

EALING GREEN CONSERVATION AREA Character Appraisal



MARCH 2008

EALING GREEN 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

Ealing Green CA was designated in 1969, and extended in 1982, in 1992 and 2004. A Policy Design Guide for Shopfronts and Advertisements in the CA was published in 1984.

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

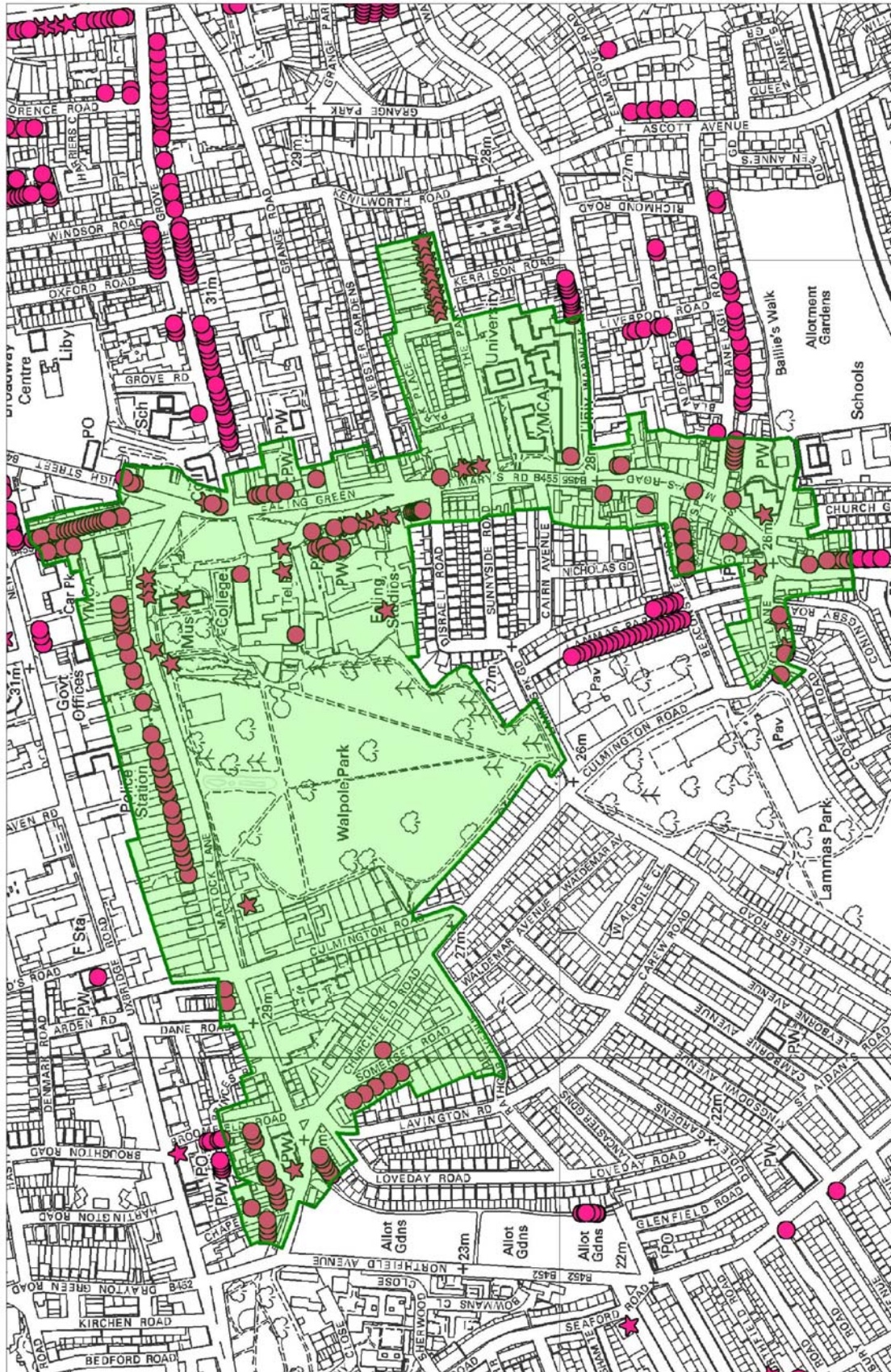
1. Assessment of the special interest of the architectural heritage of Ealing Green CA highlighting elements of special merit, which contribute to the character
2. Assessment of the actions needed to protect and enhance the special qualities of the CA
3. Assessment of the need to revise the boundaries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

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Scale: do not scale
By: eGIS Team
Information Management
Plot date:

Ealing Green Conservation Area

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- ★ Listed Buildings
- Locally Listed Buildings

1.3. Summary of special interest

- Ealing Green CA is situated in the former historic County of Middlesex, in the central part of today's London Borough of Ealing. Ealing Green is part of Ealing Broadway, Walpole and Ealing Common Wards.
- The plan-form in the northern part of the CA is determined by the presence of the open spaces of Walpole Park and Ealing Green and the roads in their immediate surrounding: Mattock Lane which flanks the northern side of Walpole Park and Ealing Green / Bond Street on the eastern side. The plan-form of the southern section of the CA is determined by the main thoroughfare of St Mary's Road and by the buildings aligned on either side of the road.
- The earliest settlement developed around the old Church of St Mary's from the 12th century, south of the CA.
- Three "Areas of Character" can be distinguished within the Ealing Green CA:
 - 1) Ealing Green and St Mary's Road
 - 2) Mattock Lane
 - 3) Walpole Park
- The CA has a varied architectural heritage with buildings from the 18th century onwards, with most buildings going back to the time when Ealing started to expand and flourish as one of London's more desirable suburbs. Building types are residential, educational, parades of shops, religious buildings and public houses.
- The areas of character display different spatial relationships between buildings: **Sub Area 1** has developed gradually with buildings arranged according to an informal layout following the line of streets or other properties boundaries; in **Sub Area 2** buildings are more formally arranged as are the result of planned exercises.

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- Both in **Sub Area 1 & 2** surviving remains of the Victorian and Edwardian architectural heritage have been spoiled - in parts - by later, poor quality developments or general neglect and poor maintenance.
- Green spaces and trees along the streetline as well as trees and green fences around properties are an important part of the suburban and leafy character of the CA.
- Mix of construction materials:
 - Stock and red brick laid in Flemish bond, stone dressing, Kentish ragstone and cast-iron details, low-pitch or hipped roofs covered with slates or flat tiles, stucco trimming and white painted timber sash windows are prevalent details.

2. Location and setting

2.1. Location and context

Ealing Green CA is situated in the former historic County of Middlesex. The CA is divided between the Ward of Ealing Broadway, the Ward of Ealing Common and the Ward of Walpole in the London Borough of Ealing.

Ealing Green CA is 4.64 Km² in area, and it is in the central part of the modern borough. The CA stretches from the southern end of St Mary's Road to the northern end of Ealing Green including Bond Street. From Ealing Green the CA extends westward along Mattock Lane as far as its junction with Churchfield and Somerset Road, including Culmington Road and the open space of Walpole Park.

Ealing Green CA bounds with Ealing Town Centre CA on its northern and western side. Ealing Town Centre CA has influenced the historical development of Ealing Green CA and it still provides its immediate setting.

Ealing Broadway Ward, Walpole Ward and Ealing Common, of which Ealing Green CA is a part, have a population of 10,047, 12,688 and 12,804 respectively.

2.2. General character and plan form

The plan-form in the northern part of the CA is determined by the presence of the open spaces of Walpole Park and Ealing Green and the roads in their immediate surrounding: Mattock Lane which flanks the northern side of Walpole Park and Ealing Green / Bond Street on the eastern side. The plan-form of the southern section of the CA is mainly determined by the main thoroughfare of St Mary's Road and by the buildings aligned on either side. On the western most end of Mattock Lane, Somerset Road, Churchfield Road and Culmington Road form a small residential enclave.

The CA contains three clearly distinct areas of character in terms of architectural language and uses.

The **first Sub Area** takes in the whole length of St Mary's Road and Ealing Green, running north-south from Bond Street and Pitzhanger Manor to St Mary's Church. The **second Sub Area** includes Mattock Lane and the Roads at its western end. The **third Sub Area** is the important open space of Walpole Park.

With its high concentration of buildings of national and local importance, which include residential, religious and public buildings, as well designated shopfronts and open

spaces, the CA offers a highly varied architectural heritage and sections of strong townscape value.

2.3. Landscape setting

Much of the land in the Ealing Parish is flat, rising gently from the Thames to reach 30m near the Uxbridge Road where Ealing Town Centre is located. The ridge of higher ground being at Castlebar Hill north-west of the CA and reaches Hanger Hill in the north-east of the CA.

The southern part of the CA along St Mary's Road slightly ascends the hill towards Ealing Green. In the northern section of the CA the land tends to be flat.

Brickearth lies along Uxbridge Road just north of Ealing Green CA. Taplow gravel extends across the parish north of Gunnersbury Park from Acton to the Brent except at Little Ealing, where a tongue of brickearth runs from Uxbridge Road. Further south is more brickearth, with flood-plain gravel at Old Brentford and a strip of alluvium along the Thames and at the mouth of the Brent.

3. Historic development and archaeology

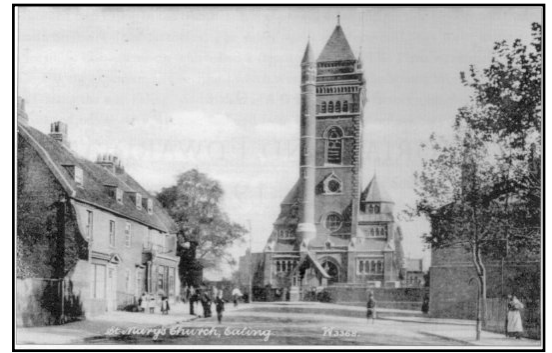
3.1. Historic development

Ealing began as a straggling village around the Parish Church of St Mary's since medieval times, from the 12th century the original hamlet of Ealing was in fact made of a group of buildings clustered around St Mary's Church. Ealing was already a large village by the late 18th century, stretching from the old centre around the parish church northward towards the hamlet of Haven Green close to the main Uxbridge Road. To the south west was a smaller settlement known as Little Ealing, and to the west another small settlement known as Ealing Dean with its centre at the west end of Mattock Lane.

During the 17th and 18th centuries Ealing became a popular rural retreat for the aristocratic and wealthy. However, apart from Sir John Soane's Pitzhanger Manor, few of the once numerous countryseats survive. The development that followed the arrival of the railways (the GWR in 1838 and the Metropolitan District Line in 1879) saw Ealing transformed from village to suburb, becoming a UDC in 1894 and a borough in 1901. The local surveyor and architect, Charles Jones, was a major figure in the development of Ealing, being responsible not only for the layout of the streets and their services but also for all the major civic buildings.

1865 OS Map

At the southern end of St Mary's Road, the first OS Map already shows the small terraces facing onto St Mary's



St Mary's Church, 1900c.



St John's Church, 1900c.



Bond Street from Ealing Green, 1900c.

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Square and the semidetached cottages along the eastern side of South Ealing Road. The Church of St Mary's appears in its present location. Westfield House is portrayed in its original setting with gardens on its western side. Semidetached houses along Ranelagh Road were already built. A row of terraces seemed to be in the place of the 1930s parade of shops opposite the Church (probably behind the 1930s appearance hide earlier structures). The New Inn is marked in its present location, although its current appearance is probably later. St Mary's Place with its archway leading to the terraces is shown in its present form. The short row of terrace at No 95-96 is shown.

The central part of the building that is now occupied by Ealing Mansion Court is shown.

A substantial detached house is shown on the site today's occupied by Marilea Court. The Castle Inn Public House is recorded in its present location. St Mary's Vicarage (demolished in 1969) appears on the site that today is occupied by the Thames Valley University. Nos 19-23 were already built, whilst the opposite site of St Mary's Road in this stretch appears still free from buildings. At No 13, there is the sign of a Public House – this is today's Red Lion Pub. St Mary's Road 1-7 is shown on the eastern side of the road. On the western side is a substantial building – today The Lawns Flats. The former Ealing Studios' offices – the White House – are shown. Immediately north to the White House, the terrace of Morgan House, Wrexham Lodge and Willow House, is shown together with St Aidan and Thorpe and Pine Cottages. The Kingdome Hall is marked as "The National School of Girls". Buildings on the eastern side of the Green already appear in their present location. The front part of the Telephone Exchange building is shown. Pitzhanger Manor is of course shown without its later extensions and it is recorded as "Manor House".

The eastern side of the Green seems already occupied by buildings arranged tightly along the eastern side – some of them will be replaced at the turn of the century.

The Ashton House still occupies the northern side of the Green at the point where Bond Street will be opened in 1905. Along Mattock Lane only no 1 west of Barnes Pike had already been built. Most of northern side of the road appears still free from buildings. Buildings start again westward only from no 12 to 19. Raphael Cottage and Chapel are shown on the south side. Further west, St John's Church had not yet been built (built in 1875). Semidetached cottages at nos 65-70 and semidetached villas at nos 53-69 Mattock Lane are shown. The West Ealing Baptist Church is shown. Somerset Road, Churchfield Road and Culmington Road were still to be created. The land south of Mattock Lane where still occupied by meadows.



Walpole Park, 1900c.



Parade of shops at Ealing Green, 1900c.



Pitzhanger Manor, 1900c.

1890 OS Map

No much changes can be recorded at the southern most end of St Mary's Road in the 1890 OS Map, with the exception of the opening of Beaconsfield Road on the west side and the erection of the terrace between no 47 – 63. On the grounds of St Mary's Vicarage appears also St Mary's Church House. Both buildings have now been demolished.

Sunnyside Road had been opened on the west side of St Mary's Road.

Park Road seems completely built up by 1890. The Lawn and annex Coach House are clearly marked. North of them is a building marked as "The Lodge" that later will be housing Ealing Studios' Offices. Glastonbury House appears on the eastern side, later demolished and then replaced by "Glaston Court". There are no substantial changes either side of the section of the Green around Ealing Church. No changes are recorded to Pitzhanger Manor. In the northern section of the CA, Bond Street had not been opened yet and the area was still occupied by The Ashton House. The church of St John's at the western end of Mattock Lane appears for the first time in the 1890's OS Map. Somerset Road, Churchfield Road and Culmington Road have been laid and appear mostly edified.

1910 OS Map

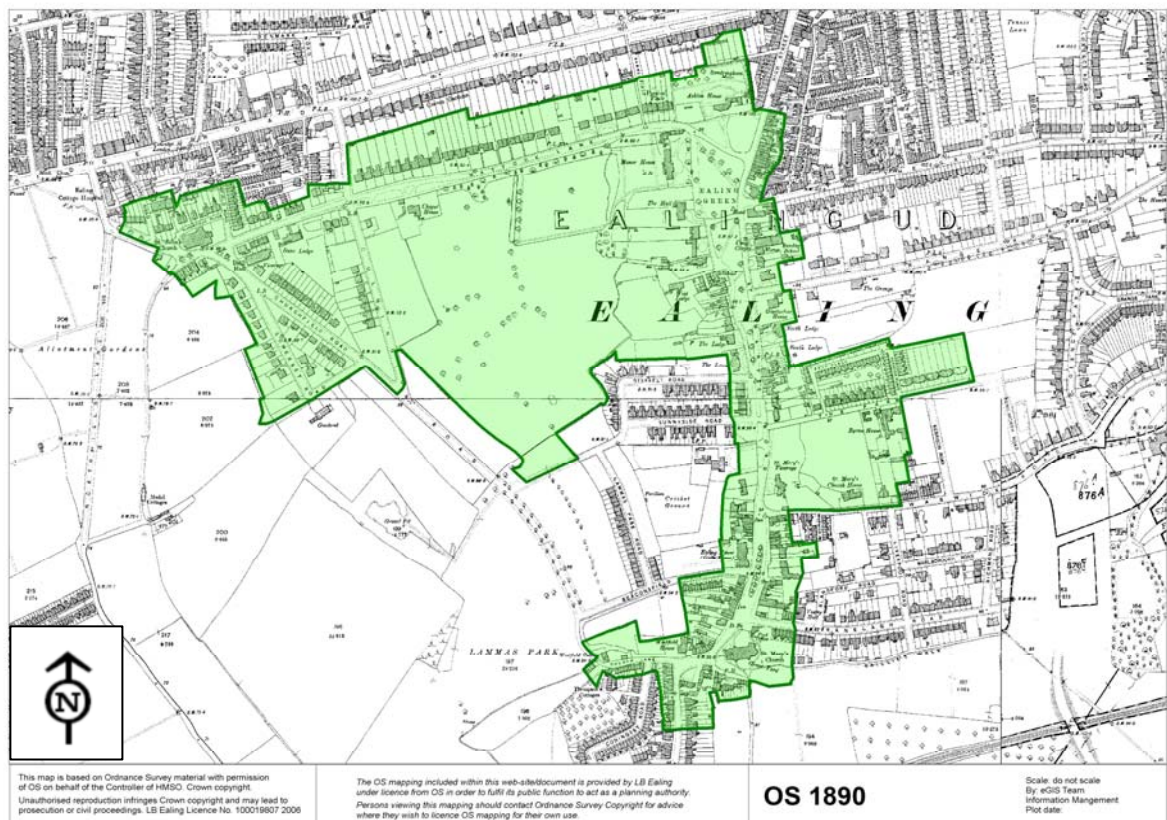
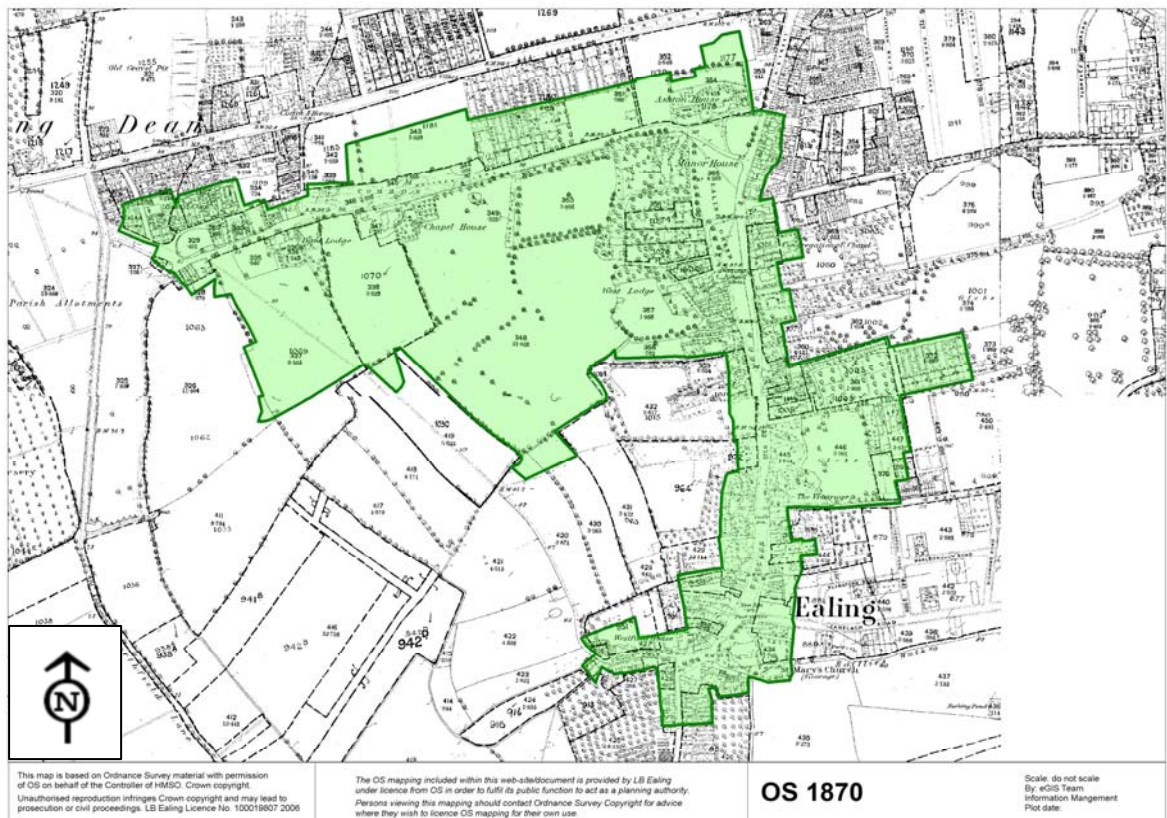
No substantial differences are recorded on the 1910 OS Map, apart from the general growth in density and the opening of Bond Street on the northern side of the Green. Dane Lodge at the south western end of Mattock Lane was replaced by the King Edward Memorial Hospital.

1930 OS Map

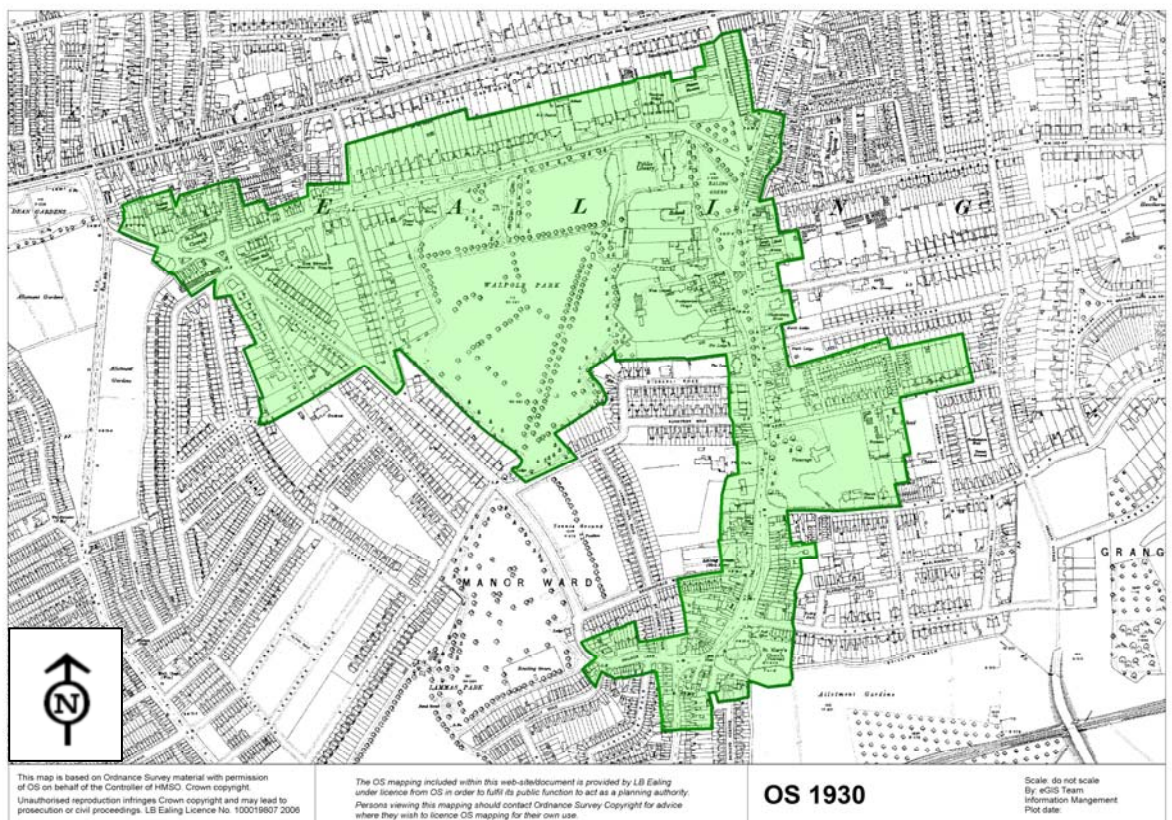
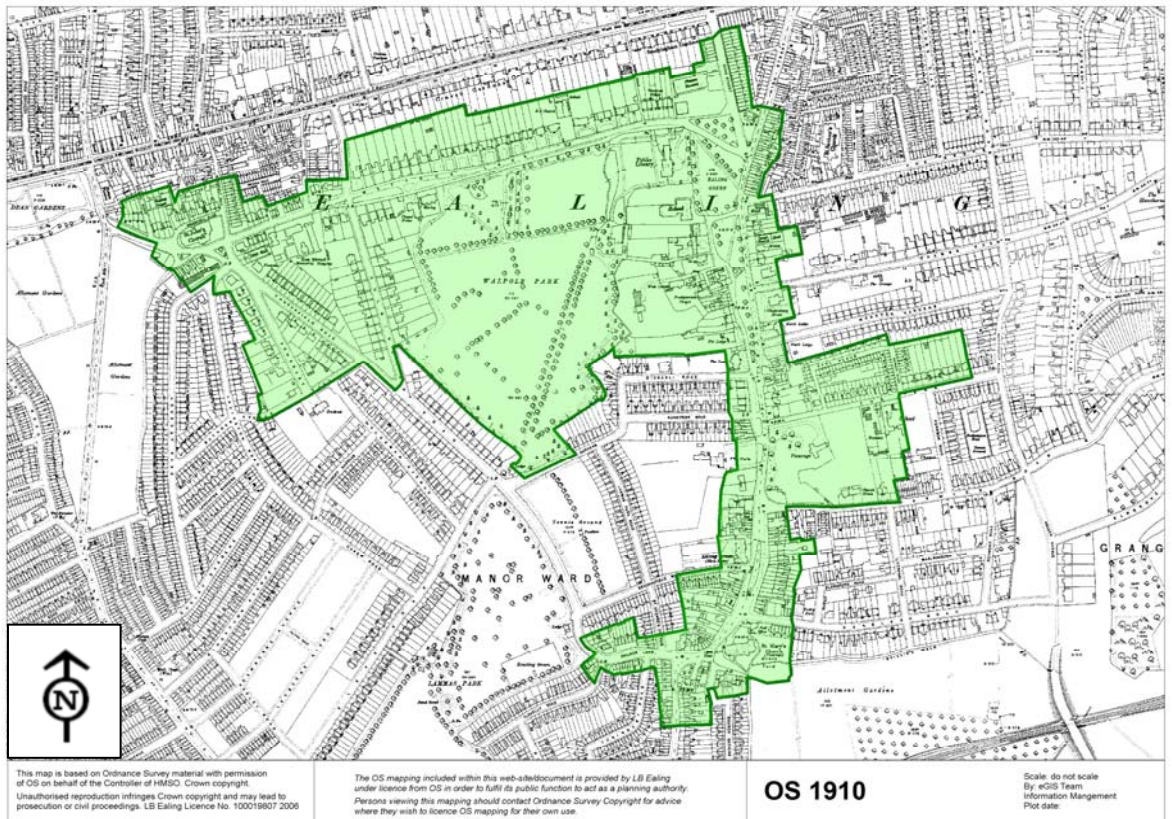
On the 1930's OS Map, one striking element is the intensification of building activity at the rear of the frontline of buildings along St Mary's Road. This is particularly evident at the rear of the Telephone Exchange and the Ealing Studios site. Although difficult to distinguish on the OS Maps sequence, Soane's Pitzanger Manor and grounds had seen some changes during the time span covered by the four OS Maps considered. In 1901, in fact, the building was sold to Ealing District Council and extended to become Ealing's Public Library. In 1938-40 the lending library block was replaced by a new building which was slightly larger. The library moved out in 1984 and in 1985 the restoration work began. The building opened to the public again in January 1987 as the London Borough of Ealing's main museum and the 'PM Gallery & House', showing contemporary art.¹

¹ At the time of writing Pitzhanger Manor complex is being considered for a substantial regeneration scheme. For further details please see, Donald Insall Associates, *Pitzhanger Manor Conservation Plan*, July 2006

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3.2. Archaeology

Ealing Green CA has a very strong archaeological significance. The Ealing Plan for the Environment identifies the area south of the Uxbridge Road in particular as “Area of Archaeological Interest (A11)”. Especially the area around St Mary’s Road was a moated site of Ealing Manor and a medieval settlement. St Mary’s Church was first recorded in 1130. The old Rectory House (1529) stood in the north. Widely spaced prehistoric find spots and one Roman, occur in the area which extends west to Culmington Road, east of Gunnersbury Avenue, north the Broadway and Ranelagh Road.



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 important open spaces of Walpole Park and of Ealing Green in the heart of the CA, and by the main thoroughfares surrounding them.

Within the CA, three main areas of character can be distinguished: The Green and St Mary's Road, the residential area along Mattock Lane up to St John's Church to the west, and Walpole Park.

There are three main nodal points within the CA layout: The end of Mattock Lane around St John's Church, the southern end of St Mary's Road around St Mary's Church and Ealing Green at the crossing of Mattock Lane, Bond Street and the Green.

Ealing Green is the geographical core of the CA and the visual link between the three sections of the CA that are branching out.

Sub Area 1 - Ealing Green and St Mary's Road

Sub Area 1 is very varied in character. The plan-form of this section evolves around Ealing Green, and streets branching out north and south.

Bond Street on the northern side offers a very tight grain with a row of Edwardian buildings placed right along the edge of the street with very narrow forecourts. The main activity is retail arranged in terraces along either side of the road. Further south along the eastern side of the Green, commercial buildings and their shopfronts still provide a very tight and continuous edge to the urban space. Here the height and roof-form of buildings offer a varied parade as buildings have different styles and have been developed at different times. In this section the setting of the shopping parade is much more open as the Green and the buildings aligned along the western side offer a much looser urban grain. The western side of the Green, buildings are of substantial footprint and sit in generous plots.

Further south the Green narrows and the grain of properties – especially on the eastern side - becomes tighter again with early Victorian buildings of minute proportions (2/3 storey, 2/3 bay). Yet, the substantial width of the street provides a rather open feel. Buildings follow an informal alignment and layout as they have been built independently.



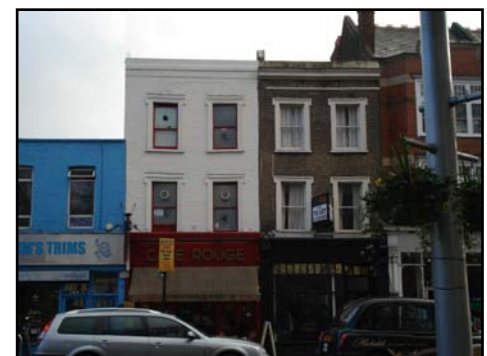
Walpole Park



Walpole Park looking towards Mattock Lane, with the buildings along Uxbridge Road in the background



Mattock Lane



Varied roofscape of buildings around the Green (east side)

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The curvaceous aspect of the southern end of St Mary's Road with the Church of St Mary's closing the view south, creates a townscape of important impact.

Sub Area 2 – Mattock Lane

The plan-form of this section of the CA is mainly defined by Mattock Lane. Mattock Lane branches out of Ealing Green westward and reaches St John's Church at its western-most end where it joints with a small residential enclave to the south. The residential enclave comprises Somerset Road, Churchfield Road and Culmington Road. The south side of Mattock Lane borders with Walpole Park, that provides the setting for the properties along the northern side of the road. Properties in this section of the CA are from mid/late Victorian time. They offer a much more formal arrangement and display a coherent architectural language as they are the result of a planned residential exercise. Houses are detached or semidetached, 3/4 storey in height. Houses are well recessed from the streetline with wide front yards. Plots are substantial in size and have very regular form.

The Church of St John's and the properties around it have a slightly more informal arrangement. The Church is the main landmark of this section of the CA.

Along Culmington Road there are a few later developments that have much larger footprints, this results in a less coherent and cohesive townscape.

Sub Area 3 - Walpole Park

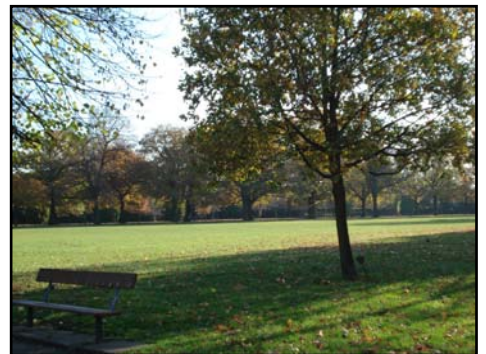
Walpole Park and Pitzhanger Grounds occupy a substantial area to the west of the CA. Walpole Park creates a tranquil and restful episode within the bustling and traffic-led environment of the shopping streets around Ealing Green and Ealing Broadway. In addition it provides an open setting for the residential properties along Mattock Lane that can enjoy unobstructed views of the large expanse of the park. Together with Ealing Green and Lammas Park, Walpole Park is part of a well-used network of open spaces.



Curvaceous aspect of St Mary's Road



Roofscape along Mattock Lane



Walpole Park

4.2. Key views and vistas

The flat topography of the CA does not allow for any natural vantage point from which to obtain a comprehensive vista of the CA.

Views of Ealing Green

From the southern end of Bond Street and well into Ealing Green, the view of the ample stretch of the Green with the complex of Pitzhanger Manor in the background constitute the unique setting for this part of the CA. The Green provides a filter and a means of transition between the dense commercial core of the Broadway's more urban character, and the domestic and calm character of the residential section of the CA along Mattock Lane.

Views of Walpole Park

Along Mattock Lane looking south as well as within the Walpole Park, views of the large expanse of the parkland surrounded by mature trees create a contrast with the bustling commercial character of the Ealing Green and Bond Street.

Views along St Mary's Road

The shallow curve formed by St Mary's Road southward and the slightly hilly topography creates a townscape punctuated by several landmark buildings, the Church of St Mary's being the major one. The imposing architecture and the location at the southern most end of the road at its junction with South Ealing Road makes the view of St Mary's a focal point of this section of the CA.

The narrow view of St Mary's Place cottages through an archway opening on the west side of St Mary's Road offers a very attractive piece of townscape.

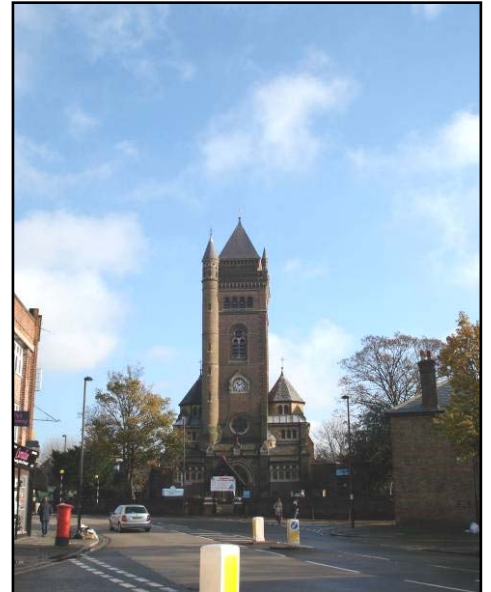
The well proportionate and finely detailed elevation of Westfield House viewed from South Ealing Road looking north is a pleasant closing element of the streetscape at the junction between South Ealing Road and St Mary's Road.

Along Mattock Lane the view of the modular rhythm of the elevations and roofs of the properties that flank the northern side of the road is an intrinsic element of the character of the residential section of the CA.

St John's Church at the western-most end of Mattock Lane is a focal point both for views along Mattock Lane looking west as well as for views from Somerset and Churchfield Road looking north.



View of Pitzhanger Manor from the Green



View of the Church of St Mary from St Mary's Road



Modular rhythm of the elevations along Mattock Lane



View of St John's Church from Mattock Lane

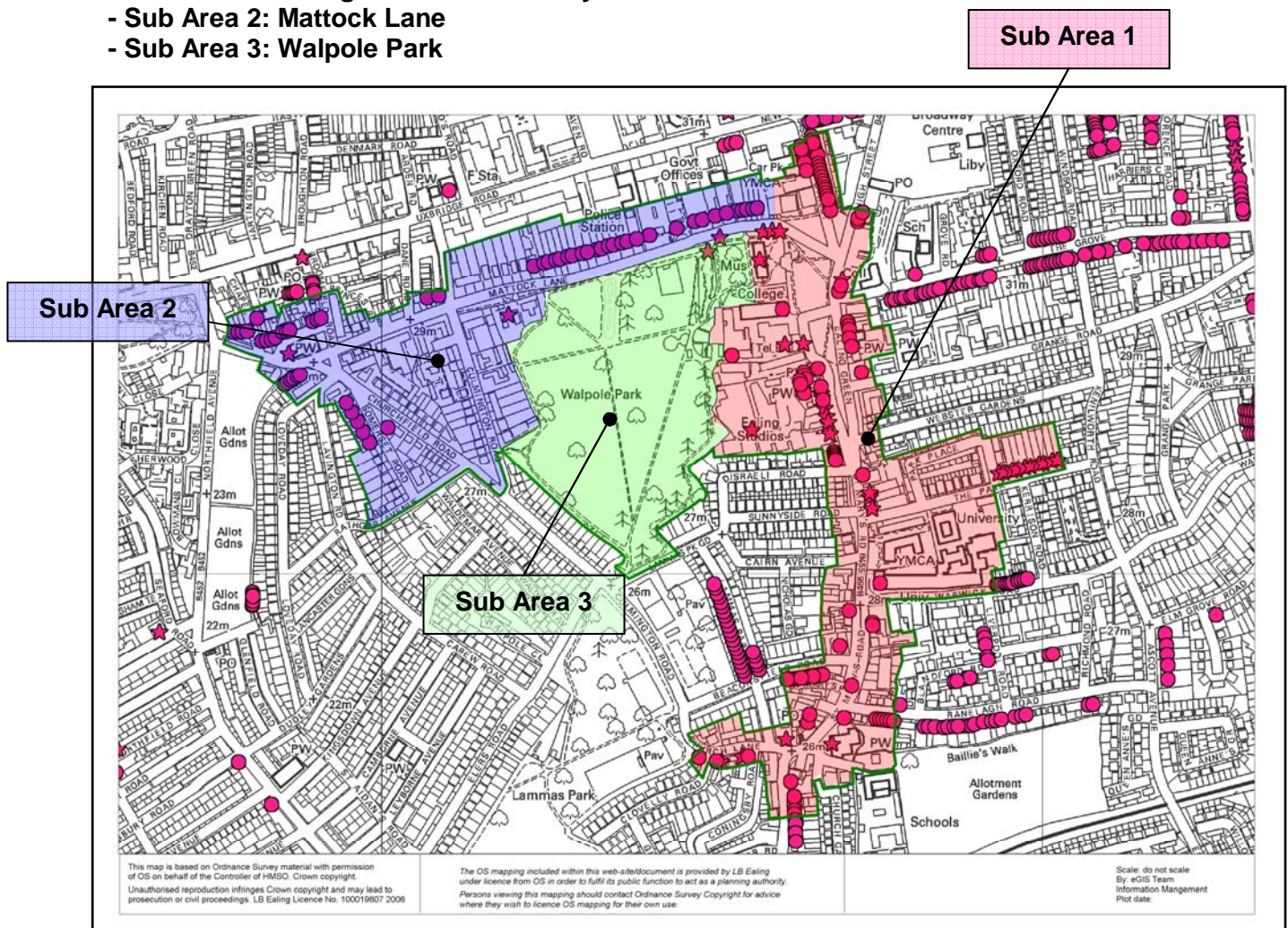
5. The character of the conservation area

5.1. Character Areas and the quality of architecture

This section has been subdivided to reflect the fact that the character of the CA changes within its boundary.

The CA breaks down into three main areas of character.

- Sub Area 1: Ealing Green and St Mary's Road
- Sub Area 2: Mattock Lane
- Sub Area 3: Walpole Park



- ★ Listed Buildings
● Locally Listed Buildings

5.1.1. Sub Area no 1: The Ealing Green and St Mary's Road

Sub Area 1, evolving around Ealing Green, Bond Street and St Mary's Road, offers a strongly varied architectural character. Small residential units, blocks of flats, religious, public and retail buildings contribute to a multi-use area, which functional diversity is reflected in the style and size of buildings and in the diverse contribution they make to the quality of the townscape.

Bond Street opened in 1905/6 and is at the northern end of Ealing Green. The street is a good example of Edwardian commercial streetscape - red bricks and stone dressing and prominent, pitched front gables define the streetscape. The view to the north is closed by the fine Edwardian elevation of the New Broadway.

The Green is flanked by an attractive parade of shops on the east side and by Pitzhanger Manor on the west side. The shopfronts retain much of their original character with original corbels and pillars as well as in-keeping display windows.

Most of the shopfronts are **Locally Listed**, only **No 22** is **Statutorily Listed (Grade II)**. No 22 The Green is in fact the most interesting example of shopfront in the parade along the road. It is an old Chemist's shop with accommodation above (now separate). Dated 1902, the shop was re-ordered in 1924c. The three-storey, one-bay building is in brownish brick with ashlar dressings and tiled roof with crested ridge tiles and chimney on the right. The 1924 shop front is set within original surround, it has a recessed central door with overlight and tessellated pavement in front and is flanked by bow-corned windows which have black marble plinths, slender columns with bulbous bases and capitals, and transoms. The door and overlights have glazing bars forming lozenges. The above two storeys have canted bay window with transuded 4-light windows. A date panel and coat of arms is placed between windows breaking the parapet above. The interior has much of the original decorations and fittings. The building is of special interest because of the quality and completeness of the shop fittings and shopfront.

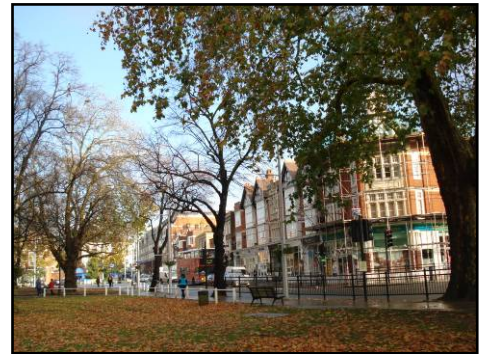
Soane's Pitzhanger Manor complex (**Listed, Grade I**) faces onto the widest part of the Green.

Soane's northeast gateway to Pitzhanger Manor consists of a rubbed red bricks arch with pilasters of knapped flints (**Listed, Grade II***). To the south, facing The Green, are the main gates to the house and the War Memorial (**Listed, Grade II**).

The Lodge at Pitzhanger Manor at the north-east end of the park is an early 19th century single-storey building included for group value



Edwardian buildings
along Bond Street



The Green with the parade
of shops on the eastern side



Shopfront at No 22 The Green



Pitzhanger Manor

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Further south, the broad tree-lined stretches of Ealing Green and St Mary's Road still have a leisurely atmosphere and a few buildings to recall the period up to the mid 19th century when Ealing was simply a village with some comfortable, small country houses.

The Green gradually narrows southwards and becomes St Mary's Road where both sides are lined with good examples of buildings from the 18th century onwards.

St Mary's Road is a gently curving street of considerable townscape value, combining changing views with a mix of buildings of architectural and historic value through its varied length.

From Ealing Green to St Mary's-West Side – (from north to south)

Immediately south of Pitzhanger Manor is the imposing footprint of Ealing & West London College (**Locally Listed**). Proceeding southwards is **St Mary's Building** - now Telephone Exchange - (**Listed, Grade II**), a good mid 18th century house. The three-storey, with basement, five-bay (1:3:1) building is in brown brick with red dressings and rubbed flat arches. The entrance door is up 8 steps and it boasts architrave, carved moulded brackets and moulded hood. The top part of the elevation is defined by brick bands, parapet and a central dentilled pediment. The building has two-storey wings right and left under hipped slate roofs. **Railing and gates (Listed, Grade II)** are in good wrought iron and are contemporary to the main building. Unfortunately the setting of this valuable architectural ensemble has been rather spoiled by other later Telecom structures.

Further south is the **Kingdome Hall and cottages (Locally Listed)**. The charming building was the former Girl's School from 1861. It is a small, gabled, U-shaped group in polychrome brick with a patterned tiled roof. With its articulated roofscape punctuated by numerous tall chimneystacks and its exuberant gothic style, it has a distinctive presence in the townscape and contributes to the somehow rustic feel of this stretch of the CA.

The **Welsh Cottage and Presbyterian Church (Locally Listed)** of 1908 are hidden down an alley with pretty iron overthrow.

Thorpe Lodge and Pine Cottage (Listed, Grade II) are a semidetached house dating from 1820c. The property is east-facing with Pine Cottage at the southern side. The 3-storey (with one bay on each side) house is built in purple brick with a central rendered pilaster strip and it is covered by a slated hipped roof with central chimneystack. The Pine Cottage has an original round-arched doorway with fanlight and panelled door. The multi-paned sash windows of the main elevation are finished with flat arches in Gauged yellow brick. The interior of the Pine Cottage is particularly significant as it



St Mary's Road



St Mary's Building



Kingdome Hall



Thorpe & Pine Cottage

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retains most of its original feature (e.g. original pine panelling to partition walls) and original plan-form with the only exception of the extensions to the rear of the properties carried out at different times.

Further south is **St Aidan (Locally Listed)** a small stock brick house with red brick details at parapet level.

Immediately after is an interesting and well preserved terrace consisting of **Morgan House, Wrexham Lodge, Willow House (Listed, Grade II)**. The three late 18th or early 19th century houses are built in brown brick and are 2-storey, with 7/2 double-hung sashes in reveals, mainly without glazing bars. Ground floor windows have segmental sunk panels above, whilst first floor windows have segmental arches. Two porches of Roman Doric square piers on plinths define the entranceway. The terrace has a central brick pediment on the main elevation and is covered by a slate roof. End houses project and have brick modillion cornices.

The tight grain of small early cottages is interrupted by the celebrated **Ealing Studios Offices – the White House (Listed, Grade II)** and actual studios at the rear. Ealing Film Studios were first established in 1902 and are the oldest surviving film studios in the country. The Ealing Studios partly incorporate a pre-existing house (The West Lodge) on the site. The present sound stages were built in 1929-30 to the design of R. Atkinson. Ealing's Studios Golden Age under Sir Michael Balcon was from 1938 to 1955 when the Georgian White House was used as the studios' offices. Although a number of the original buildings have more recently been replaced by modern structures, the sound stages and the White House remain and boast the English Heritage Blue Plaque to Sir Balcon.

The Lawn (flats) (Locally Listed) is clearly Victorian stock brick, 1-3-1 bays, with arched ground-floor windows, a parapet with Jacobean raised centre and coach house to match.

No 36 St Mary's Road – the **Castle Inn Public House (Locally Listed)** from 1832 was the meeting place for Ealing's Court of Tenants. The 2-storey, 3-bay pub has very well detailed ground floor with good timber and leaded window details.

At the point where St Mary's Road starts curving westward is the imposing presence of **Ealing Court Mansions (Locally Listed)**. Built in 1867 in stock brick, it was an industrial school.



**Morgan House-Wrexham
Lodge-Willow House**



Ealing Studios



The Lawn



The Castle Inn Public House

Ealing Green Conservation Area Character Appraisal

The architecture displays a conservative Georgian style, with 5-bay, 3-storey, flanked by two projecting much altered side wings.

At this point of the road, right in the middle of the Green, opposite to No 60 St Mary's Road is a stone **Cattle Trough (Locally Listed)**.

On the western side of St Mary's Road branches **St Mary's Place**, accessible through an archway. St Mary's Place used to house the stables for the adjoining New Inn. The road is flanked by early Victorian properties (**Locally Listed**). The secluded setting and the sense of enclosure deriving from the layout of this space, makes this small ensemble a pleasant remain of the early townscape. The **New Inn (Locally Listed)** at No 62 St Mary's Road was originally a coaching inn and it probably occupies the site of an 18th century inn.

From Ealing Green to St Mary's- East Side – (from north to south)

South of the Finnegan's Public House, from No 1-3 St Mary's Road is the **Victoria Terrace (Locally Listed)**.

Ealing Church and **Congregational Manse (Locally Listed)** further south were designed by Charles Jones in 1859 in his typical Gothic style with rag-stone dressing. Their architectural form and material contribute to the diversity of the townscape in this section of the CA.

At **No 1 Grange Road (Locally Listed)** is a fine Victorian House in stock brick with stucco trimming and ground floor canted bays. The house provides a pleasant setting for Ealing's Drama School founded in 1966.

No 13 St Mary's Road (Locally Listed) is the Red Lion Pub – a mid 19th century coaching inn that was popular with Ealing Studios' workers.

At **Nos 19-21 St Mary's Road – Ness house (Listed, Grade II)** is an early Victorian semi-detached house, set well back from the streetline and still retaining its original boundary wall.

At No 23 St Mary's Road (Listed, Grade II) is a 1830s detached house with c1870 alterations. It is a yellow stock brick building with plain rendered bands and slated hipped roof with brick stacks. The house is 2-storey plus basement with a slightly recessed extension to the left. The entrance boasts a good Doric porch, with panelled door and overlight set in a slightly recessed central bay. Flanking bays have ground floor canted bay-windows with projecting cornices, these were added 1870c;

On the east side of St Mary's Road branches **The Park**. The side street was laid out by Sydney Smirke from 1847c. with five pairs of stuccoed, Italianate **semidetached villas (Listed, Grade II)**, somewhat reminiscent of grander development in Kensington.



St Mary's Place



Ealing Court Mansions



Ealing Church and Manse



St Mary's Road Nos 19-21

Ealing Green Conservation Area Character Appraisal

Past the Victorian Villas, the continuity of the middle section St Mary's Road is interrupted by the larger scaled new buildings of the Thames Valley University campus and modern YMCA hostel. **Thames Valley University's** main building is **Locally Listed** due to its connection with Lady Byron (1792-1860) who founded the co-operative school on the same site.

Nos 33-35 St Mary's Road (Locally Listed) offer good yet neglected examples of early shopfronts with decorative corbels.

On the east side of St Mary's Road branches Ranelagh Road, flanked by a row of early Victorian terraces (**Locally Listed**).

On the southern end, St Mary's Road curves gently to the west as it approaches the junction with South Ealing Road and Church Lane, where the Tower of Toulon's **St Mary's Church** is the Major landmark (**Listed, Grade II**). Designed in 1866-73 by SS Teulon, it is a robust composition in Romanesque style dominating the wide road junction. Brick and stone with tiled roofs are the construction materials. Thorne says that the church is actually a recasting of the church of 1739. The church has an austere interior with galleries on 3 sides and an open timber roof supported on iron columns.

A scattering of attractive small houses remains near the church and buildings of interest include the houses and cottages in and around **Church Lane**.

No 2 Coningsby Road, is **Locally Listed**, whilst **no 1 Church Lane is Listed, Grade II**. The latter is a well-preserved house dating from 1720. The cottage is in brown brick with red brick quoins to angles and to windows. The building is two storeys with attic, the fenestration consists of 3 double-hung sashes with flat arches in flush architraves. The entrance door has architrave and hood.

No 15 Church Lane (Listed, Grade II)

Probably from the 17th century with two storeys, one bay with flanking entrance door right. Made from brick, with concrete tile roof and cemented chimney. The building features casement windows above a modern bow. Similarly **Nos 17 and 19 Church Lane (Locally Listed)** also reflect this small early grain.

St Mary's Road **Nos 72-74 (Locally Listed)** are detached, set back houses, with steep gables to the road, once they were part of an old workhouse built in 1700c.

On the two sides of the little St Mary's Square are modest Georgian terraces with the Fire Station from 1888.



Victorian Terrace along Ranelagh Road



St Mary's Square



Westfield House

Ealing Green Conservation Area Character Appraisal

Their L-shaped setting around the little square offer a restful episode along the main road that in this section becomes particularly busy.

Opposite to St Mary's Square, at the bend of the Road is **Westfield House** at No 94 St Mary's Road. It is a grander late Georgian house (**Listed, Grade II**): A 3-bay, 3-storey, brown brick house with ionic entrance porch, which is enclosed and surmounted by a pediment. Ground floor windows are set in semicircular arched recesses and first floor central windows are set in semicircular recesses as well.

5.1.2. Sub Area no 2: Mattock Lane

Mattock Lane was first built up during the 1860s on part of the Ashton House estate. Many of the grand Victorian houses are still standing - although most have been converted into flats and bed-sits.

Mattock Lane links Ealing Green at its east end with the area around St John's Church at its western end. The north side is lined with large villas dating from 1860 onwards. They are in stock brick with stucco trim, some having shallow gables with decorative brackets. The later versions have red brick and tile trim. At the west end of Mattock Lane, a small group of earlier houses with stucco trim survives. Mattock Lane, Churchfield Road and Somerset Road all converge on the battlement tower of St John's Church, the area's major landmark.

Mattock Lane north side (east to west)

At Nos 2-3 is a semi-detached (Locally Listed) house. The 2-storey plus attic and half-basement house is – like most houses in the road – built in yellow stock, with bold stucco trimming, canted basement and ground floor bay window. The 5-bay house has a projecting, off-set bay on one side finished with a low-pitch front gable. The roof is in slates with projecting eaves supported by brackets. Timber sashes are the predominant joinery. The tiled facade of the Walpole Cinema has been superimposed on the eastern elevation of the house that faces the car-park. The cinema used to be in Bond Street but then it was closed and demolished in 1971.

The following houses on the west side, from **Nos 4 to 11 (all Locally Listed)** are variation of the type described above. The only difference between them is determined by the way in which they are arranged as detached, semidetached or terraced (max 3).

At No 12, the Questors Theatre (Locally Listed) breaks the consistent architectural language of the residential properties. The Questors Theatre with its simple yet crisp glazed elevation, is a welcome novelty in the streetscape. The theatre is considered one of the finest amateurs' theatres in the country. The building has expanded from a redundant chapel into the playhouse we see today.



Nos 2-3 Mattock Lane



No 9 Mattock Lane



The Questors Theatre



Later Victorian semi-detached house on Mattock Lane – No 22

Ealing Green Conservation Area Character Appraisal

Immediately west of the Questors Theatre, the character and architectural language go back to the Victorian, residential properties that characterise the rest of the street. At **No 13, The Clinic (Locally Listed)** is a stock brick detached house boasting a very symmetrical composition with central steps leading to the entrance door and two ground floor canted bay-windows either side. The façade is finished with stuccoed brick quoins. Again up to No 20 are semidetached houses that are a variation of the previous type.

From No 22 to 27 properties (Locally Listed) are later and have more of an Edwardian character with red bricks details and red bricks boundary walls (when surviving) and piers with stone coping.

Up to No 36 all houses are detached, standard 2-storey, 3-bay, with off-set front gable and projecting bay window.

No 37 and 39 cottages (Locally Listed) have more of a unique and picturesque character. They are early Victorian cottages, No 37 with an unusual columned porch with rusticated brick columns and No 39 with a very well preserved and compact appearance framed by a substantial front garden with privet hedges.

Mattock Lane south side (from east to west)

Walpole Park flanks the southern side of Mattock Lane.

No 86 is St Raphael Cottage (Listed, Grade II), a two storeys building in yellow stock brick with slate roof. The main block has 3-bay with the left one recessed. There is a stucco Doric porch on the left bay with columns, plain entablature and a narrow stucco band at first floor cill level along with a coped parapet. To the left is a 3-bay yellow stock brick wing with parapet. The left flank is rendered with simple Gothic style fenestration including quatrefoil windows to the first floor and two small attic windows with pointed arch set in the gable. There is a modern 2 bay wing on the right.

Around St John's Church

St John's Church (Listed, Grade II) is the major landmark of the area at the western end of Mattock Lane. It was built in 1875 by Edwin Henry Horne in Early English style using yellow stock brick with gault brick and stone dressings.

Mattock Place Health Centre has been built on the site occupied first by the Dane Lodge and later the old King Edward's Hospital, of which boundary brick wall and piers with cast iron railings still remain.

Mattock Lane Nos 65-70 (Locally Listed) are three pairs of semidetached Victorian cottages in stock brick with bold stucco trimming and hipped slate roof. Early



No 39 Mattock Lane



St. Raphael Cottage, No 86 Mattock Lane



Mattock Lane Nos 65-70



St John's Church

Ealing Green Conservation Area Character Appraisal

timber sash with very fine glazing bars are still retained and add to the character of the architecture.

Nos **53-60 Mattock Lane** are semidetached (**Locally Listed**) Victorian villas. The three pairs of 2-storey plus basement, 4-bay houses follow the curve of the road toward West Ealing effectively closing the view westward from the end of Mattock Lane.

West Ealing Baptist Church (Locally Listed) on Chapel Road does not occupy a very prominent position within the streetscape and its setting seems very much altered.

Somerset Road

Somerset Road has a stretch of well-preserved Victorian villas still with their boundary treatments and front yards. From **No 7 to No 12** are 2-storey, 3-bay, detached houses (**Locally Listed**) in stock-brick with stucco trimming, with central columned portico, and canted bay-windows on either side. Hipped roofs have eaves with brackets and are covered with slates. Original Victorian timber sashes are still retained and contribute to the character of the houses.

No 1 is particularly interesting as it sits on a substantial triangular plot at the junction between Churchfield Road and Somerset Road. (**Locally Listed**).



Cheltenham Villa



Ealing Baptist Church

5.1.3. Sub Area no 3: Walpole Park

The landscape at Pitzhanger has associations with important personalities. There are records of designed Park Land at this site since 1685. The existing structure and layout of the site, despite minor alterations, remains mostly unaltered since these early days. Around Pitzhanger the design of John Soane and John Havertfield are still very much perceivable and provide a good record of the Regency garden design. Major structural elements such as the garden walls, entrance archway and ornamental bridge are still in existence. The earlier serpentine lake was replaced with a sunken garden in 1920s. At its north end is a picturesque bridge of flint and cyclopean stone fragments. The bridge is **Listed Grade II***. It is early 19th century, built by Sir John Soane as an embellishment to his garden during his ownership of Pitzhanger Manor 1801-1811. The 3-arches bridge (the centre one being larger) is built of rubble, flint and dressed stone, in rustic classical style. The decorative features are on the parapet on one side only. Also at the northern end of the Park is an early 19th century Portland stone bench with central grotesque mask. **(Grade II, Listed)**

Along the north boundary of Walpole Park is a late 18th century boundary wall fronting Mattock Lane from the entrance archway at Pitzhanger Manor to the public conveniences **(Grade II, Listed)**. The wall is in stock brick with stone coping and it is about 10 ft high.

Walpole Park is **Listed Grade II** by English Heritage on the Register of Parks and Gardens.



Walpole Park –
Mattock Lane entrance



19th century bridge at Walpole Park



19th century Portland stone bench at
Walpole Park

5.2. Key unlisted buildings

A number of unlisted buildings in Ealing Green CA contribute positively to the character of the area despite not meeting the criteria for statutory or possibly local listing. They reflect the age, style and material of a substantial number of buildings in the CA and are a reminder of the gradual development of the settlement. The following buildings already mentioned in the previous sections are considered to be of positive contribution to the character of the CA.

- Nos 1-7 St Mary's Road
- Elms Villas
- Nos 76-88 St Mary's Road, 1930s parade of shops at junction of South Ealing Road with St Mary's Road
- Shopfront at No 56-58 St Mary's Road
- New Inn at No 62 St Mary's Road
- Houses along Culmington Road (from Nos 24 to 10 and from 19 to 13)
- Houses along Churchfield Road on either side
- The Clinic, No 87 Mattock Lane
- Terraces and Fire Station in St Mary's Square
- Brick wall, railings of Mattock Lane Health Centre



St Mary's Road Nos 1-7



Elms Villas



St Mary's Road Nos 56-58



1930s Parade of shops at the
junction of St Mary's Road
with South Ealing Road



Brick wall and railings
of the Mattock Lane Health Centre

5.3. Building materials and local details

Sub Area 1 –

Red bricks and brown bricks, stone dressing, slates or flat tiles are predominant materials in the Victorian/Edwardian architectural heritage of the **Sub Area 1** in the CA.

In general, stock bricks or brown bricks are used for earlier properties – Pitzhanger Manor and Victorian Villas and earlier cottages along St Mary's Road. Stock bricks are also used for secondary elevations of late Victorian/Edwardian buildings.

Kentish ragstone is the characteristic material used for churches and public buildings of the Victorian era.

Early residential properties along the Green and St Mary's Road are mainly in brown bricks, with some stucco trimming and hipped slate roofs.

White painted, timber sashes, 2/2 or 1/1 are predominant. Wrought or cast iron railings or balustrades are present in some of the early-mid Victorian properties. Red bricks laid in Flemish bond, very prominent and highly decorative pointed gables (some with mock Tudor embellishments), very elaborate mouldings and/or stone string courses define façade patterns of many late Victorian/Edwardian properties along Bond Street and The Green.

Some original mosaic or interlocking tiles paving along shop forecourts survive

Some of the shopfronts retain decorative corbels and pillars and original windows' configuration.

Sub Area 2

Prevalent building materials in the residential area of Mattock Lane, Somerset Road and Churchfield Road are yellow stock bricks laid in Flemish bond. Windows and doors in the mid/late Victorian properties have Italianate stucco surrounds, some with classical decorative patterns. The original front yard treatments were a brick wall with stone coping and brick piers and simple cast-iron gates or privet hedges, unfortunately very few are left. (On the west side of Somerset Road boundary treatments are the best preserved.)

Timber sashes, 2/2 or 1/1 are predominant. Ground floor canted bay windows characterise a good number of residential late Victorian properties in the residential area. Some properties have projecting porches with columns.



Red bricks in Flemish Bond and stone dressing of Edwardian buildings in Sub Area 1



Brown bricks in Flemish bond and stuccoed porch in a late Georgian building of Sub Area 1



Boundary treatment in Somerset Road. Low brick wall and piers and privet hedges

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The traditional roof form is hipped or low-pitch roofs, covered with flat tiles or slates – although not many properties still retain their original roofing materials.

On the western end of Mattock Lane are some late Victorian/Edwardian properties – some in yellow stock, some in red bricks – they have pitched roofs with off-set projecting bay and front gables.

In the residential enclave south of Mattock Lane, Culmington Road has a more Edwardian character.

On the west side of the road high-pitched roofs, red bricks, prominent gables with decorative bargeboard, decorative porches and terracotta tile embellishments seem to be the predominant architectural materials and details. On the east side of the road, houses are characterised by a projecting central bay finished with a decorative parapet. Detached houses are covered by hipped roofs with tiles.



Bold Italianate stucco surrounds



Red brick dressing and canted bay window of late Victorian properties along Mattock Lane.



Italianate stucco surrounds and original timber sashes painted black



Projecting gabled bay with decorative bargeboards and terracotta decorations



Pitched slate roofs with terracotta coping, bargeboards and finials

5.4. Contribution of open spaces, trees and landscape

The grounds at Pitzhanger Manor are a significant open space and are designated as Public Open Space within Ealing's UDP. This status recognises their value also for cultural and social activities. Together with Ealing Green and Lammas Park they form part of a larger network of green spaces that provide essential respite from the pressure of urban living, whether it be for recreation, an alternative pedestrian route or for *al fresco* lunches for office workers. The park is well used by the local community, and it acts as the focus of active recreation containing a playground and a bandstand. It very often hosts large community events such as the Summer Festival. The gardens of the Manor by contrast provide space for quiet contemplation.

Walpole Park is also designated within Ealing's UDP as Heritage Land, and this local designation is reflected in the Statutorily Designation of the park within English Heritage Register of Historic Parks and Gardens. This designation implies that development that would have an adverse effect on the site, setting or enjoyment of any parts of its grounds will not normally be permitted².

Ealing Green at the core of the CA provides the visual setting for the central part of the CA and for the most significant building within the CA, Pitzhanger Manor. Ealing Green is listed as Ealing Borough's Public Open Space; this status recognises the value of the open space also for cultural and social activities.³

The presence of healthy and mature broadleaved trees along the streets – both in **Sub Area 1, 2 and 3** – is critical for the character of the CA and is intrinsic to the very historical image of Ealing as a green suburb.



Walpole Park is the main green space within the CA



Mature broadleaved trees along Mattock Lane

² For more detailed information on Walpole Park and Pitzhanger Manor, see, Donald Insall Associates, *Pitzhanger Manor Conservation Plan*, July 2006

³ UDP, Vol 1, p. 45, policy 3.4, Vol 2, p. 12

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

Recent developments or later replacements of earlier buildings have had a detrimental impact on the CA. Poor architectural quality of recent building works that have come to replace high quality Victorian and Edwardian buildings ignore the character and quality of the earlier grain, thus creating fractures and visual gaps in the continuity of the streetscape. This results in a fragmented townscape in sections where fine Victorian and Edwardian remains have lost their original context and are flanked by later developments that are completely alien to their quality, architectural expression, scale, massing, façade rhythm and proportions.

Amongst inappropriate developments within the CA, the following have been identified:

- Ray Court at the northern end of Somerset Road.
- Trend Court at No 17 Somerset Road
- Kemseley Court, a 1930s, much altered block of flats located on Rathgar Avenue just outside the CA. It closes the view southward from Somerset Road.
- Lenan Court on Churchfield Road
- Park View Lodge, Shenstone and Walpole Lodge all along Culmington Road (they also compromise views from Walpole Park westwards)
- Marilea Court, St Mary's Road
- Glaston Court, St Mary's Road

The presence of gap sites used as over-ground car parking space or single-storey garages facing the highways destroys the continuity of the streetscape and creates undesirable fractures within the urban grain. Some examples are the garages west of Westfield House, the parking space adjacent to the West Ealing Baptist Church and between No 1 and No 5 South Ealing Road, and the single-storey garages along Somerset Road.

Later developments at the rear of St Mary's Building, at the rear of the Ealing & West London College and in the vicinity of the Ealing Studios site, detract from the setting of Listed Buildings and the character of the streetscape.

A number of other threats to the special character of the CA are due to inappropriate development or alterations of the original fabric or properties layout. The loss of front garden trees and fences together with loss of garden walls constitute a threat to the area's character. Boundary walls between properties were an important element of the character of the 19th century. However, large portions of original boundary walls and fences have been demolished and replaced inappropriately.



Trend Court in Somerset Road



Single-storey garages facing Somerset Road



Later poor quality boundary treatment and poorly managed property forecourts, detracting from the character of the CA and the setting of the listed church of St John



Inappropriate porch replacement

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This has resulted in a significant loss in definition of the streetscape and a loss of the original spatial hierarchy between public and private spaces within the CA.

Later boundary walls have been executed with materials, design or technologies that are inappropriate with respect to their context. The thinning of trees and hedges along properties' boundary also contributes to create an undistinguished and neglected feel.

The CA is under a number of other threats that include:

- Extensions that are disrupting the traditional spatial relationship between buildings
- Bulky dormer windows at the rear, at the front and at the side of properties that disrupt the original proportions and character of historic properties as well as the roofscape of the CA.
- Each house period identified within the CA displays a very distinct character reflected in the design and quality of the joinery. The loss of the traditional fenestration patterns together with later doorways where materials, design and decoration patterns are not in keeping with the character of the property are a major concern for the quality of the architecture in the CA. Inappropriate replacements weaken the finish of the houses and give them a bland look.



Satellite dishes placed on main elevations create visual disturbance



Oversized side and roof extensions which completely disrupt the original design of the house as well as the roofscape of the CA



Garage at No 96 St Mary's Road disrupting the immediate setting of the Listed Westfield House and views of St Mary's Church



Bulky flat roof extensions spoil the views from St Mary's Place

5.6. Public realm and street furniture

Residents feel that the heritage lampposts along Mattock Lane and around Ealing Green are in keeping with the character of the area and of the right height. They constitute a positive complement to the architecture. Other types of very undistinguished and average quality lamppost coexist with heritage lamppost in the CA (e.g. new street lighting along St Mary's Road, street lighting along The Park need repainting). Some coordination at least reflecting the areas of character should be sought.

There are numerous traditional post-boxes in the CA, cast iron painted bright red.

Paving materials are of a mix of tarmac, concrete slabs, concrete bricks, with granite kerbs. Apart from the general inconsistency in the surface treatments, pavements are also not very well kept and therefore they do not constitute an adequate complement to the CA character nor to the setting of historic properties. Service boxes attract graffiti and make pavements narrow. Also clutter of metal posts for signs around Ealing Green, The Park and other streets within the CA need to be addressed.

Bollards are scattered at various points in the CA. There is some discontinuity and inconsistency in their positioning and numbers. This creates an untidy and neglected feel in places.

More well-designed litter bins would also assist in keeping the area tidy.

Some original shopfronts still survive with original corbels, pilasters and windows. These play a fundamental role in defining the character of the CA. New shopfronts or new advertisements should aim to respect and follow the patterns of original remains.⁴

5.7. General condition

The overall condition of most of the fabric in the CA is sound, although the state of neglect of some properties front yards cluttered with fly tipping is a concern for the CA. Pavements in concrete or asphalt are in poor condition and could be improved by repaving with quality stone.

Boundary treatments and properties' front-yards should be better maintained. Also the buildings' fabric is not always in good state of repair. These issues are probably linked to the fact that most residential properties especially in **Sub Area 2** have been converted into flats, this leads to very poor management of the communal areas.

⁴ Please refer to, *Ealing Green Conservation Area – Policy Shopfront and Advertisements*, October 1984, London Borough of Ealing.



Concrete slabs and tarmac with granite kerbs are used as pavement materials



Cast iron bollards are used in places along the Green and in sections of Mattock Lane



Stucco finish in need of repair on historic properties



Fly-tipping in properties' front yards detracts from the CA character

Walpole Park landscaping is in need of restoration.

5.8. Problems, pressures and capacity for change

There is little capacity for major change within the CA. Over the course of the years all plots have been developed in a reasonably sensitive manner. Further intensification could detract from the traditional layout of properties, which has been identified as one of the elements of special interest. Identified gap sites or developments of poor quality could create opportunities for improvement or for new high quality developments. The proliferation of inappropriate roof developments should be stopped as it creates severe disturbance to the architectural and townscape quality of the CA. Further control of replacements in historic properties should be exerted as the latter are a harsh threat to the character of the area.

6. Suggested boundary changes

The Appraisal of the Ealing Green CA and of its immediate surrounds has shown no need to revise the extension of its boundary. Significant areas in the vicinity of the CA are already protected by the CA status (i.e. Ealing Town Centre CA).

7. Community involvement

In accordance with English Heritage guidance, the Council has involved key stakeholders during the appraisal process, a list of which is appended. This initial consultation process has been undertaken in a number of on 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. The questionnaire called for careful consideration and in some instances detailed responses. Due regard to the questionnaire responses has been paid in this text. The residents of the CA were given the opportunity to comment on the Appraisal during January 2008.

8. Summary of issues

- The state of neglect of some open/public spaces in the CA
- Loss of front garden trees and fences
- Loss of front yard walls to create parking for cars
- The poor condition of some of the buildings in the CA. The general inappropriate design of recent developments:
 1. New boundary walls with inappropriate material and design with the addition of out of character decorative railings
 2. Changes to the fenestration
 3. Continuous porches
 4. Bulky dormers that disrupt the roofscape

9. Planning and Policy framework

A summary of the principal legislation and policy guidance applicable to Ealing Green 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.

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 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:

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- 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*
- *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.

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The criteria for further designation or extension of CAs are sets out as:

- 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 un moulded, 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

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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 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 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

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

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12. Appendix - Stakeholder consultation

12.1. List of stakeholders consulted

Ealing Civic Society

Conservation Area Panel

Wards Councillors

12.2. Ealing Green Conservation Area 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 space; 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?

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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.