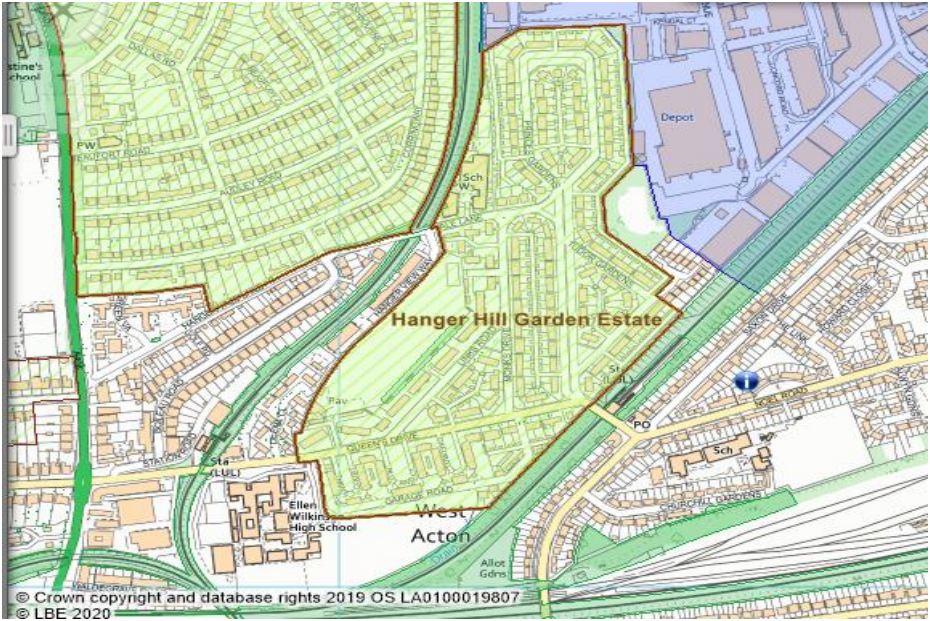


**HANGER HILL GARDEN ESTATE CONSERVATION AREA**

**PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)**

<b>Date Designated</b>	1969	
<b>Last Appraisal</b>	January 2009	
<b>Last Management Plan</b>	January 2009 Design Guide 1997	
<b>Existing Article 4 Direction</b>	<input checked="" type="checkbox"/> 1976 & 2002	

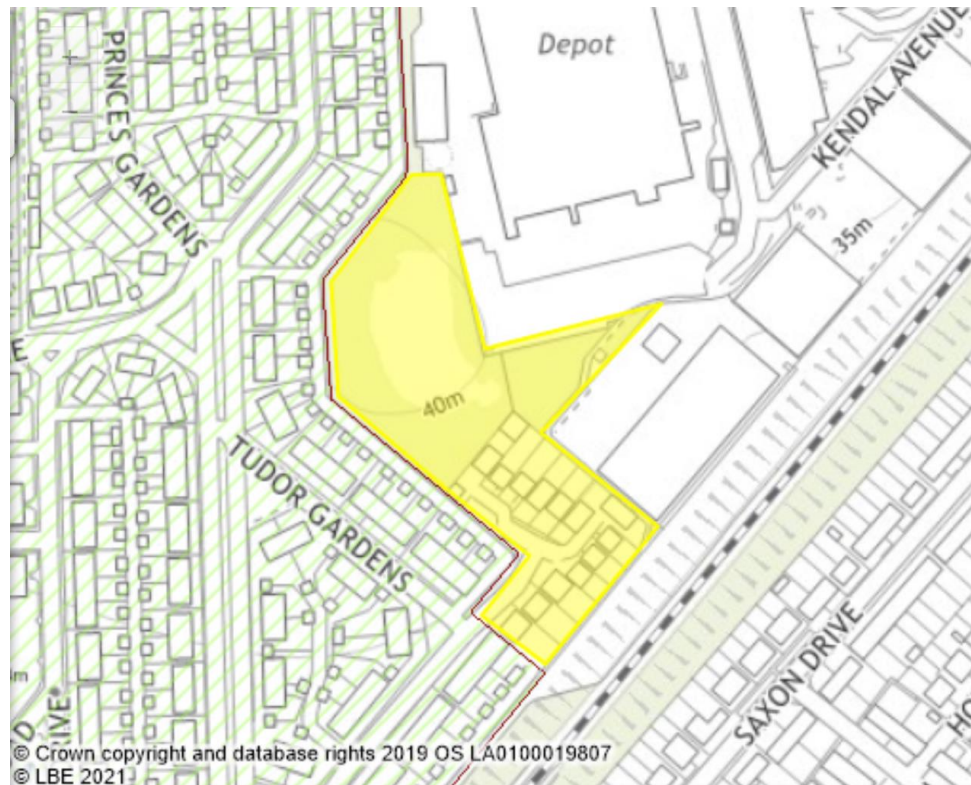
<b>Map</b>	
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<b>Summary and key changes since last appraisal</b>	<ul style="list-style-type: none"> <li>• Estate built on land used as airfield in WW1 and built between 1928 and 1936. Blocks of flats sit in landscaped grounds and houses are terraced in short rows and usually sit on small plots. Landscaping in the form of ‘village greens’ add to leafy and intimate setting of the area.</li> <li>• Various house and block types, Mock Tudor styles, with predominant materials being red plain clay tiles, white rendered and black, half-timbered facades and leaded lights.</li> </ul>
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	<ul style="list-style-type: none"> <li>• The fabric of the CA has generally been well preserved, and the existence of the Article 4 Directions and Design Guide have assisted in this regard.</li> <li>• In common with other CAs, the area has been subject to development pressures, and generally these have generally been small-scale but incremental changes to both the houses and flats in the area.</li> </ul>
<b>Background</b>	A description of the special character of the CA is currently set out in <a href="#">Hanger Hill Garden Estate CA Appraisal (2009)</a> . Guidelines for dealing with development in the area is currently set out in the <a href="#">Hanger Hill Garden Estate CA Management Plan (2009)</a> .
<b>Generic Management Plan</b>	<p>The Council is proposing that all the individual management plans for each CA are rolled into a single document, called the <a href="#">Generic Management Plan (Feb 2022)</a>. This has the benefit of reducing repetition and providing up to date advice and guidance for dealing with development in all CAs in a comprehensive document, making it easier for residents, developers and Council officers to use and operate. This document contains general conservation principles that apply to all CAs and we are also planning to supplement this with additional specific design guidance for individual CAs, where needed (see below).</p> <p>❖ <b>Question 1: Do you have any comments on the contents of the Generic Management Plan?</b></p>
<b>Proposals for Hanger Hill Garden Estate CA</b>	The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the Ealing Cricket Ground CA. There were set out in the <a href="#">Hanger Hill Update Report for Hanger Hill Garden Estate CA (July 2020)</a> , and were discussed further through informal consultation with the CAAPs during 2021. The key proposals are set out below.
<b>CA Boundary Changes</b>	<p><b>Proposal:</b> To include <b>Groveside Gardens</b> (located on the elbow of Tudor Gardens), as shown by yellow shading on the map below.</p> <p><b>Reason:</b> As requested by the CAAP in order to protect the setting of the CA from potential further development on this site. It consists of Groveside Close – a cul- de- sac of 12 detached houses dating from 1985, and an area of open space (known locally as Groveside Gardens/the Butterfly Gardens).</p> <p>Officers consider that the case for including this area as part of the CA is not sufficiently strong for the following reasons:</p> <ul style="list-style-type: none"> <li>• The housing development at Groveside Close is modern has no strong intrinsic architectural, historic or conservation value</li> </ul>

- The value of the open space as a setting for the CA is limited because there is no direct link to the CA and is effectively separated by dense tree coverage
- The space also already benefits from other land-use designations in the Local Plan including Community Open Space and Site of Importance for Nature Conservation (SINC). It is therefore already afforded a level of protection from any future development.

We would like to hear your views as part of this consultation.



**Question 2: Do you think that Groveside Gardens (including Groveside Close) should be added to the existing CA boundary?**

**Key unlisted Buildings**

The following buildings have been identified as contributing positively to the area as part of the CA Review:

**Locally listed buildings**

- **Church of the Holy Family**, Vale Lane- modern church with landmark roof covered in silver coloured cladding adjacent to Hanger Hill Country Club (LLR 1551).

	<p><b>Positive Contributors</b></p> <p>The character of the area is characterised by the homogeneity of its architecture and by virtue of this the entire estate is considered of high architectural and historical value. It is considered that <b>all of the houses and flats on the estate contribute positively to the CA.</b></p> <p>The following two <b>groups of buildings</b> are considered to stand out:</p> <ul style="list-style-type: none"> <li>• <b>1,3 Links Road &amp; 10,12 Monks Drive-</b> Mock Tudor Type B four houses set behind the green at the intersection of Monks and Links Roads provide a key focus and add a very rural character to the view across the green (Recommended also that they are considered for addition to local list of buildings of façade/group value).</li> <li>• <b>York and Warwick House-</b> Flat Type D1 conjoined properties which provide a high architectural tone particularly in terms of their strategic location as a kind of gateway into the estate. (Recommended also that they are considered for addition to local list of buildings of façade/group value).</li> </ul> <p>❖ <b>Question 3: Do you agree that all the key unlisted buildings in the Hanger Hill Garden Estate CA have been identified?</b></p> <p>❖ <b>Question 4: Are there any other notable unlisted buildings of interest in the Hanger Hill Garden Estate CA that should also be recognised?</b></p>
<p><b>Article 4 Directions</b></p>	<p>Article 4 Directions can be introduced to a CA in order to control minor developments that would otherwise be classified as ‘permitted development’ (for e.g. window replacements, extensions, roof alterations etc.) The introduction of such a direction would mean that planning permission would have to be sought from the Council for such works in future.</p> <p>The CA is presently affected by existing Article 4 Directions covering:</p> <ul style="list-style-type: none"> <li>• The replacement of windows and doors, the alteration of front porches, the replacement of roof materials and the erection, alteration or removal of a chimney etc.</li> <li>• The erection or construction of a porch outside any external door of a dwelling house.</li> <li>• The formation of a vehicle hardstanding within the curtilage of a dwelling house.</li> <li>• The erection of walls, gates, fences or other means of enclosure fronting onto a highway.</li> </ul>



	<ul style="list-style-type: none"> <li>• The formation of an access to a highway.</li> <li>• The painting of the exterior of the building.</li> </ul> <p>The CA Review has not shown that the existing provisions are adequate and there is no pressing need for further directions.</p> <ul style="list-style-type: none"> <li>❖ <b>Question 5: Do you agree no further Article 4 Directions are necessary within the Hanger Hill Garden Estate CA?</b></li> <li>❖ <b>Question 6: If not, which other types of development do you think should be controlled and in which locations should they serve?</b></li> </ul>
<p><b>Design Guidance</b></p>	<p>The <a href="#">Ealing Character Study and Housing Design Guide (Feb 2022)</a> contains a range of useful generic design guidance for development across the borough.</p> <p>A great deal of guidance and direction for dealing with development in all of Ealing's CAs is provided in the <a href="#">Generic Management Plan (Feb 2022)</a>. However, some additional specific design guidance relevant to the local architecture may also be helpful in some CAs.</p> <p>The Hanger Hill Garden Estate benefits from a Design Guide produced by the Council in collaboration with English Heritage (now Historic England) in 1997. This was largely incorporated into the 2009 Management Plan but some elements now need to be updated.</p> <p><b>Proposal:</b> To provide further specific design guidance on the following issues:</p> <ul style="list-style-type: none"> <li>• Replacement windows and doors</li> <li>• Porches</li> <li>• External decoration</li> <li>• Roof Tiles</li> <li>• Fences, Walls and Hedges</li> <li>• Forecourts and Front Gardens</li> <li>• Garages</li> </ul> <p><b>Reason:</b> To provide some further, more detailed practical guidance to help deal with some of the key developments affecting the character of this CA.</p> <ul style="list-style-type: none"> <li>❖ <b>Question 7: Do you agree with the proposal to provide more specific design guidance for the Hanger Hill Garden Estate CA?</b></li> </ul>

	<p>❖ <b>Question 8: Is there any further specific guidance that should be covered for Hanger Hill Garden Estate, and if so, what elements should be covered?</b></p>
<p><b>Other Changes</b></p>	<p>A summary of the proposed changes to all of the conservation areas in Ealing are set out in <a href="#">A Strategic Review of Ealing’s Conservation Areas (Feb 2022)</a>. This includes, for example, proposals for a new CA in Ealing, centred on Northfield Avenue. It also identifies other key issues and recommendations affecting all of Ealing’s conservation areas.</p> <p>We would also welcome your comments on this document.</p> <p>❖ <b>Question 9: Do you have any other comments on the Strategic Review of Ealing’s Conservation Areas?</b></p>
<p><b>Responding to the consultation</b></p>	<p>Please email your written responses to the questions posed in this document to: <a href="mailto:localplan@ealing.gov.uk">localplan@ealing.gov.uk</a></p> <p><b>The consultation deadline is the 18th March 2022.</b></p>