

The background image shows a building facade. On the left, there is a section of older architecture with light-colored stone masonry and several multi-paned windows. One window has a wooden shutter that is partially open and appears aged. To the right of this is a vertical section of the building with a different masonry pattern. Further to the right is a modern glass-walled section of the building. The text 'wecnf' is overlaid in red on the left side of the image.

wecnf

heritage
assets

April 2016

1. Heritage Assets / General

LBE criteria for inclusions on the Local List are selected in accordance with English Heritage Guidelines. English Heritage recommends that the following factors may be considered:

- **Cultural Landscapes:** heritage assets associated with a significant period in an area's history
- **Social History:** assets associated with the social history of an area, including intangible aspects of heritage such as traditions and practices, or literary associations
- **Patterns of Settlement:** notable examples of planned or incidental planning including; street plans; characteristic clusters of assets; interrelationship between buildings and open spaces; major infrastructure
- **Local Figures:** assets associated with individuals of local importance including those identified by commemorative plaque schemes
- **Criterion Description:**

Age The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics

Rarity Appropriate for all assets, as judged against local characteristics

Aesthetic value The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics

Group value Groupings of assets with a clear visual, design or historic relationship

Evidential value The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record

Historic association The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures

Archaeological interest This may be an appropriate reason to designate a locally significant asset on the grounds of archaeological interest if the evidence base is sufficiently compelling and if a distinct area can be identified

Designed landscapes Relating to the interest attached to locally important designed landscapes, parks and gardens

Landmark status An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene

Social and communal value Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the "collective memory" of a place

1. LBE Criteria

LBE summarise these factors as follows:

Landmarks

- A** Ornate corner buildings
- B** Curiosities or individual buildings of merit that are different from the surrounding ones
- C** Buildings too modern for statutory listing
- D** Other

Urban Design / Townscape

- E** Group/facade value
- F** Architectural / historical unity
- G** Associated landscape
- H** Townscape value

Architectural Interest

- J** Type of Building
- K** Craftsmanship
- L** Design
- M** Building techniques

Local Historical Association

- N** Social, economic, cultural, military
- P** Local people & events

(Source: LBE Website Local heritage list consultation dated 30 Sept 2013)

2. WECNF Recommendations

Members of West Ealing Centre Neighbourhood Forum met at a public meeting in November 2013 and voted for the buildings shown below to be recommended or maintained as heritage assets.

All of the 22 sites are within the WECNF designated area. 12 of them are already Included in the 2014 local heritage list for Ealing and 10 are currently unlisted.

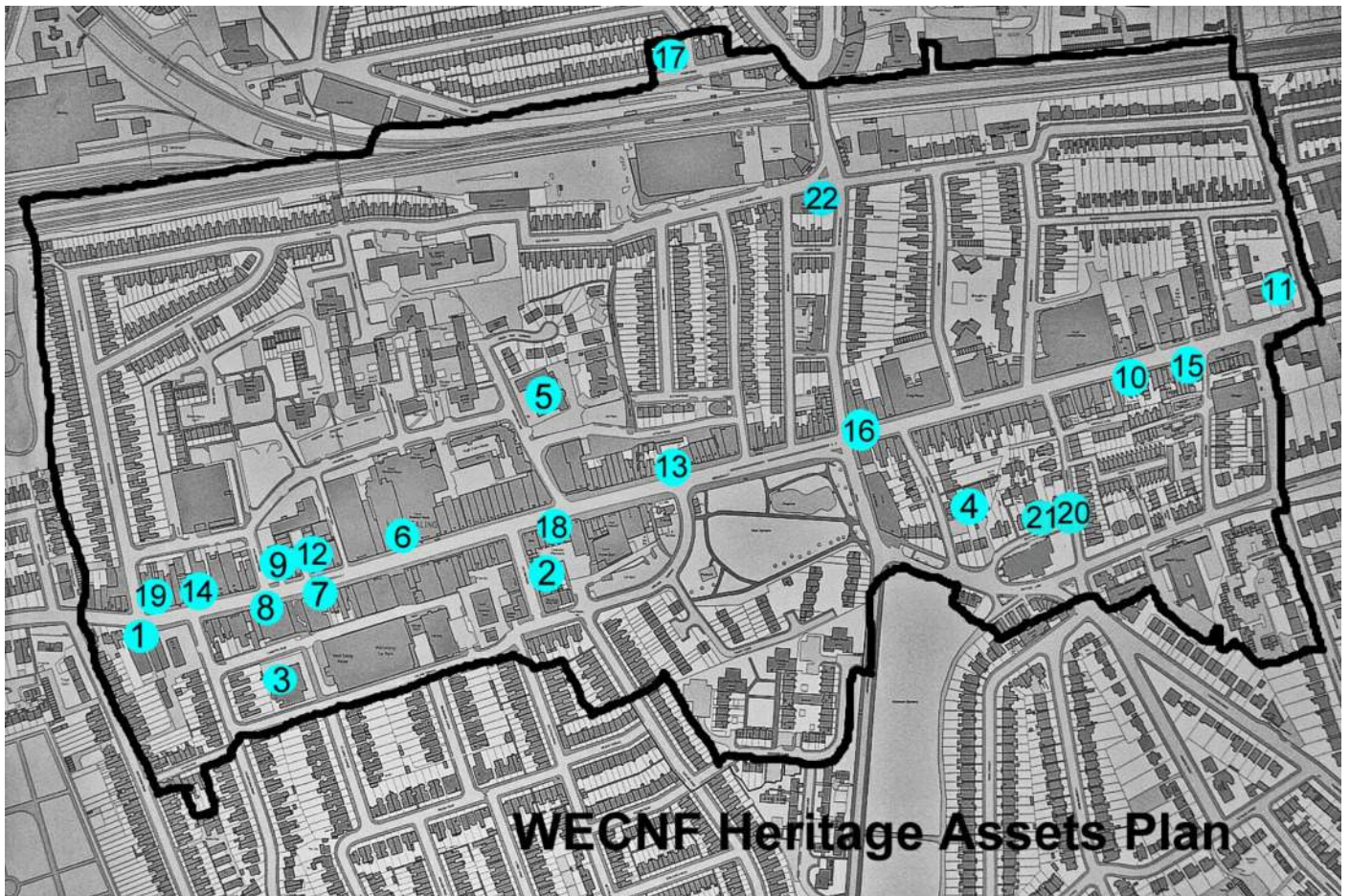
Also within the WECNF designated area, but not shown on WECNF's local, heritage list is Grade II listed St.John's church in Mattock Lane.

WECNF List of Heritage Sites

- 1) Grosvenor House, Uxbridge Road, W13 9BE
- 2) Salvation Army Hall, Leeland Road, W13
- 3) St.James Church, St James Avenue, W13
- 4) Hindu Temple, Chapel Road, W13 9AE :
Shri Kanaga Thurkkai Amman (formerly West Ealing Baptist Chapel),
5, Chapel Road
- 5) Ealing Magistrates' Court, Green Man Lane, W13 0SD
- 6) Former Woolworths Building, The Broadway W13
- 7) Former Morrisons/Blockbusters building, corner Broadway & St James
Avenue, W13
- 8) Farah Hair & Beauty building, corner Broadway & St James Avenue, W13
- 9) Flynn's Bar & Diner, Broadway, W13 0SY
- 10) Timber & Builders Merchant building, (Uxbridge Road, W13 9AU
- 11) Ealing Fire Station, 60-64 Uxbridge Road, W13 8RA
- 12) Entrance to Chignell Place (Bookends), Buildings 120 & 122 Broadway, W13
- 13) Shopping Parade with decorative panels, 48-58 Broadway, W13
- 14) Halfway House, 142 Broadway, W13 0TL
- 15) Ashby Staines Brewery/Public House, 123 Uxbridge Road, W13 9AU
- 16) NatWest Bank, 162 Uxbridge Road, W13 8JL
- 17) Royal Mail Sorting Office, Manor Road, W13
- 18) Parade of Shops (offices above Barclays Bank)
- 19) Retail & Office building corner of Eccleston Road & Broadway
- 20) 1 & 2 Spring Villas, Broomfield Place, W13 9LH
- 21) 7 Broomfield Place, W13 9LB
- 22) Wilton House, Alexandria Rd, W13 0NP

WECNF Heritage Assets Plan (2016)

(See above for key)



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WECNF Heritage Asset 1

Name: Grosvenor House (now Grosvenor House Surgery)

Address / Location: Uxbridge Road, West Ealing, W13 9BE

Current Listed Status: LBE Heritage List (2014)



Description:

c.1880's two storey detached house with a hipped roof and white chimney pots now a surgery, white rendered and stucco trims and quoining, central portico porch between canted bay windows, rococo dressings to eaves and upper windows.

The house was constructed at a time when the population of West Ealing was expanding rapidly and contrasts with the smaller terraced housing found in adjacent streets. The first houses appeared in Grosvenor Road and the surrounding area by 1881. By the early 1900s building in the area increased significantly – many of the new local residents were craftsmen such as carpenters, painters & plasterers from outside the area who moved in to exploit the building boom. Grosvenor House has been a doctor's surgery for more than 80 years. Wounded soldiers and civilians were treated at this surgery during World Wars I and II.

WECNF Suggested ratings using LBE Criteria: B, H, J, K, L, N, P
LBE ratings (2014): B, D, H, K, L, M

WECNF Heritage Asset 2

Name: Salvation Army Hall

Address / Location: 6 Leeland Road, West Ealing, W13 9HH

Current Listed Status: LBE Heritage List (2014)



Description:

Purpose built in 1909 and still in regular use today by the Salvation Army for charitable & community purposes. Handsome red brick community hall built at the turn of the century with a tall articulated gable dressed with stucco. The building has provided an important community facility in the heart of West Ealing for over 100 years.

WECNF Suggested ratings using LBE Criteria: A, E, H, J, K, L, N, P

LBE Ratings (2014): A, E, H, J, K, L, N, P

WECNF Heritage Asset 3

Name: St.James Church

Address / Location: St.James Avenue, West Ealing, W13 9DL

Current Listed Status: unlisted



Description:

Red brick building with stone dressings in early Gothic style. The current site was purchased in 1900 through the Bishop of London's Fund and construction commenced in 1902. The foundation stone was laid in 1903 and a sealed bottle containing a parchment scroll inscribed with the history of the church was placed underneath. The church was first consecrated in 1904. By order of the King Edward VII in March 1905 a parish was specifically created for St James.

Threatened with demolition due to a general decline in church attendance, the building was closed between 1984-1990 but was restored to its former glory through the work of the local community led by a small group from nearby St.John's church. The building remains in regular use today as an Anglican church and is an important landmark in the heart of the West Ealing community.

WECNF Suggested ratings using LBE Criteria: A, B, H, J, K, L, M, N, P

WECNF Heritage Asset 4

Name: Hindu Temple (Shri Kanaga Thurkkai Amman) – formerly West Ealing Baptist Chapel

Address / Location: 5 Chapel Road, West Ealing, W13 9AE

Current Listed Status: LBE Heritage List (2014)



Description:

Hindu Temple set back from the main high road through West Ealing. The Temple is a locally listed building completed in the Romanesque style. It is distinguished by its central gabled façade, with decorative stonework surround, flanking high windows with faux pillars and large projecting entrance portico. The building has been constructed of red brickwork, distinguished by its high narrow windows and dual pitch slate roof. The front of the building has white rendering.

Adjacent to the temple is a separate glazed pavilion which is used to house a chariot that is paraded through local streets on special ceremonial days. The building offers a place of meditation as well as community facilities and an active education centre for young people helping to meet the needs of West Ealing's Diverse multicultural background.

WECNF Suggested ratings using LBE Criteria: B, E, F, H, J, L, M, N, P
LBE ratings (2014): B, D, E, F, H, J, L, M, N

WECNF Heritage Asset 5

Name: Ealing Magistrates' Court

Address / Location: Green Man lane, West Ealing, W13 0SD

Current Listed Status: LBE Heritage List (2014)



Description:

Early 20th century purpose built court house. Double gables on three elevations. Red brick with central two storey projection in stone, including the building entrance with large projecting stone cornice and brackets. Decorative stucco cornice at roof level. Located on the corner of Green Man Lane and Witham Road with a front façade facing west towards Singapore Road, the building is surrounded by a brick wall carrying the date 1913.

Modern extension on north face of the building which, although of different style and construction, is sufficiently shielded so as not to detract greatly from the view of the main building. The building remains in regular use as a Magistrates' and Youth Court.

WECNF Suggested ratings using LBE Criteria: A, B, E, H, J, K, L, M, N, P
LBE ratings (2014): D, E, H, J, K, M, N, P

WECNF Heritage Asset 6

Name: Former Woolworth's Building Facade

Address / Location: 96-100 The Broadway, West Ealing, W13

Current Listed Status: unlisted



Description (Heritage Asset 6)

A fine example of a four-storey tiled art deco façade on the former Woolworths building at the heart of West Ealing high street. The store opened in 1926 and was once listed as store No.239. The original store would have once occupied the full frontage although the store was just a fraction of its original size when it finally closed in 2008 following the global recession which was to lead to the demise of all Woolworth stores after a trading history of almost 100 years.

The façade represents an iconic town centre landmark opposite the market square and is now in desperate need of careful restoration and conservation.

WECNF Rating using LBE Criteria: B, E, F, H, J, K, L, N, P

WECNF Heritage Asset 7

Name: Former Morrisons/Blockbusters Building (Vacant Retail premises in 2016)

Address / Location: 101 The Broadway (corner of Broadway & St James Ave, West Ealing, W13 9BP)

Current Listed Status: unlisted



Description (Heritage Asset 7)

Impressive 1930s 2 storey Art Deco tiled corner building on the corner of St. James Avenue & Broadway. Matches similar building on the opposite side of the same corner. Metal windows and ground floor retail premises with central Entrance. Office space on upper floors some of which is used for community care.

Continuing the growing art deco theme of the 20s & 30s, this building mirrors other building styles to be found in the high street – see entry Nos. 6, 8 & 19. Most of ground floor retail premises became vacant in 2015 following departure of Blockbusters and then Morrisons.

WECNF Suggested ratings using LBE Criteria: A, B, E, F, H, J, K, L, M

WECNF Heritage Asset 8

Name: Farah Hair & Beauty Building

Address / Location: 105 The Broadway (corner Broadway & St James Ave, West Ealing, W13 9BE)

Current Listed Status: unlisted



Description (Heritage Asset 8)

1930s 2 storey Art Deco corner tiled building on the corner of St. James Avenue & Broadway. Matches similar building on the opposite side of the same corner. Metal Windows and ground floor retail premises with central entrance on corner. Office space on upper floors.

Continuing the growing art deco theme of the 20s & 30s, this building mirrors other building styles to be found in the high street – see entry Nos. 6, 7 & 19.

WECNF Suggested ratings using LBE Criteria: A, B, E, F, H, J, K, L, M

WECNF Heritage Asset 9

Name: *Flynn's Bar & Diner (formerly Walsingham Arms, Ye Olde Hatte)*

Address / Location: 128 The Broadway, West Ealing, W13 0SY

Current Listed Status: unlisted



Description:

20th century red brick 3 storey detached corner building with decorative retail frontage and ornate doorways. The building is located on the corner of Walsingham Road and the Broadway and was once known as the Walsingham Arms and, before that, as the Old Hat. The interior of the building is adorned with wood giving it something of a barn like appearance.

The pub occupies a site that has been used as a public house since circa 1750 when it was an important destination for travellers between Oxford and London. The building remains in daily use as a large two bar public house offering live music and fast food at reasonable rates. There is a modern 'garden extension' to the rear with exposed brickwork and a skylight. The pub supports a wide spread of locals attracted by the Irish theme and appeals to both young and old alike. There is a small paved seating area in front of the building.

WECNF Suggested ratings using LBE Criteria: A, B, H, J, L, N, P

WECNF Heritage Asset 10

Name: Timber & Builders Merchant Building ('Ealing Board & Timber' or 'Tozerplan Ltd')

Address / Location: 151–153 Uxbridge Road, West Ealing, W13 9AU

Current Listed Status: unlisted

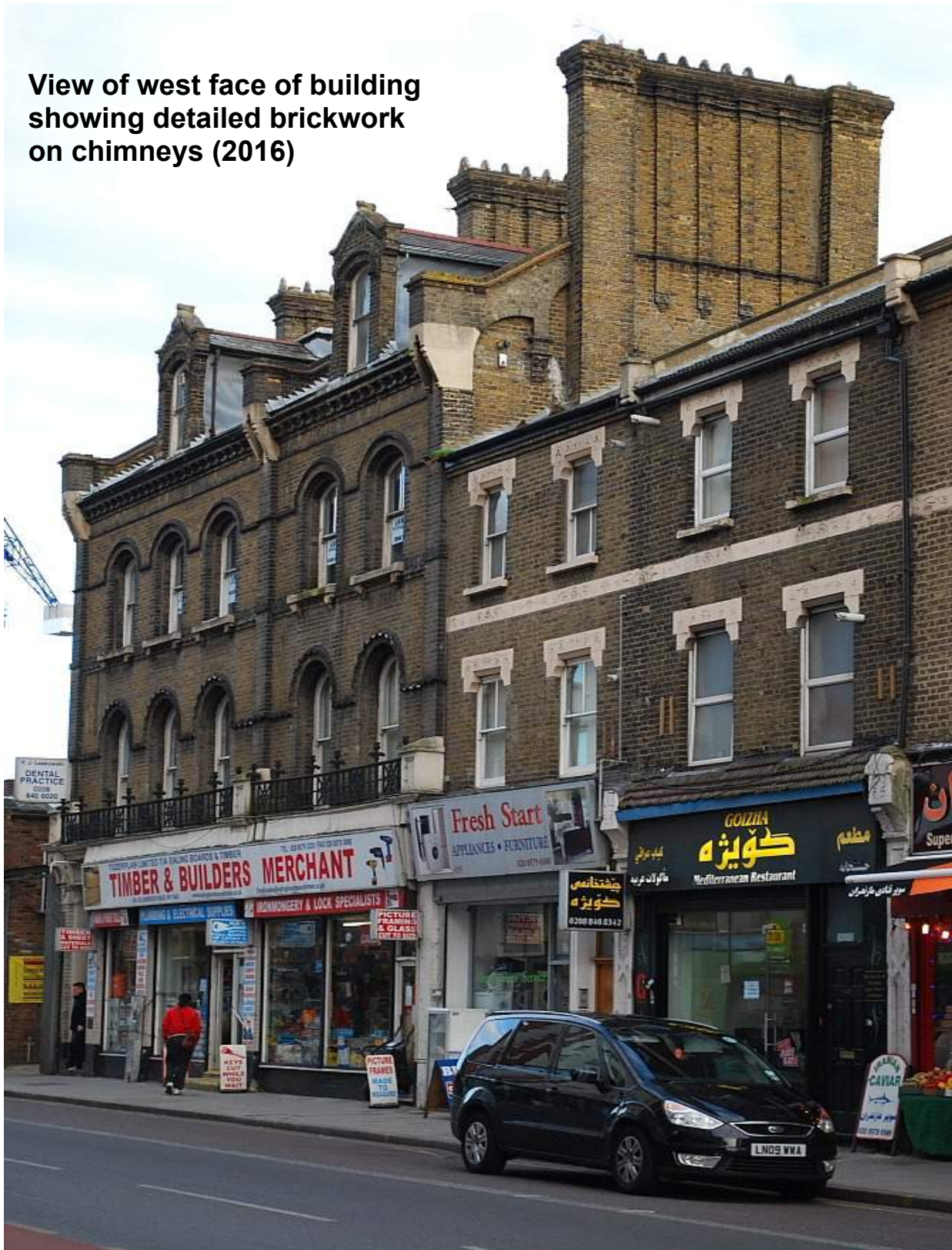


1900s



2015

View of west face of building showing detailed brickwork on chimneys (2016)



Description:

Impressive 3-4 storey brick building that has housed retail & office facilities for more than 100 years. Ten large arched windows with decorative iron balcony railings to the front with 2 dormer roof windows above. Magnificent brick chimney breasts with ornate brickwork.

WECNF Suggested ratings using LBE Criteria: B, E, H, J, K, L, M, N

WECNF Heritage Asset 11

Name: Ealing Fire Station

Address / Location: 60-64 Uxbridge Road, West Ealing, W13 8RA

Current Listed Status: LBE Heritage List (2014)



Description:

Fire station by Evan E. Morgan 1932 – 33. Art Deco style of pleasing symmetry of stone and concrete with Crittal windows. The main entrance for fire appliance access has moulded columns; first floor windows are highlighted and separated with fluted stonework bands and mullions.

Purpose built 2-storey fire station set back from the main road with planted gardens in front. Impressive front façade with 3 front vehicle entries and offices above. Rear vehicle exit to an exercise & training yard. Planted areas either side of front entry protected by low walls with decorative columns either side of the drive.

An iconic building that remains in daily use located midway between Ealing Broadway and West Ealing.

WECNF Rating using LBE Criteria: B, E, F, H, J, K, L, M, N, P

LBE ratings (2014): D, E, F, H, J, L, M, N

WECNF Heritage Asset 12

Name: Entrance to Chignell Place

Address / Location: 120-126 Broadway, West Ealing, W13 0SY

Current Listed Status: LBE Heritage List (2014)



Description (Heritage Asset 12)

Chignell Terrace, located at the entrance to Chignell Place, these two matching buildings were constructed in 1884 on the site of Chignell House. Shop fronts complete with stucco pilasters and consoles, with red brick and stucco at first and second floors. Chamfered corner buildings with first floor stucco inscribed panels.

Together they herald a fine symmetrical entrance into Chignell Place itself which, although in need of significant regeneration, could one day provide an attractive public square or retail area.

The commemorative panels read as follows:

‘Chignell Terrace site of Chignell House’ and ‘ Chignell Terrace erected 1884 by Mr John Syrett’

WECNF Rating using LBE Criteria: A, B, E, F, H, L, P
LBE Ratings (2014): B, E, F, H, L

WECNF Heritage Asset 13

Name: Shopping Parade with decorative panels, 48-58 Broadway

Address / Location: 48-58 Broadway , (East of Iceland Store), W13

Current Listed Status: unlisted



WECNF Asset 13



Description (Heritage Asset 13)

Attractive 20th c. 3-4 storey red brick / stone terrace providing retail premises at ground floor level with residential & apartment hotel accommodation above. The building is notable for its attractive façade with octagonal windows set into the distinctive top storey and a range of very attractive decorative panels depicting fruit and flowers throughout the length of the southern face.

The building complements the style and colour of the high street parade at 25-41 Broadway, details of which can be found in WECNF's Heritage listing No.18.

WECNF Rating using LBE Criteria: B, E, F, H, K, L,

WECNF Heritage Asset 14

Name: Halfway House (now Diamond Hotel)

Address / Location: 142 Broadway, West Ealing, W13 0TL

Current Listed Status: LBE Heritage List (2014)



Description (Heritage Asset 14)

Mid -nineteenth century public house, red brick building with stucco window surrounds and cornice. Full width shop front, complete with fascia, cornice, consoles and marble pilasters & entrances. First floor projecting bay and front gable, both with attractive décor.

Built close to the site of an 18th century coaching inn, the Halfway Hotel, the building was used as a staging post along the London-Oxford route until the arrival of the railways in the 1870s. It remains in use today as a hotel/function room and, although it has been renamed several times, the original 'Halfway House' name still appears on the front of the building. The downstairs area with its chandeliers is in regular use today for society wedding receptions.

WECNF Rating using LBE Criteria: B, F, H, J, L, N, P
LBE ratings (2014): B, F, H, J, L, N

WECNF Heritage Asset 15

Name: Ashby Staines Brewery/Public House (formerly Prince Arthur)

Address / Location: 123 Uxbridge Road, West Ealing, W13 9AU

Current Listed Status: unlisted





Description:

This 1878 pub with its large horseshoe bar is currently named after the former brewery whose signage is still displayed on the exterior of the building, as is its former name The Prince Arthur. Brick built, rendered building located on the corner of Dane Road & Uxbridge Road. The front of this two storey pub has 3 entrances with a central arched doorway bearing the inscription '1919'. At the eastern end of the front façade there is a painted inlaid sign heralding the name of the now defunct Ashby's Staines Brewery' which became a public liability company, 'Ashby's Staines Brewery Limited' in 1899. By 1903 the brewery operated in 94 tied houses.

The pure water of the West London area attracted brewers & mineral water makers to Staines. They sank artesian wells into the chalk. Barred from university and the professions as Quakers they became prominent businessmen, building substantial homes in the town.

In 1936 the company ceased brewing and went into voluntary liquidation. The building and front signage are significant in the history of West Ealing.

WECNF Rating using LBE Criteria: B, E, F, H, J, L, N, P

WECNF Heritage Asset 16

Name: NatWest Bank

Address / Location: 162 Uxbridge Rd, West Ealing, W13 8JL

Current Listed Status: Unlisted



Description:

Early 20th century corner building built in classical revival style. Three storeys with attractive decorative stonework and ten arched windows at street level facing Drayton Green Road to the west and Uxbridge Road to the south. Symmetrical angled corner entrance with elaborate stonework bearing lion's head above the main doorway and an ornate wrought iron balcony at first floor level. Tall red brick chimneys with decorative stone mouldings and original pots.

Decorative sash window surrounds at first and second floor levels with attractive central circular window above the central balcony. Two storey decorative pillars with ornate scrolls contrasting with red brick background. The building forms an impressive corner backdrop to the busy Lido junction and hints at the past affluence of the area when banks were held in great regard.

Currently the façade is slightly marred by garish commercial signs which detract from the grandeur of the building.

WECNF Rating using LBE Criteria: A, F, H, K, N

WECNF Heritage Asset 17

Name: Royal Mail Sorting Office

Address / Location: Manor Road, West Ealing, W13 0HY

Listed Status: LBE Heritage List (2014)



Description (Heritage Asset 17)

Edwardian sorting office constructed in ornate brick and stone with a structural polychromatic façade forming 2 large Dutch gables. The building has a unique architectural charm which is not found in the surrounding area.

Still in daily use by Royal Mail, the building is largely single storey with a central sorting office floor which is well lit by daylight from skylights above. In recent years general public access to the building has been diverted to the rear of the building for operational reasons.

The purpose made landmark building was conveniently located near to West Ealing Station which once facilitated easy transportation of mail. The building will assume even greater significance once Crossrail starts and will offer positive benefits to the setting of the new station which is currently under construction on the opposite side of Manor Road.

WECNF Rating using LBE Criteria: A, B, E, F, H, J, K, L, N, P
LBE ratings (2014): A, E, H, J, K, N

WECNF Heritage Asset 18

Name: Parade of Shops (offices above Barclays Bank)

Address / Location: 25-41 Broadway, West Ealing, W13

Listed Status: LBE Heritage List (2014)



Description (Heritage Asset 18)

Early 20th century three storey red brick and stucco trimmed shopping parade with curving bays divided by projecting brick piers and domed turrets at either end. Ornate mouldings above first floor windows. The building continues around the corner into Leeland Road providing a prominent corner entrance to what is now Barclays Bank.

WECNF Rating using LBE Criteria: A, E, F, G, H, J, L, N

LBE Ratings (2014): A, E, F, H, J, L, N

WECNF Heritage Asset 19

Name: Former Arnolds Leisure Retail premises & Offices (Now Juniper)

Address / Location: 154-156 Broadway, West Ealing, W13 0TL

Current Listed Status: unlisted



Description (Heritage Asset 19)

1930s 2 storey Art Deco building on the corner of Eccleston Road & Broadway. Matches similar buildings on opposite corners of St. James Avenue. Beautiful cream tiled façade enhanced with green upright tiled columns. Metal Windows and ground floor retail premises with central entrance. Some of the office space on the upper floors is now being replaced with residential units.

Continuing the growing art deco theme of the 20s & 30s, this building mirrors others of similar style to be found in the high street – see entry Nos. 6, 7 & 8.

WECNF Rating using LBE Criteria: A, B, E, F, H, J, K, L, M

WECNF Heritage Asset 20

Name: 1-2 Spring Villas

Address: Broomfield Place, West Ealing, W13 9LH

Current Listed Status: LBE Heritage List (2014)



Description

Nos. 1 & 2 Spring Villas: Semi-detached pair of Victorian 2-storey stock brick houses with hipped, slate roofs. Attractive decorative stucco trim dating from the mid 19th century.

The houses are located on the north side of Broomfield Place opposite the Grade II Listed St John's Church and have appropriate boundaries with soft landscaped front gardens. The properties were adjoined to the slightly grander and taller house next door at No.7 Broomfield Place when it was completed some years later. The decorative arched entrance of No.7 Broomfield Place falls within the boundary of No.2 Spring Villas. The houses lie within the Ealing Green Conservation Area and are locally listed.

WECNF Rating using LBE Criteria: L, N

LBE ratings (2014): L, N

WECNF Heritage Asset 21

Name: 7 Broomfield Place

Address: West Ealing, W13 9LB

Current Listed Status: LBE Heritage List (2014)



Description:

Located on the north side of Broomfield Place opposite the statutory grade II listed St John's Church. The property comprises a two storey dwelling with a Lower ground floor basement level which forms part of a terraced row of properties of varying heights and designs. Built between 1879-1889 this Victorian single brick fronted house has a grand entrance with stucco porch and impressive bay windows at ground and basement levels. It has an arched entrance undercroft on either side leading to the rear with narrow window openings above.

The site is located within the Ealing Green Conservation Area and the building is locally listed.

WECNF Rating using LBE Criteria: L, N
LBE ratings (2014): L,N

WECNF Heritage Asset 22

Name: Wilton House

Address: Alexandria Road, West Ealing, W13 0NP

Current Listed Status: LBE Heritage List (2014)



Description

Impressive example of an early warehouse built around the turn of the 20th century and located within a few yards of West Ealing railway station. The building was once used for furniture storage by J. Sanders who ran a large department store less than a mile away in central Ealing until the 1980s. Latterly the building was used as carpet warehouse before its conversion to a residential apartment block about 20 years ago.

Four storeys with a hipped slate roof and gables; rendered with brick embellishments above windows and corbelling at eaves level. Impressive floor to ceiling windows providing an abundance of natural light set above a street level entry car park which was once used as the loading bay. Signage on the building shows the original purpose of the warehouse and includes the words 'Goods In' by the front door entrance.

WECNF Rating using LBE Criteria: A, B, F, H, L, N

LBE ratings (2014): B, F, H, L, N