



HANWELL VILLAGE GREEN CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

Date Designated	1974 Extended 1982, 2004.	
Last Appraisal	March 2008	
Last Management Plan	March 2008	
Existing Article 4 Direction	<input checked="" type="checkbox"/>	
Map		
Summary and key changes since last appraisal	<p>The CA has two areas of distinct character:</p> <ol style="list-style-type: none"> 1. To the north- informal attractive village green, late C.18 and C.19 and C.20 buildings set in spacious plots with many trees- around northern section of Church Road, and area around Hanwell Green and Cuckoo Lane. Rural village character. Links with open spaces to north and west (Brent Valley Golf Course 	

	<p>and Churchfields Recreation Ground) and with Churchfields CA which hosts St. Mary's Church (rebuilt C.12, Grade II* designed by Gilbert Scott).</p> <p>2. To south, planned residential development from 1880s onwards, instigated by Hanwell Station (Brunel's original 1836 and rebuilt in 1877). Semis/detached family houses. Also, inter-war development. On all four main streets (Manor Court Road, Alwyne Road, Golden Manor, Campbell Road) there is a common building line, creating space for modest front gardens.</p> <p>The CA Appraisal (2008) noted that there was a range of buildings mostly in residential use. Good examples of use of traditional materials including red brick, clay tiles, and timber. Attractive porches and front doors of special merit. Spatial character strongly defined by open spaces, notably Hanwell Green and Manor Court Green.</p> <p>In terms of change, the area has been subject to on-going small scale, but incremental, changes but this is not as significant as in other CAs and the general fabric has been maintained overall.</p>
Background	<p>A description of the special character of the CA is currently set out in Hanwell Village Green CA Appraisal (2008). Guidelines for dealing with development in the area is currently set out in the Hanwell Village Green CA Management Plan (2008).</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>
Proposals for Hanwell Village Green CA	<p>The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the Hanwell Village Green CA. There were set out in the Addendum Update Report for Hanwell Village Green (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

Proposal A: To remove **116a, 116b, 116c, 118a, 118, 120, 120a Church Road** from the CA boundary, as shown by the red shading on the map below.

Reason: These relate to a development of modern houses; whilst of a generally sympathetic scale and design, their architecture is not considered to relate well to the character of the CA.

Proposal B: To add **32 Golden Manor** to the CA boundary, as shown by the blue shading on the map below.

Reason: This detached suburban house (1910-1930) is generally unaltered and retains original features including exposed timber and herringbone brick patterns between the upper and lower canted bays that add positively to the area. It also has some historic significance; the plot was formerly occupied by an early large detached house ('St Elms'), was one of several large houses that have subsequently been demolished and replaced by new housing (largely flats) in this area.

Officers consider there is merit in making these changes to the CA boundary.



❖ **Question 2: Do you agree that 116a, 116b, 116c, 118a, 118, 120, 120a Church should be removed from the CA boundary?**

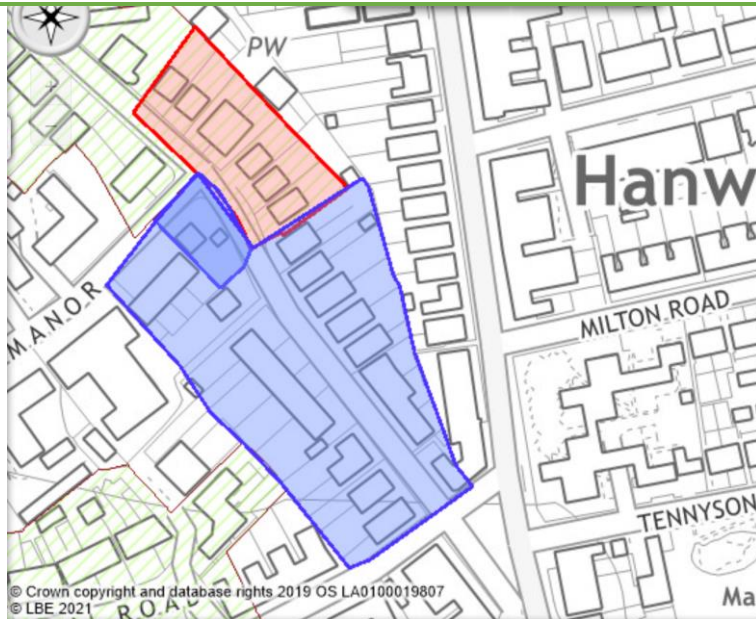
❖ **Question 3: Do you agree 32 Golden Manor should be added to the CA boundary?**

Proposal C: To extend the CA to the **south along Church Road** as far as its junction with Greenford Road, as shown approximately by the blue shading on the map below. This covers Nos 23-67 (odd) Church Road, 80-114 (even) Church Road, 18-30 (even) Golden Manor.

Reason: As suggested by the CAAP because the area includes some well preserved blocks of Victorian housing and would make a logical extension to the CA.

Council officers do not consider that the area should be included as part of the CA: The area consists mainly of terraced housing; the west side is dates from pre 1890 and the west side is between 1890-1910. This forms part of the residential development instigated by the convenience of Hanwell Station, which itself was rebuilt in the same period. Whilst some of the houses retain original features, many have been detrimentally altered. Overall the area falls short in design quality, condition and coherence when compared to the best examples of development from this era to be found in the southern part of Manor Court Road, Golden Manor and Campbell Road, within the CA boundary. Officers do however consider that the best preserved facades in this area (80-84 and 51-65 Church Road) should be considered for addition to the local list- see below.

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



- ❖ **Question 5: Do you think the CA boundary should be extended to the south along Church Road?**
- ❖ **Question 6: Do you think the boundary in the Hanwell Village Green CA should be changed in any other way- either through expansion or reduction of the existing area?**

Key unlisted Buildings

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:

Locally listed buildings

- **122-124 Elm Grove, Church Road-** Georgian Manor House. Converted into a block of flats. Brick built with stucco frontage, complete with ground and second floor cornices, projecting fluted drip lintels to windows, recessed entrance with steps to entrance doors to raised ground floor and upper storeys, slate mansard roof behind parapets. (LLR0277, LLR0278). (Consider also for application for addition to national list).

Positive contributors identified as part of original appraisal:

- 1-27, 2-20, 37-41 (odd), 48 and 50 Manor Court Road;
- 3-25 (odd) and 2-10 (even) Golden Manor;
- 2-22 (even) and 1-7 (odd) Campbell Road;
- 15-27 Campbell Road (just outside CA);
- 81-95 (odd) Church Road;

- 25-33 (odd) Cuckoo Lane;
- 136, 97, 95, 101, 103, 178-182 (even) Church Road.

Additional positive contributors identified:

- **80-84 Church Road/2-6 Greenford Road** - Outside the CA. 1890-1910. Distinctive red brick 3 storey flatted building with white stucco. Prominent corner buildings (Consider for addition to the local list of buildings of façade/group value).
- **51-65 Church Road**- Outside the CA. 1870-1890. The uniformity of these town houses and attractive detailing such as balconies above front doors. (Consider for addition to the local list of buildings of façade/group value).
- **136 Church Road** – former lodge to The Grove house – dates back to pre: 1870. Single storey slate roofed property adjacent to The Green at entrance to Golf Pavillion. This is identified as a positive contributor but given its distinctiveness, prominent location on The Green and its historical association with The Grove (former large house pre-1870), consider for addition to the local list.
- **Railway viaduct** - junction of Alwyne Rd and Golden Manor- framed by arches, an impressive structure and landmark, officially called Hanwell Small Viaduct Bridge. Possibly by Brunel as per the Wharncliffe Viaduct (1836/37) to the west (Churchfields CA) or later c.1870s, as part of the widening of the tracks and rebuilding of Hanwell station to the east. (Consider adding to local list).
- **The Coach House (access of Campbell Road)**- This building known as The Coach House (former coachhouse to the original large detached house (Golden Manor House- built 1870-1890- now demolished and replaced with flats). Access is provided via Bolton Terrace. (Consider addition to local list, subject to inspection).
- **178 Church Road**- house, 1912 by Josiah Gunton, in late Arts and Crafts style. This house is identified as a positive contributor in the original CA Appraisal (see above). The CAAP have requested that it also be considered for addition to the local list.

	<ul style="list-style-type: none"> ❖ Question 7: Do you agree that all the key unlisted buildings in the Hanwell Village Green CA have been identified? ❖ Question 8: Are there any other notable unlisted buildings of interest in the Hanwell Village Green 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 generic management plan and specific design guidance will help to generally control issues identified in this area such as maintaining the public realm and front gardens). The CA Review has not identified a pressing need for the introduction of any Article Direction in this CA (although this will be kept under review).</p> <ul style="list-style-type: none"> ❖ Question 9: Do you agree that there is no need for any Article 4 Direction in the Hanwell Village Green CA? ❖ Question 10: Are there any types of development that you think should be controlled in and around the Hanwell Village Green 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: To provide further specific design in relation to replacement windows and doors, front gardens, residential conversions.</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 that is not already covered in the Generic Management Plan.</p>

	<ul style="list-style-type: none"> ❖ Question 11: Do you agree with the proposal to provide more specific design guidance for the Hanwell Village Green CA? ❖ Question 12: Is there any further specific guidance that should be covered for Hanwell Village Green 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 13: Do you have any other comments on the Strategic Review of Ealing’s Conservation Areas?
<p>Responding to the consultation documents</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>