

Norwood Green Conservation Area Appraisal

March 2007



NORWOOD GREEN CONSERVATION AREA CHARACTER APPRAISAL

1. INTRODUCTION	2
1.1. THE DEFINITION AND PURPOSE OF CONSERVATION AREAS	2
1.2. THE PURPOSE AND STATUS OF THIS APPRAISAL	2
1.3. SUMMARY OF SPECIAL INTEREST	4
2. LOCATION AND SETTING	5
2.1. LOCATION AND CONTEXT	5
2.2. GENERAL CHARACTER AND PLAN FORM	5
2.3. LANDSCAPE SETTING	6
3. HISTORIC DEVELOPMENT AND ARCHAEOLOGY	7
3.1. HISTORIC DEVELOPMENT	7
3.2. ARCHAEOLOGY	12
4. SPATIAL ANALYSIS	13
4.1. THE CHARACTER AND INTERRELATIONSHIP OF SPACES WITHIN THE AREA	13
4.2. KEY VIEWS AND VISTAS	14
5. THE CHARACTER OF THE CONSERVATION AREA	16
5.1. CHARACTER AREAS AND THE QUALITY OF ARCHITECTURE	16
5.1.1. <i>Sub Area no 1: The Green</i>	17
5.1.2. <i>Listed and locally listed buildings around The Green</i>	17
5.1.3. <i>Building types around The Green</i>	18
5.1.4. <i>Sub Area no 2: Norwood Green Village</i>	20
5.1.5. <i>Listed and locally listed buildings in Norwood Green Village</i>	20
5.1.6. <i>Building types in Norwood Green old village</i>	22
5.1.7. <i>Sub Area no 3: Frogmore Green</i>	23
5.1.8. <i>Listed and locally listed buildings in Frogmore Green</i>	23
5.1.9. <i>Building types in Frogmore Green</i>	24
5.2. KEY UNLISTED BUILDINGS	25
5.3. BUILDING MATERIALS AND LOCAL DETAILS	28
5.4. CONTRIBUTION OF OPEN SPACES, TREES AND LANDSCAPE	29
5.5. THE EXTENT OF INTRUSION OR DAMAGE (NEGATIVE FACTORS)	29
5.6. GENERAL CONDITION	31
5.7. PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE	32
6. SUGGESTED BOUNDARY CHANGES	33
7. COMMUNITY INVOLVEMENT	34
8. SUMMARY OF ISSUES	34
9. PLANNING AND POLICY FRAMEWORK	35
10. GLOSSARY	37
11. BIBLIOGRAPHY	41
12. LIST OF MAPS	42
12.1. HISTORIC MAPS	42
12.2. ANALYSIS MAPS	42
13. APPENDIX - STAKEHOLDER CONSULTATION	42
13.1. LIST OF STAKEHOLDERS CONSULTED	42

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

Norwood Green CA was first designated in 1969.

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

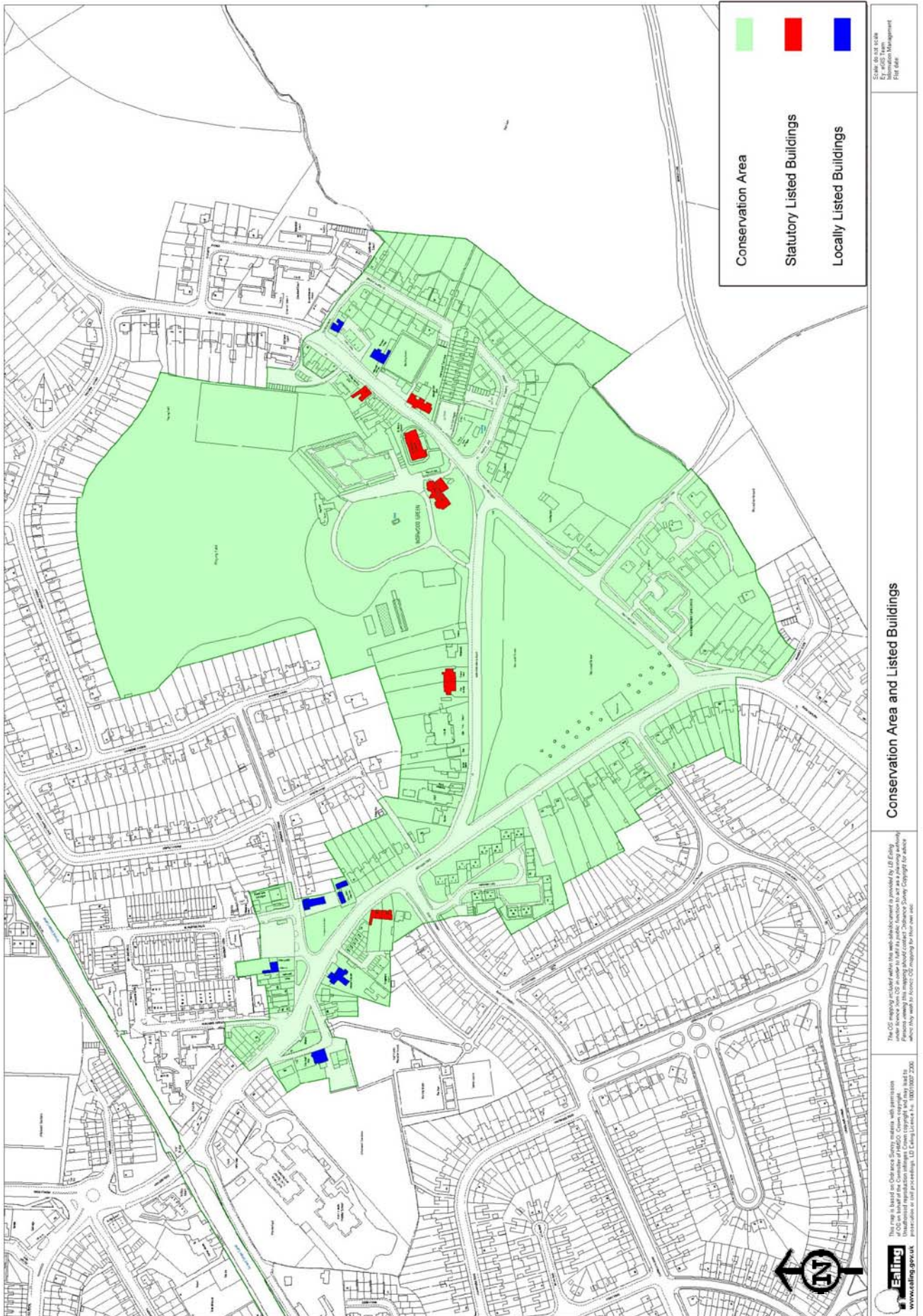
1. Assess the special interest of the architectural and natural heritage of Norwood Green CA highlighting elements of special merit which contribute to the character.
2. Assess the action needed to protect and enhance the special qualities of the CA.
3. Assess the need to revise the boundaries of the 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 Norwood Green follows the guidance provided by the *Planning Policy guidelines 15: Planning and the Historic Environment* (1994); the *Guidance on Conservation 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.

Norwood Green Conservation Area Character Appraisal



1.3. Summary of special interest

- Norwood Green CA is situated in the former historic County of Middlesex south west of Ealing Broadway Town Centre. Today Norwood Green is part of the ward of Southall.
- The land-form is strongly defined by the presence of The Green and by the relationship with the outer surroundings. The natural landscape on the eastern side of Norwood Green provides the CA with its unspoiled atmosphere. The CA is almost entirely flat.
- The settlement has Saxon origins and has developed around The Green and along the southern side of Tentelow Lane.
- Within the CA, three “Areas of Character” can be identified: The Green, Norwood Green old village and Frogmore Green. The triangular Green is still the geographical centre of the settlement and the bonding element between the various parts of the CA.
- The CA has a very diverse architectural heritage with buildings and remains from the 12th to the 20th Century. The Church of St Mary (12th–19th Century), Norwood Hall (early 19th Century) and the Plough (17th-19th Century) are the most notable buildings within the CA.
- The CA has a mainly residential use mixed with small retail units.
- The CA maintains a loose urban pattern which results from modestly sized buildings set in generous green plots. The varied orientation of buildings and high chimneystacks results in a strongly varied roofscape.
- Surviving portions of early boundary walls are a precious remain of the historic spatial relationship between private and public space. Trees and fences around properties constitute an important part of the rustic character of the CA.
- Mix of construction materials but mainly yellow and brown bricks timber embellishments and cast iron works, slated or tiled roofs.
- Timber sash and casement windows and multi-panel doorways constitute an important element in the pattern of early facades.



View of The Green



Varied architectural heritage



View of Tentelow Lane. Buildings are set in generous green plots



Early boundary walls, trees and fences are an important part of the rustic character of the CA

2. Location and setting

2.1. Location and context

Norwood Green CA is situated in the former historic County of Middlesex south west of Ealing Town Centre, 10.7 miles (17.2 km) west of Charing Cross in central London and 4 miles (6.4 km) north east of Heathrow Airport (OS Reference TQ135785). It is in the south west part of the London Borough of Ealing on the border with the London Borough of Hounslow.

Norwood is 2.7 km² in area and it is delimited by the Grand Union Canal which is adjacent on the north side, Osterley Lane and Park to the south, Windmill Lane to the east and Norwood Road to the west. The central part of the CA includes the properties immediately surrounding the triangular Green (Public Open Space) and the remains of Frogmore Green up to the Grand Union Canal to the north west along Norwood Road. To the north-east the CA includes the original village of Norwood Green with properties along the Tentelow Lane and Norwood Hall with the surrounding land (Metropolitan Open Space).

Norwood Green has a population of 8,909 inhabitants. 67% of the population of the ward are non-British ethnic groups with Indian/Pakistani being the largest ethnic group constituting 49.8% of the population of Norwood Green. (2001 Census)

2.2. General character and plan form

The physical character of Norwood Green CA is mostly determined by the presence of the large open space of The Green right in the heart of the village and by the presence of the Grand Union Canal that runs a short distance on the north side of the CA. The settlement still partially maintains its rural atmosphere, with houses set out around the well-wooded village Green, the village Church of St Mary and The Plough local pub. For centuries the plan form and layout of the village stayed largely unchanged: the latter essentially comprised the church and a few cottages and farms. The CA maintains a rather loose urban pattern, which results from modestly sized buildings with wide interspaces amongst them. Most buildings face the triangular Green, although orientation varies slightly from building to building resulting in a rather articulated streetscape.



The Grand Union Canal



Osterley Lane at the border with the LB of Hounslow



Norwood Road towards Frogmore Green



Tentelow Lane looking north

2.3. Landscape setting

The geological setting of Norwood ward is defined by heavy London clay in the northern part and light loam and gravel, which predominates south of Uxbridge Road, around Norwood Green¹. The highest point of elevation in the predominantly flat ward is not more than 50 feet above sea level so that it is not possible to find any natural vantage point that allows comprehensive views of the Norwood Green Conservation Area.

The main street pattern of the CA (primarily constituted by Tentelow Lane, Norwood Road and Norwood Green Road) is strongly linked to its historical and rural surroundings, with open land cutting into surrounding open fields.

In terms of its surroundings, two distinct regions can be identified:

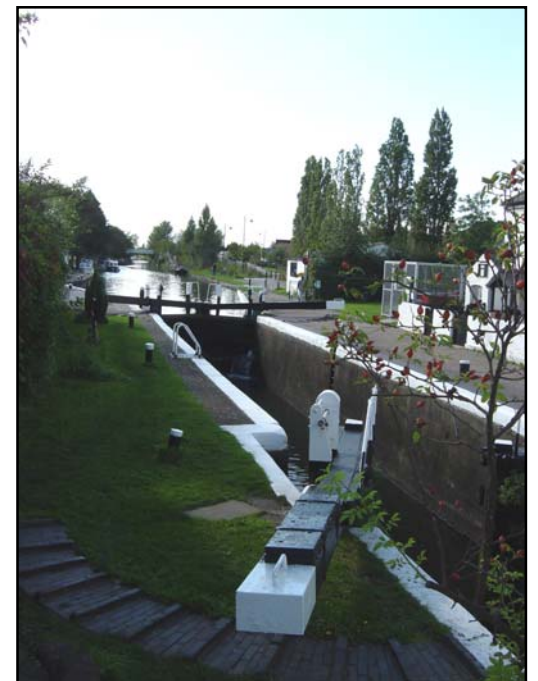
1. On the eastern border of the CA is Osterley Park, a Heritage Land Site² (part of which is in the LB of Hounslow). Adjacent to it, between Osterley Lane and St. Mary's Avenue South estate, lie fields and a wood that have been designated a Site of Metropolitan and Local Importance for Nature Conservation. The link between the older part of the village (today's CA) and its surroundings is maintained by narrow alleyways between the buildings and open spaces, although many of the latter have been filled with later developments over the years.
2. On the northwestern border of the CA, towards Frogmore Green and west of Norwood Road, the setting of the CA is defined by the presence of the Grand Union Canal. This is a Green Corridor and a Nature Conservation Site of Metropolitan Importance (London Ecology Unit). In this part of the CA, despite the presence of a few notable buildings, the original character has been considerably eroded by modern developments and by the presence of numerous gap sites.



Fields between St. Mary's Avenue and Osterley Park



Alleyway in Frogmore Green



Norwood Top-lock of the Grand Union Canal (outside the Norwood Green CA, and within the Canals CA)

¹ Baker, T. F. T., Cockburn, J. S., Pugh, R. B. (Editors), *History of the County of Middlesex: Volume 4*, 1971

² *Ealing's Adopted 2004 Plan for the Environment* – part 2, paragraphs. 3.3 and 3.8

3. Historic development and archaeology

3.1. Historic development

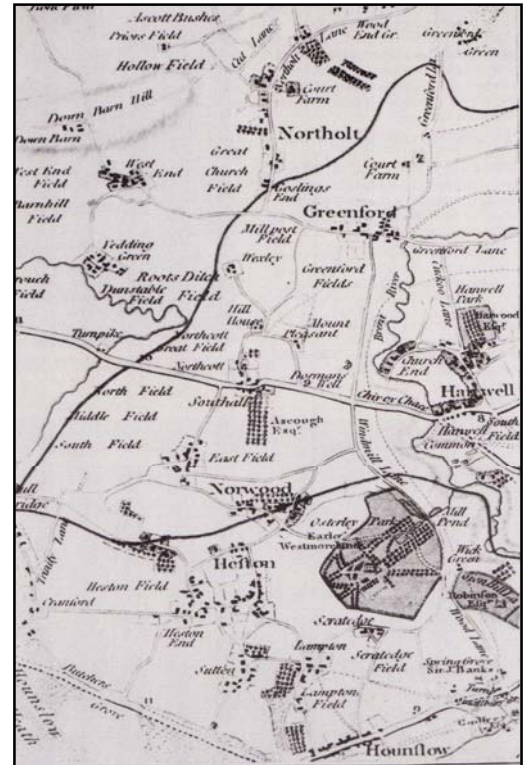
The name Norwood has Saxon origin: “Northuude” standing for “north wood”. Although there is no explicit documentation, the church and the settlement presumably existed since the 12th Century. The church stood on the same site as present in the centre of the southernmost part of the parish.

Administratively, before 1859, Norwood was known as the precinct of Norwood and formed part of the ancient parish of Hayes as an ecclesiastically dependent chapelry. Norwood was bounded to the west by the Yeading Brook and the Paddington Canal, to the east by Hanwell, by Heston to the south and Greenford to the north. In 1859 the precinct became a separate parish, which formalized the distinction between Hayes and Norwood that had been apparent from the Middle Ages. By 1961 the area of the civil parish of Norwood was conterminous with that of the Municipal Borough of Southall, which is now part of the London Borough of Ealing.

The first detailed map that covers the parish gets back to 1754. It shows that Norwood was grouped on and around Norwood Green and along the southern side of Tentelow Lane. Norwood Road (originally called Wolf Lane) only led to Norwood, while Tentelow Lane (then called Duncot Lane) continued to Heston (**See Parish Map 1816**).

By the end of the 18th century, Norwood village consisted of 40 houses and well over half the parish was arable land³. Few buildings from those days survive today: only Norwood Lodge and Cottage, a late 18th Century house, the former Free School of 1767 and the village pub, The Plough, are still in existence. The Plough was already standing on the east side of Tentelow Lane from at least the 17th Century.

By the early 19th Century very little change had occurred to Norwood Green’s road pattern and settlement, which were still mainly agricultural in nature. The Manor Farm at Frogmore Green is the only one of the nine farms in the parish within today’s Conservation Area, next door to The “Wolf” public house. At this time most of the land in the parish belonged to the Earl of Jersey.



John Cary's Map 1800 ca



Tentelow Lane in 1899



St. Mary's Church in a late 18th Century engraving

³ Baker, T. F. T., Cockburn, J. S., Pugh, R. B. (Editors), *History of the County of Middlesex: Volume 4*, 1971

Norwood Green Conservation Area Character Appraisal

The construction of the Grand Junction Canal in 1796 and of the Paddington Canal in 1801 initiated a change of the predominantly agricultural character of Norwood Green. However, it was not until the mid 19th century that industries became established along the Canal, which led to exploitation of the local clay soil for brick making. Many of the agricultural fields nearby Norwood Green were turned over into brick fields (**See Parish Map 1816**).

By 1820 many “respectable villas of an ornamental character” were grouped around the triangular green⁴. Unfortunately, only some of these early structures remain due to war devastation or later replacements. Those that survive include:

- Vine Cottages and Norwood Lodge in Tentelow Lane
- The Grange and Friars Lawn, an attached pair of tall three storied houses on Norwood Green Road
- Two late Georgian houses at 196-198 Norwood Road
- Norwood Hall from 1801-2 within its extensive grounds
- Norwood Terrace east of Tentelow Lane.

The Wolf pub and the Almshouses on the other side of the CA on Frogmore Green were from the late Georgian period. Only The Wolf is still standing while the Almshouses were demolished in 1961.



Norwood Green showing the pond along side Norwood Road. The pond was filled in 1929

⁴ Royal Commission on Historical Monuments, *An Inventory of the Historical Monuments in Middlesex*, 1937



Norwood Court demolished



The Cedars demolished in 1959



The Wolf pub in 1887



The Almshouses demolished in 1961

Norwood Green Conservation Area Character Appraisal

1870 OS map

According to the 1870 OS map, the small row of cottages standing on Tentelow Lane between St. Mary's Church and the Free School appear to have been built. On the two sides of the Plough Inn are Vine Cottages and the stable block, the latter appears on this map for the first time.

The Cedars, a large Regency house on the southeast corner of The Green, is represented on the Parish Map of 1816 and on the OS map of 1870; this house was demolished in 1959. The Rectory on Tentelow Lane also appears on both the parish map of 1816 and the 1870 OS.

The Old Post Office and Norwood Court were on the west side of The Green on the Norwood Road – both have been demolished.

1890 OS map

On the 1890 OS map, building activity seems to have intensified on the southern part of Tentelow Lane and the infilling process of the open fields behind the houses on The Greens gradually begins. The 1890 OS map also shows the Police Station that was built in 1889 on the site of the old Manor Farm. It also depicts Harewood Terrace on Frogmore Green, a substantial row of terrace houses built in 1864, that were later demolished and substituted with a modern development in 1973.

1930 OS map

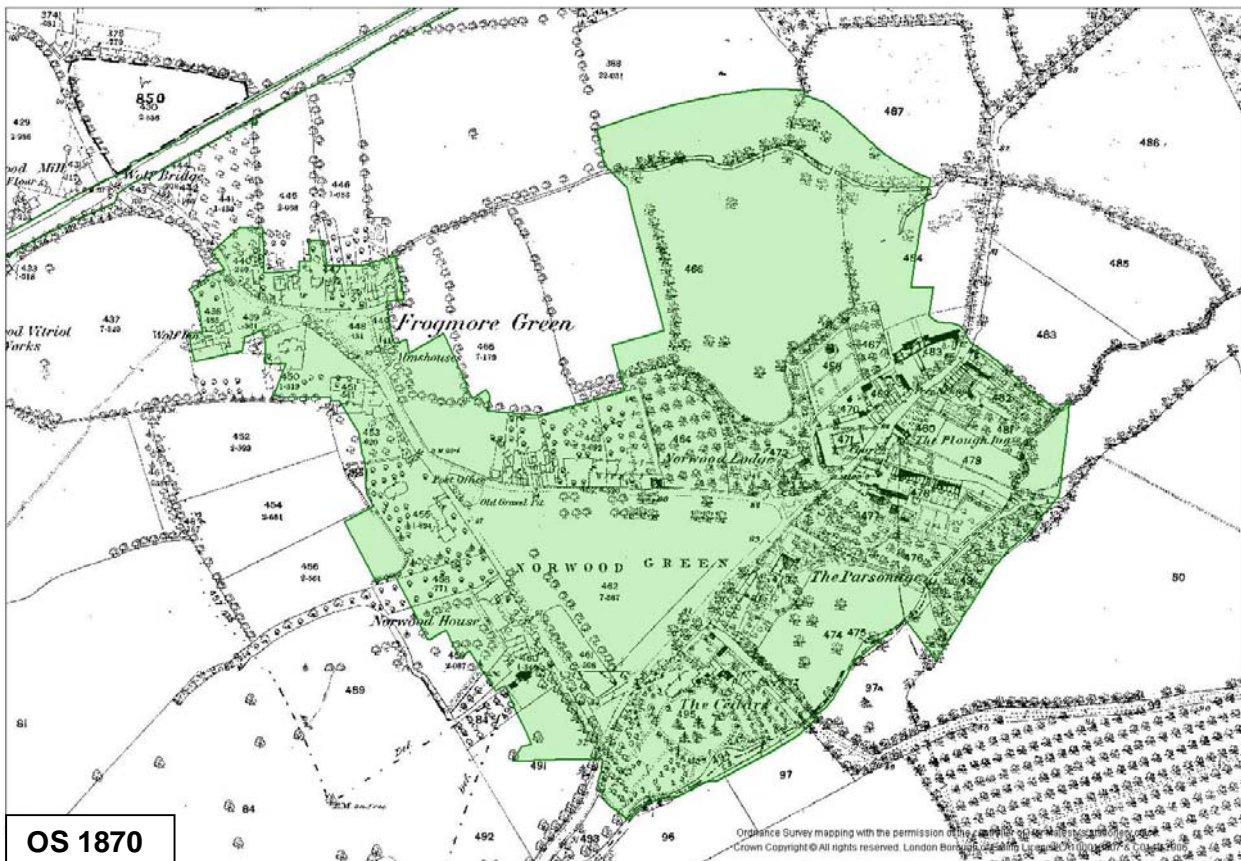
By the time of the 1930 OS map more substantial changes start to appear. Residential estates on the northwest side of Tentelow Lane arise on the meadowland part of Norwood Hall estate, and the parade of shops opposite to Norwood Lodge has evolved. The open space next to The Plough pub stable appears to have been converted into a bowling green. On the southern part of The Green, south of Norwood Road the land has been developed with residential estates and Alleyn Park Road and Green Walk Road have been opened. By this time, Frogmore Green is completely developed with semi-detached residential units of which a few cottages from 1909 of more modest character survive today. The units now hosting the parade of shops just outside the CA in Frogmore Green appear to have been built during this period.

The pond that had existed in the south west corner of The Green had now been covered (see photo on page 8)

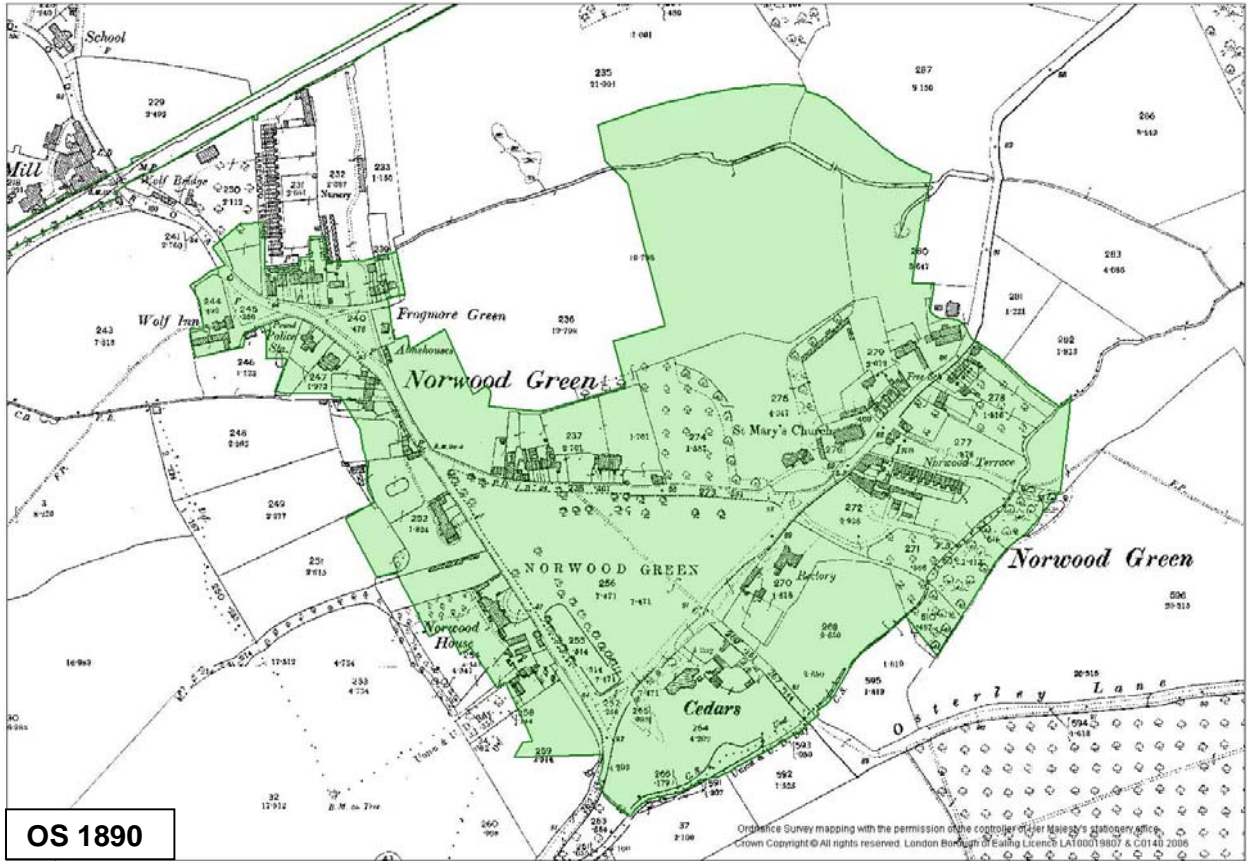
After the demolition of Rectory Farm on Tentelow Lane in 1957, the construction of St Mary's Avenue Estate (North Part) began. In 1959 a proposal was put forward to build houses on the site of the Cedars. In 1961 the old Almshouses were replaced by the present flats and Tentelow Lane was widened.

Over the years, Osterley Lane on the east side of Tentelow Lane maintained its original configuration.

Norwood Green Conservation Area Character Appraisal



Norwood Green Conservation Area Character Appraisal



3.2. Archaeology

Norwood Green is a medieval settlement that developed around the village church, thus it is anticipated that the area around the Church of St. Mary would likely be of high archaeological significance.

In the Osterley Park area, from Norwood Green to Elthorne Park, there is cropmark evidence from early field systems and possible prehistoric barrows. Prehistoric and Saxon finds were made between the Canal and Boston Road and some interesting prehistoric finds were also discovered along the borough boundary⁵.



⁵ Ealing's Adopted 2004 Plan for the Environment – Policy 4.9 Map Sheet 9

4. Spatial analysis

4.1. The character and interrelationship of spaces within the area

The layout of the village core stayed unchanged over the years and still consists of the buildings that evolved around The Green, around the Church of St Mary and along Tentelow Lane. Three main key points in the village street layout are the crossing of Norwood Green Road with Tentelow Lane on the west side, the crossing of Norwood Green Road with Norwood Road on the east side, and the crossing of Tentelow Lane with Norwood Road on the south side. The three areas are visually linked by the triangular Green along which almost all major buildings of the village are situated.

The CA has a strong horizontal emphasis and a rather open layout. Buildings are set back from the streetline and they were originally separated from the street by substantial boundary walls or fences. Today, the historic spatial relationship between The Green (or other public open spaces or streets) and the privacy of the domestic properties is recognisable only in parts of the CA. Boundary walls, trees and hedges once played a fundamental role in the definition of the character of the settlement. They created a transition feature between public and private spaces, they provided a sense of enclosure for private properties and they defined the spatial hierarchy within the village. By contributing to the definition of the urban pattern, boundary walls and green fences enhanced the sense of direction and facilitated orientation within the layout of the settlement. The few parts of the original boundary walls that remain are fundamental contributors to the character of the village

Continuity of the streetline is achieved as a result of boundary walls and greens rather than through building alignment. Buildings have a varied orientation which is due to the fact that developments occurred at different times. This also results in a strongly varied roofscape further accentuated by tall brick chimneystacks with terracotta pots.

There is a tendency towards higher, three-storey buildings on the northern and eastern part of The Green. While in the old village in Tentelow Lane and Frogmore Green, single or two-storey buildings predominate.

The façade patterns of earlier buildings are defined by the use of bricks with timber sash windows. Façade patterns on later residential buildings are varied and have a more three-dimensional aspect with prominent bay-windows.



Crossing of Tentelow Lane and Norwood Green Road



Crossing of Norwood Road and Norwood Green Road



Early boundary wall on Norwood Green Road



Varied roofscape of Tentelow Lane

4.2. Key views and vistas

In the absence of any natural high vantage points - within or outside the CA - it is not possible to obtain a comprehensive view of Norwood Green.

Nevertheless, there are a number of significant long vistas along the major streets and close views that include prominent landmarks; there are also a number of wide views that contain The Green or surrounding open spaces, and some narrow views along the small alleyways to the backyards or surrounding countryside.

Long vistas: Certainly the most significant long vista is along the trees lining the northern edge of The Green looking eastward and westward. A number of other noteworthy long vistas are also identifiable along the main routes of approach to the CA: along Tentelow Lane and along Norwood Road looking from Wolf Bridge southward to Frogmore Green and vice versa. An attractive long vista is also achievable looking along sections of the boundary walls that are still in place, e.g. outside Norwood Hall.

Wide views: Perhaps the most impressive wide view is the ample expanse of The Green, obtainable from the three corners of the triangular shape. Views of the open fields along Osterley Lane looking towards the rear of the properties on the Tentelow lane are also evocative.

Close views: A number of close views include significant architectural landmarks. A compelling view of the Church of St. Mary framed by its boundary wall and trees can be appreciated from Tentelow Lane, looking westward approximately from the location of the Plough Inn. In the opposite direction, an attractive view of The Plough Inn and of Vine Cottages further down is obtainable from the Church Gate. A view of the side of Norwood Hall as it stands surrounded by high mature trees can be appreciated from the southern end of St. Mary's Avenue when looking towards Tentelow lane.

Narrow views: A number of pleasant narrow views are achievable through small gaps between buildings that give partial visual access to secluded spaces at the rear. Amongst these, the most attractive narrow view is the one along Norwood Terrace.



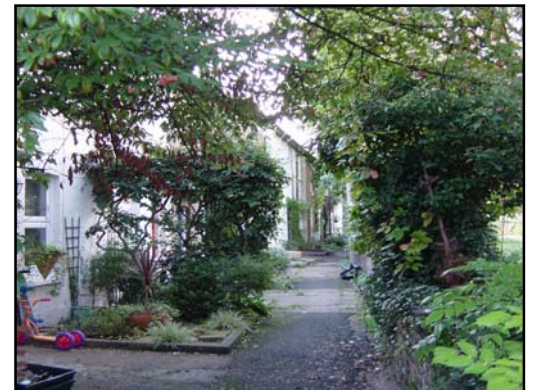
Vista along the trees lining the northern edge of The Green



View along Osterley Lane



View of St. Mary's Church from the Plough










View along Norwood Terrace

Norwood Green Conservation Area Character Appraisal

Views and Vistas



Ealing This map is based on Ordnance Survey material with permission of OS (in default of the Controller of HMSO). Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. OS Ealing Licence No. 10001987/2006. The OS mapping included within this web site is provided by LR Ealing under licence from OS in order to help the public to use it as a planning resource. Persons using this mapping should contact Ordnance Survey Copyright for advice where they wish to source OS mapping for their own use. Scale: do not scale. Do not trace. Information Management. Plot only.

- Conservation Area** 
- Listed Buildings** 
- Locally Listed Buildings** 
- Long Vistas** 
- Wide views** 
- Narrow Views** 
- Close Views** 

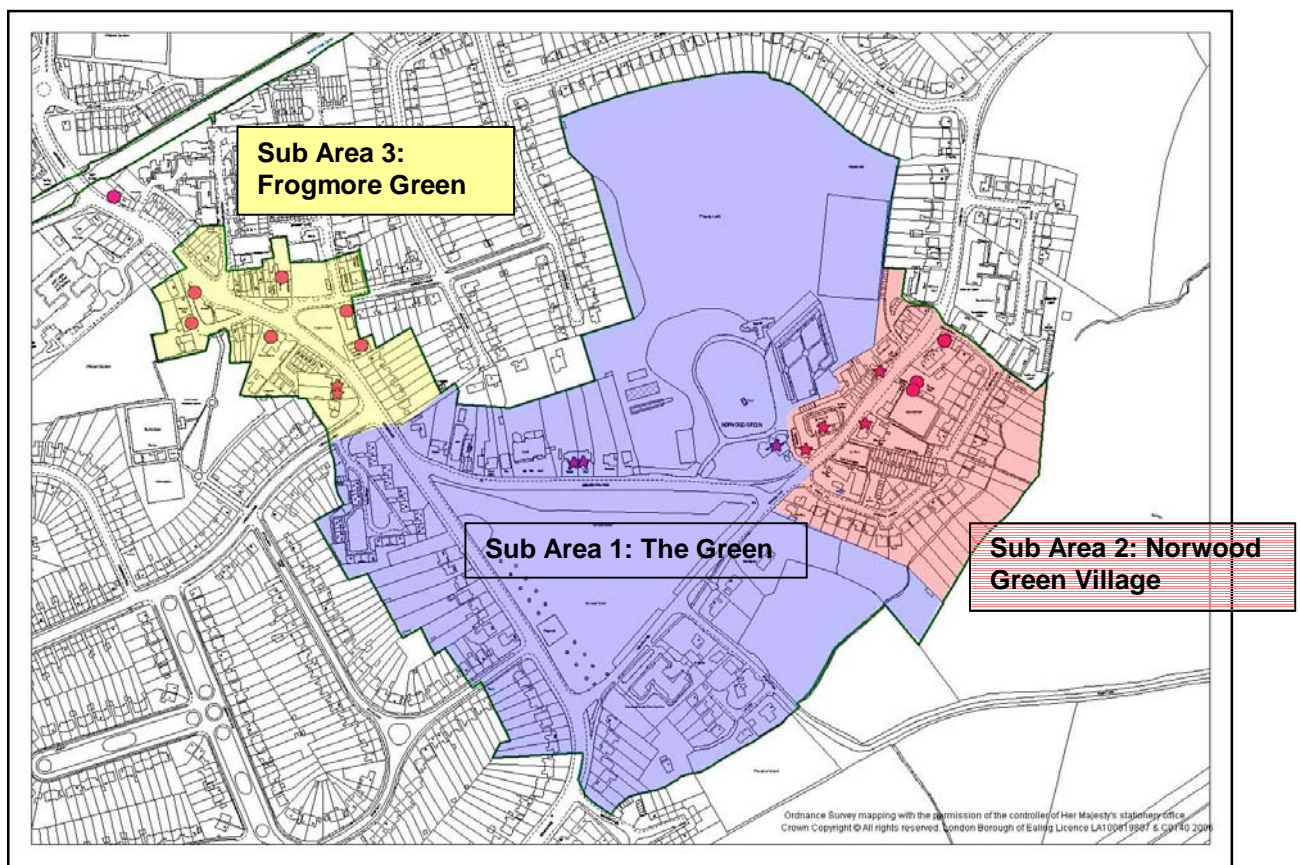
5. The character of the conservation area

5.1. Character Areas and the quality of architecture

This section deals with the value and location of prominent historical monuments and buildings within the boundary of the CA. It includes structures which represent important landmarks in Norwood Green 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 three sub-areas of character:

1. **The Green** and its immediate surroundings
2. The original **Norwood Green Village** to the north east of The Green evolving along the southern part of Tentelow Lane
3. The smaller settlement of **Frogmore Green** to the north west evolving along Norwood Road



- ★ Listed Buildings
- Locally Listed Buildings

5.1.1. Sub Area no 1: The Green

The Green is a large open space with mature trees. It is not only the geographical centre of the settlement and the bonding element between the various parts of the CA, but it is the very core of the identity of Norwood Green community. On the south east and south west it is flanked by an ordinary residential development that dates back to the 1930s. The northern part of The Green is of greater interest due to the presence of some notable buildings and due to the contribution made by elements of its original aspect such as boundary walls, green fences and tall mature trees.



The Green looking north

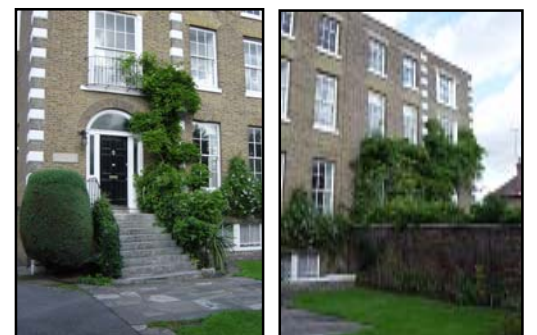
5.1.2. Listed and locally listed buildings around The Green

The open aspect of the north east corner of The Green blends spatially with the open grounds of **Norwood Hall (Grade II)**. Norwood Hall, built in 1801-2 by John Soane for the London antique dealer and cabinet maker, John Robins, stands as a dominant architectural feature within Norwood Green CA. Originally, the prominent mansion encompassed large orchards and meadowlands that were partially sold in 1920 and turned into residential estates. The brick building covered with later roughcast was extensively altered during the 19th Century with large extensions, which in some measure have disfigured its original design and proportions. Nevertheless, elements of the original façade design following a triumphal arch theme are still recognisable.



Norwood Hall

Further west from Norwood Hall is **The Friars Lawn and Grange (Grade II)** a pair of tall late 18th Century semidetached three-storey houses. The pair constitutes a rather unusual example of Georgian town houses built in a rural environment. Their four-window centre bay is set slightly forward, with rusticated stone quoins that are repeated on the corners of the end bay, each containing wide, four-light sash windows above an arched doorcase, that is approached by a half flight of stairs. The houses are separated from the street by a front boundary wall that reflects the appropriate historic setting of the group.



The Friars Lawn and Grange



The boundary wall outside The Friars and Grange

5.1.3. Building types around The Green

Around The Green building-types are almost entirely residential. Units have been developed at different times and as such they offer different designs and details.

On the south west of The Green is Alleyn Park, a residential estate developed during the 1920 – 1930s and later. The section of the estate included in the CA comprises ordinary two-storey detached and semidetached houses (the latter on the southern corner) with low-pitched roofs, covered in flat tiles or pantiles. The façade design is defined by prominent gables with mock Tudor timber embellishments, and by a two-storey angled bay window divided by a central band with hanging red tiles. The houses are mainly in red brick at the ground level with rusticated brick quoins. They are rendered at the upper level in white in order to create a stronger contrast with the dark timber decorations. The original setting and spatial relationship of the residential units with the open space of The Green has been compromised over the years by the removal or the substantial alteration of boundary walls and green fences from front yards in order to provide access and parking space for cars.

On the north-western corner of The Green is a group of three blocks of flats set back from the streetline at an angle. The yellow brick three-storey blocks offer poorly defined façade patterns and do not blend well with the neighbouring detached houses in terms of height, massing or roofscape.

On the east side of The Green the built environment consists of residential units with the exception Norwood Green Care Centre, an imposing 1990s health service building. Here residential units have a more varied character as they result from independent developments at different times. They are either detached or semidetached houses in red brick and are both single and two-storey with low-pitched roofs.

On the northern side of The Green, around the notable buildings of Norwood Hall and of The Friars Lawn and Grange, a few other residential units of varied character and type are grouped.

Immediately west of the grounds of Norwood Hall are a pair of two-storey, detached houses. The westernmost one, Rookwood House, bears similarities in design with the detached houses of the Alleyn Park Estate on Norwood Road on the south west side of The Green. Both properties were probably built at the same time.



One of the houses of the Alleyn Park Estate



Three-storey block on Norwood Road



The care centre in Tentelow Lane



Rookwood House in Norwood Green Road

Norwood Green Conservation Area Character Appraisal

Tesora Villa is a detached two-storey, gambrel roof, four-bay residential unit with off-centre entrance doorway and protruding gabled bay at the westernmost end of its front elevation. The house has a substantial long extension protruding onto the front yard and a boundary wall with a decorative railing, which does not contribute to the character of the area.

West of Friars Lawn and Grange – set distant from the streetline of the latter is a new block of flats, The Elms View (Norwood Road Green Nos 1-18). This three-storey building is built imitating the vernacular revival style of C.F.A. Voysey (1857-1941). The façade offers a strong volumetric articulation attributed to prominent three-storey round bow-windows. The elevation pattern is defined by the delicate contrast between the white render of the background and the use of darker bands that highlight window surrounds, sills and lintels.

West of The Elms View are two detached houses, Mao House and Green Gates House – probably from the mid 20th Century, both built on the site of Victoria/Edwardian Cottages. The two-storey red brick houses have two-storey bay windows on one side and are covered by a hipped gable tiled roof with a very low-pitch.



Tesora Villa



The Elms View



Mao House and the Green Gates House



No 205 Norwood Road

5.1.4. Sub Area no 2: Norwood Green Village

To the north east of the CA, along Tentelow Lane, lies the heart of the original village and some of the earliest buildings of the CA. Today these buildings still possess a high degree of architectural and historical significance and definitely make a positive contribution to the character of the CA. Nevertheless, their contextual meaning has been diminished by unsympathetic and undistinguished later intrusions.



Tentelow Lane

5.1.5. Listed and locally listed buildings in Norwood Green Village

The Church of St. Mary's (Grade II*), the earliest structure in the CA, lies on the south west of Tentelow Lane. The building has a substantial early core that dates back to the 12th and 13th Century and this has been enclosed by a later structure. The exterior was refaced in 1864 with black flint and polychrome bricks. The wooden porch was added in the 15th Century and constitutes a distinctive feature of the façade composition. Old drawings portray St. Mary's Church with a boarded westbell turret that was later substituted in 1896 with the present tower. The church is situated on a slightly raised plot of land and is surrounded by a small graveyard that provides an appropriate setting. The graveyard contains a few noteworthy monuments amongst which is the family grave of "John Robins of Regent Street" is of special interest. The monument (**Grade II**) was designed by John Soane who also designed Norwood Hall for Robins. The church and graveyard are still surrounded by an early boundary wall in brown brick with stone coping that stretches to the rear of the plot. The boundary wall encloses the church and graveyard and separates the complex from the speeding traffic on Tentelow Lane thus helping to create a visually distinctive ensemble in the townscape, a microcosm of peace and shelter.



View of St Mary's Church from the Plough

The Plough Inn (Grade II) is a single storey, four-bay early 17th timber-frame building. The brick walls in Flemish bond have been rendered in white with black painted woodwork. The earlier core has been considerably altered during the Victorian period with extensions at the two ends of the building and with the addition of two dormers and a chimneystack at the southernmost end of the modern tiled roof. Norwood's residents reckon that the pub was on this site before the 17th Century and that the first Inn was built more than 600 years ago, which would make The Plough the oldest public house in Southall.



St. Mary's 15th Century porch and graveyard

Norwood Green Conservation Area Character Appraisal

The stable block immediately north of the main structure was constructed much later than the pub although it appears already on the first OS map from 1870. The structure in itself does not have special architectural merit and has been considerably altered over the years. Nevertheless, it is within the curtilage of the pub and with its scale, massing and orientation, contributes positively to its setting.

Norwood Lodge and Norwood Cottage (Locally listed) is a late Georgian/early Victorian house. The two storey four bay house lies further north on Tentelow Lane behind the former bowling green. The walls are in yellow stock brick laid in Flemish bond covered by a low-pitched slate roof. Double hung 8/8 timber sashes define the elevation. The house displays pleasant proportions that relate well with other neighbouring buildings of the same period in the CA.

White Cottage (Locally listed) is at the northernmost border of the CA on Tentelow Lane. The two-storey, three-bay house is a late Victorian cottage with slate roof and rendered brick walls. The front elevation is comprised of double-hung timber sash windows and a bay-window with a low-pitched hipped roof on the south end. The house is a good example of the historic quality of the Tentelow Lane, although neighbouring developments have diminished its original setting.

The **former Free School (Grade II)** is situated on the western side of Tentelow Lane. The two-storey, three-bay construction is one of the earlier survivals in the village. Built in 1767 by Elisha Biscoe, the school has now been converted into a family house but its elevation on Tentelow Lane maintains most of its original character with brown brick walls laid in Flemish bond and hipped tiled roof. The Gothic glazing in arched windows constitutes a characteristic feature of the façade. The rear has a later extension, however, and portions of the original boundary wall of the back garden still survive and it is still possible to distinguish the site of the outside lavatories for pupils. Despite the later usage, the conversion of the interior included the retention of most of its original features and layout. The building is a good and rare example of what small village schools looked like in Georgian England.



The Plough



Norwood Lodge and Cottage



White Cottage



Biscoe School

5.1.6. Building types in Norwood Green old village

Residential buildings are mixed with recreational, religious and retail premises in this part of the CA. This mix of uses and building types reflects the traditional elements of a historic English Village that offering a selection of significant and distinguished pieces of townscape.

At the northern west boundary of the CA is a group of retail premises probably dating back to the early 20th Century. The elongated structure is characterised by a hipped roof with two symmetrical protruding gables. The mock-Tudor treatment at the upper level is typical of other contemporary buildings in the CA.

A number of modern flat developments infill the space between earlier structures on Tentelow Lane. These structures are incompatible with the context in terms of their relationship to the earlier grain, footprint, scale, massing and façade design. (see section 5.5)

St Mary's Avenue residential estate unfolds at the back of Tentelow Lane on the eastern side. The estate was developed in two stages: development of the northern part commenced in 1957 and the southern part in 1973. The development comprises detached two-storey family houses in red brick mainly laid in stretcher bond, with tiled roofs. Façade fenestration varies in types, dimensions and colour. A number of them have continuous front porches and front yards. The latter were separated from the road by boundary walls and green fences in the original concept. The Green hedges and walls are in most cases no longer in existence, which results in a rather undistinguished environment.



Parade of shops in Tentelow Lane



St Mary's Avenue South



St Mary's Avenue North

5.1.7. Sub Area no 3: Frogmore Green

The northwest side of the CA consists of the settlement of Frogmore Green. The environs of Frogmore Green include traces of the earlier grain but they have now been obscured by later urban development. Much of the modern development compromises the setting of the remaining historic structures thus detracting from the character of the area.

5.1.8. Listed and locally listed buildings in Frogmore Green

Approaching Frogmore Green along **Norwood Road** from the south are **Nos 196 and 198 (Grade II)** a pair of late 18th Century brown brick houses, whose street façade displays Georgian proportions and detailing of special interest. Each front consists of a three-storey, two-bay structure, which is covered by an early tiled pitched roof and the fenestration is comprised of two 8/8 and two 4/8 double-hung sashes in reveal sills with yellow brick flat gauged arches. The timber doorways are round-headed with fanlights. The two houses still sit on their original plots and still retain their early boundary wall. Due to their position at the beginning of Frogmore village and due to their substantial height compared to neighbouring buildings, their profile is clearly distinguishable from the road. The boundary wall and the shrubbery on the road frontage form an important visual element of this group.

Further north on Norwood Road is the **Police Station building (Locally listed)**. This is a two-storey late-Victorian red brick building with mullioned windows, stone detailing and a steeply-pitched slate roof. The building is quite distinctive and stylistically different from other buildings in the CA. For this reason it contributes to the variety of the architectural heritage of the CA and adds visual interest to the streetscape in Frogmore Green.

Further along to the north on Norwood Road a small triangular green provides the setting for **The Wolf** public house (**Locally listed**). The two-storey Victorian pub with annex stables has strong historical associations for the residents of Norwood Green. It has been the premises for celebrations and local gatherings and has a long standing association with Norwood Cricket Club. In terms of age and architectural merit The Wolf is certainly less significant than The Plough on the east side of the CA – nevertheless it has very strong local connotations.

On the eastern side of Norwood Road is a pair of semi-detached Victorian cottages – **Hibernia/Cherrywood (Locally listed)** constructed in yellow stock bricks with



Norwood Road Nos 196-198



The Police Station



The Wolf public house



Hibernia/ Cherrywood Cottages

Norwood Green Conservation Area Character Appraisal

roofs covered in slate and prominent end chimneystacks. The openings of the two-storey, two-bay houses have been considerably altered, however their façades still retains a pleasant overall composition.

On the site of the **old Almshouses** are now a group of flats and a school (**Locally listed**). The flats are two-storey L-shaped rather undistinguished structures with moderately- pitched tiled roof. In terms of scale and massing they relate positively with the historic context although they do not possess an appreciable degree of special interest per se. More detailed design is shown in the Montessori School where the attempt to replicate traditional idioms is successful.

5.1.9. Building types in Frogmore Green

As in Tentelow Lane, residential buildings in this part of the CA are mixed with other type of uses: retail, recreational, educational, and service. The mix of uses should create a vibrant and diverse environment, nevertheless the state of abandonment and neglect of many properties and of the areas around them, together with the poor quality of the public realm, results in a very poor environment with lack of cohesion between buildings of diverse use and type.

A group of seven houses from the 1930s is situated on the east side of Norwood Road Nos 201-191. These are very similar in design to the development at Alleyn Park estate of the same age, but they are in a dilapidated state with several later alterations that have significantly compromised their original concept.

Further north on Norwood Road, immediately after Hibernia Villa, at Nos 177-18, are a group of early two-storey shop premises attached to a three-storey later block at No 175. The ensemble is in a state of neglect, with signage and shopping stands protruding onto the street in a rather casual manner.

A modern three-storey block of flats with low-pitched tiled roof and bay windows on the first level stretches from No 155 to 165. The block is sympathetic in terms of massing and size.

Further south at Norwood Road Nos 192-196 is a 1970s residential development comprising of a group of two-storey houses, with low-pitched roofs. The block has no special merit, but, with the exception of a protruding front extension to No 196b, does not diminish the streetscape qualities of special interest in terms of scale and massing.



New flats built on the site of the old Almshouses



View of Frogmore Green



Norwood Road Nos 201-191



Norwood Road Nos 192-196

5.2. Key unlisted buildings

A number of unlisted buildings in Norwood Green 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 are considered a positive contribution to the character of the CA.

The Green:

- Almost at the crossing of Norwood Green Road with Norwood Road is an attractive pair of two-storey Victorian cottages known as **Woodbine Villas**. The cottages are in yellow stock brick and are covered by hipped tiled roofs. The elevation that faces The Green has a bay-window with hipped tiled roof and with a four-pane timber sash window at the centre which is flanked by two narrow single-pane sashes. Both cottages appear to include substantial extensions at the rear.
- Next to Woodbine Villas is the only non-residential structure on this side of The Green, **St. Mary's Church Hall**. Built by Warren and Woods in 1925, it follows a contemporary idiom and consists of a two-storey building at the front with the hall behind it. The front block is rendered and painted white, with red bricks used for a plinth and also to frame the recessed entrance porch and window openings. The bricks are also used to form a continuous course at the first floor sill level. The original metal windows are still in place and are a distinctive feature of the façade, although the most unique component of the building is its roof, clad with a mix of blue, purple and red glazed pantiles surmounted by a pointed finial.

Norwood Green Old Village:

- Set back from the road and approached by a path along the side of The Plough beer garden is **Norwood Terrace Nos 1-17**, a row of Victorian working-class cottages, that was possibly built for the labourers of the brickworks nearby. Walls are made out of local brown bricks laid in Flemish bond and low-pitched roofs are covered with slate. The two-storey, two-bay small houses have been considerably altered during the years with later window fixings and doorways; nevertheless they offer a most attractive piece of townscape. The 1860s garden wall that divides the cottages from The Plough beer garden survives.



Woodbine Villas



St. Mary's Church Hall



Norwood Terrace Nos 1-17

Norwood Green Conservation Area Character Appraisal

- This is not only a substantial fragment of early local brickwork but is an important component of the setting of the terraces that provides a sense of enclosure and privacy to the footpath. A small alleyway between the two sections of Norwood Terrace gives visual access to the space at the back and to the rear of Vine Cottages. The ensemble is a survival of the spatial layout that would have existed during Victorian times in this part of the CA and constitutes an example of early housing in the village.
- Next door to the pub on the southern side of Tentelow Lane are **Vine Cottages**. This group of 19th century two-storey houses was built by Robins and evolves to the rear of the side elevation on Tentelow Lane. The side elevation on Tentelow Lane is rendered in plaster while the front elevation along St. Mary's Avenue has exposed brickwork. The elevation on this side is characterised by yellow rubble bricks with later casement French windows and by a later slate roof. A modern development adjoins Vine Cottages and stretches perpendicularly to the earlier row thus forming a court that is enclosed in the L shape of the two blocks. This is a successful example of modern development in keeping with its historic context.
- On **Tentelow Lane Nos 5-13** between Biscoe School and the Church of St. Mary's is a row of late Victorian cottages. The small two-storey, two-bay houses are in yellow bricks laid in Flemish bond and hipped-roofs are low-pitched and covered in tile. Original openings had 2/2 double hung sashes, but only some remain. The row was set back from the streetline with small front yards separated from the street by a boundary wall that has now almost been completely eroded.

Frogmore Green:

- On the western side of **Norwood Road at Nos 182-188** lies a group of Edwardian cottages grouped in pairs with some interest. The cottages are two-storey, two-bay and are in yellow stock bricks covered by a pitched slate roof. The main front has a continuous porch that includes a bay window on the ground floor. The cottage used to be sheltered behind a boundary wall that now only remains in parts. The cottages are a reminder of the early grain and are testimony to the gradual development of the area.



Vine Cottages



Rear of Vine Cottages

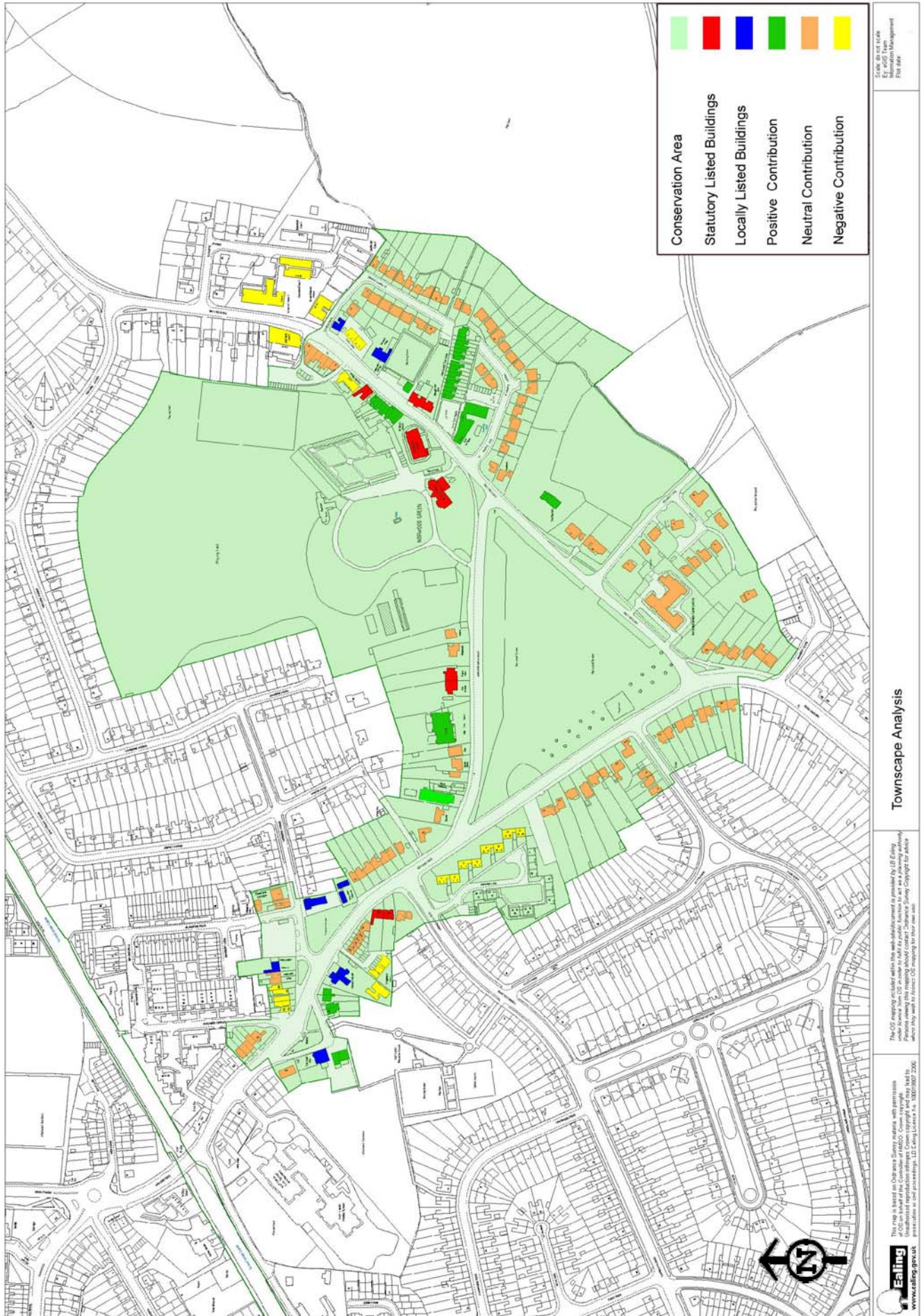


Tentelow Lane Nos 5-13



Norwood Road 182-188

Norwood Green Conservation Area Character Appraisal



Scale: 1:5000
 Date: 15/06/07
 Information Management
 File date:

Townscape Analysis

The OS mapping included within this web-subproduct is provided by Ordnance Survey under license from OS in order to fulfil its public functions to aid a primary authority where they wish to Access OS mapping for their own use.

This map is based on Ordnance Survey data, with permission of OS to publish the Council's logo. Crown Copyright. All rights reserved. Ordnance Survey Licence No. 100018072/2006. www.ealing.gov.uk

5.3. Building materials and local details

A large number of the early structures in the CA show the use of local brown bricks laid in Flemish bond, or yellow London stock brick also laid in Flemish bond. The use of stucco renders or paint on brick walls is only evident on rare early examples (The Plough, White House and Vine Cottages) and it seems to have been applied always at a later stage. Renders are more frequent in later developments. The use of red bricks is to be found in the Police Station and in some 20th Century developments, laid in either stretcher bond or Flemish bond. The use of mock-Tudor timber embellishments on building elevations and pediments is frequent in early 20th Century buildings.

An important early feature that has survived includes the portions of early boundary walls built with local brown bricks laid in Flemish bond with a variety of copings such as single header caps, stone copings above a rowlock header course and headers over projecting stretcher caps. These walls also display different kinds of pointing such as raised or flush mortar joints. Later boundary walls are very disparate and are constructed mainly of red or yellow bricks in stretcher bond with keyed mortar joints.

Roofing on earlier structures (Georgian and Victorian) is generally hipped and with low pitches normally with Welsh slates or flat tiles. The use of terracotta pantiles is also frequent in more recent developments. Early tall chimneystacks still survive. They are in bricks with clay pots.

With regard to windows, double-hung, multi-paned timber sash windows were the predominant type in Georgian and early Victorian buildings in the CA. In later Victorian/Edwardian buildings two-pane sash windows are common. Timber casement windows are to be found in early cottages (i.e. Vine Cottages). Later windows are in metal or detrimental uPVC and are of disparate shape and colours.

There are still a few remaining examples of early doorways, in the form of six panel painted timber doors with semi-circular fanlights (Norwood Road No 196-98, Tentelow Lane Biscoe School, The Friars Lawn and Grange).

A few examples of early iron gates still survive at St. Mary's Church and at the entrance of Norwood Hall. They pleasantly interrupt the surface of brick boundary walls.



Traditional brickwork in local brown bricks laid in flemish bond



Traditional timber door and timber sash window



Iron railings at Norwood Hall and at St. Mary's Church



Mock Tudor embellishments

5.4. Contribution of open spaces, trees and landscape

A fundamental contribution to the character of Norwood Green CA is made by its natural setting, in particular by the Canal on the northwest side and by the openness of the surrounding landscape on the eastern side. The contribution made by greenery and open spaces to the character of the CA is two-fold:

1. the contribution made by the landscape surrounding the of the boundary CA; and
2. the contribution made by trees and greenery within the limits of the present CA.

Within the CA boundary a prime feature of the character is provided by the triangular Green that, together with the ground around the Norwood Hall, is proposed as one of the Major Open Areas in the Borough⁶. Trees and green fences around properties also constitute an important part of the rustic character of Norwood Green. They provide a natural progression between spaces, and they enhance the streetscape as they help to frame views into and out of the area and between buildings.

Equally, the CA benefits from its broad setting that includes a substantial portion of open space and woodland. The woodland and hedges along Tentelow Lane Sport Ground meet the SINC (Sites of Importance for Nature Conservation) criteria and are covered by TPO (Trees Protection Order). The site between Osterley Lane and St Mary's Avenue south is a site of Nature Conservation and trees, hedges and grazing are protected by TPO. The Grand Union Canal, just on the northern west boundary of the CA is a Green Corridor and offers the opportunity of long walks along the waterside providing the place with a rural and unspoiled character.

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

A number of buildings in the CA that have developed during the second half of the 20th Century detract from the character of the historic context as they are not sympathetic in terms of scale, massing or façade pattern.

- No 175 on Norwood Road is architecturally unremarkable building that is considerably higher than the neighbouring buildings thus disrupting the pattern of roofscapes.

⁶ Ealing's adopted 2004 Plan for the Environment, p. 69



The Green – Major Open Area of the LBE



Trees and green fences around properties



Trees and green fences around Norwood Hall



No 175 on Norwood Road

Norwood Green Conservation Area Character Appraisal

- Biscoe House on Tentelow Lane is a somewhat intrusive building standing in the heart of the fine grain of the Norwood Green Old Village on the south end of the Tentelow Line. The over-horizontal emphasis of the fenestration does not relate well to the vertical emphasis that is characteristic of the sash windows of the neighbouring buildings.
- The same applies to Cheviot Court, Greensleaves House, Cleveland Court and Old Farm Court, which are outside the CA but contributes little that is positive for its setting.



Biscoe House Tentelow Lane

The presence of gap sites is another major threat to the character of Norwood Green CA. The car showroom on the north side of The Green on Frogmore Green produces a harmful gap to the continuity of the streetscape and a fracture of the urban pattern.



Norwood Road Nos 1-24

The site next to The Plough that was once a bowling green now lies in disuse providing the opportunity for fly-tipping and for untamed vegetation.

The loss of front garden trees and fences together with loss of garden walls to create parking for cars constitutes one of the major threats to the area's character. Boundary walls between properties were an important element of the character of the settlement in 18th and 19th Century. However, later developments have considerably altered these features and a large portion of original boundary walls have been demolished. 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 village. Later boundary walls – when erected – have been executed with materials, design or technologies, which are inappropriate to their context. New brick walls are disproportionate to their historic counterparts and are often constructed of smooth-faced brick terminating above the coping with ornamental railings that are incompatible with the character of the CA, they serve to lessen the rural effect.



Car showroom on the north side of the green on Frogmore Green

Retail units on Tentelow Lane (and especially the ones on Norwood Road in Frogmore Green) are disfigured by incompatible shopfronts and excessively large, poorly designed signage that have a detrimental effect on the appearance of parts of the CA.

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

- building extensions disrupting the continuity of the streetfront
- bulky dormers windows disrupting the roofscape



Gap site on Norwood Road

Norwood Green Conservation Area Character Appraisal

- continuous porches together with the insertion of alien decorative elements such as classical columns.
- loss of traditional fenestration patterns is a major concern together with later doorways that offer material, design and decoration patterns, which are not in keeping with the character of the CA.

5.6. General condition

The overall condition of most of the fabric in the CA is sound, with a few exceptions in particular in Frogmore Green.

A few buildings in Frogmore Green are in a state of abandon and neglect. No 205 Norwood Green Road sits in a wide gated front yard which lies in a state of abandonment. Nos 201-191 Norwood Green Road are in state of abandon and neglect.

Retail units in Frogmore Green are in state of neglect and detract from the character.

The state of neglect of some public open spaces and footpaths (for instance, the footpath that opens to the east on Norwood Road immediately after No 205, or the small triangular green opposite to the Wolf Inn in Frogmore Green) make them unattractive.

Norwood Hall has been in disuse for several years⁷. This condition has put its state of preservation at risk due to the lack of appropriate maintenance works to the historic fabric. Fortunately an important development proposal is now taking place to regenerate Norwood Hall Site.

Some early brickwork shows re-pointing and repairs with hard cement mortar, this is detrimental for the historic surfaces.



The white surface of the classical elements is in contrast with the rustic character of the CA



Retail units in Frogmore Green are disfigured by incompatible shopfronts and signage



Flytipping and untamed vegetation on the site of the ex bowling green in Tentelow Lane

⁷ Currently, Norwood Hall is within London Borough of Ealing's list of buildings at risk.

5.7. Problems, pressures and capacity for change

The development proposal within the CA on the Norwood Hall site for a new Sikh faith primary & nursery school and other community services could potentially represent a major change to the character of the CA. A new use for Norwood Hall itself would assure that a regular program of maintenance would take place, thus preserving a very highly significant listed building. In addition the proposal would introduce a new activity within a core part of the CA contributing to make it a more mix-uses environment that helps to enhance the CA's vibrant and lively character.

Apart from Norwood Hall site, there is little capacity for major change within the CA. In the course of the years all plots have been developed in a reasonably sensitive way with the exception of the sites highlighted on map No 4) and 5) as buildings with an adverse effect on the character of the CA or gap sites. Further intensification could detract from the rather open and loose grain of the CA.

The thinning of trees and hedges is one of the threats that compromise the character of the CA.

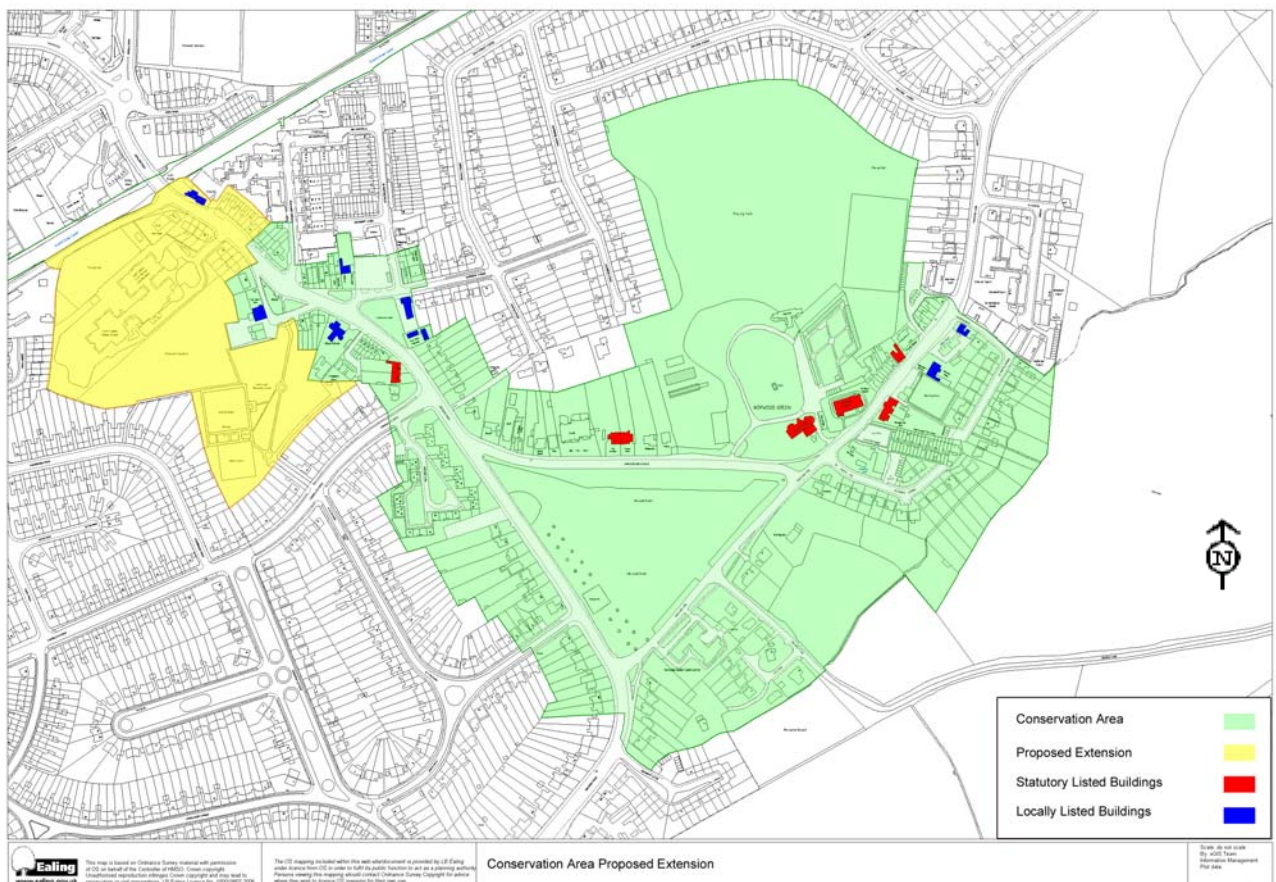


6. Suggested boundary changes

The appraisal of Norwood CA and of its immediate surrounds has shown the need for the extension of the CA boundary. This action will apply further control to the preservation and enhancement of areas that are an integral part of the historical and natural setting of the present CA.

The boundaries of the CA are to be extended to the following areas:

- The north east side of Norwood Road – including the row of shops and The Lamb public house with its canal frontage – thereby joining with the Canalside CA on the south bank of the canal. The back of the shops are in state of neglect, nevertheless the row of shops is attractive, particularly when viewed from Norwood Road Bridge and could be improved with appropriate signage and fronts.
- Wolf Field Park - including its bowling green and tennis court.



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. 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 consultation⁸, 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.

8. Summary of issues

- Loss of front garden trees and fences
- Loss of garden walls to create parking for cars
- The presence of gap sites
- The poor condition of some of the buildings in the CA
- The state of neglect of some open spaces in the CA
- Heavy traffic on Tentelow Lane and Norwood Road detract from the rural character of the CA
- The general inappropriate design of recent development:
 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 with pseudo-classical ornaments
 4. Bulky dormers that disrupt the roofscape

⁸ Public consultation details and a summary of responses are included in the Appendices to Ealing Planning Committee Report for the meeting of the 21st of February 2007

9. Planning and Policy framework

In CAs, 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. 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 favour 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.

Norwood Green Conservation Area Character Appraisal

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 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.

Further advice on policies in the UDP, restrictions on residential and commercial properties and how to apply for permission may be obtained from London Borough of Ealing, Planning and Surveying Services, 14-16 Uxbridge Road, London, W5 2HL Tel (020) 8825 6600 (General Planning Enquiries), (020) 8825 9357 (Conservation & Urban Design) and the Council's website www.ealing.gov.uk or email planning@ealing.gov.uk.

10. Glossary

Ashlar hewn blocks of masonry neatened and laid in horizontal courses

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

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

Norwood Green Conservation Area Character Appraisal

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**

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

Norwood Green Conservation Area Character Appraisal

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

Norwood Green Conservation Area Character Appraisal

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

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

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

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

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

Norwood Green Residents' Association, *Norwood Green*, 2000

Mc Ewan, K., *Ealing Walkabout*, 1983

Norwood Green Residents' Association, *A story of Norwood Green*, 1982

Baker, T. F. T., Cockburn, J. S., Pugh, R. B. (Editors), *History of the County of Middlesex: Volume 4*, 1971

Cranage, D. H. S., *An Inventory of the Historical Monuments in Middlesex*, 1937

* Historic images are from: Norwood Green Residents' Association, *A story of Norwood Green*, 1982

12. List of Maps

12.1. *Historic Maps*

- 1) Parish Map 1816
- 2) OS 1870
- 3) OS 1890
- 4) OS 1910
- 5) OS 1930

12.2. *Analysis Maps*

- 6) CA Boundary and settings
- 7) CA Key views and vistas
- 8) CA Townscape analysis (Statutory listed, locally listed, key unlisted, negative buildings)
- 9) CA Gap sites

13. Appendix - Stakeholder consultation

13.1. *List of stakeholders consulted*

Norwood Green Resident's Association

Ealing Civic Society

Save Ealing's Open Spaces

Norwood Green Conservation Area Panels

Southall Local History Society

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