

**4-6 Ealing Road,  
Northolt, London,  
UB5 5HT**

**Heritage Statement**

Client: SMC INVESTCORP LIMITED

AB Heritage Project No:60427

Date:19/12/2018

GLHER Data Licence Number:14542

## 4-6 Ealing Road, Northolt, London

### Heritage Statement

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<b>Project Number</b>	<b>60427</b>
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## CONTENTS

Executive Summary.....	4
1. Introduction.....	5
1.1 Project Background .....	5
1.2 Statutory Designations.....	5
1.3 Site Location & Description.....	5
1.4 Proposed Development .....	6
2. Aims & Methodology .....	7
2.1 Aims.....	7
2.2 Consultation.....	7
2.3 Data Collation .....	8
2.4 Assessment of the Cultural Heritage Resource .....	10
2.5 Impact Assessment Criteria.....	10
2.6 Limitations .....	12
3. HERITAGE REVIEW OF SITE .....	13
3.1 Historic Development of Site and Surrounding Area .....	13
3.2 Current Condition of 4-6 Ealing Road [AB 13].....	17
3.3 Current Setting of 4-6 Ealing Road [AB 13].....	22
3.4 Heritage Importance of 4-6 Ealing Road [AB 13].....	24
3.5 Current Condition of Northolt Village Green Conservation Area [AB 16].....	25
3.6 Current Setting of Northolt Village Green Conservation Area [AB 16].....	27
3.7 Heritage Importance of Northolt Village Green Conservation Area [AB 16].....	28
4. IMPACT ASSESSMENT & RECOMMENDATIONS.....	30
4.1 Predicted Impact of Proposed Development .....	30
4.2 Outline Recommendations .....	31
5. References.....	33
5.1 Documentary & Cartographic Sources .....	33
5.2 Online Sources.....	33

## FIGURES

Figure 1. Site Location

Figure 2. Cultural Heritage Features Map

Figure 3. Proposed Floor Plans and Elevations

## PLATES

Plate 1. Tithe Map 1842 (Ealing Council 2018)

Plate 2. Ordnance Survey Map (6 inch), 1868 (NLS 2018)

Plate 3. Ordnance Survey Mapping from 1913 (left) and 1938 (right) (NLS 2018)

Plate 4. No. 4-6 Ealing Road (the old Plough) [AB 13] with the new plough on the left

Plate 5. Ordnance Survey Map, 1975 (Ealing Council 2007)

Plate 6. Photograph of 4-6 Ealing Road, taken May 2009

Plate 7. Projected view of the proposed building (left) in the context of neighbouring buildings

## PHOTOS

Photo 1. Nos 4-6 Ealing Road front elevation

Photo 2. 4-6 Ealing Road, Southern elevation

Photo 3. 4-6 Ealing Road, northern elevation (looking south-east)

Photo 4. Northern elevation, infilled opening

Photo 5. Rear bedroom with blocked fireplace and timber panel below window

Photo 6. Basement Entrance

Photo 7. Lowered ceiling in basement

Photo 8. Central room in basement

Photo 9. Fireplace in basement 'kitchen'

Photo 10. Garden area to the south of the building

Photo 11. View to proposed development site from the south

Photo 12. Modern houses to north of site and apartment block to the rear

Photo 13. View from site looking north-east

Photo 14. Church of St Mary [AB 7; Grade I Listed], looking south-east

Photo 15. Village Green, looking south-east towards site

Photo 16. Station Parade at north-eastern boundary of Conservation Area

Photo 17. Mandeville Road at the north-western boundary of the Conservation Area

Photo 18. View from St Mary's Church looking south-east

## APPENDICES

Appendix 1	Planning Policy .....	36
Appendix 2	Cultural Heritage Gazetteer .....	39

## EXECUTIVE SUMMARY

*AB Heritage has been commissioned by SMC Investcorp Limited to produce a Heritage Statement to cover a proposed development at 4-6 Ealing Road, Northolt, within the Northolt Village Green Conservation Area. The proposed development site covers an area of c. 402sqm, currently occupied by a single building divided into two flats, situated within a sub-square parcel of land fronting onto the western side of Ealing Road. The application proposes the demolition of the existing building and the development of nine dwellings in an apartment block including landscaping and cycle and waste storage.*

*The proposed development site falls within the boundaries of the Northolt Village Green Conservation Area.*

*The building within the site at no 4-6 Ealing Road is not designated as a statutory Listed Building, nor is it included on Ealing Council's Local List (produced in 2007); However, it is noted in the Conservation Area Appraisal (Ealing Council 2007) as a 'key building', acknowledged for its historic and townscape importance. The building was originally constructed as a public house in the mid-19th century but has been considerably altered during its history. However, some historic fabric and limited features are retained.*

*The demolition of the building at no. 4-6 Ealing Road (the old Plough) will result in the total loss of the building and is therefore considered to be a High Adverse Impact on the building itself. As a building of Local Importance, this will likely result in a Moderate Significance of Effects.*

*The proposed development is considered likely to result in a Low Adverse Impact upon the character of the Conservation Area, but this is offset by the enhancement of the Conservation Area through improvements to landscaping and removal of intrusive windows etc. As an asset of Regional Importance, this Low level of adverse impact equates to a Minor Significance of Effects.*

*There is considered to be no direct or indirect impact upon the Grade I Listed Church of St Mary or the Scheduled Monument site of Northolt Manor.*

*It is recommended that a programme of Historic Building Recording at Level 2 (Historic England 2016) be completed prior to the demolition of the building to quantify the level of change from its original function as a public house and to enable Preservation by Record.*

*It is further recommended that traditional materials be used for the external structure and features, where possible (e.g. timber windows, doors, fascias, soffits etc.) in order to enhance the character of the Conservation Area, as outline in the Conservation Management Plan (Ealing Council 2008).*

*All recommendations are subject to the approval of the Local Planning Authority Conservation Officer.*

## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by SMC Investcorp Limited to produce a Heritage Statement to cover a proposed development at 4-6 Ealing Road, Northolt, within the Northolt Village Green Conservation Area.
- 1.1.2 This report has been requested by Ealing Borough Council during pre-application consultation between the Conservation Officer and the client's agent (Christopher Whitehouse; MD / Chartered Planning & Development Surveyor at Next Phase Planning and Development).

### 1.2 Statutory Designations

- 1.2.1 The proposed development site falls within the boundaries of the Northolt Village Green Conservation Area, originally designated in 1969. The special interest of the Conservation Area is described in the appraisal:

*'The historic significance of Northolt Village is primarily as the site of an ancient moated manor, occupied from Saxon times, with, most importantly above ground, the C13 St. Mary's Church. St Mary's is one of the best surviving examples of a country church in Middlesex, its setting being particularly attractive and historically authentic.*

*On the ground however, the survival of the ancient rural village provides the basis for the conservation area designation. Within its boundaries a visitor finds a peaceful, picturesque landscape, isolated from its densely developed urban surroundings.*

*The small scale and informal layout of the mainly residential collection of buildings compliments and reinforces the village character, despite the slightly discordant presence of a number of interwar houses. Much of the area is classified as public open space and part of a larger park, there by attracting many outside visitors.'* (Ealing Council 2007)

- 1.2.2 The building within the site at no 4-6 Ealing Road is not designated as a statutory Listed Building, nor is it included on Ealing Council's Local List (produced in 2007); However, it is noted in the Conservation Area Appraisal (Ealing Council 2007) as a 'key building', acknowledged for its historic and townscape importance.

### 1.3 Site Location & Description

- 1.3.1 The proposed development site is located at 4-6 Ealing Road, Northolt, in the London Borough of Ealing, UB5 5HT; approximate NGR: TQ 1314, 8427 (Figure 1).
- 1.3.2 The proposed development site covers an area of c. 402sqm, currently occupied by a single building divided into two flats, situated within a sub-square parcel of land fronting onto the western side of Ealing Road.

- 1.3.3 Ealing Road forms the eastern site boundary, an area of park forms the southern boundary. To the north, the site is bounded by a modern block of flats and the associated parking area for the block wraps around to form the eastern boundary.

#### **1.4 Proposed Development**

- 1.4.1 The application proposes the demolition of the existing building and the development of nine dwellings in an apartment block including landscaping and cycle and waste storage.
- 1.4.2 The development looks to replicate the scale associated with the adjacent townhouses in a manner that facilitates the inclusion of a higher density apartment mix.

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## 2. AIMS & METHODOLOGY

### 2.1 Aims

- 2.1.1 NPPF 189 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

*'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

### 2.2 Consultation

- 2.2.1 The pre-application response from Ealing Council contained the following advice:

*'The site is situated in Northolt Village, originally an Anglo Saxon settlement and adjoins the Village Green which is crossed by a winding brook. The site is in a prominent position within the NVG CA being highly visible in the middle of the Village Green as well as from Ealing Road. The Village Green and the brook including its surrounding vegetation are identified in the NVCA Character Appraisal as being key features of the CAs rural elements. The NVG CA Character Appraisal can be accessed online and contains detailed information about what natural features, buildings and architectural styles that contribute to the NVG CAs character.*

*The existing building at 4 -6 Ealing Road is identified as being Local Heritage Asset though it is not locally listed. It is the 'original Plough Inn' that was utilized as a public house prior to the thatched Plough Inn (demolished 2012 after fire damage) being constructed in the 1930s and its planning history would indicate that it has also potentially been utilized as a library. The NVCA Character Appraisal identifies this as being a key building for both its historic significance and importance to the townscape.*

*In broad terms, residential development in this location would be acceptable in principle and consistent with strategic policies that seek to increase housing stock within the borough. However, it involves the demolition of a building identified as being important to the NVG CA and as well as the construction of a building on a visually prominent site within this. For these reasons, a successful proposal would need to provide a robust Heritage Assessment that demonstrates how it would justify the loss of the existing building, and how the proposal would enhance the character of the conservation area.'*

- 2.2.2 Ealing Council has also provided the following feedback to the client regarding their application. A successful proposal would need to demonstrate, through the submission of a robust heritage statement, how the harm of the demolition would not be significant to the conservation area. This document should:

- Identify and discuss the original use and historic value of the building;



- Provide some detail of how the building has been altered/damaged; and
- Consult relevant CA documents.

## 2.3 Data Collation

2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).

2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2018

2.3.3 The Greater London Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 14542. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1 and Figure 2.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or local HER;
- Pastscape and other research resources, including the National Archives;
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 7<sup>th</sup> December 2018. During the site visit, an inspection of accessible parts of the building was made and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed.
- Additional relevant documentary resources at the Ealing Local History Centre at West Ealing Library were accessed on the 12<sup>th</sup> December 2018;
- and online historic sources.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;

- Readily accessible information on the proposed development site's history from readily available historic maps and photographs;
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary; and
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

## 2.4 Assessment of the Cultural Heritage Resource

- 2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of

Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

IMPACT LEVEL	DEFINITION
<b>HIGH</b>	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
<b>MEDIUM</b>	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
<b>LOW</b>	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
<b>NEGLIGIBLE</b>	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
<b>UNCERTAIN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
<b>NATIONAL</b>	Severe	Major	Mod	Minor
<b>REGIONAL</b>	Major	Mod	Minor	Not Sig.
<b>LOCAL</b>	Mod	Minor	Minor	Not Sig.
<b>NEGLIGIBLE</b>	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

## 2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of SMC Investcorp Limited, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (December 2018) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 No access was available to the second floor flat at the time of the site visit.
- 2.6.5 The availability of resources at Ealing Archives was very limited at the time of the appointed visit. Much of the information held by the archives is stored off-site and was not available for viewing despite advance booking. The librarian stated that such information would not be accessible until at least January 2019 and that there was no public catalogue to search for relevant documentation.

### 3. HERITAGE REVIEW OF SITE

#### 3.1 Historic Development of Site and Surrounding Area

- 3.1.1 The settlement of Northolt was occupied from at least the 8<sup>th</sup> century (early Medieval). Three burials [AB 3] and several dwellings of the early Saxon period have been found on and near the site later occupied by the medieval manor-house (VCH 1971). The Medieval moated manor house [AB 5; **Scheduled Monument**] was established, c. 150m to the south-east of the proposed development site. A church existed from c. 1140 but the current Church of St Marys [AB 7; **Grade I Listed**] was rebuilt in 1300 and its churchyard [AB 8] established, c. 240m to the south-east of the proposed development site.
- 3.1.2 By 1500 settlement across the parish had assumed the pattern which it retained until the expansion of the villages by 20<sup>th</sup>-century housing development. Northolt village itself lay around a small green dominated by the church and manor-house complex sited on rising ground to the east (VCH 1971).
- 3.1.3 Until the 19<sup>th</sup> century it appears that Northolt was almost exclusively reliant on an agricultural economy as there is no record of other industry in the parish until after the opening of the Paddington Canal in 1801, when improvements in transport led to the establishment of the brick making industry (VCH 1971; Ealing Council 2007).
- 3.1.4 Records show that The Plough Inn at Northolt was licensed by 1746 (VCH 1971). The landlord in 1826 was James Napp (Crossley 1968) and by 1893 it had been acquired by the Griffin Brewery, later Fuller, Smith and Turner (Hounsell 1999).
- 3.1.5 A building labelled 'The Plough' is shown several metres to the north-west of the proposed development site on the Northolt Tithe Map (Plate 1) and is cruciform in plan. The area of the proposed development site appears to be within a garden plot. The tithe apportionment was not available at the Ealing Local History Centre to confirm the nature of the plot.



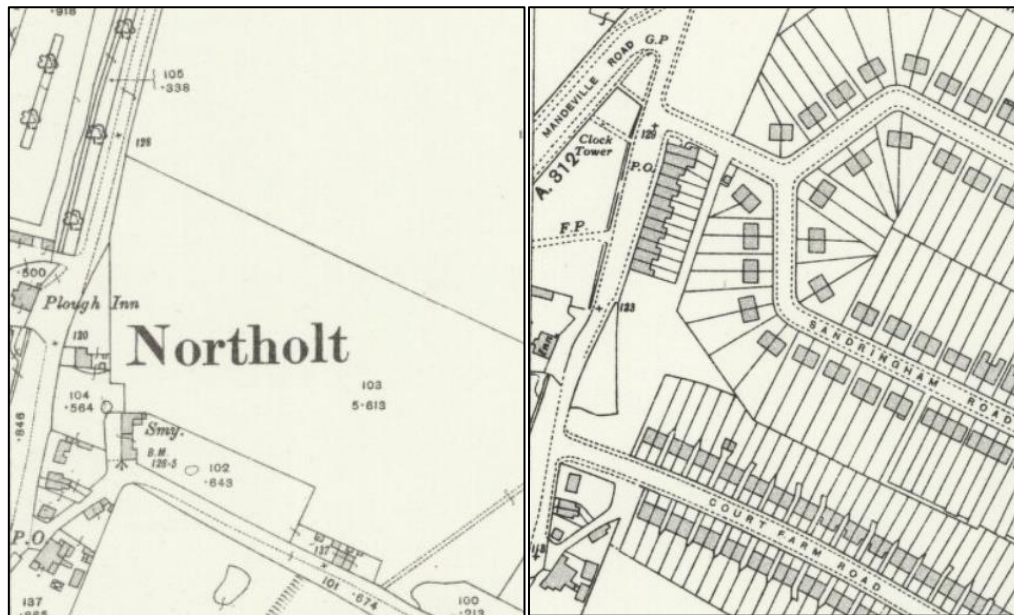
- 3.1.6 The Ordnance Survey (OS) Map (6 inch) of 1868 (Plate 2), shows The Plough Inn [AB 13] occupying a rectangular building in the location of the existing building. At this time, the building is surrounded by agricultural land divided into small plots and larger fields and the triangular area of land to the south is shown as rough pasture and has a square pound (animal pen) marked. Several other buildings are shown in the vicinity including The Crown Inn and the Post Office.



Plate 2. Ordnance Survey Map (6 inch), 1868 (NLS 2018)

- 3.1.7 The most significant changes to the area have been in the 20<sup>th</sup> century. The population of the parish rose from 904 in 1921 to 19,201 in 1951 and by 1961 it had reached 25,897, following the development of the parish as a middle-class dormitory area after the Second World War (VCH 1971). As the population increased, so did the demand for housing and much of the former agricultural land was developed into residential streets. This is demonstrated in the contrast between the OS maps of 1913 and 1938 (Plate 3), which show the area to the east of the proposed development site being covered by residential development. The Plough [AB 13] is named on the 1913 map and marked as an 'inn' on the 1938 map.





**Plate 3. Ordnance Survey Mapping from 1913 (left) and 1938 (right) (NLS 2018)**

- 3.1.8 By 1947, the Ordnance Survey map (viewed at NLS 2018) shows that a new Plough public house has been constructed to the north-west of the proposed development site, giving an approximate date for the conversion of no. 4-6 Ealing Road (the old Plough) [AB 13] within the proposed development site into residential accommodation. It has been suggested that no. 4-6 Ealing Road (the old Plough) [AB 13] was used as a library following the construction of the new Plough Inn (Hounsell 1999).
- 3.1.9 Two small extensions, probably porches, are shown on the front façade on the OS map of 1961 (Viewed at Old Maps 2018), one in the centre of the façade and one to the left- perhaps indicating a different internal division / arrangement.
- 3.1.10 An undated photograph (Plate 4) published in Greenford, Northolt and Perivale Past (Hounsell 1999) shows no. 4-6 Ealing Road (the old Plough) [AB 13] (on the right of the photograph) following the construction of the new plough (shown on the left of the photograph). This photograph shows no. 4-6 Ealing Road with three covered porches projecting from the front facade, indicating that these three entrances were in use concurrently. While the porch roof on the righthand side slopes forwards, the porches in the centre of the façade and on the left are pitched. This photograph also provides an indication of the open aspect of the property at this time; the closest property is the new plough inn and there is green space to the north and south of the building.





**Plate 4. No. 4-6 Ealing Road (the old Plough) [AB 13] with the new plough on the left**

3.1.11 The 1975 OS Map (Plate 5) shows no 4-6 Ealing Road [AB 13] with the additions to the front façade removed and the external staircase added on the northern elevation, which suggests that the current layout over two floors had been arranged by this time.



**Plate 5. Ordnance Survey Map, 1975 (Ealing Council 2007)**

3.1.12 A photograph taken in 2009 (Plate 6) shows the building with its original windows on the first floor, these were timber sash windows with glazing bars. This photograph was taken prior to the construction of the apartment blocks next door and to the rear, when the building was has more of a detached character.



**Plate 6. Photograph of 4-6 Ealing Road, taken May 2009**  
(Photo © Andrew Hackney (cc-by-sa/2.0))

### 3.2 Current Condition of 4-6 Ealing Road [AB 13]

- 3.2.1 The building comprises a two-storey structure, built from yellow brick stock, with a basement level accessed from the rear. The building is currently divided into two flats; no 4 occupying the ground floor and flat 6 occupying the first floor. Access was gained to no. 4 to assess the survival of historic fabric and internal layout but it was not possible to arrange access to no. 6 at the time of site visit.



**Photo 1. Nos 4-6 Ealing Road front elevation**

- 3.2.2 The front façade displays the shadow of a former porch / entranceway with pitched roof in the centre of the façade, as shown on the OS map of 1961 (see above). The brickwork below the window indicates that this opening was previously a doorway but is now infilled (Photo 1). This was probably the main entrance prior to its conversion into flats. The window on the far-right of the façade also has newer brickwork below the window sill indicating the location of a



former doorway and has a less prominent shadow marking the outline of a former porch. The window on the far left was partially obscured by vegetation.

- 3.2.3 The windows on the first floor are uPVC replacements (since 2009), based on photographic evidence (Plate 6, above), which detract from the historic character of the building. The two larger windows on the ground floor are timber and possibly original features, with the upper part of the window divided into nine lights by glazing bars. The three single pane windows on the left, right and centre of the façade are replacements, which partially infill former doorways.



**Photo 2. 4-6 Ealing Road, Southern elevation**

- 3.2.4 The ground level slopes down within the site from east to west so that three storeys are visible at the rear of the property. The southern elevation displays a single window at 'ground floor level' and two windows at first floor level; the window on the right is a modern insertion that is not shown on an older photograph (compare Photo 2 and Plate 4, above). At basement level there is an in-filled window opening which retains the lintel (Photo 2). This would have been a window to the former kitchen (see description of basement below).
- 3.2.5 The northern elevation has a metal staircase attached to the outside of the property, to enable external access to the upper flat, and has had two doorways inserted into the brickwork to allow access into both flats (Photo 3). The lintels for these later doorways are squared concrete blocks, unlike the flat arch brick lintels on the original openings in the building. To the right of the current door on the ground floor is an infilled window and to the left of the door is evidence of another infilled door opening with a stone sill and brick lintel (Photo 4). The height of the former door sill indicates that there may have been some change in the ground

level on this side of the house, since it is now seven brick courses above ground level, and there is no evidence to indicate the existence of any external steps.



**Photo 3. 4-6 Ealing Road, northern elevation (looking south-east)**



**Photo 4. Northern elevation, infilled opening**

- 3.2.6 The internal layout of the ground floor has been rearranged since the use of the building as a public house. Access has been moved from the central doorway in the front façade (now a window) to the side door in the northern elevation, as seen externally (see above). There is no internal staircase, so this must have been removed during the conversion.

- 3.2.7 The ground floor does not retain many historic features. The fireplaces have been blocked up (Photo 5) and there is no coving or ceiling features. The skirting boards are mis-matched throughout the property. All internal doors are modern replacements. A ridge under the wall paper around some of the rooms the top of some rooms may indicate the survival of a picture rail underneath and there is a tongue-and-groove timber panel below the window in the rear bedroom, which may be an original feature (Photo 5).



**Photo 5. Rear bedroom with blocked fireplace and timber panel below window**

- 3.2.8 The basement is accessed from the rear of the property where the ground level is lower than at the front. A set of steps leads down from the garden into the basement (Photo 6).



**Photo 6. Basement Entrance**

- 3.2.9 The basement is uninhabited and appears to have been neglected for an extended period of time, resulting in a poor condition. The floor is concrete throughout and the ceiling is lathe and plaster, which can be seen in numerous areas of damage to the ceiling. The height of the ceiling has been reduced in one area to enable the stepped access in the ground floor flat above (Photo 7). There is no lighting in the basement so visibility was limited during the site visit. The external doorway leads into a central room (Photo 8), with a large fireplace on the southern wall, which has previously been boarded over. Although now damaged, the walls



are plastered and painted yellow, and the ceiling plastered and painted white. Three doorways lead from this central room into additional rooms.



**Photo 7. Lowered ceiling in basement**



**Photo 8. Central room in basement**

- 3.2.10 To the south is a doorway which retains its original four-panel timber door, leading to a room with a fireplace on the western wall (Photo 8). A notice on the door reads '*National Fire Service – No. 3 Fire Area Notice: The Medical Officer of Health has emphasized the importance of personal cleanliness on the part of all concerned in the handling and preparation of food. In the interests of health and hygiene, personnel concerned are particularly reminded of the necessity of keeping their hands clean*'. This notice looks as though it has been typed on a typewriter (providing a likely 20<sup>th</sup> century date) and may indicate that this room was formerly a kitchen / food preparation area of the plough inn. A number of metal pipes indicate the possible location of appliances such as boilers or cookers.



**Photo 9. Fireplace in basement 'kitchen'**

- 3.2.11 Other rooms in the basement are empty and the smaller ones on the northern side of the building may have been storage rooms.
- 3.2.12 The building has a forecourt area to the front, a driveway to the south and a small area of garden to the rear, which wraps around to meet the driveway. The garden / driveway area are not particularly well maintained, vegetation is overgrown and a quantity of domestic debris was noted during the site visit (Photo 10). This detracts from the setting of the building.



**Photo 10. Garden area to the south of the building**

### **3.3 Current Setting of 4-6 Ealing Road [AB 13]**

- 3.3.1 The building is located within the wider setting of Northolt Village Green Conservation Area [AB 16], which is discussed in detail below (see Section 3.5-3.7).

- 3.3.2 The immediate setting of the building is formed by the triangular area of park to the south, recently constructed housing to the north and apartment block to the west and by residential development to the east.
- 3.3.3 The triangular area of park (Photo 11) immediately to the south of the site and the stream which emerges at the south-eastern corner of the site are surviving features from the historic layout of the village and make a mutually positive contribution both to the setting of 4-6 Ealing Road and the wider Conservation Area.



**Photo 11. View to proposed development site from the south**

- 3.3.4 The modern terrace of three houses directly to the north and apartment block to the west of the proposed development site (Photo 12) are recent additions to the area, having been constructed since 2009 (see Plate 6, above). The terrace is constructed from yellow brick, to match with some of the older properties in the Conservation Area, and includes elements of traditional architectural styling, such as window lintels in contrasting brick and casement windows, to be sympathetic to the character of the Conservation Area. The apartment block to the rear (west) of the proposed development site is of larger scale than other buildings in the Conservation Area and is fabricated from red brick and rendered on the upper floor. This building also incorporates a small supermarket on the western side and is considered an intrusion into the setting of the building and detracts from the character of the Conservation Area.





**Photo 12. Modern houses to north of site and apartment block to the rear**

- 3.3.5 Immediately to the east of the proposed development site, the eastern side of Ealing Road is lined by residential houses of mid-late 20<sup>th</sup> century date (Photo 13), which spread eastwards along Court Farm Road and represent the expansion of the area from a rural village to a suburban borough. To the north-east of the proposed development site is Station Parade, a row of terraced commercial properties first shown on the OS map of 1938.



**Photo 13. View from site looking north-east**

- 3.3.6 There is no intervisibility between the proposed development site and the Grade I Listed Church of St Mary [AB 7] or the site of Northolt Manor [AB 5; Scheduled Monument] to the south-east.

### **3.4 Heritage Importance of 4-6 Ealing Road [AB 13]**

- 3.4.1 As an undesignated building within a Conservation Area, noted in the Conservation Area Appraisal (Ealing Council 2007) as a 'key building', acknowledged for its historic and townscape importance, 4-6 Ealing Road [AB 13] is considered to be a heritage asset of Local Importance (in line with Table 1). However, it has undergone numerous alterations and the building does not survive intact.

- 3.4.2 The building was originally constructed as a public house in the mid-19<sup>th</sup> century but has been considerably altered during its history, as indicated by infilled door and window openings, the division of the building into self-contained flats (including the removal of the internal staircase, internal remodelling, addition of new door and window openings, modern uPVC windows etc.). However, some historic fabric and limited features are retained. The aesthetic value of the building is considered to make a Low positive contribution to its Heritage Importance.
- 3.4.3 Despite the modern alterations to the building, no. 4-6 Ealing Road represents part of the historic building stock of the village (and Conservation Area **[AB 16]**) and adds to the variety of architectural styles and periods represented in the Conservation Area. The group value of the building along with other historic buildings in the Conservation Area makes a Medium positive contribution to its Heritage Importance and a Low positive contribution to the setting of the Conservation Area (see below).
- 3.4.4 Although there are modern intrusions into the setting of the building, including the 20<sup>th</sup> century expansion of the village; the setting of the building amongst the other historic buildings and green open spaces within the Conservation Area is considered to make a Medium contribution to the Heritage Importance of the building.
- 3.4.5 The basement of the building has been neglected for some time but has the potential to provide evidence of the past use of the house (e.g. layout etc.). There is also a potential for features to survive below / behind modern additions to the building (e.g. picture rails below wall paper etc.). This potential is considered to add to the evidential heritage importance of the building, which makes a Low positive contribution to the Importance of the building.
- 3.4.6 The historical and communal values of the building are considered to make a negligible contribution to the overall Heritage Importance of the building.

### 3.5 Current Condition of Northolt Village Green Conservation Area **[AB 16]**

- 3.5.1 The overall condition of the Conservation Area **[AB 16]** has been assessed in the appraisal, which states: *'The overall condition of most fabric in the Conservation Area is sound. A visitor from elsewhere would have no difficulty in appreciating that, despite deficiencies of appearance, this is an ancient historic area of considerable charm whose preservation should be paramount.'* (Ealing Council 2007).
- 3.5.1 There is a single Listed Building within the Conservation Area, comprising the Church of St Mary **[AB 7; Grade I Listed]** (Photo 14), c. 240m to the south-east of the proposed development site, and a Scheduled Monument comprising the site of Northolt Manor **[AB 5; Scheduled Monument]**, c. 150m to the south-east of the proposed development site. These two heritage assets once formed the core of the medieval settlement and are the key focal point of the Conservation Area.



**Photo 14. Church of St Mary [AB 7; Grade I Listed], looking south-east**

- 3.5.2 The green open spaces such as: Belvue Park (including the site of Northolt Manor), which covers a large area in the south of the Conservation Area, the Village Green [AB 9] to the north of the proposed development site; and the strip of land that flows the stream along Ealing Road past the Crown public house; are remnants of the once rural character of the wider area.



**Photo 15. Village Green, looking south-east towards site**

- 3.5.3 There are a number of modern intrusions into the Conservation Area, including: the terrace and apartment block / supermarket adjacent to the site (Photo 15), which have been constructed since the Conservation Area Appraisal was written; a flat roof side extension to No. 5 Ealing Road to the south-east of the proposed development site, which detract from the historic character and townscape of the village. The Conservation Area Appraisal also notes that '*many buildings have accumulated a variety of small scale changes over time, the sum of which cause significant harm*' (Ealing Council 2007).



### 3.6 Current Setting of Northolt Village Green Conservation Area [AB 16]

- 3.6.1 The setting of the Conservation Area [AB 16] is focussed within the boundaries of the designated area, which has a very different character to the area surrounding it.
- 3.6.2 The boundaries of the Conservation Area have been drawn around the historic development of the village, while the area surrounding the Conservation Area is predominantly characterised by 20<sup>th</sup> century (and later) residential development, with commercial properties at the northern end of Ealing Road (Photo 16) and along Mandeville Road (Photo 17). The 'poor shopfronts' of Station Parade at the north-eastern boundary of the Conservation Area are noted in the Conservation Area Appraisal as detracting from the setting (Ealing Council 2007).



Photo 16. Station Parade at north-eastern boundary of Conservation Area



Photo 17. Mandeville Road at the north-western boundary of the Conservation Area

- 3.6.3 Green space and vegetation along Ealing Road, which forms the backbone of the Conservation Area, generally draws focus into the centre of the designated area rather than looking outwards. The exception are long views to the south and east from the Church of St

Mary [**AB 7**; **Grade I Listed**], which occupies a prominent point in the landscape from these directions (Photo 18).



Photo 18. View from St Mary's Church looking south-east

### 3.7 Heritage Importance of Northolt Village Green Conservation Area [**AB 16**]

- 3.7.1 As a Conservation Area containing a Grade I Listed Building [**AB 7**] and a Scheduled Monument [**AB 5**], but with some 20<sup>th</sup> century and later intrusion, Northolt Village Green Conservation Area [**AB 16**] is considered to be a heritage asset of Regional Importance (in line with Table 1).
- 3.7.2 The Conservation Area Appraisal notes that *'the survival of the ancient rural village provides the basis for the conservation area designation.... The small scale and informal layout of the mainly residential collection of buildings compliments and reinforces the village character, despite the slightly discordant presence of a number of interwar houses'* (Ealing Council 2007).
- 3.7.3 The character of the Conservation Area is said to be derived from the following key features:
- Diverse periods, styles, materials, orientation, relationship, and functions, (e.g. church, school, pub, house, hall) displayed by the buildings;
  - Predominant residential use;
  - Little uniformity of design or symmetry;
  - Informal layout and architecture;
  - Contours of the land, curving roads, paths and informal planting (Ealing Council 2007).
- 3.7.4 Established in the 8<sup>th</sup> century, the historic settlement of Northolt lay around a small green [**AB 9**] dominated by the church [**AB 7**] and manor-house complex [**AB 4-5**]. The village retained its rural character until the 20<sup>th</sup> century residential expansion into a suburb of outer London. The Conservation Area [**AB 16**] represents the surviving core of this settlement. The historic value of the Conservation Area is considered to make a High positive contribution to its Heritage Importance.

- 3.7.5 A number of architecturally interesting and/or historic buildings survive within the Conservation Area and these are set within an area dominated by green spaces as well as mature vegetation. The aesthetic value of the Conservation Area is considered to make a Medium positive contribution to its Heritage Importance.
- 3.7.6 As a publicly accessible area, well served by public transport (e.g. bus routes, underground station etc.) and containing green spaces and buildings for public use (e.g. the Church and Crown public house); the communal value of the Conservation Area is considered to make a contribution to the heritage importance, however, this is secondary to the historic and aesthetic values. The communal value of the Conservation Area is therefore assessed to make a Low positive contribution to its Heritage Importance.

## 4. IMPACT ASSESSMENT & RECOMMENDATIONS

### 4.1 Predicted Impact of Proposed Development

#### Impact upon 4-6 Ealing Road.

- 4.1.1 The demolition of the building at no. 4-6 Ealing Road (the old Plough) [AB 13] will result in the total loss of the building and is therefore considered, in terms of table 2, to be a High Adverse Impact on the building itself. As a building of Local Importance, this will likely result in a Moderate Significance of Effects (in line with table 3).

#### Impact upon the Conservation Area.

- 4.1.2 The Conservation Area Appraisal notes that '*redevelopment or further intensification is likely to detract from character*' (Ealing Council 2007). However, the Conservation Management Plan for Northolt Village Green Conservation Area states that: '*Contemporary and Modernist styles are entirely acceptable if they are high in quality and provided that they remain sympathetic in the context and towards the host building and/or other neighbouring buildings*' (Ealing Council 2008).
- 4.1.3 The proposed design draws elements of the modern buildings adjacent to the proposed development site, such as the use of yellow brick from the terrace and render to tie in with the apartment block. The placement of the windows and use of three front doors on the front façade link it with the adjacent terrace. The new building also echoes some aspects of other buildings in the Conservation Area and incorporates them into a new style: for example, gable ends are used in the 20<sup>th</sup> century bungalows along Eastcote Lane, to the south-west of the site, and are also seen in a more traditional style on the Crown public house to the south of the site.



**Plate 7. Projected view of the proposed building (left) in the context of neighbouring buildings**

- 4.1.4 The proposed demolition of no. 4-6 Ealing Road and replacement with the new building (shown in Figure 3) may result in a slight change to the character and setting of the Conservation Area. The immediate setting of the building has previously been altered by the

recent addition of the adjacent terrace and apartment block/supermarket so the change to character in this part of the Conservation Area will be limited.

- 4.1.5 The Conservation Area Appraisal identifies no. 4-6 Ealing Road as a 'key building'. (Ealing Council 2007) However, it constitutes a very small component of the Conservation Area as a whole. The key features which give the Conservation Area its essential character (as outlined in Section 3.7) will remain unaffected by the development. In addition, the new building will retain residential use and will be sympathetic in its use of materials and style.
- 4.1.6 The removal of the paved forecourt and overgrown side garden, which are visible from Ealing Road, followed by the landscaping in front of the new building to create front gardens with boundary hedges is considered to enhance the character of the Conservation Area by continuing the sense of green space into the proposed development site. Further enhancement will result from the use of uniform high-quality windows throughout the building (rather than the existing mix of uPVC modern replacements).
- 4.1.7 In this way, the proposal seeks to '*improve or replace elements identified as detracting from the Conservation Area*' in line with Policy 7C of the Ealing Council Development Management DPD 2013.
- 4.1.8 The change to the Conservation Area is likely to be considered as a '*slight alteration to the setting [and/or] limited changes to historic landscape character*', (both adverse and beneficial). Overall, the proposed development is considered likely to result in a Low Adverse Impact upon the character of the Conservation Area (in-line with Table 2), but this is offset by the enhancement of the Conservation Area through improvements to landscaping and removal of intrusive windows etc.
- 4.1.9 As an asset of Regional Importance, this Low level of adverse impact equates to a Minor Significance of Effects.

#### Impacts on other designated heritage assets

- 4.1.10 There is no intervisibility between the proposed development site and the Listed Building or Scheduled Monument. These assets were established long before the construction of the Plough at 4-6 Ealing Road and derive no heritage importance from this building beyond their setting within the Conservation Area (assessed above).
- 4.1.11 There is considered to be no direct or indirect impact upon the Church of St Mary [**AB 7; Grade I Listed**] or the site of Northolt Manor [**AB 5; Scheduled Monument**].

## **4.2 Outline Recommendations**

- 4.2.1 No. 4-6 Ealing Road (the old Plough) [**AB 13**] retains historical value within its fabric from its former use as a public house which will be lost as a result of demolition. However, the demolition works should be taken as an opportunity to investigate the structure and further the understanding of the building. It is therefore recommended that a programme of Historic Building Recording at Level 2 (Historic England 2016) be completed prior to the demolition of the building to quantify the level of change from its original function as a public house and to enable Preservation by Record. This can be provided for as a Planning Condition.



- 4.2.2 It is further recommended that traditional materials be used for the external structure and features, where possible (e.g. timber windows, doors, fascias, soffits etc.) in order to enhance the character of the Conservation Area, as outline in the Conservation Management Plan (Ealing Council 2008).
- 4.2.3 All recommendations are subject to the approval of the Local Planning Authority Conservation Officer.

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## 5. REFERENCES

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- Chartered Institute for Archaeologists Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures  
[http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings\\_1.pdf](http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings_1.pdf)
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# Appendices

## Appendix 1      Planning Policy

### Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

### Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Digital, Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

### National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 194 states that ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 195 & 196 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss’.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

### **Regional Planning Policy: The London Plan 2016**

#### *Policy 7.8: Heritage Assets and Archaeology*

This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site's heritage assets, whether designated or non-designated.

Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.

Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

### **Local Planning Policy: Ealing Council Development Management DPD 2013**

The Development Management DPD (also known as the Generic Development Control/Management DPD) seeks to guide decisions on planning applications where no provision has been made elsewhere (e.g. the London Plan) and where, because of the unique characteristics of Ealing, the Council feel a more distinctive approach needs to be taken.

#### **POLICY 7C EALING LOCAL POLICY - HERITAGE**

## Planning Decisions

### A. Development of heritage assets and their settings should;

- a) be based on an analysis of their significance and the impact of proposals upon that significance.
- b) conserve the significance of the asset in question.
- c) protect and where appropriate restore original or historic fabric.
- d) enhance or better reveal the significance of assets.

### B. Development within or affecting the setting of Conservation Areas should;

- a) retain and enhance characteristic features and detailing and avoid the introduction of design and materials that undermine the significance of the conservation area.
- b) retain elements identified as contributing positively and seek to improve or replace elements identified as detracting from the Conservation Area.

### C. The significance of heritage assets should be understood and conserved when applying sustainable and inclusive design principles and measures.

### D. Harm to any heritage asset should be avoided. Proposals that seek to cause harm should be exceptional in relation to the significance of the asset, and be clearly and convincingly justified in line with national policy

## Appendix 2 Cultural Heritage Gazetteer

This gazetteer incorporates all relevant archaeological and historical sites identified on the GLHER, and other sources within the 250m study area. Some records have been amalgamated into a single AB number where they refer to different features within the same site.

### Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB – Listed Building

SM – Scheduled Monument

HLC - Historic Landscape Character Area

MLO – GLHER monument prefix

DLO – GLHER designated prefix

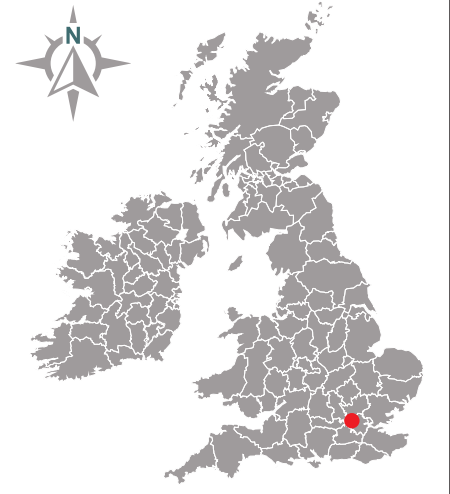
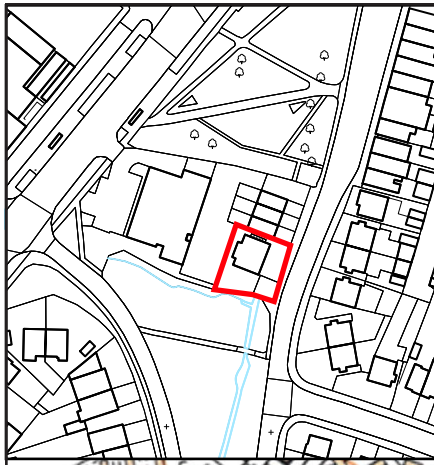
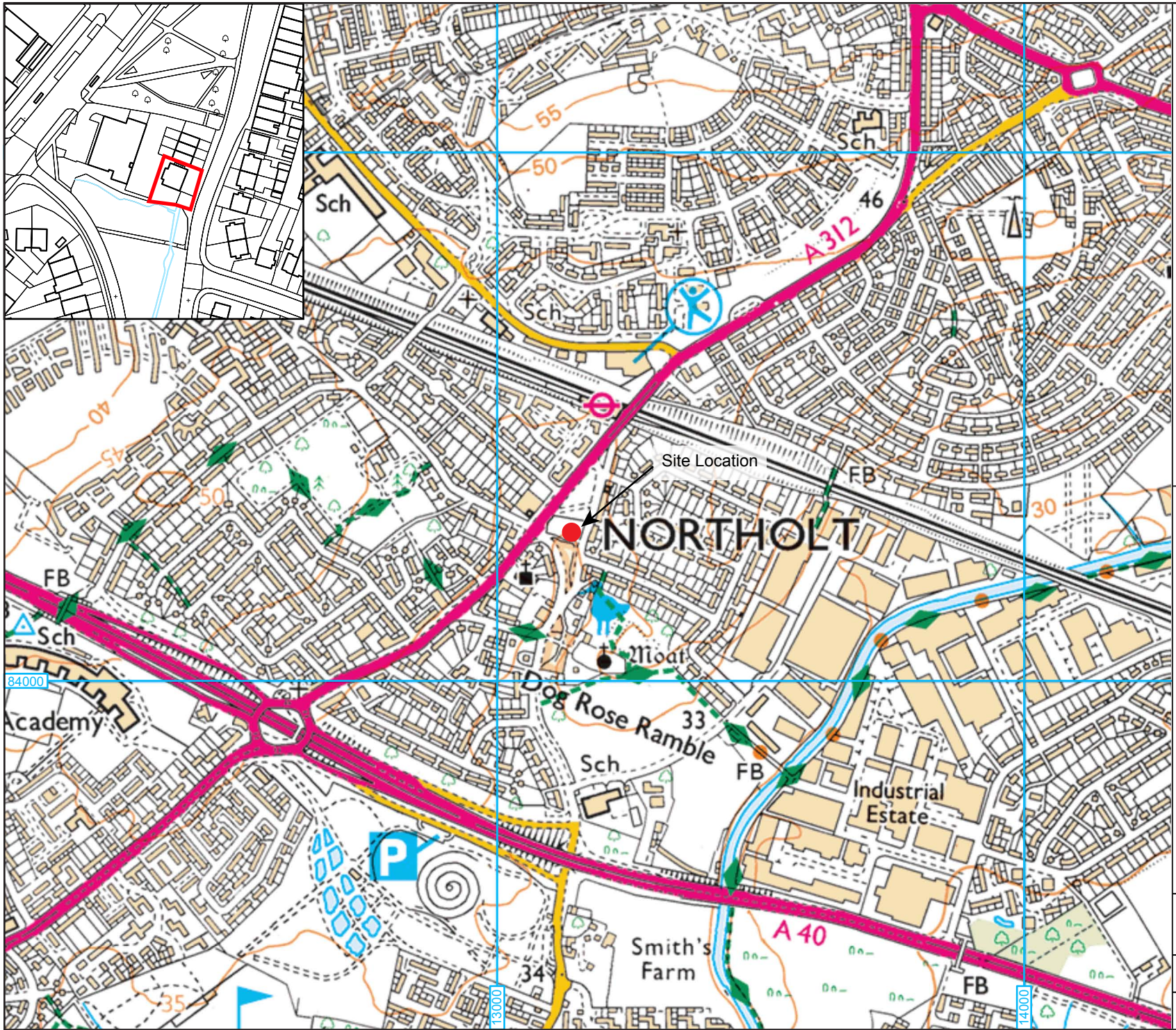
APA - Archaeological Priority Area

AB NO	PERIOD	TYPE	NAME	STATUS	NGR	REFERENCE
1	PREHISTORIC	FINDSPOT	NORTHOLT MANOR		TQ 1320 8410 (POINT)	MLO57185
2	ROMAN	FINDSPOT	NORTHOLT MANOR		TQ 1325 8406 (POINT)	MLO11289
3	EARLY MEDIEVAL	INHUMATION	NORTHOLT MANOR		TQ 1325 8406 (POINT)	MLO270
4	EARLY MEDIEVAL	BEAM SLOT; POST HOLE; DITCH	NORTHOLT MANOR (SITE OF )	SM	CENTRED TQ 1325 8407 (133M BY 125M)	MLO27239; DLO13266
5	MEDIEVAL	BRIDGE; MANOR HOUSE; WALL; KITCHEN; MOAT; OUTBUILDINGS; HALL HOUSE; CELLAR; PIT	NORTHOLT MANOR (SITE OF ) / BELVUE PARK	SM	CENTRED TQ 1325 8407 (133M BY 125M)	MLO29969; MLO30541; MLO30542; MLO30543; MLO30544; MLO30546; MLO30548; MLO30549; MLO38600; MLO38601; MLO38602; MLO4565; MLO4566; MLO4567; MLO54501; MLO56181; MLO68420; DLO13266
6	MEDIEVAL	FINDSPOT	ELLIOTS GREEN FARM		TQ 1290 8430 (POINT)	MLO4539
7	MEDIEVAL TO POST MEDIEVAL	CHURCH; COMMEMORATIVE BRASS; COMMEMORATIVE MONUMENT; CHURCH	EALING ROAD, [CHURCH OF ST MARY], NORTHOLT		TQ 13202 84033 (POINT)	MLO82238; DLO17352



8	MEDIEVAL	CHURCHYARD	EALING ROAD, NORTHOLT, [ST MARY THE VIRGIN CHURCHYARD], EALING, UB5 6AA {MEDIEVAL CHURCHYARD}		CENTRED TQ 1319 8404 (103M BY 62M)	MLO107743
9	MEDIEVAL TO MODERN	COMMON; FLOWER GARDEN	EALING ROAD, NORTHOLT [NORTHOLT VILLAGE GREEN AND NORTHOLT VILLAGE REST GARDEN], EALING, UB5 {VILLAGE GREEN}		CENTRED TQ 1312 8415 (84M BY 295M)	MLO107737
10	POST MEDIEVAL	BUILDING; AGRICULTURAL BUILDING; DRAIN	EASTCOTE LANE, [LAND ADJACENT TO CROWN INN], NORTHOLT {POST MEDIEVAL BUILDING}		CENTRED TQ 1310 8416 (12M BY 13M)	MLO75162
11	POST MEDIEVAL	FINDSPOT	NORTHOLT MANOR		TQ 1328 8408 (POINT)	MLO4568
12	POST MEDIEVAL	BUILDING; WALL	NORTHOLT MANOR (IMMED NW OF )		TQ 1320 8415 (POINT)	MLO4569
13	POST MEDIEVAL	PUBLIC HOUSE; HOUSE	4-6 EALING ROAD: FORMERLY THE PLOUGH		TQ 1314, 8421	NOTED IN CA APPRAISAL
14	UNKNOWN	UNASSIGNED	BELVUE PARKMANOR SITE		TQ 1325 8405 (POINT)	MLO68421
15	N/A	APA	NORTHOLT VILLAGE GREEN: INCLUDES THE SCHEDULED ANCIENT MONUMENT, NORTHOLT MOATED MANOR, ST MARY'S MEDIEVAL CHURCH; POSSIBLY TRACES OF MEDIEVAL VILLAGE UNDER BELVUE PARK AND SAXON PREDECESSOR ON LAND TO THE NORTH.	APA	CENTRED TQ 1336 8409 (582M BY 636M)	DLO35878
16	N/A	CA	NORTHOLT VILLAGE GREEN CA	CA		





**KEY**  
 Site Boundary

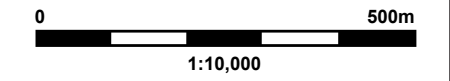
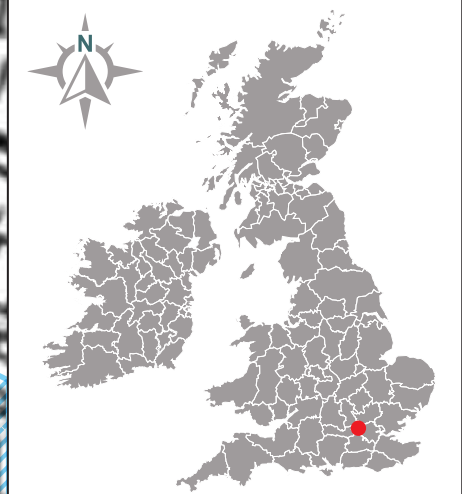
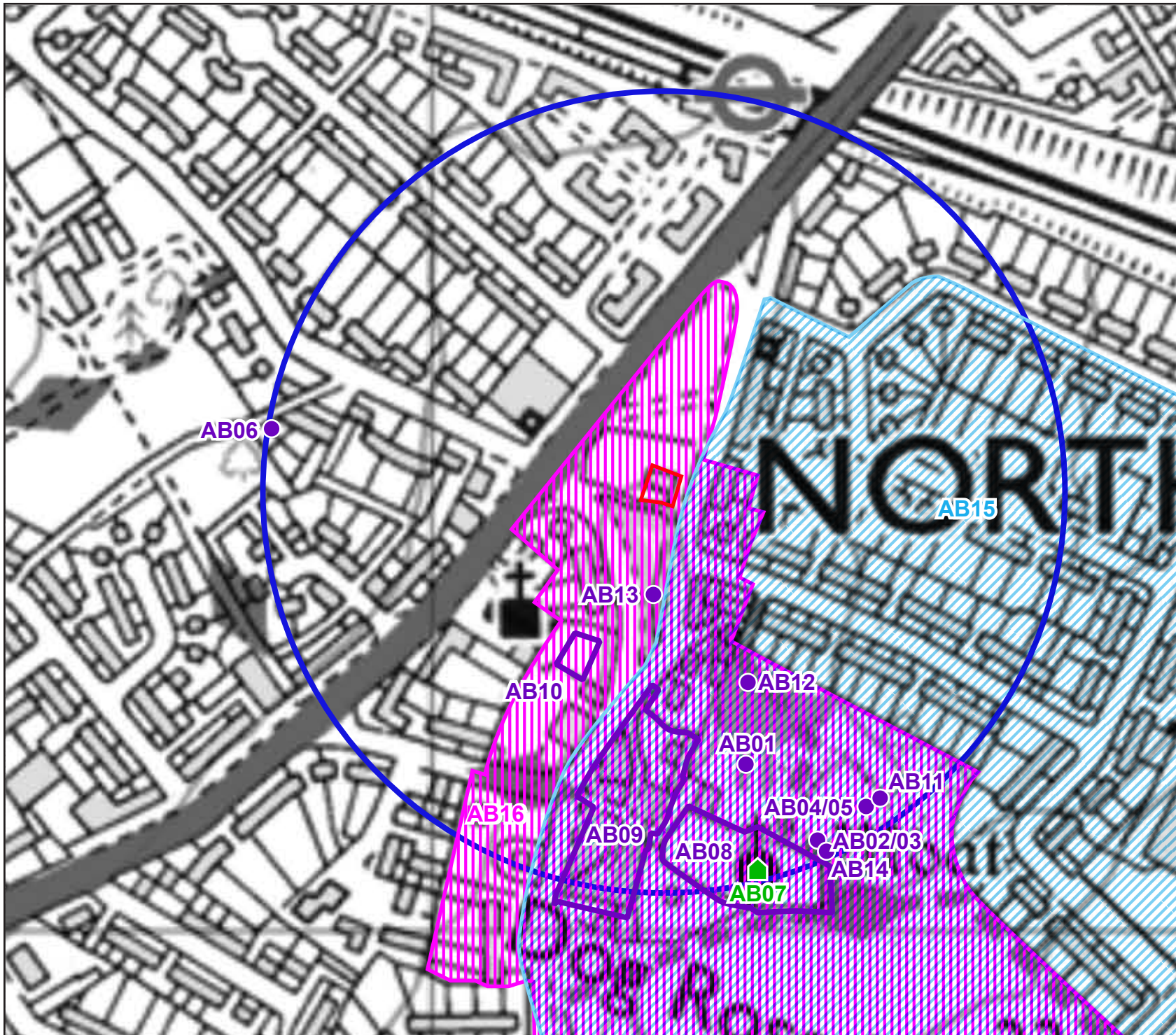


Figure 1: Site Location

Project: 4-6 Ealing Road, Northolt

Date: 10/12/18    Job No: 60427





**KEY**

- Site Boundary
- Search Area (250m)
- Monument
- Historic Building
- ★ Archaeological Event (Point)
- Archaeological Priority Areas
- Monument Poly
- Conservation area

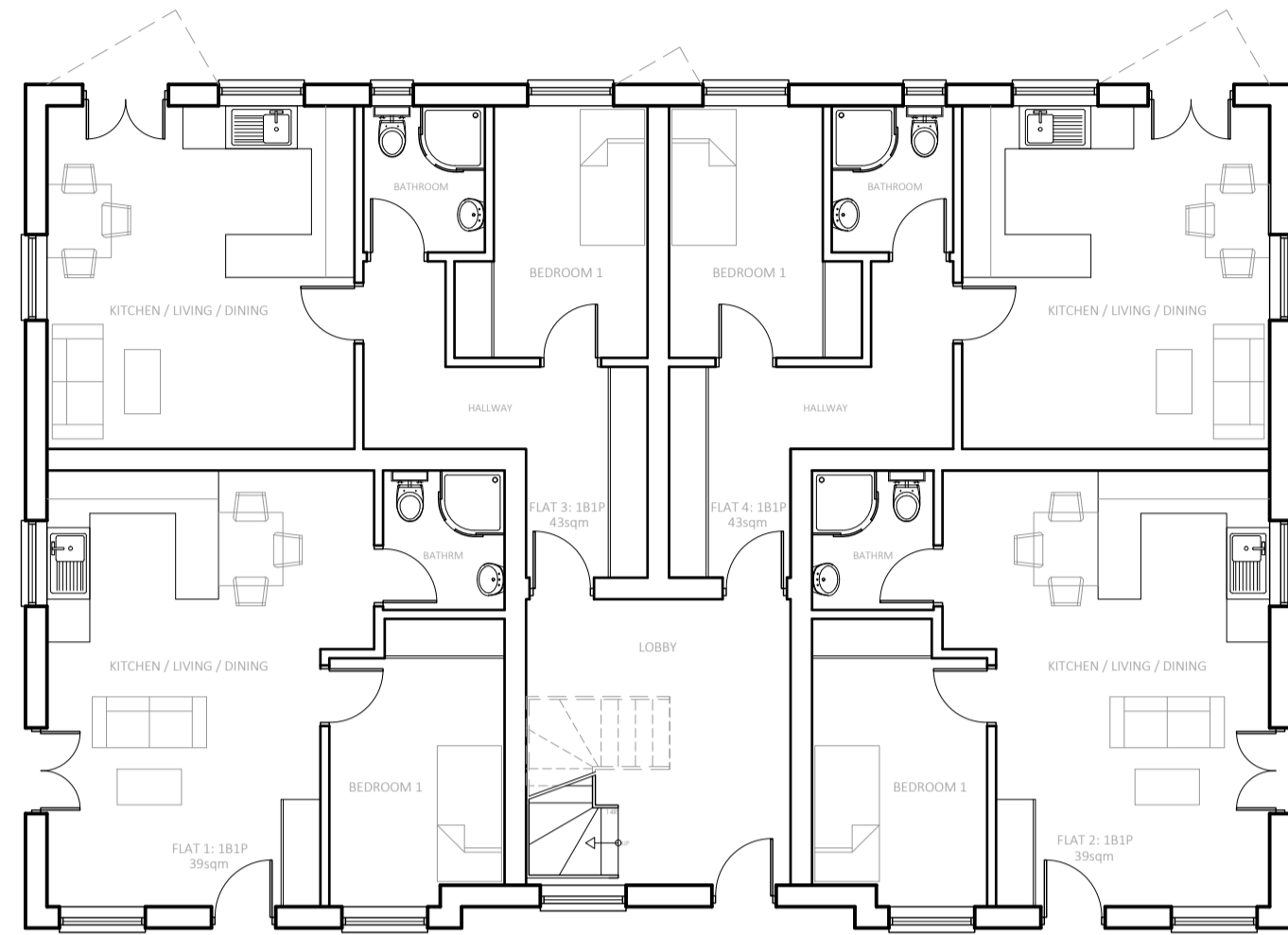
0 150 m

Figure 2: Cultural Heritage Features Map

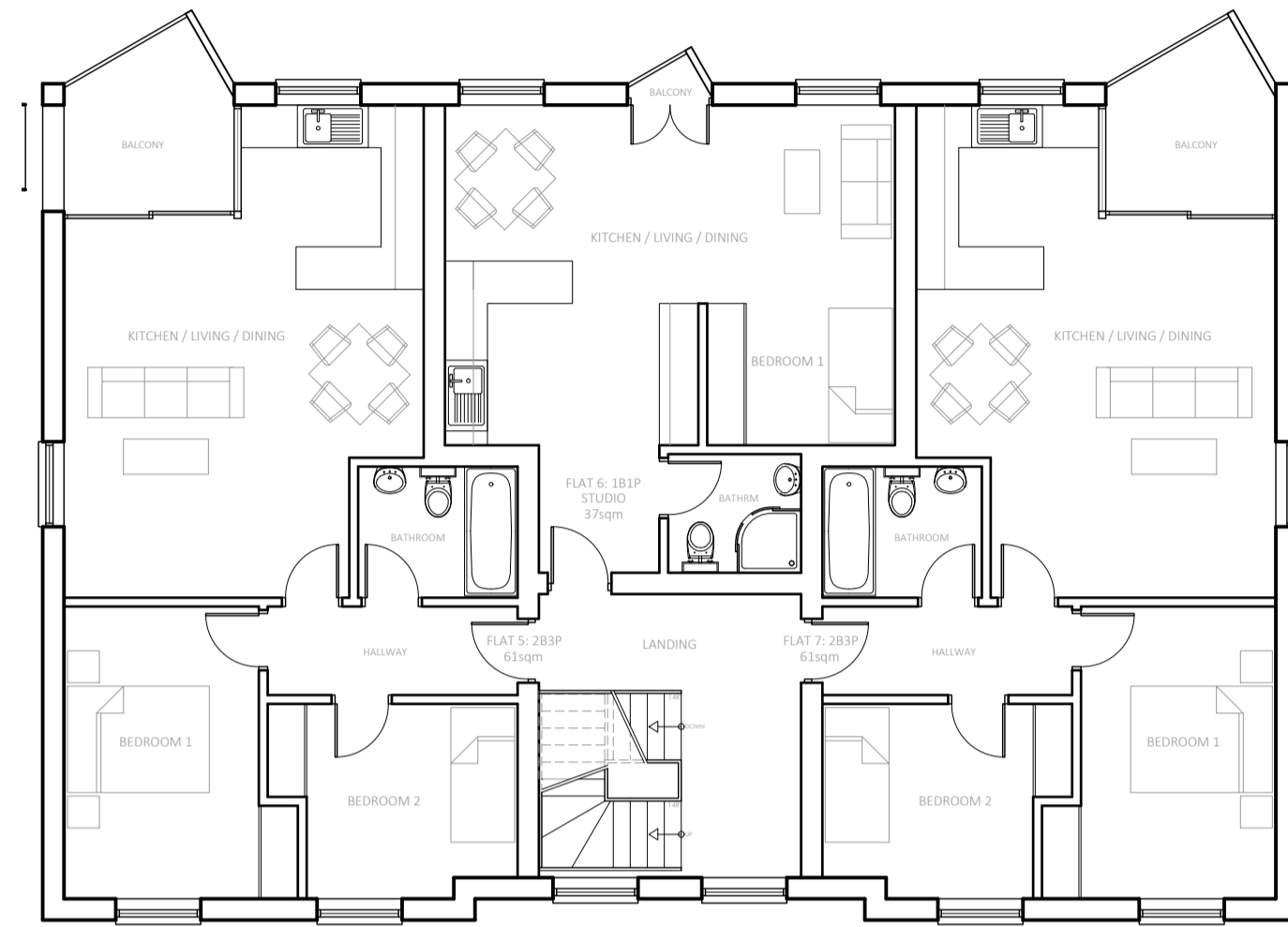
Project: 4-6 Ealing Road, Northolt

Date: 10/12/18 | Job No: 60427

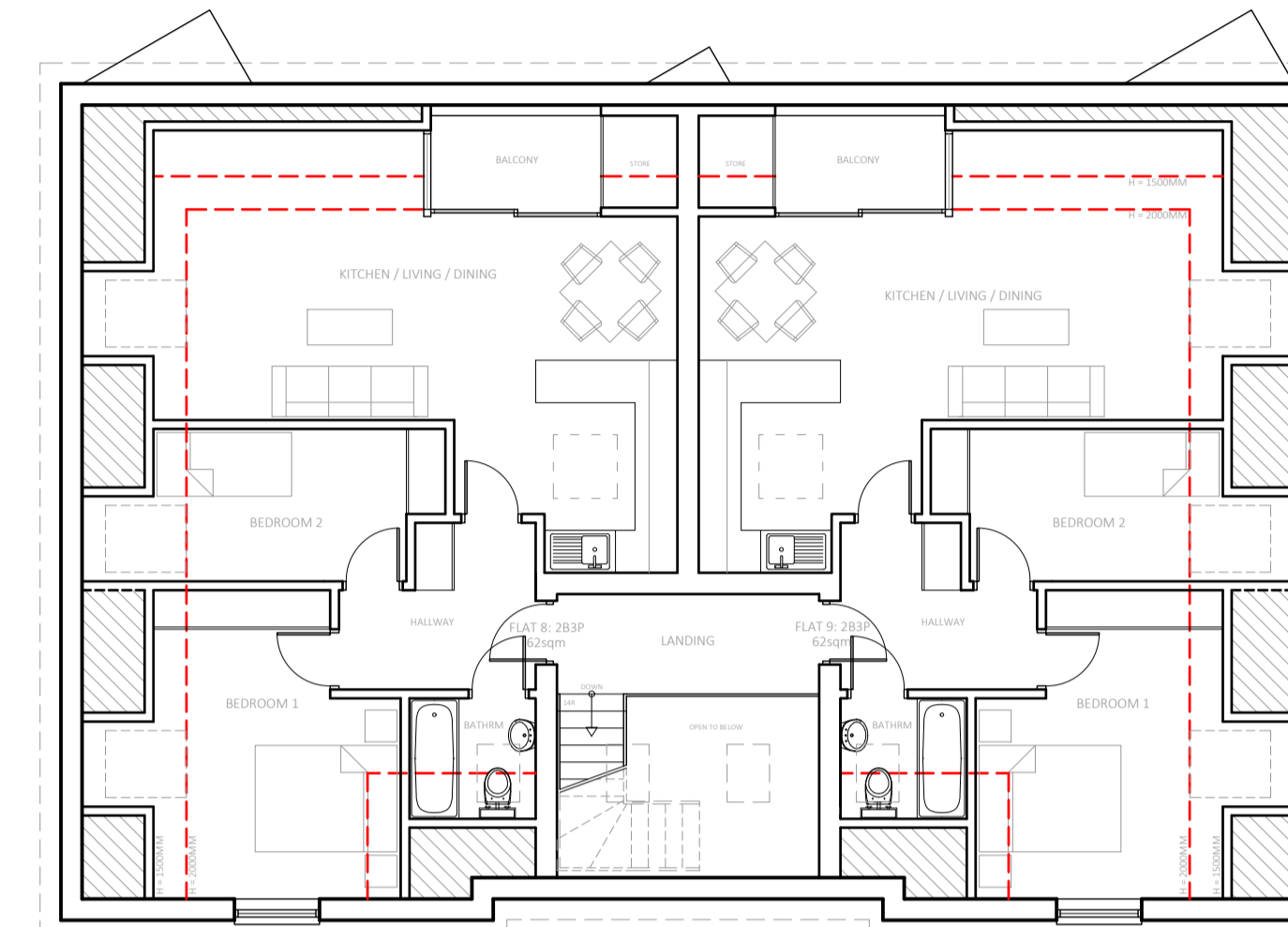




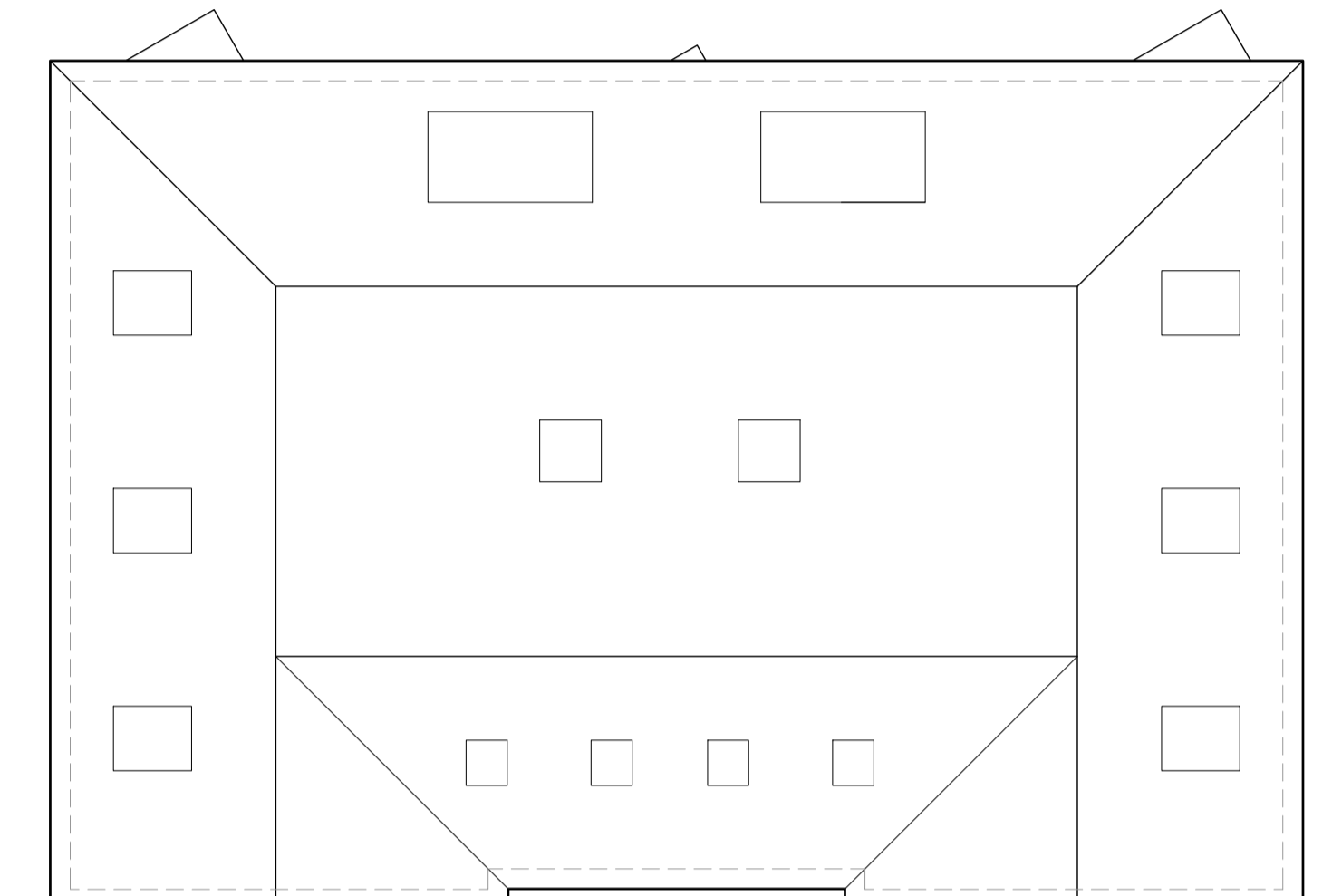
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN



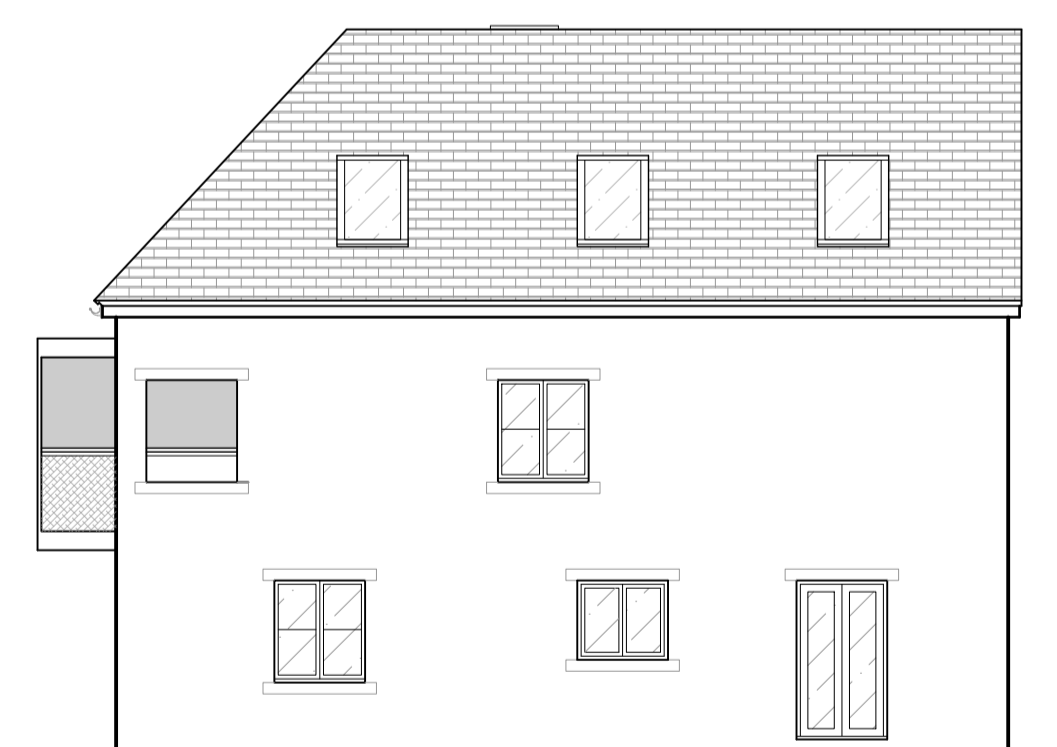
SECOND FLOOR PLAN



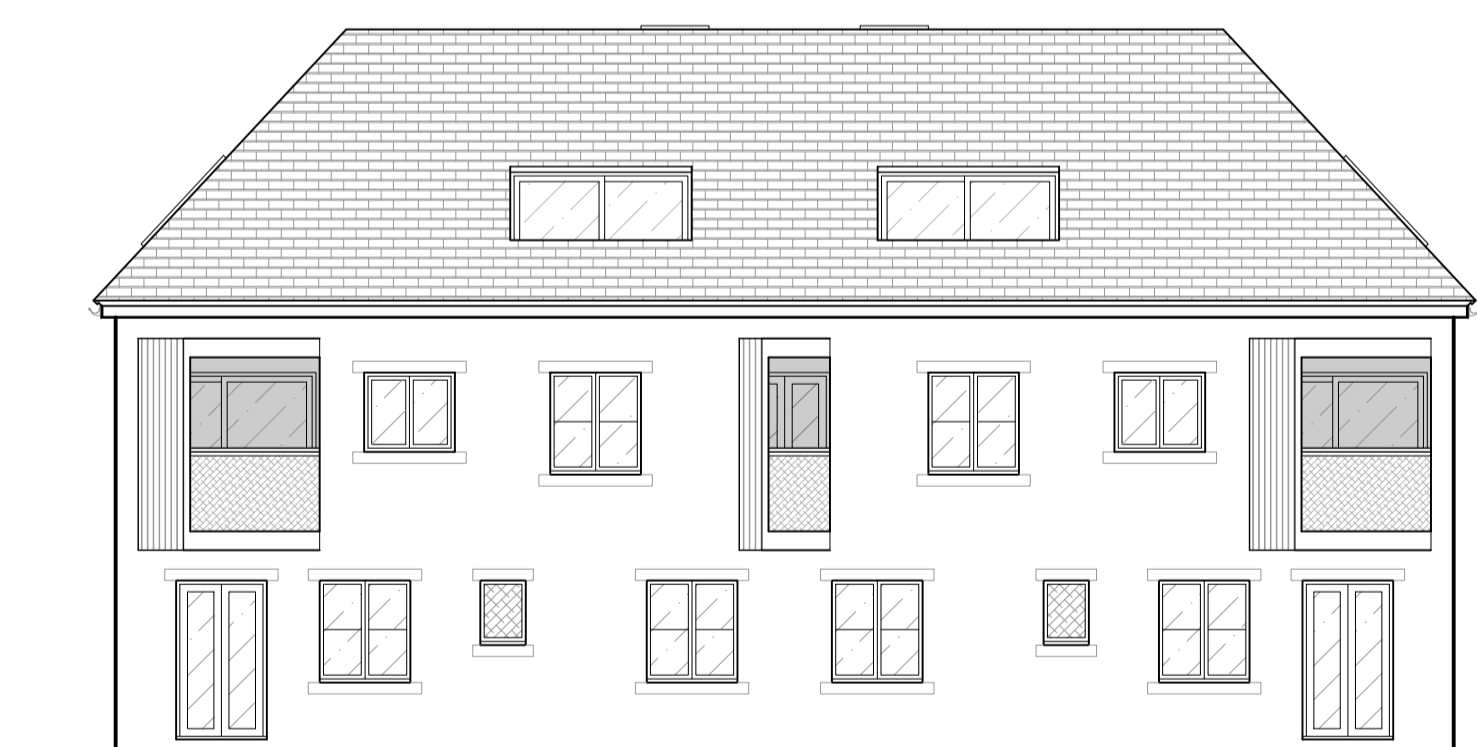
ROOF PLAN



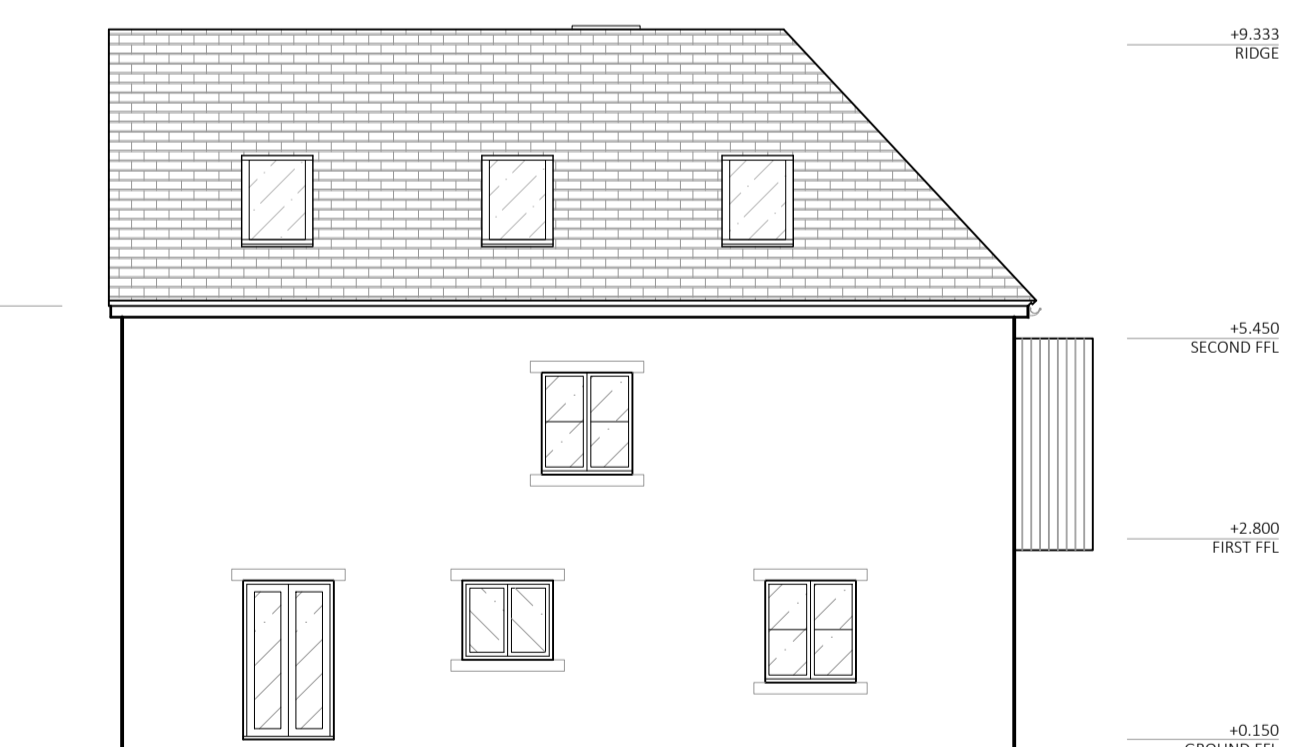
FRONT ELEVATION  
(EAST)  
SCALE 1:100



SIDE ELEVATION  
(SOUTH)



REAR ELEVATION  
(WEST)



SIDE ELEVATION  
(NORTH)



(1:100 Scale)

REV:	DESCRIPTION:	BY:	DATE:	PROJECT:	SCALE @A1:	DATE:
A	ALL BATHROOMS NOW ACCESSED OFF OPEN PLAN AREAS	SI	09/01/18	Ealing Rd	1:100	19/12/17
B	REDESIGNED FOR BETTER OUTLOOK & REDUCED VISUAL IMPACT	RL	09/03/18	CLIENT:	PROJECT NUMBER:	DRAWING NUMBER:
C	WHITE RENDER FINISH ADDED TO ELEVATIONS, ROOF PLAN ADDED	RL	12/03/18	SMC Investcorp Ltd	0499-01	0499-01/02
D	AMENDED TO REDUCE IMPACT OF DEVELOPMENT, FOLLOWING PREAPP	RL	19/07/18	TITLE:	DRAWN BY:	CHECKED BY:
E	SMALLER SKYLIGHTS, SIDE BALCONY WINDOW CHANGED	RL	03/08/18	Proposed Floor Plans & Elevations	RL	CW
						REVISION:
						E



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