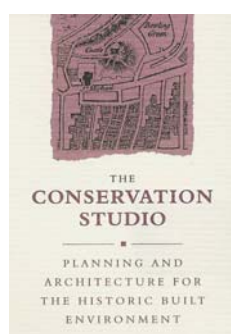


EALING CRICKET GROUND CONSERVATION AREA Character Appraisal



MARCH 2008



EALING CRICKET GROUND 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.

1.2. *The purpose and status of this appraisal*

The Ealing Cricket Ground CA was designated in 2004. This is the first appraisal of the area. The scope of this appraisal is summarised in the following points:

1. Assessment of the special interest of the architectural heritage of Ealing Cricket Ground 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 appraisal 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 Ealing Cricket Ground follows the guidance provided by the Planning Policy Guidelines 15: *Planning and the Historic Environment* (1994); 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 Ealing Cricket Ground CA is notable for its two principal streets, Corfton Road and Woodville Gardens, which are lined with well detailed villas dating to between 1890 and 1910. These provide a cohesive townscape enlivened by the green spaces associated with the Cricket Ground, which is positioned in the corner where the two streets meet. At the northern end of the CA, a covered Reservoir is located at the top of a gentle hill, which provides attractive views over the surrounding suburban streets towards Ealing Town Centre. Street trees and planting in both front and back gardens add to the sylvan qualities of much of the CA.

Adjoining the CA are more areas of open space, most notably the former Barclays Bank Sports Ground, which forms the eastern boundary to the CA. Hanger Hill Park also lies just outside the CA boundary, this time to the north.

The architecture of the buildings within the CA refers to the Arts and Crafts movement, with its emphasis on the use of traditional forms and materials. Pitched roofs, gables, turrets, porches and balconies all add interest and variety. Walls are generally faced in red brick with stone dressings. The use of mainly white painted timber for the porches, balconies and windows is another local characteristic that helps to define the special interest of the CA.



The Cricket Pavilion



Timber details on a house in
Corfton Road

2. Location and setting

2.1. Location and context

The Ealing Cricket Ground CA is situated within the former historic County of Middlesex. The CA is included within the Hanger Hill Ward of the London Borough of Ealing.

The CA comprises an area of Victorian and Edwardian family housing covering two streets, namely Corfton Road and Woodville Gardens. These streets lie at right angles to one another with the open space of Ealing Cricket Ground at its hinge. The CA also includes the southern part of Park View Road, which runs parallel to Corfton Road. The Reservoir open space defines the southern boundary of the CA whilst the former Barclays Bank Sports Ground adjoins the eastern boundary.

The surrounding suburban areas are of a slightly later date and of lesser architectural quality with some modern infilling. Many of the surrounding streets belong to the Wood Estate but were developed after the impetus for new construction that followed World War I. The surrounding buildings are similar to the buildings in the CA but are generally of more modest scale, often quite altered and generally less cohesive. This pattern of development is typical of the evolution of London Suburban housing of the Inter-war years.

2.2. General character and plan form

The formally laid out streets that link into the surrounding suburban development have defined the plan form of the CA. The gentle curve of Woodville Gardens and the defined ascent of Corfton Road and Park View Road to the north take advantage of the natural topography. A number of open spaces, notably the Cricket Ground and the Reservoir help define the layout and provide a green and open setting.

2.3. Landscape setting

The southern part of the CA, comprising the full length of Woodville Gardens, is relatively flat. However, the land rises quite sharply to the north, ascending Corfton Road and Park View Road towards the Reservoir. This sits on higher ground and affords views down, into and across the CA and towards Ealing Town Centre. To the north lie the attractive and well used open green spaces and woodlands associated with Hanger Hill Park.



View over Cricket Green to Woodville Gardens



The reservoir from Hillcrest Road



View to reservoir up Corfton Road



Hanger Hill Park

3. Historic development and archaeology

3.1. *Historic development*

The Ealing Cricket Ground CA forms part of the original Wood Estate which was comprehensively laid out and developed in a similar style at the end of the 19th century, prompted by the arrival of the railways and the London Underground at nearby Ealing Broadway. The Metropolitan District Railway (MDR) plan for a new branch to Ealing and the new suburban service offered by the Great Western Railway (GWR) in the late 1870s were instrumental in the development of the Estate.

The development of the buildings in the CA therefore took place under the patronage of the Wood family from the 1880s onwards. The Wood family who had substantial interests in the London coal trade, arrived in Ealing in the late 18th century and built up huge land holdings in the north-east of the Borough and beyond. By the 1840s the Wood Estate comprised some 900 acres in Ealing and Acton including a large house, Hanger Hill House, which was the family home occupied at the time by George Wood. Of their land holdings some 502 acres lay within what is now Ealing Borough. On George Wood's death, his son and heir Edward Wood moved out to Shropshire and the estate was let to Edward Montague Nelson, a leading political figure and chairman of the Local Board.

The construction of the District Railway across the Wood Estate in the mid to late 19th century stimulated new housing development. At about the same time the area north of the GWR line came under the control of the Local Board, and high up on the Board's priorities was the provision of mains drainage for this newly included area.

Hugh Robert Hughes, a solicitor, administered the Estate from the Hanger Hill Estate Office and Robert Wiley, an architect who was involved in local affairs and became mayor in 1906, handled the design and technical aspects of development. The development followed a pattern common in the London suburbs of substantial detached houses set closely together but set back slightly from the road with relatively long gardens to the rear.

Plans for new roads north of Haven Green were approved in 1878. Some plots were freehold but most were on a long lease with ground rent payable to the Wood Estate. The scheme was developed in a cohesive style dictated by the Estate Office and to standards now regulated with byelaws. Many street names reflected

Ealing Cricket Ground Conservation Area Character Appraisal

Wood family names and their link with Shropshire including that of Woodville and Corfton.

By 1906 Edward Wood's son had sold the whole Estate to the Prudential Assurance Company. By this time over 30 new roads had been laid out with 850 new houses.

Virtually all the houses in the Wood Estate of which Ealing Cricket Ground CA forms a part, are based upon the Arts and Crafts tradition both in architecture and layout. This followed the work of the great architects of the day such as Edwin Lutyens, Norman Shaw, Herbert Welch, MH Baillie Scott and CFA Voysey who were all involved in the design of grand country houses and more modest family properties as well as being involved in pioneering planning experiments such as Hampstead Garden Suburb or Bedford Park. Towards the end of the 19th century Arts and Crafts houses became popular with the middle classes, and many of the London estates built around this time and well into the 1920s, copied this style. The suburban villas in Ealing were therefore often designed to incorporate Arts and Crafts details, which used traditional materials and vernacular forms. Elements of the Arts and Crafts tradition can be identified in Ealing Cricket Ground CA through the inter-relationship of the following:

- High quality building materials and craftsmanship;
- High quality planting and landscape;
- Buildings designed to harmonise with each other to read as a cohesive streetscape;
- Features such as chimneys, dormer windows, bays, turrets, windows, doors and porches designed to add individuality to buildings.

A map of 1891 shows the area still undeveloped and laid out with fields as part of the Hanger Hill Estate. The GWR railway runs from east west to the south of the area. The area is heavily treed in places, demarcating the field boundaries. A similar map of the late 1890s shows the area still undeveloped although suburban development to the south is underway. The western end of Woodville Gardens is in its infancy. It appears therefore that most of the development of the buildings in the CA took place between the late 1890s and 1910 and at the beginning of the lead-up to World War I.



Corfton Road



Corner turret in Woodville Gardens

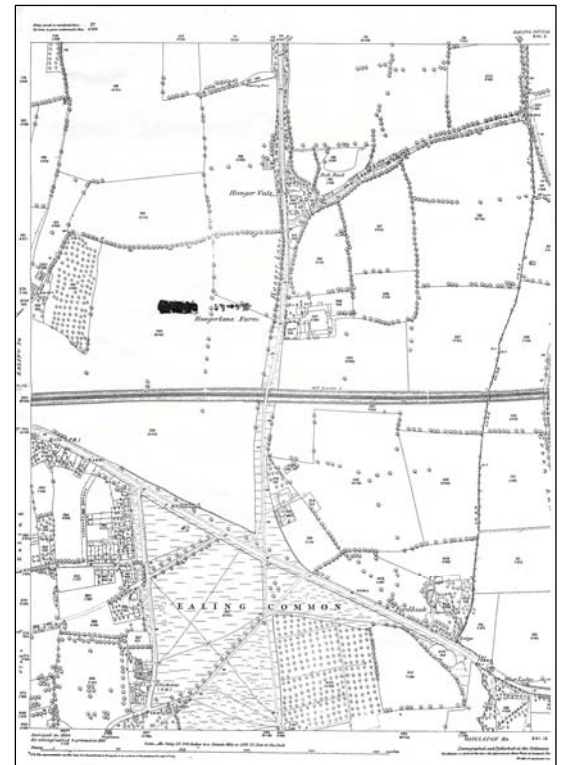


Joinery details in Corfton Road add interest

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By the late 1920s a map confirms that the buildings of the CA have been largely completed with the parallel establishment of the Ealing Cricket Ground. Park View Road although laid out, was as yet undeveloped. The Reservoir marking the northern boundary of the area is set out although it appears to be open at this stage. The green space today known as the former Barclays Bank Sports Ground, which adjoins the CA was also laid out by this stage although it extends further to the north than today. Large houses in substantial grounds can be noted in Hillcrest Road to the north of the CA. Surrounding suburban development is also shown as well underway and the northern extension to the MDR is in place running through the Wood Estate lands.

A 1930s map shows the area laid out much as today. Park View Road however, is still undeveloped at its northern end with the open space to the east extending northward towards Hillcrest Road. Hanger Hill Park is to the north of the CA and the Reservoir is still uncovered. Since then the greatest change was in the 1970s when five houses in Woodville Gardens were replaced with Regency Close. There has also been some further infilling with blocks of flats or the occasional detached house.



1891 Ordnance Survey

3.2. Archaeology

No archaeological deposits have been noted in the immediate vicinity and there are no scheduled monuments. This part of Ealing is not identified in the Ealing UDP (2004) as an Area of Archaeological Interest and therefore it is not anticipated that excavations will reveal any significant finds.



Hanger Hill Park

4. Spatial analysis

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

The spatial character of the CA is strongly defined by the inter-relationship of the formal streets lined with detached villas and the open spaces they overlook, notably Ealing Cricket Ground, the Reservoir and the former Barclays Bank Sports Ground. A narrow back lane known as West Walk runs along the rear of many properties on the western side of Corfton Road, providing rear access.

The green open spaces give the CA a spacious and open character which contrasts with the formality of the planned streets and villas which face them. Mature street trees, set in front of low-level boundary walls of consistent design and detailing, frame the streets. Detached villas are set back a short distance from the street in a common building line with modest front gardens. Overall, the streets have a spacious and green character.

4.2. *Key views and vistas*

There are a number of key views within and on the edges of the CA. The natural topography, which rises quite significantly towards Hanger Hill in the north, provides a number of vantage points. Views of note include the following:

- The water tower at the northern end the CA is positioned on higher ground and is an important landmark that can be appreciated at long range;
- The Reservoir is also set on higher ground in an elevated position and provides short range views down into the CA, with long range views over the surrounding suburban development and beyond towards Ealing Town Centre;
- Medium range views of Ealing Cricket Ground and pavilion from Haven Lane provide a defining view of the CA;
- Medium range views from the higher ground at the northern end of the CA provide attractive northerly views down into Park View Road, terminated by Regency Close off Woodville Gardens;



View over the sports field



The water tower is an important local landmark



View down Corfton Road towards Ealing Town Centre

Ealing Cricket Ground Conservation Area Character Appraisal

- Northerly views down Corfton Road provide medium range views and long range views into Haven Lane and the suburban development beyond;
- Axial views along Woodville Gardens in either direction are framed by planned and mature street trees set in front of the consistent building line. The gentle curve in the road at its western end provides an attractive change in evolving views when progressing westwards;
- Views across Ealing Cricket Ground provide a pleasing and open outlook;
- Views from Park View Road onto the former Barclays Bank Sports Ground provide a pleasing and spacious outlook and setting;
- Close range views of attractive detailing on individual buildings within the CA are also of note.



View westwards along Woodville Gardens



Details on house in Woodville Gardens

5. The character of the conservation area

The CA is urban in character albeit with a green and open setting, its architectural cohesiveness the result of being laid out as part of a planned residential development by the Wood Estate. Properties date from the late 19th or early 20th century and are positioned to either side of the two main streets in a rigid pattern with a common building line and plot size, the cohesiveness reinforced by the use of similar architectural forms, materials and details. Houses are set back a short distance from the street frontage and sit close together with long and spacious rear gardens. The buildings are detached (in some cases this is diluted by minor infilling) and of a consistent scale and height.

The character of the Ealing Cricket Ground CA is therefore defined by the inter-relationship of the following factors:

- The two roads (Corfton Road and Woodville Gardens) set at right angles with the Cricket Ground open space at its hinge;
- Comprehensively and formally laid out suburban streets lined with substantial detached late Victorian and Edwardian houses of high architectural quality;
- The architecture is reminiscent of the Arts and Crafts movement, in a distinctive style providing a cohesive whole, whilst introducing variations in detailing to create individuality;
- Green and open setting provided by a number of open spaces within and adjoining the CA, notably Ealing Cricket Ground, The Reservoir and the former Barclays Bank Sports Ground;
- This green and open setting is enhanced by substantial rear gardens and lavish tree and hedge planting within private gardens;
- Suburban detached family housing of consistent scale (two or three storeys high, sometimes with basement) set back a short distance from the street frontage;
- Street trees mainly lime and plane, add formality to the streets and contribute towards the green setting of the area;



Northern end of Corfton Road



Ealing Cricket Ground



Street trees are important (Woodville Gardens)

Ealing Cricket Ground Conservation Area Character Appraisal

- Houses set back behind well detailed brick walls with characteristic brick piers flanking pedestrian access;
- Typical features of the buildings include the following: Steeply pitched roofs with decorative ridge tiles, finials and barge boards, tall upright chimneys, roof turrets, prominent gables often with brick or timber detailing, tile hanging (fishtail), canted bays often two storeys high, decorative porches and doors with highly decorated glazed panels, traditional timber sash or casement windows, low level boundary walls with well detailed brick piers;
- Common materials employed as follows: Red brick, clay tile, timber white painted traditional timber casements or vertical sliding sash windows with variations in the glazing divisions, timber front doors in muted tones, cream stone dressings, selective use of render in white or cream, dark timber work on gable ends, cast iron rainwater goods, mainly painted black, highly decorative terracotta floor tiles in entrances and porches, glazed panels and terracotta tiles marking the entrances and porches, lead dressings;
- Features such as roof turrets are used to mark important junctions and punctuate the street scene;
- View southwards from the higher land at the Reservoir allow views down into Ealing Town Centre. Views across the Cricket Ground provide a pleasing and open outlook for the more prestigious houses in Corfton Road and Woodville Gardens.



Well detailed back walls add to the character of the CA (Corfton Road)



Porch detail in Corfton Road



The Cricket Ground viewed from houses in Corfton Road

5.1. *Character Areas and the quality of architecture*

Within this cohesive whole, two main areas of character can be distinguished: Corfton Road to the north, and Woodville Gardens to the south.

5.1.1. Sub Area no 1: Corfton Road

Corfton Road is lined by substantial, detached late 19th century or early 20th century villas, the most prestigious of which take advantage of the open and pleasing

Ealing Cricket Ground Conservation Area Character Appraisal

outlook over the Ealing Cricket Ground and Woodville Gardens. Notable features include the following:

- The slope down from the reservoir and gentle curve in the road, which provides an attractive street scene;
- The Character Area is notable for its many views, created by the rising ground to the north, and detailed in Section 4.2.
- The spaciousness of the street is created by the width of the road and pavements, and the consistent layout and form of the buildings;
- Planted frontages comprising hedges and specimen trees together with the line of street trees and the large rear gardens add to a green and leafy character of this part of the CA;
- Substantial, cohesive late 19th or early 20th century villas in the Arts and Crafts tradition set close to one another and back a short distance from the street behind low level brick walls;
- Properties have wide frontages often accommodating sweeping in-out drives and dual gabled properties;
- Whilst most of the buildings in Corfton Road are of a high architectural quality, the Council has identified a few of the better examples and these are now included on the Council's Local List. They are the following:
 - Nos. 2-10 (even) at the southern end of the road adjacent to the Cricket Ground; provide a cohesive grouping of high quality late 19th century villas;
 - No. 18 (Amadeus House) – a building of significant architectural quality, sandwiched between two modern developments which significantly compromise its setting;
 - Nos. 28 and 30 on the eastern side and 29 and 35 on its western side, all well preserved examples of late 19th century building ;
 - The water tower next to the Reservoir and the cricket pavilion on the Cricket Ground.



This part of Park View Road is in the CA



Woodville Gardens



No.10 Corfton Road

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- No. 1 Hillcrest Road is a substantial individually designed turn of the century property in the Arts and Crafts tradition and may therefore be worthy of Local Listing.
- The western side of the road displays a particular uniformity as all the villas remain in their original layout and setting;
- The eastern side of the road includes a number of modern insertions which fail to replicate the quality of characteristics of the original development include the following:
 - Westergate
 - Corfton Lodge
- The area around the reservoir is bounded by a wooden fence, which is rather unattractive, behind which is a line of tree planting;

5.1.2 Sub Area no 2: Woodville Gardens

Woodville Gardens is also lined by detached late 19th or early 20th century houses, similar to those in Corfton Road but on a slightly more modest scale. They are also set back from the street behind a common building line, and are sited in close proximity to one another with consistent plot sizes and long back gardens. The majority of properties are today used as single-family dwellings. Two 20th century developments (Regency Close and a block of 1960s flats on the corner with Westbury Road) have been built on the south side, creating two breaks in the cohesive streetscape. The Character Area includes a small part of Park View Road, comprising similar houses of a slightly more modest status and scale, mainly built after WW1.

Notable features include the following:

- Mature street trees, mainly plane and lime, survive from the original setting out of the street and are planted in a formal and consistent pattern. These add to the green and leafy character of the street and frame axial views along it. These trees combine with the planting in front gardens, a number of specimen trees, and the long gardens to the rear, giving a green and spacious character to the CA;
- Nos. 1-4, built in the early 1880s with Gothic Revival details - it would appear that these were the first houses to be built;



No.1 Hillcrest Road



Some modern development has impinged on the cohesiveness of the townscape (Corfton Road)



Nos.1-4 Woodville Gardens

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- The most prestigious houses (nos. 7-12) sit adjacent to the Cricket Ground, taking advantage of the views northwards; nos. 15-19 are also of note.

Houses are of a consistent height of two to three storeys, often with dormer windows. They are individually designed yet have a range of attractive architectural features to distinguish one from another. The houses are grouped to create a comprehensive whole, with specific architectural features used to punctuate the street scene, including balconies, gables, timberwork, and jetties. Turrets are also of particular interest and noted as follows:

- No. 15 overlooking the Cricket Ground;
- Nos. 19 and 21, marking the junction with Park View Road;
- Nos. 39 and 41, marking an anticipated entrance to the former Barclays Bank Sports Ground to the rear which has since been developed;
- No. 57 (currently just outside the CA) marking the junction with Hanger Lane – overall this has a slightly grander design and proportions.

The street also includes five Locally Listed buildings as follows:

- Nos. 15-21 (odd) situated on the northern side of the road near to its junction with Park View Road. These form a cohesive grouping of properties of particularly high architectural detailing;
- No. 14 Park View Road, an early 20th century villa.

A few modern insertions interrupt the continuity of the original development, namely:

- Woodhanger, between nos. 39 and 41, Woodville Gardens;
- Flats on the corner of Westbury Road and Woodville Gardens, opposite the Cricket Club;
- Regency Close, a development of 21 neo-Georgian town houses dating from the mid-1970s, which replaced five early 20th century villas. Whilst neatly executed, the development in its plan form and design fails to replicate the characteristics of the rest of the street.



Nos.19 & 21 Woodville Gardens



Nos.14 Park View Road on right

Ealing Cricket Ground Conservation Area Character Appraisal

Unfortunately, its location opposite the junction with Park View Road means that it terminates southerly views along this road.

The southern part of Park View Road comprises the Locally Listed building at no. 14 and a cohesive row of detached 20th century villas, again reminiscent of the Arts and Crafts tradition.

5.2. *Key unlisted buildings*

A high proportion of the buildings within the CA can be described as making a 'positive' contribution to the special character and appearance of the CA and these are all marked on the Townscape Analysis Map. Of these, the Council has identified 15 'Locally Listed' buildings, including the water tower and the cricket pavilion, which are of special interest. The remaining buildings, despite not meeting the criteria for statutory or possibly local listing, contribute positively to the CA in that they are well detailed, mainly late 19th or early 20th century villas which are remarkably cohesive. They are:

- Nos. 1-4 Woodville Gardens
- Nos. 7-12 Woodville Gardens
- Nos. 22-52 (even) Woodville Gardens
- Nos. 15-57 (odd) Woodville Gardens
- (excluding Woodhanger)
- Nos. 2-8 Park View Road
- Nos. 1-3 Corfton Road
- Nos. 24 and 32-42 Corfton Road
- Nos. 9-27 (odd) Corfton Road
- Nos. 39-51(odd) Corfton Road)
- No. 1 Hillcrest Road

This list excludes those Locally Listed buildings detailed in the Character Area descriptions.

5.3. *Building materials and local details*

The properties in the CA generally display a coherent and cohesive character due to their similar form, height and position within the street layout. Individuality is expressed through the use of slightly different detail on each property using a range of similar materials, taken from the Arts and Crafts tradition. The most notable are listed below:



Key unlisted buildings in Woodville Gardens



Nos.47 – 53 Woodville Gardens on right

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Sub Area 1 – Corfton Road

Locally distinctive materials include the following:

- Red clay brick front elevations with neat recessed joints. Side and rear elevations sometimes in a London stock brick. Other finishes include tile hanging and the selective use of render or roughcast, left natural or painted white or cream. Decorative moulded brick work, often creating brick arches, is common;
- Steeply pitched roofs in a clay tile with over sailing eaves, bonnet tiles, decorative bargeboards, decorative finials and ridge tiles, and exposed rafter feet;
- Lavish use of stone dressings to adorn windows and doors, or used as pillars;
- Cast iron rain water goods painted in black or white;
- Decorative terracotta floor tiles on porches and pedestrian entrances;
- Timber windows painted white or cream and timber doors painted in muted tones.

Locally distinctive architectural features include the following:

- Prominent and tall chimney stacks with multiple clay pots adding to the lively roofline;
- Roof dormers with pitched or flat roofs of traditional design with 3 lights or more, set into the roofs with lead dressings;
- Prominent roof turrets and various bay windows with lead dressings;
- Prominent and decorative porches of varying designs. They can be recessed, or set forwards from the front elevation in a variety of forms, but usually with pitched roofs and decorative timber details;
- Canted bay windows, often of two storeys, with multiple bays a common feature;
- Prominent gables, often two gables or more on one property. These are decorated with timberwork, tile hanging (often fish scale shape), and moulded plasterwork. Sometimes finished over sailing eaves with decorated timber bargeboards painted white;
- Well detailed low level brick front boundary walls with multiple brick piers often complemented by specimen trees and hedge planting;
- Garden entrances often flanked by neatly detailed brick piers with moulded capping stone;
- Common use of balconies above bays and porches and jettied storeys with neatly detailed timber railings painted white;



Houses in Corfton Road



Houses in Corfton Road



Houses in Corfton Road



Houses in Corfton Road

Ealing Cricket Ground Conservation Area Character Appraisal

- Traditionally detailed timber sash or casement windows with a variety of glazing divisions set in recessed openings;
- Decorative timber doors with highly decorated glazed panels and fanlights of varying designs painted in muted tones, set within recessed openings.

Sub Area 2 – Woodville Gardens

Locally distinctive materials include the following:

- Red clay brick front elevations with neat recessed joints. Side and rear elevations often in a London stock brick. Other finishes include tile hanging, selective use of render and cream stone. Decorative moulded brick work, particularly brick arches;
- Steeply pitched roofs in a clay tile with over sailing eaves, decorative bargeboards, decorative finials and ridge tiles. Selective use of slate on shallower pitches;
- Stone dressings selectively used to adorn windows and doors, or as pillars,
- Cast iron rainwater goods painted in black or white;
- Traditionally detailed timber sash or casement windows, painted white or cream with a variety of glazing divisions;
- Decorative timber doors with highly decorated glazed panels and fanlights of varying designs painted in muted tones;
- Decorative terracotta floor tiles on porches and pedestrian entrances.

Locally distinctive architectural features include the following:

- Prominent and tall chimney stacks adding to the lively roofline;
- Roof dormers with pitched or flat roofs of traditional design with lead dressings;
- Prominent roof turrets and canted bays with lead dressings;
- Prominent and decorative porches of varying designs. They can be recessed, or set forwards from the front elevation in a variety of forms, but usually with pitched roofs and decorative timber details;
- Canted bays often of two storeys;
- Prominent gables, sometimes dual, decorated with timberwork, tile hanging (often fish scale pattern). Sometimes finished with a neat parapet or over-sailing eaves, with decorated timber barge boards painted white;



Houses in Woodville Gardens



House in Woodville Gardens



House in Woodville Gardens

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- Well detailed low level brick front boundary walls with brick piers, often complemented by specimen trees and hedges;
- Traditionally detailed timber pedestrian gates flanked by neatly detailed brick piers with moulded capping stone;
- Balconies above bays and porches with neatly detailed timber railings painted white;
- Jettied storeys under mono-pitched roofs with clay tiles roof and timber railings, all painted white.

5.4. Contribution of open spaces, trees and landscape

The CA is notable for the large amount of open green space both within it and on its edges – namely the Cricket Ground, the Reservoir, Hanger Hill Park, and the former Barclays Bank Sports Ground, the latter two of which lie to the north and east of the CA respectively.

The Ealing Cricket Ground is the most significant space actually within the CA, and is set at the junction of Woodville Gardens with Corfton Road. The Cricket Club was established in 1870 and together with the pavilion, which is locally listed, the landscaped open grounds, and the fine specimen trees, provides an attractive and defining feature of the CA.

The Reservoir is set in an elevated position to the north of the CA together with the locally listed water tower. They provide an open and green setting to the CA and a focal point within the CA.

The Former Barclays Bank Sports Ground adjoins the eastern boundary of the CA and significantly contributes to its open, green and leafy setting. Hanger Hill Park does not link visually with the CA but is a valuable local amenity for residents.

These green spaces, together with private gardens and the many street trees, give the CA an appealing amount of 'green' open space and a sylvan quality, which helps to define its special character.

5.5. The extent of intrusion or damage (negative factors)

There are a number of negative factors which adversely affect the quality and charm of the late Victorian and Edwardian development, most notably the relatively recent infill development which has failed to replicate the



The Reservoir, Hillcrest Road, with Hanger Hill Park on the left



Hanger Hill Park



Ealing Cricket Ground

Ealing Cricket Ground Conservation Area Character Appraisal

original buildings' high quality details, architectural expression, scale, rhythm and proportions. Examples of inappropriate modern development can be seen in:

- Woodhanger, Woodville Gardens
- Flats on the corner of Westbury Road and Woodville Gardens;
- Regency Close, Woodville Gardens
- Corfton Lodge, Corfton Road
- Westergate, Corfton Road

Other threats and intrusions include the following:

- Recent traffic calming measures, notably traffic cushions, that can be noisy and therefore detrimental to the neighbourhood;
- Poor quality boundary fences or walls around the Cricket Ground and Reservoir open space;
- Ill maintained buildings most notably no. 57, Woodville Gardens;
- Street paving in a poor state of repair;
- Ill maintained street trees;
- Dominant, security and floodlighting of properties particularly those in commercial use, such as No. 2a Park View Road;
- The attachment of aerials on the locally listed water tower;
- The temporary use of the former Barclays Bank Sports Club as a film studio, and the associated traffic, noise and disturbance to residents including those in the adjoining CA;
- Through traffic rat- running through the CA, both in terms of the volume of traffic and speed.

Other threats to the character of the CA are through inappropriate minor development to the houses, either by making unsympathetic alterations or by the removal of historic fabric. Amongst the most notable are the following:

- Inappropriate and over-sized extensions to the rear and side, or large roof extensions (e.g. no. 22 Corfton Road);
- The insertion of dormer windows and roof lights of inappropriate design to the front roof slopes;



Speed cushions at the end of Park View Road



Sports Club in Park View Road



Roof lights detract from the original design of the buildings (Corfton Road)

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- The replacement of original windows with inappropriate replacements, including the removal or alteration to the historic pattern of fenestration and glazing divisions;
- Unsympathetic replacement doors;
- Badly detailed alterations to existing porches or inappropriate new porches;
- Removal of historic features such as finials, decorative ridge tiles, and terracotta floor tiles;
- Removal of hedges, trees and other planting of significance, reducing the sylvan qualities of the CA;
- The lowering or altering of original chimney stacks;
- Alterations to original brick or tile work, such as poor quality repointing or painting;
- Replacement of cast iron rainwater goods in plastic;
- The attachment of satellite dishes, security cameras, floodlights, metal bars and grilles on windows etc.
- The removal or inappropriate alteration to front boundary walls and gate piers, and hard surfacing front gardens, to accommodate car parking.

5.6. *Public realm and street furniture*

The public realm in general is uncluttered and reads as a neutral backdrop to the buildings. Modern street lights are unremarkable and appropriate in this setting. Street furniture is sparse, and the usual paraphernalia of bins, street bollards, signs, etc. is fortunately absent. The recent introduction of a controlled parking zone has introduced some additional street signage, but in general these are the minimum required and blend into the street scene adequately.

The pavements are surfaced in a concrete slab often interspersed with areas of patch repair, carried out in tarmacadam. Generally the slabs are in a poor state of repair, often as the result of vehicular over-run, usually caused by cars crossing the pavement to enter private



Satellite dishes in Corfton Road



Use of PVC-U windows and the conversion of front gardens to car parking are detrimental features (Woodville Gardens)



Damaged paving in Corfton Road

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parking areas. Wide granite kerbs, granite setted gutters and granite setted crossovers all remain in places and should be retained. Mature street planting, including alternating lime and plane trees, add interest to views along both Corfton Road and Woodville Gardens.

Green open spaces are formally laid out in the main and well maintained. The Reservoir, whilst not publicly accessible, is a huge asset to the area and has significant ecological value.

The traffic calming measures that have been inserted recently in Woodville Gardens and Park View Road significantly detract from the character of the CA. The alterations to the road profile, the white lining and the associated signing are disruptive elements in the street scene.

Also regrettable is the provision of a short stretch of bicycle path on Woodville Gardens very near to its junction with Hanger Lane. This has resulted in the realignment of the road and new white lines and signage.



Original granite kerbs and setts in Corfton Road

5.7. General condition

Overall the condition of historic fabric in the CA is sound. However, the following issues have been identified:

- Pavements are generally in a poor state of repair and would benefit from sensitive and selective resurfacing;
- Street trees are in need of selective management;
- A few properties are in a poor state of repair, notably no. 57 Woodville Gardens;
- The recycling centre on Hillcrest Road looks untidy and would benefit from measures to improve its appearance;
- The existing boundary wall around the Cricket Ground is totally inappropriate and in a poor state of repair in places.



The concrete boundary wall around the Cricket Ground is a discordant feature

5.8. Problems, pressures and capacity for change

There is little capacity for major change within the CA. Over the course of years some demolition of the original late Victorian houses, and their replacement with blocks of flats and other buildings, have taken place. Generally these have failed to replicate the quality or characteristics of the original buildings and significantly detract from the established layout of the properties – one of the CAs special characteristics.

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The reuse or possibly the redevelopment of the former Barclays Bank Sports Ground and Club House provides the potential for a significant and detrimental change to the open and green setting of the CA, which has again been identified as a element of special interest. Any future plans for this site will therefore need to take this into account. It has also been reported that the temporary use of the Sports Ground and Club House by a film company is currently causing noise and disturbance to residents.

Within the CA, the properties generally are very cohesive and have been relatively immune from the rash of inappropriate minor development that has plagued many other conservation areas. Serious consideration should be given to protecting the family houses in the CA from detrimental, minor alterations that can usually be carried out without the need for Planning Permission. This could be achieved by serving an Article 4(2) Direction, to control changes such as installing new windows or front doors, or creating off-street car parking. Additionally, clear Design Guidance would be welcome by helping local residents understand how important is to preserve historic details.



These architectural features in Woodville Gardens need to be preserved by an Article 4 (2) Direction

6 Suggested boundary changes

The appraisal of the Ealing Cricket Ground CA and its immediate surrounds has indicated that minor revision to the boundary of the CA is required. This is as follows:

- No. 57 Woodville Gardens, located at the junction with Hanger Lane, should be included in the CA. It was planned as a part of Woodville Gardens and displays all the characteristics and quality of development within the CA.

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.

There will be a further opportunity for dialogue through the next steps leading towards the adoption of the final documents.

8 Summary of issues

- Consideration should be given to extending the CA to include no. 57 Woodville Gardens;
- Whilst the architectural features of the buildings which are important to the special interest of the area are remarkably intact, consideration should be given to extending planning controls to bring this kind of minor development within planning control through the use of an Article 4(2) Direction;
- The boundary fences around the two principle areas of open space in the CA, namely the Reservoir and at the time of writing, Ealing Cricket Ground, significantly detract from the special interest of the area;
- Pavements are in a poor state of repair;
- Street trees require selective management;
- Traffic moving through the area in terms of volume and speed is a problem. Recent traffic calming measures are very intrusive and alternatives should be investigated;
- The poor condition of no. 57 Woodville Gardens needs to be addressed;
- The temporary use of the former Barclays Bank Sports Ground and Club House is currently causing noise and disturbance to residents;
- Investigation of the merit of inclusion of no. 1 Hillcrest Road on the Local List.



Street trees are very important in the CA

9 Planning and Policy framework

A summary of the principal legislation and policy guidance applicable to Ealing Cricket Ground 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 the case of Listed Buildings, to have special regard for their

Ealing Cricket Ground Conservation Area Character Appraisal

preservation in the exercise of their powers under the various Planning Acts.

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 Conservation Area.

The prime objective of the relevant legislation and guidance is the preservation and/or enhancement of character or appearance of CAs. Any proposed developments that 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 that there is a 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:

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- 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
- 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 further designation or extension of CAs are set out thus:

- The area concerned must be the setting for one or more of the following:
 - Listed Buildings, or a group of buildings of good design from any period especially when they create an attractive townscape.
 - Urban open spaces or historic village greens.
 - Features of historic or archaeological interest including industrial or transport heritage.

Ealing Cricket Ground Conservation Area Character Appraisal

- Landscape features including, water, trees, and gardens of value for their plant, wildlife or their amenity of the surrounding area.
- 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, and Vernacular

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

Bargeboards projecting boards set against the inclines 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**

Ealing Cricket Ground Conservation Area Character Appraisal

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 Course** (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 through 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 stone, most commonly set around windows

Eaves the under part of a sloping roof overhanging a wall, (over sailing), 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

Hard standing 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

Ealing Cricket Ground Conservation Area Character Appraisal

Mortar varying mixture of cement, sometimes lime, sand and water laid between bricks as an adhesive

Lintel a horizontal supporting element of concrete, 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 roof space 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

Ealing Cricket Ground Conservation Area Character Appraisal

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

Sett paving slabs

Sills the horizontal element found at the base of a window or doorframe

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

12 Stakeholder Consultation

12.1 List of stakeholders consulted

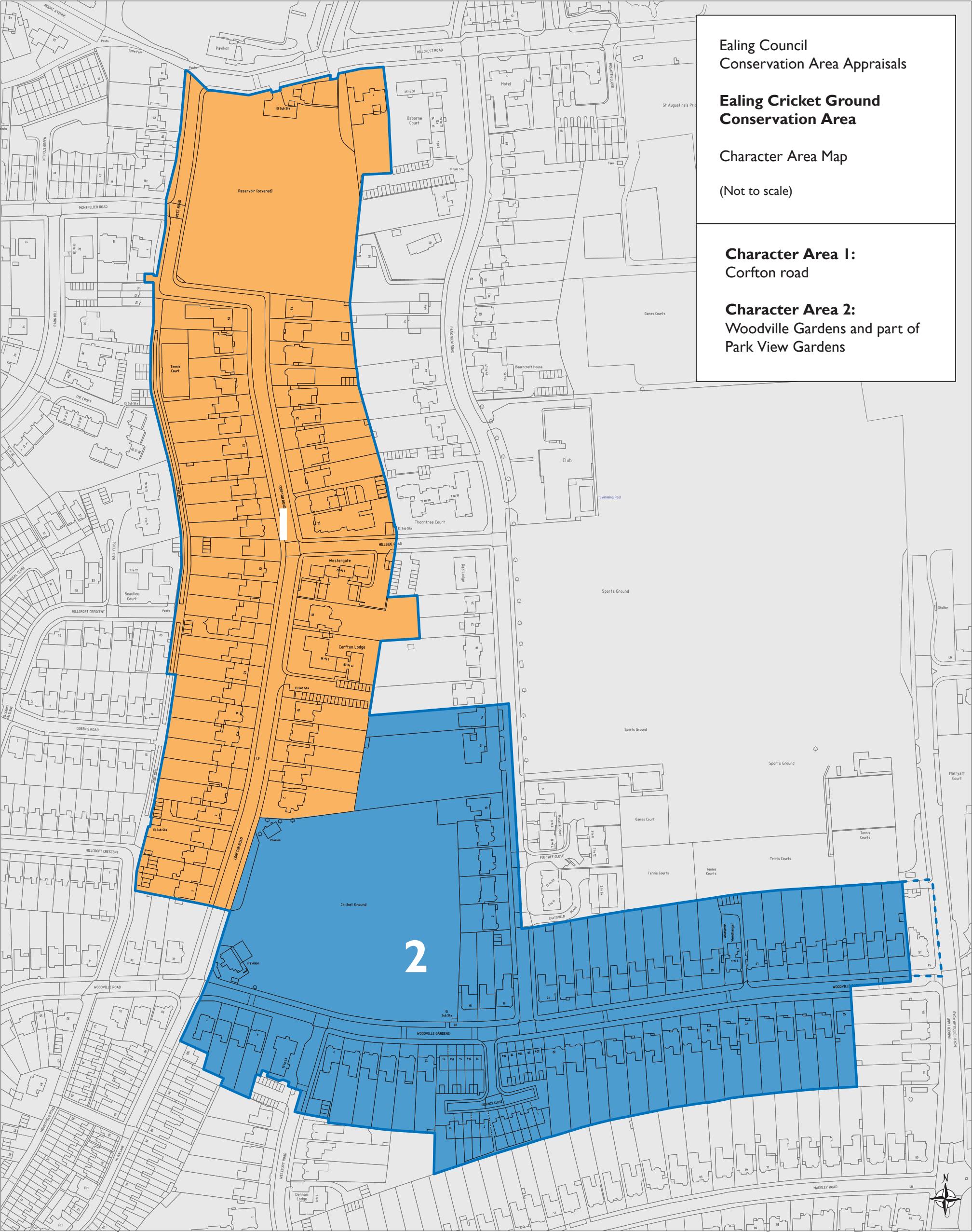
Ealing Civic Society
Conservation Area Panel
Ealing Cricket Ground Residents' Association
Relevant Ward Councillors

***12.2 Ealing Cricket Ground
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.
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.

**Ealing Cricket Ground Conservation Area
Character Appraisal**

14. Do you feel that sufficient Conservation Area direction exists to guide development proposals?
Please give details.



Ealing Council
Conservation Area Appraisals

**Ealing Cricket Ground
Conservation Area**

Character Area Map

(Not to scale)

Character Area 1:
Corfton road

Character Area 2:
Woodville Gardens and part of
Park View Gardens












Ealing Council
Conservation Area Appraisals

**Ealing Cricket Ground
Conservation Area**

Townscape Appraisal Map

(Not to scale)

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

