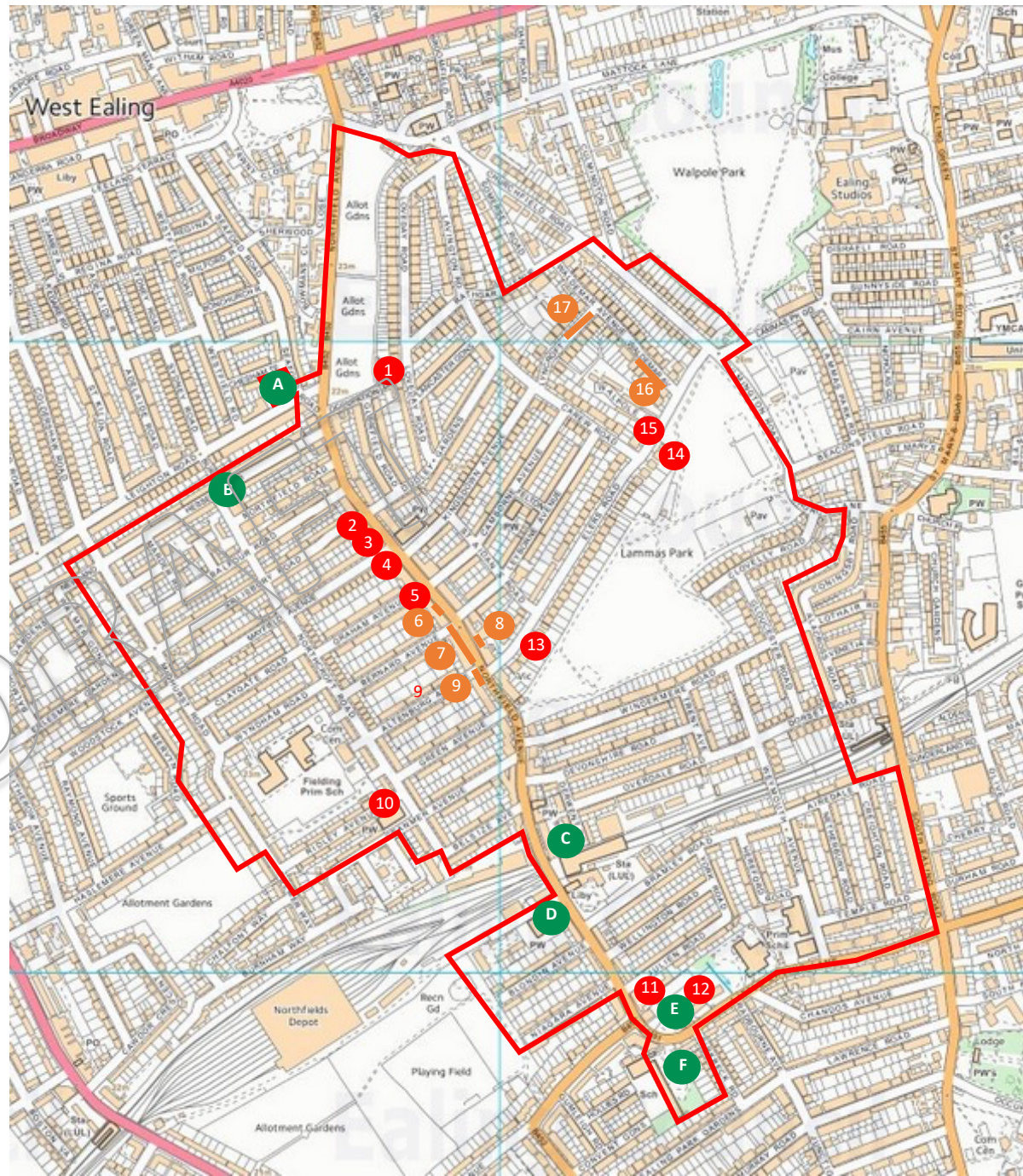


Northfields Conservation Area Outline Proposal

Kay Garmeson

With thanks to William Filmer-Sankey
for his invaluable contribution
and support

25 January 2022



Contents

	Page no.
Where and what is Northfields?	2
Why should Northfields be a Conservation Area?	3
Suggested scope of a Northfields Conservation Area	5
Locally listed buildings and positive contributors	7
• Ealing Dean Allotments	8
• Northfield Avenue shopping area	10
• Churches	13
• Little Ealing	14
• The residential hinterland: east of Northfield Avenue	15
• The residential hinterland: west of Northfield Avenue	18
• Streetscape and heritage lighting	19
Threats to the special architectural and historic interest of Northfields	20
Appendices	
• Appendix A: Historic development of Northfields	
• Appendix B: Nationally listed buildings	
• Appendix C: The Heritage Quarter	

Where and what is Northfields?

- Northfields is nowadays a largely residential area that sits between Ealing and Hanwell, south of the Uxbridge Road.
- It is centred on Northfield Avenue, a well-established and significant parade of mostly independent shops serving the everyday needs of local residents in the surrounding roads.



Why should Northfields be a CA?

- To qualify for designation as a Conservation Area, a place must have a 'special architectural and historic interest, the character or appearance of which is desirable to preserve or enhance.'
- The special architectural and historic interest of Northfields derives from:
 - The historic, sinuous route of North Field Lane, providing the spine for the area.
 - The historic anchors of the hamlet of Little Ealing to the south, with a surviving cluster of fine 18th century houses, and the Ealing Dean Allotments (the oldest allotments still in use in London) to the north.
 - Its rapid development in the early Edwardian period, with Northfield Avenue as the local centre for a hinterland of grid-based, largely terraced residential development for working- and middle-class workers, served by churches (Anglican, Roman Catholic and non-conformist) and parks (Lammas and Blondin).
 - Its interwar development, in the southern part of the area, around Northfields Station, which continues the Edwardian pattern.

Why should Northfields be a CA?

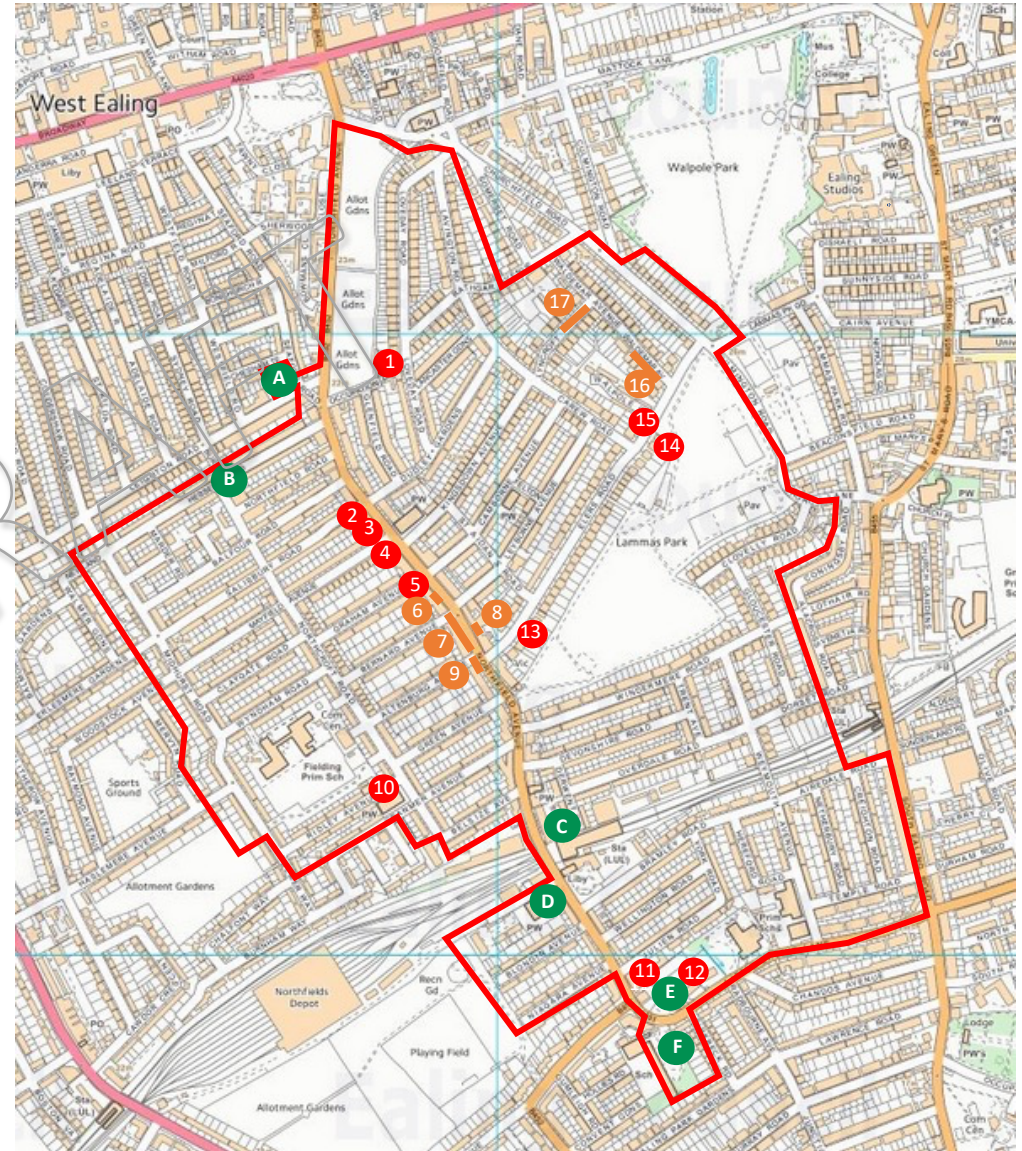
- These characteristics set Northfields aside from the run of the mill Edwardian suburbs which prevail in Ealing.
- They are all still clearly evident in the area today, with Northfield Avenue acting as a vibrant local centre, dominated by small independent shops, pubs and restaurants.
- The residential hinterland has also survived almost entirely as built, with very little new development.



Suggested scope of Northfields CA

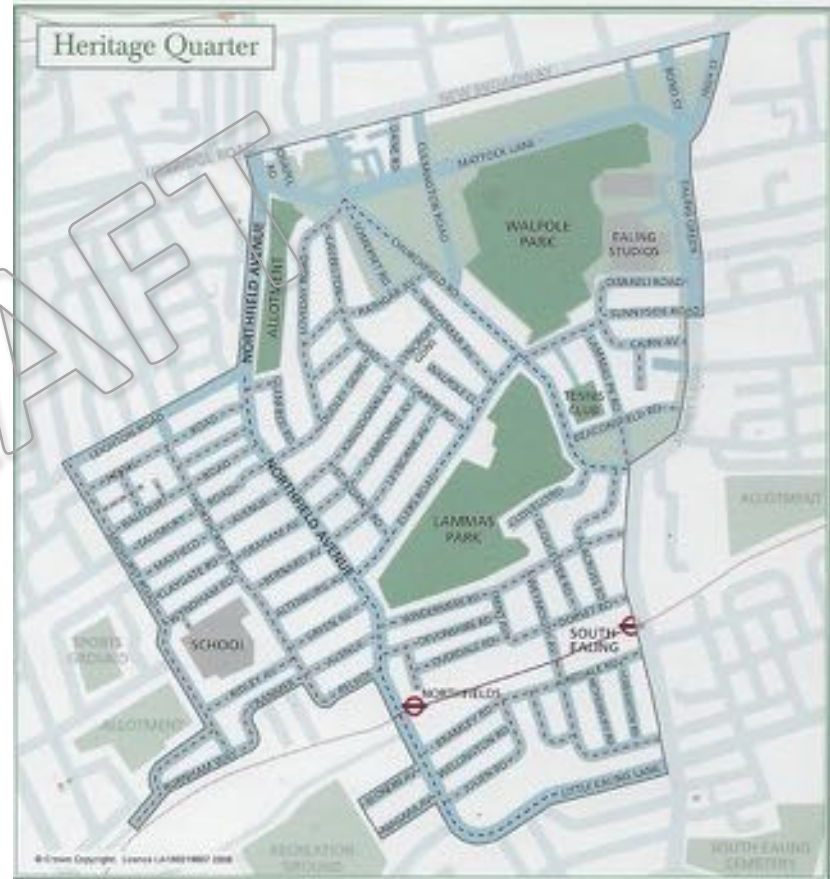
KEY:

- CA boundary
- Nationally listed building
- LBE Local Heritage List 2014
- LBE List of Buildings of Façade or Group Value 2014



Suggested scope of Northfields CA

- The current proposal is based around Ealing Council's 2008 plans to create a Heritage Quarter encompassing the central area of the borough including Northfields. (See Appendix C for more detail.)
- It would include most of the area not already covered by the Ealing Green CA.



Locally listed buildings and positive contributors

- The nationally listed buildings contained within the proposed Conservation Area are shown in Appendix B.
- This section focuses on:
 - Buildings included in the LBE's Local Heritage List 2014
 - Buildings included in LBE's List of Buildings of Façade or Group Value 2014 and
 - Other elements that contribute to the special character and appearance of the area.
- The numbering and colour-coding of locally listed buildings corresponds with the map. Non-listed positive contributors are unnumbered.

Ealing Dean Allotments

- Established in 1832 from Ealing Dean Common
- Reputedly the oldest still in use in London
- A reminder of the area's rural past
- Unusually visible from all sides
- Bordered to the west by mature hedging and trees of very long standing
- The northern entrance to Northfields



The uninterrupted view of St John's Church



Looking north up Northfield Avenue in 1911



Looking north up Northfield Avenue in 2013

Ealing Dean Allotments

Model Cottages, Occupation Road 1

- Dated 1869
- Reputedly Prince Albert's design for agricultural cottages
- Eight flats at the end of Radbourne Walk which runs along the eastern edge of the allotments



Northfield Avenue shopping area



1 Northfield Road

- Completes the oldest road in Northfields (late 1880s)
- First appears in OS County Series map of Middlesex 1914-15
- At some point a dairy, later an off-licence
- Currently vacant with threat of re-development



30-42 Northfield Avenue

- First floor off-white glazed brick with red brick detailing



44 Northfield Avenue 2

- Ca 1894
- A viewpoint south along Northfield Avenue from the Leighton Road triangle
- Formerly a pet shop, now a dog grooming salon



64 Northfield Avenue (Parkers) 3

- Elaborate 1930s corner shop frontage
- Oldest bakery in Ealing (1913-2019)
- Family owned and run from 1913 to 2019.
- Undergoing conversion to flats and offices

66 Northfield Avenue

- Matching cupolas at each end of parade

70 Northfield Avenue (Gregorys) 4

- 1950s shop front with black glass and shiny silver shop window surround
- Original first-floor windows



Original fascia (below) covered over more recently with split of shop into two (above)



90 Northfield Avenue (formerly Darch & Duff) 5

- Ca 1904
- Green lustre tiled piers
- Sympathetic shop frontage
- Ornate corner gable with high relief portrait above doorway



93 Northfield Avenue



106 Northfield Avenue (The Owl & the Pussycat)

6

- Part of Edwardian shopping parade with half-timbered gable end



114-136 Northfield Avenue

7

- 1904-1907
- Ornate rubbed brick feature gable and related dressings above part-satined glass bay window or large semi-circular window openings



151 Northfield Avenue (Klein & Wallace)

8

- Attractive shop front with set-back door and green tiles (those below shop window now painted over)



138 Northfield Avenue

9

- A butcher(?) up to the 1980s
- Half-timbered gable, red brick façade to Avenue
- Original tiling inside and out

Churches



SS Peter & Paul RC Church
38 Camborne Avenue

- Founded 1922 as chapel of ease to Hanwell
- Started in 1931 but not completed until 1959
- Designed by THB Scott



**St Aidan's Court (formerly
Presbyterian/United Reform
Church)**

St Aidan's Road

- Replaced Elthorne Park Presbyterian Church in Hanwell in 1922
- Converted to flats in 1999(?)



St Paul's C of E Church
Ridley Avenue

10

- Yellow brick with stone dressings in late Gothic style
- 1906-7 by F Hall-Jones and EH Cummings
- Assigned from St John's 1907, patron the Bishop of London

Little Ealing



297 Northfield Avenue
(The Plough Inn) **11**

- Mid-19C coach house, brick built with later render added
- Modern single storey front addition
- A hostelry has been recorded on this site since 1722



Residential Wing, Convent of the Sacred Heart
Little Ealing Lane **12**

- Ca 1880s
- Yellow stock brick with red stringcourses
- Twin front Dutch gables with circular windows
- Shallow arch headed soldier course windows
- Doric order classical entrance surround with modern paint

The residential hinterland: east of Northfield Avenue



Loveday Road



Lavington Road



York Road



Windermere Road



Elers Road



Temple Road



102 Elers Road 13
(St Paul's Vicarage)

- Early 20C
- Neo-Georgian design of yellow stock brick with doric stucco column beneath entablatured, lead roofed porch
- Dentilled cornice below latterly artificially slated hipped roof, one circular and one lozenge light



2 Elers Road 14
(Redeveloped since 2014 listing)

- 1898
- Three-storey purpose-built block
- Arts and Crafts influence of red brick and pebbled-dashed canted bay windows with modern replacement casements
- High Dutch gable with large clock to principal elevation and pilastered recessed porch entrance



15-17 Elers Road 15

- Semi-detached house in warm red Edwardian period
- Assymetrical configuration of canted bay projections
- Central Dutch gable surmounting double porch with stucco pilasters and two-window sequence above porch
- Boundary treatment is intact



2-16 (evens) Waldemar Avenue 16

- Edwardian semi-detached houses, red brick and slate roofs
- Projecting vertical-hung gable end and square bay with bracketed jetty to upper bay window
- Shared porch to two properties with tiled lean-to roof and fretwork



6-16 (evens) Lyncroft Gardens 17

- Edwardian three-bay semi-detached house with rubbed brick dressings, moulded rubbed brick gable and projecting canted double height bay window surmounted by finial-topped faceted turret and ground floor original timber sash windows

The residential hinterland: west of Northfield Avenue



Northfield Road



Balfour Road



Altenburg Avenue



Mayfield Road



Ridley Avenue

Streetscape and heritage lighting

- Generous, tree-lined roads
- Front gardens mostly retained
- Lamp posts part of Heritage Quarter activity in Noughties
 - Main stem restored with new lanterns added
 - Painted in original cream and green livery
 - Taller complementary heritage-style new lamps on Northfield Avenue

From top to bottom:
Northcroft Road
Wyndham Road
Lavington Road



Threats to the special architectural and historic interest of Northfields

- In recent years, and currently, the area faces a number of threats which could seriously erode its special interest:
 - Inappropriate residential development, with pressure to consolidate and demolish low-rise blocks and replace them with bland blocks of flats – a recent example is the replacement of the former Impact coach office, yard and outbuildings, opposite the Forester public house, with a featureless, over-scaled block. There are a number of examples of this in the neighbouring Ealing Green Conservation Area.
 - Residential development on the allotments as proposed recently by Pathways (the site's freeholder).
 - The crude addition of storeys to existing buildings.
 - Loss of characteristic architectural features, including shop signage and shop fronts, decorative detail on houses, and front gardens.
- Conservation Area designation would enable these threats to be countered effectively and would ensure a higher quality of design for new works to enhance the unique character and appearance of Northfield Avenue.



This building (2 Elers Road) was included on LBE's Local Heritage List in 2014 (see page 16). By 2018 it had been redeveloped and its exterior altered in a way that has been detrimental to the building's character and history.



Application to develop a 3-storey block of four flats and commercial space pending



Roof stripped from listed Model Cottages before permission granted



Unsympathetic renovation and redevelopment along Northfield Avenue



Current view of single-storey Orion Park shops fronting Northfield Avenue



View of approved Orion Park development – seven times taller than now (based on an artist's impression from the planning application)

Appendix A:

Historic development of Northfields

DRAFT

18th Century

- The route of Northfield Avenue linking Ealing Dean and Little Ealing (known as North Field Lane until 1905) dates back to the mid-18th century at least.
- A map dated 1800 by Thomas Milne shows a predominantly rural setting, with arable fields to the west of the lane and meadow and pasture to the east.



Extract from Jon Rocque map 1741-5



Extract from Thomas Milne Land Use 1800

19th Century

- The area bordering Northfield Lane at the Uxbridge Road end was known as Ealing Dean Common and included what are now Dean Gardens.
- In 1832 the then Bishop of London, Charles James Blomfield ensured the enclosure of Ealing Dean Common for use as allotments for the poor, mostly from Brentford.
- West of North Field Lane arable farming gave way to market gardens and orchards, much of the land being leased by the Steel family.



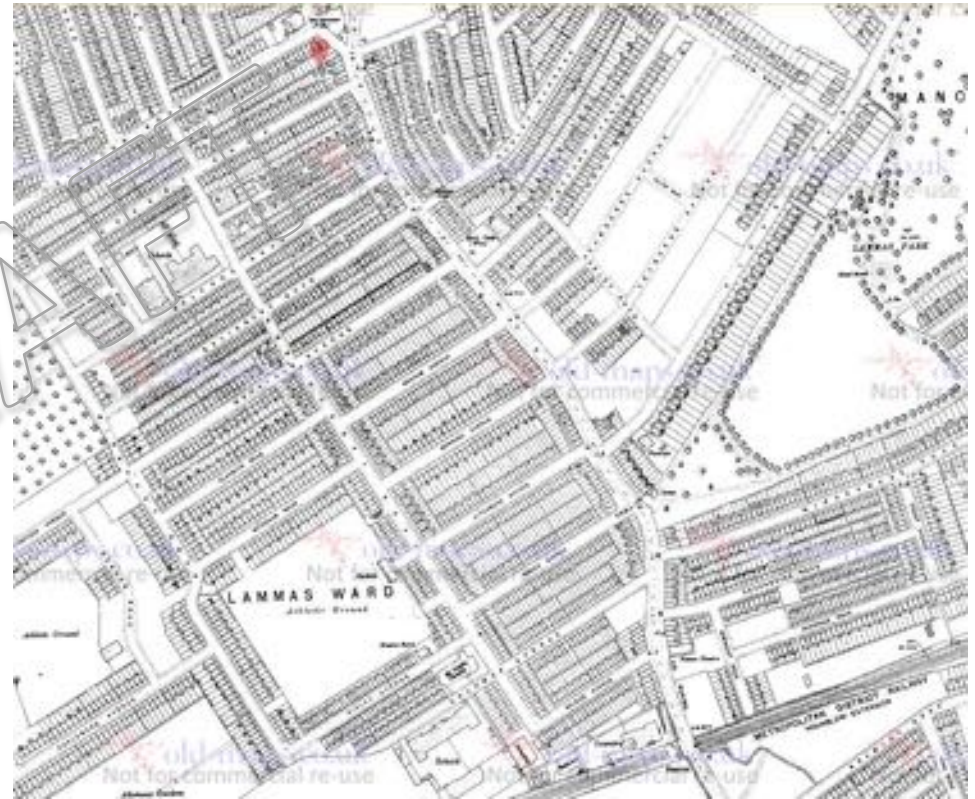
Ealing Dean Common in 1832 just before the enclosure



An 1865 map showing market gardens adjacent to the west of the allotments

Early 20th Century

- Improved public transport to London – the Metropolitan District Railway to Ealing and Hounslow in 1883 and the coming of trams along the Uxbridge Road in 1901 – led to a dramatic increase in Ealing's population.
- The Steel family began to buy up the land occupied by their market gardens and became developers.
- By 1914 the land around Northfield Avenue had been planned if not completely built up, and remains today much as it was then.



Map extract from OS County Series: Middlesex 1914-15 1:2,500

Appendix B:

Nationally listed buildings

DRAFT

A. The Forester Public House

- Designed by Nowell Parr
- Built in 1909
- Grade II listed (LEN 1263519)
- Featured frequently as a location in *New Tricks*



B. Steel's Fruit Packing Warehouse

- Built in the 1870s by the Steel family on the corner of Northfield Road (reputedly the oldest road in the area – dated 1886)
- Grade II listed (LEN 1387208)
- Converted into 10 flats within the last 10 years



C. Northfields Station

- Completed in early 1932
- Grade II listed (LEN 1263487)



D. 266 and 268 Northfield Avenue (Odeon Cinema)

- Originally called the Spanish City Cinema due to its internal and external design
- Designed by Cecil Massey. Interior by Theodore Komisarjevsky
- Built ca 1932
- Grade II* listed (LEN 1079396)



E. Rochester House at Lourdes Mount Convent High School

- Brown brick house. Three storeys, 5 double-hung sashes in architraves. Parapet, machine tile roof
- Early 18th century
- Grade II listed (LEN 1079421)



F. Place House (Ealing Fields High School)

- House in grounds, now stucco fronted. 3:3:3 double hung sashes, two storeys
Tetrastyle Roman Doric porch. Quoins, parapet, pediment. Slate roof
- Mid 18th century
- Grade II listed (LEN 1358767)



Appendix C: The Heritage Quarter

DRAFT



Introducing

The New Heritage Quarter

£4 million investment where you live

DRAFT



Ealing

www.ealing.gov.uk

DATE _____

What is the 'Heritage Quarter'?

In February 2008, Ealing Council announced plans to create a "Heritage Quarter" giving a new lease of life to one of Ealing's most prestigious areas with an investment of £4 million.

Improving the area for residents and encouraging new visitors into the town, the Heritage Quarter has been created as a way of preserving and enhancing Ealing's unique cultural heritage. It will cover a number of streets in the borough of Northfield and Walpole wards covering the area from Fitzhanger Manor House to the Ealing Studios, to the roads around Northfield Avenue shopping area. It will also take in Walpole and Lammas Parks.

Plans for the Heritage Quarter

- £2.8 million investment towards the restoration of Fitzhanger Manor House and Gallery.

This money will be invested over the next five financial years. In line with the Conservation Management Plan, the Council is looking to return Fitzhanger Manor and Gallery to its former glory through a programme of repair, restoration and reconstruction. This will include improved facilities for Ealing's Education and Learning programme.

HIGHWAYS MANAGEMENT
QUANTITIES & RATES CHECKED
ENGINEERS SIGNATURE
DATE _____

HIGHWAYS MANAGEMENT
QUANTITIES & RATES CHECKED
ENGINEERS SIGNATURE
DATE _____



Key to Map



Funded L&L road works

Funded distributor road works

Railway

Northfield Avenue
Improvements commencing
in November include:

- Street clutter removal (redundant posts and bollards)
- Installation of hanging baskets
- New litterbins and benches to replace the existing ones
- Replacement of existing 'old style' cycle stands, and installation of additional cycle stands
- Base of tree treatment (similar to that already completed on Little Ealing Lane)
- Planting of additional street trees
- Fencing and improvements to entrance gate and railings at Lammas Park and Bramley Road Open Space
- Planting of guard rails and bollards





- £200,000 investment to restore the antique-style heritage lighting and bring it up to modern standards.



Options for the Heritage Quarter lanterns

Most residential streets within the Heritage Quarter boundary will receive refurbished cast iron lamp columns painted in the original style of green and cream. Residents are currently being consulted on the type of lantern they prefer.

Distributor roads, roads that link more than one street (as shown on maps), will receive modern heritage style lamp columns.

Northfield Avenue and South Laking Road will also receive new hanging lanterns.

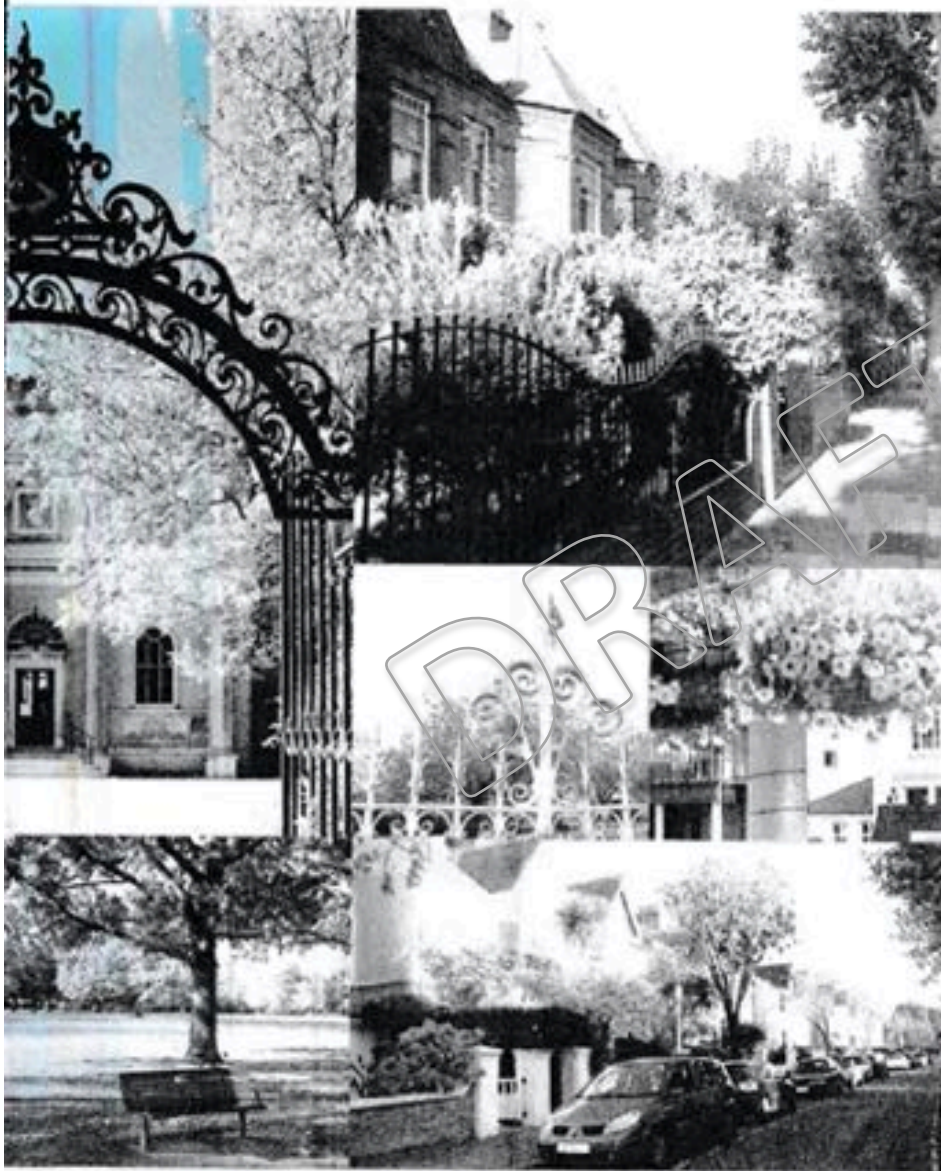
- £300,000 investment to improve facilities in Walpole and Lammis Parks.

Improvements will be taking place at Lammis and Walpole Parks, focusing in particular on footpath improvements, replacement of litterbins and benches within the parks. There will be some improvements to fencing areas and restoration of the War Memorial. Planned improvements to Walpole Park will complement the works to Fitzhanger Manor and Gallery.

- £100,000 investment to improve the shopping areas along Northfield Avenue and South Laking Road.

If you have any comments please email: economicregeneration@ealing.gov.uk

For Heritage Lighting queries only:
Jervis Millwood Tel: 020 8825 5491
Email: millwood@ealing.gov.uk



South Ealing Road

You may have noticed the hanging baskets already installed on South Ealing Road. Further improvements proposed commencing in November include:

- Street clutter removal (redundant posts and bollards)
- Replacement of existing "old style" cycle stands, and possibly additional stands
- Base of tree treatment (similar to that already completed on Little Ealing Lane)
- Potential planting of additional street trees
- Painting of guard rails and bollards