

HANGER HILL (HAYMILLS) ESTATE CONSERVATION AREA Character Appraisal



MARCH 2008

HANGER HILL (HAYMILLS) ESTATE CONSERVATION AREA CHARACTER APPRAISAL

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1. Introduction

1.1. The definition and purpose of conservation areas

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

1.2. The purpose and status of this appraisal

Hanger Hill (Haymills) CA was first designated on the 18th June 1996, the Hanger Hill (Haymills) Estate Design Guide was published in September 1997 and there was an Article 4 (2) directive restricting certain permitted development rights that came into force on 26th September 1997.

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

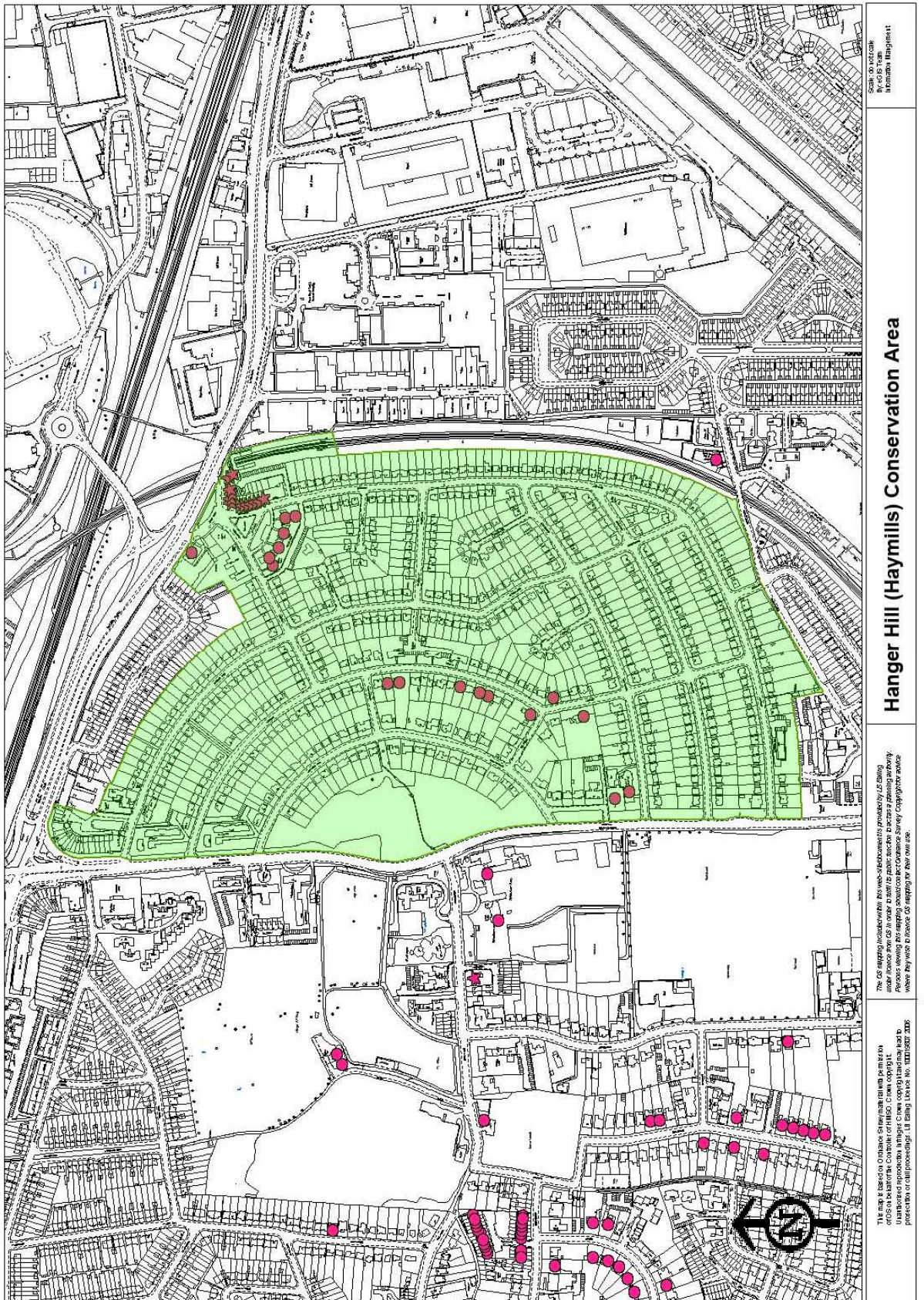
1. Assessment of the special interest of the architectural heritage of Hanger Hill (Haymills) Estate CA highlighting elements of special merit, which contribute to the character.
2. Assessment of the actions needed to protect and enhance the special qualities of the CA.
3. Assessment of the need to revise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

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

The methodology of the CA Character Appraisal for Hanger Hill (Haymills) Estate 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 (2006); and the *Guidance on Management of Conservation Areas* by English Heritage (2006).

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.

Hanger Hill (Haymills) Conservation Area Character Appraisal

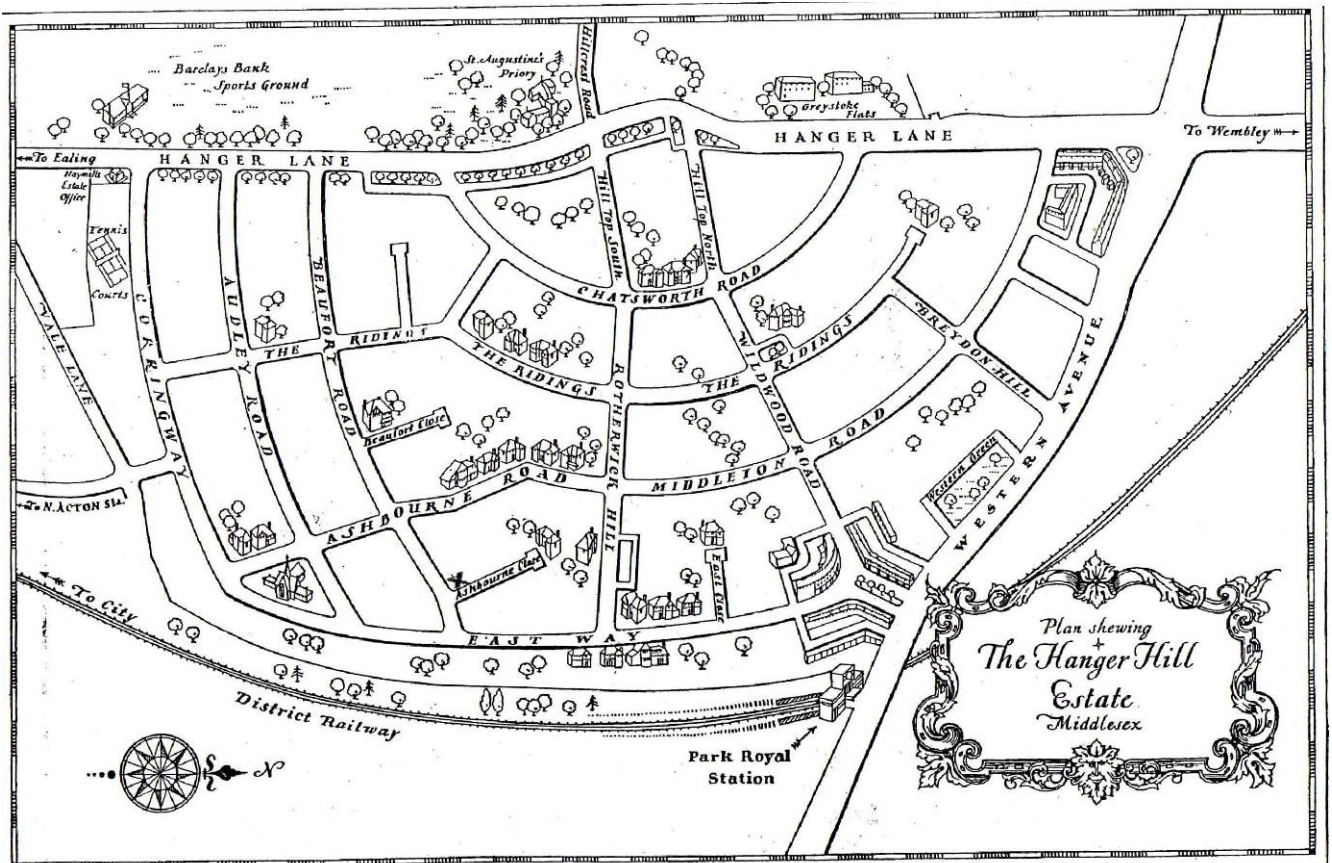


1.3. Summary of special interest

- Hanger Hill (Haymills) Estate CA is situated in the former historic County of Middlesex. The CA is within the ward of Hanger Hill in the London Borough of Ealing.
- Hanger Hill (Haymills) Estate CA forms a neat semi-circle comprising four roads – Chatsworth Road, The Ridings, Ashbourne Road and Corringway. The four roads curve following a well defined circular shape with some obliquely directional roads cutting across. The layout relates well to the hillside site, giving extensive views from within the estate over the surrounding landscape.
- Building works for the estate started in 1928 and continued until 1930. Much of the estate was completed before the start of the Second World War in 1939.
- Within the CA, it is possible to distinguish **2 “Areas of Character”**: The Hanger Green around Park Royal underground station (**Listed, Grade II**), and the residential estate.
- The CA, although the result of a planned estate mainly developed at the same time, offers a very diverse architectural character due to the combination of different house styles, designs and types. Within the CA are a number of statutorily and locally listed buildings that testify to its strong architectural and historic significance.
- The CA has a mainly residential use with the only exception of small retail units around Park Royal station.
- Houses on the estate are detached or semi-detached and sit on large plots. The hilly aspect of the site and the curving lines of the roads create a townscape of significant visual impact.
- Trees and green hedges as well as open areas at the periphery of the CA, greatly contribute to the leafy, suburban character of the estate and to its open setting.

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- The mix of construction materials and design details reflects the wide range of house types and styles. Brick is the common building material, clad tiles are the common roofing material, joinery is a key element that distinguishes various house styles. Timber casements and metal 'Crittall' windows can both be found within the CA.



2. Location and setting

2.1. Location and context

Hanger Hill (Haymills) Estate CA is situated in the former historic County of Middlesex. The CA is within the ward of Hanger Hill in the London Borough of Ealing.

The CA is situated between the North Circular Road (A406) to the west, and the Piccadilly Line to the east. Park Royal station is in the north-east corner of the CA.

The southern boundary is formed by the rear of the properties along Corringway, while the northern boundary is formed by Western Avenue and the rear of properties in Ashbourne Road. The western boundary is formed by the Hanger Lane that in this section is flanked by the open setting of Hanger Hill Park and St Augustine Priory grounds.

Hanger Hill (Haymills) Estate CA is 4.69 Km² in area and it is situated to the north east of Ealing Town Centre.

The CA is located in the historic parish of Ealing. Ealing which in 1904 had claim to be the 'queen of the suburbs', was a roughly rectangular shaped parish which also included Old and New Brentford and Stamford Brook. Its centre was located 10 km west of Hyde Park Corner. The eastern boundary of the old parish with Acton ran along Bollo Bridge Lane and east of Ealing Common and Hanger Lane to a separate part of Hanwell, northeast of Hanger Hill. After that it turned towards the west almost to Hanger Lane and followed it to the river Brent, which formed the northern boundary with Harrow, Perivale, and Greenford.

2.2. General character and plan form

Hanger Hill (Haymills) Estate CA forms a neat semi-circle comprising three roads – Chatsworth Road, The Ridings Ashbourne Road and Corringway. The four roads curve in a well defined circular shape with some obliquely directional roads cutting across.

The layout relates well to the hillside site, giving extensive views from within the estate over the surrounding landscape. The estate is an interesting example of a commercial development on a large scale in which modern movement houses, flats and public buildings are combined. Many of the houses are relatively conventional in design but with interesting details; it is as a 'mixed' thirties group with interspersed modern designs that the estate derives its importance.

The CA has a mainly residential use with the exception of some retail units around Park Royal Station, and of the Church of the Ascension.

2.3. Landscape setting

Most of the land in Ealing and its surroundings is flat, rising gently from the Thames to 30 m. near Uxbridge Road. North of the road it rises more steeply before sloping down towards the River Brent. There is a ridge of high ground, with Castlebar Hill to the west which then reaches c. 60 m. at Hanger Hill around the Haymills Estate CA.

The geological setting of the CA is formed by outwash gravel deposits left by advancing glaciers during the last ice age. There is some alluvium and flood plain gravel along the River Brent whilst much of the higher ground is covered with London Clay with Claygate Beds on the slopes of Hanger Hill.

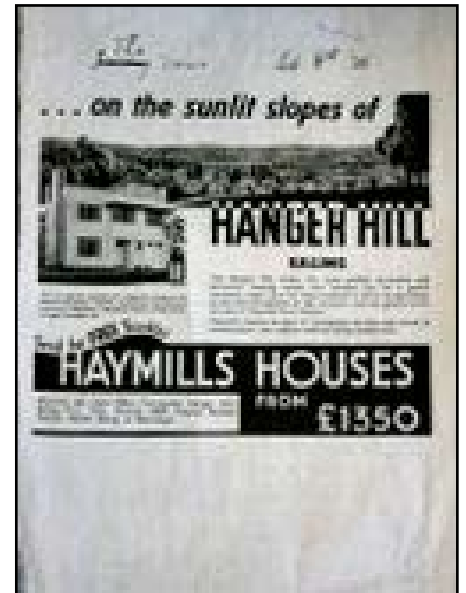
3. Historic development and archaeology

3.1. Historic development

The Haymills Estate at Hanger Hill was built on the grounds of Hanger Hill House, the home of the Wood family who owned land on both sides of Hanger Lane from about 1775. In 1874 the house was leased by Sir Edward Montague Nelson, chairman of Ealing Local Board, who became the borough's first mayor in 1901. Between 1901 and 1930 Hanger Hill House was the headquarters of the Hanger Hill Golf Club but following Nelson's death in 1926 the freeholder, Colonel Wood, sold the estate to Haymills Limited in 1927 who then employed the architects Welch, Cachemaille Day and Lander to build three estates in west and north-west London. The Head Office of Haymills Limited was in Forty Avenue in Wembley Park and they had branch sales offices on the three sites on which they built their suburban estates, the other two being Barn Hill Estate in Wembley Park and the Downage Estate in Hendon. At the Ealing site, the golf club remained open until 1930. Much of the estate was completed before the start of the second world war in 1939 including Audley End, Corringway, Middleton Road (now Ashbourne Road), Beaufort Road, Ashbourne Close, Beaufort Close, East Close, Heathcroft and Rotherwick Hill. Other roads were started prior to the war but finished after the end of it in 1945, including Ashbourne Road, Chatsworth Road, Dallas Road, Heath Close and The Ridings. No 37 The Ridings was built on the fifth tee of the old golf course.

It has been noted that the original sales catalogue produced by Haymills Ltd only alludes to 'Mr Herbert A. Welch' on the frontispiece, which suggests that those properties listed and illustrated, namely Type S, Type B5b, Type N2, Type L2, Type F1, Type E8(o) and Type G1 were probably a creation of Welch only and that Cachemaille and Lander became involved in the design of the Modern Movement houses and flats.

The company also made a joint arrangement with the Cheshunt Building Society so that prospective purchasers could obtain up to 90% mortgages. The maximum sum lent was £1000 over a repayment term of 21 years.



Park Royal station 1935

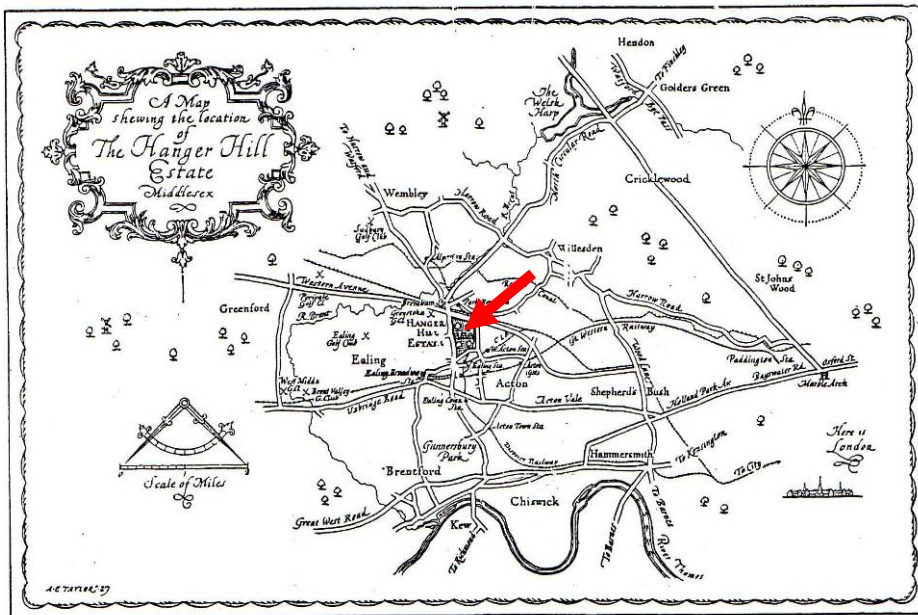


Corringway c.1935

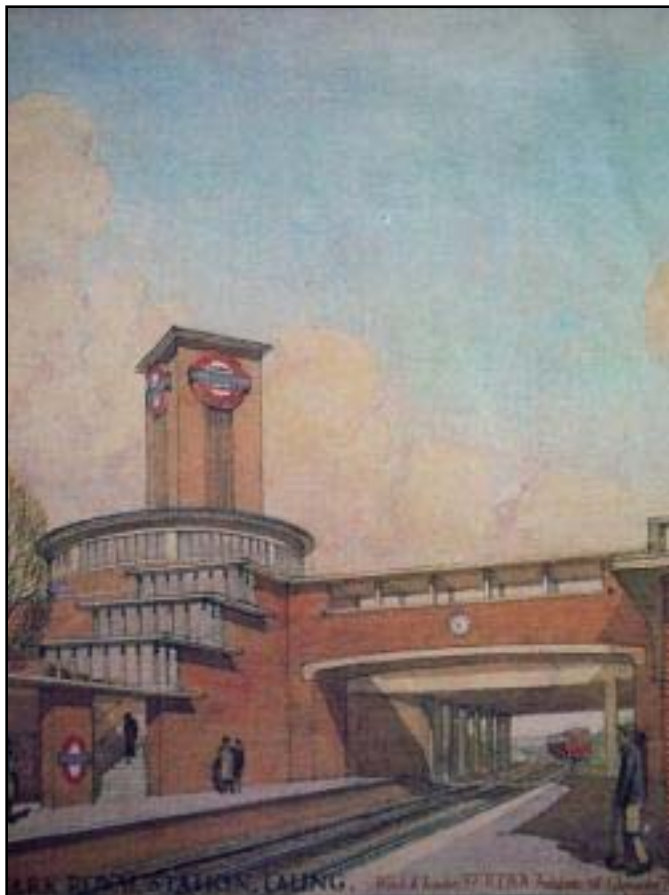


Corringway c.1935

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HANGER HILL ESTATE, EALING



Park Royal Station in 1936

HANGER HILL ESTATE
HAYMILLS HOUSE TYPE 4.F

GROUND FLOOR
HALL, Vestibule Entrance, Cloakroom with W.C. and Bath, Coal Cupboard.
OPENING ROOM, 15' 4" x 12' 0". Electric Fire, Sideboard recess.
LOUNGE, 14' 9" x 14' 1". Electric or Open Fire, Cassette door to garden.
KITCHEN, 11' 9" x 10' 7". Partly tiled walls, Greenfield gas cooker and hot water boiler. Sink with double draining boards, Kitchen cabinet.
GARAGE, 16' 0" x 8' 11". Electric light and water laid on.
Double Coal House, Outside W.C.

FIRST FLOOR
BEDROOM No. 1, 10' 4" x 14' 3". Electric or Open Fire.
BEDROOM No. 2, 13' 7" x 12' 9". Electric Fire.
BEDROOM No. 3, 13' 7" x 8' 11". Electric Fire.
BATHROOM, 8' 6" x 6' 5". Power point for Electric Fire.
BATHROOM, 8' 6" x 6' 5". Tiled walls, En- closed green bath with shampoo fitting, Green pedestal basin, Hot water towel rail.
W.C., Tiled walls.
Large Living Cupboard.
SUNROOM, 13' 7" x 11' 9", opening on to flat roof.
Approximate nett rateable value, £72.

Price from
£1,950
Freehold

HANGER HILL ESTATE
HAYMILLS HOUSE TYPE 3.D

GROUND FLOOR
ENTRANCE HALL, Cloakroom with W.C. and bath, Coal Cupboard.
DRAWING ROOM, 14' 0" x 12' 6". Electric Fire or Open Fire, Door to garden and part of conservatory doors to Dining Room.
DINING ROOM, 14' 0" x 11' 0". Electric Fire.
KITCHEN SCULLERY, 12' 6" x 8' 6". Partly tiled walls, Enamelled hot water boiler and gas cooker, Kitchen cabinet and table, Sink, and mirror.
GARAGE, 14' 0" x 8' 0". Electric light and water laid on.
Tiled Larder, Coal House.

FIRST FLOOR
BEDROOM No. 1, 14' 0" x 12' 0". Electric, Gas, or Open Fire.
BEDROOM No. 2, 12' 6" x 12' 0". Electric Fire, Bath in cupboard.
BEDROOM No. 3, 10' 9" x 10' 2". Electric Fire, Bathroom Cupboard.
BATHROOM, 7' 6" x 6' 2". Tiled walls, En- closed green bath with shampoo fitting, Green pedestal, wavy basin, Hot water towel rail and mirror, Fronted medicine chest.
W.C., Tiled walls.
Large Loft.
Approximate nett rateable value, £35.

Price **£1,375** Freehold
Price **£1,175** Leasehold
Ground Rent £10 per annum
Including Garage

HANGER HILL ESTATE
HAYMILLS HOUSE TYPE G.2

GROUND FLOOR
HALL, 12' 0" x 13' 0". Partly tiled walls, Entrance, Tiled Cloakroom with W.C. and bath, Coal cupboard, Recesses to Hall and Landing.
DINING ROOM, 13' 7" x 12' 0" with Bay, Open or Electric fire, Sideboard recess, Servants Room.
LOUNGE, 13' 6" x 17' 0". Open Fire.
GARAGE, 16' 6" x 10' 4". Water and light laid on.
MAIDS ROOM, 7' 6" x 9' 9". Radiator.
KITCHEN, 10' 0" x 9' 7". with tiled walls and larder, Enamelled boiler and gas cooker, Kitchen cabinet, Outside W.C.
Double Coal Store.

FIRST FLOOR
BEDROOM No. 1, 17' 0" x 13' 4". Open fire.
BEDROOM No. 2, 13' 7" x 17' 0" with bay, Open fire.
BEDROOM No. 3, 13' 8" x 10' 2". Electric fire.
BEDROOM No. 4, 11' 4" x 9' 0". Electric fire.
BEDROOM No. 5, 9' 6" x 9' 9". Electric power point.
BATHROOM, 7' 0" x 6' 7". Tiled walls, Coloured enameled bath with shampoo fitting, and pedestal basin, Hot water towel rail.
W.C. with tiled walls, Living Cupboard, Large bath with, pedestal, ladder.
CENTRAL HEATING. A central heating system with radiators in Hall, Landing and Maids Room is installed and can be easily extended if required.

Price **£2,495** Freehold
Price **£2,195** Leasehold
Ground Rent £15 per annum

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1865 OS Map

The 1865 map shows the area to be sparsely settled with a mainly pastoral landscape. Hanger Hill House and The Elms are clearly shown and Masons Green Lane, which is still there, can be seen at the eastern periphery of the CA. The narrow byway, fringed with trees is seen running from north to south along the western periphery and taking exactly the same route as Hanger Lane does today. Hedgerows define the fields that were probably much the same as they had been since the Middle Ages. The layout of the plots in relation to Masons Green Lane indicates that there was probably a “Row” or “Green Village”, a type of settlement which was distributed along a road and where behind each of the houses were small holding strips of land which would have allowed the villagers relative self-sufficiency. It is also possible that the domestic traces of this settlement were wiped out after the Black Death in 1348.

1890 OS Map

The 1890 map shows little change from 1870.

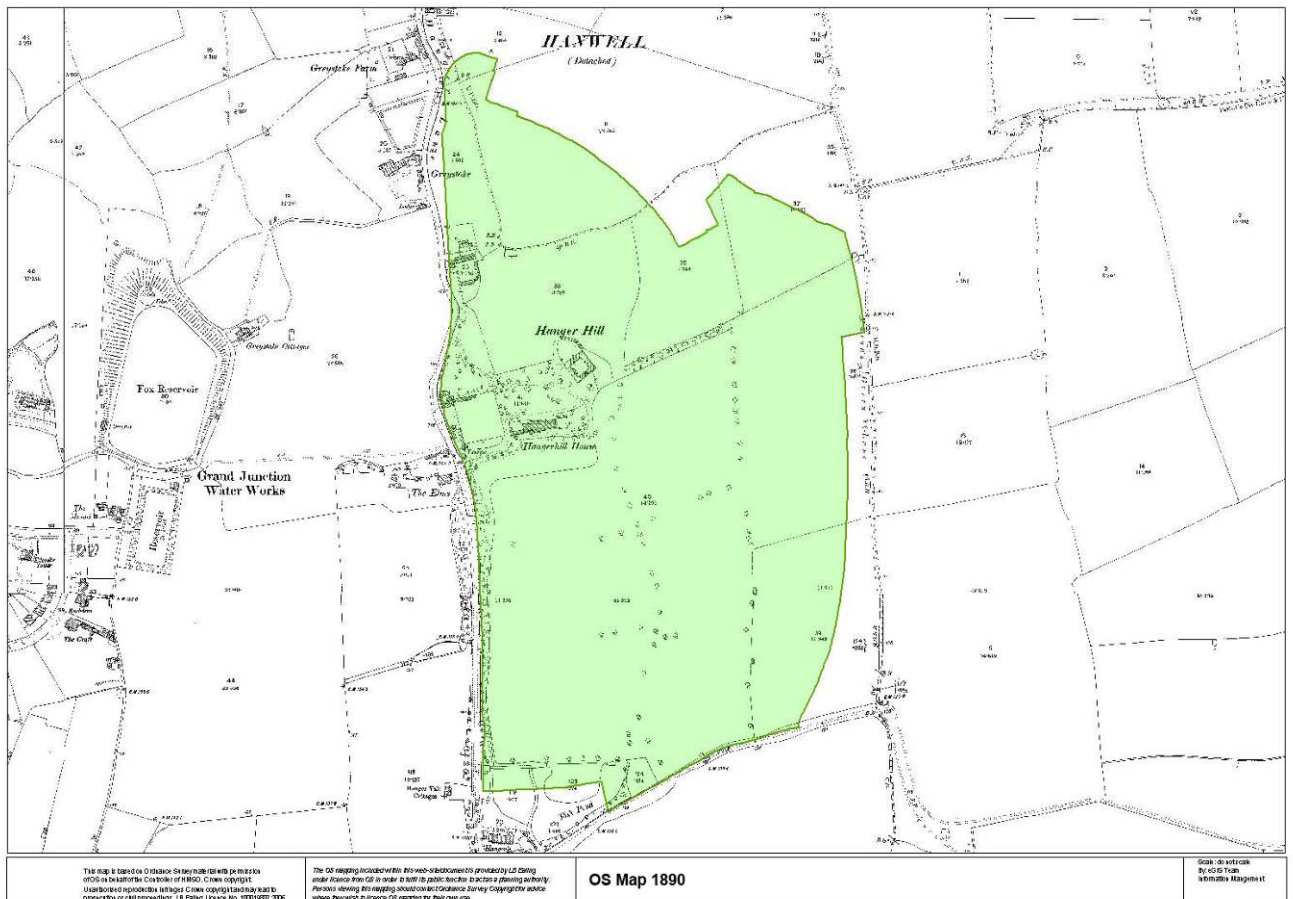
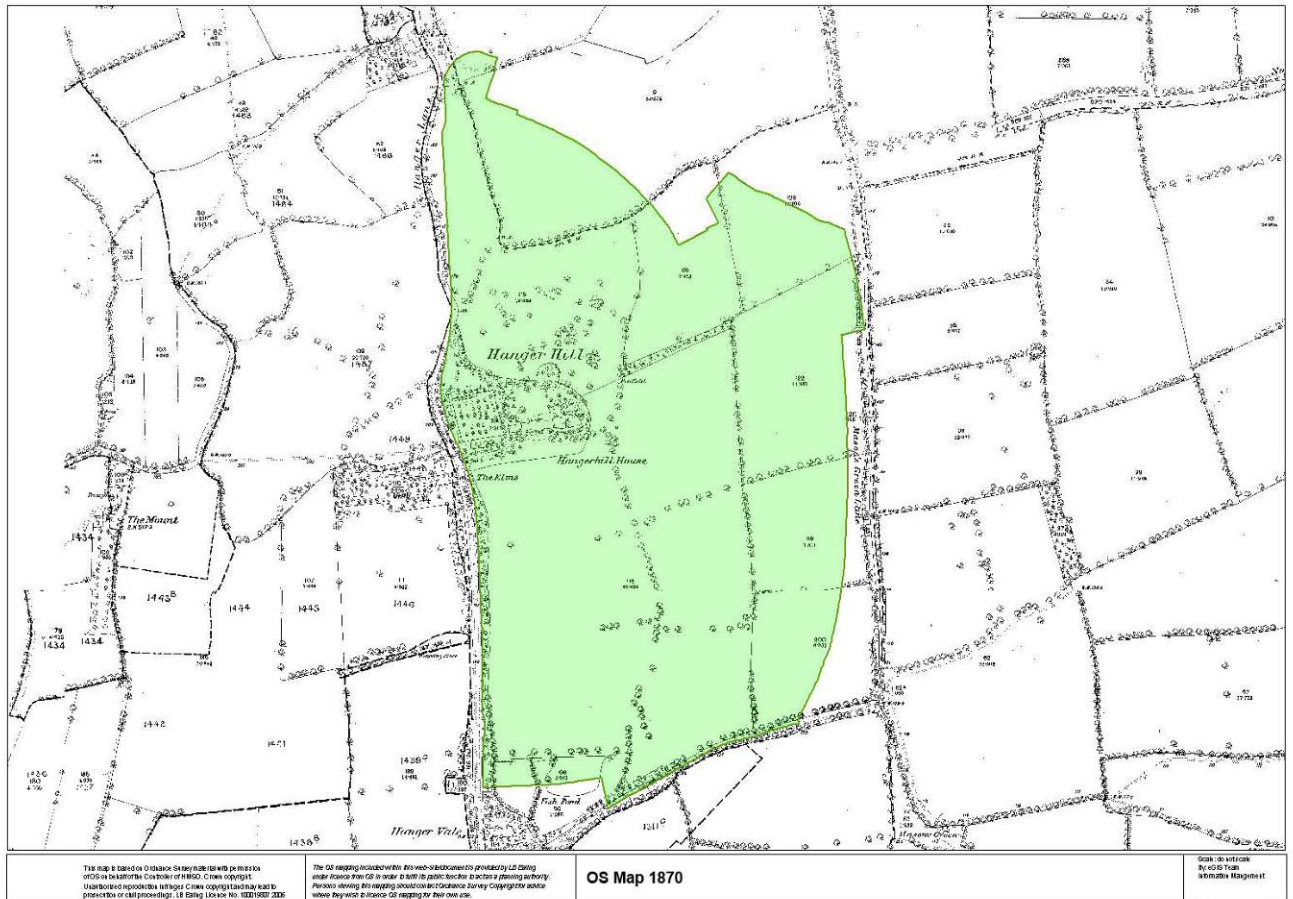
1910 OS Map

The 1910 map shows that much of the infrastructure necessary for a modern twentieth century developed settlement had already been put in place. The Metropolitan District Railway skirts the eastern periphery of the CA boundary as is indicated by the green ring and there is a well built-up area to the west of the CA in Mount Park, a reservoir and the golf course to the east.

1930 OS Map

The 1930 map shows that half of the CA had already been completed. Those roads already there were Corringway, Audley and Beaufort Road. There were already two tube stations: Park Royal to the north east was built specially for the residents, and North Ealing, which is located on the southern fringe of the CA.

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Hanger Hill (Haymills) Conservation Area Character Appraisal



3.2. Archaeology

Remains of Romano-British burials have been found at Hanger Hill. It is not known whether Ealing had Anglo-Saxon settlement but the name of Ealing denotes the Gillinga's or Gilla's People of c 700. The name Hanger Hill is derived from a 'hangra' or wooded slope where it is known that a wood existed in 1359.



4. Spatial analysis

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

The main access road into the estate is Hanger Lane which defines the western boundary of the CA and has one turn off into Corringway and then has two accesses both south and north into Audley Road, Beaufort Road, Chatsworth Road, and Ashbourne Road. Western Avenue, the A40, runs along the northern end of the CA and has two access turn-offs into Hanger Green and two access turn-offs into Connell Crescent.

The main road defining the form of the estate is Corringway, which forms the southern and eastern boundary and partly follows the curving line of the Piccadilly Line which in turn acts as a physical and visual barrier to the CA on the eastern side. Hanger Lane and Western Avenue define the western and northern end of the CA respectively.

The estate layout is defined by its crescent shape and its concentric arrangement of roads. The area is tightly bounded by a wood and by a main artery road to the west and then rather loosely to the east by more residential areas. The roads are arranged in widening concentric semi—circles starting from the woodland at the west side of the CA. Houses are fairly tightly arranged beside and adjacent to one another in fairly narrow but long plots distributed across both sides of roads. Within this arrangement there are then groups of houses sited within rectangular plots framed by the pedestrian pathways.

On the east side of the CA are three 'Closes' – Ashbourne Close, East Close and Heath Close. Between 7 and 12 houses are distributed around the keyhole shape of each Close.

Plots are relatively large in comparison to current standards, all of the houses being generously sized, detached and semi-detached. The plots are on average two to three times the length of the houses and their widths vary between 2 to 10 metres greater than the width of the houses depending on the presence or absence of garages.

The houses tend to be large with three to five bedrooms. The dominant architectural character of the estate is that of typically 1930's 'suburban' type detached or semi-detached housing with hipped roofs, double height bay windows or windows with small square panes within the



Hanger Lane – west of the CA



Curving aspect of the roads forming the layout of the CA



Hilly aspect of roads towards Hanger Hill on the western side of the CA

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main glazing fields, gables and a variety of architectural elements associated with neo-Georgian and mock-Tudor.

The more fashionable houses and most of the apartment blocks built on Modernist principles had flat asphalt roofs set behind parapet walls; 'streamlined' windows with strong horizontal emphasis that often wrapped around corners; structural elements such as pilotis and white painted concrete banding that served as both lintels and for horizontal emphasis.¹

4.2. Key views and vistas

The hilly aspect of the estate and the curving layout of its roads give it a uniquely interesting character because of the way that the estate never fully reveals itself at any given point of view.

Views along the curving lines of most roads within the estate offering the rhythmic succession of pointed gables, projecting bays or prominent chimneystacks, contribute to define the spatial character of the CA.

The hilly topography that rises towards west with the highest point around the Chatsworth Wood – known as Hanger Hill Wood - allows views of the surrounding roofscape and wide views of the far landscape to the east, north and south. These contribute to the open character of the western section of the CA.

The articulated volumes of Park Royal station are a striking landmark feature within views at various points in the north section of the CA.



View of Park Royal station from Western Avenue looking east



Park Royal station from Western Avenue 1948



View of the roofscape from The Ridings looking east



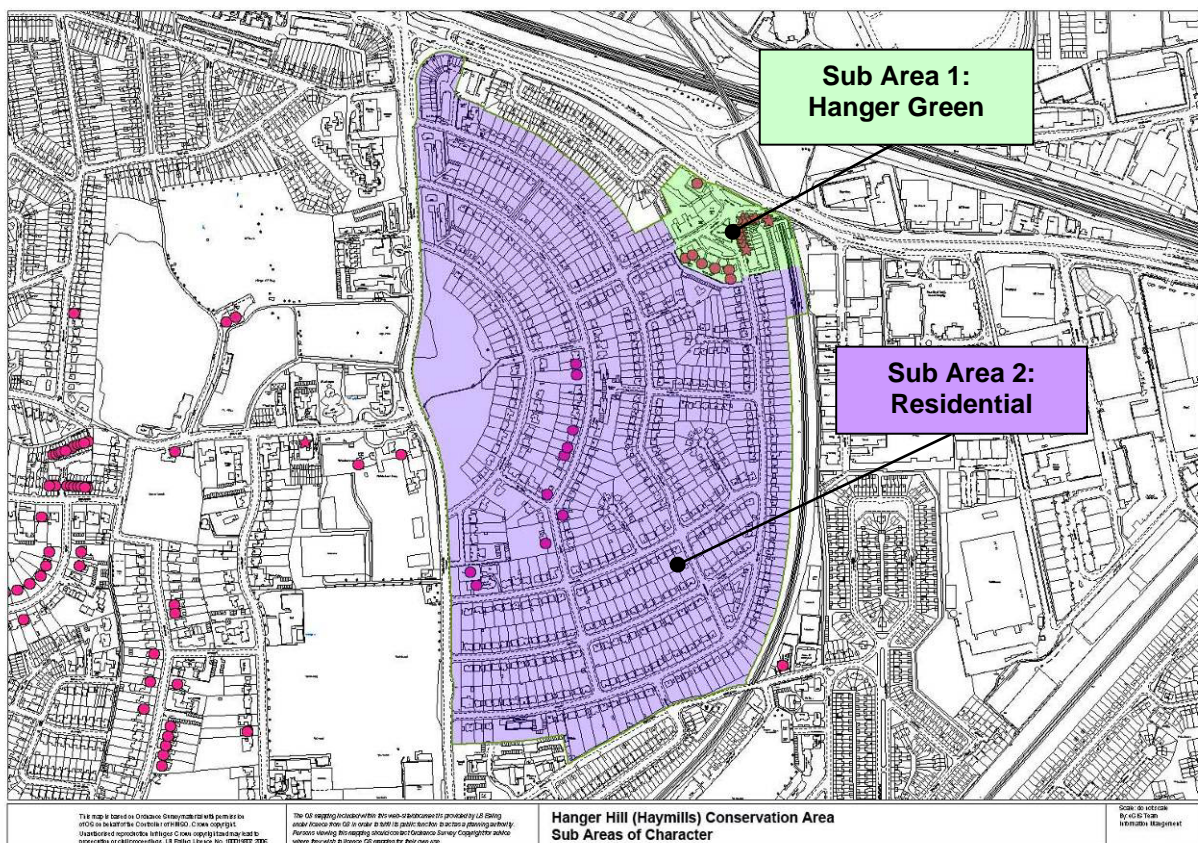
View from Chatsworth Road looking north

¹ Ealing Council, *Hanger Hill (Haymills) Conservation Area Design Guide*, p7

5. The character of the conservation area

5.1. Character Areas and the quality of architecture

There are no clear sub areas in the CA apart from **Hanger Green (Sub Area 1)** which is characterised by the high density housing of Hanger Court coupled with its proximity across the green to the commercial hub of the estate, itself being built as one entity along with Park Royal Station. Apart from this very small and clearly defined area, the residential estate (**Sub Area 2**) is of one character, that of detached or semi-detached houses in plots arranged along quiet, curving roads.



- ★ Listed Buildings
- Locally Listed Buildings

5.1.1. Sub Area no 1:

Hanger Green is a very small area comprising the commercial and transport core of the CA. It is located at the northern end of the CA and at its centre is a triangular shaped green arranged around which is Park Royal Station and a row of shops, another parade of shops and a bar and a block of flats called Hanger Court.

Park Royal Station, together with the former Park Royal Garage and Hotel, faces onto Western Avenue, either side of Hanger Green.

Hanger Court (**Locally Listed**) is located on the other side of the green forming the third side of the triangle. The flats curve around the shortest side of the triangular green and are also of modernist design. Hanger Court displays peculiar elements of the Modern Movement style, in brick with metal windows and with continuous concrete bands and projecting eaves giving a horizontal emphasis to the architectural ensemble. The canted wings of the block have angular corner bays and external stairs lead up to recessed entrances to the first floor flats.

The Park Royal Hotel (Locally Listed) was designed by Welsh and Lander and Cachemaille-Day. The building retains its thirties flavour, although many of the original partitions and fittings have been removed.²

Park Royal Station is a **Grade II Listed** underground station serving the Piccadilly Line. Of modernist design it has an associated building, also listed, which serves as two shops at present and some flats on the first and second floors. The station acts as a focal point of the estate at its north east corner. The best views of the station are from the platforms. Some of Holden's Piccadilly Line stations use a similar motif of stepped clerestories linking the platforms with the booking hall and eye-catching tower. At street level the tower terminates a sweeping curve of small shops that lead one round to Hanger Green. The whole scheme is more magnificent in scale and forms a tighter composition than many of Holden's similar designs.³

In this area the architectural language of the CA displays a very coherent modernist flavour. The quality and design of the buildings make a key contribution to the character of the estate and to its historic interest.

² Please see, "Architects Journal", 24 November 1938.

³ See, *Hanger Hill – A Walk organized for the Thirties Society*, by Elain Harwood and Alan Powers. 19 July 1989



Park Royal station from the Piccadilly Line platform



Park Royal Garage



Hanger Green with Hanger Court in the background



Park Royal Hotel

5.1.2. Sub Area no 2:

Haymills first employed the architects Welch, Cachemaille Day and Lander in 1931 to design houses and estate layouts at Barn Hill, Wembley and then at Hanger Hill. The development of Hanger Hill, 'superior suburbia' according to Pevsner was unique among the London suburbs of the 1930s for the comprehensive development of houses, for the commercial development facing Western Avenue and for the new Park Royal tube station, all done by the same architects for a single developer.

The Haymills Estate is notable for the mix of architectural styles, as well as for the overall quality of house design and landscaping. The number of styles of house design, each of which has a number of variants, contributes greatly to the estate's character.

The different house types are mixed throughout the estate, with the exception of Modern Movement houses, which are generally grouped together. Much of the southern part of the estate was completed before the Second World War. Many of the pre-war designs were adapted after 1945, to take account of the post war shortage of building materials. Accordingly, simplified versions with more economic detailing are to be found in the northern part of the estate.

The different styles give a sense of variety but also harmony and avoid either the monotonous uniformity or eclectic jumble of many modern estate developments.

There are four main house types on the estate and they are rather easy to recognise. However there are many variations on these basics types.

Mock Tudor: These brick built houses have pitched tiled roofs with half timbering at first floor, with tile hung bays and wooden casement windows with leaded lights. The front bay roofs are either gable ends with half timbering on a pebbledash background or hipped with wide soffit overhangs. Most of these houses have inset porches, sometimes with a brick arch opening and 'lozenge' windows at the side. Corner houses of this type have individually designed flank elevations, including projecting bays, gables, hipped dormer roofs, twin brick chimney-stacks, diamond-patterned brickwork and half timbering. Houses in Beaufort Close consist of a variant with a first floor oriel window below a projecting gable, and angled recessed porches.

Within the Mock Tudor typology it is possible to identify 3 different sub-types.



Corringway northern end (Moderne houses are the common type)



Corringway southern end (Mock-Tudor houses are the common type)



Beaufort Road



The Ridings

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- **Type Mock-Tudor 1:**

This type is a single fronted house with a single projecting hipped roof or gabled roof with wide soffit overhanging the two-storey, tile clad front-bay. Two windows are at first floor above the entrance door, windows are separated by three rectangular half-timbered panels. Windows are white painted timber casements, some with leaded lights. The house has exposed brickwork at ground floor with brick arched opening to a recessed porch. Some houses have small “lozenge” shaped windows at each side of the porch. A variation of this house type has a wider frontage made up of an extra three light window on ground and first floors, set back from the frontage beneath a hipped roof. The whole of the first floor is half-timbered, with a tall staircase window over the arched porch.

- **Type Mock-Tudor 2:**

This type of house is double fronted with a projecting gabled roof with deep soffits overhanging a wide tile clad front bay. The type has a central recessed porch, with small “lozenge” shaped window to one side. A smaller bay projects forward beneath the secondary hipped roof, again with wide soffits. The smaller bay widens out at ground floor with a tiled roof over the integral garage. A mixture of rendering and half timbering is found to first floors.

Corner houses of this type have an individual design of the flank elevations, including projecting bays, gables, hipped dormer roofs, twin brick chimneystacks, diamond pattern brickwork and half timbering.

- **Type Mock-Tudor 3:**

This type of house is single fronted with a projecting square bay to one half of the frontage, beneath a gabled half – timbered roof supported on two brackets over the half-timbered first floor. A first floor oriel window beneath a projecting gable is supported on timber beams or moulded corbel. The ground floor is in brick and has a recessed porch with angled sides. Windows are white painted timber casements some with black painted mullions, and have either diamond or square pattern leaded lights. (Beaufort Close consists of this house type)



No 21 Corringway
(Mock-Tudor 1)



No 13 Beaufort Road
(Mock-Tudor 2)



No 41 Beaufort Road
(Mock-Tudor 3)

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Neo-Georgian: This is a broad description for several designs having either tiled bays or brick gabled frontages, sometimes with recessed porches or, more elaborately, a tall staircase window at first floor above a columned porch with 'art deco' railings or with Georgian Style door canopies. The wooden casement windows are of Georgian design, having a window pattern of small rectangular panes.

Within the Neo-Georgian typology of houses it is possible to distinguish at least 3 main sub-types.

- **Type Neo-Georgian 1:**

This is a double-fronted brick house with tiled hipped roof. Projecting ground floor flat roofed bays are on either side of the central porch. A tall staircase window is at first floor above the porch, which has a flat hood supported on brackets over the front door. This type has painted timber casement windows with pattern of small rectangular panes.

- **Type Neo-Georgian 2:**

This is a single fronted brick house with tiled hipped roof. The house has a rectangular plan with projecting square bay under a hipped roof with deep soffit overhangs. The elevation is articulated thanks to a tiled two-storey bay window. The front door and porch hood are similar to type 1 as is the fenestration pattern.

This house type is repeated in different versions throughout the estate. For example **Modern Type 3** but with metal windows.

- **Type Neo-Georgian 3:**

This type is very similar to type 2, but double fronted with brick gable end front projection, the two-storey bay having a flat roof. The distinctive feature of this type is the tall staircase window above the central front door, which is protected by a columned porch forming a small balcony at first floor with "art Deco" metalwork.

Modern Movement: This is a flat roof 'modern' style, with metal windows. Houses are either all rendered or with exposed brickwork. Horizontal emphasis is given by the window pattern, the continuous concrete band above the ground floor windows, and the 'cornice' lines formed by the flat roofs projecting over the front 'bay' and the roof top sunroom. First and second windows to the bay and sunroom include corner windows, a typically 'modernist' stylistic feature.

Within the Modern Movement type of houses it is possible to identify 2 main sub-types.



No 31 Beaufort Road
(Neo-Georgian 1)



No 54 Beaufort Road
(Neo-Georgian 2)



No 28 Beaufort Road
(Neo-Georgian 3)



No 33 The Ridings (Modern
Movement 1)

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- **Type Modern Movement 1:**

This type is the smaller version of the “modern house”, having a central front door and an integral garage to one side, forming part of a square two-storey bay projecting forward of the main house wall. Horizontal emphasis is given by the window pattern, the continuous horizontal concrete band above the ground floor windows and the ‘cornice’ lines formed by flat roofs projecting oversailing the sun room. The first floor windows to the bay and sunroom include corner windows, which are a typical modernist stylistic feature.

- **Type Modern Movement 2:**

This type includes a range of larger houses, mostly ‘one-offs’ (e.g. No 1 The Ridings).

Moderne: This term refers to a style in which conventional house types are designed with recognisably modern features e.g. metal windows, ‘streamlined’ shapes including curved bay windows, and brick or concrete horizontal banding all of which give a horizontal emphasis. Many houses have recognisably ‘art deco’ features, such as in the design of the recessed porches and the original front doors. The northern side of Corringway contains a lot of fairly good examples of this type.

Within the Moderne typology of houses, several sub-categories can be identified, although these are very much individual designs rather than proper sub-types.

- **Type Moderne 1:**

This type is a single fronted brick house with pointed hipped roof. A lower hipped roof projects forward over the front bay, with wide overhanging soffits. The front bay has curved metal windows and the horizontality is emphasised by projecting brick band courses at either ground or first floor level. Front doors sit in a slightly recessed porch with distinctive “moderne” details. There are a number of variations on this theme, some of which have first floor balcony over the front door.

- **Type Moderne 2:**

Type 2 is a variation of 1, but double fronted with central front door. To one side is a projecting brick bay under a hipped roof, with curved metal windows. On the other side are two ground floor windows, or one window and an integral garage. A continuous concrete lintel forms a horizontal band above the ground floor windows. The first floors often have projecting brick band courses to emphasise the horizontal effect.



No 29 The Riding (Modern Movement 2)



No 99 Corringway (Moderne 1)



No 33 Beaufort Road – Corner property of unique design. (Moderne 2)



No 5 The Riding (Moderne 2)

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- **Type Moderne 3:**

Again Type 3 is yet another variation of Type 1 but with angular, tile-hung front bays with metal windows. A continuous concrete band above the ground floor windows also spans the recessed front porch; this is a common feature to this type.

- **Type Moderne 4:**

This is rather different from the previous three. It is a brick double-fronted house with metal windows and tiled gabled or hipped roof. The central third of the frontage projects forward from the central entrance which is projected by a columned porch. At the first floor a pair of narrow doors opens onto the balcony, which has distinctive metal work railings. Some Houses have a recessed brick arch above the central door opening, infilled with herringbone pattern brickwork.

- **Type Moderne 5:**

This a double fronted house with central front door but the projecting bay is curved with metal windows to both ground and first floors. The remainder of the ground floor projects forward to the main house wall to form a first floor balcony with distinctive horizontal railings with diagonal pattern in the central section. The front door is recessed within an angled brick porch. An unusual variation of this house type follows the same general form but the roof has no eaves overhang. Furthermore the front hipped roof also curved to match the curved profile of the bay.

- **Type Moderne 6:**

This house type has a pointed hipped roof and presents a simple brick box to the street. The façade is symmetrical with a central front door under a shallow concrete porch with three, first floor windows each with a pair of shutters. Horizontal features include a concrete lintel band above the ground floor windows and porch, and projecting brick band course beneath the first floor window sill level. There are other variations to this type, one with a wide recessed brick porch to one side of the ground floor, another with corner windows at both ground and first floor.

Within the **Sub Area 2** there are a number of buildings that are of special merit for their contribution to the architectural value of the estate. They have been included in the list of buildings of Local importance compiled by the Council and any effort should be made to preserve their integrity and their setting.

The **Church of the Ascension (Locally Listed)**, of 1939 by Seely and Paget is the only religious building in the CA.



No 15 Heathcroft (Moderne 5)



No 8 Heathcroft (Moderne 6)



No 15 Chatsworth Road (Moderne 4)



Church of the Ascension

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The church was the last element of the pre-war estate to be completed. It is a small yet pleasing church of neo-Georgian feel except for its apsed east end. Internally this stylistic discord is resolved in the sequence from a shadowy nave to well-lit chancel. The light gives an enhanced feeling of apparent space, as do the steps.⁴

The Ridings is a curving road reaching the highest point of the estate in its central section. On its western side it contains some of the best Welsh and Lander's house designs, dating from 1936.

No 1 The Ridings (Locally Listed) is the first and largest of the private houses on the estate, and an accomplished design that is rather classical in its proportions and the banding of the ground floor. Along The Ridings are a number of houses of Modernist design that are included within the list of building of local interest. **Nos 7, 8, 11a, 15, 19, 29 and 33** are all **Locally Listed**. Unfortunately even if these houses display very interesting design, in most cases their architectural value has been diminished by insensitive alterations and replacements.

Whilst most of the **Sub Area 2** comprises detached houses, there are a number of block of flats of various styles, some of which have architectural merit and contribute to the eclectic character of the estate.

Hill Court and **Cresta Court** are in the north-western part of the CA, along Hanger Lane. The blocks were built in 1930s but not by Haymills. They are in the "Moderne" style in brick. They are covered by large, hipped tiled roofs and tiled bays with original Crittall windows displaying a strong horizontal emphasis.

A number of blocks were built after WWII by Haymills in mid 1950s to 1960s. These include **Meadway Court** along The Riding, **Audley Court** along Corringway on the corner with Audley Road, **Westmount Court** on the south of the CA along Corringway, **Mercury House** and **Empire House** on **Hanger Green** and **West Africa House**. **Churchill House** along Ashbourne Road is not a Haymills design. In general these designs are more contemporary in idiom, but are not out of keeping with the pre-war houses styles.

Haymills built a small number of Maisonettes at Hanger Lane end of The Ridings (pre-war) and Chatsworth Road (post war). Roger Malcolm built **Malcolm Court** in Ashbourne Road before the war. The design of these brick two storey maisonettes is consistent with that of the adjacent houses having windows with strong horizontal emphasis.

⁴ See, *Hanger Hill – A Walk organized for the Thirties Society*, by Elain Harwood and Alan Powers. 19 July 1989



No 1 The Ridings



Hill Court



Cresta Court



Westmount Court

5.2. Key unlisted buildings

A number of unlisted buildings in Hanger Hill (Haymills) CA contribute positively to the character of the area despite not meeting the criteria for statutory or possibly local listing.

The following structures not mentioned in the previous sections are considered a positive contribution to the character of the CA.

- **No 54 Audley Road** for its unique design and for its architectural integrity.

Other features of historic interest are:

- Early 20th Century cast-iron Electricity cabinet along Ashbourne Road.



Electricity cabinet along
Ashbourne Road



No 54 Audley Road

5.3. Building materials and local details

Despite the range of designs and house types identified within the CA, bricks are the construction material used throughout the estate regardless of architectural typology.

It appears from the pre-war 'Haymills Houses' sales brochure that the structural bricks used for the cavity walls were actually 'well burnt' Fletton.⁵

The type of facing bricks in many of the earlier houses was not specified but the light to dark reds so common throughout the estate would suggest the use of multi-stock bricks, which may have been produced in brickfields as near as Acton. Certainly for two of the modernist house types the facing bricks used were multi-coloured "Phorpres" rustic bricks by the London Brick Company.⁶

Almost all houses in the estate – except for those with flat roof – have their roofs covered with flat clay tiles. The original garden frontage to most houses in the estate consisted of low brick wall and a hedge, with a metal or timber gate.

The "Haymills Houses" sales brochure contained detailed specifications of construction materials, fencing, joinery etc. This is an invaluable source of information and should be taken as a point of reference by householders wanting to carry out works to their properties.

Apart from these common construction materials mentioned above, each house type identified displays a set of peculiar design details and finishes. The following sections have therefore been subdivided to reflect this.

The **Mock Tudor** types of houses have hipped roofs, in some examples with front gables and prominent chimneystacks. In some cases the roof-form is broken by projecting, canted, front-bays with tile-hung in the central band. The projecting bay is either covered by a hipped roof with wide soffit overhang or by a pitched front gable. Half-timber embellishments on pebble dash background are a recurrent feature of this kind of

⁵ Haymills Ltd, *Haymills Houses* (Middlesex, date unknown), p28

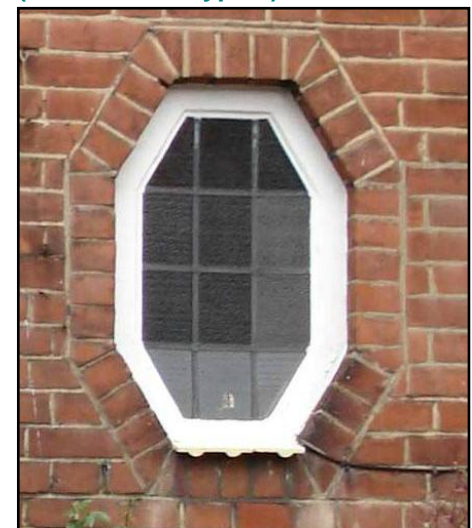
⁶ Author Unknown, 'The Architect and Housing by the Speculative Builder' 1936, *Journal of the Royal Institute of British Architects*, (1936) pp 181-182



Projecting bay, with central tiled band and angled windows with leaded lights. The bay is surmounted by a pointed gable with half-timber embellishments. (Mock-Tudor Type 2)



Projecting bay with angled windows, surmounted by a hipped roof with wide soffit overhangs. (Mock-Tudor Type 1)



Losenge window inserted in red brickwork. (Mock-Tudor Type 1)

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house. Joinery mostly consists of timber casements with bold transoms and mullions and leaded lights. Lozenge windows very often embellish the ground floor.

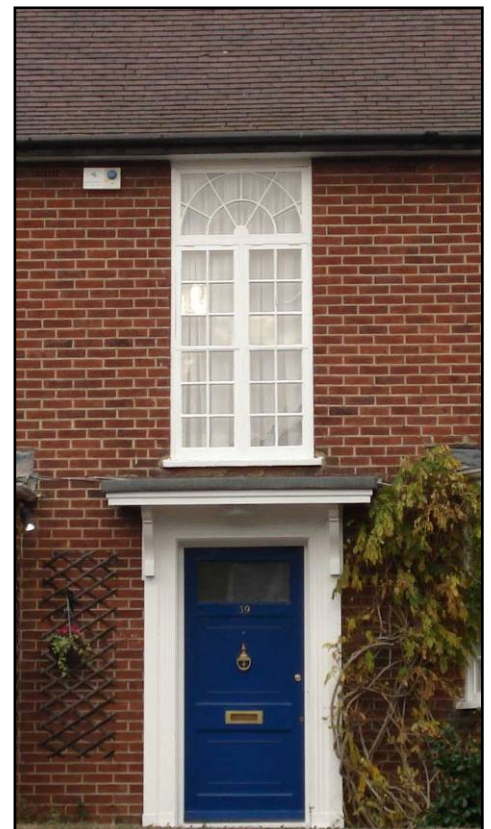
The **Neo-Georgian** house types are mainly of red brick laid in stretcher bond and they are covered by tiled, hipped roofs. In some examples the articulation of the façade is defined by two canted bay windows on either side of the central entrance door; in other examples houses have a two-storey projecting side-bay with wide soffit overhangs or pitched gable with angled windows and tiled central band. Entrance doors are in most cases surmounted by a flat hood with brackets, or are surrounded by a columned portico (with very linear and simple design columns) forming a small balcony with metal railing. Windows consist of timber casements painted white and have very bold mullions and transoms with glazing fields divided in small panes.



Columned porch with balcony and “art Deco” railings. First floor french window with classical surrounds and Georgian lights . (Neo-Georgian Type 3)



Projecting bay, with angled timber casements with small paned lights. The bay is surmounted by a pointed hipped roof with wide soffit overhangs. (Neo-Georgian Type 2)



Tall staircase window at first floor above porch with flat hood supported on brackets over soft wood, painted, front door with fanlight. (Neo-Georgian Type 1)

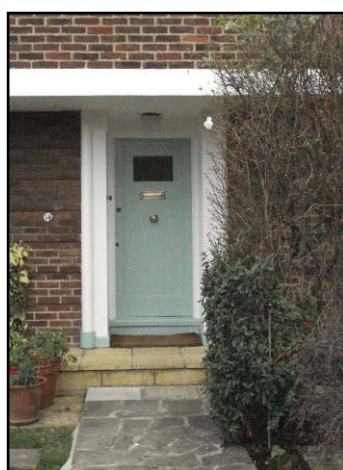
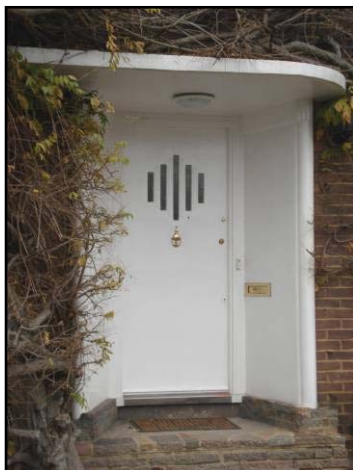
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The **Modern Movement** type of houses are characterised by flat asphalt roofs and they are mainly built in brown stock brick. Some examples are fully or partially rendered.

The top-floor sunroom is a recurrent feature to these houses. Projecting eaves 'cornice' at top level and parapet wall to the flat roof, define the design of the roof. A two storey projecting front bay with projecting flat roof defines the volumetric articulation of the façade. A horizontal, white painted concrete lintel running across the first floor windows, accentuates the horizontal emphasis of the design. Corner metal windows to the sunroom and to the first floor bay are a typical modernist stylistic feature.

The **Moderne** type of houses are mainly in brown brick laid in stretcher bond. Houses are covered by pointed hipped or ordinary hipped roofs covered by tiles. In most cases the roof is broken by a projecting bay with hipped or gabled roof, only in the type 6 the pointed hipped roof maintains its compact appearance with no projecting bays.

The hipped roofs and bays have wide soffit overhangs. Front bays are curved and have curved steel Crittall windows. These details, together with projecting brick band courses or painted concrete band running above the ground floor level windows, accentuate the horizontal emphasis of this design type. In some examples the projecting bay is angled with a central tiled band. In type 4 the projecting bay is terminated with a front decorative gable. The main feature of this house is a columned porch with curved hood forming a balcony with cast iron railing at first floor level.



Distinctive front doors of the Moderne Type of houses.



Top floor sunroom with corner window and projecting eaves cornice at top level. (Modern Movement Type 1&2)



Integral garage and concrete, white painted band over ground floor openings. (Modern Movement Type 1)



Projecting bay with curved ends and curved metal windows. The bay is surmounted by a pointed hipped roof with wide soffit overhangs. (Moderne Type 1&2)

5.4. Contribution of open spaces, trees and landscape

The immediate surrounds of the CA are rich in important open spaces that contribute to its landscape setting and open character.

Western Avenue on the northern side of the CA and the North Circular to the western side of the CA are designated as “Green Corridors” within Ealing’s UDP. Also the tracks of the Piccadilly Line east of the CA enjoy the same designation.

Hanger Hill Park and Hanger Hill Crest Open Space are designated “Public Open Spaces” within the Ealing’s UDP; this status recognises their value also for cultural and social activities.⁷

Hanger Green is a peaceful episode that marks the transition between the busy and heavy-traffic led environment of Western Avenue and the residential area to the south.

Chatsworth Wood known as Hanger Hill Wood, is at the highest point of the CA on the west side. The wood is a designated “Nature Conservation and Management Site” within Ealing’s UDP. Within Nature Conservation Management Areas, the Council seeks to protect and promote nature conservation in conjunction with existing open space uses, through the development of integrated management plans. At the moment Chatsworth Wood has a rather neglected appearance and though within the boundary of the CA, it is perceived as an isolated episode that does not contribute much to the amenity of the CA. Ways of improving the visual and physical connection with the CA, that would make the wood more inviting for local residents, should be sought.

The presence of healthy and mature broadleaved trees along the streets – both in **Sub Area 1** and **2** – is critical for the character of the CA and is intrinsic to the very historical image of Ealing as a green suburb. Mature trees and green hedges complement the architecture and frame views within the CA.

The oak tree on Heathcroft is believed to be the oldest tree in Ealing.



Pathway leading to Chatsworth Wood/ Hanger Hill Wood from Chatsworth Road



Chatsworth Wood / Hanger Hill Wood



View of the St Augustine's Priory grounds from the CA

⁷ UDP, Vol 1, p. 45, policy 3.4, Vol 2, p. 12

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

A number of threats to the special character of the CA are due to inappropriate development or alterations of the original fabric or the layout of properties.

The loss of front garden trees and fences together with loss of garden walls constitute a threat to the area's character. However, large portions of original boundary walls and fences have been demolished and replaced inappropriately. 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 privet hedges along properties' boundary also contributes to create an undistinguished feel.

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

- Side, rear and above garages extensions that disrupt the architectural integrity of properties and 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 properties as well as the roofscape of the CA.
- Continuous porches together with the insertion of alien decorative elements such as bold classical columns are not in keeping with the simple lines of the "Moderne" design of many houses in 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. This is unfortunately a very severe problem in the Haymills Estate despite the Art 4 D and some of the properties being Locally Listed.
- Satellite dishes placed on front elevations create visual disturbance.



Later porches with alien decorative patterns that destroy the character and concept of 1930s "Moderne" houses



Out of keeping later railing and boundary treatment to a "Moderne" type of house in Corringway



Later continuous porch displaying poor quality materials and design



Excessive number of rooflights placed on the front slope create visual clutter

5.6. Public realm and street furniture

Residents feel that street lighting recently installed in some roads is in character with the CA, however the important criterion with lighting is that pedestrians feel safe. Some felt that the flashing speed warnings were an unnecessary and ineffective intrusion.

Pavements are covered with concrete slabs or tarmac and finished with granite kerbs.

In some areas there are numerous service cabinets, these are a visual intrusion and are an obstacle to pedestrian movements. Pavements should be de-cluttered where these service structures are no longer in use.

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

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

The addition of public seating would be desirable.

Shopfronts around Park Royal station are uncoordinated and have an untidy appearance, improvement should be sought to better contribute to the value of the CA and to better respond to the architectural significance of the listed station.

5.7. General condition

The overall condition of most of the fabric in the CA is sound, although the pavements in asphalt or concrete are in poor condition and could be improved through repaving with high quality materials.



Bulky roof conversions and dormer windows disrupt the proportion of the architecture and detract from the streetscape



Tarmac pavements in need of improvement

5.8. Problems, pressures and capacity for change

There is a worrying capacity for major change within the CA. Over the course of the years plots have been largely developed in an insensitive manner. Further intensification could ruin the traditional layout of properties, 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 all unlisted buildings should be exerted as the latter are a harsh threat to the character of the area.

5.9. Suggested boundary changes

The appraisal of Hanger Hill (Haymills) CA and of its immediate surrounds has shown that the present boundary of the CA includes the areas of major interest and has been therefore appropriately drawn. The appraisal shows that there is no current need for an extension of the CA boundary.

6. 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.

7. Summary of issues

- Loss of front gardens
- Loss of front walls to create parking for cars
- The general poor standard of design of recent developments:
 1. New boundary walls of inappropriate size, material and design.
 2. Loss of original garages and front doors
 3. Changes to the fenestration
 4. Continuous porches
 5. Bulky dormers that disrupt the roofscape
 6. Front, side and rear extension that disrupt the character of the architecture and the original spatial layout of properties
 7. Signage clutter

8. Planning and Policy framework

A summary of the principal legislation and policy guidance applicable to Hanger Hill (Haymills) 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 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 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, guidance on the Art 4 directions 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.

9. Glossary

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

Casement window a window hinged vertically to open like a door

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

Column – Pilotis 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

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

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

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

Eaves the under-part 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

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

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

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

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

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

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

Render plaster or stucco applied to a wall

Rooflight a window set flush into the slope of a roof

Sett paving slabs

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

Transom a horizontal bar of stone or wood across a window

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The Council would like to thank the Hanger Hill (Haymills) Conservation Area Panel who greatly contributed to the preparation of this document.

11. Appendix - Stakeholder consultation

11.1. List of stakeholders consulted

Ealing Civic Society

Conservation Area Panel

Ward Councillors

11.2. Hanger Hill (Haymills) 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 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.

**Hanger Hill (Haymills) Conservation Area
Character Appraisal**

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