

Sean Doran  
London Borough of Hounslow  
Civic Centre  
Lampton Road  
Hounslow  
TW3 4DN

Our reference: 2017/11/004

8 November 2017

Dear Mr Doran,

**RE: DRAFT CONSULTATION – ST PAUL'S CONSERVATION AREA APPRAISAL**

The Victorian Society has been notified of the current consultation on a number of Conservation Area appraisals for Hounslow. We recognise that the very fact of the consultation is a positive reflection of the Council's commitment to reviewing and improving supplementary planning documents, and, consequently, your commitment to the heritage of Hounslow, which we strongly support.

In view of this clear position, and given the window of opportunity opened by consultation, we wanted to question the historic St Paul's Conservation Area boundary, and whether it would benefit from an eastern extension to form a clearer, more distinct boundary along Ealing Road? The new boundary we would propose follows the north side of Albany Road to the south much as existing, but including the Royal Horseguardsman to the south side of the junction with Ealing Road; runs north along the west side of Ealing Road; and is terminated by the line of the railway to the north, as exists in the Conservation Area to the west.

It is very clear that, when walking across the current eastern boundary of the St Paul's Conservation Area, there is a marked continuity in character and appearance between the buildings to the west and those to the east. In sharp contrast, there is a dramatic shift in character and appearance on the east side of Ealing Road due to the wholesale post-war development of this part, which is, more broadly, the prevailing character of the surrounding area.

In order to better understand the reasoning behind the current boundary line, we have reviewed the buildings within each character area making up the Conservation Area, and conclude, as do you, that:

*'Much of what is preserved in the St Paul's Brentford conservation area is the good quality late nineteenth century Victorian development of Brentford. This was built after the coming of the Richmond to Windsor Railway's loop line from Barnes to Feltham,*

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*on 22 August 1849. The development included: public buildings, terraced housing, amenity space, industry, places of worship and recreation facilities.'*<sup>1</sup>

Unfortunately however, this conclusion offers no real insight into the existing boundary division. The streets to the east of the existing boundary and to the west side of Ealing Road certainly fit this description, being largely late nineteenth-century and of good quality, with relatively few of the sorts of alterations that would adversely affect group character, such as roof extensions. Further, a significant number of the houses on the west side of Ealing Road actually pre-date this, being built in the mid nineteenth century, closer to the establishment of the railway in Brentford in 1849. Again, these buildings are of high quality and they survive relatively intact without intrusive vertical or horizontal extensions.

As a wider group, these streets comprise a mix of residential, public houses, and places of worship, in a very similar – indeed if not in some parts more coherent – manner and form to the designated area to the west. The area also encompasses the historic Brentford Stadium site, which, we note, now has approval for residential redevelopment that largely respects the built historic character, form, and street pattern of the surrounding area and would therefore complement rather than detract from a potential Conservation Area designation.

In view of the relatively limited survival in Brentford of good quality, nineteenth-century building stock due largely to post-war clearance rather than wartime bombing, it seems all the more important to ensure the proper care and management of what small part remains in the present and future highly pressured planning context. This is all the more so when these buildings clearly accord with the special character and appearance of an existing Conservation Area.

We hope that you will consider the small extension of the St Paul's Conservation Area in the above light. I would be grateful if you could inform me of the outcome of the consultation in due course.

Yours sincerely



Anna Shelley

**Conservation Adviser**

cc Brentford Community Council  
Sophia Laird, LB Hounslow

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<sup>1</sup> Conservation Area Appraisal – Consultation Draft, p.16