

**HANGER HILL GARDEN ESTATE
CONSERVATION AREA
Management Plan**

MARCH 2009

HANGER HILL GARDEN ESTATE CONSERVATION AREA MANAGEMENT PLAN

1. INTRODUCTION.....	3
2. POLICY.....	3
3. CONSERVATION AREA DESIGNATION.....	5
3.1. CHARACTER APPRAISALS	5
3.2. ARCHIVES AND THE IMPORTANCE OF THE PAST	5
4. DEVELOPMENT CONTROL.....	6
4.1. PRINCIPLES FOR DEVELOPMENT CONTROL	6
5. PRESERVATION AND ENHANCEMENT.....	8
5.1. UNDERSTANDING THE ASSET	8
5.2. MAINTAINING QUALITY	8
5.3. PRESERVE OR ENHANCE	10
5.4. ART 4 (2) DIRECTIONS: DETAILED CONSIDERATIONS FOR THE HANGER HILL GARDEN ESTATE CA	14
5.5. DESIGN GUIDELINES	15
5.6. MONITORING AND REVIEW	22
5.7. FURTHER ART 4 (2) DIRECTIONS CONSIDERATIONS FOR HANGER HILL GARDEN ESTATE CA.....	22
5.8. CONSULTATION	24

MARCH 2009

1. Introduction

This plan sets out the local authority's approach to managing the future of Hanger Hill Garden Estate 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 Garden Estate 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 Garden Estate 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 Garden Estate 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.

Hanger Hill Garden Estate Conservation Area Management Plan

- 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 has been subject to formal consultation in 2007-2008. In the New Year 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 Garden Estate 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 Garden Estate 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 Garden Estate CA was first designated in 1969, the Hanger Hill Garden Estate Design Guide was published in September 1997 and there was an Article 4 (1) Direction in 1976 restricting certain permitted development rights. This was supplemented in 2002 by an amendment to the Direction by means of an Art 4 (2) Direction.

3.1. Character appraisals

The Council has completed a Character Appraisal for Hanger Hill Garden Estate 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 Garden Estate 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 early 20th century to the present day. In the early 20th century house construction intensified and Hanger Hill Garden Estate changed from a rural area and airfield into a residential estate. Archival material, taken from historic material provided by Ealing Local History Centre has been included in the Appraisal to provide a sense of historical depth and to illustrate the development of the Hanger Hill Garden Estate. Elements of this past may still be felt and understood, thus posing questions about protection and enhancement of the CA.

4. Development control

Although there is currently no demand for development, the character of the CA is under the threat of incremental erosion by unsympathetic, poorly designed and executed extensions and alterations. The situation therefore highlights the role of tighter controls in managing the preservation of the CA.

4.1. Principles for development control

Hanger Hill Garden Estate is not under strong development pressure but the detrimental changes albeit on a less acute scale than neighbouring CAs, are eroding the special character. 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.

Hanger Hill Garden Estate Conservation Area Management Plan

- 6) The Council does not generally dictate the choice of architectural styles of any proposed, extensions or alterations but the position may be simply put as follows:

In the case of an homogeneous Conservation Area like the Hanger Hill Garden Estate Contemporary and Modernist styles are not acceptable even if of high quality.

Therefore:-

- Replica buildings (extensions) are the only option 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 Garden Estate 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 rear extensions, dormer windows and glass front porches; the conversion of green-space front or side gardens to hard-standings; unsuitable window and door replacements or other features that affect the parts of houses fronting a highway.

Extensions to the side and rear of properties erode the traditional spatial relationship between buildings in the CA. There are a few inappropriately designed and scaled additions in the area. Negative contributions to the setting of Hanger Hill Garden CA are also made by the heavy traffic-led environment at peak times.

5.2. Maintaining quality

The Council's attention to quality in the Hanger Hill Garden Estate 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, bargeboards 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 or may not be considered an acceptable replacement for steel in window frames in the flats.

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 Garden Estate 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.

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 Garden Estate 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 Garden Estate 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 resisted on the side, and the front of the slope. They should not dominate the roof slope.

Dormer windows should follow the established pattern and will generally be restricted to a three light casement 1.8 metres wide by 1.2 metres high, clad in lead or zinc with a flat roof, a timber fascia and timber cornice moulding. Care should be taken with the extension of soil vent pipes by running these in the roof cavity to a position well clear of the top of the window. Where possible the

Hanger Hill Garden Estate Conservation Area Management Plan

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

- **Roofs and roof extensions**

The roofs and roofline of the Hanger Hill Garden Estate form an attractive feature of the CA. For this reason it is essential to maintain the existing appearance and unity of the roofs which were originally clad in red plain clay sandfaced handmade tiles which have now weathered to a dark red/brown colour. It is considered that Acme Ashurst plain clay tiles represent the best colour match to the weathered originals and for garage (roofs) at the rear of houses Acme Sovereign range clay tiles in Windsor Brown are acceptable. Ornamental ridge tiles, finials, fascia bargeboards, tile hung gables and flashings should be carefully retained to ensure that these features survive.

Roof extensions are not permitted.

- **Rooflights**

Rooflights are usually detrimental particularly if large, not conservation style and also in conjunction with dormer windows. Rooflights will only be acceptable on the rear roof slopes but nevertheless applications would be assessed on a case-by-case basis to determine acceptability. The size of roof windows must not be excessive in relation to the roof area and should be of a flush “conservation roof light” design without bars or strips.

- **Roof-based sustainable technology**

It is recognised that there is an overwhelming need and increasing pressure to be less reliant on more traditional heating and hot water producing technologies. With due regard to this, solar panels and photovoltaic panels will be considered and assessed on a case-by-case basis. They may be considered acceptable on a rear roof slope or elsewhere if they are visually not intrusive to the CA. This will need to be assessed on individual case basis.

- **Tiles**

Tiles and shingles should match the original in type, material and colour. The same tiles described under ‘Roofs and Roof Extensions’ above should be used.

Chimneys

Chimneys are a very important element of the character of the Borough’s Conservation Areas and the Management Plan for the Hanger Hill Garden Estate CA incorporates clear preferences for the retention of existing chimneys.

Hanger Hill Garden Estate Conservation Area Management Plan

2) Window frames and doors

Guidance will be given as part of the Hanger Hill Garden Estate 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 Garden Estate CA. A good brick match is the West Hoathley Medium Multi facing brick, which is a darker coloured stock brick but samples should be checked against original brickwork prior to construction or repair. 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 Garden Estate 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.

Service roads and alleyways flank some of the properties. Some of these have been gated for security reasons. Subject to planning permission, the Council will consider proposals for gating existing service roads and alleyways. Access to service roads by council or other essential or emergency services should not be prevented. Residents have noted that rubbish and recycling collections are supposed to take place where there are service roads at the back of properties and that alley gates have been impeding this.

5) Open spaces

The present good condition of Hanger Hill Garden Estate estate's principal open spaces benefits from regular and consistent upkeep carried out by Flats Company (HHGE Ltd) or the Houses Company (HHGER Ltd). It is

Hanger Hill Garden Estate Conservation Area Management Plan

important to maintain this situation to provide quality green spaces for the benefit of the residents.

6) Extensions

The proliferation of unsightly and over-scale rear, side or roof extensions to dwelling houses are regarded as detrimental to the historic environment generally and would be harmful to Hanger Hill Garden Estate CA if encouraged. For this reason, applications for extensions of this type will be very carefully considered and, for the preservation of local character, will be resisted except in exceptional circumstances. **(For further details please see the Art 4(2) section).**

7) Outbuildings and detached garages

Garden buildings should be small-scale and sited discreetly, 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. Changes to the General Permitted Development Order, which came into effect in October this year should not be seen as an opportunity to create large and inappropriate outbuildings in back gardens.

For development within the curtilage of a dwelling house: **Please note the recent changes to the GPDO** (General Permitted Development Order 2008) Part 1, Class E (conditions E1., E2., E3.)

8) Urban density

The small, tightly grained plots, arranged around carefully laid out roads and green spaces, in which terraces or semi-detached houses are sited within Hanger Hill Garden Estate, is considered to be one of the innate characteristics of the CA and therefore no development would be considered appropriate. The apartment blocks however, are loosely grained and set within generous communal gardens that have their own special character.

All forms of over-development will be resisted; existing open spaces and gardens will be maintained and their continuing upkeep is important. The future of any gap-sites in Hanger Hill Garden Estate CA will be given the most careful consideration in determining planning applications.

9) Traffic

Excessive volumes of traffic along Queens Drive; the incursion of heavy vehicles into the CA despite road narrowing schemes are detrimental to the setting of the

Hanger Hill Garden Estate Conservation Area Management Plan

Hanger Hill Garden Estate CA. Measures to address these problems should be sought and incorporated as the Management Plan develops. Existing traffic management measures should also be reconsidered.

10) 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 inappropriate locations. In the Hanger Hill Garden Estate 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 Garden Estate (**for further details please see the Art 4(2) section**).

11) Public Realm

The character appraisal for Hanger Hill Garden Estate 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:

- Clutter of road signs and Estate agents signs;
- Bins and public seating in carefully chosen locations;
- Street paving;
- Homogeneous street lighting.

13) Trees

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

5.4. Art 4 (2) Directions: Detailed Considerations for the Hanger Hill Garden Estate 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 2002 the Council made an Art 4(2) direction (A4D) covering all of the houses in the Hanger Hill Garden Estate CA. In the Hanger Hill Garden Estate the basic controls deriving from the CA status were not considered to be 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

Hanger Hill Garden Estate Conservation Area Management Plan

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 Garden Estate is that planning permission is required for the following developments:

1. The enlargement, improvement or other alteration of a dwelling house. This includes the replacement of windows and doors, the alteration of front porches, the replacement of roof materials and the erection, alteration or removal of a chimney etc.
2. The erection or construction of a porch outside any external door of a dwelling house.
3. The formation of a vehicle hardstanding within the curtilage of a dwelling house.
4. The erection of walls, gates, fences or other means of enclosure fronting onto a highway.
5. The formation of an access to a highway.
6. The painting of the exterior of the building.

5.5. 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 Garden 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)**

No extension projecting beyond the front wall of the house, or an existing bay will be permitted. Other alterations to a house frontage which remove original bays and recesses will not be permitted.

The erection of enclosed front porches will not be permitted. The alteration of hoods above front doors 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

Hanger Hill Garden Estate Conservation Area Management Plan

together in an unsightly jumble, therefore side extensions will not be permitted.

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

Normally single storey rear extensions will only be acceptable in Conservation Areas to 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. However considering the grain of the estate and the modest size of the properties it is considered that the dimensions should be less and in all cases no full width extensions will be permitted except in the case of semi-detached properties where each application would be considered on its own merits. No rear infill extension will be permitted and only modest and subservient additions to original rear additions (outrigger) will be considered to a maximum depth of 2.4 metres.

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.

Two storey rear extensions are unacceptable. Extensions which substantially enlarge and thereby change the original character of an individual house will not be permitted.

- **Basement Extensions**

It is not considered appropriate for the area to be subjected to the development of basement extensions. Please refer to the GPDO Part 1, Class E.

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

The addition of dormer windows to the front or side roof slopes will not 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 follow the established pattern and will generally be restricted to a three light casement 1.8 metres wide by 1.2 metres high, clad in lead or zinc with a flat roof, a timber fascia and timber cornice moulding. Care should be taken with the extension of soil vent pipes by running these in the roof cavity to a position

Hanger Hill Garden Estate Conservation Area Management Plan

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

- ***Planning Permission is needed for windows in roof slopes.***

Roof windows will normally be discouraged but where appropriate they should be located so that they are not visible from the street and always on rear elevations. The size of roof windows must be modest and in proportion to the roof area and they should be of flush design.

- ***Roofs, Tiles and Tile Hanging (Planning Permission is required)***

The roofs and roofline of the Garden Estate form an important and attractive feature of the CA. For this reason it is essential to maintain the existing appearance and unity of the roofs so roof tiles should match the existing as closely as possible in materials and colour. The pitched roofs in the Garden Estate are roofed in red plain clay sand faced handmade tiles which have now weathered to a dark red/brown colour. It is considered that Acme Ashurst plain clay tiles represent the best colour match to the weathered originals and these tiles should be used for the retiling and repair of roofs and vertical tile hanging, and for the roofs of new extensions in the CA. (For garage roofs at the rear of houses, Acme Sovereign range clay tiles in Windsor Brown are acceptable). Ornamental ridge tiles, finials, fascia bargeboards, tile hung gables and flashings should be carefully retained to ensure that these features survive. Concrete tiles must 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. Original chimney stacks and pots should be retained and kept in good order as they are an integral part of the traditional roof profile.

- ***Windows (Planning Permission Required for replacement of all windows of a house)***

Houses:

Windows are a fundamental element of the character of each house and form a distinctive architectural feature of the estate. The existing house windows are side hung

Hanger Hill Garden Estate Conservation Area Management Plan

timber casements although some upper lights are top hung. Most houses have leaded lights on the principal elevations, some to the ground floor only whilst others have leaded lights only to the upper part of the main ground floor windows. Many houses have pictorial leaded lights to flank elevations. Leading may be both diamond and square patterned, depending on its position in the window.

The original windows should be retained wherever possible and their life will be extended by regular maintenance and repair. This can be a cost-effective option to window replacement. Where windows need to be replaced, any new windows will be required to match exactly the original design, including the size, profile and pattern of frames, glazing bars and leaded lights.

Aluminium and PVC-U windows will not be acceptable for windows on principal elevations or any window opening that can be seen from the street. 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 internal glazing although care must be taken to align any glazing bars and leaded lights. Alternatively, sealed double glazed units for timber windows, identical to the original windows, can be obtained or fitted into existing frames.

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

The Garden Estate contains two types of distinctive front doors. Many houses have timber framed front doors with three panels below a central letter box with nine glazed lights to the upper part. Other houses have solid timber front doors with a small rectangular leaded light window in the upper half. 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 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 integral fanlights or “period” PVC-U doors, are unsuitable for the houses on the Garden Estate.

At the rear, the original French window to the garden has a single pane over a panelled lower half with two side windows. Sliding patio doors or French windows with full height glazing are acceptable as replacements provided that they are no wider than the original openings.

Where garages are original to the concept of the house, it is considered fundamental to retain the side hung front

Hanger Hill Garden Estate Conservation Area Management Plan

doors with glass panels at the top. Where replacements are needed it is necessary to match the proportions of the original opening and to match the original design, material and finishes.

- ***Porches (Planning Permission required for the provision of new porches and to fill in existing porches).***

Enclosed front porches are not an original feature of the houses on the estate. New porches will not be allowed and neither will infilling beneath overhanging front balconies to create an enclosed porch, as this detracts from the overall character and appearance of the house.

- ***External Decoration (Planning Permission is required before painting or repainting the exterior of any building in the CA where the proposed redecoration would differ in any way from the original scheme. External redecoration must follow the original pattern. Inappropriate materials and painting would detract from the character of the individual houses, and upset the visual balance of groups and terraces designed as a visual entity).***

Regular maintenance is important for the long-term preservation and appearance of individual properties. Only previously painted surfaces should be painted. 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. Whilst insensitive redecoration can have visually disastrous results added to possible adverse physical side effects, a well-maintained house that preserves the appearance and 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. 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 the erection of fences, gates and walls or method of enclosure fronting a highway. (Fences to the rear that are more than two metres high also need planning permission)***

Hanger Hill Garden Estate Conservation Area Management Plan

The original garden frontage to most houses in the estate consisted of a brick “soldier course”, a low brick wall and a privet hedge, with a timber gate on timber posts. The removal of front hedges will not be allowed, neither will permission be given for the erection of brick walls or fences to enclose front gardens. The reinstatement of the traditional hedges and gates will be encouraged. Elsewhere all fences should be vertical close boarded timber construction.

- **Garages** *(The erection of new replacement garages will only be permitted at the rear of the houses and where their design, materials, size and scale are fully consistent with the locality).*

The estate was laid out so that most of the houses have a garage at the rear of each group of properties. Replacement garages should match the existing in materials eg brick and rendered construction construction, with pitched tiled roofs. Acme Sovereign range clay tiles in Windsor Brown colour are acceptable for garage roofs at the rear of houses. Garages fronting on to the road should use Acme Ashurst tiles to match the house roofs on the street frontage.

The size of new garages may be larger than the existing but must not result in an increased bulk or roof height which is out of scale with the rear garden location. The height of the ridge should not be more than 4.2 metres above ground level. Up and over doors are acceptable at the rear of properties only and should be painted either black or white.

- **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 formation of hardstandings and crossovers for vehicle parkings and the paving over of front gardens will not be permitted as the loss of front gardens would seriously erode the visual qualities of the streetscape. Bin stores should not be located in front gardens but should be kept at the side or back of houses out of view from the street. Many of the front gardens on the estate are attractively kept with a mixture of grass and shrub planting with the occasional small ornamental tree and this approach is encouraged.

Hanger Hill Garden Estate Conservation Area Management Plan

- **Flats** (*There is no permitted development for blocks of flats so planning permission is always required*).

The front and side elevations of the flats have windows with steel 'Crittall' frames with leaded lights set in hardwood surrounds. It is possible to obtain bespoke 'Crittall' metal windows which are rust and draught proofed and that 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 either secondary internal glazing or 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 or may not be considered an acceptable replacement for steel in window frames

Satellite Dishes

The installation of satellite antennas on any building or structure within CA is only permitted 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
- It is removed as soon it is no longer needed

Hanger Hill Garden Estate Conservation Area Management Plan

- Where there is not already a dish on the building or structure.

If any of these conditions does not apply then a specific planning application will be required – and it is unlikely that permission will be granted.

- **Change of use to flats**

The change of use of a single family house into 2 or more flats will not be permitted. The character of the area is essentially one of high quality purpose built flats and family houses of various sizes. The historic interest and character of the conservation area, would be adversely affected by changes in occupancy or use.

- **Infill and backland development**

This is considered to be inappropriate for this sensitive CA as it would damage the layout and garden character of the estate and detract from the character and appearance of the CA. See section 5.3 point 7) regarding outbuildings.

The estate layout features a number of small but visually significant open spaces, as well as the larger open spaces of the sports ground. These spaces form an important element of the character of the estate.

5.6. 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.

5.7. Further Art 4 (2) Directions Considerations for Hanger Hill Garden Estate CA

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

- Rear extensions that disrupt the architectural integrity of the properties
- Bulky dormers windows at the rear of properties that disrupt the original proportions and character of properties as well as the roofscape of the CA. Dormer windows are

Hanger Hill Garden Estate Conservation Area Management Plan

- generally acceptable on rear roof slopes but must be of the correct design and proportions
- Each house identified within the CA displays an homogeneous character which is reflected in the principal elevations of the houses and flats. 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 giving them a patchy look. This is unfortunately quite a problem in the Garden Estate despite the Art 4 D
 - Glass front porches and other porch alterations
 - The addition of hardstanding to front gardens and the consequent loss of front garden trees and fences together with loss of garden walls to create parking for cars. Also, the insertion of inappropriate gates and boundary treatments
 - clutter around buildings e.g. waste bins, satellite dishes.

The adoption of the Art 4(2) in 2002 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 and door replacements and other alterations to principal elevations including painting or repainting . 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.

The recent changes to the General Permitted Development Order leave the area vulnerable to backland development. Under these circumstances it is felt that the Art 4(2) will need to be reviewed in order to prevent unwanted and inappropriate infill in the future. In particular to cover the following classes of development:

Part 1 - Class E – The provision within the curtilage of the dwelling house of -

Hanger Hill Garden Estate Conservation Area Management Plan

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure, or
- (b) a contained used for domestic heating purposes for the storage of oil or liquid petroleum gas

There are exclusions provided under class E, these are detailed under class E1, E2 and E3.

During the next 5 years the council will look into reviewing the scope of the existing article 4 to include the above class of development.

5.8. Consultation

The strength of Hanger Hill Garden Estate 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 Garden Estate 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 during the next five-year period of review.