

## ACTON GREEN W4 CONSERVATION AREA

Date Designated 1982

Last Appraisal March 2008

Last Management Plan March 2008

Existing Article 4 Direction ☒



Map



Summary and key changes since last appraisal

- Pleasant, mainly residential area with good examples of Victorian/Edwardian styles, largely dominated by the openness of the Green.
- No significant signs of change since last appraisal carried out in 2008, although changes to windows and doors noticeable.
- Few development opportunities in terms of gap/development sites.
- Consider introduction of Article 4 Direction for windows and doors.

Meeting with Conservation Area Panel

- Traffic is an issue and will worsen if the cycle superhighway goes ahead in the High Road.
- Rear recent extensions in Fairlawn Ave (3 & 37) detract and highly visible from platform at Chiswick Park Station -currently outside

	<p>CA, consider including. Also 44 Acton Lane, conversion and rear extension- roofscape detracts.</p> <ul style="list-style-type: none"> <li>• Case for including the Fairlawn and Ravenscroft triangle in the CA as the houses are in the style of the "unlisted assets" in Acton Lane.</li> <li>• Inappropriate windows, doors and roof alterations remain the biggest issues.</li> <li>• Concerns about higher rise developments outside CA to the south including Gunnersbury Triangle site and London Wildlife Trust Visitor Centre near station.</li> </ul>
CA Boundary Changes	<p><u>Triangle between Fairlawn Avenue, Fairlawn Court and Ravenscroft Road</u></p> <p>CA Panel requested consideration be given to extending the CA boundary to include the triangle of land enclosed by blue line below to the north of Chiswick Park station. The houses on the outer triangle are comparable in age to others within the CA (pre-1890) but of less articulate design and less exuberant detailing than those along Acton Lane (which are within CA and have added advantage of facing the green). Many have also been altered, particularly by overpainting. The inner triangle are houses of a later period (post 1930) and whilst sympathetic are clearly from a different/period style to the predominantly late Victorian in the area. It would not be practicable to extend the boundary just to the outer part of the triangle and so, on balance, <b>it is recommended that this area is not included within the CA boundary.</b></p> <p>However, the rear of the Victorian houses on the southern side of Fairlawn Ave (Nos 1-43 odd) are highly prominent from the Chiswick Park LUL station platform and developments, including some 3 storey rear extensions and extensive roof alterations are beginning to change the character and scale of development here. Full width extensions at 2<sup>nd</sup> floor level are replacing original modest due pitch Victorian dormer windows. It is recommended that <b>closer scrutiny be given to design matters affecting the rear of 1-43 (odd) Fairlawn Ave</b> (separate specific design guidance to follow).</p>



#### Beaconsfield Estate

This estate which comprises Sub Area 1 of the Appraisal, is a modern estate constructed in the late 1970s (Ref 14347 HSN- approved 4/7/73, later details approved 19.12.76- layout of access road and erection of 121 residential units in 3 & 4 storey blocks with garages and parking spaces. Linked to 28 Gladstone Road). It replaced Victorian properties dating back to at least 1870.

The CA Appraisal (2008) says very little about this sub-area: *The 2/3-storey, red brick blocks of flats, are not offensive to the CA character. Despite being of very different in character, they reflect the scale and massing of neighbouring buildings. Their contribution to the CA and its townscape quality is neutral.*

The architecture of this estate is not known to be of any special merit and there is currently little justification for its inclusion with this CA. **It is recommended that the estate, north of the blue line below, it is removed from the CA.**





#### Key unlisted Buildings

The key unlisted buildings identified in the original CA Appraisal (2008) continue to be positive contributors to the area:

**The Vicarage, 41 South Parade:** 1870-1890- imposing 3 storey red brick building, gothic arched windows, stone and brick mullions. Altered significantly including partial demolition and coach house extension to side (P/2007/2204). But generally sympathetic. Historic associations with St Albans Church nearby.) Recommend add to Local List.

**St Albans Church** – identified as a major landmark and focal point but incorrectly identified in original Appraisal as Grade II listed. Noted in Planning Permission ref: P/2010/5108 that the construction of the church commenced in 1887 to a design by Edward Monson, a locally significant architect who designed a number of churches, chapels and schools around the Acton area. St. Alban's is built in a simple Gothic style, of red brick with some blue brick bands, under a Welsh slate roof. There is no tower and the originally proposed spirelet was never constructed. The church consists of a nave of five bays with north and south aisles and a canted western baptistery flanked by gabled porches. The nave and aisle bay divisions are marked by pilasters, and there are three grouped lancet windows to each bay of the clerestory and aisles. The later two-bay apsidal chancel is more elaborate, with stepped buttresses and larger windows with stone tracery. There is vestry accommodation to the north and a later linked church hall,

	<p>also in brick, immediately to the south. Whilst Monson is not a nationally renowned architect the church does have architectural and historical significance. Despite previous application to convert church into 10 flats, the church is well used by the community now. Recommend add to Local List and consider for Statutory Listing.</p> <p><b>Rusthall Mansions:</b> 3-storey block of flats in red brick, with an articulated frontage of three bays with white stucco bands and heavy profiled cornice. Remains a positive contributor. No change.</p> <p><b>Esmond Gardens:</b> 4-storey mansion block in red brick, the upper floors rendered with half-timber embellishments. Remains a positive contributor – No change.</p> <p><b>Nos 79-81 South Parade:</b> short terrace of two-storey turn of the century houses (from Nos 79-81). The terraces have canted bay windows, projecting timber porches and small front gables with half-timber embellishments. Remains a positive contributor – No change.</p> <p><b>Nos 12-44 Acton Lane:</b> is lined with 3-storey red brick Victorian terraced houses with a variety of ornate gables and very exuberant detailing, such as timber porches, and projecting bays. The roofscape is very articulated thanks to high pitch roofs with projecting gables, dormer windows and corner turrets. Remains a positive contributor. Recommend adding to List of Façade/Group Value.</p> <p><b>5-10 Hardwicke Road-</b> well preserved row of Victorian terraces in stock brick with white stucco trimming. Recommend adding to List of Façade/Group Value.</p>
Threats and Negative factors from last appraisal	<p>The CA Appraisal (2008) and Management Plan (2008) identified a number of elements at risk or under threat and negative factors including loss of front garden trees, fences and walls, unsympathetic extensions including bulky rear dormers, loss of traditional windows and inappropriate replacements. From the evidence on the ground, it is not considered that these issues have worsened in recent years, although inappropriate windows and doors remain a key issue.</p> <p>The hall and outbuildings to south of St Albans Church continue to detract from overall appearance and quality of the CA and should be removed/replaced in due course to enable a more sympathetic setting for the church building. Part of the church wall has been removed and should also be reinstated.</p>

Gaps sites and capacity for change	<p><b>Garage</b> opposite to the Duke of Sussex was identified in the original Appraisal as a major gap site and an eyesore for views within the CA: This remains the case. Site could be removed from CA area but given its prominent position on the green, and to ensure that any future redevelopment is sympathetic to the character of the area it is on balanced best retained within the CA boundary. No current plans for redevelopment.</p> <p><b>Electricity Sub-station, Hardwicke Road.</b> Described in original Appraisal as a fracture within the grain of the early Victorian properties. It disrupts the continuity of the streetscape and creates an area of back land. The sub-station remains in use (presumably by TfL) and future plans for this structure are unknown.</p> <p><b>Bell Industrial Estate</b>, Cunnington Street. Just outside CA to west. Currently well used and occupied by industrial units. No current plans for redevelopment in future. Not an identified local plan site.</p> <p><b>Gunnersbury Triangle, Bollo Lane.</b> Just outside CA south of station. Part 3, part 4 storey mixed use development. Granted 31.10.19 (Ref: 18466FUL). Some caused amongst local residents of this taller development's impact on area. However, it was not considered to have adverse impact on nearby listed station or CA.</p> <p>There are no current Local Plan allocated sites in the CA.</p>
Public Realm issues	<p>Listed Grade II K6 telephone kiosks remain in good condition.</p> <p>Traffic calming evident – 20mph zone. One of Management Plan's recommendations to consider traffic calming measures to reduce traffic speed and increase pedestrian priority.</p> <p>Fly tipping remains an issue particularly along linear green between Beaconsfield Road and backs of houses on Kingscote Road.</p>
Management Plan	<p>The Management Plan (2008) identifies that the CA Panel and Acton Green Residents Association (AGRA) considered that inappropriate window replacements were one of the most serious problems in the CA. This mainly includes replacement of traditional sash and casement windows with PVC-U frames and remains a significant issue.</p> <p>It is proposed that further guidance will be provided by way of a new <b>generic management plan</b> that will provide further updated guidance on the range of planning and design issue referred to in this report. New <b>specific design guidance</b> will also deal with the issues associated with the local vernacular and architecture of the Acton Green CA.</p>

Article 4 Directions	In light of the strategic review, it is recommended that an Article 4 Direction is consulted upon for windows and doors across the CA area.
Other Controls/Guidance	<p>Shopfronts on South Parade (61-66) detract to some extent and would benefit from greater control over shopfront design. The end unit (no. 61- Lavelli Bakery is a good example of a traditional shopfront). Recommend introduction of Shopfront Design Guidance to improve shopfronts/fascias/awnings.</p> <p>These matters and a range of other planning and design matters will be addressed in the new generic management plan and specific design guidance for the area.</p>
Planning data	As can be seen from table below, the numbers of planning applications received per annum is relatively low (8 per annum, Rank 25). The majority of applications are approved (71%) which is above the average for all CAs (75%) and there has been a very low rate of appeals (only 5 between 2007 and 2019 and all of these were upheld). The number of enforcement cases averaged just 2 per annum, and the majority of these were in relation to operational development issues (where works began before planning permission was drafted or after the expiry of the planning permission), rather than any particular CA issues.

RM 22.7.20

## Acton Green CA

### By type:

Acton Green	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
<b>ALL TYPES</b>	<b>24</b>	<b>3</b>	<b>8</b>	<b>8</b>	<b>10</b>	<b>13</b>	<b>6</b>	<b>11</b>	<b>1</b>	<b>5</b>	<b>9</b>	<b>7</b>	<b>105</b>
TEL				2									2
CND	3					1	3						7
CPE/CPL/PRA	3		3		1	1		2	1	2			13
FULL	9	1	5	3	6	7	2	7			2	2	44
HH										2	4	1	7
LBC/LBD/CAC	4												4
VAR/NMA/COU								1			2	1	4
TPO/TPC/PTC	5	2		3	3	4	1	1		1	1	3	24

### By Decision:

Acton Green	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	5	2	1	2	2	4	1	1			1	2	21
APP with COND	8	1	2	4	4	7	3	6		1	5	2	43
PD/PA	2		2	1	1	1		1	1	2			11
REFUSED	5		2	1	3	1	2	2		1		1	18
WITHDRAWN	3							1			2	2	8
APPEAL DISMISSED	2		1		1	1							5



## Enforcement Cases:

Acton Green	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
<b>ALL CASES</b>		<b>3</b>	<b>2</b>	<b>1</b>		<b>2</b>		<b>8</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>24</b>
Advert Contr.		1											1
Breach of Cs.		1									1		2
Change of Use						1							1
Enquiry										2	1		3
Listed B. Contr.												1	1
Multiple								1					1
Not in acc. w/p			1						1				2
Op. Dev.		1	1	1		1		2			1	1	8
Unknown								5					5

### **KEY:**

#### **Application types:**

ADVERT:	Advertisement Consent
TEL:	Telecommunications Notification
CND:	Discharge of Conditions
CPE/CPL/PRA:	Certificate of proposed/ Lawful use/ Prior Approval
FULL:	Full Planning Permission
SCO/EIA/RMS:	Scoping Opinion/ EIA Application/ Reserved Matters
HH:	Householder Planning Permission
LBC/LBD:	Listed Building Consent/ Demolition
CAC:	Conservation Area Consent
VAR/NMA/COU:	Variation/ Non-Material Amendment/ Change of Use
TPO/TPC/PTC:	Works to a tree/ Tree Preservation Order

#### **Decision types:**

PD/PA:	Prior Approval/ Permitted Development/ Deemed Consent
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#### **Enforcement breaches:**

Advert Cont.:	Advert Contravention
Breach of Cs.:	Breach of Conditions
Constr. Det. Dw.:	Construction of detached residential dwelling
Dem. In CA:	Demolition in Conservation Area
Listed B. Contr.:	Listed Building Contravention
Not in acc. w/p:	Not in accordance with planning permission
Op. Dev.:	Operational Development
Use anc. out.:	Use of Ancillary outbuilding as separate dwelling
Tree Cont.:	Tree Contravention