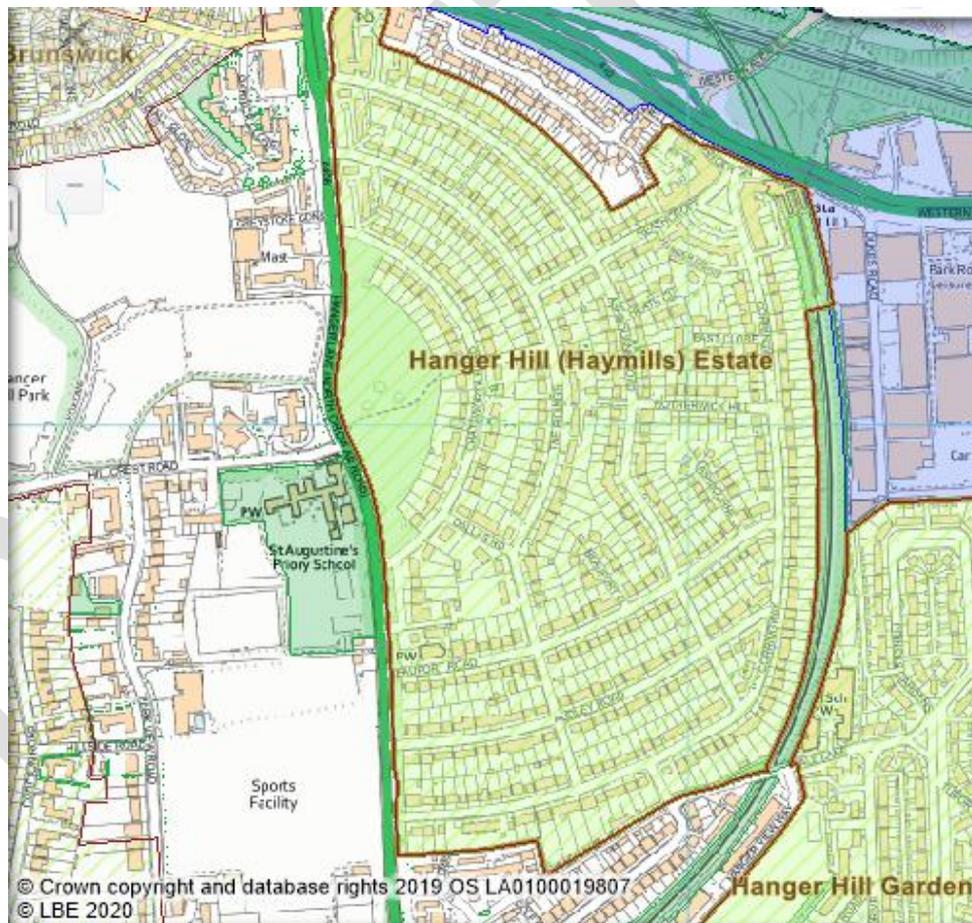


HANGER HILL HAYMILLS CONSERVATION AREA

Date designated	1996
Last Appraisal	March 2008
Last Management Plan	March 2008 Design Guide 1997
Existing Article 4 Direction	<input checked="" type="checkbox"/> 1997



Map



Summary and Key Changes since last appraisal

The CA forms a neat semi-circle plan fanning out along four principle roads- Chatsworth Road, The Ridings, Ashbourne Road and Corringway. This hillside site has extensive views with the surrounding landscape. The main building period was between 1928-1930 with much of estate completed before 1939.

The CA has two main character areas:

	<ol style="list-style-type: none"> 1. The Hanger Green around Park Royal LUL station (Grade II) 2. The residential estate. <p>The CA has a diverse architectural character due to combination of different house styles, designs and types used. A number of statutory and locally listed buildings exist within the CA. A variety of construction materials are evident- brick, clad tiles, joinery, timber casement and metal 'Crittall' windows. There is a leafy, suburban character to the estate.</p> <p>The estate is built on the grounds of Hanger Hill House- home of the Wood family that owned land on both sides of Hanger Lane from about 1775. Colonel Wood sold the estate to Haymills Limited in 1927 who then employed Welch, Cachemaille Day and Lander Architects to build three estates in Ealing, Wembley Park and Hendon. The design of the Haymills Estate is mainly attributed to Welch.</p> <p>In 1997, an Article 4 Direction was made across estate covering alterations to front elevations (including windows), alterations to roof slopes (including roof windows and replacement roofing materials), front porches, hardstandings in front road frontage, painting of previously unpainted front elevations, chimneys (including curtilage buildings).</p> <p>There have been no major developments in the area, although small scale, incremental changes continue to take place.</p>
Meeting with Conservation Area Panel	<p>The CA Panel consider:</p> <p>The key issues over the last decade have included over-large extensions, high railings and gates reducing openness, loss of garages (section 5.8 of the Management Plan mentions garage-adjoining houses as under particular threat), loss of planted areas in front gardens, changes to porches, loss of chimneys, new roofs in inappropriate colours, loss of original windows and front doors with out-of-keeping replacements. Various cases are cited by the CA Panel to highlight the issues:</p> <ol style="list-style-type: none"> i. side dormers: there used to be only one case of a side dormer in Heathcroft, at no. 17, which had been there for many years; but more recently two more were allowed, at no. 38 (PP/2014/1335) and then at no.36 (PP/2015/2622), despite the objections of the Panel; the Council were well aware of the position, as it was spelt out in another decision (161244HH re 88 Ashbourne Road)]; ii. loss of garages: examples are 106 Corringway (177690) where a self-standing garage has been replaced by a side extension with window, and 42 Corringway (P/2011/5304) where a self-standing garage has been replaced by a large side extension that includes a garage façade;

- iii. **loss of garage doors:** recent examples are 17 Beaufort Road (180817), 75 Ashbourne Road (178596), 105 Corringway (178517), and 84 The Ridings (174387)
- iv. **loss of chimneys:** two small replacement chimneys were allowed at 45 Beaufort Road (162314HH) with the following justification: “It is considered that the retention of the chimneys at the height as built is an acceptable contribution to the heritage area, where chimneys are often demolished in their entirety”;
- v. **new roofs in inappropriate colours:** at 138 Corringway a much brighter red roof has been installed following a major development (171084HH) despite Condition 3 attached to the consent requiring that “materials ... shall match the appearance of those of the existing property”;
- vi. **changes to porches:** at 17 Beaufort Road (180817HH) the porch was changed so that the front door was front-facing and the internal window was removed thus changing the character of the front elevation of the house;
- vii. **overlarge extensions:** a major development at 39 Chatsworth Road was allowed in 2014 (PP/2013/5296) and again (a re-application) in 2018 (180297HH) that consisted of a very large two-storey rear extension that was not subordinated and where the ridge of the extension roof was at the same height as the main roof ridge.

In terms of **boundary changes:**

The areas currently included are defined on an architectural basis, covering a number of architectural types characteristic of the 1930s built by one builder, Messrs Haymills Ltd over a period stretching from the late 1920s to the late 1960s. Consideration could possibly be given again to **Boileau Road** which was built before and after the First World War by Messrs Kendalls who built many other houses in Ealing and Acton. (This is considered in more detail in the next section).

In terms of the **effectiveness of present controls over development**, three factors are considered to reduce effective control:

- Unwillingness of the Authority to uphold some details of the Management Plan
- Use of precedents by both the Authority and Inspectorate to allow aspects of developments contrary to the Plan
- Ignorance of requirements amongst both residents and agents/architects.

Other than some changes to the Article 4 Direction (see below) no additional controls are considered necessary by the Panel although the proper enforcement of existing policies and guidelines is essential.

In terms of **other issues**, the CA Panel consider that:

- The most significant unlisted buildings, including many 'modern movement' houses, are already locally listed although in practice this seems to count for little (11A The Ridings and 54 Audley Road had previously been highlighted).
- Hanger Hill Wood and Hanger Green (open spaces); street trees, in particular magnolia and prunus trees especially in Corringway; hedges flanking gardens beside roads especially at the southern end of The Ridings and Ashbourne Road; all add significantly to the character of the area.
- The key views, vistas and panoramas are considered to be already covered in the CA Appraisal (section 4.2)- no changes are sought.
- In terms of traffic, some streets, especially Corringway, Ashbourne Road and The Ridings, lose their suburban calm and attractiveness in the rush hours as they are extensively used as 'rat runs'. Otherwise traffic is modest except when there are major problems on Hanger Lane.
- Consideration could be given to making Hanger Green and the end of Boileau Road car-free, as this would obviate 'rat running' and restore the 'suburban calm'. It is noted that this would meet with some opposition from residents. Another option would be a width restriction at the junction of Boileau Road and Corringway to remove heavy lorry traffic.
- New road signs are needed in some places, and this is currently under discussion with Councillors.
- In terms of personal safety, there are some concerns around the two Underground stations, where street drinkers gather (and especially near Hanger Lane station). Street lighting was upgraded some 10 years ago and it was decided not to use 'heritage' columns as employed in some other conservation areas e.g. the Garden Estate.
- In terms of additional controls/guidance some changes are needed to the (existing) Article 4 Direction. Taken together, the existing Article 4 Direction and the GPDO rules, including those that provide exclusions for conservation areas, provide a useful framework. The one area where an extension of the coverage is needed is front walls, gates and railings. This is addressed in more detail in following sections.

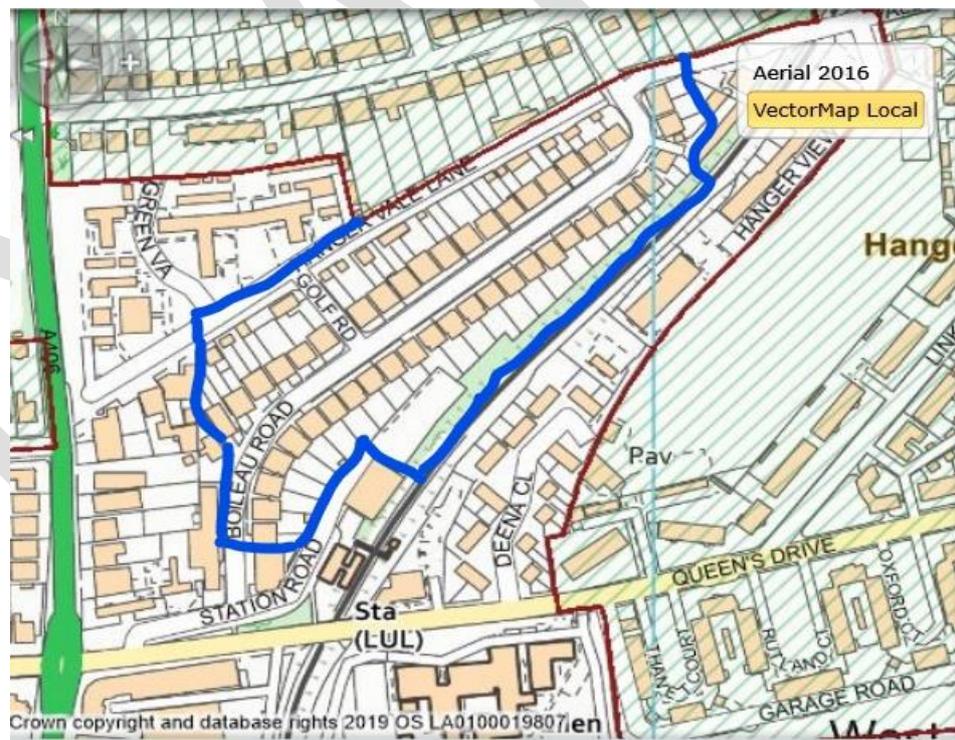
- The CA Panel make a number of suggestions to improve the management plan, design guidelines and operation of the Article 4 Direction. These are considered in detail in the following sections.

The CA Panel also make reference to a scrutiny review of conservation area panels carried out in 2015 and the issues highlighted with the present system including the Council’s website, staffing resources, communication issues and enforcement issues. These operational issues are addressed in more detail as part of overarching Key Issues and Recommendations report.

Boundary Changes

The CA Appraisal (2008) did not make any suggestions to extend the boundary, having concluded that it included the areas of major interest and had been appropriately drawn.

However, the CA Panel have requested that Boileau Road, to the south of the CA, is included within the CA boundary- the extent of this is shown on the blue line of the map below.



The CA Panel’s case (which includes reference to a written historical account by a local resident: Dr Michael Black) for including Boileau Road within the CA is set out below:

The Wood family, since the late 1700s, has owned a great amount of land in Ealing and Acton, more than 700 acres, and with Edward's death the estate will fall to the surviving, younger son, Charles Peavor Boileau Wood. The first road is soon planned and to mark the original landowner it is registered as Boileau Road, continuing the practice of naming roads in Ealing after the Wood family until all houses were built and with residents in 1923/24. The building of Boileau Road therefore initiated residential development in the area.

Boileau Road provides a coherent and substantial picture of the domestic environment as built just before and just after the First World War following the coming of the District Railway to North Ealing in 1903 by a single builder (believed to be Messrs Kendall who were responsible for building many other houses in Ealing during this period).

Of the 91 houses in the road:

- All have original porches, whether external or inset;
- Nearly all appear to have original front doors or doors of the same design;
- For all but four houses, roofs are unchanged as seen from the street view (apart from rooflights which about a quarter of houses have); of those four, three have front dormers (but two of these are sympathetic in style), and one has a side dormer; and
- Four in five have retained their front gardens, i.e. without creating any hardstanding for parking.

The road provides a key route into the Haymills Estate from the south which was built following the sale of the golf course in the late 1920s to Messrs Haymills Ltd. It was previously considered for inclusion in the Hanger Hill (Haymills Estate) when the latter was originally designated, but rejected mainly because it was built earlier than the Haymills Estate and by a different builder whose work who could be found all over Ealing. It was felt at the time that if this road was designated as a CA, then there would be pressure to designate many similar roads elsewhere in the area.

Comment- This is a pleasant Edwardian street of halls-adjointing semi-detached houses, that has been generally well conserved. The narrowness of the front gardens have meant that most have not been converted to hardstandings for parking and front boundary walls have been largely retained. This together with the gabled roofs and the relativeness straightness of the road gives a pleasing uniform and regimental vista along the street.

Some original features are still visible including double height canted bays, oriel windows above front entrances, open porches with timber fret decoration and balconies above, fish scale hung tiles between bays and tall chimneys.

However, the houses have suffered from some detrimental changes including replacement PVC-U windows and some doors, rooflights on front slopes and also some overpainting. Whilst the condition of the properties is generally good, a few are in need of some attention. The western section of the road is close to the commercial area around North Ealing Station and this includes Boileau Parade (detracting shopfronts) together with modern flats (Eden Court) of no particular conservation value. The road contains no listed or locally listed buildings.

In terms of builders, according to the building inspection record books:

- From 25 Nov. 1909 - 15 Sept. 1910, a builder by the name of Core, built the odd numbered houses 1-27.
- From 7 July 1911 - 21 April 1915, Kendalls built 2-52 and from 7 October 1913 - 16 Dec. 1915 built 29-55 and 54 -60. Then, from 31 July 1915 - 18 Sept. 1923 they also built 62-104.
- Kendalls is thought to refer to Herbert Kendall, 10 Acton Lane, Chiswick, who lived there in 1917, or TT Kendall, 91b Mora Road, Cricklewood, who also lived in there in 1917.

Whilst Core and Kendalls were active in the wider area, they are not thought to be associated with any significant architectural style or movement.

The key question is how unique or special is this area in architectural or historical terms to justify conservation area status? Whilst certainly a pleasant area, and characteristic of its time, and there is a link with the Wood family, there are several other similar parts of Ealing which display similar characteristics and are not currently designated. Also, the Edwardian buildings within the conservation areas of Ealing (such as Creffield and St. Stephen's CAs) tend to be grander and much more embellished and articulated houses.

The differences in the timing of the development of Boileau Road, which was built ahead of Hanger Hill, together with the two different builders involved, and the very different house styles and types between the two areas, would present a difficulty in combining the two as a distinct and homogenous CA. The last CA Appraisal (2008) did not recommend its inclusion on the basis of its historical or architectural significance, and this position has not changed. There is also a danger that the designation of Boileau Road as a CA would devalue the very special character displayed by Hanger Hills Haymills CA, and indeed other CAs in the Borough.

On balance, therefore, it is recommended that Boileau Road is not extended as part of the Hanger Hill Haymills CA.

Key unlisted Buildings

Buildings within the CA that are on the current list include:

- **Park Royal Hotel**, Western Avenue- the modernist hotel built in the 1930's was by Cachemaille, Day and Lander. Currently vacant. (LLR1586)
- **54 Audley Road**- A white rendered house built in the early stages of the Haymill Estate in the 1920's, quite different from any other. Appears on front cover of CA Appraisal document (LLR0011).
- **Electricity Pillar, Ashbourne Road**- Early 20th Century cast-iron Electricity cabinet close to junction with Corringway. In reasonably good condition. (LLR 420)
- **Church of the Ascension, Beaufort Road**- Seeley and Paget 1939. Brown brick, timber multi-paned window frames The church was the last completed building of the pre-war estate (LLR0054).
- **Vicarage adjoining Church of the Ascension, Beaufort Road**- Neo-Georgian vicarage to Church of the Ascension (LLR0055).
- **1-32 Hanger Court**- large modernist purpose-built block of flats of brick with flat roof, strong horizontality emphasized by steel 'Crittall' ribbon windows on the principal facades, continuous concrete banding, projecting eaves, canted wings. (LLR0427)
- **1,7,8,15,19,29,33,11a, The Ridings**- Large modern mid-20th Century double fronted dwellings, designed by Welch, Cachemaille & Lauder (LLR1528- LLR1535)

It is recommended that these buildings remain on the local list.

There is no record of any previously locally listed buildings being removed as part of the 2014 review of local buildings.

The CA Appraisal (2008) considered that a number of unlisted buildings in the CA contribute positively to the character of the area, however these are not systematically listed or shown on any Townscape Map (Reference is only made to 54 Audley Road and electricity cabinet which are both on the current local list).

In reality all of buildings in the CA make a **positive contribution**, with the exception of the most recent residential developments (see following section).

Other buildings of interest noted as part of the strategic review include:

	<ul style="list-style-type: none"> • Haymills Court frontage onto Western Avenue incorporating 'Haymills' inset into metal work • 37 The Ridings – contains a blue plaque for Alan Dower Blumlein 1903-1942; electronics engineer and inventor who lived there.
<p>Threats and Negative factors from last appraisal</p>	<p>The CA Appraisal identified a number of threats and negative factors at the time including:</p> <ul style="list-style-type: none"> • The loss/thinning of front garden trees/hedges, fences and walls and inappropriate replacements [some evidence of this continuing] • Side, rear and above garages extensions [several large extensions have been permitted but generally where they are subordinate to the main building] • Bulky dormer windows [some evidence of this but largely historic, with rooflights being more an issue (and solar panels in future)] • Continuous porches together with the insertion of alien decorative elements [some evidence of inappropriately designed/roofed porches but again largely historic. Recent example seen of classical columns being refused planning permission at 53 Ashbourne Road, (Ref: 180290) despite existing ones in the area] • Loss of the traditional fenestration patterns together with doorways and inappropriate replacements weaken the finish of the houses and give them a bland look. This was seen as a very severe problem in the estate despite the Article 4 Direction and some of the properties being Locally Listed [This remains an issue; especially in relation to some remaining original Crittall windows that are deteriorating and will need to be replaced in due course] • Satellite dishes placed on front elevations [some examples of this but largely historic. Changing technology will reduce need for dishes in future] <p>Other issues highlighted as part of the strategic review:</p> <ul style="list-style-type: none"> • Cracked paving slabs and inappropriate tarmac patching are problems • Loss of front gardens- i.e. more than 50% guideline in the Management Plan (2008)

	<ul style="list-style-type: none"> • Conversion of garages and side extensions • Overpainting – some loss of exposed brickwork and horizontal banding • Appearance of The Westway frontage including poor state of some buildings (e.g. Joice's Irish bar/hotel) and shopfronts by the station • Some Inappropriate gates/railings • New roofs – inappropriate colours/materials.
<p>Gaps sites and capacity for change</p>	<p>There are no significant gap sites or Local Plan Development Sites currently allocated or included within the CA boundary.</p> <p>There are several modern blocks within the area including:</p> <ul style="list-style-type: none"> • Westmount Court, Hanger Court, Churchhill Court, Audley Court- 1950s/60s Haymills – described in CA Appraisal as <i>Contemporary in idiom but not out of keeping with pre-war house styles.</i> • Hill Court and Cresta Court- 1930s but not Haymills – modern style. • Thackeray Court development – just outside CA. <p>Other sites on the edge and outside the CA:</p> <p>Former Joice's Irish Bar, Western Avenue (previously Park Royal Hotel). Most recent application for 96 sheet poster (October 2014). Refused and appeal dismissed (APP/A5270/H/14/2225772). This building is locally listed has a typical 1930's character. It is part of a very prominent and distinctive group of similar 1930's buildings which form part of the setting to the landmark grade II listed Park Royal Underground Station. These buildings are laid out on a formal crescent which faces the busy A40 and as a group they are the gateway into an attractive 1930's housing estate. Previous applications for retention of pub and conversion of upper storeys to flats plus extensions and new residential block- e.g. P/2006/1452. Refused. The future of this building therefore remains uncertain and its continued empty/dilapidated state is a blight on the local area. Proactive moves should therefore be taken to restore/bring back into use this building.</p>

	<p>First Central, Lakeside Drive- Approved 2017. 17/0076/FUMOPDC- 800 flats plus commercial development- up to 27 storeys. To the north and outside of the CA, across A40 Western Avenue and railway line. In OPDC area of Park Royal. Likely to have some visual impact on the CA, albeit it is separated by Western Avenue.</p> <p>Hanger Hill Gyrotory – Approved 2019. 174485FUL. Up to 13 storey student accommodation plus commercial. Sept 2017. To north west and outside of the CA. Again, likely to be visible from parts of the CA, albeit it is separated by Western Ave</p> <p>Greystoke Court, Hanger Lane (just outside CA, west of Hanger Lane). Construction of a fifth floor to create 5 s/c units. Ref: 178056FUL. Planning permission refused on grounds of detrimental and overbearing impact on main front building of Greystoke Court but subsequent appeal was allowed (2019).</p>
Public Realm issues	<p>The presence of trees is critical for character of CA. Mature trees and hedges complement the architecture and frame views within the CA.</p> <p>The lighting columns in the area are generally fine. There is one remnant of the original cast iron columns at the lower end of Corringway, restored in 2011 with the aid of Hanger Hill Ward Forum funds to resemble its original appearance.</p> <p>The area around Park Royal station is well endowed with Grade II listed buildings including the station and several surrounding listed shops along Hanger Green. The shopfronts are generally well designed (except for those next to station frontage); the shops are popular but let down by public realm, street paving, street furniture in this area. Whilst in close proximity to Western Avenue, the pedestrian environment could be improved here.</p> <p>Chatsworth Wood known as Hanger Hill Wood is on west side of CA- and the highest point in the area. The CA Appraisal (2008) noted that the rather neglected appearance of wood should be tackled to improve visual and physical connection with the CA and be more inviting for residents. It would now appear to be in reasonable condition.</p> <p>The poor state of pavements is a recurring theme within the area- either cracked slabs or replacements with tarmacadam in places. These need to be repaired/replaced in due course.</p>

Management Plan

The Management Plan (2008) contains the usual generic guidance in relation to roof extensions, rooflights, tiles, chimneys, dormer windows and doors, brickwork, front and side plots, open space, extensions, outbuildings, urban density, traffic, satellite dishes, trees, public realm. However, it is supplemented by much more detailed and directed design guidelines than most of the other CAs in the Borough, with particular reference to the operation of activities restricted by the Article 4 Direction:

- Front extensions and porches
- Side extensions
- Rear extensions
- Roof extensions and dormer windows
- Windows in front slopes
- Replacement of roof materials
- Alterations/removal of chimney stacks
- Replacement Windows.
- Front Doors
- External Decoration
- Fences, Walls and Hedges
- Front Gardens and Vehicle Hardstandings
- Satellite dishes.

The advice is simple and clear and would appear to be working reasonably well. Many examples were observed of the guidelines being referred to in cases by planning officers and in several instances planning permission being refused on design grounds.

However, the CA Panel considers that **changes are needed to the Management Plan** to make it work more effectively:

There are a number of areas where the Authority has given insufficient weight to conservation objectives. In some of these areas changes to the Plan would reduce the scope for such decisions (the CA Panel provided several examples of planning applications and appeals to support this):

- i. ***design of rear extensions***: while the effectiveness of control is in part undermined by permitted development rules together with the lack of an Article 4(1) Direction, the Authority continually ignores the guidance in the Plan on page 15 (“the design of the extension must be in keeping with the character of the original house, and door and window openings must relate to those of the original house in proportions and detailing”) in favour of general support for ‘Cotemporary [*sic*] and Modernist styles’ in the *Principles for Development Control* (page 6); the latter might be modified by expressing a ‘strong preference’ for traditional styles

and those sympathetic to the house style; again there is support from the 'threats' section of the Plan which refers to the "loss of traditional fenestration patterns together with later doorways that offer material, design and decoration patterns which are not in keeping with the character of the architecture nor the CA";

- ii. **position of dormers:** the Authority has occasionally allowed dormers on side roof slopes contrary to the Plan (page 16); the wording of the Plan could be tightened up, by omitting 'generally' in the first paragraph about dormers and changing "e.g. on rear or side elevations" to "i.e. on rear elevations" in the fourth paragraph;
- iii. **garages:** in the Plan 'loss of garages, particularly in garage-adjoining houses' is named as a threat (section 5.1) and there are other mentions of garages that might suggest they should be retained, but there is no explicit requirement; this should be rectified; no addition is presumably needed to the Article 4 Direction as the removal of a garage would be covered under 'Alteration to the front elevations of properties';
- iv. **garage doors:** it is difficult to see how much plainer the guidance could be than the existing text, which says "where garages are original to the concept of the house, it is considered fundamental to retain their front doors" (page 18), but the Authority has on numerous occasions ignored this (examples of garage doors replaced by windows are given in the response to Q 3.iii above);
- v. **front walls, gates and railings:** new guidance would be needed if Art.4(2) coverage was extended as recommended above; low brick walls and simple designs with horizontal lines for railings and gates should be specified;
- vi. **hardstanding:** again it is difficult to see how much plainer the guidance could be than the existing text, which says "no more than fifty per cent of the front garden area should be hard surfaced"; but the Authority has on occasion ignored this;
- vii. **outbuildings:** a new section will be needed in the *Design Guidelines* section now that outbuildings are covered by an Art.4 direction (in addition to an updating of the Art. 4 list in section 5.5); this new section should use the material currently in the *Elements at Risk* section, making clear that these features will be expected and should also include guidance on cases where the outbuilding is combined with a garage;
- viii. **'traditional materials':** section 5.2 (5) of the Plan says that "the Council has a well-founded preference for traditional, renewable materials" but this is stated in the context of windows and doors; a recent decision by the Inspectorate (APP/A5270/D/17/3191439, 171104VAR re 45 Beaufort Road) took the view that it did not

apply to elements of the roof; an addition needs to be made to the Plan to extend the preference for traditional materials to include roof materials;

- ix. **use of precedents:** too much use of precedents is being made even where developments preceded the establishment of the Conservation Area or were not approved by the Authority; some decisions by inspectors have however maintained the conservation focus, and quotations from a number of these are included in the end-note ⁱ;
- x. **loss of original front doors:** section 5.4 of the Plan (*Elements at Risk*) refers to the need for “the retention of existing traditional windows and doors” (page 10), while Section 5.6 (*Design Guidelines*) says that: “Where it is essential to replace an original front door, then the character of the house is best preserved if the new door matches one of the original styles” (page 17). Clearly the latter needs to be strengthened, for example by replacing the phrase that includes ‘best preserved’ by the simple advice to install a door that matches one of the original styles.

The CA Panel have put forward **suggested changes** to overcome the issues raised to Section 5.6 (Design Guidelines) of the Management Plan:

- i. **Design of rear extensions:** after the sentence (on page 15) “The design of the extension must be in keeping with the character of the original house, and door and window openings must relate to those of the original house in proportions and detailing”, add “Contemporary designs will only be accepted if they show a strong sympathy for the original house style”.
- ii. **Position of dormers:** in the sentence (on page 16) “The addition of dormer windows to the front or side roof slopes will not generally be permitted” omit the word ‘generally’.
- iii. **Garages:** a new sub-section is needed to cover garages and outbuildings; the sentence on garages should say “The loss of a self-standing garage, a characteristic feature of the Conservation Area, will not be allowed”.
- iv. **Garage doors:** after the sentence (on page 18) “Where garages are original to the concept of the house, it is considered fundamental to retain their front doors”, add “This is of especial importance in the case of garage-adjoining houses, where the adjacent garages were an original design feature of the

Conservation Area”.

- v. **Front walls, gates and railings:** if as proposed earlier, the Article 4 Direction were extended to cover these types of development (and hence removing their current PD status where they are up to one metre high), the sentence (on page 18) “Generally, new or replacement walls should replicate the original design and materials” should be replaced by “New or replacement walls or fences should be low, gates and walls with railings should be no more than one metre high, and all features should be of a simple design with strong horizontal lines reflecting the original styles”.
- vi. **Hardstanding:** The sentence “Any extension of hardstanding at the expense of planted area should if possible be avoided, and in any case ” should be added to the start of the sentence (on page 19) beginning “No more than fifty per cent
- vii. **Outbuildings:** as they are now covered by the Article 4 direction, the paragraph on outbuildings in the *Threats* section (beginning “Garden buildings
- viii. **Traditional materials’:** the heading “Windows and doors” on page 8 should be replaced by ‘Traditional materials’; and ‘fascias’ should be added to the list in the second paragraph (eg after “barge-boards”).
- ix. **Use of precedents:** while the *Design Guidelines* section might also be an appropriate place for this guidance, it would probably fit better as a (new) *Principle for development control* (Section 4.1). New text could reflect the language used by inspectors (as quoted in End-note 5) along the following lines: “While precedents created by nearby developments cannot be ignored, precedent is rarely a convincing argument especially when contrary to a general requirement. Furthermore, the significance of particular developments is to be discounted if they occurred before the designation of the Conservation Area or the imposition of the Article 4 Direction or have not received consent”.

- x. **Loss of original front doors:** the sentence (on page 17) “then the character of the house is best preserved if the new door matches one of the original styles” should be replaced by “the new door should match one of the original styles”.

The above suggestions will be fully addressed and where appropriate included in the **new generic management plan** and **specific design guidance** for the Hanger Hill Haymills CA.

Window replacement

Windows are perhaps one of the key defining characteristics of the Haymills Estate and therefore it is vital that replacements are of the right style, type and material. The CA Panel make the case for repair where possible and use of timber and metal frames instead of PVC-U :

The Haymills Estate Management Plan states that planning permission is needed for the replacement windows on the street frontage of a house. It goes on to state that windows are an important element of the character of house, and the wrong type of replacement windows can alter the character drastically. For this reason it is preferable, and often cost-effective, to repair and retain the existing windows (especially where these are original). Metal windows are a recognisable architectural feature of the pre-war modern style of house. The replacement of these windows (especially the curved metal windows of the 'Moderne' style houses) is a serious loss to the character of the individual houses and to the overall interest of the whole estate.

Unless they have been well maintained in the past, the original steel windows can suffer from rust and over painting. However, it is possible to obtain modern metal windows which are rust and draught proofed (and even double glazed) which can be used as direct replacements for pre-war ungalvanised steel windows. There are also specialist contractors who can repair and upgrade original metal windows (often in situ) to avoid the need for their replacement. Likewise, replacement timber windows which replicate the appearance of the original windows can be made to current standards, incorporating sealed double glazed units where required.

If it should be necessary to change the windows then the replacement frames, whatever the material, should be well designed and keep the same proportions as the originals. New windows should precisely replicate the original windows in terms of the size and pattern of glazing bars, including decorative features such as leaded lights.

REPLACEMENT

One of the crucial decisions to make when installing new windows is deciding whether to buy PVC-U or timber framed units. The production and disposal of PVC-U windows leads to the release of highly poisonous chemicals, which threaten the environment and human health. PVC-U

production releases no less than six of the fifteen most hazardous chemicals listed by European governments for priority elimination. When PVC-U windows come to be disposed of, many of these chemicals are again released into the environment, either through chemical reactions caused when PVC-U is incinerated or through depositing old PVC-U frames in landfill sites. Developments in timber window design and finishing products mean that modern, high performance timber windows need minimal maintenance and potentially have a significantly longer life than PVC-U. PVC-U windows degrade, they are not maintenance-free and they cannot be repaired when necessary. The National Building Federation's 'Standards and Quality in Development' gives PVC-U window frames a life expectancy of 20 to 25 years, and vacuum-treated softwood frames 25 to 35 years. According to the Green Building Digest, 'well designed and well maintained timber windows can and do last the lifetime of the building in which they are installed.' Price comparisons are extremely difficult to make because of the enormous variations in quality of both timber and PVC-U frames. Discounts and incentives complicate the picture further. However, the widely held assumption that PVC-U provides the cheapest option is often wrong, both in terms of initial capital costs and total costs over the lifetime of the window. PVC-U cannot match the detailing of traditional windows. In contrast, timber has a variable and natural beauty and enormous flexibility for design options. Timber is a sustainable resource. As long as the timber is sourced from properly managed forests and care is taken in the choice of preservatives, paints and stains, timber windows are by far the best environmental choice. In addition, Ealing Council is normally very reluctant to permit replacement of original wooden windows with PVC-U. A recent development has been PVC-U windows with a wood grained appearance which ostensibly replicates the appearance of wooden windows but in practice fails to do so realistically. Its use is discouraged.

Comment – the above comments are noted. The guidance in the existing management plan on window replacements is already fairly comprehensive and addresses the issue of repair and replacement in appropriate materials. However, it is proposed that as part of the **new generic management plan** and **specific design guidance** for the CA, further guidance will be provided on the use of PVC-U and replacement windows in general. This will also include details of suitable designs, styles, and materials that would be suitable in the area.

Article 4 Directions

The existing Article 4 Direction states that planning permission is required to carry out the following:

- Alteration to the front elevations of properties, including replacement of windows and front or side extensions where a wall of the extensions fronts a road.

- Alterations to the roof slopes, including roof windows and the replacement of roofing materials.
- The erection of front porch, or the creation of a front porch by infilling
- The provision of a hardstanding on the road frontage, including the paving over of a front garden
- The painting of any previously unpainted surfaces on front elevations
- The erection, alteration or removal of a chimney on a house or on a building within its curtilage.

The CA Panel consider that taken together, the existing Article 4 coverage and the GPDO rules including those that provide exclusions for conservation areas provide a useful framework. The one area where an extension of the coverage is needed is in relation to front walls, gates and railings. One of the aspects of the gradual deterioration of the appearance of the area is the inappropriate design and the excessive size of new additions that are out-of-character. Support for this change can be found in the current Plan itself, which lists as a `threat' (page 20) the "loss of front garden trees and fences together with loss of garden walls to create parking for cars; also, the insertion of tall, ill designed railings and superfluous large gate piers". Hence this type of development needs to be added to the list on page 14 of the Plan.

Comment- Evidence gathered as part of the strategic review would suggest that here is some justification for this additional control. It is recommended that the control of front wall, gates and railings is added to the provisions of the existing Article 4 Direction.

Other Controls/Guidance

It is recommended that further design guidance is produced. This should include both specific guidance relating to the local vernacular of Hanger Hill Haymills Estate together with generic principles of good design. This will help address many of the issues identified in this report. Of particular benefit to the CA, will be additional guidance on replacement windows, shopfronts (to improve the appearance of projecting shopfronts, fascias and signage of the parades around Park Royal Station), conversions of houses and size and specifications for appropriate outbuildings. These will be set out in the **new generic management plan and specific design guidance** for the area.

Whilst not specifically mentioned in the management plan, further advice is provided in the Hanger Hill Haymills Design Guide. This was produced by the Council in collaboration with English Heritage (now Historic England) in 1997. This provides guidance which is essentially repeated and updated in the later management plan. However, it is useful in that it does include references to the different house types and uses images/art

	<p>work to illustrate good examples of sympathetic designs in relation to alterations and extensions. It is recommended that the graphic element of the design guide is updated and incorporated into an updated specific design guide for the Hanger Hill Haymills CA.</p>
Planning Data	<p>Between 2007 and 2013, there were relatively high levels of planning applications, averaging 65 per annum (Rank 4). 68% of applications were approved, below the average across CAs (75%). There were relatively high number of appeals lodged (33) with the majority (25) being dismissed. In terms of enforcement activity over this period, 25 cases per annum were investigated. These related predominantly to operational development (i.e. where works began before planning permission was drafted or after the expiry of the planning permission).</p>

RM 22.7.20

DRAFT

Hanger Hill (Haymills) Estate CA

By type:

Hanger Hill (Haymills) Estate	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	128	14	67	103	69	67	99	91	3	42	85	78	846
ADVERT			1			1	1			1	1		5
CND	10		6	7	3	3	16	5		3	7	4	64
CPE/CPL/PRA	1		4	2	1	1	2	1			5	1	18
FULL	75	6	38	63	47	45	58	61	1	9	11	13	427
HH									1	20	45	41	107
CAC	5			2	3								10
LBC	3		1	2	2		1	2		1			12
VAR/NMA/COU	3		2	1	1	1	2	2	1	1	5	4	23
TPO/TPC/PTC	29	8	15	22	12	16	19	20		7	11	15	174

By Decision:

Hanger Hill (Haymills) Estate	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	33	8	20	24	14	17	25	17		11	21	12	202
APP with COND	38	1	23	41	37	34	47	48	3	13	44	31	360
PD/PA	1		4	3	1						2	1	12
REFUSED	38	4	15	24	13	14	17	15		17	10	21	188
WITHDRAWN	16	1	5	11	4	2	10	11		1	6	8	75
APPEAL ALLOWED	1		2	1		1	1			1	1 with conditions	1 IN PROGRESS	8
APPEAL DISMISSED	5 +2 WDW	2	3	2	1	3	4	2			1	2	25

Enforcement Cases:

Hanger Hill (Haymills) Estate	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	26	30	26	22	21	16	31	12	26	17	29	24	40	320
Advert Contr.	1			1		1	7							10
Amenity Issue		1											1	2
Breach of Cs.	2		1	1	1		2	2	1		2		3	13
Change of Use						5		1	1		2		3	12
Constr. Det. Dw.											2	4	2	8
Dem. in CA		1		2	1	1								5
Enquiry										4	7	8	2	21
High Hedge													2	2
Listed B. Contr.	1													1
Multiple			1				1							2
Not in acc. w/p	2	3	1	1	2	1	2		4	3	1	2	3	25
Op. Dev.	20	23	19	17	14	7	14	6	15	5	16	7	24	187
Tree Cont.		2	4		2	1				3		1	1	14
Use anc. out.										1		2	1	4
Unknown					1		5	3	5					14

KEY:

Application types:

ADVERT:	Advertisement Consent
TEL:	Telecommunications Notification
CND:	Discharge of Conditions
CPE/CPL/PRA:	Certificate of proposed/ Lawful use/ Prior Approval
FULL:	Full Planning Permission
SCO/EIA/RMS:	Scoping Opinion/ EIA Application/ Reserved Matters
HH:	Householder Planning Permission
LBC/LBD:	Listed Building Consent/ Demolition
CAC:	Conservation Area Consent

VAR/NMA/COU: Variation/ Non-Material Amendment/ Change of Use
TPO/TPC/PTC: Works to a tree/ Tree Preservation Order

Decision types:

PD/PA: Prior Approval/ Permitted Development/ Deemed Consent

Enforcement breaches:

Advert Cont.: Advert Contravention
Breach of Cs.: Breach of Conditions
Constr. Det. Dw.: Construction of detached residential dwelling
Dem. In CA: Demolition in Conservation Area
Listed B. Contr.: Listed Building Contravention
Not in acc. w/p: Not in accordance with planning permission
Op. Dev.: Operational Development
Use anc. out.: Use of Ancillary outbuilding as separate dwelling
Tree Cont.: Tree Contravention