

Appraisal no 26 Hanger Hill (Haymills) Estate Conservation area

Location

The conservation area lies between the North Circular Road (A406) to the west, and the Piccadilly Line to the east (Park Royal station is in the north-east corner of the conservation area). The southern boundary is formed by the rear of properties in Corringway, and to the north the boundary is formed by Western avenue and the rear of properties in Ashbourne Road.

Designation details

The conservation area was designated on 18 June 1996. The *Hanger Hill (Haymills) Estate Design Guide* was published in September 1997, and an Article 4(2) direction restricting certain permitted development rights, came into force on 26 September 1997. The conservation area designation report stated that:

‘The layout relates well to the hillside site, giving extensive views from within the estate over the surrounding landscape. The estate is an interesting example of a commercial development on a large scale in which modern movement houses, flats and public buildings are combined. Many of the houses are relatively conventional in design but with interesting details; it is as a ‘mixed’ thirties group with interspersed modern designs that the estate derives its importance.’

History

The Haymills Estate at Hanger Hill was built on the grounds of Hanger Hill House, which was the home of the Wood family, who owned land on both sides of Hanger Lane from about 1775. In 1874, the house was leased by Sir Edward Montague Nelson, Chairman of Ealing Local Board, who became the borough’s first mayor in 1901. Between 1901 and 1930 Hanger Hill House was the headquarters of the Hanger Hill Golf Club but, following Nelson’s death in 1926, the freeholder, Colonel Wood, sold the estate to Haymills Limited. Building work started in 1928, but the golf club continued until 1930. Much of the estate was completed before the start of the 1939-45 war, including Audley Road, Corringway, Beaufort Road, Ashbourne Close, Beaufort Close, East Close, Heathcroft and Rotherwick Hill. Other roads started prior to the war but finished after 1945 including Ashbourne Road, Chatsworth Road, Dallas Road, Heath Close and The Ridings. 37 The Ridings was built on the fifth tee of the old golf course.

Special interest

Haymills first employed the architects Welch, Cachemaille Day and Lander in 1931 to design houses and estate layouts at Barn Hill, Wembley and then at Hanger Hill. The development of Hanger Hill, ‘superior suburbia’ according to Pevsner, was unique among London suburbs of the 1930s for the comprehensive development of houses, commercial development facing Western Avenue and the new Park Royal tube station, all by the same architects for a single developer.

The Haymills Estate is notable for the mix of architectural styles, as well as for the overall quality of house design and landscaping. The number of styles of house design, each of which has a number of variants, contribute greatly to the estate's character. There are four main house types on the estate:

(i) Mock Tudor: These brick built houses have pitched tiled roofs with half timbering at first floor, with tile hung bays and wooden casement windows with leaded lights. The front bay roofs are either gable ends, with half timbering on a pebble dash background, or hipped with wide soffit overhangs. Most of these house have inset porches, sometimes with a brick arch opening and 'lozenge' windows at the side.

Corner houses of this type have individually designed flank elevations, including projecting bays, gables, hipped dormer roofs, twin brick chimney stacks, diamond patterned brickwork and half timbering. Houses in Beaufort Close consist of a variant with a first floor oriel window below a projecting gable, and angled recessed porches.

(ii) Neo-Georgian: This is a broad description for several designs having either tiled bays or brick gabled frontages, sometimes with recessed porches or, more elaborately, a tall staircase window at first floor above a columned porch with 'art deco' railings. The wooden casement windows are of Georgian design, having a window pattern of small rectangular panes.

(iii) Modern Movement: This is a flat roof 'modern' style, with metal windows, and are either all rendered or in brickwork. Horizontal emphasis is given by the window pattern, the continuous concrete band above the ground floor windows, and the 'cornice' lines formed by the flat roofs projecting over the front 'bay' and the roof top sun room. First and second windows to the bay and sun room include corner windows, a typically 'modernist' stylistic feature.

(iv) Moderne: This term refers to a style in which conventional house types are designed with recognisably modern features eg metal windows, 'streamlined' shapes including curved bay windows, and brick or concrete horizontal banding all of which give a horizontal emphasis. Many houses have recognisably 'art deco' features, such as in the design of the recessed porches and the original front doors.

Park Royal Station, together with the former Park Royal Garage and Hotel, face onto Western Avenue, either side of Hanger Green. Hanger Court is in the modern movement style in brick with metal windows, and with continuous concrete bands and projecting eaves giving a horizontal emphasis. The canted wings of the block have angular corner bays, and external stairs lead up to recessed entrances to the first floor flats. The Church of the Ascension at the corner of Hanger Hill and Beaufort Road (Seeley and Paget, Architects) was completed in 1939.

Listed buildings

Park Royal LRT station and adjoining shops and flats incl 1-6 Station Chambers and 3A+B to 11A+B Hanger Green (1935-6).

Welch and Lander. (Grade II).