

St Marks and Canal Conservation Area Appraisal

March 2007



ST. MARK'S AND CANAL 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.....	6
2.3. LANDSCAPE SETTING	7
3. HISTORIC DEVELOPMENT AND ARCHAEOLOGY.....	8
3.1. HISTORIC DEVELOPMENT	8
3.2. ARCHAEOLOGY	18
4. SPATIAL ANALYSIS	19
4.1. THE CHARACTER AND INTERRELATIONSHIP OF SPACES WITHIN THE AREA	19
4.2. KEY VIEWS AND VISTAS	21
5. THE CHARACTER OF THE CONSERVATION AREA	24
5.1. CHARACTER AREAS AND THE QUALITY OF ARCHITECTURE	24
5.1.1. Sub Area no 1: Lower Boston Road and Boston Place	25
5.1.2. Sub Area no 1 architectural interest.....	25
5.1.3. Sub Area no 2: The stretch of the River Brent from Hanwell Bridge to the Canal.....	27
5.1.4. Sub Area no 2 architectural interest.....	27
5.1.5. Sub Area no 3: The Canal.....	29
5.1.6. Sub Area no 3 architectural interest.....	29
5.2. KEY UNLISTED BUILDINGS	31
5.3. BUILDING MATERIALS AND LOCAL DETAILS	33
5.4. CONTRIBUTION OF OPEN SPACES, TREES AND LANDSCAPE	35
5.5. THE EXTENT OF INTRUSION OR DAMAGE (NEGATIVE FACTORS)	37
5.6. GENERAL CONDITION	38
5.7. PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE.....	38
6. SUGGESTED BOUNDARY CHANGES	39
7. COMMUNITY INVOLVEMENT	41
8. SUMMARY OF ISSUES	41
9. PLANNING AND POLICY FRAMEWORK.....	42
10. GLOSSARY	44
11. BIBLIOGRAPHY	48
12. LIST OF MAPS	49
12.1. HISTORIC MAPS	49
12.2. ANALYSIS MAPS	49
13. APPENDIX - STAKEHOLDER CONSULTATION.....	50
13.1. LIST OF STAKEHOLDERS CONSULTED	50

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

St. Mark's and Canal CA was first designated in 1982 and extended to include part of St Bernard's Hospital site in 1991.

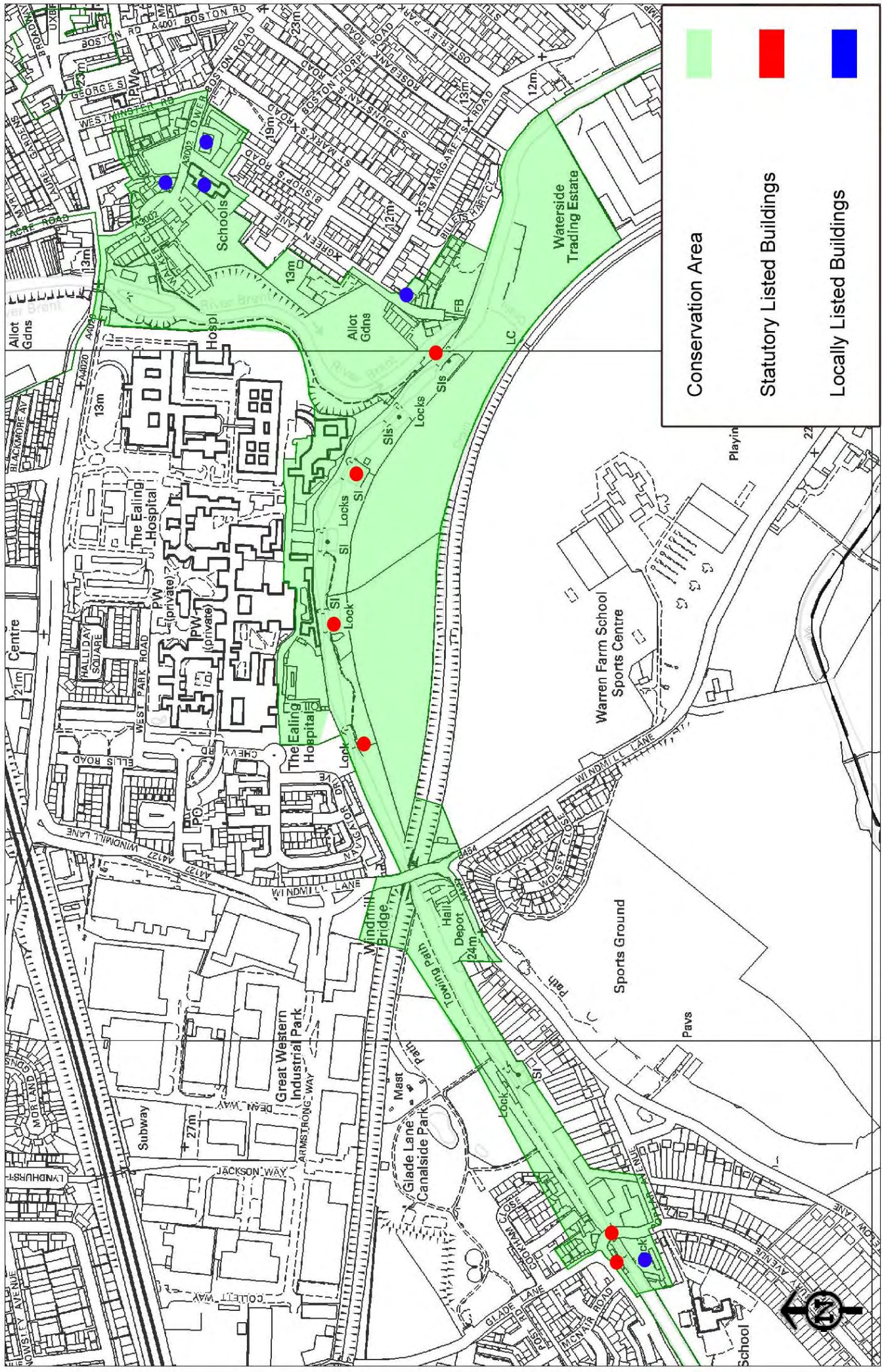
The scope of this appraisal is summarised in the following points:

1. Assessment of the special interest of the architectural and natural heritage of St. Mark's and Canal CA highlighting elements of special merit, which contribute to the character.
2. Assessment of the action needed to protect and enhance the special qualities of the CA.
3. Assessment of the need to revise the boundaries of the CA

This document replaces the existing appraisal published in 1999. However, it is not intended to be comprehensive in its scope and content. Omission of any specific building, space or feature or aspect of its appearance or character should not be taken to imply that they have no significance.

The methodology of the CA Character Appraisal for St. Mark's and Canal follows the guidance provided by the *Planning Policy guidelines 15: Planning and the Historic Environment* (1994); the *Guidance on Conservation Area Appraisals by English Heritage* (2005); and the *Guidance on Management of Conservation Areas* by English Heritage (2005).

The analysis has been conducted on the basis of visits to the area, the involvement of local associations, and with consultation of primary and secondary sources on the local history and architecture.



Conservation Area

Statutory Listed Buildings

Locally Listed Buildings

Scale: do not scale
By: eGIS Team
Information Management

Conservation Area and Listed Buildings

The OS mapping included within this web-site/document is provided by LB Ealing under licence from OS in order to fulfil its public function to act as a planning authority. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence OS mapping for their own use.

This map is based on Ordnance Survey material with permission of OS on behalf of the Controller of HMSO. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LB Ealing Licence No. 100015607 2006

1.3. Summary of special interest

- St Marks and Canal CA is situated in the former historic County of Middlesex south west of Ealing Town Centre. St Marks and Canal CA is in the ward of Elthorne in Hanwell district.
- The land-form is strongly defined by the Brent River Valley to the east and by the Grand Junction Canal to the south. The relationship of the built fabric with the natural surroundings provides the CA with its unspoiled atmosphere. The CA has a slightly varied topography due to the descending land towards the Brent Valley and towards the canal.
- The settlement has late 18th century origins but mainly developed during Victorian times. Buildings are grouped along Lower Boston Road, Boston Place Recreational Ground and Green Lane. Green Lane functions as the linkage between St Marks Village and the Canal.
- The CA has a rather homogeneous architectural heritage with buildings mainly from the 19th Century and later. St Marks School (1855), St Marks Church (1879), Cottages at Nos 5-11 Boston Place (early 19th Century), the structures connected with St Bernard's Hospital (1829), Windmill Bridge (1855-61) and the Keepers' Cottages along the canal (early 19th century), are amongst the most notable buildings in the CA.
- The CA has a mainly residential use with a few recreational premises and a school.
- Three areas of Character are distinguishable within the CA.
 1. The developments along Lower Boston Road and Boston Place.
 2. The stretch of the River Brent from Hanwell Bridge to the canal.
 3. The canal including Hanwell Flight of Locks from the Top Lock to its junction with the River Brent.
- Mix of construction materials but mainly yellow and brown bricks with details in red brick and stone, a few Code stone keystones, slate or tiled roofs.
- Timber sash windows, angled bay-windows and multi-panel doorways constitute an important element in the pattern of early facades.

2. Location and setting

2.1. Location and context

St Mark's and Canal CA is situated in the former historic County of Middlesex south west of Ealing Town Centre. The CA is in the south west part of Hanwell within the Elthorne ward in the London Borough of Ealing.

The CA is 3,47 km² in area and it is delimited by the Grand Union Canal on the south side, the River Brent on the western side, Uxbridge Road to the northern side and Westminster Road and Green Lane to the eastern side.

The northern section of the CA includes part of Lower Boston Road as far as St Marks School and former Church. The central part of the CA includes the small green, called Boston Place, and the properties immediately surrounding it up to Westminster Road to the east. The southern part of the CA includes a substantial stretch of the Grand Union Canal, from Top Lock on the western extremity up to the confluence of the Canal with the River Brent on the east. Along the northern side of the Grand Union Canal, the CA includes parts of St Bernard's Hospital.

Elthorne ward, of which St. Mark's and Canal CA is a part, has a population of 12,328 of which 55% is of non British ethnic group Indian/ Pakistani being the largest ethnic group constituting 20,2 % of the population (2001 Census).



Viaduct Pub on Uxbridge Road



Uxbridge Road looking eastward



Uxbridge Road looking westward

2.2. General character and plan form

The physical character of St. Mark's and Canal CA is mostly determined by the presence of the Grand Union Canal to the south side and River Brent to the west. The eastern side of the CA, west of the River Brent, has still a very open and unspoiled character as fields at the rear of Lower Boston Road and Green Lane are mainly free from developments (with the only exception of Walker Close) and offer wide views toward the Brent Valley.

Lower Boston Road is the main northern approach to the CA. The road has a curvaceous line while descending a gentle hill that reaches Boston Place. The small green is the epicentre of this part of the CA and the bonding element of the surviving features of the older part of the village with the former St Mark's Church, the Dolphin Pub and St Marks School all grouped around it. From Boston Place the CA runs southward along the side with Green Lane flanked by row of terraces or semidetached cottages. Here the topography slightly descends a hill towards the canal.

The character of the CA changes quite radically from the north to the south.

Lower Boston Road and the buildings around Boston Place and along Green Lane still maintain the character of a traditional English village. While the open views along the Canal side on the south of the CA and views along the Brent River reinforce the rural and unspoiled atmosphere of the CA. Although, along the westernmost section of the canal within St Marks CA, industrial developments transform the character of the area from rural to industrial. Also, along the River Brent, views of the imposing structure of Ealing Hospital on the west side create an abrupt visual disturbance of the gentleness of the natural environment.



The River Brent



The Grand Union Canal



Lower Boston Road looking southward



Boston Place recreational ground

2.3. Landscape setting

The geological setting of Hanwell is defined by heavy London Clay in the northern part and light loam and gravel with traces of brick-hearth, which predominates south of Uxbridge Road, around St. Mark's and Canal CA¹.

Due to the presence of the Brent Valley, the land around the CA is rather hilly allowing wide views of the CA and of its surroundings.

In terms of its surroundings, three regions can be identified:

- On the eastern border of the CA is the land occupied by the buildings related to Ealing Hospital (north east) and St Bernard's Hospital (south west).
- On the north-eastern side the CA is bounded by Hanwell Clock Tower CA.
- On the south side the CA contains Blackberry Corner, Jubilee Meadow and Long Wood (Public Open Spaces) that blend with Osterley Park further south.



View of the Brent Meadows from Hanwell Bridge



Meadows on the south bank of the Grand Union Canal



Meadows on the south bank of the Grand Union Canal

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

3. Historic development and archaeology

3.1. Historic development

In the 18th Century much of this area was still part of Hanwell Heath, with small village settlements clustered along and around Uxbridge Road. The character of the area was mainly rural and the principal activities were farming and agriculture. (See **Hanwell Map in 1800 And the Enclosure Map of 1837**)

Towards the end of the 18th Century and during the 19th Century, major changes to this area occurred, thus gradually transforming its rural nature into a more suburban character.

Firstly, the construction of the Grand Junction Canal between 1793 and 1814 was a major event that contributed to this transition. The Grand Junction Canal was London's principal link with the rest of the UK's canal system. It provided the transport infrastructure to bring goods from the industrial conurbations of the north and midlands to the capital. The Act of Parliament to authorise its construction was passed in 1793 and work started in the same year. The construction of The Grand Junction Canal brought labourers into the parish from many parts of the country, leading to the intensification of construction activity in the area and the building of worker cottages as well as larger houses.

The building of Middlesex County Asylum on the southern section of St Marks CA also contributed to the transformation of the character of the area. Work on the new asylum started in 1829 on land to a major part (44 acres) purchased from the Earl of Jersey. The architect was William Alderson.

The neo-classical design consisted of a central octagonal panoramic tower with a basement and two floors. The windows have a tall aspect with semicircular bonded gauge brick arches at the top. The east side of the central tower was intended for the male and the western for the female patients. The newer extensions which were added in 1859 are readily identifiable by their flat bonded arches to the tops of the windows². Hanwell was chosen for its position outside of centres of population, but not too far for the occasional visit from London.

2 Roberts, A; Cracknell, P.; Piddock, S.; Rutherford, S.(1981). *Asylum architecture. The asylums index*. Middlesex University, London, England. Retrieved on 2006-09-26.



Brent Bridge in the 19th Century



Uxbridge Road passing over Brent Bridge (now Hanwell Bridge) in the early 20th Century



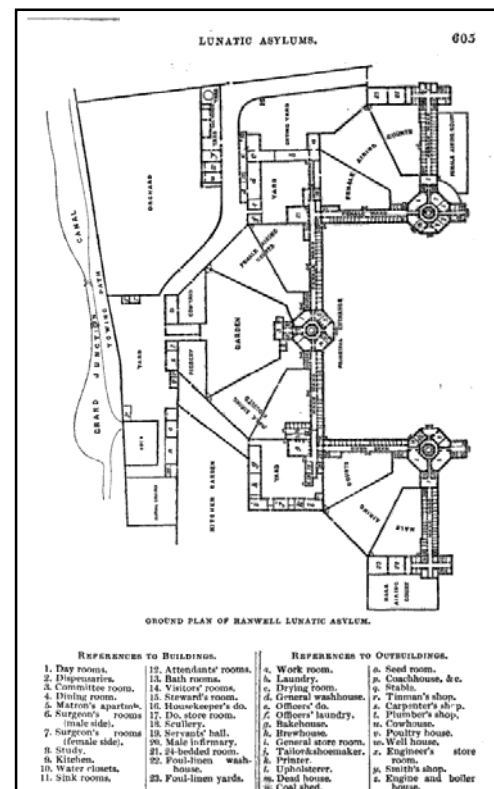
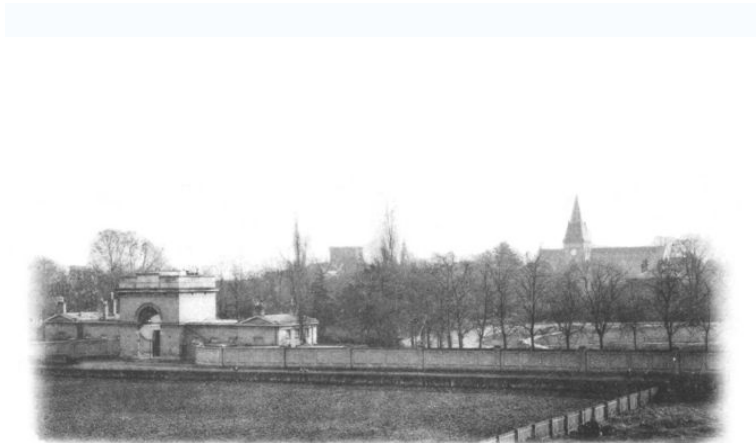
Brent Bridge in the early 20th Century



Windmill portrayed by J.W.M Turner in 1810

St. Mark's and Canal Conservation Area Character Appraisal

Hanwell “Lunatic Asylum” became a self sufficient “village” which contained a farm, gardens for fresh produce, a laundry, a brewery and a graveyard. Local artisans, for example, a tailor and a shoemaker worked at the asylum which was supplied with goods from local workshops. Many of the Victorian properties in Westminster Road are from this time and they were probably initially built in relation to the asylum.



Layout of the Hospital, 19th Century



Aerial view of St Bernard's Hospital c. 1920

St. Mark's and Canal Conservation Area Character Appraisal

The Enclosure Act of 1814 was another event that greatly contributed to the change of character of the area. The Act put an end to the old method of strip-farming and the resulting increase in land values encouraged more farmers to give up their smallholdings on the slope and move further south.

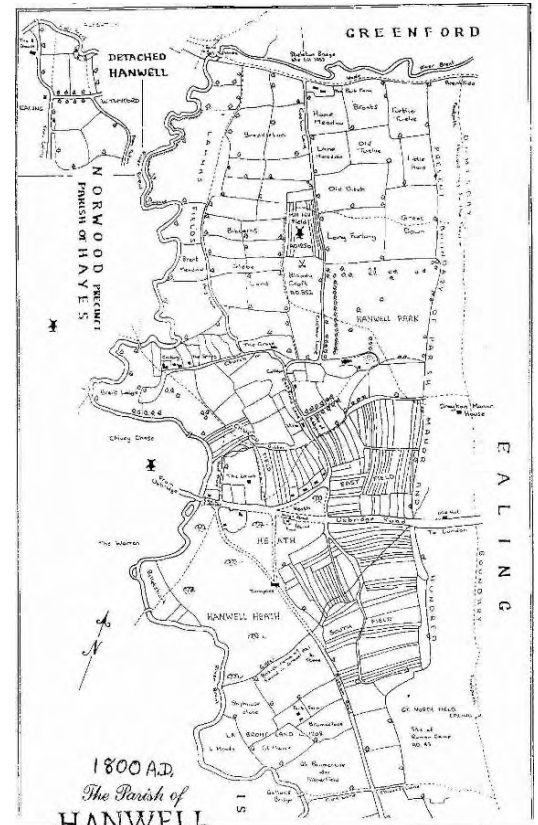
Larger landowners were gaining control over most of the land to grow hay to meet the ever-increasing demand from London. Rows of terraces were built along Uxbridge Road and around it and farmers were forced to seek work elsewhere.

But it was with the coming of the railways in the mid-19th century, first the GWR at Hanwell Station (1839) followed by the Southall to Brentford line (1859), that Victorian Hanwell began to engulf the villages and commons of this part of the Middlesex.

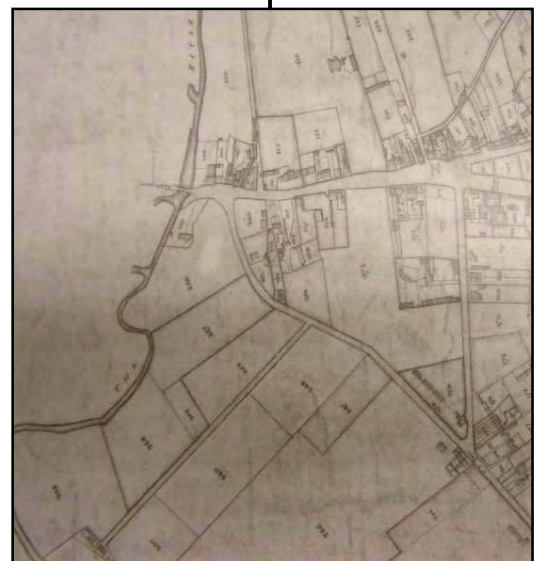
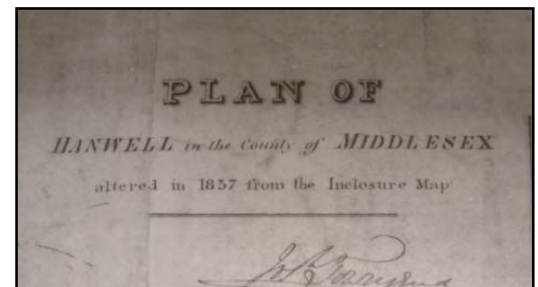
In the 19th century the northern part of the CA was originally exploited for gravel extraction. Boston Place, in fact, was once a gravel pit. Later in 1903, the Council bought and laid it out for the use of the children growing up in the newly developed "Olde Hanwell". The Dolphin public house and a few of the dwellings around the small green - Laurel Bank Villas and Frederick Villas - are Victorian but the Factory Yard area towards Uxbridge Road was earlier and densely populated. A well known activity in the Factory Yard was a glove factory run by a John Fownes, recorded there since 1795. The cottage at No 11a was a Cart House. While Cottages at no 5-11 in Boston Place are early Victorian.

Westminster Road on the north-easternmost end of the CA used to be the road chosen by middle-class professionals for their homes. Mid-Victorian professionals, in fact, found this road a convenient place to set up residence. Also along Westminster Road, the school of Non-Conformist Union Church of 1867 is now St Mary Assyrian Church.

From 1870s onwards the land between Lower Boston Road and the canal was laid out in a rectangular street pattern and the development of housing in the southern part of the CA and along Green Lane for the growing population commenced in earnest.



The Parish of Hanwell in 1800



Enclosure Map of 1837

St. Mark's and Canal Conservation Area Character Appraisal

All the small terrace houses and semidetached houses along Green Lane and to the east of it were built between 1887 and 1919. The only exception is the properties around the Fox Inn known as Oak Cottages built before 1875.

The historic development of St. Marks CA is indissolubly linked to the St Marks School.

St Marks School was built in 1855 on the corner of Green Lane and Lower Boston Road. Part of the school was sited on glebe land to replace the Charity National School in Halfacre Road. From about 1870 the school was always troubled with over-crowding. The building was then extended and altered on many occasions from 1870 onwards. In 1895 it was enlarged and acquired its extensive grounds when the adjoining market garden was closed down in the 1960s³.

Opposite to St Mark School was St Marks Church, built in 1879 by William White⁴ as a daughter church of the Parish Church sited on the high ground to the north. The church became independent from the main parish church in 1919 when the part of St Mellitus parish was assigned to it. Due to lack of attendance and financial support, St Marks was declared redundant in 1980. The church was later converted into private flats⁵.



St Marks School in the 19th Century



St Marks Church before conversion into accommodation



The Fox public house in the late 19th Century during the fox hunt

³ Johnson, M.K., *The Story of St Marks School*, 1955

⁴ William White, F.S.A. (1825 - 1900) was an architect, famous for his part in the 19th Century Gothic revival. A pupil of Sir George Gilbert Scott.

⁵ A series of articles from 1972 to 1987 on *The Ealing Gazette* record the succession of events that brought St Marks Church to redundancy first and to be finally converted into accommodation. Copies of the relevant issues of *The Ealing Gazette* are at Ealing Local History Library.

1870 OS Map

On the OS Map of 1870 The "Viaduct" public house and Brent Bridge are clearly marked at the junction of Uxbridge Road with Lower Boston Road. A few structures are shown either side of Lower Boston Road: on the east side is the "Heath Cottage", while on the west side a few small cottages are named as "Kent Cottages". Nos 5-11 Lower Boston Road are already shown on this OS map. The open space now occupied by the green was already named as "Boston Place". St Marks School appears in its original configuration with an elongated rectangular plan and an outside gymnasium - it is marked as "National School". Westminster Road had not yet been opened at this time. But further east along Lower Boston Road terraces at Nos 67-73 seem to have been completed.

Green Lane appears completely clear from constructions and the area between Green lane and the Brent River also still appears to be fields.

Along the canal the structures of Hanwell Asylum are clearly shown with the chapel and the burial ground. Keepers' Cottages along the canal are shown up to Windmill Bridge and Norwood Top Lock. Around Top Lock a few scattered small structures appear along Glade Lane. The Sanitary Station on the south bank of the canal is also shown.

The little open space at the meeting point of the Brent River with the canal also seems to be still free of constructions by the time of the 1870 OS map.

1890 OS Map

On the OS Map of 1890 the "Viaduct" pub (here only marked as "Inn" and Brent Bridge are clearly marked at the crossing of Uxbridge Road and Lower Boston Road.

Terraces along the western side of Lower Boston Road appear complete as well as the Laurel Bank Villas and Frederick Villas on The Green. No 17-10 on Lower Boston Road and the Dolphin public house are shown. The Factory Yard north of Boston Place is clearly marked. By this time Westminster Road had been opened, St Marks Church had been built and extension works to the front and rear of St Marks School are shown.

Major changes are recorded along Green Land where the eastern side appears completely filled with cottages. At the southern end of Green Lane, at the meeting point of the River Brent with the canal, the Fox pub and Oaks Cottages had been built.

No major changes can be recorded along the canal and the River Brent with the only exception of a few ancillary structures around the Asylum and the nurseries along the east bank of the Brent.

1910 OS Map

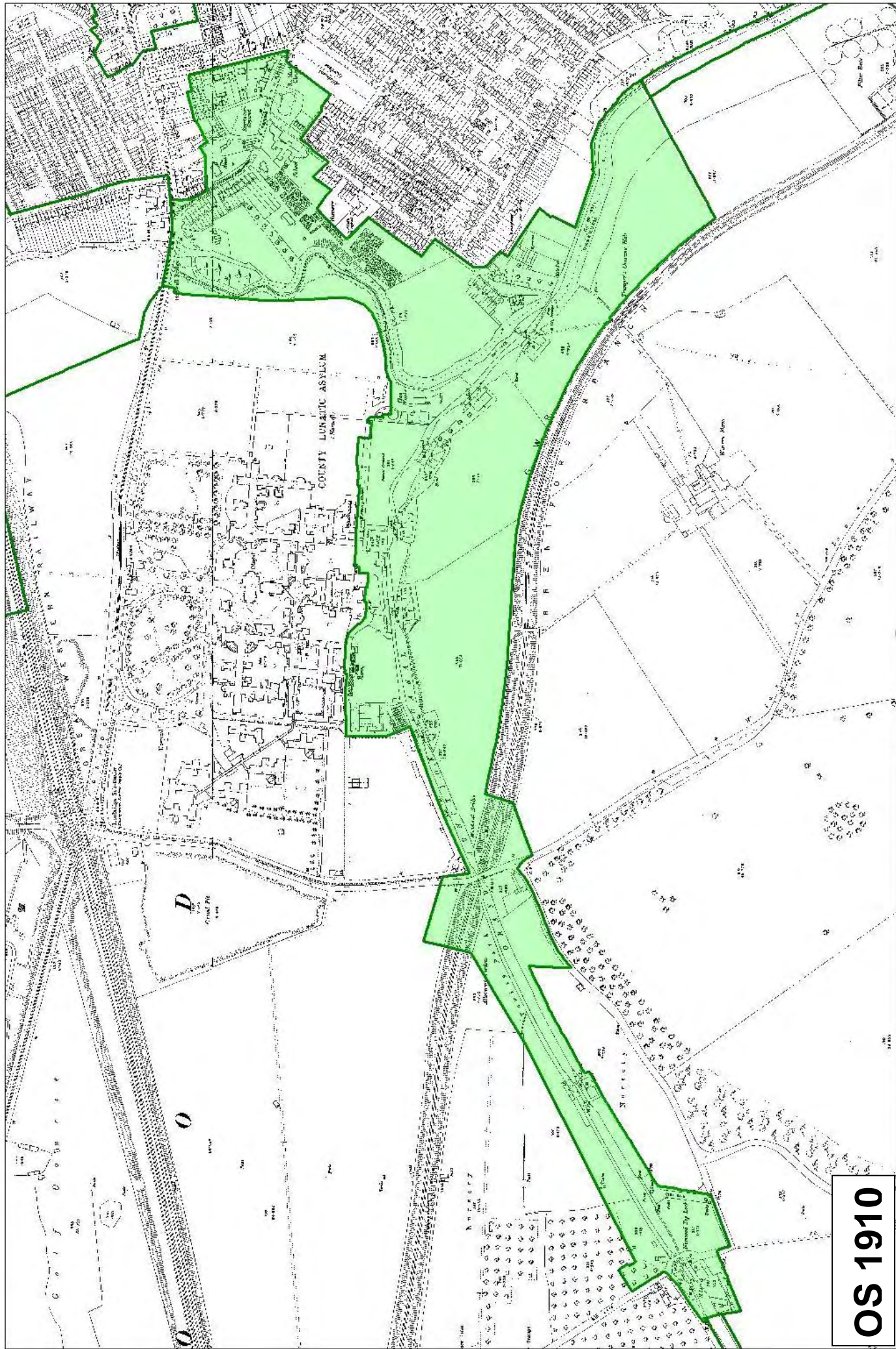
In the OS Map 1910 Terraces along Lower Boston Road appear to have been completed. The gravel pit is laid as "Recreational Ground" and it has the shape that it has now. Three cottages appear on the site that today is occupied by Vine cottages. St Marks School shows further extensions. The western side of Green Lane also appears to have been filled with cottages. The Cottage Hospital appears on the western side of Green Lane set back from the streetline where today's Mount Olive Court stands⁶. By 1910 the areas east of Green Lane appear all fully edified and King George's Field is marked as "allotment gardens".

Further plant nurseries had been placed along the Brent.

1930 OS Map

Three pairs of semidetached houses appear on Glade Lane. No other major changes are recorded on the OS map from 1930 apart from the further intensification of nurseries along the Brent.

⁶ The Cottage Hospital was closed in 1978 and was replaced with the 24 flats of Mount Olive Court. A small clinic also in Green Lane, has been replaced with houses.

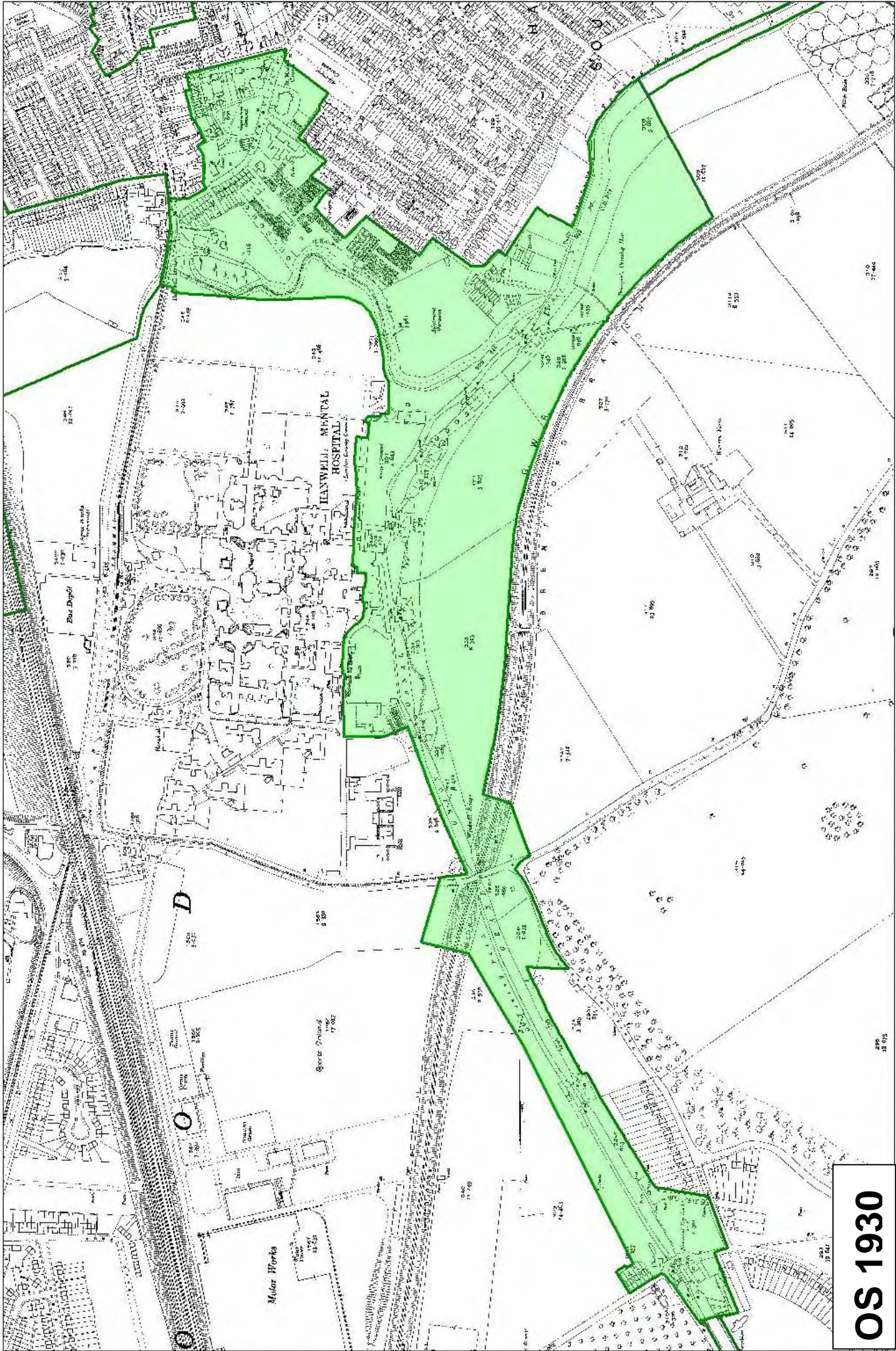


OS 1910

THE map is based on Ordnance Survey maps with permission
 of the Ordnance Survey, Crown copyright.
 Unauthorised reproduction of this map is prohibited.
 Ordnance Survey is a registered trademark of Ordnance Survey.
 Ordnance Survey is a registered trademark of Ordnance Survey.

The OS mapping included within this web document is provided by OS
 under licence from OS in order to allow its public function to be a public service.
 Persons viewing this mapping should contact Ordnance Survey for copyright advice
 where they wish to licence OS mapping for their own use.

Scale: 1:50,000
 By: OS Team
 Information Management



OS 1930

The map is based on Ordnance Survey data with permission of OS or a licence from the Ordnance Survey. Crown copyright. Unauthorised reproduction, including Crown copyright, may lead to prosecution or civil proceedings. © Ordnance Survey 2006

The OS mapping included within this web document is provided by OS Easing under licence from OS in order to allow its public sector to access a planning authority. Persons viewing this mapping should contact Ordnance Survey Copyright advice where they wish to licence OS mapping for their own use.

Scale: 1:50,000
By: OS Team
Information Management

3.2. Archaeology

St Marks and Canal CA has a very strong archaeological significance.

The UDP acknowledges the archaeological significance of the area including St Marks and Canal CA amongst the 23 Areas of Archaeological Interest within the LB of Ealing⁷. Along the River Brent the remains of cinerary urns and a variety of Stone Age flint tools and implements were found. Between Osterley Park and Elthorne Park there is crop mark evidence from early field systems and possible prehistoric barrows.

In addition the CA contains important Scheduled Ancient Monuments, such as Brunel's Three Bridges, the brick boundary wall to St Bernard's Hospital and the Hanwell Flight of Locks.



⁷ Ealing UDP 2004, See Policy 4.9 and 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 Boston Place, along Lower Boston Road, around St Marks School and Church and only later it included the houses along Green Lane. The built core of the CA is surrounded on the east and south by the more natural and open environment of the canal and of the River Brent.

Two key points in the village street layout are the crossing of Green Lane with Boston Place and the small open space at the southern end of Green Lane where the canal and the River Brent meet.

Along Lower Boston Road and around Boston Place properties are tightly arranged in compact rows of terraces or semidetached houses with very narrow interspaces between them. But at the rear they give way to a much more open environment and they visually blend with the open situation of the Brent Valley. Around Boston Place building size, detailing and roofscape varies due to the fact that developments occurred at different times and for a range of uses. The three landmark buildings of St Mark's Court, St Marks School and the Dolphin public house create punctuation elements around the small green producing an articulated townscape.

Buildings in the CA are mainly two storey arranged either in continuous rows or in pairs of semidetached houses that form compact road fronts. Victorian houses along Lower Boston Road and around Boston Place have a more middle-class appearance; while Victorian cottages along Green Lane area are workers' cottages and have a more compact appearance.

In this part of the CA façade pattern are mainly defined by sash windows and have only a modest three-dimensional articulation due to the recurrent use of bay windows on the ground floor.

Green Lane is a straight track slightly descending towards the canal side. The lane is flanked by a densely developed row of cottages. The slightly varied topography of the land allows a distant view of the tree covered hill that is part of the open land preserved on the south side of the canal. At the southern end of Green Lane, before the canal, is a group of Victorian cottages that are loosely arranged around a small open space with the Fox public house on its eastern side.



Boston Place from northwestern corner



Lower Boston Road looking eastward



Green Lane looking southward



Small bridge over the Brent at its meeting point with the canal

St. Mark's and Canal Conservation Area Character Appraisal

A narrow alleyway leads to the canal side at the southernmost end of the little square approximately at the point where the canal joins the River Brent. The keeper cottages along the southern bank of the canal are punctuations along the waterfront and create visual interest and diversity in this part of the CA by producing a good balance between nature and manmade structures. St Bernard's Hospital high boundary wall encloses the canal area on the northern side of the walk and creates a distinctive contrast between the openness of the southern bank of the canal and its northern bank.

Walking westward along the canal, a small path opening on the northern side leads to the FitzHerbert Walk that flanks the River Brent up to Hanwell Bridge northward.

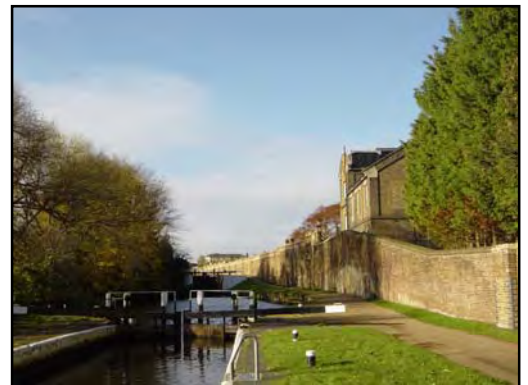
Along Lower Boston Road and along the southern end of Green Lane it is possible to view the allotments and the riverside along the Brent. Along the portion of the River Brent contained in the CA there is less manmade activity. On the eastern side of the river the CA comprises views of open spaces and allotments up to the rear of properties along Lower Boston Road. On the western side, the nearby district Hospital with its imposing and harsh massing has a dominant presence on the riverside, that, despite being outside the CA, contributes to create a more suburban and industrial atmosphere.



Meeting point of the River Brent with the Grand Union Canal



South bank of the canal with one of the keepers' cottages and a narrow boat



The canal with Bernard's Hospital towpath on the northern side



Footpath leading to the FitzHerbert Walk

4.2. Key views and vistas

Thanks to natural lofty vantage points - within or outside the CA - it is possible to obtain rather inclusive views of wide portions of the CA from various points.

Long vistas: There are a number of significant long vistas along the major streets.

Approaching the CA from northwest and looking northwards from Lower Boston Road it is possible to attain a striking view of the imposing structure of Brunel's Wharncliffe Viaduct set in the greenery of Brent Meadow. Lower Boston Road dips slightly as it approaches the Uxbridge Road and the view is closed in the foreground by the Viaduct public house – “a jolly tiled Edwardian pub”⁸.

Thanks to the descending topography of Green Lane towards the canal it is possible to gain a pleasant view of the compact frontage of the cottages flanking the lane from both ends of the street. In addition the view of the compact stretch of the pitched roofs of the cottages along Green Lane – especially on the eastern side – with their tall chimneystacks creates a very compelling roofscape view. Again, the lofty topography of the northern end of Green Lane allows a view of the green hills on the southern side of the canal bank.

Long views along the picturesque eastern section of the canal included in the CA up to the Top Lock represent one of the most attractive visual experiences enjoyable within the CA. The flight of six locks and keeper cottages on the south side and the compact surface of the boundary wall of St Bernard Hospital create a unique arrangement of water, hard surfaces and greenery.

From the higher level of Hanwell Bridge as well as from Windmill Bridge, long and distant views of the narrow water corridor of the canal and of the River Brent provide a positive contrast to the urban and heavy traffic context of Uxbridge Road and Windmill Lane.



View of Wharncliffe Viaduct from Lower Boston Road



View of the eastern side of Green Lane



View of the Brent from Hanwell Bridge



View of Boston Place

⁸ Pevsner, N., Cherry, B, The Buildings of England, London 3: North West, 1991

St. Mark's and Canal Conservation Area Character Appraisal

Wide views: There are number of wide views that contain the small green of Boston Place or open spaces within or surrounding the CA. In the northern part of the CA one of the most significant wide views is of the wide expanse of Boston Place green, obtainable from the corners of its polygonal shape.

Views of the open fields along the banks of the canal and wide views of the allotment fields at the rear of Green Lane Green seen from the River Brent are also evocative.

Close views: A number of close views include significant architectural landmarks. Compelling views of St Marks School and of St Marks Court are obtainable from the various points of Boston Place. The two prominent buildings framed by the small green and by mature trees, stand either side of the northern end of Green Lane and function as a gateway element to the southern section of the CA.

Narrow views: A number of pleasant narrow views are achievable through small gaps between buildings along Green Lane that give partial visual access to secluded spaces at the rear. Another pleasant narrow view follows the narrow footpath that connects the canal side to the small and sheltered square that is surrounded by the Victorian cottages and the Fox pub.



View of St Marks School



View of St Marks Court



Wide view of fields along the canal



Narrow footpath connecting the canal with Oak Cottages



Narrow view of the foot path leading Factory Yard from Boston Place

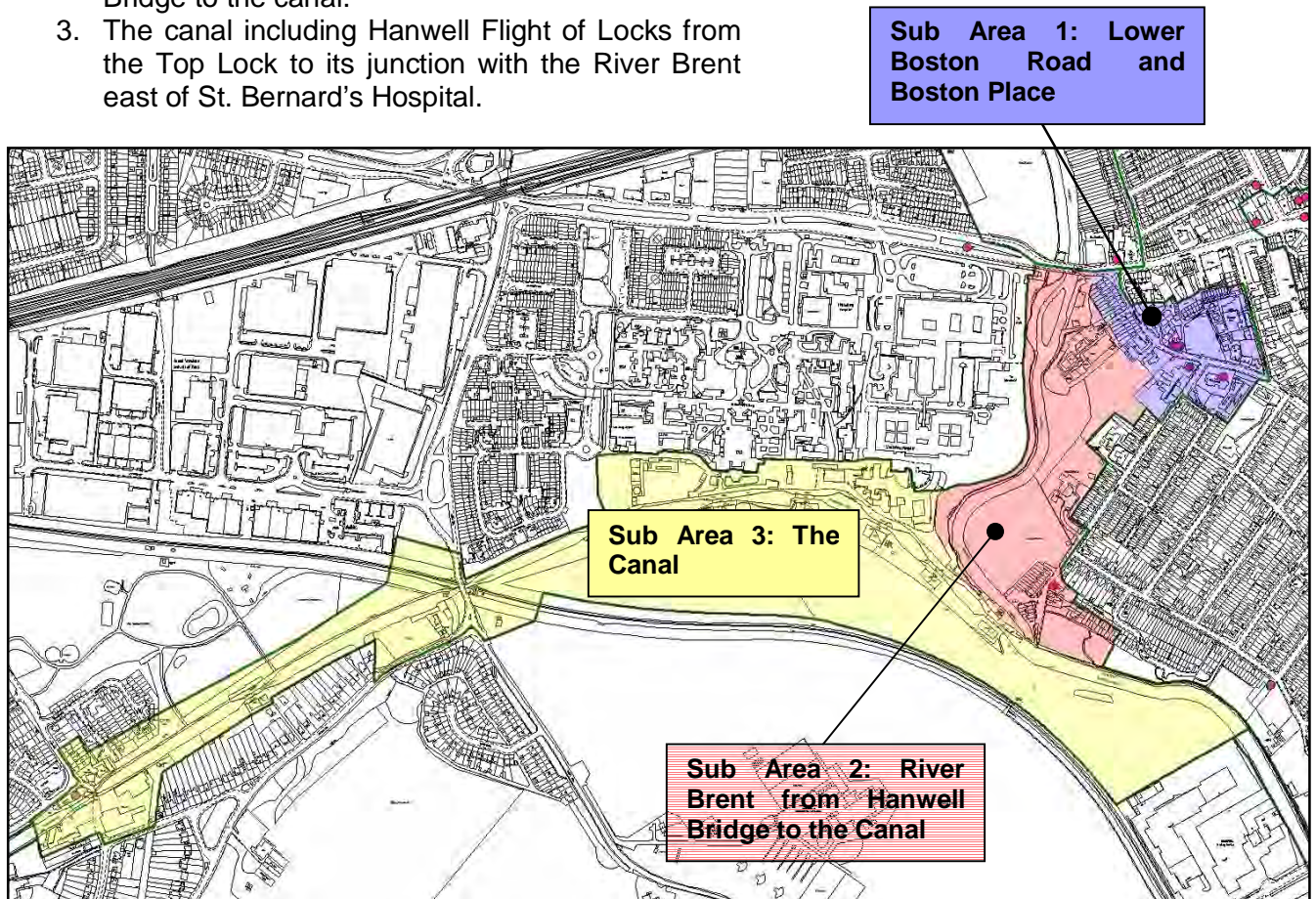
5. The character of the conservation area

5.1. Character Areas and the quality of architecture

This section deals with the value and location of prominent historical buildings within the boundary of the CA. It includes structures and areas that represent important architectural and natural landmarks in St. Mark's and Canal 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 developments along Lower Boston Road and Boston Place
2. The stretch of the River Brent from Hanwell Bridge to the canal.
3. The canal including Hanwell Flight of Locks from the Top Lock to its junction with the River Brent east of St. Bernard's Hospital.



- ★ Listed Buildings
- Locally Listed Buildings

5.1.1. Sub Area no 1: Lower Boston Road and Boston Place

Boston Place is a small open space with mature trees. It is the geographical centre of the old settlement developed during Victorian times around the St Mark's School and the former church. The small green at the core of St. Marks CA Area contributes strongly to its "traditional English village" atmosphere. Lower Boston Road follows an undulating curve and, when approached from the south, it still has an unexpected open character despite the occasionally heavy traffic. Residential buildings are mixed with recreational and educational premises in this part of the CA. This mix of uses and building types reflects the traditional elements of a historic English village and offers a selection of significant pieces of townscape.

5.1.2. Sub Area no 1 architectural interest

Approaching the junction with Westminster Road, a wide grass verge on the left faces a small group of well proportionate mid-Victorian houses at Nos 17-19. The pair of semidetached houses is set back from the road. Elevations are in yellow stock brick and stucco with pitched roof in states. Both show signs of extensions and alterations. On the lower east side of the Boston Road adjacent to Boston Place is the late-Victorian Dolphin pub with elevations in red brick and a steeply pitched slate roof. Its massing, size and details relate very well with the building of St Marks Court on the opposite side of the Lower Boston Road.

Boston Place itself is surrounded by white painted cast iron bollards joined by a continuous single rail. The buildings around the green are a mix of Victorian and modern. Of note are the paired Victorian Villas on the east side of the green, Laurel Bank Villas and Frederick Villas. An early-Victorian row of small cottages at **Nos 5-11 Boston Place (Locally Listed)**, punctuate the south east corner of **Boston Place**. The yellow stock-brick, single-bay, two-storey cottages with shallow pitch roof, retain many of their original features and are one of the earlier example, of domestic architecture in the CA. A curved stock brick wall at No11a in the northwest corner of the green is an interesting survival and possibly incorporates an earlier stable and wagon block. Between these Victorian remains lies a modern development of Vine Cottages built in 1986 that sympathetically blends with the historic context.



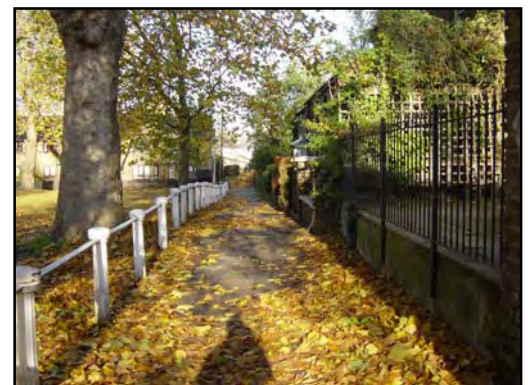
Boston Place, viewed from the south



Victorian terraces along Lower Boston Road



Lower Boston Road Nos 17-19



Cast iron bollards surrounding Boston Place

St. Mark's and Canal Conservation Area Character Appraisal

Opposite of Boston Place, and on the eastern side of Green Lane, is the former **Church of St. Marks (Locally Listed)**.

St Marks Church was built in 1879 by William White in red brick with decorated stone detailing in the typical neo-Gothic style of the time.

A steeply sloping roof of brown tiles covers the building and a wood bell-cote is placed in the south-eastern corner. The plan-form of the interior originally included north and south aisles and chancel. The church boasted a wood lectern carved at Oberammergau and a more recent stone altar register from 1883⁹. In 1980 the Church was declared redundant and was sensitively converted into flats, St Marks Court, in 1989 to form "a building of interest in its own right"¹⁰. The new attic dormers fit well into the steep tiled roof and the square-headed lower windows with moulded stone lintels sympathetically complement the Dec tracery above.

Next to the former church, on the corner of Green Lane, is **St Mark's School (Locally Listed)**.

The earlier lower sections are in red brick with stone details all arranged in a simple neo-Gothic style. Later additions are in red and yellow bricks matching the scale to the neighbouring church.



St Marks Court

⁹ Ealing Museum, Art and History Society, Art, Architecture and History of Ealing Churches.



Lower Boston Road Nos 5-11



Lower Boston Road No 11a



Laurel Bank Villas



St Marks School

5.1.3. Sub Area no 2: The stretch of the River Brent from Hanwell Bridge to the Canal.

The main interest of the second sub-area is the tranquil and unspoiled character of the short stretch of the River Brent, despite in parts being visually disturbed by modern developments. The way the river curves adds to the heightened sense of interest, complexity and scale. But as it moves beyond the Wharncliffe Viaduct and Hanwell Bridge, the new hospital is a prominent feature that dominates the valley and eliminates the axial dynamism of the river curving around this part of Hanwell.

FitzHerbert Walk running along the western bank of the River Brent is the link between this part of the CA with the Flight of Locks on the southern side, thus offering the opportunity to enjoy two of the most pleasantly constructed and natural environments of the Brent River Park and St. Marks and Canal CA. Along the FitzHerbert footpath it is possible to gain visual access to Billet Hart allotments that occupy a good portion of the eastern bank of the Brent. Further south, the walk leads to the attractive Fox public house neighbourhood.

5.1.4. Sub Area no 2 architectural interest

The Fox public house (**Locally Listed**) originally built in 1820 has strong connotations for Hanwell's inhabitants. The pub – initially called The Fox and Goose – was still used as the meeting place for the local fox hunt at the turn of the 20th century.

As it appears now the attractive yellow brick building with detailing in red brick creates visual interest and diversity in this section of the CA where 14 early cottages are nicely arranged around it. The two-storey cottages in yellow bricks were originally known as Oak Cottages and were built sometime prior to 1875 which makes them probably amongst the earliest in the area. Some of the cottages have been rendered and so create a pleasant contrast with the yellow brick surfaces of the remaining unrendered ones. The cottages bear clear signs of alterations and joinery replacements but in general those changes have been executed in a sensitive manner reflecting the traditional context.



The River Brent



Hanwell Bridge from FitzHerbert Walk



Allotments at the rear of Green Lane seen from the FitzHerbert Walk

10 Pevsner, N. *op.cit.* 1991

St. Mark's and Canal Conservation Area
Character Appraisal



The Fox public house



Oak Cottages (west side)



Fox Villas (south east of the Fox)



Oak Cottages (south west side)



Oak Cottages (south west side)



Oak Cottages (south west side)

5.1.5. Sub Area no 3: The Canal

The canal runs in a gentle loop from west to east. The main feature of the eastern stretch of the canal up to Windmill Bridge is the flight of six locks which raise the canal by over 53 feet. Surpassed the Windmill Bridge, in the western stretch of the canal included in St Marks CA, the wonderful balance between water, greenery, hard surfaces and change of ground level gives way to a more urban/industrial and blunt character.

5.1.6. Sub Area no 3 architectural interest

Accessing the canal from the southern end of Green Lane and heading westward, immediately on the right hand side is the **Lock Keeper's Cottage at Lock 97 (Listed, Grade II)** of the Grand Union Canal. This keeper cottage, like the remaining five cottages, is now privately owned.

The cottage at lock 97 is a two-bay, two-storey unit from the early 19th C. The façade pattern is nicely defined by multi-paned, double-hung, timber sashes and by a timber door with a simple hood. The building is covered by a pitched slate roof fully hipped to the right up to the chimney stack on the left, indicating that this is half of a matching pair of houses of which one half has been either demolished or never built¹¹.

Further west on the south bank of the canal, is the **Keeper's Cottage at Lock 95 (Listed, Grade II)**. This is a two-bay, two-storey, early 19th C house in stock bricks. The main elevation has a symmetrical configuration with multi-paned sashes on either side of the central doorway. The original symmetry has been disrupted by the later addition of a small opening on the upper level. The cottage is covered by a flat pitched hipped slate roof with end stacks. The setting of the well proportioned house in a wide plot of grass framed by good size mature trees together with the narrow boats that line-up along this portion of the bank provide this stretch of the canal with a unique rural and unspoiled atmosphere.

At this point of the canal, the CA incorporates the southernmost part of **St. Bernard's Hospital** site, including the hospital Brewery House and the quarter mile long hospital wall which forms the northern boundary of the canal (**Scheduled Ancient Monument**). The towing path wall was built in 1831 to secure residents of the Middlesex County Asylum. It is made of plum and yellow stock bricks in English and Flemish bonds.



Eastern stretch of the canal



Keeper's Cottage at lock 97



Keeper's Cottage at lock 95



St Bernard's Hospital wall and brewery

¹¹ www.imagesofengland.org

St. Mark's and Canal Conservation Area Character Appraisal

The highest part has triangular projecting piers and arched blind windows that create a distinctive pattern within the solid surface of the wall. The beautiful wall along the side of Hanwell Flight prevents the new development of the hospital nearby from compromising the unity and balance of the CA in this section.

Another interesting early 19th **Keeper's Cottage (Listed, Grade II)** is located on the south bank at **Lock 93**. The one storey building in stock bricks with later multi-paned double-hung sashes has a central brick porch with round arches on three elevations. The cottage is covered by a flat pitched hipped slate roof with a central stack.

The last **Cottage** on the south bank before Windmill Bridge is at **Lock 92 (Listed, Grade II)**. The early 19th century two-storey, stock brick cottage has an asymmetric main elevation. On the upper level windows are casements with glazing bars. On the ground floor there is one angled bay-window with a hipped roof on one side, and two round headed windows on the other side. The simple timber doorway is positioned in the centre.

Further west on the canal is the extraordinary **Windmill Bridge (Scheduled Ancient Monument)**, locally known as "Three Bridges". Designed by Isambard Kingdom Brunel and built between 1855 and 1861, it is a unique structure at the meeting point of road, railway and canal. A cast iron trough carries the canal over the railway and a cast iron bridge carries the road over both.

At the westernmost end of the CA, at **Lock 90**, is probably one of the best preserved **Keeper's Cottages** of the canal (**Listed, Grade II**). Other structures of interest in the curtilage of the cottage are the walls, gates, sluices and brick bridge. The cottage dates back to 1855 and has the usual treatment and fittings. The bridge dates to the early 19th century and was constructed in local brown bricks that now have been painted in white. The segmental arch parapet walls are in unaltered condition.



Triangular projecting piers and arched blind windows of St Bernard's Hospital boundary wall



Keeper's Cottage at lock 93



Windmill Bridge



Keeper's Cottage at lock 90



Keeper's Cottage at lock 92

5.2. Key unlisted buildings

A number of unlisted buildings in St. Mark's and Canal CA contribute positively to the character of the area despite not meeting the criteria for statutory or possibly local listing. They reflect the age, style and material of a substantial number of buildings in the CA and are a reminder of the gradual development of the settlement.

The following buildings already mentioned in the previous sections are considered a positive contribution to the character of the CA.

Sub Area 1:

- The Dolphin public House
- Nos 17-19 Lower Boston Road
- Frederick Villas
- Laurel Bank Villas

Sub Area 3:

- Oak Cottages around the Fox Pub

Also the early lampposts remaining in Green Lane (2) and Boston Place (3) are worthy of special protection.



The Dolphin public house

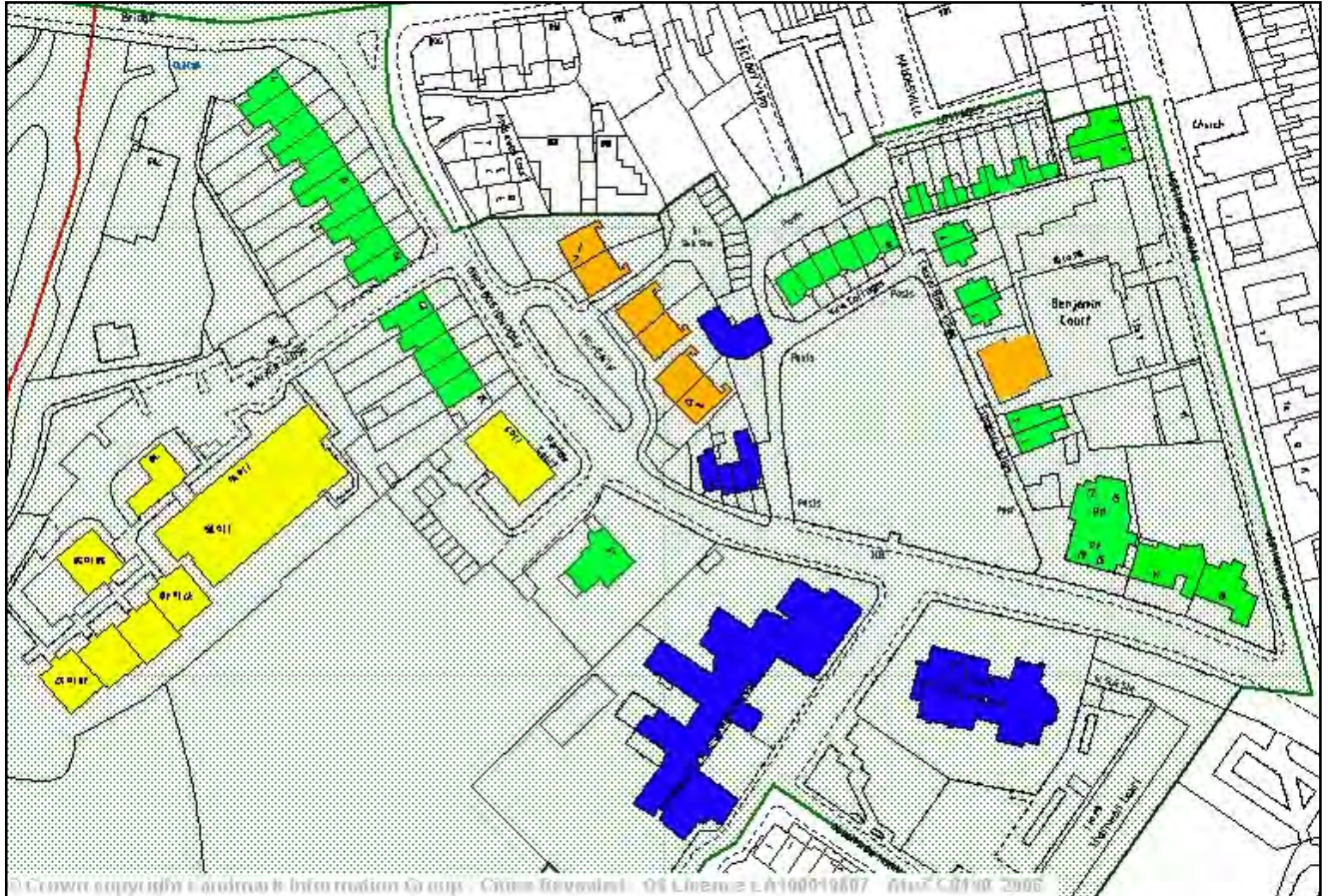


Early lamppost in Boston Place



Oak Cottages

Townscape Analysis for Sub Area No 1



- Locally Listed Buildings ■
- Positive Contribution ■
- Neutral Contribution ■
- Negative Contribution ■

5.3. Building materials and local details

A large number of the early buildings in the CA show the use of yellow stock bricks and local brown bricks laid in Flemish bond or English bond. The use of stucco mouldings is common in mid-Victorian terraces, while renders or paint on brick walls is only evident on rare examples and seem to have been applied always at a later stage. The use of reddish bricks is found only in the detailing of prominent structures like St Marks School, St Marks Court, the Fox and the Dolphin public houses. The use of stone detailing is found in St Marks Church and School. Also Coade stone keystone detailing is common in mid-Victorian houses.

An important early feature that has survived includes the portions of early boundary walls built with local brown bricks or stock bricks laid in Flemish bond or English bond with a variety of copings. Particularly interesting are the early wall at no 11a of Lower Boston Road, the brick segmented arched wall of the Top Lock Bridge and, of course, the boundary wall of St Bernard's Hospital. These walls also display different kinds of pointing such as raised or flush mortar joints.

Only a few late Victorian/Edwardian interventions bear mock Tudor embellishments.

On mid-Victorian houses around Boston Place and on the Keeper's Cottages along the canal, roofing is generally hipped with low pitches covered with Welsh slates. Pitched slate or flat tiles roofs are common in late-Victorian workers' cottages along Green Lane, along Lower Boston Road and in the cottages around the Fox pub. Early tall chimneystacks still survive. They are in bricks with clay pots. Only the chimney stacks on the Victorian terraces along Lower Boston Road have been rendered.

The terraces along Lower Boston Road, opposite to the Heath development, have a basement level accessible via exterior staircases. The presence of this feature is due to descending street level towards Boston Pace.

With regard to windows, double-hung, multi-paned timber sash windows are the predominant type in Victorian buildings in the CA. In later Victorian/Edwardian buildings two-pane sash windows are common. Casement windows are to be found mainly in later replacements. Large pointed gothic windows are to be found in St Marks Church and School.



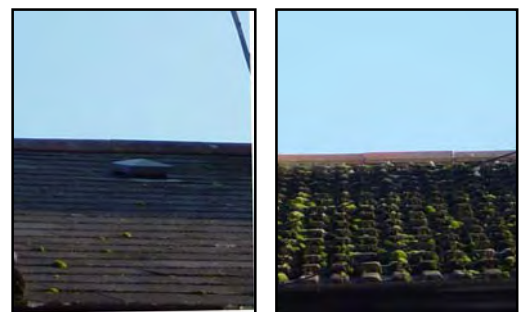
Timber sash with Coade stone keystone



Red brick and stone detailing on yellow brick elevation



Mock Tudor detailing on the gable of the Fox public house



Slate and flat tiles roofs

St. Mark's and Canal Conservation Area Character Appraisal

Many of the Victorian and late-Victorian cottages have side, angled bay windows.

Later windows have not always been executed in harmony with the context. Some 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 simple painted timber doors.

Very interesting white painted cast iron gas lampposts remain in Boston Place and in Green Lane on the site of the entrance to the former cottage hospital.



Angled bay-window



Early timber doorways



Early lamppost



Late Victorian paving



Yellow brick chimneystack with later clay pots

5.4. Contribution of open spaces, trees and landscape

A fundamental contribution to the character of St. Mark's and Canal CA is made by its natural setting, in particular by the Grand Union Canal on the south side and by the openness of the surrounding landscape on the western side of the Brent River Valley.

Within the CA boundary a prime feature of the character is provided by the small green designated Public Open Space¹². The small green constitutes the bonding elements for architectural features around it. Trees and green fences around properties also constitute an important part of the rustic character of St. Mark's and Canal CA. 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 Brent River Park and the Grand Union Canal.

Both the River Brent and the canal are Green Corridors¹³. The Brent and the canal are also defined as a Green Chain and as a Nature Conservation Site of Metropolitan Importance by the London Ecology Unit due to the very prolific wildlife and flora¹⁴.

The Brent River Valley has been transformed since the River Brent Park was instigated by Ealing in 1972. The Brent River Park is a large green space which is dissected by the River Brent. This natural landscape has recently been improved through the River Brent Project and further plans are proposed for future improvements¹⁵. The Brent River Park is a special area of Metropolitan Open Land and Public Open Space, in the very heart of the borough. It acts not only as amenity land but also as a flood plain assisting in flood control.¹⁶



Small green in Boston Place



The canal from Norwood Lock



Fields along the canal



Brent River Park

¹² Ealing UDP 2004, See Policy 3.4 and Map Sheets 2, 3 and 4

¹³ Ealing UDP 2004, See Policy 3.2 and Map Sheets 1, 2 and 15

¹⁴ LBE, The Brent River Park – Report of Landscape Proposal, 1977; Brent River and Canal Society Newsletter, November 2006

¹⁵ <http://www.brent.gov.uk/RiverBrent>

¹⁶ Ealing UDP 2004, See Policy 3.1 and Map Sheets 1, 2 and 15

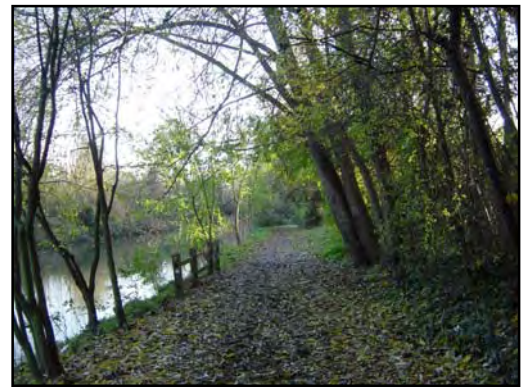
St. Mark's and Canal Conservation Area Character Appraisal

Equally Hanwell Flight, on the Southall / Hanwell borders is a Site of Importance for Nature Conservation (SINC). This includes the side-ponds of the keepers cottages, the vegetation at the Windmill Bridge, the grassland at Trumpers Field, the embankments and wooded fringe at St. Bernard's Hospital, and FitzHerbert Walk along the River Brent to Hanwell Bridge. Trees in this area are partially covered by a Tree Protection Order (TPO).

FitzHerbert Walk (part of the Capital Ring footpath System) is a pleasant riverside walk through woodland that follows the River Brent, connecting Brent Meadow with the Grand Union Canal towpath at the Hanwell Flight. The FitzHerbert Walk and the canal towpath provide an informal recreational space ideal for walking, picnicking and cycling.



Billets Hart allotments



FitzHerbert Walk

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

There are a few intrusions into the CA:

- The new Ealing District Hospital and accommodation blocks, exacerbated by monolithic massing and the topping and cropping of trees on the hospital site create a very disruptive element at a very narrow point of the river.
- The dismissed plots and industrial premises along the canal west of Windmill Bridge contribute to the abrupt change in the character of the CA from rural to industrial. The canal itself gave rise to the industrial development of this area, and the visual quality which any such location has can only be a kind of attraction if it was not for small scale clutter and detritus. The state of abandon and neglect of sections of the canal make the masses and colours of the sheds and the profile of chimneys and boats become an unattractive mess.

The loss of front garden trees and fences together with loss of garden walls constitutes a threat to the area's character. Boundary walls between properties were an important element of the character of the 19th Century. However, large portions of original boundary walls and fences have been demolished (see Lower Boston Road close to the junction with Uxbridge Road) and replaced inappropriately. This has resulted in a significant loss in definition of the streetscape and a loss of the original spatial hierarchy between public and private spaces within the CA.

Later boundary walls have been executed with materials, design or technologies, which are inappropriate to their context. The thinning of trees and hedges along Green Lane, in front of the Victorian properties along Lower Boston Road and Westminster Road, but especially along the western-most stretch of the canal between Three Bridges and the Top Lock is one of the threats to the character of the CA.

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

- Extensions that are disrupting the traditional spatial relationship between buildings
- Bulky dormers windows that disrupt the roofscape
- Continuous porches
- Loss of the traditional fenestration patterns together with later doorways where material, design and decoration patterns are not in keeping with the character of the CA



New security unit of Ealing Hospital
seen from FitzHerbert Walk



Monolithic massing of Ealing Hospital



Dismissed plots and structures along
the western section of the canal



Hardstanding in front of terraces along
Lower Boston Road

5.6. General condition

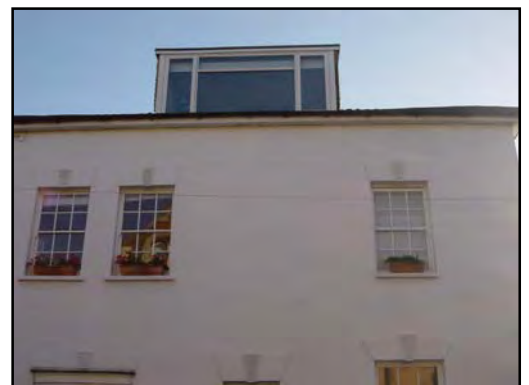
The overall condition of most of the fabric in the CA is sound, although the state of neglect of some public open spaces and footpaths cluttered with flytipping is a concern for the CA. For example, the footpath that leads to the FitzHerbert Walk from Hanwell Bridge, the small green in Boston Place, or the slope to the rail tracks at Three Bridges are very often spoiled with disposals and rubbish; this detracts from their amenity significance.

5.7. Problems, pressures and capacity for change

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 manner. Further intensification could detract from the rather openness of the CA.



Later boundary wall built with unsympathetic materials



Roof extension that disrupts the roofline of the street and the pleasant proportions of this Victorian house



Later fenestration and porch



Fly-tipping at Windmill Bridge



Graffiti at Windmill Bridge



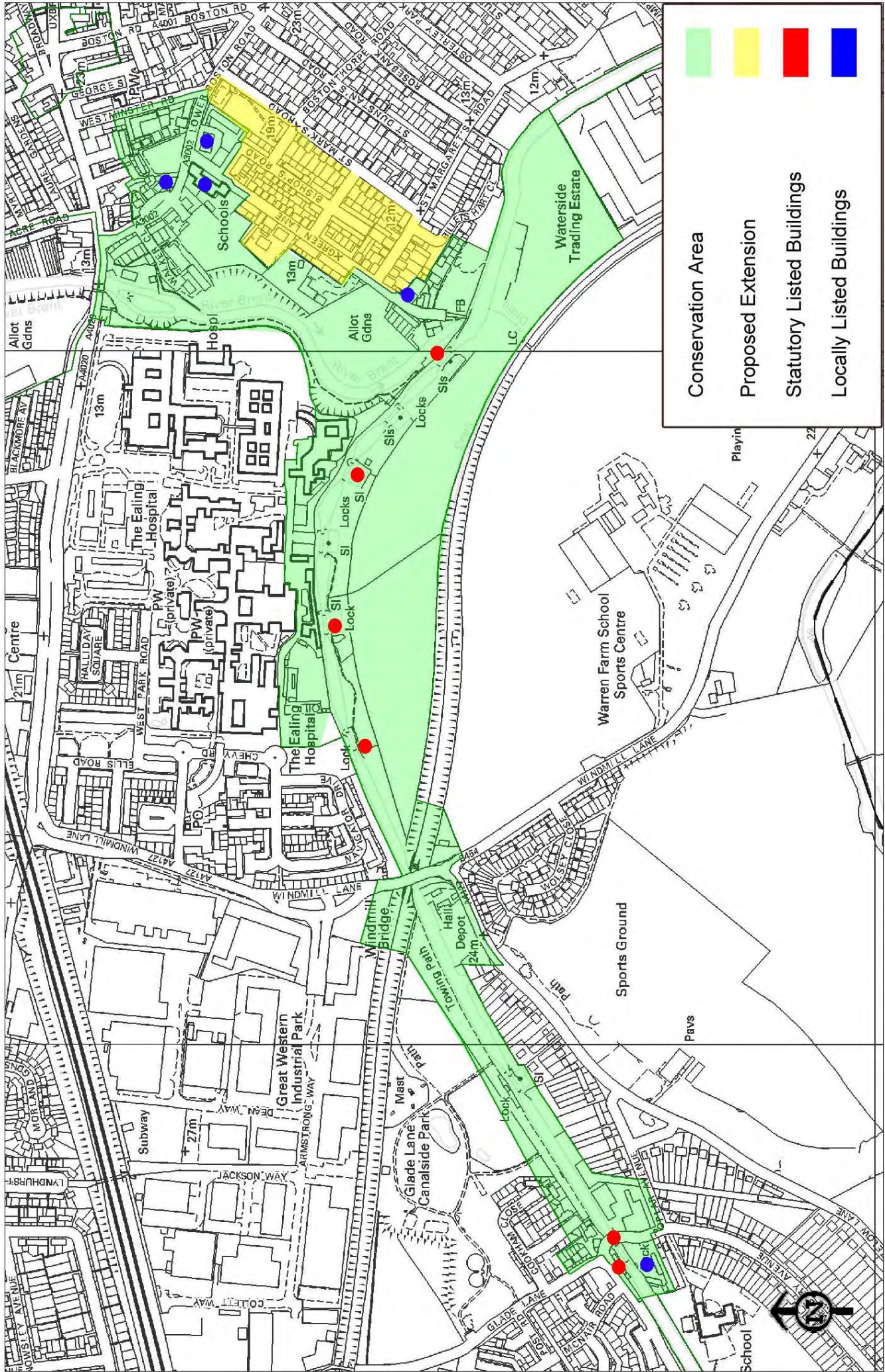
Fly-tipping along the Brent

6. Suggested boundary changes

The appraisal of St. Marks and Canal CA and of its immediate surrounds has shown the need for the extension of the CA boundary. This action would 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. In particular Green Lane and the properties situated along it are an integral part of the history and character of the current CA. Cottages along Green Lane and located behind it along St Margaret's Road are part of the earliest domestic developments in this area and are a document of the building activity that took place to accommodate workers coming from elsewhere to work in Hanwell. Properties on the eastern side of Green Lane were built in between 1870-90, and they are not only are well preserved remains of the earlier grain of this area but are also visually blended with the adjacent parts of CA.

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

- The properties either side of Green Lane up to properties west of St. Marks Road including King George's Field playground.



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 consultation¹⁷, 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

- Visual intrusion from developments in the surroundings of the CA, e.g. Ealing Hospital's structures
- The state of neglect of some open/public spaces in the CA
- Loss of front yard trees and fences
- Loss of front yard walls to create parking for cars
- The poor condition of some of the buildings in the CA
- The general inappropriate design of recent developments:
 1. New boundary walls with inappropriate material and design with the addition of out of character decorative railings
 2. Changes to the fenestration
 3. Continuous porches
 4. Bulky dormers that disrupt the roofscape

¹⁷ 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 St Marks and Canal 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.

St. Mark's and Canal 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

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

St. Mark's and Canal Conservation Area Character Appraisal

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

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

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

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

St. Mark's and Canal Conservation Area Character Appraisal

Hardstanding an area of hard material used for parking cars within the cartilage, (often front garden space) of a house

Hipped roof a shallowish pitch with sloping at the vertical ends

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

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

Lintel a horizontal supporting element of timber, metal or stone found across the top of a door or window

Mansard roof has a double slope where the lower part is steeper than the upper part

Moulding a continuous projection or groove used decoratively to throw shadow or rain water off a wall

Mullion a vertical element (glazing bar) that divides a window into two or more lights

Pantile a roofing tile with a curved S shape designed to interlock

Parapet a low wall used as a safety device where a drop or edge exists

Pediment a low pitched Gable above a Portico

Pier a solid vertical masonry support (or mass) found in buildings and walls

Pilaster a shallow pier projecting slightly from a wall

Pinnacle a small pyramidal or conical shaped crowing element

Pitched roof the most common type. Gables exist at each end of the pitch

Plinth the projecting base of a wall or column

Pointing the exposed mortar finish to brick or masonry joints

Polychromatic multi-coloured brickwork

Portico a roofspace open or partly enclosed

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

St. Mark's and Canal Conservation Area Character Appraisal

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

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

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

Render plaster or stucco applied to a wall

Rooflight a window set flush into the slope of a roof

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

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

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

Sett paving slabs

Sills the horizontal element found at the base of a window or door frame

Stucco a form of plaster used internally or externally to decorate or protect

Transom a horizontal bar of stone or wood across a window

11. Bibliography

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

Hounsell, P., *Ealing and Hanwell Past*, 1991

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

Elwin, G.; King, C., *Grand Union Canal*, 1981

LBE, *Revitalization in South Hanwell*, 1969

Reynolds, S., (Editor), *History of the County of Middlesex: Volume 3*, 1962

Johnson, M.K., *The Story of S. Marks School*, 1955

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

Ealing Museums, Art and History Society, *Art, Architecture and History of Ealing Churches*

* Historic images are from: St. Mark's and Canal Residents' have been kindly provided by Hanwell History Society, Hanwell Steering Group and Ealing Local History Centre.

12. List of Maps

12.1. Historic Maps

- 1) Parish Map 1800
- 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) Sub Area 1 - Townscape analysis (Statutory listed, locally listed, key unlisted, negative buildings)

13. Appendix - Stakeholder consultation

13.1. List of stakeholders consulted

Ealing Civic Society

Save Ealing's Open Spaces

St Marks and Canal CA Panel

Hanwell History Society

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