

HANGER HILL (HAYMILL) ESTATE CONSERVATION AREA Management Plan

MARCH 2008

HANGER HILL (HAYMILLS) CONSERVATION AREA MANAGEMENT PLAN

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MARCH 2008

1. Introduction

This plan sets out the local authority's approach to managing the future of Hanger Hill (Haymills) Conservation Area (CA). It is based on an appraisal of the character of the CA, the statutory planning policies affecting the area, the role of other local authority services in the area, and the requirements and aspirations of local people – both residents and businesses.

It is very much a partnership document, 'owned' by all parties involved in producing it. This partnership approach means that the plan will be respected, and will be guided by the conduct of each partner.

2. Policy

This Management Plan indicates how the policies in the Local Development Framework (LDF), along with other matters, will figure in the on-going management of the Hanger Hill (Haymills) CA. It is not a planning policy document itself however, and it does not form part of the Local Development Framework (LDF).

Ealing's Local Development Framework comprises a series of documents. The following documents have a bearing on the Conservation Management Plan:

- The 'unitary development plan' (UDP), also known as the Plan for the Environment, contains the statutory policies for development in the CA and elsewhere in the borough. Volume one of the UDP has policies for all types of development. There is a specific policy on conservation in Chapter Four on Design (policy 4.8). Volume two of the UDP shows sites and areas across the borough. Hanger Hill (Haymills) CA is indicated in Table 10.12 and Map 8 in Volume Two. The UDP also has a "Proposals Map" which specifies the definitive boundary of the Hanger Hill (Haymills) CA. It should also be noted that the UDP comprises the development plan for the borough along with the Mayor of London's London Plan. For most purposes, the London Plan policies are reflected in the UDP, and there are cross-references to them in the UDP.

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- The series of supplementary planning guidance and supplementary planning documents provide more detailed guidance on how the statutory policies should be applied. These cover topics, sites and areas.
- The Local Development Scheme sets out the programme of work on future planning policy. This includes reference to a Supplementary Planning Document on Conservation, which is currently being prepared, and which will be subject to formal consultation in the Spring of 2007. In May of 2007, the Council's preferred options for the planning of the borough will be published.
- The Statement of Community Involvement sets out the Council's commitments to community involvement in all aspects of town planning, including matters pertaining to the Hanger Hill (Haymills) CA.
- There are also other documents providing background information and monitoring data in the LDF. All published information on the Local Development Framework is on the Council's web site at www.ealing.gov.uk/planpol

3. Conservation Area designation

Hanger Hill (Haymills) CA is one of 29 (twenty-nine) of L.B. Ealing's CAs and it is managed, like the others, by the legal regulations of the *Planning (Listed Buildings and Conservation Areas) Act, 1990*. The Council operates its responsibilities under the Act to "preserve or enhance" the character of the CA. The Council will also undertake regular reviews of the area to monitor the quality of development and the effectiveness of its policies and guidance. Hanger Hill (Haymills) CA was first designated on 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.

3.1. Character appraisals

The Council has completed a Character Appraisal for Hanger Hill (Haymills) CA, of which this Management Plan is a further part. The appraisal has been produced to describe and evaluate the special architectural and historic interest of the CA. The statement of character will provide a basis from which to evolve not only the making of development control decisions, but also for the informed framing of design guidance. The appraisal is the basis for the direction of this Management Plan, identifying the elements of special interest of Hanger Hill (Haymills) CA that require attention or improvement. The appraisal also provides a valuable resource upon which to defend Appeals against refusal of planning permission.

3.2. Archives and the importance of the past

The CA contains a good deal of historic fabric and evidence of this has been included in the Appraisal to demonstrate the evolution of the area over the past 150 years or so.

The Appraisal deals especially with the period from the 19th century to the present day. In the early 20th century house construction intensified thanks to the work of the speculative developer Messrs Haymills Ltd and Hanger Hill (Haymills) changed from a rural area into a residential estate. Archival material, taken from historic material provided by Ealing Local History Centre, Hanger Hill (Haymills) Residents Association and CA Panel has been included in the Appraisal to provide a sense of historical depth and to illustrate the development of the Hanger Hill (Haymills) estate. Elements of this past may still be felt and understood, thus posing questions about protection and enhancement of the CA.

4. Development control

As a result of the demand for development, the character of the CA is under constant threat posed by unsympathetic, poorly designed and executed new buildings, extensions and alterations. The situation therefore highlights the role of development control in managing the future changes to the CA.

4.1. Principles for development control

Hanger Hill (Haymills) and its immediate surroundings are under strong development pressure. Sensitive and responsive management is required in order to cope with this pressure and the following principles will be adopted to guide the Council in its control of development:

- 1) The Council will apply the principles, guidance and regulations outlined in the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the broader guidance of *Planning Policy Guidance Note 15 (PPG15)* and any subsequent revisions or additions.
- 2) The Council will apply the policies outlined in its *Plan for the Environment, the Unitary Development Plan (UDP)* as adopted in October 2004, until such time as these policies are replaced by policies in the emerging *Local Development Framework*.
- 3) The Council will ensure that the current Art4 (2) Directions are correctly respected and enforced.
- 4) The Council will require all planning applications to be supported by a Design and Access Statement and PPG 15 Justification Statement where appropriate. The Design and Access Statement should be a brief but thorough guide to the reasons for the development and how the design fulfils, together with a statement concerning any access issues that may exist. Officers of the Council can provide assistance to applicants with more information and with examples on file of successful Design and Access Statement or PPG 15 statements.
- 5) A major requirement for any development proposal in a CA is quality, covering the design, materials, workmanship and execution.
- 6) The Council will not generally dictate the choice of architectural styles of any proposed new

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buildings, extensions or alterations but the position may be simply put as follows:

Cotemporary and Modernist styles could be entirely acceptable if they are high in quality and provided that they remain sympathetic in the context and towards the host building and/or other neighbouring buildings

OR-

- Replicas of good, older buildings may be preferred provided that they are properly researched and high in quality. The design, scale, massing and detailing of such Traditionalist schemes should accurately replicate the contextual, local materials.
- 7) The drawings through which proposals are submitted should clearly and competently demonstrate the intentions of the development, preferably being accompanied by photographs and anything else that can demonstrate the project's aims.
 - 8) The Council will make use of technically experienced and qualified Officers in guiding the assessment and determination of all applications received.
 - 9) Applications for work in the CA must be accompanied by clear indications of the materials to be used in producing the external finish and architectural details of the proposed buildings. Actual samples of the materials should be submitted as part of the preparations of the scheme and/or in the course of beginning on-site building operations.
 - 10) Where possible, the Council recommends pre-application consultation. Planning Services and applicants may thus work jointly to produce schemes that are successful and high in quality. Experience has demonstrated that advance work of this sort is the most effective and efficient way of preparing applications.

5. Preservation and enhancement

5.1. Understanding the asset

The Character Appraisal of which this Management Plan forms a part is central to understanding Hanger Hill (Haymills) CA and its future needs. As a result of the appraisal process, the aspects of the area that are under the most threat have been identified. The threats include the removal of boundary walls, hedges or fences; the replacement of boundaries by unsympathetic gates and brick and metal enclosures; unsuitable and out-of-scale extensions including dormer windows and garish front porches; the conversion of green-space front or side gardens to hard-standings; loss of garages; unsuitable window and door replacements or other features that affect the parts of houses fronting a highway.

Bulky extensions to the front, side and rear of properties erode the traditional spatial relationship between buildings in the CA. Additions to this list are buildings of poor design and/or poor presentation. Negative contributions to the setting of Hanger Hill (Haymills) CA are also made by undistinguished development neighbouring the CA, the heavy traffic led environment and incremental loss of spaciousness and openness due to relentless development demands.

5.2. Maintaining quality

The Council's attention to quality in the Hanger Hill (Haymills) CA will be maintained through its contribution to the following elements of development and alteration.

1) Quality of applications

In line with PPG15 the Council will not accept outline applications for proposals in CAs. Full applications will be required to be supported by properly drafted, accurate, scale drawings with plans, sections and elevations. In many cases for large schemes the Council will also expect full analytical drawings, showing proposals in context, either through streetscape sections or three-dimensional images.

2) Quality of materials

The Council will, where possible, require that materials proposed are submitted as part of an application and not as a Condition.

3) Details

Where appropriate to aid in the assessment of an application, the Council may require the submission of large-scale construction detail drawings. This enables officers to check the quality of what is proposed and ensure that on site design is not left to the builder.

4) Experienced persons

The Council will always advise that applicants appoint both consultants and builders who have experience in historic building work.

5) Windows and doors

The Council has a well-founded preference for traditional, renewable materials and will therefore exercise its powers to advise and to insist, in cases where appropriate, against the use of architectural elements and fenestration details in PVC-U or other manufactured substitutes.

Plastic window frames and doors are not felt to be able to replicate the quality and appearance of original timber windows in the CA. Materials such as PVC-U are non-renewable and contribute to pollution. When used elsewhere on buildings, such as porches, barge-boards and conservatories it can have a negative effect upon visual appearance that should not be permitted in the CA. Depending on the individual circumstances, aluminium may not be considered an acceptable replacement for steel in window frames, in particular pre-war houses.

Generally, the Council believes that it is the attention to detail and the specific concern about quality at all levels that will help to preserve or enhance the character and appearance of Hanger Hill (Haymills) CA **(for further details please see the Art 4(2) section).**

5.3. *Preserve or enhance*

As outlined in Planning Policy Guidance Note 15 (PPG15) proposals for work within the historic environment and, in particular, within CAs must, as a minimum, preserve the character of the CA. The Council supports this standard as a basic requirement but will always encourage applicants and their agents to develop schemes that will actively enhance the character of the CA. In meeting these fundamental requirements the Council will require that proposals are demonstrably a faithful replication of the local historical precedent, or a high quality contemporary building as described above.

5.4. *Elements at risk – General Advice in Conservation Areas*

As previously described, the quality of any CA can be damaged to a significant degree by the loss of original details and the nature of this threat has led to the CA designation of Hanger Hill (Haymills) and other parts of the Borough. The Council regards it as important to preserve certain details for the sake of the contribution they make to local architectural character.

Therefore, the protection of the following elements of the historic environment in Hanger Hill (Haymills) CA will be of high priority:

1) **Alterations and extensions to roofs and their covering materials.**

The roofscape is an important element of the character of the CA. Any works whether for new buildings, extensions, alterations or the replacement of existing roof coverings, require planning permission to ensure that special care and attention is paid to the scale, the massing, the design and the materials employed **(for further details please see the Art 4(2) section).**

- **Dormer windows**

Inset dormer windows will usually be accepted on the rear roof slopes but will be normally resisted on the side, and the front of the slope. They should not dominate the roof slope.

Dormer windows should be of traditional design. A roof shape in keeping with the original profile is preferred but a flat roofed dormer may be necessary in smaller or shallower roofs, to allow at least 500mm to the ridge, valleys and hips. All dormer windows should be finished with moulded eaves, cornices and timber fascias.

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Where possible the window(s) of the dormer should align with the windows of the main house.

There should be no tiling on the dormer front elevation

- **Roof extensions**

Roof extensions should be built within the existing roof slope: they should not be wrapped around two roof slopes, exceed the height of the ridge, or form a continuation of the wall below. Changing a hipped roof to a gable should be avoided.

The ridge of the roof should not be raised to accommodate greater headroom: this would change the proportion of the house and spoil the character and uniformity of the street scene.

- **Rooflights**

Rooflights will usually be acceptable on the rear roof slopes and on occasion on the sides, but not to the front. Any roof light should be a “conservation roof light” which lies flat in the roof.

- **Tiles**

Tiles/slates should match the original in type, material and colour. Interlocking tiles are rarely appropriate.

- **Chimneys**

Chimneys are a particularly important element of the character of the Borough’s Conservation Areas and the Management Plan for the Hanger Hill (Haymills) CA incorporates clear preferences for the retention of existing chimneys where they contribute positively to local character and for ensuring that new proposals that include chimneys are high in quality of design, materials and execution.

2) Window frames and doors

Guidance will be given as part of the Hanger Hill (Haymills) Management Plan for the retention of existing traditional windows and doors and will be specifically concerned to avoid and to advise against non-renewable materials as replacements **(for further details please see the Art 4(2) section)**.

3) Brickwork

The management of brickwork and the pointing of walls is a critical issue in preserving detail in Hanger Hill (Haymills) CA. Traditional finishes should be respected and considered before works are carried out to buildings **(for further details please see the Art 4(2) section)**.

4) Front and side plots

Due to their impact on the visual amenity of Hanger Hill (Haymills) CA, front and side plots are regarded as important for the preservation of the CA. The Council will ensure that the removal of existing traditional boundaries and gardens will be resisted and that proposals to replace or develop boundaries or front or side gardens will be appropriate in their materials and of high quality design that is compatible with the historic character of the CA. This is also consistent with Table 5H of the UDP, which encourages against the creation of hardstandings **(for further details please see the Art 4(2) section).**

The removal of mature trees, unless dead, should not be permitted in particular to create hardstandings.

5) Open spaces

The present condition of Hanger Hill (Haymills) estate's principal open spaces, Hanger Green and Chatsworth / Hanger Hill Wood, could profit from better upkeep. The Council regards it as important to improve this situation and provide quality open public spaces across the Borough.

6) Extensions

The proliferation of unsightly and over-scale front, rear, side or roof extensions to dwelling houses are all regarded as detrimental to the historic environment of Hanger Hill (Haymills) CA. For this reason, applications for extensions of this type will be carefully considered and, where necessary for the preservation of local character, will be resisted. **(for further details please see the Art 4(2) section)**

7) Outbuildings and detached garages

Garden buildings should be small-scale and sited discretely, taking care not to locate them too near trees. They should be for ancillary garden use and comprise a single, modest-sized room. Timber is the most appropriate material to ensure that they blend with the landscape.

Where garages are not integral to the property, it is important to preserve the spatial relationship between the garage and the main house. This is to avoid a "terracing" effect and to respect the original concept and architectural character of the house.

8) Urban density

The generous plots in which houses are sited within Hanger Hill (Haymills) Estate, is considered to be one of

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the outstanding characteristics of the CA and all aspects of this openness will be protected.

All forms of over-development will be resisted; existing open spaces and gardens will preferably be maintained and their improvement will be sought. The future of existing gap-sites in Hanger Hill (Haymills) CA will be given the most careful consideration in determining planning applications.

9) Shop fronts and signage

A considerable number of buildings (either statutorily or locally listed) within Hanger Green have some retail use at ground floor. Shopfronts should attempt to follow the precedents set by those around them and the architecture of the building in which they sit.

The Council has published a Shopfront Guidance leaflet which advocates the use of traditional/in keeping materials and details, but this appears to have been largely ignored. Also many of the shopfronts have been installed for many years and the owners do not want to change them, so improvements can usually only be achieved through the planning process as properties change hands. Firm development control and possibly grant aid is required to ensure that the appearance of the CA is incrementally improved, and the Council will take enforcement action against owners of shops who install new shopfronts or who alter their existing shopfronts without planning permission.

The Council will therefore pay special attention to applications to alter or develop these commercial frontages and will ensure that proposals are high in overall quality and make a positive contribution to the character and appearance of the CA. All changes will also have to adhere to the Council's Shopfront Guidance leaflet.

10) Traffic

Excessive volumes of traffic along Hanger Lane, North Circular and Western Avenue and associated problems of speeding are detrimental to the setting of the Hanger Hill (Haymills) CA. Measures to address these problems will be sought and will be incorporated as the Management Plan develops. Existing traffic management measures will also be reconsidered.

11) Satellite Dishes and Telecommunication Installations.

Satellite dishes are a common problem in many CAs. They disfigure the fronts of historic buildings and also cause a loss of historic character when fixed in

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inappropriate locations. In the Hanger Hill (Haymills) CA satellite dishes are regarded by the Council as not being in character and therefore will only be acceptable when they cannot be easily seen from the streets or other public parts of the area. Telecommunication installations could potentially harm the character of Hanger Hill (Haymills) **(for further details please see the Art 4(2) section).**

12) Public Realm

The character appraisal for Hanger Hill (Haymills) CA has identified that there are a number of improvements that could be made to improve the quality and coherent appearance of the public realm:

- Street signs;
- Landscaping improvements;
- Public seating;
- Street paving;

13) Trees

The mature street trees in the CA provide an important part of Hanger Hill (Haymills) CA special character. Their maintenance and any necessary replacement works are to be approached with sensitivity to this special character.

5.5. Art 4 (2) Directions: Detailed Considerations for the Hanger Hill (Haymills) CA

In addition to the above considerations and in addition to the general controls deriving from the CA status that generally apply to any CAs, in 1997 the Council made an Art 4(2) direction (A4D) covering all of the houses in the Hanger Hill (Haymills) Estate CA. In the Hanger Hill (Haymills) Estate in fact the developing pressure has been such to put under serious threat the character of the CA, demonstrating that the basic controls deriving from the CA status were not enough to safeguard the special architectural and historic merit of the estate.

A4D means that some of the usual Permitted Development Rights of individual property owners (under the General Permitted Development Order, 1995) are withdrawn. Therefore, further significant changes or developments that would affect the special character of a certain CA would require planning permission.

The effect of the direction as detailed for the Haymills Estate is that **planning permission is required for the following developments:**

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1. **Alteration to the front elevations of properties, including replacement of windows and front or side extensions where a wall of the extensions fronts a road.**
2. **Alterations to the roof slopes, including roof windows and the replacement of roofing materials.**
3. **The erection of front porch, or the creation of a front porch by infilling**
4. **The provision of a hardstanding on the road frontage, including the paving over of a front garden**
5. **The painting of any previously unpainted surfaces on front elevations**
6. **The erection, alteration or removal of a chimney on a house or on a building within its curtilage.**

5.6. Design Guidelines

Some of the design guidelines detailed below expand upon the general guidelines applicable to all CAs (**see section 5.4**) with the aim of responding to the A4D requirements in place in the Hanger Hill (Haymills) Estate CA. Therefore the guidelines below offer a more detailed advice that takes into account the very architectural and spatial character of the Estate.

• Front Extensions and Porches (Planning Permission Required)

Any extension projecting beyond the front wall of the house, or an existing bay will not be permitted. Other alterations to a house frontage which remove original bays and recess will not be permitted.

The erection of enclosed front porches will be limited to those cases where the original house design would not be compromised. To be acceptable, new porches must be designed to match the style and materials of the existing house. The provision of porches by infilling of existing canopies will not be permitted.

• Side Extensions (Planning Permission Required)

In a CA it is highly desirable that buildings constructed separately retain their separateness rather than morph together in an unsightly jumble, therefore side extensions may be permitted where the following criteria are met:

1. The extension should be visually subordinate to the main house. Depending on the original house

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type, this may be achieved by setting the extension back by at least one metre from the front main wall of the house and keeping the roof ridge at least 0.5m lower.

2. The roof form should be consistent with that of the main house, e.g. house with hipped roofs should generally have hipped side extensions. The same principle applies to houses with gabled roofs, which should generally have gabled extensions.
3. Extensions must be set back at least one metre from the adjoining boundary to avoid the effect of continuous terracing. In those cases where existing garages adjoin on the boundary, the first floor extension of a house up to the boundary line will not be permitted. In such cases first floor extensions will not generally be acceptable unless set well back from the front of the house [between 2 and 3 m. at least].

The detailing of side extensions should replicate the materials and detailing of the main front elevation, including any half-timbered work, roof and wall tiling, herringbone brickwork, rendering, window proportion and design, and painted concrete lintel strips etc. Original chimneys should be retained.

Within the conservation area there are a number of corner properties with distinctive chimney and window details, some with the entrance on the side frontage. Side extensions to the corner properties will not normally be permitted.

- **Rear Extensions (*Planning Permission Required*)**

Single storey rear extensions will normally be acceptable where they comply with the council's standards for extensions to dwellings as set by policy 5.9 of Ealing's Unitary Development Plans and the Supplementary Planning Document "Residential Extensions", e.g. they should generally not exceed 3.05 meters in depth or height, unless they are a sufficient distance from the adjoining properties.

The design of the extension must be in keeping with the character of the original house, and door and window openings must relate to those of the original house in proportions and detailing. Flat roofed extensions will only be accepted when they are consistent with the house type (i.e. Modern Movement Type).

Two storey rear extensions may be acceptable subject to policy 5.9 of the Ealing's Unitary Development Plan, e.g. where there would be no loss of light to adjoining properties, nor any increase in overlooking. Two storey extensions are normally required to be subordinate to the

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original house and have a roof style to match the existing house with roof tiles to match existing. Changes in ground level between adjoining levels may lead to further restrictions, due to the increased overlooking or loss of light that may result.

Extensions which substantially enlarge and thereby change the original character of an individual house will not be permitted.

- **Roof Extensions and Dormer Windows
(Planning Permission Required)**

The addition of dormer windows to the front or side roof slopes will not generally be permitted.

Rear dormers which are set within a pitched roof slope, and take up no more than two thirds of the height of the roof, would normally be acceptable subject to suitable design and detailing

Dormer windows should have a flat, hipped or gabled roof, to match the existing houses as appropriate. Wrap around "box dormer" on rear and side roof slopes will not be permitted.

Planning Permission is needed for windows in front slopes.

Roof windows should be located where they would not be visible from the street, e.g. on rear or side elevations. The size of roof windows must be not excessive in proportion to the roof area and they should be of flush design.

Planning Permission is needed for the replacement of roofing materials

Roof tiles should match the existing as closely as possible in materials and colour. The pitched roofs in the Haymills Estate are roofed in plain clay tiles. Interlocking concrete tiles should not be used as they are not only visually unacceptable but they often damage the existing roof structures due to the extra weight.

Planning Permission is needed for the erection, alteration or removal of a chimney

Chimneys stacks are important visual features of individual houses and of the roofline of the Estate.

- **Windows (Planning Permission Required for replacement of windows on the street frontage of a house)**

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Windows are a fundamental element of the character of a house, and the wrong type of replacement window can harm the character drastically. For this reason it is preferable, and often cost effective, to repair and retain the existing windows (when these are original). Double-glazing can be provided by means of secondary glazing or sealed glass units fitted into existing frames.

Metal windows are a key, recognisable architectural feature of the pre-war modern style of house. The replacement of these windows (especially the curved metal windows of the “Moderne “style houses) is a serious loss to the character of the individual houses and to the overall interest of the CA.

Unless they have been well maintained in the past, the original steel windows can suffer from rust and over-painting. However, it is possible to obtain modern Crittall metal windows which are rust and draught proofed which can be used as direct replacements for pre-war ungalvanised steel windows. There are also specialised contractors who can repair and upgrade original metal windows to avoid the need for their replacement. Likewise replacement timber windows which replicate the appearance of the original windows can be made to current standards, incorporating sealed double glazed units where required and where appropriate.

If it should be necessary to change the windows then the replacement frames, whatever the material, should be well designed and keep to the same proportions as the originals. New windows should precisely replicate the original windows in terms of the size and pattern of glazing bars, including decorative features such as leaded lights. Depending on the individual circumstances, aluminium may not be considered an acceptable replacement for steel in window frames, in particular for pre-war houses.

- **Front Doors (*Planning Permission Required*)**

The Haymills Estate contains a range of distinctive front doors which varies according to the house type, from Mock-Tudor to Moderne. The original front doors, where they still exist, contribute a great deal to the character of the individual houses on the estate. For this reason the original doors should be retained wherever possible and repaired if necessary.

Where it is essential to replace an original front door, then the character of the house is best preserved if the new door matches one of the original styles. Certain modern replacements, especially those doors with

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integral fanlights or “period”, U-PVC doors, are unsuitable for the houses on the Haymills Estate.

Where garages are original to the concept of the house, it is considered fundamental to retain their front doors. Where replacements are needed it is imperative to respect the proportions of the original opening and to respect the original design, material and finishes.

- **External Decoration** (*Planning Permission required for the repainting of any previously unpainted surfaces on the front elevations of houses*).

Regular maintenance is important for the long-term appearance of individual properties. Insensitive redecoration, just as much as insensitive window replacement or roof tiling, can have visually disastrous results. A well-maintained house that preserves the integrity of the original design will continue to hold its value.

In general, redecoration should follow the original pattern. Mock Tudor timberwork should be stained black on a white background. Brickwork should not be painted, as this is not only spoils the balance of materials on the façade but can impair the ability of the bricks to “breathe”, thus leading to failure of the brickwork. Repointing of brickwork should be carefully specified with the correct strength and colour of mortar, and with the right joint. Timber windows should generally be painted white, with gutters and down-pipes in black.

- **Fences, Walls and Hedges** (*Planning Permission required for new gates, fences, walls over one metre high on the street frontage*)

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 removal of front hedges and walls, often to provide an additional off street parking space, will be firmly discouraged. Vehicular access on front boundaries should be limited to the width required for a normal family car. Generally, new or replacement walls should replicate the original design and materials

- **Front Gardens and Vehicle Hardstandings** (*Planning Permission required for the provision of hard standings in the front garden, or the paving over of a front garden*).

The estate derives part of its character from enclosed and planned front gardens. The majority of properties were built with an attached or integral garage, and

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consequently most properties already have vehicular access to the highway. The provision of additional access ways, and hardstandings over the entire frontage, poses a threat to the character of the estate.

No more than fifty per cent of the front garden area should be hard surfaced, with the remainder of the front garden planted and/or grassed (large expanses of chippings are not in character). Hardstanding should be surfaced in attractive as well as practical materials. Bricks pavements or concrete setts are preferred to plain concrete or tarmac. Porous material should be used to minimise water run-off. Double entry drives would only be considered for the largest plots on the estate.

- **Satellite Dishes**

The installation of satellite antennas on any building or structure within CA is only permitted development if all the following conditions are met:

- The dish does not exceed a maximum diameter of 70cm
- It is not on a wall or roof slope fronting a road
- No part of the dish exceeds the highest part of the roof
- It is not installed on a chimney
- It is not on a building exceeding 15 metres in height
- It is located low down so that its visual impact is minimised

5.7. Monitoring and Review

The Council will review its CA Appraisals and Management Plans as part of a five-year programme of regular review and monitoring in compliance with policy reflecting the obligations imposed by the Planning (Listed Buildings and CAs) Act 1990.

5.8. Further Art 4 (2) Directions Considerations for Hanger Hill (Haymills) CA

The CA appraisal of Hanger Hill (Haymills) CA has shown the ongoing deterioration of the special character of the area due to a number of threats that include:

- building extensions disrupting the continuity of the streetscape

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- bulky dormers windows disrupting the roofscape
- loss of traditional fenestration patterns together with later doorways that offer material, design and decoration patterns which are not in keeping with the character of the architecture nor the CA
- loss of front garden trees and fences together with loss of garden walls to create parking for cars. Also, the insertion of tall, ill designed railings and superfluous large gate piers
- clutter around buildings e.g. waste bins, satellite dishes.
- loss of garages, particularly in garage-adjacent houses
- outside meter boxes (should be on side)
- air conditioning units (should be at rear or on side low down)

The adoption of the A4D in 1997 resulted in the requirement for planning permission to be obtained for all extensions, porches, vehicle access and hardstandings, changes to wall surfaces and roof tiles, removal of chimney stacks and window replacements. Such controls should ensure a greater ability to manage changes to these elements that contribute to the character and if eroded will constitute a threat for the significance of the CA and for its setting. Yet from the Appraisal of the CA is apparent that the area's character is subject to progressive erosion.

For this reason the Council will make all possible efforts to ensure that the A4Ds are more effectively and correctly applied. The Council will also promote the action of enforcement where works have been carried out inappropriately or without the relevant permission.

5.9. Consultation

The strength of Hanger Hill (Haymills) CA Appraisal and Management Plan relies on the knowledge and commitment of residents and other key stakeholders. Both documents have been produced in partnership with members of Hanger Hill (Haymills) Area Residents' Association and Conservation Area Panel and other interest groups across the wider Borough of Ealing community who have provided the authors of this work with the expert views and knowledge to help to positively shape the future of the CA. Wider views will be sought for both the Appraisal and Management Plan, during the next five-year period of review.