

BRENTHAM GARDEN ESTATE W5 CONSERVATION AREA

Date Designated 1969 (Extended 1994, 2004)

Last Appraisal March 2008

Last Management Plan March 2008
(Policy & Design Guide 1988)

Existing Article 4 Direction ☒ 1976, 2007.



Map




Summary and key changes since last appraisal

A pleasant residential enclave, built at beginning of 20th Century, the layout of which provided by architects of Letchworth Garden City (Unwin and Parker). Characteristically less regimented, some curving streets, small groups of terraces with gardens of varying sizes.

The building fabric appears to have been generally well preserved since last appraisal in 2008. This is further supported by an Article 4 Direction covering the whole area and most types of Permitted Development, and a Policy and Design Guide. Active interest and vigilance from CA Panel and Brentham Society. Further details and news about the estate can be seen at: <https://brentham.com/>

	<p>Brentham was voted one of 18 shortlisted conservation areas out of a total of 249 submissions to Civic Voice's campaign to find the Nation's Favourite Conservation Area (2018). It finished in the top 10:</p> <p>https://brentham.com/2018/10/29/brentham-makes-the-top-ten/</p> <p>Key changes/issues identified since the last Appraisal:</p> <ul style="list-style-type: none"> • Installation of large garden outbuildings • Installation of double-glazed replacement windows • Installation of gates across twitten paths • Installation of large side extensions • Installation of sheds and large bin storage boxes in front gardens • Charging points for electric vehicles.
<p>Meeting with Conservation Area Panel</p>	<p>The two key issues identified by the CA Panel relate to:</p> <p>Backland Plots - important in the Brentham history and character and are easy to miss on a street walk. One of the reasons for the Article 4 Direction being made to the rears was to protect these areas but consider that this now needs additional guidance/control.</p> <p>Replacement Windows- need guidance on this as recent appeal decisions to allow double glazing means that there is no clear specification on suitable types, leading to a loss of uniformity. There is a particular problem with the use of timber beads in place of putty or putty substitute as a means of fixing the glazing. Specifications could be attached to the Design Guide or form part of the Management Plan. This would help concentrate the minds of the suppliers and applicants towards including suitable details in the applications and to help officers check them.</p> <p>The CA Panel commented in detail on a number of other issues affecting the CA. They believe that the Policy and Design (1988) should be retained as a valuable tool to protect the character of the CA, but acknowledge it needs updating, particularly in emphasising value of backland plots (see section on Management Plan).</p> <p>In order to help support a revised/updated design guide/management plan, the CA Panel have recently very helpfully produced:</p> <ul style="list-style-type: none"> • A Map showing Paths and their condition • Window specifications • Garden building specifications • Garages specifications.

	<p>These are all referred to/reproduced within the Management Plan section below.</p>
<p>CA Boundary Changes</p>	<p>Requested change by CA Panel:</p> <p>Brentham Fields may be vulnerable to development and being included in the CA could help to protect it. While it is not part of the original land purchased by Ealing Tenants, it has a historic contribution to the amenities of Brentham. All the open land around the north/ east of the estate was a feature in the planning of Brentham. The fields were originally leased by Ealing Tenants from a farmer and were later rented from Ealing Council who had bought the land together with the allotments to the east of the estate. Known as the 'Rifle Field', it was used for shooting practice by the Brentham Civil Defence unit from WW1 until after WW2. Poplar trees were planted along the boundary with the rear of Neville Road in memory of each serviceman killed in WW2. They continued the line planted around the cricket ground after WW1. These trees were removed by the council about 20 years ago as it was not understood that they were memorial trees. The fields also provided an open play area and country walk to Perivale church from the estate. They still retain the 1900s meadow character and the area is a generous verdant break between Brentham and the later ribbon development of the Greystoke estate.</p>  <p>Comment: The historical context of the site, together with the wider setting for the CA is noted, albeit the land does not form part of the original estate in terms of land purchased by Ealing Tenants. However, if the primary objective is to protect the land from future development, then CA designation is not the most appropriate designation. The land is already protected by a number of other policy designations including Metropolitan</p>

Open Land (MOL), Sites of Nature Conservation Value (SINC) and Public Open Space and it is therefore **recommended on balance that CA designation is not extended to cover this land (but that the historical significance of the land in relation to servicemen is commemorated in some way).**

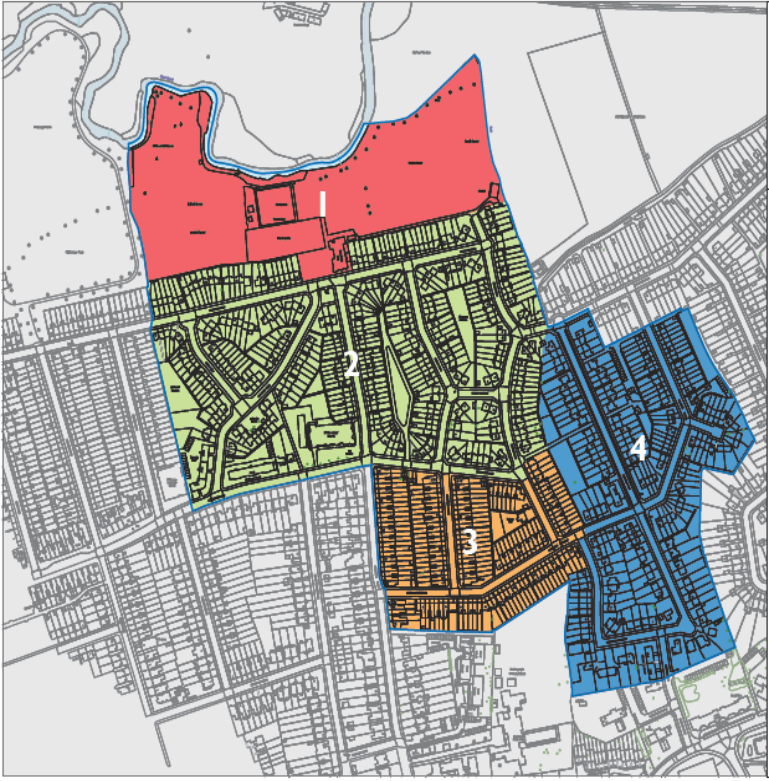
Other areas flagged up by the strategic review:

Area comprising Woodfield Road, Woodfield Avenue and Woodfield Crescent (currently within CA boundary).

This area (character area 3 in the CA Appraisal- see map below) is the earliest phase of development of the estate from 1901- 1905, and is described as:

Red brick houses are typical of their time, possibly copied from a pattern book, with repetitive, tile-hung gables facing the street in a simple terraced form. Additional land was soon purchased from Fowlers Hill and the Pitzhanger Estate, and in 1907 Raymond Unwin and Barry Parker, who were responsible for the first Garden City at Letchworth, were engaged to design the further layout of the Brentham Garden Estate. Their layout represented a fundamental change in direction introducing the new garden suburb type of layout with less regimented, sometimes curving streets, and buildings arranged in small groups of short terraces with front gardens of varying sizes.

It could be argued that as this area was the earliest part of the estate that preceded the Park and the Unwin design and layout (i.e. pre- Garden City influence), that this area has less value in conservation terms. However, it could also be argued that the area has intrinsic value in its own right in terms of the regimented, pattern book architecture of its time and it also clearly highlights how Unwin and Parker's later style was a fundamental change in direction and philosophy. **On balance, it is recommended that this area is retained as part of the CA.**

	 <p>Ealing Council Conservation Area Appraisals Brentham Garden Estate Conservation Area Character Area Map (Not to scale)</p> <p>Character Area 1: Brentham Club and playing fields</p> <p>Character Area 2: Meadsvalle Road to Fishanger Lane</p> <p>Character Area 3: The original development around Woodfield Road</p> <p>Character Area 4: Brentham Way, Winscombe Crescent and Fowlers Walk</p>
<p>Key unlisted Buildings</p>	<p>The CA Appraisal (2008) identifies virtually all of the unlisted buildings within the CA area as key unlisted buildings or positive contributors. The numbers identified are significantly more than any other CA area but does reflect the high quality environment and as the CA Appraisal states the retention of all of these 'positive' buildings, and their details and settings, is implicit in the designation of the Estate as a CA. No changes are recommended to the positive indicators identified on the Townscape Map on page 34 of the CA Appraisal.</p> <p>The locally listed properties identified on the Townscape Map include:</p> <p>2 Brentham Way (currently on Local List- LLR0134 (Larger size Brentham Garden Estate house Corner property, detached with well articulated facades with the typical multi-paned timber casement windows, rough dashing to principal walls and high pitched, tiled) This was possibly designed by Parker and Unwin in 1909 for William Hutchings who was chairman of Ealing Tenants from 1911 to 1934). No change to designation.</p> <p>Holyoake House, Holyoake Walk- (currently on Local List LLR0503, Handsome Arts and Crafts- inspired development of 12 flats built in 1936 by Alwyn Gorbing -arranged around an open sided quadrangle described in CA appraisal as requiring some maintenance). No change to designation.</p>

	<p>1-7, 6-12 Winscome Crescent. None of these properties are on current List but it is recommended that they be added back to the List of Buildings of Group/Façade Value given their focal interest and architectural value:</p> <p>The CA Appraisal (2008) describes 1-7 as another focal building which stands out due to its use of brown brick and detailing, all of which would be more in keeping with Hampstead Garden Suburb. This terrace of four two-storey houses with dormer windows in the roofs is the only building within the Estate to be definitely designed by Raymond Unwin and Barry Unwin. It was built in 1906 to provide a visual break to Brentham Way as it descends from Mount Avenue, and the details and general form are very reminiscent of similar buildings by the same architects in Hampstead Garden Suburb. Nos 6 and 8, 10 and 12 Winscombe Crescent are two similar pairs of buildings were designed by Cecil Butler in the mid-1920s and provide good examples of their type.</p>
<p>Threats and Negative factors from last appraisal</p>	<p>Th CA Panel highlight some of the small changes that are eroding the architectural quality of Brentham CA:</p> <ul style="list-style-type: none"> • Dormer windows - wrongly placed on roof slope, poor attention to detail e.g. moulding and design e.g. upstand, window size. E.g. rear of 13 and 14 Brunner Road visible from wide alley, rear of 23 Brentham Way • Rooflights – wrongly placed, wrong design. E.g. Rear 3 Brunner Road, side 23 Winscombe Crescent • External pipework - gas flues, soil pipes e.g. rear 16 Brunner Road, front 4 Brunner Road • Roof tiles – not matching. E.g. 38 Ludlow Road / 11 Meadvale Road, new extension rear of 5 Woodfield Crescent, • Architectural details. - Loss of tile course above windows. 2 Brunswick Road; • Trickle vents in replacement windows---Some Building Control officers asking for them to be installed in replacement windows— not necessary – would be good if a clear statement that they should not be used is in the Management plan. • Door & window furniture - Loss of original door furniture--- unsuitable replacements - chrome and brushed steel finish. Chrome/stainless steel hinges on replacement windows. Hinges not mounted correctly—both sides of a Brentham cottage window hinges are set into the casement so that the clean line of the frame edge is retained—one of the details that make Brentham window design so elegant.

- Glazing-Loss of fine glass with attractive and characteristic “wavy” reflections when windows are replaced. Potential for loss of particularly attractive examples on the “transition” houses in Brunner Road, Woodfield & Winscombe Crescents.
- Loss of well conserved windows - Council not investigating claims that windows are “beyond economic repair” by accepting a “survey” made by a company selling the replacements. E.g. 26 Ludlow Road - Excellent condition of the original windows, most of which had original glass, was noted by the panel last year when they were stripped to the wood for repair and painting. Now all windows on house replaced with modern DG with flat glass.
- Fencing and damage to hedged boundaries – erection of unsuitable fencing without an application. Council front line staff say “like for like” does not need application, but most installations without an application are higher and more intrusive, if erected next to hedge, put too close to the roots (causes slow death of hedge), use of concrete posts. Fences with all these problems are routinely refused PP but are often not required to be altered by Enforcement if installed without an application. This is the most common cause for concern over unregulated work and is causing great damage to the appearance of the rear and side boundaries that create the green corridors across the estate. Some officers seem unaware of how important boundary design is in the character of Brentham backlands and rear gardens.
- Loss of views to backland and gardens between the blocks of houses caused by overlarge side extensions and high garages. E.g. 49 & 51 Brentham Way. Houses deliberately designed and situated to allow open views beyond the street façade - needs to be more clearly understood.
- Poor quality drawings and application details; in spite of the requirement in the Management plan for clearly detailed applications, very poor quality drawings with missing details are still accepted and put out for consultation. They are often approved with a Condition that some details are included in the build, however, the lack alteration to the approved drawings mean that these conditions are not met when installed and enforcement action not taken. The exact nature of the details is sometimes not made clear in the Condition so that the applicant does not understand what is being required. For example:
 - E.g. rafter tails on extension roofs ---these need to appear on the drawings so that the exact overhang and how it interacts with the main building can be seen.

- E.g. Conservation rooflights – drawings showing modern rooflights although “conservation type” indicated in notes--no enforcement when wrong type installed----
- E.g. Window Drawings - 15 Winscombe Crescent where replacement window drawings were so amateur and poor that the details and scale indicated was meaningless. It was approved without any requirement for the drawing to be improved, although it had a Condition on the sight lines. In the past, better drawings were required for like for like single glazed replacements – DG replacements applications appear to be allowed less careful drawings although there is more to scope for poor details.

The CA Panel point out that detailed drawings and sections of all architectural details and model specification for rooflights are the best way of obtaining good installations.

Other issues noted on site as part of the strategic review:

Windows: Several cases of original windows being replaced, with a case in point being Ludlow Way:

For e.g. 23 Ludlow Road – Ref: 174552HH: Replacement of single glazed with double glazed windows/doors. Sept 2017. PP Granted. The officer report makes reference to two recent planning appeals at 1 Ludlow Road and 31 Ludlow Road (refs: APP/A5270/D/17/3170398 and APP/A5270/D/163145137 respectively). The two appeals were both allowed and incorporated window replacement to the front of the property which were of very similar, if not identical size in overall dimensions to the proposed development at No. 23, and also incorporated an identical depth in sealed glazing (12mm or 14mm sealed glazed units. Inspectors considered that worn/damaged windows detract from the CA and that the double glazed units would be acceptable.

Similar case at 15 Meadvale Rd. 174545HH replacement timber windows and sidelights to rear elevation. Sept 2017- PP granted

Garden Buildings: 31 Meadvale Rd 173231HH Erection of summer house in rear garden. Granted August 2017. *Extract from officer's report. The Brentham Garden Estate Management Plan states: There is pressure in the CA for new garages or outbuildings, sometimes in the back gardens where access can be allowed by existing back lanes. Any such buildings should be small-scale and sited discreetly, taking care not to locate them too near*

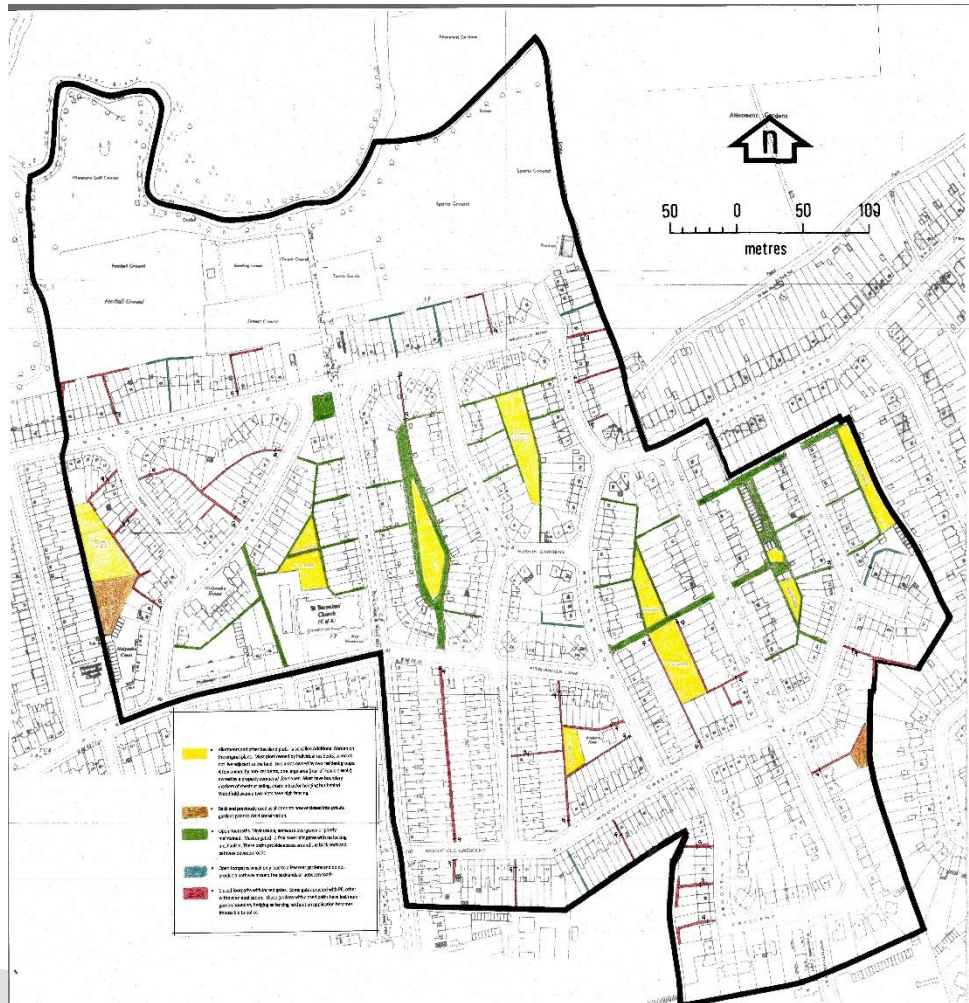
	<p><i>trees. Garages should be single car sized, with a pitched roof covered in clay tiles.</i></p> <p>Roofing materials: Use of fake slate- for e.g. at 49 Woodfield Road.</p> <p>Wear and tear: for e.g. 1 Woodfield Avenue- some sign of wear and tear on turret roof slates. Part of boundary hedge also missing.</p> <p>Antennae: High mast antennas on chimneys and trailing wires, for e.g. at junction of Woodfield Crescent and Winscombe Crescent.</p> <p>Street trees: some fairly recently planted, are important to character of area. Replacement of some with inappropriate species such as flowering cherry identified as an issue in CA appraisal.</p> <p>Bike storage : e.g. – 16 Ludlow Road Ref: 17323HH wooden clad, green roofed bike box in front garden</p> <p>Roof alterations and Rear dormer windows: Rear of properties in Meadvale Road backing onto Pitshanger Park. Rear dormers can impact on open space to rear. Notable difference in size of dormers between those within and those outside CA.</p> <p>Landscaping and paths: some evidence of gates across twitten paths, some loss of hedges, loss of historic lighting columns (very few original ones remain).</p>
Gaps sites and capacity for change	<p>Brentham Club, 38a Meadvale Road. Grade II listed. Only one of two listed buildings in the CA (other is St. Barnabas Church). Former Brentham Institute designed by George Lister Sutcliffe (1910). The ‘Brentham Club’ (since 1947) currently provides a range of sports facilities (tennis bowls, football) as well as committee rooms bar and The Perry café) Building described as being in poor condition in 2008 CA Appraisal and a ‘building at risk’ (but not on Historic England’s current list)- and that funding could hopefully be secured for repair of windows and brickwork. Also, pressure for potential further development seen as a potential threat in 2008 CA appraisal. Since the last Appraisal, planning permission was granted in 2011 for the construction of two single storey pavilions connected by a veranda to provide changing facilities in connection with the football club. In 2020, there was a planning application ref: 201743FUL for the erection of a new dwelling next to the existing row of houses (40-50) fronting Meadvale Road (decision pending). The Club performs an important historical /social role within the community and is therefore important that its viability continues to be maintained in future. Any further significant expansion will be constrained by both the listed building status</p>

	<p>and MOL to the rear. Externally the building looks to be in reasonable condition.</p> <p>There is no other scope for any major development within the CA area. There are no current Local Plan allocated sites in the CA.</p>
Public Realm issues	<p>Gating of paths (twittens) was referred to as a threat in the original CA Appraisal. Some have been gated and the CA Pale consider that future gating should be resisted. An up to date map of paths has now been produced.</p> <p>Many of original cast iron street lights (such as one in alleyway next to St Barnabas Church) have been replaced with simple 'hockey stick' modern steel standards. CA appraisal says that loss of original lights is regrettable and that any further replacements should be sympathetic.</p> <p>The area of open space and trees including Vivian Gardens, land at backs of Denison Rd and Ludlow Road and land around the Brentham Club, all remain in good condition.</p>
Management Plan	<p>The Management Plan (2008) refers to the Policy & Design Guidance (1988) as providing very useful guidance on how small changes can be achieved without spoiling the character of the CA, but this is now rather out-of-date and needs to be re-written.</p> <p>It still provides useful guidance and has been considered to have some weight by inspectors at appeal (for e.g. 63 Fowlers Walk (APP/A5270/W/17/3176320 & 165911FUL) but it does need updating particularly in relation to the following areas:</p> <ul style="list-style-type: none"> • Reference to up to date national policy (NPPF) and local plan policy. • Update on permitted development rights and the Article 4 Direction. • Reference to up to date specifications for matters such as windows, garden buildings and garages, including changes in technology. This will help make it clearer what is and what is not normally allowed. • Provide greater clarity on Design and Access Statements/Heritage Statements, and drawings/levels of detail needed as part of applications with the CA. • Guidance on sustainability measures including electric charging points and solar panels. • Guidance on the value of the green nature of the estate including rear elevations and backlands and the way they link together (the CA panel note that there was greater emphasis on aspect in the introduction to the original 1985 version of the Guide and this should be restored. Reference could also be made to updated map of all the paths of the estate).

The CA Panel/Brentham Society have also produced the following documents which effectively update and amplify key sections of the Guide:

- Replacement Window specifications.
- Garden building specifications.
- Garages specifications.
- Up to date Map showing Paths and their condition.

A map showing the paths and their condition is shown below.



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 Brentham Garden Estate CA, and it recommended that this should incorporate the specifications and map helpfully prepared by the CA Panel.

Article 4
Directions

Original Direction from 1976 covers:

- Enlargement, improvement, alteration of dwellinghouse,
- Porches
- Minor operations including gates, fences walls or other means of enclosure and means of access to a highway)

- Painting of exterior of building.

The 1976 Direction runs alongside the additional Direction in 2007, which includes:

- Chimneys
- Demolition of gate, fence or wall or other means of enclosure fronting a relevant location
- Provision of hard surface fronting a relevant location.

The combined directions are comprehensive and appear generally to be working well in terms of regulating alterations and extensions. However, there remains a concern from the CAAP regarding the protection to the rear and side of plots:

There is not always an awareness amongst that Brentham has Article 4 protection on rears and sides. In relation to gating twittens and large garden buildings the original Article 4 Direction for Brentham may need to be revised as, at the time it was made, gating the twittens was not envisaged and garden buildings of the size now being installed were not proposed and, in any case, the Permitted Development allowance for sheds then current was smaller. However, there is a reference to outbuildings such as stables etc. in the schedule of development to be covered by Article 4 which indicates that large outbuildings were expected to be controlled. There already are some complaints about noise and light from these buildings in small gardens. Consider adding an additional Art 4 schedule to cover backlands so that they remain protected if gated and to better control large garden buildings ---if not possible can better control be achieved with clearer wording in the Appraisal & Management Plan.

In relation to twitten paths, whilst these are not classified as public highways, the provision of a gate at the front of a house where it would be adjacent to a public road, would appear to be controlled by the 2007 Direction in terms of what is permissible.

In relation to outbuildings, the 1976 Direction treats outbuildings as part of the enlargement of dwelling house (in terms of its cubic content), and so they would also appear to be controlled to some extent.

It would therefore seem that there is no urgent need to change the existing Article 4 provisions in relation to gating and larger garden buildings, but it is recommended that the situation is monitored, alongside other measures including additional enforcement and guidance.

	<p>This includes further guidance as part of the Specific Design Guide for the estate, to provide greater clarity on what is appropriate within the backlands of the CA (see below).</p>
Other Controls/ Guidance	<p>The CA Appraisal (2008) identifies the production of a householders' guidance leaflet would be useful. The CA Panel also identify other areas where guidance would be helpful:</p> <ul style="list-style-type: none"> • Clear guidance on which twittens may be gated. Evaluation is needed on how the gating of twittens may alter the porous character of the estate and how gating might affect the legal protection offered by the Article 4 Direction on the rear of houses, the rear backland and gardens. (It is noted that as part of the Moor Pool Estate in the west midlands the appraisal covers similar paths in some detail). • In the 2008 Appraisal page 13 'Other open spaces, largely former or current allotments, are hidden behind the groups of houses, although they can be accessed by the many small hedge lined back alleyways which are an important feature of the layout'. In the Management Plan there is only a brief reference to gating on page 8 section 5.1 included in the list of spatial threats. Decisions regarding gating would be better informed if the value of accessibility to backlands and the contribution open paths make to the layout of the estate was more clearly stated. • Front paths and gates. It would be helpful if a clear indication of appropriate materials and design was suggested. Since the introduction of a fee for previously free applications, this may encourage more installations without an application (although enforcement should restrict this). A clear design guide this would mean that there was less chance of these being unsuitable. • Guidance on design and size of storage facilities in front gardens. • Guidance on charging points for electric vehicles. <p>It is proposed that further guidance is provided on all of the above aspects as part of a Specific Design Guide for the Brentham Garden Estate CA.</p>
Planning Data	<p>Between 2007 and 2019, a relatively high level of planning applications (Rank 6) were received, averaging around 57 planning applications per year. 80 % of these were approved, above the average for CAs (75%). Of the 23 applications that went to appeal half were allowed, and half were dismissed. Enforcement cases averaged around 14 per annum, with the</p>

	cases investigated dealt mostly with operational development (where works began before planning permission was drafted or after the expiry of the planning permission), followed by development not in accordance with planning permission.
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RM 22.7.20

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Brentham Garden Estate CA

By type:

Brentham Garden Estate	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	84	17	75	85	74	93	96	81	3	25	72	42	747
TEL				3	2								5
CND	4	1	6	16	1	4	6	3		1	2		44
CPE/CPL/PRA			1			2	1						4
FULL	38	7	33	40	41	52	58	54	2	1	10	10	346
HH								2		15	38	15	70
CAC	11	1	1	3	5	3							24
LBC	2					1	1				2		6
VAR/NMA			1	1	2	5	2	4			1	1	17
TPO/TPC/PTC	29	8	33	22	23	26	28	17	1	8	19	16	230

By Decision:

Brentham Garden Estate	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	33	7	35	33	22	29	29	20	1	7	16	15	247
APP with COND	30	4	29	31	38	40	51	41	1	14	42	23	344
PD/PA			1			2	1						4
REFUSED	9	5	8	11	8	17	12	15	1	4	10	2	102
WITHDRAWN	12	1	2	11	6	5	3	1			4		44
APPEAL DISMISSED		2	4	1	1	1		3					12
APPEAL ALLOWED	2		1 in progress	1		1 SPLIT	3	4	1				11

Enforcement Cases:

Brentham Garden Estate	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	13	9	22	10	14	11	25	22	14	19	7	6	12	184
Advert Contr.						1	1							2
Amenity Issue							1						1	2
Breach of Cs.	1						1	2						4
Change of Use					1			1						2
Constr.Det. Dw.								1		1			1	3
Dem. In CA			1							2				3
Enquiry										3	1	1		5
Not in acc. w/p	3	1	7		3		1	5	2	2	1	2	2	29
Op. Dev.	8	6	13	7	9	9	17	11	10	11	5	3	7	116
Tree Cont.	1	2	1	2	1	1	2	2	1				3	13
Use anc. out													1	1
Unknown					1		2		1					4

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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