

Joanna Southcote Chapel Conservation Area 41

Designation

Conservation area designated:
10.11.1987

Conservation area extended:
20.09.1988
20.02.2019

Location

OS Sheets: 3070, 3071

Joanna Southcote Chapel conservation area is located within suburban Hampton Hill. It lies on the main Uxbridge Road and is contained to the West by Lady Eleanor Hollis School grounds, and to the South by later suburban housing.

History and Development

The early core of the Conservation Area consists of a group of houses on either side of Uxbridge Road. This group of houses was developed on former farmland from the mid 19th century onwards. They form some of the earliest built development in this area. These houses may have been provided for the workers of the nearby Coles nursery and market gardens, now surrounded by much later suburban development and modern backland development to the rear of the former public house (no.94) and to the rear of No.117. This area has been associated with eccentric figure Joanna Southcote (c.1750-1814), a millennial prophetess from Devon who once lived on Staines Road to the North. The former chapel (no. 108) once used by followers of her radical religious teachings survives here.

Character

Joanna Southcote Chapel conservation area is a small cohesive historic group of modest and largely unspoilt terraced, detached and semi-detached cottages. They are set in garden plots with substantial well planted front gardens behind consistent boundary walls and fences to the street with driveways of gravel. The modest scale and character of this defined group of cottages, their mature gardens and trees, and the wider setting of open green spaces associated with Lady Eleanor Hollis School, Fairlight and the Longford River and drains, provides an exceptional rural village like character to this area. The older cottages on the East and west side of the busy Uxbridge Road have distinctly large front gardens, however one such garden to the front of 113 has been developed for a dwelling. Architecturally these houses have an attractive but simple appearance of stock brick with traditional timber windows and shallow slate roofs. The slightly later semi-detached houses on the West side of the road are slightly larger in scale and more formal in character. Key buildings include the exceptional former chapel (no.108) in the North and the former public house (no.94) in the South which frame this group of buildings, projecting forward to the building line of the cottages at the centre.

The area was extended to encompass historic buildings which were contemporary with the earlier dwellings of the area, as well as the brook and associated vegetation which along with gravel driveways which is also present to the dwellings opposite which give a historic rural feel. It was also considered that the two pairs of large Victorian Gentleman's villas also provided interest to the historic street scene as well as No.s 127-129, a grade II listed building.

Problems and Pressures

- Loss of traditional architectural features and materials due to unsympathetic alterations;
- Use of poor quality products in building works such as UPVC, roofing felt and GRP products;
- Loss of front boundary treatments, increase of hard standing and front gardens for car parking and location of lightwells to the front of dwellings;
- Lack of coordination and poor quality of street furniture and pavements
- Domination of traffic and poor pedestrian safety leading to clutter of signage and street furniture

Opportunity for Enhancement

- Preservation, enhancement and reinstatement of architectural quality and unity that is preferably based upon historic evidence;
- Seek the reinstallation of boundary treatment and front garden planting alongside planning applications for refurbishment and seek that any lightwells are placed to the side and rear of properties and that hard standing is reduced;
- Coordination of colour and design and improvement in quality of street furniture and pavements
- Improvement of highways conditions and pedestrian convenience, and rationalisation of existing directional signage and street furniture
- Seek to encourage good quality and proportionate design and quality materials that are sympathetic to the period and style of the dwelling

Scale: N.T.S.



CONSERVATION AREA No.41 JOANNA SOUTHCOTT CHAPEL

Designated: 10.11.1987

Extended: **A** 20.09.1988

B 20.02.2019



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