

HANGER HILL HAYMILLS ESTATE CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

Date designated	1996	
Last Appraisal	March 2008	
Last Management Plan	March 2008 Design Guide 1997	
Existing Article 4 Direction	<input checked="" type="checkbox"/> 1997, 2011	
Map	 <p>© Crown copyright and database rights 2019 OS LA0100019807 © LBE 2020</p>	
Summary and Key Changes since last appraisal	<p>The CA forms a neat semi-circle plan fanning out along four principal roads- Chatsworth Road, The Ridings, Ashbourne Road and Corringway. This hillside site has extensive views with the surrounding landscape. The main building period was between 1928-1930 with much of the</p>	

	<p>southern part of the estate completed before WW2; most of the northern part was built after the war.</p> <p>The CA has two main character areas:</p> <ol style="list-style-type: none"> 1. The Hanger Green around Park Royal LUL station (Grade II) 2. The residential estate. <p>The CA has a diverse architectural character due to combination of different house styles, designs and types used. A number of statutory and locally listed buildings exist within the CA. A variety of construction materials are evident- brick, clad tiles, joinery, timber casement and metal 'Crittall' windows. There is a leafy, suburban character to the estate.</p> <p>The estate is built on the grounds of Hanger Hill House- home of the Wood family that owned land on both sides of Hanger Lane from about 1775. Colonel Wood sold the estate to Haymills Limited in 1927 who then employed Welch, Cachemaille Day and Lander Architects to build three estates in Ealing, Wembley Park and Hendon. The design of the Haymills Estate is mainly attributed to Welch.</p> <p>There have been no major developments in the area, although small scale, incremental changes continue to take place.</p>
<p>Background</p>	<p>A description of the special character of the CA is currently set out in Hanger Hill Haymills Estate CA Appraisal (2008). Guidelines for dealing with development in the area is currently set out in the Hanger Hill Haymills Estate CA Management Plan (2008).</p>
<p>Generic Management Plan</p>	<p>The Council is proposing that all the individual management plans for each CA are rolled into a single document, called the Generic Management Plan (Feb 2022). 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>❖ Question 1: Do you have any comments on the contents of the Generic Management Plan?</p>

Proposals for Hanger Hill Haymills Estate CA

The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the Hanger Hill Haymills Estate CA. These were set out in the [Addendum Update Report for Hanger Hill Haymills Estate \(July 2020\)](#), and were discussed further through informal consultation with the CAAPs during 2021. The key proposals are set out below.

Boundary Changes

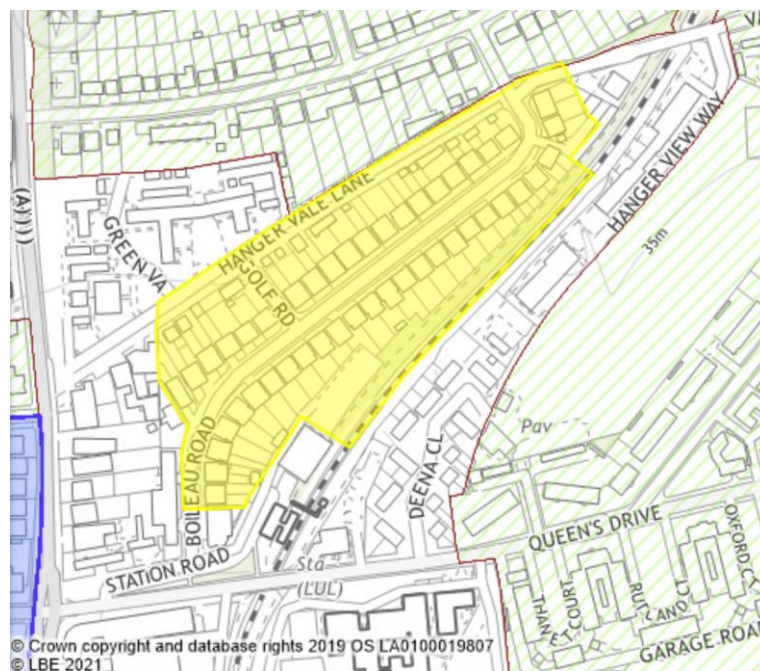
The following boundary changes are suggested for the Hanger Hill Haymills Estate CA:

Proposal: To include Boileau Road (and adjoining areas of Hanger Vale Lane and Golf Road), within the southern edge of the CA boundary as shown by the yellow shading on the map below.

Reason: As suggested for consideration by the CAAP, this area which comprises houses that provide a coherent and substantial picture of the domestic environment as built just before and just after the First World; it retains some fine features typical of Edwardian housing.

The proposal is not supported by officers as the differences in the timing of the development of Boileau Road, which was built ahead of Hanger Hill estate, together with the different builders involved, and the very different house styles and types between the two areas, would present a difficulty in combining the two as a distinct and homogenous CA. Some of houses in Boileau Road have also suffered from detrimental changes in recent years.

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



	<ul style="list-style-type: none"> ❖ Question 2: Do you think that Boileau Road should be added to the CA boundary? ❖ Question 3: Do you think the Hanger Hill Haymills Estate boundary should be changed in any other way- either through expansion or reduction of the existing area?
<p>Key unlisted Buildings</p>	<p>The following buildings have been identified as contributing positively to the CA:</p> <ul style="list-style-type: none"> • Park Royal Hotel, Western Avenue- the modernist hotel built in the 1930's was by Cachemaille, Day and Lander. Only the original part of the hotel is the positive indicator. (LLR1586) • 54 Audley Road- A white rendered house built in the early stages of the Haymill Estate in the 1920's, quite different from any other. (LLR0011). • Electricity Pillar, Ashbourne Road- Early 20th Century cast-iron Electricity cabinet close to junction with Corringway. In reasonably good condition. (LLR 420) • Church of the Ascension, Beaufort Road- Seeley and Paget 1939. Brown brick, timber multi-paned window frames The church was the last completed building of the pre-war estate (LLR0054). • Vicarage adjoining Church of the Ascension, Beaufort Road- Neo-Georgian vicarage to Church of the Ascension (LLR0055). • 1-32 Hanger Court- large modernist purpose-built block of flats of brick with flat roof, strong horizontality emphasized by steel 'Crittall' ribbon windows on the principal facades, continuous concrete banding, projecting eaves, canted wings. (LLR0427) • 1,7,8,15,19,29,33,11a, The Ridings- Large modern mid-20th Century double fronted dwellings, designed by Welch, Cachemaille & Lauder (LLR1528- LLR1535) • Haymills Court frontage onto Western Avenue incorporating modern 'Haymills' inset into metal work • 37 The Ridings – contains a blue plaque for Alan Dower Blumlein 1903-1942; electronics engineer and inventor who lived there.

	<ul style="list-style-type: none"> ❖ Question 4: Do you agree that all the key unlisted building in the Hanger Hill Haymills Estate have been identified? ❖ Question 5: Are there any other notable buildings of interest in the Hanger Hill Haymills Estate that should also be recognised?
<p>Article 4 Directions</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 existing Article 4 Directions states that planning permission is required to carry out the following:</p> <ul style="list-style-type: none"> • Alteration to the front elevations of properties, including replacement of windows and front or side extensions where a wall of the extensions fronts a road. • Alterations to the roof slopes, including roof windows and the replacement of roofing materials. • The erection of front porch, or the creation of a front porch by infilling • The provision of a hardstanding on the road frontage, including the paving over of a front garden • The painting of any previously unpainted surfaces on front elevations • The erection, alteration or removal of a chimney on a house or on a building within its curtilage • The erection of outbuildings and enclosures and containers for domestic heating. <p>Proposal: To add the control of front walls, gates, and railings to the provisions of the existing Article 4 Direction.</p> <p>Reason: Evidence indicates that one of the aspects of the gradual deterioration of the appearance of the area is the inappropriate design and the excessive size of new boundary treatments that are out-of-character with the area.</p> <ul style="list-style-type: none"> ❖ Question 6: Do you agree with the proposed Article 4 Direction for the Hanger Hill Haymills Estate CA? ❖ Question 7: Are there any other types of development on the Hanger Hill Haymills Estate CA that should be controlled in this way and if so, in which areas of the estate should they serve?

<p>Design Guidance</p>	<p>The Ealing Character Study and Housing Design Guide (Feb 2022) 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 Generic Management Plan (Feb 2022). However, additional specific design guidance relevant to the local architecture may also be helpful in some CAs.</p> <p>Proposal: To provide further specific design guidance on:</p> <ul style="list-style-type: none"> • Replacement windows and doors • Front boundary treatments • Front gardens and hardstandings • Porches and front elevations • Roof tiles • Outbuildings and garages • Shopfronts <p>Reason: To provide some further, more detailed practical guidance to help deal with some of the key developments affecting this CA.</p> <p>This will replace the existing guidance contained in the Hanger Hill Haymills Design Guide (1997).</p> <ul style="list-style-type: none"> ❖ Question 8: Do you agree with the proposal to provide more specific design guidance for Hanger Hill Haymills Estate CA? ❖ Question 9: Is there any further specific guidance that should be covered for the Hanger Hill Haymills Estate CA, and if so, what elements should be covered?
<p>Other Changes</p>	<p>A summary of the proposed changes to all the conservation areas in Ealing are set out in A Strategic Review of Ealing’s Conservation Areas (Feb 2022). 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> <ul style="list-style-type: none"> ❖ Question 10: Do you have any other comments on the Strategic Review of Ealing’s Conservation Areas?
<p>Responding to the consultation</p>	<p>Please email your written responses to the questions posed in this document to: localplan@ealing.gov.uk</p> <p>The consultation deadline is the 18th March 2022.</p>