Old Oak Lane
Conservation Area Appraisal
Draft for consultation January 2007
Old Oak Lane Conservation Area Character Appraisal

The authors of this Study are:

Conservation Architecture & Planning

Jack Warshaw RIBA, MRTP, IHBC, FRSA Director/Editor
Sue Beech B Arch (Hons) MSc Build Cons IHBC
Liz Cartell BA (Hons), HiDip Admin Coordinator/Graphics

The authors gratefully acknowledge the contributions and assistance of the following individuals and organisations:

London Borough of Ealing

Graham Tite, Conservation Officer
Nicola Spalding
Irida Rosa
Shana Harding

Ealing Civic Society

Save Ealing's Open Spaces

Island Triangle Residents Association

Old Oak Common Conservation Area Panel

and any other personnel who may have contributed.

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1 Stakeholder consultation
INTRODUCTION

1. A conservation area (CA) is, by law, an area of special architectural and historic interest. The purpose of this appraisal is to help us understand why Old Oak Lane is special and provide a framework for keeping it that way, that is to reserve or reinforce the qualities that have made it special. Its character, or specialness, needs to be defined. What is happening to it, good or bad, needs to be documented and analysed. What should happen in the future needs to be celebrated, guided and well managed.

2. This appraisal forms one of a series commissioned by Ealing Council. It has been undertaken using the methodology of the English Heritage Guidance on conservation area appraisals, 2005. A companion guide, Guidance on the management of conservation areas, recommends a procedure to follow the appraisal.

3. The original designation for Old Oak Lane CA was made in 1982. In 1999 the Council published a leaflet describing the CA and outlining its approach to preserving and enhancing its character. This appraisal will now replace the former guidance for the Old Oak Lane CA.

4. CAs often arise from a process of (sustained) local interest and action. Where areas have been designated, it is the Council’s statutory duty to give special consideration to the preservation or enhancement of their character or appearance in the exercise of their planning functions. To that end, special policies, relevant to the Old Oak Lane CA, are included in the Council’s UDP to sensitively guide and manage development. The policies and the wider framework for development proposals in the London Borough of Ealing, are summarised at the back of this document.
CONTROL OF DEVELOPMENT

5. In conservation areas there is a presumption in favour of retention of buildings and structures that contribute to their special character. They are subject to additional planning controls, including demolition of buildings, restriction of ‘permitted development’ rights and automatic tree protection. It is an offence to demolish an unlisted building, fell or lop a tree without planning permission. Should the Council implement an Article 4 Direction, further ‘permitted development’ would be brought within planning control.

6. Detailed advice on policies in the UDP, restrictions on residential and commercial properties and how to apply for permission may be obtained from London Borough of Ealing Planning and Surveying Services, Perceval House, 14 – 16 Uxbridge Road, London, W5 2HL Tel 020 8825 6622 and the Council’s website www.ealing.co.uk Email planning@ealing.gov.uk.

SPECIAL INTEREST

7. The CA recognises the place of Old Oak Lane in the landscape of labour history, and a reminder of the wider social/industrial history of the late C19 century. Many large enterprises built housing for their own workers during this period for various reasons: as a means of providing them with healthier conditions, a convenient location near the workplace or impose additional control (paternalistic, social or economic) as landlord. The railway companies in particular built many estates and sometimes whole towns at key locations such as near their works, yards and sidings, where land was cheap and where no middle class developer would be interested on account of the smoke and noise which would have dominated the scene. These estates generally would compare favourably with the Dickensian private slum dwellings of the day, but unfavourably with the emerging middle class suburbs of Acton, where developers could provide more generous layouts, on higher ground and with cleaner air, away from the typical coal smoke-laden urban environment. The London and Northwestern Railway, (LNWR) was the largest railway company in the country at the time.

8. The survival of Old Oak Lane Estate in more or less its original form as a planned workers development is a rarity. Few examples exist in London. This is partly due to destruction by enemy action during the Second World War as a consequence of attack on rail lines and yards, but more significantly on account of postwar slum clearance and redevelopment for public sector social housing.
9. At Old Oak Lane Estate, the few densely packed streets of terraces display a characteristic layout, with small gardens, and narrow back alleys. This form is just not too dissimilar from the ‘back-to-back’ estates in which many industrial workers of the earlier C19th were forced to live.

10. Despite the railway company’s apparent benevolence - they constructed a school, pub and workers institute - they were not amongst the most progressive employers. Visionary schemes such as Robert Owen’s at New Lanark (from circa 1830), Sir Titus Salt’s Saltaire (from 1853) and contemporaries with Old Oak such as Bournville and Port Sunlight, had already conceived entire planned communities in more pleasant surroundings.

11. Late C19 public health legislation had brought about general improvements in housing. Nevertheless the uniform rows of Old Oak made a fairly hard edged environment which compares unfavourably with those created by more enlightened employers or social providers such as the Artisans and General Dwellings Company.

12. Nevertheless, as both social document and survival of considerable authenticity, the estate, with its one pub and workers institute (now at risk) is the last survival of its type in north Ealing. Whether its construction can be thought of as benevolent act, or simply a convenient system of exercising both economic and moral control over the workforce and their families through ‘tied’ housing is open to debate.
Location and context

13. The part of the conservation area southeast of Old Oak Lane was first designated by Hammersmith and Fulham Council in 1990. Boundary changes brought it into Ealing, following which it was extended to include Goodall and Stephenson Streets, i.e. the whole estate, in 1994. The location, just north of part of the Grand Union Canal and between two broad sets of railway lines, amply identifies its historic role. It is self-evidently the product of a single plan, erected over a very short time. The surrounding area is largely railway, transport, industrial and business based, although the wider area is rapidly changing with new retail and residential sites, encouraged by their proximity to main road and rail networks.

Above, progressive intensification of development around Old Oak Lane (arrowed).
General Character and plan form

14. The general character is of a high density urban estate of the late C19, comprising approximately 194 properties. All available space is allocated to buildings, small gardens and road access, in contrast to typical suburban middle class development in West London around the same period. Street trees, verges or any other than hard surfacing played no part in the original layout, although some planting, including a line of street trees on Old Oak Road, has occurred recently. There is no central focus. The character is formed of and highly dependent on the collective impact of self-contained uniformity. Although there are subtle variations of facing brick and detail from one terrace to another, the overall impression is one of uniformity, to a degree in which even a minor alteration to any one element along a street front does detract from the character of the group. The only relief to this strongly repetitive pattern is provided by the Institute and the pub.

15. The terraces are arranged as handed pairs of houses, i.e. with entrance doors and halls adjoining. With this layout, the impact of any replacement doors of different patterns is exaggerated. Likewise, any non-matching change of roof covering in a single unit has a negative impact on the group. Good unaltered examples of the different house types can be found, to serve as models for reinstatement of features where necessary.

Geology and topography

16. As with much of London the geology in this area comprises London Clay overlain by superficial deposits of River Terrace Gravels and brickearth, which form a shallow aquifer. Groundwater is also contained within the chalk that underlies all of these deposits, but there are no groundwater abstractions. (Source: Crossrail environmental statement)

17. The land is uniformly flat at about 33 metres above sea level apart from the very gentle northward slope of Old Oak Lane where it bridges over the rail lines. Maps that predate the estate indicate that the layout was clearly constrained by
the pre-existing alignment of Old Oak Lane, a principal road which forms a barrier to pedestrian movement, particularly at peak times.

**Historic development and archaeology**

18. The few rows of cottages had been built in 1889 by the LNWR for its employees in Old Oak Lane in a remote corner of North Acton, near Willesden Junction. Originally, the whole estate appears to have been the private property of the LNWR, simply called Railway Cottages. The former Borough of Acton may have named the streets when they were adopted, choosing names like Stephenson, Crewe and Stoke for their railway associations. (NB: these names are shown on 1914 OS map before the streets were transferred to present administrative area ie LB Ealing). The Railway Institute, or club, and a mission church and school were added within a few years, but the whole had little connection with the rest of Acton on account of its relative isolation from other residential areas.

19. There are no ancient monuments or known archaeological interest within the conservation area. It is likely that the development of the estate, with the earlier development of railway and industrial uses surrounding it, destroyed any ancient archaeological remains.
HISTORIC LAND USE PATTERN

Map regression and morphology

1915 and 1935 OS

20. Earlier maps show the relatively rapid change from the surviving agrarian uses and scattered houses, to dense urban industrial development. The estate only appears for the first time on the 1915 edition, which shows an old clay pit to just southwest of the Canal. Between 1915 and 1935, the new pub, The Fisherman's Arms, appears to have replaced three houses on Old Oak Lane. By 1935 the old clay pit was fully developed industrially. Both maps show tram lines along Old Oak Lane.
21. The changes to the present day can be seen on the ground. They include a ‘burnt out’ house and derelict land at the north end of Stephenson Street and the threat to the future of the former Institute. Less obvious, the old Mission Church and parts of three terraces, highlighted on the old map, have been demolished. A new street, Channel Gate Road, has been driven right through the estate, demolishing the School fronting Old Oak Lane, along with 8 houses in Goodall and Stephenson Streets. This street, Channel Gate Road provides access to heavy lorries servicing a Channel Tunnel Freight Depot, thus separating a small southern part, with the pub, from the rest. It is unclear whether Stoke Place, to the east of Old Oak Road, was adopted as public highway, or what its current status is, as it is now a gated road.
Spatial quality – unmaintained back alleys are being colonised by vegetation. Compare with a 1969 view, below.

SPATIAL ANALYSIS

Spatial character

22. The spatial character is primarily determined by its rectilinear, largely grid-like street pattern, comprised of both access roads and narrow back alleys. This in turn presents a picture of enclosure by the long terraces, their sloping roofs rhythmically punctuated by chimney stacks and pots.

23. The overall impression is one of a self-contained, planned estate, within a surrounding environment comprising a variety of alien forms and uses, mainly railway and industrial, of different dates. Outlook is limited. Old Oak Lane provides the only through route. There has been some degradation of the original layout due to the creation of the new Channel Gate Road, with the associated demolitions, remaining slices of disused land and incursion of large vehicles.

Key views and vistas

24. Views into CA are of a closed, wholly urban nature, along Old Oak Lane and the small streets that feed into it. The Ealing Borough Council UDP identifies a key viewpoint from Old Oak Lane south-east towards London and City.

Uses and their influence

25. The predominant uses remain residential with some retention of social use. The main influence on the appearance of the conservation area has been the recent disposal of individual houses to private owners. This has resulted in severe degradation of the original uniformity, a vitally important characteristic of the area's built form and appearance. Old Oak was conceived as a compact, self-contained, monocultural community in its daily life, save for the absence of shopping facilities or allotments as a source of food. There was a Workers' Institute, a pub, a school and a church, the latter two buildings now demolished, and the pub replaced on another site.
CHARACTER ANALYSIS

Architectural and historic qualities

26. The important qualities are the authenticity and integrity that convey a strong sense of the historic epoch and socio-economic context in which the estate was made, and its associations with railway history, also a strong influence on the development of the wider area. The character of the CA is largely if not wholly reliant on maintaining the outward appearance of the estate as little unaltered as possible.

27. Although there is a narrow hierarchy of house types, e.g. the three storey houses in Old Oak Lane, the typical house of the area would have had four rooms, a ground floor parlour and kitchen leading off the entrance hall, which contained a staircase leading to two first floor bedrooms. Houses in Goodall Street and Old Oak Lane had small rear extensions which would have housed the toilet and possibly the copper, or water boiler, and coal shed, which could be accessed from the rear alleyways. Houses in Stephenson Street were slightly shallower. Their sheds are shown on the map of 1915 at the backs of their small yards. A typical plot would be approximately 16 feet (5 metres) wide and just over 50 feet (16 metres) deep.

The contribution made by key unlisted buildings

28. Key unlisted buildings are those which fall within one or more of the following criteria:

- Age - Earlier buildings should merit greater attention towards preservation;
- Authenticity - Buildings or structures should be substantially unaltered and should retain the majority of their original features;
- Architectural Significance - Buildings or structures of local architectural significance or aesthetic merit or craftsmanship of any period; principal works of principal architects or designers of local importance; exemplars of key building types;
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- Local technological significance or innovation;
- Historic Significance – Buildings/structures illustrating or associated with local architectural/social/cultural history or events, locally or nationally well known people;
- Townscape Significance - Individual buildings, objects or groups of exceptional quality in their context - for example, landmark buildings, notable buildings marking or creating interesting places, vistas, or interesting skylines;

29. The importance of a local list is twofold: to acknowledge and raise awareness of buildings of higher than average importance and to establish potential candidates for statutory listing, particularly where risk to their significance or authenticity through alteration is identified. At this time, buildings within this CA would not merit consideration for statutory listing.

30. In this area individual terraces do not differ so significantly from one another as to establish any one as a key building. The UDP identifies Nos 22-49 Old Oak Lane as locally listed. These could be augmented by other groups, such as Stoke Place, which is considered of comparable quality and remains in a reasonably good state of preservation.

31. The former Institute is a key building of local interest on account of its architectural form and physical presence as a representation of the important social function it once had within the close-knit community. Although it has been altered to the rear, it makes a significant contribution to understanding the history of the area as a whole and is capable of repair and adaptation to new, compatible use.

Local details and materials

32. For the most part, local details are typically consistent with those found in similar buildings of the respective periods in many parts of London and elsewhere. Examples include the East Greenwich Estate, developed by the Carpenter’s Company and the terraced housing in Wolverton, Buckinghamshire, a ‘railway town’, developed by the LNWR to house the workers in its coach-building works.

Stoke Place - in a good state of preservation, though its setting is marred by the tower. A 1969 view, below, shows solid front doors and Georgian style sash windows.
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Walls

33. Groups of varied brick treatment to walling, all in Flemish bond, e.g. polychrome in Steppenson Street, red/orange brick in Goodall Street, London stock brick, with red arches in Old Oak Lane. Subtle variations of detail occur from one terrace to another e.g. contrasting brick banding, dentil courses, patterned or moulded bricks; Party wall parapets have stone or ridged tile caps.

Roofs

34. Originally natural blue-grey slate to all terrace roofs, the Institute in machine made clay tile. Many roofs have been changed to other materials; e.g. artificial slate and concrete tile.

Windows

35. Original windows were double hung painted softwood sashes. The majority of these have been replaced with different patterns and materials.

Doors

36. Originally four panel painted softwood. Many of these have been replaced in differing patterns and materials.

Rainwater gutters and downpipes

37. Originally half round cast iron, many now replaced in plastic.

Site boundaries

38. The terraces front directly onto footways, with rear yard flank and rear walls, backing onto alleyways, defining the remaining boundaries. Originally these walls were built in similar brickwork to the front elevations. The 1914 O.S. shows small outbuildings, possibly toilets or sheds, set against the rear walls. New, more substantial outbuildings, together with replacement or resurfacing of walling materials are now beginning to appear, placing their characteristic uniformity at risk.

The public realm

A single disfigured property degrades the historic significance of the whole terrace.
39. The main characteristic is that of a minimal, utilitarian layout and surfacing to provide durable access to the dwellings and allow for rear servicing such as coal delivery and rubbish collection. Availability of rear entry by working men to their houses would also have been important to avoid soling the front parlour, and as a means of separating soiled working clothing from clean ‘Sunday best’ or visitors’ wear. These very austere spaces would have been, in the era of before mass motor transport or car ownership, the primary place of public assembly or encounter as well as children’s playspace.

40. No evidence has been recovered to verify what original surfaces there would have been to the road and footways. Granite setts or stone slabs might well have been laid before cheaper tarmac and concrete became commonplace, and might still be present beneath the present surfacing.

41. Although many similar estates were demolished, Old Oak Lane estate may have been saved by having been a corporately owned and managed estate, coming into the public sector when the railways were nationalised after the Second World War. Or, it may have simply been overlooked or considered unsuitable as a site for a new council estate.

42. Stephenson Street has been improved with extra parking space, a bund to reduce noise from the freight depot and generous tree planting. The brick work is an attractive mottled red grey with contrasting red arches.

43. Recent street works have not addressed the present poor surfacing, car parking problems, rubbish or undue austerity in the public realm. The conflicts inherent in present use and demand generate a disorderly quality that has considerable scope for improvement by upgrading surfaces, planting, safer and more attractive layouts. These, together with improvements to lighting, street maintenance and refuse collection systems can encourage greater local pride. Stakeholder comments, including
those of local residents, are set out in the Appendix.

44. Maintenance of rear alleys, which appear to be designated public thoroughfares, appears to be neglected at present. This has led to both ‘natural’ colonisation by vegetation and, in default, to ad-hoc colonization by adjoining owners, whose introduction of planting and objects obstructs free passage, notwithstanding its quaint aspects.

45. New, larger ‘permitted development’ structures of a variety of designs and materials have also started to appear. At this time it remains unclear whether the process will, if allowed to continue, lead to charming reassignment of these spaces away from Victorian rigidity, or to a form of unkempt squalor in what is still a functional part of the public realm.

Greenery and green spaces

46. Although the estate was laid out without any provision of public tree planting or green space, the recent introduction of some tree planting is welcome for its softening effect as an enhancement to an otherwise very severe public realm. Carefully chosen in terms of eventual mature species size, tree planting would compliment improvements to floorscapes and parking layouts and enhance the settings of building groups in the CA. Examples of such treatment, based on Dutch ‘woonerf’ models, in which residential streets are closed to through traffic and appropriately landscaped, can be found at Wolverton, Bucks.

Negative factors

47. Negative sites are marked on the map. Apart from the public realm elements identified above, the principal negative factors of the CA are disfiguring alterations to buildings, including:

- Painting, rendering or pebbledashing natural brickwork;
- Replacement windows in alien patterns and materials;
- Poor quality replacement roof materials;

“Permitted development” such as erection of new walls and outbuildings could alter the character of back alleys unacceptably if multiplied and left uncontrolled.

Prolifecation of dish aerials on facades and other alterations harms the appearance of the street as a whole.

Wall-mounted historic signage is more fitting to the character than modern efforts which add to street clutter.
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- Loss of architectural details;
- Shabby alterations and extensions;
- Derelict, 'burnt out' house at No 73 Stepenson Street;
- Risk to the Institute through vacancy and proposed redevelopment;
- Proliferating dish aerials on front elevations;
- Lack of maintenance and uncoordinated colonisation of back alleys.

General condition

48. The overall condition of most fabric in the CA is sound, but shabby. In most cases however, regular maintenance, retention or reinstatement of original features, encouraging better maintenance and public realm enhancement would go a long way towards arresting or reversing decline. Any external cleaning should be considered for entire terraces so as to maintain group value.

Problems pressures and the capacity for change

49. There is little capacity for major change within the CA, because all plots have been historically developed in a reasonably interesting and compatible manner. With the exception of sites marked as negative, any redevelopment or alteration to front elevations would detract from character. Any scope for extension or alteration at the rear of properties needs to be carefully considered with a view to preparing detailed design guidance. It is clear that this area is at risk of further degradation from alteration to external appearance in the absence of appropriate design guidance and enforceable planning control.

50. The vacant Institute is clearly at risk of loss through pressure to redevelop. Its importance to the character of the area has been identified above. It is therefore considered that any proposal involving demolition would be in conflict with relevant national and local policy.
BOUNDARY

51. The self-contained nature of the estate precludes any boundary changes to the conservation area.

IN INVOLVING THE COMMUNITY

52. In accordance with English Heritage advice, the Council's brief included a requirement to involve named key stakeholders in the appraisal process, a list of which is appended. The principal means was by a questionnaire (details also appended), the content of which was agreed with the Client, and sent to the main stakeholders and amenity groups based in and around the CA. The questionnaire called for careful consideration and in some instances detailed responses. The EH advice includes analysis and reporting of questionnaire responses, and due regard to the questionnaire responses has been paid in this text.

53. A summary of responses is set out in the Appendix. The project team has taken account of the questionnaire responses recorded here. There will be further opportunity for dialogue through the next steps in the Council's programme leading towards adoption.

LOCAL GENERIC GUIDANCE

54. Threats to the character of the CA have been noted within this Appraisal. The worst detractors are individual alterations which degrade the unity of the groups and the poor quality of the public realm. This suggests a need to consider:

a. detailed householder guidance;
b. Enforceable design controls over harmful alterations, such as an Article 4 Direction;
c. multi-discipline design team to tackle the public realm, and
d. Effective incentives to encourage reinstatement of lost original features.

55. Photographic recording of each building in the CA would be an effective means of auditing the extent to which each house retains original external fabric and features. This could help to both target resources towards enhancement and exercise control, including enforcement over any unauthorised alterations.

56. Dissemination of IHBC/SPAB householder maintenance guide, A Stitch in Time should go a long way towards avoiding mistakes in repair or inappropriate alteration, and encourage reinstatement of original features.
FUTURE MANAGEMENT PROPOSALS / STRATEGY

57. Threats to the character of the CA by way of area analyses and stakeholder comment have been noted above. The most common are erosion of elevations, including walling, roof coverings, doors and windows, and detail, inappropriate alteration or extension and uncontrolled householder alterations. Guidance providing topic-based detailed advice on process, acceptable and unacceptable design and other relevant matters should therefore be considered as a priority. This could include reference to the scope of the Management Scheme and details of any Article 4 Directions, as they may arise.

58. The main problems and pressures identified in the analyses of the character areas, as identified above should be addressed in this guide. Topics could include:

- Description of principal design features
- Extensions
- Roof alterations
- Building materials and details
- Rain and foul water systems
- Chimneys
- Windows and doors
- Garden buildings
- Fences, walls and hedges
- Trees and landscape
- Communication aerials
- Reinstating lost features
- How to make an application

59. The threat of demolition of the Institute building should be addressed in a proactively, by way of a brief for retention and adaptive reuse, taking on board the policy implications of loss of community use.

60. A comprehensive audit of existing objects, noting any surviving historic artifacts, other street furniture, signs and objects would be an essential starting point in any programme directed towards maintaining historic artifacts in good order, de-cluttering the public realm and introducing appropriate environmental improvements.

61. More effective management and calming of traffic present excellent opportunities to increase pedestrian priority and rebalance traffic considerations.

62. Consideration should be given in the Management Plan Stage to the development of a detailed local evaluation tool which would be more objective in measuring development proposals, whether alterations or new build, against the key characteristics of the Conservation area, or its character areas, as appropriate.

Article 4 direction

63. An Article 4 (2) direction is recommended in respect of alterations visible from the highway. This would affect the following categories of ‘permitted development’ which, if uncontrolled would continue to have a negative impact on the conservation area.

1. Replacement windows and doors.
2. Painting, rendering or cladding of masonry.
3. Demolition and erection of new boundary walls.
4. Erection of front porches.
5. Erection of hardstandings.
6. Redevelopment of individual rear structures.

PLANNING POLICY FRAMEWORK

64. A brief summary of the principal legislation and policy guidance applicable to the Old Oak Lane Conservation Area is set out below:

65. 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 conservation areas as well as the identification and protection of listed buildings. Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area, or in case of listed buildings, to have special regard for their preservation in the exercise of their powers under the Planning Acts.

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

67. The underlying objective of the relevant legislation and guidance is the preservation or enhancement of character or appearance of conservation areas. Any proposed development which conflicts with that objective should normally expect to be refused. PPG 15 and local policy also support a presumption in favour of preservation of any building or object which is considered to make a positive contribution to the character of a conservation area. At the same time, the need to accommodate change which respects or reinforces the character of the area in order to maintain its vitality is recognised.

68. Many local planning policies, not just design and conservation, can affect what happens in a conservation area. For example, policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment, town centres and many others can all influence development and the quality of the environment in conservation areas. However, policies concerned with design quality and character generally take on greater importance in conservation areas. The adopted Unitary Development Plan’s chapter on Urban Design included policies dealing with:

- Design of Development (4.1)
- Mixed Use (4.2)
- Landscaping, Tree Protection and Planting (4.5)
- Statutory Listed Buildings (4.6)
- Locally Listed Buildings (4.7)
- Conservation areas (4.8)
- Ancient Monuments and Archaeological interest areas (4.9)
- Commercial Frontage and Advertising signs (4.10)

69. Throughout the Chapter, references are made after each policy to other relevant documents and policies, including:

- SPG 5: How to prepare an Urban Design Statement
- SPG 12: Greening Your Home;
- Ealing LA21 ‘Keeping Your Front Garden Alive’
- PPS 1 Delivering Sustainable Development
- PPG 15 Listed Buildings and Conservation Areas
- PPG 16 Archaeology and Planning
- PPG 19 Outdoor Advertisement Control
- By Design: Urban Design in the planning system: towards better practice
  (CABE & and DETR, 2000);
- The London Plan, Policy 4B.5, 4B10, 4B11, 4B12, 4B14

70. The Council has also issued a draft Supplementary Planning Document entitled RESIDENTIAL EXTENSIONS, in October 2005. In general it is applicable to residential properties in conservation areas.
Policy 4.8 – Conservation Areas, states:

- The Council will preserve or enhance the character and appearance of Conservation Areas and their settings;
- New development, built or otherwise within or adjacent to the Conservation Area, will be permitted provided that it is well related to the existing character of the area in terms of its historic and architectural quality, and green setting. The Council also requires that any development proposal adhere to the Council’s specific Conservation Area guidelines;
- The Council will refuse planning permission and Conservation Area Consent for redevelopment of existing buildings, unless the proposed replacement development will preserve or enhance the character of the Conservation Area. The Council will also, where appropriate, make Article 4 Directions, restricting development rights granted by the General Permitted Development Order;
- It is the Council’s intention to create new and extended Conservation Areas in the Borough, in areas which merit this status, having regard to the individual merits of buildings, spaces and other features, and the quality and character of the area as a whole.

71. In addition, the criteria for further designation or extension of conservation areas are set out as:

72. The area concerned must be the setting for one or more of the following:

- Listed Buildings, or a group of buildings of good design from any period, especially where they create an attractive townscape;
- Urban open spaces or historic village greens;
- Features of historic or archaeological interest including industrial or transport heritage;
- Landscape features including the water, trees, gardens of value for their plants, wildlife or the amenity of the surrounding area;
- An historic street pattern;
- The area should have some cohesion of character worthy of preservation; and,
- The benefits 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.

USEFUL INFORMATION

Contact Details

For further information about the contents of this document please contact;

Conservation and Urban Design Team
Planning and Surveying services
LB Ealing
Perceval House
14-16 Uxbridge Road
London W5 2HL

Telephone 020 8825 9357

For general development control enquiries please telephone 020 8825 6600 or email Planning@ealing.gov.uk

For planning policy & development advice please telephone 020 8825 8446
Bibliography

English Heritage, Guidance on Conservation Area Management Plans, 2005

English Heritage, Guidance on Conservation Area Appraisals, 2005

Ealing Council, Adopted 2004 Plan for the Environment, 2004

Glossary

Façade - the face or front of a building
Cornice – a moulded projection or capping
Dressing – the framing material of an opening
Jointing – the appearance of the mortar between masonry units
Woonerf – a Dutch term describing the landscape of old streets to make them safer and more attractive.
Flemish bond – brick laying pattern in which long (stretcher) and short (header) sides of brick alternate on every course.
London stock – the handmade, varied yellow-brown brick predominant in many London buildings.
APPENDIX 1

STAKEHOLDER CONSULTATION

LIST OF STAKEHOLDERS CONSULTED AT PRE-PRODUCTION STAGE

**Ealing Civic Society**
Ms Judy Harris on behalf of
Mr Robert Gurd
Chairman Ealing Civic Society
60 Beaufort Road
Ealing
London W5 3EA

**Save Ealing’s Open Spaces**
Ms V Barns
9 Oakley Close
Hanwell
London W7 3BQ

**Island Triangle Residents Association (TITRA)**
Ben Murphy (resident & member of TITRA)

**Old Oak Common Conservation Area Panel**
Ann Griffiths
3 Crewe Place
Old Oak Common
Park Royal
London NW10 6TR

Marie Somerville
7 Crewe Place
Old Oak Common
Park Royal
London NW10 6TR
1. **Please list any special qualities, distinctive features or areas, which you consider make a positive contribution to the Conservation Area.**

   - The scale and character of the housing stock and resulting street elevations are the most significant features of the Conservation Area. From “Z Cars” to “Dead Ringers” the unique ambiance of the streets has been captured on feature films, television programs, adverts and even music videos. This seems most at risk from the nature of the redevelopment proposed on the Clubhouse site.

   The most common observations from first time visitors to the area relate to the street scene (“Coronation Street” being the most common immediate response) and the fact that children are playing – running in and out of open front doors and down alleyways. I don’t know how you encapsulate this in a conservation document, but their is no doubt that the design of the original houses, the layout of the estate, and the areas protected status has all helped to build a close-knit and stable multi-cultural community.

   The back alleyways and rear elevations are more significant for their use and layout rather than any particular visual feature (although the outside toilets have a clear historical message). Aside from the way the estate was butchered by the new road, there have been remarkably few major changes.

   The original Conservation Document does a pretty good job of describing the physical characteristics of the housing stock. I would add that the one example of stone cladding it mentions has been stripped away. There was also some confusion regarding the WW2 air-raid shelters (which were assumed to be coal stores in the previous listing).

   - This is an unusual northern style of railway village with long rows of two storey terrace houses. The section formerly in Hammersmith is locally listed and was already a conservation area when it was transferred to this borough. Stoke Place, a short cul de sac is the most attractive part with uniform fenestration, no rendering and an attractive brick. Doors do vary but there should be control over plastic ones which entirely spoil the elevation of one cottage.

   Stephenson Street has been improved with extra parking space, a bund to reduce noise from the freight depot and generous tree planting. The brick work is an attractive mottled red grey with contrasting red arches.

2. **Can you identify any key features that you feel have been eroded over time?**

   - The ambiance and feel of the area is unique (although impossible to measure) but has definitely been eroded by neglect and developments on land bordering the Conservation Area. The future use of the back alleys is also threatened by general neglect and the resulting criminal activity. The loss of the resident’s use of the clubhouse for social activities has had a negative effect on the community. The derelict state of the Clubhouse has a seriously negative visual impact, standing as it does on the main entrance to much of the estate. Many houses now sport satellite dishes –
which is at least partly due to the recent loss of 50% of the terrestrial TV signal following a large development nearby.

The majority of original front doors and windows were lost long ago, although this trend has more recently been reversed—with many residents seeking to retain or even reinstate these features to the general benefit of the area. Houses that have been sold with period features do also seem to command a premium. Unfortunately recent attempts to remove render from some houses which would have returned them to a more original state has shown the brick faces underneath to be very delicate.

It is understood that the interior of the clubhouse retained some impressive original features, but it is not known whether these have already been destroyed by the developers.

• Goodall Street has a redder brick and some houses have been rendered in white or cream. The cul de sac lacks turning space and there is a parking problem even during the day. Traditional windows have been lost throughout the estate except in Stoke Place and doors are varied. The club/institute at number 78 Goodall Street is boarded up and proposal to develop adjoining land would create congestion in these narrow streets. Back alleys are badly maintained which is a pity as they are an attractive feature of the estate.

• Controls have been ineffective on Channel Gate Road. I have already mentioned the proliferation of commercial signage (we had understood that signage in a Conservation Area should be tightly controlled by the council). We would also like to point out the contrast between the planting (in raised beds formed from sleepers) at the South end of Goodhall Street, which is beautifully maintained by residents, and the other planted areas adjacent which are neglected to an appalling degree by the freight yard (who have adopted the roadway to the general detriment of the area –is this reversible?). The entrances to the alleyways from this point are also in a very poor condition and subject to regular (weekly) fly-tipping which, due again to the adoption, the council have no interest in cleaning up. Channel Gate Road is also a regular haunt of joy-riders, drug dealers and other undesirables, particularly when the fright yard is closed. Again, we wonder whether this would be better controlled were the council involved.

3. Can you identify any development that has taken place since designation, which you feel has had a negative effect on the Conservation Area.

• The general neglect by the council and lack of positive and appropriate regeneration in the area has had a significant impact in running down the area.

Industrial development, whilst in some ways keeping with the history of the immediate surroundings, does not seem to have been controlled and has an ever increasingly negative impact. The planning team does not seem to place importance on the views of the conservation team in its recommendations. The nearby sidings should have been protected from the monstrous Powerday sheds, which dwarf adjacent properties and transforms residents views East.

The proposed redevelopment of the clubhouse is entirely out of keeping with the area
and will, if the appeal is successful, completely destroy the look and feel of much of the other half of the estate, not to mention stretching the social fabric of the area beyond breaking point.

- The development of the new business centre (BTM) with access off Goodall street already creates problems. Lorries are unloaded in the road blocking access to houses in Goodall street and to Stephenson Street.

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 reasons.

- None
- No further areas could be included in the CA. The part of the Goodall Street south of Channel Gate Rd. has very poor amenity. A new access to the freight depot south of the Fishermans Arms would solve the problem.

5. In your opinion, how effective do you consider the present controls over development to be? Please explain.

- The effectiveness of present controls are about to be tested by the forthcoming planning appeal relating to the Clubhouse. Residents are relying on the council to defend their original decision to reject the proposal. The residents have made numerous offers to cooperate with the developers in order to find a mutually acceptable solution (to no avail). Sadly the council has seemed impotent to prevent an enormous industrial development (Powerday) so large that it blocks even television signals, not to mention altering forever the view from some of the estate.

Present controls do seem effective at preventing residents from making too many significant changes (particularly to the front elevations of their houses), but do not prevent for example the proliferation of commercial signs (on Channel Gate Road) or the installation of large satellite dishes. They have also not prevented the building of extremely ugly enclosures for the electrical substation (presumably) on Channel Gate Road, or what now appears to be a mobile home site springing up next to the builders merchant.

Controls have also not prevented the owners of the clubhouse from simply leaving the site to fall apart. Presumably in the hope that sooner or later, if their appeal is unsuccessful, the place will fall down leaving them free to do as they wish. Nor have they prevented the building being squatted, or being used as a venue for drug dealing and prostitution.

- Control over development is inadequate to keep the character of these railway terraces.
6. Are there any buildings or structures that you consider are of note for their architectural or historical importance? Please list.

- The original Clubhouse is the single most obvious landmark on the estate. Sadly it is also the one under greatest threat from over-development. The current plans for the Clubhouse and adjacent buildings and land are felt to be entirely inappropriate by residents. Areas of greatest concern include the scale of the new building, demolition of the original gatehouse, the materials proposed, the overlooking and overshadowing that will occur and the impact it will have on the Conservation Area, both visually and in social terms –the developers are cynically trying to offset a more prestigious development elsewhere in the borough by making this development 100% social housing. Residents feel the development should not slew the social mix of the area in any one direction. They also feel that the design of the new build must reflect the modest scale and traditional materials of the existing stock.

Other than the clubhouse, the rest of the housing stock is remarkably consistent, consisting almost entirely of two storey brick terraces. As such, these ‘cottages’ are all considered important in the cumulative impact they have on the character of the area. The front elevations are of greater importance than those to the rear—which have undergone more varied development over the years.

- Important buildings- They all have historical importance. Their architectural importance in part depends on the survival of original features. These should be surveyed and those that are not rendered and have period style doors and windows listed. This survey could be used for a design guide and article 4 directions to control further loss of character especially rendering the brick work. Fisherman’s Arms and no. 78 Goodall st should be listed.

7. Can you identify any open spaces, significant tress or hedges that you feel make a contribution to the special character of the Conservation Area. Please list.

- An aspect of the area of particular importance is the way in which neighbours meet and a community is built. This is partly a reflection on the layout of the houses (the front doors opening as they do directly onto the street) and the fact that the stock attracts families and couples (since they do not lend themselves particularly well to subdivision or multiple occupancy).

The streets and open areas are always full of children and parents at weekends, and the trees on Stephenson Street do help reduce the noise from the freight yard. More trees and open spaces with public access would be welcomed –providing a degree of maintenance is also forthcoming.

- Trees, hedges and open space are limited except in Stephenson Street. Gardens/backyards provide a little extra space but lack of green space makes the streetscape and back alleys particularly important.
8. **What would you say were the most significant views, vistas or panoramas, either within, into or from the Conservation Area. Please specify.**

- The views from the ends of the streets are unique and yet are the most threatened by current developments.

Many of the views from the houses on the perimeter of the estate have changed significantly, however, the regular filming which takes place again serves to underline that, once within the estate, it is possible to remove yourself from the immediate surroundings and enjoy a panorama which remains largely unchanged. The TITRA letterhead features a long row of identical terraces, which whilst difficult to appreciate in it’s entirety on the ground, does sum up what is unique about the area.

In some ways, the conservation area looks in on itself –many views from windows are simply the backs or fronts of identical houses only a couple dozen feet away. The historic uniformity of the view is under threat from the proposed clubhouse development.

- The freightliner depot and Old Oak Lane.

9. **In your opinion, what impact does road traffic have upon the Conservation Area?**

- Both the volume and average speed of traffic within the area has grown over the years, with a particular increase in very large vehicles (coaches / HGV’s) travelling at ever increasing speeds. There seems to be little or no interest by the police in reversing this trend by the use of speed cameras or by the council in applying traffic calming measures, and crossing from one side of the estate to the other via the zebra crossing can be a frightening experience. It should be borne in mind that many front doors are just a few feet from the road and the noise and pollution does impact on residents and the ‘feel’ of the area.

This situation seems likely to deteriorate further with the proposed enlargement of the Congestion Zone, which will also increase the already high numbers of commuters parking in the estate before jumping on the tube. Residents obviously need somewhere to park and some controls seem inevitable which might also reduce the number of commercial vehicles parked in the estate, sometimes for weeks at a time. Larger vans and even lorries often block both views of the houses and the daylight into living rooms.

Current plans for the redevelopment of the Clubhouse and adjacent land will exasperate the situation –particularly during the construction period and significant proposed excavation works.

Some residents have suggested designating an area as a play street, but again, this may be impossible without putting further pressure on parking. Better off-street play areas seem like a viable solution –land included in the proposed redevelopment could be better used to this effect. Reclaiming the alleyways by selective gating could also achieve this.
Old Oak Lane Conservation Area Character Appraisal

- Noise, fumes and lorries along Old Oak Lane and parked cars in Goodall Street. If this is commuter parking it could be excluded by limiting use to residents but making a home zone would improve the environment of Goodall street by providing a turning area, car spaces and tree planting.

10. Do you think that there are any areas that would benefit from being ‘car-free’? If so, please describe.

- There seems general support for measures which would reduce the speed of traffic within the estate, but there are no other parking options for residents –so car-free zones are probably not a viable option (it should also be borne in mind that “local” services –schools, doctors, dentists- are usually a car journey away). Children play in large numbers in the dead end streets, but a recent serious accident has underlined the need for action. Previously many areas in the estate the streets were cobbled – perhaps reinstating the cobbles or reconfiguring parking or paved areas might improve matters. Certainly reducing the speed of traffic and volume of non residential parking would have a positive impact on the estate and its residents. The current plans for the redevelopment of the Clubhouse and adjacent land will exasperate the situation. Whilst the plans include dedicated underground car parking for new residents, there seem to be no plans in place to protect existing residents facilities.

- It would be difficult to make a car free area but access could be reduced in consultation

11. Are the streets and public areas generally appealing and easy to use? Please comment.

- The fact that the limited public areas are in relatively good order is entirely due to the hard work of the residents. Graffiti –which is rampant in the locality- is absent from many parts of the estate (although Old Oak Lane itself is under constant siege). The community would appreciate more assistance from the council in improving and maintaining the common areas in terms of regular cleaning and maintenance and new street furniture. Street lighting in the area is not adequate despite an almost constant dialogue with the council. All of this would impact positively on the Conservation Area.

The communal back alleys in particular, are maintained solely by residents and currently popular with burglars and fly-tippers -which is evidenced by the high number of such incidents. The residents have been seeking assistance from various bodies in reducing non-resident access to these areas. Gating (as demonstrated in one instance within the estate) can vastly improve the look of the area, increase security and provide an ideal play environment for the numerous local children. The original granite sets (cobbles) have also been reinstated in the gated area of the alleys, which looks wonderful compared to the mishmash of scrub, tarmac and mud left by previous gas mains works. Were it not for one neighbour and his Flymo, they would probably also be all but impenetrable.

- Goodall Street and Old Oak Lane lack appeal.
12. Do you consider that street furniture complements the Conservation Area or if not, what improvements could you suggest?

- Generally in a poor state of repair. Additional period fittings would enhance the area. Residents have made piecemeal attempts to improve communal areas.
- The street lighting has been chosen to fit the age of CA but the columns are out of scale. They are too tall.

13. Do you have any concerns about personal safety within a) the town centre, b) the residential areas and c) large public open spaces? If so, is this more pronounced when it is not daylight? Please give reasons.

- Revolve around lighting, traffic, the use of back alleys for fly-tipping and burglary. Recently the now derelict clubhouse and adjacent buildings appear to have been used for squatting, drug dealing and prostitution.
- Not Known

14. Do you feel that sufficient Conservation Area guidance exists to guide development proposals (however small or large)? If not, what would you like to see?

- There seems to be confusion amongst residents and planners as to what is allowed. Existing guidelines have done little to actually enhance the area.
- Conservation Area Guidance is needed on doors and windows. This would encourage people to replace them with suitable designs over a period of time.

OTHER COMMENTS:

- The majority of residents feel passionately that the area should be protected and indeed enhanced, but have been forced to adopt a siege mentality by the Powerday development in adjacent sidings, and by the planners recent recommendation in favour of the Clubhouse scheme (thankfully turned down in committee, but being appealed by the developers). Many of the following comments reflect this attitude, but you will also find that most local people take great pride in the area and its listing as a Conservation Area, and take part in various positive voluntary activities such as alley clearing to improve the area.
## ANALYSIS OF STAKEHOLDER COMMENT

<table>
<thead>
<tr>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Risk to character from redevelopment of Club/Institute</td>
<td>Agree, redevelopment should be resisted</td>
</tr>
<tr>
<td>Replacement doors should be controlled</td>
<td>Agree, requires Article 4 Direction</td>
</tr>
<tr>
<td>Back alleys are badly maintained</td>
<td>Agree, see comments in text</td>
</tr>
<tr>
<td>Business Centre in Goodall Street creates conflicts with goods vehicles</td>
<td>Agree, environmental improvement study recommended to resolve conflicts</td>
</tr>
<tr>
<td>New access to freight depot required</td>
<td>See 4 above</td>
</tr>
<tr>
<td>Importance depends on survival of original features</td>
<td>Agree, requires Article 4 Direction</td>
</tr>
<tr>
<td>Noise and fumes on Old Oak Lane</td>
<td>Environmental study required</td>
</tr>
<tr>
<td>Suspected commuter parking causing difficulty for residents</td>
<td>Parking study required</td>
</tr>
<tr>
<td>Lack of green space makes streetscape and back alleys more important.</td>
<td>Agree, public realm enhancement recommended</td>
</tr>
<tr>
<td>Lighting columns too tall</td>
<td>Agree, consider height reduction where possible</td>
</tr>
<tr>
<td>Design guidance need for such elements as windows and doors</td>
<td>Agree, design guide recommended</td>
</tr>
<tr>
<td>Concern about satellite dishes</td>
<td>Agree, guidance and technical solution required</td>
</tr>
<tr>
<td>Proliferation of commercial signage is unattractive</td>
<td>Agree, rationalise where possible and remove any unauthorized signs</td>
</tr>
<tr>
<td>Fly tipping in alleyways</td>
<td>Consider preventive measures</td>
</tr>
<tr>
<td>Lack of sensitivity over surrounding development</td>
<td>Review policies/guidelines towards development affecting setting of conservation areas</td>
</tr>
<tr>
<td>Street furniture in poor state of repair</td>
<td>Audit and remedial measures required</td>
</tr>
</tbody>
</table>