

# **GRANGE & WHITE LEDGES CONSERVATION AREA Character Appraisal**



**APRIL 2009**

## GRANGE & WHITE LEDGES 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 CA was first designated in 1995.

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

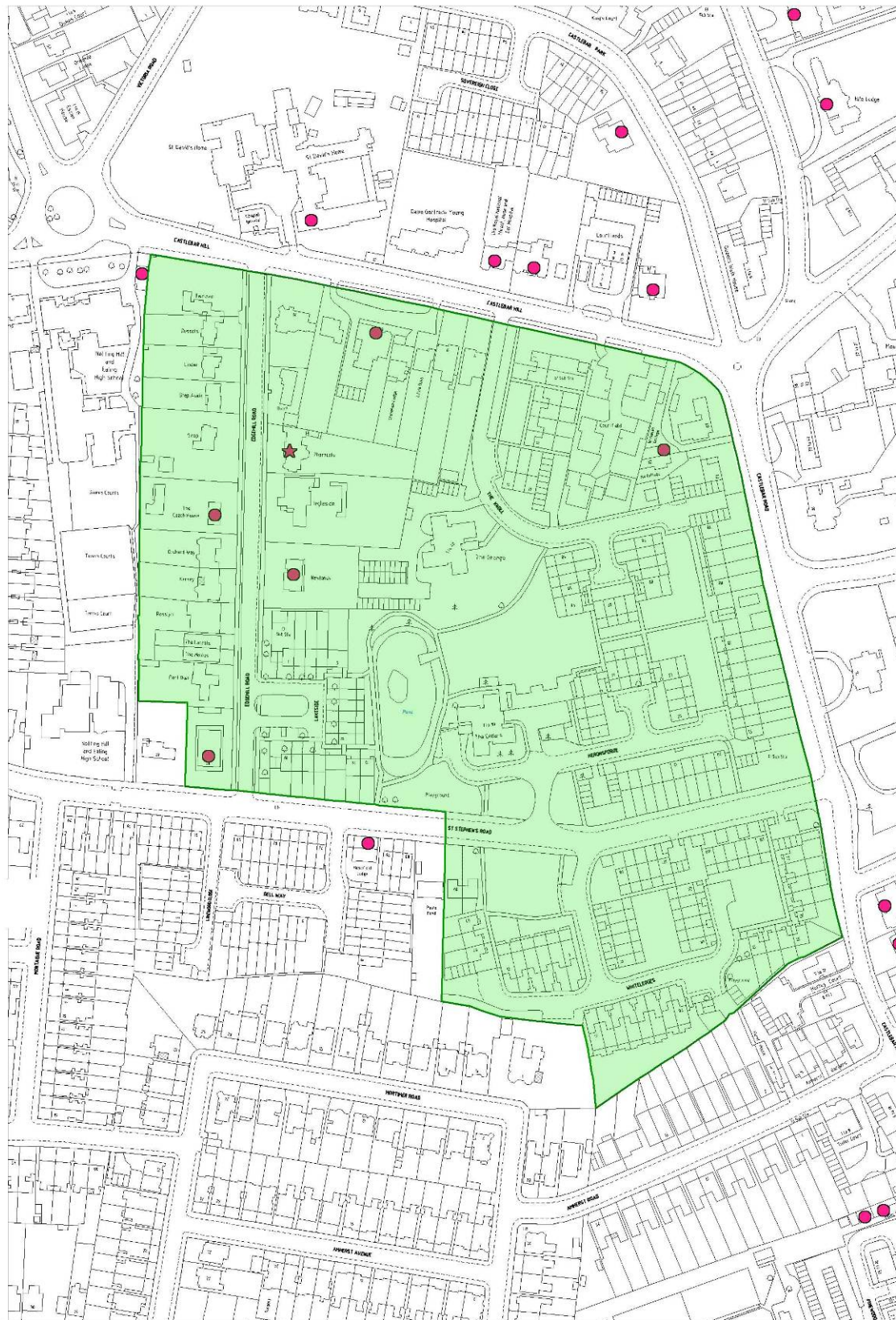
1. Assessment of the special interest of the architectural heritage of Grange and White Ledges CA highlighting elements of special merit, which contribute to the character.
2. Assessment of the actions needed to protect and enhance the special qualities of the CA.
3. Assessment of the need to revise 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 Grange and White Ledges 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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### Conservation Area and Listed Buildings

Scale: do not scale  
By: W&S Team  
Information Management  
Plot date:

- ★ **Listed Buildings**
- **Locally Listed Buildings**

### ***1.3. Summary of special interest***

- Grange & White Ledges CA is situated in the former historic County of Middlesex, in the central part of today's London Borough of Ealing. Grange & White Ledges is part of Ealing Broadway Ward.
- The landform is strongly defined by the rising topography and by the residential roads following this geographical trend: St Stephen's Road, Edgehill and Castlebar Hill. The CA is enclosed by Castlebar Hill to the north and Castlebar Road to the east.
- Edification in the area started in the 19<sup>th</sup> century, but most of the Grange and White Ledges developments were built between the '60s and '70s.
- Two "Areas of Character" can be distinguished within Grange & White Ledges CA: **Sub Area 1)** Edgehill Road and Castlebar Hill; **Sub Area 2)** The residential estates of Grange & White Ledges.
- The CA has a dual architectural heritage: The **Sub Area 1** has a mainly Victorian and Edwardian character with some of the buildings going back to the time when Ealing started to expand and flourish as one of London's more desirable suburbs; whilst **Sub Area 2** is made of 1960s residential estates.
- The CA has a predominantly residential use.
- The two areas of character display different spatial relationship between buildings and offer a different spatial layout.
- The landscaped setting with the lake is the highlight of the character of this CA. The well landscaped but private areas are the main informal recreational space for residents of the Grange Estate. Trees along the streetline as well as green boundaries around properties also in Sub Area 1 are an important part of the suburban and leafy character of the CA.
- A variety of construction materials: stock and red bricks laid in Flemish bond, stucco trimming, high pitch roofs covered with tiles made the predominant materials and finish within the Sub Area 1. The fenestration consists mainly of white painted timber sash. Dark red/brown bricks, red and brown tile hanging, metal windows, white painted timber cladding are the predominant details and materials in the Sub Area 2.

## 2. Location and setting

### 2.1. Location and context

Grange & White Ledges CA is situated in the former historic County of Middlesex. The CA is within the Ward of Ealing Broadway in the London Borough of Ealing.

Grange and White Ledges CA is 0.91 km<sup>2</sup> in area, and it is in the central part of the modern borough. The CA is bounded by Castlebar Hill to the north and Castlebar Road to the east. The western boundary includes the properties on the west side of Edgehill Road and the southern boundary is formed by St Stephen's Road and the White Ledges estate.

Grange & White Ledges CA is surrounded by other CAs that provide its immediate setting: Haven Green CA to the south, Mount Park and Montpelier Park CAs to the east and St Stephen CA to the west.

Grange & White Ledges CA is part of the historic parish of Ealing (**see Parish Map of 1777**) 10 km west of Hyde Park Corner, and was originally bounded by the Old Parish of Acton to the east, the Parish of Perivale and Greenford to the north. The southern boundary of the old parish followed the Thames eastward. From a point slightly east of Kew Bridge it turned inland to Chiswick High Road, which it followed eastward before turning north and then east to Bollo Bridge Lane. The eastern boundary, with Acton, ran along Bollo Bridge Lane and east of Ealing Common and Hanger Lane. Thence it turned westward almost to Hanger Lane and followed it to the river Brent, which formed the northern boundary with Harrow, Perivale, and Greenford. The western boundary, with Hanwell, ran southward to the west of the modern Argyle Road and Northfield Avenue to meet Boston Manor Road near Boston House.<sup>1</sup>

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<sup>1</sup> See *Victoria History Online. A History of the County of Middlesex*, Vol VII, 1982

## ***2.2. General character and plan form***

The CA was designated in 1995, and includes the larger Grange Estate and the smaller White Ledges Estate (to the south of St Stephen's Road). The two estates comprise tile hung houses in a carefully landscaped setting which includes a preserved lake, and that have a dominant centrepiece in the form of two ten-storey landmark buildings, the Cedars and the Grange. The Grange and White Ledges combine an effective mix of low and high rise buildings in a retained historic setting which is enhanced by sensitive landscaping and preserved mature trees.

## ***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 south of Grange & White Ledges CA. The ridge of higher ground is at Castlebar Hill just to the north of the CA and reaches Hanger Hill to the east of the CA. Castlebar Road boarding the CA to the east, descends a hill towards Haven Green and Gordon Road.

Most of the higher ground north of Uxbridge Road is covered by London Clay, with claygate beds on the slopes and gravel on the east side of Castlebar Hill. Brick earth lies along the CA along Uxbridge Road.



### 3. Historic development and archaeology

#### 3.1. Historic development

House building in the Castlebar Road area began in the 1870s with the development of the Wood Estate, and the creation of new roads including St Stephens Road and Edgehill Road. White Ledges occupies the site of two large houses, called Oakhurst and Elmhurst, on the south side of St Stephen's Road. The large pond on the Grange Estate survives from the mid-nineteenth century, when the site was occupied by a house called Castlebar Park. This was succeeded in the early 1900s by the Grange, which gave its name to the point block built on the same site.

The Grange Estate was built by Wates Limited in two phases between 1963 and 1966, in a style strongly influenced by the contemporary **Span developments** in Ham Common, New Ash Green and elsewhere which were pioneered by the architect Eric Lyons in partnership with the developer Geoffrey Townshend and the builder Leslie Bilsby.

The close working relationship of Lyons as architect and SPAN as sympathetic client proved to be an ideal arrangement for both parties. An early SPAN publication neatly summarises the origin of the name, 'It spans the gap between the suburban monotony of the typical 'spec building' and the architecturally designed individually built residence'.

The diverse concerns of the company ranged from the design of their publicity literature to the social and communal success of their housing schemes. SPAN Developments Ltd. became a registered company in 1957 although the name SPAN had been used in reference to earlier Eric Lyons architectural projects since 1954.

Span housing estates started to be built in the 1950s and 1960s. They soon achieved a national reputation for quality and good design. The developments were intended to span the gap between the monotony of the usual speculative estate of the time, and the architect designed individually built residence, financially unattainable for most people.

Every Span estate was different, but typically offered fine settings, and a sense of spaciousness and elegance, peace and privacy, expressed in 20th century terms. This was the more remarkable because of the higher than normal building density.



SPAN - T2 House Type, The Hall II, Blackheath 1957



SPAN - Parkleys Development, Ham Common, Richmond 1954-57



SPAN - Parkleys Development, Ham Common, Richmond 1954-57



## **Grange and White Ledges Conservation Area Character Appraisal**

The sites were developed as entities, imaginatively designed to integrate all elements into an interdependent whole. The broad landscaping came first, taking its basis from the existing features of the site, fine trees being retained. Houses were grouped in this setting, with beds nearby planted to enhance the spaces rather than just filling them. The exterior design of the houses, path surfaces, lamps, clear simple number plates, clean line door furniture, all were unifying constituents of a composite picture. Garages were kept unobtrusive, as was parking and road space when more enlightened planning authorities allowed.

The original estate in Ealing included a point block of flats called The Cedars. However, The Grange point block was built later (1972-74) by other developers. White Ledges was built in the late 1960s, also by different developers but in the same style and materials as the Grange Estate.

### **1865 OS Map**

The first OS Map shows the area today covered by the Grange and White Ledges CA free of buildings, with the only exception of a large house "Castlebar Park" with the fish pond later included in the Grange development.

### **1890 OS Map**

The 1890 OS Maps shows most of the key elements that make today's configuration of the CA. St Stephen Road and Edgehill Road both appear to have been built and appear lined by a few buildings. South of St Stephen's Road are two large houses, Oakhurst and Elmhurst. On the northern side of St Stephen's Road is another large house, the Crown Point. Also Edgehill road appears lined by few large houses; amongst those that still survive today are Thorncote, Ingleside and "Cadbury" house at the corner with Castlebar Hill. The Coach House contemporary to Thorncote (1888) is strangely not represented in this OS map. Along Castlebar Hill nos 7-9 are clearly represented as well as Courtfield Lodge and the Hill and Wetherall Cottages. A detached earlier house appears on the site today occupied by St Stephen Children's Home.

### **1910 OS Map**

No relevant changes appear on the 1910 OS Map apart from the replacement of the Castlebar Park house with another large house called "The Grange". Also the coach house on the western side of Edgehill Road is now represented.

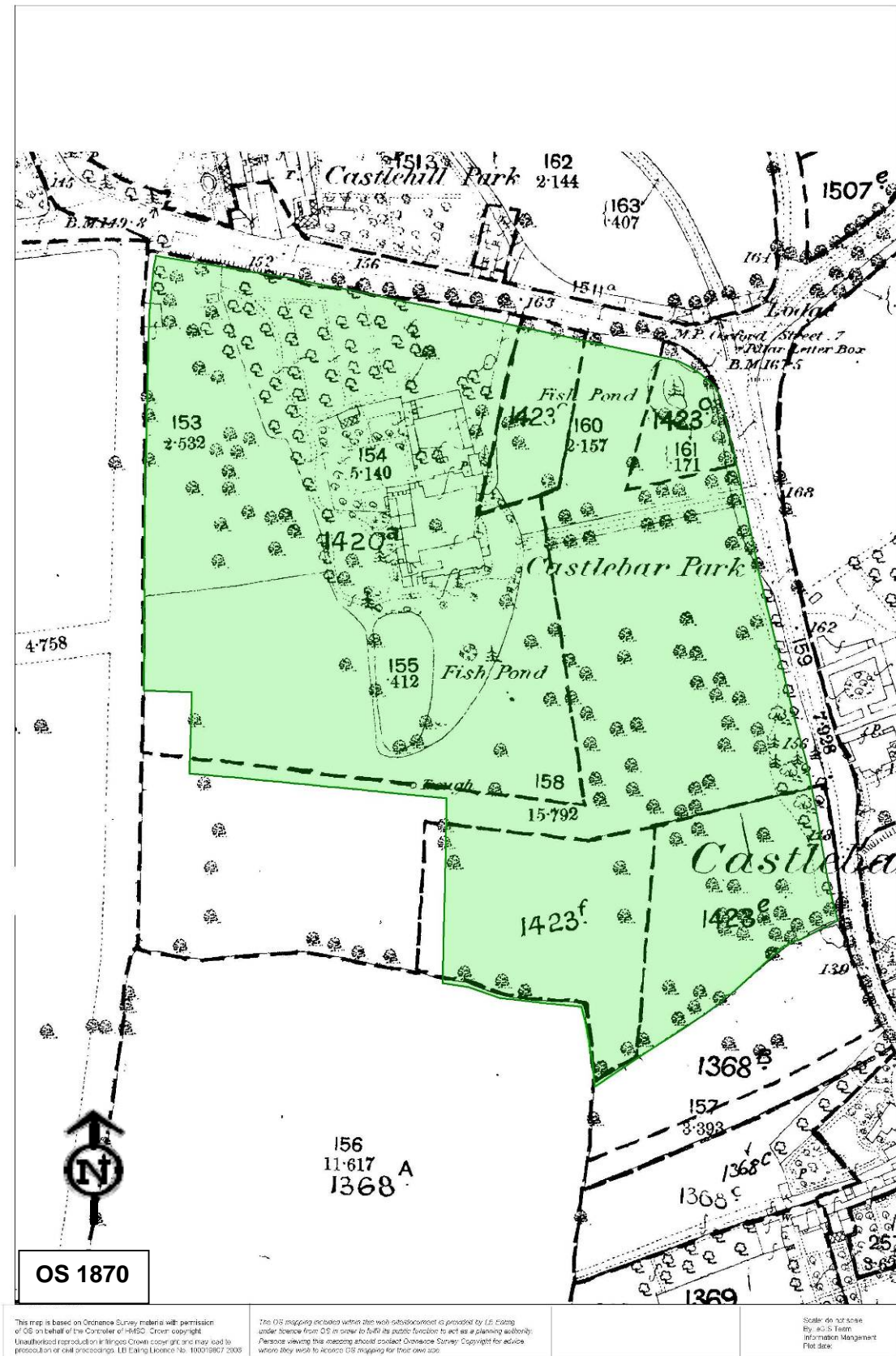
### **1930 OS Map<sup>2</sup>**

No relevant changes appear on the 1930 OS Map

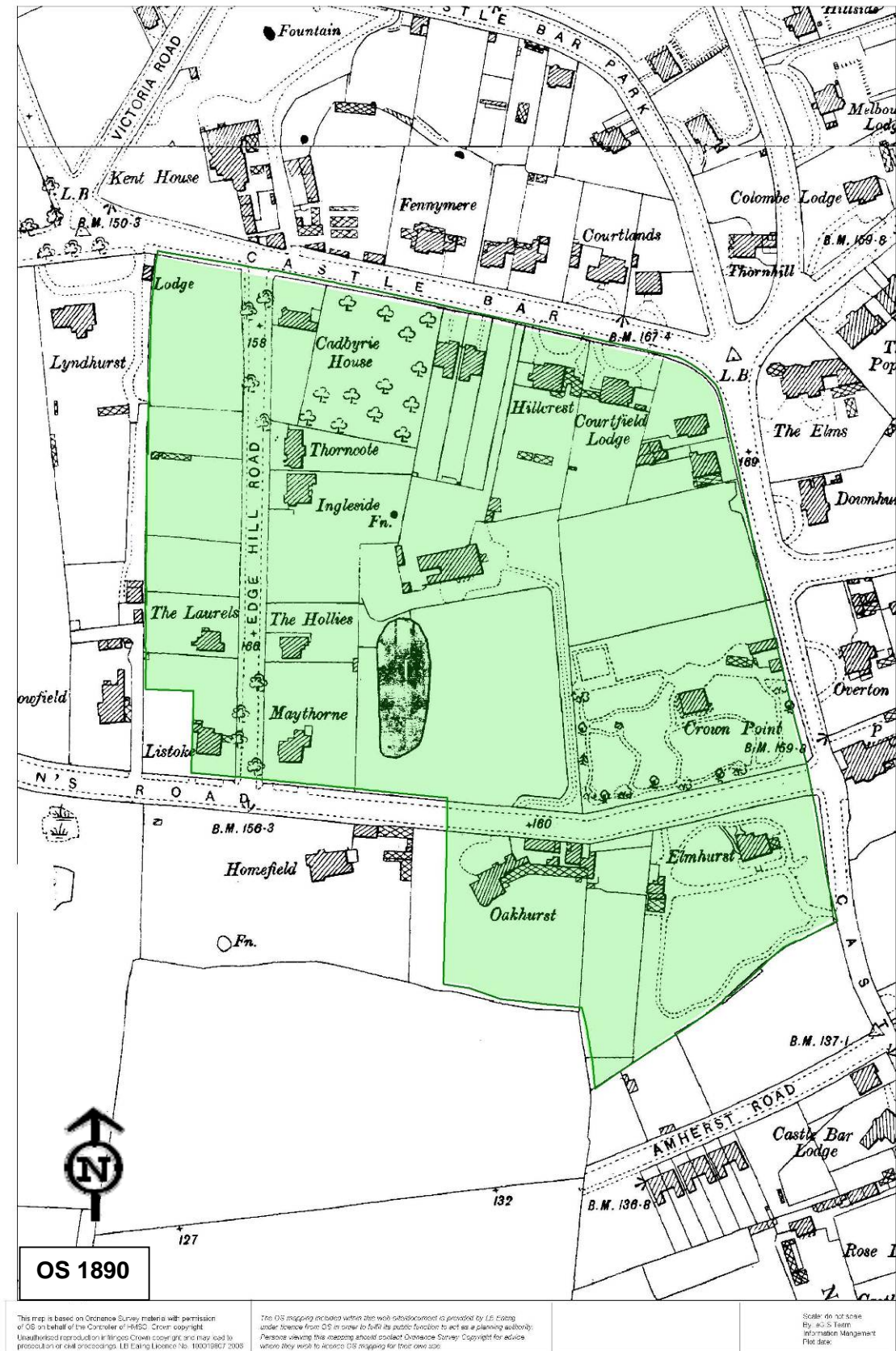
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<sup>2</sup> No later OS Maps are available to the Council at the moment of writing to record the gradual development of the Grange and White Ledges Estates.

# Grange and White Ledges Conservation Area Character Appraisal

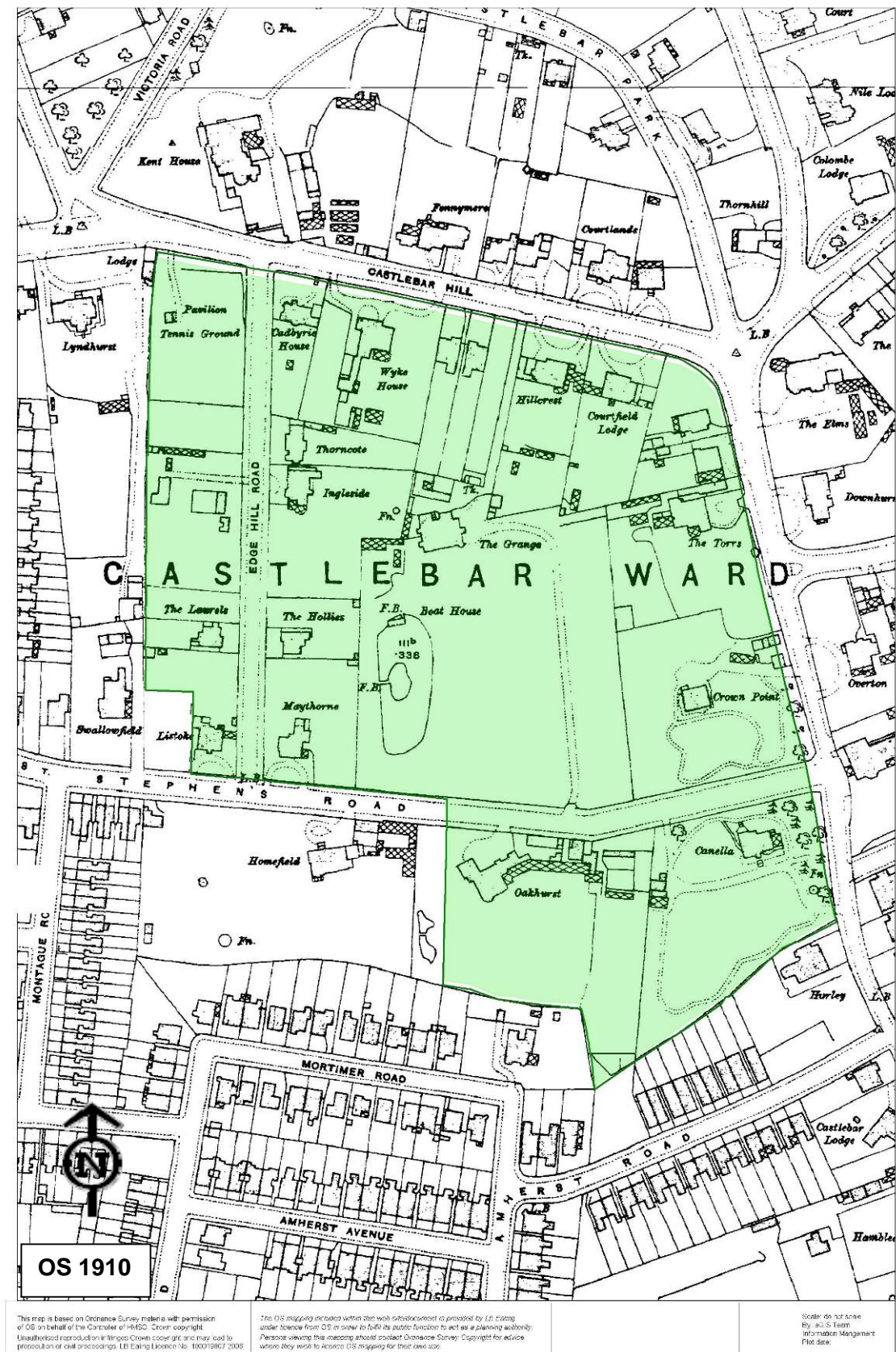


# Grange and White Ledges Conservation Area Character Appraisal



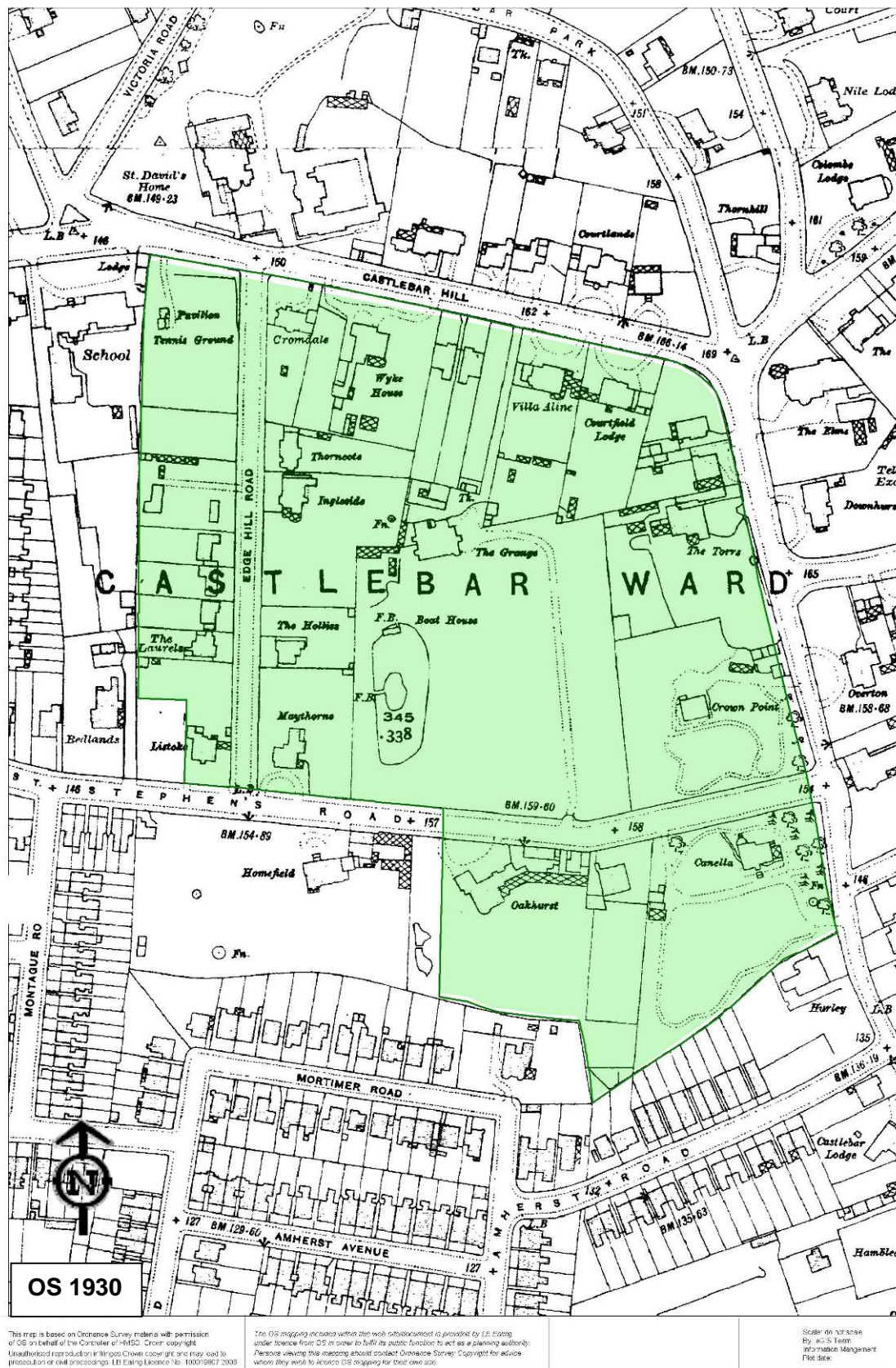


# Grange and White Ledges Conservation Area Character Appraisal





# Grange and White Ledges Conservation Area Character Appraisal





### **3.2. Archaeology**

The area north of Ealing Broadway, including Montpelier Park CA is not designated as one of archaeological significance within the Ealing Plan for the Environment (UDP)





## 4. Spatial analysis

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

The layout of the CA consists of a few principal roads, Castlebar Hill, Castlebar Road, St Stephen's Road and Edgehill Road. On the eastern and northern sides, the busy Castlebar Hill and Castlebar Road almost enclose the CA. St Stephen's Road runs east-west and separates most of the CA to the north from the small White Ledges estate that evolves to the south. Finally, Edgehill Road runs south-north from St Stephen's Road to Castlebar Hill Road. These main roads follow the gentle rising topography of the Castlebar Hill.

Most of the CA is very much inward looking with most of the estate and properties boundary walls along Castlebar Hill and Castlebar almost forming a buffer between the CA and the busy and traffic-led environment of the main roads.

The CA has two distinguished areas of character: Edgehill and Castlebar Hill, and the residential estates of Grange and White Ledges. These two areas display different spatial qualities.

In the Sub Area 1, Edgehill Road offers a rather open and loose grain, with mainly detached houses of 2 max 3-storey height set in very generous plots. Houses are well set back from the streetline, yet continuity is assured thanks to well-defined boundary walls. Also the width of the street is generous compared to the height and tightness of the street frontage. This augments the sense of openness,

In the Sub Area 2, rows of small 2-3 storey terraces are tightly arranged together to form compact and continuous frontages. Rows of terraces are arranged with recessed and projecting blocks very often leading to an articulated footprint forming enclosed and inward looking courtyards. These tightly arranged groups of terraces are interspaced by large portions of landscapes so that the sense of openness and direct contact with the nature is preserved.

The two, 10-storey towers, the Grange and the Cedars, punctuate the skyline of the CA, providing points of orientation and definitely provide the visual focus and the architectural centrepiece of the CA.



The eastern part of the CA is mostly enclosed by a boundary wall running along Castlebar



St Stephen's Road



Edgehill Road



Lakeside development (Grange Estate)

#### 4.2. Key views and vistas

Due to the absence of any naturally high vantage points within the CA (with the highest point towards the north-western end of Castlebar Road and along Castlebar Hill), it is not possible to obtain a comprehensive view of the Grange and White Ledges CA.

Nevertheless, there are a number of significant long vistas along the residential streets and close views that include prominent landmarks.

Views along St Stephen's Road looking west allow one to see the profile of the spire of St Stephen's Church. At the junction of St Stephen's Road with Edgehill Road, St Stephen's Children's Home with its clean and sharp volumes is a statement in the streetscape and a gateway to Edgehill Road.

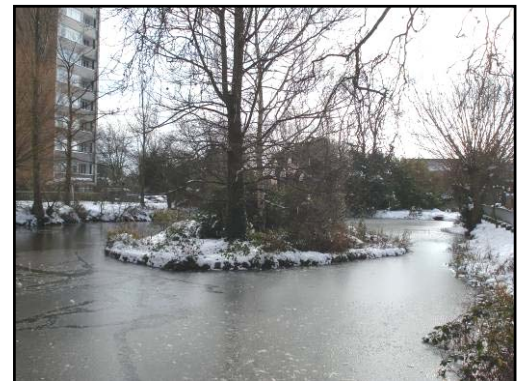
Views across the lake in the Grange Estate create the peaceful and quiet setting to the residential estate and to the Cedars Tower.

Views of the two, 10-storey towers are enjoyable from most points within the CA. They are focal landmarks and provide points of orientation within the CA.

The view of the rhythmic and continuous succession of architectural elements of the properties along the residential streets in the CA is an intrinsic part of the visual merit of the CA.



View of the spire of St Stephen's Church from St Stephen's Road



View of the lake at the centre of the Grange Estate with the Cedars Tower in the background



Rhythmic and continuous succession of architectural elements of the terraces in the Grange Estate



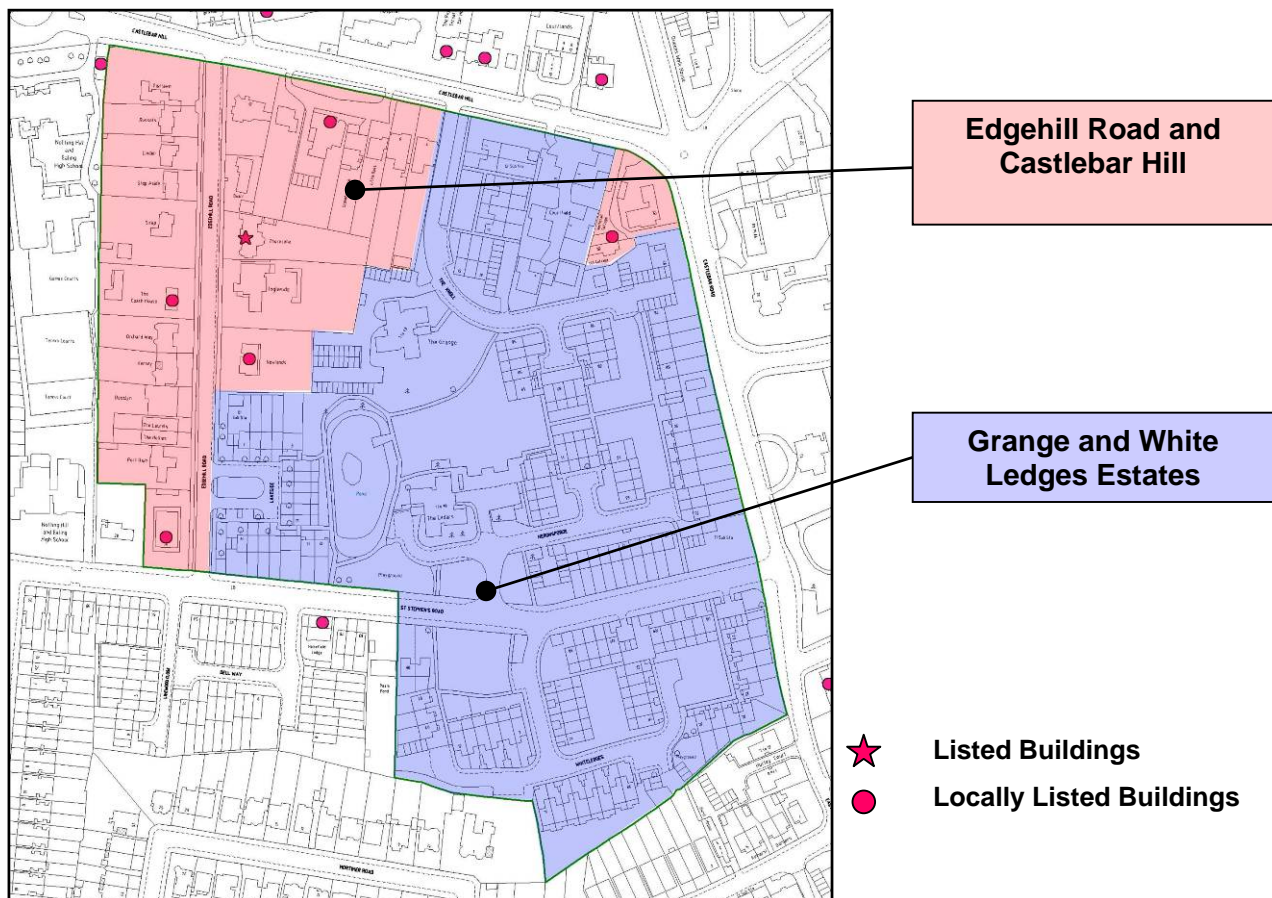
## 5. The character of the conservation area

### 5.1. Character Areas and the quality of architecture

This section deals with the value and location of prominent historical buildings within the boundary of the CA. It includes structures and areas that represent important architectural and natural landmarks in Haven Green CA and that significantly contribute to its character. This section has been subdivided to reflect the fact that the character of the CA changes significantly within its boundary.

The CA breaks down into two sub-areas of character:

1. Edgehill Road and Castlebar Hill
2. The Grange and White Ledges Estates



### 5.1.1. Sub Area no 1: Edgehill Road and Castlebar Hill

The north-west sector of the CA, along Castlebar Hill and Edgehill Road, includes a number of large, older houses some of which date from the late nineteenth century, and others which are mid-twentieth century. These large detached houses preserve the expansive residential character of the area.

Of the late Victorian survivors the most illustrious is **Thorncote (Grade II, Listed)**, the home of Leonard Shuffrey – the author of “The English Fireplace”. The red brick house is built in the ‘Bedford Park’ style with pedimented gables, multi-paned sashes and other Dutch and Queen Anne features including a hipped, tiled roof and big hooded porch in Edgehill Road. The front gable bears the date of construction “1888”. The neighbouring “**Ingleside**” – also by Shuffrey – although much altered, reflects the same architectural language with its crow-stepped gable.

Contemporary to Thorncote and still in Edgehill Road - is the **Coach House (Locally Listed)**. The house, also by Shuffrey, is tucked away behind a deep front garden filled with greenhouses. The house in the picturesque “Old English” tradition, displays a pretty front chimney inserted in a prominent crow-stepped front Dutch gable bearing the construction date of 1888.

At **30 St Stephen’s Road (Locally Listed)**, on the SW corner of

Edgehill Road, is a ‘trim textbook- modern children’s’ home’ (Pevsner) designed in 1968-9 by Yorke, Rosenberg and Mardall. The building is two storeys, the timber framed first floor is clad in white panels and oversails the pale brick ground floor. The first floor glazing is in horizontal bands, that on the ground floor is of full height glazed panels. The boundary wall is of the same pale brick, and the site is well landscaped. Of the same modern language is a 2-storey private house, **Newlands (Locally Listed)** on the eastern side of Edgehill Road.

Along **Castlebar Hill**, of particular note is **no 11 (Locally Listed)** (formerly Wyke House) with its tall octagonal viewing tower.



View of the eastern side of Edgehill Road



Thorncote (1888) Listed Grade II



The Coach House (1888) Locally Listed



No 30 St Stephen's Road, Locally Listed



### 5.1.2. Sub Area no 2: The Grange & White Ledges Estates

The Grange and White Ledges estates are composed of simple, short three storey terraces arranged to enclose attractively scaled, inward looking spaces, which are largely screened from the surrounding roads by walls and landscaping.

Along Edgehill Road is the main elevation of the Lakeside development. The group referred to in Pevsner, forms three sides of a landscaped forecourt facing onto Edgehill Road, with the retained lake behind.

A large number of the houses have flat roofs, with elevations consisting of tile hanging and cedar boarding with horizontal strips of glazing, and a continuous white painted horizontal roof fascia.

Vertical subdivision is provided by the reddish/brown brick party walls. The flank walls are also brick.

The ground floor rear gardens are separated from each other by short brick and painted timber screen walls, but are open to the common landscape gardens enclosed by the houses. The quality of the planting, carefully incorporating large mature trees, is especially good. The two ten storey blocks of flats are well absorbed into the landscaped setting.

Some of the houses between Heronsforde and the Knoll have pitched roofs. Also some of the houses have integral garages, whilst others have detached garages (in particular houses between Heronsforde and the Knoll and of course the Grange and the Cedars are serviced by detached garages arranged in single-storey rows).

In spite of some subtle differences in the use of material and in the architectural configuration of the elevations, the main characteristic of the Grange and White Ledges Estates is the integrity of the design as a whole - despite the two phases of development - and which is virtually unaltered.

The architectural qualities of the Grange and White Ledges Estates can be summarized as follows:

- The simple aesthetic cubic geometry of the building design and the functional, as against ornamental, use of detailing and materials.
- The use of materials and execution of architectural detail, in particular the flat roofs, sharp roof edge detail in aluminium strip, painted timber cladding with semi-secret joints, smooth flush pointed brick finish, extensive and uniform use of white in the cladding with semi secret joints, render and painted finishes



Newlands, Locally Listed



Terraces along St Stephen's Road (Grange Estate)



Lakeside development



Terraces between the Knoll (north) and Heronsforde

## Grange and White Ledges Conservation Area Character Appraisal

- Use of white wood planking on the fascia boards
- Distinctive window design and glazing pattern with limited and slender framing details allowing the distinction between internal and external space to be blurred.
- Use of glass to create complete elevations at ground floor levels on inward facing elevations (ground floors of two storey development and upper floors of the three storey development).
- Plain ply faced external front doors and internal doors.
- Use of communal open space and pedestrian only access ways which link the built form of the development. Quality of landscaping and its design which dominates the built form and provides a decorative detailing contrasting with the simple built form of the scheme.
- The location of garages either completely integral to the houses or at the edge of the development with pedestrian access only to the houses immediately adjoining the greens.

These main architectural concepts are transferred to the two, ten-storey towers of the Grange and the Cedars (**Locally Listed**). The main elevations are defined by a strong horizontal pattern made by rendered, full-width bands, with flush windows above. Only one slim, side section of the elevation is recessed from the horizontal bands so as to form balconies and introduce some verticality in the strong horizontal pattern. This constrained geometrical grid contrasts with the dynamic lines of the entrance at ground floor level, with a concrete, bending canopy on tapered legs, typical of the time.



Typical terrace of the Lakeside development



The Cedars



Entrance canopy to the Grange



### 5.2. Key unlisted buildings

A number of unlisted buildings in Grange and White Ledges 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 a positive contribution to the character of the CA.

Apart from the two towers (the Grange and the Cedars) all houses in the 1960s and later houses in the Grange and White Ledges Estates make a definite positive contribution to the CA character and its architectural and historic significance.

“Ingleside” along Edgehill Road and No 15 on Castlebar Hill which is contemporary to Ingleside and Thorncote (1888) and nos 5-7 Castlebar Hill are key unlisted buildings.

Other features of historic interest are:

Gas lamps along Edgehill Road and also 1960s lamp posts original to the Grange and White Ledges Estates.



No 15 Castlebar Hill (corner with Edgehill Road)



Ingleside



Nos 5-7 Castlebar Hill



Cast-iron early 20<sup>th</sup> century gas lamp and 1960s lamppost in the Grange Estate – removed for refurbishment.

### 5.3. Summary of building materials and local details

#### Sub Area 1

**The Sub Area 1** offers a variety of construction materials. Older houses, identified as of historic and architectural interest, are mainly built in warm red/dark red bricks. The red brickwork is broken up by rubbed mouldings (Thornecote) and by stone dressing details mostly rendered such as on projecting bay windows, some gable ends and coved eaves, all elements of 17<sup>th</sup> Century architectural language. Flemish bond is the most common brickwork.

Roofs are of the steeply pitched gabled variety intercepted with dormer windows tiled with rosemary plain tiles with half-round or roll-top ridges.

**Chimney stacks** are tall and rectangular in form with brick offset capping and moulded brick and tile string courses with long earthenware pots.

**Gables** A typically dominant Queen Anne feature are the Dutch gables or crow-stepped.

Windows are highly varied in size, shape and detailing but all of them are white painted timber. Whilst some windows have wide timber mullions and transoms and have squared glazing bars on fanlights. Window panes tend to be small, sometimes with leaded lights set orthogonally. Both sash and casement windows may be found, often on the same building.

Dormer windows either set on roof sloped or set between elevations and the pitch are very common and form part of the architectural language of the area.

**Doorways** and entrance **doors** are generally broad panelled doors with raised mouldings with upper panels of one glazed panel or divided into fields.

**Boundary treatments** Fences, walls and gates are vital components in the character of the CA. Various types of fencing and boundary treatments are distinguishable within the CA, yet the earlier houses seem to have low red brick wall with privet hedging or railings and piers with stone capping.

Later more modernist houses along Edgehill Road in particular no 30 (St Stephen Children's Home and Newlands) are characterized by flat roofs and very horizontal proportions. Timber framed together with cladding in white panels and pale brick ground are the main materials on the elevations. Windows have very strong horizontal emphasis with glazing in horizontal bands that on the ground floor is of full height glazed panels. The boundary wall is of the same pale brick.



Red-brick, white mouldings, multi-paned windows and door hoods supported on white timber brackets – all typical details of the Queen Anne's Style



Crow-stepped gable with front chimneystack with tall clay pots



## Grange and White Ledges Conservation Area Character Appraisal

Brown, dark red bricks with smooth flush pointing finish, or red or brown tile-hanging are the main construction materials in **Sub area 2**. Other construction details can be summarised as follows:

- The use of white painted timber, cladding is common both to define patterns across the elevations as well as to define overhanging eaves of the flat roof.
- Flat roofs, sharp roof edge detail in aluminium strip, painted timber cladding, render and painted finishes
- Use of white wood planking on the fascia boards.
- Distinctive window design and glazing pattern with limited and slender framing details allowing the distinction between internal and external space to be blurred.
- Use of glass to create complete elevations at ground floor levels on inward facing elevations (ground floors of two storey development and upper floors of the three storey development).
- Garages are either integral to properties or arranged in small detached rows. Entrance doors are simple, timber painted. Boundary treatments are a tall brick wall with timber garden doors painted white with the upper part with aluminium strips.



Boundary wall for the terraces along St Stephen's Road with black painted garden doors



Overhanging eaves with white painted timber cladding



Brown bricks in Flemish bond with flush pointing



Tile-hanging defines most elevations



Typical garden door with aluminium strips in the upper part

#### **5.4. Contribution of open spaces, trees and landscape**

The high quality of landscaping and its design which dominates the built form and provides a decorative detailing contrasting with the simple built form of the scheme, makes a fundamental contribution to the aesthetic and architectural merit of the Grange and White Ledges Estates.

Also, the presence of healthy and mature broadleaved trees along the streets – both in **Sub Area 1** – is critical to the character of the CA and is intrinsic to the very historical image of Ealing as a green suburb. Trees along Edgehill Road and along Castlebar Hill and Castlebar Road are particularly significant. In the residential areas, mature trees and green hedges complement the architecture and frame views within the CA.



**The landscaped area around the lake  
in the Grange Estate**



**Mature trees along Edgehill Road**



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

Recent developments in the **Sub Area 1**, namely Edgehill Road, have been carried out that respect the traditional grain of the area, taking into account the scale and massing of existing buildings. Therefore they do not have a detrimental effect on the character, rather they make a neutral contribution. Yet, in some cases, inappropriate developments or alterations to the original fabric or properties' layout. and replacements to existing buildings have had a detrimental impact on their architectural merit and the overall character of the CA (especially inappropriate window replacements).

In Grange and White Ledges CA the loss of front garden trees and fences together with loss of garden walls, that in most other CAs of the borough constitutes a threat to the areas' character, is not a severe problem. Boundary walls between properties were an important element of the character of the 19th Century. Here they are mostly still retained although not in their original form.

In Edgehill Road and Castlebar Hill there is a certain lack of cohesion in the boundary treatments along the streetfront, but this, in most cases, is due to the fact that properties have been developed at different times with different styles and materials, rather than to inappropriate replacements.

In general within the CA, special attention should be paid not to allow developments that could cause a threat to its character:

- Extensions that disrupt 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.
- Rooflights on front slopes
- 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 or inappropriate doorways where materials, design and decoration patterns are not in keeping with the character of the property could be a concern for the quality of the architecture in the CA. Inappropriate replacements weaken the finish of the houses and give them a bland look. (A particularly bad example is that of the ground floor windows of the Coach House, Locally Listed)

## **Grange and White Ledges Conservation Area Character Appraisal**

**Sub Area 2** - Overall the estate is in general well maintained and cared for. Maintenance is, however, an ongoing requirement in any development and there are always items needing attention, painting, repair etc. Common standards of maintenance and use of materials is critical to the uniform appearance of the long terraced blocks and the distinctive character of the estate.

- Timber cladding. In a few cases repainting and repair of rotten wood is needed to ensure the development as a whole appears to be up to a common level of maintenance.
- Fascia boards and roof edge detailing on some of the flat roofed terraces need painting or repair. Matching white planking boards and black metal uprights to original finish is not only required by covenant, but is critical to the visual appearance. Similarly, for integral garages and for garage blocks that face maintenance of fascia boards is important.
- Landscaping. Managing the common landscaped areas, including trees, is a continuous and important activity. In some cases some original tree planting could be thinned or crowns lifted to avoid overcrowding of better trees and allow light to the under planting.
- The garage block at the eastern end of the Knoll would benefit from some screening by landscaping.
- Over the years many property owners have replaced original windows and external doors. Some have not followed the original glazing patterns, materials and designs and this detracts from the uniformity and original appearance of the estate. This may often have occurred where suppliers have given inadequate advice or sold unsuitable replacements. Where such features require replacement again there will be the opportunity to restore the original visual appearance.



### ***5.6. Public realm and street furniture***

Pavements in the CA are mostly covered with tarmac or concrete slabs and finished with granite kerbs. The tarmac coating is in average condition and does not visually contribute to the quality of the streetscape as it does not create enough distinction between the central section of the street, open with vehicular traffic, and the pedestrian sections. A more suitable paving material should be sought.

Early cast iron gas lamps and lampposts contemporary to the Grange and White Ledges estates coexist with later, more undistinguished fittings. These early remains have been removed for refurbishment as part of a borough-wide project.

The private landscaped areas in the Grange and White Ledges estate are generally well maintained and are laid with pathways for the full enjoyment of the open space by estate residents.

### ***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' along Castlebar Hill is a concern. Pavements are in poor condition and could be improved through repaving with high quality materials. (for general maintenance of the Grange and White Ledges estates see section 5.5)

### ***5.8. Problems, pressures and capacity for change***

Grange and White Ledges CA offers little capacity for major change. 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.

## 6. Suggested boundary changes

The Appraisal of Grange and White Ledges CA and of its immediate surrounds has shown no need to revise the extent of its boundary. Significant areas in the surroundings are already protected by the CA status (i.e. Montpelier Park CA, Mount Park CA, St Stephen CA and Haven Green 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.

## 8. Summary of issues

Especially along Edgehill Road and Castlebar Hill the most common problems are:

- Loss of front garden trees and fences
- Loss of front yard walls to create parking for cars
- The general inappropriate design of recent developments:
  1. New boundary walls with inappropriate material and design
  2. Changes to the fenestration
  3. Continuous porches
  4. Bulky dormers that disrupt the roofscape
  5. Rooflights on front slopes
  6. State of neglect of some properties front yards

Yet these problems are less severe than in other CAs.

In general most of the problems of the 1960s estates within CA are related to inappropriate maintenance works, in particular inappropriate window replacements.



## 9. Planning and Policy framework

A summary of the principal legislation and policy guidance applicable to Grange and White Ledges 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 Frontages 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 CAs 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 adheres 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 set 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](mailto:planning@ealing.gov.uk), or, alternatively, from the Council's website at [www.ealing.gov.uk](http://www.ealing.gov.uk).



## 10. Glossary

**Ashlar** hewn blocks of masonry neaten and laid in horizontal courses

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

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

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

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

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

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

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

**Casement** 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 18<sup>th</sup> 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**

## Grange and White Ledges 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 (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 curtilage, (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

## Grange and White Ledges Conservation Area Character Appraisal

**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 roof supported by columns, usually attached as a porch to a building

**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



## Grange and White Ledges 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

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

**Sett** paving slabs

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

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

**Transom** a horizontal bar of stone or wood across a window

## 11. Bibliography

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

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## **12. Appendix - Stakeholder consultation**

### ***12.1. List of stakeholders consulted***

Ealing Civic Society

Grange and White Ledges CA Planning Advisory Panel

Ward Councillors

### ***12.2. Grange and White Ledges 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 features – 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.

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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 is 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.