OLD OAK AND PARK ROYAL VIEWS STUDY



OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

OLD OAK AND PARK ROYAL VIEWS STRATEGY

This Views Study provides a baseline study of views within and surrounding the Old Oak and Park Royal Development Corporation (OPDC) area. It seeks to identify important views and provides recommendations and guidelines in terms of future development.

Policy D7 sets out the requirements for developers in terms of considering the impact of their proposals on key views.

Five types of key views have been identified: panoramic, kinetic, open spaces, heritage and linear views from the surrounding streets. The study identifies important views in terms their specific impact on heritage, on surrounding areas and their contribution to orientation and wayfinding. It identifies a sensitivity to change for each view from a high sensitivity to a low sensitivity.

The OPDC have been supported by Allies and Morrison in compiling this study. Allies and Morrison have led the proposed heritage views section providing specialist local knowledge and experience. For each heritage view, the designated historic assets concerned are identified and their aesthetic and historic significance is set out and guidelines provided.

This Study cross-relates to the following OPDC studies:

- Heritage Strategy
- Cumberland Park Factory Conservation Area Designation
- Character Area Study



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PANORAMIC VIEWS

Panoramic Views are views of the OPDC area from strategic locations around London looking inwards towards the OPDC area.

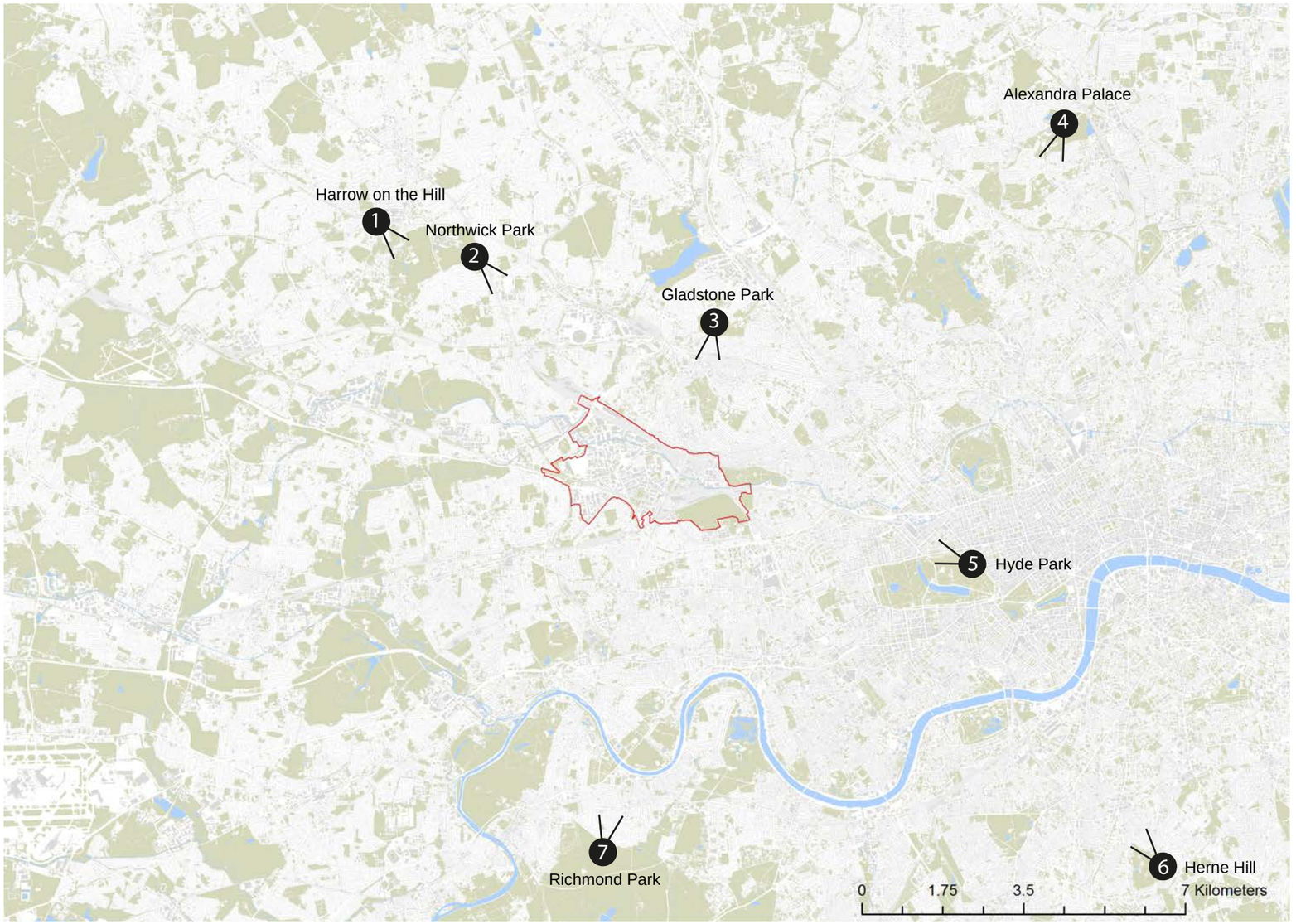
They have been selected from a range of locations with elevated publically accessible vantage points where the OPDC area is visible in the distance (usually between a distance of 3 and 10km) and as part of a wider London skyline. Within this range it will be possible to identify clusters of taller development and individual tall buildings as part of a wider skyline.

These vantage points are generally either in the south or north of the city due to the river topography of the London Metropolitan area: with higher points as hills rise from the river banks to the north and the south. All views are taken from surrounding hill tops and elevated viewpoints.

To the north of the OPDC area there are several hills and elevated parks from where there are likely to be prominent views of the development at Old Oak and Park Royal. These include viewpoints at Harrow Hill to the north-west, Gladstone Park to the north and Alexandra Palace to the north-east. A viewpoint has also been tested at Hampstead Heath, however it was judged that the OPDC area would not be in view from the Heath due to topography and dense tree cover.

To the south and south-east of the OPDC area the development is likely to be visible from Richmond Park and Brockwell Park. OPDC additionally tested a viewpoint from Crystal Palace / Upper Norwood but were not able to find a place from which development in the OPDC area would be visible as the street pattern directs long views north towards Central London rather than north west.





Panoramic views locations

1. VIEW FROM HARROW-ON-THE-HILL

The view point

This view is taken from park in front of the chapel within the grounds of Harrow school. This is a publicly accessible space during the day. The OPDC area can be seen to the south east.

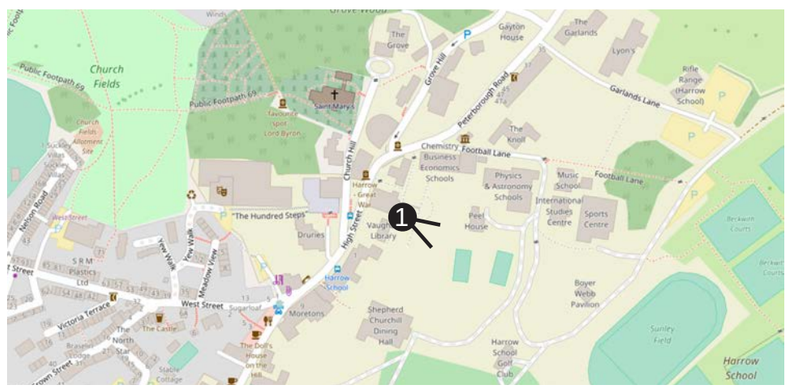
Sensitivity

Low

The view itself

This panoramic view is partially blocked in the summer by mature trees; however distinctive features of the skyline include the arch of Wembley Stadium in the foreground and Central London behind – with Canary Wharf visible to the east and Vauxhall Nine Elms to the west.

New development in the OPDC area will contribute to the existing skyline and be visible from this viewpoint between the trees, creating an intermediate cluster between Wembley and Vauxhall Nine Elms. New buildings on the skyline will serve as a series of useful orientation points where visible.







Panoramic view 1: Harrow-on-the-Hill

2. VIEW FROM NORTHWICK PARK

The view point

This view is taken from the platform at the railway station at Northwick Park as an example of the views of the OPDC area from Northwick Park. The OPDC area is to the south-east, across the sports fields in Northwick Park.

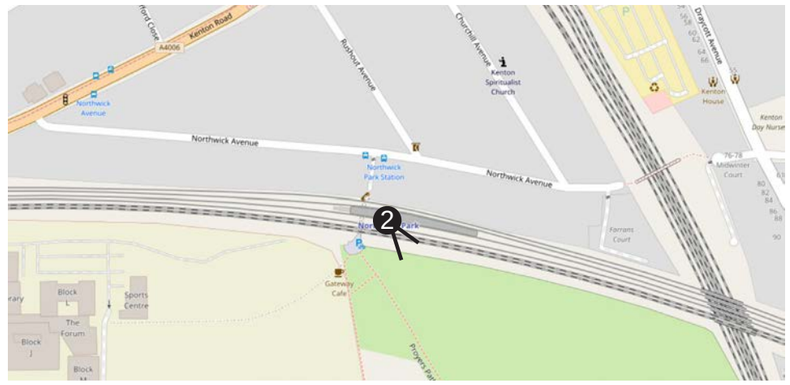
The view itself

This panoramic view includes unblocked views towards Wembley and on to Park Royal and Old Oak behind. In the foreground the sports fields in Northwick Park are visible. The view is wide and unobstructed and presents a clear horizon.

New development will be visible in this view and will give structure to the existing skyline and provide a means of orientation by providing a better defined back drop to Wembley Stadium in the foreground.

Sensitivity

Low







Panoramic view 2: Northwick Park

3. VIEW FROM GLADSTONE PARK

The view point

This view is taken from the highest point in Gladstone Park looking south towards the OPDC area. The area is a large grass covered hill.

Sensitivity

Low

The view itself

This view provides a full panoramic view of the OPDC area with unblocked views as the land slopes away to the south.

New development will be clearly visible in this view, creating a new more defined skyline and means of orientation.







Panoramic view 3: Gladstone Park

4. VIEW FROM ALEXANDRA PALACE

The view point

This view is taken from the public realm on the south western corner of the palace looking southwest towards the OPDC area. This viewpoint is from a similar location as London Viewing Management Framework (LVMF) panorama 1.

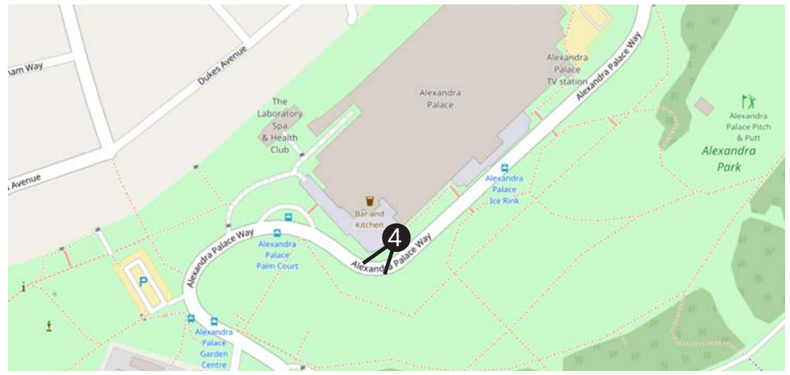
Sensitivity

Low / Medium

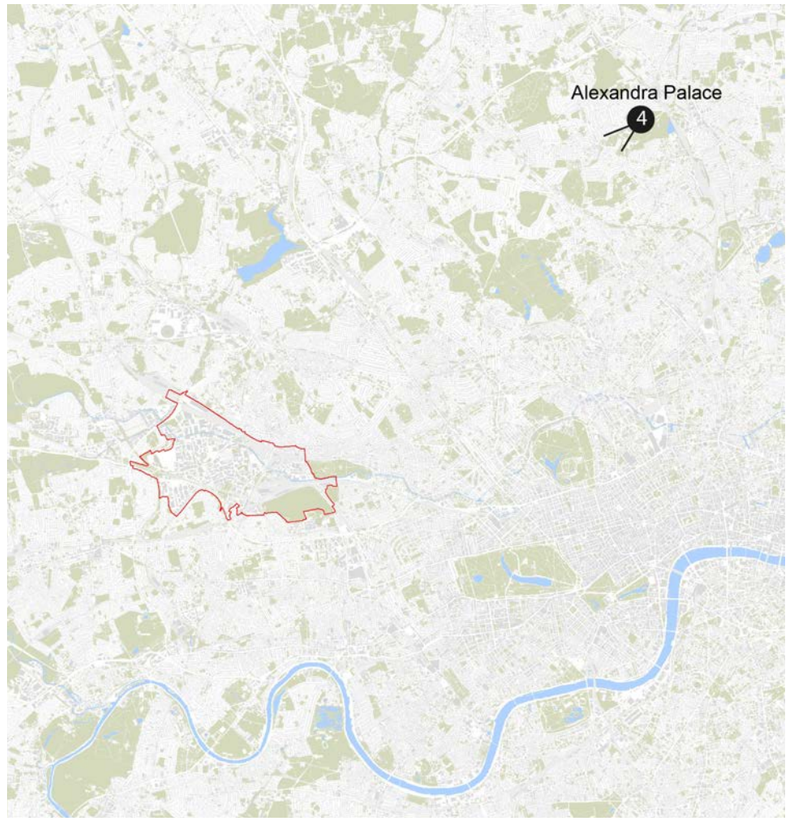
The view itself

This panoramic view presents a clear, unblocked by local obstructions and exceptionally wide perspective of the London skyline. Continuous views from east to west are unhindered, picking up development at Queen Elizabeth Olympic Park, Canary Wharf and central London.

New development within the OPDC area will be visible in the far distance to the west and will contribute to the panorama viewed from this point. It will provide a western anchor to the view alongside the other prominent and recognisable developments mentioned above.







Panoramic view 4: Alexandra Palace

5. VIEW FROM HYDE PARK

The view point

This view is taken from the north eastern corner of Hyde Park near Speakers Corner looking west towards the OPDC area which sits to the northwest.

Sensitivity

Low

The view itself

This panoramic view provides views towards the OPDC area with the green expanse of Hyde Park in the foreground.

New development may just be visible in this view, dependant on height and would have a minimal impact on the panoramic view of the park. Dense tree cover in the park will most likely obscure any view of the new development in the summer.







Panoramic view 5: Hyde Park

6. VIEW FROM BROCKWELL PARK

The view point

This view is taken from the highest point in Brockwell Park looking northwest towards the OPDC area.

Sensitivity

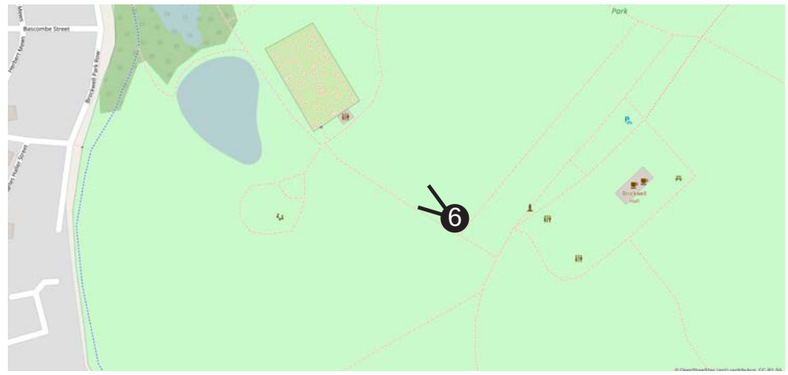
Low

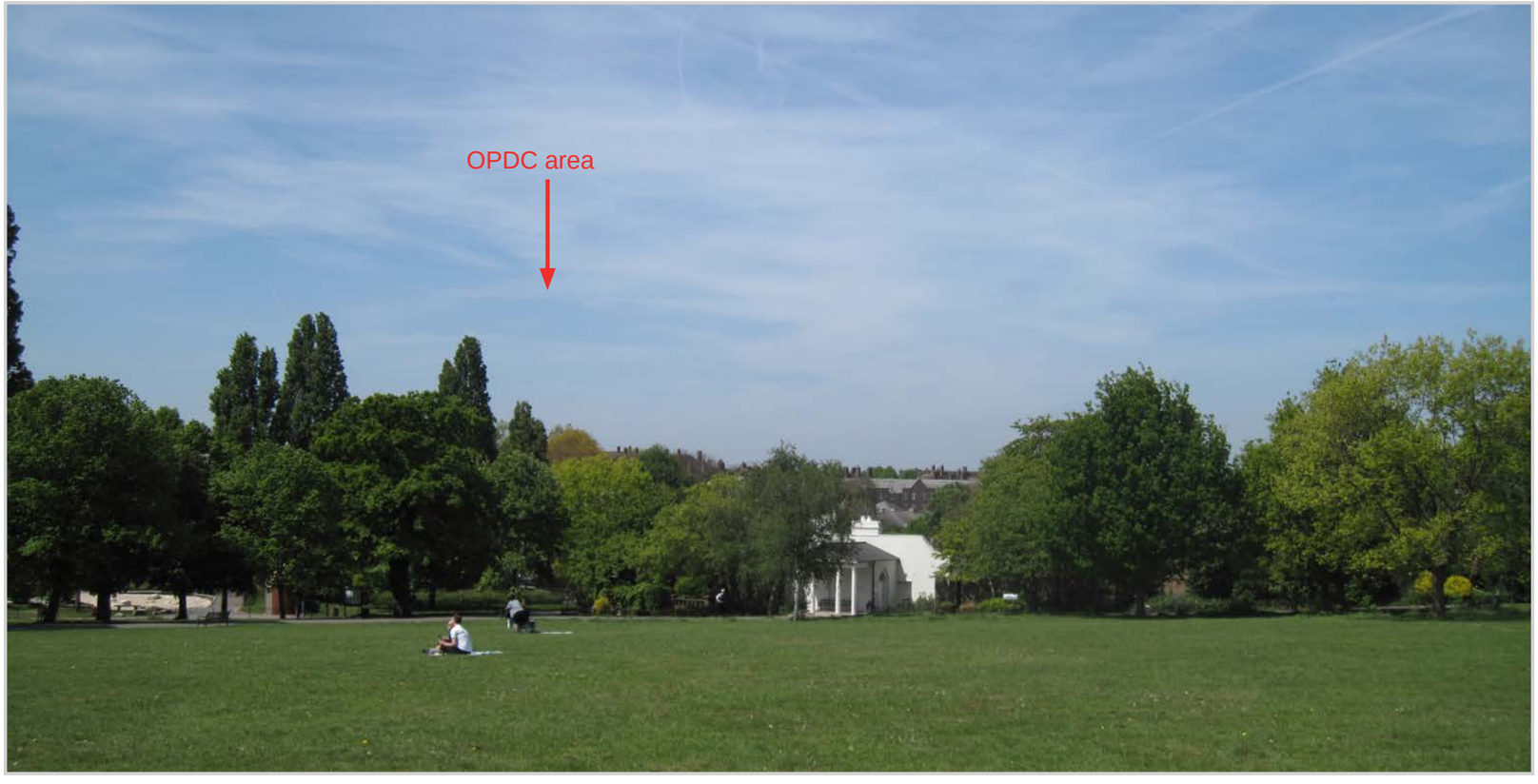
The view itself

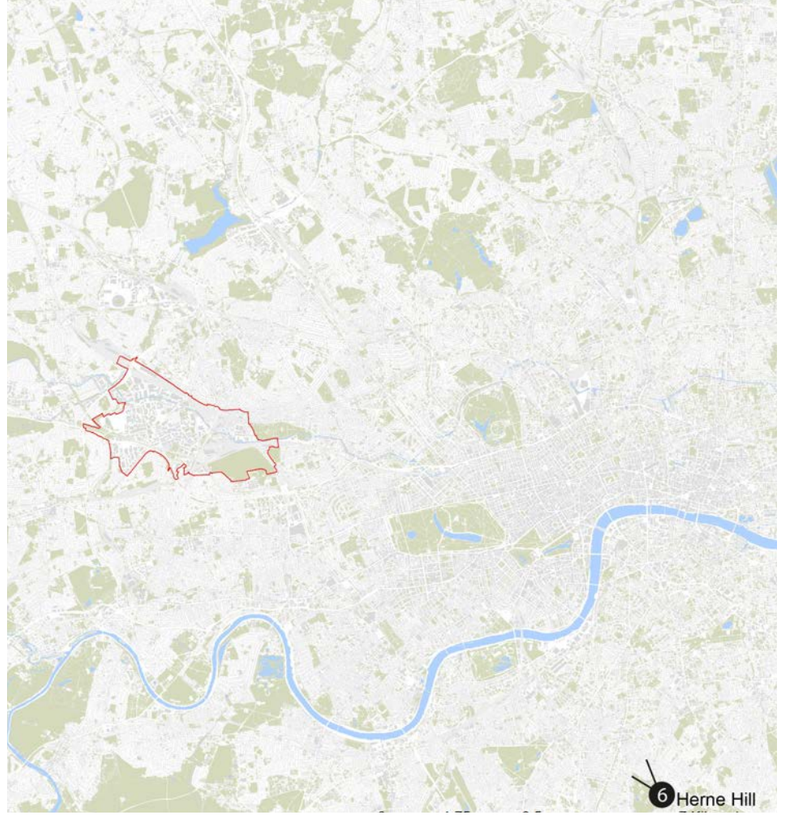
This panoramic view provides a wide view of the London skyline.

New development at Old Oak could be visible in the far distance between the trees and visibility will depend on building height.

To the right of this viewpoint but outside of this view the development at Battersea Power Station and Vauxhall is clearly visible.







Panoramic view 6: Brockwell Park

7. VIEW FROM RICHMOND PARK

The view point

This view is taken from the highest point in Richmond Park looking northwards towards the OPDC area. The viewpoint is close to the holly lodge centre.

Sensitivity

Low / Medium

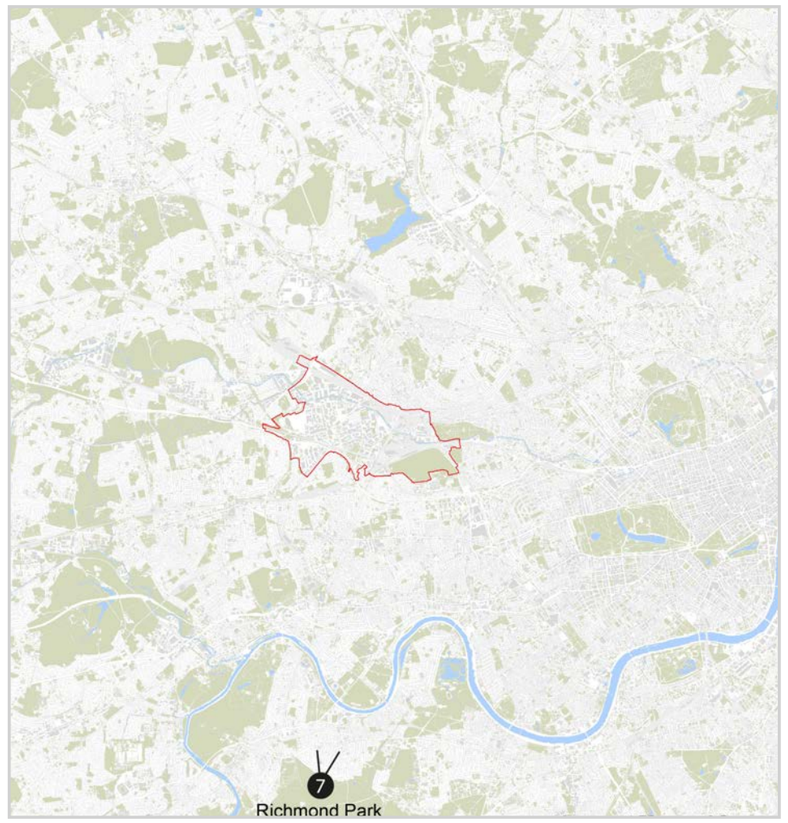
The view itself

This viewpoint provides partial views towards the OPDC area through the existing treeline.

New development where visible will be in the distance in this view and will serve as a helpful means of orientation.







Panoramic view 7: Richmond Park

KINETIC VIEWS

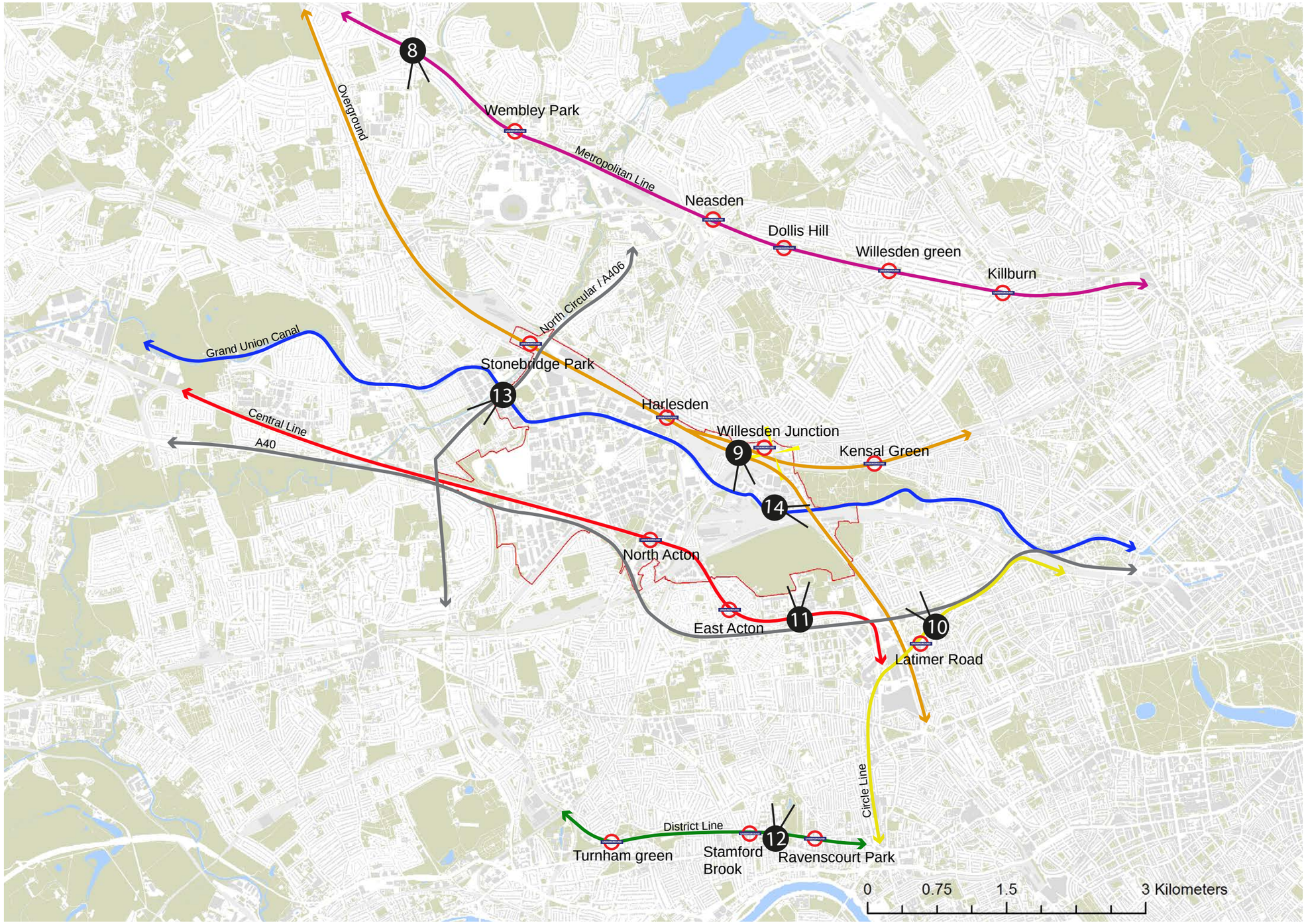
The OPDC area is crossed by a range of infrastructure that divides places and spaces but also provides opportunities for a variety of interesting vantage points. Much of the rail and road infrastructure provides good views over and across the OPDC area, especially the development sites in Old Oak. These views are experienced from moving train lines and high level roads so are travelling views, intermittent and changing, which we are calling kinetic views.

They include views from the Metropolitan, Central, Hammersmith and City, Overground Bakerloo and District Line trains. The site is also visible from the Great Western Mainline and from vehicles travelling on the A40.

In a similar way the Grand Union Canal provides views of the site along its length, these change constantly in direction, aspect and clarity as one moves along the canal's route.



Views from Wormwood Scrubs



8. Metropolitan Line
9. Overland / Bakerloo Line
10. Circle Line / Hammersmith and City
11. Central Line
12. District Line
13. A40
14. Grand union canal

Kinetic views location

8. VIEWS FROM THE METROPOLITAN LINE

The view
This view comprises views from Northwick Park, Preston Road, Wembley Park and Willesden Green stations (on the platforms and on the train) and from the train between Northwick Park and Willesden Green.

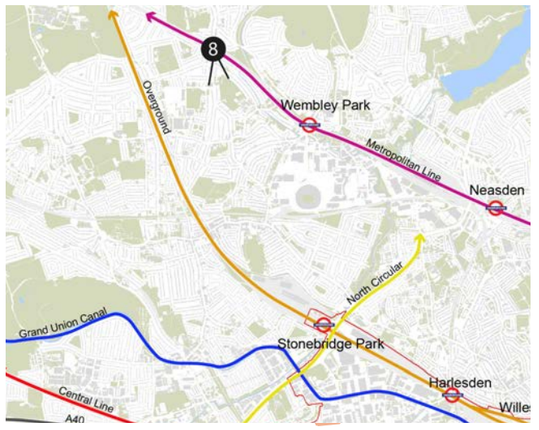
The view itself
There is a continuous view of the Old Oak area from Northwick Park moving eastwards towards Wembley Central station. The view is then blocked by development at Wembley until Neasden station from where there is again a clear view of the OPDC area until close to Willesden Green.

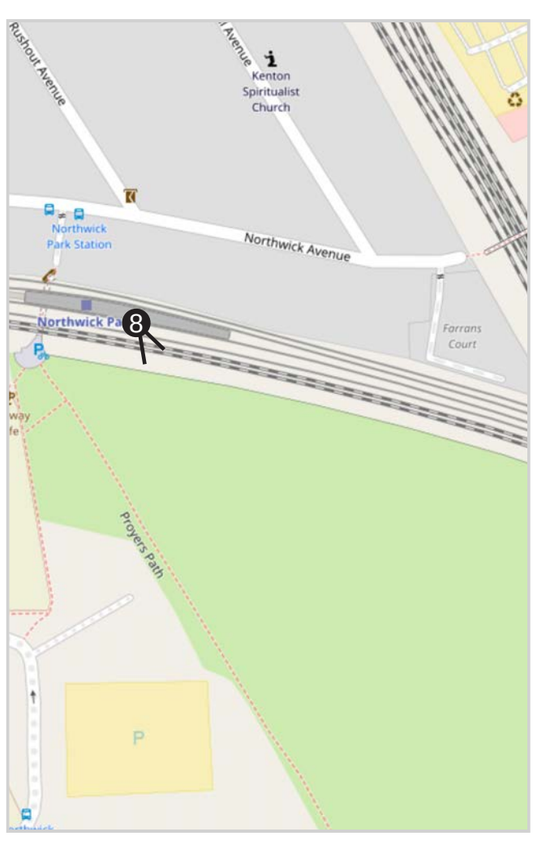
New development within the OPDC area will be visible from this view and will provide useful direction and orientation.

Sensitivity: Low



View 8: view from Metropolitan Line





KEY
- Industrial area
- Residential area
- Green open space
- Town centre

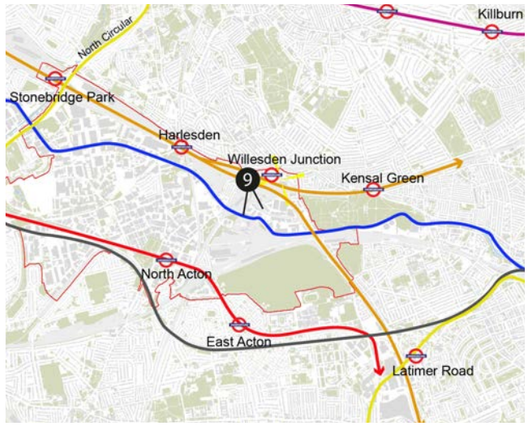
9. VIEWS FROM THE OVERGROUND AND BAKERLOO LINE

The view
This view comprise views from stations and the train specifically from Kensal Green until Stonebridge Park.
This example viewpoint is taken from Willesden junction and shows two railway lines running through the development site.

The view itself
There are glimpses of the core Old Oak area across Kensal Green and St Mary's Cemetery as the passenger's perspective moves westwards along the line towards Willesdon Junction. From Willesden Junction Station passengers have a much clearer view south towards the Old Oak site which continues and remains uninterrupted moving east towards Harlesdon and Stonebridge Park stations.

New development within the OPDC area will be visible from this view and will provide useful direction and orientation.

Sensitivity: Low





View 9: view from Overground Bakerloo Line

KEY
- Industrial area
- Residential area
- Green open space
- Town centre



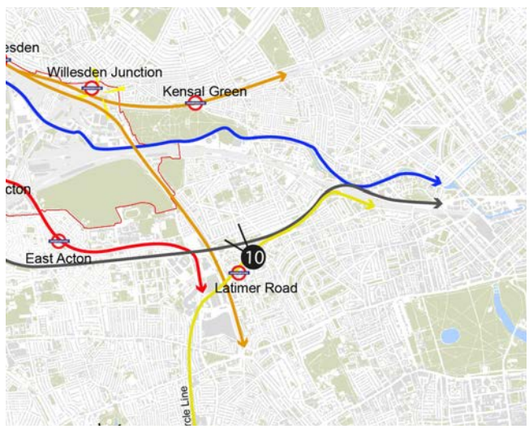
10. VIEWS FROM THE CIRCLE AND HAMMERSMITH AND CITY LINE

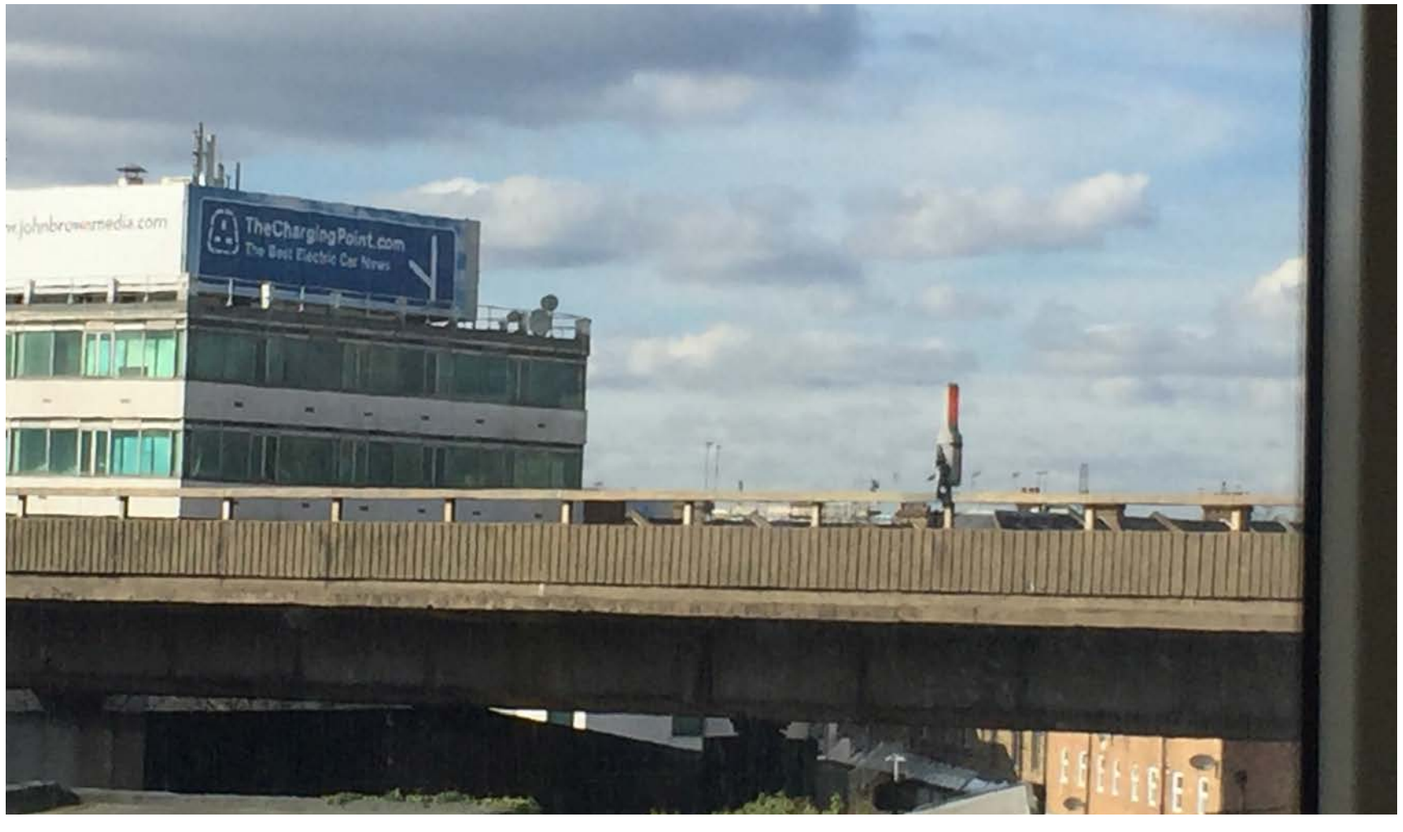
The view
The view comprises views from stations and the train specifically around Latimer Road.

The view itself
Around Latimer Road station the track is at the same level as the Westway flyover and enjoys good views of the OPDC area beyond White City.

New development within the OPDC area will be visible from this view and will provide useful direction and orientation.

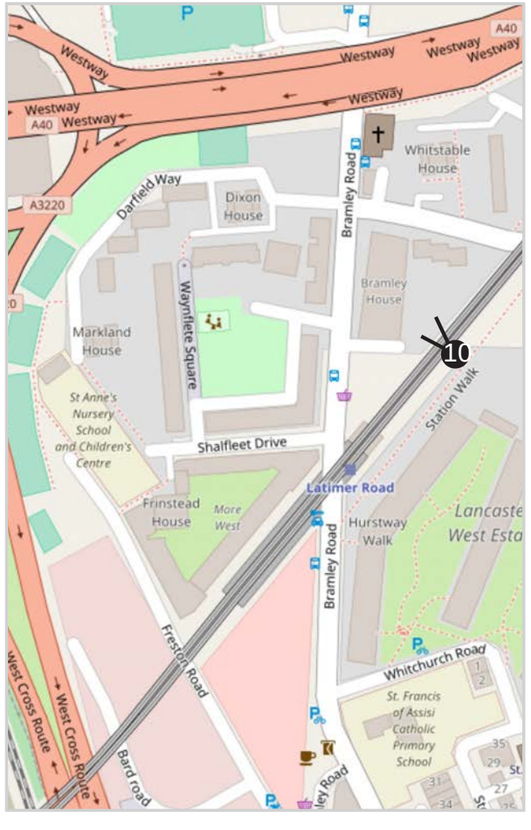
Sensitivity: Low





View 10: from Circle Line / Hammersmith and City

KEY
- Industrial area
- Residential area
- Green open space
- Town centre



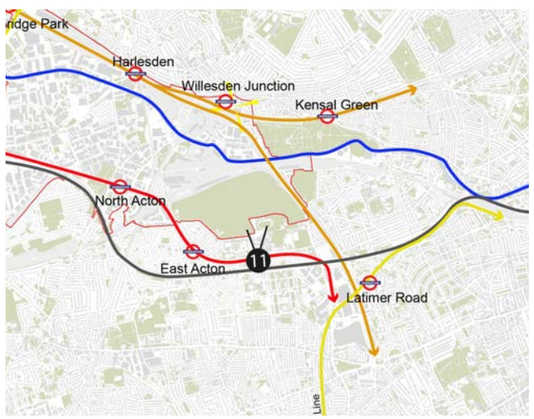
11. VIEWS FROM THE CENTRAL LINE

The view
This view comprises views from stations and the train specifically between White City and Hanger Lane. This view is an example view from along the Central Line.

The view itself
The passenger view from the Central Line provides a series of glimpses of the site between buildings and trees across Wormwood Scrubs.

New development within the OPDC area will be visible from this view and will provide useful direction and orientation.

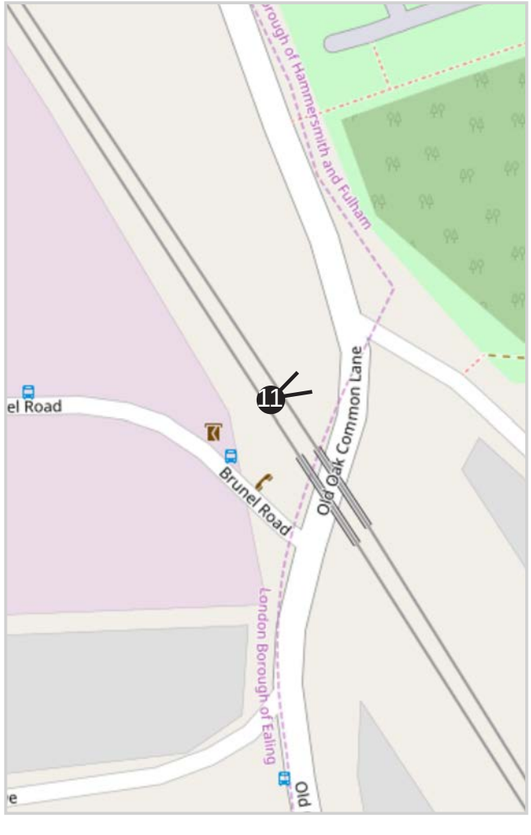
Sensitivity: Low





View 11: view from Central Line

KEY
- Industrial area
- Residential area
- Green open space
- Town centre



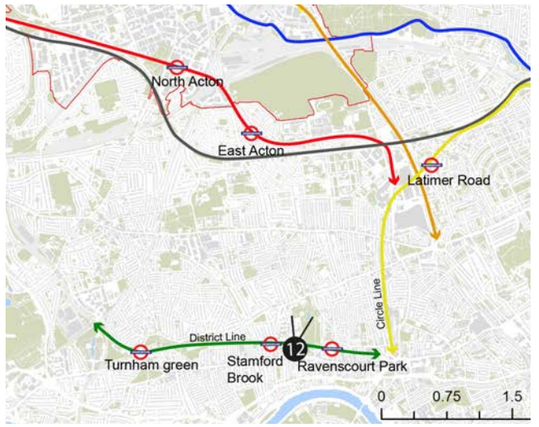
12. VIEWS FROM THE DISTRICT LINE

The view
These comprise views from Ravenscourt Park, Stamford Brook and Turnham Green Stations, and from the trains running between.

The view itself
The view of the area is not continuous but due to the raised nature of the line in this location, views of the core development area can be seen, particularly at Stamford Brook station, where the existing recent development in North Acton can be seen.

New development within the OPDC area will be visible from this view and will provide useful direction and orientation.

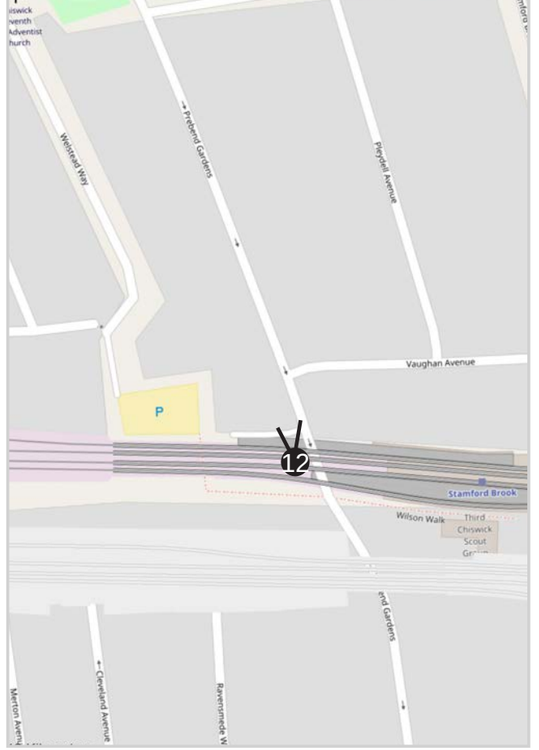
Sensitivity: Low





View 12: view from the District Line

KEY
- Industrial area
- Residential area
- Green open space
- Town centre



13. VIEWS FROM THE WESTWAY / A40 AND A406

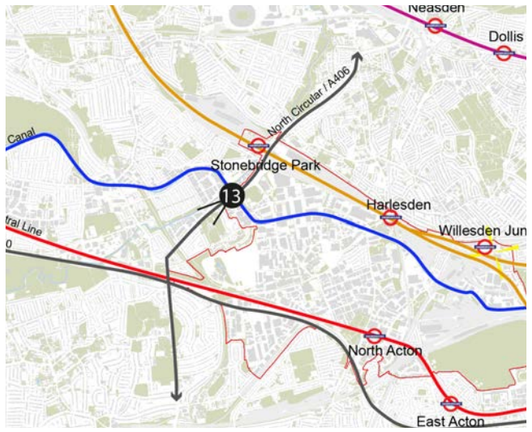
The view
The view comprises views from within vehicles travelling on the elevated A40/ Westway Roundabout and other junctions along the A40 and the A406.

The view itself
The Westway is elevated at White City and provides good views of the OPDC area to the north. It then drops and provides some views across Wormwood Scrubs to Old Oak where development would be visible beyond. It offers a clear view of the emerging development at North Acton.

New development within the OPDC area will be visible from this view and will provide useful direction and orientation.

The A406 is a key route through Park Royal and the western border of the OPDC area

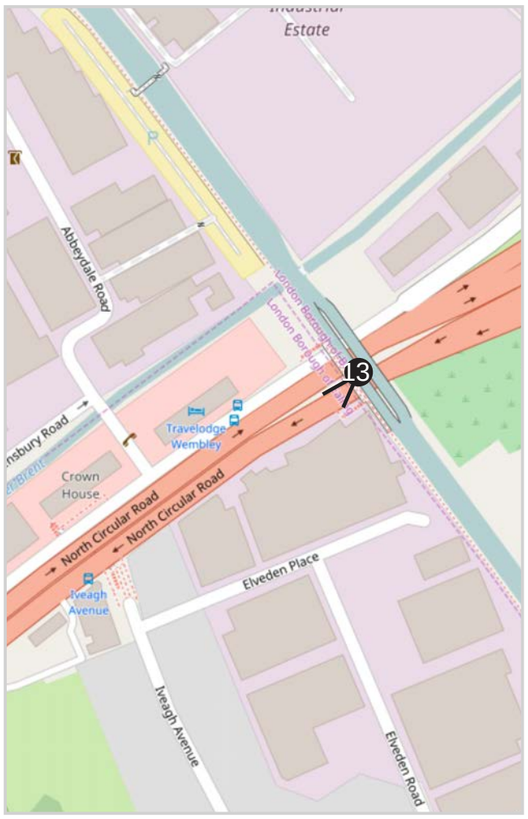
Sensitivity: Low





View 13: view from the Westway / A40

KEY
- Industrial area
- Residential area
- Green open space
- Town centre



14. VIEWS FROM THE GRAND UNION CANAL

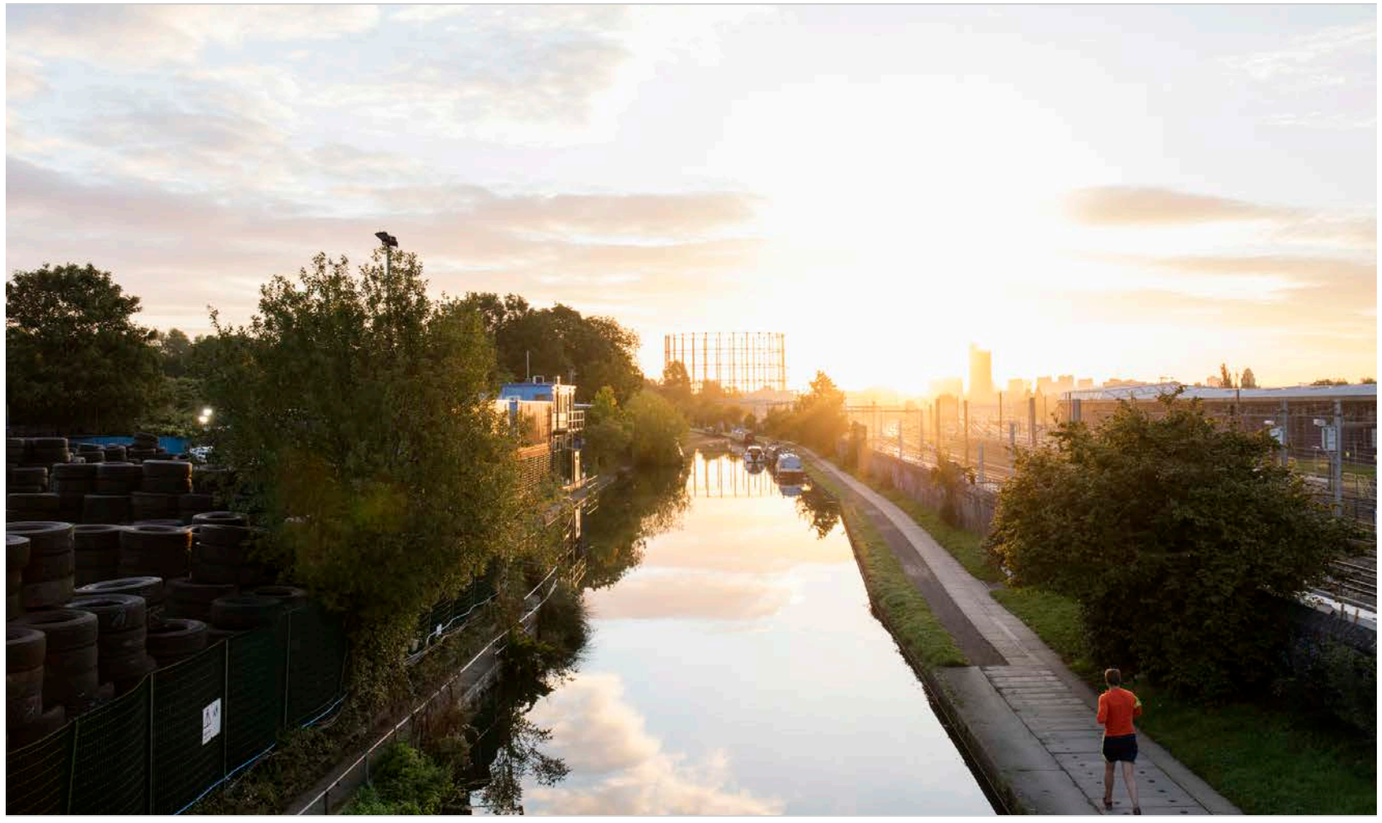
The view
There are linear and panoramic views from the towpath, the canal itself and the views from bridges over the canal. Views in all directions are relevant, but generally views east and west along the canal itself are the long vistas.

The view
The unique canalside setting, which is a Conservation Area designated in 2002, combined with the relatively long distance views created by the canal's straight sections, make views from the canal tow path and canal vessels particularly important. The canal is an important historic feature of the landscape, as are many of the related features such as the bridges that cross it and various listed or locally listed buildings along its path.

The topography of the land (dropping away to the south) and the fact that the canal runs directly through Old Oak's development sites mean that change to the views along a significant proportion of the canal will be significant. This will include the stretches from the Dudding Hill Line bridge (on the boundary between Old Oak and Park Royal) to Mitre Bridge on Scrubs Lane, where new development will be directly adjacent to the canal, often on both sides. There will also be an impact on views looking back towards Old Oak from both the east and the west. The view of all development visible from the canal must therefore be considered carefully.

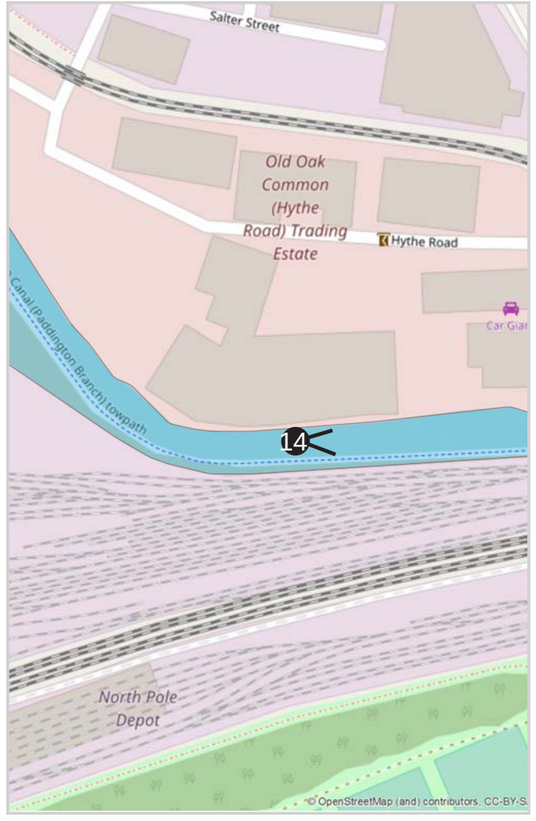
Sensitivity: High / Conservation Area





View 14: from Grand Union canal

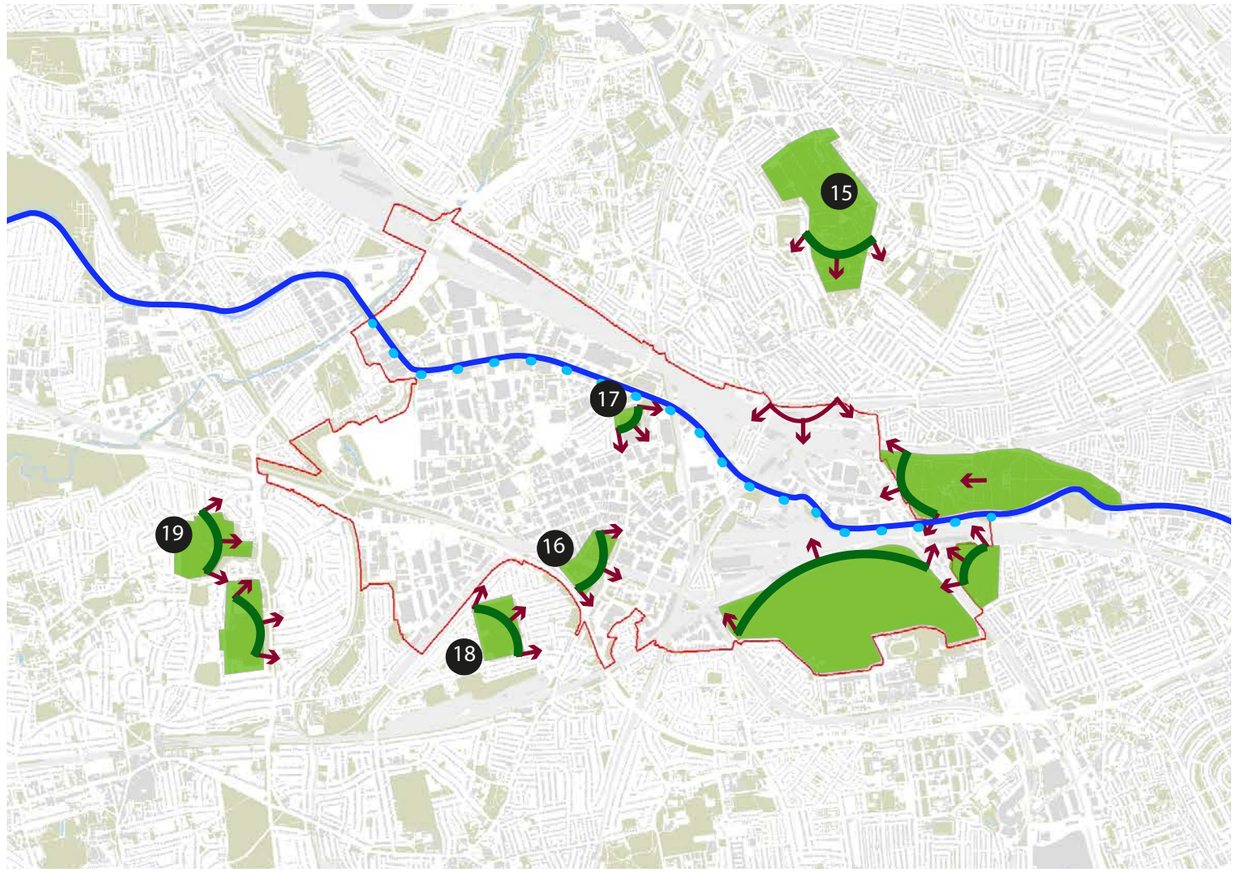
KEY
- Industrial area
- Residential area
- Green open space
- Town centre
- Conservation area



LOCAL VIEWS FROM OPEN SPACE

Local views from open spaces are important and there are several open spaces, within or just outside the OPDC boundary, from which you will be able to see development on the site. These spaces provide a different type of view where the viewer can move freely around the space and will experience changing aspects of the view.

Sites with these types of view include Wormwood Scrubs, St Mary's Cemetery, Little Wormwood Scrubs and Roundwood Park.



Kinetic views location from local parks and open spaces

15. Roundwood Park
16. Acton Cemetery
17. Wesley Playing Fields
18. North Acton Playing Fields
19. Hilcrest Road Playing Fields

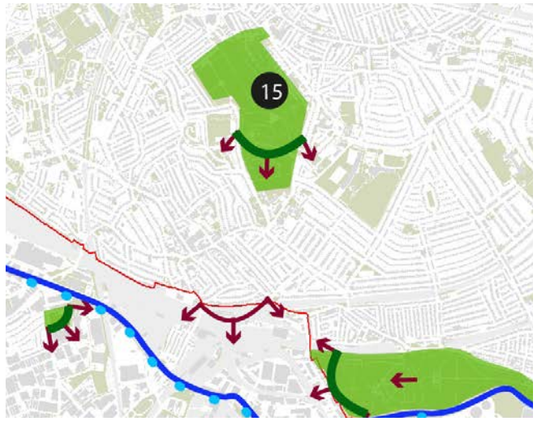
15. VIEW FROM ROUNDWOOD PARK

The view
This view is taken from within Roundwood Park at the highest point where development is likely to be most visible. The view looks south towards the OPDC area.

Roundwood Park is a Grade II listed formal Victorian Park with an undulating landscape, formal planting and mature trees.

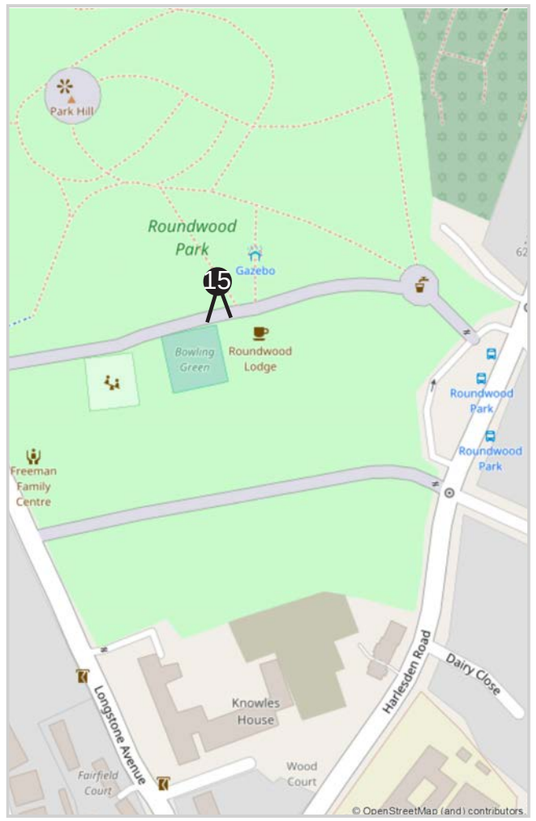
The view itself
Due to the slightly elevated position it is likely that development at Old Oak will be visible beyond trees. A good portion of this is likely to be obscured in the summer due to tree cover, leaving just the tallest developments visible.

Sensitivity: Medium





KEY
- Industrial area
- Residential area
- Green open space
- Town centre



View 15: view from Roundwood Park

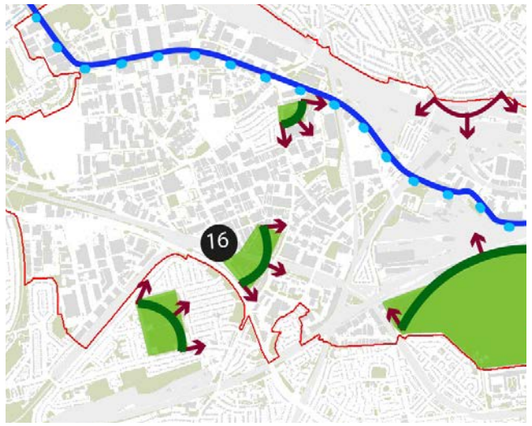
16. VIEW FROM ACTON CEMETERY

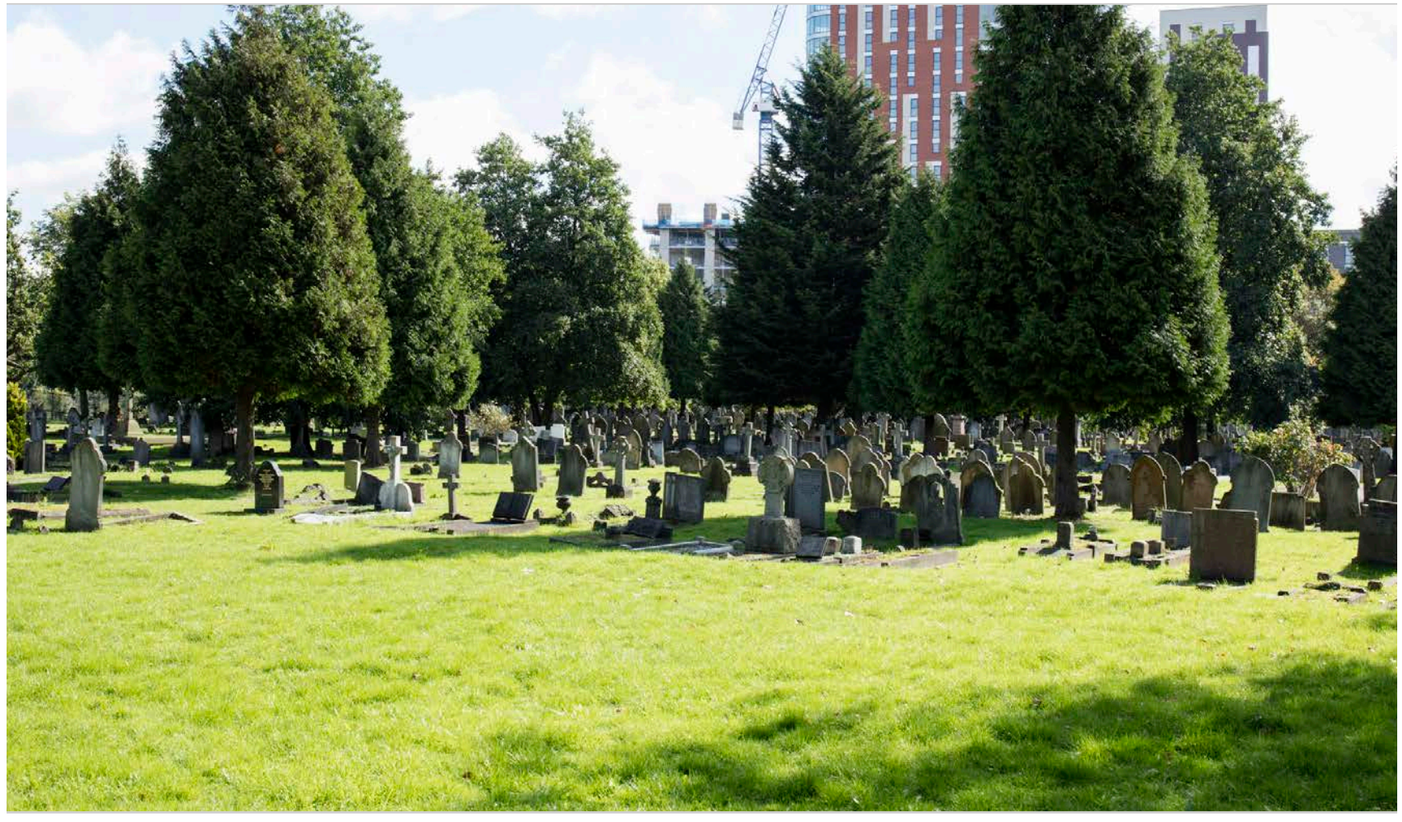
The view
The view is taken from within the southern part of Acton Cemetery however it is likely that development will be visible from the majority of the space given its proximity. The view looks east towards the OPDC area with North Acton directly adjacent to the space.

The cemetery includes two chapels and a significant number of mature trees that partially obscure views at certain times of the year. The cemetery is divided in two by the Central line running in a cutting.

The view itself
Due to its direct adjacency existing development at North Acton is already clearly visible from the cemetery and future development at Old Oak will add to the changing environment

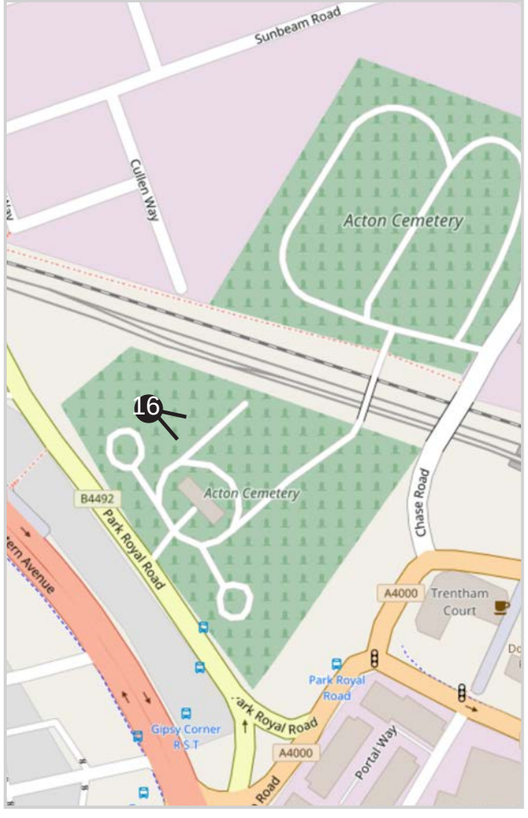
Sensitivity: High





View 16: from Acton Cemetery

KEY
- Industrial area
- Residential area
- Green open space
- Town centre



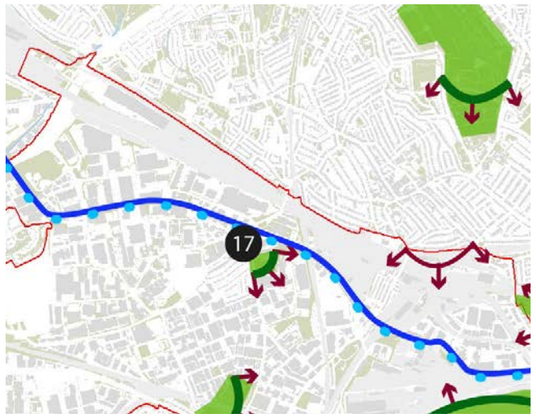
17. VIEW FROM WESLEY PLAYING FIELDS

The view
The view is taken from within the open space at its western edge. The view looks south east towards the Old Oak area.

The space includes a mix of open recreational space, play facilities and trees. It is edged by housing on the west and industrial uses, partially screened by planting, on the other edges.

The view itself
There will be views of development in the Old Oak area above the directly adjacent industrial buildings.

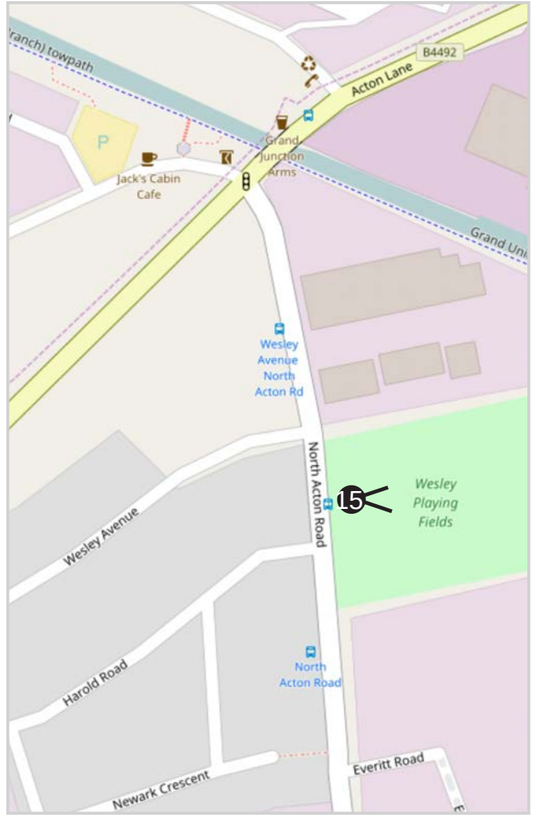
Sensitivity: Medium





View 17: from Wesley Playing Fields

KEY
- Industrial area
- Residential area
- Green open space
- Town centre



18. VIEW FROM NORTH ACTON PLAYING FIELDS

The view
The view is taken from within the open space at the western edge. The view looks east towards the Old Oak area.

The space includes a sports fields, associated buildings, some mature trees and is edged by low density residential fronts on all sides.

The view itself
Existing development at North Acton is already clearly visible over the adjacent low density housing and visibility will increase with future development at Old Oak.

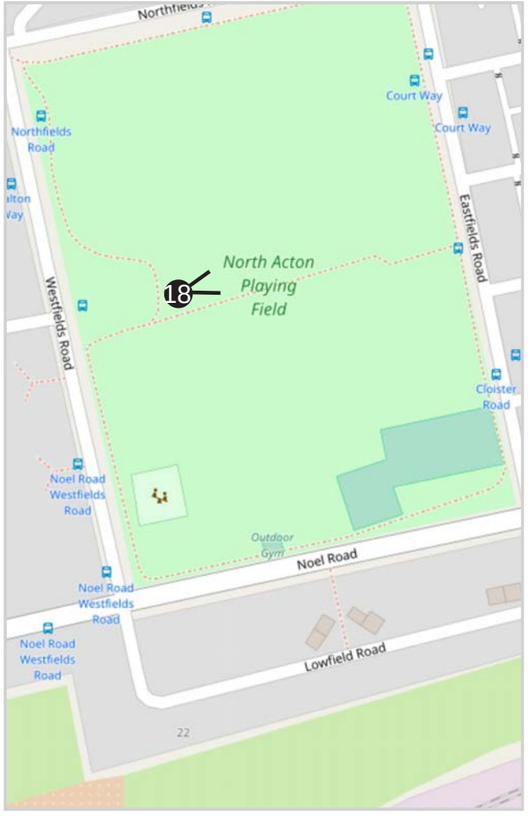
Sensitivity: Medium





View 18: view from North Acton Playing Fields

KEY
- Industrial area
- Residential area
- Green open space
- Town centre

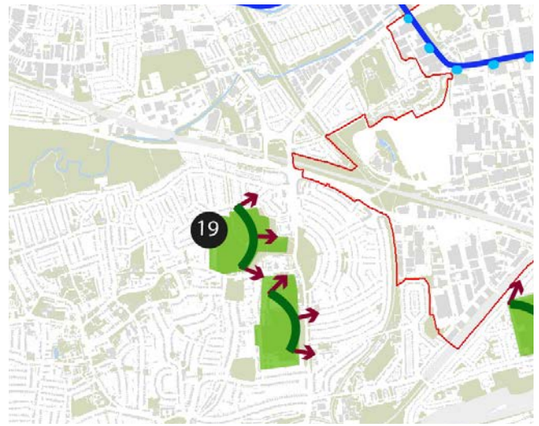


19. HANGER HILL PLAYING FIELDS

The View
The view looks over a dipped area towards the North Circular and Old Oak in the distance and the current development in North Acton is not visible.

The view itself
Given the relative low point of the view it is unlikely that development at Old Oak will be visible. The visible roof tops of the buildings in the distance are 5 storey mansion blocks along the North Circular and are blocked from view by the trees

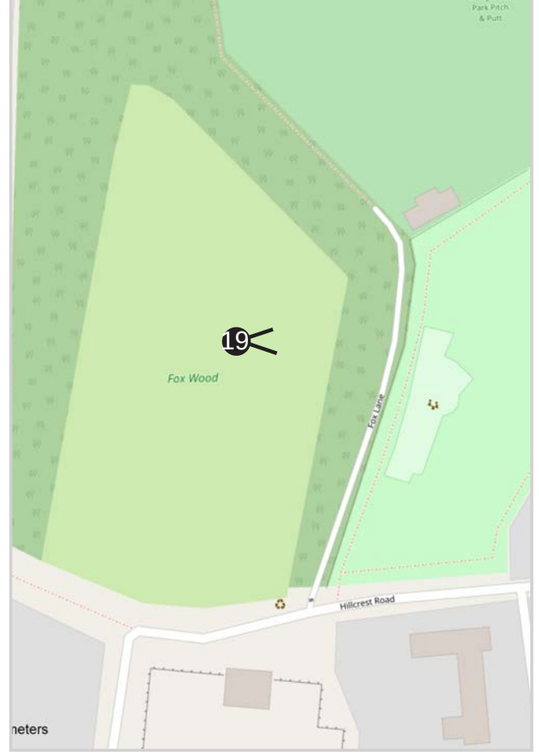
Sensitivity: Low





View 19: from Wesley Playing Fields

KEY
- Industrial area
- Residential area
- Green open space
- Town centre



LINEAR VIEWS

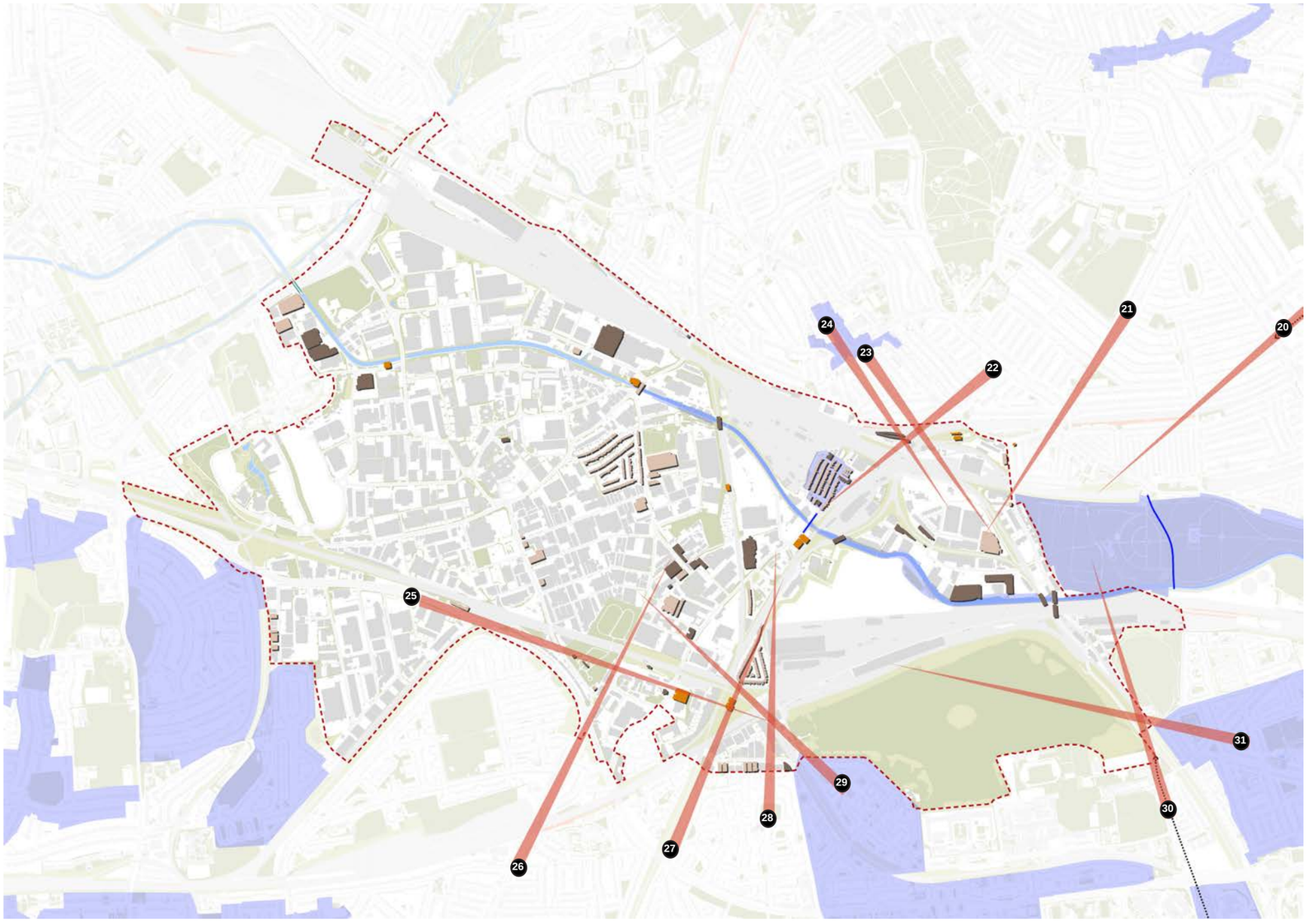
INTRODUCTION

A series of linear views have been identified that sit outside the OPDC area and look inwards. These are where the existing urban fabric and natural environment allow for long views towards the OPDC area and future new development. These are generally along streets in the neighbouring areas, running towards the development site

The composition of each view varies according to the different character of the associated viewing places. They should be managed so that the ability to recognise and appreciate the buildings in view in combination with the surrounding environment is conserved or enhanced. The overall impact of new development on local character needs to be very carefully considered in the design of new development. The ability to see specific buildings, or groups of buildings, in conjunction with the surrounding environment is an important aspect of linear views and therefore careful design of the new development and their impact on these views must be taken into consideration.



Linear street view



Linear views location

20. Chevening Road
21. All Souls Avenue
22. Furness Road
23. Wendover Road
24. Harlesden High Street
25. A40
26. Horn Lane
27. The Crescent
28. St Andrew's Road
29. Erconwald Street
30. Wood Lane
31. St Quintin Avenue

20. VIEW FROM CHEVENING ROAD

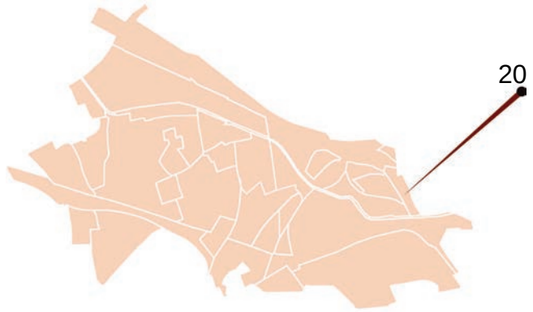
The view
The view point is from the junction of Chevening Road and Milman Road looking along Chevening Road towards the eastern edge of the Old Oak area and the Scrubs Lane area.

Chevening Road is a low density residential street with a green suburban character, mature street trees and good quality, detached and semi-detached Victorian housing with ornate features and medium sized front gardens. The north-eastern half of the street edges Queens Park, providing a greener character and, in winter, a more open character. The view is terminated by street trees as the road bends west, creating a distinctly green feel.

Elements in the view
There is a broken view along the street towards the OPDC area but it is not obscured by housing. New development will be visible in this view at certain locations.

Guidelines
Any new development that is visible from this view should demonstrate how it will enhance the skyline and not compete with or detract from the residential character of Chevening Road. This should be achieved through appropriate massing, roofline, choice of materials and the combined impact with other new development.

Sensitivity: Medium





KEY
- Industrial area
- Residential area
- Green open space
- Town centre



linear view 20: Chevening Road

21. VIEW FROM ALL SOULS AVENUE

The view
The view point is looking along All Souls Avenue from the junction with Holland Road, towards the north eastern corner of the Old Oak area and the Scrubs Lane Area.

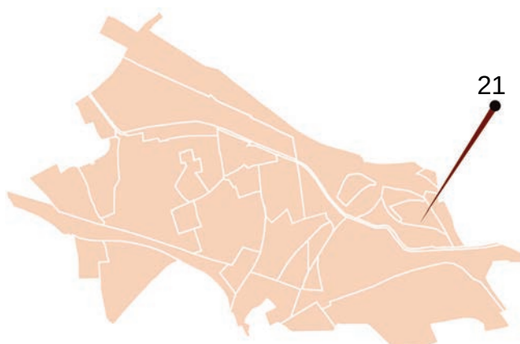
All Souls Avenue is a low density residential street consisting of a mix of good quality Victorian terraced housing with small front gardens, some, plainer interwar housing and some street trees.

Additional street trees line the edge of the tennis courts to the east of the street. The view terminates with Edwardian housing on Palermo Road creating a more urban view and skyline than Chevening Road.

Elements in the view
As the land slopes away from the viewpoint there is a direct view of the OPDC area and development will be visible.

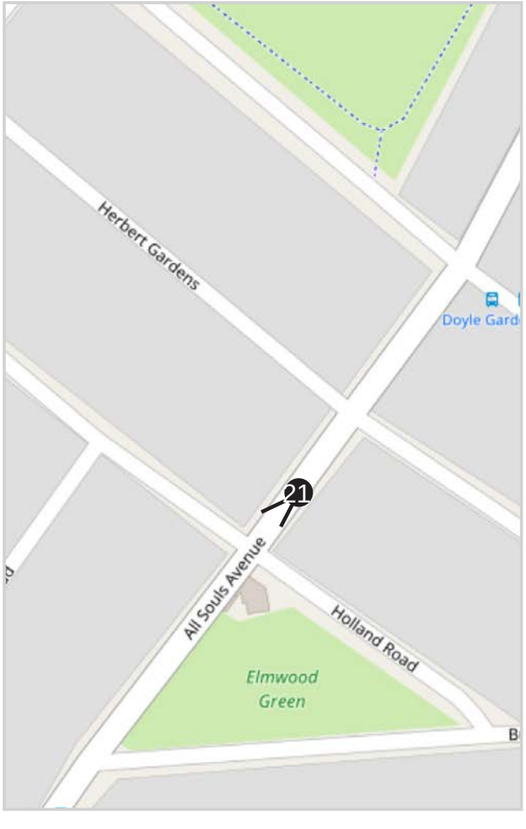
Guidelines
Any new development that is visible from this view should demonstrate how it will enhance the skyline and not compete with or detract from the character of suburban residential character of All Souls Avenue. This should be achieved through appropriate massing, roofline, choice of materials, greening and the combined impact with other new development.

Sensitivity: Medium





KEY
- Industrial area
- Residential area
- Green open space
- Town centre



Linear view 21: All Souls Avenue

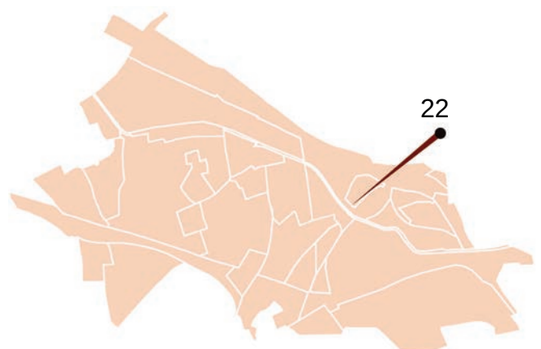
22. VIEW FROM FURNESS ROAD

The view
The view point is looking along Furness Road towards the north-western corner of the core Old Oak area and towards Victoria Road.
Furness Road is a low density residential street with street trees, a suburban character and good quality Victorian terraced housing. There are similar views from the corresponding grid of streets from Bush Road to Lushington Road which all run parallel to Furness Road. The view is terminated by Victorian terraces, creating an urban skyline.

Elements in the view
There is a good uninterrupted view along the street towards the OPDC area. Development will be visible in this view.

Guidelines
Any new development that is visible from this view should demonstrate how it will enhance the skyline and not compete with or detract from the suburban residential character of Furness Road. This should be achieved through appropriate massing, roofline, choice of materials and the combined impact with other new development.

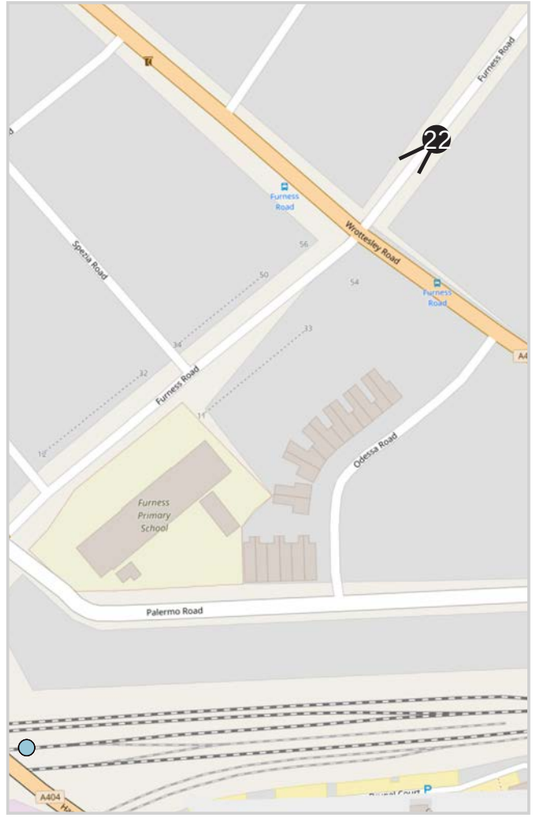
Sensitivity: Medium

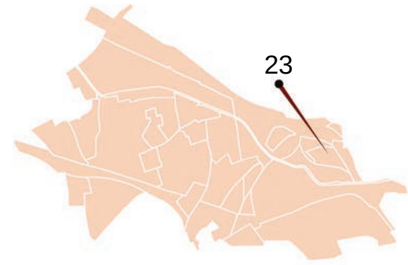




linear view 22: Furness Road

KEY
- Industrial area
- Residential area
- Green open space
- Town centre





23. VIEW FROM WENDOVER ROAD

The view point
The view point is looking along Wendover Road towards the north of the core Old Oak area and Willesden Junction. The view begins within the denser, narrow Victorian and Edwardian streets that form the core of the Harlesden Conservation Area. The residential streets connecting to the high street including Wendover Road, although still a tight grain, soften this character with street trees and small front gardens. The skyline is articulated with the chimneys and pitched roofs of the houses as the street bends, creating a low rise urban character.

Historic assets
The view is on the edge of Harlesden Conservation Area, established in March 1994 and reviewed in 2006. The Conservation Area appraisal described an area of tall narrow fronted premises; three and four storeys in height, crowding in upon a comparatively narrow highway centred on the Jubilee Clock as a key focal point.

Elements in the view
There are intermittent views along the street towards the OPDC area and development may be visible in this view.

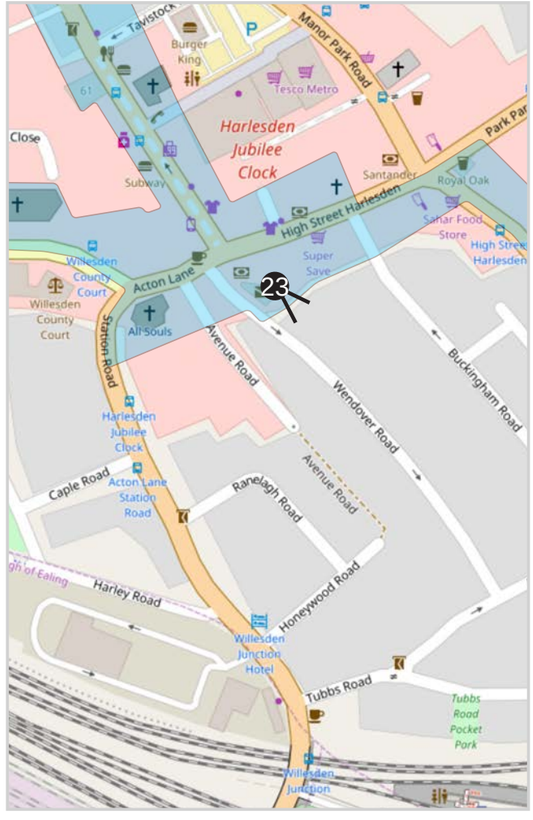
Guidelines
Any new development that is visible from this view should demonstrate how it will enhance the skyline and not compete with or detract from the Victorian character of Wendover Road and the Conservation Area. This should be achieved through appropriate massing, roofline, choice of materials and the combined impact with other new development.

Given the conservation area context, greater care is needed in the consideration of the design of buildings so that they can sit comfortably in this view and relate positively to their surroundings.

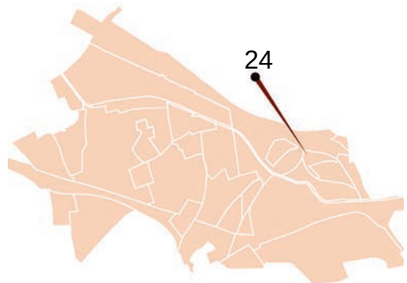
Sensitivity
High/ Conservation Area



KEY
- Industrial area
- Residential area
- Green open space
- Town centre
- Conservation area



Linear view 23: Wendover Road



24. VIEW FROM HARLESDEN HIGH STREET

The view point
The view point is looking along Harlesden High Street towards the north western corner of the core Old Oak area and Willesden Junction. The view is from within the relatively dense Victorian and Edwardian development which forms the core of the Harlesden Conservation Area and looks towards the distinctive Victorian building now housing a bank.

Historic assets
The Harlesden Conservation Area was established in March 1994 and reviewed in 2006. The Conservation Area appraisal described an area of tall narrow fronted premises; three and four storeys in height, crowding in upon a comparatively narrow highway centred on the Jubilee Clock as a key focal point. The appraisal notes that the attractiveness of the buildings lies largely above shop level, with comparatively few of the original shop fronts having survived.

Elements in the view
Development in the OPDC area will be visible in this view to the right of the bank.

Guidelines
Any new development that is visible from this view should demonstrate how it will enhance the skyline and not compete with or detract from distinct character of the Conservation Area. This should be achieved through careful massing, roofline, choice of materials and the combined impact with other new development

Given the conservation area context, greater care is needed in the consideration of the design of buildings so that they can sit comfortably in this view and relate positively to their surroundings. They should enhance rather than just consider the character of the location and provide a positive backdrop to the conservation area.

Sensitivity: High/ Conservation Area



View 24: view from Harlesden High Street

KEY
- Industrial area
- Residential area
- Green open space
- Town centre
- Conservation area



25. VIEW FROM THE A40

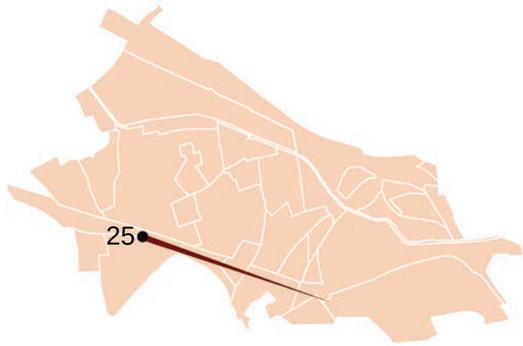
The view
The view point is looking along the A40 towards the south western corner of the Old Oak area. The viewpoint is dominated by the dual carriageway surfacing and highways infrastructure with recent new development at North Acton providing a dominant cluster and landmark on the skyline.

Elements in the view
It is likely that some new development at Old Oak will be visible in the left side of this view

Guidelines
Any new development that is visible from this view should demonstrate how it will enhance the skyline. It should create a series of clusters that articulate the skyline and aid wayfinding, rather than a continuous or monotonous wall of development. This should be achieved through careful massing, roofline, choice of materials and the combined impact with other new development.

In this view it is particularly important to consider how new buildings can provide visual reference points to enhance the visual environment**.**

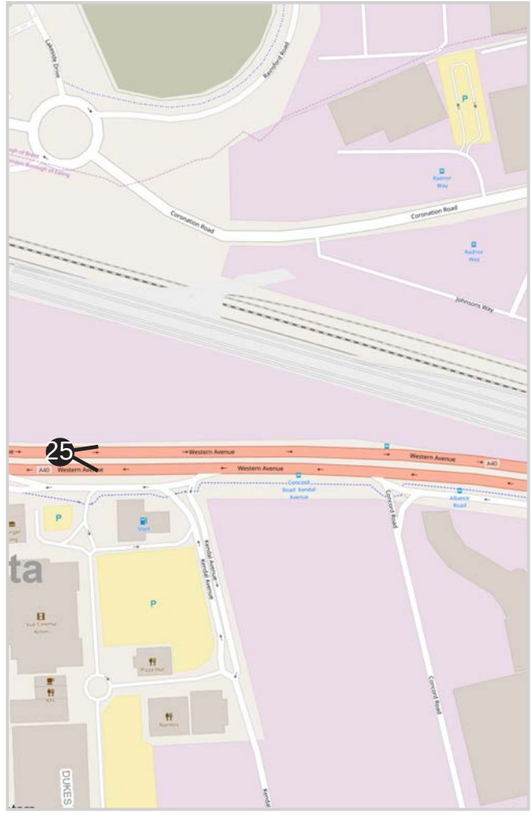
Sensitivity: Low





View 25: view from A40

KEY
- Industrial area
- Residential area
- Green open space
- Town centre



26. VIEW FROM HORN LANE

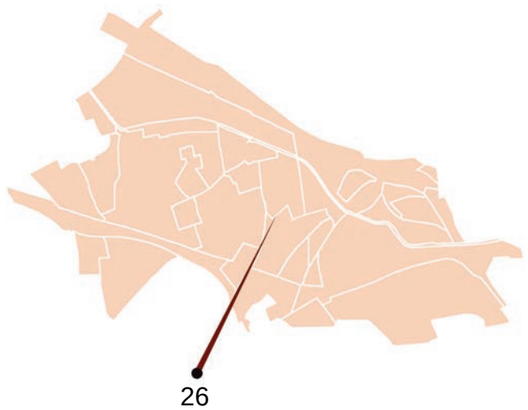
The view point
The view point is looking from along Horn Lane northwards towards North Acton.

Horn Lane is a mix of low rise residential and several disconnected parades of shops both on the main street and set back on a secondary road running parallel. There are street trees, a suburban character and some higher density, four storey Victorian terraced housing. Recent development at North Acton dominates the view towards the OPDC area and is framed by mature trees.

Elements in the view
New development as it emerges at North Acton will be visible and development at Old Oak may be visible intermittently in the right side of this view.

Guidelines
Any new development that is visible from this view should demonstrate how it will enhance the skyline and not compete with or detract from the distinct character of the Conservation Area. This should be achieved through careful massing, roofline, choice of materials and the combined impact with other new development
Given the conservation area context, greater care is needed in the consideration of the design of buildings so that they can sit comfortably in this view and relate positively to their surroundings. They should enhance rather than just consider the character of the location and provide a positive backdrop to the conservation area.

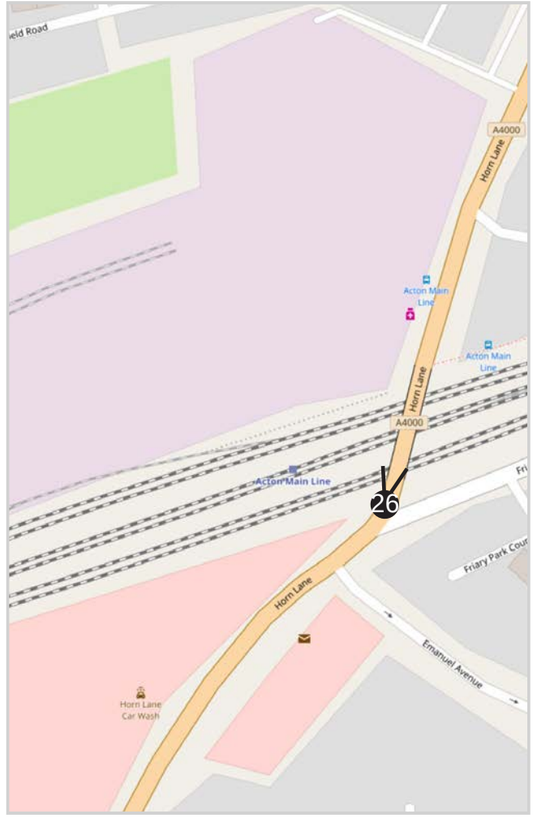
Sensitivity: Low





View 26: from Horn Lane

KEY
- Industrial area
- Residential area
- Green open space
- Town centre



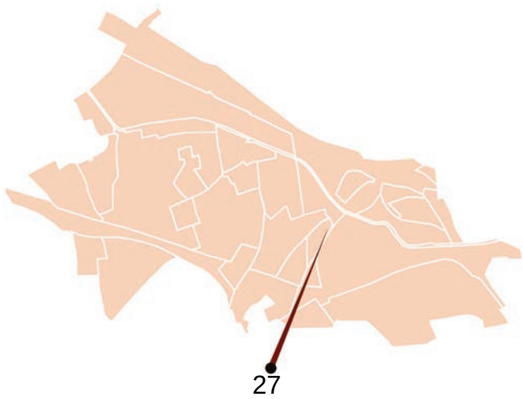
27. VIEW FROM THE CRESCENT

The view point
The view point is looking along the Crescent at the junction with The Approach with views towards the south western edge of the core Old Oak area. The Crescent is a low density residential street of mixed quality interwar detached and semi-detached housing set back behind front gardens and drive-ways and laid out in a garden city style. The Crescent itself includes a small area of green space at its centre which is currently used for allotments, enhancing the green character but creating a more informal edge. The skyline in the view is made up of a canopy of mature trees.

Elements in the view
It is likely that new development at Old Oak will be visible in this view.

Guidelines
Any new development that is visible from this view should demonstrate how it will enhance the skyline and not compete with or detract from the green, garden city character of the area. This should be achieved through appropriate massing, roofline, choice of materials, and the combined impact with other new development.

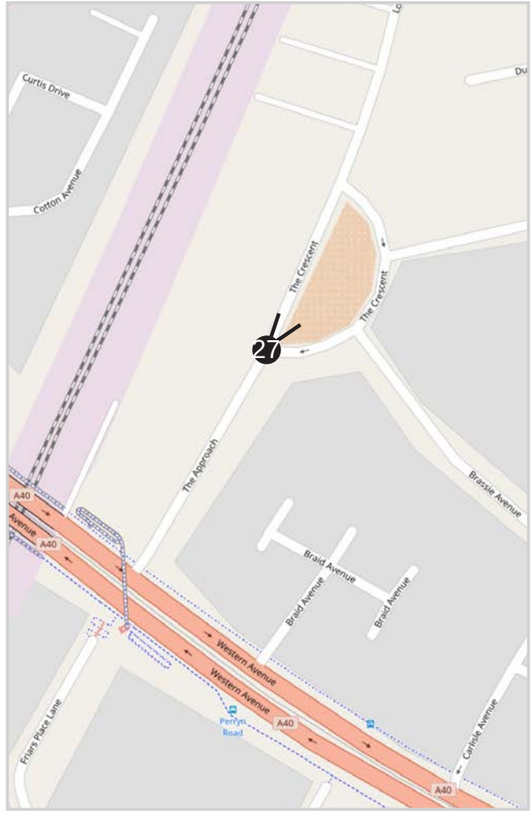
Sensitivity: Medium





View 27 : from The Crescent

KEY
- Industrial area
- Residential area
- Green open space
- Town centre



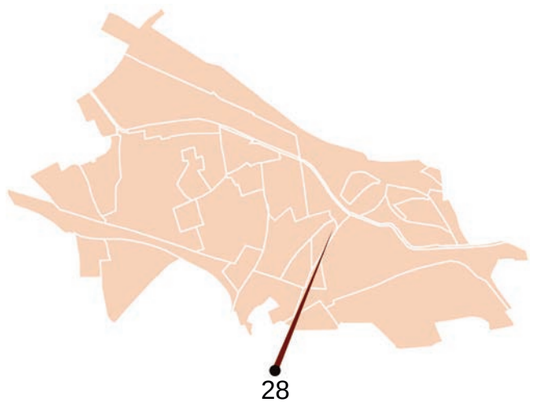
28. VIEW FROM ST ANDREW'S ROAD

The view point
The view point is in an elevated position at the northern end of St Andrew's Road looking across The Green towards the south western edge of the Old Oak ares. St Andrew's Road is of the same era and character as The Crescent with low density residential streets of mixed quality interwar detached and semi-detached housing set back behind front gardens and drive-ways. The Green is a small-medium sized open space framed by semi-detached houses creating a Garden Village character. A significant number of trees mean that much of the view will be obscured in summer.

Elements in the view
It is likely that new development at Old Oak will be visible in this view as the viewpoint is on a high level with the land sloping away from it. However substantial tree cover may block views.

Guidelines
Any new development that is visible from this view should demonstrate how it will enhance the skyline and not compete with or detract from the green, garden village character of the area. This should be achieved through appropriate massing, roofline, choice of materials, greening and the combined impact with other new development.

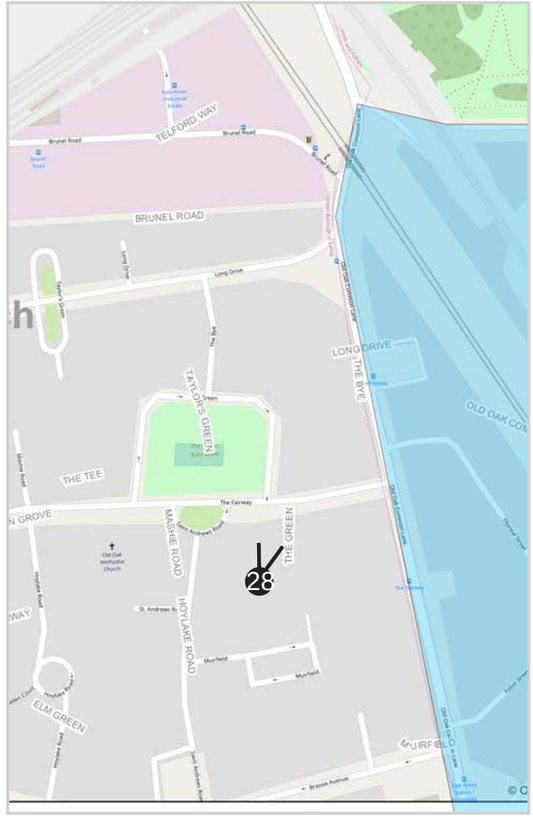
Sensitivity: Medium

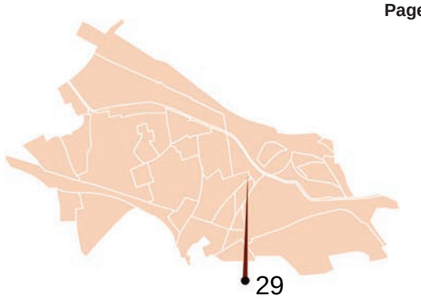




View 28: view from St Andrews Road

KEY
- Industrial area
- Residential area
- Green open space
- Town centre
- Conservation area





29. VIEW FROM ERCONWOLD ROAD

The view point
The view point is looking along Erconwald Street at the junction with Wulfstan Street. The view is from within the residential development built between 1912 and 1928 which forms the core of the Old Oak and Wormholt Conservation Area. The view looks towards North Acton and where new development in the Old Oak area is likely to occur and is well framed by double fronted corner units.

Elements in the view
It is possible that new development at Old Oak and at North Acton will be visible in this view.

Historic assets
The Old Oak and Wormholt Conservation Area was established in in 1980 as a result of the high external quality of the housing and the carefully thought out streetscape. The streets include privet hedges, grass verges, street trees and small cottage gardens to create a typical garden suburb. The housing itself creates a cottage character with houses combined together into attached pairs, small terraces and clusters to create groups of dwellings rather than individual properties.

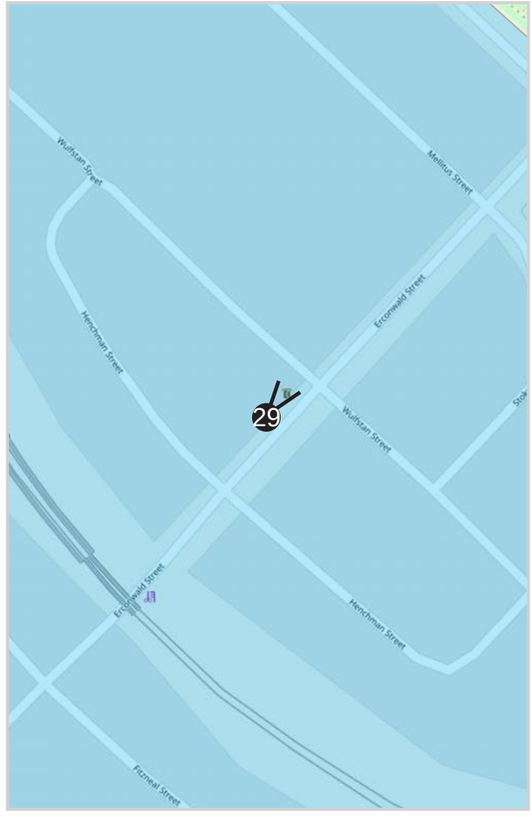
Guidelines
Any new development that is visible from this view should demonstrate how it will enhance the skyline and not compete with or detract from distinct character of the Conservation Area. This should be achieved through careful massing, roofline, choice of materials and the combined impact with other new development Given the conservation area context, greater care is needed in the consideration of the design of buildings so that they can sit comfortably in this view and relate positively to their surroundings. They should enhance rather than just consider the character of the location and provide a positive backdrop to the conservation area.

Sensitivity: High/Conservation Area



View 29: view from Erconwold Road

KEY
- Industrial area
- Residential area
- Green open space
- Town centre
- Conservation area



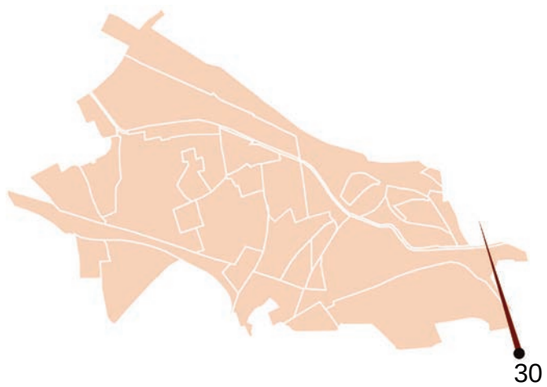
30. VIEW FROM WOOD LANE

The view point
The view point is looking along Wood Lane close to Latymer Upper School Playing Fields. The street is characterised by medium quality Victorian terraces with small front gardens on the right and the playing field's wrought iron fencing and higher sports fencing behind it to the left.

Elements in the view
New development at Old Oak and Scrubs Lane will be visible in this view as it opens up across the playing fields.

Guidelines
Any new development that is visible from this view should demonstrate how it will enhance the skyline and not compete with or detract from the urban character of the area. This should be achieved through appropriate massing, roofline, choice of materials and the combined impact with other new development.

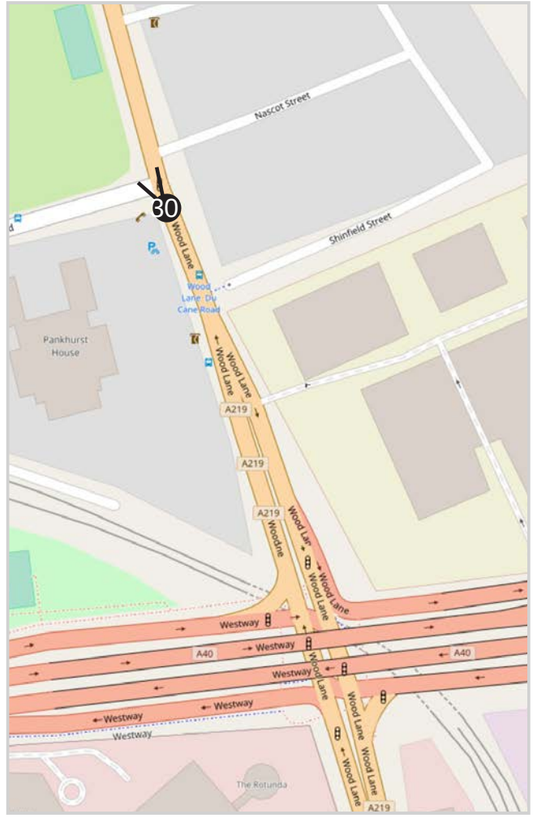
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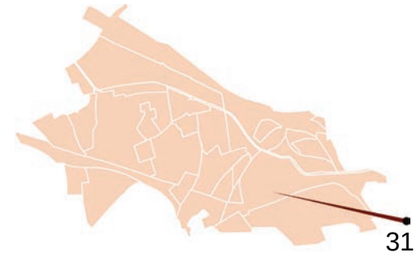




View 30: from Wood Lane

KEY
- Industrial area
- Residential area
- Green open space
- Town centre





31. VIEW FROM ST QUINTIN AVENUE

The view point
The view point is looking along St Quintin Avenue at the junction of St Mark's Road and is from within the relatively low-medium density residential housing which forms the core of the Oxford Gardens St Quintin Conservation Area. The view looks north west towards the southern part of the Old Oak area.

Elements in the view
It is possible that new development at Old Oak will be visible in this view in some locations although it is expected that tree cover and buildings will obstruct providing only glimpsing views.

Historic assets
The Oxford Gardens St Quintin Conservation Area was designated in 1975 and extended in 2002. The Conservation area has a mix of Victorian and Edwardian housing of different densities and styles. The immediate surroundings of the view point are dominated by relatively grand red brick Victorian terraces rising to 3.5 storeys with bay windows and elevated entrances. Some infill and replacement housing exists dating from the 1960s-1980s with various contemporary interpretations of the Victorian character. The streetscape is dominated by mature trees. The view point is directly adjacent to St Helen's Church originally consecrated in 1884 but destroyed during the Second World War and rebuilt in 1956.

Guidelines
Any new development that is visible from this view should demonstrate how it will enhance the skyline and not compete with or detract from distinct character of the Conservation Area. This should be achieved through careful massing, roofline, choice of materials and the combined impact with other new development.

Given the conservation area context, greater care is needed in the consideration of the design of buildings so that they can sit comfortably in this view and relate positively to their surroundings. They should enhance rather than just consider the character of the location and provide a positive backdrop to the conservation area.

Sensitivity: High/Conservation Area



View 31: from St Quintin Avenue

KEY
- Industrial area
- Residential area
- Green open space
- Town centre
- Conservation area



PROPOSED HERITAGE VIEWS

PROVIDED BY ALLIES AND MORRIS FOR OPDC

PROPOSED HERITAGE VIEWS

Approach

The following section summarises the heritage views identified within the report. Our approach has considered:

- Views of heritage assets, either buildings or areas where the subject has some landmark significance and relevance from a place-making perspective.
- Views of building silhouettes or profiles where the importance of the sky should be recognised.
- Views of several buildings as a group.
- Panoramic views.
- Sequential views which emerge along a route or passage e.g. the canal.
- General views from Wormwood Scrubs.

We have also considered the public or private nature of views, and identified any potential future views associated either with views to significant landmark buildings or those created by the removal of existing buildings and the creation of new routes or spaces.

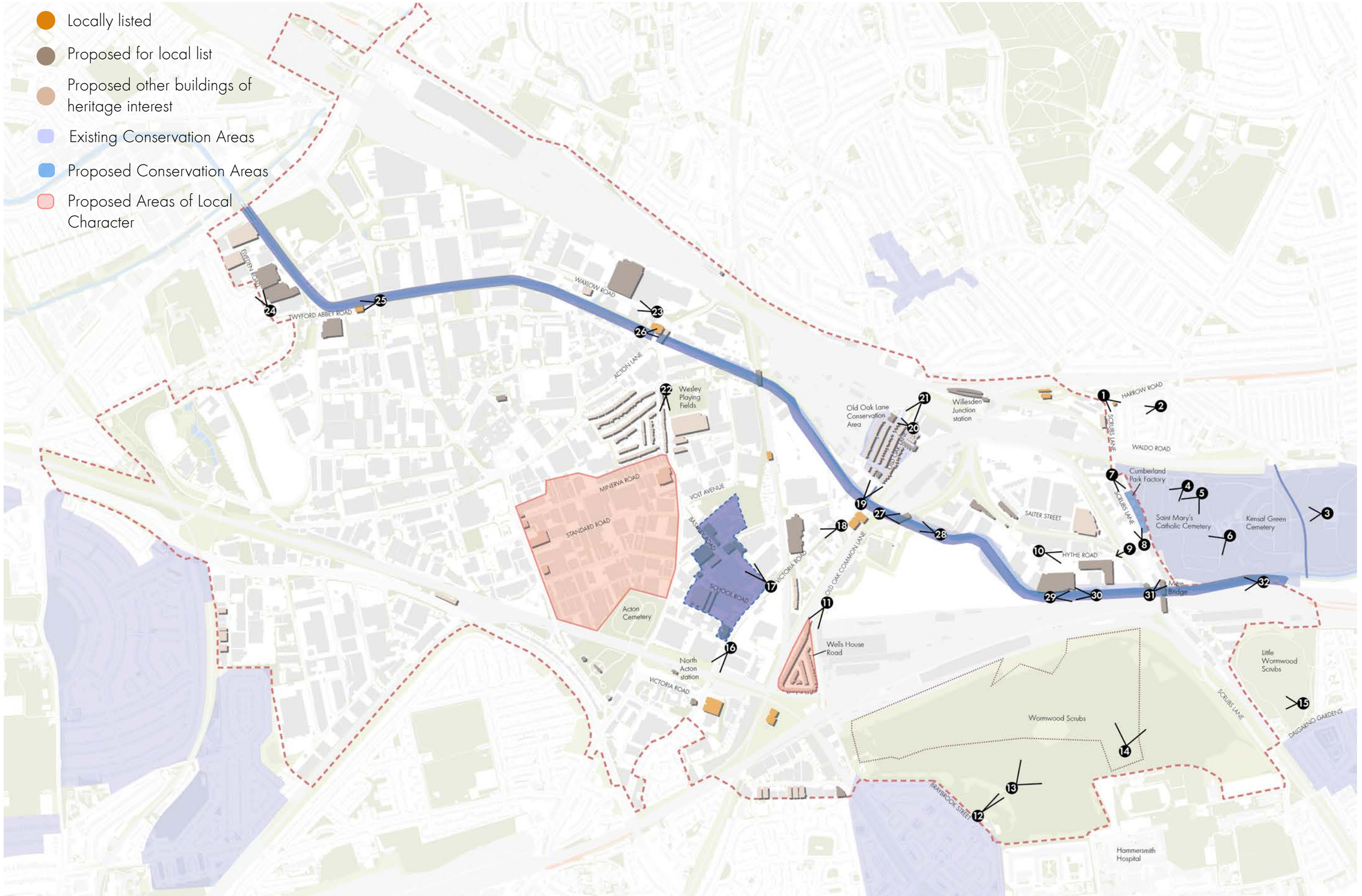
It is anticipated that other views associated with historic characteristics or more general townscape criteria would be scoped out for emerging schemes in discussion with OPDC and Historic England.

General observations

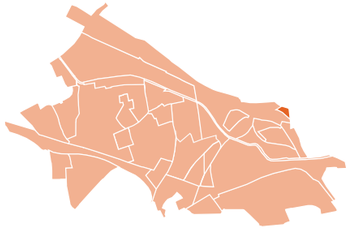
Old Oak and Park Royal is not an area of panoramas or grand vistas. The opportunities to see buildings of interest are generally oblique or glancing. They help to assist wayfinding in an often chaotic environment.

Potential heritage views

1. South-east from Harrow Road towards former College Park Hotel
2. From Kenmont Primary School west towards Chandelier building on Scrubs Lane
3. West from the Anglican Chapel in Kensal Green Cemetery
4. From the RC Cemetery Chapel towards Mitre Bridge and Cumberland Park
5. From the Belgian War Memorial (Grade II) towards Cumberland Park
6. West from Kensal Green Crematorium towards Cumberland Park
7. South along Scrubs Lane, taking in the sequence of Cumberland Park
8. North along Scrubs Lane, taking in the sequence of Cumberland Park
9. West along Hythe Road towards former Rolls Royce building
10. View east along Hythe Road towards former Rolls Royce building
11. View south-west towards Wells House Road
12. Long views north-east from Wormwood Scrubs, between trees
13. North-east from Wormwood Scrubs
14. North-east from central Wormwood Scrubs
15. Little Wormwood Scrubs
16. View south along Victoria Road towards The Castle pub
17. View along Chandos Road towards Torpedo Factory
18. View south-west towards A+M building
19. View north towards Old Oak Lane Conservation Area and Fisherman Arms
20. View along Goodhall Street towards former Railway Institute
21. View from Old Oak Lane road bridge south west towards Old Oak Lane Conservation Area
22. View south along North Acton Road towards former Compton works, Chase Road
23. North-west along Waxlow Road, past the frontage of McVities
24. North-east along Elveden Road towards Elveden Place
25. West along the canal towards lengthman's cottage
26. North-east from the canal steps looking towards Grand Junction Arms
27. South-east along canal towards Kew Curve Grand Canal rail bridge
28. North-west along canal towards Kew Curve Grand Canal rail bridge
29. View east from canal towpath towards Kensal Green
30. East along canal towpath towards former engineering buildings
31. North from towpath looking at Mitre Bridge and Cumberland Park area
32. View west from the towpath towards Mitre Bridge


Locally listed
Proposed for local list
Proposed other buildings of heritage interest
Existing Conservation Areas
Proposed Conservation Areas
Proposed Areas of Local Character
ELTHORNE ROAD
TWYFORD ABBEY ROAD
WAXLOW ROAD
ACTON LANE
Wesley Playing Fields
MINERVA ROAD
STANDARD ROAD
VOLT AVENUE
BACKFIELD ROAD
SCHOOL ROAD
VICTORIA ROAD
Acton Cemetery
North Acton station
VICTORIA ROAD
OLD OAK COMMON LANE
Wells House Road
Old Oak Lane Conservation Area
Willesden Junction station
HARROW ROAD
SCRUBS LANE
WALDO ROAD
Cumberland Park Factory
SALTER STREET
Saint Mary's Catholic Cemetery
Kensal Green Cemetery
HYTHE ROAD
Mitre Bridge
Little Wormwood Scrubs
Wormwood Scrubs
SCRUBS LANE
DALGARNO GARDENS
BRAYBROOK STREET
Hammersmith Hospital
1
2
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HARROW ROAD CORNER CHARACTER AREA



1. South-east from Harrow Road towards former College Park Hotel

The view point

This view is from the junction of Harrow Road and Scrubs Lane, looking south-east.

Historic assets

The view is of the former College Park Hotel, a late Victorian commercial building which is locally listed.

Elements in the view

The foreground comprises the former College Park Hotel, situated next to more modern infill development which is unsympathetic to the scale and massing of the former hotel. These houses seem disproportionately under scaled and in visual terms are not well served by the setback from the street. They are in contrast to the row of taller terraces to the south on Scrubs Lane. There is little planting in the view and hard surfacing is dominant. There is little in the background of this view, except for a few mature trees.

The view itself

This is a diagonal view across a main road junction.

Aesthetic significance

The former College Park Hotel is a prominent corner feature and the bottole baulstrade forms a distinctive silhouette that contributes positively to the street-scene.

Historic significance

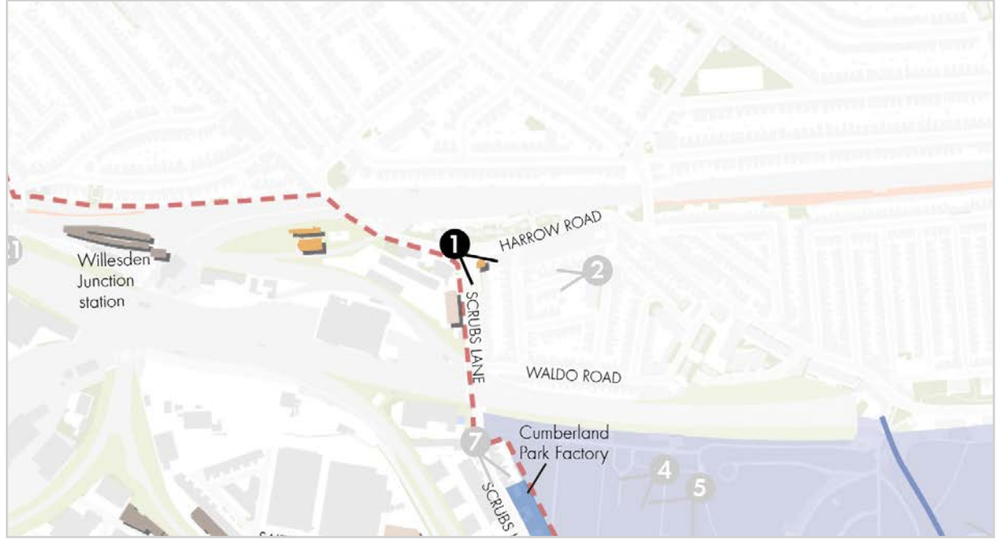
The College Park Hotel is an emblem of the Victorian growth of Willesden, following the arrival of the railways. It was originally known as The College Park Tavern and closed in the 1990s. It still has the 'Saloon Luncheon Bar' signage on the outside.

Guidelines

Restoration of the locally listed building.
There is a long term opportunity for better scaled infill in the terrace.

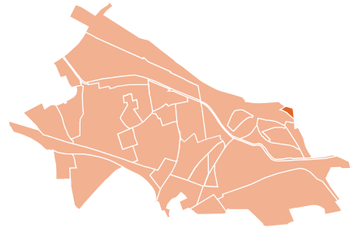


View 1: from the junction of Harrow Road and Scrubs Lane, looking south-east



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



2. From Kenmont Primary west towards the Chandelier building

The view point

This view is from the corner of Kenmont Gardens and Valliere Road, looking west down Valliere Road.

Historic assets

Framing the view is Kenmont Primary School to the south, built in 1883 as a board school. It is a listed Grade II building.

Elements in the view

Rows of Victorian terraces frame the view to the north, and Kenmont Primary School frames the view to the south. The view looks downhill towards housing at Letchford Gardens. In the background, the top of the Chandelier building can be seen on the skyline at Scrubs Lane.

The view itself

The view is channelled, dipping towards Scrubs Lane and rising towards Willesden Junction.

Aesthetic significance

The rhythm of terrace bays and chimneys stepping down the hills is noticeable. There is a partial view of the listed school, which its high quality brickwork.

Historic significance

The view is of medium historic significance as Kenmont Primary School is Grade II Listed. The terrace housing is from the same period.

Guidelines

Proposals for any taller buildings on Scrubs Lane should take account of their impact on the skyline.

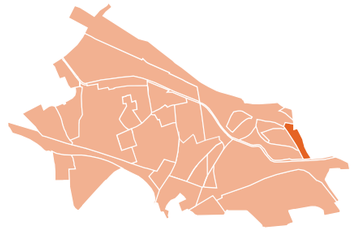


View 2: from the corner of Kenmon Gardens and Valliere Road, looking down Valliere Road



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



3. West from Anglican Chapel in Kensal Green Cemetery

The view point

This view is from the Anglican Chapel, at the centre of Kensal Green Cemetery looking west.

Historic assets

Kensal Green Cemetery is of national significance. The Anglican Chapel is a Grade I listed building and the view includes a number of listed tombs (General Aitchison, HRH Duke of Cambridge and Emile Blondin) which are all Grade II listed. The cemetery itself is a conservation area and a registered Grade I on Historic England's Historic Parks and Gardens Register.

Elements in the view

The view follows the main footpath from the Anglican Chapel towards the western side of Kensal Green Cemetery and St. Mary's Catholic Cemetery. On either side of the path are a great number of tombs, memorials and mausoleums, some of which are listed. They contrast with the trees and shrubs which frame the view of either side.

The view itself

The view is channelled along an asphalt path contained by the funerary monuments lying perpendicular to it. Tombs and mausolea dominate, contrasting with trees, grass and shrubs. The path turns to the left and the vista ends with one of the larger mausolea.

Aesthetic significance

The monuments both collectively and individually exhibit considerable artistry in their forms and inscriptions. The variety of styles and sculptural expression, the patina of age and the contrast between built and planted elements form a picturesque ensemble.

Historic significance

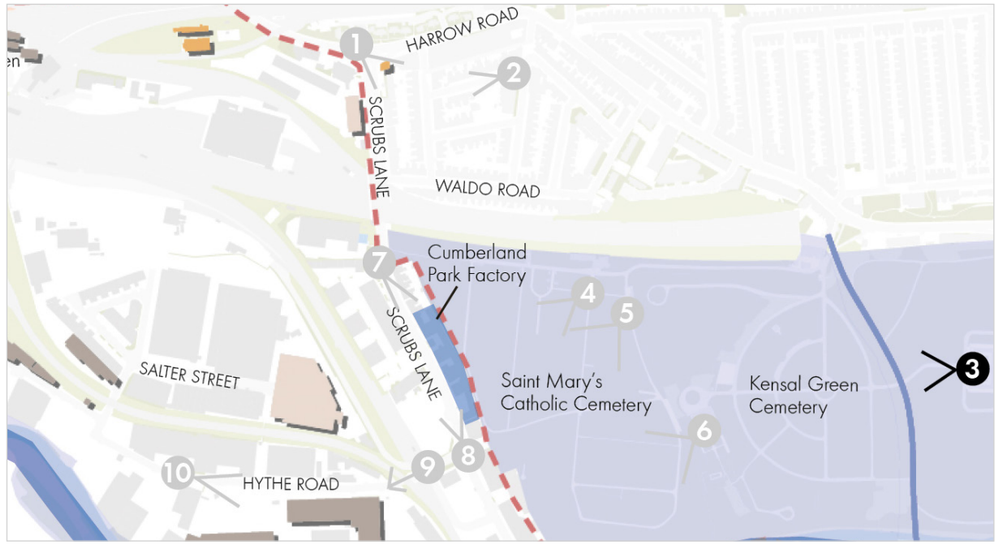
The view is from one of the original cemetery paths and the location of a number of listed tombs. The fame of some of the men and women buried at Kensal Green (such as the tightrope walker Blondin) contributes to its national historic significance.

Guidelines

Any new buildings within this view are likely to change the setting of the Cemetery and any proposals should therefore be fully assessed for their summer and winter effects.

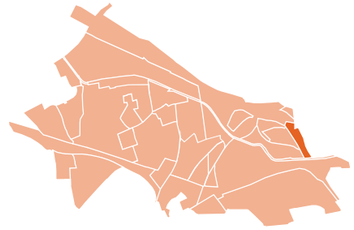


View 3: from the Anglican Chapel, at th centre of Kensal Green Cemetery looking west



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



4. From the RC Cemetery Chapel towards Mitre Bridge and Cumberland Park

The view point

This view is from the Roman Catholic Cemetery Chapel, to the north of Saint Mary's Catholic Cemetery, looking south-west.

Historic assets

The view point is situated within the St. Mary's Conservation Area and is near-by to two Grade II listed tombs (these are not shown in the photograph opposite). The view is of Cumberland Park, proposed as a Conservation Area.

Elements in the view

The horizontal line of Cumberland Park roofs defines the edge of the cemetery, its effect muted by the mature trees in the middle distance.

The view itself

A broad prospect across the cemetery, with trees and Scrubs Lane in the background.

Aesthetic significance

A complex and diverse array of funerary monuments, many of intrinsic interest but also of group value. The patine of age on the weathered stone and inscriptions has its own visual appeal.

Historic significance

St. Mary's, established in 1858, is one of the earliest cemeteries following Roman Catholic emancipation in 1829. It includes the graves of many notable individuals.

Guidelines

Any new buildings within this view are likely to change the setting of the Cemetery and any proposals should therefore be fully assessed for their summer and winter effects.

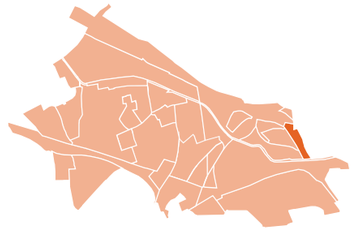


View 4: from the Roman Catholic Cemetery Chapel, to the north of Saint Mary's Catholic Cemetery, looking south-west



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



5. From the Belgian War Memorial (Grade II) towards Cumberland Park

The view point

This prospect is from the Belgian War Memorial looking south-west, within Saint Mary's Catholic Cemetery with a high density of gravestones and funerary monuments.

Historic assets

The view point is within Saint Mary's Conservation Area. The Belgian War Memorial is Grade II listed and the view is towards Cumberland Park which is also a Conservation Area.

Elements in the view

Trees can be viewed in the middle distance and a glimpse of the back of Cumberland Park can be seen between the trees. Scrubs Lane overbridge can be seen in the distance to the south, a colourful single-span bowstring bridge, constructed of steel with purple and red engineering brick abutments. The bridge has a degree of aesthetic value and is a local landmark. It is recommended for local listing.

The view itself

A broad prospect across the cemetery, with trees and Scrubs Lane in the background.

Aesthetic significance

A complex and diverse array of funerary monuments, many of intrinsic interest but also of group value. The patine of age on the weathered stone and inscriptions has its own visual appeal.

Historic significance

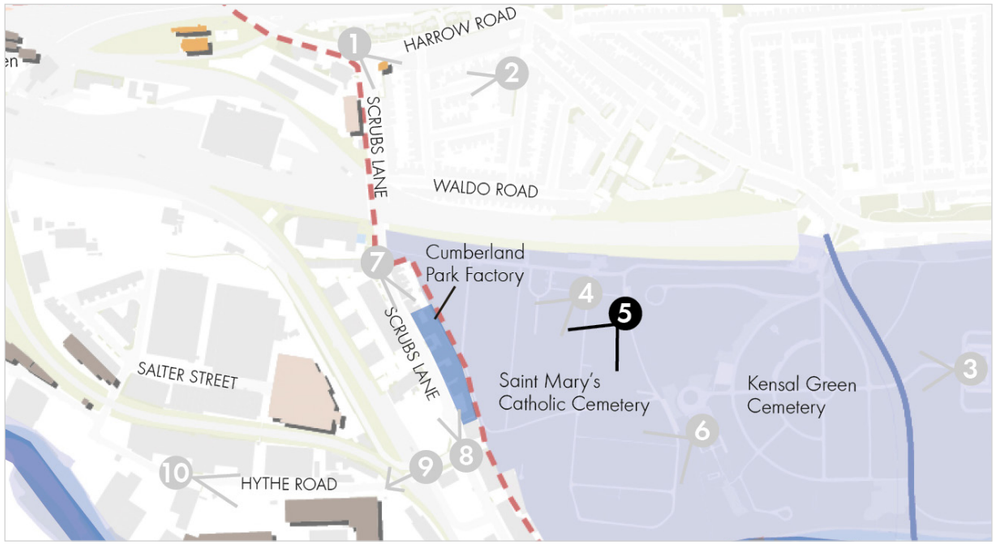
St. Mary's, established in 1858, is one of the earliest cemeteries following Roman Catholic emancipation in 1829. It includes the graves of many notable individuals.

Guidelines

Any new buildings within this view are likely to change the setting of the Cemetery and any proposals should therefore be fully assessed for their summer and winter effects.

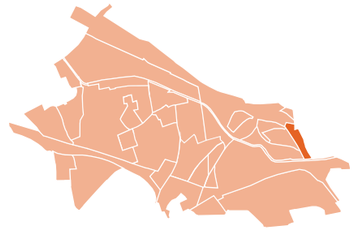


View 5: from the Belgian War Memorial towards Cumberland Park and Mitre Bridge



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



6. West from Kensal Green Crematorium towards Cumberland Park

The view point

The view point is situated within Saint Mary's Catholic Cemetery, close to the Kensal Green Crematorium, just to the east.

Historic assets

The view point is set within Saint Mary's Conservation Area. The Kensal Green Crematorium is a building of historic merit and in regular public use.

Elements in the view

The continuous roofs of Cumberland Park (also a Conservation Area) form a horizontal line on the skyline, broken only by Cumberland House on the west side of Scrubs Lane. The West London Line overbridge can be glimpsed in the distance, a colourful three-span skew steel girder overbridge of unknown date, that carries the railtrack over the Great Western main line.

The view itself

The view is a panorama across a flat expanse of graves and headstones.

Aesthetic significance

A complex and diverse array of funerary monuments, many of intrinsic interest but also of group value. The patina of age on the weathered stone and inscriptions has its own visual appeal.

Historic significance

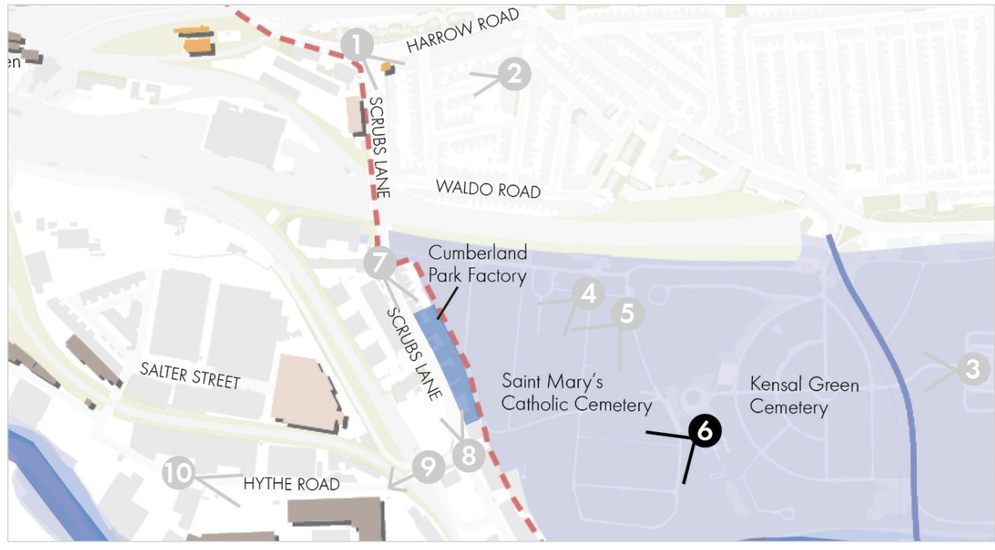
St. Mary's, established in 1858, is one of the earliest cemeteries following Roman Catholic emancipation in 1829. It includes the graves of many notable individuals.

Guidelines

Any new buildings within this view are likely to change the setting of the Cemetery and any proposals should therefore be fully assessed for their summer and winter effects.

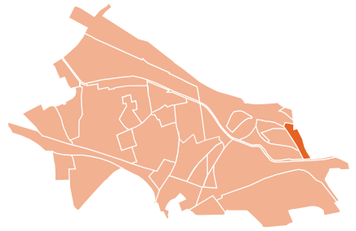


View 6: seen from Saint Mary's Catholic Cemetery, just west of Kensal Green Crematorium



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



7. South along Scrubs Lane, taking in the sequence of Cumberland Park

The view point

This view is seen from the western side of Scrubs Lane, just south of the road over rail bridge.

Historic assets

The view takes in the sequence of the Cumberland Park Conservation Area on the eastern side of Scrubs Lane.

Elements in the view

The view south along Scrubs Lane shows the silhouette of the repeated pattern of gables which reads against the sky. The houses in the foreground are outside of the Cumberland Park Factory conservation area but are of the same period as the factories.

The view itself

Victorian houses on the left (east) and modern commercial development on the right (west).

Aesthetic significance

The rhythm of the terrace architectural elements are noticeable - the bay windows, party wall parapets, chimneys and gables of the Cumberland Park factories.

Historic significance

The buildings in the view have historical associations as houses and industry from the 19th century.

Guidelines

There is an opportunity to improve the setting of the newly designated conservation area by more compatible development on the west side of Scrubs Lane.

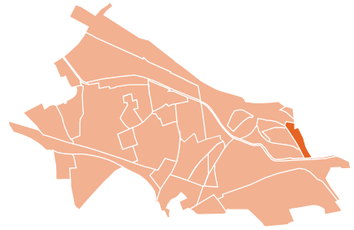


View 7: south along Scrubs Lane, taking in the sequence of Cumberland Park



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



8. North along Scrubs Lane, taking in the sequence of Cumberland Park

The view point

This view is from the middle of Scrubs Lane looking north.

Historic assets

Cumberland Park Factory is designated as a Conservation Area and forms a significant aspect of this view.

Elements in the view

The rhythm of gables and the consistency of development of the Cumberland Park Factory can be seen rising up Scrubs Lane. The seven storey Cumberland House is an abrupt contrast in height and scale to the Cumberland Park buildings on the opposite side of the road.

The view itself

Mid 20th century development on the west contrasting with the Victorian industrial buildings opposite.

Aesthetic significance

The rhythm of the gables silhouettes on the skyline.

Historic significance

The largely complete ensemble of factories is a rare survival in the study area.

Guidelines

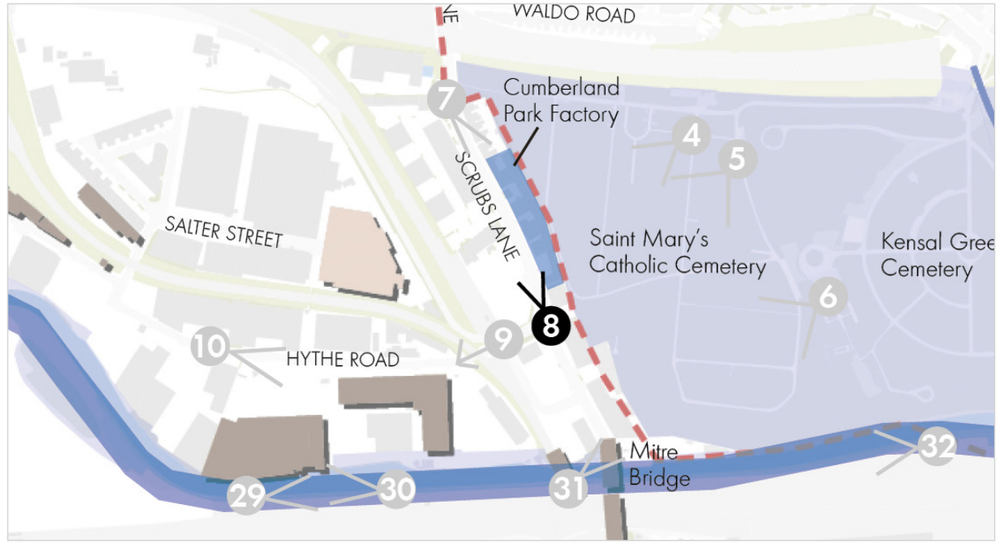
Preservation and where appropriate, re-use or conversion of the factory buildings. There is an opportunity for more compatible development opposite.

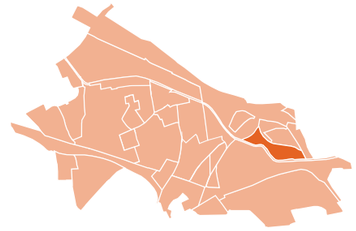


View 8: from the middle of Scrubs Lane at the junction with Hythe Road, looking north

KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary





9. West along Hythe Road towards former Rolls Royce building

The view point

This view can be seen from between the two railway bridges, where the facade of the former Rolls Royce factory comes into sight. The viewpoint is further west than how it appears on the photo opposite.

Historic assets

The former Rolls Royce building has been recommended for local listing.

Elements in the view

The former Rolls Royce factory can be glimpsed in the view.

The view itself

The view itself is a serial view, and can only be experienced from the front of a car or by bike.

Aesthetic significance

Latent aesthetic significance if the Rolls Royce facade was restored.

Historic significance

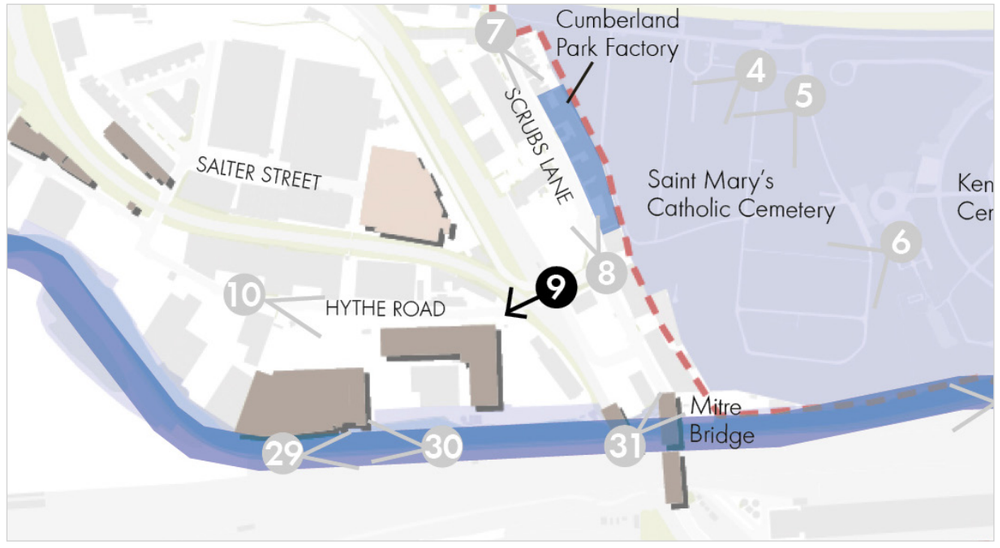
The view has historic associations with Rolls Royce. The factory was a purpose-built maintenance depot built in 1939-40 in moderne style.

Guidelines

There may be opportunity to enhance this view as part of the Scrubs Lane masterplan. There is also an opportunity to preserve and restore the Rolls Royce frontage and to strengthen legibility.

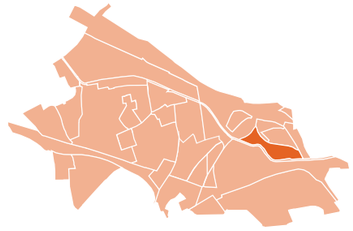


View 9: west along Hythe Road towards the former Rolls Royce building



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



10. East along Hythe Road towards Roll Royce building

The view point

This view is looking east along Hythe Road. The Rolls Royce building can be viewed at several points along Hythe Road after following the bend of Salter Street onto Hythe Road looking east.

Historic assets

The former Rolls Royce building has been recommended for local listing.

Elements in the view

The facade of the Rolls Royce building can be seen. The building contrasts with the outdoor car parking and storage space adjacent. In the far distance, the gasholders at Kensal Green can also be viewed.

The view itself

The view is a kinetic view and is experienced as one travels east along Hythe Road, as more of the building comes into view.

Aesthetic significance

The view has latent aesthetic significance if the Rolls Royce facade was restored.

Historic significance

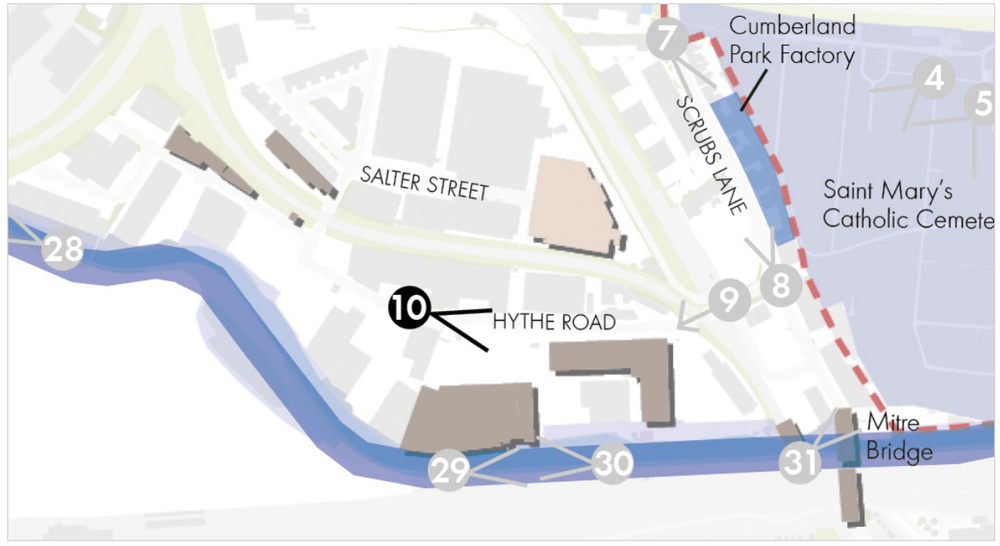
The view has an historic association with Rolls Royce manufacturing. The factory was a purpose-built maintenance depot built in 1939-40 in moderne style.

Guidelines

Restore the facade and gable end and improve the forecourt and public realm.

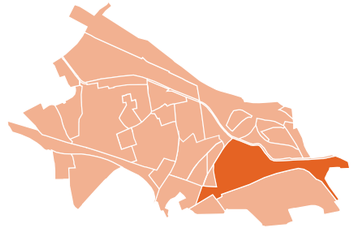


View 10: from the cage on Hythe Road looking east towards the former Rolls Royce building



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



11. View south-west towards Wells House Road

The view point

The view point is on Old Oak Common Lane looking south-west.

Historic assets

Wells House Road has been recommended as an Area of Local Character. The terrace housing also has group value as 'other buildings of local heritage interest'.

Elements in the view

The view is of Wells House Road when moving south-west around the bend at Old Oak Common Lane. 1 Wells House Road is visually prominent and a familiar local landmark. Wells House Road has group value as a distinct triangular residential enclave of 125 homes.

The view itself

This view looks south along Old Oak Common Lane to Wells House Road.

Aesthetic significance

Wells House Road end block is unusually narrow and is a distinctive termination to the vista.

Historic significance

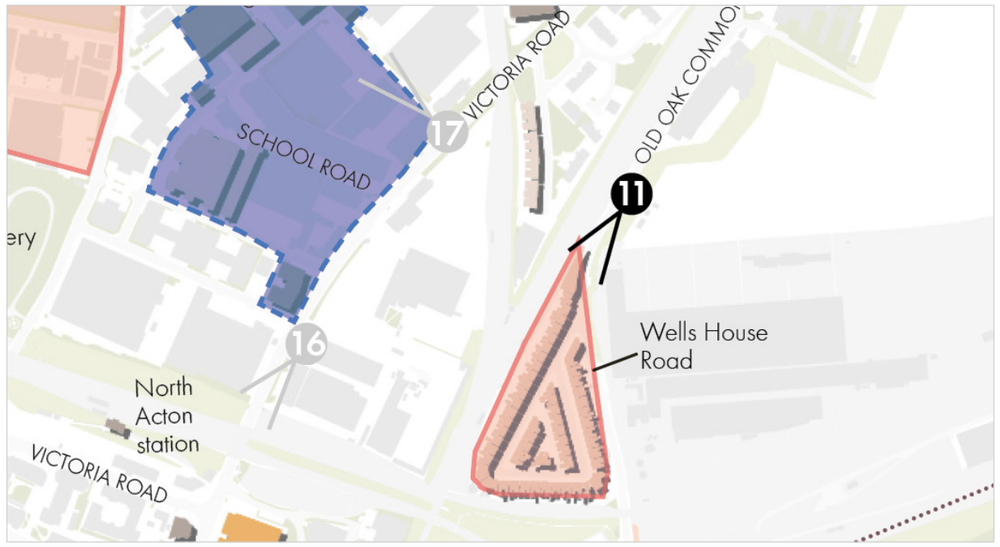
Wells House Road is a largely intact residential enclave in a much larger industrial area. Its distinctive triangular form is a reminder of the area's railway past.

Guidelines

Preserve the vista of the principal building and take opportunities to improve the foreground appearance.

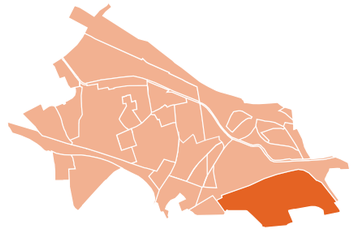


View 11: south-west towards Wells House Road from Old Oak Common Lane



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



12. Long views north-east from Wormwood Scurbs, between trees

The view point

The view point is located on the edge of the Old Oak & Wormholt Conservation Area to the south-west of Wormwood Scrubs, looking north east.

Historic assets

The view point is on the edge of the Old Oak & Wormholt Conservation Area and looks across part of the historic core of Wormwood Scrubs.

Elements in the view

The view is framed by mature trees in the foreground, looking north-east towards Scrubs Lane in the distance.

The view itself

The view is a long channelled view towards Scrubs Lane in the distance.

Aesthetic significance

The sylvan character and open space suggests pre-industrial character of the area.

Historic significance

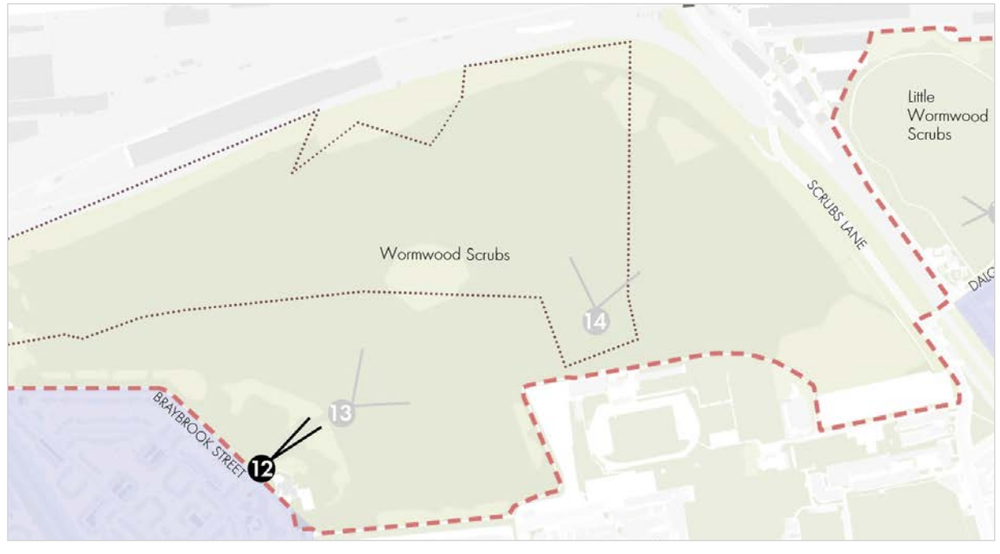
Wormwood Scrubs is a long established open space, first recorded in the twelfth century as Wormweholt. The Scrubs has many historical associations linked to military use, parachute training and aviation history. It also has a rich social history and continues to be a valued open space for exercise and recreation.

Guidelines

Test any proposals for tall buildings in this view and carry out a landscape and visual impact analysis.

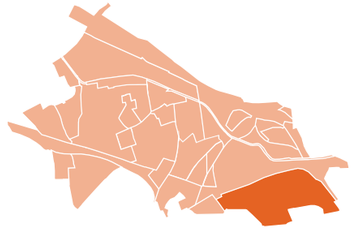


View 12: from the edge of the Old Oak & Wormholt Conservation Area to the south-west of Wormwood Scrubs, looking south-west



KEY

- Conservation Area
- Historic core
- Study boundary



13. North-east from Wormwood Scrubs

The view point

This view can be seen from the south-west of Wormwood Scrubs in the centre of the grassy pathway leading across the Scrubs. It is at the point just having emerged from the trees.

Historic assets

The view looks across the historic core of Wormwood Scrubs.

Elements in the view

The view looks across open parkland along the pathway that runs east to open green space in the centre of the Scrubs. The Victorian gasholders at Kensal Green are the main landmarks that can be seen in the far distance. The skyline to the north is softened by the presence of trees at Central Woodland Copse, a designated Local Nature Reserve in the centre of the Scrubs.

The view itself

This view is a panoramic view which looks across open parkland.

Aesthetic significance

Open scrubland and woodland contrasting with built up surroundings.

Historic significance

The view looks across part of the historic core of the Scrubs, a long established open space. Wormwood Scrubs was first recorded in the twelfth century as Wormweholt. The Scrubs has many historical associations linked to military use, parachute training and aviation history. It also has a rich social history and continues to be a valued open space for exercise and recreation.

Guidelines

Test any proposals for tall buildings in this view and carry out a landscape and visual impact analysis.



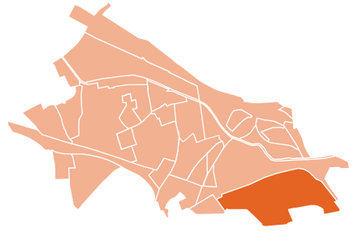
View 13: seen from the south-west of Wormwood Scrubs in the centre of the grassy pathway



KEY

- Conservation Area
- Historic core
- Study boundary

14. North-east from central Wormwood Scrubs



The view point

The view can be seen at multiple points within the historic core of Wormwood Scrubs. The photograph opposite has been taken from the southern part of the historic core, shown in the map opposite.

Historic assets

The view is set within the historic core of Wormwood Scrubs.

Elements in the view

The view looks north-east towards Scrubs Lane across open parkland. Gasholders at Kensal Green and the seven storey Cumberland House on Scrubs Lane frame the view.

The view itself

The view is a panorama across open parkland.

Aesthetic significance

Open scrubland contrasting with built up surroundings.

Historic significance

The view looks across part of the historic core of the Scrubs, a long established open space. Wormwood Scrubs was first recorded in the twelfth century as Wormweholt. The Scrubs has many historical associations linked to military use, parachute training and aviation history. It also has a rich social history and continues to be a valued open space for exercise and recreation.

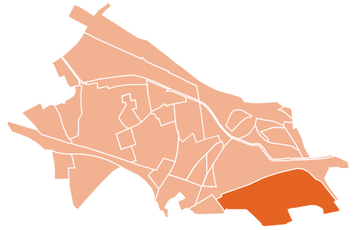
Guidelines

Test any proposals for tall buildings in this view and carry out a landscape and visual impact analysis.



View 14: seen from the southern part of the historic core of Wormwood Scrubs, looking north-east





15. Little Wormwood Scrubs

The view point

The view can be seen from the footpath at the south-east of Little Wormwood Scrubs.

Historic assets

Although there are no historic built assets in this view, Little Wormwood Scrubs is a long established open space.

Elements in the view

This is an open view comprising scrubland and green space in the foreground. The view is hemmed in by mature trees in the background that soften the skyline looking west towards Scrubs Lane and Wormwood Scrubs. There is an adventure playground south-west of Little Wormwood Scrubs that can be seen to left of the photograph opposite.

The view itself

The view is a panorama across open parkland. Seasonal variation in foliage density may increase visibility and clarity of this view.

Aesthetic significance

Open grassland contrasting with scattered trees and woodland.

Historic significance

Little Wormwood Scrubs was brought into existence by the construction of an embankment for the Bristol, Birmingham and Thames Junction railway in 1840, that separated it from Wormwood Scrubs. It has a rich landscape history and has changed considerably over the years, shaped by changing ownership. It is currently managed by the Royal Borough of Kensington and Chelsea.

Guidelines

Test any proposals for tall buildings in this view and carry out a landscape and visual impact analysis.

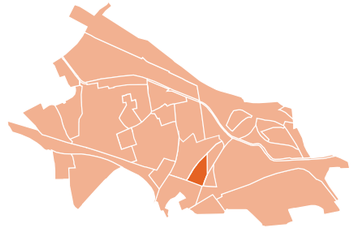


View 15: seen from the footpath at the south-east of Little Wormwood Scrubs



KEY

- Conservation Area
- Historic core
- Study boundary



16. View south along Victoria Road towards The Castle pub

The view point

This view is from Victoria Road from the pavement on the eastern side looking south.

Historic assets

The view is of The Castle pub which is recommended for local listing. The pub was built during the inter-war period, combining mock-Tudor decoration with small-paned windows.

Elements in the view

The corner turret of The Castle pub stands out among larger modern structures on either side of Victoria Road.

The view itself

This is a channelled view between mid 20th century commercial buildings towards the turret of The Castle.

Aesthetic significance

The Castle is a local landmark with a distinctive profile and a spirited and eclectic design.

Historic significance

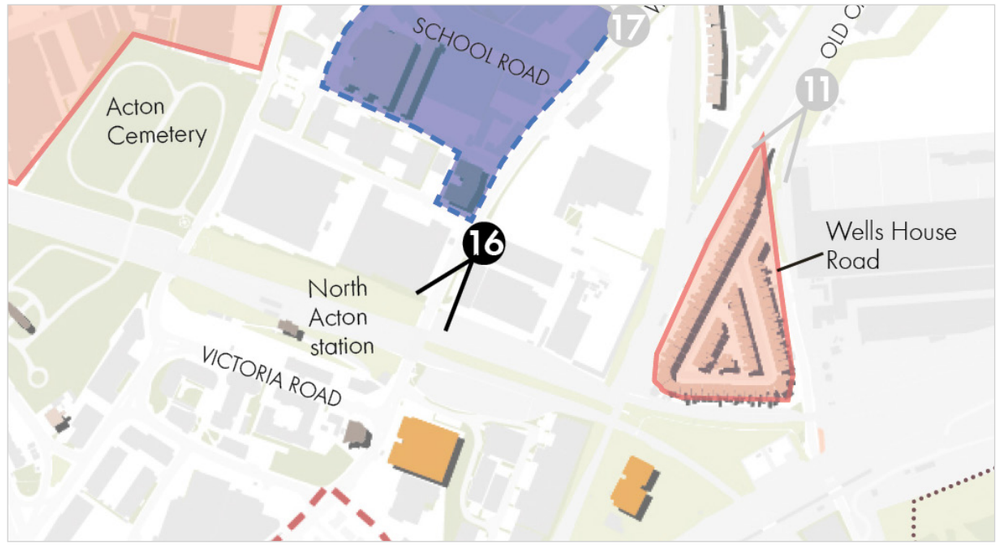
The Castle pub is a survivor from Park Royal's industrial heyday and has a rich social history as the popular destination for actors from the BBC Television Rehearsal Rooms adjacent. Its historical associations are made more pertinent when considering the rapid extent of change in the area.

Guidelines

Preserve the pub and consider development in the backdrop. Take opportunities to improve the foreground of this view.

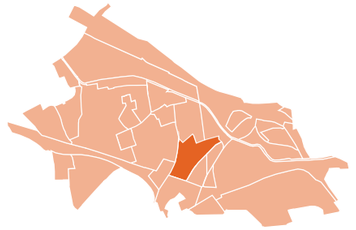


View 16: from the eastern side pavement on Victoria Road by the Boden building looking south



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



17. View along Chandos Road towards Torpedo Factory

The view point

This view can be seen from Victoria Road at the junction with Chandos Road, looking north-west.

Historic assets

The Torpedo Factory is recommended for local listing. It sits within the Leonard Road character area, part of which has been recommended for designation as a conservation area.

Elements in the view

The view is of the Torpedo Factory, a striking symmetrical red brick building and a local landmark. The view is framed by larger modern free-standing structures on either side.

The view itself

This is an axial view down the length of Chandos Road.

Aesthetic significance

The symmetrical building has an impressive presence on the street. The bright red brick contrasts with the duller colours of modern development to the south-west.

Historic significance

The Torpedo Factory is believed to have been built between 1921 and 1931 on the site of a former soap works. The claimed historical military association needs further research.

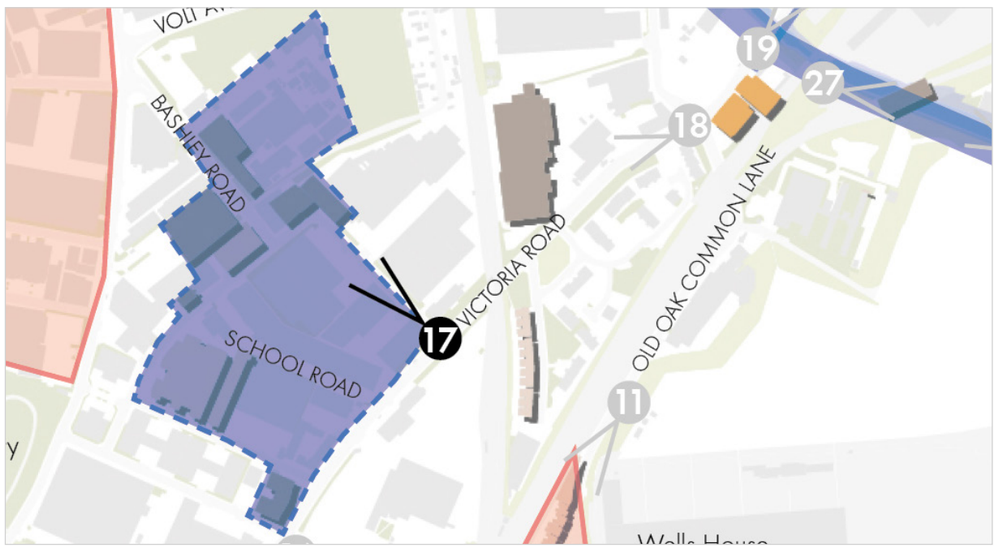
Guidelines

Any proposed development in the backdrop should be considered for their possible effect on the setting and character of the Torpedo Factory, with consideration given to the potential designation of St. Leonard's Road area as a conservation area.

Opportunities could be taken improve the boundary treatments in the foreground of this view.

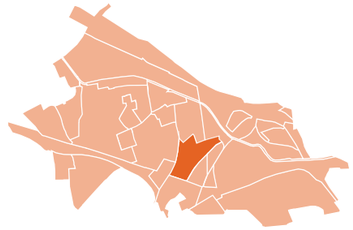


View 17: from Victoria Road at the junction with Chandos Road, looking north-west



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



18. View south-west towards A+M building

The view point

This view is seen from the northern end of Victoria Road looking south-west.

Historic assets

The A+M building is recommended for local listing and dates back to the 1930s.

Elements in the view

The view looks to the A+M building in the background along Victoria Road. It is framed by modern development to the north (right of the photograph) and softened tree planting at Cerebos Gardens on the southern side of Victoria Road.

The view itself

A street view with potential seasonal variations.

Aesthetic significance

The A+M building is positioned on a wedge-shaped site, facing south at an angle to Victoria Road. This gives the building some prominence in the landscape.

Historic significance

The building has historical associations as the former home of the Chesebrough Manufacturing Company who moved from Holborn to Victoria Road in 1923. The factory made Vaseline and Q-tips products, employing c.350 people. The building itself has art deco and classical detailing and original large steel windows.

Guidelines

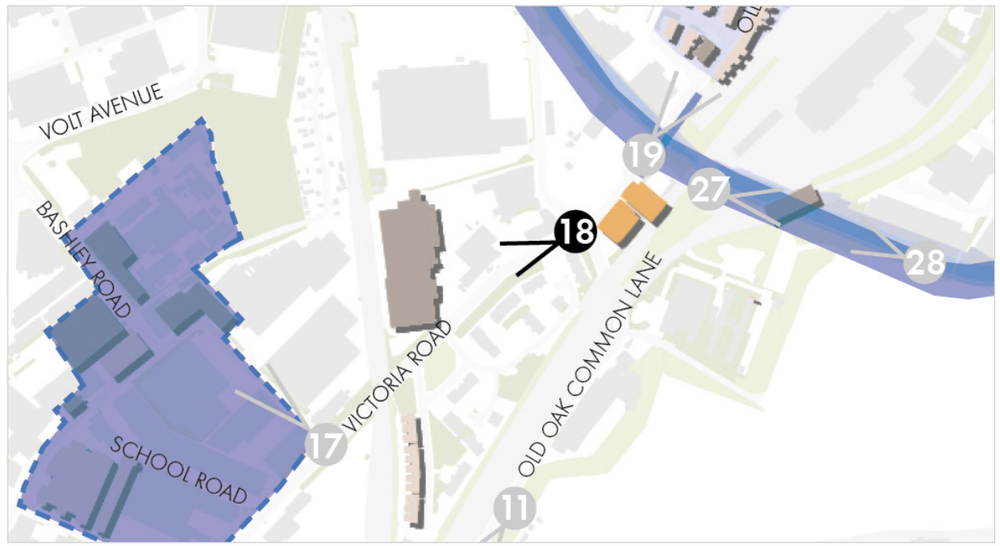
Opportunities could be taken improve the boundary treatments in the foreground of this view.

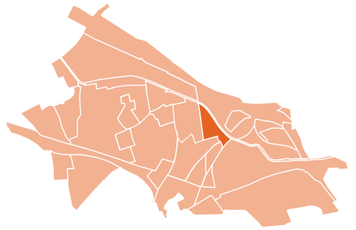


View 18: looking south-west from the northern end of Victoria Road

KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary





19. View north towards Old Oak Lane Conservation Area and Fisherman Arms

The view point

This view can be seen from Old Oak Lane canal bridge, looking north.

Historic assets

The view looks towards the Old Oak Lane Conservation Area, an area of special architectural and historic interest.

Elements in the view

The view is of the railway cottages on the eastern side of Old Oak Lane, although there is also a view of the cottages to the western side, and Fisherman Arms, from the other side of the bridge. This view shows the long uniform terraces rhythmically punctuated by chimney stacks and pots.

The view itself

The view is channelled, dipping down and later rising up towards Willesden Junction Station.

Aesthetic significance

The foreground is taken up with the modern paving, carriageway, kerbs and railings of the Oak Lane bridge. The dark brick parapets and piers of the canal bridge can be seen. The houses on Old Oak Lane stand out against the skyline, with their chimneys, windows and gables creating a strong rhythm as Old Oak Lane rises towards Willesden Junction. Trees help to soften a hard urban landscape and provide seasonal variety.

Historic significance

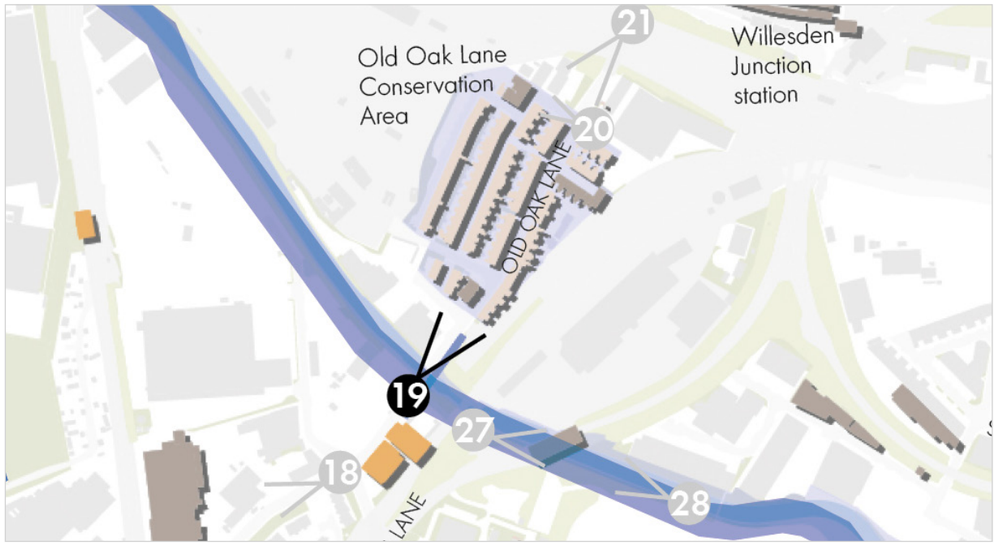
The Old Oak Lane Estate is a designated conservation area. It is was built in 1889 by the London and North Western Railway and is an unusually complete example of a planned workers development of the period. It serves as a reminder of the wider social and industrial history of Old Oak. Oak Lane and the canal bridge are older than the houses so the view itself is historic.

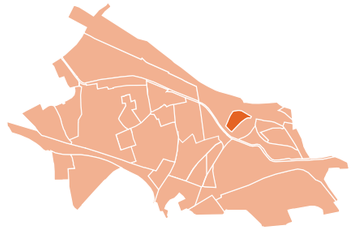
Guidelines

Any proposed development in the backdrop should be considered for their possible effect on the setting and character of the conservation area, and managed accordingly. Opportunities could be taken to improve the foreground, with better boundary treatments or the removal of the advertising hoardings.



View 19: looking north towards Old Oak Lane Conservation Area from Old Oak Lane canal bridge





20. View along Goodhall Street towards former Railway Institute

The view point

This view can be seen from Old Oak Lane looking west along Goodhall Street.

Historic assets

The former Railway Institute is a historic asset and recommended for local listing. The view and viewpoint is located within the Old Oak Lane Conservation Area, an area of special architectural and historic interest.

Elements in the view

The view is of the former Railway Institute, which is a positive contributor to the townscape. End of terrace housing can be seen in the foreground (to the left in the photograph opposite).

The view itself

A close view of the former Railway Institute.

Aesthetic significance

The former Railway Institute has a strong physical presence on the street.

Historic significance

The building represents its former important social function as a place for railway employees to gather and socialise. The Old Oak Lane Estate is a designated conservation area, built in 1889 by the London and North Western Railway. It is an unusually complete example of a planned workers development of the period. It serves as a reminder of the wider social and industrial history of Old Oak.

Guidelines

Any proposed development in the backdrop should be considered for their possible effect on the setting and character of the conservation area, and managed accordingly. Take opportunities to improve the foreground of this view.

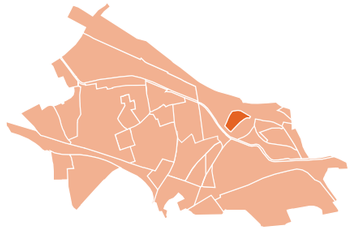


View 20: looking west towards the former Raiway Institute on Goodhall Street from Old Oak Lane



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



21. From Old Oak Lane road bridge south west towards Old Oak Lane Conservation Area

The view point

The view point is from the pavement on the eastern side of the Old Oak Lane road bridge looking south-west.

Historic assets

The view is of houses set within the Old Oak Lane Conservation Area.

Elements in the view

The view unfolds when travelling over Old Oak Lane road bridge, revealing the row of long uniformed terraced housing, punctuated by chimney stacks. The tip of the former Railway Institute building is also in view here in the foreground to the south-west (at the right of the photo opposite). The skyline is marked by high-rise development in the background.

The view itself

It is one of a sequence of views that unfold when walking south west down Old Oak Lane.

Aesthetic significance

Despite taller buildings in the background, the houses on Old Oak Lane, with their chimneys, windows and gables, create a strong rhythm as Old Oak Lane dips towards North Acton.

Historic significance

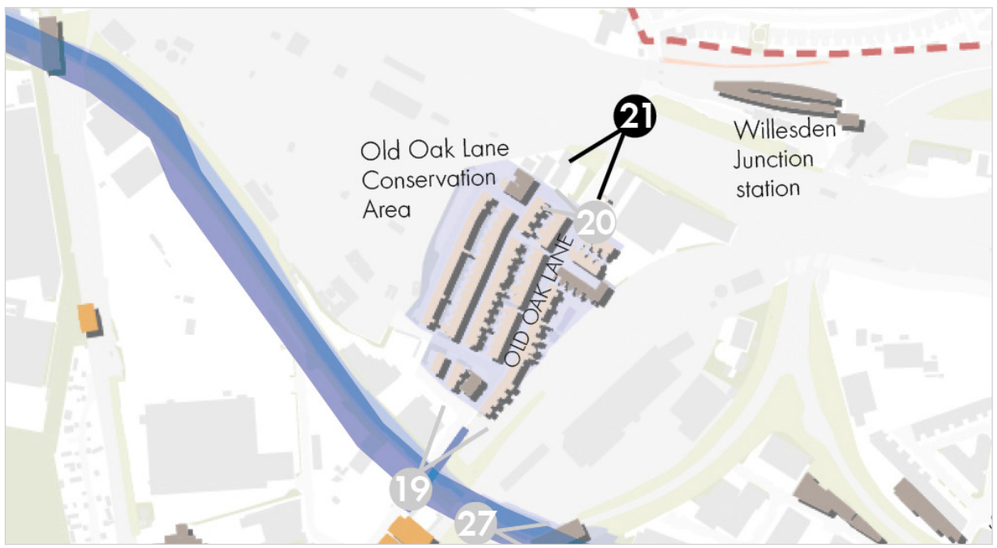
The Old Oak Lane Estate is a designated conservation area, built in 1889 by the London and North Western Railway. It is an unusually complete example of a planned workers development of the period. It serves as a reminder of the wider social and industrial history of Old Oak.

Guidelines

Any proposed development in the backdrop should be considered for their possible effect on the setting and character of the conservation area, and managed accordingly.

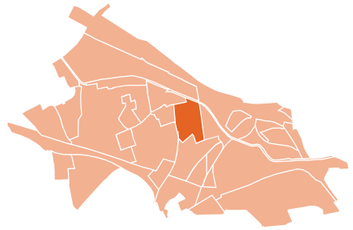


View 21: from the pavement on the eastern side of the Old Oak Lane road bridge looking south-west



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



22. View south along North Acton Road towards former Compton works

The view point

This view can be seen from the pavement on the eastern side of North Acton Road looking south. There are multiple points along the road that the former Compton works can be seen.

Historic assets

The former Compton works is recommended as a building of merit for its historical associations with industry.

Elements in the view

The view looks towards the former Compton works which fronts Chase Road. The row of terraced housing in the foreground frames the view to the west and the green boundary treatments help to soften the view, along with Wesley Playing Fields to the east. High-rise development can be seen against the skyline in the background.

The view itself

Linear view along North Acton Road

Aesthetic significance

The Compton works is a symmetrical bright orange brick building which has a striking presence on North Acton Road. The symmetry of the facade is its best feature.

Historic significance

The John Compton Organ Company of Acton established itself at Chase Road in 1930 manufacturing pipe organs. The building was rebuilt after bomb damage in WWII. The view includes housing laid out in the 1930s for employees of Harold Wesley stationary manufacturers.

Guidelines

Preserve the vista of the principal building and take opportunities to improve the foreground appearance by reducing street clutter if appropriate.

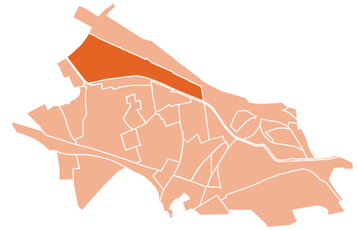


View 22: from the pavement on the eastern side of North Acton Road by Wesley Playing Fields looking south



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



23. North-west along Waxlow Road, past the frontage of McVities

The view point

The view is seen from the eastern end of Waxlow Road, looking north-west.

Historic assets

The McVities building is a historic asset recommended for local listing.

Elements in the view

This view is of the frontage of the McVities building. Road and paving form much of the foreground of this view.

The view itself

This is a close view at an angle with Waxlow Road towards the frontage of McVities.

Aesthetic significance

The building has a distinctive long red brick frontage, which contrasts with the more subtle colouring of nearby buildings. Landscaping in front of the building softens the view and mature trees frame it on either side. This is in contrast with the hard landscaping of the road and the dominance of the cars.

Historic significance

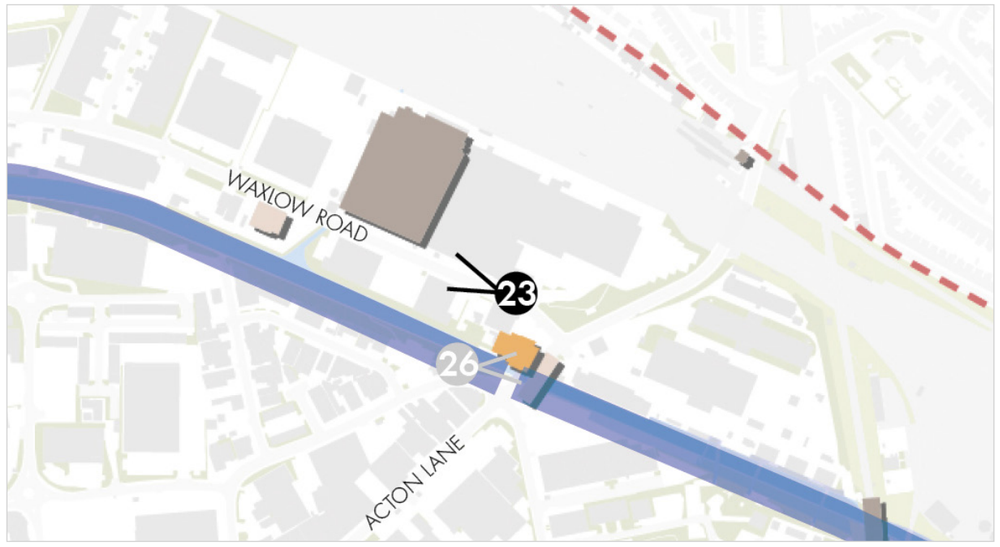
McVities remains one of the largest manufacturers in Park Royal and is also one of the oldest. It has been in its current location since 1902, and their biscuits have acquired national significance. The building frontage in the view is a survivor from the inter-war years.

Guidelines

Preserve the McVities building and take opportunities to enhance its setting. Consider development in the backdrop.

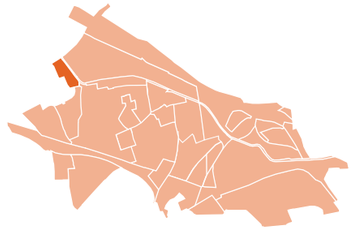


View 23: seen from the eastern end of Waxlow Road, looking north-west



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



24. North-east along Elveden Road towards Elveden Place

The view point

This view is seen from the southern end of Elveden Road, looking north.

Historic assets

The Kolak Foods Ltd. buildings are recommended for local listing and the buildings towards the end of Elveden Road are recommended as 'other buildings of local heritage interest'.

Elements in the view

The view looks north towards the brick buildings at the end of Elveden Road. In the foreground are the Kolak Foods Ltd. buildings, which are symmetrical buildings constructed in the inter-war period. On the other side, trees and shrubbery frame the view. The planting of palm trees outside of Kolak Foods also helps to soften the view. In the distance the Travelodge on the North Circular Road can be seen.

The view itself

An axial view down the length of Elveden Road.

Aesthetic significance

The symmetry of the Kolak buildings, along with its art deco features and flag poles, adds to this view.

Historic significance

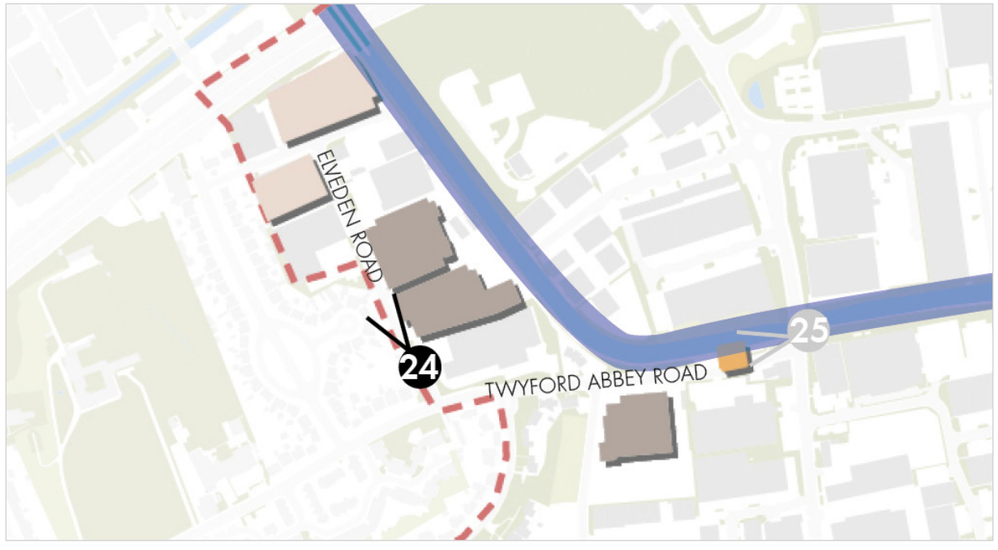
The Kolak buildings and 304-306 Elveden Road have group value for their historical associations with industry. They were constructed in the 1930s and typical of factories built at that time, with red brick laid in flemish bond and steel windows in 'moderne style'.

Guidelines

Opportunities could be taken improve the boundary treatments in the foreground of this view.

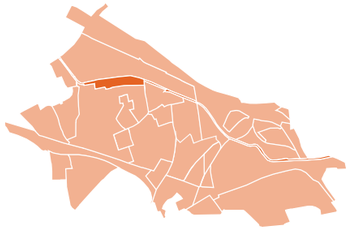


View 24: from the southern end of Elveden Road looking north



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



25. West along the canal towards lengthman's cottage

The view point

This view can be seen both from the towpath on the southern side of the Grand Union Canal, and from the Abbey Road canal bridge, looking west, as seen in the photograph opposite.

Historic assets

Canal Cottage is locally listed and has been recommended for national listing. The former printworks in the background is recommended for local listing.

Elements in the view

The view is of the lengthman's cottage, an attractive building along the edge of the canal, partially hidden by an expanse of shrubbery and planting. The towpath can be seen too, with attractive grassy verges on either side and adjacent to the canal. Behind the lengthman's cottage is the former printworks on Twyford Abbey Road. Further west are newer residential developments.

The view itself

The view is a close view of the Canal Cottage from the bridge or towpath.

Aesthetic significance

The attractive and colourful canal boats to the west particularly add to the aesthetic significance of this view. The quaint cottage has a unique character in this area, and the chimney and decorative red detailing around the arched windows add to its charm. The greening along the canal and the shrubbery soften the view and contribute to its pleasantness. The grey fencing to the west detracts from the attractiveness of this view.

Historic significance

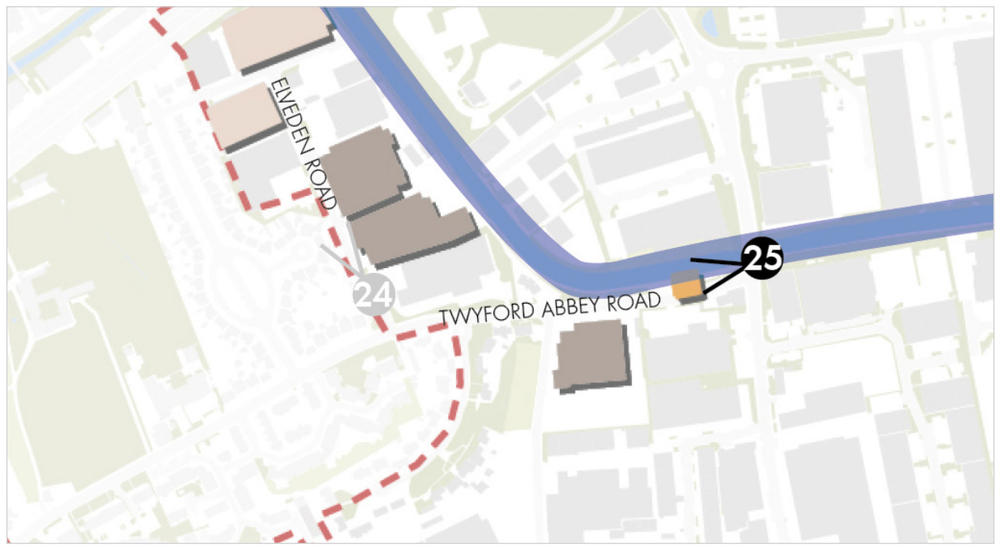
The cottage dates back to the 1830s and so has remained a constant marker in an evolving landscape, with the former printworks behind built in the inter-war years, and newer residential development built in the 21st century. The canal is also of historical significance, the earliest feature in Old Oak and Park Royal. Together with the cottage they are some of the earliest reminders of area's history in the whole of Old Oak and Park Royal.

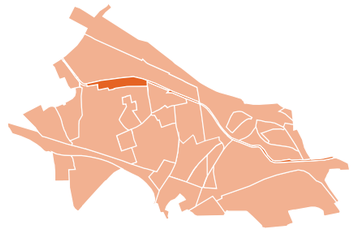
Guidelines

Preserve the cottage and take opportunities to enhance its setting. Consider development in the backdrop.



View 25: seen from Abbey Road canal bridge looking west along the Grand Union Canal





26. North east from canal steps looking towards Grand Junction Arms

The view point

This view can be seen from the public terrace on the southern side of the Grand Union Canal near Acton Lane.

Historic assets

The Grand Junction Arms is locally listed.

Elements in the view

The view is of the Grand Junction Arms on the other side of the canal, locally listed and an important local landmark. Acton Lane road bridge can also be seen.

The view itself

The view is an oblique view towards Acton Lane bridge and the Grand Junction Arms.

Aesthetic significance

The colourful canal boats in the foreground add to its attractive setting, as well as the colourful Acton Lane road bridge. The Grand Junction Arms has a distinct presence on the north side of the Grand Union Canal and is a local landmark. The greenery on both sides of the towpath help to soften the view.

Historic significance

The Grand Union Canal is an important historic feature of the landscape. The Grand Junction Arms was built in 1861 on the site of a beer-house and has group historical value with Acton Lane Road bridge which was known as “The Red Bridge” by residents of the Lower Place community.

Guidelines

Preserve the Grand Junction Arms and take opportunities to enhance its setting. Consider development in the backdrop.

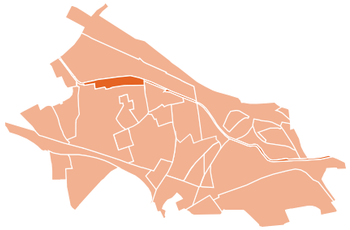


View 26: from the public terrace on the southern side of the Grand Union Canal near Acton Lane, looking north-east



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



27. South east along canal towards Kew Curve Grand Canal rail bridge

The view point

This view is from the Grand Union Canal towpath looking east.

Historic assets

The Kew Curve Grand Canal rail bridge is recommended for local listing.

Elements in the view

The view follows the course of the Grand Union Canal and is dominated by the large body of water. The view is of the Kew Curve rail bridge which is a bowstring truss railway bridge silhouetted against the sky and also reflected in the canal.

The view itself

The view is experienced sequentially as one walks east along the towpath following the bend of the canal.

Aesthetic significance

This is an attractive stretch of the canal, the large expanse of water encased by vegetation on either side.

Historic significance

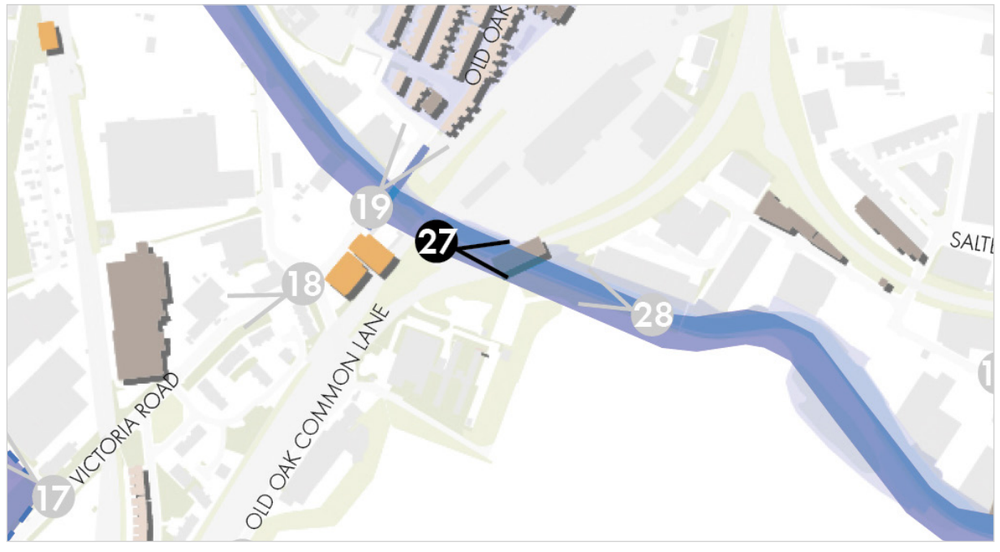
The Kew Curve Canal rail bridge with brick abutments may date back to the early 20th century and is a characteristic example of railway engineering. The Grand Union Canal is the oldest feature of the landscape in Old Oak and Park Royal.

Guidelines

Preserve the Kew Curve Grand Canal rail bridge and take opportunities to enhance its setting. Consider development in the backdrop.

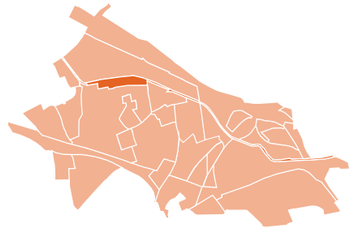


View 27: from the Grand Union Canal towpath looking east



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



28. North west along canal towards Kew Curve Grand Canal rail bridge

The view point

This view can be seen when walking west along the Grand Union Canal towpath.

Historic assets

The Kew Curve Grand Canal rail bridge is recommended for local listing.

Elements in the view

The view follows the course of the Grand Union Canal and is dominated by the large body of water. The view is of the Kew Curve rail bridge, a bowstring truss railway bridge which is silhouetted against the sky and also reflected in the canal. In the background is Nash House on Old Oak Lane, a modern development.

The view itself

The view is a sequential view, and more of it as unfolds as you walk along the curves and bends of the river, offering a new and changing experience.

Aesthetic significance

This is an attractive stretch of the canal, the large expanse of water encased by vegetation on either side.

Historic significance

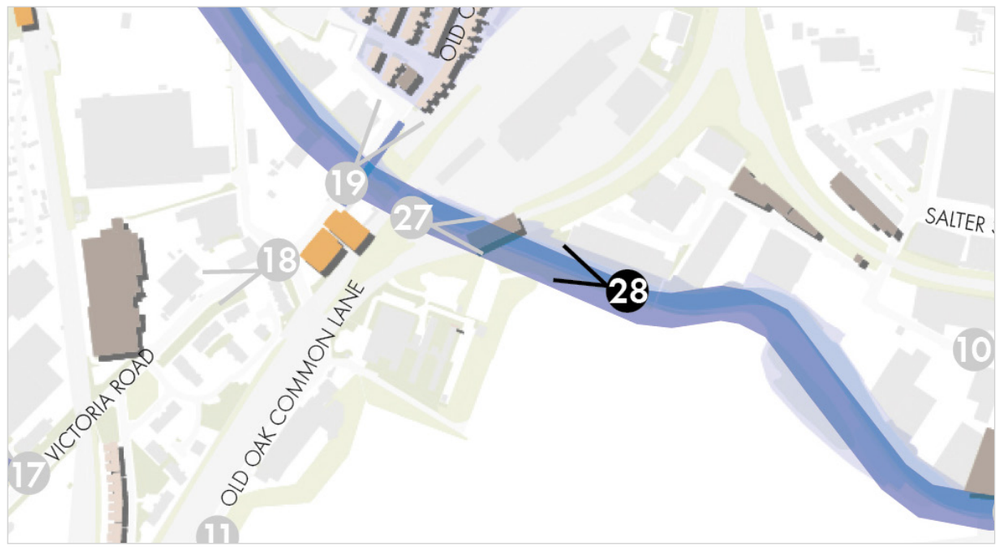
The Kew Curve Canal rail bridge with brick abutments may date back to the early 20th century and is a characteristic example of railway engineering. The Grand Union Canal is the oldest feature of the landscape in Old Oak and Park Royal.

Guidelines

Preserve the Kew Curve Grand Canal rail bridge and take opportunities to enhance its setting. Consider development in the backdrop.

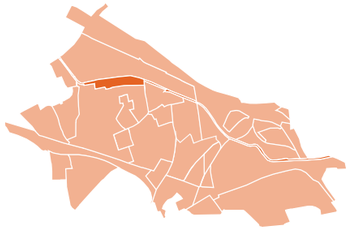


View 28: from the Grand Union Canal towpath looking west



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



29. View east from canal towpath towards Kensal Green

The view point

This view is seen from the bend in the canal on the towpath to the south, looking east.

Historic assets

The Grand Union Canal is a historic feature of the landscape, and old former industrial buildings at 44 Hythe Road can be seen on the northern bank which are recommended for local listing.

Elements in the view

The view follows the course of the Grand Union Canal east and is framed by the former engineering buildings on the northern bank of the canal and enclosed by the high wall and vegetation on the southern side. The gasholders at Kensal Green can be seen in the far distance. The view is dominated by the surface of the water, which is wide enough to allow longboats to turn.

The view itself

The view is experienced sequentially as one walks east along the towpath following the bend of the canal. The gasholders in the distance are unexpected and impressive.

Aesthetic significance

This is an attractive stretch of the canal, the large expanse of water encased by the backs of the former industrial buildings which add to its charm.

Historic significance

The Grand Union Canal is an important historic feature of the landscape. The buildings to the north were built in 1913 and were part of the former Rolls Royce complex.

Guidelines

Preserve the former industrial buildings and take opportunities to enhance the setting of the view. Consider development in the backdrop.

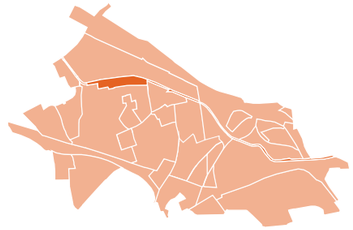


View 29: from the bend in the canal on the towpath to the south, looking east



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



30. East along canal towpath towards former engineering buildings

The view point

This view can be seen from the towpath to the south of Grand Union Canal, looking west.

Historic assets

The Grand Union Canal is a historic feature of the landscape, and old former industrial buildings at 44 Hythe Road can be seen on the northern bank which are recommended for local listing.

Elements in the view

The view follows the course of the Grand Union Canal and is dominated by the large body of water which is wide enough to allow longboats to turn. On the northern bank, the backs of 44 Hythe Road, the former engineering works, are in view. The building is partially hidden by the growth of shrubbery on the northern bank. Trees, hedges and shrubs frame and soften the view on the southern side.

The view itself

A sequential view that unfolds when walking west along the towpath.

Aesthetic significance

This is an attractive stretch of the canal, the large expanse of water encased by the backs of the former industrial buildings which add to its charm.

Historic significance

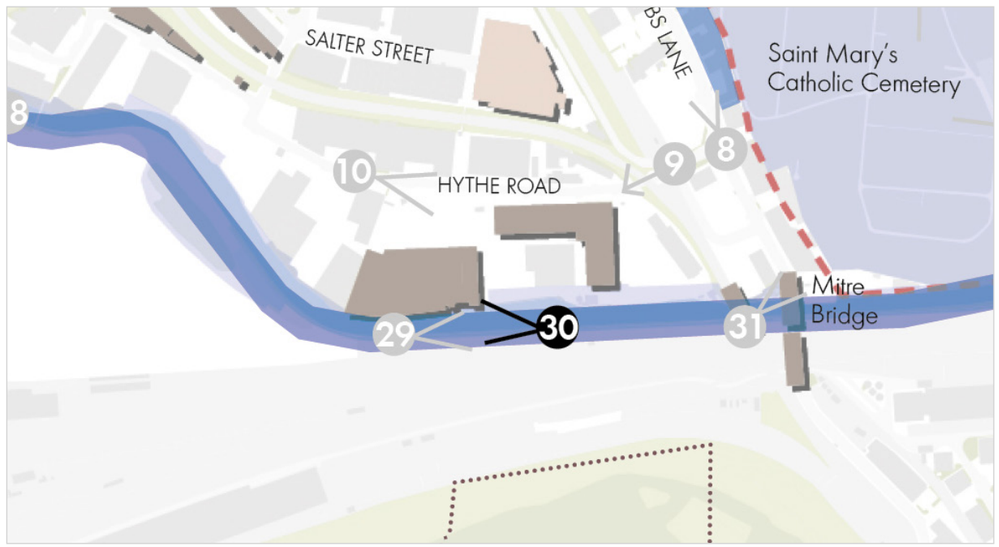
The Grand Union Canal is an important historic feature of the landscape. The buildings to the north were built in 1913 and were part of the former Rolls Royce complex.

Guidelines

Preserve the former industrial buildings and take opportunities to enhance the setting of the view. Consider development in the backdrop.

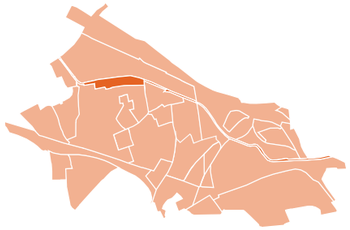


View 30: from the Grand Union Canal towpath looking west, near Scrubs Lane



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



31. North from towpath looking at Mitre Bridge and Cumberland Park area

The view point

This view is from the towpath on the southern side of the Grand Union Canal looking north-east.

Historic assets

Mite Bridge is an historic asset recommended for local listing. The Grand Union Canal is a historic feature of the landscape.

Elements in the view

The view takes in Mitre Bridge to the east, a local landmark. It also looks north towards the older industrial buildings on Scrubs Lane.

The view itself

A close view across the canal towards Mitre Bridge.

Aesthetic significance

The colourful hogback overbridge, contrasting with the cream coloured buildings on Scrubs Lane contribute to the aesthetic quality of this view.

Historic significance

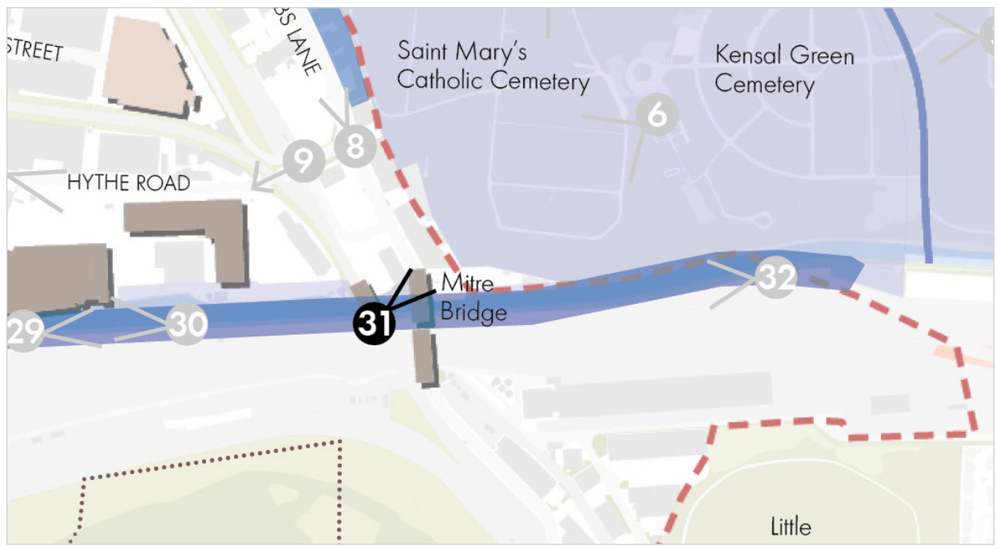
The construction of the Grand Union Canal in 1801, together with the development of the West London Railway in 1844, supported the growth of a variety of industries along Scrubs Lane, helping the area to become one of the earliest centres of industry. Mitre Bridge was reconstructed in c.1905 by Mayoh and Haley and is part of a group of bridges that have historical associations with the railways.

Guidelines

Preserve Mitre Bridge and take opportunities to enhance its setting, particularly to further enhance the public space on both sides of the canal. Consider development in the backdrop.

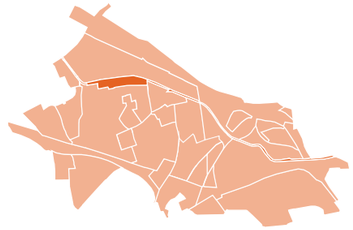


View 31: seen from the towpath on the southern side of the Grand Union Canal looking north-east



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary



32. View west from towpath towards Mitre Bridge

The view point

This view can be seen from the towpath to the south of Grand Union Canal, looking west.

Historic assets

The Grand Union Canal is a historic feature of the landscape.

Elements in the view

The view is at a verdant stretch of the canal, with mature trees and vegetation providing a dense screen for St. Mary's Catholic Cemetery behind. A grassy bank and trees against the towpath completes the pastoral qualities of the view. The North London line overbridge can be seen in the far distance.

The view itself

A sequential view that unfolds when walking west along the towpath.

Aesthetic significance

The grassy bank, dense vegetation and mature trees contribute to the attractive setting of this view. It is an exceptionally pleasant, and perhaps surprising stretch of the canal, in great contrast with the surrounding industrial and railway areas which are often dominated by concrete surfacing.

Historic significance

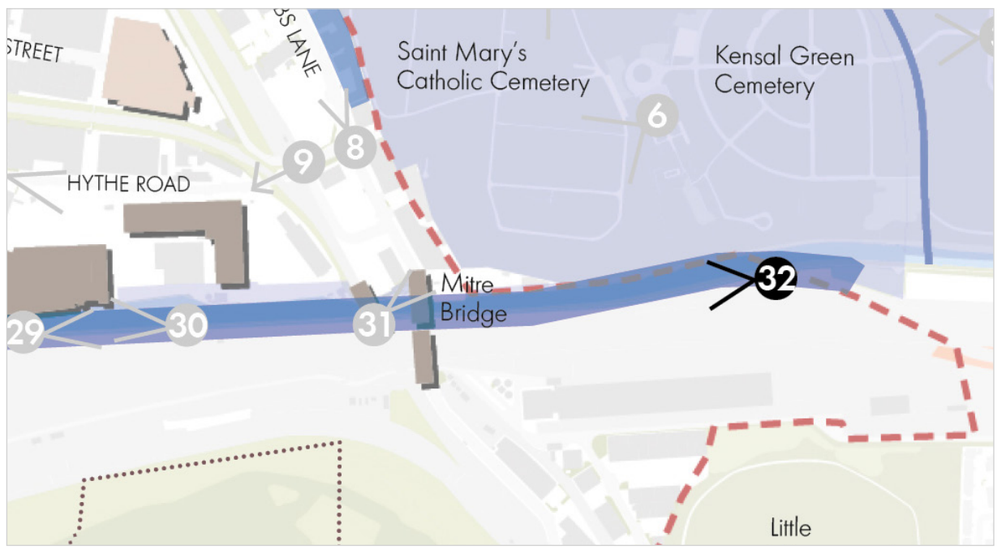
The canal is also of historical significance, the earliest feature in Old Oak and Park Royal, and this view acts as a reminder back to when the canal would have been surrounded by fields.

Guidelines

Preserve the verdant stretch of this section of the canal and take opportunities to enhance its setting. Consider development in the backdrop.



View 32: from the Grand Union Canal towpath looking west, near Scrubs Lane



KEY

- Locally listed building
- Proposed locally listed building
- Proposed other building of local heritage interest
- Existing conservation area
- Proposed conservation area
- Proposed Area of Local Character
- OPDC boundary