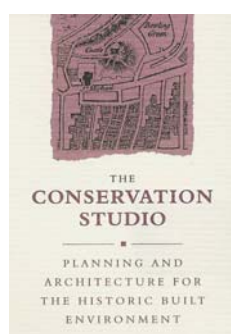


BRENTHAM GARDEN ESTATE CONSERVATION AREA Character Appraisal



MARCH 2008



BRENTHAM GARDEN ESTATE CONSERVATION AREA CHARACTER APPRAISAL

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1. Introduction

1.1 The Definition and Purpose of Conservation Areas

According to Section 69 of the *Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990*, a Conservation Area (CA) is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.



Holyoake Walk

1.2 The Purpose and Status of this Appraisal

The Brentham Garden Estate CA was designated in 1969. An Article 4 Direction, withdrawing certain permitted developments, was made in 1976 and a further Article 4(2) Direction made in February 2007. A Policy and Design Guide for the CA was published in 1985 and revised in 1988.

The scope of this appraisal is summarised in the following points:

1. Assessment of the special interest of the architectural heritage of Brentham Garden Estate CA highlighting elements of special merit, which contribute to the character.
2. Assessment of the actions needed to protect and enhance the special qualities of the CA.
3. Assessment of the need to revise the boundaries of the CA.

This document replaces the existing appraisal published in 1999. However, it is not intended to be comprehensive in its scope and content. Omission of any specific building, space or feature or aspect of its appearance or character should not be taken to imply that they have no significance.

The methodology of the CA Character Appraisal for the Brentham Garden Estate CA follows the guidance provided by the *Planning Policy guidelines 15: Planning and the Historic Environment* (1994);



Original street sign



Brunner Road

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the *Guidance on Conservation Area Appraisals* by English Heritage (2005); and the *Guidance on Management of Conservation Areas* by English Heritage (2005).

The analysis has been conducted on the basis of visits to the area, the involvement of local associations, and with consultation of primary and secondary sources on the local history and architecture.

1.3 Summary of Special Interest

The Brentham Garden Estate was built at the beginning of the 20th century in accordance with the social and aesthetic principles of the Garden City movement, as espoused by Ebenezer Howard. Its particular importance lies in the fact that it was the pioneer co-partnership suburb with each tenant taking a share in Ealing Tenants Ltd. The amenities of the estate included its recreational facilities, club house and allotments. The 650 cottages and houses provide interesting and varied elevations, starting in 1901 with traditional terraced properties and developing through the next few years into a more romantic, Arts and Crafts style. The Brentham Institute (later Club) was completed in 1911 and the Estate, apart from around the southern end of Brentham Way, was largely finished by 1915. St Barnabas' Church was added in 1916.

The layout of much of the Estate (plan-form and building blocks) was provided by the architects of Letchworth Garden City, Raymond Unwin and Barry Parker, who later went on to complete Hampstead Garden Suburb. The buildings were principally designed by the architects F Cavendish Pearson and G Lister Sutcliffe. Features of the layout include both curved and straight roads, often terminating in closed vistas, with the buildings mainly arranged as short terraces or pairs. Special care was taken at road junctions to provide interesting spaces with the minimum of exposed flank walling. Of special note are the front and back gardens, allotments, trees and hedges which together provide a sylvan character to much of the CA. Views northwards over the river Brent to the church spire on the summit of Harrow-on-the-Hill are also notable.



Brentham Club



Brentham Way



Vivian Green

2. Location and setting

2.1 Location and context

The Brentham Garden Estate CA is situated in north Ealing on a north-facing slope which leads down to the open green spaces associated with the river Brent, which forms part of the boundary to the CA. The North Circular (Hanger Lane) and the Hanger Lane Gyratory System are less than a kilometre away to the east. Beyond the river the A40 (Western Avenue) provides a fairly continuous amount of traffic noise, fortunately not obtrusive. The CA is otherwise surrounded by late 19th and early 20th century residential development, with the parade of shops in Pitshanger Lane providing some commercial activity. Ealing Broadway, with its larger shops and transport facilities, is about one kilometre to the south and is connected by a regular bus service. The CA is primarily in residential uses, apart from the Brentham Club, now run primarily as a sport and leisure facility, and the church of St Barnabas.

2.2 General character and plan form

The Brentham Garden Estate CA is a relatively quiet residential area, despite the proximity of the North Circular (Hanger Lane) and the A40 (Western Avenue). The CA is contained to the north by the river Brent and the open green spaces and trees which lie to either side. This provides Brentham with an attractive buffer between the Estate and the busy A40 (Western Avenue). The tennis courts and playing fields associated with the adjoining Brentham Club are a popular facility which will shortly be improved by the provision of a new extension to the club.

The layout of the Estate was constrained by the river and its (potential) floodplain, and by the existing Pitshanger Lane, part of which runs roughly parallel to it. The first development was north of the lane, (Character Area 3) which comprises four roads (Woodfield Road, Woodfield Avenue, Woodfield Crescent and Brunner Road) which were built from 1901 onwards. These roads lie at right angles to the lane and to each other, creating a grid pattern of streets softened by the slight bend in Woodfield Crescent. After Parker and Unwin became involved, the next phases of development took on the principles of the Garden City movement, with softly curving roads (Holyoake Walk, North View, Denison Road, Ludlow Road, Ruskin Gardens and Neville Road)

Ealing Borough Council 2008



View to the Brentham Club over the Bowling Green



The Brentham Club is a popular local amenity



Woodfield Road

Brentham Garden Estate Conservation Area Character Appraisal

between Pitshanger Lane and Meadvale Road to the north. Here, the cottage-style properties all have small front gardens with back gardens which are accessed by a network of narrow alleys and which originally contained areas of land which were used as allotments. The layout, which was particularly concerned with the satisfactory resolution of street junctions, was based on concepts developed by Raymond Unwin in his book *'Town Planning in Practice – An Introduction to the Art of Designing Cities and Suburbs'* dated 1909. He wrote:

"...there are many ways in which street junctions can be treated, either to secure open vistas or closed-in pictures, as may in case be desirable...at first sight some of these irregular shapes seem to have no purpose or meaning, but closer examination of them will show that they are cunningly devised..."

The buildings therefore cut across corners, or curve gently around them in a continuous terraced form, with cut away corners which provide a sense of spaciousness. The varied ways in which the buildings address these spaces provide Brentham with one of its most important characteristics. Strangely, there was no 'set piece' of publicly accessible land, often defined in other similar Garden City estates by a church or a group of commercial properties, apart from the small green opposite the Brentham Club in Meadvale Road. Instead, the informal layout created various lozenge-shaped pieces of 'leftover land' between the houses which were sensibly used for allotments. Only Denison Green provided some informal open green space, somewhat tucked away from the public view.

To the east, the Estate centres on the long and straight Brentham Way, which rises up the hill providing long views across to Harrow-on-the-Hill. In this part of Brentham, the properties face the street and sit at right angles to it, and are designed to mirror each other despite a variety of details and materials. At the southern, 'top' end of Brentham Way, and into Winscombe Crescent, are larger paired or even detached houses, suggesting that this part of the Estate was considered to be of higher status. Fowlers Walk completes the Estate, and represents a return to the more 'cottage-style' properties with a very pretty ensemble of paired or terraced houses attractively arranged around a short cul-de-sac which leads off Fowlers Walk.



"Butterfly House" on corner of
Brunswick Road and Brunner Road



Brentham Way



Winscombe Crescent

2.3 *Landscape setting*

Brentham sits within a largely urban setting (to the east, south and west) composed of further areas of late 19th century housing, some modern development and a large Primary School (St Gregory's). The strict grid pattern of these streets and their regimented terraced housing contrasts with the generously arranged streets within most of the Estate, which are notable for their planting and varied architectural styles and materials (although unified by their scale and form). The principal landscape feature of Brentham is the curving form of the river Brent which meanders across the bottom of the valley on the northern edges of the Estate. Within the CA, this is used by the Brentham Club, and is not publically accessible, but to the west, Pitshanger Park is a large municipal park with access off Meadvale Road. Beyond the river, a Golf Course is another facility which makes good use of the river's flood plain. Further allotments lie to the north-east, at the back of Brunswick Road.



View eastwards from Brentham Club grounds

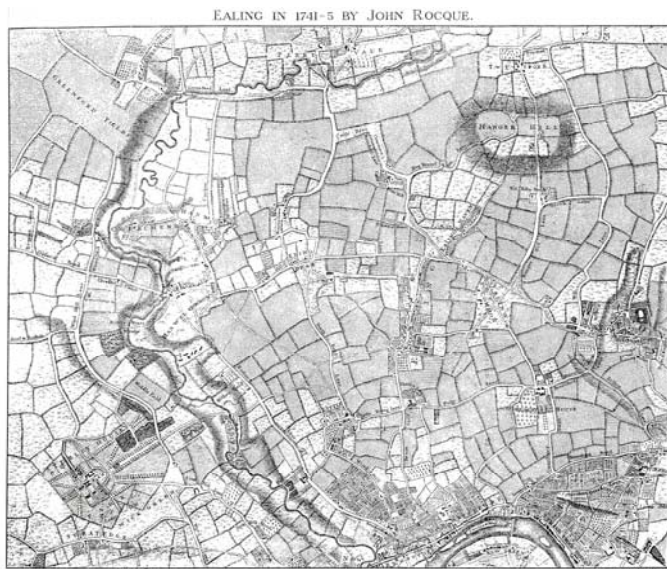


View over River Brent towards golf course

3. Historic development and archaeology

3.1 *Historic development*

Small settlements at Ealing and Acton are recorded in the wider area from Saxon times, although these were at least a mile from the Brentham area. In early times Hanger Hill was covered in trees and by 1393, the hill was called 'le hangrewode', which means 'steep sloped wood' in Old English. However, by the 18th century the area was largely cleared for farming and farms such as Pitshanger were established in the areas to the south as shown on Rocque's map of 1741. This shows a number of buildings, presumably farming-related, in the Brentham area. Field boundaries roughly correlate with the courses of Brunswick Road and Sandall Road.



Rocque's Map 1741

With the advent of improved transport infrastructure, first the Grand Union Canal around 1800, then the railways in the 1830s and 1870s, industrial and residential areas grew on the outskirts of London. Many roads and houses were built around Ealing and Acton, the two villages growing into towns as they absorbed the outlying hamlets. However, these innovations in transport all bypassed the north-western slopes of Hanger Hill and even at the end of the 19th century the Brentham area was still largely farmland with farms, cottages and a few large houses set in substantial grounds.

The Brentham Garden Estate was conceived in the early 20th century as a way of providing a well-housed working-class community in which all of the residents participated.

Brentham Garden Estate Conservation Area Character Appraisal

In the late 19th century, there had been a reaction against the slum conditions of industrial cities and some enlightened factory owners had provided much better quality, purpose-built housing for their factory workers, including the 'Model' industrial villages of Port Sunlight and Bourneville. These were followed by middle-class garden suburbs, such as Bedford Park and Hampstead, although the latter largely came after Brentham. Against this background, the concept of co-partnership was introduced, the idea first being discussed by a group of six members of a co-operative building firm – General Builders Ltd. These six men, including Hubert Brampton, a councillor of Lammas Ward of the then new Borough of Ealing, met in the Haven Arms in Haven Lane in 1901 and discussed their plans with Henry Vivian, a carpenter and a leading member of the Group. He encouraged them not only to build houses, but to form a Tenants' Association, in which members would be shareholders and would thus share any profits. By this means further land could be purchased and all houses would be held in common by the Society. As a result of this meeting the Ealing Tenants Ltd was formed later that year. One of the original objectives was:

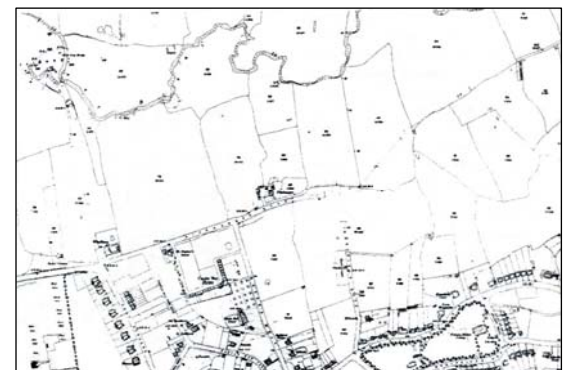
"To provide for pastimes and pleasures of people within sight of their own homes; and by a well ordered disposition of land give a family in a small house all the natural advantages of landscape and garden outlook hitherto only possible to a man with large possessions."

It was decided to purchase plots of agricultural land to the south of the river Brent which was owned by Pitshanger Manor Farm, shown on the 1896 map as the only complex of buildings in a wide area. The finance for the venture was supplied by Mr and Mrs Stobart Greenhaigh, with the six initiating members each contributing £50. This resulted in the construction in 1901 of the first nine houses known as Vivian Terrace (now nos. 71-87 Woodfield Road). By 1905, 50 houses were complete in Woodfield Avenue, Woodfield Crescent and Brunner Road. These red brick houses are typical of their time, possibly copied from a pattern book, with repetitive, tile-hung gables facing the street in a simple terraced form.

Additional land was soon purchased from Fowlers Hill and the Pitshanger Estate, and in 1907 Raymond Unwin and Barry Parker, who were responsible for the first Garden City at Letchworth, were engaged to design the further layout of the Brentham Garden Estate. Their layout represented a fundamental change in direction introducing the new garden suburb type of layout with less regimented, sometimes curving streets, and buildings arranged in small groups of short terraces with front gardens of varying sizes.



Corner of Woodfield Avenue – part of the earliest development in Brentham



1896 Ordnance Survey



Woodfield Crescent

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Brentham Way was to be the most prestigious street, carefully planned with a long vista towards Harrow-on-the-hill, and originally seen as the location for a variety of other uses including a new Institute.

New roads were soon laid out, including Winscombe Crescent, Ludlow Road, Neville Road, Ruskin Gardens, Upper Brentham Way and Meadvale Road. The actual buildings were designed by the architect F Cavendish Pearson, who lived at no. 15 Woodfield Crescent between 1906 and 1911. The final phase of the Estate was designed by G Lister Sutcliffe, comprising Denison Walk, Holyoake Walk, North View, the lower part of Brentham Way and Fowlers Walk. Originally, the roughcast on these buildings was left unpainted and the windows were all painted a uniform dark green. The top part of Brentham Way, originally set aside by Parker and Unwin for larger houses, was not developed until the mid-1920s, when the Ealing Tenants Association took the momentous decision to build houses for sale, rather than to rent. The architect was Cecil George Butler, who since 1923 had been the architect for Co-partnership Tenants in Hampstead. From 1925 onwards he provided designs in a simplified Arts and Crafts style, on a somewhat grander scale than the more modest cottage-style houses in the rest of Brentham. At about this time, Ealing Tenants also began selling off some of their existing rented houses to resident tenants. Originally the houses were sold on 99-year leases but after 1931 they were sold freehold.

The Brentham Institute, providing a focal point for social activities, was completed in 1911 and a large church (St Barnabas) built in 1916. The Estate finally comprised 650 dwellings, with a sports field and various allotments. The open green space between Denison Road and Ludlow Road (Denison Green) has always been left uncultivated apart from during World War II, when it was used to grow food. Since the completion of the Estate, a number of buildings have been added, mainly in residential uses and mainly of little visual impact on the overall cohesiveness of the buildings and their setting. Bomb damage removed a cluster of houses between North View, Meadvale Road and Holyoake Road, and these were rebuilt in a sympathetic way between 1946 and 1948. For the Institute, the emphasis moved from self education into more general social activities after World War I although the sale of alcohol was banned on the Estate until the 1930s. From 1947 the former Institute became the 'Brentham Club' and it now provides a range of sports facilities (for example tennis, bowls, and football) as well as committee rooms, a bar and a billiard room. A new extension should be completed in early 2008 to provide much needed updated accommodation.



Denison Road looking north towards Brentham Club



Brentham Club viewed across Vivian Green



North View

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Meanwhile, the doctrine of co-partnership declined as Council building increased and rent control legislation was introduced. Some houses were being offered for sale in the early 1930s and when Ealing Tenants Ltd sold their interest in the Estate in 1936, the move towards home ownership was accelerated. Most of the assets apart from the Brentham Club were sold to the Liverpool Trust, a subsidiary of the Bradford Property Trust Ltd, who also owned the whole of Saltaire, an industrial village near Bradford. Today, only a few of the properties are still rented.

An Article 4 Direction was served in Brentham in 1976 which removed certain permitted development rights for the family houses and sought to protect the side and back elevations of the properties, as well as the fronts. This was reinforced in 2007 when an Article 4(2) Direction was also served, strengthening and clarifying the previous Article 4. A Brentham Garden Estate Design Guide was published in 1988 and this has provided useful guidance to the community on how to approach possible changes to their houses or gardens. The Brentham Society and the Brentham CA Advisory Panel have started to prepare an updated version of this document, completion being subject to staff resources at Ealing Borough Council.

Despite the many changes to Brentham over the years, a strong community spirit remains as is demonstrated by the formation of the Brentham Society, and the holding of many social events throughout the year, particularly the May Day celebrations. More recently, the Brentham Heritage Society has been formed as the charitable arm of the Brentham Society. In 2000 the Brentham Society commissioned the publication of a book, 'Brentham – A History of the pioneering garden suburb', from which some of this document has been drafted. The Society also holds an excellent archive of old photographs, maps and other material, as well as a more recent (2004) photographic survey of the whole Estate.

3.2 Archaeology

There are no recorded archaeological deposits in or around Brentham.



The control of detail is very important in Brentham
(Ludlow Road)



Notice board in Denison Road



Winscombe Crescent

4. Spatial Analysis

4.1 *The character and inter-relationship of spaces within the area*

As seen today, the Brentham Garden Estate retains most of its original layout, providing a good example of the principles of the Garden City Movement which sought to bring light, spaciousness and a healthy environment to new working class residential areas. The principles of development largely followed those adopted slightly later at Hampstead Garden Suburb, which limited the number of properties to an average of eight per acre, with roads at least 40 feet wide and the houses arranged so that none spoiled another's outlook. Special emphasis was placed in Brentham on the use of hedges and front gardens rather than 'hard' boundaries such as brick walls or fencing. Where brick walls are original, such as in Woodfield Avenue, they are low and tenants were encouraged to grow hedges behind them. Early photographs of the Estate show temporary post and rail or wire fences which were incrementally subsumed within planting. One meter high close-boarded fencing was another feature which has incrementally (and advantageously) been replaced with hedging. Street trees were also planted throughout the Estate (mainly limes, silver birch and plane), providing the sylvan qualities which are now an important feature of Brentham. The provision of playing fields and tennis courts at the then Brentham Institute added to the rural qualities of the Estate and reinforced the concept of 'healthy living'.

Most of the road layout in Brentham, apart from the earliest part of the Estate, was deliberately informal with soft curves, and although the positioning of the cottage-style properties with their pretty front gardens and hedging appears accidental, it is carefully crafted to provide an interesting and attractive streetscape. The buildings were also placed to allow views through to the back gardens, allotments, or even further beyond the Estate. To the east of the Estate, Brentham Way is the only more formal street, deliberately laid out on a hill to provide good views and originally conceived as the location for the Institute and shops. The terraced housing to the north, as well as the paired or detached houses to the south, are laid out parallel to the street in a more formal arrangement. This contrasts with the other streets where the building line is softer and moves in and out.



Neville Road



The backs of the buildings in Brentham are as important as the fronts (Ludlow Road viewed from Denison Green)

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Despite the variations in street pattern and building form, the Estate has a visual cohesion which is reinforced by the scale of the buildings, the attractive front gardens and the use of planting and trees. The only public open space is the small green opposite Brentham Club (Vivian Green). Other open spaces, largely former or current allotments, are hidden behind the groups of houses, although they can be accessed by the many small hedge-lined back alleys which are an important feature of the layout.

4.2 Key views and vistas

Because of the layout of the Estate, there are many short vistas along the streets, with buildings deliberately positioned to act as 'end-stops'. Whilst there are interesting and carefully planned vistas in almost any location (a unique feature of the Estate) the most notable are:

- Along Meadvale Road and down Denison Road or Holyoake Walk to the Brentham Club;
- Up North View to Holyoake House;
- Along Meadvale Road to the east;
- Along Ludlow Road, Ruskin Avenue or Brunner Road, to one of the paired houses at the road junctions;
- Along Brunner Road or Neville Road to the houses at the junction with Brunswick Road;
- Along Woodfield Crescent towards Fowlers Walk
- Along the cul-de-sac off Fowlers Walk

Individual buildings also act as focal points, most notably the Brentham Club and St Barnabas' Church. Nos. 1-7 Winscombe Crescent is another focal building which stands out due to its use of brown brick and detailing, all of which would be more in keeping with Hampstead Garden Suburb.

Long views to the church at Harrow-on-the-Hill are particularly important northwards along Brentham Way, although it is regrettable that the reverse view up Brentham Way to the south has been spoiled by a block of flats (Mount View) beyond the boundary of the CA. Shorter views across Pitshanger Park, the playing fields, river Brent, and the adjoining Golf Course, are a pleasant feature of the northern part of the CA.



Holyoake Walk winds gently towards the Brentham Club



St Barnabas' Church



Nos 1-7 Winscombe Crescent

5. The character of the Conservation Area

5.1 *Character Areas and the quality of the architecture*

The Brentham Garden Estate demonstrates the principles of the Garden City Movement which sought to provide improved housing for working class people. The layout was carefully designed to allow space and light between properties and the construction of the Institute and then the church, also supported the residents' educational, social and spiritual needs. The Estate was developed incrementally between 1901 and 1925 (with some minor changes since) so there are some variations in layout, building type, and materials, resulting in four slightly different 'Character Areas'. These are:

- **Character Area 1:** Brentham Club and playing fields;
- **Character Area 2:** Meadvale Road to Pitshanger Lane;
- **Character Area 3:** The original development around Woodfield Road;
- **Character Area 4:** Brentham Way.

5.1.1 *Character Area 1: Brentham Club and playing fields*

Area 1 comprises the Brentham Club and its tennis courts and playing fields, which form a pleasant open green area, leading to the edge of the curving river Brent, lined with trees and shrubbery. There are good views over the adjoining Golf Course towards Western Avenue and across the Bowling Green towards Pitshanger Park.

5.1.2 *Character Area 2: Meadvale Road to Pitshanger Lane*

Area 2 comprises the northern section of the Estate laid out to the south of Meadvale Road, which runs roughly parallel to Pitshanger Lane, the only road of any antiquity. These provide perhaps the best examples of Parker and Unwin's layout with gently curved secondary streets, onto which a variety of mainly short terraced cottages face. Corner treatments, such as the 'butterfly' houses facing the junction of Neville Road, Brunswick



View northwards along Brentham Way to Harrow-on-the-Hill



Brentham Club grounds looking towards Meadvale Road



Meadvale Road

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Road and Brunner Road, are particularly important. Of interest are the unusual houses in Ludlow Road, where two rows of four houses each form separate groups with the two end properties being set forward at an angle to create a crescent-shape. Allotments, some of them still in use, can be seen behind many of the properties, connected by a number of narrow alleyways, mostly defined by privet hedges.

5.1.3 Character Area 3: The original development around Woodfield Road

Area 3 to the south-west of the CA comprises Woodfield Avenue, Woodfield Road, most of Woodfield Crescent and the northern section of Brunner Road. This section of the Estate was the first part to be built (from 1901 onwards) and comprises regular terraces of 'pattern book' brick houses which follow the typical details of the period. Woodfield Avenue is notable for the corner turrets which mark each end building in the terrace, and is dated 1903 and 1904.



Woodfield Avenue

5.1.4 Character Area 4: Brentham Way, Winscombe Crescent and Fowlers Walk

Area 4 is made up from the slightly larger properties, perhaps more properly called houses, along Winscombe Crescent and Brentham Way, the latter being unusually straight with symmetrical groups of houses to the north and larger mainly paired or detached houses of the mid-1920s to the south. Brentham Way also retains a large number of street trees (many replanted since the 1987 hurricane) and wide grass verges which were once a more common feature of the Estate. Parker and Unwin's original concept for this part of the Estate was that it would serve as the village centre with the Institute, shops and other facilities, but these were not progressed beyond the drawing board. Fowlers Walk to the east bends slightly in the middle and represents a return to a more modest scale of cottage-style homes, all rendered and painted white, with a short cul-de-sac with carefully positioned paired or terraced cottages.



Brentham Way

5.2 The buildings of the conservation area

5.2.1 Listed buildings

There are just two listed buildings in the CA, the Brentham Club and St Barnabas' Church, both listed grade II. The (former) Brentham Institute was designed by George Lister Sutcliffe in 1910 and the design originally included a men's hostel and another large hall. Until that time, no. 33 Woodfield Road had served as the Institute but by this time it was far too small. Parker and Unwin's plan had originally suggested Brentham Way as the location for the Institute and some shops, but this idea was abandoned and it was sensibly decided to locate the new building next to the 'Recreation Grounds' along the river Brent. Sutcliffe's original design was never implemented, but the new building (which was completed in 1911) did contain a variety of rooms including a Reading Room, Ladies' Club Room, Committee Rooms and a kitchen. There was no bar and alcohol was not sold until 1936. Sutcliffe also designed fittings such as inglenook seating in the ladies' room, and window seating in the billiard room, in a stripped-down Arts and Crafts manner similar to Parker and Unwin's. A prominent tower was added to create a focal point along Meadvale Road. Grass tennis courts were later provided to replace the rather sub-standard court behind Woodfield Avenue. The outside of the building is faced in red brick with different details including small, multi-paned windows, larger bay windows; steeply pitched tiled roofs, and kicked-out eaves details with exposed rafter feet. The shape of the building in places is slightly Germanic, and bears a close resemblance to German towns such as Rothenburg, illustrated in Unwin's book 'Town Planning in Practice'. The substantial tower follows the general form Sutcliffe had already used a house in Poling in Sussex, which also occurs (in a less grand manner) in some of the houses he designed in Holyoake Walk.

St Barnabas' Church was designed by Ernest C Shearman, in a stark Gothic Revival style, using dark purple brick dressed with yellow limestone dressings and red brick for the interior. The land was sold by Ealing Tenants Association to the church authorities at a substantial profit, after which their main input seems to have been limited to expressing concern that the bells did not disturb the peace and quiet of the Estate. The building was designed with west towers but in the end funds were not sufficient, and Shearman fell out with first his builders then his clients, so the building was



Brentham Club



Brentham Club Tower

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completed under the supervision of a local man, Ernest Taylor. Shearman died soon afterwards in 1915 at the age of 50, by which time over 1,500 houses had been completed to his designs in Ealing, Hampstead and other co-partnership estates in Liverpool, Wrexham and Stoke. Under difficult wartime conditions, the church was completed in 1916 and so many people attended the consecration service in June that year that the doors had to be locked.

5.2.2 Locally Listed buildings

A small number of buildings in Brentham are 'Locally Listed' as buildings of special local significance. These are:

- Nos 1-7 Winscombe Crescent

This terrace of four two-storey houses with dormer windows in the roofs is the only building within the Estate to be definitely designed by Raymond Unwin and Barry Unwin. It was built in 1906 to provide a visual break to Brentham Way as it descends from Mount Avenue, and the details and general form are very reminiscent of similar buildings by the same architects in Hampstead Garden Suburb.

- No. 2 Brentham Way

This was possibly designed by Parker and Unwin in 1909 for William Hutchings who was chairman of Ealing Tenants from 1911 to 1934.

- Nos 6 and 8, 10 and 12 Winscombe Crescent.

These two similar pairs of buildings were designed by Cecil Butler in the mid-1920s, and provide good examples of their type.

5.2.3 Key unlisted buildings

Nearly all of the buildings in the CA can be judged to be 'key unlisted buildings' which make a positive contribution to the character and appearance of the CA. They are all marked on the Townscape Appraisal Map. Nearly all of these were constructed as family houses apart from Holyoake House, built to the designs of George Lister Sutcliffe in 1912 as 24 flats around three sides of a quadrangle. The arcade at ground floor level was copied from his earlier designs for the Institute. Holyoake House was an attempt to provide accommodation for single people and for 'elderly couples' who were unable to afford the rent on even the smallest Brentham house.



St Barnabas' Church and war memorial



Winscombe Crescent looking west



Meadvale Road

Brentham Garden Estate Conservation Area Character Appraisal

Nos. 81 and 83 Fowlers Walk were originally offices for the Estate management and were built in the 1920s. The retention of all of these 'positive' buildings, and their details and settings, is implicit in the designation of the Estate as a CA.

5.3 *Building materials and local details*

The design of individual houses is an important characteristic of the Estate and reflects the social ideals on which the co-operative housing movement was based. 'Cottage' style two storey houses predominate, and set out as either semi-detached houses or in short and long terraces. The original part of the Estate, comprising Woodfield Road, Woodfield Avenue, Woodfield Crescent and Brunner Road, comprises long terraces parallel to the road. They were built between 1901 and 1905 and provide the following details:

- Use of red brick and red clay tile hanging;
- Slate roofs;
- Bay windows with sliding sash windows;
- Projecting bays;
- Panelled front doors with stained glass inserts.

These are all typical of Edwardian houses of the early 20th century and may well have been copied from a pattern book.

By contrast, the cottage-style properties which followed from 1907, which were initially designed by George Lister Sutcliffe, refer to the Arts and Crafts Movement as espoused by both Charles Voysey and Philip Webb, and use a pallet of more traditional materials and details. The majority of the houses have variations in their form, such as porches which step forward, or corner or window treatments which provide variety and interest.

Roofs:

- Steeply pitched clay tiled roofs, either hipped or gabled;
- Brick or rendered chimney stacks, the latter sometimes tapering in the Voysey style;
- Tall clay pots;
- Overhanging eaves;
- Exposed rafter ends painted black;
- Some original dormers, sometimes with long sloping tiled roofs (e.g. Brunner Road);
- Use of flat red clay tiles (Rosemay or Acme) and matching ridge tiles.



Holyoake House



Woodfield Avenue corner detail



Neville Road

Brentham Garden Estate Conservation Area Character Appraisal

Elevations:

- Use of red brick or roughcast, often together in a variety of combinations e.g. Meadvale Road and Brentham Way;
- Occasional half-timbered features, such as the first floor cladding on the house on the corner of Meadvale Road and North View, or the more substantial cladding on houses in Brentham Way;
- Projecting first floor bays, supported on brackets e.g. Ruskin Gardens;
- Tiled or plain gables breaking through the eaves e.g. Winscombe Crescent;
- Use of red brick arranged in decorative stripes with render (e.g. north Brentham Way);
- Use of brick quoins with wooden eaves cornice e.g. Meadvale Road;
- String courses or drip stones made from two courses of red clay tiling e.g. Holyoake Walk;
- 'Eyebrow' dripstones over windows e.g. Denison Road;
- Roughcast render corner details such as the two storey square bays in Brunner Road;
- Cast iron rainwater goods.

Windows (all timber):

- Small pane sash or casement windows set flush to the front face of the building, arranged in a variety of sizes;
- Windows sometimes taken through the low eaves with flat tops;
- Other casement windows tucked under the eaves in 'cottage' style;
- Multi-paned windows in mullioned and transomed frames e.g. Denison Road;
- Square or canted bay windows with moulded cornice details and sash or casement windows;
- First floor oriel windows with curved brickwork (facing Vivian Green);
- Windows usually set flush with the front face of the structure (this has caused problems with maintenance).

Doorways:

- Front doors – typically panelled with a 4 or more pane window;
- Entrances defined by a semi-circular brick arch (Ludlow Road) or a decorative door hood e.g. Fowlers Walk;
- Timber door hoods suspended on chains e.g. Denison Road;



Holyoake Walk



Woodfield Crescent



Brentham Way



Bay window in Brentham Way

Brentham Garden Estate Conservation Area Character Appraisal

- Porches created by tiled roofs with exposed rafters e.g. Holyoake Walk.

Small painted timber gates are another locally distinctive feature, which are now made by a local joiner and which can be seen in many locations throughout the CA. In Winscombe Crescent, the boundary walls echo the detailing of the Voysey-esque chimneys and need to be retained.

5.4 Contribution of open spaces, trees and landscape

Apart from the buildings and street layout, Brentham is notable for the following landscape features:

- The open, mainly green spaces associated with the Brentham Club, used for bowls, tennis, and football;
- The trees and shrubbery which mark the adjoining boundaries between the club, Pitshanger Park to the west and the Golf Course to the north;
- The meandering line of the river Brent, and the green spaces which can be glimpsed through the planting to the north;
- Individual trees of merit in the grounds of the Club, as well as in private gardens and the former allotments;
- Vivian Green, recently replanted by The Brentham Society, with public seating opposite the Brentham Club;
- Denison Green with its single, mature tree;
- Street trees, some planted recently, in all of the streets;
- Grass verges in Brentham Way;
- Trees, hedges and shrubbery in the front and back gardens;
- The accessibility of views into the back gardens and allotments due to the many small alleys, mainly defined by privet hedging, which cross the Estate;
- Views between the houses of gardens and trees;
- A mixture of well used and neglected allotments, which can be viewed from adjoining first floor windows, and which add to the rural qualities of the CA.



Door in Woodfield Crescent



Trees in North View



View to east of Ludlow Road

5.5 The extent of intrusion or damage

Spatial:

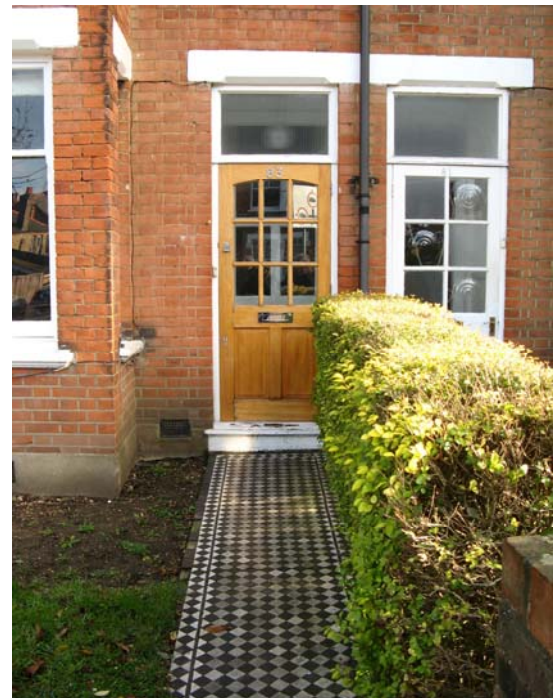
- A number of later developments which do not accord with the rest of Brentham e.g. flats in Pitshanger Lane;
- Development on the edges of the CA can have a detrimental effect on views out of the CA e.g. over-sized loft extension in Ainsdale Road, Kingfield Road and Lindfield Road on the CA boundary;
- Busy traffic along Pitshanger Lane, Brunner Road and Brunswick Road, including lorries (despite a lorry ban);
- Original cast iron street lights are incrementally being replaced with modern lighting of no merit;
- Loss of street trees (limes, silver birch and planes) and their replacement with inappropriate species;
- Loss of hedges (traditionally privet, hawthorn, yew or hornbeam) and use of non-traditional details such as tall (1.5 metres plus) close-boarded fencing;
- Some neglected allotments;
- Blocks of neglected 1950s or later garages on former allotment sites;
- Loss of views between buildings due to two storey extensions;
- Loss of front gardens to car parking;
- Pressure for new garages;
- Use of inappropriate modern materials for front gates, pathways and driveways;
- Gating of the formerly open alleyways.

Buildings:

- Painting of brickwork, including important architectural details;
- Concrete roof tiles e.g. Neville Road;
- Use of artificial slate e.g. Woodfield Crescent;
- Roof repairs carried out using non-matching materials;
- Loss of finials and other details such as moulded ridge tiles when roof repairs undertaken;
- Roof vents and dominant rooflights on visible roof slopes;
- Poorly detailed new dormers;
- Pressure for large side or back extensions;
- Flat roofed extension at the back of the former offices in Fowlers Walk;
- The occasional use of uPVC or aluminium windows;



Neglected allotments next to St Barnabas' Church



Infilling original porches in Woodfield Road is common

Brentham Garden Estate Conservation Area Character Appraisal

- Poorly detailed (including double glazing) new timber windows which do not exactly match the original;
- Modern alterations including plastic rainwater goods, boiler flues and plastic soil vent pipes;
- Visible satellite dishes, presumably unauthorised.

5.6 Public realm and street furniture

The 'public realm' includes the public streets and open spaces within Brentham. The most significant features are:

Street lighting.

Many good examples remain of original cast iron street lights within the CA. Some have already been lost and replaced with simple 'hockey stick' modern steel standards. Ealing Borough Council has recently agreed that all of the original lights will be replaced by a private contractor, although the exact design of the replacement lights has yet to be agreed. The loss of these original lights is regrettable and it is hoped that they will at least be replaced sympathetically, in full consultation with The Brentham Society. It is also hoped that some may be resited and used to light the various back lanes or alleys, and on Vivian Green.

Pavements.

Pavements are generally covered in modern tarmacadam, in several locations damaged by poorly reinstated trenching, or concrete slab (e.g. Brentham Way). In some places, such as the corner of Meadvale Road and North View, the surface is damaged. However, the general simplicity of the surfaces is in keeping and this should be maintained. Throughout the Estate, the original wide (300 mm) granite kerbs, sometimes defined by two or three rows of 100 mm granite setts, remain, and these must be protected. There are also a number of examples of simply detailed, good quality cast iron drain covers.

Street signs.

In the earliest part of the CA, around Woodfield Road, a number of blue street signs remain, fixed onto the walls of the houses. Later on, these were replaced by cast iron signs, black on white, with the corners of the box containing the letters chamfered off in a distinct detail. These remain throughout the Estate and are maintained by volunteers from The Brentham Society.



Original street light in Woodfield Avenue



Brentham Way gutter detail



Brunner Road street sign

Street signage.

There are a number of Highways street signs throughout the CA which detract from the area. The large boxes which were distributed throughout the CA when cable TV was installed are also an eyesore and attract graffiti.

5.7 General condition

Brentham is a desirable location in which to live and property prices reflect this. The family houses are generally well maintained and there are no obvious problems. Some of the flats, particularly Holyoake House, require some maintenance. The only 'Building at Risk' is the Brentham Club, currently the subject of major expenditure to provide a new extension. It is hoped that funds can be found in the near future to repair some of the existing building, particularly the windows and brickwork.



Holyoake House requires maintenance

5.8 Problems, pressures and capacity for change.

Since the houses on the Estate became primarily occupied by owners, rather than tenants, the pressure for new development has grown. The greatest threat to the special character and appearance of the Brentham Garden Estate CA is therefore the on-going demand for garages, off-street parking, extensions and attic conversions. In part, the Policy and Design Guide of 1988 provides very useful guidance on how small changes can be achieved without spoiling the character of the CA, but this is now rather out-of-date and requires re-writing. Despite the careful vetting of all planning applications in the CA by the CA Advisory Panel for Brentham, which includes representatives from The Ealing Civic Society as well as The Brentham Society, a number of applications have been approved which once implemented have failed to 'preserve or enhance' the CA, as required by law. Badly implemented schemes, sometimes due to poor workmanship, are another issue which needs constant vigilance by the local authority and residents.



Preserve small details like this timber gate in Meadvale Road



Protect the rural qualities of the Estate

6. Suggested boundary changes

The boundary of the CA was carefully examined during the survey work for this Appraisal and it is considered that the present boundary correctly identifies the area of 'special architectural or historic interest'. No boundary changes are therefore proposed.

7. Community involvement

In accordance with English Heritage guidance, the Council has involved key stakeholders during the appraisal process, a list of whom is appended. This initial consultation process has been undertaken through a number of site meetings with representatives of local amenity groups and in the form of a questionnaire sent to key stakeholders based in and around the CA. Responses to this questionnaire have been taken into consideration during the preparation of this text.

8. Summary of Issues

General:

- Policy and Design Guidance – updated document, based on the preparatory work done by The Brentham Society and the Brentham CA Advisory Panel, needed;
- Article 4 Directions – householders' guidance leaflet would be helpful;
- Photographic survey: The Brentham Society carried out a full photographic survey of every building in the CA in 2004 and this needs to be regularly updated;
- Unsympathetic development around the edges of the CA can be detrimental, such as large roof dormers.

Site specific:

- Pressure for possible further development at the Brentham Club;
- Poor condition of the Brentham Club, a grade II listed building.



Walkabout in January 2008 with stakeholders



Winscombe Crescent

Brentham Garden Estate Conservation Area Character Appraisal

- The Brentham Club is a popular amenity and generates a certain amount of traffic, particularly at the weekends;

Streets, open spaces and gardens:

- A 7.5 tonne lorry ban operates in Pitshanger Lane, Brunner Road and Brunswick Road but is rarely enforced;
- Control of other traffic, particularly through the southern part of the Estate;
- Loss of street trees and their replacement with inappropriate species, such as flowering cherry;
- The imminent loss of Brentham's historic street lighting, as part of a Borough-wide initiative;
- Maintenance of former and existing allotments;
- Protection and enhancement of the sylvan qualities of Brentham;
- Loss of hedges or use of non-traditional species;
- Use of tall close-boarded timber fencing instead of hedges.

Buildings:

- Pressure for over-sized side and back extensions;
- Pressure for roof conversions, including changes to the original roof form, and the insertion of dormers or rooflights;
- A demand for more garages and off-street car parking;
- The need to maintain very tight controls over even the smallest detail when alterations take place, so that the special character of the CA is not incrementally eroded.



Denison Green - use of non-traditional fencing



Development on the edge of the CA can be detrimental (Brentham Way looking east)

9. Planning and Policy framework

A summary of the principal legislation and policy guidance applicable to Brentham Garden Estate CA is set out below:

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the process of assessment, definition, or revision of boundaries and formulation of proposals for CAs as well as the identification and protection of Listed Buildings. Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the CA, or in case of Listed Buildings, to have special regard for their preservation in the exercise of their powers under the Planning Acts.

Brentham Garden Estate Conservation Area Character Appraisal

Planning Policy Guidance (PPG) Note 15, for local and other public authorities, property owners, developers, amenity bodies and public, sets out Government policies for the identification and protection of historic buildings, CAs, and other elements of the historic environment. *Ealing Council's Unitary Development Plan (UDP)* or *Local Development Framework (LDF)* includes its statutory policies for implementing the Acts and apply the PPG. This Appraisal should be taken into account when considering planning or listed building applications within the CA.

The prime objective of the relevant legislation and guidance is the preservation and/or enhancement of character or appearance of CAs. Any proposed developments which conflict with that objective should be normally expected to be refused. PPG 15 and local policy also support a presumption in favour of preservation of any buildings or objects which are considered to make a positive contribution to the character of a CA. At the same time, it is recognised the need to accommodate changes which respect or reinforce the character of the area in order to maintain its vitality.

Many local planning policies – not only those for design and conservation – can affect the developments in a CA. For instance policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment and town centres can all influence development and the quality of the environment in CA. However, policies concerned with design quality and character generally take greater importance in CAs.

The adopted UDP's section on Urban Design includes policies dealing with:

- Design of Development (4.1)
- Mixed Use (4.2)
- Landscaping, Tree Protection and Planting (4.5)
- Statutory Listed Buildings (4.7)
- Conservation Areas (4.8)
- Ancient Monuments and Archaeological Interest Areas (4.9)
- Commercial Frontage and Advertising Signs (4.10)

Throughout the Urban Design section, references are made after each policy to further relevant documents and policies, including:

- *SPG 5: How to Prepare an Urban Design Statement*
- *SGP 12: Greening Your Home*
- *Ealing LA21: Keeping Your Front Garden Alive*
- *PPG 15: Listed Buildings and Conservation Areas*
- *PPG16: Archaeology and Planning*

Brentham Garden Estate Conservation Area Character Appraisal

- *PPG 19: Outdoor Advertisement Control*
- "By Design - Urban Design in the Planning System: towards a better Practice"(CABE & DETR, 2000)
- "By Design – Better Places to Live: A Companion Guide to PPG 3" (CABE, 2001)
- *The London Plan*, Policy 4B.5, 4B10, 4B11, 4B12, 4B14

Policy 4.8 for CA states:

- The Council will preserve or enhance the character and appearance of CAs and their setting.
- New developments, built or otherwise within or adjacent to the CA, will be permitted provided that they are well related to the existing character of the area in terms of its historic and architectural quality and green setting. The Council requires that any development proposal adhere to the Council's specific CA guidelines.
- The council will refuse planning permission and CA consent for development of existing buildings, unless the proposed replacement development will preserve or enhance the character of the CA. Where appropriate, the Council will also make Article 4 Directions that restrict development rights granted by the General Permitted Development Order.
- It is the Council's intention to create new and extended CAs in the Borough, in areas which merit this status, having regard to the individual quality of the area as a whole.

The criteria for the further designation or extension of CAs are set out as follows:

- The area concerned must be the setting for one or more of the following:
 1. Listed Buildings, or a group of buildings of good design from any period especially when they create an attractive townscape.
 2. Urban open spaces or historic village greens.
 3. Features of historic or archaeological interest including industrial or transport heritage.
 4. Landscape features including, water, trees, and gardens of value for their plant, wildlife or their amenity of the surrounding area.
 5. An historic street pattern.
- The area should have some cohesion of character worthy of preservation.
- The benefit of preserving that character must be considered to be greater than the loss of certain permitted development rights having regard to the financial and resource implications of such action.

Detailed advice on policies contained in the UDP, on restrictions on listed buildings, residential and commercial properties in Conservation Areas, and for guidance on the procedure to apply for permission, can be obtained from the London Borough of Ealing, Planning and Surveying Services, Perceval House, 14-16 Uxbridge Road, London, W5 2HL, Tel 020 8825 6600, email: planning@ealing.gov.uk, or, alternatively, from the Council's website at www.ealing.gov.uk

10. Glossary

Ashlar hewn blocks of masonry neaten and laid in horizontal courses

Arch the spanning of an opening by means other than a lintel. Most commonly arches are curved and made up of wedge shaped blocks. Numerous variations exist e.g. Blind, Triumphant, Vernacular

Band an unmoulded, projecting string course, often delineating a floor/storey

Bargeboards projecting boards set against the incline of the gable of a building

Bay the vertical division of the exterior, (or interior) of a building marked by a window opening. They may be Round, (or Canted) or Square

Bond style of laying Headers, (bricks laid with the long side at right angles to the face of a wall), and Stretchers, (bricks laid with the long side along the face of the wall), within masonry courses. Flemish Bond is where alternate Headers and Stretchers are used in the face of the wall. English Bond is where alternate courses of bricks in the facing wall are either Headers or Stretchers

Buttress a mass of masonry or brickwork projecting from or built against a wall to give additional strength

Capitals the top or head of a column, pier or pilaster, which relate to Classical architecture

Casement window a window hinged vertically to open like a door

Cladding an external covering applied to a structure for protective/aesthetic purposes

Coade Stone an artificial cast stone used from the second half of the 18th Century for decorative keystones

Column an upright, often supporting, structure either, round, square or rectangular in form

Coping a capping or covering found on top of a wall. They can be flat or sloping to discharge water

Cornice a projecting, decorative moulding found along the top of a building refers to a cornice made up of a series of small square blocks **Dentil Cornice**

Corbel a projecting block, usually stone, supporting a horizontal beam

Course a continuous layer of stones or bricks found in a wall. Referred to as String, (horizontal) or Soldier (vertical)

Cupola a dome that crowns a roof or turret

Curtilage the available space attached to a property which forms a singular enclosure

Door hood a projected moulding above an exterior door designed to throw off the rain

Dormer window a projecting window placed vertically in a sloping roof with a roof of its own

Dressings a decorative feature made of stones, most commonly set around windows

Eaves the underpart of a sloping roof overhanging a wall, (Oversailing), or flush with it

Elevation the external wall or face of a building

Façade commonly the front face of a building

Fanlights a window, often semi-circular with radiating glazing panels, found over a door in Georgian buildings

Fenestration the arrangement of windows in a building

Finial a formal ornament, (usually in Fleur-de-Lis) at the top of a gable, pinnacle or canopy

Footprint the total area over which a building is situated

Gable the triangular upper part of a wall found at the end of a ridged roof

Grain refers to the arrangement and size of buildings in the urban context

Brentham Garden Estate Conservation Area Character Appraisal

Hardstanding an area of hard material used for parking cars within the cartilage, (often front garden space) of a house

Hipped roof a shallowish pitch with sloping at the vertical ends

Keystone central wedge-shaped stone at the crown of an arch

Mortar mixture of cement, (or lime), sand and water laid between bricks as an adhesive

Lintel a horizontal supporting element of timber, metal or stone found across the top of a door or window

Mansard roof has a double slope where the lower part is steeper than the upper part

Moulding a continuous projection or groove used decoratively to throw shadow or rain water off a wall

Mullion a vertical element (glazing bar) that divides a window into two or more lights

Pantile a roofing tile with a curved S shape designed to interlock

Parapet a low wall used as a safety device where a drop or edge exists

Pediment a low pitched Gable above a Portico

Pier a solid vertical masonry support (or mass) found in buildings and walls

Pilaster a shallow pier projecting slightly from a wall

Pinnacle a small pyramidal or conical shaped crowing element

Pitched roof the most common type. Gables exist at each end of the pitch

Plinth the projecting base of a wall or column

Pointing the exposed mortar finish to brick or masonry joints

Polychromatic multi-coloured brickwork

Portico a roofspace open or partly enclosed

Quatrefoil a set of decorative openings, often leaf shaped cut into an arch

Quoins dressed bricks found at the corners of buildings, usually laid so that the brick faces are alternately large and small

Ragstone rubble masonry, rough building stones or flints, generally laid in irregular courses

Recess space set back in a wall, often the setting for an entrance porch

Render plaster or stucco applied to a wall

Rooflight a window set flush into the slope of a roof

Rusticated masonry cut in huge blocks, often in its original hewn state, that is normally found on the lower half of buildings

Sash window a window that is double hung with wooden frames (sashes) that slide up and down with pulleys

Sepulchre a recess with Tombchest designed to receive an effigy of Christ

Sett paving slabs

Sills the horizontal element found at the base of a window or door frame

Stucco a form of plaster used internally or externally to decorate or protect

Transom a horizontal bar of stone or wood across a window

11. Bibliography

English Heritage, *Guidance on Conservation Area Management Plans*, 2005

English Heritage, *Guidance on Conservation Area Appraisals*, 2005

Ealing Council, *Adopted 2004 Plan for the Environment*, 2004

Pevsner, N., *The Buildings of England. London 3: North West*, 2002

Reid, Aileen, *Brentham – A History of the pioneering garden suburb*, 2006

12. Stakeholder consultation

12.1 *List of stakeholders consulted*

Ealing Civic Society

The Brentham Society

Brentham Garden Estate CA Advisory Panel

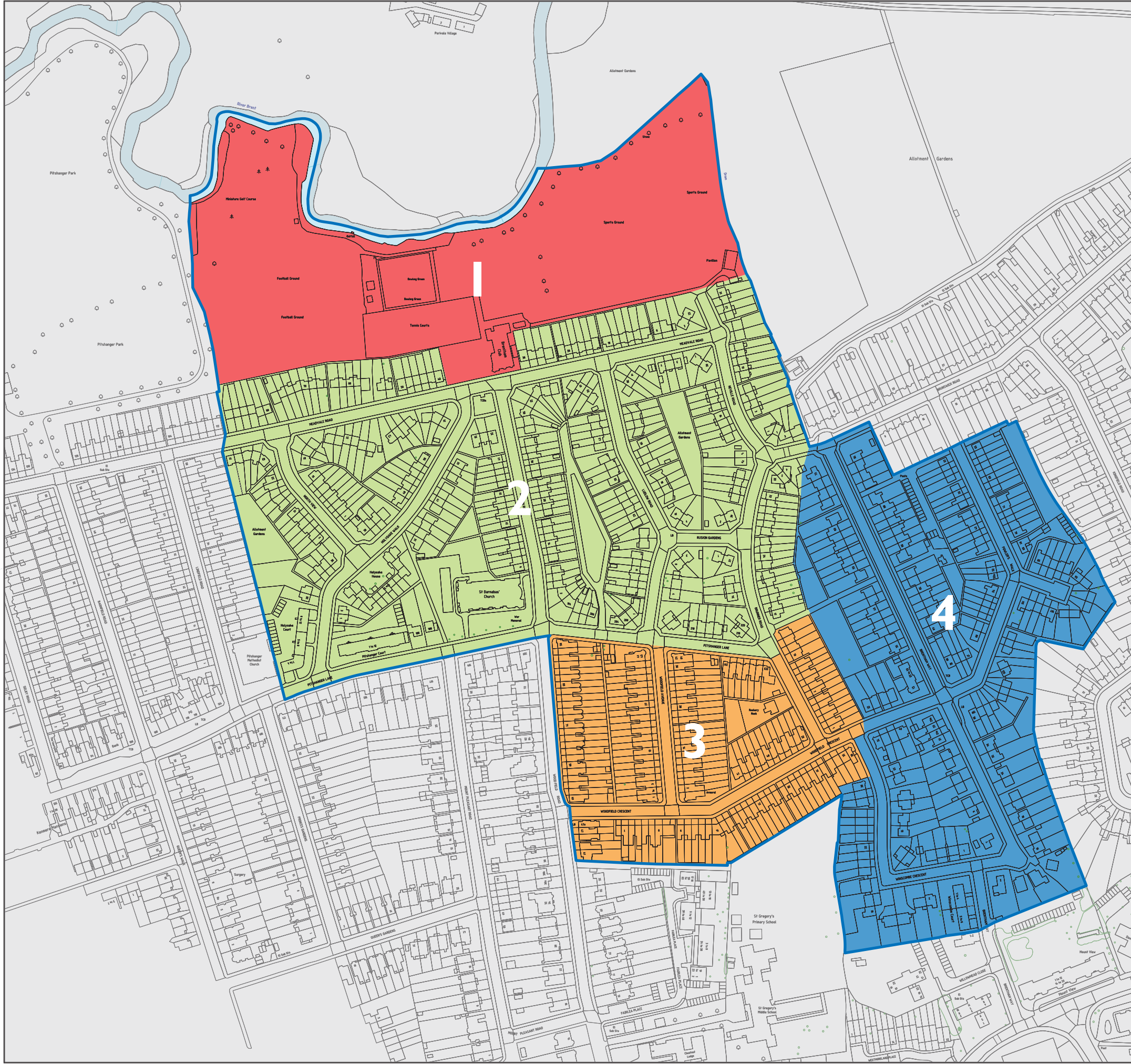
Relevant Ward Councillors

12.2 *Brentham Garden Estate CA Appraisal Questionnaire sent to stakeholders*

1. Please list any special qualities, distinctive features or areas, which you consider a positive contribution to the Conservation Area.
2. Can you identify any key feature – within the built or natural environment – that you feel have been eroded over time?
3. Can you identify any development that has taken place since designation, which you feel had a negative impact of the character of the conservation area? If yes, why?
4. Can you identify any areas on the attached map that you consider should be included or excluded from the Conservation Area? Please give your reason.
5. How effective do you consider the present controls over development to be? Please explain.
6. Apart from the Listed Buildings within the Conservation Area, are there any buildings or structures that you consider are of architectural or historical significance? Please give details.
7. Can you identify any open spaces, significant trees or hedges that you feel make a significant contribution to the special character of Conservation Area? Please list
8. What would you say were the most significant views, vistas or panoramas, within, into or from the Conservation Area? Please give details.

**Brentham Garden Estate Conservation Area
Character Appraisal**

9. In your opinion, what impact does road traffic have upon the Conservation Area?
10. Do you think there are any areas that would benefit from being car-free? If so please describe.
11. Are the streets and public areas generally appealing and easy to use? Please comment.
12. Do you think that street furniture in character with the Conservation Area? If not, what improvements could you suggest?
13. Do you have any concerns about personal safety within the area? Please give details.
14. Do you feel that sufficient Conservation Area direction exists to guide development proposals? Please give details.



Ealing Council
Conservation Area Appraisals

**Brentham Garden Estate
Conservation Area**

Character Area Map

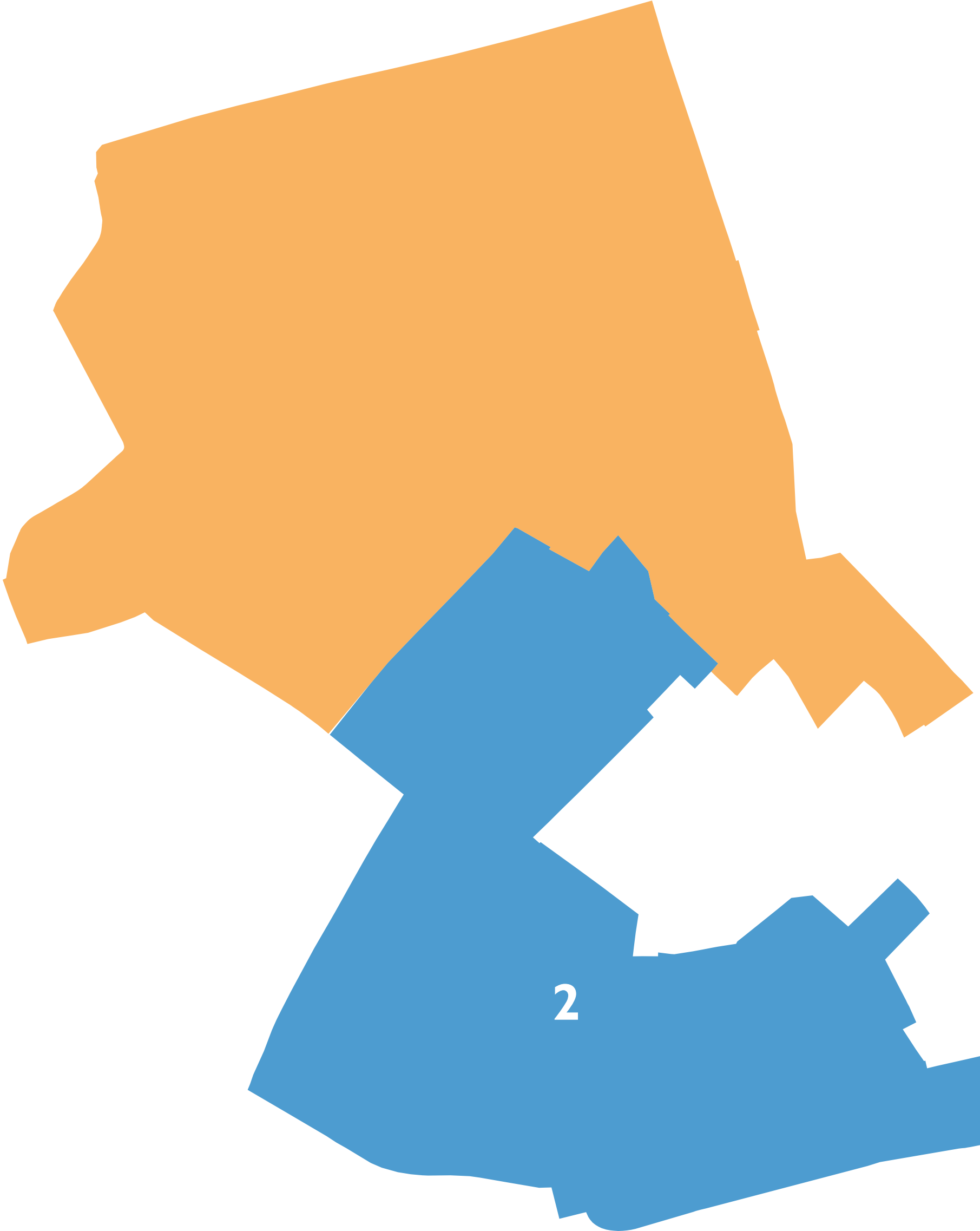
(Not to scale)

Character Area 1:
Brentham Club and playing fields

Character Area 2:
Meadsvale Road to Pitshanger Lane

Character Area 3:
The original development
around Woodfield Road

Character Area 4:
Brentham Way, Winscombe
Crescent and Fowlers Walk












Ealing Council
Conservation Area Appraisals

**Brentham Garden Estate
Conservation Area**

Townscape Appraisal Map

(Not to scale)

-  Conservation area boundary
-  Listed buildings
-  Positive buildings
-  Locally listed buildings
-  Important open space
-  Focal points
-  Important tree groups
-  Important views
-  TPOs

