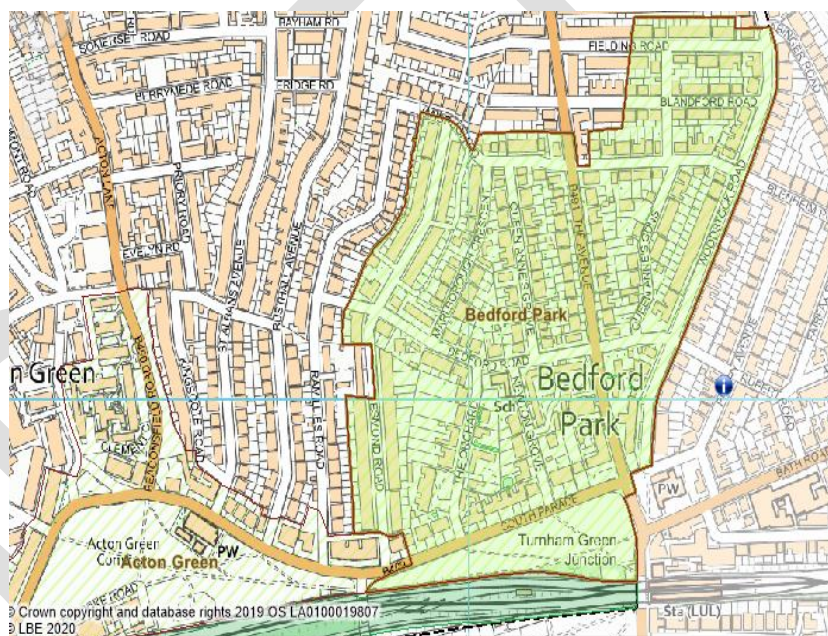


BEDFORD PARK CONSERVATION AREA

Date Designated	1969 (Extended 1994,2004)
Last Appraisal	September 2007
Last Management Plan	September 2007
Existing Article 4 Direction	<input checked="" type="checkbox"/> 1970, 1985 (listed buildings), 2008 (specific properties).



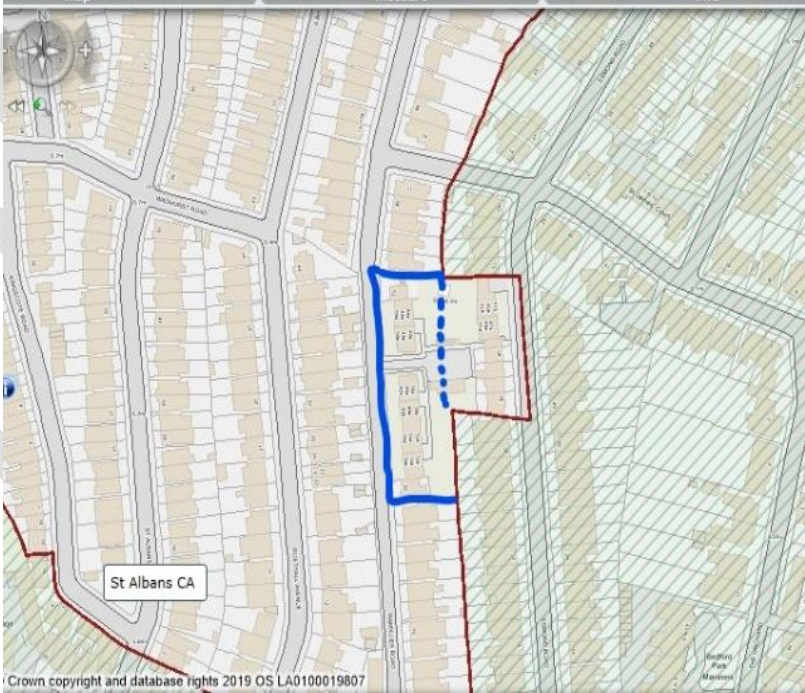
Map



Summary and key changes since last appraisal

- A renowned residential enclave characterised by substantive 'Queen Anne' revival style properties, derived from home counties vernacular of the 17th and 18th centuries. The consistent architectural language within Bedford Park is one of the most significant aspects of the overall character.
- Built between 1875 and 1886, Bedford Park is said to be one of the most influential housing developments in Britain in terms of the Garden City movement and suburban developments generally.
- There have been no significant changes since the last appraisal in 2007, however there is a need to consider some changes to the boundary around the outer residential area and to strengthen/update the management plan.

	<ul style="list-style-type: none"> • This is generally a well preserved estate, tightly regulated by CA designation, Article 4 Directions together with statutory and locally listed buildings. • Active involvement and monitoring by CA Panel and Bedford Society also helps preserve and protect the area.
Meeting with Conservation Area Panel	<ul style="list-style-type: none"> • Boundary changes requested to outer residential areas along Esmond, Fielding and Blandford Road- this is commented on in section of boundary changes below. • A more integrated and strategic approach needed between LBs Ealing and Hounslow as Bedford Park sits in both administrative areas, but each has different guidelines/policies/controls for their respective areas. A separate meeting was also with planners from LB Hounslow about a more holistic approach on operational issues in relation to the wider Bedford Park area – this is commented on in section on management plan below). • Reference made to a revised and updated management plan (2014) which reflected some specific concerns raised by the CA Panel (e.g. double glazing, openings in flank walls, rooflights, bulky dormers, light spillage, fencing, basements etc. at that time. It is recommended that this be revisited and revived- this is commented on in section on management plan below. • Issues of communication- LB Ealing currently consults both the CA Panel and the Bedford Park Society with both planning and Listed Building Consent applications. However, it is noted both groups do not always comment on applications. In cases where responses are not received, or where there is any conflict between comments, officers should contact Carol Woolner as point of contact for both groups. • Matters of precedent and how this was interpreted by officers and appeal inspectors is causing some inconsistencies. • Trees within the estate and Acton Green open space were generally in good condition although some of the original horse chestnuts were dying. • Issue of electric charging points for cars needs to be addressed in future. • Enforcement and prosecution can be a useful deterrent against illegal activity. The Council should be more explicit about when it will take action. • It was noted that there was a significant amount of information available (log books, pictorial surveys, archives, technical notes). It was agreed that these should be made more accessible perhaps by putting them on-line. • Noted that the Panel had good relations with planners and invited them to a regular annual event to meet panel members and look

	<p>around the estate (Agreed that this continue and be extended to other CAs).</p> <ul style="list-style-type: none"> • A subsequent issue raised was in relation to the treatment of outbuildings within the curtilage of listed houses (specifically at 11 and 12 The Avenue).
CA Boundary Changes	<p>1) Request to extend CA area in Esmond Road to include the onetime (LA) flats/houses in Esmond Road – see blue boundary below. This could include all the flats including rear, or simply those that front the CA (hatched line).</p> <p>Response: These post 1930s properties, on a site of a former Victorian tennis court, of modern design have no relationship with the Bedford Park estate in terms of style, character or history and on this basis, it is recommended that they are not included within the CA. However, it is noted they occupy a prominent position in facing Bedford Park and alterations (windows, roofs, porches, satellite dishes) can impact negatively on the character of the CA. One possibility is to extend the Article 4 Direction to include this area; whilst this can legitimately be done even though it is not within the CA although it could not apply to the flats, just the houses (39-45 Esmond Road).</p>  <p>2) Northern section of Esmond Road. Sub area 4.3 of the CA is quite different from the rest of the Bedford Park estate, although it is currently included within the CA boundary. The CA Appraisal states:</p> <p><i>North of its junction with Bedford Road, Esmond Road</i></p>

has another character, dating from a rather later period of construction. Here small two-storey houses are built as symmetrical, handed pairs within longer terraces in an eclectic Arts-and-Crafts cottage style, often with considerable ingenuity in the detailing. The architectural character in this instance owes nothing to the Bedford Park precedent, but the entire west side of this street, and the south half of the east, form a coherent group. The north half of the east side was built slightly later in an allied style, although without the same exuberance or sense of fun. All these buildings are variations on consistent plan types, and are plain generic products of their time at the rear, although the fronts of each pair are detailed differently. The majority have an exposed timber "frame" with roughcast render panels and wall surfaces, but others are entirely in brick. Fences are inconsistent, but mostly low.

Esmond Road was actually added relatively recently to the CA boundary; it was considered for inclusion along with Ramillies Road and Vanbrugh Road at the Acton Area Committee on 17.11.03. At that time, it was noted that:

In Esmond Road, the small two-storey cottages are arranged in terraces. Their facades display a riot of architectural interest; gables large and sweeping, or paired and castellated, cottage style porches, tall chimneys, decorative firebreaks, some with upper storeys overhanging, some not. The front elevations are in different planes, some parts white rendered, some 'black and white', some red brick, some with decorative tile hanging or brick courses, some with four centred arched doors. The whole road displays an almost medieval vitality finished neatly with picket fences and front hedges. Although some alterations have inevitably taken place, these are mainly small scale and many of the original windows and doors have survived. Properties of similar style have been included within the LB Hounslow's Bedford Park CA.

In contrast, Ramillies Road comprises neat 1930s semi-detached houses with canted flat roof bay windows. The architecture includes some variation of features, and there is a mixture of rendered and tile hung frontages. Some good front hedges have survived. However, there are many UPC-U replacement windows, which tend to acquire greater prominence in plainer frontages, and whilst the houses are of pleasant appearance, they are not considered to match the special qualities of those in Esmond Road.

Vanbrugh Road links the top of Esmond Road with the top of Ramillies and is thus quite short. Again, it comprises, in the main, semi-detached houses with some pleasant features; two storey bays, central chimney stacks and tiled porches. It was *not considered to match the special qualities of those in Esmond Road either. However, three houses in Vanbrugh Road do stand out architecturally, namely numbers 1,2 and 3. Two of these are shaped like Dutch Barns with gambrel roofs, and have bottle-shaped stacks and overhanging eaves. They have interesting brick arched doorcases, leaded light windows and tall front hedges, which contribute significantly to the street scene. The third, though of brick and differing style, is nevertheless part of this group in terms of its scale and interest, and it has an excellent front verandah and tall hedges to the roadside.*

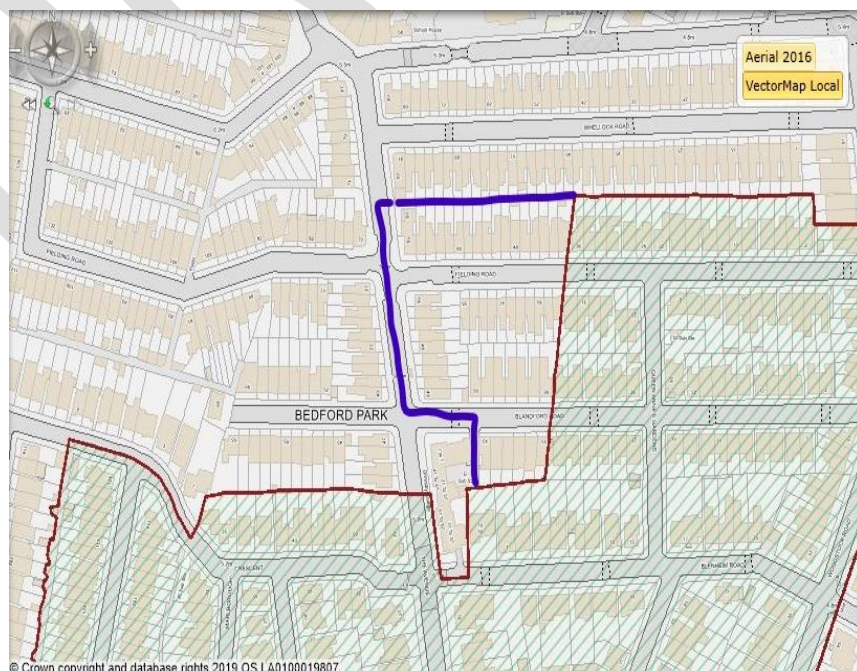
Following formal consultation on including Esmond Road and Vanbrugh Roads, it would appear that Esmond Rd was included within the CA boundary but 1-3 Vanbrugh Road was not.

1-3 Vanbrugh Road currently remain in good condition, although some alterations appear to have taken place since 2003; no. 3 has rooflights within the gable and a brick front wall has replaced the original hedge; no. 2 appears unaltered other than replacement tile hanging, No 1 appears to have been demolished and replaced with a new dwelling (Ref: 172717 dated 6.9.17). In light of these changes, and their position 'out on a limb' from the core CA, it is not recommended that these are included in the CA boundary.

Justification in the CA Appraisal (2007) and earlier consideration/formal consultation to include Esmond Road (2003) is noted. Whilst several of these late Victorian/Edwardian (1890-1910) properties are altered in terms of windows, doors, boundaries, rooflights etc many of these changes are quite historic and reversible. The part of the road still maintains a cohesion and contributes positively to the area. Given that the road was only added in c.2003, and to ensure consistency with other parts of the CA on the Hounslow side, it is **recommended that the northern section of Esmond Road should remain in the CA.**



3) Request to extend the **western end of Fielding and Blandford Roads** up to The Avenue, including Ormsby Lodge. The houses in these sections of the roads are the same period and architectural style as the eastern sections and were built at around the same period (1880/1881). The current CA boundary at this point follows a curious diagonal line at first looks arbitrary but it would appear that it simply follows the historic field boundary of 1865 (also referred to in David Budworth's book on Jonathan Carr's Bedford Park). Ormsby Lodge is a later flatted development on corner of The Avenue and Blandford Rd- described in CA appraisal as a negative intrusion in the streetscene, and therefore inappropriate to include this within the CA boundary. **It is recommended that the CA boundary is extended as shown by blue line below.**



Key unlisted Buildings	<ul style="list-style-type: none"> • The CA Appraisal (2007) identified the following as key unlisted buildings: • The northern arm of Esmond Road and Fielding Road; the unlisted properties are not individually specified in the CA Appraisal but they are positive contributors (Agreed, in addition recommend that parts of the outer residential areas – western parts of Fielding Road and Blandford Road be included in an extended CA- see section above). • The Parade of shops at Bedford Corner; 1924, making a positive contribution to townscape through the regular rhythm of original shopfront designs and key landmark feature (Agreed this is a positive contributor, despite issues with vehicle parking on the forecourt, and recommend 1-5 Bedford Corner is added to List of Buildings of Façade/Group Value.) • Bedford Park Mansions, The Orchard. Tall 4 storey flat block built at turn of century. Red brick cladding, bay windows, Dutch gable ends with distinctive moulded brickwork and original C.19 brickwall and piers. (Agreed this is a positive contributor). • Sydney House, The Avenue- a substantial apartment building. The CA Appraisal notes that the main elevation of this faces Woodstock Road, where, although very large, it manages to make a generally positive contribution to the streetscape. Unfortunately, its less significant rear elevation directly faces Bedford House and the shops, and compromises the character of The Avenue. It seems likely the original designer assumed this elevation would normally be screened by large, mature plane trees, the loss of which leaves it rather bare (Agreed, this is a positive contributor in part. Future planting along The Avenue could try and address the more negative façade).
Threats and Negative factors from last appraisal	<p>The CA Appraisal (2007) and Management Plan (2007) identified a number of elements at risk or under threat and negative factors including:</p> <p>Negative buildings:</p> <ul style="list-style-type: none"> • Ormsby Court on The Avenue (modern flats, no change) • No 13 Bedford Road (modern flats, no change) • Chestnut House on The Orchard (modern flats, no change) • No 35 The Orchard (later chalet bungalow, no change) • Nos 47-51 (odd) Esmond Road (one-time flats, no change) • No 13 Queen's Ann Grove (later detached house, no change)

	<ul style="list-style-type: none"> The “Cloister’s” between 20 and 22 Queen Anne’s Grove (a replacement detached house has now been built Ref: P/227/1916, which is more sympathetic to surroundings). <p>Negative factors:</p> <ul style="list-style-type: none"> Roof extensions- inappropriate bulky and flat roof dormers Rooflights on front elevations- especially in relation to unlisted buildings such as northern arm of Esmond Road Extensions- side and rear that upset permeability of layout of properties Boundary Treatments- removal and poor replacements and thinning of trees and hedges, brick walls and palisade fencing Hardstandings- on both listed and unlisted buildings. Inappropriate door and window replacements – the Loss of traditional fenestration pattern on unlisted Buildings together with later doorways Basements- some have been created in the past but these are alien to the original design concept of the estate. <p>The high concentration of listed buildings on the estate (356 including Hounslow side) together and Article 4 Directions, together with the vigilance of the Panel/Society has meant that the above issues have not been significant since the last appraisal (2007). Nevertheless, the revised management plan will need to address these issues (see management plan section below).</p> <p>Enforcement of existing controls remains an important priority particularly in relation to boundary treatments and low walls.</p>
Gaps sites and capacity for change	<p>At the time of the last appraisal (2007) there was little capacity for major change, in terms of gap sites, within the estate and that remains the case today. Smaller incremental changes and intensification should however continue to be carefully managed.</p> <p>There are no current Local Plan allocated sites in the area.</p>
Public Realm issues	<p>The condition of pavements, lamp standards and street furniture remains fairly good, however it was noted that Bedford Park Society Planning Steering Group had criticised the recent repaving works carried out by Hounslow Highways and had recommended that the Society produce an area-wide streetscape policy to guide any future works in either borough. This is now in progress. The issue of improvements to the public realm, including reference to Historic England’s Streets for All publication (2018) will be referenced in the Revised Generic Management Plan.</p>

Management Plan	<p>Attempts were made in 2014 to revise/update the current Management Plan. Amendments were not formally agreed by the Council at that time but as part of this strategic review it is recommended that many of the suggested changes, together with referred to in this note should form the basis for revised guidance for Bedford Park. In particular, it should address the following:</p> <ul style="list-style-type: none"> • Refer to updated policy reference to the NPPF and Local Plan policies • Provide greater clarity on Design and Access Statements/Heritage Statements, and drawings/levels of detail needed as part of applications with the CA • The appropriateness of contemporary and modernist styles • The appropriateness of outline applications in the CA • Defining 'experienced persons' within the scope of heritage expertise to support planning applications • The extent to which roof alterations/extensions should 'match' principal roofs • Clarity on the appropriateness on roof windows and dormers visible from a public highway • Greater guidance on roof tile replacements including referencing to appropriate types/styles/colours, for e.g. Rosemary Red plain clay tiles with a single camber • Greater guidance on chimneys including the necessary colour and material match and repointing of chimney stacks and the fixing of pots using lime or lime- based mortar • Clarity on the appropriateness/use of double glazing and PVC-U windows at any time • Clarity on side extensions and greater recognition that they can compromise the character and plan form of listed buildings as well as the 'tooth and gap' arrangement of detached and semi-detached houses and terrace groups • Guidance on the appropriate depth of extensions from the rear wall of a property • Clarity on whether basements are permitted in principle • How to deal with matters of 'precedent' • Guidance on electric charging points and solar panels. <p>It is proposed that the above issues will be addressed through further guidance by way of a new generic management plan on a range of planning and design issues New specific design guidance will also deal with the issues associated with the local vernacular and architecture of the Bedford Park CA.</p> <p>Part of Bedford Park (east) also falls within the LB Hounslow. Designated 1970. SPG (Feb 1997). Article 4(2) Direction made July</p>
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2011. There is a much less detailed character appraisal than Ealing and contains some guiding principles identified pressures including:

- Re-conversion of flats to single dwellings- detrimental effect on fabric
- Internal and external changes (despite listing) impacts on character
- Basements detrimental to character of country-style buildings and gaps
- Crossovers and on-plot parking reduces opportunities for planting
- Over elaborate or alien fencing replacements.

The SPG identifies potential scope to:

- Extend coverage of Art 4 (2) D in Hounslow area (this has now been done)
- Update on condition and age of street trees
- Further guidance on windows and thermal insulation.

More recent issues identified on the Hounslow side relate to modernisation, conversions, studios and outbuildings and swimming pools, solar panels, PVC-U windows, bulky dormers, CPZ signs and electric charging points.

The meeting with planners from LB Hounslow explored ways of greater cooperation between the two councils; Ealing has a complete set of character assessments for each CA and. LB Hounslow are currently reviewing all of their CAs and producing detailed character assessments, although one for Bedford Park had yet to be produced (and is not scheduled to be prepared for several months).

At the present time officers in Hounslow use the Hounslow Residential Design Guidelines (2017) for dealing with planning applications within their side of Bedford Park. These are generic guidelines but include guidance on extensions within conservation areas. It was agreed that a joint document using a common template could be explored further with the aim of ensuring consistency of decision making across the borough boundary, including simplifying the guidance for officers and using standardised conditions for both authorities. The template could also involve the use of common desktop publishing software (LB Hounslow currently use 'InDesign' software which better suited to large documents with photos).

In meantime, it was agreed that officers from both authorities would attend a future joint workshop with the CA Panel (to be arranged on site at Bedford Park) and that subsequently a working group could be set up to draw up common design parameters and development

	<p>management principles for dealing with matters in Bedford Park estate as a whole. It was noted that any future document/guidance would need to be formally adopted by LB Ealing (and Hounslow) to give it full weight as a material planning consideration.</p>
Article 4 Directions	<p>Bedford Park CA currently has two Directions in operation:</p> <p>1985 Direction- relates to certain specified properties only and withdraws Class 2 rights Schedule 1 under GPDO 1977-1981. These are not specified in the Direction (on Ealing website) but would appear to include Sundry Operations – (i) gates, fences, walls or other means of enclosure and (ii) means of access to a highway and (iii) painting of exterior.</p> <p>2008 Direction- adopted in January 2008 was made as a direct result of the issues identified in the last CA Appraisal (2007); namely extensions, roof alterations, outbuildings and swimming pools, porches, vehicle access and hardstandings, satellite dishes, gates, fences, walls or other means of enclosure, painting of exteriors, across the CA.</p> <p>The listed buildings are also covered by a 1984 Direction which relates to all listed buildings in the Borough and withdraws Class I and II rights of the GPDO 1977-1981.</p> <p>The CAAP have not requested any further directions, nor were any more deemed to be necessary as part of the strategic review over and above the existing directions.</p>
Other Controls/Guidance	<p>No specific need was identified for additional controls/guidance, other than those issues referred to in the management plan section of this report. These will in part be picked up to the preparation of a Generic Management Plan and more specific design guidance for each CA. Reference will also be made to the considerable guidance already available: the Bedford Park Society Log Books are updated regularly and all the Technical Notes, which are still relevant, are on the BPS website:- https://www.bedfordpark.org.uk/planning/guidelines/</p> <p>Other points of note include that Nobel-Prize-winning poet, WB Yeats, spent much of his youth - 20 of his first 30 years in fact - in London and the majority of that time in Bedford Park, firstly at an address in Woodstock Road (now London Borough of Hounslow) and later at Blenheim Road (in LBE). A committee, registered as a charity, has been set up to:</p>

	<ul style="list-style-type: none"> • To advance art and to advance education in the works of WB Yeats and the history and heritage of Bedford Park for the benefit of the public, by the provision of a public artwork in commemoration of the life and works of the Nobel-prizewinning Irish poet and dramatist WB Yeats. • To promote the enhancement and improvement of the area of Bedford Park for the public benefit by the provision of a public artwork (location of which has yet to be established). <p>Further information at: www.wbyeatsbedfordpark.com</p>
Planning Data	<p>Bedford Park is one of the most active CAs in the Borough with over 1132 applications received between 2007 and 2019 (Rank 2- second highest of all 29 CAs; 87 per annum on average). A quarter of these related to the listed buildings. 78% of applications were approved, just above the average for all CAs (75%). Appeals remain relatively steady with 34 lodged between 2007 and 2019, with around half being dismissed and half being allowed. Enforcement cases averaged around 11 cases per annum. The majority of these related to operational development (i.e. where works began before planning permission was drafted or after the expiry of the planning permission) followed by listed building contraventions.</p>

RM 22.7.20

Bedford Park CA

By type:

Bedford Park	2007	2008	2010	2011	2012	2013	2014	2015	2017	2018	2019	Grand Total
ALL TYPES	165	16	90	174	118	119	151	84	29	85	101	1132
ADVERT			1								1	2
TEL				4	1							5
CND	9	5	9	29	5	4	15	2	1	4	4	87
CPE/CPL/PRA	7	2	2	3	6	3	3	2	3	3	2	36
FULL	61	3	33	53	40	47	48	38	3	8	10	344
HH									7	22	27	56
NMA/ VAR				1	1		2		1	2	2	9
CAC	5		1	2	2							10
LBC/LBD	47	4	21	40	31	35	40	24	7	16	19	284
TPO/TPC/PTC	36	2	23	42	32	30	43	18	7	30	36	299

By decision:

Bedford Park	2007	2008	2010	2011	2012	2013	2014	2015	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	39	7	27	54	34	26	47	13	7	19	25	298
APP with COND	67	5	38	71	67	64	69	53	13	50	58	555
PD/PA	5	2	1	4	2		2	2	3	2	1	24
REFUSED	38	2	14	30	6	19	21	10	1	5	5	151
WITHDRAW N	16		10	15	9	10	12	5	4	7	7	95
APPEAL ALLOWED	3		2	7	2	2	1	2			1 in progress	19 (+1)
APPEAL DISMISSED		2 withdrawn	2 + 2 Split	3		3	4	1	1	1		15 (+4)

Enforcement Cases:

Bedford Park	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	17	13	11	9	12	16	12	4	7	5	8	8	20	142
Advert Contr.		1	1										2	4
Amenity Issue					1	1						1		3
Breach of Cs.			1			1					1	1	1	5
Change of Use					1		1							2
Constr.Det. Dw.												1		1
Enquiry										1	1	1	2	5
Listed B. Contr.	3	4		3	1	2	4	1	2	1	2	2	3	28
Multiple						1								1
Not in acc. w/p	2	2		1	2	3	3				1		1	15
Op. Dev.	10	6	8	4	6	7	3	3	2	3	3	2	8	65
Tree Cont.	2		1	1	1	1			1				3	10
Unknown							1		2					3

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

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