the Officers' Mess.



Looking south down Watford Road,

Admiralty House, owned by the Ministry of Defence, was home to Admiral Sir John Fieldhouse, Commander-in-Chief Fleet and his wife, Lady Fieldhouse. During the Falkland conflict, Lady Fieldhouse was often visited at Northwood by Lady Thatcher. It remains the residence of the Commander-in-Chief today.

Frith Lodge and Frith Cottage were also built for David Carnagie. Both buildings were added to the List of Locally Important Buildings because of their historical connection to Eastbury and for their architectural merits. A lodge is shown on the historic map of 1857 and by 1866 had been replaced by the existing highly decorative Frith Lodge that remains today. The house now known as Frith Cottage, built around the same time and remodelled in the 1950s, has close-timbered walls, leaded light windows, old tiled roof and old brick chimneys and was originally stabling for Eastbury Estate.



Frith Lodge and Frith Cottage

In 1887, David Carnegie sold Eastbury and the Grange and Gateshill Estates (situated south of the District and County boundary in Northwood) Frank Murray Maxwell Hallowell Carew, the great grand son of Admiral Sir Benjamin Hallowell. The previous year he had sold a strip of land for the extension of the Harrow-Rickmansworth Metropolitan Railway.

The Northwood Station was opened in 1887 and in September of that year Carew started to sell off the estates. He divided the land into plots of various sizes and sold them in ten sales between 1887 and 1891. The plot sizes of the Frith Wood Conservation Area were large and are now characteristic of the conservation area.

Planning History

As stated previously, the plots on the Frith Wood Conservation Area were large and accommodated large houses. Several of the houses have since been divided into two dwellings. Ashburnam which was built around the same time as Admiral House was converted around 1959 and now the east side of the original house is now known as Lake View.

Similarly, Eastbury Grange was also converted in the mid 1950s and created the dwelling now known as Park House on the east side of the original house.



Eastbury Grange

Part of the land belonging to Braeside (previously known as Chadderton) was sold in the mid 1980s and Capel Lodge and The Turret were built resulting in significantly smaller plots which are uncharacteristic of the area and have been included in the conservation area due to their location on the District and County boundary. (See Sub Areas).



Gatehouse

At the South Eastern point of the Conservation Area, is a property known as Gatehouse which was built on the site of the Modern Gate House. The Modern Gate House was built by the Secretary of the Great Central Railway on the site of the 17th Century Gate House Farm which was demolished in 1905. The original Gate House Farm was built on the County boundary and an "abbey piece" relating to St Albans Monks of the 13th Century was found in its orchard.

Sub Areas

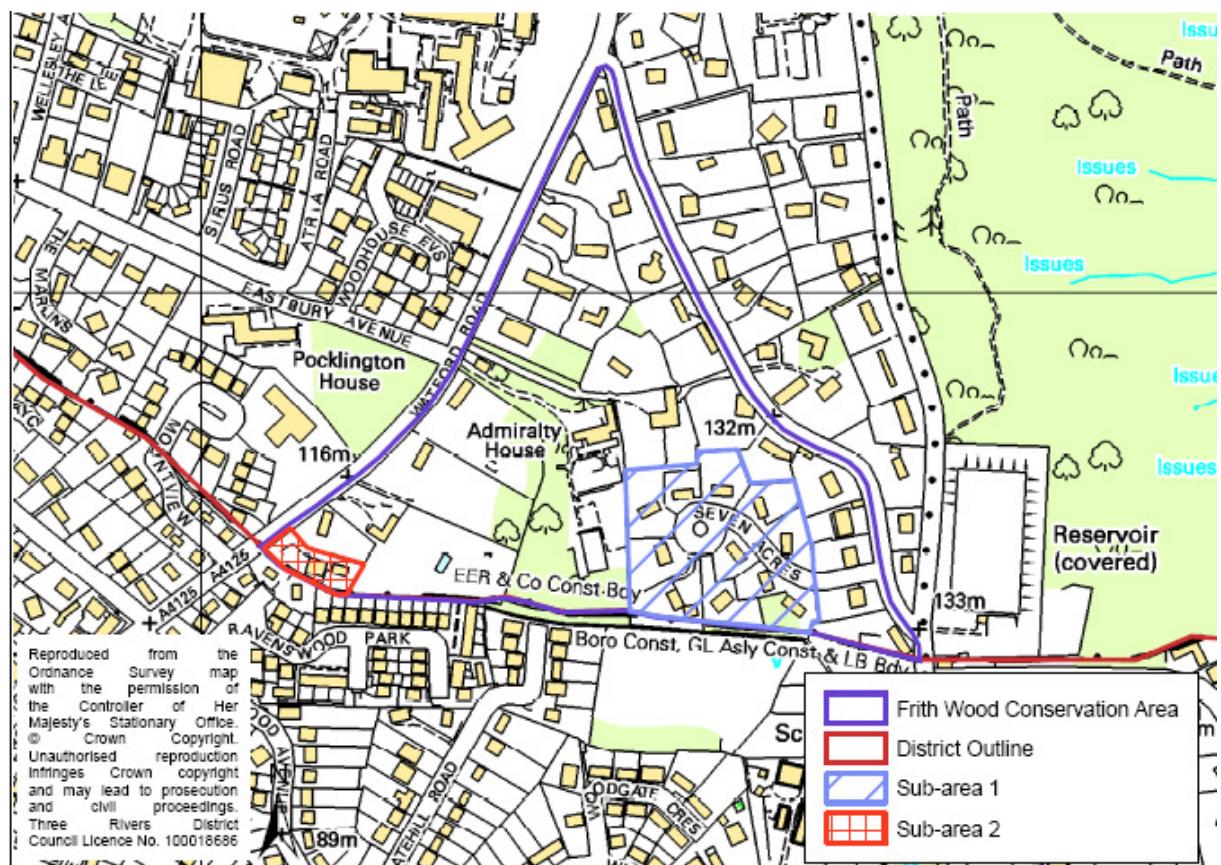
The Seven Acres (Sub Area 1) development of eleven houses was built in an area once belonging to the original 17th Century Gate House Farm in the 1980s. Although the development is uncharacteristic of the conservation area due to its relative density (due to its layout around a grassed roundabout, plot shapes and sizes and "Tudor" style of the

buildings), it has been included in the conservation area due to its location on the historic District and County boundary.



Property in Severn Acres

As stated previously Capel Lodge and The Turret (Sub Area 2) were built in the 1980's and have significantly smaller plots which are uncharacteristic of the area and have been included in the conservation area due to their location on the District and County boundary.



Character and Appearance of the Area

The character and appearance of an area depends on a variety of factors. Whilst the appearance of an area derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationships of the built form), character includes other less tangible effects relating to the experience of an area. This may include levels, types of activity and patterns of prevailing land uses. The character of an area may also differ according to the day of the week or the time of day.

The assessment of the character and appearance of the area is based on the present day situation. As mentioned previously the character of the area is derived from the older houses set apart from each other on large individual plots, with wide frontages and mature landscapes and is influenced by many significant and notable trees and the Grade II Listed and Locally Listed buildings within its boundaries. The density of dwellings per hectare is low and is a key characteristic of the Conservation Area.

An initial audit of the fabric of the Area has been undertaken to identify buildings that contribute to the area's character and appearance, elements of streetscape interest and other elements that detract from its character and appearance. It is considered that a more detailed audit at an individual property level throughout the Conservation Area should be undertaken as part of the development of a subsequent Management Strategy.

The frontages on the Watford Road are typically wide with low walls with wooden fences and hedges and significant trees, giving the predominant impression of greenness and generous boundaries between properties. Sandy Lane, which was one of the main routes into the Eastbury Estate (The Watford Road did not exist until 1893) is a single track road with banks and no pavements.



Looking south down Sandy Lane



Looking north down Sandy Lane



Looking north up Watford Road



Looking south down Watford Road

Development

Permitted Development

"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.

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.

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 refusal, or against any conditions attached to a permission or consent.

Criteria for Development

The Three Rivers Local Plan (to be replaced by the Local Development Framework) sets out the planning policies for Conservation Areas and it is recommended that anyone wishing to carry out any alterations should refer to these documents which are available on the Council's web site.
<http://www.threerivers.gov.uk/Default.aspx/Web/PlanningPolicy>

Where new development is proposed it is important that it is guided by sound principles of historic conservation and urban design, as well as sympathetic detailing in relation to its historic context. All forms of new development in the Conservation Area should:

- Preserve and reinforce the distinctive pattern of historical development including street patterns, open spaces, plot size and boundaries and boundary treatments;
- Maintain key views and vistas within, into and out of the Conservation Area;
- Reinforce the distinctive architectural character of the Conservation Area through an informed understanding of distinctive building forms and types, features and materials. The superficial echoing of historic features in new buildings should be avoided;
- Reinforce the scale and massing of surrounding buildings. It is essential that new development is not out of scale with existing buildings typical of the conservation area, by way of its height, floor levels, size of windows and doors and overall massing. Sub Area 1

Severn Acres and Sub Area 2 are not considered typical and should not be used as an example of scale, massing or plot size.

- Reinforce existing building lines and the orientation of existing development;
- Minimise the existence of parked vehicles and the provision of parking areas on the streetscape setting of historic buildings.

In addition to normal planning requirements, certain additional controls apply in Conservation Areas. Legislation is complex and can change so in case of doubt you should contact the Council's Planners or the Development Plans Team for advice.

Demolition

Conservation Area Consent is needed for the demolition of buildings and in some cases for the demolition of parts of buildings, including chimneys. Policies in the Three Rivers Local Plan (to be replaced by the Local Development Framework) details the Council's criteria for demolition and is available via the Council's web site.

Conservation Area Consent is needed for the demolition of buildings and in some cases for the demolition of parts of buildings (Including chimneys).

The Council will give high priority to retaining buildings which make a positive contribution to the character or appearance of a Conservation Area.

Any one of the nine criteria/characteristics listed in the Three Rivers Local Plan 1996 – 2011 (Demolition in Conservation Areas, Section 3.25, Page 50) may provide the basis for considering that a building makes a positive contribution.

Policy C.6 Demolition in Conservation Areas (Three Rivers Local Plan 1996 – 2011) states that proposals to demolish such buildings will only be permitted if the following criteria are met:

- The condition and cost of repairing the building outweigh the buildings importance and the value derived from its continued use (less weight will be given to the cost of repair where a building has been deliberately neglected).
- Adequate efforts have been made to retain the building in its present use or a compatible alternative use, including freehold sale at a realistic price on the open market.
- Exceptionally a proposed scheme benefits the community which outweighs preservation

- Any replacement building would preserve or enhance the Conservation Area.
- Consent for demolition (including demolition of a building which makes little or no contribution to a Conservation Area) will not be given unless there are detailed acceptable plans for redevelopment

If the reason for proposed demolition is the poor condition of the building, applications for Conservation Area Consent should be accompanied by a structural survey.

Trees

The Conservation Area was previously a wood and there are still many mature and notable trees in the area which contribute greatly to the characteristics of the conservation area, many of which are covered by Tree Preservation Orders (TPOs) as highlighted in Appendix 7. In addition to these TPOs permission is needed to lop, top or fell all the remaining substantial trees (defined as having a trunk diameter of 75mm or more at 1.5m above ground level) in the conservation area. The Council must be informed in writing of proposals to lop, top or fell trees. No such work shall be undertaken until six weeks notice has been given to the Council which provides an opportunity for the making of a TPO should it be considered appropriate. If a tree is dead, dying or dangerous emergency works may be carried out. As the onus is on the landowner to prove that the work was necessary, the owner is advised to consult the district council in advance in such cases.

The trimming of existing hedges does not require permission. However, work to a line of trees which was planted as a hedge or boundary which has not been pruned as a hedge will require consent.

Developing a Management Strategy

The Council is required to draw up and publish proposals for addressing and implementing recommendations for action contained in the Appraisal. This includes: -

- policy guidance to enable planning applications to be processed
- consideration of resources needed to sustain historic environment
- mechanisms for monitoring change
- enforcement strategy to address unauthorised development
- use of Article 4 powers
- action to ensure repairs of buildings at risk
- enhancement/regeneration schemes if appropriate
- strategy for management and protection of important trees, greenery and open spaces
- what the resource implications are for the Council
- community consultation on the Draft Appraisal and the Management Strategy

In line with the Guidance on the Management of Conservation Areas published by English Heritage in conjunction with the Planning Advisory Service, it is considered that the development of the Management Strategy should be based on the character appraisal that is provided by this document. As such it is not proposed that any detailed work should be undertaken on this Strategy until there has been full consultation undertaken on the Conservation Area Appraisal and a finalised document has been approved by the Executive Committee of Three Rivers District Council.

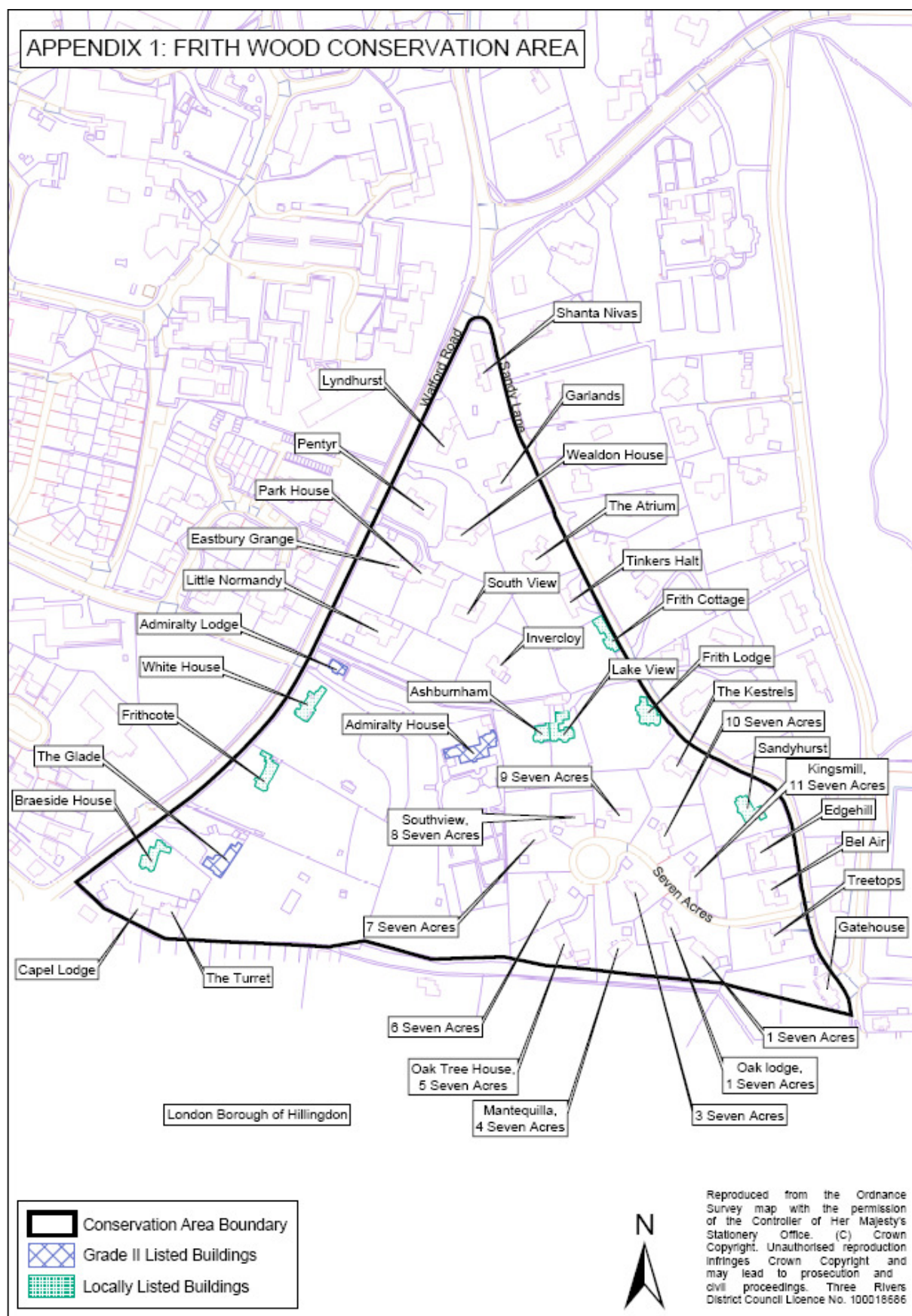
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"The Buildings of Hertfordshire" Nikolaus Pevsner, Second Edition revised by Bridget Cherry
"Pinner Hill Estate Conservation Area, Designation and Policy Statement" London Borough of Harrow.

Statutory Instruments

Planning (Listed Buildings and Conservation Areas) Act 1990, London: HMSO.
The Town and Country Planning (General Permitted Development) Order 1995, Statutory Instrument 1995 No. 418, London: HMSO.
The Town and Country Planning General Development Order 1988 Statutory Instrument 1988 No. 1813, London: HMSO.

APPENDIX 1: FRITH WOOD CONSERVATION AREA



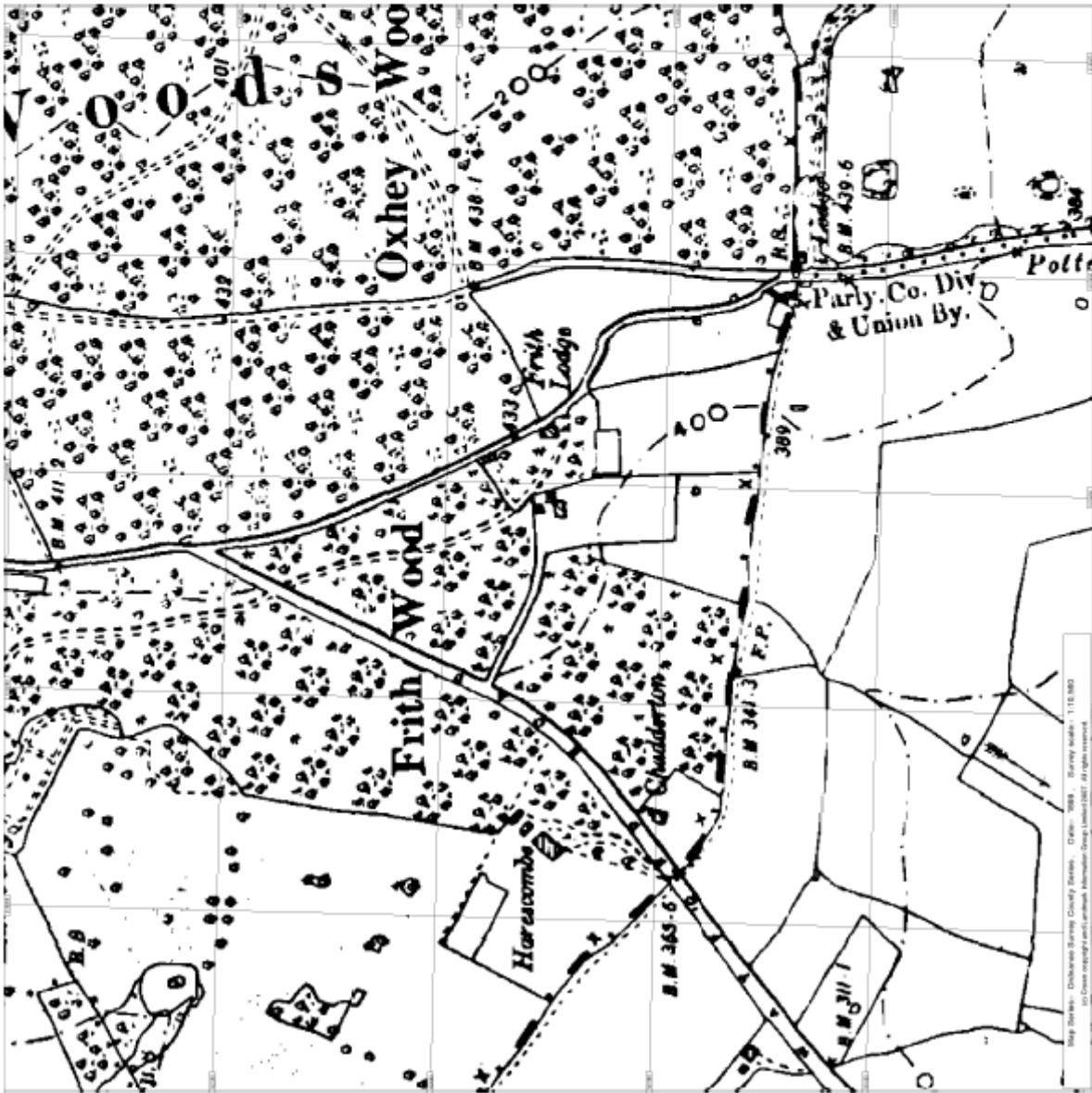
APPENDIX 2



APPENDIX 3

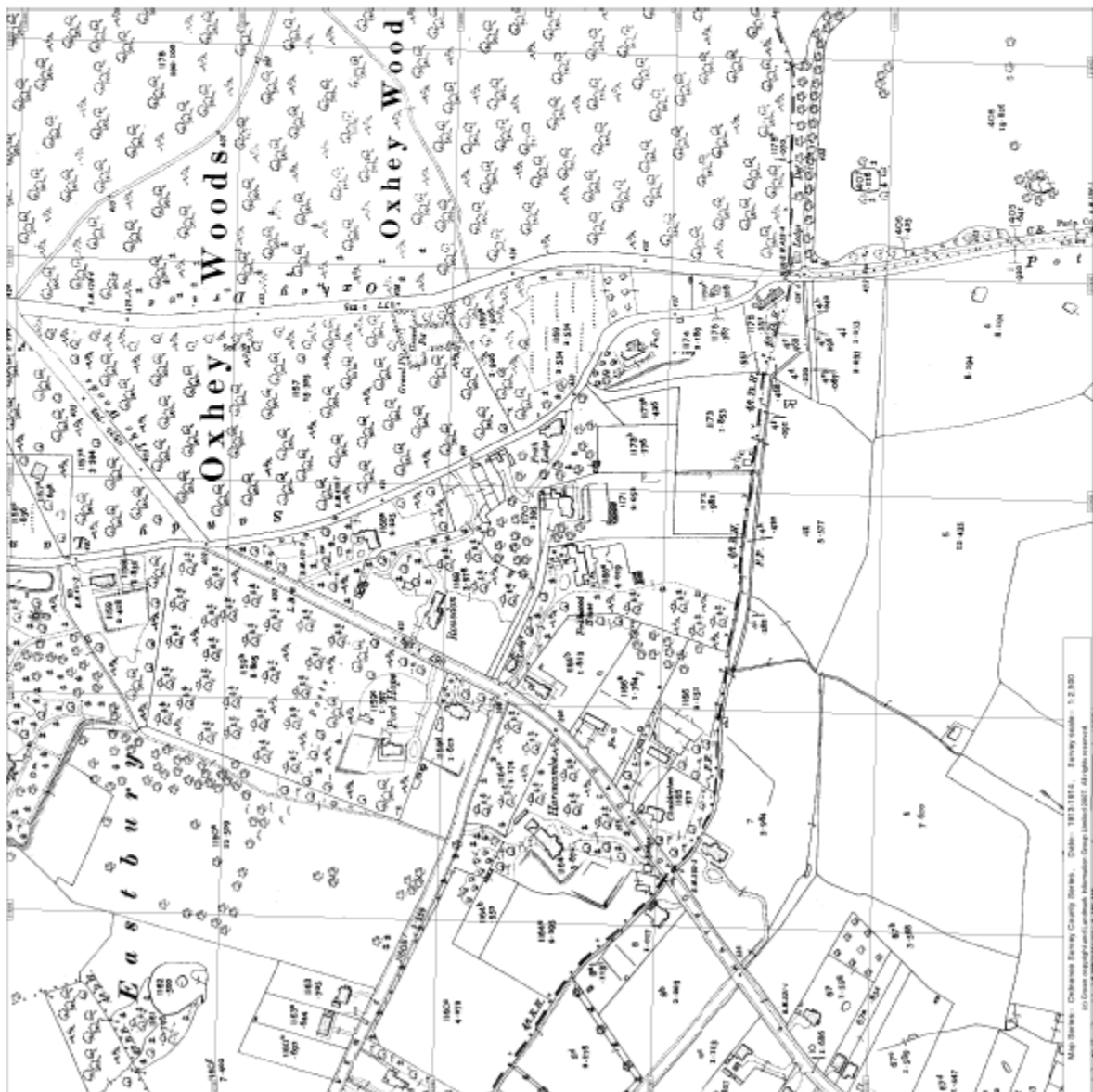


Landmark Historical Map
Published Date(s): 1899
Originally plotted at: 1:10,560



LANDMARK[®]
Information Group

Landmark Historical Map
Published Date(s): 1913-1914
Originally plotted at: 12,500



APPENDIX 5





Landmark Historical Map
Published Date(s): 1935
Originally plotted at 1:2,500

APPENDIX 6

FRITH WOOD CONSERVATION AREA SCHEDULE OF PROPERTIES

Watford Road:

Lyndhurst
Pentyr
Wealdon House
Eastbury Grange
Park House
South View
Invercloy
Ashburnham
Little Normandy

Admiralty House
Admiralty Lodge
White House
Frithcote
The Glade
Braeside
Capel Lodge
The Turret

Sandy lane:

Shanta Nivas
Garlands
The Atrium
Tinkers Halt
Frith Cottage
Frith Lodge
Sandyhurst

The Kestrels
Edgehill
Bel Air
Treetops
Gatehouse
Lake View

Severn Acres:

1 Severn Acres
2 Severn Acres (Oak Lodge)
3 Severn Acres
4 Severn Acres (Montequilla)
5 Severn Acres (Oak Tree House)
6 Severn Acres
7 Severn Acres
8 Severn Acres (Southview)
9 Severn Acres
10 Severn Acres
11 Severn Acres (Kingsmill).

Appendix 7 Frith Wood Conservation Area Tree Preservation Orders

