

Creffield DESIGN GUIDE



Preface

The Creffield area is one of the finest Edwardian suburbs in London.

The area is popular as it is a place of unique character, with relatively large family houses set in a maturely planted streets and leafy garden settings. To quote from the Conservation area Appraisal:

"Creffield Conservation Area retains an air of bourgeois Edwardian splendour with an attractive mix of handsome residential houses interspersed with schools, churches and open areas. Its special character is determined by the quality of the architecture, the clear groups of styles that determine a "Creffield" look in the area, and the fine example it presents of Edwardian suburban development.

Instead of copying the sumptuous glamour of Bedford Park in the south of Acton parish, it found a style and form that suited the tastes and needs of a new breed of suburbanite. The houses were large enough to accommodate servants and were constructed well, using good local materials, sited in generous plots. Its key quality is its prime location at the centre of both road and rail networks, which has attracted new residents to the area for more than 100 years. The mix of these residential and commercial characters within a single CA is a valuable celebration of the manner in which the suburbs of London have grown alongside each other, sometimes with contrasting characteristics but always benefiting each other."

The general nature of the stock is family housing and although the character of the area is strong, and relatively intact, it has become under pressure from insensitive development, house division and occasional basement applications. One of the reasons that Creffield became a Conservation Area was to help prevent further harm because of unsympathetic and low quality development, and to preserve and enhance the characteristics that make it special.

The aim of this guide to show home owners, architects and developers the special characteristics and richness of the area, with examples of original building materials and design detail; it will carry some weight in the determination of planning applications.

Whilst conservation area policies will determine much of what is allowed, we expect that owners and residents care for their properties and show the same attention to detail as the original designers and builders. Please read this carefully and use as a reference guide when planning renovations to your property, in order to protect the character of the area, not only for those who live here today, but also for future generations.

This has been produced jointly by the Creffield Conservation Area Panel, Creffield Area Residents' Association and a local architect.

GENERAL GUIDANCE 1

THESE ARE THE KEY THINGS THAT NEED TO BE CONSIDERED WHEN RENOVATING PROPERTY IN THE AREA

RICHNESS and SYMMETRY

Throughout the area, there is a richness of architectural detail and degree of intricacy in the materials that are used, as seen in brickwork, plasterwork, clay tiles, windows, doors and porches. Pay close attention to what's there and check adjoining houses for reference. Detached houses often vary in form every 2-3 houses, semi-detached houses are mostly designed as pairs, some roads are symmetry along their length, and corner houses at the road junctions are mirror images of each other.

ROOFS

Design details of roof lines, hips and gables are of great importance. Tiles should match the originals, both in materials and texture, as should the spacing and placing of ridge tiles and finials. Removal of chimney stacks upsets the visual unity of the street. Additional dormer windows on front and side elevations are not acceptable as they significantly alter the appearance of the roof, and roof lights on front facing elevations should be conservation style and restricted to a maximum of one.

BRICKWORK

Match brickwork to the original, and copy brick bond and pointing so that new work blends in. Most brickwork would have originally been pointed with lime mortar and tuck pointing was originally widely used. Painting over exposed brickwork is unlikely to be acceptable.

WINDOWS

When considering the replacement of windows, applicants should look to existing fenestration for reference and consider repairing rather than replacing where possible. Reglazing in uPVC and double glazing with loss of original fenestration has caused significant erosion of quality. There is a wealth of information on the Historic England website about the best ways to care for traditional windows.

DOORS, RECESSED DOOR SURROUNDS and PORCHES

Recessed door surrounds and porches were common on most of the houses in the area; infilling and changes to porch and door style that disrupt the rhythm of a street are not acceptable. Repair rather than replace originals where possible.

FRONT GARDENS

Front gardens were seen as a setting to the house and the street. Contained by walls and hedges they traditionally provided privacy for the residents of the house, and landscape for those using the street. This is a fundamental characteristic of the area. Any new walls, piers, gates and railings should respect the materials and scale of the original.

Recent developments and the desire for street parking have caused significant harm to the setting of the houses and to the Conservation Area, adding few, if any, additional parking spaces and loss of original walls and boundaries and valuable trees and hedges.

Tiled paths were once common in the area. They were seen as a decorative element in the landscape and added quality. Reduction in their number continues to erode the quality of individual properties and the overall area.

GENERAL GUIDANCE 2

FRONT GARDEN CLUTTER

Multiple bin stores should be screened or housed in discrete bin storage.

Electricity and Gas meters and air conditioning units should be sited discretely to the side of the house.

Pay careful attention to the sighting of gutters, downpipes on the front of buildings and the sides of corner houses to avoid cluttered pipe runs.

SUB DIVISION

The character of the area emanates from being designed as a suburb made of exclusively single family housing. Some of the larger houses are increasingly being sold to developers and subdivided into multiple 1, 2 and studio flats; one flat per floor would be a fairer and more acceptable division of the space.

Sub division of family houses into flats increases the amount of clutter in the form of cars, multiple bins, bikes stores doorbells, cars, service boxes etc

EXTENSIONS

Extensions should be to the rear of the property; these still need to be thoughtfully designed as the backs of houses were often designed as carefully as at the front, and are often viewed from public areas.

Side Extensions, even single storey, may close the gaps between properties in a way that detracts from the appearance of the street and amenity of neighbouring residents, restricting space between houses; they are generally not acceptable.

It's often possible to carry out a sympathetic loft extension. Rear dormers should not be full width and be in proportion to the existing roof.

BASEMENTS

Creffield was specifically designed without basements and they are not part of the established character of the area. They are considered undesirable as they alter the external appearance as well as the scale and balance of the accommodation in relation to neighbouring properties.

GARAGES

Though not that common in the area; any changes, or additions where there is space, should be in sympathy with the original house, and positioned to minimize their impact.

DEMOLITION

As the original buildings in the area are of high quality and well made, demolition of whole or a substantial part of a building will not be acceptable. To reduce energy used in the making of building materials and the quantity of these being sent to landfill, the Retrofirst principles of repair rather than rebuild should apply to all developments in the area.

PRECEDENT

Precedent counts for nothing and applicants should not rely upon that to support their applications. Each application should be considered on its own merits. Frequently the harm caused to the area was done prior to the establishment of the CA

CONSENT FOR CHANGES

For more information and guidance, refer to the Ealing Conserveation Area Generic Management Plan.

EXAMPLES

The following pages include many photos of the positive features of the Creffield area and some examples of what not to do, highlighted with a grey back ground.

The Design of the Creffield Area

The area was built on the site occupied by the Elms Estate and Fordhook House. Most of the buildings date from the late 19th century to early 20th century, with some newer builds infilling the gaps.

To be written :

Detail on key builders

Something about restrictive covenants – John

(Appraisal says: the covenants on the leases of the properties ensured that the landlord maintained a strong control over the appearance of the area. !!)

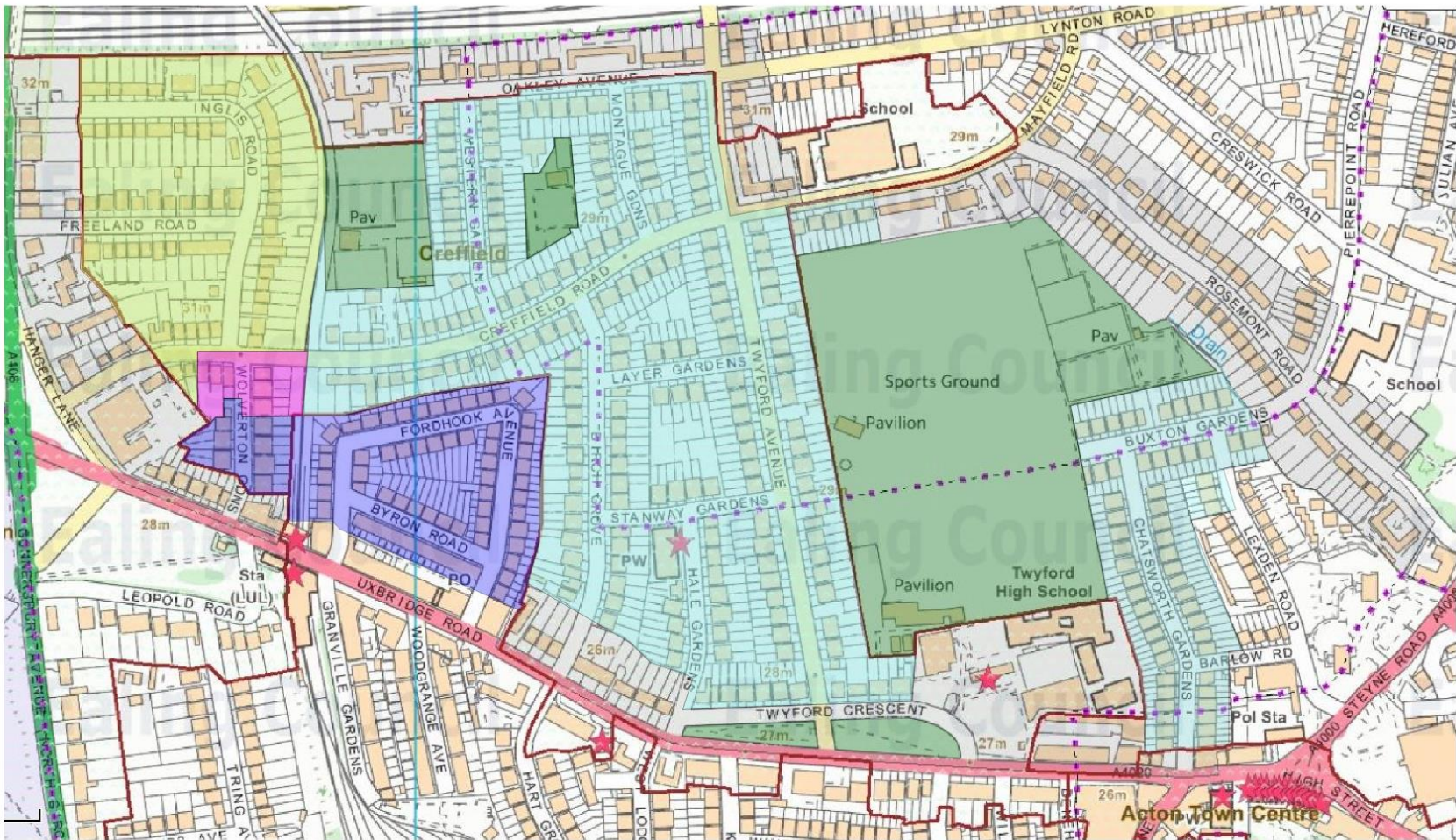
Rather than repeat here, further information about the history of the development of the area, is available in the Creffield Conservation Area Appraisal [2007] and the Creffield Conservation Area Update Addendum.









The Elms dating from 1735 is now Twyford School

Character Area Map

The Design Guidance for Creffield is grouped by character area, based on age, architectural style and builders.



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|--|--|--|
|  Character Area 1 - Early (Victorian) Creffield |  Character Area 3 - Edwardian Creffield 1 |  Character Area 5 - Uxbridge Road |
|  Character Area 2 - Grand Creffield |  Character Area 4 - Edwardian Creffield 2 |  Open Space |

Map Source: Ealing Council website

Character Area 1 – Early Creffield

Freeland Road, Inglis Road, Wolverton Gardens (northern section), Creffield Road (western end)
This corresponds to the section on Early Creffield in the Creffield Conservation Area Appraisal (2007)

History, Build Dates & Builders

These are the first houses built on the Elms Estate, constructed from around 1885 to 1897. They are mainly large detached double or single fronted houses, with the occasional semi.

With the arrival of the District Railway to Ealing in 1879 and the opening of the Ealing Common Station in the same year, the area became “Ripe for Development” It was at this time that The Trustees of the Round Family who owned all the land in the conservation area, started plans for the development of their Estate including the road layouts.

The first building agreement was dated the 18th March 1881 between the Trustees and Mr Frederick Elija Betts Secrett a builder with local experience – The agreement was to build houses on the original route of Hangar Lane many fronting the Common. Some of these houses are still standing, although 8 were demolished for the Doubletree Hotel and further 4 for the proposed road widening of the North Circular.

In May 1884 a second agreement was signed with Mr Secrett to develop Freeland Road and later that year an agreement was entered into to develop 34 and 35 Inglis Road with a Mr Charles Crapper. The two roads were named after Trustees of the Round family estate in Ealing and Acton. In 1890 Mr Secrett started building numbers 36 – 44 Inglis Road and in 1893 Mr A.E. Bailey started the development of the remaining houses – numbers 4 to 8 and 10 to 33 Inglis Road.

The style and character of these buildings, with its mixture of form and finish, is lacking in the confidence of either the subsequent grand buildings of Creffield Road or the uniform rows of semis laid out in the rest of the area. Unlike the Hanger Lane properties, the character here is definitely suburban but the developers had not yet found the Creffield “look” of later years. [Creffield Conservation Area Appraisal]

Character Area 1 / Street Rhythm

There appears to have been a good deal of experimentation with design in this area, with variations in form every two or three houses. They are mostly detached, two-storey buildings, some with attic floors, with an unfussy style, featuring square and canted bays, a mixture of red and yellow stock brickwork.

The houses on Creffield Road and the south of Inglis Road are slightly taller, while those further north, covering the former "Hamilton Road East" and Freeland Road are squat and two storey: wider and extending further back into their plots. These rows contrast with the larger three storey houses on Hanger Lane, which are of a similar vintage and were also on The Elms Estate, but are not included in the Creffield Conservation Area. [Source Creffield Conservation Area Appraisal]



Two storey houses with some gables breaking through – Inglis Road



Dormers/ turrets along the roofscape and alternate full height and single storey bays – Freeland north side



Large 3 storey houses angled to face the curve of the west end of Creffield Road;



Dormers, gables and canted bays - Freeland Road



A few detached single fronted houses - Inglis Road

Character Area 1 / Roofs – Materials and Chimneys

ROOFS clay or slate and occasional imitation slate roofs, with decorative ridge tiles. Decorative finials on turrets and gable ends.

CHIMNEYS Brick chimney stacks and red clay pots



Slate roofs, and coggled crest ridge tiles and chimney detail – Creffield Road



Fish tail slate tiles on dormer -
Freeland Road and on turret roof &
canted bay - Inglis Road



Clay and slate roofs with hit and miss two holed clay ridge tiles



Concrete tiled roofs and too many and unaligned dormers detract from the front of the house

Character Area 1 / Roofs - Dormers

DORMERS Some small original dormers to the front roof slope, below height of the ridge line.

ROOF LIGHTS No roof lights on front elevations.



Small dormers in attic floor – Creffield Road



Original dormer styles – Freeland Road



Inappropriate, out of proportion, loft extension, with too many dormers, compared to original - Inglis Road

Character Area 1 / Façade – Gable Ends

GABLES A lot of the houses with bay windows have a turret or hipped end rather than a gable; there is a lot of variation in the gable ends that are present, some with original windows.



Brick and pressed clay tile inset – Inglis Road



Brick and original windows – Freeland Road



Patterned render and small window to let light into gable end – Inglis Road



Tile hanging example, although over painted – Creffield Road



Clay tiles and patterned render – Inglis Road. Both used extensively in later Edwardian houses in the Creffield area.



Painted decorative timber – Inglis Road

Character Area 1 / Façade – Brickwork

BRICKS Mainly stock brick frontages, some red brick and some a mix of yellow London stock brick with red brick detailing. Some paler yellow bricks especially on Freeland Road.

MORTAR The houses were originally pointed with lime mortar.

POINTING Tuck pointing was originally used.



Mixed stocks and stone detailing on lintels – Inglis Road



Rubbed brick flat arches in gable and over door – Inglis Road



Tuck pointing – Inglis Road



Rubbed brick flat arches over windows – Freeland Road



Pale yellow bricks and red stock detailing, plasterwork around porch – Freeland Road



Chequerboard red and yellow stocks – Creffield Road



Over painting and rendering of brickwork compared to original



Unsympathetic weatherstruck pointing too prominent – Inglis Road

Character Area 1 / Façade – Decoration

LINTELS Exposed lintels are of stone

CLAY TILES Richness of terracotta detailing, for example on bay panels, especially in Inglis Road. Some examples of tile hanging.

RENDER Occasional original rendered front elevations



Clay tile decoration and flat red bricks above bay – Inglis Road



Render and tiled frontage – Inglis Road



Clay tile detail –
Inglis Road



Pressed clay tile decoration – Freeland Road

Character Area 1 / Bays

BAYS

Box and canted bays, some two storey, some one storey; these large double fronted houses vary in the arrangement of these.

Some terracotta detailing on bays between ground and first floors.



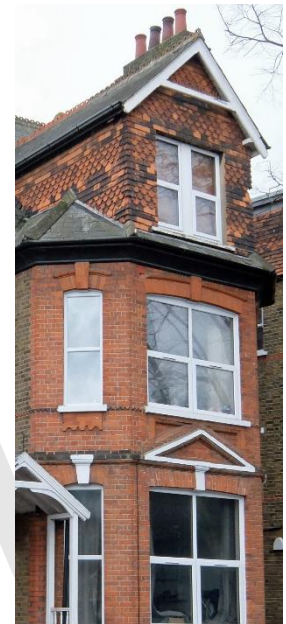
Double fronted houses with one full height and one single storey bay – Freeland Road



Double fronted house with two storey box bay and clay detailing - Inglis Road



Flat box bays with clay detail – Inglis Road



Decorative arch in bay – Freeland Road



Occasional ironwork above ground floor bay – Inglis Road

Character Area 1 / Windows

WINDOWS Timber, mostly plain sash or top sash with crossbars and plain lower sash
Windows have stone lintels and cills
Some windows have pelmets



Windows with original pelmets– Inglis Road



Stone transom through window and gothic detail on lintel – Inglis Road



Patterned render detail around window– Inglis Road



Windows with original pelmets, and example of good and bad fenestration - Inglis Road



Arched windows – Freeland Road



uPVC Windows look plastic and reflect the light differently to glass

Character Area 1 / Doors

RECESSED FRONT DOORS Most houses have recessed front doors, rather than porches to provide shelter. Great variety of stone and timber surrounds, including plain brick arches, elaborate stone and plaster work and decorative fretwork. Occasional canopies extend out from the façade.

DOORS painted timber doors with multiple panes of glass, often with side panels and stained glass.



Elegant canopies - Inglis Road



Loss of front door



Recessed doors in Inglis and Freeland Road



Tudor brick arch- Inglis Road



Some doors have been replaced with unsuitable patterns, we encourage repair or replication of original styles.

Infilling of recessed openings is unlikely to be acceptable.

Character Area 1 / Doors

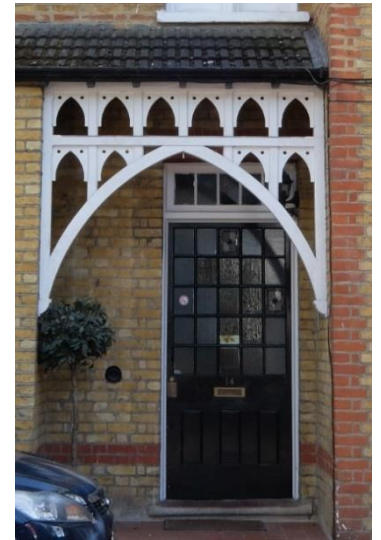
TIMBER DETAIL Fret cut timberwork and balustrading,



Fretwork and clay tile detail – Inglis Road



Elaborate fretwork around recessed doors - Inglis Road



Recessed door and fretwork – Freeland Road



Uncommon timber porches such as this one - Freeland Road

Character Area 1 / Front Gardens

FRONT GARDENS

Generous front gardens in proportion to the size of the house, with houses set back from the road and originally planted with trees and hedges. Very little original front garden detail left as many gardens have been taken over for parking, especially where houses are divided into multiple flats, resulting in loss of boundaries, paths and planting.



Intact front garden and simple gate – Inglis Road



Leafy front garden – Inglis Road



Subdivision of houses and increase in utility boxes on front of houses



Subdivision of houses into flats resulting in loss of front gardens for parking, and associated bin clutter / lack of bin stores

Character Area 1 / Front Gardens - Paths and Gates

PATHS

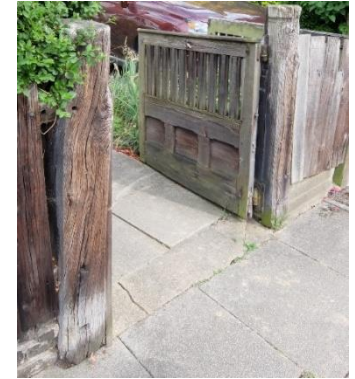
Original tiled paths lead in a straight line to the front door - very few remain.

GATES and RAILINGS

Occasional examples of ornate timber gates and some examples of low decorative railings over brick walls, rather than grand entrances.



Rare instances of original front paths -diamond pattern using red, blue and yellow tiles and red and black tiles – Inglis Road



Rare instances left of low brick walls, with closeboard fence and timber gates - Inglis Road



Modest original railings on front wall and balcony. Also indicates location of original entrance would have been centred on the house.



Overly grand pillars & railings out of keeping with original Creffield style

Character Area 1 / Front Gardens - Walls and Boundaries

WALLS

Original walls and pillars were mostly of London stock as seen by longer stretches on corner plots in Freeland and Inglis Road. All brickwork would have originally used lime mortar rather than cement, avoiding the need for expansion joints.



London stock walls & pillars with stone cap - Inglis Road



Less common red brick wall & pillars – Inglis Road



Wall detail – Inglis Road



Original side entrance – Inglis Road



Curved wall – Inglis Road



Rendered wall and pillars



Inappropriate materials for wall that don't match surrounding brickwork

Character Area 1 / Other Assets of Interest

Some gaps in the streets due to bomb damage mean infilling with later housing styles. These examples show that the scale of the building is important and are good examples of newer building within the conservation area.



1950s architect designed house, fits nicely in plot and in keeping with height of housing in the Conservation Area. The Dutch Gable is a nod to the some of the other Creffield houses. Limited off street parking and intact garden wall.



Simpler house, again in proportion to houses in the Conservation Area, limited off street parking and intact garden wall

Character Area 2 – Grand Creffield

Creffield Road at the junction with Wolverton Gardens and the north section of Wolverton Gardens. This corresponds to the section on Grand Creffield in the Creffield Conservation Area Appraisal (2007)

History, Build Dates & Builders

After the completion of the initial phase of the development, further roads were cut as the owners prepared to build more houses across the railway tracks. The houses spread westwards from Twyford Avenue along Creffield Road, some built by speculative builders who had bought multiple plots from the Rounds. However, the houses built around the junction of Inglis/Creffield Roads and Wolverton Gardens were given lavish details.

These grand houses have lavish details, featuring fine shaped gables, turrets, cupolas, castellated bays and intricate chimney detailing to show off this affluent area.

Similarly tall and gabled houses were built at the southern end of Birch Grove. The land was bought by a different developer who kept to this grander style rather than adopt the subsequent, more modest design that was to spread across the remaining area; these are included in character area 3.
[Creffield Conservation Area Appraisal 2007]

To be written :
These properties were built by

Character Area 2 / Street Rhythm

Occupying a small section of Creffield Road and the north section of Wolverton Gardens, the design of these houses was bold and was an attempt to elevate the standing of the area with the "Queen Anne" style favoured by architects in the late 19th century. The feature elaborate Dutch gables, lead cupolas, tower bays and fine chimney stacks.



10,12 and 14 Creffield Road



Wolverton Gardens

Character Area 2 / Roofs, Chimneys and Gables

ROOFS Red clay tiled roofs, with dormers to front roof slope, and turrets with lead cupola on corner houses

GABLES Dutch gables define the grand Creffield style

CHIMNEYS Tall chimney stacks



Missing cupola at 14 Creffield Road compared to old photograph



Character Area 2 / Façade / Porches and Doors

BRICKWORK The red brick is almost rust coloured and with tight joints in Flemish bond.

DETAIL Lavish stone and plaster details including a broad storey band that incorporates a shallow pinnacle portico. Build dates picked out in plasterwork, and names given to some of the houses

GRAND DOOR SURROUNDS and pillars, painted white

DOORS Painted timber doors with stained glass



Rendered side of house detract from brickwork



Out of keeping front door

Character Area 2 / Windows and Bays

BAYS Cantled bays

WINDOWS Timber sashes, with the top half divided into 6 by glazing bars.



Wrong fenestration, top hung rather than sash windows and made of uPVC.



Some original windows but mismatched between ground and first floors

Original casement windows to the flank of no 1 Wolverton Gardens where it borders Creffield Road

Character Area 2 / Front Gardens - Walls and Boundaries

FRONT GARDENS Large gardens on Creffield Road with central tiled paths. Now under pressure for parking and bin storage.

BOUNDARIES Red brick walls and full size brick piers with stone caps – some poor replacement and loss of original railings



Good example of retaining most of the original garden with space for one car off to the side



Corner wall and pillars of red brick – 14 Creffield Road



Corner wall – 1 Wolverton Gardens



Black & white tiled paths, continue into the Porch – Wolverton Gardens



Original iron work is sadly missing



Issues with bin clutter due to house subdivision

Character Area 3 – Edwardian Creffield

Birch Grove / Buxton Gardens / Chatsworth Gardens/ Creffield Road (eastern end) / Layer Gardens / Montague Gardens / Stanway Gardens / Twyford Avenue / Twyford Crescent / Western Gardens /

This corresponds to the section on Edwardian Creffield in the Creffield Conservation Area Appraisal (2007)

History, Build Dates & Builders

This phase of development started at the turn of the new century when transport links were improved. The houses were built by a number of builders; William Daley was the most prolific, and others include Arthur George Seddon Lyddon, Alexander Philips, Thomas B Davis, William Akers and Robert Hunt.

Towards the end of the century the last houses were built on the west side of the District Railway line and plans were drawn up to develop the rest of the estate to the east of the railway. Starting at the Uxbridge Road end with land on Birch Grove sold Freehold to Mr Harris in 1899 with a few houses built and occupied by 1901 with the remainder of his section up to Layer Gardens before 1905. Birch Grove was named after Birch Hall, an Estate acquired by James Round in 1724, James was a publisher and master of the Stationers Company.

In 1900 plots on either side of Creffield Road, from the railway line to the parish boundary were sold freehold with covenants to Mr William Daley, a local builder who had built much of the Argyle Area of Ealing. The Road was named after Tamar Creffield another relative of the Round family.

In 1902 agreements were signed with Mr Arthur George Seddon Lyford to develop the houses in Hale Gardens, named by the council after Bishop Hale and with Mr William Daley to develop 1 - 89 Twyford Avenue, formerly called Wegg Avenue, but renamed by the Trustees.

In 1903 building agreements were signed with a Mr William Ackers to build on Chatsworth Gardens and a Mr Alexander Phillips to build on Buxton Gardens; the latter perhaps named after a distant relative of the Round family

At the beginning of 1904 Mr A. G. S. Lyford agreed to build the houses on Stanway, named after a village in Essex. Mr Davis of Hume and Davis to build on Buxton and Chatsworth Gardens.

Character Area 3 – Edwardian Creffield

History, Build Dates & Builders (continued)

In 1905 Harold Stephen Cove started building 101 – 119 Twyford Avenue and a Mr Robert Hunt entered into an agreement for numbers 56 – 70 Chatsworth Gardens.

In September 1905 William Daley signed an agreement to build Layer Gardens, named after another village in Essex and the top end of Birch Grove (43 to 56) and 39 to 80 Creffield Road.

In 1906 agreements were signed with Robert Hunt to build the last 4 houses in Chatsworth and Buxton Gardens and for Hume and Davis to build numbers 34 to 44 Lexden Gardens.

In 1907, Mr C Lucas Peppiatt signed a building agreement to build on numbers 2 to 14 Barlow Road.

In December 1908 William Daley started building on the remainder of the conservation area; Western Gardens, Oakley Avenue and Montague Gardens.

This forms the core of Creffield: superb quality, but the beginnings of mass production to a plan in the affordable housing market. The repetition of features is particularly noticeable along Twyford Avenue, which is long and straight. An attractive group value develops when these properties are, as they always have been, well maintained and their appearance is kept in accordance with the original design.

While the new middle class wanted plenty of space in their houses, they did not need too much opulence. The core of the houses in Creffield provided for their more modest, if elegant tastes. The other residential roads in the area: Oakley Avenue, Montague, Western, Layer, Stanway and Hale Gardens, Twyford Avenue, Twyford Crescent and the remaining parts of Creffield Road, Birch Grove and Wolverton Gardens all have this superior suburban appeal. [Creffield Conservation Area Appraisal 2007]

Character Area 3 / Street Rhythm

The majority are two storey, semi-detached with fine, but not lavish features that followed on from the Early Creffield model. Some on Creffield Road are detached, along with occasional detached houses filling corner plots. Some sections of roads have original attic floors such as in Birch Grove and Twyford Avenue.

The semi-detached houses were designed as pairs that are distinctly different from the next pair, although drawing on a common pattern book so they form a cohesive street scene.

General features can be identified, which were used as the developers standardised their format.

White painted woodwork, gives a harmonious appearance and contributes to the visual unit of groups of houses.



Mostly two-storey, though some three-storey, especially in Twyford Avenue.



Stanway Gardens consists of 4 pairs of semi-detached houses on the north side of the road only. It is symmetrical when viewed as a whole, with the central 2 pairs mirror images of each other. At each end of the road, the semis have hooded style gables, with the two centre semis one apex and one turret gable.



Layer Gardens has 3 Pairs of semi on each side of the road. As per the typical Creffield Style, each pair of semis alternates between render and clay tiled gables. The north side starts with render, and the south side starts with clay tiles.

Character Area 3 / Street Rhythm

VIEWS Wide gaps between pairs of semis, that emphasize that these are semi-detached houses and were designed as a distinct pair of houses, as well as allowing views through to mature trees in back gardens – especially true of Birch Grove.

BASEMENTS The suburb was specifically designed without basements, though some houses in Twyford Avenue and Hale Gardens have original coal cellars.

DETACHED There are occasional detached houses on corner plots, for example at the ends of Montague gardens where they are wider and designed to fill the plot size.

CORNER HOUSES & SYMMETRY Grand corner houses – at the major road junctions, such as where Birch Grove meets Creffield Road, where Montague Gardens meets Creffield Road, where Stanway Gardens meets Twyford Avenue, where Layer Gardens meet Twyford Avenue and within Twyford Avenue itself where there are gaps to the playing fields. Some of these are semis, with the front doors are on the side; the houses are symmetrical with matching oriel windows and terracotta detail inlay clay tiles on the chimney supports, black and white tied paths and porch floors. Houses in Creffield Road at the top of Birch Grove are placed so they are centred on the middle of Birch Grove.



Corner houses in Birch Grove at the junction with Creffield Road



A good example of an extension on the corner house of Hale with Stanway Gardens, unobtrusive, using glass without altering the boundary line

Damage to corner houses such as chimney stack removal, addition of side dormers, extensions out to the boundary line and anything that destroys the symmetry of the houses should be refused.

Character Area 3 / Roofs & Chimneys

ROOFS

Red clay or slate tiles

Hit and miss terracotta ridge tiles decorate the roof ridge and sometimes also on the gable, punctuated at their end with a ball shaped or scroll finial, and smaller finials on top of porches.

Hardly any original dormers to the front ad side roof slopes, with only occasional exceptions e.g. 18, and 20 Twyford Avenue which have a tiny dormer to one side of the gable.

CHIMNEYS

Chimneys grouped in one or two large central stacks as better to look at and easier to build



Clay and slate tiled roofs with two hole clay ridge tiles



Impressive chimney stacks on corner houses



Tiling detail is continuous across porch roofs between pairs of semis - Layer Gardens



Good example of conservation roof light flush with tiles



Non conservation style and random placement of too many roof lights



Concrete tiles rather than slate detract from the roof scape

Character Area 3 / Façade – Gable Ends

GAED ENDS Predominantly either filled with decorative red clay tiles, or render and half timbering (purely decorative rather than structural). These are generally the same between pairs of semi's. In some streets the gable ends for each pair of semi alternate between the two.

BARGE BOARDS Decorative barge boards –some more subtle than others, may be linked to a change of builder. For example in Birch Grove houses from 43 and 48 onwards have decorative barge boards, whereas they are plainer at lower house numbers. Twyford Avenue has plainer barge boards.



Alternating gable ends in Creffield Road

Character Area 3 / Façade – Gable Ends

VARIATION There are many exceptions to the standard alternating gable ends, demonstrating the richness of architectural detail.



Some overhanging gables and smaller gables over the Oriel windows in Birch Grove



Some of the houses in Buxton Gardens have original loft floors, with overhanging box walls, over a canted bay, with sash windows in the gable end.



Some houses have hooded gables such as alternate pairs and end detached houses in Montague Gardens, the pair of semi's at each end of Stanway Gardens, and the large detached houses at 23 and 25 Birch Grove where they have both apex and hooded gables.



DUTCH GABLES The grander houses at the southern ends of Birch Grove have Dutch gables. Brick faced gables in many of the larger houses with original loft rooms, in Birch Grove, and the southern end of Hale Gardens.



Hale Gardens where two of the houses include some kind of ledge.

Character Area 3 / Façade – Brickwork

BRICKS

Frontage of red brick - with sides of mixed or London stock, in Flemish bond.

The houses were originally tuck pointed with lime mortar.

String courses of brick, such as London stock (e.g. 10/12 Birch Grove), or Staffordshire blues (e.g. 32, 34 Birch Grove) or painted stone or render.

LINTELS Exposed Lintels of stone



Occasional diamond patterns picked out in blue brick

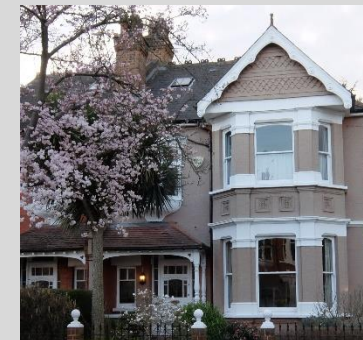


TUCK POINTING was originally used and still in evidence in some of the front elevations. It is rare to see new tuck pointing. Photos show an example of tuck pointing joint.



London stock brick used on the sides of houses with string courses of red brick

Some damage to facades of houses due to overpainted and rendered brick work



Character Area 3 / Façade – Decoration

RENDER Some pebbledash render, painted white across the 1st floor of houses, especially in Twyford Avenue, the centre pairs in Stanway Gardens, corner houses in Buxton Gardens.

CLAY PANELS Decorative plaster and terracotta pressed panels and tiles set into the brickwork above doorways, between bay windows and on the chimneys of corner houses. Plants and flowers are a common motif. Some egg and dart moulding between 1st and 2nd floor bay windows.

TILE HANGING 82,84,86,88 and 90 Twyford Avenue differ from the Creffield norm as the upper half is clad in clay tiles.



Plaster/ terracotta details are also common on bay panels.



Detail on corner house chimney stack

Character Area 3 / Bays

BAYS

Standard to have bay windows, either box or canted (angled) sides, or canted on top of box.

Larger / corner houses can often have one of each. End houses may differ from the rest of the street.

Each pair of semis generally has the same and some streets alternate canted and box bays between pairs of semis along the street, such as in Chatsworth Gardens, some just have one style such as the canted bays of Layer

Occasional balcony on top of bays in Twyford Avenue (eg 7,8 Twyford Avenue)

Nos 86 and 88 Twyford Avenue have round bay windows and small roof dormers.



Some bays are castellated, notably on Birch Grove, Hale Gardens and Twyford Avenue



Haunched bay - Birch Grove



Occasional wrought iron balconettes emphasize the shape of bay windows as in Birch Grove

Character Area 3 / Windows

WINDOWS Timber double hung sashes, some plain, others with delicate pattern of glazing bars, separated by white painted pilasters as seen in Chatsworth and Stanway Gardens. Some with a curved top rail,

Windows above porch either flush or Oriel. The oriel windows are either pointed or canted, sometimes with lead detail that is repeated on oriel windows on corner houses.

Occasional casement windows

Occasional arched /semi-circle windows in Birch Grove



uPVC Windows and wrong fenestration detract from the style of the house

uPVC Windows with uneven width frames



uPVC Windows top opening rather than sash



Character Area 3 / Porches

PORCHES with tiled overhanging roofs, with white painted timber fret cut surrounds, some more substantial double width porches with bulls eye or stained glass windows next to the front door. The clover leaf motif cut out in some seems to signal they were made by the same builder – William Daley.

These mostly have black & white tiled floors as an extension of the tiled hall ways.

RECESSED FRONT DOORS Seen on the grand corner houses, where the main entrance is to the side.



Arched brick recessed door surround such as on the West side of Western Gardens, Twyford Avenue, and on the corner houses where entrances are on the sides. These tend to have glazed tiles on the lower section of the recess.



Fretwork porch in Birch Grove



Some smaller porches like these in Creffield Road and also seen in Montague Gardens



Smaller windows to one side of the door, where houses have a large entrance hall. These can be stained glass as in this example from Layer Gardens and also seen in Stanway Gardens, Oakley Avenue, some of Birch Grove and the East side of Western Gardens, or sometimes roundel, as in Hale Gardens.



Unique fretwork on this pair of semis in Buxton Gardens

Character Area 3 / Doors

DOORS Timber painted doors in a variety of styles. Some streets are more homogenous than others, but semi-detached houses always have matched pairs of doors. These include:

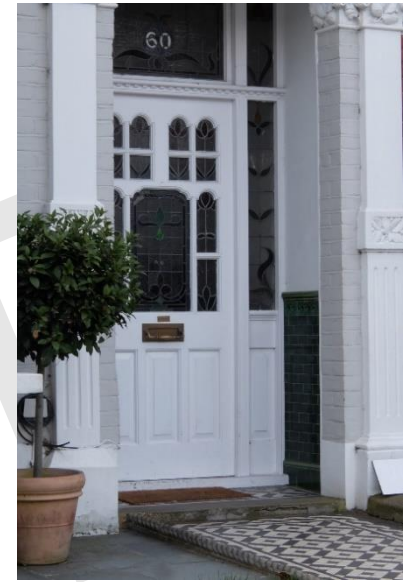
Imposing panelled and glazed doors, often including and flanked by stained glass windows in art nouveau patterns.

Some intricate doors with a multitude of small wood or stained glass panels with plain, arched or ogee shaped glazing bars

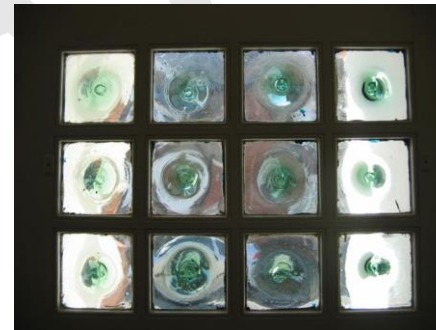
Bullion glass doors

Leaded lights above front doors incorporating painted house numbers, or sometimes picked out in stained glass.

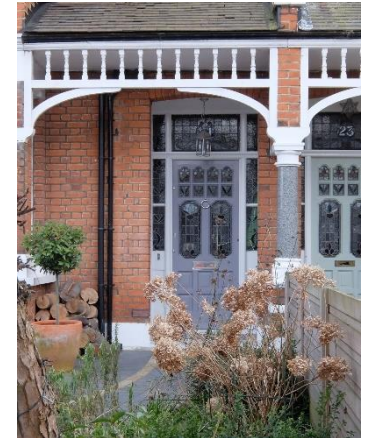
Some original door knockers and letter boxes still present.



Examples of stained glass



Example door styles



Character Area 3 / Front Gardens

FRONT GARDENS

The area is characterised by generous front gardens with the typical 25' frontage; many front gardens have been paved over for drive ways, Twyford Avenue is particularly bad. The exceptions are Stanway, Hale, and Western Gardens where almost all front gardens are intact.



Good examples of front gardens with hedges and planting and little or no off street parking in Hale Gardens



Good examples of off street parking discretely to one side with the majority of the garden intact in Hale Gardens



Loss of and paving over front gardens, no planting, and no drainage means water runs onto the street



Paved over front garden, no drainage, no planting



Uniform line of hedge in Stanway Gardens broken by railings and off street parking

Character Area 3 / Front Gardens - Walls

WALLS and BOUNDARIES

Low front garden walls – generally 3 Staffordshire blue bricks, 4 red bricks and a Yorkstone coping (some good examples in Birch Grove remain)

Long brick walls on corner plots—originally built with lime mortar, so expansion gaps are not needed

Grander walls and pillars in some cases, e.g. 2, 4 and 8 Hale Gardens have decorative coping stones to pillars.

Unique rounded brick wall around no 1 Twyford Crescent (photo needed), sadly damaged by builders

Originally front gardens were separated by low metal hoop fence, so visually they appeared as one garden. A few of these can still be seen in Twyford Crescent and Birch Grove.

GATES Simple iron gates at the entrance



Original wall Birch Grove

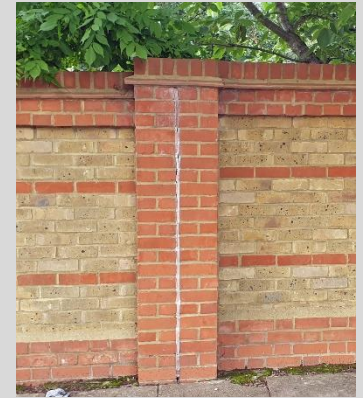


Clay pillar caps as in Twyford Crescent



Boundary and gate out of keeping and too many pillars

Using lime mortar instead of cement would have removed the need for an expansion joint filled with sealant



Messy boundary treatment and over painted walls



Character Area 3 / Front Gardens - Paths

PATHS

The area is characterised by classic winding paths from an entrance gate to the front door and side access with planting each side and a central bed, typically marble like crazy paving. Some examples can be seen in Stanway Gardens, Twyford Crescent, and some of Birch grove).

Some original straight red clay herringbone paths remain in Birch Grove.

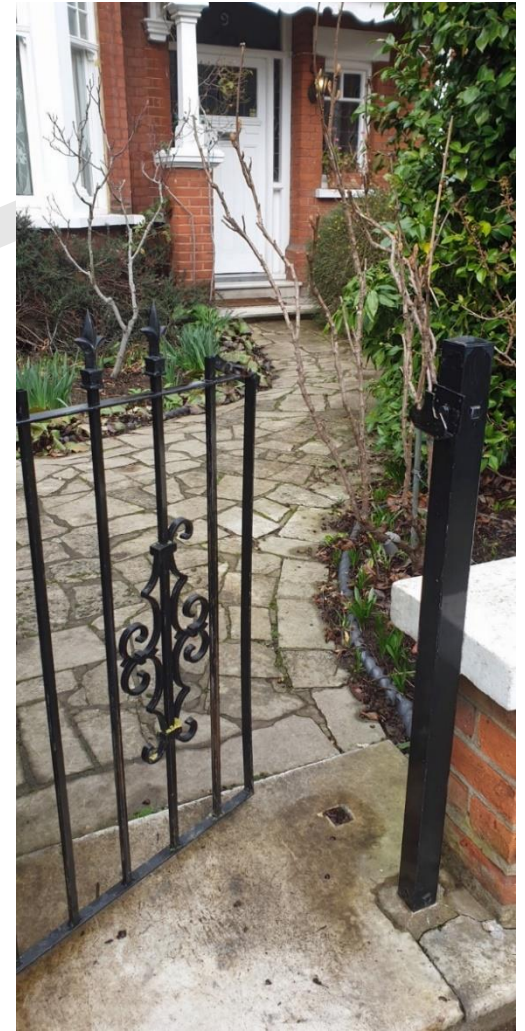
Chatsworth Gardens was originally all tessellated paths, of black and white tiles in various patterns, some straight and some curved.



Chatsworth Gardens - black and white paths, with only a handful of curved paths remaining



Winding paths in Stanway Gardens, original crazy paved path on the right, and a good example of a newer garden, retaining the original layout and using good replacement materials.



Character Area 3 / Other Assets of Interest

Statutory Listed

St Martin's War Memorial

Local Heritage Assets

St Martin's Church

The Japanese School (former Haberdashers Askes School)

3 & 5 Birch Grove

23 Birch Grove

1 & 3 Hale Gardens

1 Twyford Crescent

Postbox at no 45 Rosemont Road

Other Assets of Interest

Edwardian postbox outside no 91 Twyford Avenue

25 Birch Grove

14 Twyford Crescent

Twyford Court



St Martin's Church wall detail showing fireclay coping on walls and pillars and the wall stepping down in height due to slope in Hale Gardens.



14 Twyford Crescent - doesn't seem to fit style of rest of this area. Chamfered stone mullions and an impressive stained glass window at back.



23 and 25 Birch Grove, almost matching double fronted semis stand out

Character Area 4

Fordhook Avenue / Byron Road / Wolverton Gardens south end

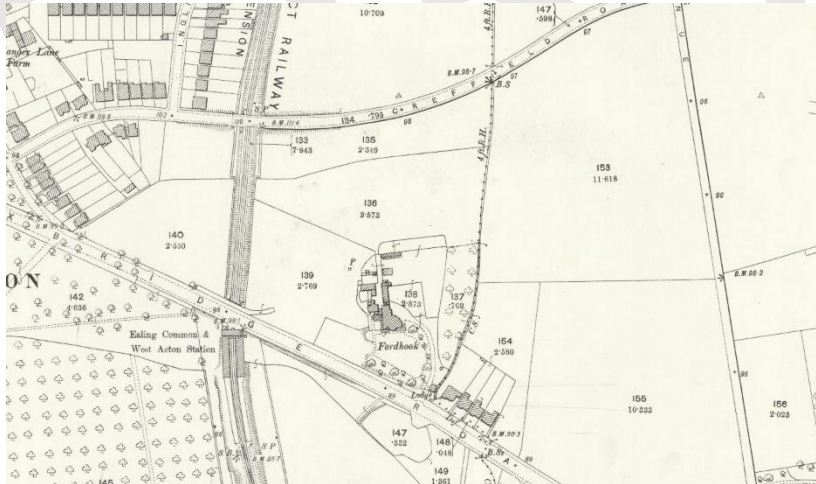
History, Build Dates & Builders

Fordhook House occupied the area now covered by Fordhook Avenue and Byron Road and part of Wolverton Gardens. It was occupied from at least 1707, with famous residents including Henry Fielding, Lady Byron and her daughter, Ada Lovelace. The house was demolished in 1903, and construction of Fordhook Avenue began in 1904, with development of Byron Road coming a couple of years later. The road was completed in 1910.

H&W Kendall Builders Ealing Common', along with a Mr Blount, were the developers of the estate. Their managing agents were Jones & Co. (predecessors to Winkworths) by Ealing Common Station.

Say something about original entrance from Creffield

Reference : Fordhook Avenue/ Byron Road – A Short History by Rupert De Barr



[Map source: map.nls.uk]



Fordhook House 1903



[Images from Layers of London]

Character Area 4 / Street Rhythm

The houses in Fordhook Avenue and Byron Road have strong visual impact due to the uniformity and repetition of features along their length, including large bay windows punctuating the facade, decorative gables, white painted barge boards, patterned render, fretwork porches and almost universal retention of front gardens and walls.

Most of Fordhook Avenue is semi-detached apart from detached houses at no 96 and 65 and double fronted semis at 88 and 90. The north side of Byron Road is semi-detached and the south side is terraced. The houses of Fordhook on the inner loop on the North and west sides (odd numbers between 33 and 65) were built with original 2nd floors in the loft space with small side and back dormers.

Wolverton Gardens has a mix of semis and double fronted semis, with similar large bay windows, some plasterwork, and some clay tiling.



Wolverton Gardens



Byron Road



Fordhook Avenue

Character Area 4 / Roofs, Materials and Chimneys

ROOFS Originally red clay tiles with a few originally slate, plain angled ridge tiles/ angled ridge tiles on gable ends and porch roofs punctuated with terracotta ball top finials.

CHIMNEYS Brick chimney stacks with clay pots on sides of houses and in the middle of adjoining semis; these are red brick at the front and London stock at the back.

DORMERS and EXTENSIONS

No original dormers or roof lights originally in front roof slopes. Too many mis-aligned roof lights creeping in.



Clay tiles and finials on porches



Roofline punctuated by distinctive chimneys and finials – Byron Road



Red clay tiled roof and red brick chimneys – Wolverton Gardens

Character Area 4 / Façade – Gable Ends, Brickwork and Materials

Fordhook Avenue and Byron Road

The ground floors are of redbrick, and the first floor and gable ends of pebbledash and plain rendering, with Byron Road in particular using colour to accent the geometric patterns. The patterns vary between each pair of semi-detached houses, with more uniformity on the terraced side of Byron Road.

BRICKWORK

Red brick with black pointing on front faces, mixed stock on the sides and yellow London stock at the back; all in Flemish bond.

BARGE BOARDS White painted decorative barge boards and carved brackets.

Wolverton Gardens

Red brick, painted and unpainted pebble dash, some clay tile detail in gable ends



Fordhook Avenue



Byron Road



Wolverton Gardens



Some of the plasterwork detail on gable ends and between the bay windows has been lost when large renovations have opted to tape on a simpler pattern rather than recreate the original. Damage also caused by painted brick work.



Character Area 4 / Windows and Bays

WINDOWS Fordhook and Byron Very large canted bay windows, each with 8 sections of glass, 4 fixed and 4 casement openings. Upper window lights divided into 4 rectangles with textured glass in the Florentine Wissmach pattern, of which 6 are fixed and 2 are top opening.

Oriel windows above the porch of 4 sections, with casement opening middle windows, and upper window lights of textured glass, of which the middle section opens from the top as one window.

The windows on the ground floor are separated by stone on the north side of Fordhook, whereas on the east side and in Byron Road are of timber as for the first floor.

WINDOWS Wolverton Gardens

Both canted and box bay windows. Some sash and some casement windows



The Fordhook and Byron Road bay window style

Wolverton Gardens, sash windows, some with stained glass detail and some casement as in the Fordhook style.

Character Area 4 / Doors and Porches

PORCHES

Painted turned and carved fretwork wood porches.
Fordhook and Byron have two styles of porches, matched with two styles of front doors. Wolverton Gardens has a bit more variation in the style of Porches.

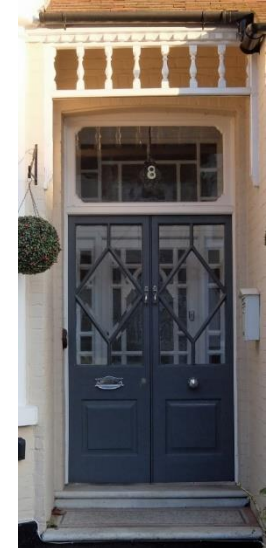
FRONT DOORS

Wide double front doors centred in the middle of the porch.
Some houses in Wolverton Gardens have inner and pairs of doors.
House numbers painted on fanlights in gold with black edge

Double Door knockers. Letter boxes show influence of arts and craft / art nouveau in brass.



Although there are a large number of original porches, and lots retaining the spirit of the original where they have been glassed around, increasing harm to the streetscape caused by boxing in; further loss should be resisted.



Porch and door style in Fordhook Avenue and Byron Road

Recessed front doors and fretwork, double doors and inner and outer sets of doors in Wolverton Gardens.

Character Area 4 / Windows

HARMFUL DEVELOPMENT Most harm is being caused by wrong fenestration and porch infilling which destroys the rhythm of the street.

Because the bay windows are so dominant, replacing with large panes of glass can destroy the views along the street; also a tendency to use uPVC windows with glazing bars of unequal width.



A recently refurbished double fronted house in Fordhook with the wrong Fenestration compared to original (lower photo). The main bay would have had 8 window divisions, and the smaller bay 7 division. Here pairs of windows have been grouped together and the main bay doesn't match between the ground and first floor. uPVC pivot windows rather than casement have been used. In addition 5 roof lights have been added at different heights.



Wrong fenestration with large panes of glass rather than the intricacy of the original.



Here some attempt has been made to copy the window pattern, but different frame widths and uPVC windows detract from the style.

Character Area 4 / Front Gardens - Walls and Boundaries

WALLS

Due to the shallow front gardens with no room for off street parking, there is almost complete retention of front gardens and original garden walls; with 113 out of the 122 houses in Fordhook and Byron having original walls. These are of blue engineering bricks, red bricks on the sides and top and inset stonework, which appear to be bricks retrieved from the bottom of the kiln, with painted coping. Similar walls in Wolverton Gardens, but more pressure for off street parking as the gardens are slightly deeper.

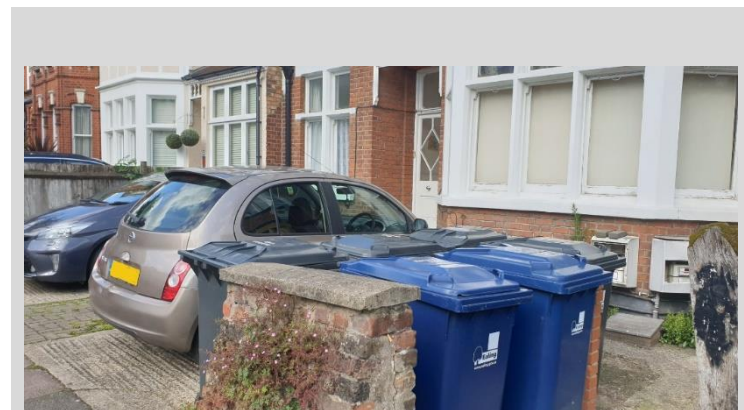
GATES White painted timber gates and square posts with angled tops



Original front walls in Fordhook and Byron are mostly all intact



Garden gates – Wolverton and Fordhook / Byron

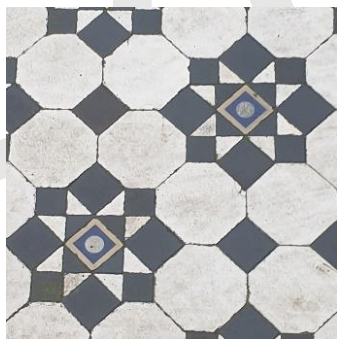


Parking, bins & service boxes – Wolverton Gardens

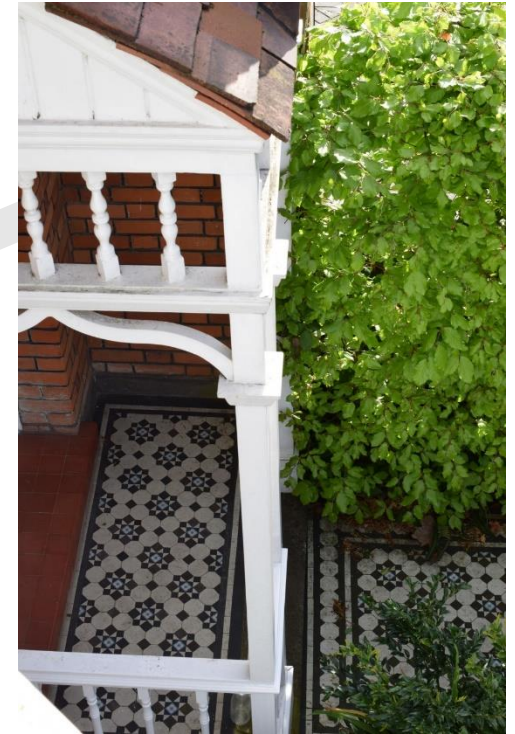
Character Area 4 / Front Gardens - Paths

TILED PATHS

Many houses still retain original tiled front paths, porch floors and hallways. Square red clay tiles mark the entrance to the house, and porch floors and paths are of encaustic patterned tiles. Patterns include square, triangular and octagonal tiles in black and white, with inset blue or brown flower motif tiles (based on the Katrine Victorian Tile Style), some black and white geometric patterns, some polished terrazzo with a central motif and red clay tiles laid in a herringbone pattern. An approximate count shows c. 80 of the 122 houses in Fordhook and Byron still retain the original paths.



Paths from Fordhook and Byron



Red clay herringbone tiles in Wolverton Gardens and Fordhook



Character Area 4 / Other Assets of Interest



Original red brick wall and temple sets
in the alley off Fordhook Avenue,
behind the shops at Station Parade
on the Uxbridge Road

Character Area 5

UXBRIDGE ROAD –TBD

Acton Highway

On Uxbridge Road the blocks of 3, 4 and 5 storey houses line the south side of the road. They are of a similar period to most residential roads and have sash windows and bays, but are more town than suburban in character. Some blocks have parades of shops at ground level. All are divided into flats or hotels. The buildings on the north side and Twyford Crescent tend to have the more residential character of the roads that they meet. West Lodge, an old Rothschild building (listed grade II) marks the Parish boundary of Acton and Ealing.

The Holmwood Mansions building has particularly fine detailing, with an elaborate scrolled pediment above the front door, ribbed brick window arches and stone and terracotta dressings. Keystones appear to have been in vogue at the time. The central bay rises to five storeys, capped by a decorated pediment with a bulls eye window. The rather shabby shopfronts below, with overlarge and garish signage have a clashing modern character.

Therefore, Creffield has a happier, symbiotic relationship with the road: it serves the people with access to work and leisure, the houses provide passengers for the buses (and formerly trams).

The houses and shops that line the road are oriented towards it and trade off its travellers. Many of the tall houses on the southern side are hotels, continuing the historic Acton tradition of accommodating passers through. They were built around the time of the core of The Elms Estate, also benefiting from the technological developments in travel and the increased customers that it would bring to their front doors.

The shopping parades that remain have rich terracotta detailing on their front elevations and some traditional shopfronts with stall risers, mullions and transoms remaining. Other, new developments have been excluded from the CA designation because a lack of architectural special character.

[SOURCE Creffield Conservation Area Appraisal 2007]

Back Gardens and Open Space

BACK GARDENS

The Creffield area is characterised by large back gardens that are in proportion to the size of the housing.

These are key to the overall ambience of the conservation area and provide green views to the many residents surrounding these, providing corridors for wildlife, and removing pollutants out of the air from the nearby North Circular and Uxbridge Road. This makes Creffield distinct from Bedford Park, where gardens are smaller.

Some gardens have taken over space occupied by former tennis courts, such as between Stanway and Layer Gardens and between Layer Gardens and Creffield, and others enjoy green views backing onto open space, such as the bowling club which is bounded by Western Gardens, Montague Gardens, Creffield Road and Oakley Avenue, and the Twyford Sports Ground, bounded by Twyford Avenue, Creffield Road, Buxton Gardens, Chatsworth Gardens and Rosemont Road.

OPEN SPACE

The tennis club, bowls club and Twyford Gardens are all of value for their history and amenity to local residents

IMPORTANT TREES

The tree-lined streets are essential to the feel of the Conservation Area.

We consider the following trees to be of significance:

TBD

e.g Magnolia at no 1 Twyford Crescent

Guidance

Appropriate bin stores – show pictures