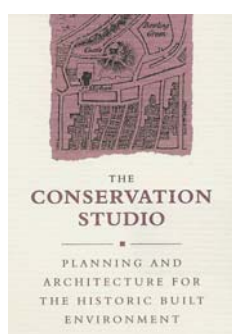


HANWELL VILLAGE GREEN CONSERVATION AREA Character Appraisal



MARCH 2008



HANWELL VILLAGE GREEN CONSERVATION AREA CHARACTER APPRAISAL

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1. Introduction

1.1. The definition and purpose of conservation areas

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

1.2. The purpose and status of this appraisal

The Hanwell Village Green Conservation Area was originally designated in 1974 and extended in 1982. In 1999 the Council published a leaflet describing the CA and outlining its approach to preserving and enhancing its character.

This is the first character appraisal of the area. The scope of this appraisal is summarised in the following points:

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

This appraisal 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 the Hanwell Village Green CA follows the guidance provided by the *Planning Policy guidelines 15: Planning and the Historic Environment* (1994); the *Guidance on Conservation Area Appraisals by English Heritage* (2005); and the *Guidance on Management of Conservation Areas* by English Heritage (2005).

The analysis has been conducted on the basis of visits to the area, the involvement of local associations, and with

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consultation of primary and secondary sources on the local history and architecture.

1.3. Summary of special interest

The Hanwell Village Green CA lies to the west of the Borough of Ealing, and is enclosed by public parks, a golf course and the railway line on three sides. To the east, roads connect to suburban streets of late 19th century houses, laid out to take advantage of the proximity of Hanwell Station.

The CA is notable for its two areas of distinct character. To the north, around a pretty village green, are historic buildings dating to the late 18th and 19th centuries, set in spacious plots with many trees. These link to the open green spaces to the north and west, comprising the Brent Valley Golf Course and Churchfields Recreation Ground. The main street, Church Road, leads towards St Mary's Church, rebuilt in the 12th century but within a separate CA.

Further south, the CA is characterised by residential development which was largely built from the 1880s onwards, instigated by the convenience of Hanwell Station, which itself was rebuilt in the same period. This provided groups of well detailed detached or semi-detached family houses, set back from the street with a common building line. The best examples are in the south part of Manor Court Road, Golden Manor and Campbell Road.

Inter-war development has also taken place, providing further family houses which because they reflect the historic form of development are considered to make a neutral contribution to the character of the CA. These occur in Church Road (west) and Manor Court Road.

Overall, the CA provides a range of buildings, mostly in residential uses, with just three listed buildings, one of which (no. 134 Church Road) is a Building-at-Risk. Of note are the many unlisted late 19th century houses which provide good examples of the use of traditional materials such as red brick, clay tiles, and timber. Attractive porches and front doors are of special merit.



Hanwell Green



Golden Manor looking south



Hanwell Station

2. Location and setting

2.1. Location and context

The Hanwell Village Green Conservation Area is situated within the former historic County of Middlesex. The CA is included within the Hobbayne Ward of the London Borough of Ealing.

The CA includes a long stretch of Church Road, from Churchfields in the west to its junction with Golden Manor, and part of the open space of the Brent Valley Golf Course to the north. Properties on both sides of Manor Court Road, the small open space of Manor Court Green, and houses in Alwyne Road and the west end of Manor Court Road and Campbell Road, are also included. The railway line and its viaduct form a noticeable boundary to the CA to the south.



Hanwell Green looking west

2.2. General character and plan form

The CA is notable for the more regimented late 19th century layout of streets close to the station, clearly provided as part of a 'planned' development, and the more informal shapes of the roads around Hanwell Green, a small triangular area of grass which forms the corner to a much larger area of green space to the north (Brent Valley Golf Course). This space and the patterns of the streets that converge upon it, as well as the loose and organic development that surrounds it, determine the plan form of the Hanwell Green area together with the approach of the main thoroughfare of Church Road and the buildings that are aligned to either side. The open spaces of Brent Valley Golf Course and Churchfields Recreation Ground also define the plan form of the northern and western part of the CA. Slightly out of character therefore is the quite regimented mainly Inter-War development along the western end of Church Road, leading towards St Mary's Church beyond the CA boundary.



Campbell Road

The suburban streets in the middle and southern part of the CA are notable for their more formal layout, with a standard plan of detached and semi-detached houses that line the streets behind modest front gardens. Of interest is the application on all four of the main streets, Manor Court Road, Alwyne Road, Golden Manor and Campbell Road, of a common building line, creating space for modest front gardens. These add greenery and relate to the open spaces and trees in Manor Court Green.



Golden Manor

Hanwell Village Green Conservation Area Character Appraisal

The gentle curves in streets such as Church Street and Manor Court Road take advantage of the natural topography.

The CA can be divided into two main character areas. **Area 1** is the northern part of the CA comprising Church Road, the area around Hanwell Green and Cuckoo Lane, together with the surrounding open space. This area has the character of a rural village, reinforced by the many open green spaces. **Area 2** comprises the more formal residential streets in the southern part of the conservation area, notably Manor Court Road, Alwyne Road, Golden Manor and Campbell Road. This area has a much more formal and suburban character.

2.3. Landscape setting

Much of the land in the CA is relatively flat which means that there are no significant vantage points within the area. Land rises gently in a northward direction towards Hanwell Green and falls further northwards over Brent Valley Golf Course, from which views of Brent River Park can be appreciated. The western end of Church Road again falls gently in a westerly direction towards St. Mary's Church and Churchfields Recreation Ground, as does Manor Court Road.



Nos. 81-89 Church Road



Manor Court Green looking towards Churchfields Recreation Ground

3. Historic development and archaeology

3.1. Historic development

Hanwell is mentioned in the Domesday Book as an independent manor. The name probably means *cock-frequented stream* from the old English *hana*, a cock, and *wielle*, a stream. The old parish probably included New Brentford, which was disassociated from it in the 18th century, and stretched southward to the river Thames. The medieval village grew around a church which existed on the site of the present St. Mary's by the 12th century. By the beginning of the 19th century there were still only a few houses near the church and along Church Road, but by 1838 the Great Western Railway at Hanwell and Brunel's Wharnccliffe Viaduct had been built, bringing a rapid increase in the local population due to increased transport facilities. In 1842 St. Mary's, a new and larger parish church, was opened.

There is historical evidence of a triangular green at the junction of Church Road and Cuckoo Lane having existed for several hundred years. Sir Monague Sharpe (1924) described the green and the pond which it contained as "*The ancient triangular Green and pondwaste of the Manor, bounded on the north by the grounds of The Grove... and to the east by St. Vincents Lodge.*" The Grove, together with Brent Lodge, was a product of the break up of the Hanwell Park estate after 1782. Hanwell Park was located just to the east and the house was demolished in 1913.

Much of the CA was developed in the 1880s including the large houses in Golden Manor and the south end of Manor Court Road. The rest of the development is Inter-war, and more recent infill development has also occurred.

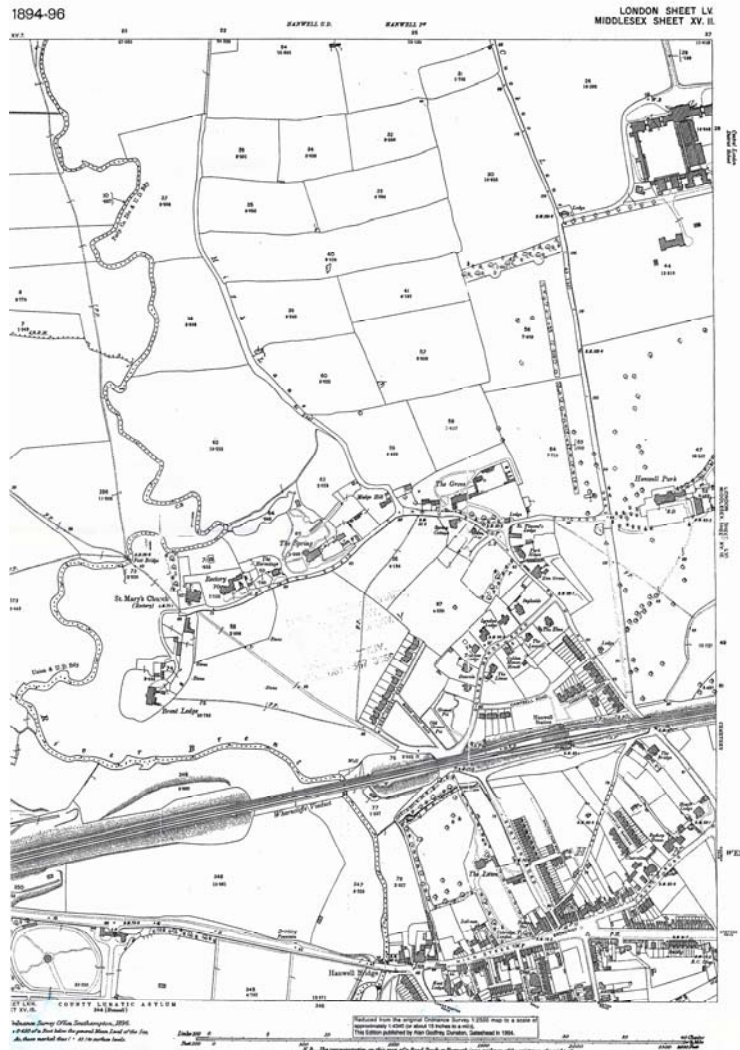


Hanwell Green looking north-east



Hanwell Green looking west

Hanwell Village Green Conservation Area Character Appraisal



1896 Ordnance Survey

The 1896 map shows Church Road lined by substantial houses in spacious plots all the way to its western end, where it is terminated by St. Mary's Church and Brent Lodge. St. Vincent's Lodge is marked along with the property adjacent to the present Golf Club known as no.136 Church Road, which is marked as The Lodge. The triangular Hanwell Green can be easily seen with a number of specimen trees which are still present today. The Grove is marked as a very substantial property on the site of the present Golf Club with the Golf Links to the north marked as open land traversed by the High Lane, an ancient trackway to Greenford.

By 1877 Brunel's original Hanwell Station of 1836 had been rebuilt, and these improved facilities had encouraged further residential development, particularly a long group of houses in Manor Court Road, shown on the 1896 map. Manor Court Green and Campbell Road are also laid out along with Alwyne Road, but there are few buildings. By contrast, Golden Manor is lined with substantial villas set in large plots.

Hanwell Village Green Conservation Area Character Appraisal

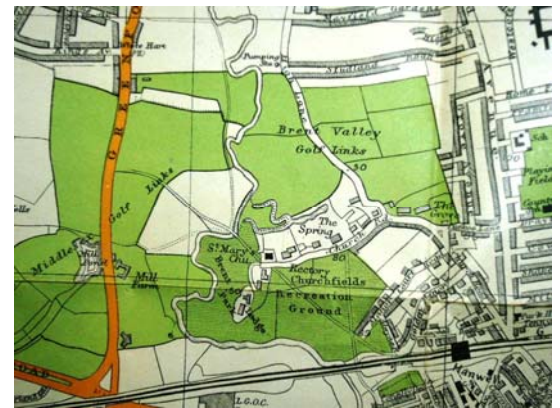
The 1937 map shows the area developed further with more houses along the south side of Church Road, and on the northern side, The Spring, a substantial house marked on the 1896 map, still extant. The Grove has been demolished and the Brent Valley Golf Course has been marked out on land to the north. Manor Court Road has been extended eastwards and developed with a number of large properties at its eastern end near its junction with Church Road. The southern end has been further developed on its eastern side along with Alwyne Road.

The gravel pits at the southern end of Golden Manor had also been developed and the demise of the large villas along this road had already started. Campbell Road is almost complete with the notable omission of Campbell Court.

Today, this part of Hanwell has been further developed with the replacement of the large properties at the western end of Church Road with rows of semi-detached and detached houses in much more modest plots. The large properties at the eastern end of Manor Court Road and Golden Manor have been replaced with suburban Inter-war properties and Campbell Road has been completed along with Campbell Court, possibly in the late 1930s. A number of Post-war modern buildings have been inserted, including the blocks of flats in Manor Court Road, the western end of Church Road, and Golden Manor just outside the CA.

3.2. Archaeology

Ancient monuments and archaeological sites are vitally important to the cultural heritage of the Borough. This part of Ealing is identified in the Ealing UDP (2004) as an Archaeological Interest Area (A19) especially the area around St. Mary's Church, the site of a medieval settlement (12th century) and Hanwell Bridge where there was a medieval water mill. Prehistoric remains have also been found in this area especially in the 19th and 20th centuries when excavating for gravel and digging out new foundations for buildings. If further development takes place, these remains will be disturbed again, so the Borough Council may require that an archaeological evaluation is provided before work commences, as well as the careful monitoring of any excavations by a suitably qualified professional.



1937 Map



Hanwell Station



Arches below viaduct

4. Spatial analysis

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

The spatial character of the CA is strongly defined by the open spaces that surround it, and the green landscaped spaces within it, notably Hanwell Green and Manor Court Green. These open spaces link with the many private gardens to provide a sylvan character to much of the CA. They also give the CA a spacious and open feel, which contrasts with the more intensively developed streets in the southern part of the CA. Around Hanwell Green the informal development pattern contributes towards this spacious character. Mature street trees set in front of low-level boundary walls of consistent design and detailing, frame the more formal streets to the south. Detached and semi-detached villas are set back a short distance from the street in a consistent building line with modest front gardens.

4.2. Key views and vistas

There are a number of key views of note within the CA. The natural topography is flat, with ground levels falling very gently over the open space to the north and the River Brent, and a similar gentle descent to the west toward Churchfields Recreation Ground. Views of note include the following:

- The northerly views along Church Road towards Hanwell Green framed by a number of attractive buildings notably no.136 Church Road, the original (though much altered) former lodge to The Grove, and the brick flank wall of no.134 Church Road, known as St. Vincents Lodge - a grade II 18th century villa of note;
- Long range views looking westwards along Church Road to the spire of St Mary's Church (listed grade II*) designed by Sir Giles Gilbert Scott;
- Nos. 122 to 128 Church Road, which is locally listed, an imposing brick built three-storey, five bay stucco fronted early 19th century building, with a coach house with decorative cupola;
- Axial views along Manor Court Road framed by street trees and the consistent built form at its western end;
- Medium range views at the western end of Church Road and Manor Court Road onto



Golden Manor (west end)



View over Churchfields Recreation Ground



View along Manor Court Road

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Churchfields Recreation Ground, terminated at points by the heavy tree line bordering the open space;

- Medium range views at the westerly extreme of Church Road looking towards St. Mary's Church, terminated by a fine Cedar tree, with the church spire framed on one side by the trees bordering the Churchfields open space;
- Long range views over the open land to the north and on to the Brent River;
- Views into Hanwell Green from Cuckoo Lane, terminated by fine trees and the backdrop of The Rectory (no. 99 Church Road), a grade II colour washed property dating from circa 1800;
- Views of the dramatic railway viaduct at the junction of Alwyne Road with Golden Manor, and the pleasing green spaces beyond, seen through and framed by the high arches;
- Views across Manor Court Green towards the pair of distinctive Victorian villas on Alwyne Road;
- Close range views of Hanwell Station from Campbell Road, a grade II station building dating from 1877, together with views from the station towards the row of cohesive 1930s properties; proposed for inclusion in the CA;
- Close-range views of attractive detailing on individual buildings throughout the conservation area.

5. The character of the conservation area

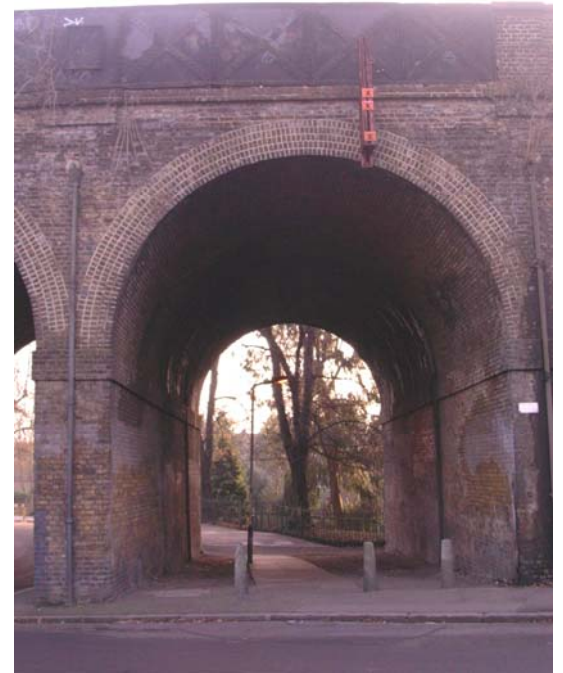
The CA has a mixed character, the northern part with distinctive rural village feel, the southern part with a more suburban character, albeit with a green and open setting.

5.1. Character Areas and the quality of architecture

The two character areas identified have very different characteristics. These are set out below.

Sub Area no 1: Hanwell Green, Church Road, Cuckoo Lane and the open spaces to the north

This area is diverse in character due to its incremental development, and includes late 18th, 19th and 20th century



Viaduct detail



Nos. 15-27 Campbell Road (include in revised CA boundary)



No. 134 Church Road

Hanwell Village Green Conservation Area Character Appraisal

buildings, largely set in spacious plots, with much green space and mature trees. Notable features include the following:

- The small triangular green which is the most distinctive feature of the townscape is made more interesting by the gentle curve of Church Road and the screening effect of the walls, hedges and the large number of mature trees. However the tarmac surface of the road space including the car park area and entrance to the golf links tends to detract from its setting
- There are a number of notable historic properties, two of which are listed. Amongst the most important are the following:
 - No. 99 Church Road (Spring Cottage), a grade II colour-washed two storey dwelling fronting Hanwell Green dating from circa 1800;
 - No.134 Church Road (St Vincents Lodge), a grade II 19th century brick-built two storey dwelling with double pitched roof also fronting Hanwell Green. The garden includes a number of mature trees and shrubbery, adding to the green and open setting of Hanwell Green. This building is in a very poor state of repair, appears to be vacant, and is supported along its southern elevation by temporary scaffolding;
 - Nos. 122-128 Church Road (formally known as Elm Grove) is locally listed. The building is three storeys high and five bays wide, and dates to the early 19th century. It lies to the south of Hanwell Green with a large bay window on its southern elevation;
 - No.136 Church Road, the former lodge to The Grove (now demolished), a single storey slate roofed property adjacent to The Green at the entrance to the Golf Pavilion;
 - Nos. 91, 93 and 95 Church Road are a row of substantial Late Victorian villas in brick with neat detailing in the Arts and Crafts tradition;



No. 99 Church Road



Nos. 122-128 Church Road



Stable block to no. 122-128 Church Road

Hanwell Village Green Conservation Area Character Appraisal

- Nos. 25-33 Cuckoo Lane, a row of modest terraced late Victorian dwellings providing a pleasing cohesive grouping;
- Nos. 81-87 Church Road is a pleasant and coherent grouping of late Victorian semi-detached properties with attractive original details;
- The remainder of Church Road consists of a pleasant if unexceptional mixture of Inter-war and more recent houses and block of flats;
- The stretch of Church Road from Oakley Close to Churchfields has a more mundane suburban character, but is included in the CA for its fine landscaped setting adjoining the open spaces to the north and west;
- Cuckoo Lane at its western end includes a pleasing terrace of late Victorian dwellings of modest scale, which are built with brick and slate, with neatly detailed decorative porches;
- The green and leafy character of this part of the CA is reinforced by the planted frontages, comprising hedges and specimen trees; the open green spaces; the street trees (albeit sporadic); and the spacious plots and rear gardens of the residential properties;
- There are interesting views of the roofs of these houses, comprising steep and complex roof slopes, a range of gables and prominent tall chimney stacks.
- There is some mediocre infill development that fails to replicate the quality of the CA, amongst the most negative are the following:
 - Brierley Court, Spring Court, Madge Hill, Church Road;
 - Oakley Close;
 - No.132 Church Rd.

Sub Area no 2: Manor Court Road, Alwyne Road, Golden Manor and Campbell Road

Properties in the southern part date from the mid-1880s in a formal arrangement and display a



Nos. 31-33 Cuckoo Lane



West end of Church Road



Nos. 184-186 Church Road



Oakley Close

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coherent architectural language. Houses are set back a short distance from the street frontage, but close together with spacious rear gardens. Plots have a regular form. The houses are detached or semi-detached, with a consistent scale and height of between two or three storeys. The character of this part of the CA defined by the inter-relationship of the following factors:

- Comprehensively and formally laid out suburban streets lined with substantial detached late Victorian and Edwardian houses of high architectural quality;
- Properties are mainly in single family occupation;
- Architecture is reminiscent of the Arts and Crafts movement in a distinctive family style providing a cohesive whole whilst introducing variations in detailing to create individuality;
- Green and open setting provided by a number of open spaces within and adjoining the CA, notably Churchfields Recreation Ground and Manor Court Green;
- This green and open setting is enhanced by substantial rear gardens and lavish tree and hedge planting within private gardens;
- Houses set back behind low, well detailed brick walls with brick piers flanking the pedestrian access;
- Typical features of the buildings include the following: Steeply pitched roofs with decorative ridge tiles, finials and barge boards, tall upright chimneys, roof turrets, prominent gables often with brick or timber detailing, square and canted bays often two storey, decorative porches, timber doors with glazed panels, traditional timber sash or casement windows;
- Common materials employed are as follows: Red brick, clay tile, timber white painted traditional timber casements or vertical sliding sash windows with variations in the glazing divisions, timber front doors in muted tones, cream stone dressings, selective use of roughcast in white or cream, timber work on gable ends, cast iron rainwater goods mainly painted black, highly decorated terracotta floor in entrances and porches;



Houses in Manor Court Road



Houses in Manor Court Road



No. 204 Church Road – just outside CA



House in Golden Manor

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- Hanwell Station is the only listed building within this Character Area, which does not include any locally listed buildings;
- Manor Court Road has a uniform character comprising late Victorian and Edwardian detached and semi-detached villas at its western end. At its eastern end it comprises mediocre development of much less quality, mainly of the Inter-war years;
- Golden Manor comprises formally laid out and neatly detailed late Victorian semi-detached dwellings at its western end;
- Campbell Road comprises a mixture of late Victorian and 1930s semi-detached dwellings of note;
- Hanwell Station and the viaduct with decorative arches create a pleasing backdrop and a visual and actual barrier between the CA and the land to the south;
- Some modern infill of mediocre quality disrupts the cohesiveness of the streets. Amongst the most negative are the following:
 - Hightrees Court, Manor Court Road;
 - Brent Mead Close, Manor Court Road;
 - Lime Terrace, Manor Court Road;
 - Substantial blocks of flats at the eastern end of Golden Manor just outside the CA. Amongst these are Testwood Court, Golden Court, Blagdon Court and nos. 10a and 12.

5.2. Key unlisted buildings

The CA includes one locally listed building (nos.112 to 128 Church Road) and three statutorily listed buildings (Hanwell Station, no 99 Church Road and no. 134 Church Road). Otherwise there are a large number of unlisted buildings, all marked in green on the Townscape Appraisal Map, which contribute positively to the special character and appearance of the CA.

These buildings, despite not meeting the criteria for statutory or possibly local listing, contribute positively to the character of the area. In the main they reflect the age,



Brent Mead Close



'Positive' houses in Manor Court Road

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style and material of a substantial number of buildings in the CA and are a reminder of the gradual development of the settlement as a residential suburb in the later part of the 19th century and beyond. These unlisted buildings, together with the locally and statutorily listed buildings detailed above, help to justify the designation of the Hanwell Village Green Conservation Area. They are:

- Nos. 1-27, 2-20, 37-41 (odd), 48 and 50 Manor Court Road;
- Nos. 3-25 (odd) and 2-10 (even) Golden Manor;
- Nos. 2-22 (even) and 1-7 (odd) Campbell Road;
- Nos. 15-27 Campbell Road (just outside CA);
- Nos. 81-95 (odd) Church Road;
- Nos. 25-33 (odd) Cuckoo Lane;
- Nos. 136, 97, 95, 101, 103, 178-182 (even) Church Road.



'Positive' houses Golden Manor

5.3. Building materials and local details

The northern part of the CA is characterised by a variety in building materials and traditions, whilst the southern part, with a plethora of late Victorian properties, is generally reminiscent of the Arts and Crafts tradition and displays a very coherent and cohesive character. Individuality is expressed through the use of slightly different detailing on each property, although the materials, mainly brick or terracotta, remain consistent.



Door detail, Campbell Road

Sub Area 1 – Church Road, Hanwell Green, and Cuckoo Lane

Locally distinctive materials include the following:

- Red clay brick or yellow London Stock brick with neat recessed joints. Other finishes include tile hanging, and the selective use of roughcast, left natural or painted white or cream. Decorative moulded brickwork including notable brick arches;
- Steeply pitched roofs covered in clay tiles with over-sailing eaves, bonnet tiles, decorative bargeboards, decorative finials and ridge tiles, and exposed rafter feet. Selective use of slate on lower pitches;
- Selective use of stone dressings to adorn windows and doors;
- Cast iron rain water goods painted in black or white;



Window detail, Campbell Road

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- Decorative terracotta floor tiles on porches and pedestrian entrances;
- Timber windows painted white or cream and timber doors painted in muted tones.

Locally distinctive architectural features include the following:

- Prominent and tall chimney stacks with multiple clay pots adding to the lively roofline;
- Roof dormers with pitched or flat roof of traditional design with lead dressings;
- Neat porches of varying designs notably recessed, small pentice porches, pitched, often with decorative timber work;
- Canted front bays, often of two storeys;
- Prominent gables sometimes finished by over-sailing eaves with decorated timber bargeboards painted white;
- Neatly detailed low level brick front boundary walls with multiple brick piers often complemented by specimen trees and hedge planting;
- Traditionally detailed timber sash or casement with a variety of glazing divisions set in recessed openings;
- Solid timber doors with glazed fanlights of varying designs painted in muted tones, set within recessed openings.

Sub Area 2 – Manor Court Road, Alwyne Road, Golden Manor and Campbell Road

Locally distinctive materials include the following:

- Red clay and London Stock brick front elevations with neat recessed joints. A common theme is a London Stock brick with red brick dressings and banding as seen at Manor Court Road. Other finishes include tile hanging, selective use of roughcast, and cream stone. Decorative moulded brick work notably brick arches;
- Steeply pitched roofs covered with clay tiles, with over sailing eaves, decorative bargeboards, decorative finials and ridge tiles;
- Stone dressings selectively used to adorn windows and doors;
- Cast iron rainwater goods painted in black or white;
- Traditionally detailed timber sash or casement windows painted white or cream with a variety of glazing divisions;



Decorative tile hanging, Campbell Road



Original panelled door



Original sash window and decorated brick eaves course

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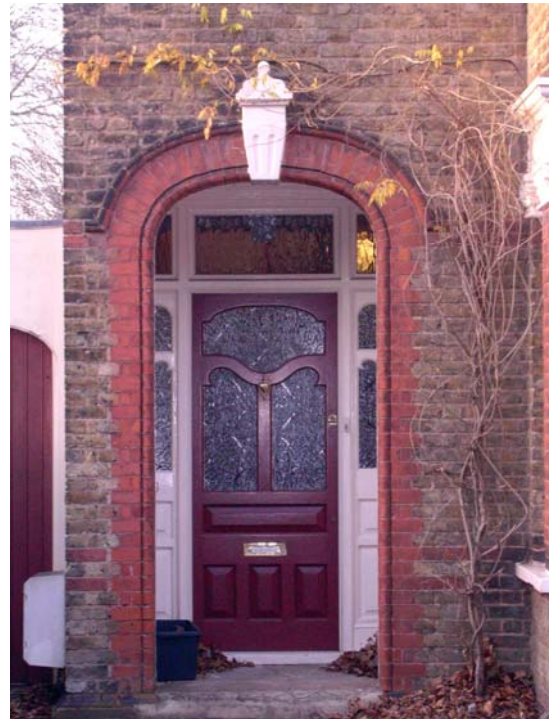
- Timber doors with glazed panels and fanlights of varying designs painted in muted tones;
- Decorative terracotta floor tiles on porches and pedestrian entrances.

Locally distinctive architectural features include the following:

- Prominent and tall chimney stacks adding to the lively roofline;
- Roof dormers with pitched or flat roof of traditional design with lead dressings;
- Prominent and decorative porches of varying designs notably recessed, brick with pitched roof;
- Canted or square bays often of two storeys;
- Prominent traditional gables decorated with timberwork roughcast or pargetting. Some examples of elaborate Dutch gables as seen at Manor Court Road. These are sometimes finished with a parapet or over-sailing eaves, with decorated timber barge boards painted white;
- Well detailed low level brick front boundary walls with brick piers often complemented by specimen trees and hedge planting;
- Small oriel windows;
- Distinctive fenestration patterns including closely aligned and coupled windows in recessed openings.



Front path detail showing original 19th century tiles



Ornate front door with moulded brick porch

5.4. Contribution of open spaces, trees and landscape

Hanwell Green in the centre of the CA is the one of the most significant open spaces, set at the junction of a number of streets. It is fronted by prestigious houses in substantial plots which add to its attractive setting.

The area of green in front of the Golf Club significantly adds to Hanwell Green's spacious and rural setting, and the fine specimen trees in particular provide an attractive backdrop.

The Brent Valley Golf Course comprises a substantial area of formally laid out open space, together with less formal areas leading into the Brent River Park. The gently sloping land allows long range views down to the River Brent and beyond. This, together with Churchfields, provides the green and open setting for the area and creates its rural green and open character.

The formal yet modest open space known as Manor Court Green provides a pleasant setting for the comprehensively laid out late Victorian villas that surround it.

The fine street trees, and specimen trees on public spaces; together with sizable rear gardens and planted frontages, all add to the open, green and leafy character of the CA.



View over Golf Course



Trees are important in the CA (Hanwell Green)

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

There are a number of factors that fail to reflect the quality and charm of the CA, notably the following:

- Recent modern infill development has failed to reflect the quality of the historic development, ignoring the scale, details and general quality of the earlier examples. This results in fractures and gaps in an otherwise cohesive street scene. There are a number of examples where the setting of Victorian and Edwardian properties in particular has been compromised by modern development



Modern development in Oakley Close

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that fails to replicate their quality, architectural expression, scale, rhythm and proportions. Amongst inappropriate modern development in the CA the following have been particularly identified:

- Hightrees Court, Manor Court Road;
- Brent Mead Close, Manor Court Road;
- Lime Terrace, Manor Court Road;
- Substantial blocks of flats at the eastern end of Golden Manor just outside the CA. Amongst these are Testwood Court, Golden Court, Blagdon Court and nos. 10a and 12;
- Brierley Court, Spring Court, Madge Hill, Church Road;
- Oakley Close.

Other threats and intrusions include the following:

- No.134 Church Road – listed grade II. This is a long standing problem building and requires urgent repairs to prevent it falling any further into dereliction;
- Street paving in a poor state of repair in a number of places;
- Badly cropped or un-maintained street trees;
- Un-coordinated and inappropriately designed and sited street furniture;
- Swathes of hard surfacing comprising the entrance and car park to the Golf Course. These are detrimental to the setting of Hanwell Green and the CA in general;
- Un-coordinated street furniture directly to the north of The Green at the entrance to the Golf Club.

Other threats to the character of the conservation area are through inappropriate minor development, alterations or the removal of historic fabric. Amongst the most notable are the following:



1960s development in the CA



Car park to Golf Club



Street signage can be dominant

Hanwell Village Green Conservation Area Character Appraisal

- Inappropriate and over sized extensions, rear and side and roof extensions;
- Insertion of dormer windows and roof lights of inappropriate design in front roof slopes;
- Inappropriate replacement windows including the removal or alteration to the historic pattern of fenestration and glazing divisions, replacement doors, and alterations to porches;
- Removal of historic features such as finials, decorative ridge tiles, or terracotta floor tiles;
- Removal of hedges, trees and other planting of significance;
- Lowering or altering chimney stacks;
- Re-pointing brick work, painting or otherwise altering surfaces materials, usually brick or tile;
- Replacement of cast iron rainwater goods using plastic;
- The attachment of various 'modern' lifestyle products to the front elevations or roofslopes of the buildings. These include satellite dishes, security cameras, floodlights, metal bars and grilles on the windows;
- The removal or inappropriate alteration of the front boundary walls and piers; the hard surfacing of front gardens; and other works to accommodate off-street car parking.
- Inappropriate boundary features such as modern fences (e.g. no. 91 Church Road, Fern Bank, Golden Manor; Madge Hill, Church Road; and no. 87 Church Road).



Loss of front gardens (Church Road)



Inappropriate boundary treatment (Cuckoo Lane)

5.6. Public realm and street furniture

The public realm in general is uncluttered and reads as a neutral backdrop to the buildings. Street lighting is a mixture of reproduction 'Victorian' lamp standards, usually painted black, as on Church Road, and older swan-neck lamps, as on Manor Court Road. Both are appropriate in this setting. The Borough Council has recently commissioned a private contractor to replace all of the street lighting in the Borough and it is hoped that existing fitments of merit in the CA will be retained.

Street furniture is sparse, and the usual paraphernalia of bins, street bollards, and street signs is remarkably (and positively) absent, contributing to the quiet, more rural qualities of the CA. However the sensitive area directly to the north of Hanwell Green has a complex mix of street furniture and signage that fails to recreate the low key public realm in the rest of the CA.

Pavements within the CA are surfaced using concrete slabs, often interspersed with areas of patched repair carried out in tarmac. Generally the slabs are in a poor state of repair.

Green open spaces are formally laid out in the main and well maintained. However the boundary and access to Manor Court Green is unattractive.

General condition

Generally the condition of historic fabric in the CA is sound. The following issues have been identified:

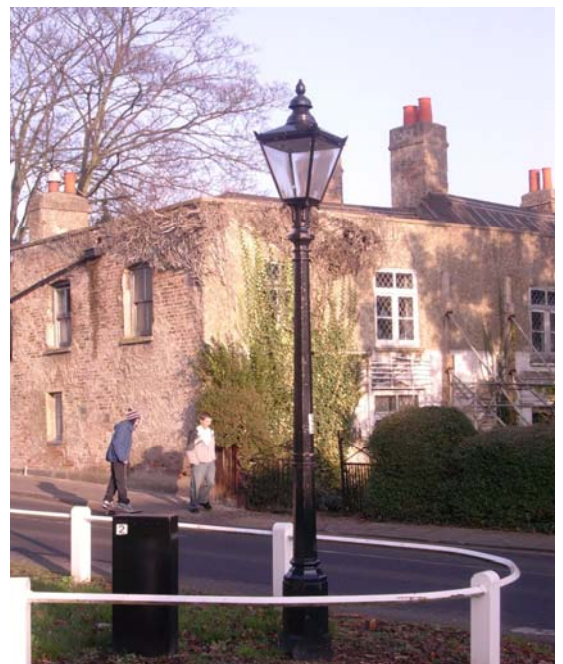
- Pavements are generally in a poor state of repair and would benefit from sensitive and selective resurfacing;
- Street trees are in need of selective management;
- Older street lights would benefit from painting;
- A few properties are in a poor state of repair, notably the no. 134 Church Road, a grade II listed building, which is seriously 'At Risk';
- A few privately owned boundaries at the western end of Church Road require improvement.



Granite kerbs with broken paving



Bollards in Church Road



Reproduction traditional street light

5.7. Problems, pressures and capacity for change

There is little capacity for major change within the CA. Over the course of the years some demolition of the original late Victorian villas has occurred, and modern buildings have been inserted. Generally these have failed to replicate the quality or characteristics of the original buildings, and significantly detract from the traditional layout of the properties which has been identified as one of the elements of special interest.

The Victorian and Edwardian properties generally are very cohesive and have been relatively immune from the rash of inappropriate minor development that has plagued some of the conservation areas in the Borough. Serious consideration should be given to measures to protect these properties from inappropriate minor development that can be carried out through householder's 'permitted development rights'. These can be removed using an Article 4 Direction which brings under planning control such work as replacing windows in uPVC, painting previously unpainted brickwork, changing roof materials, or demolishing front boundary walls to create car parking. Clear design guidance for property owners, to help them preserve their buildings in an appropriate way, would also be helpful.



Manor Court Road



Cuckoo Lane

6. Suggested boundary changes

The appraisal of the Hanwell Village Green CA and its immediate surrounds has indicated that one minor revision to the boundary of the CA is required. This is as follows:

- The inclusion of nos. 15 –27 Campbell Road, a cohesive row of 1930s terraced housing. This pleasing group terminates the view from the grade II listed Hanwell Station. They are similar in age and detailing to the adjacent block of flats (Campbell Court) or nos. 1- 7 Campbell Road, all of which are already in the CA.



Nos 15-27 Campbell Road

7. Community involvement

In accordance with English Heritage guidance, the Council has involved key stakeholders during the appraisal process, a list of whom is appended. This initial consultation process has been undertaken through a number of 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. Responses to this questionnaire have been taken into consideration during the preparation of this text.



An Article 4 Direction would protect these unlisted buildings in Manor Court Road from unsympathetic alterations

8. Summary of issues

- Consideration should be given to extending the conservation area to include nos. 15-27 Campbell Road;
- Whilst the architectural features of the buildings which are important to the special interest of the area are remarkably intact, consideration should be given to extending planning controls to protect the features through the use of an Article 4 Direction;
- The boundary fences around Manor Court Green fail to contribute towards the pleasant and open setting of The Green; and should be replaced;
- Pavements are in a poor state of repair;
- Street trees require selective management;
- The poor condition of no. 134 Church Road, a listed building, needs to be urgently addressed;
- An investigation of the merit of including Hanwell Railway Viaduct and its arches on the 'Local List'.



Trees are important to the CA (Manor Court Green)

9. Planning and Policy framework

A summary of the principal legislation and policy guidance applicable to the Hanwell Village Green CA is set out below:

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the process of assessment, definition, or revision of boundaries and formulation of proposals for CAs as well as the identification and protection of Listed Buildings. Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the CA, or in case of Listed Buildings, to have special regard for their preservation in the exercise of their powers under the Planning Acts.

Planning Policy Guidance (PPG) Note 15, for local and other public authorities, property owners, developers, amenity bodies and public, sets out Government policies for the identification and protection of historic buildings, CAs, and other elements of the historic environment. *Ealing Council's Unitary Development Plan (UDP)* or *Local Development Framework (LDF)* includes its statutory policies for implementing the Acts and apply the PPG. This Appraisal should be taken into account when considering planning or listed building applications within the Conservation Area.

The prime objective of the relevant legislation and guidance is the preservation and/or enhancement of character or appearance of CAs. Any proposed developments, which conflict with that objective, should be normally expected to be refused. PPG 15 and local policy also support a presumption in favour of preservation of any buildings or objects, which are considered to make a positive contribution to the character of a CA. At the same time, it is recognised the need to accommodate changes which respect or reinforce the character of the area in order to maintain its vitality.

Many local planning policies – not only those for design and conservation – can affect the developments in a CA. For instance policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment and town centres can all influence development and the quality of the environment in CA. However, policies concerned with design quality and character generally take greater importance in CAs. The adopted UDP's section on Urban Design includes policies dealing with:



No 134 Church Road – a listed 'Building-at-Risk' requiring urgent attention

Hanwell Village Green Conservation Area Character Appraisal

- Design of Development (4.1)
- Mixed Use (4.2)
- Landscaping, Tree Protection and Planting (4.5)
- Statutory Listed Buildings (4.7)
- Conservation Areas (4.8)
- Ancient Monuments and Archaeological Interest Areas (4.9)
- Commercial Frontage and Advertising Signs (4.10)

Throughout the Urban Design section, references are made after each policy to further relevant documents and policies, including:

- *SPG 5: How to Prepare an Urban Design Statement*
- *SGP 12: Greening Your Home*
- *Ealing LA21: Keeping Your Front Garden Alive*
- *PPG 15: Listed Buildings and Conservation Areas*
- *PPG16: Archaeology and Planning*
- *PPG 19: Outdoor Advertisement Control*
- "By Design - Urban Design in the Planning System: towards a better Practice"(CABE & DETR, 2000)
- "By Design – Better Places to Live: A Companion Guide to PPG 3" (CABE, 2001)
- *The London Plan*, Policy 4B.5, 4B10, 4B11, 4B12, 4B14

Policy 4.8 for CA states:

- The Council will preserve or enhance the character and appearance of CAs and their setting.
- New developments, built or otherwise within or adjacent to the CA, will be permitted provided that they are well related to the existing character of the area in terms of its historic and architectural quality and green setting. The Council requires that any development proposal adhere to the Council's specific CA guidelines.
- The council will refuse planning permission and CA consent for development of existing buildings, unless the proposed replacement development will preserve or enhance the character of the CA. Where appropriate, the Council will also make Article 4 Directions that restrict development rights granted by the General Permitted Development Order.
- It is the Council's intention to create new and extended CAs in the Borough, in areas which merit this status, having regard to the individual quality of the area as a whole.

Hanwell Village Green Conservation Area Character Appraisal

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

- The area concerned must be the setting for one or more of the following:
 1. Listed Buildings, or a group of buildings of good design from any period especially when they create an attractive townscape.
 2. Urban open spaces or historic village greens.
 3. Features of historic or archaeological interest including industrial or transport heritage.
 4. Landscape features including, water, trees, and gardens of value for their plant, wildlife or their amenity of the surrounding area.
 5. An historic street pattern.
 - The area should have some cohesion of character worthy of preservation.
 - The benefit of preserving that character must be considered to be greater than the loss of certain permitted development rights having regard to the financial and resource implications of such action.

Detailed advice on policies contained in the UDP, on restrictions on Listed Buildings, residential and commercial properties in Conservation Areas, and for guidance on the procedure to apply for permission, can be obtained from the London Borough of Ealing, Planning and Surveying Services, Perceval House, 14-16 Uxbridge Road, London, W5 2HL, Tel 020 8825 6600, email: planning@ealing.gov.uk, or, alternatively, from the Council's website at www.ealing.gov.uk.

10. Glossary

Ashlar hewn blocks of masonry neatened and laid in horizontal courses

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

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

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

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

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

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

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

Casement window a window hinged vertically to open like a door

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

Coade Stone an artificial cast stone used from the second half of the 18th Century for decorative keystones

Column an upright, often supporting, structure either, round, square or rectangular in form

Coping a capping or covering found on top of a wall. They can be flat or sloping to discharge water

Cornice a projecting, decorative moulding found along the top of a building refers to a cornice made up of a series of small square blocks **Dentil Cornice**

Hanwell Village Green Conservation Area Character Appraisal

Corbel a projecting block, usually stone, supporting a horizontal beam

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

Cupola a dome that crowns a roof or turret

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

Door hood a projected moulding above an exterior door designed to through off the rain

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

Dressings a decorative feature made of stones, most commonly set around windows

Eaves the under part of a sloping roof overhanging a wall, (Over sailing), or flush with it

Elevation the external wall or face of a building

Façade commonly the front face of a building

Fanlights a window, often semi-circular with radiating glazing panels, found over a door in Georgian buildings

Fenestration the arrangement of windows in a building

Finial a formal ornament, (usually in Fleur-de-Lis) at the top of a gable, pinnacle or canopy

Footprint the total area over which a building is situated

Gable the triangular upper part of a wall found at the end of a ridged roof

Grain refers to the arrangement and size of buildings in the urban context

Hard standing an area of hard material used for parking cars within the cartilage, (often front garden space) of a house

Hipped roof a shallowish pitch with sloping at the vertical ends

Keystone central wedge-shaped stone at the crown of an arch

Mortar mixture of cement, (or lime), sand and water laid between bricks as an adhesive

Hanwell Village Green Conservation Area Character Appraisal

Lintel a horizontal supporting element of timber, metal or stone found across the top of a door or window

Mansard roof has a double slope where the lower part is steeper than the upper part

Moulding a continuous projection or groove used decoratively to throw shadow or rain water off a wall

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

Pantile a roofing tile with a curved S shape designed to interlock

Parapet a low wall used as a safety device where a drop or edge exists

Pediment a low pitched Gable above a Portico

Pier a solid vertical masonry support (or mass) found in buildings and walls

Pilaster a shallow pier projecting slightly from a wall

Pinnacle a small pyramidal or conical shaped crowing element

Pitched roof the most common type. Gables exist at each end of the pitch

Plinth the projecting base of a wall or column

Pointing the exposed mortar finish to brick or masonry joints

Polychromatic multi-coloured brickwork

Portico a roof space open or partly enclosed

Quatrefoil a set of decorative openings, often leaf shaped cut into an arch

Quoins dressed bricks found at the corners of buildings, usually laid so that the brick faces are alternately large and small

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

Recess space set back in a wall, often the setting for an entrance porch

Render plaster or stucco applied to a wall

Rooflight a window set flush into the slope of a roof

Rusticated masonry cut in huge blocks, often in its original hewn state, that is normally found on the lower half of buildings

Sash window a window that is double hung with wooden frames (sashes) that slide up and down with pulleys

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

Sett paving slabs

Sills the horizontal element found at the base of a window or doorframe

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

Transom a horizontal bar of stone or wood across a window

11. Bibliography

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

English Heritage, *Guidance on Conservation Area Appraisals*, 2005

Ealing Council, *Adopted 2004 Plan for the Environment*, 2004

Pevsner, N., *The Buildings of England. London 3: North West*, 2002

12. Appendix - Stakeholder consultation

12.1. List of stakeholders consulted

- Ealing Civic Society
- Conservation Area Panel
- Hanwell Village Green Residents' Association
- Relevant Ward Councillors

12.2 Hanwell Village Green Conservation Area Appraisal Questionnaire sent to stakeholders:

1. Please list any special qualities, distinctive features or areas, which you consider a positive contribution to the Conservation Area.
2. Can you identify any key feature – within the built or natural environment – that you feel have been eroded over time?
3. Can you identify any development that has taken place since designation, which you feel had a negative impact of the character of the conservation area? If yes, why?
4. Can you identify any areas on the attached map that you consider should be included or excluded from the Conservation Area? Please give your reason.
5. How effective do you consider the present controls over development to be? Please explain.
6. Apart from the Listed Buildings within the Conservation Area, are there any buildings or structures that you consider are of architectural or historical significance? Please give details.
7. Can you identify any open 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.
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.

**Hanwell Village Green Conservation Area
Character Appraisal**

14. Do you feel that sufficient Conservation Area direction exists to guide development proposals? Please give details.

Ealing Council
Conservation Area Appraisals

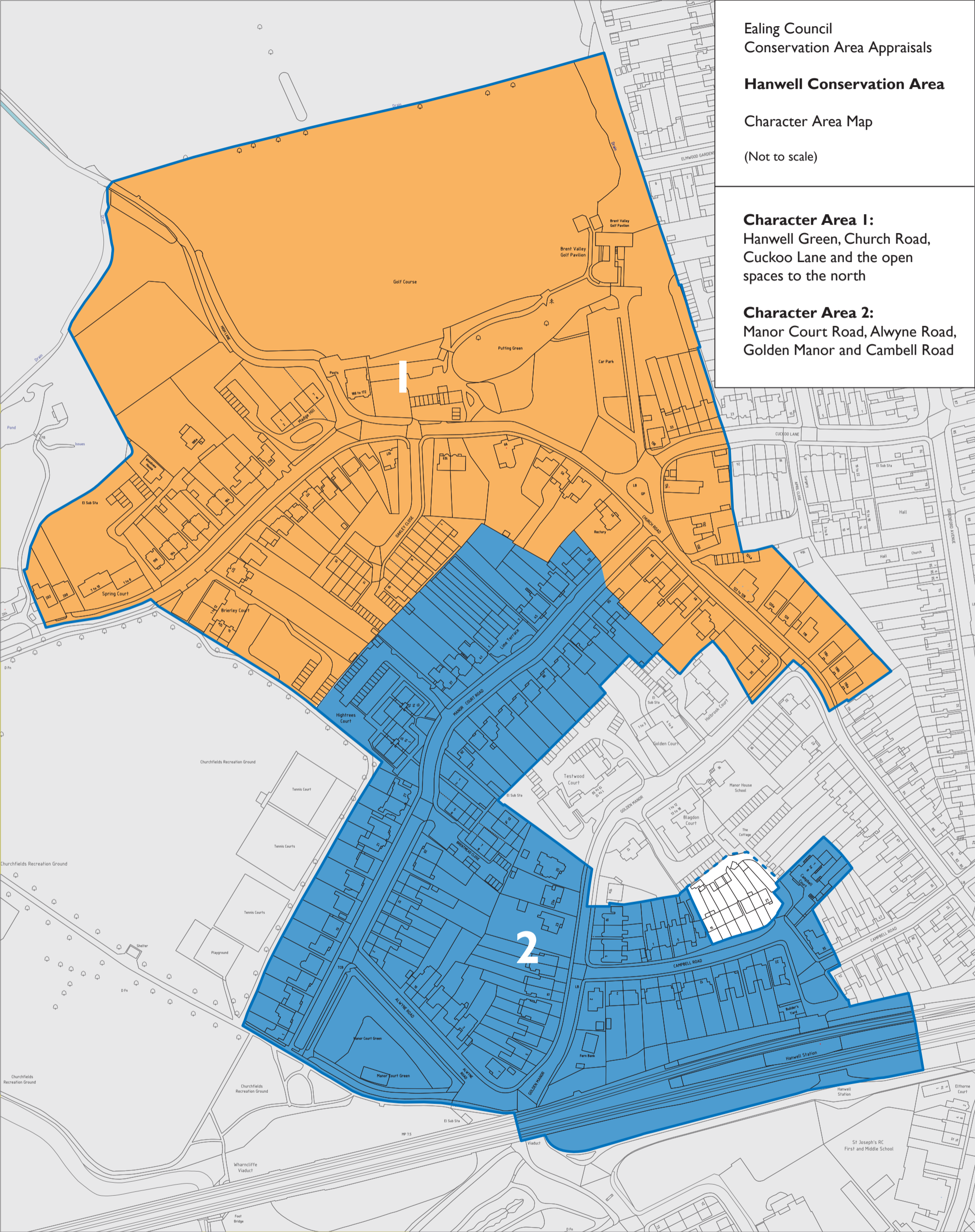
Hanwell Conservation Area

Character Area Map

(Not to scale)

Character Area 1:
Hanwell Green, Church Road,
Cuckoo Lane and the open
spaces to the north

Character Area 2:
Manor Court Road, Alwyne Road,
Golden Manor and Cambell Road



Ealing Council
Conservation Area Appraisals

Hanwell Conservation Area

Townscape Appraisal Map

(Not to scale)

-  Conservation area boundary
-  Proposed conservation area boundary
-  Listed buildings
-  Positive buildings
-  Locally listed buildings
-  Important open space
-  Focal points
-  Important tree groups
-  Important views
-  TPOs

