

HANGER HILL GARDEN ESTATE CONSERVATION AREA Character Appraisal



JANUARY 2009

HANGER HILL GARDEN ESTATE CONSERVATION AREA CHARACTER APPRAISAL

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1. Introduction

1.1. The definition and purpose of conservation areas

According to Section 69 of the *Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990*, a Conservation Area (CA) is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

1.2. The purpose and status of this appraisal

Hanger Hill Garden Estate CA was first designated in 1969, the Hanger Hill Garden Estate Design Guide was published in 1997 and there was an Article 4 (2) Direction restricting certain permitted development rights that came into force in 1976. There was an amendment to the Direction in May 2002.

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

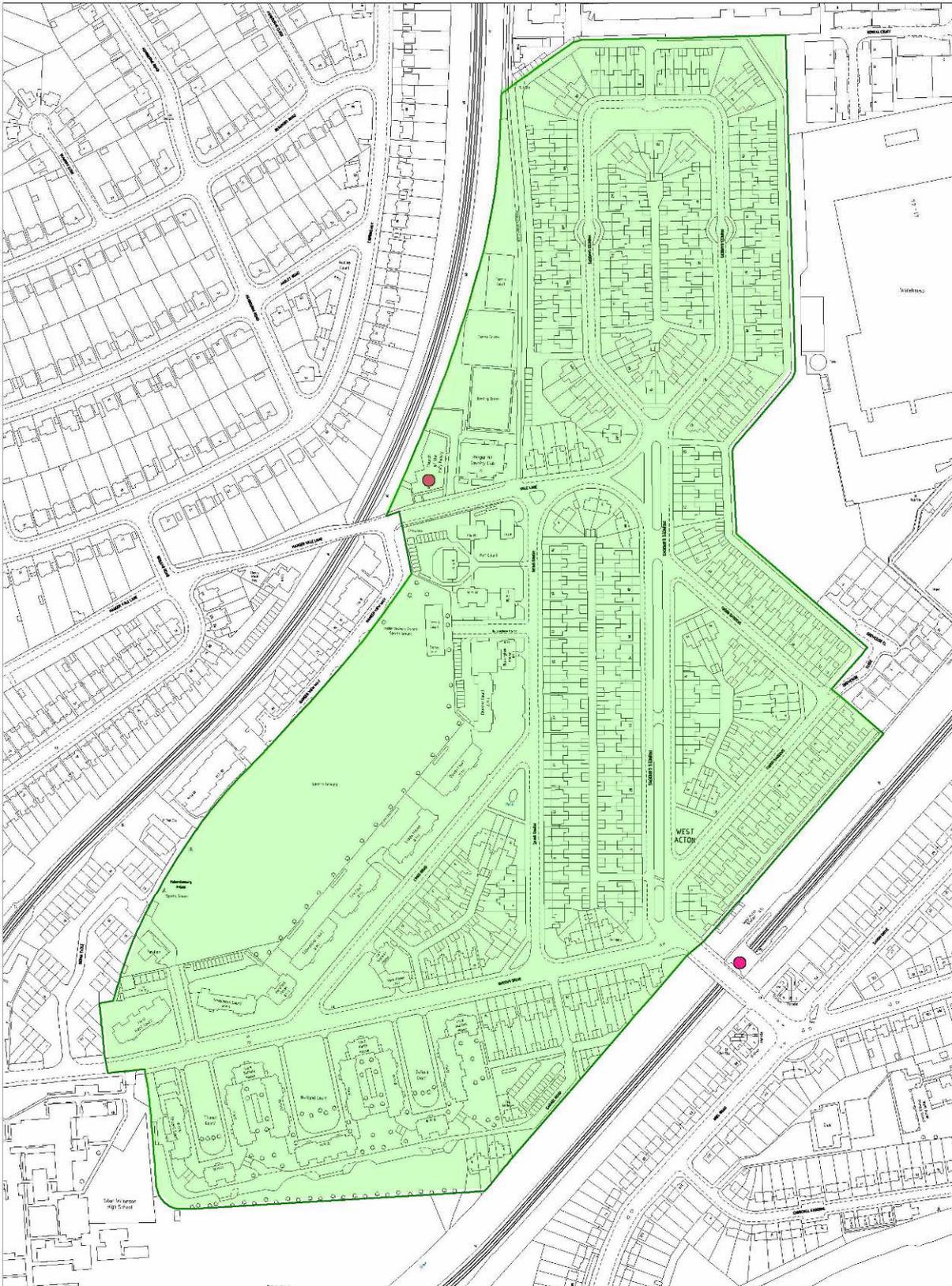
1. Assessment of the special interest of the architectural heritage of Hanger Hill Garden Estate CA highlighting elements of special merit, which contribute to the character.
2. Assessment of the actions needed to protect and enhance the special qualities of the CA.
3. Assessment of the need to revise the boundaries of the CA.

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

The methodology of the CA Character Appraisal for Hanger Hill Garden Estate 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* (2006); and the *Guidance on Management of Conservation Areas* by English Heritage (2006).

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.

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Conservation Area and Locally Listed Buildings

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1.3. Summary of special interest

- Hanger Hill Garden Estate CA is situated in the former historic County of Middlesex. The CA is within the ward of Hanger Hill in the London Borough of Ealing.
- Hanger Hill Garden Estate CA is formed of a series of tightly formed enclaves of single family dwellings and residential roads arranged in distinct shapes and a looser layout of purpose built blocks of flats laid within spacious communal gardens to the front and service areas to the rear.
- The Estate was built on a piece of land that had been used as an airfield during the First World War. In addition, the form of the estate was constrained by the location to the west, of the Metropolitan District Railway and the Piccadilly line to the south east which was under construction in 1910.
- Building works for the estate started in 1928 and complete by 1936.
- Within the CA, it is possible to distinguish **3 “Areas of Character”**.
- The CA is the result of a planned estate and offers a uniform architectural character due to the limitation on design and types. Within the CA there are no statutorily or locally listed residential buildings, but a locally listed church.
- The CA has an exclusively residential and leisure use.
- Houses on the estate are terraced in short rows and usually sit on small plots. The particular patterns of the lines of the roads around the inner residential enclaves create a townscape of significant visual impact with an intimate architectural relationship between the groups of striking buildings.
- Trees and privet hedges as well as more open ‘village greens’ in the CA, greatly contribute to the pretty, leafy character of the estate and to its very intimate setting.

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- The uniformity of construction materials and design details reflects the neo-Tudor house and flat types and styles. Brick is the universal building material, red plain clay tiles are the common roofing material whilst white rendered and black, half-timbered facades and leaded lights to windows are the key elements that distinguish the uniform style of the principle elevations.

2. Location and setting

2.1. Location and context

Hanger Hill Garden Estate CA is situated in the former historic County of Middlesex. The CA is within the ward of Hanger Hill in the London Borough of Ealing. It is about seven miles from Central London.

The CA is situated between Western Avenue (A40) to the far north beyond the CA extent and is flanked by the Piccadilly Line. West Acton station is on the southeast side of the CA and North Ealing station just outside the southwest corner. Hanger Lane (A406) is located near the western entrance into the CA.

The southern boundary is formed by the rear of the three large purpose built blocks along Queen's Drive, while the northern boundary is formed by the rear of 20 properties at one end of Princes Gardens. The western boundary is formed by the Piccadilly Line and the eastern boundary is formed by the rear of houses along the east flank of Princes Gardens, the Northeast flank and then the Southeast flank of Tudor Gardens and a few rear properties of Queens Drive.

Hanger Hill Garden Estate CA is 2.2 Km² in area and it is situated to the north east of Ealing Town Centre.

Acton was originally governed by a Local Board of 15 members formed in 1806. The parish was transferred under the provision of the Local Government Act 1894 to an Urban District Council. In 1921 a Charter of Incorporation was granted when the government vested in a Mayor, Aldermen and Councillors. Now the CA is in Acton area but formerly part of it was located in the historic parish of Ealing, which in 1904 was pronounced by Pevsner to be the 'queen of the suburbs'. It was a roughly rectangular shaped parish that also included Old and New Brentford and Stamford Brook. Its centre was located 10 km west of Hyde Park Corner. The other part of the CA was in Acton. The eastern boundary of the old parish with Acton ran along Bollo Bridge Lane and east of Ealing Common and Hanger Lane to a separate part of Hanwell, northeast of Hanger Hill. After that it turned towards the west almost to Hanger Lane and followed it to the river Brent, which formed the northern boundary with Harrow, Perivale, and Greenford.

2.2. General character and plan form

Hanger Hill Garden Estate CA forms a partial L shape, or a slightly curving corridor, the main residential roads of which are Princes Gardens, Tudor Gardens, Queens Drive, Monks Drive and Links Road.

The form of the CA is determined by the constraints of the railway and underground tracks on either side and the layout maximises the corridor-like form. The estate is an interesting example of a large-scale commercial development in a mock-Tudor style. The houses are relatively simple in design but with interesting details; it is as a 1920's group with neo-Tudor emphasis that the estate derives its importance.

The CA has a mainly residential use with some sports and leisure facilities and a place of worship called The Church of The Holy Family.

2.3. Landscape setting

Most of the land in Ealing and its surroundings is flat, rising gently from the Thames to 30 m. near Uxbridge Road. North of the road it rises more steeply before sloping down towards the River Brent. There is a ridge of high ground, with Castlebar Hill to the west that then reaches c. 60 m. at Hanger Hill.

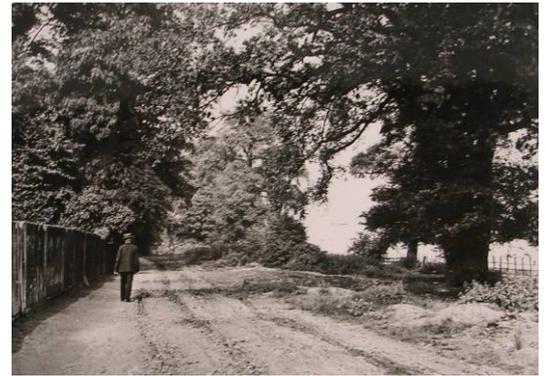
Outwash gravel deposits left by advancing glaciers during the last ice age form the geological setting of the CA. There is some alluvium and flood plain gravel along the River Brent whilst much of the higher ground is covered with London Clay with Claygate Beds on the slopes of Hanger Hill. Prehistoric Ealing was mainly swamp land and the clay soil supported dense forests.

3. Historic development and archaeology

3.1. Historic development

The Hanger Hill Garden Estate at West Acton was built on the former Acton Aerodrome airfield and the site of the aircraft manufacturer, Alliance Aeroplane. In 1909 an enterprising man called Harold Piffard rented a field between North Ealing Station and Masons Green Lane. He managed to raise a plane a few feet off the ground. From 1910 to 1920 this triangle of land now occupied by the Garden Estate and the Westwood Park Trading Estate, bounded to the west by Masons Green Lane, on the north by the Birmingham-bound line of the over ground train and on the south by the latterly built Central Line, was a working aerodrome. Between 1910 and 1914 it was called Acton Aerodrome or the London Aviation Ground, Acton. The main entrance to it was located where West Acton underground station is now. Flying did not cease during WW1 and in 1917 the Aerodrome was used by the Ruffy-Baumman Flying School. Then in 1918 the flying school was taken over by the Alliance Aeroplane Company who were responding to government pressure to provide new aircraft manufacturing facilities. In this final year of the war the company helped to build hundreds of bi-planes and tri-planes for De-Havilland and Handley-Page aircraft manufacturers. At the end of the war Alliance continued to build civilian aircraft until 1920 when the company was wound down. Waring and Gillow made gramophones there for a year and then in 1925 Renault Ltd took over the factory. Then in 1937 the Royal Airforce used it for storage. See 1910 map of Piffard's Airfield below.

In 1925 the area of land on which the Hanger Hill Garden Estate was built was purchased from the Wood family in 1925 by the The Hanger Hill Garden Estate Ealing Ltd. The development was built in 2 phases and divided geographically, the first phase between 1928 and 1932 and the second between 1933 and 1936. The natural western boundary formed by the Acton Boundary Stream – the historic border between the Parishes of Acton and Ealing – helped to stagger the two phases of construction logically so that the first phase was located on the east side of the stream and encompassed Princes Gardens (which was initially called Prices Boulevard), Tudor Gardens, Vale Lane, the east side of Monks Drive and the east end of Queens Drive whilst the remainder of the



Green Lane from Hanger Vale



Monks Drive



Princes Gardens



North Ealing Station in 1937

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estate was developed on the west side of the stream¹. The construction was funded by capital from the sale of the eastern half to Capital and Counties Property Company Ltd. The architects Douglas Smith and Barley designed the houses and flats. The estate comprised 258 flats in 3 storey blocks along Queen's Drive, Links Road and Monks Road, and 361 houses in Links Road, Queens Drive, Monks Drive, Vale Lane, Princes Gardens and Tudor Gardens. Pevsner described the "immaculate half timbered houses and flats" in the estate with "spacious lawns" and "attractive planting" as "the beau ideal of romantic Metroland." The Estate Office originally occupied the small building on Queen's Drive at the southwestern periphery of the estate now used as an Estate Agency.

The estate enjoyed prosperous beginnings interrupted only by the advent of World War II when people left to fight or were evacuated to safer areas. At the Country Club trenches were dug, shielded by sandbags, to provide shelter from the air raids. In 1940 during 'The Blitz' five houses, Nos 41, 43, 45, 47 and 49 Princes Gardens were hit.



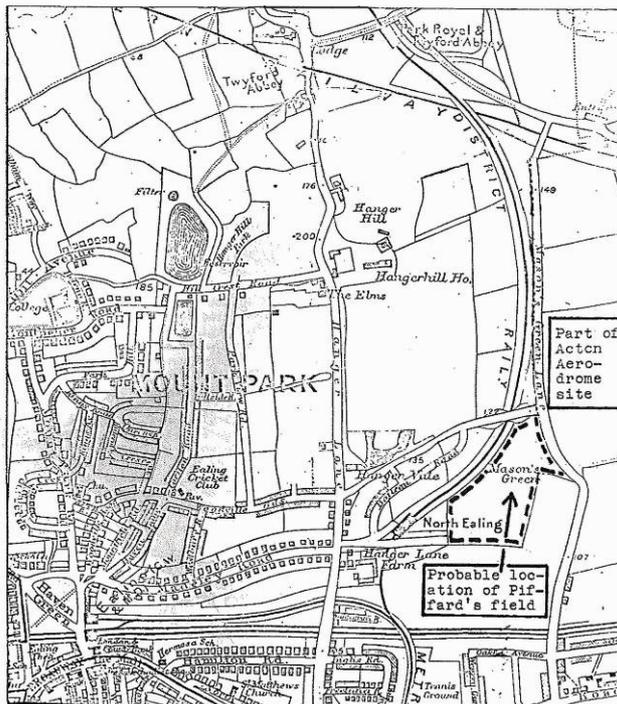
Old Estate Office on Queens Drive in 1950



Rear of Kent Court in 1937



View of D.R. Bridge, Green Lane Hanger Vale



PIFFARD'S AIRFIELD

Probable location marked on a Borough of Ealing ward map of 1910.
(Reproduced from "The Story of Acton Aerodrome and the Alliance Factory")

¹ The largely piped stream still runs through the estate although there is a short section of it that is open behind the houses in Garage Road.

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1870 OS Map

The 1865 map shows the area to be sparsely settled with a mainly pastoral landscape. Masons Green Lane, which is still there, can be seen at the centre of the CA. The narrow byway, fringed with trees is seen running from south to north from the southeastern corner of the CA, then westwards towards Hanger Hill (Haymills) Estate. Hedgerows define the fields that were probably much the same as they had been since the Middle Ages. The layout of the plots in relation to Masons Green Lane indicates that there was probably a “Row” or “Green Village”, a type of settlement distributed along a road and where behind each of the houses would have been small holding strips of land which would have allowed the villagers relative self-sufficiency. It is also possible that the domestic traces of this settlement were wiped out after the Black Death in 1348.



Masons Green Lane as it looks today

1890 OS Map

The 1890 map shows a little change from 1870. The majority of the trees and hedgerows are no longer shown and there is a new brick works called ‘Springfield Park Brickworks’.

1910 OS Map

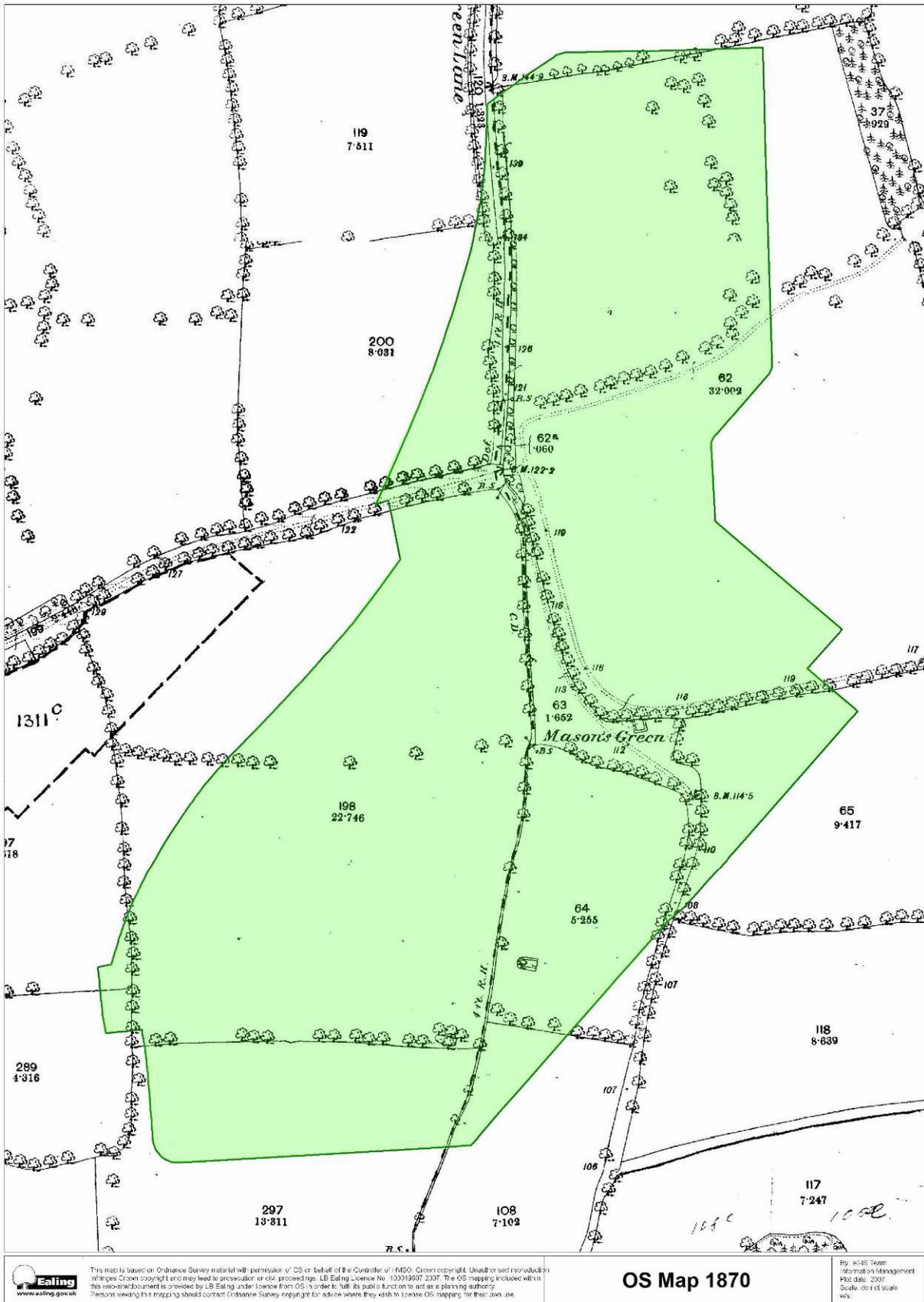
The 1910 map shows that half of the infrastructure necessary for a modern twentieth century developed settlement was already partially in place. The Metropolitan District Railway skirts the western periphery of the CA boundary and the Central Line is under construction. The Brickworks is shown to have many more kilns than twenty year’s previously.

1930 OS Map

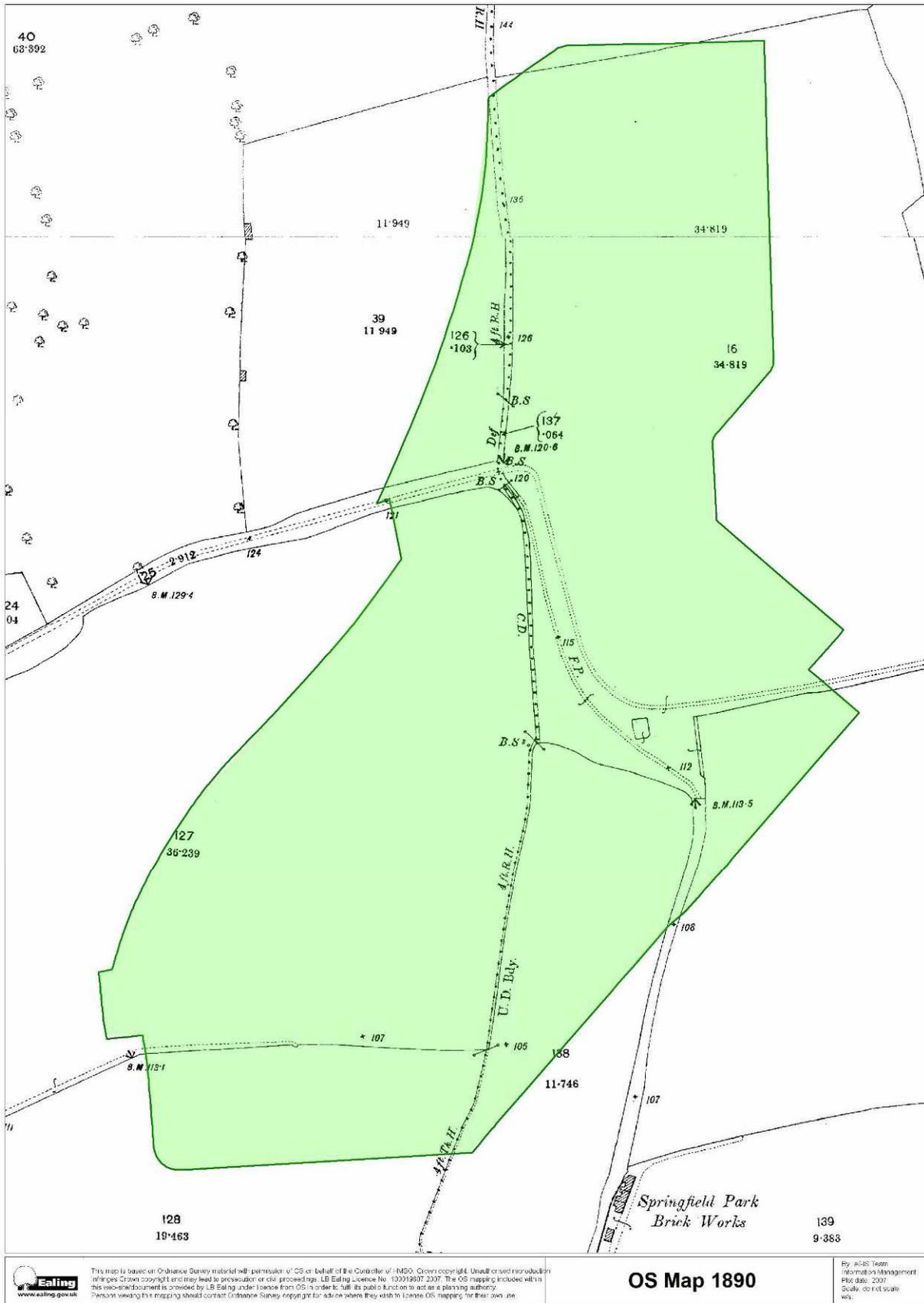
The 1930 map shows that nearly all of the residential development within the CA had been completed apart from the flats of Thanet Court and that there was a large metal box producing factory to the east of the CA which is no longer there and beside this is shown a Sports Ground². Another Sports Ground is shown to the south of the CA serving the flats of Rutland Court and Oxford Court. Another sports ground flanks the 7 blocks of flats located along Links Road. All three sports grounds are shown with pavilions. The Metropolitan District Railway is renamed the Piccadilly Line whilst the Central to the southeast is completed.

² Cross-referencing with primary source material indicates that the map is actually post 1936.

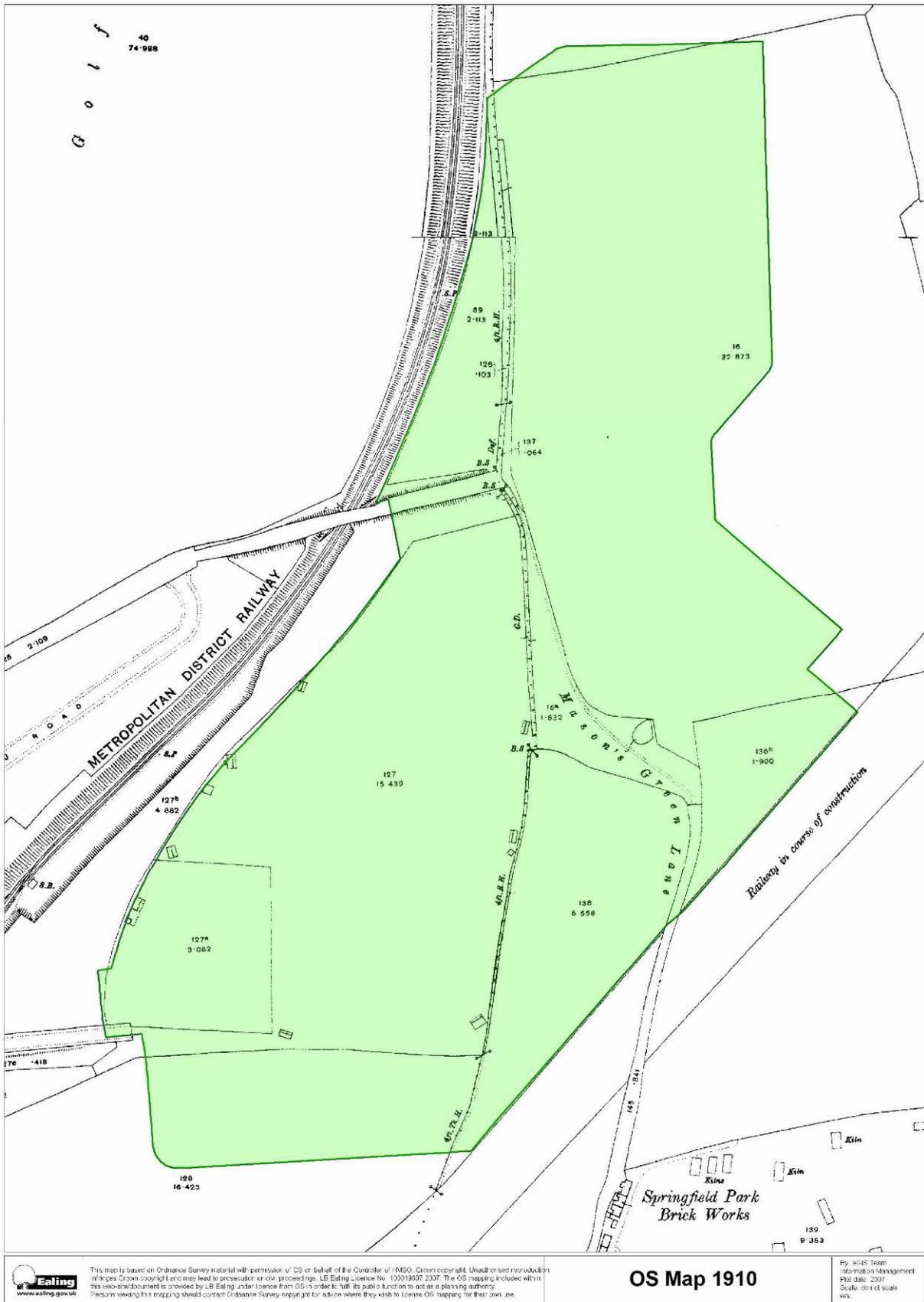
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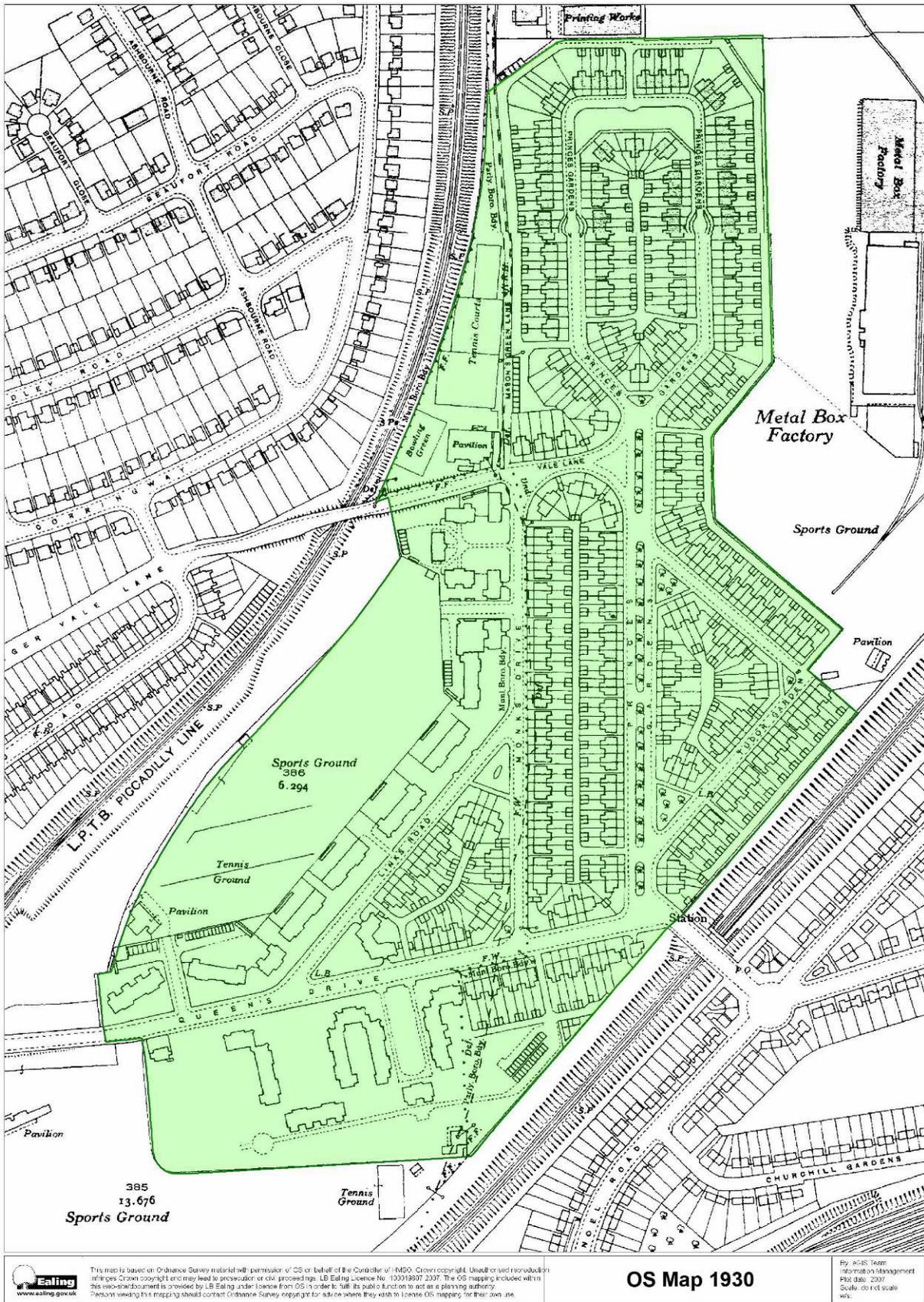


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OS Map 1910

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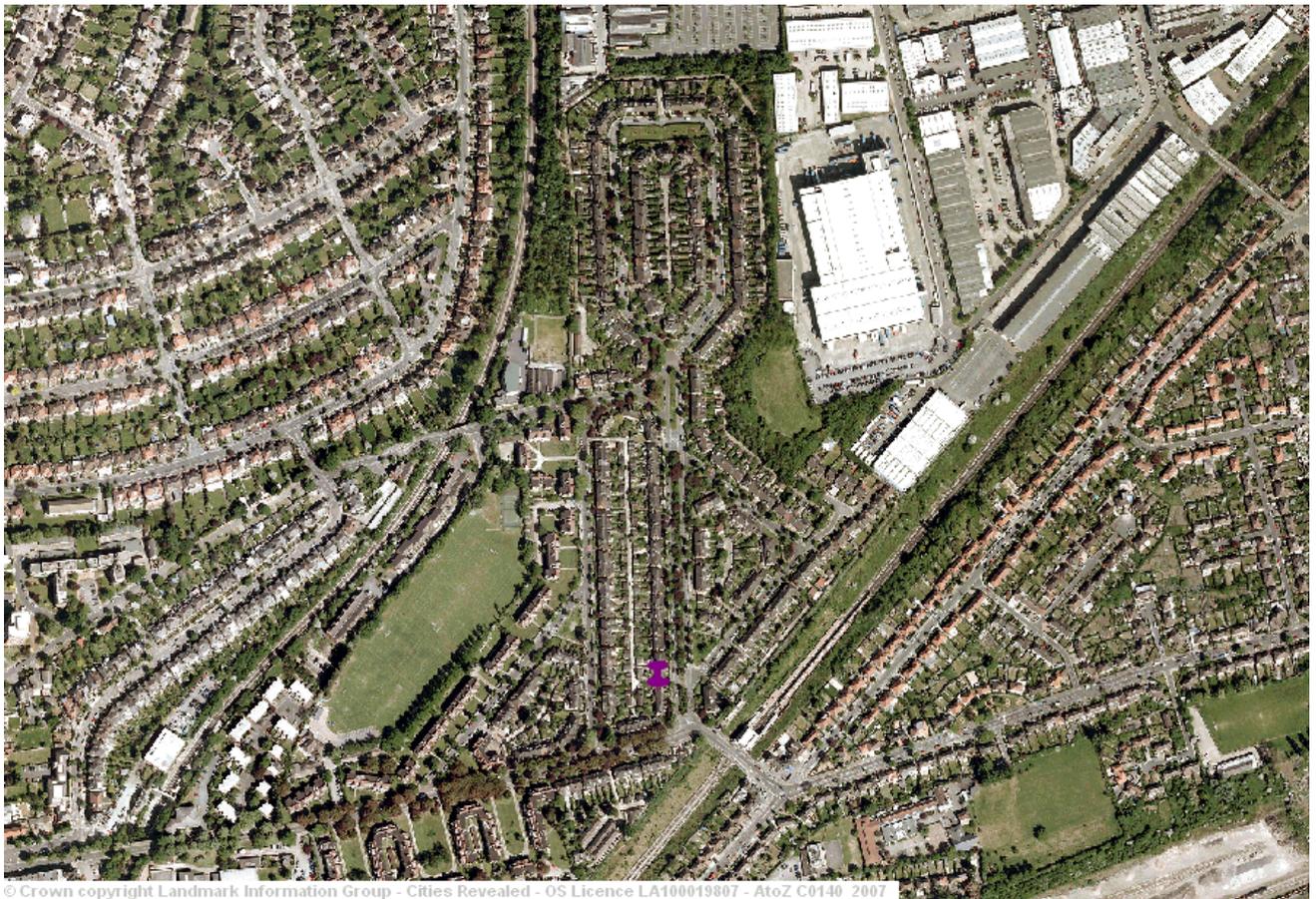
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OS Map 1930

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3.2. Archaeology

Remains of Romano-British burials have been found at Hanger Hill as well as Iron Age coins and Neolithic implements. According to one secondary source, Anglo-Saxon settlement is not recorded. However, this is somewhat at odds with information from another source (The history of Hanger Hill Garden Estate by Norman Pointing) explaining that the name of Ealing is derived from the 7th Century when Ethelred the King of Mercia gave Gillangas to the Bishop of London and over time the name appears as Yllnges, Gyllynge, Xelling, Yelyng and Yealing. The name Hanger Hill is derived from a 'hangra' or wooded slope where it is known that a wood first existed in 1393 whilst the name of Acton is thought to derive from the Saxon word 'Actun' meaning 'the farm by the oak trees' Acton was given to the Bishop of London the following century.



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4. Spatial analysis

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

The main access road into the estate is Queens Drive leading from Hanger Lane.

The residential road defining the key shaped part of the estate is Princes Gardens whilst Queens Drive delineates the lower end of the CA

The estate layout is defined by its key-like shape within a 'boot' – shaped curving corridor with an inner arrangement of roads. The area is tightly bounded by two rail tracks to the southeast and northwest; by a school to the south; and then rather loosely to the east by a semi-industrial area. The roads are arranged around the tight shapes of an octagon, a lozenge and two triangles. The flats are arranged more loosely along the southern and western edges of the CA. The only substantial communal green space is the Sports Ground with an extant pavilion at the rear of the various 'Courts' such as Kent Court and Chester Court which run along Links Road to the south west of the CA.

Plots are small in comparison to the usual latter day standards, all of the houses being typically modestly sized, terraced and less commonly, semi-detached. The plots are generally slightly less than the length of the houses and their widths the same.

The houses vary from rather small terraced houses to more spacious semi-detached houses with hipped roofs and gables or paired gables of various sizes. The purpose built apartment blocks have large gabled roofs, very large chimneys and generous paired gables allowing generous space within the roof. The three character sub - areas to be discussed in the next section are divided according to typology and tissue so that the area with blocks of flats has a very loose grain with generous amounts of green spaces including the sports ground; the area with single dwellings arranged in patterns of terraces is very tightly grained consisting of narrow plots and very little interspacing. The other area is a very small sub-area, consisting of tightly grained but large community buildings who share the same curtilage.

The architectural character of both flats and houses is that of mock or neo-Tudor with the 'trademark' black half-timbered white-rendered facades and more unusually, cedar clad vertical upper storey facades and bay or flush

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windows with leaded lights. Architectural details are abundant such as window openings in recesses of chimneybreasts, 'cat slide' gables doubling as porches and diagonal timber patterning that interrupt the verticals of the half-timbers among other key features.

4.2. Key views and vistas

The estate and the curving and enclosed layout of its roads give it an inward-looking character. The estate, in fact, never fully reveals itself in its entirety at any given point of view. However there are a number of views that are of interest. These are the view from the Railway Bridge on Vale Lane into the CA; the ornamental rose garden to the north end of the CA (see front cover photograph); the Pond Garden at the intersection of Links Road and Monks Drive.

Since there are few open views or vistas along most roads within the estate the views are limited to fairly close range such as the view from Vale Lane into the CA or from Vale Lane down Monks' Drive, but still offer a rhythmic succession of pointed gables, projecting gables and prominent chimneystacks as well as the contrasting monochrome of the half-timbered facades, which contribute to define the staccato character of the CA.

The hilly topography to the west of the CA rises to its highest point at Chatsworth Wood on the fringe of Hanger Hill (Haymills) Estate and begins to flatten out at the site of the Hanger Hill Garden Estate. There are some gentle slopes within this CA such as down Monks Drive and Princes Gardens and these impart a very gentle and intimate character to the area.

The substantial volumes of the apartment blocks are a striking landmark feature within the west section of the CA.



The view into the CA from Vale Lane



The Pond Garden on Links Road and Monks Drive



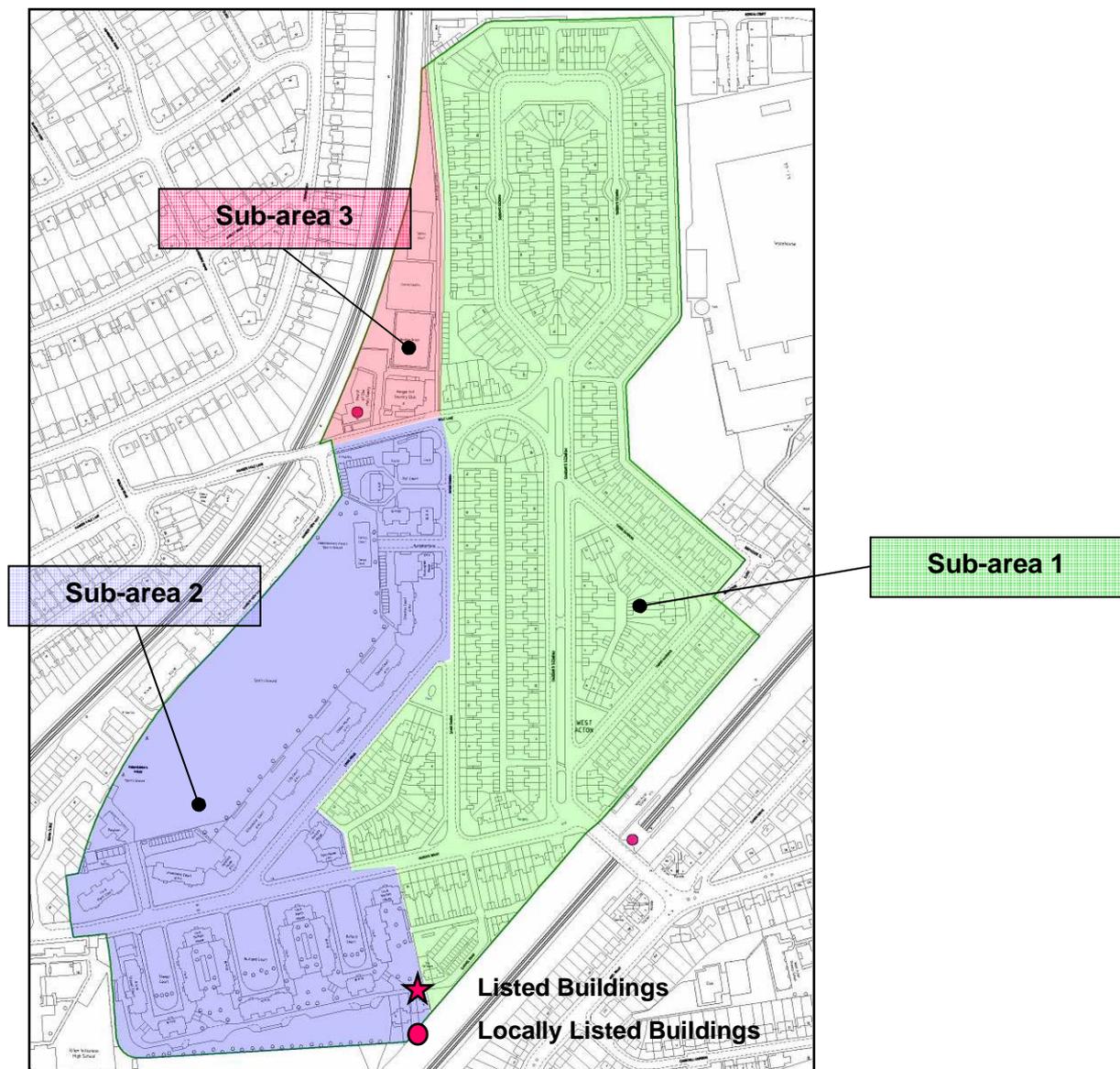
Striking view of the volumetric dynamic of the flats from Kent Court

5. The character of the conservation area

5.1. Character Areas and the quality of architecture

This section has been divided to reflect the fact that the character of the CA changes within its boundary.

The CA breaks down into three main areas of character.



5.1.1. Sub Area no 1:

Houses:

The largest sub area 1 is occupied by rows of housing in terraces of four or six with the occasional semi-detached property located at end and corner sites. The 361 houses are located to the east side of the CA and extend from north to south.

There are five main house types identified by the already published Design Guide by English Heritage on the estate and they are rather easy to recognise. However there are a few variations on these basic types.

Mock Tudor: All of the brick built houses have pitched tiled roofs with brick at ground floor level and half timbering and/or rendering at first floor, sometimes with tile hung bays on side elevations and whilst some house types have wooden casement windows with diamond patterned leaded lights on all principal elevations, others have only leaded fan lights on ground floor windows. Many houses have pictorial leaded lights to flank elevations. Most of those properties have front bay roofs that are gable ended and half timbering on a white pebbledash background while those without gables are either plain rendered or half-timbered. All of the houses have inset porches, sometimes with a pentice roof or integral front gable 'cat-slide' roofs reaching from the roof to just below mid-storey. Where chimney stacks are located on flank walls they are substantial and sometimes quite decorative.

Within the Mock Tudor typology it is possible to identify 5 different sub-types with variants of these.

Type Mock Tudor A (A1, A2, A3):

Type A1 normally occurs at the ends of a six-house terrace, having a two storey half-timbered gable forming a centre V shape with its attached pair. The gable spreads down each side over the half-timbered first floor, forming an overhang to the brick ground floor bay window and porch.

Type A2 is a variant of the Type A1 It is like Type A1 in every detail apart from the fact that at the centre of the row of terraces there is a twin gable detail on the roof that does not spread down below the roofline. There is only one example of this in the entire estate and it is situated on Monk's Drive by the. (see colour map of the estate).

Type A3 is the same house as Type A1 but forms the centre pair of a four-house terrace.



A view of a house (B1) in Hanger Hill Garden Estate from Links Road



House Type A1: Princes Gardens



House Type A3: Princes Gardens

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Type Mock-Tudor B (B1, B2, B3):

Type B1 has large twin gables and a half-timbered first floor projecting on brackets over the brick ground floor bay. The windows over the porches are either set in a tile hung or patterned brick wall.

Type B2 is similar to Type B1 but in the form of a semi-detached.

Type B3 is a once-occurring variation of Type B1 located in Queens Drive. It is a four-house terrace with a pentice roof above the porch.

Type Mock -Tudor C (C1, C2):

Type C1 has overhanging eaves but no gables, and a projecting half-timbered first floor bay over a brick ground floor bay.

Type C2 is a variation with first floor balcony.

Type Mock -Tudor D (D1, D2):

Type D1 house is similar to Type C but with gables and the second floor lit by a window in a half-timbered balustrade, giving a recessed porch at ground floor.

Type D2 is without a balcony. No overhanging eaves.

Type Mock-Tudor E (E1):

Type E1 is similar to Type D but is a semi-detached two and a half storey pair with a large lit, half-timbered gable in the centre of the roof. Large and exuberant recessed chimney stacks form each flank.

Garages

All the houses are provided with garages which are either located in the back roads at the rear of the terraces or there are individual or shared garages on display by the side of houses.



Type E1: Vale Lane



House Type B1: Queens Drive



Type B3: a one-off variation of B with unique porch detail.



Type C2: Princes Gardens at the north end of the CA

5.1.2. Sub Area no 2:

This area is characterised by large blocks of purpose built flats arranged around or beside green open spaces. The flats are concentrated in the west side of the CA and extend from the south at Queens Drive to roughly mid- point at Vale Lane.

The three storey blocks of 258 flats have the same architectural treatment as the houses with a red brick base, brick entrance porches and half-timbered front elevations with large paired gables. The flank walls of each block feature a tall chimney stack in red brick. The roofs and porches are distinguished by large areas of hand made clay tiles. The windows on the front and side elevations consist of metal crill frames with leaded lights, set in hardwood surrounds. The rear of the blocks are simpler being mainly pebbledashed. The flats are set in formally landscaped lawns. There is an almost theatrical arrangement whereby what is visible from the highway is like 'front of house', neat, highly decorative and on display and what is unseen to non-residents at rear elevations is utilitarian in treatment and visually in complete contrast.

Types of flats can be identified according to variations in elevational detailing and their 'footprint' and whether they are stand alone blocks. The blocks of flats on the south side of Queens Drive called Thanet Court, Rutland Court and Oxford Court are positioned around the U shape of the communal front gardens whilst Kent Court and Inverness Court on the north side of the same road are located fairly centrally within their respective gardens. Gloucester Court, Fife Court, Essex House and Devon Court, all adjacent to each other, are built parallel with Links Road - running from the south to the east - and have smaller but still generous communal gardens. Turning in a northerly direction along Links Road the flats start to display a greater variation in appearance although Chester Court is of the same typology as Inverness Court. All flats have garages.

The flats can be subdivide into five main types

Flat Type Mock – Tudor A (A1, A2, A3, A4):

Stand alone blocks: 2 Entrances with tiled hipped roof on porches; 4 Gables; central positioned balcony on first floor: Variations are:

Type A1: 4 rear projecting bays set at equidistant intervals: Kent Court and Rutland Court South



Thanet Court communal garden



Kent Court: Type A1



Rear of Kent Court: Type A1



Rutland Court west: Type B1

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Type A2: 2 rear projecting bays at each end: Inverness Court,
Chester Court and Essex House

Type A3: has a straight building line to rear elevation:
Gloucester Court, Fife Court and Devon Court

Type A4: 2 rear projecting bays positioned to one side:
Thanet Court west

Flat Type B (B1, B2, B3):

Type B1:

1 Entrance with tiled hipped roof on porch; 2 Gables; right-angled connection to Type C blocks (see below); blocks located parallel to communal gardens with corner projecting bay windows on the west or east sides of the north ends of the blocks. Facing blocks are like mirror images: Thanet Court east and Rutland Court east and west and Oxford Court east

Type B2:

As type B1 but has a longer footprint: Oxford Court west

Type B3:

This type does not have a facing block to the east and has two centrally positioned rear-projecting bays: Oxford Court east.

Link Buildings:

The link building (B1 to C1) Suffolk House from Thanet Court East to Rutland Court West and the link building Perth House from Rutland Court East to Oxford Court West have a first and second storey only with post and stanchion and thick concrete raft on the ground:

Flat type C (C1, C2):

Front elevation facing to Queen's Drive:

1 Entrance; 2 Gables; 2 corner double bay windows and a right angled connection to Type B (see above):

Type C1: Suffolk House and Perth House are linked to Type B.

Type C2: Norfolk House: linked to one building only (Oxford Court east)

Flat Type D(D1):

Type D1:

Three principal elevations of which two are entrance elevations; 3 Gables on the entrance elevations (6 in total) separated by a gabled dormer window; balustraded balcony on side elevation; gabled porch; 1 projecting corner bay on the principal elevations:

York House /Warwick House form one 'back to back' building. They are located at the corner of Queens Drive and Links Road.

Flat Type E (E1, E2, E3):

Type E1: 1 Entrance; 2 main Gables interrupted by a small interconnecting gable between them: Thanet



Link building between Types B1 and C1 – first and second storey only.



Suffolk House: Type C1 linked to Thanet Court East and Rutland Court East (Types B1)



York House: Type D. Warwick House is the same.



Thanet Court South Nos 13-18: Type E1 with small interconnecting gable

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Court South, Oxford Court South, Buckingham House have two rear projecting bays. Ayr Court 1-6 has a straight rear building line. Ayr Court 25-31 has one rear side projecting bay.

Type E2: 1 Entrance; 2 main Gables interrupted by the roofline between them; no balcony:

Thanet Court and Oxford Court south are located at the southerly end of the U shaped communal gardens along Queens Drive at the south end of the CA; Ayr Court is located at the mid-point of the west side of the CA and consists of a U shape cluster of 5 blocks of 6 flats within a communal landscaped area.

Ayr Court Nos 20-25, 14-19 and 7-13 are sub-type E2: 20-25 has two rear projecting bays; 14-19 has a straight rear building line; 7-13 has one rear projecting side bay.

Type E3: 1 Entrance; 2 main gables interrupted by an interconnecting flat roofed dormer window (this is exactly like the gable detail on the larger blocks along Links Road such as Chester Court and Kent Court):

Hereford House has two rear projecting bays.

Garages

All flats have associated garages. The four double garages located in Thanet and Oxford Court are relatively ornate in neo-Tudor style to match the treatment of the flats and are rather picturesque. The other flats in the CA have garages located at the rear which are utilitarian in style and material.

Sports Ground and Pavilion

This is a very large grassed sports area located along the backs of the flats on the southwest side of the CA. The pavilion is not used for purpose.

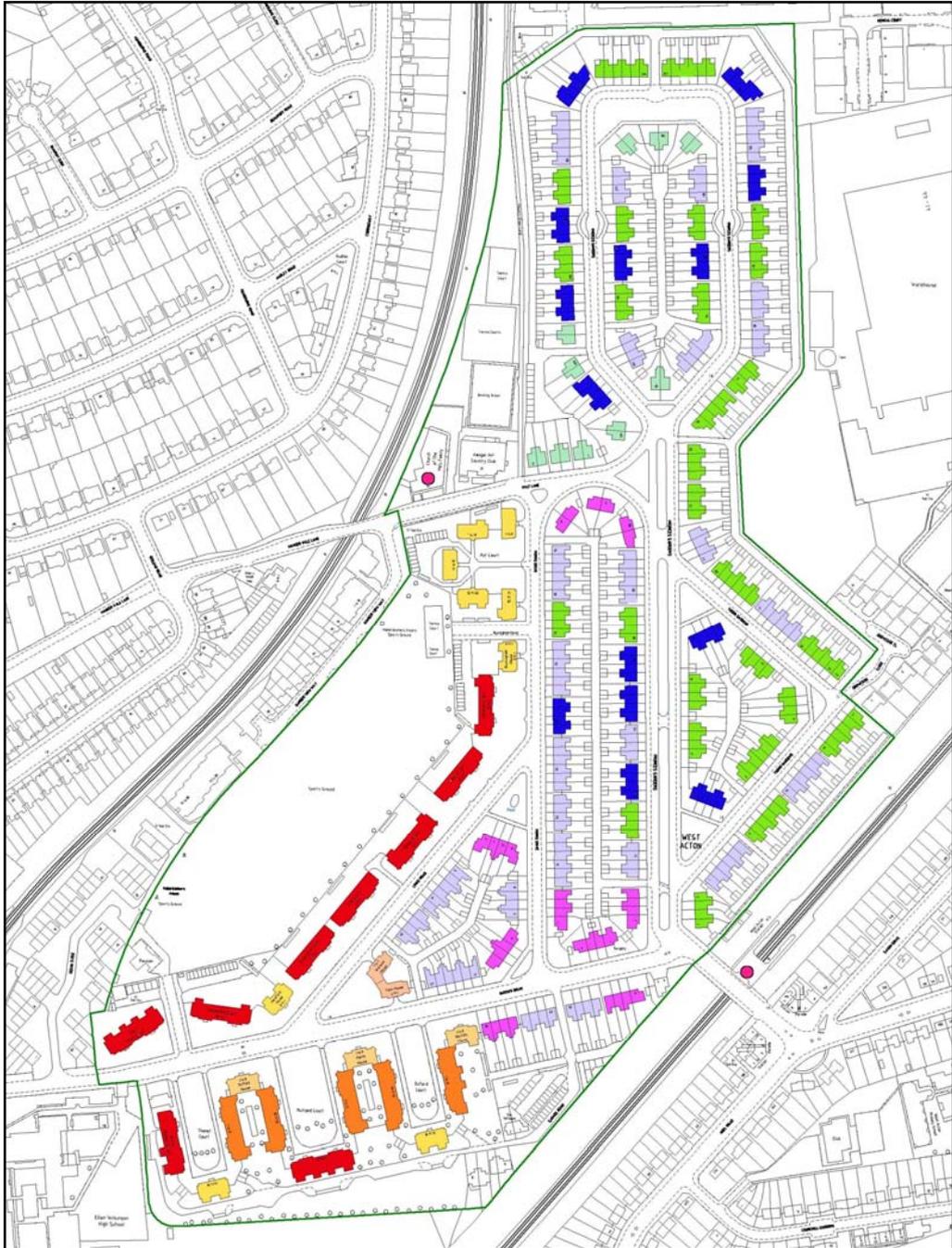


Ayr Court 14-19: Type E2 close-up



The garages located beside Thanet Court west

Flat & House Types in the Hanger Hill Garden Estate



Flat Types A – A1, A2, A3, A4
Flat Types B- B1, B2, B3
Flat Types C- C1, C2
Flat Types D- D1
Flat Types E- E1, E2, E3

House Types A – A1, A2, A3
House Types B- B1, B2, B3
House Types C- C1, C2
House Types D- D1, D2
HouseTypes E- E1

5.1.3. Sub Area no 3:

This is a very small area within a triangular shape of land on the northwest end of the CA consisting of two community buildings, the locally listed church with the presbytery and the erstwhile named Country Club, now used as a Mother and Toddler group for the church. The rambling building of the Country Club is half-timbered. It is in poor condition with much later detrimental and inappropriate additions such as asbestos or fibre cement slates and has some unsightly outbuildings whilst the external areas are poorly maintained.

There is also a bowling green and two tennis courts which are adjacent to the rears of the houses and alleyways on the North west side of Princes Gardens. These are not in use.

The church is a notable building of modernist design. It is the only building within the CA that is Locally Listed. The foundation stone of the Church of the Holy Family was laid by Bishop Patrick Casey, Auxiliary Bishop of Westminster, on 1st April 1967 and formally opened in November. It is of yellow stock brick. The roof is clad with aluminium standing seam sheets set beneath a clerestory window with an over-sailing aluminium seamed parapet with a flat felt roof membrane. The main entrance door and private door are over-sailed by a boxy canopy clad with aluminium. The sturdy main entrance door of stained hardwood has stained glass panels with steel door handles.

The yellow brick flat-roofed presbytery adjoins the church and has timber shiplap cladding panels between the ground and upper floor windows, rendered areas above the upper floor windows and a boxy metal-clad canopy over the recessed entrance timber door.

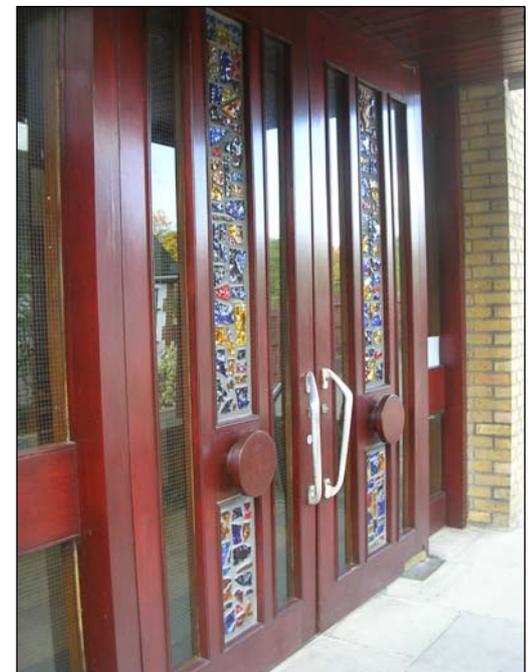
The immediate surroundings of the church, consisting of the hard surfaces of road and pavements are detrimental to it. The presbytery is adjacent to the bridge over the Piccadilly Line, which is at the boundary of the Conservation Area. The bridge serves as a visual obstacle to views outside of the CA.



The Country Club in Sub Area 3, now used as a mothers and toddlers group



The church of the Holy Family and the presbytery



Showing the church door with stained glass detailing

5.2. Key unlisted buildings

Although the character of the area is personified by the homogeneity of its architecture and by virtue of this the entire estate is considered of high architectural and historical value. However, there are a number of unlisted buildings in Hanger Hill Garden Estate CA that stand out as making a special contribution to the character of the area despite not meeting the criteria for statutory or possibly local listing.

The four houses set behind the green at the intersection of Monks and Links Roads that provide a key focus and add a very rural character to the view across the green; the conjoined properties of York and Warwick House which provide a high architectural tone particularly in terms of their strategic location as a kind of gateway into the estate. The block has a unique appearance and layout with unique detailing such as the turned black painted timber balustrading on the balcony and the tiled pointed hipped dormer windows.

5.3. Building materials and local details

Despite the range of designs and house types identified within the CA, bricks are the construction material used throughout the estate regardless of architectural typology.

Early twentieth century local authority records of building inspections recorded dates and materials relating to named house and flats on the Estate. One unexplained construction element in the blocks of flats is that of Kelene flooring which was a substitute for floor joists whilst the houses are traditionally constructed with timber floor joists. The flats are also bounded by the same boundary treatment except that there are brick entrance piers with integral planters that flank the entrance driveways whilst the pedestrian points of access are spaces between the hedge and wall.

The dark red bricks are 'West Hoathley Medium Multi' facing bricks; the handmade clay roof tiles are Marley Eternit Acme Ashdown Ashurst KE113; the black painted bargeboards and all other elements such as the half-timbers are of limed oak; the window frames and gable feature panels are painted and the original rainwater goods are black cast iron. The houses have timber window frames with leaded lights whilst the flats have metal 'Crittall' frames with leaded lights set in hardwood surrounds.



Pretty detailing on the shared flank elevation of York and Warwick House



A house garden gate and post typical of the CA.

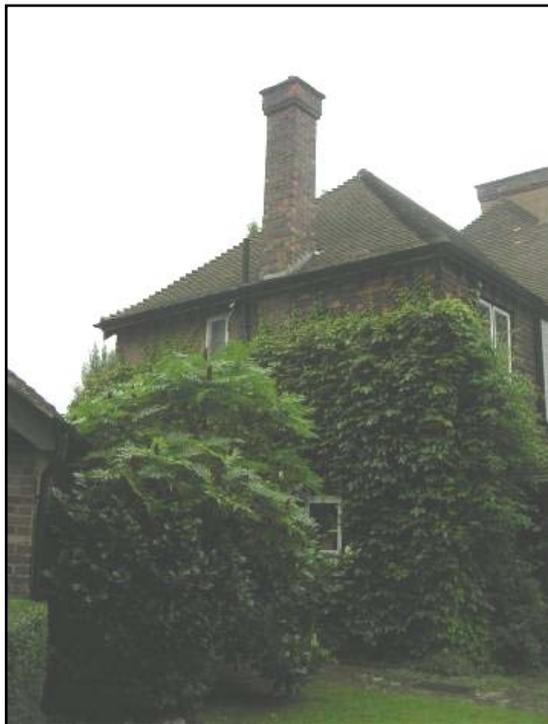


Brick entrance piers to flats along Queens Drive

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The original garden frontages to the houses in the estate have a very low brick wall with a privet hedge and a timber palisade gate. The flats are also bounded by the same boundary treatment except that there are brick entrance piers with integral planters that flank the entrance driveways whilst the pedestrian points of access are spaces between the hedge and wall.

The flats have garages at the rear or sometimes at the interspaces such as those in Thanet Court and Oxford Court. Most of the houses have garages at the rear but in both cases where the garages are intended to be seen they are built on exactly the same pattern and with the same materials as the houses so there is a harmonious relationship between the ancillary and principle buildings.



Tall side chimney on hipped roof



A house timber window with diamond patterned leaded lights



A single garage beside a house that emulates its architectural detailing



A door to house Type A2 with recessed porch supported by a timber post

5.4. Contribution of open spaces, trees and landscape

The open space of the Sports Ground to the south west strongly contributes to the character of the CA, to the Garden Estate's landscape setting and green character.

The industrial estate on the north and northeast side of the CA does not intrude into the CA because of dense tree coverage around it. Western Avenue on the northern side of the CA and the North Circular to the western side of the CA are designated as "Green Corridors" within Ealing's UDP. Also the tracks of the Piccadilly Line to the north west of the CA enjoy the same designation.

In the immediate surrounds of the CA Hanger Hill Park and Hanger Hill Crest Open Space are designated "Public Open Spaces" within the Ealing's UDP; this status recognises their value also for cultural and social activities.³ Chatsworth Wood known as Hanger Hill Wood, located in the Hanger Hill (Haymills) Estate CA is a designated "Nature Conservation and Management Site" within Ealing's UDP. Within Nature Conservation Management Areas, the Council seeks to protect and promote nature conservation in conjunction with existing open space uses, through the development of integrated management plans. However, most of the open spaces, lawns and ornamental gardens in the Garden Estate are maintained either by the Flats Company (HHGER Ltd) or the Houses Company (HHGERA Ltd).

The presence of healthy and mature broadleaved trees along the streets – in **Sub Area 1 and 2 and 3** – is critical for the character of the CA and is intrinsic to the very historical image of Ealing as a green suburb. Mature trees and green hedges complement the architecture and frame views within the CA.



Tree lined avenues of the CA



The pretty rose garden located at the north end of the CA



The sports ground on the west side of the CA

³ UDP, Vol 1, p. 45, policy 3.4, Vol 2, p. 12

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

A number of threats to the special character of the CA are due to inappropriate development or alterations of the original fabric or the layout of properties.

The loss of low walls with privet hedges, the traditional boundary treatment for the area, constitutes a threat to the area's character. A fairly significant portion of original boundary walls and fences have been demolished and replaced inappropriately. This has resulted in some loss in definition of the streetscape and a loss of the original spatial hierarchy between public and private spaces within the CA.

Later boundary walls have been executed with materials, design or technologies that are inappropriate with respect to their context.

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

- Rear extensions that disrupt the architectural integrity of properties particularly to mid terraces.
- Instances of detrimental side extensions.
- Bulky dormer windows at the rear of properties that disrupt the original proportions and character of properties as well as the roofscape of the CA. Dormer windows are generally acceptable on rear roof slopes but must be of the correct design and proportions.
- Each house period identified within the CA displays a homogenous character, which is reflected in the facades of the houses and flats. The loss of the traditional fenestration patterns together with later doorways where materials, design and decoration patterns are not in keeping with the character of the property are a major concern for the quality of the architecture in the CA. Inappropriate replacements weaken the finish of the houses giving them a patchy look. This is unfortunately quite a problem in the Garden Estate despite the Art 4 Direction.
- The addition of hardstanding to front gardens.
- Glass front porches and other porch alterations
- Satellite dishes placed on side or rear elevations create visual disturbance since the layout of the estate allows views into the rear or sides of properties. Although there are not too many of them in open view other alternatives should always be considered.



Unsuitable gates and boundary treatments that fragment the cohesiveness of the CA



Dormer windows on the front roofslope disrupt the roofscape



Detrimental glass front porches, pvc-U windows and inappropriate garden doors compromise the homogeneity

5.6. Public realm and street furniture

A fair proportion of the street lights have been recently replaced by heritage style lamp standards of perhaps inappropriate proto-Victorian design. However this is as a result of consultation and the residents feel that the lighting recently installed in Princes Gardens is in character with the CA. It is probably one of the most important criteria of lighting that pedestrians feel safer.

Other street lights vary from the standard Council (early to mid 20th Century) models to 1970's and 1980's so the effect is fragmented but they are in the process of being replaced.

Pavements are mainly covered with concrete slabs and tarmac although along Queens Drive the treatment is tarmac only. Pavements are finished with granite kerbs.

It has been pointed out that there used to be grass verges, which were a feature of the area and served to separate the pavements from the roads. These still exist in a nearby neo-Tudor estate to the east of Gunnersbury Park. It would be worthwhile to have them reinstated.

In some areas there are numerous service cabinets, these are a visual intrusion and are an obstacle to pedestrian movements. Pavements should be de-cluttered where these service structures are no longer in use.

Estate Agents signage causes visual clutter and is detrimental to the views of the CA.

Obsolete service cabinets create unnecessary visual clutter.

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

More litterbins would also assist in keeping the area tidy.

The addition of public seating in the privately owned green spaces may be desirable although residents point out that this can lead to problems of anti-social behaviour and was why seating on Princes Gardens was removed.

5.7. General condition

The overall condition of most of the fabric in the CA is sound, although the pavements are in poor condition and could be improved through repaving.



Excessive number of rooftlights are alien elements that create visual clutter and disturb the roofscape



Street furniture clutter varies in intensity but is concentrated at junctions



Lamp-post and traditional, red painted, cast iron post box.

5.8. Problems, pressures and capacity for change

There is the risk of incremental change within the CA. Over the course of the years dormer windows of inappropriate scale and appearance have appeared on the roofs of some of the houses, as have inappropriate window replacements. Further intensification could ruin the traditional layout of properties and the proliferation of inappropriate roof developments, window and door replacements and garden and boundary alterations should be stopped since they create severe disturbance to the architectural and townscape quality of the CA. Whilst there is recognition of the gradually evolving environmental and life style changes of residents through the years it is important that the built fabric and environs is maintained rather than replaced just for the sake of it.

5.9. Suggested boundary changes

The appraisal of Hanger Hill Garden Estate CA and of its immediate surrounds has shown that the present boundary of the CA has been appropriately drawn. The appraisal shows that there is no current need for an extension of the CA boundary.

6. Community involvement

In accordance with English Heritage guidance, the Council has involved key stakeholders during the appraisal process, a list of which is appended. This initial consultation process has been undertaken in the form of a questionnaire sent to key stakeholders based in and around the CA. The questionnaire called for careful consideration and in some instances detailed responses. Due regard to the questionnaire responses has been paid in this text.

7. Summary of issues

- The general poor standard of design of recent developments and the lack of planning enforcement which have brought about the following:
 1. Detrimental changes to the fenestration and door.
 2. Bulky dormers and 'velux' rooflights that disrupt the roofscape particularly on end of terrace houses. 'Velux' rooflights instead of 'Conservation' rooflights.

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3. New boundary walls or fences of inappropriate size, material and design (or nothing).
 4. Erection of mid-terrace infills to the rear
 5. Partial concreting of rear gardens
 6. The erection of framed glass front porches
- The location of open spaces and trees which make a significant contribution:
 1. All the ornamental gardens and trees on the estate
 2. The most significant trees are the chestnuts in Queens Drive, the planes in Monks Drive and the limes in Princes Gardens.
 3. All the trees that screen the CA boundaries from detrimental views.
 - Roads and road traffic:
 1. The incursion of heavy vehicles into the CA despite road narrowing schemes
 2. Lack of sufficient parking spaces
 - Lighting and furniture:
 1. Poor lighting in certain parts of the CA and a piecemeal approach to renewal although the black columns are considered not appropriate. This is linked in to personal safety issues.
 2. Clutter of signage is excessive.
 - Other issues:
 1. The Design Guide is thought to need updating particularly in regard to changes to the area engendered by the push for alternatives and the conservation of energy such as solar and PV panels, and plastic windows. The Conservation Management Plan will serve to update any aspect felt to be missing.
 2. Piecemeal or non-existent re-planting of trees

8. Planning and Policy framework

A summary of the principal legislation and policy guidance applicable to Hanger Hill Garden Estate CA is set out below:

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the process of assessment, definition, or revision of boundaries and formulation of proposals for CAs as well as the identification and protection of Listed Buildings. Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the CA, or in case of Listed Buildings, to have special regard for their preservation in the exercise of their powers under the Planning Acts.

Planning Policy Guidance (PPG) Note 15, for local and other public authorities, property owners, developers, amenity bodies and public, sets out Government policies for the identification and protection of historic buildings, CAs, and other elements of the historic environment. *Ealing Council's Unitary Development Plan (UDP)* or *Local Development Framework (LDF)* includes its statutory policies for implementing the Acts and apply the PPG. This Appraisal should be taken into account when considering planning or listed building applications within the Conservation Area.

The prime objective of the relevant legislation and guidance is the preservation and/or enhancement of character or appearance of CAs. Any proposed developments, which conflict with that objective, should be normally expected to be refused. PPG 15 and local policy also support a presumption in favour of preservation of any buildings or objects, which are considered to make a positive contribution to the character of a CA. At the same time, it is recognised the need to accommodate changes which respect or reinforce the character of the area in order to maintain its vitality.

Many local planning policies and very recent changes to national planning laws– not only those for design and conservation – can affect the developments in a CA. For instance policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment and town centres can all influence development and the quality of the environment in CA. However, policies concerned with design quality and character generally take greater importance in CAs. The adopted UDP's section on Urban Design includes policies dealing with:

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- Design of Development (4.1)
- Mixed Use (4.2)
- Landscaping, Tree Protection and Planting (4.5)
- Statutory Listed Buildings (4.7)
- Conservation Areas (4.8)
- Ancient Monuments and Archaeological Interest Areas (4.9)
- Commercial Frontage and Advertising Signs (4.10)

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

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

Policy 4.8 for CAs states:

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

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The criteria for further designation or extension of CAs are sets out as:

- The area concerned must be the setting for one or more of the following:
 1. Listed Buildings, or a group of buildings of good design from any period especially when they create an attractive townscape.
 2. Urban open spaces or historic village greens.
 3. Features of historic or archaeological interest including industrial or transport heritage.
 4. Landscape features including, water, trees, and gardens of value for their plant, wildlife or their amenity of the surrounding area.
 5. An historic street pattern.
 - The area should have some cohesion of character worthy of preservation.
 - The benefit of preserving that character must be considered to be greater than the loss of certain permitted development rights having regard to the financial and resource implications of such action.

Detailed advice on policies contained in the UDP, on restrictions on Listed Buildings, residential and commercial properties in Conservation Areas, guidance on the Art 4 directions and for guidance on the procedure to apply for permission, can be obtained from the London Borough of Ealing, Planning and Surveying Services, Perceval House, 14-16 Uxbridge Road, London, W5 2HL, Tel 020 8825 6600, email: planning@ealing.gov.uk, or, alternatively, from the Council's website at www.ealing.gov.uk.

9. Glossary

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

Casement window a window hinged vertically to open like a door

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

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

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

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

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

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

Eaves the under-part 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

Footprint the total area over which a building is situated

Gable the triangular upper part of a wall found at the end of a ridged roof

Grain refers to the arrangement and size of buildings in the urban context

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

Hipped roof a shallowish pitch with sloping at the vertical ends

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

Mullion a vertical bar of stone or timber that divides a window into two or more lights

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

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

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

Render plaster or stucco applied to a wall

Rooflight a window set into the slope of a roof

Sett paving slabs

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

Transom a horizontal bar of stone or wood across a window

10. Bibliography

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The Council would like to thank Jonathon Oates who assisted with the preparation of this document.

11. Appendix - Stakeholder consultation

11.1. List of stakeholders consulted

Ealing Civic Society
Conservation Area Panel
Residents Association
Ward Councillors

11.2. Hanger Hill Garden Estate Conservation Area Appraisal Questionnaire sent to stakeholders

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

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