

MOUNT PARK CONSERVATION AREA Character Appraisal



APRIL 2009

MOUNT 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 1991 and extended westwards in 1995 to include the area between Eaton Rise and Castlebar Road. The CA was further extended in 2004 to include the small enclave of Hillcroft Crescent.

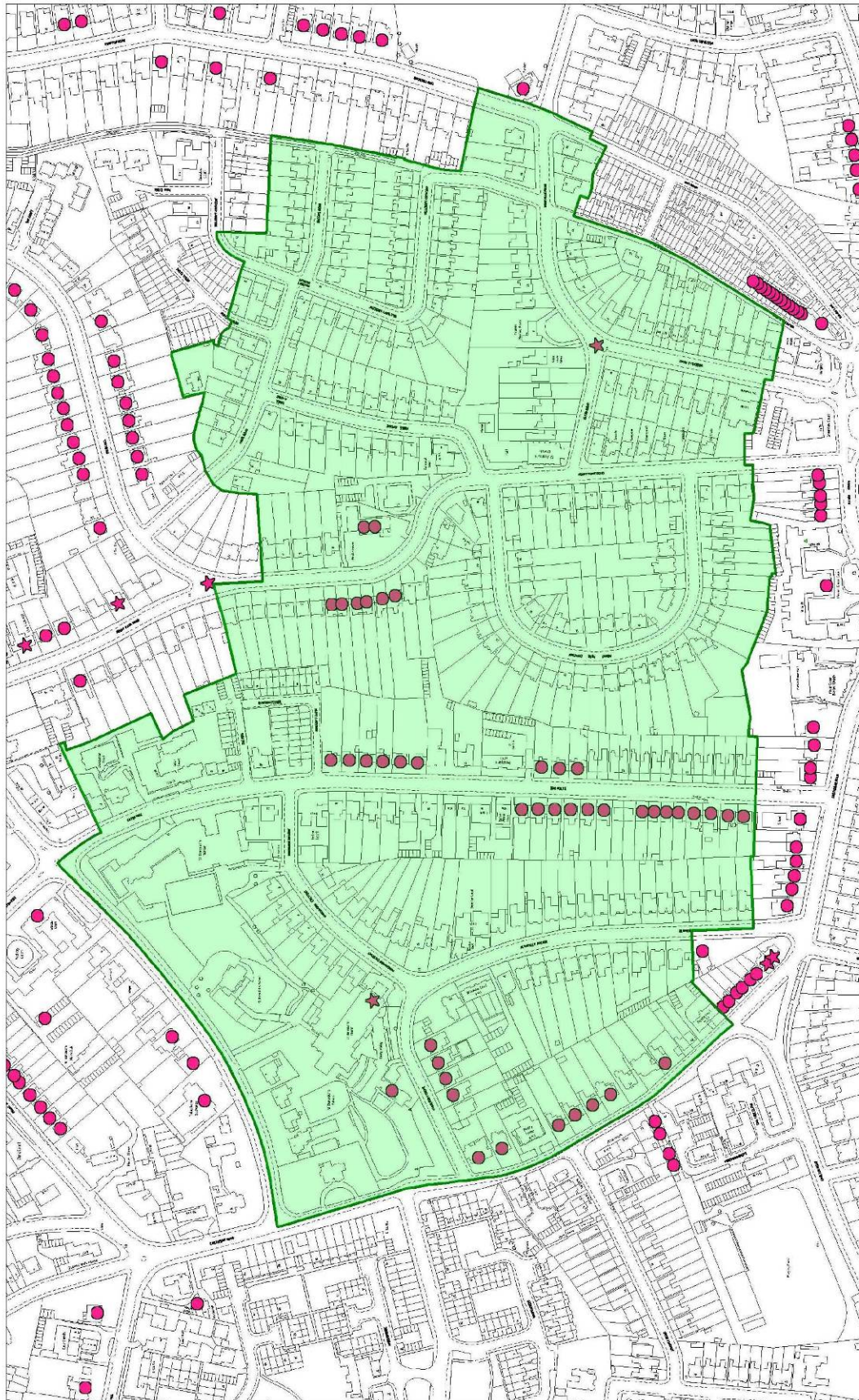
The scope of this appraisal is summarised in the following points:

1. Assessment of the special interest of the architectural heritage of Mount Park 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 Mount 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.



- ★ Listed Buildings
- Locally Listed Buildings

Scale: 1:10,000
 This map is for general
 information only and
 should not be used
 for any other purpose.

Mount Park Conservation Area Boundary with Nationally and Locally Listed Buildings

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1.3. Summary of special interest

- Mount Park CA is situated in the former historic County of Middlesex, in the central part of today's London Borough of Ealing. Mount Park CA is divided between the Ealing Broadway Ward (southern part) and Hanger Hill Ward (northern part).
- The land form is strongly defined by the rising topography from south to north and the residential roads that gently follow this geographical trend: Castlebar Road, Blakesley Avenue and Mount Park Road. These form a layout of wide, gently curved tree lined roads, intercepted by secondary residential roads, Charlbury Grove and Marchwood Crescent on the west side and Mount Park Crescent Aston Road and Kings Avenue on the east side.
- Mount Park CA is mainly a planned residential estate built on the Wood family estate during the 1870's and 1880's.
- The CA has a rather homogenous character and only slight differences can be identified road by road. These are mainly due to the specific ratio of street width and building height that each street in the CA displays and by differences in the architectural details and styles of the houses along each street.
- The CA has a mainly Victorian and Edwardian 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 solely residential, educational and religious buildings.
- The CA has a mainly residential use with some educational or recreational activities.
- Houses in the CA are mainly detached or semi-detached, are of generous proportions and sit on large plots.
- Haven Green, south of the CA is the main formal 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 slates or tiles make the predominant materials and finish within the CA. The fenestration consists mainly of white painted timber sash windows.

2. Location and setting

2.1. Location and context

Mount Park CA is situated in the former historic County of Middlesex. The CA lies within the Ward of Ealing Broadway in the London Borough of Ealing.

Mount Park CA is 3.29 Km² in area and is in the central part of the modern borough. The CA evolves on the northern side of Haven Green, is bounded on the west by Castlebar Road and includes part of the main residential streets which run north to south through the areas such as Blakesley Avenue, Eaton Rise, Mount Park Road, Woodville Road and the enclaves of Mount Park Crescent and Hillcroft Crescent.

Mount Park CA is surrounded by other CAs that influenced its historical development and still provide its immediate setting: Haven Green CA on the south and south-eastern side, Montpelier Park CA on the northern side, and Ealing Cricket Ground on the north-eastern side.

Mount 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 eastwards. From a point slightly east of Kew Bridge it turned inland to Chiswick High Road, which it then 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



Haven Green – south of the CA



Parish Map, 1777

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

2.2. General character and plan form

The area around Mount Park is described by Pevsner as epitomising Ealing's reputation as the "Queen of suburbs". Contrary to Austin's rectilinear layout, the estate was planned with a more organic, picturesque pattern in mind. The land form is strongly defined by the residential roads of Castlebar Road, Blakesley Avenue and Mount Park Road. These form a layout of wide, gently curved tree lined roads, intercepted by the secondary residential roads of Charlbury Grove and Marchwood Crescent on the west side and Mount Park Crescent Aston Road and Kings Avenue on the east side. The spacious character also better reflected the middle class ambience of the area as opposed to the regimented street pattern of less grander and expensive housing to the south and west. The Church of St Benedict is the focus and the principal landmark of the north-western section of the CA.

2.3. Landscape setting

Much of the land in the Ealing Parish is flat, rising gently from the Thames to reach 30m near the Uxbridge Road where Haven Green is situated. The ridge of higher ground is at Castlebar Hill west and north-west of the CA and reaches Hanger Hill in the north-east of the CA. Castlebar Road, Blakesley Avenue, Eaton Rise and Mount Park 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. Brickearth lies along the CA along Uxbridge Road.



Castlebar Road



Eaton Rise



Mount Park Road

3. Historic development and archaeology

3.1. Historic development

The Wood family, who were Ealing landowners from the eighteenth century, had by the mid nineteenth century assembled a large agricultural estate of about 900 acres bounded roughly by what is now Castlebar Road, Madeley Road, Hanger Lane and Montpelier Road but also extending into Acton.

To the west of this area was another large landholding owned by Henry de Bono Austin, who in the early 1860s published a very ambitious plan for the development of a large estate of detached eight to ten-bedroom houses. The plan was rectilinear, consisting of 50 foot wide main roads, of which several were laid out (notably The Avenue and Kent Gardens). However, very few houses were built before Austin went bankrupt in 1872. His failure was largely due to the absence of main drainage and of a projected railway link to London.

Austin's idea of a large planned estate of superior middle class houses was taken up by the Wood family, who were more fortunate in their timing. The key factors were the introduction of commuter rail services to London in the 1870s, with the Ealing extension of the Metropolitan District Line in 1879, and the installation of main drainage after the Ealing Board's boundary was extended to the north in 1863, followed by improved water supply when the Fox reservoir was built in 1888. All of the infrastructure was therefore in place for rapid development to proceed.

Building plots were sold on 99 year leases with detailed restrictive covenants governing the character and general design of all new development. The bulk of the development took place in the 1870s and 1880s so that by the time the Wood family sold out to Prudential Assurance in 1906, over 850 houses had been built.



Interior of St Benedict's Church in Edwardian times



Castlehill House in the Duke of Kent's time, from an illustration in "The Beauties of England & Wales, by J.N. Brewer, 1816

1865 OS Map

The first OS Map shows the CA still mainly occupied by farmland apart from a few large detached houses along Castlebar Road. In the early 19th century the area had an illustrious resident, the Duke of Kent. His house 'Castle Hill Lodge' was demolished in 1827, but in the 1870 maps it is still possible to read the pattern of the imposing gardens. The 1870 OS map also depicts the straight line of Eaton Rise running north-south through the CA, although the road is still completely free from houses. The rectilinear aspect of Eaton Rise can probably be attributed to the mid-Victorian scheme by Henry de Bruno Austin, who began to lay out a large estate of detached villas along a grid of roads around a rectangular pleasure garden. Apart from Eaton Rise, none of the other roads had been depicted.

1890 OS Map

In the 1890 OS Map the eastern part of the Wood Estate appears almost completely edified. West of Eaton Rise the areas is still sparsely edified with just a few large detached houses. Charlbury Grove, Marchwood Crescent and Blakesley Avenue had not been opened yet and Castle Hill House, an 18th century house which belonged to General Wetherall, a friend of the Duke of Kent is clearly depicted. Eaton Rise, Mount Park Road and Crescent (including St Andrew's Church), Aston Road and Woodville Road are almost completely edified. Mount Park Avenue only shows houses at its southern end and Hillcroft Crescent had not yet been created.

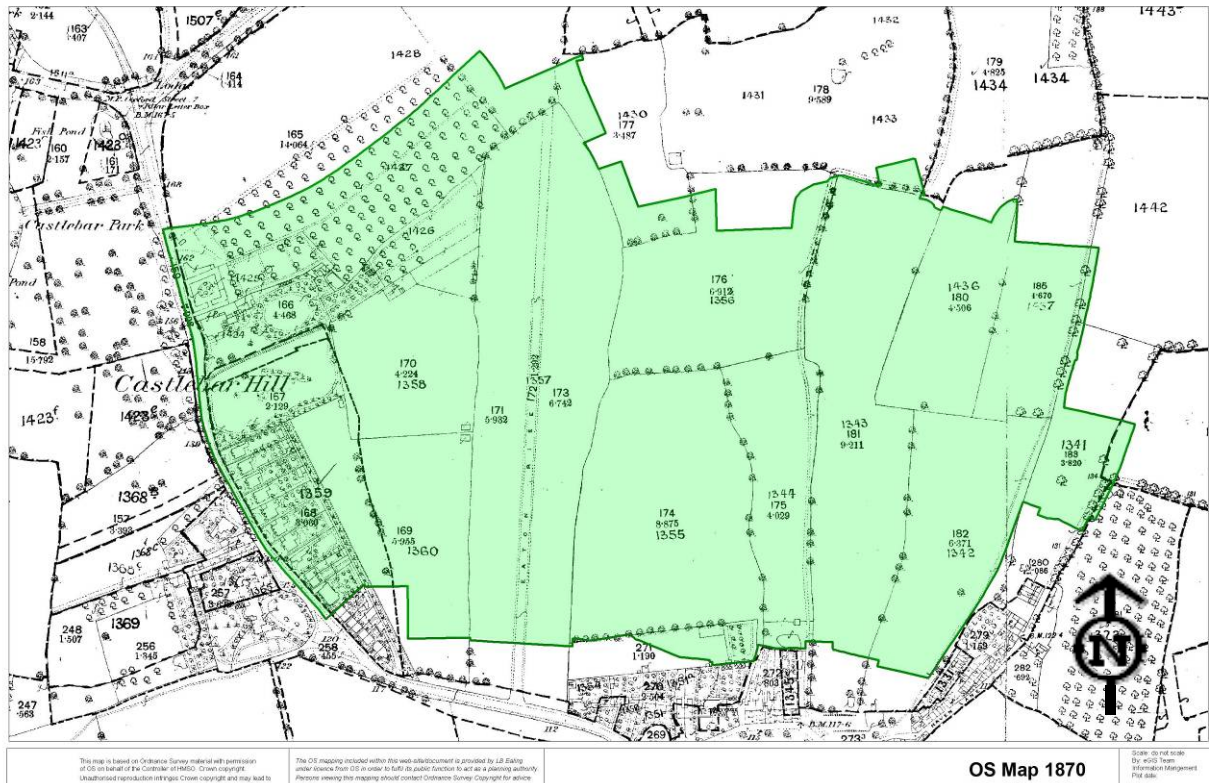
1910 OS Map

Most relevant changes recorded on the 1910 OS Map are the opening of Charlbury Grove and Marchwood Crescent on the west side of the CA. at the junction between the two road appears St Benedict Church and Priory. On the eastern side Hillcroft Crescent had been created and appears mostly lined by houses.

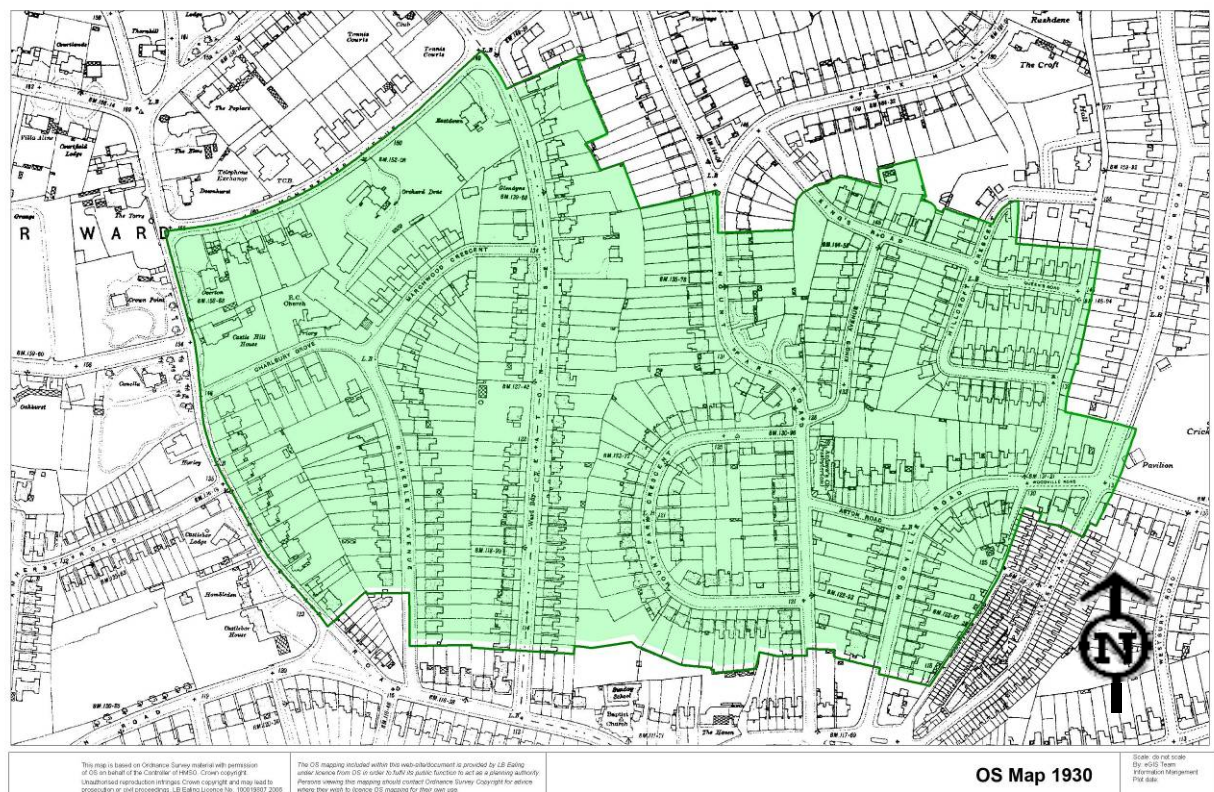
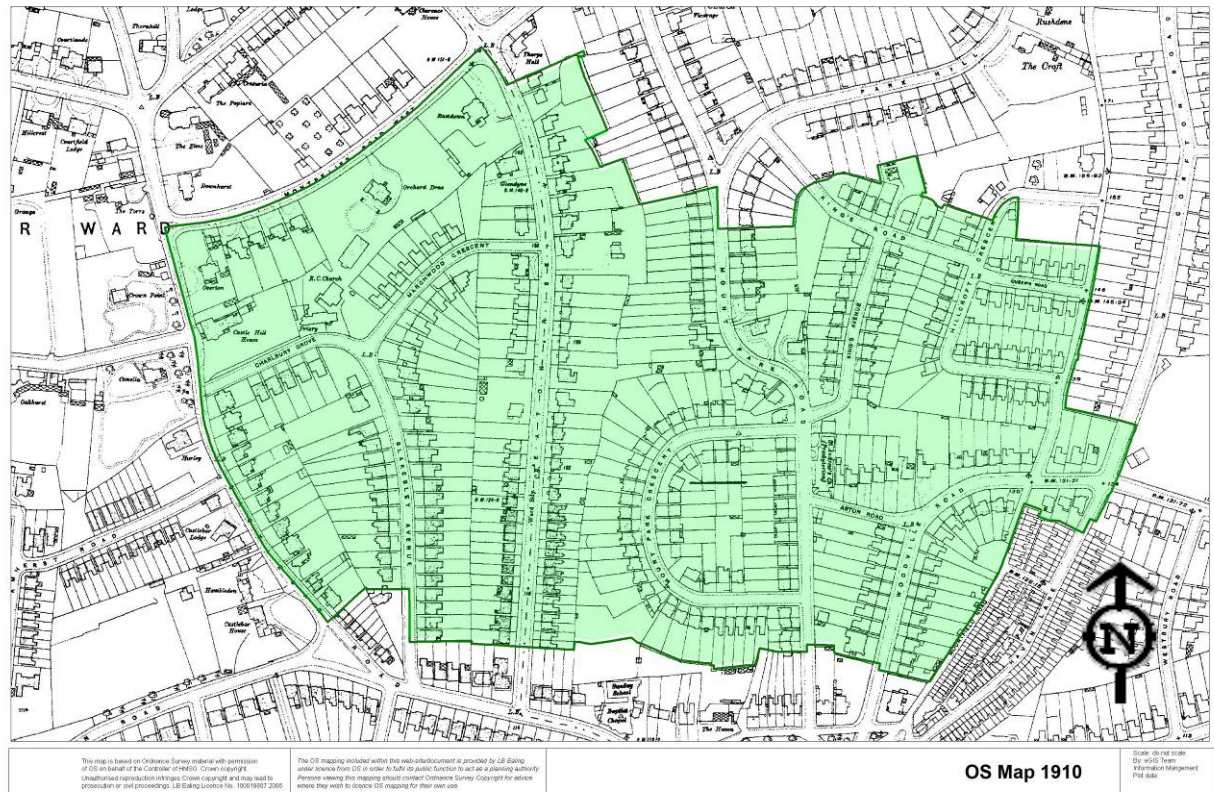
1930 OS Map

No relevant changes appear on the 1930 OS Map

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3.2. Archaeology

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



4. Spatial analysis

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

The layout of the CA stayed unchanged over the years and still consists of the four main residential roads of Castlebar, Blakesley Road, Eaton Rise and Mount Park branching out from Haven Green and gently ascending the hill from south to north. These main roads are intercepted by secondary curvaceous roads often forming well-defined crescents - like Mount Park Crescent and Hillcroft Crescent – or well enclosed residential enclaves. The hilly topography and spacious aspect is further reinforced by the winding pattern of the tree-lined roads.

In general the CA offers a rather homogeneous overall character based on its picturesque style of suburban development. The CA is solely residential and the only elements subject to slight variation are widths of roads and some diversity in the architectural styles, idioms and decorative patterns of the properties. Nevertheless each road in the CA offers a slightly different feel. This is the result of the combination of various elements such as the ratio of street width versus building height; size and arrangement of plots and architectural style of houses.

Houses in the estate are mainly 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 but 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 in the CA.

Building height is normally three-storey, attic included. Only a few houses along Eaton Rise have half basements.

The rather homogeneous pattern of the houses is punctuated by a few architectural landmarks that act as townscape episodes thus adding texture to the street-scene and helping orientation within the CA. A particularly good example is St Benedict's Church at the crossing of Charlbury Grove, Marchwood Crescent and Blakesley Avenue; St Andrew Church and Moullin House along Mount Park Road.

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The topography allows some visual connection with the spires of the church in central Ealing and with some of the higher buildings. The latter, especially Villers House and Greenlaw Court, due to their overpowering massing, disturb the tranquil ambience of the leafy, suburban estate.

Long sections of tall, brick boundary walls along some of the streets in the CA define the historic spatial relationship between private properties and public spaces. The privacy of domestic properties is recognisable only in parts. The separation between properties has been in parts eroded by side infill. Boundary walls, trees and hedges still play an important role in defining the character of the streetscape but have not always been correctly preserved.

4.2. Key views and vistas

The absence of any natural high vantage points within the CA (with the highest point towards the north-west end of Castlebar Hill and the highest point towards the north-east at the north end of Mount Park Hill), means it is not possible to obtain a comprehensive view of the Mount 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 from the Mount Park CA that contain Haven Green.

Views across the Green from the southern end of Mount Park Road and Woodville Road are a welcome and restful episode that balance the traffic and noise of the many activities taking place around the station and along the Broadway. The view of the ample expanse of the Green constitutes the unique setting for the southern part of the CA. The Green provides a filter and a means of transition between the dense commercial core of the Broadway's more urban character, and the domestic and calm character of the residential ambience of the CA north, east and west of the Green.

Views along Mount Park Road towards south allow glimpses of the spire of St Saviours Church.

Views across the small green at the crossing of Carlton Road and Castlebar Road create a pleasant setting for the historic properties in the surrounds.

St Benedict'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 Charlbury Road, Blakesley Avenue and



View of St Benedict Church from Blakesley Avenue



View of St Benedict Church from the western end of Charlbury Road



Carlton Green

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Marchwood Crescent. 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 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 as curvaceous as in Mount Park Crescent or Kings Avenue and the topography of the land is varied.

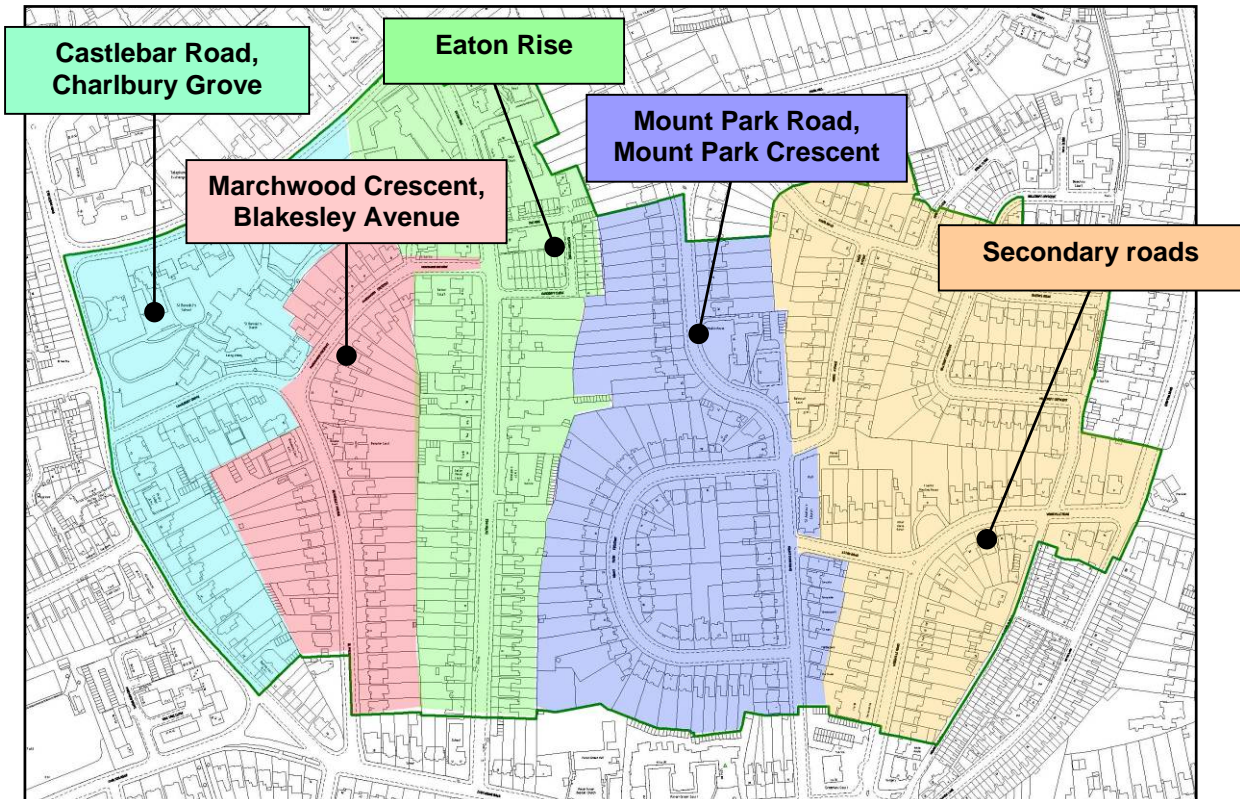
5. The character of the conservation area

5.1. 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 Mount Park CA and that significantly contribute to its character. This section has been subdivided street by street to reflect the fact that the character of the CA changes slightly within its boundary depending on the specific location.

The main streets identified break down in the following order:

1. Castlebar Road and Charlbury Grove
2. Marchwood Crescent and Blakesley Avenue
3. Eaton Rise
4. Mount Park Road and Mount Park Crescent
5. Secondary roads



5.1.1. Sub Area no 1: Castlebar Road Charlbury Grove

Castlebar occupies the high ground north of the Uxbridge Road. In the 19th century the existing road was then taken up by farmland and a few larger houses of superior status. These were later demolished to give way to later development. Indifferent 20th century blocks now dominate parts of the road but the street is still lined with mature trees, recalling former larger gardens.

Castlebar Road east side, south to north

Only the eastern side of Castlebar Road is included in the Mount Park CA. Starting from its southern end, the road begins with a group of semi-detached Victorian houses at nos 6-11 The Green (some Locally Listed). These fall within the adjoining Haven Green CA yet contribute to the setting of Mount Park CA. The first house within Mount Park CA is **Daphne Court**, an undistinguished mid 20C block that, with its much larger footprint, breaks the traditional grain made up of detached or semi-detached properties. The architectural language is rather diverse with typical mid-Victorian Italianate houses and late Victorian/Edwardian mock Tudor houses.

Nos 46-48 are a semi-detached pair of 2-storey plus attic houses with unusual gabled facades.

No 50 (Locally Listed) is a detached mid-Victorian property which forms a coherent ensemble with the other Victorian semi-detached properties from no 56 to no 62 further up the road. **Nos 56-62** are all semi-detached and are included in the **Local List**. They have a rather compact aspect of 2-storey, 3-bay built in stock brick with stucco trimming and covered by a hipped roof. The ground floor is defined by a central entrance, columned porch and by side, single-storey canted bays. The first floor has three, multi-paned sashes and the hipped roof has projecting eaves supported by decorative small brackets.

Further up along Castlebar Road is a modern block of flats - Priory Lodge - which also interrupts the traditional grain of houses. Priory Lodge is at a transitional point between the compact mid Victorian and much larger, late Victorian properties at no 68 and no 70, that announce the style and ambience of the properties along the south side of Charlbury Grove.

No 68 (Locally Listed) is a late Victorian detached house, displaying most of the architectural features of the time with a mixture of neo-Gothic and Arts and Craft details. The street elevation is defined by a central, slightly projecting bay topped by a front-pitched gable. The ground floor has exposed bricks with mullioned timber sashes with stone dressing surrounds.



Daphne Court



Nos 46-48 Castlebar Road



No 50 Castlebar Road, Locally Listed



No 58 Castlebar Road Locally Listed

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The first floor is pebble dashed and is marked by a central, Ipswich window with timber decorations and supporting brackets. The long slung, hipped roof is intercepted by projecting gables and dormer windows dressed with tile hangings and by prominent chimneystacks, resulting in a very varied and articulated roofscape.

The most obvious difference between no 68 and its mid-Victorian Italianate counterparts along the road is the use of almost flush timber windows as opposed to recessed ones, the use of casements and the more frequent use of timber in the decorative repertoire.

At **no 70 (Locally Listed)**, Charlbury Grove branches eastwards from Castlebar Hill. (see section on *Charlbury Road* below)

Charlbury Grove

From Castlebar Road, Charlbury Grove opens on to the east side. The southern side of the road – from **no 1 to no 9** - is flanked by tall, semi-detached, late 19th century houses very much in the style of Norman Shaw. The 3-storey **Locally Listed** houses form a continuous street frontage on the southern side of Charlbury Grove, their projecting, 3-story bays terminating with pitched front gables, adding a strong rhythm and articulation to the frontage. Houses are in red brick, but have pebbledash rendered bands and display abundant use of timber framed embellishment.

The northern side of the road is occupied by **Ealing Abbey (Locally Listed)** which terminates at its western end with the imposing presence of **St Benedict's Church (Listed Grade II)**. The abbey precincts cover the site of the old Castlehill House.

This red brick neo-gothic house in its leafy environment is now the home of the Benedictine Study and Arts Centre. The house was built by John George Bartholomew in 1897, grandson of the founder of the famous nineteenth century firm of mapmakers. The typically Victorian house contains nineteenth-century stained glass, floor tiles and carved wood features.

The gardens at the side and behind the house have been made interesting for visitors and friendly to wildlife. There is a labyrinth made of stones inserted in the north lawn, which visitors are invited to use as a meditation space.

Pevsner describes **St Benedict's Church** as "remarkable both for its medieval scale and length of building time".

Two bays were completed in 1895-7 by F. A. Walters; the west end of the nave followed in 1905 by E.J. Walters. Finally the building was damaged during the war and was restored and enlarged in 1962. The main elevation is dressed with dull stone and displays a configuration made of a front gable with two side turrets very much in the style of the King's College Chapel in Cambridge.



No 68 Castlebar Road, Locally Listed



No 70 Castlebar Road, Locally Listed



Nos 1-9 Charlbury Road LL



The Abbey

5.1.2. Marchwood Crescent Blakesley Avenue

Charlbury Grove, Marchwood Crescent and Blakesley Avenue branch out from the nodal point of St Benedict's Church. The Church complex acts as a focal point for this area and the visual bonding element of these residential streets. With its imposing presence the church stands out as the landmark in this rather homogeneous area made up of residential properties that are the result of a combination of standardised architectural idioms and details.

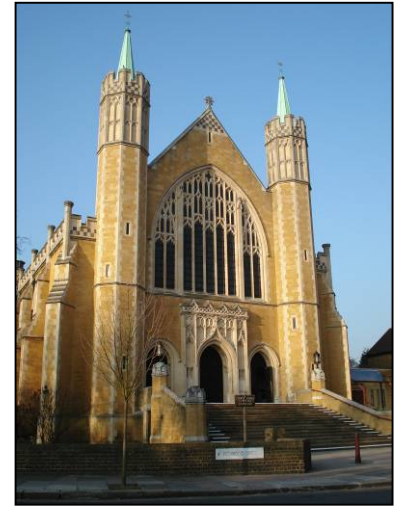
Blakesley Avenue and **Marchwood Crescent** consist of large detached houses in red brick and tile, contrasted with areas of white stucco and white painted joinery, including distinctive front porches.

Marchwood Crescent branches eastwards from the Church and meets Eaton Rise at its eastern most end. The street offers a pleasant enclosed feel. This is augmented by the curvaceous aspect of the road that accentuates the rhythm of the elevations resulting from the modular succession of architectural elements along the street frontage. Houses are semi-detached but are arranged fairly tightly to give the impression of a continuous facade. Houses are 3-storey including attics and are built in red brick. On the northern side, elevations are marked by two side canted bays topped by a low pitched roof. The top part of the bay is either finished with a projecting window supported by decorative brackets rendered with roughcast, or, alternatively is finished by tile hanging. At ground floor level the entrance is centred between the two side bays. The entrance is marked by a projecting and highly decorative timber porch covered by a tiled hipped roof. The red tiled, pitched roofs are intercepted by brick chimney stacks with clay pots.

An alternative typology of house in Marchwood Crescent has as its main characteristic feature a small, 2-storey canted bay, finished with a crowned parapet to one side, and a much larger bay on the other side, the latter with a first floor level further projecting element supported by timber brackets and topped with an outward pitched gable.

The typical boundary treatment is made up of 10/12 courses red brick wall in Flemish bond with piers with stone capping which are aligned with the entrance pathway. The walls are normally topped by privet hedges.

The end of the street towards Eaton Rise terminates with an electricity sub station, a rather unsympathetic episode within this homogeneous streetscape.



St Benedict's Church



Marchwood Crescent (north side)



Typical house in Marchwood Crescent



No 1 Marchwood Crescent

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Blakesley Avenue runs north to south, descending the hill from St Benedict's Church to Castlebar Road. The northern section of the road takes a gentle curve westwards. These topographical aspects accentuate the rhythm of the roofscape made of projecting, high-pitch front gables. After a few modern blocks in the northern section of the road, the architectural character of the road is very much defined by turn of the century, 2-storey, detached houses in red brick. The recurrent stylistic theme is that of the domestic revival with an element of the Arts & Craft movement. The red brick houses along the eastern side fall within the stereotype of suburban Edwardian architecture, with the main elevation defined by 2-storey canted bays on either side, of which one is surmounted by a projecting outward, high-pitched gable with timber bargeboards and mock Tudor half-timber embellishments. Porches are centrally located and are recessed. The red brick surface is broken by bold stucco trimming with classic decorative patterns.

Houses on the western side of the road boast much bolder Mock Tudor elements. Properties are mainly in red brick, with the main elevation featuring a large, projecting, two-storey bay, with a large pitched front gable boldly decorated with half-timber embellishments and timber bargeboards. The soffit of the projecting gable is supported by timber brackets. The bay has mullioned timber casements and the central porch is recessed. On the other side of the entrance porch, the elevation is marked by a ground floor bow window surmounted by a small terrace with white painted timber balustrade. The roofs are mainly pitched and intercepted by a front, 3-casement dormer window and end chimneystacks. The sides of the chimney stacks are decorated with shingle tiles.

5.1.3. Eaton Rise

Eaton Rise is much less uniform, with a greater variation in house styles and materials. According to cartographical evidence, most of the houses in Eaton Rise were built between 1870 and 1890

Eaton Rise from south towards north – west side

Nos 2-8 (Locally Listed) are a rather compact set of 2-storey, 3-bay detached houses. Stock bricks, stucco trimming and slate roofs are the predominant materials. The front elevations are articulated thanks to single or double-storey, stuccoed canted bays that are located on either side of the entrance porch. The entrance porch is slightly recessed, and it is surmounted by a bold stuccoed motif. Three simple 1/1 timber sashes give rhythm to the first floor. The roof form is mainly hipped or very low pitch with end chimney stacks. **Nos 10-16** boast a similar stylistic repertoire to nos 2-8. The most substantial differences are that houses here have half



Houses along the eastern side of Blakesley Avenue



House on the western side of Blakesley Avenue



Nos 2-8 Eaton Rise, Locally Listed



Nos 10-16 Eaton Rise, Locally Listed

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basements or lower ground floors to better exploit the raising topography in this section of the road. As a result, the appearance and overall proportions of this group displays a much stronger vertical emphasis. Houses are still 2-storey plus the addition of a basement, but they are only 2-bay wide which augments their verticality. Front elevations are defined by a side entrance with arched stuccoed pediment and in some instances covered by a metal canopy covering the flight of stairs to the entrance door. A side-canted bay is at basement and ground floor level. Windows at the first floor also have bold, Italianate stucco trimming. A stuccoed band below the overhanging eaves defines the top of the elevation below the hipped roofs covered by slates.

Further north, **nos 22-32** is another group of detached **Locally Listed** houses that displays a similar architectural configuration to nos 2-8 Eaton Rise, the only difference being a columned entrance porch. Here the continuity and cohesiveness of the group has been spoiled by some inappropriate additions to the front slopes.

Eaton House and no 34 are much later blocks, the first one built in such a way as to blend in with the context while the second in a more 'alien' architectural language.

Nos 36-46 (even) are another group of Victorian detached properties. They have been much altered but still maintain their fundamental 2-storey, 3-bay configuration. On the two external bays, windows at first floor level are mullioned and grouped in three. Stucco trimming here gives way to stone dressing.

Eaton Court is another undistinguished modern block.

Nos 50-52 are detached, turn of the century properties that, with their red brick and white stucco string courses, make a stark change from the mid Victorian ambience of the southern section of Eaton Rise.

At the top of Eaton Rise, between Marchwood Crescent and Montpelier Avenue, the residential grain of the area is broken by the large buildings of St Benedict's School, and by a modern block of flats on the east side of the road.

St Benedict's School (Locally Listed) - on the northern edge of the CA - was founded as Ealing Priory School in 1902 by Fr Sebastian Cave. Today's St Benedict's school complex is formed by a 19th Century, Victorian red brick house (now staff offices), the 1965 Orchard Hall (a dining hall that doubles as a theatre) and the 1991 gymnasium and, opposite the 1937 Main Block (classrooms & library). The complex is now undergoing further additions and planning permission was recently granted for a new assembly hall, examination hall, languages department, music school and chapel. The new building draws on the school's Benedictine heritage. The central motif in the plan at ground and first floor is that of a cloister, which frames the examination room and opens up to form the



Nos 22-32 Eaton Rise, Locally Listed



Nos 36-46



St Benedict's School



Nos 1-31 Eaton Rise (odds)

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assembly space. The school complex is not only a landmark within the CA for its architectural presence but also a point of reference for Ealing's illustrious educational tradition.

Eaton Rise From south towards north – east side

Also the eastern side of Eaton Rise is architecturally rather varied and displays a combination of detached and semi-detached Victorian/ Edwardian properties with a few larger block of flats that break the traditional residential grain.

Nos 1-31 (odds) are a group of semi-detached, 3-storey, stock brick houses with side entrance porches surmounted by moulded shouldered pediments and with side, stuccoed canted bays on the first floor. The only decorative feature on upper floors is the use of cut brick lintels. Houses are covered by hipped roofs with a central chimneystack.

No 33- 37 is a group of **(Locally Listed)** detached houses very similar in their configuration to nos 2-8 and nos 22-32 on the opposite side of the road (also Locally Listed). The only difference being the bold and elaborate stucco trimming of the first floor window and the stuccoed entrance porch capped by a pagoda-like hood on ornamented brackets. The entrance door is headed by a semi-circular fanlight.

Also unlisted no 45 is a pleasant presence within the streetscene. The 3-storey, stock brick gothic house is rather well preserved and adds to the variety of the architecture of the CA.

Further north, **nos 49-59 (Locally Listed)** are semi-detached, 2-storey plus basement houses. These very much relate to the configuration of **nos 22-32** (even) on the opposite side of the road, with the only difference that nos 49-59 have half basements.

The northern end of the road, also on the eastern side is characterised by the several larger blocks of varied styles and sizes – Elm Close, 67-69 Eaton Rise, West Park Court and Cecil Court - that break and interrupt the small traditional grain and traditional streetfront patterns.



Nos 33-37 (odds) Eaton Rise, Locally Listed



Nos 49-59 (odds) Eaton Rise, Locally Listed



No 59 Eaton Rise, Locally Listed



Cecil Court

5.1.4. Mount Park Road,

Mount Park Road – north to south – east side

After a series of detached later houses, the first architectural episode of note on this side of Mount Park Road is St Andrew's Church.

St Andrew's Church was built between 1886 and 1887 by Wallace and is a landmark of the streetscape. Built in red brick with stone stripes, the church boasts a bold gothic style and with its tower over the entrance porch, it punctuates the roofscape of this rather undistinguished section of Mount Park Road and of the CA. The church was enlarged in 1892 and a hall in the 'Brutalist' style was added in the 20th century.

North of the opening of Mount Avenue to the east, Mount Park Road loses its rectilinear aspect and bends, following the rising topography of the hill.

At **nos 24-26** is Moullin House (**Locally Listed**). The 4-storey Georgian style stock brick house stands in a prominent position on the curve along Mount Park Road. It is set well back behind a generous lawn and mature trees. The house was built to provide a Christian home with a family atmosphere for students coming to London for university or college, or for training in work. In its wide garden setting and with its classical proportions it is a novelty element within the rather uniform pattern of the residential properties.

Mount Park Road – north to south – west side

The architectural language along the western side of Mount Park Road does not offer much variety and only limited episodes of particular architectural merit *per se*.

Nos 1-4, two semi-detached pairs built in red brick (rendered in some occasions), are probably amongst the earlier examples along this side of the road. The 2-storey houses have a side, single-storey, canted bay and a centred entrance porch capped by a classical pediment on decorative consoles. The red brick surface of the elevation is broken by a stuccoed string course and stuccoed lintels. The roof consists of a low pitch with later tiles and red brick chimney stacks.

The rest of the road – from 5 to 16 - is also made of a pattern of red brick, semi-detached properties with the sole variation of decorative elements.

At no 18 is a detached property on the corner with the northern entrance to Mount Park Crescent. With its corner turret and the more creative decorative pattern, this property stands out within the streetscape. The 2-storey, Victorian Gothic house displays a rather articulated footprint that results from its corner position. This is reflected in the volumetric articulation of the elevations and the roof form.



St Andrew's Church



Moullin House



Nos 5-16 Mount Park Road



No 18 Mount Park Road

Mount Park Conservation Area Character Appraisal

The main feature is a full-height, corner turret capped by squat spire. The roof form is also enriched by forward high pitch gables and embellished by a patterned tiled roof. The openings at ground floor level display a clear Gothic influence with the use of pointed arches. The side-recessed entrance porch is also surrounded by a Gothic arch. White stuccoed bands run horizontally across the building, breaking the uniformity of the red brick surface. Of note further north on the road are **Nos 27-39** a group of detached and semi-detached, red brick **Locally Listed** houses. Nos 27-29 are in the English revival domestic style.

From no 31 to 37 is a group of semidetached houses in red brick with wide, side, full-height bays. Bays have front-pitched gables and a further single storey projecting canted window. The first floor windows have segmented arched lintels with keystones. Slate roofs are finished with decorative, white painted timber bargeboards. Entrance porches are recessed under an arch.

Mount Park Crescent opens onto the western side of Mount Park Road. The Crescent forms a very well-defined enclave made of detached houses of a consistent architectural language. Victorian Gothic is the predominant style. Houses mainly have red brick elevations. The main features are the two front, full height bays topped by pitched roof gables with tile hanging and timber bargeboards. Houses are all detached but very tightly arranged to form a continuous front. Also, the succession of highly steeped gables along the curving road is a distinguished element of the streetscene.



No 30-36 Mount Park Road



Nos 31-33 Mount Park Road, Locally Listed



Typical house in Mount Park Crescent

5.1.5. Other secondary roads

King's Avenue branches eastwards from Mount Park and runs northward towards King's Road. The roads rise gently and houses are very close to the streetline with small frontyards.

The residential stock is mainly characterised by red and stock brick with stuccoed stone dressing in Victorian-Gothic style.

Kings Road runs east-west from Hillcroft Road to Park Hill (within Montpellier Park CA). The residential stock is mainly characterised by Victorian Gothic, tall houses in red and stock brick. Buildings here display more exuberant details like turrets capped by a squat spires, tile hanging, terracotta decorative courses, bold stuccoed mullioned windows and recessed porches under pointed arches supported by decorative capitals.

Queens Road runs west-east from Hillcroft Crescent and is occupied by 16 detached Victorian/ Edwardian houses showing a consistency of design and still preserving their original character.

Woodville Road branches from Haven Green and turns eastwards towards Corfton Road. The road gently rises along the hill from Haven Green and it is mainly flanked by small detached late Victorian houses. The predominant style is Victorian-Gothic characterised by the use of red brick, front gabled bays, mullioned stuccoed windows and slated roofs. At the Junction of Woodville Road with Aston Road is a cast Iron Street lamp dating from 1895 (Grade II Listed).

Hillcroft Crescent is a small enclave forming a bend from King's Road at its northern end to Woodville Road at its southern end. The road has a very enclosed feel, due to its topography and the proximity of the houses with very small front yards to the street line. The streetscape mainly comprises of beginning of the century, semi-detached houses. The 2-storey properties have full height bays topped with shallow pitch roofs with front gables boasting mock tudor timber embellishments. The upper part of the bays are clad with tile-hanging. Windows are mullioned with subdivided upper hung. Also the entrance is marked by a projecting, pitched, timber porch. Red brick and tiles are the main materials for the elevations.



King's Avenue



Houses on the west side of Hillcroft Crescent

5.2. Key unlisted buildings

A number of unlisted buildings in Mount 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.

All the Victorian residential properties of the roads in the CA in general deserve to be protected as they all contribute to the special interest of the CA and have architectural merit *per se*. Of particular interest are the Victorian:

- St Andrew Church
- No 45 Eaton Rise
- No 18 Mount Park Road

And:

- No 17 Hillcroft Crescent reputed to be a later model house transported from the Ideal Homes Exhibition.

In additions, long sections of original, early boundary brick walls still remain in several parts of the CA. These form an essential part of the spatial and architectural character of the CA and should be protected.



No 17 Hillcroft Crescent



No 45 Eaton Rise



Early, well-preserved boundary wall
along Charlbury Road

5.3. Summary of building materials and local details

Castlebar Road and Charlbury Grove

Walls – Along Castlebar road, yellow stock brick in Flemish bond, mainly exposed only on occasion rendered. Stucco trimming ornaments the elements on the main elevations, i.e. window frames, parapets, canted bays and decorative brackets. Original front boundary walls are made of 10/12 brick courses with piers with a diamond-shape capping. Nos 68 and 70 and houses along Charlbury Grove are built in red brick. Red tile-hanging, pebbledash and timber embellishments ornament some of the elements of the elevations. Boundary walls here are in red brick but of a similar configuration to the earlier houses along the road.

Windows – Victorian properties along Castlebar Road have mainly timber sash 2/2 at first floor level. Ground floor sashes are inserted in large side-canted bays. Nos 68 and 70 and houses along Charlbury Grove have mainly mullioned casements grouped together in short rows. Timber frames are flush with the wall plane. At no 68 windows are surrounded by stone dressed details and an Ipswich window decorates the elevation.

Doors and entrance porches – Typical doors in the mid-Victorian houses are timber, 4 panel doors with a columned projecting porches, normally stuccoed.

Roofs – Typical roofs in the mid-Victorian houses are hipped and are traditionally covered with slates. Roofs have very prominent eaves with brackets. Some of the properties still retain their original entrance pathway with interlocking tiles. Roofs in the mid-Victorian properties are free of dormer windows. Roofs at nos 68 and 70 and along Charlbury Grove are pitched with prominent front gables, are covered with tiles and have very prominent red brick chimney stacks. The roof at no 68 has dormer windows.



Projecting porch with stuccoed classical columns



Oriel window, roughcast render and timber embellishments



Typical front gables with timber-framed detail or tile-hung cladding. Prominent, brick chimneystacks with clay pots



Mullioned windows with leaded lights

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Blakesley Avenue and Marchwood Crescent

Walls – Houses are built in red brick, red tile-hanging, pebbledash and timber embellishments ornament some of the elements of the elevations. Along the east side of Blakesley Avenue, original front boundary walls consist of 10/12 brick courses with piers with diamond-shape capping or spherical finials. Terracotta decorative detailing is also common. Canted bays and full-height bays add to the articulation of main elevations.

Windows – Windows are white painted, timber sash with subdivided upper hung.

Doors and entrance porches - Entrance doors are inserted in recessed entrance porches with stuccoed arches, or, in some of the houses along Marchwood Crescent are projecting with timber slim-beaded pilasters with a tiled hipped hood. Doors are multi-panelled timber, in some instances with the upper panel divided in 16 panes decorated with leaded lights.

Roofs- Roofs are pitched, intercepted by projecting, full height bays and front gables embellished with half-timber embellishment and bargeboards and/or tile hanging. Roofs are normally covered with terracotta ridge tiles.



Typical house along the east side of Blakesley Avenue with projecting, full-height canted bay, stucco mouldings and front gable with timber bargeboards on timber brackets.



Mock-Tudor gable with timber brackets in Blakesley Avenue



Projecting bays with hipped roof and brackets in Marchwood Crescent



Examples of porches in Blakesley Avenue (west side) and in Marchwood Crescent



Terracotta detail in Marchwood Crescent

Mount Park Conservation Area Character Appraisal

Eaton Rise

Walls – Stock brick in Flemish bond, stucco trimming with classical motifs. Elevations are articulated by projecting single or 2-storey bays.

Windows – Windows white or black painted sashes either with stucco surrounds or with cut brick arches.

Doors and entrance porches – Four-panelled timber doors are in a recessed arched porch, projecting porches have stuccoed columns whilst flush porches have stucco decorative detailing.

Roofs – Roofs are mainly hipped, traditionally covered with tiles, some with projecting eaves highlighted by a stucco band below them and supported by decorative brackets.



Projecting porches in Eaton Rise



Flush porches with stucco decorative details



First floor sash window with side lights to align with the canted bay below at ground floor level



1/1 Sash window with stucco surround with classical motifs

Mount Park Conservation Area Character Appraisal

Mount Park Road and Mount Park Crescent

Walls - Red brick with stucco moulding and terracotta details. Single storey or full height canted bays topped by hipped roofs articulate main elevations.

Windows - white painted timber 1/1 sashes. White stucco surrounds surround most windows.

Doors and entrance porches - Doors are timber, 4 panel doors with the upper panels decorated with leaded lights. Porches are of various types: recessed with round arch with stucco moulding, recessed with a triangular, stuccoed pediment above supported by decorative consoles, or a projecting timber, white painted structure made of slim, beaded pillars supporting a pitched roof with timber bargeboards.

Roofs - Roofs are mainly pitched and are covered with tiles with terracotta ridge tiles. Roofs are intercepted by front gables or full height canted bays covered by hipped roofs or squat spires.



Examples of porches in Mount Park Crescent



Tile-hanging on front gables and terracotta courses with floral motif



Corner turret topped by a squat spire in Mount Park Road



Typical projecting bay in Mount Park Crescent with paired, mullioned windows (the first floor ones with yellow brick pointed arches) and with timber bargeboards



Original boundary treatment in Mount Park Crescent



Stuccoed terracotta plaque in Mount Park Road



Early entrance pathway with interlocking tiles

Mount Park Conservation Area Character Appraisal

Other secondary roads

Walls – Red brick in Flemish bond (but also some stock brick detailing and secondary elevations) with stuccoed stone dressing, tile-hanging, timber embellishments and terracotta details. Elevations are articulated thanks to projecting bays and, in some instance turrets.

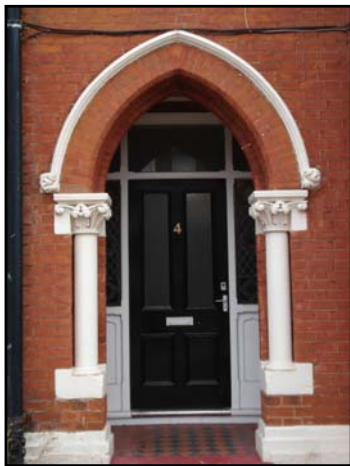
Window - Windows are mainly mullioned casements grouped together in short rows. Most casements have the upper part subdivided in small panes.

Doors and entrance porches - Doors are timber, 4-panel, with the upper panels decorated with leaded lights. Porches are of various types: recessed with a gothic arch supported by decorative capitals, flush with the wall but surmounted by a pitched hood on timber brackets.

Roofs – Roofs are mainly pitched and covered with tiles. Most roofs are intercepted by projecting bays with front gables finished with tile hanging and terracotta courses. In some instances projecting turrets are finished with steep, squat spires.



Corner turret with squat spire in Kings Road



Recessed porch with pointed arch supported by slim columns with capitals



Early entrance pathway with interlocking tiles



Projecting front bay with grouped mullioned windows with subdivided upper part, and terracotta courses



Front gable with tile-hanging, timber bargeboards and terracotta course

5.4. Contribution of open spaces, trees and landscape

The green space of Haven Green on the southern border of the CA provides the Mount Park CA with a formal recreational space for residents and visitors to the CA. Haven Green is listed as Ealing Borough's Public Open Spaces; this status recognises the value of the open space also for cultural and social activities.²

North of the CA, Montpelier Park strongly contributes to the green setting and the suburban and leafy atmosphere of the CA. Montpelier Park is also designated as 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.³

The presence of healthy and mature broadleaved trees along the residential streets is critical to the character of the CA and is intrinsic to the very historical image of Ealing as a green suburb. In the residential areas, mature trees and green hedges complement the architecture and frame views within the CA.



Haven Green



Montpelier Park

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

³ UDP, Vol 1, p. 45, policy 3.4, 3.8 and 3.9, Vol 2, p. 12

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

Recent developments or later replacements of earlier buildings have had a detrimental impact on the CA. Poor and/or undistinguished design acts as an intrusion in the CA's townscape and creates a visual disturbance in views within the CA. Some of the later developments that have caused intrusion within the traditional grain and have caused harm to the CA character are, amongst others:

Blakesley Court, Bampton Court, Daphne Court, Elm Close, nos 67-69 and no 36 Eaton Rise, Balmoral Court. These display a rather undistinguished design that does not reflect the scale massing, materials and patterns of the CA.

Villiers House and to certain extent Greenlaw Court just outside the CA, are a major eyesore and disrupt views from the CA. Other negatives are the over-ground car park at the rear of Balmoral Court.

Gap sites also exist in the residential areas, e.g. single storey rows of garages along Mount Park Crescent.

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. This is a problem particularly evident along Eaton Rise where once semi-detached or detached houses have now been linked together by later in-fills producing a terracing effect.



View of Greenlaw Court and Villiers House from Mount Park Road



West Park Court



Nos 67-69 Eaton Rise



Terrible front dormer window harming the architectural merit of the house and the roofscape of the CA

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- 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.
- Rooflights on front slopes
- 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.

5.6. Public realm and street furniture

Pavements in the CA are mostly covered with tarmac and finished with granite kerbs, yet there are areas where original York stone paving still remains (e.g. one side of Eaton Rise). A more suitable paving material should be sought.

Mount Park CA has a variety of lampposts that are considered of no particular contribution to the ambience. The heritage lampposts – especially in the small residential streets – should be preferred, or, alternatively a simple, consistent design that would respond to the scale of street and architecture.

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

5.7. 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.



Single-storey garages in Mount Park Crescent



Infilling with resulting terracing effect



York Stone pavement in Eaton Rise



Fly-tipping

5.8. Problems, pressures and capacity for change

Mount 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.

6. Suggested boundary changes

The Appraisal of Mount 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. Haven Green CA, Montpelier Park CA and Ealing Cricket Ground CA)

7. 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.

8. Summary of issues

- Loss of front garden trees and fences
- Loss of front yard walls to create parking for cars
- Gap site that disrupts 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 on front slopes

9. Planning and Policy framework

A summary of the principal legislation and policy guidance applicable to Mount 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 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 neaten 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 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 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

Mount Park Conservation Area Character Appraisal

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

11. Bibliography

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12. Appendix - Stakeholder consultation

12.1. List of stakeholders consulted

Ealing Civic Society

Mount Park CA Planning Advisory Panel

Ward Councillors

12.2. Mount 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 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?

**Mount Park Conservation Area
Character Appraisal**

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.