

Northolt Village Green Conservation Area Appraisal

March 2007



Northolt Village Conservation Area Character Appraisal

The authors of this Study are:

Conservation Architecture & Planning

Jack Warshaw RIBA, MRTPI, IHBC, FRSA - Director/Editor
Sue Beech B Arch (Hons) MSc Build Cons IHBC - Cartography
Liz Cartell BA (Hons), HiDip Admin - Coordinator/Graphics

The authors gratefully acknowledge the contributions and assistance of the following individuals and organisations:

London Borough of Ealing

Iride Rosa, Conservation Officer
Nicola Spalding
Shana Harding

Ealing Civic Society

Save Ealing's Open Spaces

Northolt Village Residents Association

Northolt Village Conservation Area Panel

and any other personnel who may have contributed.

Copyright 2006 by Conservation Architecture & Planning Ltd. Ealing Council and its authorised Partners are hereby licensed to copy and disseminate all or any part of this document in connection with the purpose for which it was prepared. No other intellectual property rights are granted to any other individual or body.

CONTENTS

	page
INTRODUCTION	3
CONTROL of DEVELOPMENT	4
SPECIAL INTEREST	4
Location & context	5
Plan form	6
Geology and natural history	6
Topography	7
General character	7
Historic development and archaeology	7
Map regression and morphology	9
SPATIAL ANALYSIS	13
Spatial character	13
Analysis Map	14
Key views and vistas	15
Uses and their influence	15
CHARACTER ANALYSIS	14
Architectural and historical qualities	16
The contribution made by key unlisted buildings	17
Local details and materials	17
The public realm	18
Greenery and green spaces	18
Negative factors	20
General condition	19
Problems, pressures & the capacity for change	20
INVOLVING THE COMMUNITY	20
BOUNDARY	21
LOCAL GENERIC GUIDANCE	21
MANAGEMENT PROPOSALS / STRATEGY	21
PLANNING POLICY FRAMEWORK	23
USEFUL INFORMATION	25
Contact Details	25
Bibliography	25
Glossary	25
APPENDIX	
1 Stakeholder consultation	26

INTRODUCTION

1. A conservation area (CA) is, by law, an area of special architectural and historic interest. The purpose of this appraisal is to help us understand why Northolt Village is special and provides a framework for keeping it that way, that is to preserve or reinforce the qualities that have made it special. Its character, or specialness, needs to be defined. What is happening to it, good or bad, needs to be documented and analysed. What should happen in the future needs to be celebrated, guided and well managed.



The Village green and signpost marks the conservation area's northern tip.

2. This appraisal forms one of a series commissioned by Ealing Council. It has been undertaken using the methodology of the English Heritage *Guidance on conservation area appraisals*, 2005. A companion guide, *Guidance on the management of conservation areas*, recommends a procedure to follow the appraisal.

3. The original CA designation was made in 1969. In 1999 the Council published a leaflet describing the CA and outlining its approach to preserving and enhancing its character. This appraisal will now replace the former guidance for Northolt Village Green CA.



Further south and east, the 13th century Church is set in an ancient rural landscape.

4. CAs often arise from a process of local interest and action. Where areas have been designated, it is the Council's statutory duty to give special consideration to the preservation or enhancement of their character of appearance in the exercise of their planning functions. To that end, special policies, relevant to the Northolt Village CA, are included in its Unitary Development Plan (UDP) to sensitively guide and manage development. The policies and the wider framework for development proposals in the London Borough of Ealing, are summarised at the back of this document.

CONTROL OF DEVELOPMENT

5. In conservation areas there is a presumption in favour of retention of buildings and structures that contribute to their special character. They are subject to additional planning controls, including demolition of buildings, restriction of 'permitted development' rights and automatic tree protection. It is an offence to demolish an unlisted building, fell or lop a tree without planning permission. Should the Council implement an Article 4 Direction, further 'permitted development' would be brought within planning control.

6. Detailed advice on policies in the UDP, restrictions on listed buildings and residential and commercial properties in CA and how to apply for permission may 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, and the Council's website at www.ealing.gov.uk, email planning@ealing.gov.uk.

SPECIAL INTEREST

7. The historic significance of Northolt Village is primarily as the site of an ancient moated manor, occupied from Saxon times, with, most importantly above ground, the C13 St. Mary's Church. St Mary's is one of the best surviving examples of a country church in Middlesex, its setting being particularly attractive and historically authentic.

8. On the ground however, the survival of the ancient rural village provides the basis for the conservation area designation. Within its boundaries a visitor finds a peaceful, picturesque landscape, isolated from its densely developed urban surroundings.

9. The small scale and informal layout of the mainly residential collection of buildings compliments and reinforces the village character, despite the slightly discordant presence of a number of interwar houses. Much of the area is classified as public open space and part of a larger park, thereby attracting many outside visitors.



St Mary's Church, Grade I listed, in a particularly fine setting

Northolt Village Conservation Area Character Appraisal

The Church is described in Pevsner's *Buildings of England, London North West*: 'A little medieval village church in an attractive setting, spared later enlargement....The body is essentially of c 1300. aisles, and only 13 by 8 metres. An interesting variety of windows of high quality (disastrously repaired in 1913 with Roman cement). The western ones have geometric tracery, the eastern ones the more advanced Dec forms...an elongated quatrefoil instead of a circle above the two lights. Chancel added in 1521, brick outside, stone within (the exterior rendered in 1940), built in line with the N wall of the nave. On the S side of the nave a blocked E window and Perp piscine with cusped arch below a square head. Nave roof early C16: sturdy tie-beams and crown-posts. W gallery on Tuscan columns, said to be erected in 1703...FONT Octagonal, C14, with foiled panels and arms possibly of Nicholas Brembre (1388). Pretty braced FONT COVER, 1624. – ROOD. In Byzantine style; from the 1951 Festival of Britain. – SCULPTURE (s chapel). Statue by *M Travers*. – PAINTING (formerly over the altar). Copy of a Flemish or Dutch Adoration of the Magi, C18. ROYAL ARMS. Stuart, late C17. – BRASSES. H Rowdell 1452, small, in armour; John Gyfforde 1596 and wife 1560, with kneeling cleric. – In the chancel, two good LEDGER STONES (1697, 1749).

Ann Saunders in *The Art and Architecture of London* comments thus ' nave dating from 13thC, brick chancel and bell tower from 16thC. The octagonal font was a gift from Sir Nicholas Brembre and bears his arms as Lord Mayor of London – he was Richard II's staunch supporter. A tablet reminds us that Grownow Owen (1723-1769) the Welsh poet, was curate here..

Location and context

10. Northolt Village is located in the northwestern part of the Borough, between Greenford and South Harrow, just north of the A40/Western Avenue, which gives direct road access to central London. It has a local underground station, a nearby rail link and is about 6 miles north of Heathrow Airport.



A west church window, above, and, below, a blocked early doorway, in need of repair



Northolt Village Conservation Area Character Appraisal

11. The CA was designated in 1969, one of the earliest in the Borough. It includes Belvue Park, St Mary's Church and moated site to its north, properties either side of Ealing Road and Eastcote Lane, and the open spaces of the village green. The designation report of 1969 described it thus:

12. Northolt Village Green, crossed by a narrow brook and with a background of fine mature trees, provides an attractive setting for the few remaining old village buildings. Its rural atmosphere has survived despite the surrounding inter-war urban development. The most important building is the C13 St Mary's Church. The Green together with a few cottages, shops and other buildings represents the last remnants of the former country village of Northolt.

Plan form

13. Leaving aside Belvue Park and the mound of the moated house and church, the plan of the village broadly follows the little stream that runs through it. There is no formal street pattern, only the paved roads of what were once country tracks, principally Ealing Road, now no longer a through route.

14 There are several road entrances to the village:

- From the north via Station Parade, with the Village Green to the right;
- Via Eastcote Lane, off Mandeville Road, one of the ancient lanes;
- Via Church Road, also off Mandeville Road;
- Via the interwar Rectory Gardens to the southwest;
- Via Court Farm Road to the east.

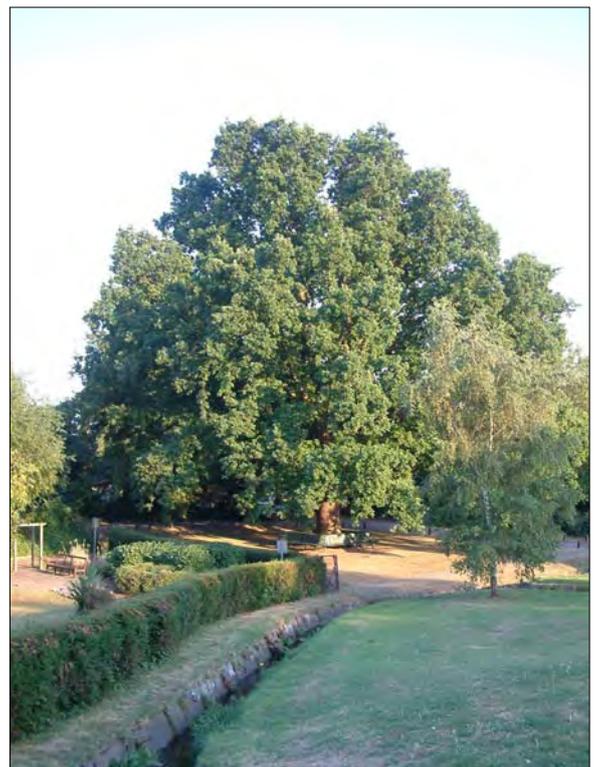
Geology and Natural History

15. The CA lies within the zone classified as the London Basin. The most important rock outcrop is the chalk, overlain by a series of sands and mudstones, the oldest of which, the Reading Beds were laid down by ancient river systems. These formed the thick layer of London Clay, particularly

important to engineers who have to design structures over or through it. Further sands overlay the clay deposits. (Source: English Nature, *London Basin Natural Area*, 1997)



Features, stream beside Ealing Road, above and, below, specimen oak, with seat and information panel under its canopy.



Topography

16. The ground, rising from the A40 and Rowdell Road, dramatically culminates in the mound of the moated house and Church. The remainder of the CA comprises the gentle slopes of land at the edges of the little stream and flat, low lying ground occupied by most of the houses of the area. Historically, the road layout has changed little, apart from being paved and the construction of new adjoining roads, some of which give access to the present CA.



General Character

17. The general components certainly include the overwhelming sensation that this is a special, very old place of secular as well and religious significance. Around the green and on the mound of the church it still appears as an ancient rural village, despite the fact that the church is its 'only' surviving ancient building. Ascending up the "mound" the church, churchyard and Belvue Park combine to nourish the illusion that this is still a rural settlement in open countryside, despite being surrounded by suburban housing, industry, busy roads and other uses for miles around.



18. East of Ealing Road, the sense of wooded openness, merging into rolling meadowland increases, with the church and churchyard as its peaceful centre.

19. More specifically, the church is by far the most important and physically the most dominant building of the area on account of its position, its form and its simple beauty, the effects of age and previous repair heightening its interest. The two other buildings which have shared the mound for over 100 years, the School (1881) and Deyntes Cottage (1887), are visually and spatially peripheral, making little initial impression on the visitor, the former being some 35 metres away at its nearest point, and the latter some 40 metres away. The site of the ancient moated Manor is just northeast of the church.



Above, the mound and its buildings: the church, and Deyntes Cottage, now greatly extended

Historic development and archaeology

20. Historically, the event which has most influenced the form and character of the present village and hilltop setting of the church was the removal by the Lord of the Manor, about 1300, of the whole village from the hillside and its rebuilding at the base of this hill. This provided a site which the Lord considered better suited to his vision of a moated stone house, with, about the same time, a new stone church. The church that he built survives as the nave of the present building.

21. There appears to have been a settlement at Northolt at least as early as the C8. Three burials and several dwellings of the early Saxon period have been found on and near the site later occupied by the medieval manor-house.

22. Archaeological excavation on the moated site, started in 1950, revealed much of the structure of the medieval manor house. The moat was enlarged later in the C14 when the first stone buildings were erected.

23. The manor house seems to have been seldom occupied during the C16. It was possibly still standing in 1637 but had been demolished by 1718.

24. Late C17 references to a manor house probably refer to a house called Northolt Court at which the manor lord was living in 1653. The site and date of demolition of this building are unknown, but in 1700, when it was still occupied by the Lord of the Manor, the house was said to stand next to the church. In 1935 the manor site was acquired by the local authority for preservation as an open space, and in 1963 it formed part of Belvue Park.

25. The moated site of Northolt Manor is an Ancient Monument. The surrounding area is generally of archaeological interest on account of its long history and previous documented finds. A ground plan, laid out in timber, with interpretation boards showing the earthworks of the former moated house has been installed at the site.

26. The economy of the area was entirely agrarian until the construction of the Paddington Canal from 1801 made it possible to export bricks made from local clay deposits. Although Northolt railway station was built in 1907, the sell-off of land for the mass residential development seen today really expanded after the construction of Western Avenue in the 1930s. This led to the building of Mandeville Road, which partly bounds one side of the present CA. This may have helped to preserve the village.

27. Northolt Village is the only recognisable survivor of the three hamlets of the ancient parish. In 1927 a Trust was set up, which provides for The Memorial Hall and surrounding greens to be held by the villagers themselves. Care of these areas does however remain the Council's responsibility.

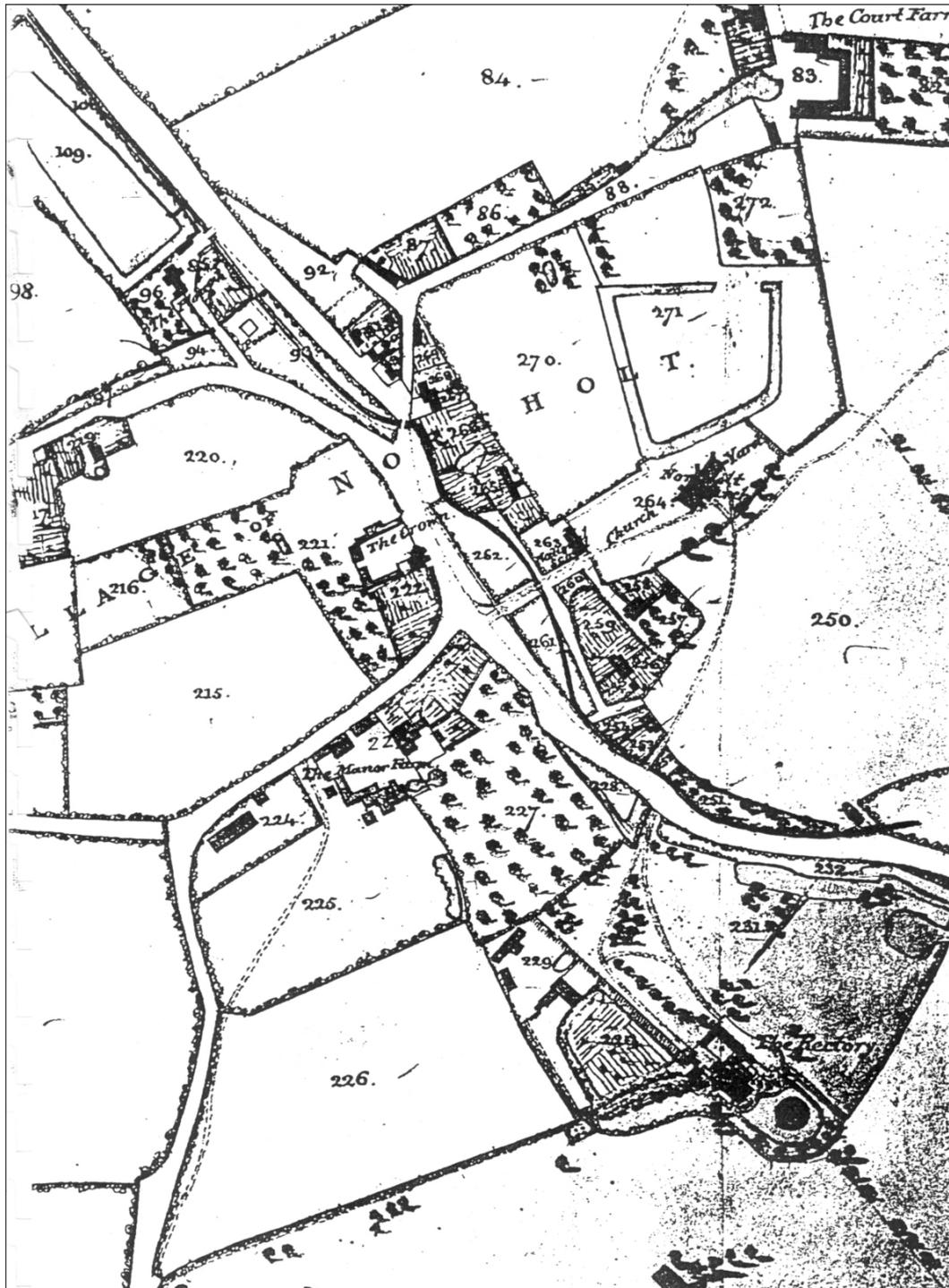
Ealing Road about 1920



Map regression and morphology

1842 Tithe map

This map shows the area as primarily agricultural, with farmsteads, scattered houses, The Crown public house, the Church and the outline of the Manor house moat. At the southern end a large Rectory is shown.



Northolt Village Conservation Area Character Appraisal

1895 and 1915

29. Very little change from 1865

1935

30. The Manor Farm buildings remain, converted to a riding school, with Manor House appearing as a separate property. The ponds have been drained. Development of the farmland is in progress. Mandeville Road and Station Parade have appeared. The surrounding area is rapidly becoming urbanised, but Court Farm, seen on the 1842 map, still remains.



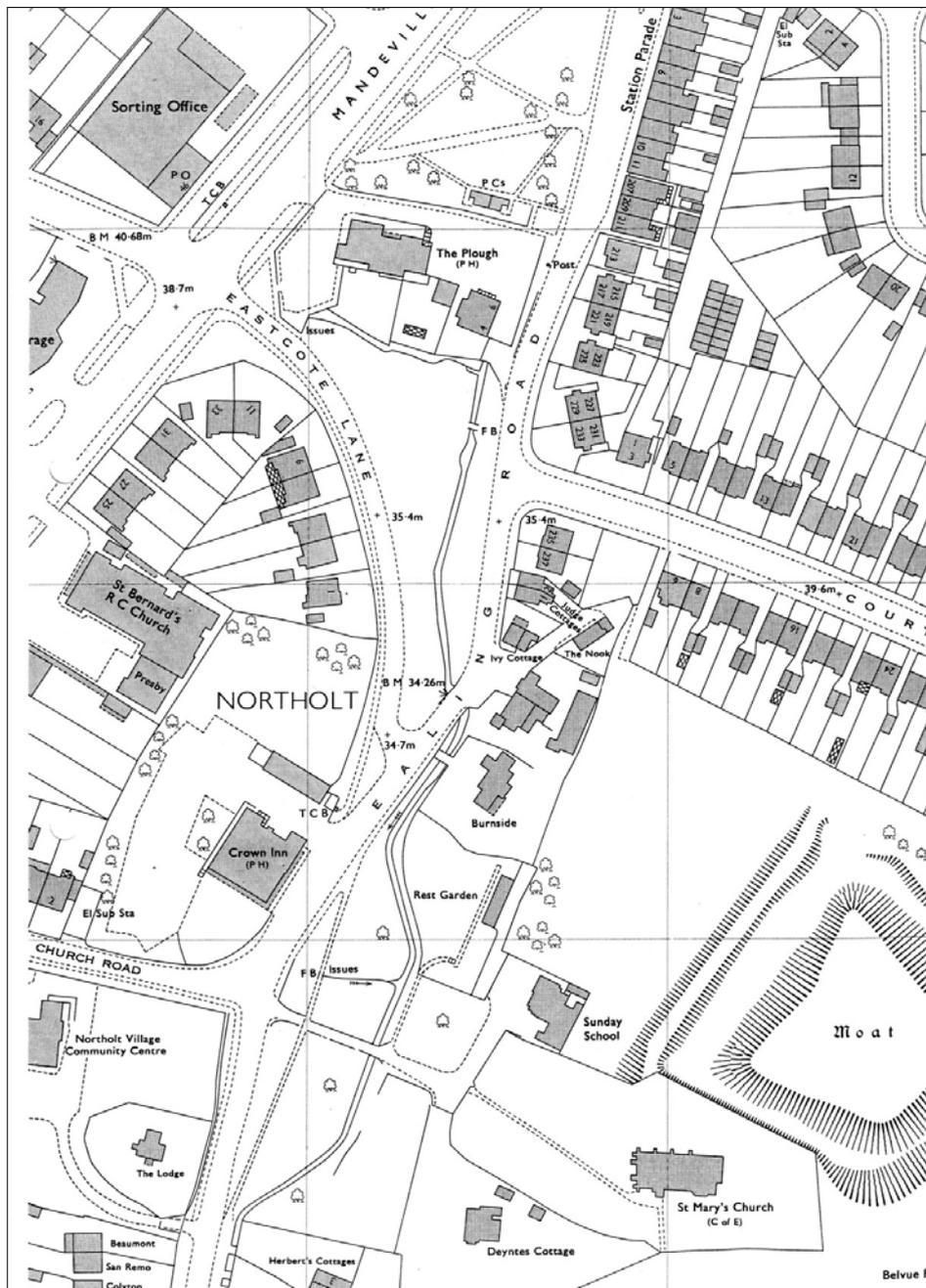
Northolt Village Conservation Area Character Appraisal

1960

31. The Plough Inn can be seen on the village green. (NB first appears on 1865 map) Manor House has been replaced by the Northolt Village Community Centre. The Clock Tower at the north end of the green appears. The shape and buildings of the area are almost identical the present day.

1975 (below)

32. The only significant change from 1960 is the appearance of St Bernard's RC Church.



SPATIAL ANALYSIS

Spatial character

33. The spatial quality is still that of a rural village, setting it apart from the area of largely interwar development. The foremost characteristics are its openness, changing contours of the land, the green settings of the principal buildings and the informal groupings of buildings, all of which combine to display the CA's organic, evolutionary history. Mandeville Road forms a definite edge to the northwest side of the area, while the equally busy and faster moving Rowdell Road defines a firm barrier to the south.



34. To the north and west, the rear boundaries of adjoining gardens contain the edges of Belvue Park and the mound of the moated house site. The southwestern edge is contained by the fronts of paired houses along Ealing Road. The northeast edge is contained by Station Parade. The prominence of both groups gives them a significant impact on the setting of their respective parts of the CA.



Key views and vistas

35. A range of views into and out of the CA are obtainable, both framed or defined by buildings and more open views, across broad green spaces. Many internal views and views inwards include groups or belts of trees, in their own right or as a backdrop to built forms.



36. Views out encounter various forms of modern development. These include interwar speculative housing, Station Parade and, to the south, several buildings of larger scale, including a recent mosque.

37. Specific notable viewpoints are:

- Southwest edge of Belvue Park, looking north-east;
- East edge of the moat side, looking west;
- Both directions along Ealing Lane;
- Both directions along Church Road ;
- North tip of village green, looking south.

Spatial character, top to bottom: dense planting; treed edge to Ealing Road; view out from Belvue Park

Uses and their influence

38. Historically, the powers of Manor and Church are most important, determining uses and social status in the tiny village. Manor Farm is the major landowner through the 19th century. In the C20, public or quasi public buildings, including the Crown Inn (shown on the tithe map of 1842) the National (later Sunday) School take on a greater relative importance. To these are added the interwar Plough Inn (replacing an earlier public house, now reverted to residential use) and the Community Centre. Virtually all other buildings are a richly varied mix of residential styles and periods.

CHARACTER ANALYSIS

Architectural and historic qualities

39. The church of St Mary, listed Grade I, stands on high ground southeast of the village green. It dates in part from the early C14 with early C16 additions. The chancel is built of brick and the nave of flint and ironstone rubble with stone dressings, all now roughcast externally. The building consists of chancel, nave, bell turret, a south porch partly rebuilt in 1909, and a south vestry added in 1945. The nave dates substantially from the C14, but incorporates late C13 fragments.

40. The chancel and nave roof were rebuilt in the early C16, and the square bell turret, which is weather-boarded and finished with a broach spire, dates from the same period. Buttresses, including the massive ones of brick at the west end, were added in the C18.

41. Even superficial inspection of the exterior reveals a number of defects in the fabric, indicating a lack of general maintenance. If not dealt with these could lead to major, costly repairs.

42. In summary, the character of the conservation area's buildings derives from their diverse periods, styles, materials, orientation, relationship, and functions, e.g.

church, school, pub, house, hall. The predominant building type and land use is residential. Employment uses are limited to local shops and services. There is little uniformity of design or symmetry; Layout and architecture are fundamentally informal. Reinforced by the contours of the land, curving roads, paths and informal planting, this provides the area's considerable charm.



Contrasting character; the church and Station Parade

Northolt Village Green CA Historic Environment Analysis



This map is based on Ordnance Survey material with permission of OS or befall of the Controller of HMSO. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LB Ealing License No. 100015907. 2007. The OS mapping included with this web-site has been made available from OS in order to fulfil the public function to act as a planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license OS mapping for their own use.

By: eGIS Team
Information Management
Plot date: 2007
Scale: do not scale
web:



Conservation Area



Listed Buildings



Locally Listed Buildings



Positive Buildings



Scheduled Monument



Negative Buildings



Northolt Village Conservation Area Character Appraisal

The contribution made by key unlisted buildings

43. Key unlisted buildings are those which fall within one or more of the following criteria:

- Age – The earliest buildings should merit greater attention towards preservation;
- Authenticity - Buildings or structures should be substantially unaltered and should retain the majority of their original features;
- Architectural Significance - Buildings or structures of local architectural significance for aesthetic merit or craftsmanship of any period; principal works of principal architects or designers of local importance; exemplars of key building types;
- Local technological significance or innovation;
- Historic Significance- Buildings/structures illustrating or associated with local architectural/social/cultural history or events, locally or internationally well known people;
- Townscape Significance - Individual buildings, objects or groups of exceptional quality in their context - for example, landmark buildings, notable buildings marking or creating interesting places, vistas, or interesting skylines.

44. The buildings below, also marked on the map, are recommended as key buildings. A number are already included in the Council's local list. The importance of a local list is twofold: to acknowledge and raise awareness of buildings of higher than average importance and to establish potential candidates for statutory listing, particularly where their significance may be diminished by alteration or lost entirely through demolition. Those marked * are recommended as potentially suitable for consideration by English Heritage for statutory listing.

- 1 and 2 Judge Cottages – authenticity/townscape

- No's. 4-6 Ealing road – history/townscape - the original Plough Inn
- The Sunday School – architectural/townscape
- Deyntes Cottage – age, history
- Willow Cottages – age, townscape
- *The Lodge – lodge of original farmhouse - age/history/authenticity
- Herbert's Cottages - age/authenticity
- Well Cottage - age/authenticity
- Fern Cottage - age/authenticity
- The Plough– architectural-townscape
- The Crown - outbuilding-townscape
- Northolt Village Community Centre – age/townscape



Key building examples: The Lodge (above) and School

Northolt Village Conservation Area Character Appraisal

Local details and materials

45. Details and materials display the individuality of nearly every building or small group, reflecting the dates and intentions of their builders and occupiers over several centuries. These include:

Walls

46.

- Various brick types, including yellow stock and red ;
- Stone and flint, used in Church walls;
- Render, the recently restored church in lime based render, others finished in a variety of modern formulae.
- Weatherboarding, on a small number of buildings, e.g. Ivy Cottage.

47. Older facing brickwork is handmade, built in Flemish Bond; modern brickwork, to interwar or later houses, is generally machine made, not locally distinctive and built in stretcher bond.

Roofs

48. Those of most older buildings, including the Church, were originally covered in handmade clay tile. Those dating from the 18th century are generally in natural slate. Original roofs are predominantly hipped or gabled. Some coverings have been replaced with cheaper materials such as patterned concrete tiles, with discordant impact.

Windows

49. Original windows to cottages, most other houses and buildings vary greatly. Many are painted softwood double hung sashes. Others are softwood framed casements. A few buildings, such as The Plough Inn have metal framed leaded casements. A number of houses have had modern replacement windows of different patterns or materials fitted.

Site boundaries

50. There is little consistency to front or other site boundaries. Timber open rail boarded, or panel fencing, brick walling, hedging and metal fencing can all be seen. Some buildings, such as The Crown and The Plough lack defined boundaries to parts of their elevations. The front gardens of most houses provide a more rural setting.



Top, traditional brick and tile materials. Above, The Plough Inn retains metal leaded casement windows.

The public realm

51. The roadways of the area are all surfaced in tarmac as are the footways, apart from a short section around the Village Green. Footpaths are surfaced in tarmac. Kerb edges are generally granite. Street furniture- signage, lighting, seating, refuge markers metal railings and litter bins- is predominantly an unco-ordinated standard range. Insufficient litter removal from the stream is a significant problem.

52. Timber bollards along Ealing Road, and 'Windsor style' lighting column fixtures around the approaches to the Church are some of the few objects to acknowledge any special character. A sign on a 'period' metal post announces Northolt Village to passing traffic. Standard highway road markings are present. An orientation board and service box mark the northern end of the Village Green.

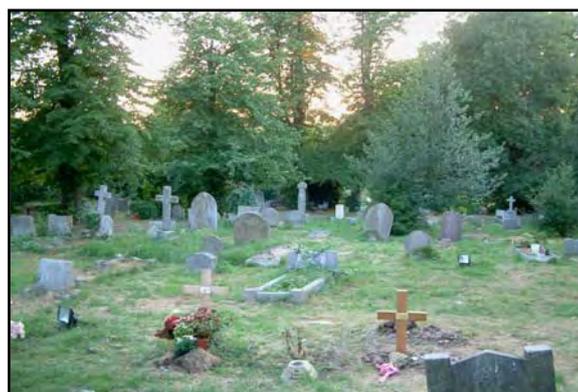
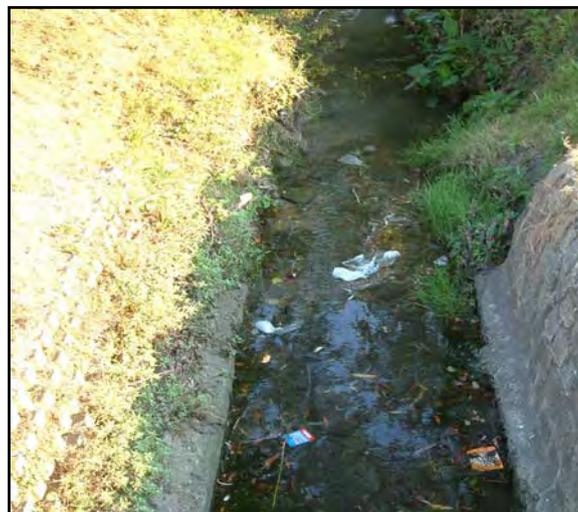
53. The closure of Ealing Road at the junction with Rowdell in 1978 made a significant environment improvement with the removal of heavy through traffic. However, the need for other improvements, many of which were set out in a Council report, *Policies and Proposals*, of 1977, remains.

Greenery, green spaces and biodiversity

54. Open spaces, changing landforms, trees and a water course are important features of the CA. Trees in the area are protected either by the designation itself or by a specific Tree Preservation Order. A Tree Preservation Order (No 61) of 1971 covers the site of Deyntes Cottage and land to the west.

55. There are at least four distinctive publicly accessible open spaces in the CA:

- a. The churchyard, its ancient monuments and edgings amongst the trees where a peaceful atmosphere exists. Visitors must pass through the churchyard to reach the church, with more of it coming into view on the way up. The boundary treatment with adjoining sites is thus very sensitive to any change.



Public realm and greenery: litter in the stream; Ealing Road; the Churchyard

Northolt Village Conservation Area Character Appraisal

- b. Belvue Park, the largest and most open space, broadly sloping towards Rowdell Road. The park is an informal recreation space, generally used for walking, sitting or relaxing. It offers good views of surrounding areas, both looking into and out of the CA.
- c. The linear space formed around the little stream. This space, with its bridges, runs almost the entire length of the CA before being channelled underground as it approaches the Village Green. It gives a pleasant outlook and setting to many buildings and a welcome pedestrian experience that remains relatively unspoilt, notwithstanding passing or parking cars along Ealing Road.
- d. The Village Green itself, crossed by several marked paths, has acquired more the attributes of a municipal garden, than the informal common land it once was. At the north end is the Coronation Clock Tower of 1937. At the south end the roughly contemporary Plough Inn stops the space. Both are given a deliberately rustic, yet studied architectural treatment that date stamps them quite effectively.

56. Private open spaces play an important role in maintaining a rural village character. Front gardens, often planted with mature trees, provide green settings for many houses. A few of the larger houses, standing in their own grounds, are semi-concealed from public view, particularly in summer.

57. The site and surroundings of Northolt Manor, including St Mary's churchyard are classified as of Borough wide (Grade II) wildlife importance. It supports several valuable wildlife habitats including woodland, scrub, grassland and wetland around the ancient monument. The wetland area is particularly valuable with water at different levels in different parts of the site and a good range of aquatic and marginal plant species. Thread-leaved water-crowfoot and narrow-fruited water-cress are abundant in the water.

58. The park to the south is mostly dominated by amenity grassland but has two areas of grassland managed for nature conservation. The small stream flowing along the western boundary also flows through the parts of Northolt Green that are included in this site, enhancing the value of these green spaces for wildlife. St Mary's churchyard has rough grassland between the tombstones and is surrounded by tall hedges and trees making it a valuable site locally for birds. The site is part of the Northolt-Greenford Countryside Park.



The Village Green, with 1937 Clock Tower

Negative factors

59. Negative sites are marked on the map. Apart from the public realm elements identified above, the principal negative factors of the CA are:

Disfiguring alterations to buildings, including:

- Painting or pebbledashing natural brickwork;
- Replacement windows in alien patterns and materials;
- Poor quality replacement roof materials;
- Loss of architectural details;
- Poor quality or alien form of extensions;
- Inappropriate porches.

60. Many buildings have accumulated a variety of small scale changes over time, the sum of which cause significant harm.

General condition

61. The overall condition of most fabric in the CA is sound. A visitor from elsewhere would have no difficulty in appreciating that, despite deficiencies of appearance, this is an ancient historic area of considerable charm whose preservation should be paramount.

Problems pressures and the capacity for change

62. There is little capacity for major change within the CA, because all plots have been historically developed in a reasonably interesting and compatible manner. With the exception of sites marked as negative, redevelopment or further intensification is likely to detract from character. There is considerable scope for small scale enhancement, principally by private owners, which would cumulatively bring enormous benefit to the area as a whole.

INVOLVING THE COMMUNITY

63. In accordance with English Heritage guidance, the Council has involved key stakeholders during the appraisal process, a

list of which is appended. The initial consultation process comprised of a number of on-site meetings with representatives of local amenity groups and the preparation and sending of a questionnaire to key stakeholders based in and around the CA. The questionnaire asked for detailed responses based on the consultees' knowledge of the area concerned. The questionnaire responses have been taken fully into account in the documents produced.

Before the submission of the Draft appraisal for Planning Committee approval for public consultation¹, the document has undergone consultation externally with English Heritage and internally within Ealing Council.

After the approval of the Draft document by the Planning Committee, the appraisal has undergone public consultation with residents. All the responses received have been taken into account in this final document and changes made where appropriate. The final document has now been approved by the Planning Committee and has been adopted by Ealing Council.

64. The project team have taken account of the questionnaire responses recorded here. There will be further opportunity for dialogue through the next steps in the Council's programme leading towards adoption.



Little scope for change, but small scale enhancement would benefit area.

¹ Public consultation details and a summary of responses are included in the Appendices to Ealing Planning Committee Report for the meeting of the 14th of March 2007

SUGGESTED BOUNDARY CHANGES

65. Two small areas could be considered for extension within the next five years:

- Station Parade, on account of its architectural merit, with retained upper storey features, including attractive gables, and pantile roof. Its importance is exaggerated due to its role in framing or forming a backdrop to the Village Green. Poor shopfronts detract from this setting. A greater measure of design control would considerably enhance the setting of this part of the CA.
- Mowbray Cottages. This section is also important for its impact on the setting of the western aspect of Belvue Park. It is attractively set behind deep verges and trees. Its small scale is appropriate and inclusion within the CA would effectively control any threat of redevelopment with larger scale buildings.

LOCAL GENERIC GUIDANCE

66. Threats to the character of the CA have been noted within this appraisal. The worst detractors are householder building alterations and extensions, the maintenance and furnishing of the public realm and a few buildings of inferior quality in relation to the historic significance of the area. These problems are relatively minor and would not require large scale resources to tackle. There is a need to consider the establishment of a multi-discipline design team to effectively tackle the public realm issues raised in this appraisal.

67. Issues concerning works within the public realm should be grouped together for inclusion in a policy document for implementation by the Council. Specific guidance on the importance of co-ordinated design of objects, installations and surfaces within the CA, and of collaboration between Council services to that end should be included.

FUTURE MANAGEMENT PROPOSALS / STRATEGY

68. Threats to the character of the CA by way of area analyses and stakeholder comment have been noted above. The most common are erosion of detail, inappropriate alteration or extension and uncontrolled householder alterations. Guidance providing topic-based detailed advice on process, acceptable and unacceptable design and other relevant matters should therefore be considered as a priority.

69. The main problems and pressures identified in the analyses of the character areas, as identified above should be addressed in this guide. Topics could include:

- Description of principal features;
- Extensions;
- Materials and details;
- Roof conversions and dormers;
- Rain and foul water systems;
- Chimneys;
- Porches;
- Windows and doors;
- Garages and parking;
- Garden buildings;
- Fences, walls and hedges;
- Trees and landscape;
- Communication aerials;
- Reinstating lost features;
- How to make an application

70. A comprehensive audit of existing objects, noting any surviving historic artifacts, other street furniture, signs and objects would be an essential starting point in any programme directed towards maintaining historic artefacts in good order, de-cluttering the public realm and introducing sensitive environmental improvements.

Northolt Village Conservation Area Character Appraisal

71. More effective management and calming of traffic present excellent opportunities to increase pedestrian priority and rebalance traffic considerations.

72. Consideration should be given in the Management Plan Stage to the development of a detailed local evaluation tool which would be more objective in measuring development proposals, whether alterations or new build, against the key characteristics of the Conservation area, or its character areas, as appropriate.

73. An Article 4(2) direction is recommended for further consideration in respect of alterations visible from the highway. This would affect the following categories of 'permitted development' which, if uncontrolled would continue to have a negative impact on the CA.

- a. Replacement windows and doors.
- b. Painting, rendering or cladding of masonry.
- c. Demolition and erection of new of boundary walls.
- d. Erection of front porches.
- e. Erection of hardstandings.

PLANNING POLICY FRAMEWORK

74. In CAs, there is a presumption in favor of retention of buildings and structures that contribute to their special character. They are subject to additional planning controls, including demolition of buildings, restriction of 'permitted development' rights and automatic tree protection. Within a CA, it is an offence to demolish an unlisted building, fell or lop a tree without planning permission. A brief summary of the principal legislation and policy guidance applicable to Norwood Green CA is set out below:

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the process of assessment, definition or revision of boundaries and formulation of proposals for CAs as well as the identification and protection of listed buildings. Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of a 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 the public, sets out Government policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment. Ealing Council's *Unitary Development Plan (UDP)*, and emerging replacement *Local Development Framework (LDF)* includes development control policies which apply these principles and statutory requirements. This Appraisal should be taken into account when considering, applying for, or determining planning or listed building applications within the CA. It will be treated as a 'material consideration' in assessing these applications.

The underlying objective of the relevant legislation and guidance is the preservation or enhancement of the character or appearance of conservation areas. Any proposed development which conflicts with that objective should normally expect to be refused. PPG 15 and local policy also support a presumption in favor of preservation of any building or object which is considered to make a positive contribution to the character of a CA. At the same time, the need to accommodate change which respects or reinforces the character of the area in order to maintain its vitality is recognized.

Many local planning policies, not just design and conservation, can affect what happens in a CA.

For example, policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, sustainable construction, transport, people with disabilities, employment, town centres and many others can all influence development and the quality of the environment in CAs. However, policies concerned with design quality and character generally take on greater importance in CAs. The adopted Unitary Development Plan's chapter on

Northolt Village Conservation Area Character Appraisal

Urban Design includes policies dealing with:

- Design of Development (4.1)
- Mixed Use (4.2)
- Landscaping, Tree Protection and Planting (4.5)
- Statutory Listed Buildings (4.6)
- Locally 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 Chapter, references are made after each policy to other relevant documents and policies, including:

- *SPG 5: How to prepare an Urban Design Statement*
- *SPG 12: Greening Your Home;*
- *Ealing LA21 'Keeping Your Front Garden Alive'*
- *PPS 1 Delivering Sustainable Development*
- *PPG 15 Listed Buildings and Conservation Areas*
- *PPG 16 Archaeology and Planning*
- *PPG 19 Outdoor Advertisement Control*
- *By Design: Urban Design in the planning system: towards better practice* (CABE & DETR, 2000);
- *'Better Places to Live: By Design'. A companion guide to PPG 3* (CABE, 2001)
- *The London Plan, Policy 4B.5, 4B10, 4B11, 4B12, 4B14*

The Council has also published a Supplementary Planning Document '*Residential Extensions*', which was adopted in June 2006.

In general it is applicable to residential properties in CAs. A draft Conservation Areas SPD is currently being prepared and will be subject to formal consultation in the Spring of 2007.

USEFUL INFORMATION

Contact Details

For further information about the contents of this document please contact;

Conservation and Urban Design Team
Planning and Surveying services
LB Ealing
Perceval House
14-16 Uxbridge Road
London W5 2HL

Telephone 020 8825 6395

For general development control enquiries please telephone 020 8825 6600 or email <mailto:Planning@ealing.gov.uk>

For planning policy & development advice please telephone 020 8825 8446

Bibliography

A Short History of Northolt

from Ealing Council local history Library

Northolt: Economic and social history', A History of the County of Middlesex: Volume 4

Glossary

Tracery – ornamental intersecting stonework in the upper part of a window

Quatrefoil – a four leaved window panel

Cusped – coming to a point

Broach spire – spire octagonal in plan, on a square base

Pantile – a roof tile of curved profile

APPENDIX 1

STAKEHOLDER CONSULTATION

LIST OF STAKEHOLDERS CONSULTED AT PRE-PRODUCTION STAGE

Ealing Civic Society

Save Ealing's Open Spaces

Northolt Village Residents Association,

Northolt Village Conservation Area Panel

Ealing Council
Perceval House
14-16 Uxbridge Road
London W5 2HL
www.ealing.gov.uk