

HANWELL CEMETERIES CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

Date Designated	1989
Last Appraisal	March 2007
Last Management Plan	March 2007
Existing Article 4 Direction	<input checked="" type="checkbox"/>



Map

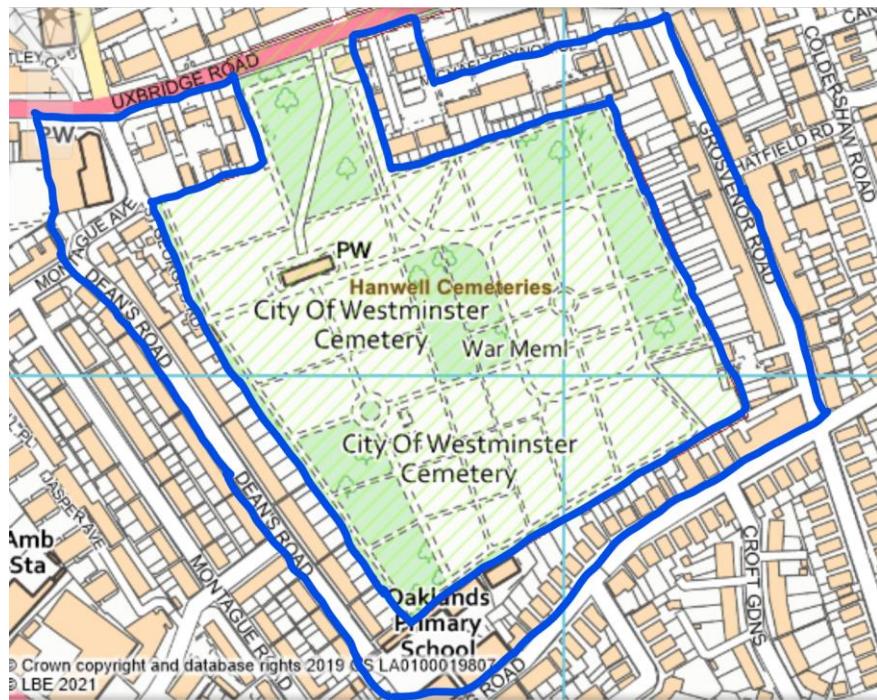
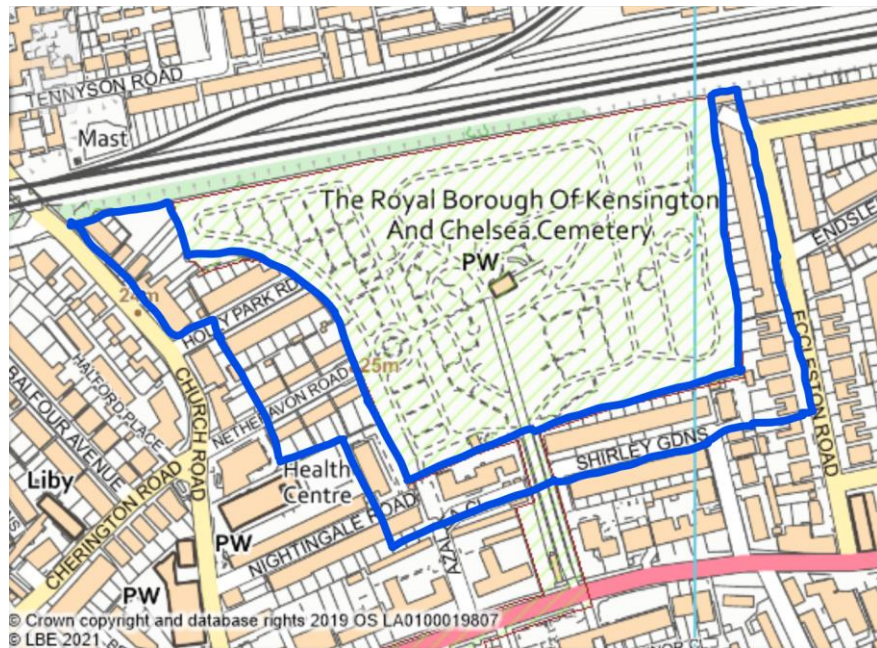


Summary and key changes since last appraisal

The City of Westminster Cemetery and Royal Borough of Kensington and Chelsea Cemetery in Hanwell are interesting examples of Victorian Garden Cemeteries. The Metropolitan Interment Act of 1850 was a response to overcrowded parish churchyards at the time and allowed for new publicly funded cemeteries in London, with a resultant boom in

	<p>construction between 1850s and 1860s. This included the sub urban cemeteries in Hanwell.</p> <p>The two cemeteries are located either side of Uxbridge Rd. The larger Westminster cemetery is to the south of the main road; the smaller Kensington & Chelsea (K & C) one is situated north of the road. The Uxbridge road creates the physical and visual barrier between the two cemeteries and between the CA and its immediate surroundings.</p> <p>The Westminster cemetery follows the classical path of a regular layout whereas the K & C one has a more informal layout of picturesque inspiration; both are considered by the CA appraisal to be good examples of the design models that co-existed in Victorian times. Both cemeteries have interesting architectural features in the neo-Gothic style of the time.</p> <p>There are buildings and structures with the cemetery sites but the scope for further development is restricted by the nature of the sites. The main issue for both is the visual impact from surrounding residential development.</p> <p>As well as a designated CA, both cemeteries are also separately listed (Grade II) Parks and Gardens.</p>
Background	<p>A description of the special character of the CA is currently set out in Hanwell Cemeteries CA Appraisal (2007). Guidelines for dealing with development in the area is currently set out in the Hanwell Cemeteries CA Management Plan (2007).</p>
Generic Management Plan	<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>

<p>Proposals for Hanwell Cemeteries CA</p>	<p>The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the Hanwell Cemeteries CA. There were set out in the Addendum Update Report for Hanwell Cemeteries (July 2020), and were discussed further through informal consultation with the CAAPs during 2021. The key proposals are set out below.</p>
<p>CA Boundary Changes</p>	<p>The following boundary changes are suggested for the Hanwell Cemeteries CA:</p> <p>Proposal A: To extend the Royal Borough of Kensington and Chelsea Cemetery to include the residential roads around it. This would include parts of Ecclestone Road, Shirley Gardens, Nightingale Road, Netheravon Road, Holly Park Road, Church Road, as shown by the blue lines on the map below.</p> <p>Proposal B: To extend the City of Westminster Chelsea Cemetery to include the residential roads around it. This would include parts of Grosvenor Road, Oaklands Road, Dean’s Road, St. George’s Road, Michael Gaynor Close, Filanco Court, Mountbatten Court and Uxbridge Road.</p> <p>Reason: Some changes were suggested in the CA Appraisal (2007), to control the impact of building rooflines visible from the cemeteries, and to stop the erosion of the historic fabric surrounding the CA. There were some consultation on this in 2006/7 but no changes were made to the CA boundary at that time. However, this area contains a combination of traditional houses (largely 1890-1910) and several modern infill apartment blocks. Historically the cemeteries were built prior to the housing development (1850-1860) and so arguably there is little direct linkage between them and the surrounding residential development.</p> <p>Officers consider that it is unlikely therefore that a single homogenous and cohesive area could now be formulated around either cemetery to justify inclusion as a conservation area.</p> <p>We would like your views as part of this consultation.</p> <p>Another option to control impact may include the introduction of an Article 4 Direction on these properties (see below) and/or the development of a landscaping strategy to better screen the cemeteries from their surroundings.</p>



❖ **Question 2: Do you agree that the CA boundary around the Royal Borough of Kensington and Chelsea Cemetery should be extended as shown on the map above?**

	<p>❖ Question 3: Do you agree that the CA boundary around the City of Westminster Cemetery should be extended as shown on the map above?</p> <p>❖ Question 4: Do you think the boundary in the Hanwell Cemeteries CA should be changed in any other way- either through expansion or reduction of the existing area?</p> <p>As well as a designated CA, both cemeteries are also separately listed (Grade II) Parks and Gardens. They were added to the Register by Historic England in 2001, however there is no reference to this within the CA Appraisal (2007). There is a difference in what is covered by each designation: the emphasis of the Register is on landscapes; i.e. 'designed' landscapes, rather than on planting or botanical importance. The emphasis of CA designation relates to the wider character or appearance of an area of special architectural or historic interest, which it is desirable to preserve or enhance. There is a question mark about whether CA status duplicates the listed status and adds any further protection or control in practice.</p> <p>It is recommended that this matter is explored further as part of the consultation with the public and the historic bodies.</p> <p>❖ Question 5: Do you consider that the CA designation for both the Royal Borough of Kensington Cemetery and the City of Westminster Cemetery duplicates the Grade II listed Parks and Gardens status in any way?</p>
<p>Key unlisted Buildings</p>	<p>As well as the nationally listed buildings and structures, the following buildings have been identified as contributing positively to the area as part of the CA Review:</p> <p>Locally listed buildings</p> <ul style="list-style-type: none"> ● Lodge to the City of Westminster Cemetery (LLR1538). 30 Uxbridge Road W. Late C.19 addition. Substantial neo-Gothic building, yellow stock brick, gabled front elevation and stone entablature and columns with prominent pitched tiled roof. Privately owned it is said to be London's largest cemetery lodge. ● Chapel, Arch and Offices in City of Westminster Cemetery (LLR1547). Chapels set each side of a large central stone arch - one of which has been converted to cemetery office. A grand and attractive example of Victorian cemetery architecture in a

weak Gothic style. (Consideration should also be given to making an application for national listing).

Positive contributors

Kensington & Chelsea

- **Ragstone Gothic entrance archway** - flanked by small plots of grass enclosed by simple cast iron railing on low stone plinth.
- **Cemetery lodge** by Thomas Allom. Rubble stone, ashlar quoins and window surrounds. Multi paned white timber casements, single storey bay window, vertical mullions, prominent dormer. (Consider also for addition to the local list).
- **Cemetery Chapel and catacombs**- set exactly in middle of cemetery. Small building, typical C.14 style, built with rubble and stone dressing. Porch protrudes on the western side, pointed arch doorway leading to nave. Tall bellcote above west entrance is dominant visual landmark that be viewed from various points in cemetery.(Consider also for addition to the local list).
- **Remains of the early boundary wall** on the northern side.

City of Westminster

- **Temple like Mausoleum** on western side of entrance way on western lawn. Modern, neoclassical Arama mausoleum (c. 1989).
- **Catacombs**- Entrance includes fine ornamental motifs with Tudor arches and small quatrefoil openings at entrance to catacombs.
- **Early boundary wall and railings**-on the western side of the cemetery.

❖ **Question 6: Do you agree that all the key unlisted buildings in the Hanwell Cemeteries CA have been identified?**

❖ **Question 7: Are there any other notable unlisted buildings of interest in the Hanwell Cemeteries CA that should also be recognised?**

Article 4 Directions	<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>Proposal A: To introduce a new Article 4 Direction at the Royal Borough of Kensington and Chelsea cemetery to cover roof extensions/alterations including dormers and roof windows, rear extensions, outbuildings, enclosures and boundaries. To cover the following properties:</p> <ul style="list-style-type: none">• 2-48 (even) Shirley Gardens• 18-94 (even) Ecclestone Road• 48-78b (even) Church Road• 1-28 (inc) Holly Park Road• 1-24 (inc) Netheravon Road• 18-23 (inc) Nightingale Road <p>This equates with the blue lines shown on the map in the section on boundary changes above. The Direction would not apply to the flatted developments in this area.</p> <p>Reason: To control the visual impact on the cemetery from alterations at rear roof level and structures in rear garden.</p> <p>Proposal B: To introduce a new Article 4 Direction at the City of Westminster Cemetery to cover roof extensions/alterations including dormers and roof windows, rear extensions, outbuildings, enclosures and boundaries. To cover the following properties:</p> <ul style="list-style-type: none">• 2-76 (even) Grosvenor Road• 47-123 (odd) Oaklands Road• 1-107 (odd) Dean’s Road• 40 & 42 Uxbridge Road <p>This equates with the blue lines shown on the map in the section on boundary changes above. The Direction would not apply to the flatted developments in this area.</p>

	<p>Reason: To control the visual impact on the cemetery from alterations at rear roof level and structures in rear garden.</p> <ul style="list-style-type: none"> ❖ Question 8: Do you agree that an Article 4 Direction should be introduced to properties that back onto the Royal Kensington and Chelsea Cemetery? ❖ Question 9: Do you agree that an Article 4 Direction should be introduced to properties that back onto the City of Westminster Cemetery? ❖ Question 10: Are there any other types of development that you think should be controlled in and around the Hanwell Cemeteries, and if so, in which locations 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, some additional specific design guidance relevant to the local architecture may also be helpful in some CAs.</p> <p>Proposal A: To provide further specific design for the proposed Article 4 area in the residential streets surrounding both cemeteries, including roofscape, dormer windows, rear extensions, outbuildings and garden structures.</p> <p>Reason: To provide some further, more detailed practical guidance to help deal with some of the key developments affecting the character of this CA.</p> <p>Proposal B: To provide further specific design relating to the local vernacular of the Hanwell Cemeteries, including landscaping and monuments.</p> <p>Reason: 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"> ❖ Question 11: Do you agree with the proposal to provide more specific design guidance for the Hanwell Cemeteries CA?

	<p>❖ Question 12: Is there any further specific guidance that should be covered for Hanwell Cemeteries CA, and if so, what elements should be covered?</p>
<p>Other Issues</p>	<p>An important part of the built environment of the cemeteries are the actual gravestones and funerary monuments. These are a valuable source of historical, cultural and social information relating to Ealing and it is recommended that further work is undertaken to provide a more detailed inventory of gravestones and monuments</p> <p>As part of the CA Review, it was suggested that closer joint working on the cemeteries is arranged in future to oversee the management of the heritage assets on both sites. This could involve a collaborative approach between the councils involved (Ealing, City of Westminster, Kensington and Chelsea) together with the CA Advisory Panel and other local history groups.</p> <p>❖ Question 13: Do you agree that there should be closer joint working on the cemeteries specifically to oversee the management of heritage assets, and if so, which parties/groups should be involved?</p>
<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 Ave. 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>❖ Question 14: Do you have any other comments on the Strategic Review of Ealing’s Conservation Areas?</p>
<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>