

Development of the Estate

At one time the lands upon which the Hanger Hill Garden Estate was to be built were part of the Hanger Hill Estate (The Wood family) that stretched from Horn Lane, W3 to above Haven Green, W5. From 1910 to 1920 this land was used for flying and aircraft manufacture (Acton Aerodrome).

The eastern part of the Estate was built between 1928 and 1932, comprising Princes Gardens, Tudor Gardens, Vale Lane, the east side of Monks Drive and the eastern end of Queens Drive. The impediment to expansion in the west was Acton Boundary Stream, the ancient boundary between the parishes of Acton and Ealing. Upon the stream being piped in the early 1930s the way was clear for the western part of the Estate to be built over the period 1933 to 1936. This consisted of the west side of Monks Drive, Links Road, the western end of Queens Drive, together with all the blocks of flats built in the form of three-storey Tudor manor houses. They were named alphabetically from Ayr Court and Buckingham House to Warwick House and York House. The crowning glory of the Estate, The Hanger Hill Country Club, was built in Vale Lane and officially opened in 1932.

Conservation

The Hanger Hill Garden Estate was declared a conservation area in 1969, one of the first in Britain. The flats development is in the form of three-storey Tudor manor houses with limed oak timberings, panelled porches and leaded windows. On the south side of Queens Drive the blocks are laid out around three sides of courts with the remaining sides left open to the road, creating delightful vistas. The similarly designed flats in Links Road opposite face directly on to the road and, with their unfenced front lawns, provide the perfect scale and setting to these country-style properties.

The houses are built in terraces, generally of four or six homes, together with some pairs of semi-detached properties. Like the flats, the houses also have dignified half-timbered elevations, leaded windows and steeply sloping tiled roofs.

The principal road of the Estate is Princes Gardens, laid out as a dual carriageway, with its central reservation containing a profusion of matured trees, bushes and flowering plants. Areas of land at road junctions are also laid out as gardens. Particularly attractive are the flowering cherry trees, almond blossom and the avenue of red chestnut trees in Queens Drive. The hedged gardens of the flats and houses, the tree-lined roads and the perimeter trees all assist in giving the Estate its rural character.

Holy Family Community Centre formerly Hanger Hill Country Club

Built in 1932 as the Hanger Hill Country Club for the residents of the Hanger Hill Garden Estate, the club was unique, for nothing similar existed on any other estate in or near London. It contained (and still does) reading rooms, card rooms, a billiards room, a fully licensed bar and a dance and concert hall, designed after the style of a Tudor baronial hall.

Itinerary

The walk starts in Vale Lane to see over the unique Holy Family Community Centre (formerly the Hanger Hill Country Club for estate residents).

Then proceed eastwards along Vale Lane, past a lawn with a magnificent red chestnut tree and left into Princes Gardens. Go up around the loop at the top, past the formal lawn and rose garden.

Walk down the length of Princes Gardens, a dual carriageway with central lawns, floral, herbaceous and tree gardens. On the way, if time permits, divert round via Tudor Gardens and rejoin Princes Gardens and its southern end near to West Acton station.

Proceed westwards along Queens Drive under its canopy of chestnut trees. Walk around the gardens to Oxford Court, Rutland Court and Thanet Court. Then bear right into Links Road and admire the vista with the Tudor style Manor Houses on the left and the terraced houses on the right.

At the junction of Links Road and Monks Drive you pass by an ornamental garden with lily pond, before walking up Monks Drive past more Manor Houses on the left, this time enclosing lawned courtyards.

How to get there:

Tube: North Ealing (Piccadilly Line)
West Acton (Central Line)

Car: Please park considerately anywhere
on the estate

A design guide is available from Ealing Planning Services
To obtain a copy please call 0181 758 8106 or 8039



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OPEN HOUSE LEAFLET
number

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Hanger Hill Garden Estate

One of
Ealing's premier
conservation areas



Hanger Hill Garden Estate

Known locally as the "Tudor Estate" the Hanger Hill Garden Estate occupies some 54 acres to the south-east of Hanger Hill in the London Borough of Ealing.

Situated about 7 miles from Central London, the Estate is served by West Acton (Central Line) and is near to North Ealing station (Piccadilly line), the North Circular Road (Hanger Lane) and to the Western Avenue (A40).

Built between 1928 and 1936, the Estate's 361 houses and 258 flats are all in the Tudor half-timbered style of architecture, being designed on advanced planning principles and representing progressive thinking for the time by Douglas Smith and Barley.



Highlights:

- 1 Central reservation of lower part of Princes Gardens (trees, shrubs and flowers).
- 2 Lawned areas: Princes Gardens and southern end of Tudor Gardens, Princes Gardens and Vale Lane, northern end of Princes Gardens loop.
- 3 Ancient trackway of Masons Green Lane.
- 4 Holy Family Community Centre.
- 5 Vistas down Monks Drive, Links Road and into landscaped gardens of flats in Links Road and Queens Drive. 
- 6 Garden and pond area at junction of Monks Drive and Links Road.
- 7 Chestnut trees in Queens Drive. 
- 8 Superb style and architecture together with layout of houses and, especially, the blocks of flats.

