

HAVEN GREEN CONSERVATION AREA Character Appraisal



MARCH 2008

HAVEN GREEN CONSERVATION AREA CHARACTER APPRAISAL

1. INTRODUCTION.....	3
1.1. THE DEFINITION AND PURPOSE OF CONSERVATION AREAS.....	3
1.2. THE PURPOSE AND STATUS OF THIS APPRAISAL	3
1.3. SUMMARY OF SPECIAL INTEREST	5
2. LOCATION AND SETTING.....	6
2.1. LOCATION AND CONTEXT	6
2.2. GENERAL CHARACTER AND PLAN FORM.....	7
2.3. LANDSCAPE SETTING	7
3. HISTORIC DEVELOPMENT AND ARCHAEOLOGY	8
3.1. HISTORIC DEVELOPMENT.....	8
3.2. ARCHAEOLOGY.....	12
4. SPATIAL ANALYSIS	13
4.1. THE CHARACTER AND INTER-RELATIONSHIP OF SPACES WITHIN THE AREA.....	13
4.2. KEY VIEWS AND VISTAS	14
5. THE CHARACTER OF THE CONSERVATION AREA	15
5.1. CHARACTER AREAS AND THE QUALITY OF ARCHITECTURE	15
5.1.1. Sub Area no 1: Haven Green	16
5.1.2. Sub Area no 1 architectural interest.....	16
5.1.3. Sub Area no 2: The Residential Area to the west	17
5.1.4. Sub Area no 2 architectural interest.....	17
5.1.5. Sub Area no 3: The Residential Enclave to the north east	19
5.2. KEY UNLISTED BUILDINGS.....	20
5.3. BUILDING MATERIALS AND LOCAL DETAILS	21
5.4. CONTRIBUTION OF OPEN SPACES, TREES AND LANDSCAPE	23
5.5. THE EXTENT OF INTRUSION OR DAMAGE (NEGATIVE FACTORS).....	24
5.6. PUBLIC REALM AND STREET FURNITURE	25
5.7. GENERAL CONDITION	25
5.8. PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE	26
6. SUGGESTED BOUNDARY CHANGES	27
7. COMMUNITY INVOLVEMENT.....	27
8. SUMMARY OF ISSUES	27
9. PLANNING AND POLICY FRAMEWORK.....	28
10. GLOSSARY	31
11. BIBLIOGRAPHY	34
12. APPENDIX - STAKEHOLDER CONSULTATION	35
12.1. LIST OF STAKEHOLDERS CONSULTED	35
12.2. HAVEN GREEN CENTRE CONSERVATION AREA APPRAISAL QUESTIONNAIRE SENT TO STAKEHOLDERS	35

1. Introduction

1.1. The definition and purpose of conservation areas

According to Section 69 of the *Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990*, a Conservation Area (CA) is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

1.2. The purpose and status of this appraisal

The CA was first designated in 1982 and extended in 1993. A Shopfront and Advertisement Design Guide for the CA was published in 1994.

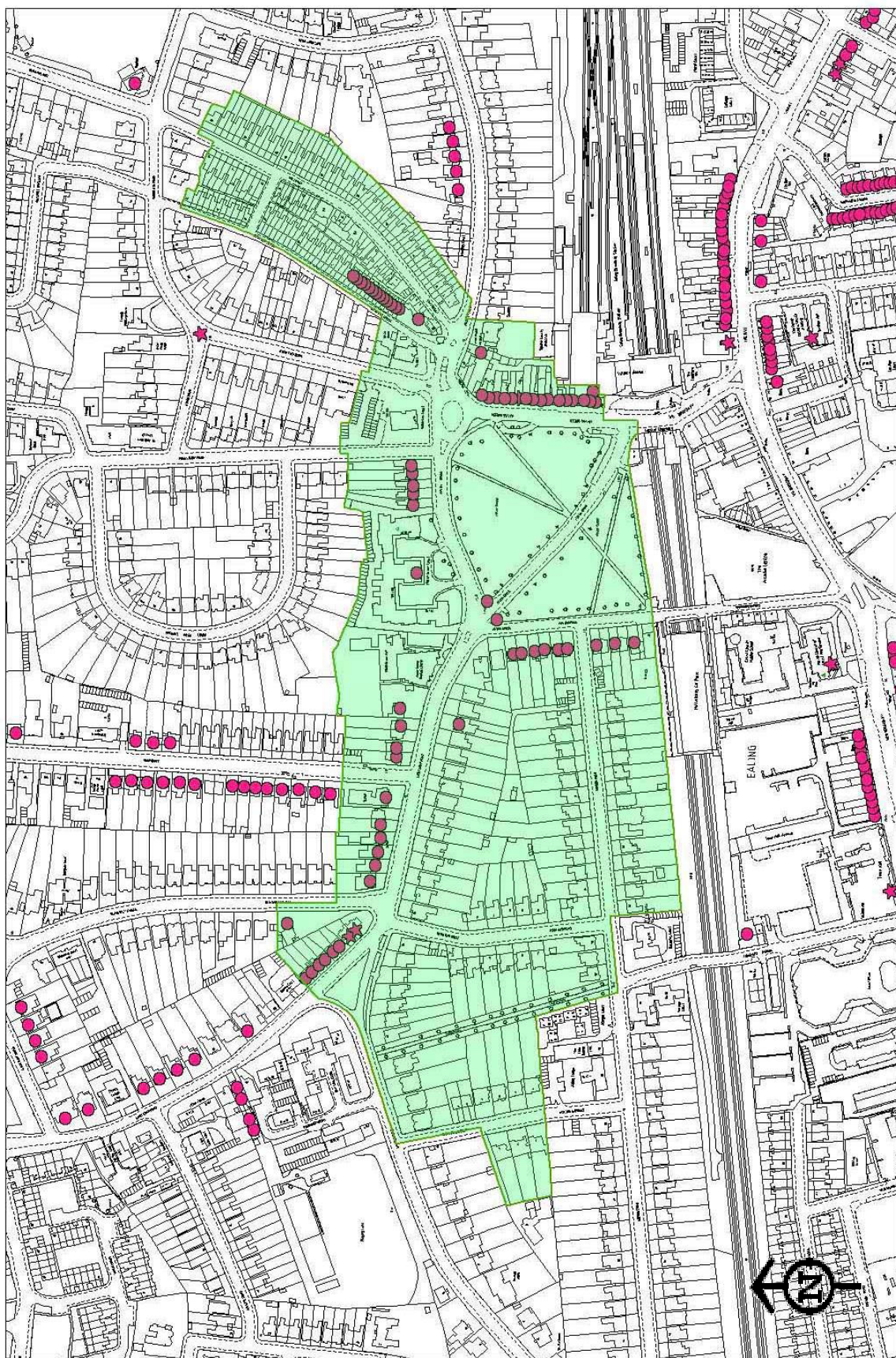
The scope of this appraisal is summarised in the following points:

1. Assessment of the special interest of the architectural heritage of Haven Green CA highlighting elements of special merit, which contribute to the character.
2. Assessment of the actions needed to protect and enhance the special qualities of the CA.
3. Assessment of the need to revise the boundaries of the CA.

This document replaces the existing appraisal published in 1999. However, it is not intended to be comprehensive in its scope and content. Omission of any specific building, space or feature or aspect of its appearance or character should not be taken to imply that they have no significance.

The methodology of the CA Character Appraisal for Haven Green follows the guidance provided by the *Planning Policy guidelines 15: Planning and the Historic Environment* (1994); the *Guidance on Conservation Area Appraisals by English Heritage* (2005); and the *Guidance on Management of Conservation Areas by English Heritage* (2005).

The analysis has been conducted on the basis of visits to the area, the involvement of local associations, and with consultation of primary and secondary sources on the local history and architecture.



Haven Green Conservation Area

Scale: 1:5000
By: GRS Team
Version: 1.0
Revision: 1.0

The map is based on Ordnance Survey data and is provided for information only. It is not a legal document and should not be used for legal purposes. The map is provided as a guide only and should not be used for legal purposes. The map is provided as a guide only and should not be used for legal purposes.

- ★ Listed Buildings
- Locally Listed Buildings

1.3. Summary of special interest

- Haven Green CA is situated in the former historic County of Middlesex, in the central part of today's London Borough of Ealing. Haven Green is part of Ealing Broadway Ward.
- The land-form is strongly defined by the presence of Haven Green and by the residential roads branching from it: Haven Lane and Mountfield Road on the east side, and Castlebar and Gordon Road on the west side.
- Haven Green has existed as common land since medieval times. However edification only started during Victorian times.
- Three "Areas of Character" can be distinguished within Haven Green CA: **Sub Area 1)** Haven Green with the shopping parade; **Sub Area 2)** The residential area to the west **Sub Area 3)** The residential area to the east along Haven Lane and Mountfield Road;
- The CA has mainly a Victorian and Edwardian character with some of the buildings going back to the time when Ealing started to expand and flourish as one of London's more desirable suburbs. Building types are residential, transport, parades of shops, religious buildings and public houses.
- The CA has a mix of uses. Retail and transport dominate Haven Green, whilst **Sub Areas 2** and **3** are mainly residential with sporadic educational or recreational activities.
- The three areas of character display different spatial relationship between buildings and offer different spatial layout. The Green (**Sub Area 1**) has a much more open character. In **Sub Area 2**, houses are detached or semidetached, are of generous proportions and sit on large plots; the grain is much tighter in **Sub Area 3**, where small rows of terraces sit on very narrow plots.
- Haven Green is the core of the CA and is the main formal recreational space of the CA. Trees along the streetline as well as green fences around properties are an important part of the suburban and leafy character of the CA.
- A variety of construction materials, stock and red bricks laid in Flemish bond, stucco trimming, low pitch or high pitch roofs covered with slate or tiles made the predominant materials and finish within the CA. The Fenestration consists mainly of white painted timber sash. Corbels still survive along the parades of shops.

2. Location and setting

2.1. Location and context

Haven Green CA is situated in the former historic County of Middlesex. The CA is within the Ward of Ealing Broadway in the London Borough of Ealing.

Haven Green CA is 1.67 Km² in area and it is in the central part of the modern borough. It evolves on the north side of the Uxbridge Road that in this section takes the name The Broadway. The CA is centred around the open space of Haven Green; the CA extends to the west to include Castlebar Road, Gordon Road and Carlton Road, and to the north-east to include the enclave formed between Haven Lane and Mounfield Road.

Haven Green CA is surrounded by other CAs that influenced its historical development and still provide its immediate setting: Ealing Common CA on the south eastern side, Ealing Town Centre CA on the southern side, Mount Park CA on the northern side and Ealing Cricket Ground on the north eastern side. The rail tracks that run south of the CA are the physical boundary between the Haven Green CA and Ealing Town Centre CA.

Ealing Broadway ward, of which Haven Green CA is a part, has a population of 10,047.

Haven Green CA is part of the historic parish of Ealing (**see Parish Map of 1777**) 10 km west of Hyde Park Corner, and was originally bounded by the Old Parish of Acton to the east, the Parish of Perivale and Greenford to the north. The southern boundary of the old parish followed the Thames eastward. From a point slightly east of Kew Bridge it turned inland to Chiswick High Road, which it followed eastward before turning north and then east to Bollo Bridge Lane. The eastern boundary, with Acton, ran along Bollo Bridge Lane and east of Ealing Common and Hanger Lane. Thence it turned westward almost to Hanger Lane and followed it to the river Brent, which formed the northern boundary with Harrow, Perivale, and Greenford. The western boundary, with Hanwell, ran southward to the west of the modern Argyle Road and Northfield Avenue to meet Boston Manor Road near Boston House.¹

¹ See *Victoria History Online. A History of the County of Middlesex*, Vol VII, 1982



Haven Green



Haven Lane looking south towards Haven Green



The Broadway south of Haven Green



The Common at Ealing Common, east of Haven Green CA

2.2. General character and plan form

The plan-form of the central part of the CA is determined by the presence of Haven Green. This provides a welcome and peaceful episode in contrast with the busy Ealing Broadway Station and shopping centre and it acts as the focus of the residential sections of the CA that evolve on the northeastern and western sides of the Green. The residential sections of the CA contain two clearly distinguished areas of character: The first one includes the small early/mid Victorian properties tightly arranged along Haven Lane in the north-eastern part of the CA. The second one includes late Victorian and Edwardian properties along Castlebar Road, Longfield Road and Gordon Road where properties are of more generous size and have larger interspaces between them.

2.3. Landscape setting

Much of the land in the Ealing Parish is flat, rising gently from the Thames to reach 30m near the Uxbridge Road where Haven Green CA is situated. The ridge of higher ground is at Castlebar Hill north-west of the CA and reaches Hanger Hill in the north east of the CA. Castlebar Road, Haven Lane and Mountfield Road slightly descend a hill towards Haven Green.

Most of the higher ground north of Uxbridge Road is covered by London Clay, with claygate beds on the slopes and gravel on the east side of Castlebar Hill. Brick earth lies along the CA along Uxbridge Road.



Haven Green from east looking west



Early Victorian cottages along Mountfield Road



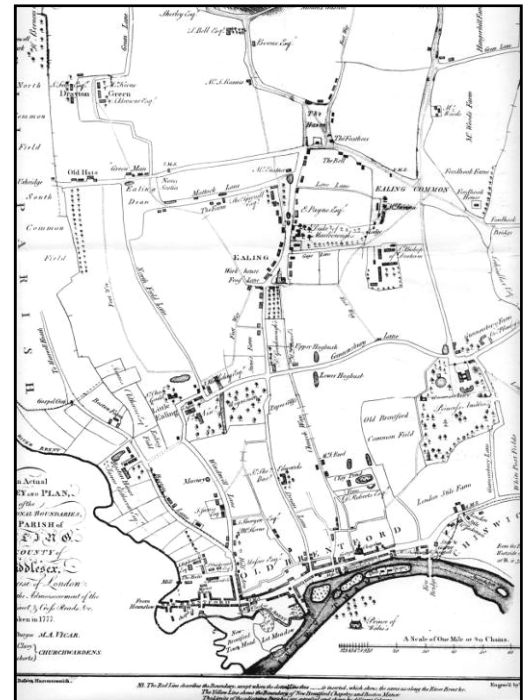
Late Victorian properties along Gordon Road

3. Historic development and archaeology

3.1. Historic development

Haven Green has existed as common land from medieval times. Cary's Survey of Middlesex (1786) shows a cluster of houses around a triangular shaped green at Ealing Haven, quite distinct from the larger settlement at Ealing Green. Haven Green was purchased as public open space by the Ealing Local Board, at the same time as other common land at Ealing Common and Ealing Green. The development within the conservation area reflects the successive stages of Ealing's suburban growth from about 1850 onwards. The earliest surviving parts include a short terrace on the north side of the Green, and a group of semi-detached early Victorian villas along Castlebar Road, facing the small open space known as Tortoise Green.

The Great Western Railway opened Ealing station in 1838, but there was little new development until the 1870s when commuter services were introduced followed in 1879 by the advent of the Metropolitan Railway with its own station at Haven Green. The two stations were combined as Ealing Broadway Station in 1962, but the pediment and name of the old Metropolitan Station can still be seen above the parade of shops which dates from about 1880. The improvement in the railway connections to London coincided with the new powers of the Ealing Local Board to install the infrastructure needed for development to take place such as water supply, drainage and street lighting. Eaton Rise was formed in 1864 on a single large plot and was developed sporadically over the next 30 years. The tall four storey houses on the west side of the Green and on the north side of Castlebar Road date from 1870-80, but the creation of central Ealing as the 'Queen of the Suburbs' really took off with the development of the Wood Estate from the 1880s onwards. The typical Ealing two storey double fronted houses covered the rising ground to the north and predominate in the adjoining Mount Park and Montpelier Park CAs. Gordon Road, to the west of Haven Green, was developed towards the end of this period.



Parish Map, 1777



District Railway Station, c.1900



Haven Green in c.1890

Haven Green Conservation Area Character Appraisal

1865 OS Map

The first OS Map shows Haven Green in its present form crossed by a diagonal route going from south-east to north-west. A few scattered houses surround the Green and most of the areas around are not yet edified with the exception of the Ealing Broadway area south of the railway's tracks. Haven Lane to the north east of the CA appears already edified flanked by small terraces. In the residential area in the north western and western part of the CA, Gordon Road was not yet opened and only houses at Nos 28 to 42 Castlebar Road are depicted.

1890 OS Map

In the 1890 OS Map the Wood Estate appears almost completely edified. The parade of shops east of Haven Green is completed. The building of the District Line Station appears south of the parade of shops. North of Haven Green Nos 20 to 23 are shown.

A large house marked as "The Haven" is shown on the site of today's Haven Green Court

The Baptist Church appears for the first time. Castlebar Road is almost completely edified apart from Nos 20 to 26 that are not yet recorded (although houses have 1888 engraved on one of the front gables).

Gordon Road and Longfield Road had been opened by the 1890 OS Map and appear completely edified in their present form with detached houses lined either side.

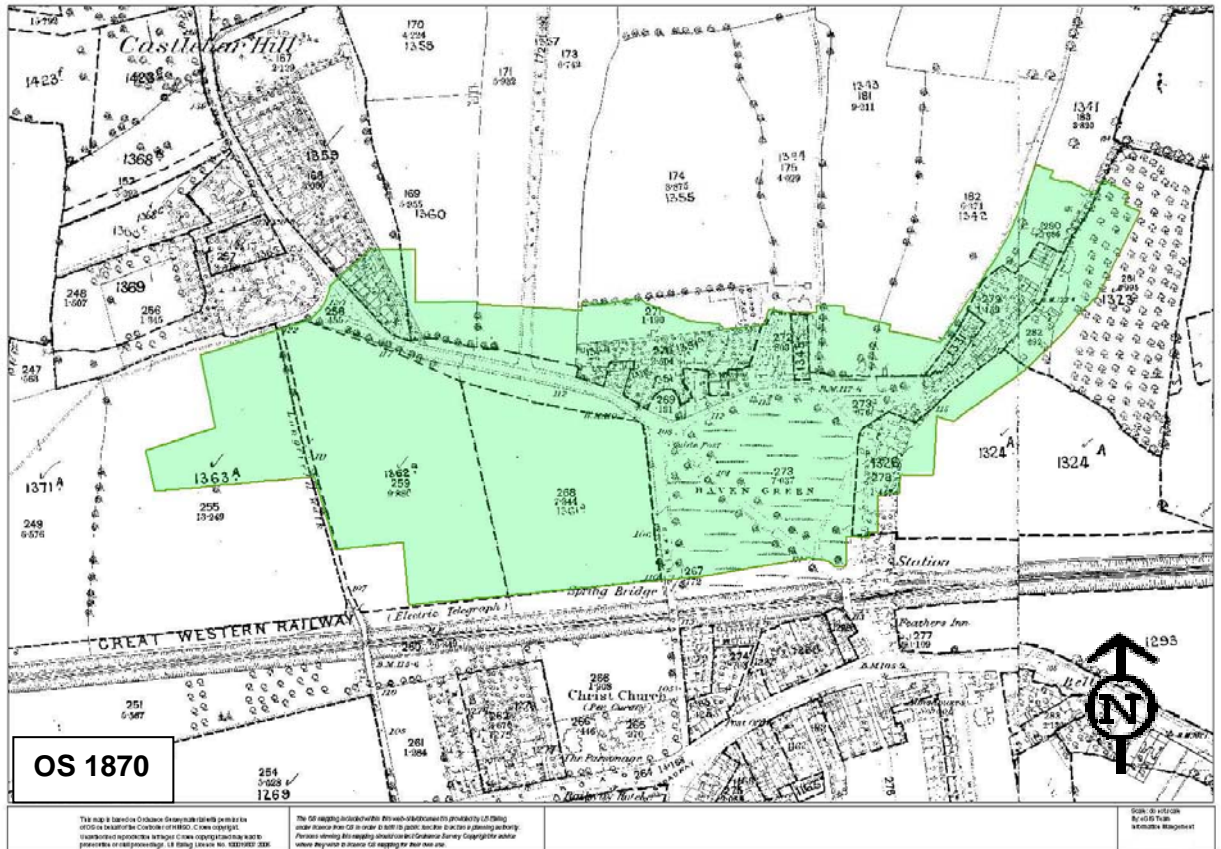
1910 OS Map

No relevant changes appear on the 1910 OS Map

1930 OS Map

No relevant changes appear on the 1930 OS Map

Haven Green Conservation Area Character Appraisal



Haven Green Conservation Area Character Appraisal



3.2. Archaeology

The area around Ealing Broadway has a very strong archaeological significance. The Ealing Plan for the Environment (UDP) identifies the area south of the Uxbridge Road in particular as “Area of Archaeological Interest”. It describes the area as containing “widely spaced prehistoric find spots and one Roman find spot north of the Broadway and south of Ranelagh Road². Pots of the Iron Age have been discovered in the vicinity on Horsenden Hill.



© Crown copyright Landmark Information Group - Cities Revealed - OS Licence LA100019807 - AtoZ C0140 2007

² Ealing Adopted Plan for the Environment, 2004, Vol II, areas from A9 to A11

4. Spatial analysis

4.1. The character and inter-relationship of spaces within the area

The layout of the CA stayed unchanged over the years and still consists of the Green and the residential roads branching out of it: Haven Lane on the east, Castlebar Road and Gordon Road on the west. Three main key points in the CA layout are the crossing of Haven Green with Haven Lane on the east side, the crossing of Haven Green and Castlebar Road on the west side and the crossing of Longfield Road, Castlebar Road and Blakesley Avenue on the north west side. The Green is the geographical core of the CA and the visual link between the residential sections of the CA branching out.

The CA has three well distinguished areas of character: Haven Green, the residential area formed by Castlebar Road, Gordon Road, Longfield Road and Blakesley Avenue, and the residential enclave on the north east side formed by Have Lane and Mountfield Road.

The northern side of the Green has a rather loose grain, buildings are of large proportions and offer different styles and forms. The east side offers a very compact boundary constituted by the tight alignment of a parade of shops. The western side is flanked by semidetached Victorian properties with substantial foreyards; while the southern side is occupied by a car park. The central part of the Green still maintains its peaceful and tranquil character, whilst toward the edges, in the proximity of the surrounding roads, the peaceful and amenity aspect gives away to the noise and traffic of a very busy environment. In addition, the Green is traversed diagonally by a road linking the south-east to the north-west corners. The diagonal road is part of the historic layout of the Green; nevertheless its current use for vehicular traffic detracts from the full enjoyment and recreational use of the open space.

Apart from Haven Lane and Mountfield Road, the other residential parts of the CA have a rather open character. Buildings are set back from the streetline and sit in very generous plots with interspaces between them allowing glimpses through. The historic spatial relationship between public spaces (the Green, streets or other public areas) and the privacy of domestic properties is recognisable only in parts. Boundary walls, trees and hedges played an important role in defining the character of the streetscape and not always have been correctly preserved.



The parade of shops flanking the east side of the Green



Crossing of Haven Green with Haven Lane at the north east side of the Green



Castlebar Road



Longfield Road

Haven Green Conservation Area Character Appraisal

Semidetached, detached, two/three storey houses are the norm in the residential areas along Castlebar Road and Gordon Road. Hipped roofs on earlier properties and pitched roofs on late Victorian/Edwardian properties are the predominant roof-forms in this residential sub-area.

Around Haven Green there is a greater variety in terms of size and height of buildings and consequently of roofscape. This is due to the fact that buildings have been developed mostly independently from one another and at different times with different purposes.

The enclave in the north-east corner, including Mountfield Road and Haven Lane, is rather different in terms of scale and character. This section has in fact a very tight grain consisting of 2 or 3-storey, narrow terraced cottages on very small plots. The roofscape here is mainly formed by pitched roofs with front gables.

4.2. Key views and vistas

The absence of any natural high vantage points within the CA (with the highest point towards the north-west end of Castlebar Road and the highest point towards the north east at the north ends of Haven Lane and Mountfield Road), it is not possible to obtain a comprehensive view of the Haven Green CA.

Nevertheless, there are a number of significant long vistas along the residential streets and close views that include prominent landmarks; there are also a number of wide views that contain Haven Green.

Views across the Green are a welcome and restful episode that balances the traffic and noise of the many activities taking place around the station and along the Broadway. The view of the ample expanse of the Green constitutes the unique setting for this part of the CA. The Green provides a filter and a means of transition between the dense commercial core of the Broadway's more urban character, and the domestic and calm character of the residential sections of the CA north, east and west of the Green.

Views along Haven Lane towards south allow glimpses of the spire of the Polish Church.

Views along Gordon Road looking south contain the spires of the Town Hall and of the Church of Christ the Saviour.

Views across the small green at the crossing of Carlton Road and Castlebar Road create a pleasant setting for the historic properties in the surrounds.



Haven Lane



View of the spire of the Polish Church from Haven Lane



View across the small green in Carlton Road



View of Haven Green

Haven Green Conservation Area Character Appraisal

The Baptist Church at the eastern end of Castlebar Road, viewed from Castlebar Road looking east and from the Green looking west, is a landmark element in the streetscape and adds distinction to the architectural language displayed by the surrounding buildings.

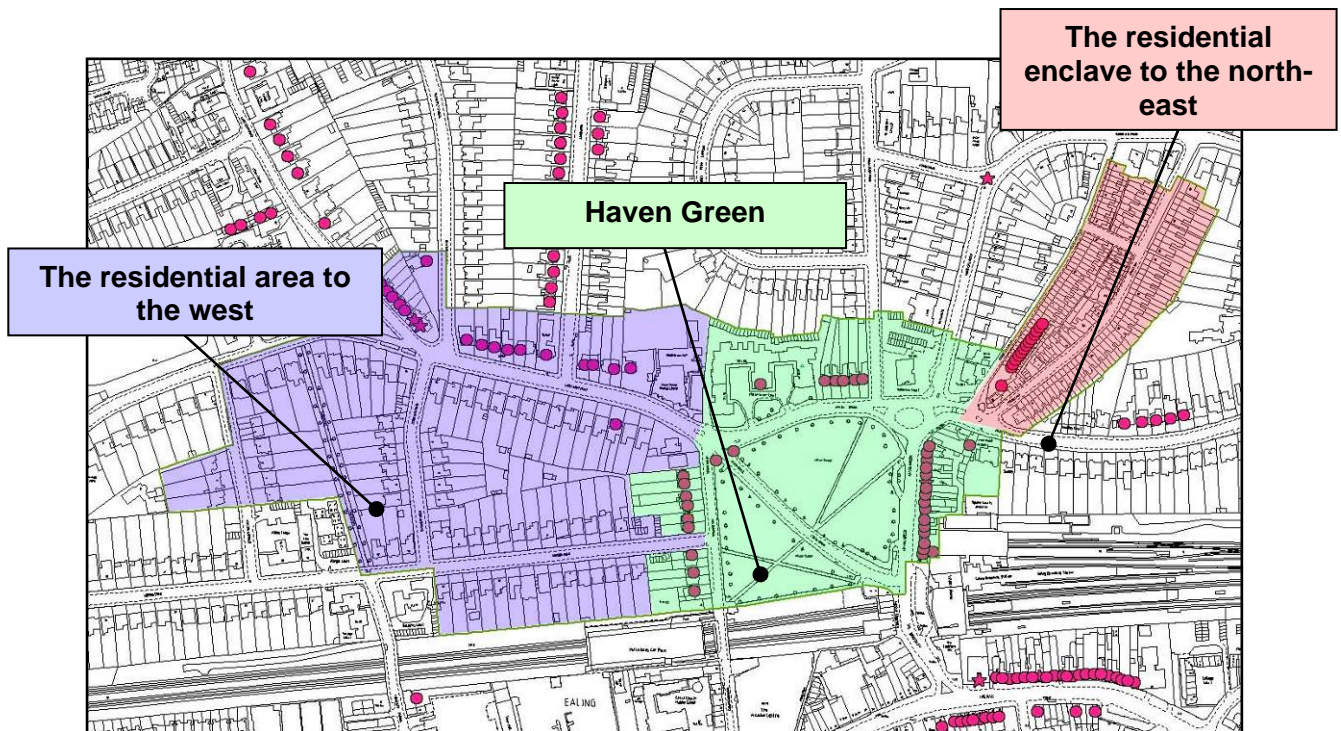
5. The character of the conservation area

5.1. Character Areas and the quality of architecture

This section deals with the value and location of prominent historical buildings within the boundary of the CA. It includes structures and areas that represent important architectural and natural landmarks in Haven Green CA and that significantly contribute to its character. This section has been subdivided to reflect the fact that the character of the CA changes significantly within its boundary.

The CA breaks down into three sub-areas of character:

1. Haven Green
2. The residential area to the west
3. The residential enclave to the north-east



- ★ Listed Buildings
- Locally Listed Buildings

5.1.1. Sub Area no 1: Haven Green

The Green is a large open space with mature chestnut, London plane and lime trees. Since its creation, the Green was traversed diagonally by a road linking the south-east to the north-west corners, which allows traffic circulation. The Green is not only the geographical centre of the CA, but also the bonding element of the residential areas. On the south side the Green is bounded by the rail tracks. The eastern side of the Green is enclosed by a tight parade of shops and the old railway station.

5.1.2. Sub Area no 1 architectural interest

On the western side, south of Castlebar Road, is a group of semidetached Victorian houses at nos 6-11 the Green (some Locally Listed). The properties are well set back from the streetline and have substantial front yards that have now been almost completely converted to hardstandings to allow for parking. The handsome properties are 3-storey plus half basement, and are built in yellow stock brick with stucco trims. Facades are punctuated by projecting columned front porches and canted bay windows at the ground floor. Window's architraves have decorative corbels. The eaves have decorative brackets. The houses are covered by hipped roofs punctuated by a substantial central chimneystack and smaller side chimneystacks.

At nos 2-5 are two late Victorian semidetached pairs. Here in some cases boundary treatments and front gardens are still retained. The properties are 3-storey with half basements, they are in yellow stock brick with stucco Italianate details and red brick trims. The façade is defined by imposing 2-storey canted bay windows and arched windows at the third floor. Decorative brackets are placed at the window cill of the canted bay window and at the eaves.

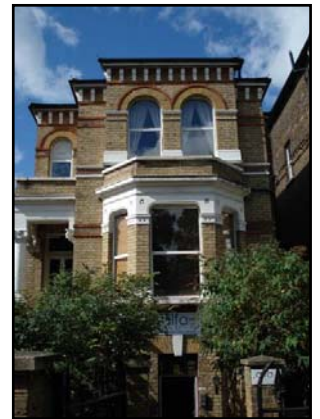
No 3 is the best preserved, it still has its front garden boundary wall and piers.

No 1, Haven House, is a detached house but displays the same architectural language as nos 2-5. It is connected to "The Haven" pub to the south.

The eastern side of the Green is defined by the tight alignment of the parade of shops. The highlight of the shopfronts is D L Lewis (**Listed Grade II**), a chemist shop with a complete art nouveau frontage of 1924, and interior fittings dating from 1902-1924. The parade of shops sits in a 3-storey red brick building, with rendered details and rusticated window surrounds. The building is finished by a parapet at roof level probably hiding a flat roof. Elaborate corbels and pillars still remain at shopfront level.



Victorian semi-detached houses on the west side of Haven Green



Haven House at No 1



"The Haven" Public House



D L Lewis chemist shop

Haven Green Conservation Area Character Appraisal

The old Ealing Broadway Station (**Locally Listed**) is a novelty in the streetscape, both for its Edwardian architectural language and for the stone dressing that creates a contrast with the red bricks of the parade of shops.

The north side of the Green is dominated by Haven Green Court (**Locally Listed**), a 4-storey mansion block of flats from 1937-8, built in brick with stone features and metal windows (mostly all replaced now) typical of the period. One distinguished feature is the mansard roof covered by green pantiles.

From nos 20 to 23 is The Haven Clinic (**Locally Listed**), a group of semidetached mid Victorian cottages. Nos 20-22 have a hipped roof with multi-paned sashes. No 23 has a bay-window, while no 24 has a circular bow window.

The northern east corner of the Green is visually terminated by an unsympathetic block: its scale, massing and design details are an intrusion into the character of the CA, spoiling views from the Green northwards. The southern side of the Green is further spoiled by the car park at the rear of the Arcadia Centre.

5.1.3. Sub Area no 2: The Residential Area to the west

5.1.4. Sub Area no 2 architectural interest

At the north end of **Castlebar Road**, at the north-western boundary of the CA, is a group of early and mid 19th century villas clustered around a small green facing Carlton Road. From no 32 to no 42 are semidetached, with unusual gabled facades (**Locally Listed**)

The no 28-30 is a semidetached, 2-storey plus basement early 19-century pair (**Listed Grade II**); the building is 2 bays with set-back, one-bay wings; it is built in yellow stock bricks which are painted at No 28. The elevations are punctuated by plastered stucco porticos with rosetted friezes and fanlights over doors. A flat bay window with side lights and margined central window is at the ground floor level. Shallow segmental arches characterize other windows. Houses are covered by slated hipped roofs.

On the north side of Castlebar Road are three substantial detached properties dating from 1888 (**Locally Listed**). The houses are built in red brick with stone dressing and display prominent front Dutch gables.

At nos 18-12 (**Locally Listed**) are 2 semidetached, yellow stock Victorian houses (built between 1870 and 1890). East of Eaton Rise, nos 4-10 (**Locally Listed but no 6**) display the same architectural character as Nos 10-12. No 2 (**Locally Listed**) is a detached cottage. The 2-storey building is rendered in white and is covered by a slate-hipped roof.



Ealing Broadway Old Station



Haven Green Court



Nos 32-42 Castlebar Road



Nos 28-30 Castlebar Road



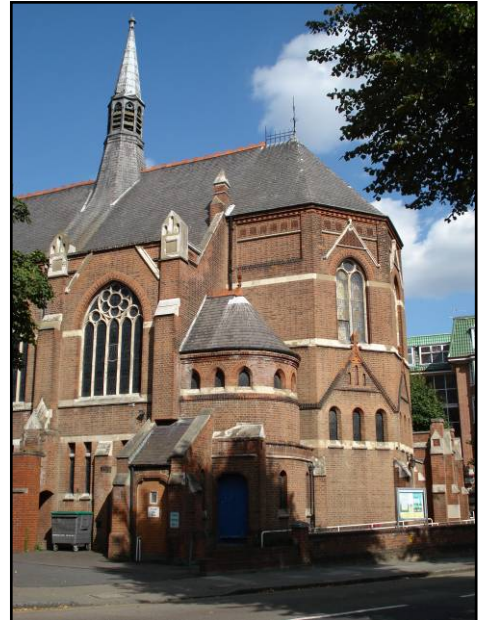
Properties on Castlebar Road
dating from 1888

Haven Green Conservation Area Character Appraisal

At the south-east end of **Castlebar Road**, on the corner with Haven Green, is the Baptist Church by J. Wallis Chapman built in 1880-81. The red brick building has a polygonal end to the road and displays a neo gothic architectural language. In 1928, some internal structural changes were made and the stained glass window was added. With its imposing presence, the church acts as a gateway element from Haven Green to the residential aspect of Castlebar Road.

Gordon Road branches from the west side of Haven Green south of Castlebar Road and runs up the western boundary of the CA where it meets with Longfield Road and Avenue. Houses were built between 1870 and 1890. Houses along the south side of the road display a different architectural design and details to the houses on the northern side. Houses from no 1 to 39 on the southern side are stock brick with classical stucco trimming. Properties are 2-storey, 3-bay, with symmetrical canted bay on either side of a central recessed entrance doorway. Houses are covered by hipped roofs with stucco decoration at eaves level. On the northern side, houses are still built in stock bricks but have a less symmetrical appearance, with off-set front gables decorated with bargeboards and finials, and have projecting timber entrance porches. Roofs are mainly pitched, covered in slates with terracotta coping. The last two houses on the northern side of Gordon Road are slightly different and follow the architectural details of the houses along the western section of the road. They are built in red brick and display less standardised design yet they have now been partially modified by inappropriate joinery replacements.

Longfield Road branches northwards from Gordon Road and reaches Castlebar Road. The short road is flanked by detached, double fronted, Victorian properties on substantial plots. Houses lining the east side are in red brick with central recessed entrance porches surmounted by a pointed arch. The main elevation has a very symmetrical composition with two 2-storey canted bays on either side. Houses are covered by low pitch roofs with front gables and tile hanging on either side. Roofs are normally in slates with terracotta coping. Houses lining the western side of Longfield Road are in yellow stock brick with red brick details and stucco trimming. The façade is defined by symmetrical, two-storey canted bay windows and central projecting timber portico. The roof-form consists of low pitched or hipped roofs in slates with terracotta coping.



Baptist Church on Castlebar Road



Gordon Road south side



Longfield Road west side



Longfield Road east side

5.1.5. Sub Area no 3: The Residential Enclave to the north east

The enclave to the north east corner of the CA, including Mountfield Road and Haven Lane, is quite different from the surrounding scale and character of development consisting of narrow terraced cottages on very small plots. Houses at the southern end of Mountfield Road are particularly early and interesting. Nos 1 to 13 (**Locally Listed**) is a row of terrace dating 1863. The two-storey, stock brick cottages are covered by a pitched roof and have a central gable with bargeboards. Some of the small cottages still retain original joinery; some others have been heavily disfigured by inappropriate changes. There are two public houses in Haven Lane. The Wheatsheaf and the more interesting Haven Arms. The latter in an Arts and Craft style, is where the inaugural meeting of the Brentham Tenants Co-operative was held.



Nos 1-13 Mountfield Road



The Haven Arms



The Wheatsheaf



Haven Lane



Avenue Cottages on Haven Lane
1873

5.2. Key unlisted buildings

A number of unlisted buildings in Haven Green CA contribute positively to the character of the area despite not meeting the criteria for statutory or possibly local listing. They reflect the age, style and material of a substantial number of buildings in the CA and are a reminder of the gradual development of the settlement. The following buildings already mentioned in the previous sections are considered a positive contribution to the character of the CA.

- Haven Green Baptist Church
- Victorian residential Properties along Gordon road and Longfield Road
- Residential Properties on the south side of Castlebar Road
- The public houses along Haven Lane
- Avenue Cottages in Haven Lane

Other features of historic interest are:
Electricity cast iron cabinet dating 1907 at the north end of Longfield Road.



Electricity cast iron cabinet - 1907

5.3. Building materials and local details

Sub Area 1

Buildings around Haven Green display a variety of materials and architectural details as they developed at different times and in different styles.

Red bricks laid in Flemish bond with white rendered stucco trims are the predominant material of the parade of shops east of Haven Green. Stone dressing is used on the façade of Ealing Broadway Old Station.

Always on the eastern side of Haven Green, the roof-form is mainly flat or very low-pitched roofs but hidden behind prominent parapets.

Timber sashes, 2/2 or 1/1 are the predominant joinery.

Shopfront corbels and pillars still survive along the parade of shops and should be properly maintained.

On the north side of Haven Green, there is little cohesion in terms of materials and architectural details. Victorian houses at nos 20-24 (**Locally Listed**) are probably in stock bricks, but rendered in white.

Haven Green Court is in red brick laid in Flemish bond with some stone dressing. The mansard roof covered with green ceramic pantiles is a novelty feature in the roofscape of the surrounds.

Victorian properties on the western side display yellow stock bricks with Italianate stucco surrounds, some with bold decorative patterns and some red brick detailing. Original front yard treatments were a low brick wall with stone coping and brick piers. Traditional roof form is hipped roof covered with slates. Roofs have very prominent eaves with brackets.

Stucco trimming, ornate window surrounds and columned entrance porches define the character of these properties. Canted bay windows add volumetric articulation to the façade. Timber sash windows 1/1 are the prominent window type. Some of the properties still retain their original entrance pathway with interlocking tiles.

Sub Area 2: The Residential Area to the west

On Castlebar Road a mix of red and stock brick is to be found. Earlier Victorian properties are in stock brick with stucco trimming, whilst later Victorian and Edwardian buildings tend to be in red brick with stone dressing. The most common brick bond is Flemish. On the northern side, prominent front Dutch gables are a feature in the streetscape.



Red brick, stucco trimming and original corbels in Haven Green parade of shops



Portico and tiled pathway of the Victorian semi-detached houses on the west side of Haven Green



Canted bay windows with brackets and stucco finishes of the Victorian semi-detached houses on the west side of Haven Green



Dutch gables

Haven Green Conservation Area Character Appraisal

On the southern side, pitched roofs with front off-set gables, with tile hangings and prominent timber porches with pitched roofs, are the recurrent pattern of residential properties. Terracotta details are a common feature in the residential properties.

Houses along Gordon Road are mainly in stock brick on the eastern end, only towards the west red bricks predominate (outside the CA). They have classical stucco trimming and some red brick and terracotta details.

Sub Area No 3: Residential Area north-east

Stock bricks with some red brick details are the prominent building materials.

Pitched roofs with small yet prominent front gables and tall chimneystacks with red brick details and clay chimney pots define the roofscape. Roofs are covered either with flat tiles or slates but very limited examples of original roofing materials remain. Some of the roofs are finished with terracotta copings. Along the northern section of Haven Lane, gables have half-timber embellishments.

Timber sash windows and timber multi-panelled doors were the traditional joinery. Many have now been altered. Along Mountifield Road, terraces do not have prominent gables but have ground floor canted bays.

Multi-paned timber sashes are the traditional joinery.



Pointed arched portico with original doorway, Prominent front gable with bargeboards and tile-hanging – Sub area No 2



Original boundary treatment along Castlebar Road



Original Victorian joinery to cottages in Sub area No 3

5.4. Contribution of open spaces, trees and landscape

The green spaces of Haven Green in the core of the CA, together with Ealing Green to the south west of the CA and Ealing Common to the east of the CA, provide the Haven Green CA with formal recreational spaces for residents and visitors to the CA. Haven Green, Ealing Green and Ealing Common are all listed as Ealing Borough's Public Open Spaces; this status recognises the value of the open spaces also for cultural and social activities.³

The presence of healthy and mature broadleaved trees along the streets – both in **Sub Area 2** and **3** – is critical to the character of the CA and is intrinsic to the very historical image of Ealing as a green suburb. Trees along Longfield Walk, Gordon Road and Castlebar Road are particularly significant. In the residential areas, mature trees and green hedges complement the architecture and frame views within the CA.



View along Longfield Walk



Haven Green

³ UDP, Vol 1, p. 45, policy 3.4, Vol 2, p. 12

5.5. The extent of intrusion or damage (negative factors)

Recent developments or later replacements of earlier buildings have had a detrimental impact on the CA. Poor and/or undistinguished design acts as intrusion within the CA's townscape and creates visual disturbance in views within the CA.

Villiers House, just outside the CA, on the site of Ealing Broadway Station, is a major eyesore and disrupts views within the CA; other negatives are the over-ground car park in Springbridge Road on the western side of Haven Green. Both Greenlaw Court, on the northern side of Haven Green, and Berkeley Court, at the western boundary of the CA along Gordon Road, display a rather undistinguished design that does not reflect the scale massing, materials and patterns of the CA.

Within or just outside the boundary of the CA are large spans of service spaces or over-ground car parks; this result in a fragmented townscape. The over-ground car park at the rear of the Arcadia Centre is a detrimental fracture at the southern edge of Haven Green. Gap sites also exist in the residential areas, e.g. single storey rows of garages at the eastern end of Gordon Road just before Haven Green.

A number of other threats to the special character of the CA are due to inappropriate development or alterations of the original fabric or properties' layout.

The loss of front garden trees and fences together with loss of garden walls, constitute a threat to the area's character. Boundary walls between properties were an important element of the character of the 19th Century. However, large portions of original boundary walls and fences have been demolished and replaced inappropriately. This has resulted in a significant loss in definition of the streetscape and a loss of the original spatial hierarchy between public and private spaces within the CA.

Later boundary walls have been executed with materials, design or technologies that are inappropriate with respect to their context. The thinning of trees and hedges along properties' boundaries also contributes to the creation of an undistinguished and neglected feel.

The CA is under a number of other threats that include:

- Extensions that are disrupting the traditional spatial relationship between buildings
- Bulky dormer windows at the rear, at the front and at the side of properties that disrupt the original proportions and character of historic properties as well as the roofscape of the CA.



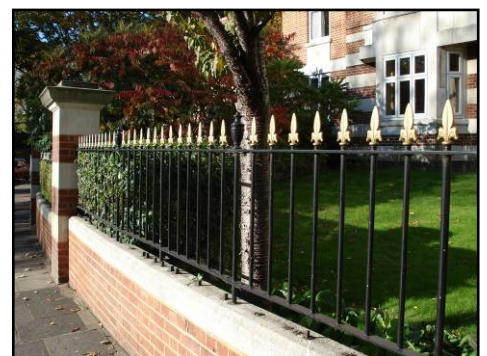
Villiers House on Ealing Broadway Station spoils views within the CA



Over-ground car-parking and Sprig Bridge car-parking spoil the setting of Haven Green on the south and south west sides



Bulky roof extensions spoil the roofscape in residential areas



Inappropriate replacement of the railing to Haven Green Court. The design and rhythm of the replacement are not in keeping with the 1930s architecture of the building

Haven Green Conservation Area Character Appraisal

- Rooflights on front slopes
- Each house period identified within the CA displays a very distinct character reflected in the design and quality of the joinery. The loss of the traditional fenestration patterns, together with later doorways where materials, design and decoration patterns are not in keeping with the character of the property is a major concern for the quality of the architecture in the CA. Inappropriate replacements weaken the finish of the houses and give them a bland look.

5.6. Public realm and street furniture

Pavements in the CA are mostly covered with tarmac and finished with granite kerbs. The tarmac coating is not in very good condition and does not visually contribute to the quality of the streetscape as it does not create enough distinction between the central section of the street, open with vehicular traffic, and the pedestrian sections. A more suitable paving material should be sought.

Haven Green has heritage lampposts (Victorian style), which are appropriate for the traditional “village green” character of this section of the CA. The heritage lampposts coexist with a number of other examples of lampposts within the CA; some coordination would be desirable.

There are a few traditional post-boxes in the CA, cast iron and painted bright red. They should be preserved.

The shopping and commercial areas of Haven Green CA adjoining Ealing Broadway Station retain an attractive Edwardian character with good remains of original late 19th century corbels and pillars. A *Shopfront and Advertisement Policy and Design Guidance* was produced in 1994 by Ealing Council in the attempt to preserve the architectural and historic character and avoid unsympathetic and incongruous shopfronts and unsightly illuminated advertisements. Unfortunately, shopfront design and advertisements could still be greatly improved. There is very little consistency or continuity within the shopfronts and the *ad hoc* size and height of the fascias results in an untidy parade.

5.7. General condition

The overall condition of most of the fabric in the CA is sound, although the state of neglect of some properties' front yards, cluttered with fly tipping is a concern for the CA. Pavements are in poor condition and could be improved through repaving with high quality stone.



Single-storey garages on Gordon Road are an eyesore and create a gap within the continuity of the streetscene



The ill-designed addition spoils the character of the house and adversely contributes to the appearance of the CA



Fly-tipping and hardstanding on the frontyard of properties within the CA



Tarmac paving in the CA

5.8. Problems, pressures and capacity for change

Haven Green CA contains some underused areas that either contain low quality buildings or gap sites that are undesirable fractures in the urban grain. The Ealing Unitary Development Plan identifies a number of development sites within or adjacent to Haven Green CA.

In particular:

Site 63 – Arcadia Centre, land over the railway, 1-4 Haven Place, 9-29 and 36-42 The Broadway & 1-10 Central Chambers, The Broadway, Haven Green

Site 64 Ealing Broadway Station

At the time of writing, there are proposals to develop the site no 63. The Council will do its utmost to ensure that any proposal for a mixed-use development will result in a high quality regeneration of this section of the CA that would support and augment the existing values of central Ealing with respect to its local character and architectural heritage.

In the residential areas within the CA there is little capacity for major change. Over the course of the years, all plots have been developed in a reasonably sensitive manner. Further intensification could detract from the traditional layout of properties, which has been identified as one of the elements of special interest. The proliferation of inappropriate roof developments should be stopped as it creates severe disturbance to the architectural and townscape quality of the CA. Further control of replacements in historic properties should be exerted as they are a harsh threat to the character of the area.

6. Suggested boundary changes

The Appraisal of Haven Green CA and of its immediate surrounds has shown no need to revise the extent of its boundary. Significant areas in the surroundings are already protected by the CA status (i.e. Ealing Common CA, Ealing Town Centre CA and Mount Park CA)

7. Community involvement

In accordance with English Heritage guidance, the Council has involved key stakeholders during the appraisal process, a list of which is appended. This initial consultation process has been undertaken in a number of on site meetings with representatives of local amenity groups and in the form of a questionnaire sent to key stakeholders based in and around the CA. The questionnaire called for careful consideration and in some instances detailed responses. Due regard to the questionnaire responses has been paid in this text. Residents of the CA were given the opportunity to comment on the draft Appraisal during January 2008.

8. Summary of issues

- Loss of front garden trees and fences
- Loss of front yard walls to create parking for cars
- Gap sites that disrupt the urban grain and the townscape quality and cohesion.
- The general inappropriate design of recent developments:
 1. New boundary walls with inappropriate material and design with the addition of out of character decorative railings
 2. Changes to the fenestration
 3. Continuous porches
 4. Bulky dormers that disrupt the roofscape
 5. Rooflights on front slopes

9. Planning and Policy framework

A summary of the principal legislation and policy guidance applicable to Haven Green CA is set out below:

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the process of assessment, definition, or revision of boundaries and formulation of proposals for CAs as well as the identification and protection of Listed Buildings. Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the CA, or in case of Listed Buildings, to have special regard for their preservation in the exercise of their powers under the Planning Acts.

Planning Policy Guidance (PPG) Note 15, for local and other public authorities, property owners, developers, amenity bodies and public, sets out Government policies for the identification and protection of historic buildings, CAs, and other elements of the historic environment. *Ealing Council's Unitary Development Plan (UDP)* or *Local Development Framework (LDF)* includes its statutory policies for implementing the Acts and apply the PPG. This Appraisal should be taken into account when considering planning or listed building applications within the Conservation Area.

The prime objective of the relevant legislation and guidance is the preservation and/or enhancement of character or appearance of CAs. Any proposed developments which conflict with that objective should be normally expected to be refused. PPG 15 and local policy also support a presumption in favour of preservation of any buildings or objects which are considered to make a positive contribution to the character of a CA. At the same time, it is recognised the need to accommodate changes which respect or reinforce the character of the area in order to maintain its vitality.

Many local planning policies – not only those for design and conservation – can affect the developments in a CA. For instance policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment and town centres can all influence development and the quality of the environment in CA. However, policies concerned with design quality and character generally take greater importance in CAs. The adopted UDP's section on Urban Design includes policies dealing with:

Haven Green Conservation Area Character Appraisal

- Design of Development (4.1)
- Mixed Use (4.2)
- Landscaping, Tree Protection and Planting (4.5)
- Statutory Listed Buildings (4.7)
- Conservation Areas (4.8)
- Ancient Monuments and Archaeological Interest Areas (4.9)
- Commercial Frontages and Advertising Signs (4.10)

Throughout the Urban Design section, references are made after each policy to further relevant documents and policies, including:

- *SPG 5: How to Prepare an Urban Design Statement*
- *SGP 12: Greening Your Home*
- *Ealing LA21: Keeping Your Front Garden Alive*
- *PPG 15: Listed Buildings and Conservation Areas*
- *PPG16: Archaeology and Planning*
- *PPG 19: Outdoor Advertisement Control*
- "By Design - Urban Design in the Planning System: towards a better Practice"(CABE & DETR, 2000)
- "By Design – Better Places to Live: A Companion Guide to PPG 3" (CABE, 2001)
- *The London Plan*, Policy 4B.5, 4B10, 4B11, 4B12, 4B14

Policy 4.8 for CAs states:

- The Council will preserve or enhance the character and appearance of CAs and their setting.
- New developments, built or otherwise within or adjacent to the CA, will be permitted provided that they are well related to the existing character of the area in terms of its historic and architectural quality and green setting. The Council requires that any development proposal adheres to the Council's specific CA guidelines.
- The council will refuse planning permission and CA consent for development of existing buildings, unless the proposed replacement development will preserve or enhance the character of the CA. Where appropriate, the Council will also make Article 4 Directions that restrict development rights granted by the General Permitted Development Order.
- It is the Council's intention to create new and extended CAs in the Borough, in areas which merit this status, having regard to the individual quality of the area as a whole.

Haven Green Conservation Area Character Appraisal

The criteria for further designation or extension of CAs are sets out as:

- The area concerned must be the setting for one or more of the following:
 1. Listed Buildings, or a group of buildings of good design from any period especially when they create an attractive townscape.
 2. Urban open spaces or historic village greens.
 3. Features of historic or archaeological interest including industrial or transport heritage.
 4. Landscape features including, water, trees, and gardens of value for their plant, wildlife or their amenity of the surrounding area.
 5. An historic street pattern.
- The area should have some cohesion of character worthy of preservation.
- The benefit of preserving that character must be considered to be greater than the loss of certain permitted development rights having regard to the financial and resource implications of such action.

Detailed advice on policies contained in the UDP, on restrictions on Listed Buildings, residential and commercial properties in Conservation Areas, and for guidance on the procedure to apply for permission, can be obtained from the London Borough of Ealing, Planning and Surveying Services, Perceval House, 14-16 Uxbridge Road, London, W5 2HL, Tel 020 8825 6600, email: planning@ealing.gov.uk, or, alternatively, from the Council's website at www.ealing.gov.uk.

10. Glossary

Ashlar hewn blocks of masonry neaten and laid in horizontal courses

Arch the spanning of an opening by means other than a lintel. Most commonly arches are curved and made up of wedge shaped blocks. Numerous variations exist e.g. Blind, Triumphant, Vernacular

Band an unmoulded, projecting string course, often delineating a floor/storey

Bargeboards projecting boards set against the incline of the gable of a building

Bay the vertical division of the exterior, (or interior) of a building marked by a window opening. They may be Round, (or Canted) or Square

Bond style of laying Headers, (bricks laid with the long side at right angles to the face of a wall), and Stretchers, (bricks laid with the long side along the face of the wall), within masonry courses. Flemish Bond is where alternate Headers and Stretchers are used in the face of the wall. English Bond is where alternate courses of bricks in the facing wall are either Headers or Stretchers

Buttress a mass of masonry or brickwork projecting from or built against a wall to give additional strength

Capitals the top or head of a column, pier or pilaster, which relate to Classical architecture

Casement a window hinged vertically to open like a door

Cladding an external covering applied to a structure for protective/aesthetic purposes

Coade Stone an artificial cast stone used from the second half of the 18th Century for decorative keystones

Column an upright, often supporting, structure either, round, square or rectangular in form

Coping a capping or covering found on top of a wall. They can be flat or sloping to discharge water

Cornice a projecting, decorative moulding found along the top of a building refers to a cornice made up of a series of small square blocks **Dentil Cornice**

Haven Green Conservation Area Character Appraisal

Corbel a projecting block, usually stone, supporting a horizontal beam

Course a continuous layer of stones or bricks found in a wall. Referred to as String, (horizontal) or Soldier (vertical)

Cupola a dome that crowns a roof or turret

Curtilage the available space attached to a property which forms a singular enclosure

Door hood a projected moulding above an exterior door designed to through off the rain

Dormer window a projecting window placed vertically in a sloping roof with a roof of its own

Dressings a decorative feature made of stones, most commonly set around windows

Eaves the underpart of a sloping roof overhanging a wall, (Oversailing), or flush with it

Elevation the external wall or face of a building

Façade commonly the front face of a building

Fanlights a window, often semi-circular with radiating glazing panels, found over a door in Georgian buildings

Fenestration the arrangement of windows in a building

Finial a formal ornament, (usually in Fleur-de-Lis) at the top of a gable, pinnacle or canopy

Footprint the total area over which a building is situated

Gable the triangular upper part of a wall found at the end of a ridged roof

Grain refers to the arrangement and size of buildings in the urban context

Hardstanding an area of hard material used for parking cars within the curtilage, (often front garden space) of a house

Hipped roof a shallowish pitch with sloping at the vertical ends

Keystone central wedge-shaped stone at the crown of an arch

Haven Green Conservation Area Character Appraisal

Mortar mixture of cement, (or lime), sand and water laid between bricks as an adhesive

Lintel a horizontal supporting element of timber, metal or stone found across the top of a door or window

Mansard roof has a double slope where the lower part is steeper than the upper part

Moulding a continuous projection or groove used decoratively to throw shadow or rain water off a wall

Mullion a vertical element (glazing bar) that divides a window into two or more lights

Pantile a roofing tile with a curved S shape designed to interlock

Parapet a low wall used as a safety device where a drop or edge exists

Pediment a low pitched Gable above a Portico

Pier a solid vertical masonry support (or mass) found in buildings and walls

Pilaster a shallow pier projecting slightly from a wall

Pinnacle a small pyramidal or conical shaped crowing element

Pitched roof the most common type. Gables exist at each end of the pitch

Plinth the projecting base of a wall or column

Pointing the exposed mortar finish to brick or masonry joints

Polychromatic multi-coloured brickwork

Portico a roof supported by columns, usually attached as a porch to a building

Quatrefoil a set of decorative openings, often leaf shaped cut into an arch

Quoins dressed bricks found at the corners of buildings, usually laid so that the brick faces are alternately large and small

Ragstone rubble masonry, rough building stones or flints, generally laid in irregular courses

Haven Green Conservation Area Character Appraisal

Recess space set back in a wall, often the setting for an entrance porch

Render plaster or stucco applied to a wall

Rooflight a window set flush into the slope of a roof

Rusticated masonry cut in huge blocks, often in its original hewn state, that is normally found on the lower half of buildings

Sash window a window that is double hung with wooden frames (sashes) that slide up and down with pulleys

Sepulchre a recess with Tombchest designed to receive an effigy of Christ

Sett paving slabs

Sills the horizontal element found at the base of a window or door frame

Stucco a form of plaster used internally or externally to decorate or protect

Transom a horizontal bar of stone or wood across a window

11. Bibliography

English Heritage, *Guidance on Conservation Area Management Plans*, 2005

English Heritage, *Guidance on Conservation Area Appraisals*, 2005

Ealing Council, *Adopted 2004 Plan for the Environment*, 2004

Hounsell, P., *The Ealing Book*, 2005

Rogers, J. & Eden, R., *Images of London- Ealing*, 2004

Pevsner, N., *The Buildings of England. London 3: North West*, 2002

Ealing Library Service, *Ealing In the 1930s& '40s*, 1985

A.A., *Ealing and Brentford: a History of the county of Middlesex*, 1982

Ealing Library Service, *Ealing as it was*, 1980

12. Appendix - Stakeholder consultation

12.1. List of stakeholders consulted

Ealing Civic Society

Haven Green CA Planning Advisory Panel

Central Ealing Residents' Association

Ward Councillors:

Ian Potts

-David Scott

-Anthony Young

12.2. Haven Green Conservation Area Appraisal Questionnaire sent to stakeholders

1. Please list any special qualities, distinctive features or areas, which you consider a positive contribution to the Conservation Area.
2. Can you identify any key features – within the built or natural environment – that you feel have been eroded over time?
3. Can you identify any development that has taken place since designation, which you feel had a negative impact of the character of the conservation area? If yes, why?
4. Can you identify any areas on the attached map that you consider should be included or excluded from the Conservation Area? Please give your reason.
5. How effective do you consider the present controls over development to be? Please explain.
6. Apart from the Listed Buildings within the Conservation Area, are there any buildings or structures that you consider are of architectural or historical significance? Please give details.
7. Can you identify any open spaces, significant trees or hedges that you feel make a significant contribution to the special character of Conservation Area? Please list

**Haven Green Conservation Area
Character Appraisal**

8. What would you say were the most significant views, vistas or panoramas, within, into or from the Conservation Area? Please give details.
9. In your opinion, what impact does road traffic have upon the Conservation Area?
10. Do you think there are any areas that would benefit from being car-free? If so please describe.
11. Are the streets and public areas generally appealing and easy to use? Please comment.
12. Do you think that street furniture is in character with the Conservation Area? If not, what improvements could you suggest?
13. Do you have any concerns about personal safety within the area? Please give details.
14. Do you feel that sufficient Conservation Area direction exists to guide development proposals? Please give details.