

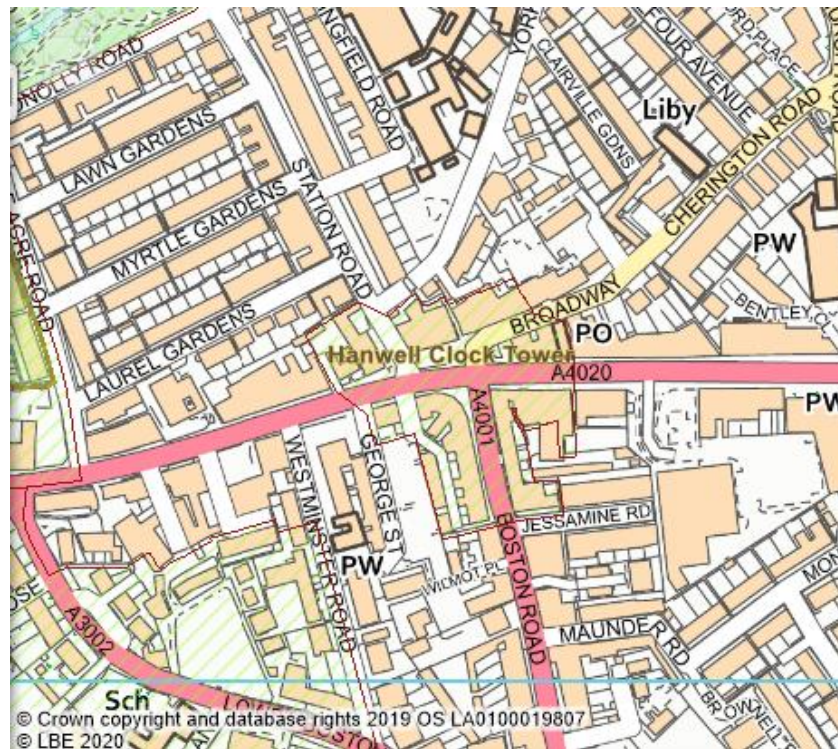
HANWELL CLOCK TOWER CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

Date Designated	1982
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

Centred around compact small-scale centre of Hanwell which developed rapidly following Great Western Railway (1838), and more specifically around the Clock Tower; art deco design, locally listed structure, erected to commemorate the coronation of George VI in 1936/37. Restored in 2011. Within an island at a heavily trafficked junction.

Buildings in CA ages/styles vary from early C.19 to the 1930s, with some recent infill and alterations to facades. Later development from late

	<p>C.19 and C.20 in surrounding area along Uxbridge Road in both directions, including a fairly recent supermarket (Lidl) which the CA Appraisal (2007) describes as ‘utterly alien’ to surrounding historic pattern of development.</p> <p>The CA and Town Centre is generally comprised of mainly Victorian, 2 - 4 storey buildings on a much older street pattern, with narrow, often irregular plots, with little significant change since Second World War.</p> <p>Properties in the CA are predominantly commercial in nature and continue to be affected by small-scale, incremental changes. There is an identified need to improve the environment of the shopping areas, particularly the shopfronts which detract considerably.</p>
Background	<p>A description of the special character of the CA is currently set out in Hanwell Clock Tower CA Appraisal (2007). Guidelines for dealing with development in the area is currently set out in the Hanwell Clock Tower 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 style="text-align: center;">❖ Question 1: Do you have any comments on the contents of the Generic Management Plan?</p>
Proposals for Hanwell Clock Tower CA	<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 Clock Tower (July 2020), and were discussed further through informal consultation with the CAAPs during 2021. The key proposals are set out below.</p>
CA Boundary Changes	<p>Proposal A: To add the former sorting office at corner of Station Rd and Laurel Gardens, as shown by the blue boundary on map below (to include railings and post box on the Station Road frontage).</p> <p>Reason: This is a striking large red brick municipal building (built 1900 – 1914) with a particularly fine façade along its return on Station Road. Red brick with stone banding, 4 original sash multi-paned windows, the</p>

two central ones with stone arches. This building contributes very positively to the CA in terms of its visual appearance and commercial/historical association with the area. Officers consider there is merit in including this building within the CA.



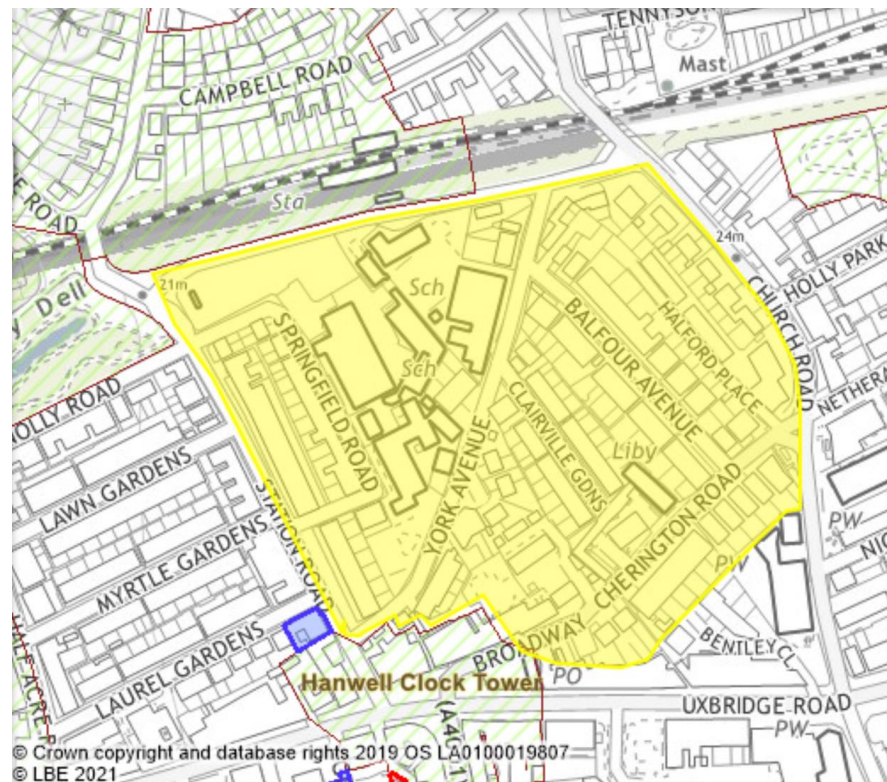
- ❖ **Question 2: Do you agree that former sorting office at corner of Station Rd and Laurel Gardens, should be added to the CA boundary?**

Proposal B: To extend the CA to the north to include the former postal sorting office, the east side of Station Road (3-27), aspects of Springfield Road, St Ann's School (main building) and St Joseph's Schools, Balfour Avenue, the Carnegie Library, Cherington House and Stables (Horizon Centre), Clairville Gardens, York Avenue and York House (former Violin factory). This area could form an extension to the Clock Tower CA, or could form a stand-alone CA ('St Ann's CA). The area is shown as yellow shading on the map below.

Reason: Suggested for inclusion by the CAAP, as these contain groups of largely unaltered Victorian houses. This area contains several locally listed areas buildings including fine Edwardian grouping of schools and other community buildings.

Officers consider that this area contains generally pleasant late C.19 and early C.20 houses, mainly terraces, but have suffered from alterations and are interspersed with more modern developments. There are a few buildings of local value (that can be recognised separately - see below) but the area as a whole is not considered to be of sufficient special significance to warrant CA designation. Including this area as part of the Clock Tower CA would also potentially devalue the CA as a whole, which is centred around the commercial core. The area lacks sufficient architectural and/or historical distinction to warrant the creation of a new stand-alone CA. (The value of individual buildings are already recognised through the local listing and further considerations for additions to the list are recommended to St. Ann's School and the Horizon Centre - see below).

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

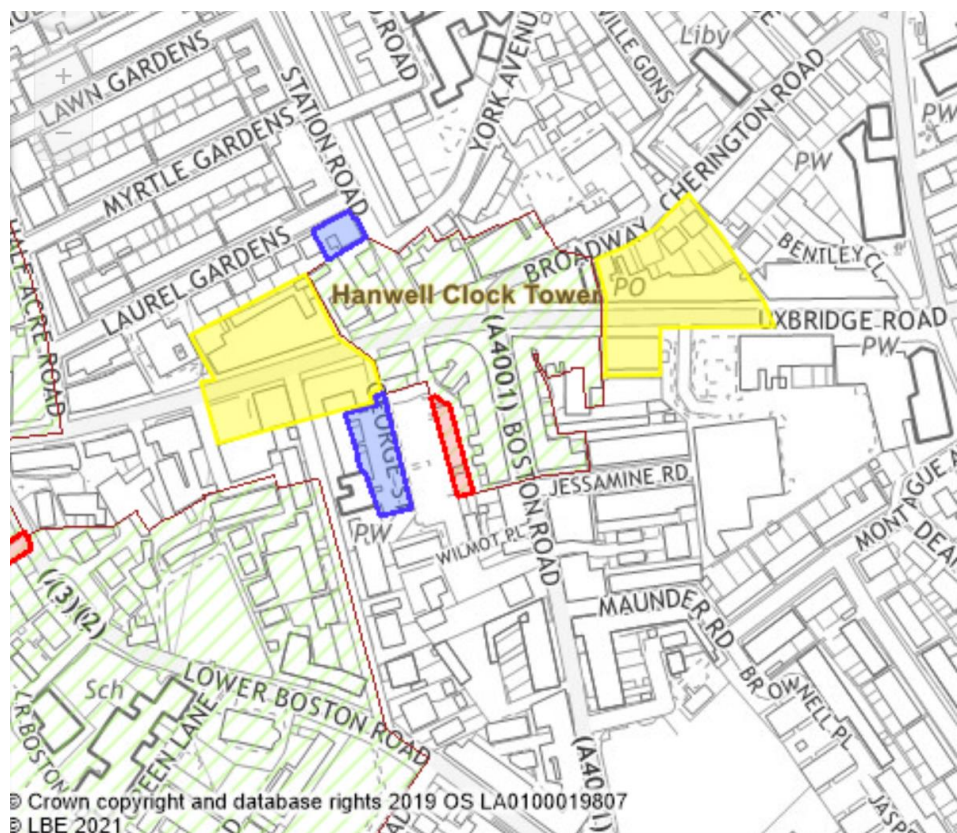


- ❖ **Question 3: Do you think that the CA boundary should be extended to the north in the area bounded by Station Road, the railway line, Church Road and Cherington Road?**

Proposal C: To extend the CA boundary to include housing to **the east and west along Uxbridge Road**, in broad areas shown by the yellow shading on the map below.

Council officers consider that whilst both sides do contain some buildings of good townscape value they are interspaced with other buildings, including modern, of poor conservation value. Neither area is considered to be of sufficient special significance to warrant CA designation.

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



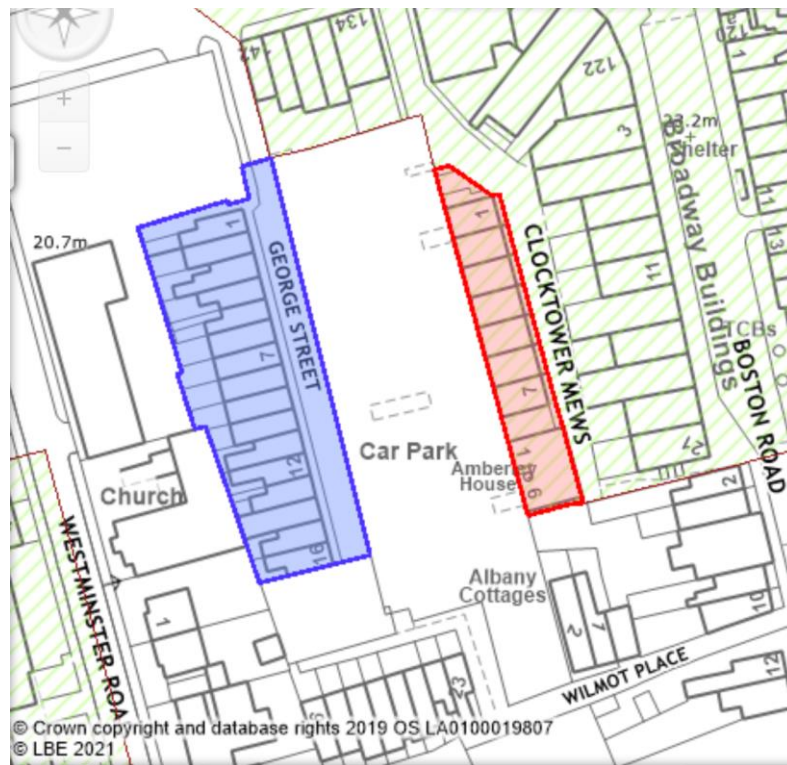
❖ **Question 4: Do you agree that the CA boundary should be extended to the east and west along Uxbridge Road?**

Proposal D: To remove 1-7 Clocktower Mews, adjacent to George Street carpark from the CA boundary as shown by the red shading on the map below.

Reason: This area contains a modern residential block; its design, style and materials are not considered to contribute positively to the CA.

Proposal E: To add **1-16 George Street** to the CA boundary, as shown by the blue shading on the map below.

Reason: These Victorian cottages, probably originally built for the railway workers, are distinctive by their frontages of frontages of original stock brick and red brick banding and remain generally intact. The group provides a pleasant and cohesive ensemble that contributes positively to the adjoining open car park area. Officers consider there is merit making these changes.



- ❖ **Question 5: Do you agree that 1-7 Clocktower Mews should be removed from the CA boundary?**

- ❖ **Question 6: Do you agree that the CA boundary should be extended to include 1-16 George Street?**

- ❖ **Question 7: Do you think the boundary in the Hanwell Clock Tower CA should be changed in any other way- either through expansion or reduction of the existing area?**

Key unlisted Buildings

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

Locally listed buildings

- **Police Station, 169 Uxbridge Road:** Police Station, Late 19th century with interesting rear buildings. Fine red brick with terracotta sills and elaborate cartouche (LLR1545)
- **Hanwell Clock Tower:** 1936 clock tower of art deco design. Restored in 2011 (LLR1296)
- **Iron railings near Clock Tower:** Low decorative iron railings in traffic island provides attractive focus in traffic-bound location (LLR299)
- **149 Uxbridge Road:** corner building. Shopfront with stone pilasters and consoles at ground floor and red brick and stucco banding at first and second floors. Gentle undulation formed by shallow bay windows and piers. Distinctive cupolas and raised pediment and portico entrance (LLR1544)
- **Kings Arms, 110 Uxbridge Road:** Former public house, 1930. Brick construction with glazed tiles at ground floor and render at first. Gables with half timbering and half gabled dormer windows. Original timber windows with leaded lights. Frontage incorporates a separate shopfront (LLR1542)
- **Former Barclays Bank, 153-155 The Broadway:** late C.19, 3 storey building, orange brick with stone bands and mullioned windows. (LLR1294)
- **151 The Broadway:** small cottage converted over time to shop and now café use. (LLR1293)

Locally listed buildings just outside the CA:

- **Carnegie Library, Cherington House** – Library building 1905. Red brick with painted stone quoins and cartouche above the main door (LLR0274).
- **Cherington House Health Centre** -Circa 1900 late Victorian two-storey villa with one central and two flanking façade portions. Facing London stock brick, with stuccoed front entrance porch

and central Italianate first floor window surround. Parapet with high pitched roof elements (LLR0273)

- **4-10 Cherington Road-** Circa 1880s Victorian semi-detached house, part of a group of 4 dwellings (Nos 4-10). Yellow stock facing brickwork with red brick string course at cornice level with stuccoed lower and upper ground floor bays, porch, arch headed first floor window surrounds and cornice with paired brackets. Slate roof with paired chimney stack in yellow stock. (LLR0268-LLR0272)
- **71 a,b,c, The Fiddle Factory, York Avenue:** Former violin works, built c.1900. Attractive building, recently renovated. Red brick ground floor with stucco above. Red clay tiled mansard roof with leaded eyebrow dormers. Attractive stucco cornice with dentil mouldings. (LLR1617)
- **St. Joseph's School, York Avenue-** built 1907, stock brick district school with terracotta detailing late Victorian building. Lead clad bell turret above main gable (LLR1618).

Positive Contributors:

- **1-11 Broadway Buildings-** Attractive 2 storey late Victorian buildings providing uniform vista up to the Clocktower. Earlier than buildings on other side of Broadway. Despite some detractors, these buildings continue to function as positive contributors (Consider also for addition to the local list of buildings of façade/group value).
- **116-120 (even) Uxbridge Road** - Striking corner building on junction of Uxbridge and Boston cupola, gabled pediments, red and stock brick. Late Victorian/Edwardian. Despite some detractors this building continues to function as a positive contributor (Consider also for addition to the local list of buildings of façade/group value)
- **142 Uxbridge Rd-** early surviving shopfront, basically unaltered. Finely proportioned. Contrasts markedly with very poor shopfront at no.140. (Consider also for addition to the local list).
- **122-128 Uxbridge Road-** curved corner redbrick buildings at the junction of Uxbridge Rd and The Broadway – upper storey relatively unaltered- original sashes, pediments, inscription with 'The Broadway' still visible. Despite some detractors, this

building continues to function as a positive contributor.
(Consider also for addition to the local list of buildings of façade/group value)

Positive contributors just outside the CA:

- **103-111 Uxbridge Road** - opposite Lidl, 3 storey red bricked gabled building. These buildings, particularly the 3 storey Victorian red bricked gabled building dating back to at least 1870, is of value. Despite some detractions these buildings do contribute positively to the area (Consider also for addition to the local list of buildings of façade/group value).
- **St Ann's School**, Springfield Rd- Fine Edwardian school buildings complex- distinctive rows of fine gabled buildings in stock brick and red brick banding and sills. (Consider also for addition to the local list)
- **The Horizons Centre, 15 Cherington Road**- would appear to part of the former stables to Clairville House, which predates the current Cherington House (c.1900). Original building has been substantially altered, original features such as the chimney on the north elevation and hayloft and cobblestones remain. Stone ball pediments to entrance pillars also appear to have been reinstated. (Subject to further inspection, consider also for addition to the local list).

Previously identified buildings where positive contributor status is no longer appropriate:

- **Workshop building, immediately south of the Post Office building**, Station Road; post-1930 open garage/workshop- limited conservation value.
- **134-140 (even) Uxbridge Road** – identified due to its age (late C.19) but apart from the end unit- 142- these shopfront buildings have been affected by unsympathetic alterations.

❖ **Question 8: Do you agree that all the key unlisted buildings in the Hanwell Clock Tower CA have been identified?**

❖ **Question 9: Are there any other notable unlisted buildings of interest in the Hanwell Clock Tower CA 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 majority of the properties presently within the CA are in commercial uses or are used a flats, where changes already require planning permission. As such, an Article 4 Direction is not considered appropriate in this environment.</p> <ul style="list-style-type: none"> ❖ Question 10: Do you agree that there is no need for any Article 4 Direction in the Hanwell Clock Tower CA? ❖ Question 11: Are there any types of development that you think should be controlled in and around the Hanwell Clock Tower CA, and if so, in which locations should they be controlled?
<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 in relation to the area immediately around the Clock Tower.</p> <p>Reason: This area includes buildings next to the Duke of York PH (157, 159 Broadway) and associated shopfronts/public realm. To provide some further, more detailed practical guidance to help deal with the character of this CA at this key focal point for the CA.</p> <p>Proposal B: To provide further specific guidance on shopfronts (including grant-aid opportunities for repair and enhancement programmes).</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., particularly in relation to the commercial elements.</p>

	<ul style="list-style-type: none"> ❖ Question 12: Do you agree with the proposal to provide more specific design guidance for the Hanwell Clock Tower CA? ❖ Question 13: Is there any further specific guidance that should be covered for Hanwell Clock Tower 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 14: 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>