

BRUNSWICK CONSERVATION AREA

Date designated
2004

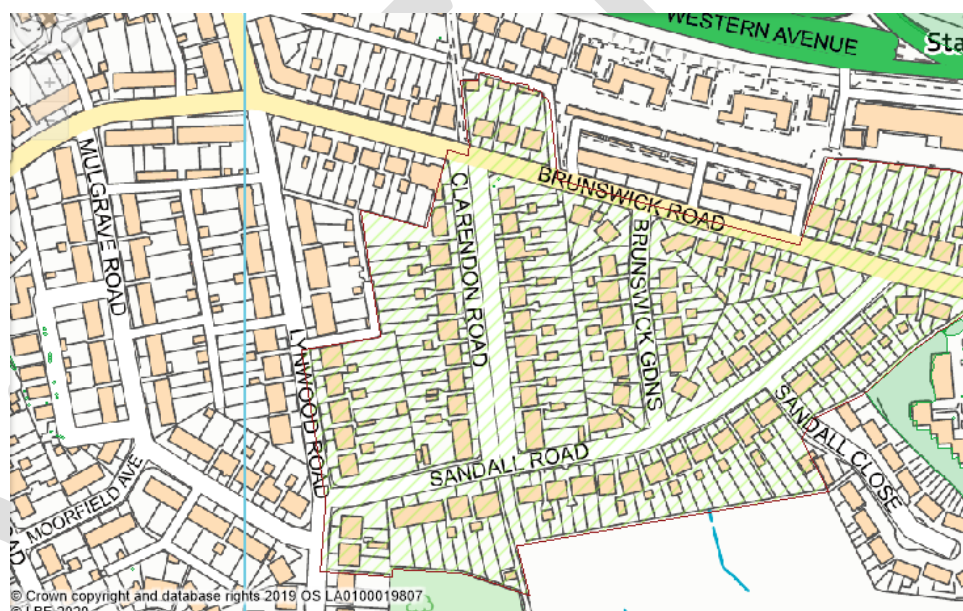
Last Appraisal
March 2007

Last Management Plan
March 2007

Existing Article 4 Direction
☒



Map



Summary and Key Changes since last appraisal

One of the more recently designated conservation areas in Ealing (2004), this is a pleasant enclave, built in the 1930s. Compact area, entirely residential (semi-detached properties), built for the aspiring middle classes in an optimistic period following the Great Depression to the popular Tudor, black and white half-timbered style known as 'Stockbroker's Tudor'. There are currently no Article 4 Directions or designated listed/locally listed buildings in this area.

The fabric is described in the CA Appraisal as good quality, articulated design above the more usual blander design in suburbia around this period. The building fabric appears to have been generally well preserved since last appraisal in 2007, though there is some threat

	<p>particularly from roof alterations/extensions and hardstandings which needs to be addressed.</p>
<p>Meeting with Conservation Area Panel</p>	<p>The CA Panel fully concur with the threats identified in the CA Appraisal:</p> <p><i>The threats include the removal of boundary walls, hedges or fences; the replacement of boundaries by unsympathetic modern gates and brick and metal enclosures; unsuitable and out-of-scale extensions including dormer windows and garish front porches; the conversion of green-space front or side gardens to hard-standings; unsuitable window and door replacements or other features that affect the parts of houses fronting a highway.</i> In addition, bulky extensions to the rear and side of properties erode the traditional spatial relationship between buildings in the CA.</p> <p>The Panel considers that these issues have been exacerbated in recent years as a result of a number of planning/appeal decisions and the relaxing of several permitted development regulations. Their key issues are:</p> <p>Roofscapes: One of key issues which the CA Appraisal (2007) acknowledges are an important element of the CA. The management plan states that:</p> <p><i>Roof extensions should be built within the existing roof slope: they should not be wrapped around two roof slopes, exceed the height of the ridge, or form a continuation of the wall below. Changing a hipped roof to a gable should be avoided.</i></p> <p>Specifically, hip to gable roof extensions are the biggest concern; where extensions are carried out on both sides of a semi-detached property simultaneously, and where they ‘match’ each other, then their appearance is less incongruous. However, if an extension is carried out only on one side, this creates an imbalance to the pair of semis. Whilst this position has been generally supported at appeal by inspectors (for e.g. APP/A5270/D/12/2175455), since around 2015 there appears to have been a shift in emphasis whereby decisions on planning applications are increasingly compared, and made, in the context of other similarly proportioned roof extensions in the vicinity (precedent) rather than on the specific nature of the proposals and site circumstances.</p> <p>There has been a resultant ‘creep’ in approved planning applications resulting in an asymmetrical and unbalanced roof. Several examples in Sandall Road, Brunswick Road, Lynwood Road, Lynwood Crescent and Clarendon Road were highlighted from both pre and post CA designation, although Sandall Road appears to have had the most developments (via both planning permission and permitted development) in recent years. The CA Panel have produced an in-depth analysis of recent activity to highlight points made and ‘inconsistencies’ in decision-making, with statistics (not verified) showing that:</p>

- Rate of planning applications has increased steadily since 2006
- Proportion of roof extension applications has tripled since 2006 (from 15.6% between 2000 and 2006 to 48.4% between 2015 and 2017)
- 43.5 % of roof extension applications were approved between 2000 and 2006, by 2015 to 2017 the same rate of approval rose to 73.3% (see planning data at end of this report).

Front Gardens: Reference is made to the CA Appraisal (2007) which notes that the character of the CA had already been affected by hardstandings; some original boundary treatments had been removed or replaced and hardstandings inserted into front gardens. The comparatively shallow garden depth, particularly at the eastern end of Brunswick Road, means that the character of the area has been diminished by *these developments*. Since the introduction of a CPZ Zone in some of the roads within the CA area and the change in Permitted Development Rights there has been an increase in the loss of any greenery and boundary walls of the front gardens, detrimentally affecting the character of the area. The removal of the front boundary walls reduces the definition of the private space and public space and the reduction in planting does not enhance the front area nor contribute towards environmental issues. A better compromise solution is where at least part of the front boundary is retained together with some planting. This still allows parking to be provided, whilst a means of enclosure is retained to separate public and private space and a soft landscaping buffer/setting is retained for the houses.

Painting: The Management Plan (2007) notes that the management of brickwork and the pointing of walls is a critical issue in preserving detail in Brunswick CA. The overpainting of properties covers up distinctive brickwork and decorative patterns and leads to a change in character and detriment to the streetscene and street sequence. One specific example in Sandall road is referred to.

Porches: Reference is made to the Management Plan (2007) to inappropriate porches with neo-classical architectural features and inappropriate materials, that are all regarded as detrimental to the historic environment of Brunswick. Two recent examples of such porches are highlighted in Brunswick Road (202 and 206) which replaced the original porches and their distinctive brick arches and cover up finely detailed brickwork behind them.

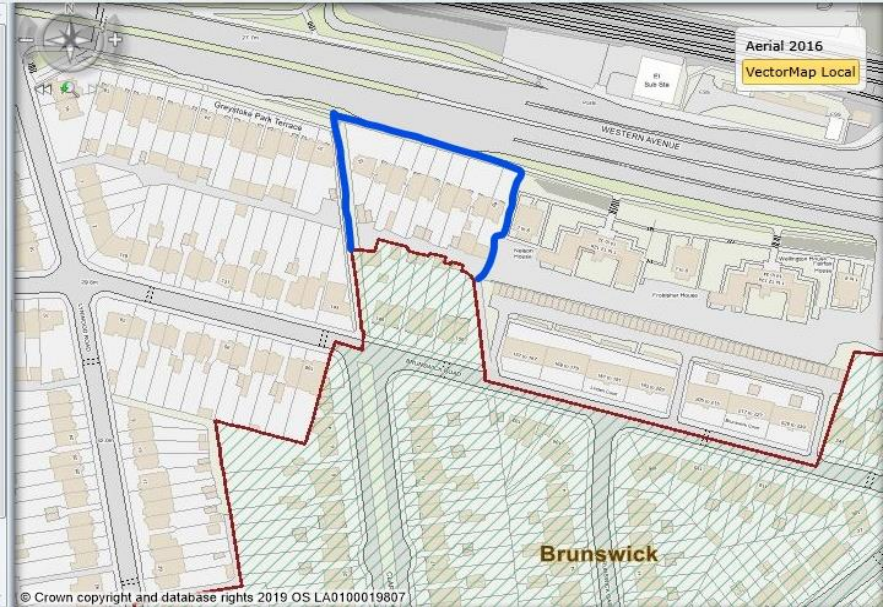
Other issues mentioned include gaps between houses not always being maintained sympathetically with replacement garages, large buildings in back gardens, rat-running especially across Brunswick Rd, electrical charging points in future.

The Panel also identified that on occasion their submitted **comments on planning applications** are not always received, acknowledged or reported.

The Panel's 'wish list' for the outcome of the strategic review are as follows:

- Introduction of Article 4 Directions to control:
 - Addition of porches disrupting the continuity of the streetscape
 - Bulky dormer windows disrupting the roofscape
 - Loss of traditional fenestration patterns together with later doorways that offer material, design and decoration patterns outside the character of the CA. (Particularly harmful is the loss of distinctive leaded bay windows on Clarendon Road).
 - Loss of front garden features including trees, shrubs, fences, garden walls etc. to create hard standing parking for cars. (Hard standings will continue to grow. As there is already access from the road to the garages there should be no need to drop kerb-stones. A minimum requirement should be set for some flower beds/greenery as helps to preserve the historic value of the area).
 - Roofs – consistent design criteria for future roof shapes should be developed. Roofs have become inconsistent and therefore 'messy'. There has been a sharp decline in adherence to the Management Plan and consistency of roof shapes. An Article 4 Direction on this issue would help enormously. This is a vital issue as planning applications for roof enlargement continue to grow, since 2015 they accounted for 48.4% of the total, of which 73.3% received approval (not verified).
- As recommended in the Appraisal, **traditional designs and materials** should be used when authentically updating or replacing garages.
- Ensure garden buildings are for 'the householders' enjoyment and not a separate, self-contained living area. (Remove Permitted Development rights).
- Ensure future single storey extensions do not encroach onto the '**shared driveway**' thus blocking access to a garage (or future garage). At present shared driveways follow the building and then diverge creating a feeling of open space between the properties. A future concern is that in time if/when properties to add a second storey to the extension a 'channel' would be very noticeable from the street

	<ul style="list-style-type: none"> • Planning Department to act proactively in support of the CA Management Plan and ensure Planning decisions are always consistent with that Plan. Planning Applications should be considered on their individual merits and not according to precedent. • Maximise residents' awareness and appreciation of the Brunswick Conservation Area, including specific "Brunswick Conservation Area" street signs. • Reinstall a dedicated Conservation Officer post in the Planning Department.
CA Boundary Changes	<p>The CA Appraisal (2007) does not explicitly recommend any boundary changes, however it states that:</p> <p><i>The inclusion of certain properties on the Western Avenue (Greystoke Terrace) would bring further properties of an identical style and vintage into the designated area.</i></p> <p>These properties are not specified in the Appraisal but would appear to relate to 32- 40 Western Avenue, as shown within the blue boundary below. As noted these are of a similar age and style to those at the back (145-155 Brunswick) and indeed the rest of the Brunswick estate, and it seems strange that these were omitted from the original CA boundary.</p> <p>It is noted that this section is arguably more 'out on a limb' to the north of the estate and faces Western Avenue rather than looking inward to the rest of the estate. The properties are also in a generally poorer condition and several properties have been altered (windows, doors, roofs, boundary treatments) and/or converted into HMOs.</p> <p>Nevertheless, some original design features remain and this group is clearly linked architecturally to the rest of the estate. It is recommended that the CA is extended to include 32-40 Western Avenue.</p>

	
<p>Key unlisted Buildings</p>	<p>The CA Appraisal contains no Townscape Map. No positive contributors are specifically highlighted, and none of the properties were locally listed at the time or have since been added.</p> <p>The whole estate is made up of properties that collectively contribute positively to the area, but there is no single property or group that stands out specifically. Equally there are no specific negative properties. In this regard the estate is very uniform in its nature and style. No changes recommended.</p>
<p>Threats and Negative factors from last appraisal</p>	<p>Of the issues previously identified, and since the last appraisal there is evidence on-site of:</p> <ul style="list-style-type: none"> • Several hip-to-gable roof extensions, some only on one side (but many remain in their original condition) • Increasing number of rooflights on front roof slopes • Several hardstandings created and boundary walls lost (but some have retained parts of walls and landscaping) • Some original windows being replaced and some original ones showing signs of disrepair (little recent evidence of this apparent). <p>The green lies over large water pipe – area managed by Thames Water- The green and hooped railings are all in a good state (some issues identified at time of last appraisal in terms of broken railings).</p> <p>The CA Appraisal identifies the loss of early garage spaces/buildings as a threat to the area, though there was little recent evidence seen of this.</p>

	<p>Large satellite dishes are identified in CA as an issue. Again, there is little recent evidence of this, with changes in technology and internet streaming meaning fewer dishes are being erected generally.</p> <p>Other threats previously identified include removal of boundary walls, hedges, fences, unsuitable and out of scale extensions including ;'garish' front porches, creation of hard standings, unsuitable window/door replacements, bulky extensions to rear and side. Whilst there is some evidence of all of these still occurring, it is considered that the biggest threat to the CA is unsympathetic roof extensions and creation of hardstandings.</p>
Gaps sites and capacity for change	<p>There are no major gap sites within the CA itself.</p> <p>Outside the area, two high rise buildings to the north may be visible:</p> <p>Westgate House , West Gate Ref 172368PAOR. July 2017. Change of use of building from offices (Use Class B1a) to residential (Use Class C3) to accommodate 331 residential units (Class O, 56 day Prior Approval Process). Prior Approval granted subject to conditions such as travel plan in place. Not within CA or directly impacting in terms of appearance but loss of offices within Strategic Industrial Location (SIL) area adjoining CA may affect general character of area over time if trends continue.</p> <p>Hanger Lane Gyrotory Ref: 174485FUL Demolition of existing structure and erection of part 7, 9 and 13 storey building for use a student accommodation (use class sui generis) comprising up to 650 bed spaces and basement ground floor A1/A3 use and D2 (gym). Sept 2017. Still Pending decision 2019. Views from CA likely to be affected to some extent, particularly from the north east section though the Western Avenue provides a significant buffer.</p> <p>There are no allocated local plan sites within or adjacent to CA.</p>
Public Realm issues	<p>In terms of street furniture, lamp columns, streets, pavements, remain in reasonable condition as are street trees. The original C.20 electricity cabinet remains in situ at junction of Brunswick Road/ Brunswick Gardens.</p> <p>Speed humps remain in Brunswick Road and appear to have been added more recently in Sandall Road. Whilst as noted in the CA Appraisal, traffic management schemes impose themselves to some degree on the character of the area, they are in place to reduce speeding and discourage rat-running in this area which is strategically located between the A40 and the A406.</p> <p>There was little evidence of litter and graffiti being an issue.</p>

<p>Management Plan</p>	<p>The Management Plan (2007) provides generic guidance in relation to number of issues including roof extensions and materials, dormer windows, rooflights, tiles, chimneys, windows frames, brickwork, front and side plots, open spaces, extensions and porches, outbuildings and satellite dishes. These generally remain valid, however in response to the on-going threat from negative issues identified as part of the strategic review, additional guidance is needed to cover the following:</p> <p>Roofscape- further guidance and design criteria needed particularly on hip-to-gable extensions, side dormers and rooflights, including specifications and visual guides of what roof types, shapes and design will be acceptable. A number of roof extensions have already occurred and if left unchecked there is a danger that the different designs and sizes of such extensions and the pattern of altered roof shapes and rear dormers could become part of the established the character of the area, and the balance will be tipped against hipped roof as the dominant roof type.</p> <p>Windows and Doors: The Management Plan expressly states that the use of PVC-U should not be used in this and indeed all CAs because of the negative effect on visual appearance, and that further guidance on window frames and doors would be provided. This guidance was never produced and now needs to be prepared. In Brunswick it should cover characteristic windows such as large leaded windows with central sunburst motif along Clarendon Road, and the round and canted oriel windows elsewhere on the estate.</p> <p>Hardstandings: these should still be discouraged but design criteria and visual examples of how to retain at least a proportion of front boundaries and landscaping within front gardens, would be useful.</p> <p>Porches: these should be discouraged in all circumstances. It is unlikely that given design and appearance of houses in Brunswick that any kind of porch will be acceptable.</p> <p>Painting: overpainting and rendering should be discouraged in all circumstances.</p> <p>These matters will be addressed in the new Generic Management Plan and Specific Design Guide for the Brunswick CA. This additional guidance will go hand in hand with any Article 4 Directions that may be taken forward.</p>
<p>Article 4 Directions</p>	<p>In light of the continuing threat to the character and appearance of the CA referred to above, it is recommended that Article 4 Directions are brought into place across the CA area to cover the most pressing issues:</p> <ul style="list-style-type: none"> • Roof extensions, dormers and rooflights • Creation of hardstandings and boundary treatment. <p>Other issues such as windows and doors, porches and painting, outbuildings will need to continue to be monitored. Whilst there is some</p>

	evidence that this is causing some problems, this is at present limited and not as significant as roof extensions and hardstandings. It is also anticipated that improved design guidelines as part of the new Generic Management Plan and Specific Design Guidance will help keep these in check in future.
Other Controls/Guidance	Raising awareness and appreciation of the Brunswick Conservation Area, including specific "Brunswick Conservation Area" street signs are to be encouraged. It is recommended that these be investigated further with the CAAP.
Planning Data	The number of planning applications between 2007 and 2019 in Brunswick is relatively low, with an average of 12 per annum. (Rank 23). 71% of applications were approved which is just below the average (75%). Only 6 appeals were lodged; of those five were dismissed and one was allowed. There were on average 4 enforcement breaches per annum that were investigated and the type of breaches involved were quite varied in their nature.

RM 22.7.20

Brunswick CA

By type:

Brunswick	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	17	1	8	15	21	25	22	15	1	4	16	6	153
CND	1		1										2
CPE/CPL/PRA	1			1	2	2				1			7
FULL	11	1	3	9	12	15	13	12			3	1	80
HH								1	1	2	10	4	18
CAC	1			1		1							3
LBC	2					1	1				2		6
NMA			1			1	1				1		4
TPO/TPC/PTC	3		3	3	8	6	8	2		1	4	1	39

By Decision:

Brunswick	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	1		3	1	8	3	5	1		1	5	1	29
APP with COND	7		2	7	5	15	15	10	1	1	11	3	77
PD				1	1	1							3
REFUSED	3	1	2	3	6	4	1	2		1		2	25
WITHDRAWN	6		1	3	1	2	1	2		1	2		19
APPEAL DISMISSED	1			2		1		1					5
APPEAL ALLOWED	1 WITHDR AWN					1							1

Enforcement Cases:

Brunswick	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	4	3	8	2	2	6	5	2	2	4	11	2	2	53
Advert Contr.													1	1
Change of Use	1	2				1	2			1				7
Enquiry											6	2		8
Not in acc. w/p			1	1			1	1	1	1	1			7
Op. Dev.	2	1	4	1	2	3	1	1			1			16
Tree Cont.	1		3			1					2			7
Use anc. out										1	1		1	3
Unknown						1	1		1	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

Data produced by the CAAP in relation to roof developments (not verified):

Apps.	Total	Roof Ext. Apps.	Roof Exts. Granted	Roof % of Total	Roof Exts. Granted % of Roof Ext.
2000	7	2	0		
2001	11	4	1		
2002	14	3	1		
2003	11	9	6		
2004	11	4	2		
2005	3	0	0		
2006	7	1	0		
Sub Σ	64	23	10	15.6%	43.5%
2007	7	4	1		
2008	22	7	4		
2009	6	4	2		
2010	2	1	1		
2011	10	7	6		
2012	12	6	1		
2013	14	6	4		
2014	14	9	7		
Sub Σ	87	44	26	30.0%	59.1%
2015	8	2	2		
2016	12	8	7		
2017	11	5	2*		
Sub Σ	31	15	11*	48.4%	73.3%*
TOTAL	182	82	47*	45.0%	57.3%*

(*Excludes one Decision Pending)