

Hanwell Clock Tower Conservation Area Appraisal

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Hanwell Clock Tower Conservation Area Character Appraisal

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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 Hanwell Clock Tower is special and provides a framework for keeping it that way, which 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.

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. The original conservation area designation for Hanwell was made in 1982. In 1999 the Council published a leaflet describing the CA and outlining its approach to preserving and enhancing its character.

3. CAs often arise from a process of (sustained) 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 or appearance in the exercise of their planning functions. To that end, policies aimed at guiding and managing development in conservation areas are included in its UDP. The policies and the wider framework for development proposals in the London Borough of Ealing, is summarised at the back of this document.



View of Hanwell Clock Tower that gives the Conservation area its name



The Broadway, 1896- none of the buildings in this photo have survived, but the road pattern remains.



View today- Edwardian and later buildings

CONTROL OF DEVELOPMENT

4. 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 some '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.

5. Detailed advice on policies in the UDP, restrictions on listed buildings and residential and commercial properties in CAs and how to apply for permission may be obtained from LB 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

6. The CA is at the centre of the ancient settlement of Hanwell, whose parish boundary hardly differs from that of the 1086 Domesday survey. Its present character is formed of the historic street pattern, gradually developed, mainly in Victorian times and hardly changed since the 1930s. The designs of buildings are locally distinctive and reflect local historic uses. The Art Deco design of the commemorative Clock Tower is similar but not identical to one at Northolt. The ensemble of buildings is attractively laid out, presenting interesting views and details. Several buildings are considered of local or wider interest.



Approaching the Broadway from the west



Domesday map, with Hanwell circled

7. The built form of the centre is notable for the distinctive treatment at each of the four principal corners as an architectural statement, with turrets, cupolas, gables and other devices acting as focal points. The above characteristics combine to create a sense of authenticity as a record of a compact historic commercial centre. A number of further buildings and sites of interest outside the present boundary have been noted and recommended for inclusion in the CA towards the end of this document.

Location and context

8. The conservation area, designated in 1982, is located around the junction of Uxbridge Road, Cherington Road and Boston Road, approximately 3km west of Ealing Broadway, covering part of Hanwell Town Centre.

9. Hanwell Town centre is buffered by the River Brent, part of the Grand Union Canal network, which lies about 600m further west of the road junction, Brent Lodge Park and Osterley Park are about 1500m northwest and southwest respectively, and to the east the protected spaces of Hanwell cemeteries. All these are part of the Borough's most important green network, and over time may have contributed to maintaining Hanwell's identity and commercial endurance.

10. The compact, small scale town centre developed rapidly following the construction of the Great Western Railway. Hanwell Station, about 600m to the north of the Uxbridge Road junction, is one of the oldest surviving in London.



Above, distinctive corner treatments at the junction of Uxbridge and Boston Roads

Topography and plan form

11. Apart from the very gentle westward slope of the Uxbridge Road towards the bridge over the River Brent, the land is virtually flat. The CA and Town Centre is generally comprised of mainly Victorian, 2-4 storey buildings on a much older street pattern, with narrow, often irregular plots, little changed since the Second World War. It is one of the oldest settlements of the Borough, however, no above ground features of the original plan form are evident today.

12. The plan form has been generated by the crossing of the ancient routes of the Uxbridge Road and Boston Road/Station Road. Cherington Road merges into the junction at an acute angle, forming a triangular site at the centre of what became called The Broadway. Historically an island site existed here and at one time containing public toilets, but recent highway and landscape works have joined it to the Uxbridge Road. Apart from public highway areas and private rear yards, small car parks and incidental amenity spaces, there are no unbuilt sites within the conservation area.

Geology and Natural History

13. The geology in this area comprises London Clay overlain by superficial deposits of river terrace gravels and brickearth, which form a shallow aquifer. Groundwater is also contained within the chalk that underlies all of these deposits, but there are no groundwater abstractions. (source: Crossrail environmental statement)



The Clock Tower, 1937



Looking south down Boston Road from the junction with Uxbridge Road

General Character

14. The general character is urban, of rather modest intensity compared to other town centres of west London. The centre and primary focus is the Hanwell Clock Tower, the only listed structure, erected to commemorate the coronation of George VI in 1937. Most surrounding buildings are brick faced. The scale of buildings, elements and ornament is small and traditional. Building dates and styles vary from early C19 through to the 1930s, with some recent infill and alterations to facades. Although Hanwell is categorised in Ealing's UDP as a District Centre, serving more than the immediate neighbourhood, the predominant ground floor use within the CA is small locally based shops, pubs and cafes. Beyond the CA, a wide range of further shops forming the ground floors of buildings of varied styles, dating mainly from the late 19th and early 20th centuries, lines much of Uxbridge Road in both directions. These include, to the east, a recent supermarket, the form, siting and design of which is utterly alien to the established historic pattern of development.



General character is urban and small scale.

Historic development and archaeology

15. The area is very old. A Domesday Map of the area includes the name 'Hanewelle.' The place is listed in the Survey of 1086 as having 8 geld hides. The settlement beside the Uxbridge Road is medieval. The road itself originated in the early Middle Ages. References to Brent Bridge and its need of repair have been found as early as 1396. In the 15th or early 16th century it was rebuilt or repaired in stone, but was noted as brick in 1675. It seems to have been repaired by the lords of the adjoining manors until 1762, when the turnpike trustees rebuilt and widened it. From 1815 the county took responsibility and the bridge was widened again and largely faced with stone in 1906. (source: 'Hanwell: Introduction', *A History of the County of Middlesex: Volume 3*)

16. Some building took place around the Uxbridge Road and Boston Road in the first few decades after the Great Western Railway was opened in 1838.

Hanwell Clock Tower Conservation Area Character Appraisal

This was one of the foremost achievements of Brunel, who had been appointed as Chief Engineer in 1833. The chief change, however in the appearance of the parish resulted from the building of the great Central London District School on Cuckoo Hill in 1856. The opening of the two cemeteries on each side of the main road in 1854 (by St. George's Parish, Westminster) and 1855 (by Kensington) also had its effect. While the wider area has experienced significant building during the 1970s and 80s, within the conservation area there appears to have been only one infill building since the 1930s. The tram lines along the Uxbridge road were laid in 1901 and in Lower Boston Road and Boston Road in 1906.



1904 photo of Brunel's viaduct at Hanwell, 1837 (not in CA)

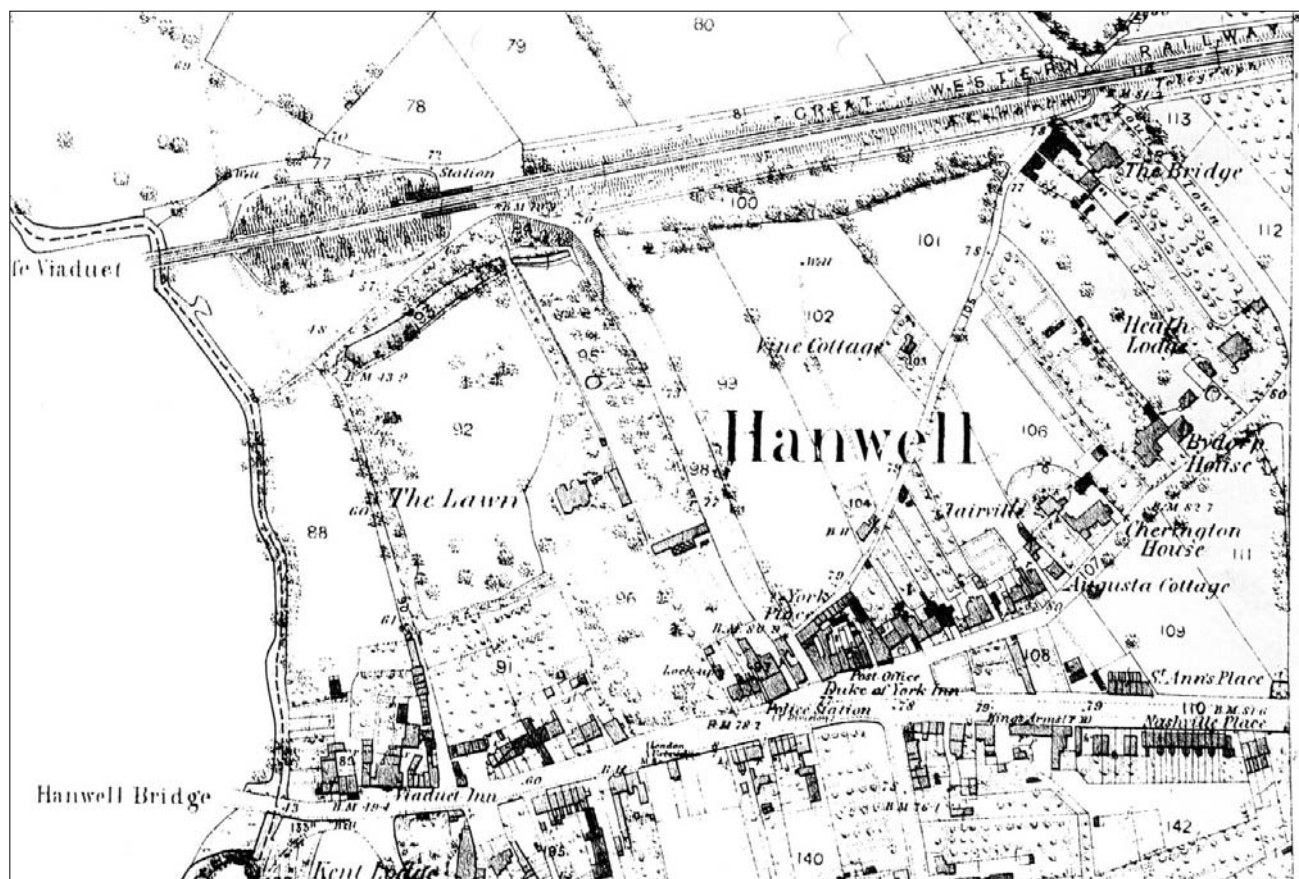
17. There are no ancient monuments within the conservation area. The wider area is generally of archaeological interest on account of its long history. It has produced Pagan/Saxon finds from at least two sites. One site was Seward's Pit, noted for Palaeolithic finds. Seven burials, at least three of which were of men with spears, are said to have been found there in 1886. The skeletons are said to have been found with 'their martial cloaks' held by gold-plated bronze saucer brooches of mid-6th-century date. Some fifty iron spearheads were found 'adjoining' the graves.

18. Pieces of pot and four pierced lead discs were recovered about 1910 and in 1915 at Boston Road, Hanwell (centring on TQ. 153800), which is not far from the Seward's Pit site. The plain rimmed and flat-bottomed pots are perhaps of the 6th century. The finds suggest a settlement site and the discs were probably loom-weights. (source: 'Archaeology: The Pagan Saxon Period', *A History of the County of Middlesex: Volume 1*:

Map regression and morphology

1865 OS

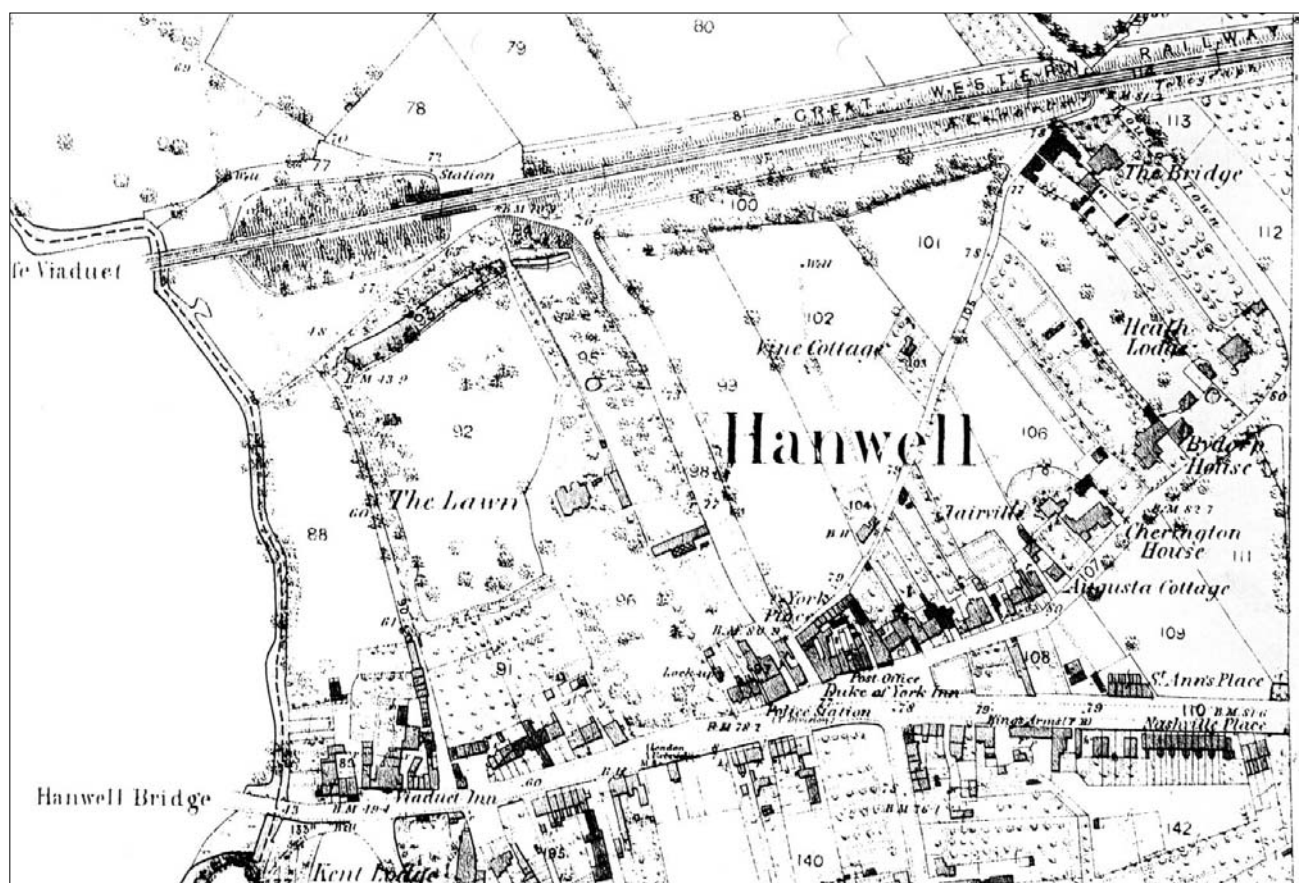
19. Interestingly, this map shows the main cluster of buildings not along Uxbridge Road but extending from the bottom of Cherington Road east/northeast with large houses and long gardens, towards Cherington House, an C18 mansion currently in the hands of the National Health Service (NHS). Apart from these larger houses, which have been redeveloped, the plots along this stretch appear much as now, including the pub at the corner of Station Road with what appear to be lock-ups fronting Cherington Road. To the west of Station Road is the Police Station. The GWR line shows the station to the west of the present one.



Hanwell in 1865

1896

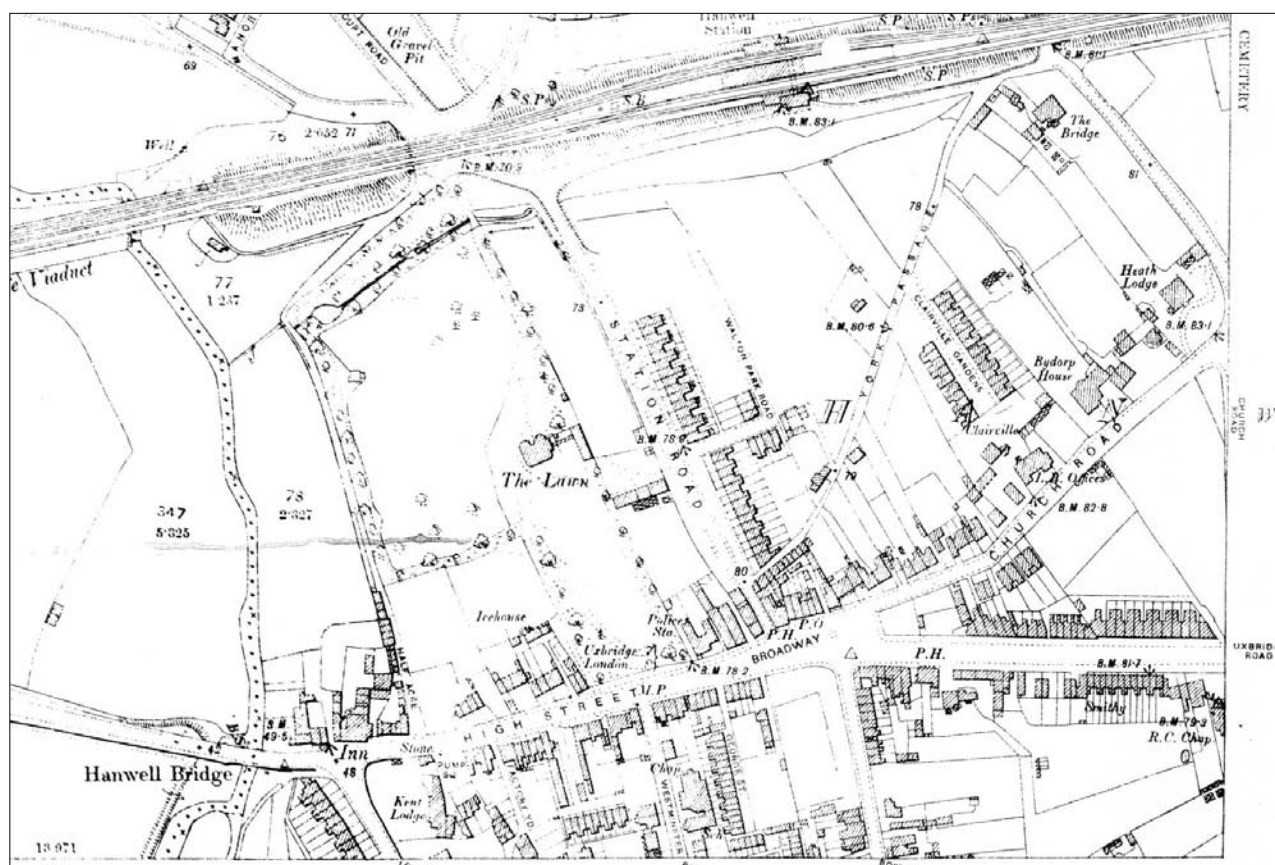
20. The Road junction is now called Broadway. The terraces on the east side of Station Road can be seen, with a mansion, The Lawn, to the west. The west corner of Boston Road is still undeveloped but the east corner has taken its present form. A new police station has been erected on the same site. Terraces now occupy both sides of Uxbridge Road, those on the north nearest the junction on narrow plots, sharply angled at the Uxbridge Road front.



Hanwell in 1896

1934

21. Virtually all remaining plots have been built on. Underground toilets have been formed at the junction apex. Trams lines are visible. The fine school complex fronting Springfield Road with its facing terrace can be seen. A cinema has replaced one of the wider house plots on Cherington Road just off Broadway. The Post Office has moved next to the Police Station, with a sorting office just behind, fronting Station Road. A bank has been erected two doors up from the pub, and another occupies part of the new Broadway Buildings development turning the southwest corner of Boston Road. The mouth of Station Road has been widened through demolition of the west corner building. The Kings Arms pub has been rebuilt.



Hanwell in 1934

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1957

22. The Clock Tower can be seen for the first time. The toilets are still present. The Post Office has moved to No. 139 Uxbridge Road. The sorting office complex has been enlarged. The trams have gone.

1973

23. The cinema has closed and become a warehouse. The remaining lock-ups on Cherington Road have been demolished. The building to the rear of 165/167 Uxbridge Road has been enlarged. The terrace at 144-156 Uxbridge Road has given way to a large garage, and the Union Baptist Church to the rear has been redeveloped as a Christian Science Church.



24. The main changes to the present day include removal of the underground toilets, development of the former cinema site as flats and redevelopment of 57/159 Uxbridge Road. The forecourt created with the widening of Station Road is part of a used car sales outlet at 165 Uxbridge Road. The bank at 153/155 Uxbridge Road has become a pizza parlour.

SPATIAL ANALYSIS

Spatial character

25. The spaces are entirely formed by the wide Uxbridge Road and the pattern of streets which converge upon the junction. At the present time, the clock tower remains on a narrow "island." The former public toilets to the east have been removed. Both areas have been recently furnished, fenced and planted. With the exception of No 165 Uxbridge Road, which was not intended to be a corner building, all other corners around the junction are expressed in some distinctive manner; with turrets, cupolas, a raised pediment or gabled composition. The ancient routes, land tenures, development of mass transport and the late C19 economy have been the main influences on both the pattern of development and a relatively static appearance over some 70 years.

26. Most buildings are joined into terraces. No 169 Uxbridge Road is freestanding. There are gaps between 132 and 134 Uxbridge Road, 151 and 153/5 Uxbridge Road and 11-13 Boston Road, the latter being an arch leading to workshops to the rear, outside the CA.



The southwest corner, marked with an elaborate classical stone feature, containing place name



Boston Road - a good terrace of the 1840s, now with poor ground floor shopfronts.

Hanwell Clock Tower CA Historic Environment Analysis 2007



Key views and vistas

27. Views into and out of the CA are wholly urban, along the principal and secondary roads. The former, along Uxbridge and Boston Roads, are predominantly commercial, while the latter, along Cheriton and Station Roads, are primarily residential. The two and three storey buildings frame the public realm spaces in an irregular manner on account of their varied storey heights and ornament. Views are severely affected by the heavy traffic at most times of day. The view along Station Road is of two storey Victorian terraced housing.



28. The lower part of Cherington Road has a poor aspect, onto the rear yards of commercial premises, but becoming a residential street further east. The nearest local landmarks of St Mary's Church spire, Church Road, and Hanwell Community Centre tower are only visible from outside the current CA boundary.



Uses and their influence

29. The town centre developed so as to contain most of the basic facilities required of a late C19/early C20 century aspiring working or artisan class community; shops, pubs, post office, a bank, a cinema, and a police station. Surviving early C19 small terraced houses had their ground floors converted to shops. A mixture of purpose built flats above retail units, commercial buildings and small houses complete the picture. Their original functions are evident in their forms and are still largely unchanged. Most retail units still occupy single shop widths.



CHARACTER ANALYSIS

Architectural and historic qualities

30. The Clock Tower was locally listed by the Council. The dominant, most ornamented buildings are the late C19 commercial/residential ones, such as 1-7 Broadway, 149 Uxbridge Road and 120 Uxbridge Road. The deliberately 'Tudorbethan' style pubs are nevertheless of good quality and offer visual variety in an otherwise mainly red and London stock brick environment. Another exception is the simplified Art Deco of Broadway Buildings. Amongst the oldest buildings are No's 1-11 (odd) Boston Road and 134-142 (even) Uxbridge Road, both groups predating the 1865 OS.



31. The wider area's distinctiveness is marked by a number of important structures, including Brunel's Wharncliffe Viaduct of 1836-7, the well- preserved Hanwell Station of 1875-77, the Grand Union Canal's Hanwell Locks and Brunel's Windmill Bridge, where road, rail and canal cross at the same spot.



The contribution made by key unlisted buildings

32. 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.



Key unlisted buildings, from top: The Kings Arms, the former bank, the former police station.

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- 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.

33. The UDP also acknowledges several buildings of façade or group value currently outside the designated CA.

34. The buildings below, also marked on the map, are recommended as key buildings. These should be considered for inclusion on a 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 through alteration or lost entirely through demolition. Those marked * are recommended as potentially suitable for consideration by English Heritage for statutory listing.

- The Kings Arms public house – authenticity/townscape
- 116-120 (even) Uxbridge Road – architectural/townscape
- *153-155 (odd) Uxbridge Road – architectural/townscape
- 1-11(odd) Boston Road – age
- 134-140 (even) Uxbridge Road – age
- *142 Uxbridge Road – age/authenticity
- *169 Uxbridge Road (police station) – architectural/townscape
- 151 Uxbridge Road (former Cheese mongers)
- Former Violin workshop W.E. Hills and Sons at the end of Balfour Avenue



Key unlisted buildings, from top: Former Library, Cheringon House, 142 Uxbridge Road

35. It should be noted that the UDP identifies the following buildings as locally listed:

- The former postal sorting office at Station Road and Laurel Gardens
- Cherington House and former Library
- Clock Tower
- 151, 153-155 Broadway (Uxbridge Road)

Local details and materials

36. Many local details are typically consistent with those found in similar buildings of the respective periods in many parts of London. These include:

Walls

37.

- Predominance of red brick facades, of which No. 169 Uxbridge Road, the former Police Station, is a particularly fine example;
- Specially moulded brickwork, forming cornices, dressings, mouldings, etc. Examples include Nos. 169 Uxbridge Road, 116-120 Uxbridge Road and 141-149 Uxbridge Road;
- Older building facades are predominantly in London yellow stock brick;
- Surviving original jointing to Nos 134-142 Uxbridge Road (dated 1833) demonstrates that this terrace, originally, cottages was finely tuck pointed;
- Stone or plaster dressings to openings, some classical detailing, e.g. the former bank building at 153/155 Uxbridge Road;
- Rustication in brickwork, e.g. No 169 Uxbridge Road, which also features terracotta elements;
- Onion shaped cupolas at corners, e.g. Nos 116-120 Uxbridge Road and 141-149 Uxbridge Road;
- The Kings Arms has a ground floor plinth, extending to the stallriser of the adjoining shop unit (a former off-license) of attractive green glazed brick tiles.
- Shop fronts that retain and display pilasters



A fine former postal sorting office, needing protection through inclusion in the CA.



38. Virtually all facing brickwork is built in Flemish Bond. Some brickwork has decayed to the point of having been patched in mortar, e.g. 141-149 Uxbridge Road. The brick parapet of this group has also been painted over in an effort to disguise defects.

Roofs

39. Original roofs where visible are predominantly hipped or gabled, covered in natural slate or clay tiles. Some have been replaced with cheaper materials such as patterned concrete tiles, with discordant impact.

Windows

40. Original windows were mainly double hung painted softwood sashes. Many of these, particularly on upper stories along Uxbridge Road, have been replaced with different patterns and materials.

Site boundaries

41. The only building having a front boundary (and front garden) within the present CA boundary is No 169 Uxbridge Road. The boundary appears to have been partially altered, with modern metal railings and brickwork. However, it does appear complimentary, unlike the oversized modern signboard. Rear or flank boundaries visible from the highway are limited to 139-149 Uxbridge Road, 157-161 Uxbridge Road and 165 Uxbridge Road, all of which have a negative impact.



Parapet painted to conceal brick defects



Above, the terrace at 134-142 Uxbridge Road has lost its integrity due to multiple disfiguring alterations such as those below



The public realm

42. The main characteristic is that of an excessively busy traffic route during most daylight hours and beyond. Footways are generally narrow. The highway areas are the only public spaces. The larger scale buildings around the junction help to define and enclose the public space. Uxbridge Road acts as a major barrier to pedestrian movement, with the central clock area effectively forming a somewhat unpleasant refuge. Car sales forecourts, the Cherington Road rear boundaries of buildings fronting Uxbridge Road and the car sales yard boundary fronting Station Road form poor quality and alienating edges to the public realm.



43. Recent street works have introduced a variety of engineered elements in an attempt to mitigate some of the worst effects of traffic and a degraded public realm. The introduction of trees and planting should, when mature, do much to soften an otherwise hard and unforgiving street environment. However, much of the work has little or no basis in period or harmony with either the locally listed clock tower or the surrounding buildings.



44. The floorscape is made of standard concrete slabs. Coloured and studded sections at crossings and elsewhere are discordant. Metal street furniture is uncoordinated. Various railings restrict pedestrian movement options. Service covers are unduly prominent. Signage and supporting structures are often redundant, uncoordinated and cluttered. Various service boxes and facilities such as telephone and advertising-laden internet kiosks act as obstacles and compete visually with buildings, planting and shopfront advertising. Railings keep people out of planted areas.



Garage forecourts, poor boundaries and inharmonious street furniture detract from a sense of an historic place and public realm.

45. In general the installations appear to have been driven more by existing services requirements, prevention of vandalism, minimal maintenance and limited budget than by consideration of the area's historic connections. The setting of the Clock Tower in particular has been considerably degraded. In general, insufficient attention has been paid to the need to reverse the proliferation of traffic-oriented engineering elements, the absence of which is one of the delights in old photos of the area.



Greenery and green spaces

46. There is a lack of functional green space in and around the site of the CA. Very little greenery exists and the site is noted by the UDP as being severely deficient in its access to a local park. The introduction of trees and planting should, if matured and maintained, enhance the quality of the public realm and the settings of buildings. As the only greenery in the present CA it should be carefully nurtured and expanded if possible.



Negative factors

47. 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 new building
- Shabby alterations and extensions



Above: neglected floorscape, street clutter, utilitarian furniture and the impact of heavy traffic detract from public space.

48. The greatest overall disfigurement however is the proliferation of bad shopfronts and excessively large, poorly designed signs. Many are noted to be contrary to the Council's shopfront criteria, adopted in 2004 and have the effect of making the conservation area and town centre generally look shabby. This in turn tends to inhibit interest in conserving or reinstating original features and decreases confidence and pride in an area.

General condition

49. The overall condition of most fabric in the CA is sound, but shabby. A visitor from elsewhere would probably have difficulty in appreciating that this is designated as an historic area whose preservation should be paramount. In most cases however, regular maintenance, retention or reinstatement of original features, one-off gentle cleaning of brickwork, removal of redundant, excessive, lurid or internally illuminated signage and encouraging higher quality shopfronts will bring about substantial enhancement and ensure the preservation of the area's character for the future.

Problems, pressures and the capacity for change

50. 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.

INVOLVING THE COMMUNITY

51. 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.



The greatest disfigurement to the CA is poor quality shopfronts which breach the Council's Supplementary Design Guidance.



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.

SUGGESTED BOUNDARY CHANGES

53. A number of sites in contiguous streets, could be potentially be considered for addition within the next five years with benefit to the present designation in order to acknowledge their historic qualities and invoke appropriate protection policies. They include:

- The former sorting office at the corner of Station Road and Laurel Gardens;
- Groups of largely unaltered Victorian houses on York Road, Cherington Road and Springfield Road;
- Inclusion of the locally listed Cherington House and the nearby former Carnegie Library, both of which merit at least the statutory protection offered by a CA.
- An extension to include a varied group of Victorian, Edwardian and later buildings of good townscape value along Uxbridge Road;
- The virtually unaltered Edwardian school complex fronting Springfield Road.

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

LOCAL GENERIC GUIDANCE

54. Threats to the character of the CA have been noted within this appraisal. The worst detractors are the ground floor shopfront and advert alterations and the lack of coordinated public realm design. This suggests a need to consider whether:

a. Existing shopfront guidance is sufficiently detailed, responsive to the character of conservation areas, well or appropriately disseminated, applied or enforced, and

b. A multi-discipline design team could effectively tackle the public realm issues raised in this appraisal.

55. The scope of a future Management Scheme could also include:

- Reinstatement of original features
- Building materials and details
- Roof conversions and dormers
- Rain and foul water systems
- Chimneys
- Porches
- Windows and doors
- Front boundaries
- Trees and landscape

56. The Council has already included shopfront guidance in its Supplementary Design Guide document. This could be augmented by a further leaflet detailing acceptable and unacceptable approaches and best practice examples of shopfront installations.

57. Issues concerning works within the public realm should be grouped together for inclusion in a policy document for implementation by the Council or Transport for London, as appropriate. Specific guidance on the importance of coordinated design of objects, installations and surfaces within the Conservation Area, and of collaboration between Council services to that end should be included.

MANAGEMENT PROPOSALS / STRATEGY

58. Threats to the character of the CA by way of area analyses and stakeholder comment suggest that a management strategy should be directed towards tackling poor shopfront design, public realm enhancements, erosion of detail, and ensuring good quality new work. Guidance providing detailed advice on process, acceptable and unacceptable design and other relevant matters should therefore be considered as a priority. An Article 4 Direction is considered unnecessary in the present conservation area, which lacks any single family dwellings. However, should the CA be extended as recommended, it would be appropriate to impose an Article 4(2) Direction in order to bring householder alterations visible from highways under control, such as fenestration, boundary walls, and painting of masonry.

59. The main problems and pressures identified could be addressed through such measures as borough wide design guidance, dissemination of published advice, (see under **Useful Information**) and effective conservation led co-ordination of highways measures.

PLANNING POLICY FRAMEWORK

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 Hanwell Clock Tower 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 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.

Hanwell Clock Tower Conservation Area Character Appraisal

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.

USEFUL INFORMATION

Contact Details

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

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Planning and Surveying services
LB Ealing
Perceval House, 14-16 Uxbridge Road
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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

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

Glossary

Cupola – a dome on a circular or polygonal base, crowning a roof or turret

Turret – a slender tower, often at a corner

Façade - the face or front of a building

Cornice – a moulded projection or capping

Dressing – the framing material of an opening

Jointing – the appearance of the mortar between masonry units

Tuck pointing – a type of jointing in which a precision white line is laid in the Centre of a flush joint, coloured to match the surrounding masonry.

Plinth – a base

Pediment – low pitched gable above building or opening

Pilaster – a shallow pier or column, projecting from a wall

Flemish bond – brick laying pattern in which long (stretcher) and short (header) sides of brick alternate on every course.

APPENDIX 1

LIST OF STAKEHOLDERS CONSULTED AT PRE-PRODUCTION STAGE

Ealing Civic Society

Save Ealing's Open Spaces

Hanwell Steering Group

Olde Hanwell Residents Association

Also contributions from Sarah Weston and Sidney Carter

Hanwell & Canals (East) Conservation Area Panel

Hanwell & Canals (West) Conservation Area Panel

Ealing Council
Perceval House
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