

## EALING CONSERVATION AREAS: PUBLIC & STAKEHOLDER CONSULTATION FEB 2022

### Consultation and Dates

Ealing Council will be carrying out public and stakeholder consultation on a review of Ealing's conservation areas between **03 February 2022- 18 March 2022**. Further details are available at: [Review of Conservation Areas](#)

### What are Conservation Areas?

Conservation areas exist to manage and protect the special architectural and historic interest of a place - in other words, the features that make it unique. Every local authority in England has at least one conservation area and there are around 10,000 in England. In conservation areas there are some extra planning controls and considerations in place to protect the historic and architectural elements which make the place special.

### How are Conservation Areas designated?

Most conservation areas are designated by councils as the local planning authority; they are required by law<sup>1</sup> to determine from time to time, which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. They are also required to review designations from time to time and to determine whether any new areas should be designated. The preparation and review of associated conservation area character appraisals and management plans form an integral part of this process.

### Conservation Areas in Ealing

The Borough is fortunate in having a diverse range of historic assets which make up its conservation areas and includes some distinct ranges and exemplars of architecture from medieval times, through to Georgian, Victorian, Edwardian and more modern architecture. Whilst there have been some alterations over the years, many of the defining features survive intact from when they were first designated.

<sup>1</sup>Sections 69 & 71 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990

A Strategic Review of Ealing's Conservation Areas



**Bedford Park Estate CA:**  
*described as the 'first garden suburb', the prevailing "Queen Anne" style is based primarily on a free interpretation of 17<sup>th</sup> century English architecture*



**Brentham Garden Estate CA-** *built at the beginning of the 20<sup>th</sup> century according to the social and aesthetic principles of the Ebenezer Howard's Garden City movement*

Ealing currently has 28<sup>2</sup> designated conservation areas, covering approximately 677 hectares or 12% of the Borough's total land area. They help 'tell the story' of how Ealing's settlements developed from pre-industrialisation times through to the coming of the railways and later development of the 19th century onwards. They also reflect social trends and how Ealing responded to the needs and aspirations of its growing population through, for example, the Garden City Movement. The conservation areas, their architecture, together with the surrounding spaces, help define Ealing's unique character and contribute to its so called 'Queen of the Suburbs' status.



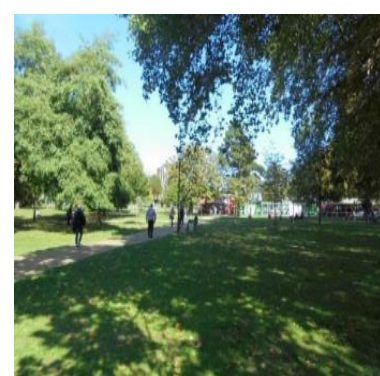
***Ealing Green CA – recently refurbished Pitzhanger Manor, a Grade II\* building set within the historic grounds of Walpole Park***



***Conservation areas characterised by Ealing's open and semi-rural landscapes:***

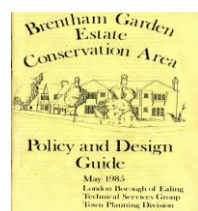
***Top left- Northolt Village CA- 13<sup>th</sup> Century Grade I listed St. Mary's Church, set within ancient landscape***

***Top right- Churchfields CA- Grade II listed thatched cottage evocative of country living when constructed 200 years ago***



***Bottom left- Ealing Common CA- The common has existed as common land since medieval times***

***Bottom right- Haven Green CA- common land providing a tranquil setting around busy Ealing Town Centre and Ealing Broadway Station***



***Understanding, valuing and interpreting our conservation areas are essential to maintaining their unique identity for the future***

<sup>2</sup>A small section of the Canals Conservation Area (Sub Area 11: North Acton) and Old Oak Lane Conservation Area which were previously within the LB Ealing's administrative area now fall within the Old Oak and Park Royal Development Corporation (OPDC) area and responsibility. The proposals put forward in this consultation do not apply to these areas.



## The Review

It has been some time since conservation areas in Ealing were last reviewed comprehensively. The current review has focussed on identifying:

1. The **key changes, and their impacts**, to each of our conservation areas over the last decade or so, and to assess if the designations are still 'fit for purpose'
2. If any **changes are needed to the conservation area boundaries**, in terms of enlargement or reduction of existing conservation areas, or even if new areas should be created
3. If any **additional planning controls/guidance** are needed to help preserve and enhance the special character of our conservation areas; these may include introducing further restrictions ('Article 4 Directions') on works such as replacement windows or extensions that can normally be carried out without planning permission, and/or in providing more design guidance where needed to promote the unique architecture of an area.



*Top left and top right- Ealing Town Centre CA and Acton Town Centre CA- historic buildings survive in our town centres and remind us of the rapid rise of Ealing's centres during the Victorian and Edwardian eras.*



*Above- Ealing Green CA: example of surviving traditional shopfronts.*

*Conservation areas illustrating the development of Ealing's key centres and infrastructure:*



*St. Marks Church and Canal CA- Hanwell Flight of Locks, scheduled monument (1793-1805), forming part of the Grand Union Canal*



*Churchfields CA- Brunel's imposing Grade I listed Wharncliffe viaduct marking the importance of railways to Ealing's development during the 18<sup>th</sup> and 19<sup>th</sup> century*



*Hanwell Cemeteries CA- Grade II listed Parks and Gardens covering Westminster and Kensington & Chelsea cemeteries; built to provide more burial space for expanding population in the 19<sup>th</sup> century*

## The Findings of the Review

The Review provides a thorough analysis of our conservation areas and makes a number of recommendations to improve the way conservation areas are managed, to change the boundaries of some of the existing conservation areas (including proposing a brand new CA in Northfields), to introduce new controls over development in some areas and to suggest what further design guidance should cover in relevant areas.

To see how these proposals may affect your area, please visit: [Review of Conservation Areas](#)

## Have Your Say

As part of the review, the Council has worked closely with the Ealing Civic Society and the Conservation Area Advisory Panels that represent each area, in shaping the proposals. We are now keen to hear from local residents, businesses, amenity and history groups and societies, as well from national heritage groups and organisations, about what they think of the proposals.

We would like to receive your comments on:

1. The **Overarching Report and Recommendations** on the conservation area review
2. The **Generic Management Plan** that will apply to all conservation areas
3. **Specific Proposals** for each of the existing conservation areas, including suggestions for a new conservation area at Northfields

The reports and key consultation questions can be viewed at: [Review of Conservation Areas](#). **Please email your written comments by 18 March 2022 to:** [localplan@ealing.gov.uk](mailto:localplan@ealing.gov.uk)



'Modern' style flat roofed houses also feature in conservation areas: (above left) Hanger Hill Haymills CA- flats from the 1920s/1930s; (above right) Grange and White Ledges CA-flats from the 1960s

**Conservation areas containing a range of residential designs and styles:**



**Mill Hill CA- mid Victorian terraces in Italianate style; London Stock brick and white stucco surrounds**



**Ealing Cricket Ground CA – Edwardian double fronted villa with red brick and intricate timber details**



**Hanger Hill Garden Estate CA- interwar flats in Neo-Tudor style, set in spacious grounds. In common with surrounding areas, houses were built on land owned by the Wood family since the 18<sup>th</sup> century**



**Brunswick CA- interwar houses in 'Stockbroker Tudor' style; aimed to create a 'superior suburbia'**



## Want to get more involved with your local conservation area?

One way of doing this is to join your local **Conservation Area Advisory Panel**. There are currently 15 panels covering Ealing's 28 conservation areas (some covering more than one area). These panels are made up of local people who are passionate about their conservation areas and who want to help preserve and enhance their local heritage assets.

They have an important role in assisting the Council through, for example, providing comments on planning applications affecting their area and in being pro-active in identifying ways to improve their local historic environment. They also have a role in helping people to learn about, and be more aware, of their local heritage. The Council is keen to work more closely with panels in future through, for example, joint training initiatives.

You don't need to be an 'expert' to be involved, but an interest in heritage matters will be important. We are looking for representation from all sections of the local community.

**For further details and to register your interest, please contact:** [localplan@ealing.gov.uk](mailto:localplan@ealing.gov.uk)



*(Left) Norwood Green CA: The Grange/Friars Lawn- imposing Grade II listed Georgian building*



*(Above left) Creffield CA and (Above right) St. Stephens CA- examples of Edwardian housing with fine brick, tile and timber details*



*Acton Park CA- Grade II\* Goldsmiths' Almshouses; 1811 by Charles Beazley. The Goldsmiths estate in Acton dates back to the mid 17<sup>th</sup> century*



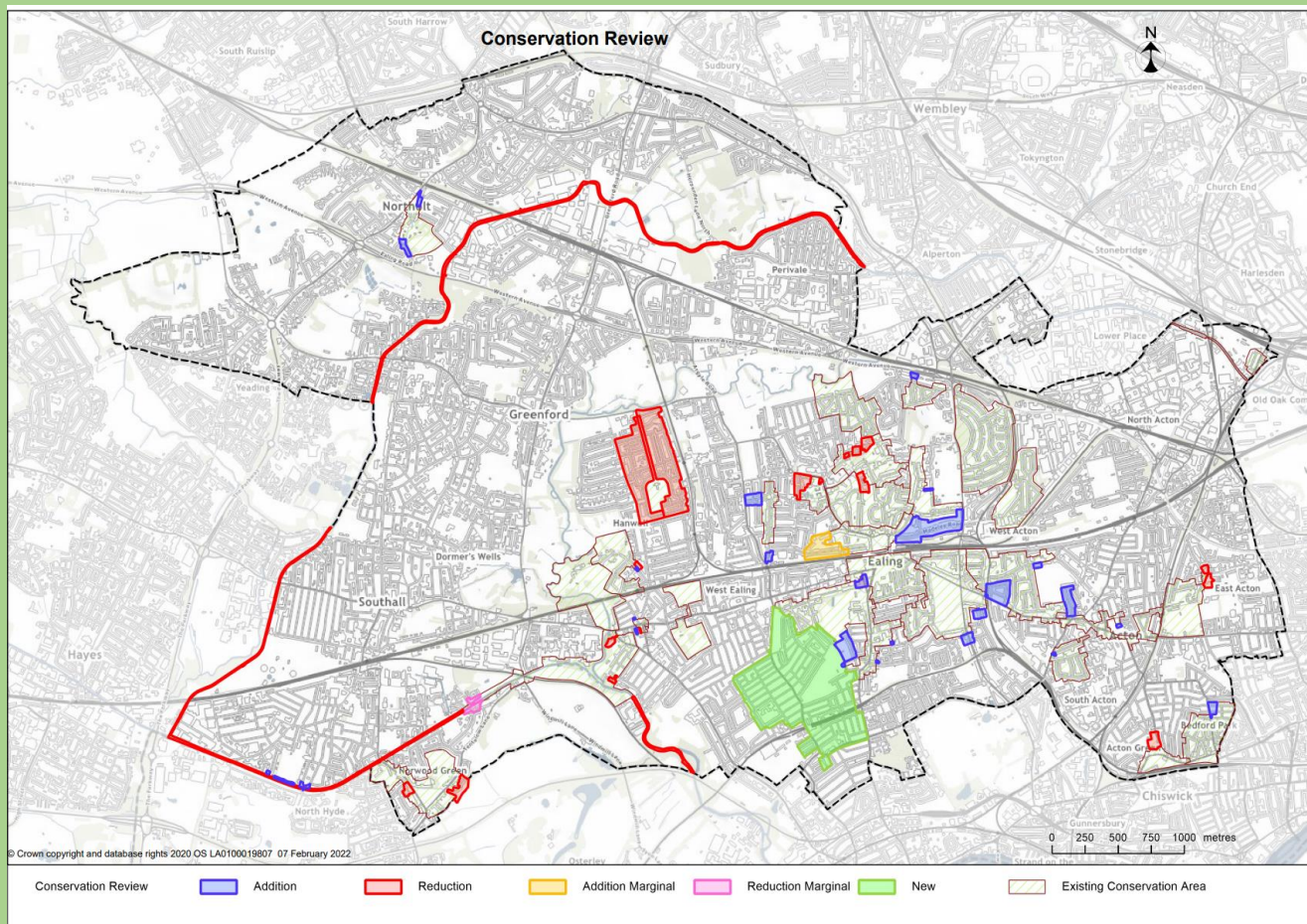
*Hanwell Clock Tower, Art Deco structure erected to commemorate the coronation of George VI in 1937*



*Cuckoo Estate CA- Hanwell Community Centre, (1856) Grade II listed- once a Poor Law School, and attended by Charlie Chaplin*



*Charles Jones (1830-1913), Borough Surveyor, was responsible for several landmark buildings in Ealing such as the Grade II listed Ealing Town Hall.*



**Map showing extent of existing conservation areas in Ealing, and suggested boundary changes (subject to public and stakeholder consultation).**

*NB. A small section of the Canals Conservation Area (Sub Area 11: North Acton) and Old Oak Lane Conservation Area which were previously within the LB Ealing's administrative area now fall within the Old Oak and Park Royal Development Corporation (OPDC) area and responsibility. The proposals put forward in this consultation do not apply to these areas. NB. The proposals shown on this overall map reflect officer recommendations; all other boundary changes considered in the review are set out in detail in the Individual reports and key questions documents for each area.*