

Mill Hill Park Conservation Area Appraisal

September 2007



MILL HILL 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

Mill Hill Park CA was first designated in 1993

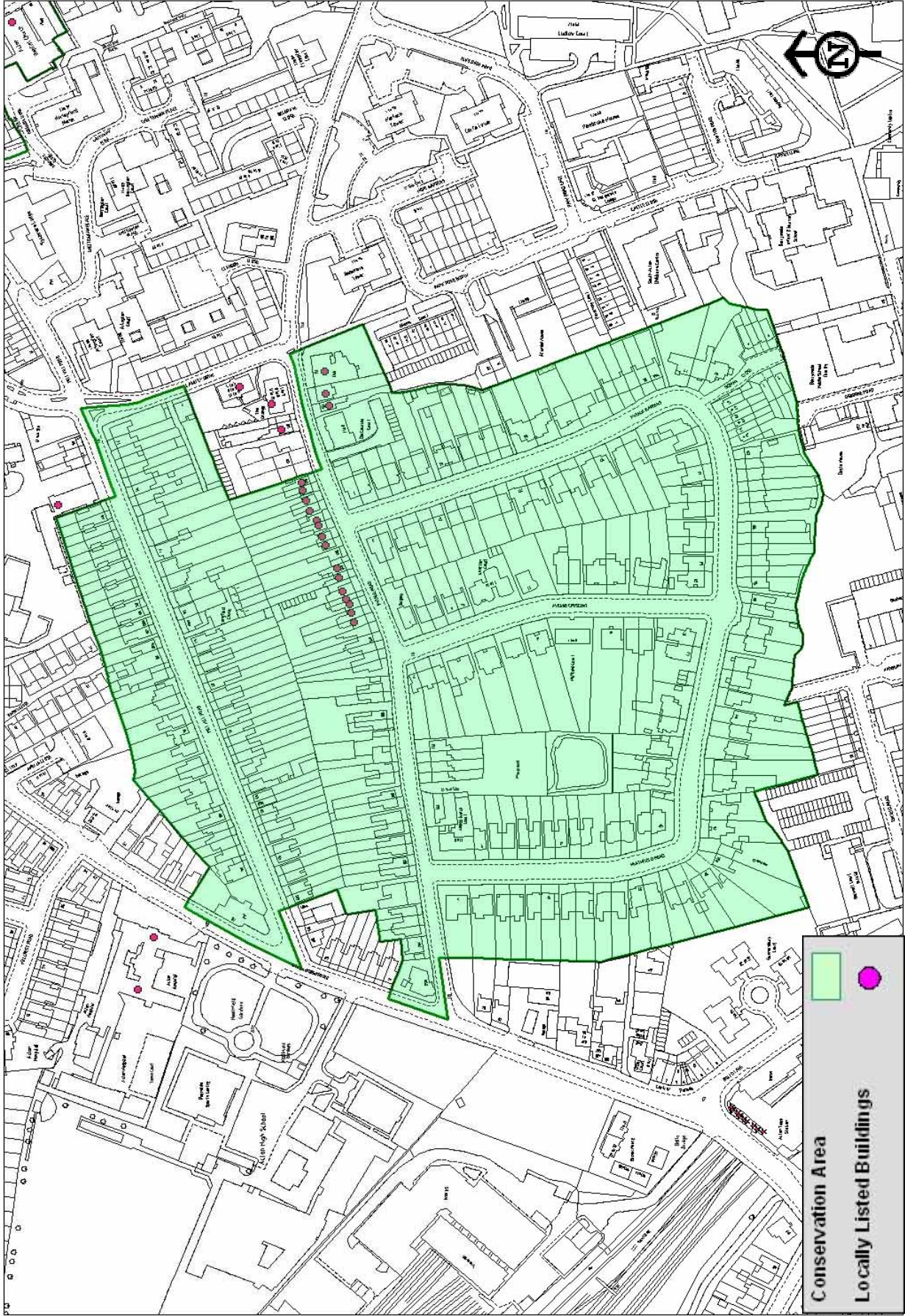
The scope of this appraisal is summarised in the following points:

1. Assessment of the special interest of the architectural heritage of Mill Hill 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 Mill Hill 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.



Conservation Area Locally Listed Buildings



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1.3. Summary of special interest

- Mill Hill Park CA is situated in the former historic County of Middlesex, south of Acton Town Centre, in the south eastern part of the London Borough of Ealing.
- The land-form is strongly defined by the presence of Mill Hill Park Estate founded by William Willett in 1877. This is an enclave which is walled to the south on its boundary with South Acton Estate and to the north on its boundary with Avenue Road. The three roads that make up the estate – Heathfield Road, Avenue Gardens and Avenue Crescent – end with decorative gateposts at its northern limits.
- Signs of human activity in the land today covered by Mill Hill Park CA have been traced back to the Bronze Age, the prehistoric era, the Medieval, Saxon and Roman times. But the houses that today form the CA are of mid-Victorian, late-Victorian and later origins.
- Within the CA, two “Areas of Character” can be identified: **1)** Mill Hill Road and Avenue Road in the northern section of the CA;
2) Mill Hill Park Estate itself, south of Avenue Road.
- Despite the fact that most of the properties included in the CA are from Victorian times and later, thanks to the variety of design, styles and details employed, the CA still boasts a very diverse Architectural heritage. Mid Victorian terraces and semidetached cottages in Italianate style coexist with Arts and Craft gabled villas and mock Tudor houses from the turn of the century.
- The CA is exclusively residential



Gate pillars and Willett's Estate Wall built in 1870s



Avenue Road looking west



Avenue Crescent looking south

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- The two areas of character display different spatial relationships between buildings: **1)** Properties along Mill Hill Road and Avenue Road are smaller in size, they are tightly arranged along the streetfront and sit on very narrow plots of land. **2)** Properties within the walled Mill Hill Park Estate are more generously proportioned, are arranged with wider interspaces amongst them and sit in wider plots of land with considerable front and back gardens.
- Surviving portions of the boundary wall of the Estate and also surviving portions of early boundary treatments are a precious remnant of the historic relationship between private and public spaces. Trees along the streetline, as well as trees and green fences around properties, are an important part of the suburban and leafy character of the CA.
- Mix of building materials: In Mill Hill Road and Avenue Road yellow stock bricks, slated roofs with bricks and clay chimneystacks, stucco mouldings and cast-iron railings prevail. In Mill Hill Park Estate recurrent materials and details are red bricks, slated or tiled roofs, stucco or terracotta mouldings and decorative elements and some timber embellishments for porches or gables.
- Timber sash windows and multi-panelled timber doorways constitute an important element of the façade patterns along Mill Hill Road and Avenue Road. A mix of casement and sash windows is found in properties within Mill Hill Park Estate. Some windows and doors have leaded glazing bars with decorative patterns.



Willett's Estate original boundary wall on Avenue Road divides the areas of character within Mill Hill Park CA



Typical mid-Victorian semidetached property on Avenue Road (Sub-area 1)



Late-Victorian semidetached property within the Willett's Estate

2. Location and setting

2.1. Location and context

Mill Hill Park CA is situated in the former historic County of Middlesex, south of Acton Town Centre. The CA is within the South Acton ward in the London Borough of Ealing.

Mill Hill Park CA is 1.18 km² in area and is enclosed by Gunnersbury Lane on the west, Crown Street and Langley Drive on the east, and Osborne Road on the south. The CA includes both sides of Mill Hill Road, and the enclave formed by Avenue Road, Heathfield Road, Avenue Crescent and Avenue Gardens.

South Acton ward, of which Mill Hill Park CA is a part, has a population of 13,318.

Mill Hill Park is part of the historic Acton parish. Acton parish lies approximately 8 km west of Hyde Park Corner, and is bounded by Willesden and West Twyford to the north, by Hammersmith to the east, by Chiswick to the south, and by Ealing and Brentford to the west. Most of the boundary with Hammersmith was formed by the eastern branch of the Stamford Brook; while the south-western boundary, from Fordhook south-eastward to Acton Green, was formed by the Bollo Brook. The southern boundary lies along the line of a Roman road, part of which remains as Chiswick High Road, but was adjusted in 1894 to follow the District and Piccadilly railway lines. The northern boundary and the remainder of the western boundary were marked in 1842 by lanes, which had probably existed much earlier.



View towards Acton Town from the eastern end of the CA



Gunnersbury Lane flanking the CA to the west

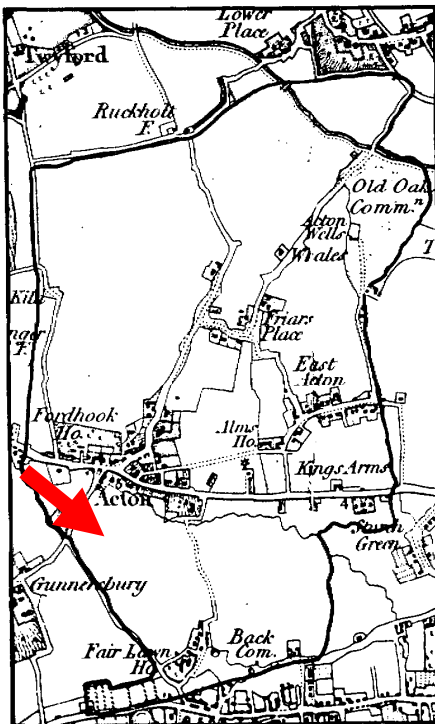


2.2. General character and plan form

2.3. Landscape setting

The geological setting of Acton is constituted by London Clay that covers the northern part of the parish as far south as Masons Green, Acacia Avenue, East Acton village and the site of Manor House, and Acton Park. Brickearth covers the rest of East Acton and the parish south of Uxbridge Road, except around Mill Hill Park CA and Heathfield, where Taplow Gravel lies along the south-western and western sides.

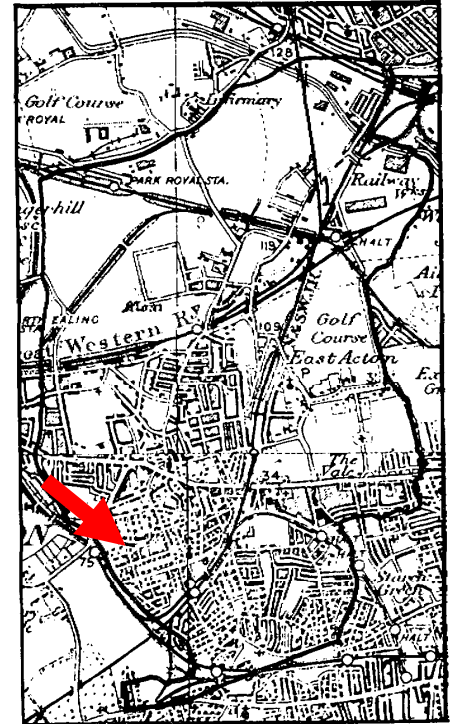
The land slopes from 50 m in the north-west corner of the parish to 6 m in the south-east, drained by two main streams. Bollo Brook rises near Fordhook and flows south-eastward to Acton Green, passing into Chiswick. The Stamford Brook's western branch flows south to meet another tributary, from Springfield near the Ealing boundary. Then it flows south-eastward south of Berrymead and across Southfield into Hammersmith, where it joins the eastern branch of Stamford Brook from Old Oak common.



1822



1876-7



1914

3. Historic development and archaeology

3.1. Historic development

Signs of human activity in the land that today is covered by Mill Hill Park CA have been traced back to the Bronze Age, the prehistoric era, the Medieval, Saxon and Roman times.

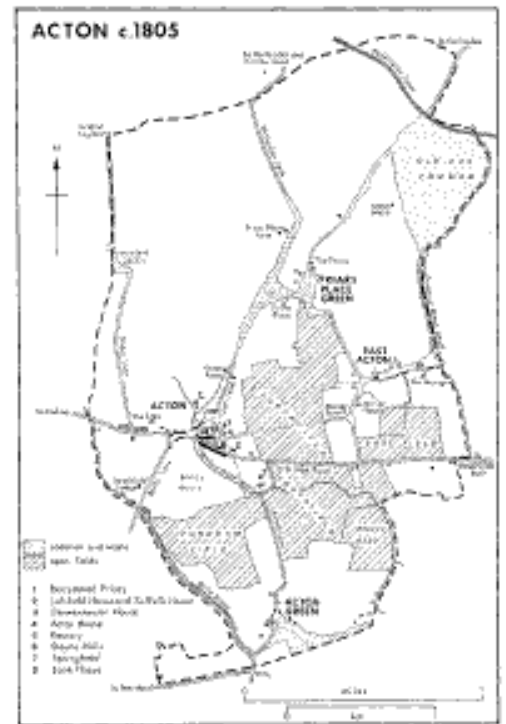
At the beginning of the 18th century, today's Mill Hill Park Estate was part of the 58-acre Mill Hill Fields Estate, mostly meadows and pasture. Mill Hill Fields are believed to take their name from a wide circular mound marked "Windmill Hill" approximately in the area now occupied by 20-22 Avenue Gardens¹.

Although high society had left Acton by the mid of the 18th century, many professionals and military men bought houses there until well into the 19th century. The break-up of the Featherstonehaugh Estate, which had no resident owner, produced several smaller estates whose owners were active in the parish affairs. Richard White was the gentleman who bought the part of the estate that is today's Mill Hill Park.

The CA is largely co-terminus with the original White Estate and with the original Mill Hill formed out of tracks of farmland.

Richard White had a large mansion known as Acton Hill House built at the end of Windmill Hill. In the Acton Rate Books 1809-12, reference is made to "a house new built in Mill Hill Fields". In the Tithe awards of 1842, Richard White appears as the owner of the land Tithe numbers 810-20, which comprised Mill Hill Lodge and garden, a second lodge and garden, Mill Hill Park, which was classified as a meadow, "Acton Hill Dwelling House, Offices, Pleasure Ground and Yard", another "Pleasure Ground", an orchard, a plantation, possibly of oak trees, and a large fish pond.

Contemporary visitors to White's home described Mill Hill Park as "a beautiful estate with a fine avenue of Elms" running from Gunnersbury Lane (then known as Brentford Lane) to Acton.



Acton from Mr White's field - 25th June 1845 by Harriet Hopkins(1816-1881)



Acton Terrace from Mr White's field (Mill Hill) - 27th June 1845. Sketch by Harriet Hopkins (1816-1881)

¹ (this is shown on a map of 1799 at the Guildhall Library)

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Fetes and Acton's first school treats were held in the grounds of White's great house, when children were "liberally regaled with fruit from the fine gardens".²

White was engaged in a variety of parish affairs amongst which he supported the agreement with Great Western Railway Co. for introduction of the railway in parts of the parish.

In 1841, according to the Census returns for that year, Acton Hill House and its dependent dwellings were occupied by White, and 17 others including a gardener, four agricultural labourers who ran the Mill Hill Tavern, that was situated where it is today, on the junction of Mill Hill Road and Gunnersbury Lane.

After White's death, his wife sold the estate to Walter Elliott Whittingham and the British Land Company. The fields north of today's Avenue Road, including Mill Hill Park Road, were bought for house building. Soon after, in 1877, the house itself and its grounds – the area south of Avenue Road – were also sold for house building. The purchaser was the builder and property developer William Willett (1837-1913).

Most of the appearance of Mill Hill Park CA is due to the work of William Willett and his son. After purchasing the land, they almost immediately laid out three new roads: Heathfields Road, Avenue Crescent and Gardens, and began to build houses on the land.

Richard White's "Great House" was partially demolished, leaving only the eastern wing in which the dining hall is believed to have been (at 11 Avenue Crescent).

The Willetts became the most prominent house builders in both Hampstead and Kensington in the late 19th century. The two principal architects working in their office were Harry B. Measures of Brighton who worked for them between 1883-91 and Amos B. Faulkner between 1891-1940. But they also took exceptional care to oversee all the constructions and design work themselves. Both Willetts supervised and controlled every detail from materials to design, they also had their own brick field where most of the distinctive red bricks for the houses of the estate were sourced.



House no 103 on Mill Hill Road built in 1859. (1882)



Mill Hill Road, large house demolished during WW2 (1960s)



Mill Hill Road south side looking east



Mill Hill road north side looking east

² For a complete outline of the history of Mill Hill Park please visit Mill Hill Park Residents Association website: www.millhillpark.com

Mill Hill Park Conservation Area Character Appraisal

The Willetts built homes for the upmarket in the style of the Victorian Architect Norman Shaw, but in production-line manner. For Mill Hill Park the merit and quality of the design details were enhanced by the contribution of a master carpenter and joiner called Baker, to whose key supervisory role "the excellent woodwork of the brick houses" was attributed³. The Willetts had a "Rule Book" for foreman and contractors establishing rigorous standards and criteria for architectural details and finishing.

An important aspect of the design of the houses they built was the abundance of window light: "In all houses see that the basement especially is well lighted, and that all basement and staircase windows are kept up as high as they possibly can be. All passage staircase and hall windows require great care and attention, so as to obtain all the light possible. In London houses the heads of all windows on the basement, ground and first floors must be kept high". This insistence on maximising daylight eventually led to William Willett the Younger publishing a leaflet in 1907 entitled "The Waste of Daylight". Today he is known worldwide as the promoter of Daylight Savings Time.

Mill Hill Park was intended to be built in parallel with Bedford Park Estate. A railway station on the Metropolitan District line opened in 1877 initially called "Mill Hill Park Station", now Acton Town Station. This was probably in anticipation of builders and prospective purchasers. Perhaps because of the proximity of the working class South Acton area that with its piggeries and laundries discouraged "middle class" settlements.

The construction of the houses and sales eventually started at the end of the Victorian Era. From the historic maps regression is possible to trace back the various stages of development.



Mill Hill Park Station later renamed "Acton Town Station" (1845)

³ Please refer to Mill Hill Park Residents Association website: www.millhillpark.com



Avenue Road north side looking east (1960s)



Mill Hill Park Gate and Pillars (1970s)



Heathfield Road south west end (1970s)

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1865 OS Map

Mill Hill Road and Avenue Road appear in their present aspect. Most of the semi-detached houses and terraces either side of Mill Hill Road and on the northern side of Avenue Road seem to have been already in place in 1865. In particular nos 208, 204, 196 on the north west end of Avenue Road, and most of the buildings from 120-154 (even) on to the northern side of Avenue Road. On the southern side of Avenue Road, Blakeney Lodge and the surgery at nos 111-115 had also already been built.

On Mill Hill Road, Mill Hill Tavern was already built at the entrance of today's CA at the corner of Mill Hill Road and Gunnersbury Lane. Also a good number of houses on either side of the road appear in their current location.

On the southern section of the CA was Richard White's Estate. His house is clearly marked surrounded by fields and woodland and by ancillary structures. Also today's Mill Hill Gardens on the west side of the house was already clearly laid. Avenue Crescent, Avenue Gardens and Heathfield Road were still to be built. Outside the CA, on the west side of Gunnersbury Lane, Heathfield Lodge is clearly identifiable

1890 OS Map

Mill Hill Road seems to be almost completely built-up, apart from a small section on the north-eastern side. Similarly, Avenue Road is filled with houses on the north side and a few new ones on the southern side. By this time Mill Hill Estate was already under the sponsorship of the Willetts and the OS map of 1890 shows the signs of the building activity that had gone on since 1877 when William Willet purchased the Estate. By 1895 22 houses were built on Heathfield Road, 23 on Avenue Gardens and 17 on Avenue Crescent.

1910 OS Map

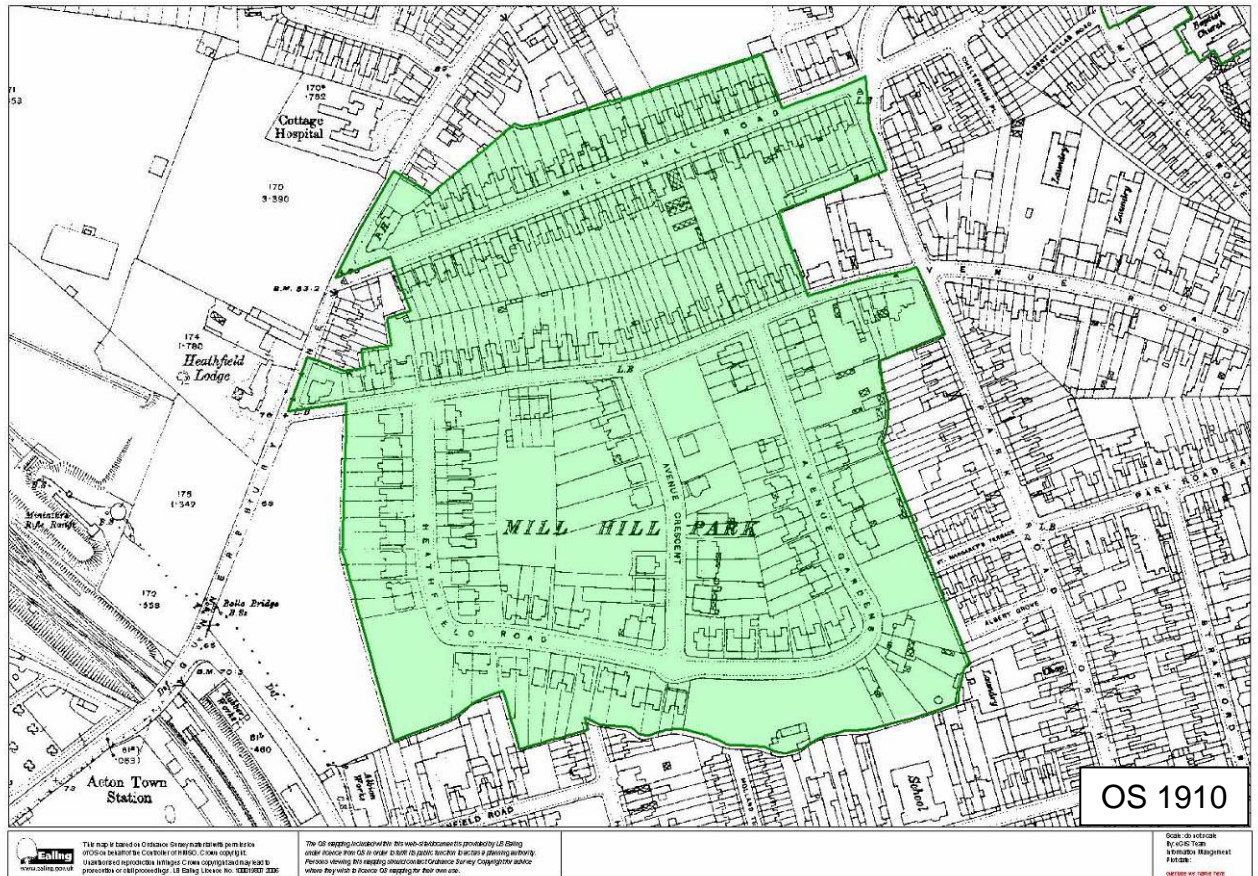
By Edwardian time (1910) the number of houses built within the Estate had increased to 35 in Heathfield Road, 33 in Avenue Gardens and 19 in Avenue Crescent respectively.

East of the CA, Crown Street had been opened by 1910, creating a fracture in line of Mill Hill Road.

1930 OS Map

Mill Hill Park Estate seems completely built with the addition of the 1920s cottages on the southern arm of Heathfield Road (nos 30-32) the southern arm of Avenue Gardens (nos 33-39 odds and 53-75 odds), and on the north east arm of Avenue Crescent (nos 1-7 odds).

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3.2. Archaeology

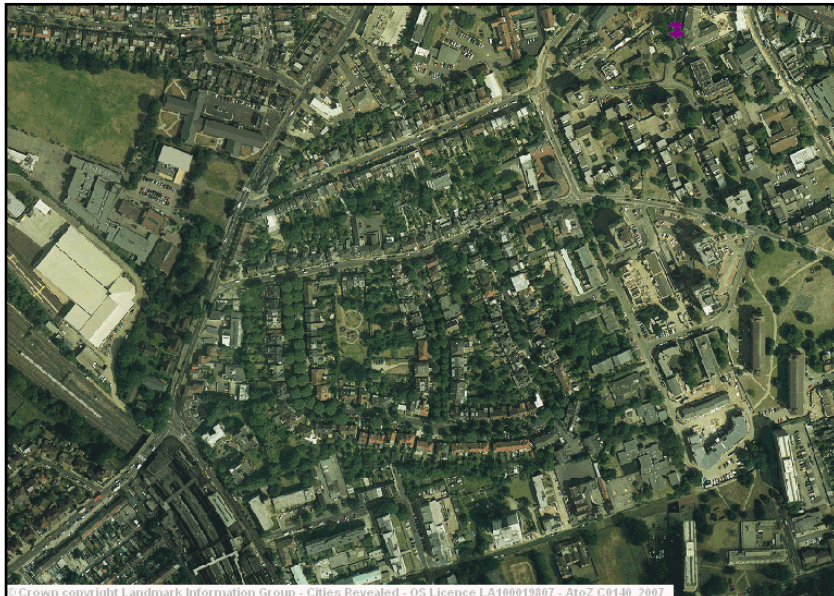
Mill Hill Park CA has a very strong archaeological significance.

The UDP acknowledges the archaeological significance of the area including Mill Hill Park CA amongst the 23 Areas of Archaeological Interest within the LB of Ealing⁴. Signs of life and residency on this piece of land have been traced back to Saxon times through the Bronze Age to the prehistoric era.

From the front garden of 51 Avenue Gardens flakes of flint have been unearthed from the Palaeolithic (Stone Age) period, and pieces of burnt and struck flint, mostly blades and scrapers, from the Mesolithic era and the first thousand years BC.

The Romans were active here in the second century AD. Discoveries have been made, again in Avenue Gardens, of pieces of broken tile and decorated pottery from the Gaulish (French) part of the Roman Empire.

It was, however, the Bronze Age (1500 - 400 BC) which left the strongest mark on Mill Hill Park. Burial urns from that era were discovered when in 1882 foundations were being dug for the house "Oakleigh" in Avenue Gardens (now number 36) by employees of the builders, James Hedges and John Goodrick. A Bronze Age Cemetery and other prehistoric finds occurred on the South Acton Estate east of Bollo Lane⁵.



⁴ Ealing UDP 2004, See Policy 4.9 and Map Sheet 9

⁵ For a full and detailed archaeological report on the Mill Hill Park Area, please refer to the essay by Nigel Middlemiss "A brief History" available on Mill Hill Park Residents' Association website: <http://www.millhillpark.com/history.html>

4. Spatial analysis

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

The main access roads to the CA are Gunnersbury Lane flanking Mill Hill Park on the western side, Langley Drive flanking the north eastern side of the CA, and Avenue Road and Mill Hill Road that both give access to the CA from the east linking it to Acton Town Centre Conservation Area. Despite the tranquil atmosphere of a typical suburban residential area, Mill Hill Park Estate enjoys a very convenient location for transport, thanks to its vicinity to Acton Town underground station and Gunnersbury Lane, which is a major distributor road. In addition, retail and other facilities are also easily accessible thanks to its proximity to Acton Town Centre and the fact that Hammersmith and Chiswick are only one tube stop away.

The northern section of the CA evolves along the two parallel roads of Avenue Road and the western end of Mill Hill Road. Here, properties are arranged either side of Mill Hill Road and along the northern side of Avenue Road. The southern section of the CA is the proper Willett's Estate. In fact the southern side of Avenue Road contains sections of the wall to Mill Hill Estate which had gates at the entrance of Avenue Crescent, Avenue Gardens and Heathfield Road.

The character of the properties, the street layout and the relationship between spaces change rather drastically at the transition from Avenue Road to the Willett's Estate. Heathfield Road and Avenue Gardens each bend sharply to form a large crescent then meeting at the junction with Avenue Crescent. Here not only streets are wider and framed by mature trees, but also properties are larger in size, slightly more informally arranged and they sit in more generous plots.

Properties on the northern side of Avenue Road and of Mill Hill Road are in fact arranged either in terraces or in semi-detached properties. They are of very modest size, mainly two-storeys, and two-bays covered by very shallow hipped roofs.

Properties in the Willett's Estate are of more generous proportions, and offer a variety of architectural styles and roof detailing, e.g. prominent gables, shallow hipped roofs, prominent and elaborate chimneystacks and the use of a variety of materials all of which contribute to a very diverse and articulated streetscape.

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Properties are mainly arranged in semi-detached dwellings, with wide interspaces between them and generous front and back gardens.

In both parts of the CA, north and south of Avenue Road, the transition from the street to the privacy of residences is assured by well-defined boundary treatments, often finished with piers and cast-iron railings.

4.2. Key views and vistas

Although the CA is located on the slope of the hill that slightly descends from the Uxbridge Road towards Acton Town Centre Underground Station, there are no vantage points in the surrounding area that allow a comprehensive view of Mill Hill Park Estate.

According to local residents, the view from the western end of Avenue Road towards the green space of Heathfield Nature Reserve, used to be a very significant one for the CA before the recent development detracted from the amenity value of this space.

From the east end of Mill Hill Road/ Langelly Drive looking eastward, it is possible to gain an evocative view across St Mary's Church and Mill Hill Terraces towards Acton Town Centre Conservation Area.

From the eastern end of Mill Hill Road looking up the straight road is possible to obtain a nice view of the pleasant Victorian Cottages on either side of the road.

Looking from Avenue Road down to all three roads in the Willetts Estate, the rhythm of the architecture offers pleasant views: Avenue Crescent with the downtown Kowloon sight of Jerome Tower in the background, the curving Avenue Gardens, and Heathfield Road flanked by grand houses wonderfully framed by mature lime trees.

Along Avenue Road the view of the boundary wall of the Willett's Estate with its proud piers constitutes a distinctive visual feature of the CA.



Heathfield Gardens, looking from Avenue Road westward



View of Heathfield Road from Avenue Road

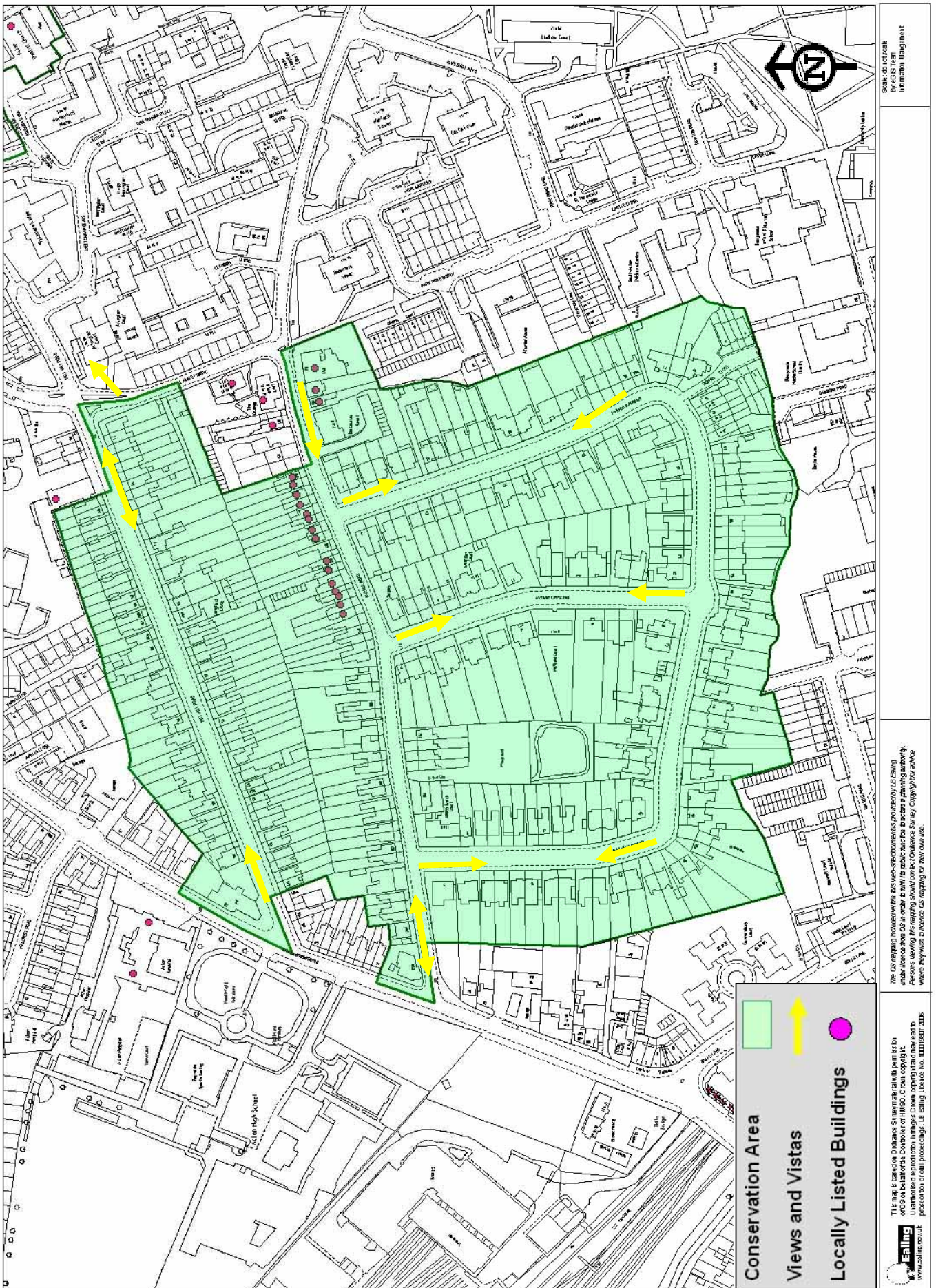


View Along Avenue Road with the Willett's Estate Wall on the right



View from Langelly Drive/Mill Hill Road across St Mary's Church and Mill Hill Terraces towards Acton Town

Mill Hill Park Conservation Area



5. The character of the conservation area

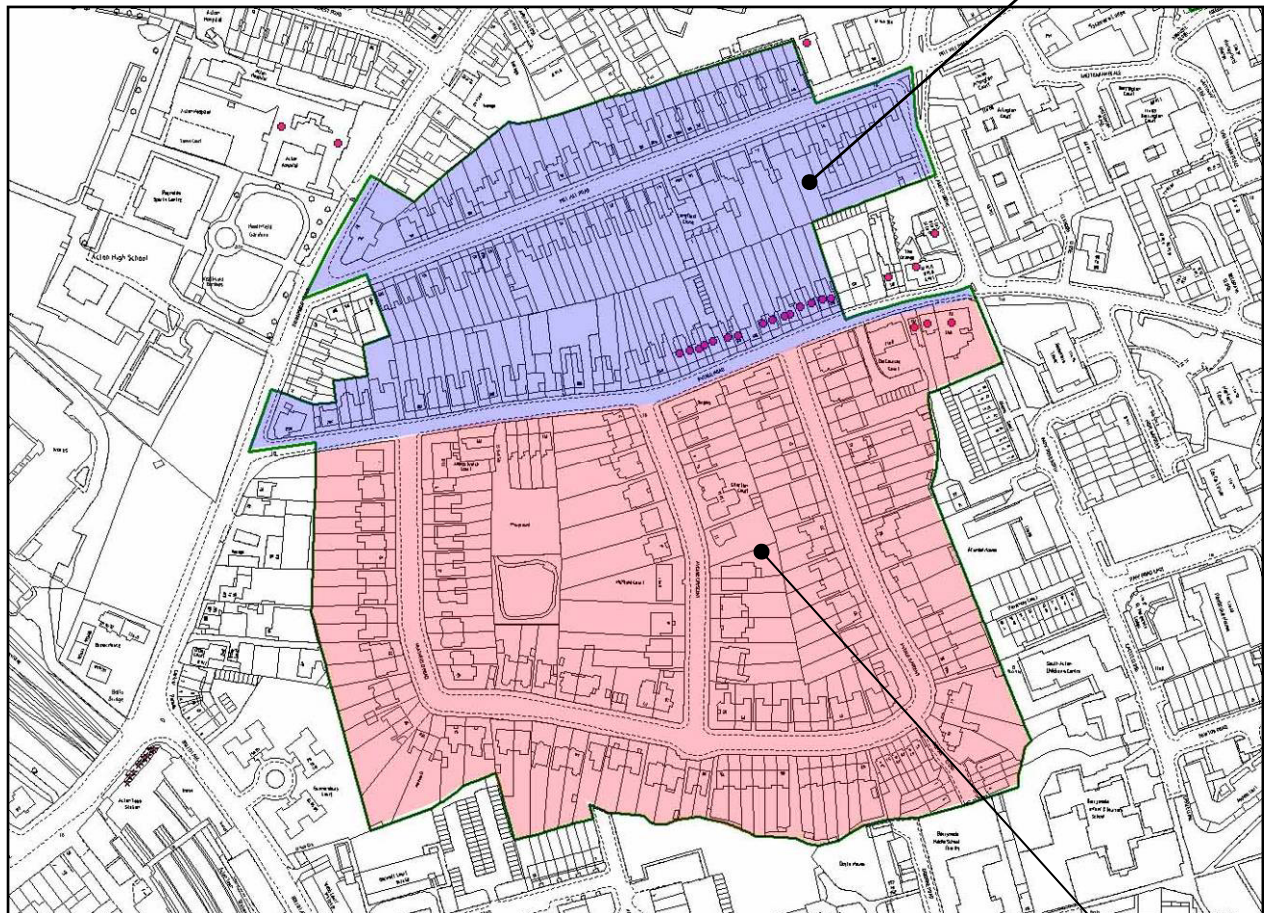
5.1. Character Areas and the quality of architecture

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 Mill Hill Park CA and that significantly contribute to its character. This section has been subdivided to reflect the fact that the character of the CA changes significantly within its boundary.

The CA breaks down into two sub-areas of character:

1. Mill Hill Road and Avenue Road
2. Mill Hill Park Estate

Sub Area 1: Mill Hill Road and Avenue Road



- ★ Listed Buildings
- Locally Listed Buildings

Sub Area 2: Mill Hill Park Estate

5.1.1. Sub Area no 1: Mill Hill Road and Avenue Road (north)

Mill Hill Road and Avenue Road shape the northern section of the CA. Although Avenue Road is pleasantly curved and Mill Hill Road is straight, the architectural character of the two roads is similar. The majority of the houses are low Victorian artisan cottages and terraces. There is a feel of diversity of charming houses behind well-tended front gardens. On the southern side of Mill Hill Road, some of the houses with their stuccoed detailing, their half basements and columned porches recall more the appearance of slightly grander town houses. Mill Hill Road has a little less secluded aspect than Avenue Road. In fact, due to its straight line, Mill Hill Road allows a more direct visual connection with the busy Gunnersbury Lane in the west and with Crown Street and the continuation of Mill Hill Road in the east.

5.1.2. Sub Area no 1 architectural interest

Mill Hill Road contains some attractive mid/late Victorian and turn of the century houses, some of which are contemporary to Mill Hill Park Estate. In mid and late Victorian houses, the predominant materials are London stock brick with white painted stucco door and window surrounds and slate hipped roofs. Good examples on the north side include nos 68-70, a hipped roof pair with some surviving front railings; nos 72 -74 with gabled fronts and nos 82-84, slightly grander with rusticated stucco base and bracketed eaves cornice. The north side also includes some turn of the century semi-detached houses, from nos 38 to 32 (even). They have a different character from their earlier neighbours, prominent materials are red and stock bricks, with half timbered gabled fronts and full height bay windows on either side of the front elevation and a balcony on the first floor connecting the side bays. Bay windows boast prominent mullions finished with elaborate stucco mouldings, grooved pilasters terminated with acanthus leaves to capitals. Roofs are covered in slate or pantiles and are punctuated by prominent and elaborate chimneystacks. The south side of Mill Hill Road has the same character as the earlier Victorian properties on the north side. No 47 is a detached villa, and nos 51-69 are five pairs of two-storey semi-detached houses with deep stucco parapet, ground floor bay window and coupled arched porches to the front doors. At the west end for example nos 93-95 are larger paired villas with slightly more elaborate stucco work to the door and window surrounds.



Sub area 1 – Avenue Road



Sub area 1 – Mill Hill Road



Turn of the century semidetached property on the northern side of Mill Hill Road



Nos 51-69 Mill Hill Road north side

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Approaching Avenue Road from the junction with Gunnersbury Lane, on the north side at no 208 is the West End Lodge, a pre-1865 stock brick building, , maybe containing parts of the Lodge of Richard White's Estate. Its corner position acts as a gateway element to this side of the CA. The north side of Avenue Road continues the attractive mid/late Victorian character of Mill Hill Road, with short terraces and semidetached houses, some of which date from before 1865. Although they vary in architectural style, they are mostly Italianate. Predominant materials are London stock bricks with white painted stucco doors and window surrounds and shallow hipped roofs covered with Welsh slates. Good examples are nos 182-186, which survive in remarkably good condition including the original cast-iron front garden railings. Original cast-iron railings also survive at nos 188-194. At the eastern end at nos 196 is a detached villa with a wide ground floor sash window (1-3-1), also with original railings with spear finials.

The properties along Avenue Road (north) from no 116 to 132 and from no 140 to 154 are on the **Local List**. They date from before 1865 and are arranged in terraced and semidetached cottages respectively. The first section of terraces, from no 162 to 156 (even), is 2 two-bay, two-storey with angled bay-window on the ground floor. They were probably built in red bricks but have been rendered. The use of white painted stuccoed mouldings for door and window surrounds is a recurrent feature. This first western section is covered by pitched roofs with tiles finished with end-chimneystacks. Continuing eastwards is a row of **Locally Listed** terraces with a prominent moulded parapet that probably hides a very shallow pitch roofline. Here window and door surrounds are plain and there is no bay window at the ground floor.

Continuing eastward is a group of **Locally Listed** semi-detached cottages. The semi-detached property - nos 132-134 - is slightly grander in size and has a half basement. The building is in yellow stock brick with arched windows on the first floor. The property still boasts some of its original front railings and stone kerb on its front yard. The three other semidetached pairs at nos 130-120 (even) are similar in size and detailing, they are built in stock bricks laid in Flemish bond, they are two-storey high and two-bay each with arched entrance porch grouped in the middle, slate hipped roof, end-chimneystacks and eaves with brackets.

Still at the eastern end of Avenue Road but on the southern side, are further three **Locally Listed** houses, from nos 115-111 (odds). No 115 is a small semidetached cottage in remarkably good condition. It is built in brown bricks laid in Flemish bond with prominent Italianate window surrounds and arched front door portico with prominent courses above the doorway and above the ground floor window. The compact building is



No 208 Avenue Road (previously the West End Lodge)



Nos 188-190 Avenue Road



Locally listed terraces on Avenue Road



Locally Listed, nos 132-134 Avenue Road

Mill Hill Park Conservation Area Character Appraisal

covered by a hipped roof in slates and still bears its original front railings and stone kerb. No 113 is Blakeney Lodge, a detached two-storey three-bay house in stock bricks with central entranceway and two angled bay-window on either side. With accentuated white-stuccoed surrounds and courses, the Italianate motif is still the predominant one. The house is covered by a pitched roof in slates with end chimney stacks and still has its original paved entranceway, front railings and stone kerb. Next to Blakeney Lodge is the Doctor's Surgery at no 111 of which the most distinctive feature is the Victorian cast-iron arch over the gateway with central lantern.

On the south side, Avenue Road contains the remains of the wall of Mill Hill Park Estate dating 1870s with gated entrances to Avenue Crescent, Avenue Gardens and Heathfield Road. Only short lengths of the wall and five of the pillar gates survive. The pillars are rendered with alternating vermiculated bands, with a stone cornice and they are topped with ornamental urns in the form of large flower baskets. The presence of the original boundary wall not only adds diversity and interest to the architectural heritage of the CA but also accentuates the sense of the enclosure of the Willetts' Estate as a secluded, tranquil and protected middle class residential area.

Still on the south side of Avenue Road is the entrance to Mill Hill Gardens.

The recreational space is enclosed by an old brick garden wall dating from 1809, when the park was the kitchen garden for Richard White's House.

5.1.3. Sub Area no 2: Mill Hill Park Estate (Willetts' Estate)

The main interest of the second sub-area is the distinctive atmosphere of an early garden suburb with many large houses set back behind front gardens or sweeping driveways. There is a pleasant feeling of tranquillity within the three roads of the estate.

5.1.4. Sub Area no 2 architectural interest

Fist phase of construction: 1870s - 1900

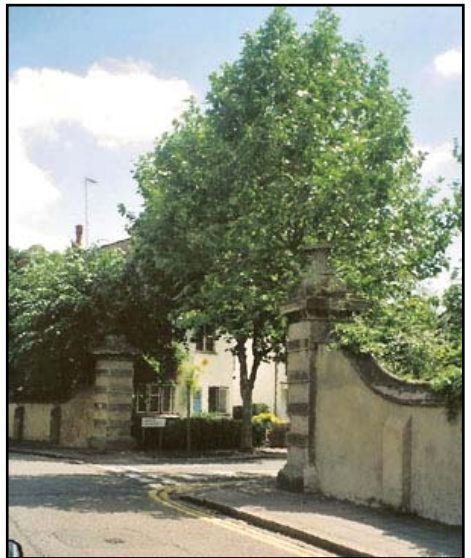
The houses in **Heathfield Road**, Avenue Crescent and Avenue Gardens show very clearly the three major building periods within the Mill Hill Park Estate. Willett's large late Victorian houses can be seen on the northern arm of Heathfield Road, Avenue Gardens and Avenue Crescent. Within the estate there are 70 Willett's houses, which date from 1880s.



Locally Listed no133 Avenue Road
– Blakeney Lodge



Locally Listed no 111 – Doctor's
Surgery



One of the gates to the Willett's
Estate from Avenue Road



No 4 Heathfield Road

Mill Hill Park Conservation Area Character Appraisal

Houses at the northern arm of Heathfield Road are mostly built in red brick with gabled slate roofs finished terracotta coping. The brickwork is of very good quality with moulded and patterned bricks and projecting band courses counterpointed with white painted stucco and decorative features.

Nos 2-6 **Avenue Crescent** are a 5-bays, 2-storey houses with white stucco mouldings and angled bay windows on either side. On the western side of Avenue Crescent there are a number of detached houses, probably amongst the most elegant examples of Willett's houses. They invariably display a degree of variety in tune with Willett's fashion. Nos 8-10 are three-bay, two-storey detached houses in red brick, with central arched doorways and angled bay-windows on either side of the entrance. The plasterwork and the moulded decorations are of very high standard. Houses are covered by a hipped roof in slates with end chimneystacks. No 11 probably displayed a very similar configuration to nos 8-10, but was heavily altered during the 1920s/30s with the introduction of a mansard roof and Crittal windows to the mansard level. Now the property adjoins Ellerton Court, a 1930s development. Other semidetached properties on Avenue Crescent on the western side are nos 12-14. These have a more neo-gothic feel and are unusually built in gault bricks instead of red bricks, with gabled slate roof finished with barges. The ground floor is finished with stuccoed angled bay windows, while windows at the upper floor are paired in couples with very distinctive columned mullions. No 11 Avenue Crescent contains the remains of Richard White's Regency mansion built in 1809.

Also no 16 Avenue Crescent has illustrious historical associations, this house being home to William Willett the younger himself. He lived there from 1882 to 1894. Today, the house is in very poor condition and later alterations have detracted from its original appearance and character.



Nos 2-6 Avenue Crescent



Teviot Dale Villa, no 8 Avenue Crescent



No 12 Avenue Crescent



No 16 Avenue Crescent, home to William Willett the younger

Mill Hill Park Conservation Area Character Appraisal

Some of the early Willetts houses on **Avenue Gardens** have a very similar character: red bricks (either exposed or rendered), slate hipped roofs, projecting courses with elaborate mouldings, angled bay-windows. The high standard of details is also apparent in the joinery, notably in the surviving entrance screens containing fielded panels and wide, panelled front doors. The projecting timber porch on no 43 Avenue Gardens (once also on no 41, now removed) is a good example of this type. The quality of details is also still perceivable in the way front paths have been laid with very elaborate tile-patterns, some of which still survive in very good conditions.



Avenue Gardens north east top (1960)



Avenue Gardens east side



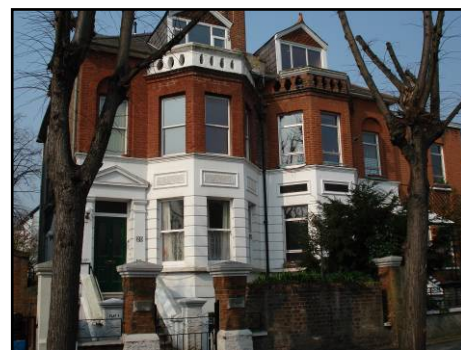
Avenue Gardens north east top



No 29 Avenue Gardens



Avenue Gardens west side



No 20 Avenue Gardens

Mill Hill Park Conservation Area Character Appraisal

Two other phases of buildings on the estate date from the turn of the century and from 1926.

The early Willett-built houses are of highest quality but the standards remained high throughout the two subsequent phases because of the strict guidelines laid out by the Willett Estate office, then based in Sloane Square, that continued to oversee the management of the estate until about 1939.

The Edwardian houses are handsome and often beautifully decorated with ornate brickwork, terracotta tiles and stained glasses and elaborate gables. Houses built between 1907-1914 are well represented by the houses found in the southern arm of Heathfield Road with a group also on Avenue Gardens. Nos 17-23 Avenue Gardens is a two-storey terrace of four houses built in red brick, each with a full height front bay with casement windows. The houses are dated 1910 on one of the pair central plastered gables. The end houses each feature a brick Dutch gable. Only part of the original front brick wall remains, openings having been made for forecourt parking. The character of the group is mildly Arts and Crafts. A much defined Arts and Craft character can be found in the Heathfield Road houses, which display a distinctive change in style from the earlier phase. Nos 23-29, two pairs of semidetached houses used to be excellent examples with interesting details. The houses are built in red brick with areas of flat, white painted render to the first floor. Windows were mainly casements with a glazing pattern of small square panes, and a variety of bay and oriel shapes. Unfortunately most of the joinery has now been inappropriately replaced (at nos 23-25). High private hedges and wooden front gates lead to front doors with leaded lights and stained glasses (no 29). No 37 has a fine doorcase, porch and front door with Art Nouveau style stained glass. The front path is also original with an interlocking Greek key pattern in small black and white tiles.

The 1920s houses are mainly to the northern end Avenue Crescent, the southern arm of Heathfield Road and Avenue Gardens. Some original features like diamond-pane Crittal windows still survive, although these houses have suffered a lot from unsympathetic replacement. The best example of this period are probably the properties at 33-39a Avenue Gardens, while Nos 12-13 Avenue Crescent provide an example of the dangers of uninformed “modernisation” which can totally destroy the character of a house.

The only buildings to be erected outside the aegis of the Willetts' Estate are two rather undistinguished red brick blocks, Hatfield House and James Welch Court, and the more recent Roman Close south of Avenue Gardens.



**Mock Tudor semidetached house
at 31-33 Heathfield Road**



Nos 17-23 Avenue Gardens



Nos 23-29 Heathfield Road



Avenue Gardens nos 33-39

5.2. Key unlisted buildings

A number of unlisted buildings in Mill Hill 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.

Sub Area 1:

- No 208 Avenue Road (previous West Lodge), built in 1809, altered later in 19th Century. The building has a special place in the area history and development.
- Avenue Road 184, 186, 188 and 190 (very well kept Victorian semidetached cottages)
- Mill Hill Road – no 41, 47, 71-77. 82, 93 and 95, 103, 97, 99 and 103, 51, 69, 81.

Sub Area 2:

- No 11 Avenue Crescent contains remains of Richard White's Regency Mansion, therefore is a historically very significant record.
- A number of other houses of Mill Hill Park Estate, due to their high quality and the good state of preservation, merit special attention:
 - Heathfield Gardens nos 5 (late Victorian), 37 (turn of the century), 50, 52 with their very distinctive wooden porches (turn of the century)
 - Avenue Gardens nos 17-23 (odds) from 1910; nos 22 and 24 (late Victorian red brick with terracotta detailing); no 31 (Late Victorian, red brick); and nos 40-54 evens (turn of the century, Edwardian, with beautiful paved pathway and stained glasses doorways).

Other features of historic interest are:

- The William Willet cast-iron inspectional chamber cover in the basement area of no 58 Avenue Gardens.
- The Victorian cast-iron arch over the gateway into the Doctors' Surgery at 111 Avenue Road.



No 208 Avenue Road



No 11 Avenue Crescent

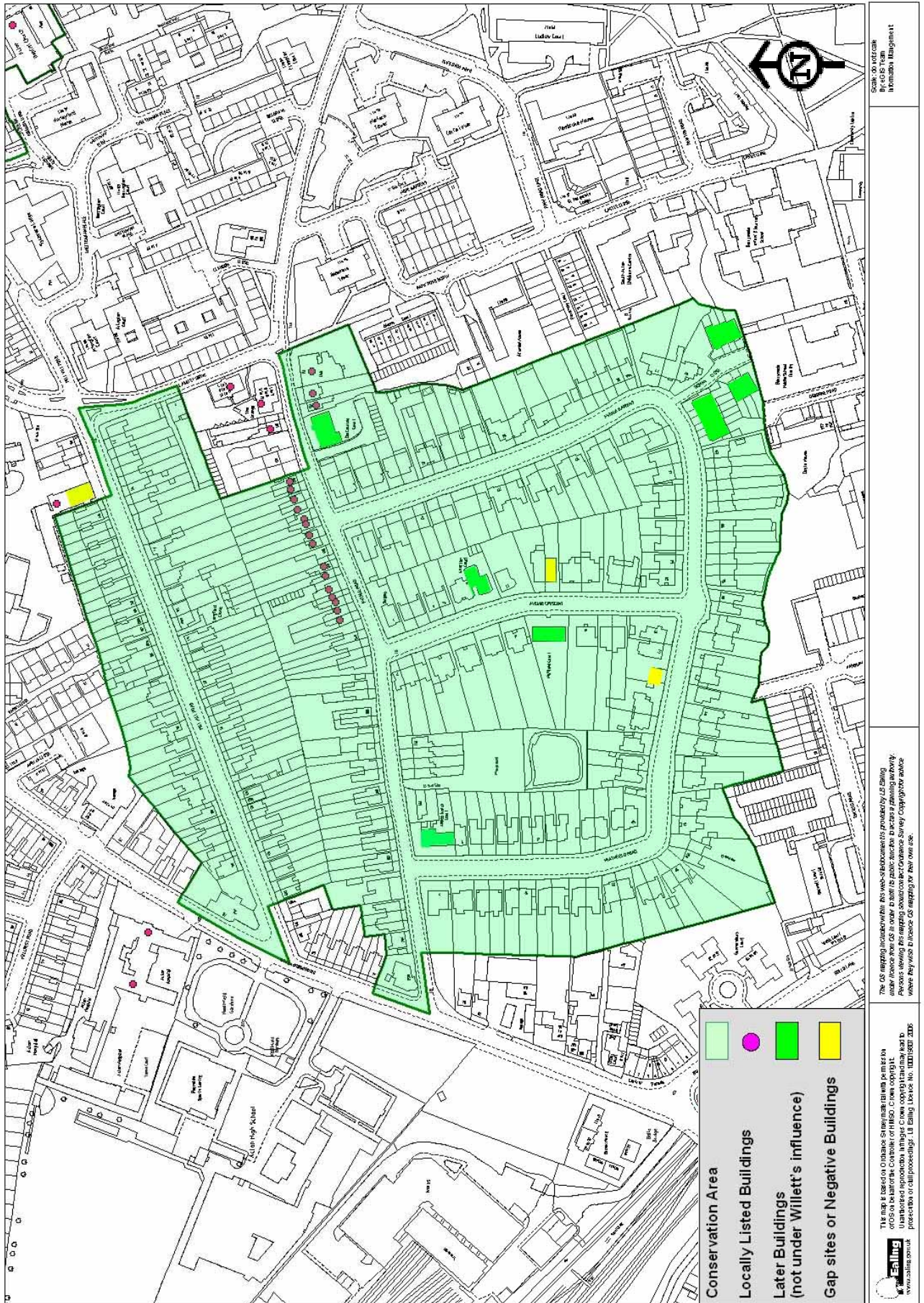


Cast-iron arch over no 111 Avenue Road



Cast-iron manhole cover in the basement area of no 58 Avenue Gardens

Mill Hill Park Conservation Area Character Appraisal



5.3. Building materials and local details

Sub Area 1 – Mill Hill Road and Avenue Road

Prevalent building materials in mid-Victorian terraces and semidetached houses along Mill Hill Road and Avenue Road are yellow **stock bricks** laid in **Flemish bond**.

Windows and doors have typical **Italianate stucco surrounds**.

The original front yards boundary treatment were low **stone kerbs with cast-iron railings** and **low gates**, some of which have been replaced with incoherent treatments.

On early Victorian properties in Avenue Road and Mill Hill Road, timber **sash windows**, 2/2 or 1/1 are predominant. Some of the windows on Mill Hill Road have **cast-iron decorated central mullions**.

The traditional roof-form is **hipped roofs**, covered by slates but some **pitched roofs** and **pantiles** are also found both in Avenue Road and Mill Hill Road. Two sections of terrace houses respectively on Avenue Road and Mill Hill Road have very prominent **moulded parapets** that probably hide a very low-pitch roofline.



Early boundary treatment on Mill Hill Road – low brick wall with stone coping



Window types on mid-Victorian properties in Mill Hill Road



Low pitched roof hidden behind a prominent moulded parapet



Hipped slate roof is typical of mid Victorian properties on Mill Hill and Avenue Road



Early tiled pathway on Avenue Road



Elaborate cast-iron railing to no 81 Mill Hill Road



Arched entrance porch grouped in the middle semidetached cottages on Avenue Road. Italianate stucco mouldings embellish the doorway



Angled bay-window on the ground floor are a recurrent element of terraces and cottages in Avenue Road and Mill Hill Road

Mill Hill Park Conservation Area Character Appraisal

Prevalent building materials within Mill Hill Park Estate are **red bricks** laid in Flemish bond, sometime rendered. Only two houses on Avenue Crescent are in Gault bricks. A mix of **sash** and **casement windows** is found within the Estate. Some windows and doors on late Victorian properties have **stucco surrounds** and **plaster decorations**. Windows in later ones boast very elaborate **leaded glazing patterns**. Some Victorian properties have **angled bay-windows**, normally elaborately embellished with stuccoed decorative details.

Some of the early **stone/bricks boundary walls** with their original **piers** and **cast-iron gates** remain. Some Victorian and Edwardian properties still retain their original **pathway** paved with **interlocking tiles** forming various motives.

Within Mill Hill Estate the prevalent roof-form is a high **pitched roof** with **prominent front gables**. Nevertheless some of Willett's semidetached houses on Avenue Crescents have **hipped roofs**.

Some of the neo-gothic and Arts and Craft properties have their front gables embellished with **decorative barges with finials**, while some properties from the turn of the century have their roof terminated with front **Dutch gables**. The prevalent roof material is **slates** but **tiles** are also found in later properties or later replacements. Chimney stacks are normally very prominent and in some cases boast elaborate brick patterns.



Examples of porches



Original red brick piers at Horney House on Avenue Gardens



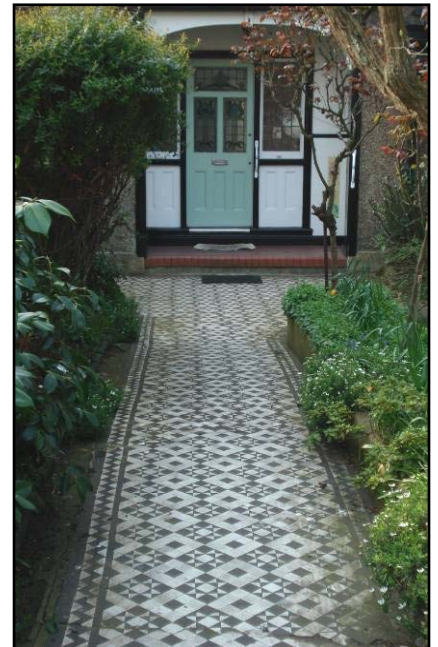
Prominent Dutch gable at no 30 Avenue Gardens



Leaded glazing at no 37 Heathfield Road



Full height angled bay-window with elaborate stucco decoration



Early tiled pathway on Heathfield Road (south arm)

5.4. Contribution of open spaces, trees and landscape

Outside the CA the Oak trees on the west and east of Gunnersbury Lane between Acton Town Tube Station and Avenue Road contribute to the setting of the CA. Also outside the CA, on the west side of Gunnersbury Lane, Heathfield Gardens used to be a lovely municipal garden providing the correct setting for the CA and pleasant views from Avenue Road and Mill Hill Road westward. Residents feel that due to the ongoing developments for the new Acton High School, Heathfield Gardens has been turned into a construction site and lost its amenity significance for the community.

Mill Hill Gardens is of great importance both historically and because of providing some formal recreational space for residents. Historically Mill Hill Gardens was the pride of Mill Hill Park Estate with tennis, croquet, tea dances and regular parties taking place. Local residents are of the opinion that the current situation of Mill Hill Gardens being open to the public has left it vulnerable to being abused thus depriving local residents of a recreational space that once was solely at the service of Mill Hill Park Residents.

An important contribution to the character of Mill Hill Park CA is made by the avenues of lime and plane trees planted in 1870s in Avenue Gardens, Avenue Crescent and Heathfield Road. They complement the architecture and frame views within the CA contributing to the suburban and leafy feel of the CA.

Residents have also identified a number of trees that in their opinion make a positive contribution to the character of the CA:

- A beautiful old weeping willow tree in the garden of no 8 Avenue Crescent (as seen from Mill Hill Gardens looking east)
- The oak tree to the east of no 1 Avenue Crescent
- The holm oak behind De Courcey Court
- The walnut tree in front of the block of flats on the north side of Avenue Road, opposite De Courcey Court
- The tall chestnut tree behind no 83 Mill Hill Road
- The two hollies in the front garden of no 196 Avenue Road
- The Cedar of Lebanon in the front garden of no 10 Avenue Crescent
- A tall holly in the front garden of no 14 Avenue Crescent
- A beech tree in the front garden of no 31 Avenue Gardens



View of Heathfield Gardens west of the CA



The entrance of Mill Hill Garden from Avenue Road



Mill Hill Garden



Avenues of lime and plane trees along Heathfield Road

Mill Hill Park Conservation Area Character Appraisal

- A row of trees by the boundary wall inside the garden of no 2 Heathfield Road
- Two pollarded trees in the front garden of no 1 Avenue Crescent
- Laurel hedging in front of no 12 and no 14 Avenue Crescent

Mill Hill Road seems to enjoy less street trees compared to other parts of the CA. The perception of the architecture would greatly benefit from the introduction of more trees, those planted recently have not been tended regularly and have been vandalised or died from drought.

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

The recent development of the west side of Gunnersbury Lane has had a negative impact on the setting of the CA.

At the southern end, next to the 1920s block of women's housing, were four distinctive Arts & Crafts two-storey houses set back from the road within well tended tree-filled gardens and fronting onto Gunnersbury Lane with a trimmed beech hedge. This has been replaced with Bronte Court, a group of undistinguished and inappropriately detailed redbrick blocks – the highest of 5 storeys - which rise straight up from the pavement's edge.

Further north, still on the west side of Gunnersbury Lane, Heathfield Gardens has been turned into a construction site. This municipal garden used to provide a pleasant feature in the setting of the CA. In the residents' opinion, the previous school was set well back from the streetline, out of sight and hidden by trees, while the new proposal will contribute to the erosion of the open feel of the skyline.

Within the CA, several later developments and alterations are compromising the special interest of the area.

The parking site on the corner of Avenue Road and Gunnersbury Lane is a gap site and an eyesore approaching the CA from this side.

The setting of the CA on the east side has also been compromised by rather ordinary and bland development along Langley Drive.

The 1920s cottage in which the children's nursery is located on the corner of Avenue Crescent and Avenue Road (no 1 Avenue Crescent) was extended in height and now dwarfs over its neighbours. The roof extension has four large Velux windows on the Avenue Road side



Bronte Court along Gunnersbury Lane



Elaine, Helen, Beatrice, Enid and Virginia Houses, Arts & Crafts design, built for United Women's Homes Association in 1927-28. Architects Thomas Garrett & Son. Set in lovely landscaped gardens. (1960s).



Parking on the corner between Avenue Road and Gunnersbury Lane



Development along Langley Drive

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and the garden of the house next door – no 3 Avenue Crescent – is now overlooked which is undesirable.

Another development which has caused concern to local residents and disrupts the original layout of properties is Launder's Gate north of mid-Avenue Road

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 residential streets. 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' boundary also contributes to create an undistinguished and neglected feel.

The gap site between 39-41 Heathfield Road (garages) creates a fracture in the compact and rhythmic layout of properties. Likewise no 36 Mill Hill Road with its alien scale, massing and detailing also creates a fracture within the rhythmic streetline of Mill Hill Road between the Victorian terraces on nos 30-34 and the turn of the century properties running after nos 36 westwards.

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

- Extensions that are disrupting the traditional spatial relationship between buildings
- 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.
- 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 are 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.



Loss of front gardens to
hardstanding for parking



No 36 Mill Hill Road



Gap site on Heathfield Road

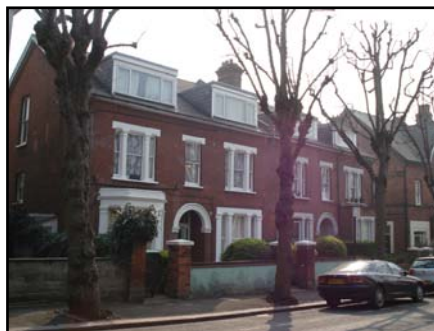


Inappropriate window replacement

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Inappropriate development of an historic property on one half



Bucky dormer windows on the front slope of this historic property disrupt the proportion of the architecture and detract from the streetscape



Satellite dishes placed on front elevations create visual disturbance

5.6. Public realm and street furniture

Residents feel that the heritage lampposts instated in the CA are in keeping with the character of the area and of the right height. They constitute a positive complement to the architecture.

There are two traditional post-boxes in the CA, cast iron and painted bright red.

More well-designed litter bins would also assist in keeping the area tidy.

The addition of public seating would be desirable.



Lamp-post and post box in the CA

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 York Stone or asphalt are in poor condition and could be improved by repaving with high quality stone.

Some of the original cast-iron railing of properties should be better maintained to secure its survival.



Early cast-iron railing and stone kerb to one of the mid-Victorian cottages in Avenue Road, in need of repair



Plaster work in need of repair on Mill Hill Road



Damaged paving in the CA



Example of fly-tipping in the CA

5.8. Problems, pressures and capacity for change

There is little capacity for major change within the CA. 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 the latter are a harsh threat to the character of the area.



Bulky dormer windows disrupting the roofline

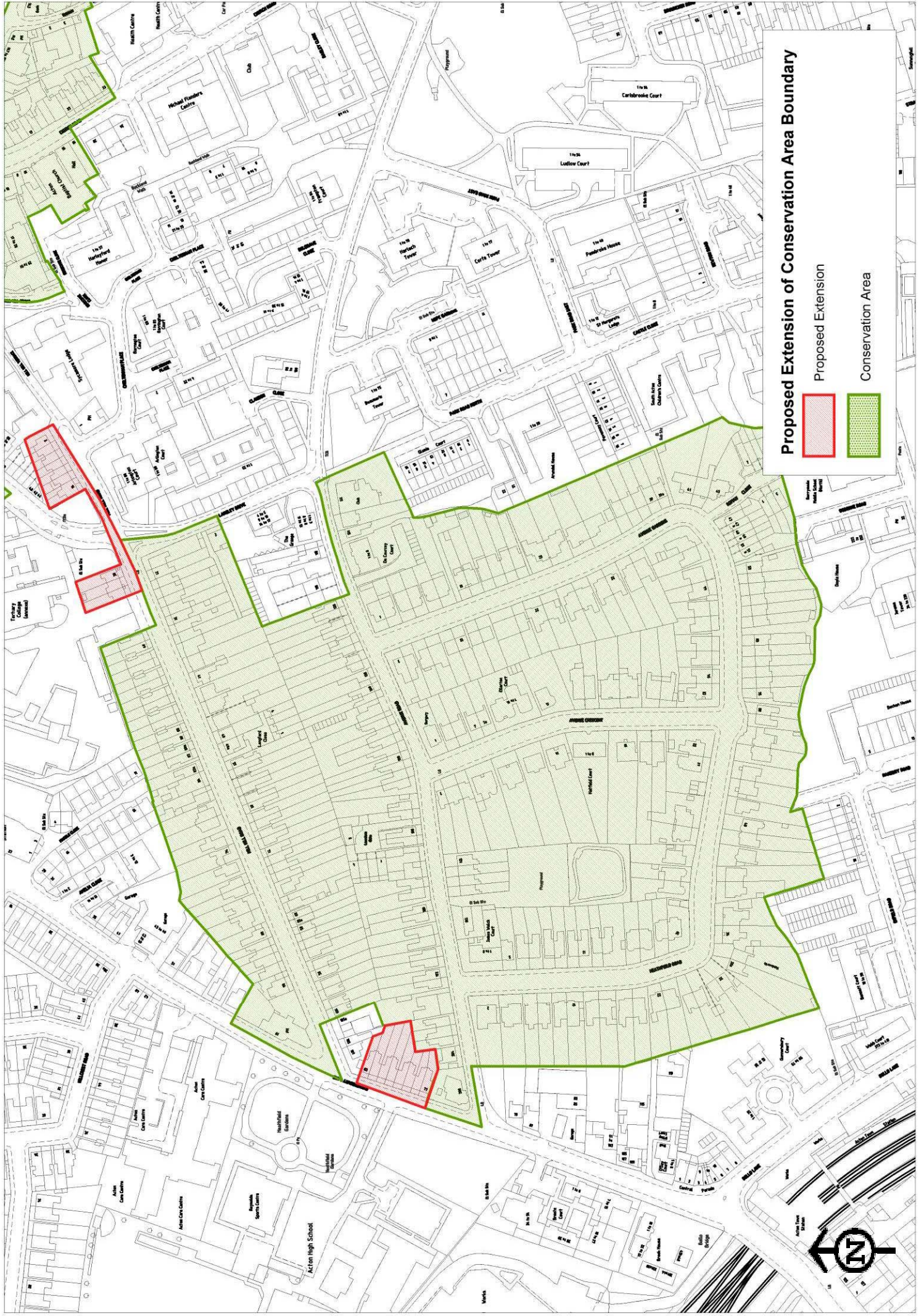


Later, poor quality side extension with inappropriate joinery.

6. Suggested boundary changes

The appraisal of Mill Hill Park CA and of its immediate surrounds has shown the need of a small extension of the CA to include some properties in proximity of the current CA boundary. This action would apply further control to the preservation and enhancement of properties that are an integral part of the historical setting of the present CA - in particular nos 63-79 Gunnersbury Lane. These properties are identical to their neighbours on the south west end of Mill Hill Road and north-west of Avenue Road.

There are various other buildings which have been identified by local residents as likely candidates for inclusion in the CA. For instance nos 2-14 Mill Hill Road (which was originally Richmond Terrace) built within the boundary of the original 1809 Mill Hill Park Estate. The boundary was the Stamford Brook tributary which runs under the dip in the road there. They are similar in age and style to several of the Mill Hill Road Victorian terraces. Nos 30-34 Mill Hill Road ("Leicester Terrace 1862") should also be added.



Proposed Extension of Conservation Area Boundary

Proposed Extension



Conservation Area



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.

There will be a further opportunity for dialogue through the next steps leading towards the adoption.

8. Summary of issues

- The state of neglect of some open/public spaces in the CA
- Loss of front garden trees and fences
- Loss of front yard walls to create parking for cars
- The poor condition of some of the buildings in the CA
- 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

9. Planning and Policy framework

A summary of the principal legislation and policy guidance applicable to Mill Hill 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 Frontage and Advertising Signs (4.10)

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

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

Policy 4.8 for CA states:

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

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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 window a window hinged vertically to open like a door

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

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

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

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

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

Mill Hill Park Conservation Area Character Appraisal

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

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

Cupola a dome that crowns a roof or turret

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

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

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

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

Eaves the 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 cartilage, (often front garden space) of a house

Hipped roof a shallowish pitch with sloping at the vertical ends

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

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

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 roofspace open or partly enclosed

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

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

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

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

Render plaster or stucco applied to a wall

Rooflight a window set flush into the slope of a roof

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

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

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

Sett paving slabs

Sills the horizontal element found at the base of a window or 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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Historic images are from: Mill Hill Park Residents' Association Website and from Ealing Local Studies Centre.

The Council would like to thank Leana Pooley, Nigel Middlemiss, Jerome Farell, Ray Batchelor and other Committee members of Mill Hill Residents Association who greatly contributed to the preparation of this document.

12. Appendix - Stakeholder consultation

12.1. List of stakeholders consulted

Ealing Civic Society

Acton Area Planning Advisory Panel

Conservation Area Panel

Mill Hill Residents' Association

Ward Councillors: Elisabeth Brookes; John Gallagher; Yvonne Johnson

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

**Mill Hill Park Conservation Area
Character Appraisal**

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

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