

ACTON PARK W3 CONSERVATION AREA

Date Designated 1982 (Extended 1992, 1997, 2004)

Last Appraisal April 2009

Last Management Plan April 2009

Existing Article 4 Direction ☒



Map




Summary and key changes since last appraisal

An area of contrasts with peaceful open parkland to the south and the busier residential roads branching out from it.

Two main character areas can be distinguished within Acton Park CA: Sub Area 1) Acton Park Sub Area 2) The residential area to the north – Shaa Road and Perryn Road.

The CA has mainly a Victorian and Edwardian character with some of the buildings going back to the time when Ealing started to expand and flourish as one of London's more desirable suburbs. Building types are residential, transport, educational buildings and public houses. The Goldsmith's Almshouses along East Churchfield Road are the main architectural landmark of the CA. Acton Park is at the core of the CA and is the main formal recreational space of the CA

There are no significant signs of change since last appraisal carried out in 2009, although small scale, incremental changes are evident.

<p>Meeting with Conservation Area Panel</p>	<ul style="list-style-type: none"> • Inappropriate PVC-U windows, boundary fences and frontages remain issues. • Some good examples of development across area (e.g. in The Vale and East Churchfield Road) but good design is not 'celebrated' enough- perhaps a regular feature needed in 'Around Ealing' magazine. • Design guidance generally would assist in maintaining design quality.
<p>CA Boundary Changes</p>	<p>The original Appraisal of Acton Park CA (2009) and of its immediate surrounds showed no need to revise the extent of its boundary, but it did raise the 'Poet's Corner' area:</p> <p>'Poet's Corner': Rectangular area bounded by Churchfield, Goldsmith, Shakespeare and Spencer Roads. Just to north of Acton TC CA and just west of Acton Park CA:</p>  <p>The appraisal states that this area was to be assessed and considered as a potential new independent CA as part of review in 2009-10. At that time, it was noted as an area that was attractive and well-maintained with some interesting architectural details and local character, but was not considered an area of the homogeneity and/or historical or architectural significance to warrant CA designation.</p> <p>An assessment carried out as part of the current strategic review indicates that the Poet's Corner area is largely Victorian, linked to expansion of Acton as a whole and railway. Tight urban grain and grid pattern. Eastern part of Shakespeare St and Cowper, Milton and Goldsmiths Rd – generally pre-1870. Western part of Shakespeare Rd and Chaucer Rd- 1870-1890. Building styles vary, but two key types:</p>

- 3 storey, half basement properties in stock bricks, with low boundary wall/railings. Characterised by recessed stuccoed entrance porches. Slate duo pitched roof.
- 2 storey properties, canted bay windows at ground floor level, some arched stuccoed entrances, slate duo pitched roofs.

Whilst this is an area of interest and linked to the development of Acton in Victorian times, it is not considered to have a very special character to merit conservation area designation. This is supported by the fact that:

- The styles are not as well articulated/embellished as other residential properties within the Acton area, notable when compared with parts of Acton TC CA and Action Park CA.
- A significant part of the original fabric has been altered or lost, notably many of the sash windows and iron railings. Many have been unsympathetically extended especially at roof level and exteriors overpainted/covered to hide original brick work.
- None of the buildings within the area are listed/locally listed (apart from terrace of four properties at 10-16 Cambridge Gardens, Chaucer Rd).
- The scope for major change in the area is limited with no significant 'gap sites' being present.

It is not therefore recommended to include 'Poet's Corner' with the CA boundary.

North East area, Acton Lane: This area lies around East Acton Lane on the edge of the CA. It is not entirely clear why the school site east of Acton Lane is included in the CA. Whilst this is the site of East Acton First School 1870, it was condemned in 1923 and rebuilt in 1926. It has had a modern extension to the north. Whilst this has historical value, it is slightly 'out on a limb' in relation to rest of CA area. To the north, is the small triangular shaped green (which the CA Appraisal says is a fragment of the former East Acton village green).

The Goldsmiths Arms public house, is locally listed:
rebuilt in 1910, on the site of a much older public house that was also used as a point of employ for labourers. Attractive brick and half timbered building with a tiled cat-slide roof and multi-pane timbered windows on the upper floors.

The current pub dates back from 1910 and appears to have been extended to the rear over the years. According to historic maps

there has been a pub on this site since at least 1870. Next to the pub is a pair of nineteenth century cottages but with the windows much altered.

Consideration was given to removing parts of this CA in 2003 at the Acton Area Committee on 17.11.03 including 31-37 Shaa Road, and parts of East Acton Lane including the Sports Club, East Acton Primary School and the Goldsmiths Arms Public House. English Heritage commented at that time:

Whilst the merits of the conservation area status for immediate setting of the Goldsmiths Almshouses is undisputed, the justification for the East Acton Lane part is questionable. The 1930s semi detached houses along the west side of East Acton Lane dominate this part of the conservation area, yet are ordinary, undistinguished suburban houses that have been disfigured by inappropriate modern alterations.....Whilst I accept that the Goldsmiths PH and the two cottages fronting the remnants of the former green are pleasant buildings, I question the need to stretch the CA over so much mediocre or even poor quality streetscape in order to include these buildings and their setting.

Nevertheless, the East Acton Lane part of the CA was retained within the CA with the exception of 31-37 Shaa Road (modern and altered houses) and the modern development behind Nos 120-122 East Acton Lane (development of 15, 1970s dwelling houses).

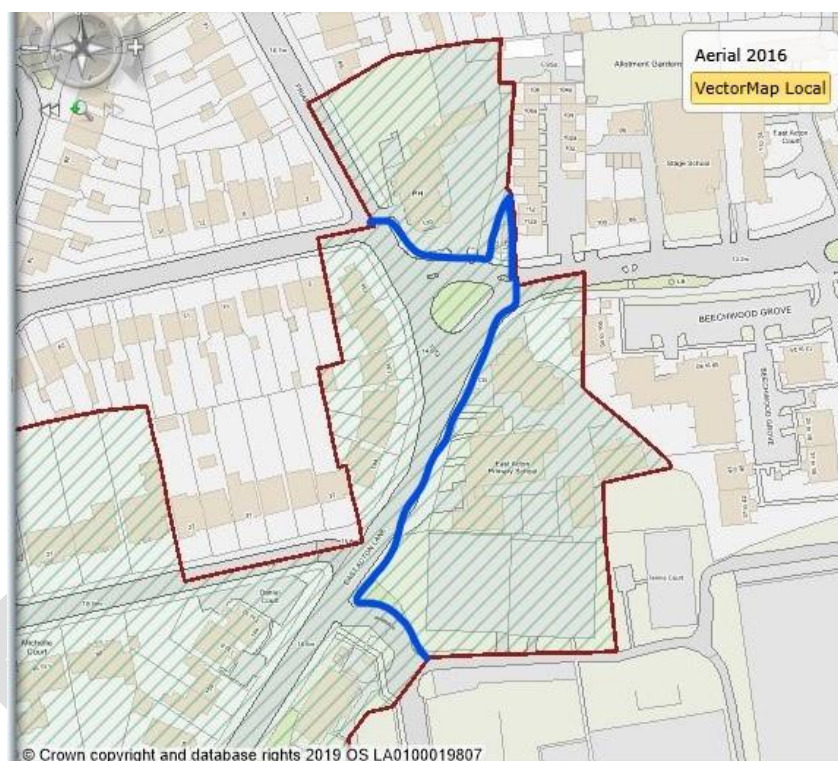
The PH is was subject to a recent planning application ref: 190949FUL. PP granted in March 2020 for: Demolition of Public House (Use Class A4) and redevelopment of site to construct a building, 3 to 6 storeys high with part basement to provide 65no. Residential units and commercial/community uses. The significance of the asset together with the impact of the new proposals on the CA was tested as part of the application and not considered to have any significant impact. Now that planning permission has been granted for redevelopment here, the value of this area as part of the CA has been further eroded.

It is recommended that the boundary of the CA is redrawn to remove the Goldsmiths Arms PH and Acton Primary School, whilst retaining the cottages at 120-122 Acton Lane and the remnants of the green. Whilst consideration could also be given to removing 134 to 144 East Acton Lane it is recommended that these houses remain in order to facilitate an ordered boundary around the green.

Consideration could also be given to removing the area to the east of the Sports Club to the south of the School, however this includes a

remnant of greenspace forming part of the land of the former manor house in this area and it is recommended that this remains within the CA.

It is recommended that the boundary is redrawn as shown by the blue line below.



Key unlisted Buildings

The key unlisted buildings identified in the original Appraisal as positive contributors to the area were:

Acton Park Lodge, southern entrance to park off The Vale. A two storey late Victorian building (1890-1910) constructed in brick and render with a pitched tiled roof. White painted timber multi-paned sash windows. Noted in Appraisal as having been rescued and refurbished as a park ranger centre and a positive contributor. Later mentioned as locally listed (since 2014) in committee report relating to development of adjoining school building but the building does not currently appear on any list. Recommend adding to Local List.

1930s Pavillion: remains a focal point at the heart of the parkland and is a positive contributor.

The Victorian properties along the Shaa Road, Perryn

Road, East Churchfield Street: the precise properties are not identified in the original Appraisal, however all the properties in these roads are considered to be positive contributors with the exception of modern intrusions (Michelle Court and Daniel Court in Shaa Road), the five new townhouses at Shaa Lodge, 2 Shaa Road and the nursery in East Churchfield Road).

Nos 120-122 East Acton Lane: whilst these C.19 cottages (pre 1870) have been altered (lower windows- although upper sashes look original, doors, satellite dish, overpainting, porch) their generally unaltered scale and retained front gardens, helps retain a certain charm as mid C.19 cottages. They currently suffer from a poor setting next to service gates of Goldsmiths PH – though this may be improved once the PH site is redeveloped (see above). Consideration should therefore be given to retaining them as positive contributors.

East Acton First School along East Acton Lane- these are a mixture of buildings ranging from 1926- modern day. They replaced an older Victorian school and whilst the site has some historical value, it is questionable whether the current buildings are positive contributors, other than earliest part of building in central core.

St Dunstan's Church: The CA Appraisal makes some reference to the tall, broach spire of St. Dunstan's (1878-9) providing a good landmark. Located just outside and to the north of the existing CA in Friars Place Lane. Designed in Gothic revival style by R Hesketh, built by Goldsmiths' Co, completed in 1879. Brilliant red brickwork, fine Bath stone detailing and distinctive octagonal 'broach' spire – 236 ft high. Church not listed or locally listed but should be added to the Local List.

NB. In relation to listed buildings, the **Goldsmith Almshouses** was subject of an application to undertake repair works:
(LBC Application in May 2016 Ref:161680LBC- Approved October 2019 (retrospective)- *Repair and refurbishment works to dwellings including damp proofing details to House 16, re-pointing to chimney stacks, repairs to stucco and render, repairs to rainwater downpipes and galleys, repairs to balcony 'bottles' and coping stones, water ingress/condensation investigations and relevant adequate repairs, take-up and re-lay sunken / defective paving.*

These works will help safeguard the fabric of the listed building.

<p>Threats and Negative factors from last appraisal</p>	<p>The CA Appraisal (2009) and Management Plan (2009) identified a number of elements at risk or under threat and negative factors including:</p> <ul style="list-style-type: none"> • Loss of garden trees/fences, disrupting flank elevations, bulky dormers, rooflights, loss of traditional fenestration/joinery, painting/rendering and satellite dishes. These remain relevant issues but there is no evidence to indicate a significant worsening over last 10 years or so. • The service structures along Builder's Yard on the western side of the park are an eyesore and disrupt views from the park westwards. This is part of Local Plan site ACT5 (Acton Central Station Yard) and service structures would be removed as part of redevelopment. • Bryant Court (large residential block along the southern edge of the park), Michelle Court and Daniel Court (modern residential blocks along Shaa Road) and 1960s school nursery building on the northern side of the CA were considered to be negative buildings that is disruptive to the street front. That remains the case today, and any future redevelopment proposals will offer opportunities for enhancement of CA.
<p>Gaps sites and capacity for change</p>	<p>The last CA Appraisal (2009) noted that there were few opportunities or gap sites that could come forward. Two sites have progressed since the last appraisal:</p> <ul style="list-style-type: none"> • Railway (Builders)Yard, the area immediately east of the rail tracks, between the station and the park –has PP for 5 storey block of 18 flats (PP/2013/1074). This will reduce the sense of separation between the park and its surroundings to the west as identified in original Appraisal. • Acton Park Primary School site – The Vale PP/2015/4977: Replacement 2 storey, 2 form entry Primary School replacing several storage and container buildings. Whilst some openness of park is reduced (met special circumstances test for development on MOL) the scale, design and materials ensures building sits reasonably well within CA context and locally listed Lodge building in front. <p>Local Plan site ACT 5 Acton Central Yard- on opposite side of railway track from Depot School site (with Acton Town Centre CA) has yet to come forward. This offers opportunity to replace service structures on the western side of the park that are an eyesore and disrupt views from the park westwards. Views from Acton Park will need to be considered. Delivery anticipated 2021-26. Use: Employment/Residential.</p>

	<p>No other significant gap sites have come forward since 2009.</p> <p>There are no other current Local Plan sites in the CA.</p>
Public Realm issues	<p>Issues identified in last Appraisal (2009):</p> <ul style="list-style-type: none"> • Importance of mature trees to character of area evident. (These remain important and in good condition). • A few traditional post boxes-remain and should be preserved (Agreed). • East Acton Lane and The Vale described as busy trafficked areas in the CA Appraisal which affects character. (That remains the case-). • The Park opened in 1888, typical of a Victorian urban park with radiating avenues of mature trees forming a key part of the open character of the CA and provides 'bonding element' with surrounding residential streets. (It remains in good condition and is well used/maintained. However, Appraisal notes that the railway tracks acts a 'barrier' to properties/residents west of the CA, but not much can be done to alleviate this issue). • Poor condition of pavements was mentioned (There is little evidence on the ground to suggest that this is a significant problem). • The overall condition of most of the fabric in the CA is sound. (That remains the case). • The state of neglect of some properties' front yards, cluttered with fly-tipping is a concern for the CA. (Again, there is little evidence on the ground to support this today).
Management Plan	<p>The Management Plan (2009) reiterated issues identified in the Appraisal and states that the Council will generally consider the application of an Article 4(2) D to parts of the CA covering extensions, porches, vehicle access and hardstandings, changes to wall surfaces and roof tiles, removal of chimney stacks and window replacements.</p> <p>It is proposed that further guidance will be provided by way of a new generic management plan that will provide further updated guidance on the range of planning and design issue referred to in this report. New specific design guidance will also deal with the issues associated with the local vernacular and architecture of the Acton Park CA.</p>

Article 4 Directions	There is little evidence to indicate that any of the issues identified in last Appraisal or Management Plan have worsened significantly in the last decade to warrant the introduction of an Article 4 Direction, though this matter should be kept under review.
Other Controls/Guidance	The last Appraisal (2009) stated that Guidance would be given as part of the Acton Park Management Plan for the retention of existing traditional windows and doors. This has not yet been developed but further guidance will be provided on these features as part of the Generic Management Plan and specific design guidance.
Planning Data	As can be seen from table below, the numbers of planning applications received per annum (around 19 on average) is reasonably low (Rank 20). Most applications were approved (79%) which is above the average for all CAs (75%). There has been a very low rate of appeals (only 6 between 2007 and 2019, of which the majority were dismissed. Enforcement cases number around 4 cases per annum, with a spike of cases in 2009 relating largely to advertisement control issues.

RM 22.7.20

Acton Park CA

By type:

Acton Park	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	24	5	17	38	27	20	22	21	1	12	29	31	247
ADVERT			1							1			2
CND	1			10	5		1	4			5	1	27
CPE/CPL/PRA	2		1	4	3	2	3	1	1		4	1	22
FULL	11		5	11	7	6	13	9			3	11	76
HH										2	9	5	16
LBC/LBD			1		3	1	2					3	10
VAR/NMA/COU		5	1	2	1	1		1				1	12
TPO/TPC/PTC	10		8	8	11	10	3	6		9	8	9	82

By Decision:

Acton Park	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	9		7	18	12	6	5	8		9	5	7	90
APP with COND	7	2	8	12	8	7	13	6		2	11	16	92
PD/PA	1		1	4	2	2	1	1	1		3	1	17
REFUSED	3	1	1	4	2	2	1	4		1	5	3	27
WITHDRAWN	4	2			2	3	2	2				2	17
APPEAL DISMISSED		1		2							1	1	5
APPEAL ALLOWED							1				1 in progress		1 (+1)

Enforcement Cases:

Acton Park	2007	2008	2009	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	3	2	10	4	5	2	4	1	4	5	6	1	48
Advert Contr.			9										9
Breach of Cs.											2		2
Change of Use	2	1		2									5
Constr.Det.Dw.									1				1
Dem. In CA												1	1
Enquiry									2	4	3		9
Not in acc. w/p		1				1							2
Op. Dev.	1		1	1	3	1	4						11
Tree Cont.				1					1	1			3
Use anc. out.					1						1		2
Unknown					1			1					2

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:

Op. Dev.:

Use anc. out.:

Tree Cont.:

Not in accordance with planning permission

Operational Development

Use of Ancillary outbuilding as separate dwelling

Tree Contravention

DRAFT