

Longford Village

Conservation Area Appraisal



HILLINGDON
LONDON

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Longford

1.0 INTRODUCTION

1.0 Longford Village Conservation Area was designated in 1988 and was one of the first areas to be designated in the Borough. The village is located on the Bath Road, to the south of the A4 and just north of the Heathrow Western Perimeter Road; the centre of the village is TQ049768. The area is characterised by a historic village core and the later development on the “island” adjoining, defined by the River Colne. Despite its close proximity to the A4, the Stanwell Moor Road and Heathrow Airport, Longford has retained its village character.



View looking north along the Bath Road

Planning Policy context

1.1 This appraisal is set within the wider Conservation Area Policy guidance contained in Hillingdon’s Unitary Development Plan, the forthcoming Local Development Framework and within national policy provided by PPG 15 and the 1990 Town and Country Planning Act (see below). The appraisal will be a material consideration in determining planning applications within the Conservation Area.

1.2 In sections 69-71 of the 1990 Act, Local Authorities have been given the duty of designating Conservation Areas and formulating proposals for the preservation and enhancement of their Character and Appearance. Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15 1994) sets out further advice on methods of appraisal of Conservation Areas. In Part 1, Section 4.4, the Guidance states that :-

“The definition of an area's special interest should derive from an assessment of the elements that contribute to (and detract from) it.”

Nature of this appraisal

1.3 As of 1st April 2006 the Government set a new Best Value Performance Indicator (BVPI 219b) requiring Local Planning Authorities to complete Conservation Area appraisals. The aim of a Conservation Area Appraisal is to define the Area’s special architectural and historic character, and highlight areas requiring enhancement. The appraisal also offers an opportunity to reassess the Conservation Area boundary and to determine whether adjacent areas should be included. The appraisal will identify what makes the area important and it is intended that this will form a framework for the consideration of applications in the area. It will therefore be useful for applicants, agents, owners as well as members of the public who live or work in the area.

Longford

2.0 ASSESSING SPECIAL INTEREST

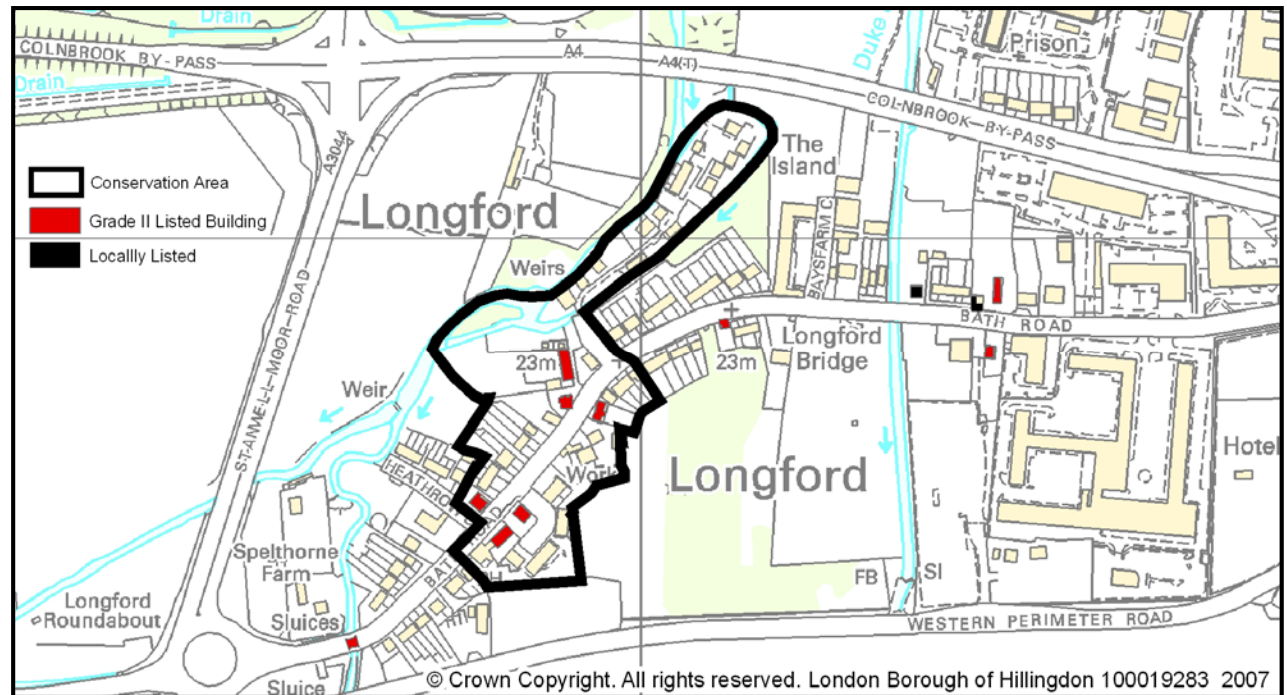
General Character And Plan Form

2.0 Longford retains its historic linear pattern along the Bath Road. Historic buildings still survive from the medieval and post medieval period of which six are included on the Statutory list.

2.1 Longford was known for its water mills, which were constructed along the River Colne in the 17th, 18th and 19th centuries, though none survive today. The Island would have resulted from the channelling of the river for the mills.

2.2 The area to the southeast of the Bath Road is characterised by the wall and smithy fronting the road with buildings behind, and the group comprising Weekly House and Barn with new buildings set back off the road behind them. The village centre has a similar arrangement with the thatched cottage at 532 Bath Road and the White Horse PH located on the road with the white cottages being set back along the line of the old Green.

Plan of Longford Village Conservation Area and surrounds, the Listed Buildings are highlighted



2.3 The development of the houses on the north side at 536-550 Bath Road in the 1930's changed the characteristic plan form with the introduction of front gardens. Thus the buildings were set back from the street and a suburban plan form was introduced.

Boundary of Conservation Area

2.4 The Conservation Area boundary was changed in 1999 to include the smaller island to the north west of the site to make a rational boundary. No further changes are proposed at this time.

Longford

3.0 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

The Origins and Historic Development of the Area

3.0 The village developed on the site of the ford on the River Colne, which was an important crossing point for travellers on the Old Bath Road. The name ‘Long’ford is derived from its great length, extending from the first bridge at Harmondsworth almost to Colnbrook. At the curve of the Bath Road some of the buildings have been grouped at angles and set back. Whilst there has been modern infill development along the road, the informal layout is still visible today. Many of the important buildings in this area are listed.



Weekly House, 583 Bath Road

Designations

Conservation Area:	Designated 1988
Archaeological Priority Area:	None
Archaeological Priority Zone:	Proposed in LDF
Scheduled Ancient Monuments:	None
Listed Buildings:	7 buildings and 1 Listed wall
Article 4 Direction:	None
Green Belt:	Yes surrounding
Tree Preservation Orders:	TPO: 116, 419 and 521

3.1 Limited evidence survives of Roman occupation though archaeological excavations have revealed 2 brooches of Roman date. It is believed that Longford developed as a small Saxon settlement dating from the 5th to 7th century AD.

3.2 One of the earliest known references to Longford is in the early / mid 16th Century. The Monk, John Leyland, walked much of England to record the Monasteries before their Dissolution and *en route* he described ‘Longforde’ as being pasture ground subject to flooding from the river in times of heavy rain.

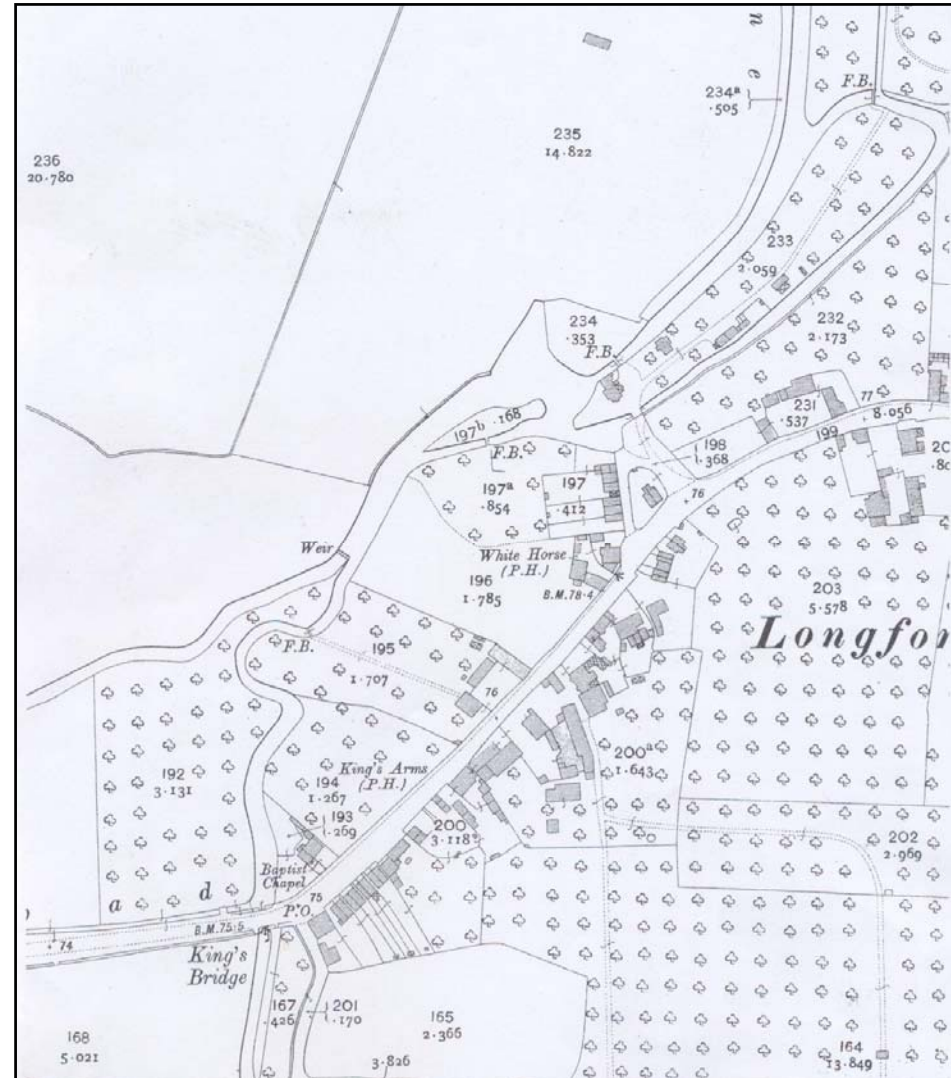
3.3 In 1792 Longford Village is described as a “pretty village” by Archibald Robertson in his topographical survey of the ‘Great Road from London to Bath and Bristol’. This was a coaching route and, between the mid 18th and mid 19th centuries, Longford had four public houses. After this time, however, the relatively small population could not sustain all four and now only the White Horse and the King’s Arms remain.

Longford

3.0 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.4 In the mid 19th Century the Village Green in front of Queen River Cottage and Willow Tree Cottage was partially taken over for private cultivation. The landowner responsible for this later fenced the Green off entirely and built the Victorian Maywin Cottages (522-524 Bath Road) on the site .

3.5 Despite the huge expansion of Heathrow airport since the 1940's, Longford has retained its largely unspoilt village character. This has been due to the by-passing of the village by the A4 and the inclusion of the whole area in the Green Belt in the 1930's.



Historic map of the area 1918

Longford

3.0 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

Listed Buildings

White Horse PH

Grade II Listed, 16th century timber framed building with 18th century brick elevations.

Queen River Cottage and Willow Tree Cottage

Grade II Listed, dated to 1739, these are 2 / 3 storey white rendered cottages.



Listed Queen River and Willow Tree Cottages to the rear of the White Horse PH

Yeomans, 561 Bath Road

Grade II Listed, a 16th century timber framed house with brick infilling.

550 Bath Road

Grade II Listed, a mid 18th century 2 storey red brick house. Later extensions to the rear and addition of porch in the 19th century.

Weekly House, 583 Bath Road

Grade II Listed, 2 / 3 storey 17th century red brick house.

Barn to west of Weekly House

Grade II Listed, a 17th century weather-boarded barn with tile roof.

Wall to northwest of Weekly House

Grade II Listed, late 17th century red brick wall with sloped and rounded coping.



Barn to the west of Weekly House



White Horse Public House

Longford

4.0 KEY UNLISTED BUILDINGS

The contribution of key unlisted buildings

4.0 There are several buildings which, though not listed, nevertheless make an important contribution to the character and appearance of the Conservation Area. Some are described below.



Colne Cottage

4.1 Colne Cottage stands on the island. It is of late Victorian date, and has gables with bargeboards and a circular turret with gothic style windows. The whole property is rendered and painted blue, giving it a striking appearance within its Island setting. It is a building of character and interest.

Island Cottage

4.2 This is an attractive building constructed at the turn of the 19th century. The gables to the southeast and southwest elevations are the dominant characteristics with their decorative white bargeboards and clay tiled roofs. The bright white render is effective in ensuring that the red brick quoins, and detailing around the windows are prominent as well as attractive design features. The chimneys are also important.

Colne Cottage showing the turret to the southwest corner



The Loft showing its variety of fenestration

The Loft

4.3 The Loft is one of the older buildings in the Conservation Area and, although altered, still contains a significant amount of historic fabric. It is a gable-ended property with white bargeboards and clay tiled roof. The first floor windows are attractive features due to their small size and location and give character to the building. However, some of the ground floor windows have been renewed with windows of unsympathetic design.

Longford

4.0 KEY UNLISTED BUILDINGS

522 & 524 Bath Road (Maywin Cottages)

4.4 These are a handed pair of Victorian semi-detached houses on the site of the old Village Green. The buildings are of a simple design with slate gabled roofs. The front is very flat in yellow brick with red brick detailing to the window and door heads and banding around the building. The detailing creates some visual depth to the property.

532 Bath Road

4.5 This is an attractive thatched cottage to the south of the Listed White Horse PH, and likely to be contemporary with it, though not itself listed. The siting of the cottage, with its flank wall on the pavement edge, adds to the character of this part of the Conservation Area, as does its picturesque garden with thatched well.

Smithy fronting 565 & 567 Bath Road

4.6 The former smithy is an attractive single storey red brick building with clay tiles, fronting straight on to the Bath Road, and forming part of the front boundary of the plot. The building has undergone alterations but its location and detailing positively contribute to the character of the area.



The workshop fronting 565 and 567 Bath Road

Longford

5.0 SPATIAL ANALYSIS

Key Views and Vistas

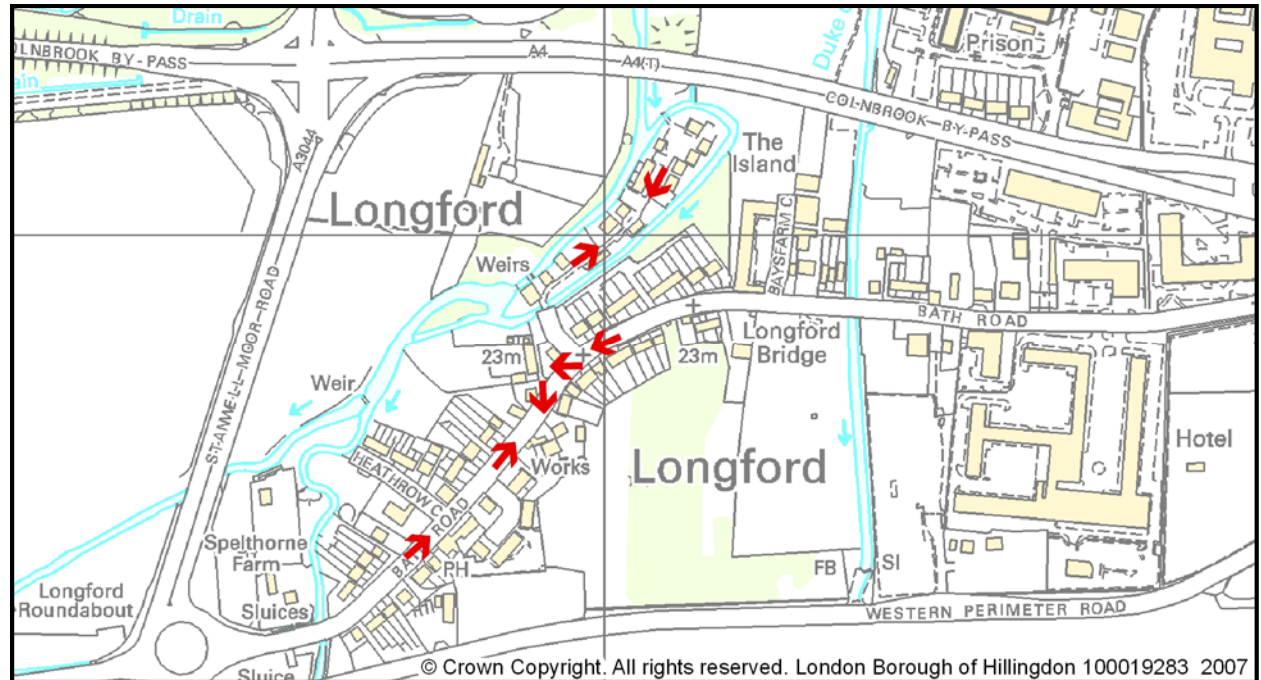
5.0 There are several important views within Longford Village, centred on the historic buildings along the High Street and on some of the key properties on The Island.

5.1 The view looking northeast towards 532 Bath Road (the thatched cottage) with the White Horse PH behind and the roadway disappearing round to the right with the 16th C Yeoman's house.



View looking north east towards 532 Bath Road

Plan to identify the key views and vistas within the Conservation Area



5.2 The view looking southwest from outside 553 Bath Road towards the Willow Tree and Queen River Cottage including the semi-detached pair of Victorian properties and the view of the Yeoman's cottage and of the houses at 563-567. A similar view can also be admired when looking from the corner of The Square southwest.

5.3 The view from outside Colnebank looking southwest down past The Loft, Colne Cottage, and Billingbear House (masked by the large hedge).

5.4 The view out towards the north of the area with its wooded backdrop and the River Colne is attractive. This can be seen when viewed east from the bridge that leads to The Island.

Longford

6.0 CHARACTER ANALYSIS



Victorian Maywin cottages located on the old Village Green.



Colne Cottage

Character of the Area

6.0 The architectural and historic qualities of the buildings contribute to the special interest of the area. There are two parts to this Conservation Area, The Island to the north and the area along the Bath Road, and around the Green.

The Island

6.1 The island is of interest because of its sense of enclosure by the water. The older buildings on The Island date from the turn of the 19th century and, whilst individually they are designed very differently, they form an attractive group. The buildings of particular interest, are Colne Cottage, The Loft and Island Cottage. Also on the Island are the 1970's block of flats to the southwest and Orchard Court to the north of the area. These developments are modern, but small scale and allow views through to the water frontage.

6.2 The River Colne defines the north and northeast of the Conservation Area. The wooded area beyond provides an



Yeomans House 561 Bath Road.

attractive setting for this part of the Conservation Area, and it provides a green backdrop.

The Village Core

6.3 There are a variety of building types that range from the 16th C to the later 20th C. The earliest buildings are medieval timber framed buildings, some with later additions. The treatment to the boundaries which do not front straight on to the road are either open and green, or have attractive low walls, which should be retained. The introduction of railings and gated entrances would not be appropriate within this sensitive location.

Longford

6.0 CHARACTER ANALYSIS

6.4 The Yeoman’s building and the barn to the west of Weekly House display their timber framing whilst the other properties have been rendered, hiding their timber framed cores. The house to the south of the White Horse PH is thatched, which is a rare survival within Hillingdon, and adds to the “rural”, village character of the area.

6.5 To the northern end of the Island are 1970’s properties. These are characterised by gabled buildings of low pitch, with white boarding between the ground and first floors windows. The majority of front gardens are intact with low boundary hedges and walls. To the rear of the island there is a large, attractive, tree on a small traffic island creating a turning area at the end.

Prevalent and traditional building materials and Detailing

6.6 The area has been developed over half a millennium, which has resulted in a variety of building materials. The two main traditional building materials are timber and brick, though thatch still exists on one



Detailing to Island cottage with the prominence of the brick quoin, window detailing and the attractive chimneys

building in this area. Other modern materials and buildings have been introduced to the area to the detriment of the historic setting, such as coloured steel framing and concrete.

6.7 The detailing of buildings is important throughout the area both in terms of the variety of architectural design and the use of materials. Any new extensions

will need to be small scale and well designed: many of the houses can be seen from the side and rear owing to their groupings at angles.

Scale

6.8 Longford is a small village and historically the buildings within it would have been informal in appearance and 2/3 storeys or smaller. The range of cottages to the rear of the White Horse PH is quite typical of this scale. These roofscapes are low, simple and informal. Large dormer windows would detract from their character.

6.9 The introduction of large flat blocks is not appropriate to the area. Flat blocks do not respect the scale or plan form of the traditional building type. There is scope for some intensification of plots especially to the southeast of the area where the groupings do not follow the original pattern. However, It is important to retain the character of the street frontage and have regard to sensitive materials and scale.

Longford

6.0 CHARACTER ANALYSIS



Street lighting inappropriate to Conservation Area

Street Furniture

6.10 Being a relatively small Conservation Area there is a limited amount of public space in Longford and therefore little street furniture and signage. However, it is important that this is of an appropriate design and quantity.

6.11 The street furniture in the centre of

the village should be a positive attribute to the Conservation Area. Within Longford Village Conservation Area the street lighting is of standard High Street quality. When the opportunity for replacement arises, replacement lighting columns should be chosen with regard to the character of the area.

6.12 The area surrounding the bridge to the island is attractively green but the hard surfacing and street furniture could be sympathetic to this setting. The use of concrete on the bridge and on the bollards around the green space should, when being replaced, be constructed in more suitable materials.



Kerb detailing in small stone blocks



Inappropriate concrete bollards to the green on the river edge

Kerb detailing

6.13 The kerb details vary throughout the area. There are good examples of stone being used for both the kerbs and gutters. Finishing the pavements with stone improves the quality of the street scene.

6.14 The use of stone should be encouraged throughout the area to ensure the quality of the pavements and streets remains high.



Kerb detailing in long stone blocks

6.0 CHARACTER ANALYSIS



Green Spaces and Landscapes

6.15 The whole of Longford Village is set within Green Belt land. This has restricted modern expansion and helped preserve the original plan of the village.

6.16 The location of the Colne River and the wooded green space beyond are important to this Conservation Area, and help define its character. The trees to the north of the area provide an attractive backdrop and add character to the 1970's

developments on The Island. On the northwest bank of the river is a Nature Conservation Site of Metropolitan or Borough Grade I importance. To the east is the Duke of Northumberland's River.

6.17 Along Bath Road there is limited open or public green space. The nucleated village was clustered around the edge of the road and thus does not allow for open space.

6.18 There are two historic properties with front gardens: the thatched cottage and the Yeoman's Cottage. Both these frontages contribute to the area. The 1930's properties along Bath Road have also been developed with small front gardens.

Tree Preservation Orders

6.19 Several of the trees within the Conservation Area are afforded additional protection. These are located at;

- TPO 116: 532 Bath Road
- TPO 419: 583 Bath Road
- TPO 521: The Island Hotel, 556 Bath Road

Longford

7.0 PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE

Problems, Pressures and Capacity for Change

7.0 The expansion of Heathrow airport, and the increasing intensity of its use, provides pressure for change. The retention of the special architectural and historic character and appearance of the Conservation Area will be a particular consideration.

7.1 There is a pressure for the development of high density flats within the area. Applications for this type of development will be monitored and careful consideration given to the needs of the Conservation Area. All new development should preserve and enhance the Conservation Area.

7.2 Officers will seek to co-ordinate works to the public realm. For example when street furniture and lighting need to be replaced and when repair of the bridge is necessary.

8.0 RELEVANT PLANNING POLICY

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Guidance Note 15: Planning and the Historic Environment 1994

Planning Policy Guidance Note 16: Archaeology and Planning 1990

Planning Policy Statement 1: Delivering Sustainable Development 2005

The London Plan: Spatial Development Strategy for Greater London 2004

Hillingdon Unitary Development Plan Policies (adopted 1998)

BE 4: 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, of replacement buildings. Applications for consent for demolition will depend upon the submission and approval of such details.

Hillingdon Design and Accessibility Statement (adopted July 2006): Residential Extensions
Residential Layouts
Shop Fronts
Public Realm (draft)
Accessible Hillingdon
Transport Interchange

Any relevant Conservation Policy in the forthcoming Local Development Framework

Longford

9.0 REFERENCES

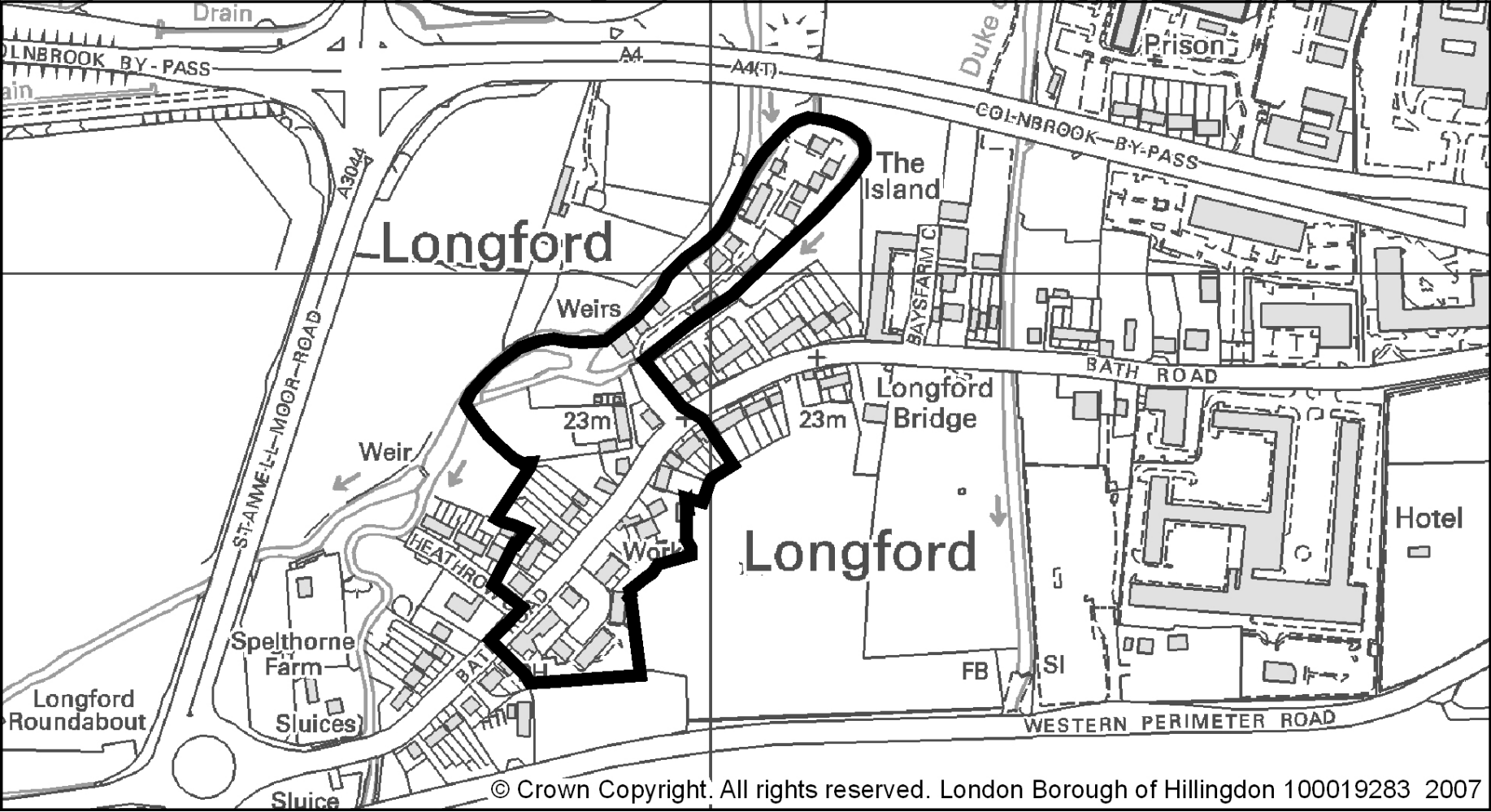
Hillingdon Unitary Development Plan (adopted 1998)

Sherwood, P (ed). 1993. *The Villages of Harmondsworth: Harmondsworth, Heathrow, Longford and Sipson*. West Middlesex Family History Society

English Heritage 2006 Guidance on Conservation Area Appraisals.

Longford

10.0 MAP OF LONGFORD VILLAGE CONSERVATION AREA



Longford

11.0 TRANSLATIONS

If you require this or other Local Development Framework documents in large copy print, audio cassette, Braille or languages other than English, please ask an English speaker to phone 01895 250111 on your behalf.

Documents available from Hillingdon Council's website

www.hillingdon.gov.uk

Bengali

আপনি যদি এটি অথবা স্থানীয় উন্নয়নের কাঠামো সংক্রান্ত অন্য কোনো দলিল বড় আকারের ছাপা, অডিও ক্যাসেট, ব্রেইল অথবা বাংলায় পেতে চান, তাহলে ইংরেজী ভাষায় কথা বলেন, এমন কাউকে দয়া করে আপনার পক্ষ থেকে 01895 250111 নম্বরে ফোন করতে অনুরোধ করুন।

Chinese

如果你需要這一份或其他當地拓展構架文件的的大字體印刷、錄音帶、盲人點字版或中文翻譯，請託一位會說英語的某人致電 1895 250111 替你提出這個要求。

Gujarati

જો તમને આ અથવા લોકલ ડિવેલોપમેન્ટ ફ્રેમવર્કના બીજા દસ્તાવેજો મોટા અક્ષરોમાં છાપેલા, ઓડિયો કેસેટ ઉપર, બ્રેઈલમાં કે ગુજરાતીમાં જોઈતા હોય, તો કોઈ અંગ્રેજી બોલતી વ્યક્તિને કહો કે તમારા વતી 01895 250111 પર ફોન કરે.

Tamil

நீங்கள் இதையோ அல்லது ஏனைய உள்ளூர் மேம்பாட்டு கட்டமைப்பு பத்திரங்களையோ, பெரிய எழுத்தில், ஒலிநாடாவில், ப்றையில் (குருட்டுக்கு) அல்லது தமிழில் பெற விரும்பினால் தயவுசெய்து உங்களுக்காக ஒரு ஆங்கிலம் பேசுபவரை 01895 250111 தொலைபேசியில் அழைக்குமாறு கேட்கவும்.

Somali

Haddii aad dooneysid macluamadkan ama kuwakale oo ah Local Development Framework fawaaweyn, maqal, qoraalka indhoolaha ama Somali, fadlan weydiiso qof yaqaan ingiriska oo kudira teleefonkan 01895 250111.

Urdu

اگر آپ یہ، یا لوکل ڈیولپمنٹ فریم ورک سے متعلق دوسری دستاویزات، الفاظِ علمی میں، آڈیو کیسیٹ پر، بریل کی صورت میں یا اردو زبان میں حاصل کرنا چاہتے ہیں تو براہ کرم کسی انگریزی بولنے والے سے کہئے کہ وہ 01895 250111 پر آپ کی جانب سے ٹیلیفون کریں۔

Albanian

Ne se kerkoni kete apo dokumenta te tjera te Struktures se Zhvillimit Lokal te shtypura ne kopje te zmadhuara, audio kaseta, Breil ose Shqip, ju lutem kerkojini nje shqipfolesi qe te telefonoje per ju ne numrin 01895 250111

Arabic

إذا كنت تحتاج الى هذه الوثيقة او الى وثائق اخرى لاطار التطوير المحلي مطبوع باحرف كبيرة او مسجل على كاسيت سمعي او بلغة برايل أو باللغة العربية، رجاءً اطلب من شخص ما يتحدث الإنجليزية الاتصال بنا بالنيابة عنك على 01895 250111

Hindi

अगर आप को यह या किसी और लोकल डिवेलपमेंट फ्रेमवर्क (स्थानीय परिणाम ढांचा) के दस्तावेज़ बड़े अक्षर में, आडिओ टेप, ब्रेल या अलबेनिअन में चाहिए तो कृपया आप की तरफ से किसी से अंगरेज़ी भाषा में इस नंबर पर फोन करें

Punjabi

ਜੇ ਇਹ ਦਸਤਾਵੇਜ਼ ਜਾਂ ਲੋਕਲ ਡਿਵੈਲਪਮੈਂਟ ਫ੍ਰੇਮਵਰਕ ਬਾਰੇ ਕੋਈ ਹੋਰ ਦਸਤਾਵੇਜ਼ ਤੁਹਾਨੂੰ ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ, ਸੁਣਨ ਵਾਲੀ ਟੇਪ 'ਤੇ, ਬ੍ਰੇਲ ਵਿਚ ਜਾਂ ਪੰਜਾਬੀ ਵਿਚ ਚਾਹੀਦੇ ਹਨ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਨੂੰ ਆਖੋ ਕਿ ਉਹ ਤੁਹਾਡੇ ਵੱਲੋਂ ਨੰਬਰ 01895 250111 'ਤੇ ਫੋਨ ਕਰੇ।