

HANGER HILL GARDEN ESTATE CONSERVATION AREA



DESIGN GUIDE





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Hanger Hill Garden Estate Conservation Area

1. INTRODUCTION

The Hanger Hill Garden Estate, designed by the architects Douglas Smith and Barley, was built between 1928-36. The special character of the estate derives from the quality of its half timbered 'mock Tudor' style and its formal landscaped

setting. The estate consists of 258 flats in three storey blocks along Queens Drive, Links Road and Monks Drive, and 361 houses in Links Road, Queens Drive, Monks Drive, Vale Lane, Princes Gardens and Tudor Gardens.



Niklaus Pevsner described the estate as *"the beau ideal of romantic rural Metroland. Immaculate half-timbered houses and flats . . . unusually well landscaped: the large blocks of flats stand in spacious lawns . . . the houses are set off by attractive planting"*.



The Hanger Hill Garden Estate conservation area was designated in 1969. In 1976 the Council made an Article 4 direction, limiting certain permitted development rights of owners and occupiers, in order to maintain design standards and to protect the character and appearance of the conservation area.

This design guide has been prepared in accordance with the Council's approved policies to "prepare design guides for the protection and enhancement of all conservation areas in consultation with local residents and the appropriate Conservation Area Advisory Panels."

2. THE PURPOSE OF THE DESIGN GUIDE

Given the distinctive nature of the estate, and the strong character of its design, there are limited opportunities for alterations and extensions to the existing properties. Nevertheless, some changes do occur over time, and the purpose of this design guide is to identify the principal features that distinguish the houses and flats on the estate, and to assist owners and occupiers in ensuring that any alterations to their properties are carried out in as sympathetic a manner as possible.

The design guide also stresses the importance of regular and correct maintenance for the long term appearance of the houses on the estate, as insensitive redecoration, window replacement or roof tiling could have visually disastrous results.

This design guide is concerned both with the character and appearance of the properties on the estate and with the quality of the street scene. The houses are generally grouped into terraces of either four or six properties, forming street frontages of pleasing visual consistency but with subtle variations in roofline and detail. The street layout includes common garden areas which contribute greatly to the character of the area. Each of the eighteen blocks of flats takes the form of a three storey 'Tudor manor house' standing in its own lawned gardens. Together with the open spaces and street trees, the whole effect creates a residential environment of high quality.

3. CONSERVATION AREAS

The following planning controls apply to all conservation areas:

- a) Conservation area consent is required for the complete or substantial demolition of an unlisted building or structure in a conservation area. In general, consent will not be granted for the demolition of buildings that make a positive contribution to the character or appearance of a conservation area.
- b) Planning permission is required for any alteration or addition to the roof of any property in a conservation area.
- c) The size of rear or side extensions to single family dwelling houses which are allowed as permitted development is limited to a maximum of 50 cubic metres or 10% of the original volume of the property (whichever is the greater).
- d) The cladding of any part of the exterior of a building with stone, artificial stone, timber, plastic or tiles requires planning permission.
- e) Planning permission is required for any buildings (eg sheds, summer houses) or enclosures (eg swimming pools) within the curtilage of a house, which exceed 10 cubic metres in volume.
- f) Satellite antennae may not be fixed on a chimney, on a wall or roof facing the street or on a building which exceeds 15 metres in height.
- g) The Council can impose additional controls to restrict certain works that would normally be allowed as 'permitted development' by the use of an Article 4 direction.
- h) There is no permitted development allowed for blocks of flats. Any alterations or extensions to the blocks of flats within the estate need planning permission.

4. ARTICLE 4 DIRECTION

The Council have made an Article 4 direction covering all properties, including houses and flats in the conservation area. The effect of the Article 4 direction (in addition to the above controls) is that planning permission is also required for the following development. This does not mean that the Council will necessarily refuse permission, but it does enable it to exercise greater control in protecting the character and appearance of the area.

- a) the enlargement, improvement or other alteration of a dwelling house. This includes the replacement of windows and doors, the alteration of front porches, the replacement of roof materials and the erection, alteration or removal of a chimney etc.
- b) the erection or construction of a porch outside any external door of a dwelling house.
- c) the formation of a vehicle hardstanding within the curtilage of a dwelling house
- d) the erection of walls, gates, fences or other means of enclosure fronting onto a highway
- e) the formation of an access to a highway
- f) the painting of the exterior of any building

5. TREES IN CONSERVATION AREAS

Anyone wishing to cut down, prune or lop any tree in a conservation area must give six weeks notice in writing to the Council. Permission is not needed for work to trees less than 7.5 cm in diameter (measured 1.5 metres above the ground).

Where work is begun or a tree is wilfully damaged or destroyed without the required notice being given, and the Council's specific consent has not been obtained within the statutory six week period, the person concerned could be fined.

Trees that are protected by a tree preservation order require the prior approval of the Council for any topping, lopping or felling. Where consent to fell any tree is granted, the owner will normally be required to plant a suitable replacement tree.

PART TWO

This section looks briefly at the types of houses on the Hanger Hill Garden Estate. The house designs follow a unified architectural theme, but there are variations chiefly involving the roof gables which add an extra interest to the street scene. The quality of materials and detailing complements the overall excellence of the design.

6. HOUSE TYPES ON THE HANGER HILL GARDEN ESTATE

The houses on the estate are generally grouped into short terraces of four or six properties. The house types described are illustrative of the variations to be found on the estate.

House Type A

This house type 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.

The two middle houses of the group have a two storey front bay set under the overhanging eaves, with the first floor rendered and painted white.

The same house type also forms the centre pair of a four house terrace, with the two end houses similar to the middle houses of the longer terrace.



House Type B

This house type, shown here as a four house terrace, 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. This house type also occurs as a semi-detached pair.



House Type C

This house type has overhanging eaves but no gables, and a projecting half timbered first floor bay over a brick ground floor bay.



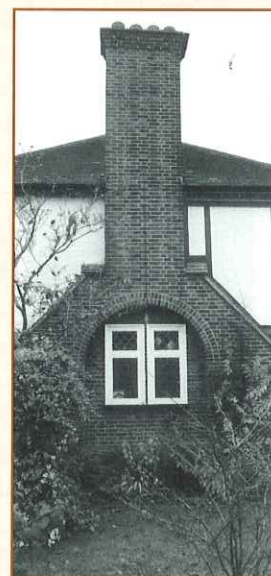
House Type E

Similar to type D, but semi-detached three storey pairs. The second floor has windows in a large half timbered gable in the centre of the roof.



House Type D

Similar to type C above, but with the second floor lit by a window in a half-timbered gable, and with a balcony at first floor formed by a half timbered balustrade, giving a recessed porch at ground floor.



Flats

The three storey blocks of 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 Crittall frames with leaded lights, set in hardwood surrounds. The rear of the blocks are simpler, being mainly pebble-dashed. The flats are set in formally landscaped lawns.

Other Buildings

The original estate development included the Hanger Hill Country Club, also in the Tudor

style, which was built as a club house for residents and opened in 1932.



The following section looks at the principal types of alterations that householders may wish to carry out and contains guidelines which incorporate the Council's policies as set out in Ealing's Unitary Development Plan, as well as reflecting recommended good practice.

7. EXTENSIONS AND ALTERATIONS

Planning permission is required for the "enlargement, improvement or other alteration" of any property on the estate. Existing architectural features such as canopies, brackets, mouldings and wood panelling must be retained in any repair or building work.

The street frontage of the houses form part of a unified sequence of terraces. Therefore, alterations or extensions to the front of properties, including altering an existing bay or providing a new bay, will not be permitted. Extensions should normally be single storey, and be confined to the rear of the property.

Extensions to houses will only be permitted where they respect the original character and layout of the estate. Original design features should be incorporated and the amenity of nearby properties respected. Extensions should have a pitched roof with eaves details to match the original house. New doors and windows should be detailed to match the existing.

Extensions will not be permitted to infill the gap at the rear of mid-terrace properties; extensions across the full width of a property will only be permitted on end of terrace or semi-detached houses. The depth will normally be limited to the depth of the original single storey rear addition (3.05 metres). Extensions to the original rear addition will be allowed but to a maximum depth of 2.4 metres.

8. DORMER WINDOWS

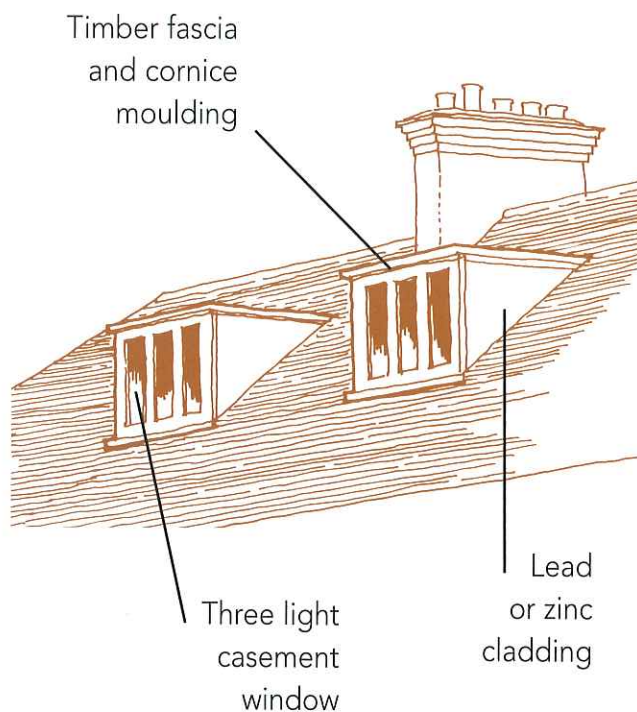
Planning permission is required for new dormer windows, or to alter existing dormer windows in any way.



New dormer windows of an acceptable design and size will only be allowed on the rear roof slopes.

Dormer windows must follow the established pattern, and will generally be restricted to a three light casement 1.8 metres wide by 1.2 metres high, clad in lead or zinc with a flat roof, a timber fascia and a timber cornice moulding. Care should be taken with the extension of soil vent pipes by running these in the roof cavity to a position well clear of the top of the window.

Roof windows will normally be limited to rear elevations. The size of roof windows must not be excessive in relation to the roof area, and should be of a flush 'conservation rooflight' design.

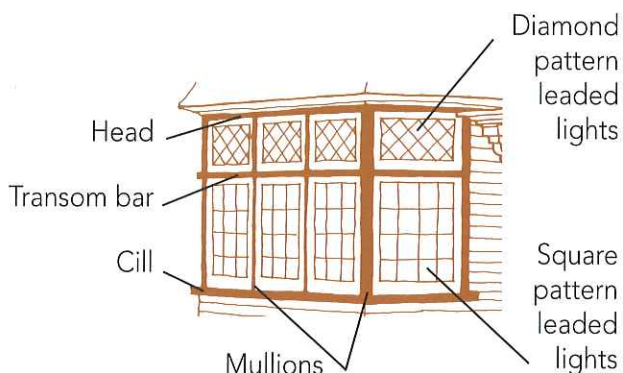


9. WINDOWS

Planning permission is required for the alteration and replacement of existing windows to all properties on the estate. New window openings will not be permitted.



Windows are one of the most important elements of the character of each house, and form a distinctive architectural feature of the estate. The existing house windows are side hung timber casements although some upper lights are top hung. Most houses have leaded lights on the principal elevations, some to the ground floor only whilst others have leaded lights only to the upper part of the main ground floor windows. Many houses have pictorial leaded lights to flank elevations. Leading may be both diamond and square patterned, depending on its position in the window.



The original windows should be kept wherever possible, and their life will be extended by regular maintenance and repair. This can be a cost effective option to window replacement. Where windows have to be replaced, any new windows will be required to match exactly the original design, including the size, profile and pattern of frames, glazing bars and leaded lights. Aluminium and PVCu windows will not be acceptable for windows on the principal elevations, or any window opening that can be seen from the street.

Double glazing can be provided by the installation of secondary internal glazing, although care must be taken to align any glazing bars with those on the original windows. Alternatively, sealed double glazed units for timber windows, identical to the original windows, can be obtained.

10. DOORS

Planning permission is required for the replacement of external doors, including house front doors and garage doors.



The original front doors are an important feature of each house, and contribute a great deal to the character and appearance of the estate. There are two types of front door on the estate. Many houses have timber framed front doors with three panels below a central letter box, with nine glazed lights to the upper part. Other houses have solid timber front doors, with a small rectangular leaded light window in the upper half.

The original doors should be retained. Where replacement is absolutely necessary, new doors should conform to the material and style of the original type as described above. Replacement front doors in PVCu will not be permitted.

The door surrounds and canopies are equally important features in the design of the houses, and must be retained.



At the rear, the original french window to the garden has a single pane over a panelled lower half with two side windows. Sliding patio doors, or french windows with full height glazing and side lights, are acceptable as replacements provided that they are no wider than the original openings.

Existing garages that front the public highway have timber panelled, side hung doors, with glass panels at the top and these doors must be retained. If replacement becomes necessary, then this should be in materials and design to match the existing.



11. PORCHES

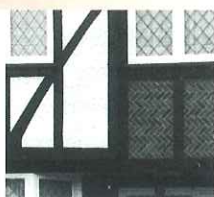
Planning permission is required for the provision of new porches, and to fill-in existing porches.



Enclosed front porches are not an original feature of the houses on the estate. New porches will not be allowed, and neither will infilling beneath overhanging front balconies to create an enclosed porch be permitted, as this detracts from the overall character and appearance of the houses.

12. EXTERNAL DECORATION

Planning permission is required before painting the exterior of any building in the conservation area, where the proposed redecoration would differ in any way from the original scheme. External redecoration must follow the original pattern. Inappropriate materials and painting would detract from the character of the individual houses, and upset the visual balance of groups and terraces designed as a visual entity.



Paintwork should be maintained on a regular basis, in order to prolong the life and appearance of the properties. Only previously painted surfaces should be painted. Brickwork must not be painted as this not only upsets the balance of materials, but can lead to breakdown of the brickwork due to its inability to 'breathe'. Generally, 'pebble dashed' surfaces should not be painted.

Exposed timber work such as half-timbering, rafter ends and boarded eaves (where not otherwise painted) should be treated with an appropriate black wood stain. This also applies to gate posts and fences, and unpainted timber garages and sheds. All gutters and downpipes should be painted black.

Rendered walls should be painted with smooth white masonry paint. Porch ceilings, door canopies, frames and surrounds; window frames, casements and cills and the underside of eaves should all be painted in white gloss paint. Window mullions and transom bars should preferably be picked out in black in order to retain the original appearance.

Glazed, panelled front doors are generally painted white, although black is equally acceptable. Solid front doors should be clear varnished. Front garden gates can be painted either black or white. Existing garage doors, especially those fronting onto the road, should be painted black.

13. ROOFS, TILES AND TILE HANGING

Planning permission is required for the replacement of the existing roof tiles.



The roofs and roofline of the Hanger Hill Garden Estate form an important and attractive feature of the conservation area.

For this reason it is essential to maintain the existing appearance and unity of the roofs, which were originally clad in red plain clay sandfaced hand made tiles which have now weathered to a dark red/brown colour. It is considered that Acme Ashurst plain clay tiles represent the best colour match to the weathered originals, and these tiles should be used for the retiling and repair of roofs and vertical tile hanging, and for the roofs of new extensions throughout the estate.

Ornamental ridge tiles, finials, fascia and barge boards, tile hung gables and flashings should be carefully retained to ensure that these features survive.

Planning permission is needed for the erection, alteration or removal of a chimney.

Original chimney stacks and pots should be retained and kept in good order as they are an important and integral part of the traditional roof profile.

14. FENCES, WALLS AND HEDGES

Planning permission is required for the erection of fences, gates and walls or other method of enclosure fronting a highway. (Rear fences that are more than two metres high also need planning permission).



The original method of enclosing front gardens on the estate consists of a brick 'soldier course' and a privet hedge, with a wooden gate on timber posts. The removal of existing hedges will not be allowed, neither will permission be given for the erection of brick walls or fences to enclose front gardens. The reinstatement of the traditional hedges and gates will be encouraged. Elsewhere, all fences should be of vertical close boarded timber construction.

15. FORECOURTS AND FRONT GARDENS

Planning permission is required for the formation of a hardstanding fronting onto a highway.

The formation of hardstandings and crossovers for vehicle parking, and the paving over of front gardens, will not be permitted as the loss of front gardens would seriously erode the visual qualities of the streetscape. Bin stores should not be located in front gardens, but should be kept at the side or back of houses out of view from the street. Many of the front gardens on the estate are attractively kept, with a mixture of grass and shrub planting with the occasional small ornamental tree, and this approach is encouraged.

16. GARAGES

The erection of new replacement garages will only be permitted at the rear of the houses, and where their design, materials, size and scale are fully consistent with the locality.



The estate was laid out so that most houses have a garage at the rear of the each group of properties. Replacement garages should match the existing in materials eg brick and rendered construction, with pitched tiled roofs. Acme Sovereign range clay tiles in Windsor Brown colour are acceptable for garage roofs at the rear of houses. Garages fronting on to the road should use Acme Ashurst tiles to match the house roofs on the street frontage.

The size of new garages may be larger than the existing, but must not result in an increased bulk or roof height which is out of scale with the rear garden location. The height of the ridge should not be more than 4.2 metres above ground level. Up and over doors are acceptable at the rear of properties only, and should be painted either black or white.

17. TREES

Permission is required for works to trees that are protected by a tree preservation order. Other trees in a conservation area are subject to the procedures set out in Part One, paragraph 5.

Garden and street trees form a very important feature of the character and appearance of the estate, and the continuity of the landscaping must be maintained. Consent to fell trees within the estate will normally be resisted, unless the tree is dead, dying or dangerous or where it can be shown that it is causing (or likely to cause) damage to property. Where felling is approved, an appropriate replacement tree will be required.

18. SATELLITE DISHES

The installation of a satellite antenna on any building or structure within a conservation area is only permitted if all of the following conditions are met:

- i) the dish does not exceed a maximum diameter of 70cm
- ii) it is not on a wall or roof slope fronting a road
- iii) no part of the dish exceeds the highest part of the roof
- iv) it is not installed on a chimney
- v) it is not on a building exceeding 15 metres in height
- vi) it is located so that its visual impact is minimised
- vii) it is removed as soon as it is no longer needed
- viii) there is not already a dish on the building or structure

If any of these conditions does not apply, then a specific planning application will be required - and it is unlikely that permission will be granted.

19. CHANGE OF USE TO FLATS

The change of use of a single family house into two or more flats will not be permitted. The character of the area is essentially one of high quality purpose built flats and family houses of various sizes. The historic interest and character of the Hanger Hill Garden Estate, and the character and appearance of the conservation area, would be adversely affected by changes in occupancy or use.

20. INFILL AND BACKLAND DEVELOPMENT

This will not be permitted as it would damage the layout and garden character of the estate, and detract from the character and appearance of the conservation area.

The estate layout features a number of small but visually significant open spaces, as well as the larger open space of the sports ground behind the flats on Links Road. These spaces together form an important element of the character of the estate.



CONTACTS

Further information and advice can be obtained from:

Planning Services

Central Ealing Area
Telephone 0181-280 1104/5

Building Control

West and Central Ealing Team
Building Control Services
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If you require application forms,
guidance leaflets or copies
of documents please phone
0181- 758 8106 or 8039

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