

MONTPELIER PARK CONSERVATION AREA Character Appraisal



APRIL 2009

MONTPELIER PARK CONSERVATION AREA CHARACTER APPRAISAL

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1. Introduction

1.1. The definition and purpose of conservation areas

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

1.2. The purpose and status of this appraisal

The CA was first designated in 1982 and extended in 1991 to include Park Hill and further extended to the west along Mount Avenue in 1997.

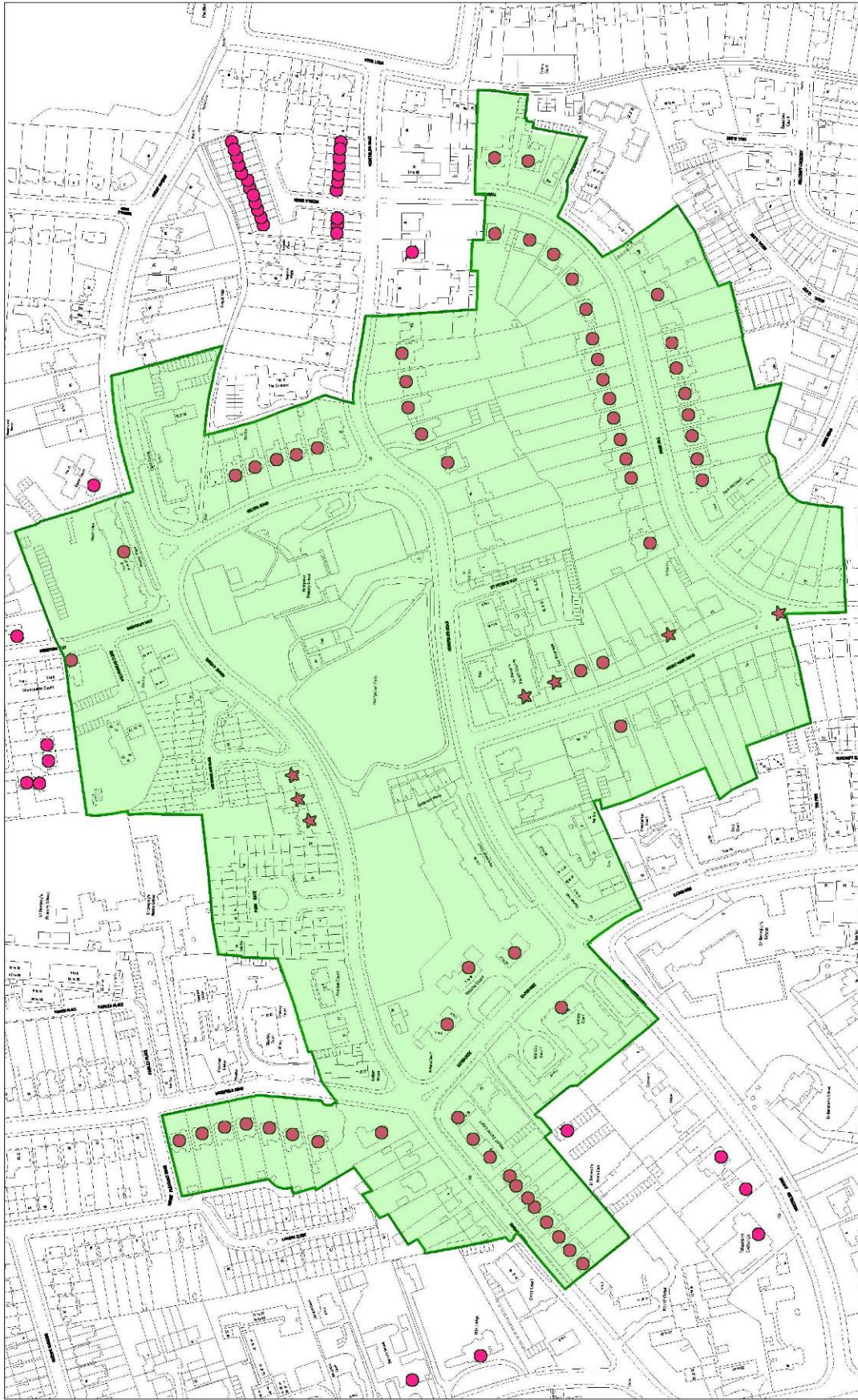
The scope of this appraisal is summarised in the following points:

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

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

The methodology of the CA Character Appraisal for Montpelier Park follows the guidance provided by the *Planning Policy guidelines 15: Planning and the Historic Environment* (1994); the *Guidance on Conservation Area Appraisals by English Heritage* (2005); and the *Guidance on Management of Conservation Areas* by English Heritage (2005).

The analysis has been conducted on the basis of visits to the area, the involvement of local associations, and with consultation of primary and secondary sources on the local history and architecture.



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Montpelier Conservation Area Boundary and Nationally and Locally Listed Buildings

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- ★ Listed Buildings
- Locally Listed Buildings

1.3. Summary of special interest

- Montpelier Park CA is situated in the former historic County of Middlesex, in the central part of today's London Borough of Ealing. Montpelier Park is mainly within the wards of Ealing Broadway and Hanger Hill, but a small portion of the CA falls within Cleveland ward.
- Montpelier Park is the core of the CA and, together with the rising topography, is the determinant of the land-form of the CA. The layout of the CA is, in fact, strongly defined by the rising topography from south to north and by the residential roads that gently follow this geographical trend: Park Hill, Mount Park, Montpelier Road, Helena Road, Eaton Rise and Woodfield Road.
- Montpelier Park was originally the grounds of Princess Helena College which opened in Ealing in 1882.
- Within the CA it is possible to distinguish areas of Victorian/Edwardian Heritage, and areas of inter-War and post-War developments.
- The CA has mainly a Victorian, inter-War and post War architectural character with some of the buildings going back to the time when Ealing started to expand and flourish as one of London's more desirable suburbs. Building types are residential, educational and religious.
- The two different groups of architectural developments display different spatial relationship between buildings and offer different spatial layout: Victorian and Edwardian Houses are detached or semidetached, are of generous proportions and sit on large plots but they are close enough to offer a tight and continuous street front; Inter-War blocks have much larger foot prints and are located in wide setting.
- Montpelier Park is the core of the CA and is the main recreational space of the CA. Trees along the streetline as well as green fences around properties are an important part of the suburban and leafy character of the CA.
- A variety of construction materials, stock and red bricks laid in Flemish bond, stucco trimming, low pitch or high pitch roofs covered with slate or tiles make up the predominant materials and finish within the Victorian/Edwardian heritage within the CA. Polychrome bricks, metal framed windows, horizontal concrete bands, flat roofs with projecting soffits and balconies are found on the inter-War buildings.

1.4. Location and context

Montpelier Park CA is situated in the former historic County of Middlesex. The CA is divided between the wards of Ealing Broadway, Hanger Hill and Cleveland.

Mount Park CA is 2.1Km² in area and it is in the central part of the modern Borough. It evolves on the northern side of the Uxbridge Road that in this section takes the name The Broadway. The CA is centred on the open space of Montpelier Park and includes properties in Montpelier Road, Mount Avenue, Park Hill, Helena Road and part of Eaton Rise, Mount Park Road and Woodfield Road.

Montpelier Park CA is surrounded by other CAs that influenced its historical development and still provide its immediate setting: Mount Park CA on the south side, Brentham Garden Estate CA on the northern side, Ealing Cricket Ground CA on the eastern side and Grange and White Ledges on the western side.

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



Montpelier Park



Montpelier Road



Mount Park Road

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

1.5. General character and plan form

The plan-form of the central part of the CA is determined by the presence of Montpelier Park. This provides a welcome and peaceful episode and contributes to the open and rural ambience of the CA. The character of the CA derives largely from the broad, winding roads following the rising topography which even today convey a sense of the original spaciousness of the townscape. This character is augmented by the large numbers of fine mature trees, both street trees and those within Montpelier Park, as well as in the large gardens. The spacious character also better reflected the middle class ambience of the area as opposed to the regimented street pattern of less grand and expensive housing to the south and west Ealing. The Church of St Peter's is the focus and the principal landmark of the CA.

1.6. Landscape setting

Much of the land in the Ealing Parish is flat, rising gently from the Thames to reach 30m near the Uxbridge Road south of Montpelier CA. The ridge of higher ground is at Castlebar Hill west of the CA and reaches Hanger Hill in the east of the CA. Castlebar Road, Mount Park Road and Eaton Rise slightly descend a hill towards Haven Green.

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



Montpelier Park (south side)



Eastern end of Montpelier Road



Helena Road

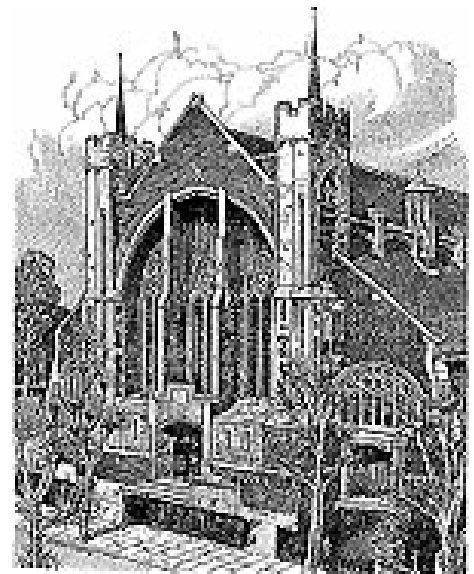
2. Historic development and archaeology

2.1. Historic development

Montpelier Park was originally the grounds of Princess Helena College, a private school for middle class girls which moved to Ealing from Regents Park in 1882. The school stayed in Ealing until 1933, when it moved to Hertfordshire. The Victorian school buildings were demolished and the grounds became an arboretum and public park. Part of the site was developed for flats in the 1930s (Helena Court) and Montpelier Primary School was added in the late 1950s and extended in the 1970s. To the south of Montpelier Road, the CA includes part of the Wood Estate which was developed between 1870 to 1890, and the bulk of which is included within the Mount Park CA.



Parish Map, 1777



St Peter's Church in 1930

Montpelier Park Conservation Area Character Appraisal

1865 OS Map

In the first OS map the area today covered by Montpelier CA looks completely free from buildings and it is only occupied by woods and orchards.

1890 OS Map

In the 1890 OS map, roads making the layout of today's CA had been already built. Park Hill and Mount Park Road were completely edified in their present form, including St Peter's Church. Yet the Vicarage is not yet depicted. Houses along the eastern end of Montpelier Road are in place as well as houses along Helena Road. Princess Helena College is clearly marked on the eastern end of today's Montpelier Park, with the main entrance along Helena Road. On the western side of Montpelier Road - on the site today occupied by Thorpe Court - is a large detached house. Semi-detached and detached houses on the western end of Mount Avenue appear on their present configuration, but Woodfield Road was still clear of buildings. The portion of Eaton Rise within the CA had not been yet edified. On the location of today's Welsby Court appears a detached house named "Centuria". The northern side of Mount Avenue is scattered with detached and semi-detached houses including the 3 early 19th century surviving cottages from no 35-37 Mount Avenue. Large detached houses in wide setting occupied the eastern end of Mount Avenue, today they are replaced by larger blocks.

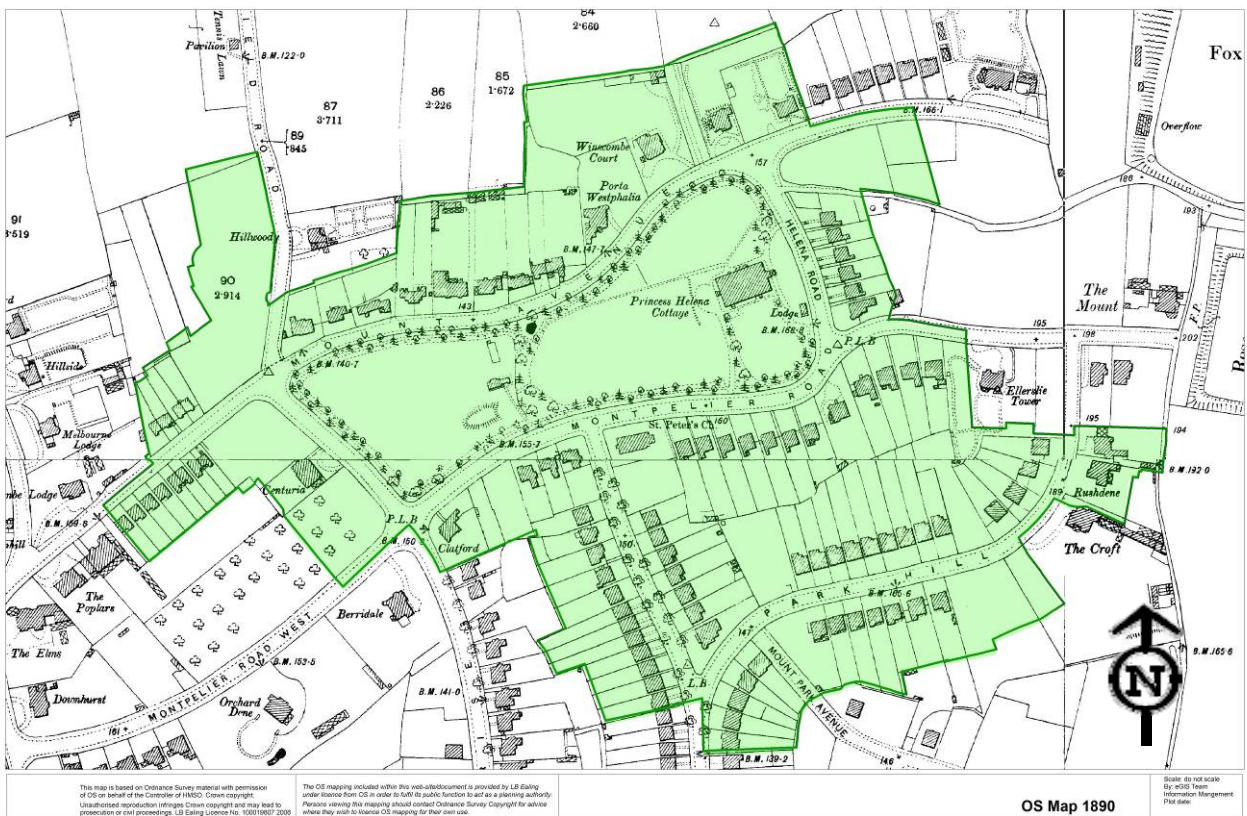
1910 OS Map

The most relevant changes recorded on the 1910 OS map are the presence of the Vicarage next to St Peter's Church and the building of the houses along the western side of Woodfield Road. Also along Eaton Rise, next to "Centuria" appears another detached construction. The house on the site of today's Thorpe Court is marked as "Thorpe Hall". Two detached houses appear on the site today occupied by Cecil Close.

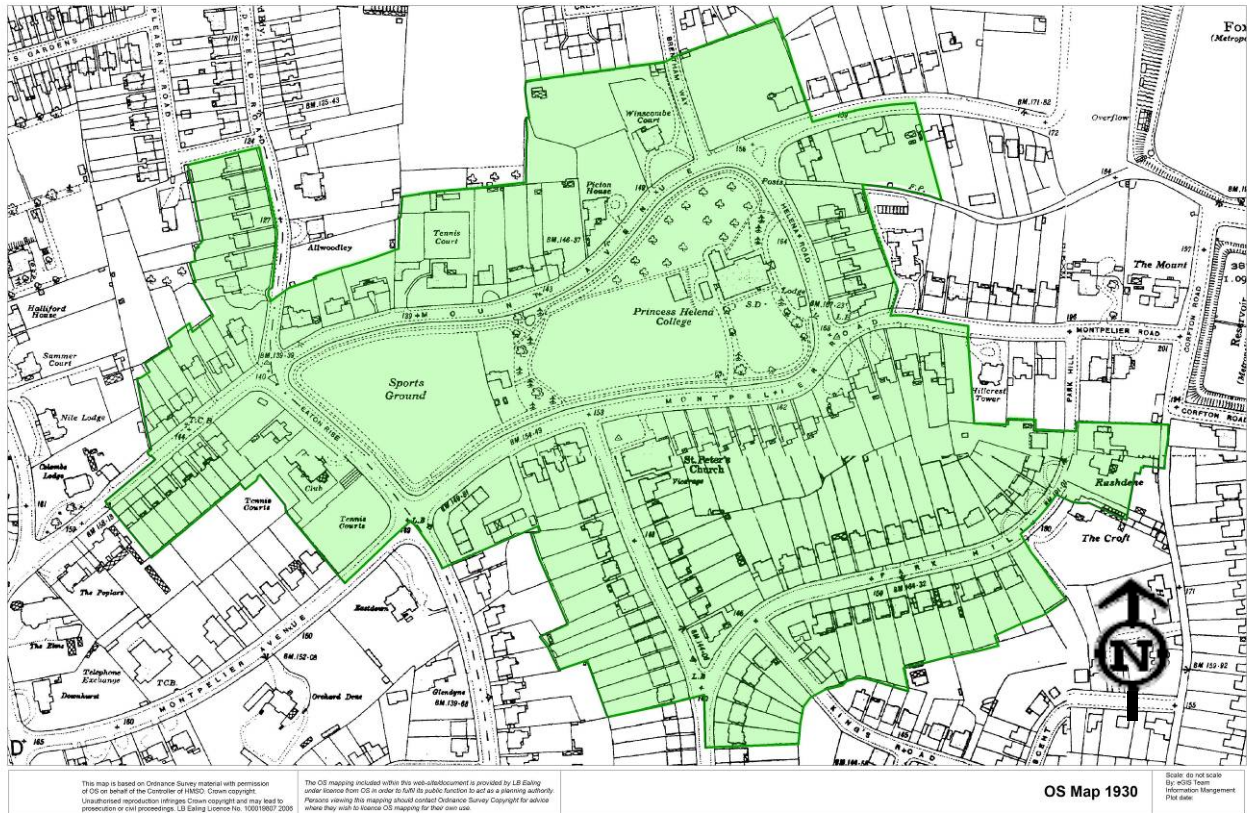
1930 OS Map

No relevant changes are recorded on the 1930 OS Map. The western side of the Helena College Grounds is marked as "Sport Ground", a few tennis courts are also marked.

Montpelier Park Conservation Area Character Appraisal



Montpelier Park Conservation Area Character Appraisal



2.2. Archaeology

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



3. Spatial analysis

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

The layout of the CA has stayed unchanged over the years. It consists of the open space of Montpelier Park and the residential roads around it, and branching out from it: Montpelier Road along the southern edge of the Park, Mount Avenue along the northern edge, Helena Road on the eastern edge and Eaton Rise on the western side. Mount Park Road and Woodfield Road branch out to the south and north of the park respectively. The park is the geographical core of the CA and the visual link between the residential sections of the CA branching out.

The character of the CA is derived primarily from the large curvaceous roads which convey a sense of the spaciousness of the townscape. This rural character is augmented by the large number of fine mature trees, as street trees and within Montpelier Park and large gardens.

In general, the CA is of a varied architectural character, but this is contained by the topography, the winding street pattern and the trees that preserve the essence of a spacious suburban development of the late Victorian period. Because of the many mature trees, the new school buildings are well hidden. The park is surrounded by large Victorian villas as well as quality inter- and post-War developments.

For the purpose of this document the architectural heritage of the CA has been divided into two categories: **Victorian/Edwardian buildings** and **inter- and post-War buildings**. These not always result in defined areas of character overall as they are randomly distributed across the CA. Yet clusters of buildings of the same age and most importantly of the same spatial qualities can be identified.

Normally Victorian buildings are arranged as detached, only a minority are arranged as semi-detached. The detached houses sit in relatively narrow but deep plots giving the effect of a continuous street frontage, with very long rear gardens. Also front yards are relatively generous, with houses well set back from the street line. This, together with very wide pavements along the main streets, augments the sense of openness and spaciousness of the CA.

Montpelier Park Conservation Area Character Appraisal

Victorian buildings' height is normally three-storey, attic included. Only a few houses along the western side of Mount Avenue have half basements.

Inter-War blocks have much larger footprint, breaking the minute grain of earlier Victorian Properties. Blocks are loosely arranged within wide grounds and are well set back from the road frontage behind low brick walls and lawns.

Inter-War buildings' height varies – from three to five-storey.

There are considerable modern, post-War developments, especially along Mount Avenue on the north side. These are of varied spatial and architectural quality. Their location, well set back from the streetline and screened by mature trees, in general make their contribution to the CA neutral.

3.2. Key views and vistas

The absence of any natural high vantage points within the CA (with the highest points towards the north-west end of Castlebar Hill just west of the CA and towards the north-east at the eastern end of Mount Avenue at the end of Mount Park), it is not possible to obtain a comprehensive view of the Montpelier Park CA.

Nevertheless, there are a number of significant long vistas along the residential streets and close views that include prominent landmarks; there are also a number of wide views that contain Montpelier Park.

Views across the park are a welcome and restful episode that balances the traffic of the main roads. The view of the ample expanse of the park constitutes the unique setting of the CA.

St Peter's Church is the most important visual landmark and the focus of the north-western part of the CA. The Church with its imposing and proud presence is visible from Montpelier Road and Mount Park Road. Its dominance is augmented by its elevated position uphill. It is a landmark element in the streetscape and adds distinction to the architectural language displayed by the surrounding buildings.

The rhythmic and consistent succession of architectural elements of the properties along the rising residential streets in the CA is an intrinsic part of the visual merit of the CA. This is particularly evident when the aspect of the road is curvaceous as in Park Hill or when the topography of the land is varied as in Helena Road.



View of Montpelier Park



St Peters Church



Park Hill, view of the south side

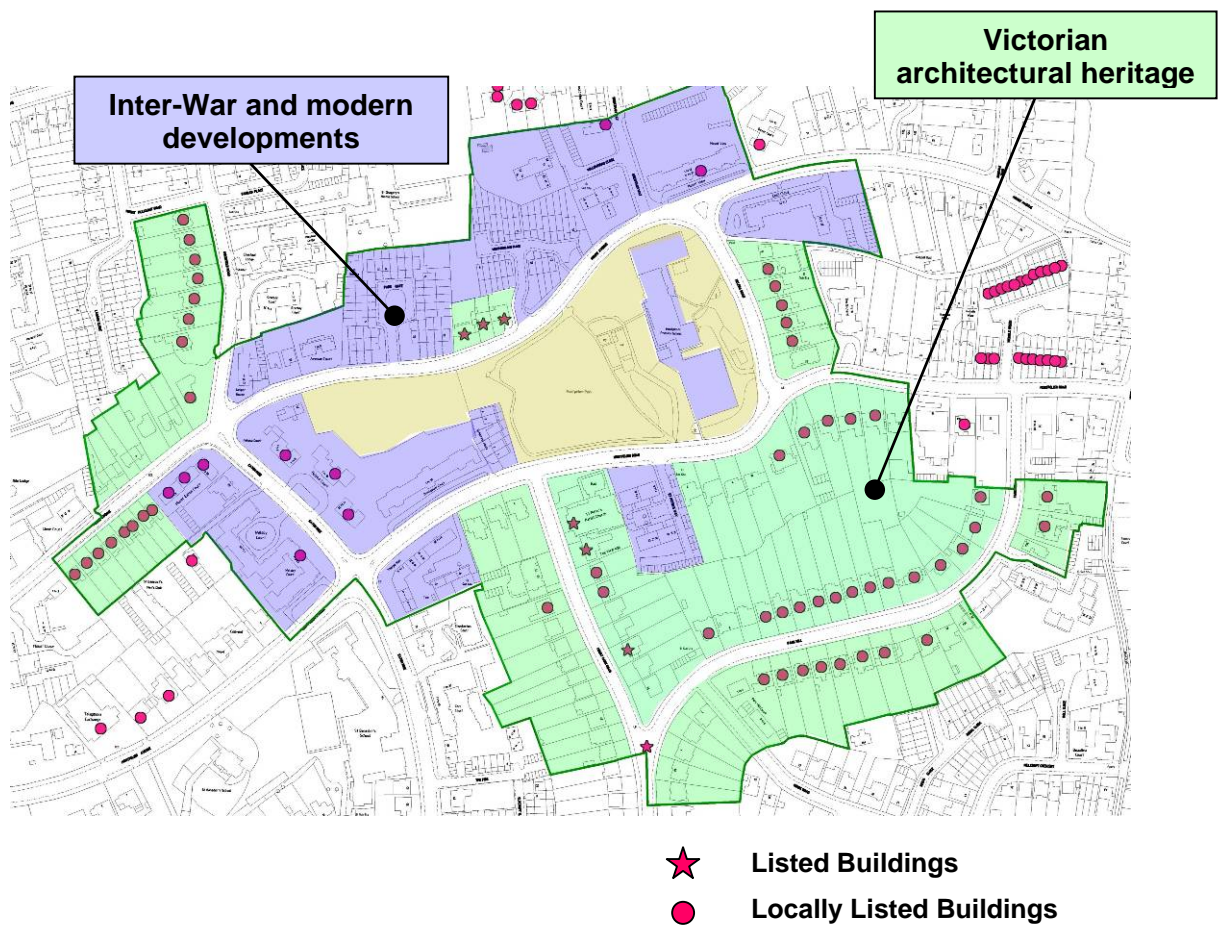
4. The character of the conservation area

4.1. Character Areas and the quality of architecture

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

The CA breaks down into 2 sub-areas of architectural character:

1. Victorian architectural heritage
2. Inter-War and modern developments



4.1.1. Victorian architectural heritage

Victorian and Edwardian architectural examples remain in sections of the CA and – in most cases – form the well-defined and coherent piece of townscape. In particular Victorian detached houses remain at Park Hill, Mount Park Road, Helena Road, along the western side of Woodfield Road and at the western most end of Mount Avenue. Also, midway along Mount Avenue is a group of three surviving early nineteenth century cottages

Park Hill

Park Hill branches eastwards from Mount Park Road. The wide, tree lined road raises gently along the hill following a curvaceous aspect. Park Hill is one of the best preserved streets of the Wood Estate, with good examples of the style of large, detached houses set within narrow but deep plots, resulting in large rear garden spaces with mature trees. The predominant materials on the street frontages are soft red bricks, slate roofs and white painted stucco window surrounds and joinery.

A few slightly different house types can be distinguished amongst the properties along the road. On the southern side **nos 1-3 (unlisted)** and also **no 14** and **no 16 (both Locally Listed)** display a very similar configuration. Nos 1-3 are 2-storey, double fronted, red brick Victorian Gothic houses. The main elevation is articulated by two side full-height bays ending with two pitched front gables decorated with tile hanging and white painted timber bargeboards. The larger front gable is also finished with a horizontal band with herringbone motif. The centred entrance porch is recessed, and it is surmounted by a pointed arch supported by stuccoed capitals on slim columns. The warm red of the brick surface is starkly interrupted by the white stuccoed window surrounds and by the white painted joinery. Mullioned windows on the two side bays are grouped together in short rows of three. The pitched roof is covered with slates and finished with terracotta ridge tiles. Nos 14 and 16 follow similar design patterns with slight variations.

On the southern side of the road **nos 6-12 (even) (all Locally Listed)** offer a very symmetrical, somewhat stripped Italianate style. The houses in red brick have two identical, full-height projecting bays on either side with a central, recessed, arched entrance porch. The two side bays have projecting canted bay windows at ground floor. Windows are simple 1/1 large panes sashes on the ground floor while at the second floor windows are paired under a typical, stuccoed Italianate double-arch. The roof is pitched and covered with slates and terracotta ridge tiles.



Park Hill



No 3 Park Hill, unlisted



No 14 Park Hill, Locally Listed



No 8 Park Hill, Locally Listed

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On the northern side of Park Hill, from **no 9 to no 21** (odds), houses display a similar architectural and volumetric configuration to nos 1-3 on the southern side of the road; yet they offer a more exuberant decorative repertoire in their detail and finishes. **No 23 (Locally Listed)** is slightly different with a stuccoed arched porch surmounted by a classical broken pediment, and with one of the side bays replaced by a tower capped with a squat spire.

No 23a (Locally Listed) is a novelty in this rather homogeneous Victorian streetscape. The house – although of similar scale and massing as its counterparts along the road – is a 1930s house with many of the details of the time. The main elevation is characterised by a central projecting bay with front pitched gable, with a central, recessed entrance porch with receding arches and highly decorative leaded side lights.

Mount Park Road

The most notable house along the north eastern section of Mount Park Road contained within Montpelier Park CA is **no 46 (Listed Grade II)**. The house dates to 1886, is a 2-storey, suburban villa in red brick with stucco trimming. The house is listed chiefly for the rare instance of plaster decorated and painted ceilings of a grander suburban home. Further north on the same side of St Peter's Church is the **Vicarage (Grade II, Listed)**. The Vicarage was built in 1910 by Morely Horder in an Arts and Craft Style with projecting gables, mullioned windows and coved eaves. The stock brick with stone dressing building complements and enhances the immediate setting of the main landmark along the road, St Peter's Church. **St Peter's Church (Grade II, Listed)** is the outstanding building in the CA; designed in 1889 by J. D. Sedding in the 'free Gothic' style, described in Pevsner (London3: North West) as 'An admirable demonstration of the use of Gothic forms – especially the curvaceous forms of late Gothic - to produce a building of great originality'. The aim was a thoroughly congregational town church which - although simple - should attain picturesqueness and breath of effect by arrangement of simple masses, thickness of walls and variety of arched forms. The imposing presence of the road finishes at its northern end and acts as a gateway to Montpelier Park immediately north.

Along the western side of Mount Park Road, the only other architectural episode of some merit is **no 71, Locally Listed**, a much altered, gentle Queen Anne red brick house which makes a pleasant and distinguished episode within the streetscape.



No 23 Park Hill, Locally Listed



No 23a Park Hill, Locally Listed



No 46 Mount Park Road,
Listed Grade II



The Vicarage,
Listed, Grade II

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Helena Road (eastern side)

Helena Road runs north south from Montpelier Road and Mount Avenue gently rising up the hill. On the western side the road is flanked by the park and by some of the school structures, while on the eastern side it is flanked by handsome Victorian properties. The detached houses are positioned on elevated ground, at higher level than the street. This adds to their architectural and visual presence on to the street, but also augments the sense of separateness between the privacy of the domestic space and the public space of the road already assured by generous front yards. The late Victorian red brick houses feature a prominent, side, full-height bay with steeped front gable. The ground floor with its entrance porch protrudes slightly from the main wall to allow for a balcony at first floor level. The recessed entrance porch is finished with a pointed arch. The roof is pitched and covered with slates.

Woodfield Road

The western side of the road is occupied by **nos 2-14 (Locally Listed)** a group of very well preserved turn of the century detached houses by W.G Wilson with gentle Queen Anne detail.

Mount Avenue

Midway along Mount Avenue is a group of three surviving early nineteenth century cottages (**nos 35-27, Listed, Grade II**) in yellow stock brick with slated and hipped roofs. No 33 is detached while nos 35 and 37 are semi-detached. No 33 has a central entrance covered by a hood on cast iron brackets and a panelled double door with overlight. Flanking the ground floor is a French window with painted gauged brick heads. The first floor, four-pane sashes have painted gauged brick heads. The interior retains original features including marble chimneypiece and grate, plasterwork ceiling bands. No 35 has round-arch to recessed entrance with panelled door and sidelight.

On the western end of Mount Avenue is a group of Victorian detached and semidetached houses in stock bricks. They are a cohesive cluster of buildings, and a remaining element of the earlier grain testifying the gradual development of the area. **Nos 6-12(even) Locally Listed** are 3-storey plus basement semidetached. Pairs have side projecting entrance porches and a canted, stuccoed bay window from basement to ground floor. The overall decorative repertoire is very simple, the only ornamental touches being horizontal bands of brick of red or lighter yellow stock brick crossing the elevations. Roofs are hipped with supporting brackets at eaves level. **Nos 14-22(even)**



Cast iron gas lamp at the junction of Mount Park Road and Park Hill, Listed Grade II



No 5 Helena Road, Locally Listed



House in Woodfield Road, Locally Listed



No 33 Mount Avenue, Listed Grade II

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Locally Listed offer the same architectural expression of nos 6-12, with the only difference of a centrally positioned entrance porch. A distinguished small detail that is common to all the houses in this group, is a circular, stuccoed plaque representing a man's head.

4.1.2. Inter-War and modern developments

The 1930s architectural idiom is very representative of Ealing and blocks along western end of Montpelier Park and along Montpelier Road are the best examples of this time in the CA. Most of the purpose-built block of flats of the period display a number of features that are common to several architectural trends of the time, e.g. Modernist, Moderne, Art Deco.

Eaton Rise

On both side of Eaton Rise the road is flanked by 1930s developments – this gives a very distinguished feel to this section of the road. On the east side is **Welsby Court (Locally Listed)**, a complex made of 3 blocks forming a symmetrical composition with a central recessed block and two protruding blocks either side forming an inward looking development with a courtyard opened on one side. The dark red/polychrome brick block evolves on three floors, yet the overall mass is punctuated by four-storey core towers that rise above the flat roof. The elevation pattern is very much defined by metal-framed windows with long horizontal glazing bars and with a few vertical members. The central block of **Welsby Court** has a centred, 3-storey, white rendered bay with rounded corners and suntrap windows. The two side blocks have as a distinguished feature, rounded balconies at each floor with patterned brick work motif along the continuous brick balustrade. Entrance porches are recessed and covered by a slim, flat, concrete hood with beaded edge. On the opposite side of the road is **Helena Court (Locally Listed)** a typical flat roof 'modern' style block, with metal windows. The foot print is one continuous block with projecting and recessed sections. The mix of rendered and exposed brickwork empathise the horizontal pattern of the elevation. Horizontal emphasis is also given by the window pattern, the continuous concrete bands above the ground floor windows, and the 'cornice' lines formed by the flat roofs projecting over the front 'bay' and projecting balconies. First, second and third floor boast corner windows, a typically 'modernist' stylistic feature.

Montpelier Road

Along Mount Avenue there is a substantial purpose built block – the 5-storey **Mount View (Locally Listed)**. The imposing block is set back from the street line behind a low brick wall. The brown brick block can be identified as Moderne.



Nos 14-20 Mount Avenue, Locally Listed



Welsby Court, Locally Listed



Helena Court, Locally Listed



Mount Eaton Court, Locally Listed

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Some conventional features such as full-height bay windows are designed with recognisably modern features e.g. metal windows, 'streamlined' shapes including curved/polygonal bay windows, and brick or concrete horizontal banding all of which give a horizontal emphasis. In particular here any two bays are linked by a balcony which further augments the horizontal emphasis of the elevation pattern. The block has some recognisably 'art deco' features, such as in the design of the recessed porches and the original front timber doors.

Other blocks of similar architectural language are scattered across the entire CA: Avenue Court in Mount Avenue, Montpelier Court and Thorpe Hall along Montpelier Road and Mount Eaton Court between Eaton Rise and Mount Avenue.

4.2. Key unlisted buildings

A number of unlisted buildings in Montpelier Park CA contribute positively to the character of the area despite not meeting the criteria for statutory or possibly local listing. They reflect the age, style and material of a substantial number of buildings in the CA and are a reminder of the gradual development of the settlement. The following buildings already mentioned in the previous sections are considered a positive contribution to the character of the CA.

- Thorpe Hall
- Montpelier Court
- Avenue Court
- Cecil Close



Mount View, Locally Listed



Thorpe Hall



Montpelier Court

4.3. Summary of building materials and local details

Victorian architectural heritage

Red bricks laid in Flemish bond with white rendered stucco trims are the predominant material along **Park Hill** and **Helena Road**. Stock bricks are used for secondary elevations and for some details just to create a chromatic contrast with the red brick surface.

Elevations are characterised by projecting bays and front pitched gables decorated with tile hanging, terracotta band with floral motifs and timber bargeboards. Pitched front gables are often supported by timber, decorative brackets. Squared terracotta plaques, aligned to form a stringcourse, decorate the elevations. Houses along Helena Road have first floor balconies.

Windows are normally sashes or casements with large panes and are white painted timber with bold mullions, a single horizontal transom and stuccoed bands below and above them at lintel and sill levels.

Porches are normally recessed and are covered by a pointed or round arch supported by two slim columns/pillars with classical capitals.

Doors are normally 6 panels with the four upper panels glazed. Doors have a top squared fanlight, which is often decorated with leaded lights.

Roofs are pitched and are covered in slates. Normally roofs are free of dormer windows to the front apart from houses along Helena Road which have a front dormer window covered by a pitched roof.

Chimneystacks are positioned at the end of the roof and are in brick with clay pots.

Boundary treatments are made of an average of 14/15 courses (the height adjust to the rising topography) red brick wall in Flemish bond with stone coping and brick piers with diamond shape capping.



Turret capped by squat spire and projecting bay with front gable, tile-hanging, bargeboards, mullioned windows



Recessed porches and four-panel timber doors in Park Hill



Mullioned windows

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Properties along **Woodfield Road** display a gentle Queen Anne style. Polychrome bricks and bright red bricks and white stucco are the predominant materials. The main elevation is built in polychrome bricks with red brick for windows surrounds. The polychrome bricks are patterned with a rhomboidal motif.

Elevations are normally characterised by a side, full-height polygonal bay and centred entrance. A bold moulded cornice finished the eaves below the roof.

Windows are normally sashes and multi-paned 6/6. The first floor windows have external, wooden shutters.

Porches are normally flush, but are covered by a flat hood on decorative, stuccoed consoles.

Roofs are pitched and are covered with tiles. Front dormer windows are present in this type of house.

These properties normally have very high **boundary walls** with iron gates.

Victorian properties along **Mount Avenue** are earlier and display different characteristics. They are normally built in yellow stock brick. Properties on the north western end of the road have Italianate stucco surrounds, while properties on the south western side have more simple decorative repertoire.

Elevations are normally characterised by the simple window pattern and by a 2- storey stuccoed bay window (basement and first floor). Properties from no 6-12 have a stuccoed plaque representing a man's head. Another distinctive feature are slim bands or red bricks across the main elevation to create a decorative pattern,

Windows are normally 1/1 timber sashes.

Porches are made of a light timber structure covered by pitched roof, or like in the case of no 35-37 are just covered with a flat cast iron hood.

Doors are four panelled timber with top, semicircular fanlight.

Roofs are hipped and are covered with slates and have ends chimneystacks in bricks.

Boundary treatments were probably made of a low stock brick wall with private hedge and iron gated.



Canted bay with multi-paned sash with red brick surrounds and entrance door with flat hood on consoles (Woodfield Road)



Sash window with stuccoed lintel and stuccoed canted bay in Mount Avenue



Projecting timber porch with pitched hood and stuccoed plaque in houses in Mount Avenue

Inter-War developments

The **1930s** type of developments are characterised by flat asphalt roof, they are mainly built in brown stock brick or dark, polychrome/bricks in stretcher bond. Some examples are fully or partially rendered to simulate the effect of concrete (Helena Court).

Projecting eaves cornice at top level and parapet wall to the flat roof, define the design of the roof. Full height projecting front-bay with projecting flat roof defines the volumetric articulation of the façade. Horizontal, white painted concrete lintel running across the elevation windows or projecting balconies with a white painted exposed concrete floor, accentuate the horizontal emphasis of the design. Corner metal windows are a typical modernist stylistic feature.

Metal framed windows with curved corners and with horizontal bars were typical of the time.

Balconies are another recurrent feature of the 1930s development. Squared balconies are present at Helena Court, rounded corners and balconies with patterned brick balustrade can be found at Welsby Court, metal balustrade with a zigzag motif can be found at Mount Eaton Court.



Round balconies with projecting soffits



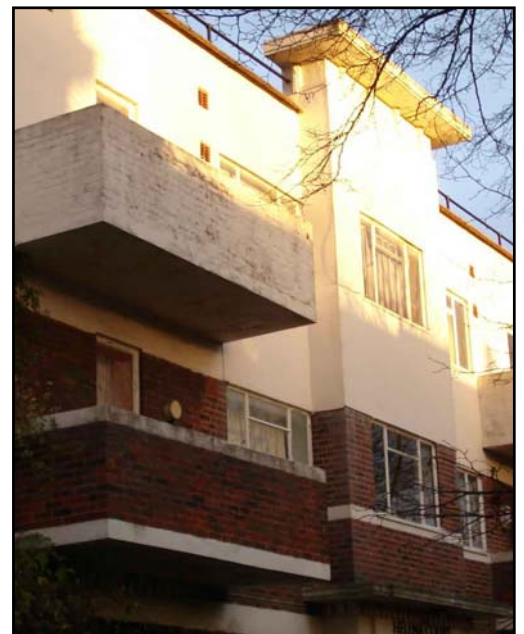
Linking balconies between bays and horizontal bands across the elevation



Porch with receding brick



Receding porch with curving lines and 12-panel, glazed, timber door



Combination of rendered and exposed brick surfaces, balconies with horizontal bands, projecting bay with overhanging soffit

4.4. Contribution of open spaces, trees and landscape

The green space of Montpelier Park in the core of the CA, provides the Montpelier Park CA with a formal recreational space for residents and visitors to the CA. Montpelier Park is listed as one of Ealing Borough's Public Open Spaces; this status recognises the value of the open space also for cultural and social activities. Montpelier Park is also designated as an Ealing Borough's Nature Conservation Site and Management Area – this recognises the aim of the Council to protect and promote nature conservation in conjunction with existing open space uses.²

The presence of healthy and mature broadleaved trees along the streets is critical to the rural character of the CA and is intrinsic to the very historical image of Ealing as a green suburb. Trees along Park Hill, Montpelier Road and Mount Park Road are particularly significant. In these residential areas, mature trees and green hedges complement the architecture and frame views within the CA.



Montpelier Park



Trees and green hedges along Park Hill

² UDP, Vol 1, p. 45, policy 3.4, 3.8 and 3.9, Vol 2, p. 12

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

As previously mentioned the CA has a varied architectural heritage with buildings ranging from the Victorian time to post-War and more recent times. Some of the most modern developments have been designed in such a way not to be offensive to the area character and by virtue of their location, their scale and design details make a neutral contribution to the CA. Yet some other recent developments or later replacements of earlier buildings have had a detrimental impact on the CA. Poor and/or undistinguished design acts as intrusion within the CA's streetscape and creates visual disturbance in views within the CA. In particular: Juniper House, Nos 21-23 Mount Avenue, Park Gate, Nos 73-75 Mount Park Road and the school building are considered of lesser quality than most buildings in the CA

Gap sites also exist in the residential areas, e.g. single storey rows of garages at the southern end of Park Hill.

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

The loss of front garden trees and fences together with loss of garden walls, constitutes a threat to the area's character. Boundary walls between properties were an important element of the character of the 19th Century. However, large portions of original boundary walls and fences have been demolished and replaced inappropriately. This has resulted in a significant loss in definition of the streetscape and a loss of the original spatial hierarchy between public and private spaces within the CA.

Later boundary walls have been executed with materials, design or technologies that are inappropriate with respect to their context. The thinning of trees and hedges along properties' boundaries also contributes to the creation of an undistinguished and neglected feel.

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

- Extensions that are disrupting the traditional spatial relationship between buildings and the intrinsic architectural proportions of single buildings. Particularly bad examples are along Park Hill at no 24 and no 6.
- Bulky dormer windows at the rear, at the front and at the side of properties that disrupt the original proportions and character of historic properties as well as the roofscape of the CA. Particularly bad



Juniper House



School buildings



Single-storey garages along Park Hill



Terrible roof-extension at no 24 Park Hill disrupting the proportions of the house and the roofscape of the CA

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examples are along Mount Avenue in the Locally Listed houses from nos 6-20 (even).

- Rooflights and satellite dishes on front slopes/elevations
- Each house period identified within the CA displays a very distinct character reflected in the design and quality of the joinery. The loss of the traditional fenestration patterns, together with later doorways where materials, design and decoration patterns are not in keeping with the character of the property is a major concern for the quality of the architecture in the CA. Inappropriate replacements weaken the finish of the houses and give them a bland look. In particular 1930s blocks windows are an intrinsic element of their merit. Unfortunately a good percentage of original metal framed windows have been replaced with lesser quality design and material. This weakens their architectural interest.

4.6. Public realm and street furniture

Pavements in the CA are mostly covered with concrete slabs and finished with granite kerbs.

Montpelier Park CA has a variety of modern, undistinguished lampposts which are considered of no particular contribution to the ambience. A simple, consistent design that would respond to the scale of street and architecture would be preferable.

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

4.7. General condition

The overall condition of most of the fabric in the CA is sound, although the state of neglect of some properties' front yards, cluttered with fly tipping is a concern for the CA. Pavements, in sections, are in poor condition and could be improved through repaving with high quality stone.

4.8. Problems, pressures and capacity for change

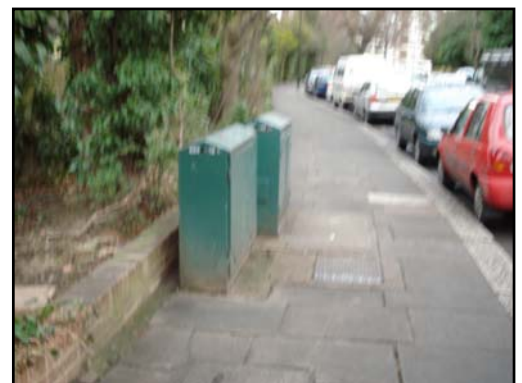
Montpelier Park CA offers little capacity for major change. Over the course of the years, all plots have been developed in a reasonably sensitive manner. Further intensification could detract from the traditional layout of properties, which has been identified as one of the elements of special interest. The proliferation of inappropriate roof developments should be stopped as it creates severe disturbance to the architectural and townscape quality of the CA. Further control of replacements in historic properties should be exerted as they are a harsh threat to the character of the area.



Satellite dishes on main elevations



Inappropriate window replacement



Service cabinets create street clutter and are unsightly



Fly-tipping

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5. Suggested boundary changes

The Appraisal of Montpelier Park CA and of its immediate surrounds has shown no need to revise the extent of its boundary. Significant areas in the surroundings are already protected by the CA status (i.e. Mount Park CA, Brentham Garden Estate CA, Ealing Cricket Ground CA and Grange and White Ledges CA)

6. Community involvement

In accordance with English Heritage guidance, the Council has involved key stakeholders during the appraisal process, a list of which is appended. This initial consultation process has been undertaken in a number of on site meetings with representatives of local amenity groups and in the form of a questionnaire sent to key stakeholders based in and around the CA. The questionnaire called for careful consideration and in some instances detailed responses. Due regard to the questionnaire responses has been paid in this text.

7. Summary of issues

- Loss of front garden trees and fences
- Loss of front yard walls to create parking for cars
- Gap site that disrupt the urban grain and the townscape quality and cohesion.
- The general inappropriate design of recent developments:
 1. New boundary walls with inappropriate material and design with the addition of out of character decorative railings
 2. Changes to the fenestration
 3. Continuous porches
 4. Bulky dormers that disrupt the roofscape
 5. Rooflights and satellite dishes on front elevations

8. Planning and Policy framework

A summary of the principal legislation and policy guidance applicable to Montpelier Park CA is set out below:

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

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

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

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

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

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

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

Policy 4.8 for CAs states:

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

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

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

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

9. 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, Vernacular

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

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

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

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

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

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

Casement a window hinged vertically to open like a door

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

Coade Stone an artificial cast stone used from the second half of the 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**

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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 throw off the rain

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

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

Eaves the underpart of a sloping roof overhanging a wall, (Oversailing), or flush with it

Elevation the external wall or face of a building

Façade commonly the front face of a building

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

Fenestration the arrangement of windows in a building

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

Footprint the total area over which a building is situated

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

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

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

Hipped roof a shallowish pitch with sloping at the vertical ends

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

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

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

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

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

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

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

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

Pediment a low pitched Gable above a Portico

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

Pilaster a shallow pier projecting slightly from a wall

Pinnacle a small pyramidal or conical shaped crowing element

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

Plinth the projecting base of a wall or column

Pointing the exposed mortar finish to brick or masonry joints

Polychromatic multi-coloured brickwork

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

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

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

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

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

Render plaster or stucco applied to a wall

Rooflight a window set flush into the slope of a roof

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

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

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

Sett paving slabs

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

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

Transom a horizontal bar of stone or wood across a window

10. Bibliography

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11. Appendix - Stakeholder consultation

11.1. List of stakeholders consulted

Ealing Civic Society

Montpelier Park CA Planning Advisory Panel

Central Ealing Residents' Association

Ward Councillors

11.2. Montpelier Park Conservation Area Appraisal Questionnaire sent to stakeholders

1. Please list any special qualities, distinctive features or areas, which you consider a positive contribution to the Conservation Area.
2. Can you identify any key features – within the built or natural environment – that you feel have been eroded over time?
3. Can you identify any development that has taken place since designation, which you feel had a negative impact on 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 the Conservation Area? Please list
8. What would you say were the most significant views, vistas or panoramas, within, into or from the Conservation Area? Please give details.

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