

- Site
- Ealing Town Centre Conservation Area
- Commercial Character Zone (Subarea 1)
- Residential Character Zone (Subarea 2)
- Late 20th c. commercial development
- Open & Green Spaces
- Grade II Listed Building
- Prominent/Landmark buildings
- Key views
- proposed view visualisation
- Photograph locations

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PROJECT TITLE
Ealing Town Hall, Ealing, Greater London

FIGURE TITLE
The Ealing Town Centre Conservation Area

DRAWN BY CHECKED BY APPROVED BY	EE DJB NB	PROJECT NO. DATE SCALE @A3	660886 18/04/2017 1:3,000	FIGURE NO. CA1
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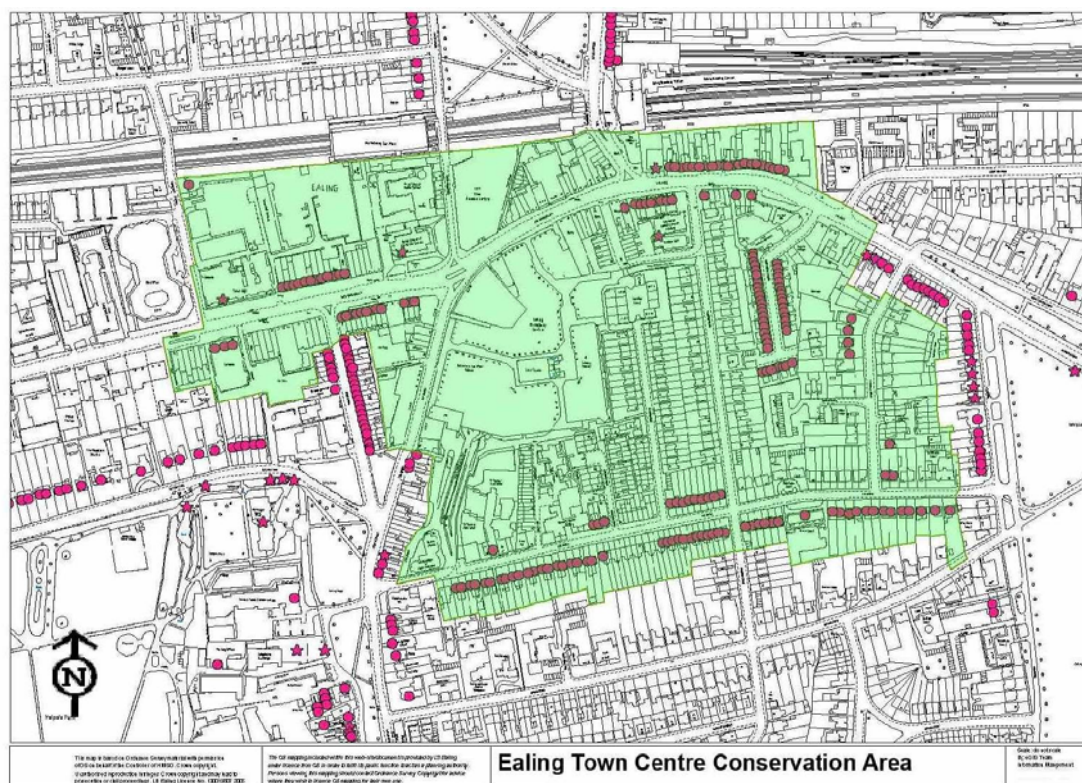


Figure CA2: Distribution of Listed and Locally Listed Buildings (after Ealing, 2007a).

- 7.5. The character and appearance of Ealing Conservation Area Village was assessed on the 10 April 2017. Detailed notes and plans were produced, supported by a set of digital photographs. These form part of the Cotswold Archaeology archive.

Statement of Significance ('character and appearance')

- 7.6. As per Historic England guidance (HE 2016, 13), this assessment commences with a summary of the 'special interest' of Ealing Town Centre Conservation Area. The Conservation Area Appraisal (Ealing, 2007a) identifies the following characteristics as contributing to the character and appearance of the Conservation Area and as reasons to designate the Conservation Area boundary.

- A land-form strongly defined by the main thoroughfares of The Mall, The Broadway and The New Broadway;
- Two Character Areas separate the Conservation Area into a Commercial District within the north-west and a residential enclave in the south-east;
- A Victorian and Edwardian architectural heritage, with most buildings relating to the expansion of Ealing as a desirable London suburb;

- Mixed use as retail, residential and civic resulting in a variety of building types, architectural styles and a varied roofscape.

Historic Development

- 7.7. Ealing Town Centre Conservation Area largely comprises of a Victorian commercial core with a residential enclave that was established as an affluent Victorian and Edwardian London suburb in the late 19th and early 20th centuries. During the medieval period the nearest settlement was at Hanwell, approximately 2km to the south-west of the Conservation Area and it was not until the 19th century that a large village was established with country house and smaller hamlets focussed along Uxbridge Road. Prior to the settlement of the area in the 19th century the area had been predominantly rural and agricultural with 834 acres of arable land and 1978 acres of meadow and pasture left when Ealing was surveyed in 1840.

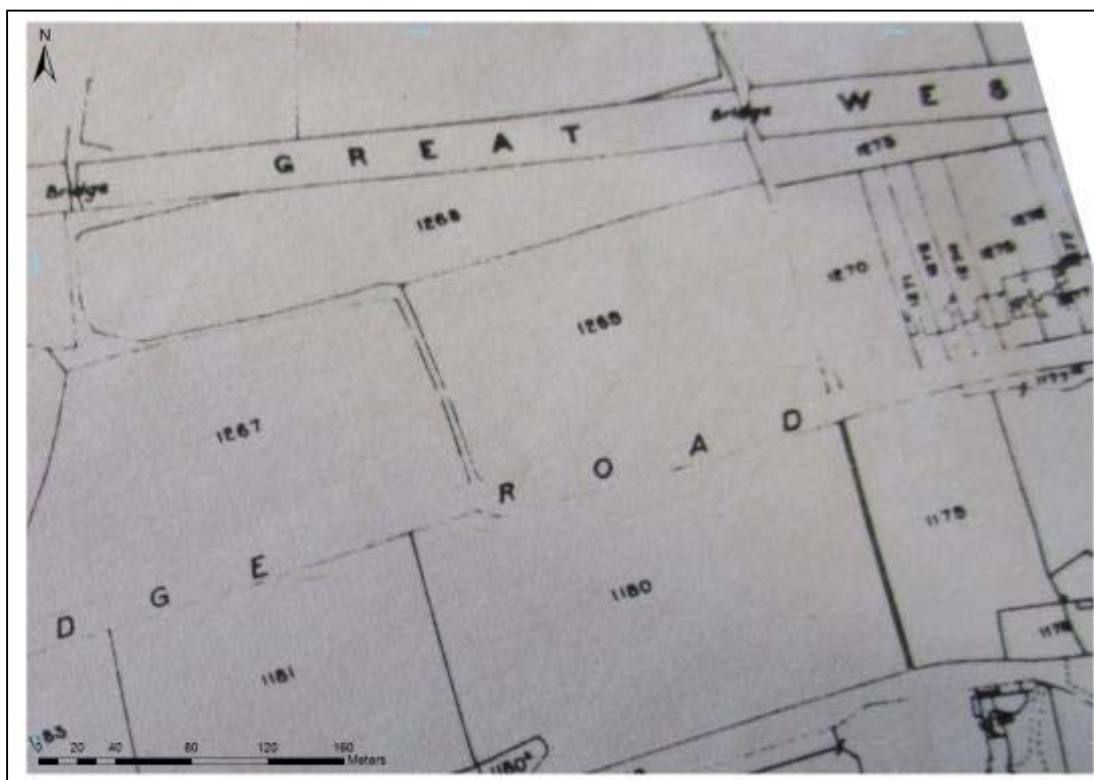


Figure CA3: An extract of the 1840 Ealing Tithe Map

- 7.8. The 1777 / 1822 Ealing Parish map and the 1840 Ealing Tithe Map (Fig. CA3) depict the settlement of Ealing as focussed upon the north-west route of the High Street which connected Ealing to the City of London. The east to west route of Uxbridge Road was relatively undeveloped although a small 'terrace' of three dwellings is

depicted on to the west of the junction of Spring Bridge Road and New Broadway, which are labelled as under the ownership of Mr R Clarke.

- 7.9. The 1868 Ordnance Survey map (not illustrated) depicts the early development of the Town Centre Conservation Area, which at this time was predominantly focussed upon The Broadway and the High Street running to the south with the Church and Parsonage of Christ Church as a central focus. Some terraces had been constructed to the west of the Church along Uxbridge Road, the start of the infilling of settlement between Ealing and Ealing Dean.
- 7.10. By 1896 the area between the High Street and Hanwell had begun to expand with continuing construction and infill development occurring along the course of Uxbridge Road (now New Broadway) (Figures CA4, CA5 and CA6). By this time a focus for civic and community use had been constructed, infilling an area of arable land to the west of the Church of St Saviour and the parsonage. This included the civic hall (Victoria Hall) with attached public offices and a free library on the junction of New Broadway and Longfield Avenue with the main façade focussed upon New Broadway. The community focus of this development was also indicated by the construction of public baths to the rear of Victoria Hall.

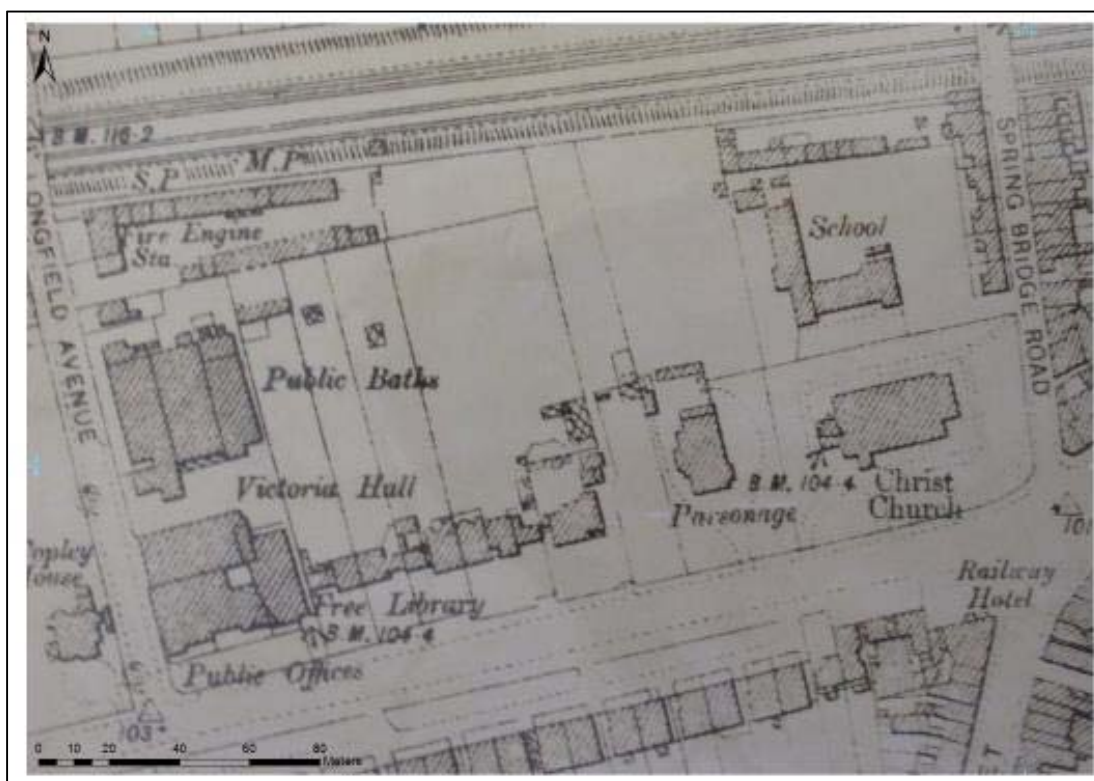


Figure CA4: An extract of the 1896 1:25,000 Ordnance Survey Map

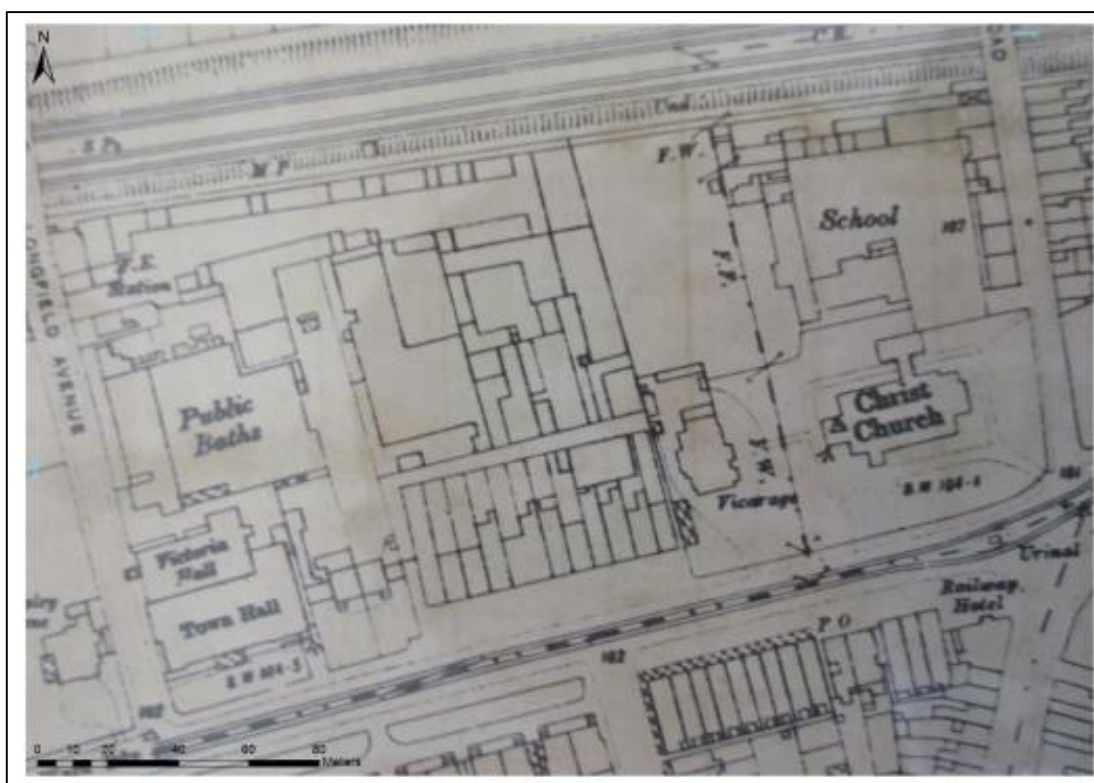


Figure CA5 An extract of the 1915 1:25,000 Ordnance Survey Map



Figure CA6 An extract of the 1934 1:25,000 Ordnance Survey Map



Photo CA10: Views within the Conservation Area are channelled along an east to west axis formed by the main thoroughfares. The roovescape and streetscape are architecturally varied as a result of different periods of growth and construction.

Architectural Quality and Built Form

- 7.11. The Character of the Conservation Area is strongly defined by its main thoroughfares, largely The Mall, The Broadway and New Broadway along which the Conservation Area evolved. These streets form a strong east to west access along which is a strong streetscape with a distinct urban grain which forms the main shopping area around The Mall and The Broadway. The plan form of the south-eastern area of the Conservation Area differs and is focussed on the east to west route of the Grove along which run residential streets that branch from it northwards.
- 7.12. The streetscape and roovescape are varied as a result of ongoing construction at different times utilising different styles (Photo CA10). The tight urban grain has been fragmented in places as a result of later commercial developments including the Broadway Centre and the Arcadia Centre situated on the northern and southern extent of The Broadway (Fig. CA1). The Conservation Area has a strong Victorian and Edwardian architectural heritage as a result of the expansion of the area as a desirable suburb during these periods. The architectural character of the Conservation Areas is two-fold, within the north-western area (the heart of the Victorian commercial centre) the character is diverse with a mixture of offices and shops from the 19th and early 20th century with later-post war and recent

developments. The south-eastern extent is more uniform, comprising largely of residential houses dating from between 1870 and 1890 and maintains the character of a middle-class Victorian suburb.

- 7.13. The varying architectural styles and the contrast between the Commercial Character Zone and the Residential Character Zone have resulted in a variety of building materials being utilised. These materials can be divided between the two character areas. Within the Commercial zone red-brick is predominant with the use of stone dressing, Kentish ragstone and cast-iron details utilised by the key civic and community buildings within the town, whereas within the Residential Zone yellow-stock brick in Flemish bond is predominant with low hipped slate roofs with stucco trimming and white painted timber sash windows. These materials lend a more domestic character to this character zone which is not as affluent and exuberant as the commercial core.
- 7.14. Within the Commercial Character Area are a number of Victorian and Edwardian properties running along The Mall, The Broadway and The New Broadway and these buildings have prominent and decorative gables (Photo CA10), which result in a strongly vertical character. These prominent gables tend to hide pitched roofs in slates or low pitched roofs behind parapets.

Open Spaces and Views

- 7.15. There are very few open areas or areas of green space within the Conservation Area itself. A key area of open space within the Conservation Area is the churchyard and open space surrounding the Parish Church of Christ the Saviour which is enclosed by its original stone boundary wall and cast iron railings and gates (Photo CA11). This space is situated at the junction of The Broadway, New Broadway and Spring Bridge Road and lends a more open feel and character to the central part of the Conservation Area around The Broadway and New Broadway. The setting of the church within this open area reinforces its visual prominence within the Conservation Area and acts as a focal point at the centre of the commercial character zone.



Photo CA11: The churchyard setting of the Grade II* Listed Christ the Saviour Church provides an element of open space at the centre of the Commercial Character Area.

- 7.16. On the outskirts of the Conservation Area are a number of areas of open green space which contribute to the wider setting of the Conservation Area and contribute to the appreciation of the Conservation Area as you approach it as well as providing a junction between open green space and the developed and bustling commercial district. The Appraisal identifies two areas of open space which contribute to the setting of the Conservation Area (see Fig. CA1). The large expanse of Ealing Common is visible when looking eastwards from the Mall and provides a contrast with the commercial character of The Mall. From the south-western corner of the Conservation Area at the southern extent of the High Street the grounds of Pitzhanger Manor and the Grade II Registered Park and Garden Walpole Park. The location of this area of green space results in a transitional area which leads

between the dense commercial urban core focussed upon The Broadway and the quieter residential areas in the south-east of the Conservation Area.

- 7.17. Key views within the Conservation Area are largely channelled along the main thoroughfare formed by The Mall and The Broadway where the streetscape is strong and defined by the three to four storey Victorian and Edwardian terraces, interspersed with later commercial developments. These views are defined and punctuated by several landmark buildings which are visible throughout the wider Conservation Area. On the approach into the Conservation Area from the east the National Westminster Bank and the Ealing Broadway Methodist Church form prominent gateway elements and the views characterise this transition area between an urban commercial district and the open nature of Ealing Common. On the approach from the west the Town Hall and cinema (now demolished) form prominent visual gateway features defining the western boundary of the Conservation Area.

Neutral and Negative Elements

- 7.18. The area immediately to the north of the Town Hall is identified as detracting from the character and appearance of the commercial character area and the setting of the Town Hall, within the Council's 2007 Conservation Area Appraisal. This space contained the Town Hall Annex constructed in the 1960s and its associated car park and was deemed to detract from the character and appearance of the Conservation Area due to it becoming an unused area. This area has now been significantly redeveloped as part of the Dickens Yard commercial and residential development and the associated public realm enhancements have made use of the previously unused and unattractive areas to the rear of the Town Hall.

The Commercial Character Zone

- 7.19. The special interest of the Commercial Character Zone, in which the Town Hall is situated (see Fig. CA7), and specifically the streetscape along New Broadway, has been assessed in particular detail below. The key components of this zone have been annotated on Fig. CA7. These include the identification of focal points, important views (both vistas and channelled), prominent building lines and important green space features.
- 7.20. This Zone is focussed on the commercial and civic core of Ealing Town Centre located along the northern and southern extents of New Broadway and The Broadway, along which the settlement expanded during the 19th and 20th centuries.



- Grade II* Listed Building
- Grade II Listed Building (19th century)

Locally Listed Buildings

- Edwardian Terrace
- 19th century building
- 1930s cinema
- 1980s civic building
- 21st century Dickens Yard Development
- 21st century development proposed or under construction

- Green open space
- Vegetation and Public Realm Enhancement

- Key views
- Photograph locations

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PROJECT TITLE
Ealing Town Hall, Ealing, Greater London

FIGURE TITLE
The setting of the Grade II Listed
Ealing Town Hall

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- 7.21. Within this Character Zone the properties are situated either side of the street axis and with their primary elevations directly facing on to the thoroughfare. The plot widths within this character zone are predominantly narrow with the properties comprising of Victorian and Edwardian terraces of three to four stories in height. The terraces contribute to the strong historic character and are indicative of the Victorian and Edwardian suburban expansion of the area.
- 7.22. Within the historic core the building density is much lower, as a result of the wider width of the modern route way of New Broadway and the fact that the Edwardian terraces are interspersed with large detached civic buildings. The uniformity in the height of the terraced and detached buildings along with the density of the terraced buildings results in a strong historic building frontage along the northern and southern extent of New Broadway, with views channelled along an east to west axis through the Commercial Character Zone. The road here is wide and gives the sense of a boulevard, which is further enhanced by the routeway being lined with mature trees.
- 7.23. This results in the character zone being largely inwardly focussed on the central axis. Views here also open up slightly at the junction of The Broadway, New Broadway and Spring Bridge Road as a result of the open space of the churchyard acting as a focal point within the centre of the commercial character zone. From this position there are strong channelled views to the east and the west which incorporate views of many landmark buildings within the Conservation Area including the spire of the Town Hall and Christ the Saviour Parish Church (Photo CA11, CA2 & CA8).
- 7.24. There are a number of prominent buildings within this character area which act as visual way finders and landmarks within the Conservation Area (Figure CA1, Photo CA10). These include the Church of Christ the Saviour the Church, the Methodist Church/ Memorial Hall and the Town Hall. These strongly contribute to the historic character and varied architectural grain along the main east to west thoroughfare.

8. NON-PHYSICAL DEVELOPMENT EFFECTS

- 8.1. Non-physical effects are those that derive from changes to the setting of a heritage asset. This section considers potential non-physical effects upon the significance of the Grade II Listed Ealing Town Hall and the character and appearance of the Ealing Town Centre Conservation Area.
- 8.2. The important elements of the Grade II Listed Building's setting, and how it contributes to the character and appearance of the Ealing Town Centre Conservation Area, have been discussed and summarised within Sections 6 and 7 respectively. The important elements of the setting of the Town Hall have also been depicted on Figures CA1 and CA7. A series of visualisations depicting the development proposals in relation to key views of the Town Hall and within the Conservation Area have been produced (see the Design and Access Statement; ADZ Architects 2018a, Appendix E). The orientation of these visualisations is depicted on Figure CA1, and they are referenced below where relevant.

The setting of Ealing Town Hall

Dimensions, scale, massing and resultant changes to the roofline

- 8.3. The proposals comprise the introduction of a 23.6m high structure within the central area of the building to the rear of the main southern façade. To the immediate rear of the southern range, the proposals match the height of the historic building. Further to the rear, 22m from the southern façade, the proposals introduce two further storeys, to accommodate the proposed hotel rooms.
- 8.4. The proposed structure is of greater massing and extent than the existing built form located behind the southern façade, which is low-rise and built in a piecemeal fashion. Apart from Victoria Hall, the buildings to the rear of the southern façade were not intended to be visible or contribute to the display of the Town Hall as a building of civic pride. The new build will result in the removal of the existing haphazard buildings, plus the unsightly stair, which are detrimental elements of the current setting to the rear of Victoria Hall (see ADZ Architects 2018a, Drawing P17C). Furthermore, the massing of the proposals (at 23.6m height) represents a transition from the tall Dickens Yard structure (c. 31m in height) to the north of the Town Hall, to the Victoria Hall ridgeline (19.5m in height).
- 8.5. When viewed from New Broadway (see Visualisation 'View 04A' and 'View 04B', and ADZ Architects 2018a, Drawing P15A) the proposals will alter the visible roofline to a limited degree but are subservient to the imposing façade of the Town Hall, and

will not detract from an appreciation of the clock tower or the Town Hall's neo-Gothic elements. Indeed, as an observer moves away from the Town Hall, the proposals are obscured by the imposing built-form of the Listed Building itself (see Visualisation 'View 05'). Furthermore, the roofscape along the main east to west thoroughfare through Ealing is already architecturally varied with a mixture of Victorian, Edwardian and modern high-rise buildings. This variation is identified as a defining feature of the character and appearance of the Ealing Town Centre Conservation Area. This variation and its appreciation will not be harmed by the development proposals.

Prominence, dominance and conspicuousness

- 8.6. As previously discussed, the Town Hall was designed to be a grand focal point and landmark building of civic pride within Ealing and it forms a prominent landmark within the Ealing Town Centre Conservation Area along with the spires of a number of other buildings (see Visualisations 'View 01' and 'View 02'). The prominence of the clock tower in views from the east will be unaffected by the proposals (see ADZ Architects 2018a, Drawing P18A). Following the construction of the Elizabeth Apartment block as part of the Dickens Yard development the clock tower is, and the proposed development will be, obscured from view.
- 8.7. To the rear of the Town Hall the development proposals involve the demolition of the central areas of infill construction, currently comprising of a number of piecemeal extensions. These will be replaced by a unified façade of seven storeys in height connecting the western Victoria Hall with the eastern two bays forming the civic wing (see ADZ Architects 2018a, Drawing P17C). The northern elevation of the proposals will be prominent in views to the south-west from Dickens Yard (see Visualisation 'View 07'), but such views will be dominated by the height of the existing Dickens Yard development.
- 8.8. The proposals will be most prominent in views south-east from Dickens Yard (see Visualisation 'View 06'). Whilst the proposals will be dominant in these views, in a similar manner to the Dickens Yard development, the important historic elements of the rear elevation of the Town Hall – namely the two bays of the civic wing and the Victoria Hall – will remain clearly appreciable. The proposals will obscure a partial view of the clock tower from the north-east (see Visualisation 'View 07a'), but this incidental appreciation of the tower contributes little to its significance, and is already dominated by the Dickens Yard development. The loss of this glimpsed view of the clock tower is not considered to harm the Town Hall's significance. The

eastern rose window of the Victoria Hall is also currently visible in this view. However, the rose window is to be relocated as part of the proposals, as agreed with consultees, so any potential appreciation from this vantage point will be lost as part of the proposals.

Position in relation to key views

- 8.9. The Town Hall is typically and best appreciated from New Broadway, to its immediate south. The clock tower of the Town Hall forms a landmark and focal point in channelled views along the main thoroughfare from the east and west. The entire length of the southern façade and the rooms within will be retained and enhanced as part of the comprehensive refurbishment of the interior. Whilst the proposed development will be visible in these views, it will not alter the role played by the Town Hall and its clock tower.
- 8.10. Views of the western elevation of the Town Hall also contribute to its significance, allowing a good appreciation of the earliest phase of the building, and the rose window of the Victoria Hall. Again, the proposed development will be visible in these views, forming part of the backdrop of these views, along with Dickens Yard. It will not obscure or detract from an appreciation of the historic elevation of the Town Hall and its clock tower (see ADZ Architects 2018a, Drawing P16B).
- 8.11. Furthermore, within longer distance views, both the clock tower and the development proposals will be obscured in views from the east following the construction of the Elizabeth Apartments as part of the on-going Dickens Yard developments (see Visualisation 'View 02'). The same is the case within longer distance views from the south, where views from Barnes Pickle, for instance (see Visualisation 'View 10'), will be obscured by modern development. From further afield (see a Architects 2018a, Drawing P26), such as within views from Mattlock Lane (see Visualisation 'View 11'), the proposed development will appear against a backdrop of the Dickens Yard development, and will not alter the roofscape or challenge the prominence of the clock tower. Consequently, the appreciation of the Town Hall from key viewpoints will not be diminished.

Materials / Architectural Style / Design & Competition / Distraction from the asset

- 8.12. The design palette comprises two natural tones of porcelain cladding and anodised aluminium window frames (see ADZ Architects 2018a, Drawing P23B). Where privacy is required, glazed bays with encapsulated blinds are proposed. Consequently, the design appears contemporary and possesses a lightness of

appearance, in contrast to the brickwork of the neo-Gothic Town Hall. This will clearly distinguish the historic elements of the building from the proposals.

- 8.13. The development proposals will not extend above the immediate existing roofline along the south and will be generally below the sightline when viewed from the southern side of New Broadway. In more distant views, where the Dickens Yard development will be visible above the Town Hall, the proposals will be largely within the shadow of those taller buildings (see Visualisation 'View 11'). The proposed materials are muted, and the contemporary style will clearly distinguish the historic fabric from the proposals. The new construction will not compete with the host building. The Town Hall's clock tower will remain a prominent feature of the New Broadway streetscape, and elements of the proposed development that are visible in such views are set back 22m from the southern façade of the Town Hall. The existing Dickens Yard development will remain the dominant element of the backdrop of such views.
- 8.14. To the rear elevation of the Town Hall, the proposals include a number of improvements to the northern façade of Victoria Hall, including the reinstatement of terracotta panelling, relocation of the fire escape, removal of the two-storey annex, and the construction of a two-storey extension that reveals the Hall's windows and has been designed to match the materials and proportions of the Hall. Furthermore, the design of the new structure between the civic wing and the Victoria Hall utilises lightweight, high quality contemporary materials, with setback upper floors to provide a strong horizontal emphasis (see ADZ Architects 2018a, Drawing P17C) that coincides with the ridge height of Victoria Hall.

Diurnal/ Seasonal Change

- 8.15. The typical and best appreciation of the primary façade of the building from New Broadway and when approaching from the east is affected seasonally by the mature trees that line the northern and southern extent of New Broadway to the immediate south of the Town Hall. As the proposal is designed to be screened by the existing roof line from closer range views along New Broadway, the diurnal/seasonal change will have no bearing on these strategic views.

Changes to public access, use, and amenity

- 8.16. The significance and grandeur of the building as a structure of civic pride with two elaborate entrance halls will remain appreciable as the existing main entrances within the western wing and the eastern wing will remain publicly accessible and no

alteration is proposed to these spaces. The western most entrance will be used as the public hotel entrance with access to the civic rooms (including Victoria Hall) and the eastern most entrance will be used as the civic entrance. The experience and access to the building will alter as a result of the development proposals, as additional access points are proposed within the southern and northern facades. An additional secondary entrance is proposed within the southern elevation making use of the existing central doorway to provide additional access directly in to the proposed new hotel reception.

- 8.17. The development proposals incorporate the redevelopment of the northern elevation which will provide a bistro at ground floor level. These developments serve to provide greater amenity use within the northern elevation, which prior to the construction of the Dickens Yard development was an underused and even unused space, where the Listed Building (and in particular Victoria Hall) was rarely appreciated. Thus, the introduction of amenity use and an additional entrance into the Listed Building through the new bistro development serves to connect the Listed Building to its new commercial and residential setting in the vicinity of Dickens Yard, along with providing additional and greater appreciation of the building from the north (in particular the Victoria Hall). The proposals also result in improved disabled access into the civic wing.

Ealing Town Centre Conservation Area

- 8.18. Ealing Town Hall forms an important element of the Conservation Area, and the impact assessment above is directly relevant to the character and appearance of the Conservation Area, as the Listed Building forms a key focal point. The content of the above assessment is not repeated here.
- 8.19. The development proposals will not alter the appearance of the existing street frontage along the northern flank of The New Broadway ((see ADZ Architects 2018a, Drawing P24A). Indeed, the upper guestroom floors are set back from the southern façade, so as not detract from an appreciation of the Town Hall's neo-Gothic façade. Furthermore, the secondary entrance mid-way along the New Broadway façade will facilitate views through the Listed Building towards Dickens Yard, thereby enhancing the permeability of the building and providing a new visual link between two distinct parts of the Conservation Area. The important contribution the Town Hall makes to the streetscape of New Broadway will not be diminished, and the enhancements to areas of public space within the building ensure it will continue to serve as an important focal point within the Conservation Area.

- 8.20. The visible elements of the proposals above the roofline of the southern façade are demure and simple in their appearance and the materials utilised ensure that the proposals are subservient to the intended grandeur of the southern façade. Thus, the appreciation of the Town Hall as a prominent landmark within and on the approach into the Conservation Area, although altered, is not harmed. This change is particularly well articulated by visualisations ‘View 03’, ‘View 04a’ and ‘View 04b’ and ‘Proposed Aerial view 01’.
- 8.21. The proposals relate well to the character and appearance of the Conservation Area to the north. It accords with the contemporary environment created by the new Dickens Yard complex, representing a pedestrian precinct with active frontages (see ADZ Architects 2018a, Drawing P25A). Historic elements of the rear elevation of the Town Hall will remain appreciable, and the proposals introduce a structure influenced by the character of the adjacent Dickens Yard complex, providing a transition in terms of scale and massing between the Town Hall and the imposing Dickens Yard complex.
- 8.22. Whilst the proposals represent a significant change to an important part of the Conservation Area, the important elements that contribute to its character and appearance are retained. The proposals ensure that there is a stronger interface between the Town Hall and the Dickens yard to the north, whilst the appreciation of the neo-Gothic façade from New Broadway is retained. Consequently, the character and appearance of the Conservation Area is preserved.

Summary

- 8.23. The changes to the setting of the Listed Building are not considered to harm its special interest or its broader heritage significance. Furthermore, the proposals are not considered to harm the significance of the Conservation Area. In the context of NPPF, the decision maker will need to weigh any perceived harm against the benefits of the proposals. As stated in Section 2, Historic England do not consider the level of harm to be sufficient to raise an objection to the proposals, and in the context of the Conservation Area, Ealing Council consider the perceived level of harm would not be sufficient to outweigh the public benefits of the proposals.

9. CONCLUSIONS

- 9.1. Ealing Town Hall is a striking but not especially notable example of later Victorian neo-Gothic civic design, its primary façade developed in three phases from 1888 to 1930. Whilst the Town Hall is stylistically unified and appears to be of one phase of construction, it is considered that the two later phases are of less architectural significance other than in affirming the need to provide additional office and public spaces as the local authority's remit was expanded. Ad-hoc infilling to the rear of the Town Hall reflects these same pressures, the rear of the building markedly less unified than the primary frontage and west-facing elevation which includes a fine rose window to the Victoria Hall.
- 9.2. The proposal to convert the Town Hall into a hotel will require the demolition and remodelling of the centre, rear area of the building. This assessment has evaluated the proposed development, and the historic fabric directly affected. In terms of impact upon historic fabric it is considered that whilst the proposed remodelling is extensive, the affected historic fabric is of mostly modest significance which does not contribute to the special interest of the Listed Building. Detailed attention has been focused upon the eastern-most bay of the Victoria Hall, and also the staircase to what was the original south-eastern corner of Jones' initial design.
- 9.3. Externally, the historic fabric of the important facades of the Town Hall, namely those to the south and west, will remain unaltered. These elevations are important as the building was designed so that the southern and western-elevation would be highly visible. Whilst the proposed development will alter part of the street scene within Ealing Town Centre Conservation Area, it will detract from an appreciation of the historic elements of the building. The proposals are not considered to harm any of the important elements of the setting of the Listed Building, and the character and appearance of the Conservation Area will be preserved.
- 9.4. The proposed development is considered to result in 'less than substantial harm' to the Grade II Listed Building, which should be weighed against the public benefits of the proposals. It is considered that the elements of the Listed Building which contribute to its special interest are preserved, and therefore Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is not triggered.

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APPENDIX A: EALING TOWN HALL EXTERIOR



Photo 5: Ealing Town Hall's primary elevation (red arrows denote junction between phases 1 and 2).



Photo 6: Main entrance to Jones' original Town Hall.



Photo 7: Ealing Town Hall's primary elevation at right, and west-facing elevation at left.



Photo 8: West-facing elevation of the Elizabeth Hall.



Photo 9: Rose window tracery and leaded-glass to the Elizabeth Hall's west-facing elevation.



Photo 10: Roof and gable junction between phases B (left) and C (right).



Photos 11 and 12: Elevation showing the junction between phases B and C (left), and the entrance to 1930 phase C extension (right).



Photo 13: East-facing elevation of phase C.



Photo 14: North-facing elevation of phase C (centre and left), looking towards later infilling (right).



Photo 15: Rear of Town Hall with post-1945 addition at centre-right.



Photo 16: Rear ranges of phase C (left and centre), and post-1945 addition at right.



Photo 17: Rear Town Hall ranges, with post-1945 extension at centre, and early 20th-century extension to the Victoria Hall at right.



Photos 18 and 19: Early 20th-century extension to the Victoria Hall (left); The Victoria Hall and extension (right).



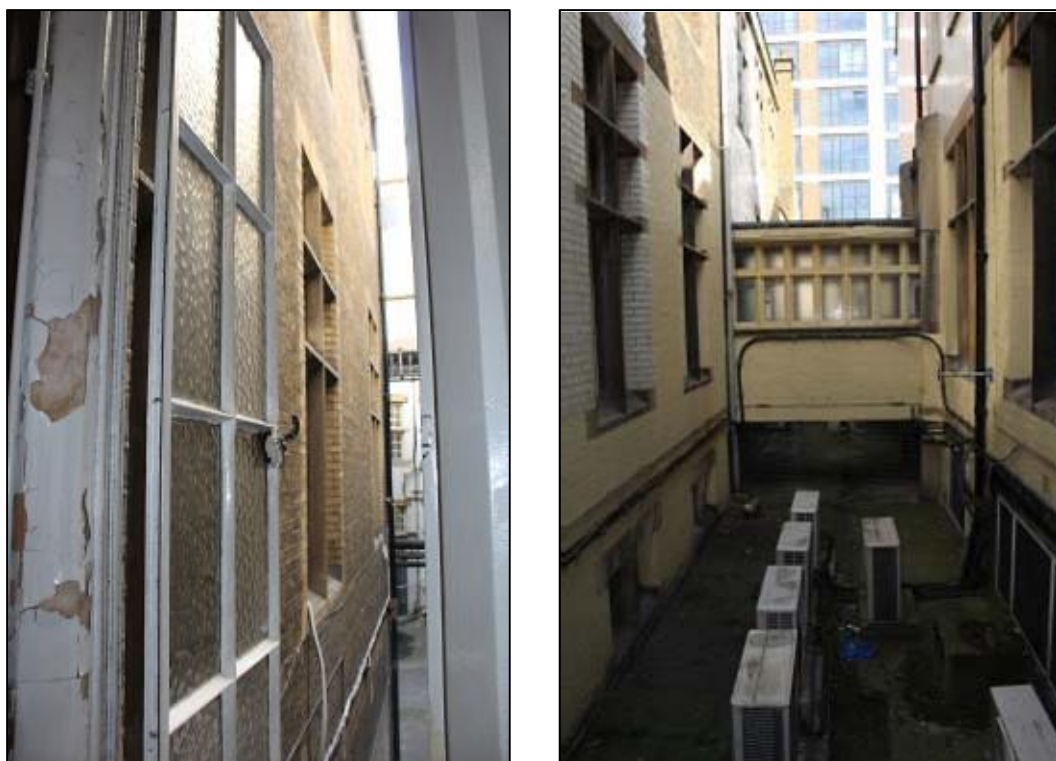
Photos 20 and 21: Bay detail of the Victoria Hall (left); Detail of the Victoria Hall's east-facing elevation and rose window (right).



Photo 22: View of the Victoria Hall and its rose window, with later extension infilling to centre of image (taken in strong sunlight).



Photo 23: Rear of Town Hall, with the Victoria Hall at right (note the rose window), and later infilling at centre, left.



Photos 24 and 25: At left, view along wall plane of phase B extension; Right, view of connecting corridor for rooms within phase C.



Photo 26: Roof terrace view from within phase C looking towards the double-pitched roofs of phase B rear range (right), and rear of Town Hall main range (rear of image).



Photo 27: View from roof terrace in phase C towards the Victoria Hall (rear, left).

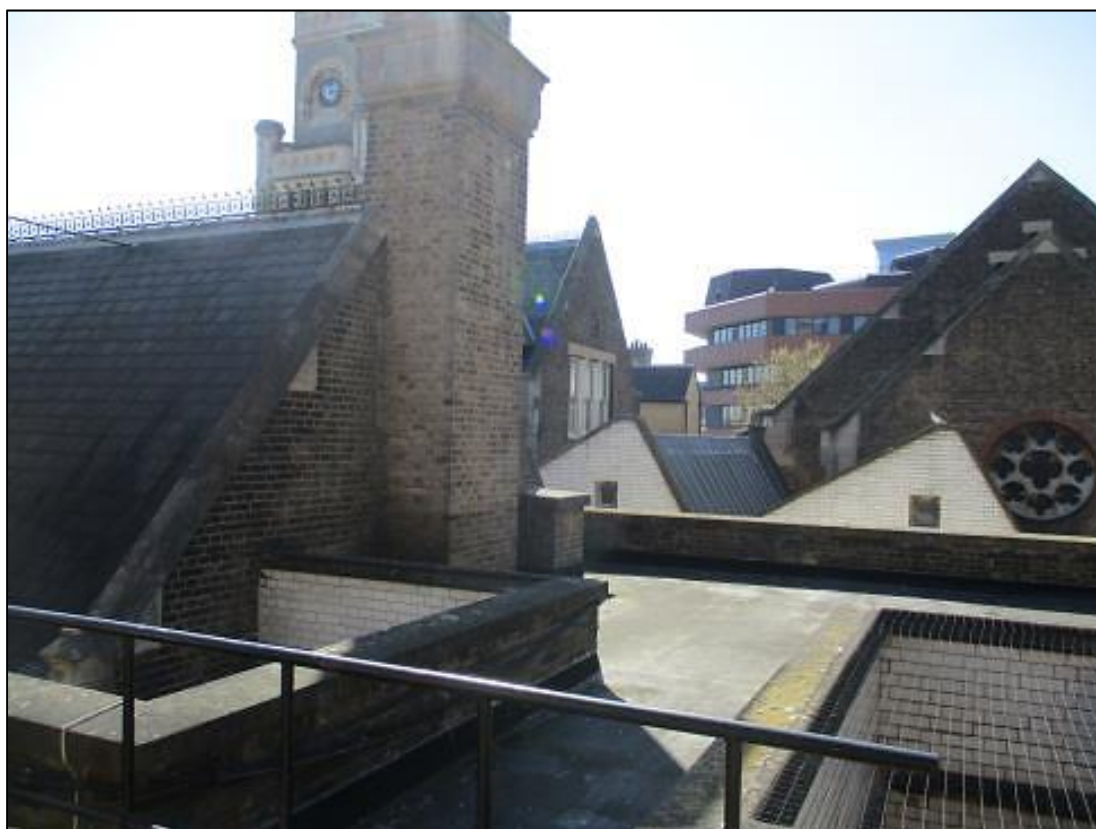


Photo 28: View from roof terrace towards tower (left) and the Victoria Hall and rose window (right). Note the ad-hoc infilling and roofing (strong sunlight).

APPENDIX B: EALING TOWN HALL INTERIOR



Photo 29: Stair-hall in Jones' original building.



Photo 30: Staircase detail with entrance to the Victoria Hall.



Photo 31: Stair-hall in Jones' original building.



Photo 32: Stair-hall and entrance to the Victoria Hall.



Photo 33: Large room in Phase A, the Town Hall's primary elevation at left.



Photo 34: Meeting room in Phase A's the Victoria Hall.



Photo 35: Meeting room in Phase A, which has undergone remodelling.



Photo 36: Liz Cantrell room, a remodelled area of phase A.



Photo 37: The Nelson Room looking south-west.



Photo 38: Victoria Hall looking west.



Photo 39: Window bay detail within the Victoria Hall.



Photo 40: Later stage and arch inserted in front of the Victoria Hall's earlier stage and pointed arch.



Photo 41: The Victoria Hall stage area, the original stage and its arch to the right (see Photo 40).



Photo 42: The Victoria Hall stage area, this created with the addition of the flat arch. The earlier stage is at left.



Photo 43: Rose window in east-facing elevation of the Victoria Hall – the panelling is within the original stage area of the hall.



Photo 44: Elizabeth Hall rose window to west-facing elevation of the Victoria Hall.



Photo 45: Corridor connecting Phases A, B and C along front of Town Hall.



Photo 46: Phase C stair-hall.



Photo 47: Phase C stair-hall looking towards the front of the Town Hall.



Photo 48: Main doorway in vestibule screen into phase C.



Photo 49: Committee Room 2 in phase C.



Photo 50: The Council Chamber in the 1930 extension, prior to which none had been incorporated in the Town Hall's design.



Photo 51: Queen's Hall in phase C.



Photo 52: Corridor within phase C.



Photo 53: Room 2.29, office accommodation to main frontage.



Photo 54: Room 2.05, Chairman's office accommodation to main frontage.



Photo 55: Stair and balustrade detail in stairwell to south-east corner of Jones' original building.



Photo 56: Detail of stair balustrade



Photo 57: View of dog-leg stairs to south-east corner of Jones' original building. These lower flights were inserted during the later work to create a continuous flight of stairs in this area.



Photo 58: Artists' room in post-1945 addition to Victoria Hall.



Photo 59: Kitchen facility adjacent to Liz Cantrell Room.



Photo 60: Registrar's Office.



Photo 61: Committee-room 3.

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