

HAVEN GREEN CONSERVATION AREA

Date Designated 1982 (Extended 1993)

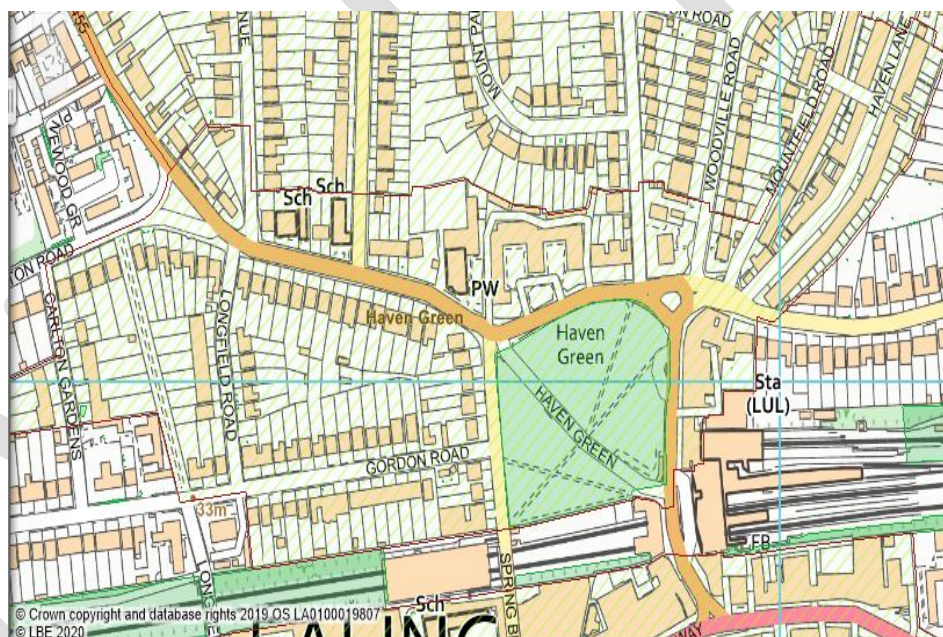
Last Appraisal March 2008

Last Management Plan March 2008

Existing Article 4 Direction ☒



Map



Summary and key changes since last appraisal

The CA is strongly defined by presence of Haven Green common, and the residential roads branching from it; Haven Green and Mountfield Road in the east and Castlebar and Gordon Road in the west.

The three sub character areas are:

1. Haven Green- open space and shopping parade
2. Residential area to west (Castlebar Road/Gordon Road/Longfield Road) – detached/semi-detached houses on large plots
3. Residential area to east – (Haven Lane/Mountfield Avenue)- smaller rows of terraced houses.

	<p>The houses are mainly Victorian and Edwardian in a variety of construction materials; stock and red brick laid in Flemish bond, stucco trimming, pitched roofs with slates/tiles, white painted sash windows. Also, there are some surviving corbels within the shopfronts.</p> <p>The Green with its large open area with mature chestnut, London plane and lime trees, is the geographical centre of the CA and the bonding element for the residential areas. It offers some respite from surrounding noise and traffic.</p> <p>The area been subject to significant development proposals over the last decade including the upgrading of Ealing Station (Crossrail, which is on-going) and plans for the redevelopment of the Arcadia site and 9-42 The Broadway (which were rejected at appeal). The residential enclaves, in common with other surrounding areas, have been subject to incremental, small-scale changes through alterations and extensions.</p>
Meeting with Conservation Area Panel	<p>The relevant CA Panel is responsible for four CAs: Haven Green, Mount Park, Montpellier and Grange and White Ledges. The points they have made in relation to the residential elements are common to all areas and are captured in this report, although the main focus is in relation to comments about Haven Green CA and its immediate surroundings.</p> <p>The Panel consider that in relation to the Green itself (sub area 1), the CA Appraisal (2008) and Management Plan (2008) offer a useful summary of Haven Green's location and the history of its development, but they are not so good at capturing the essence of the Green, its unique place in the heart of Ealing nor what needs to be done to protect it. A better feel for the significance of the Green and the priorities for its safeguarding and enhancement can be found in a number of sources:</p> <ul style="list-style-type: none"> • An article in a 2002 article in Town and Country Planning Magazine by John Delafons (senior civil servant at the Department of the Environment and a key figure in the 1960s and 1970s conservation movement); this paints a picture of Haven Green development from an C.18 hamlet ('Ealing Haven'), to an 'urban village' of today. The Green continues to provide the 'green lung' for Ealing's Town Centre and in essence can be best described as a 'small, compact, relatively high density place within a larger urban area, but with a diversity of activity, enterprise and housing types'. • A History of Haven Green by Dr Jonathan Oates, Ealing Borough Archivist; charts the social and historical changes from Haven Green's medieval origins through to the construction of the Great Western Railway in 1837, which ran through Ealing and cut across the Haven, and the Underground station from 1878. Together with the development of the roads, it is the transport systems that have combined to erode the size of the Green.

- English Heritage's evidence to the 2009 'Glenkerrin' Inquiry (in relation to a development site within the adjoining Ealing Town Centre); this notes that the buildings in the area were mostly erected between 1865 and 1890. Although the three sides of Haven Green vary, the open setting of the park, the mature trees and the traditional compositions of each group combine to create a low-rise, traditional and semi-formal urban environment that has aesthetically pleasing and characterful values.
- The Inspector's report and conclusions in his recommendation to the Secretary of State to overturn the planning consent for the Glenkerrin development; the Inspector notes that the character of Haven Green is predominantly low-rise in character reflecting the form, scale and mass of Victorian and Edwardian development which is so characteristic of Ealing. He considered that the proposed development would be a dominant and intrusive feature, which would diminish the scale and value of Haven Green as an urban open space.
- The Secretary of State's decision letter to overturn the planning consent for the Glenkerrin development; he agrees with the Inspector's conclusion that the quality of the architecture in this scheme would not, in itself, overcome the problems which arise from the scale, massing and visual effect of the proposed built form in relation to its surroundings.

The Panel point out that amongst Haven Green's qualities these documents highlight the contrast between the tranquillity and more restful atmosphere of the Green and its Common Land, compared with the busy Ealing Broadway. However, intense development pressures on the Green itself have led Historic England to include the CA on its Heritage at Risk list; while the condition of the Green is categorized as being satisfactory, the trend is that it is deteriorating rapidly (this is addressed later in this note).

The Panel consider that the pressures for change in Haven Green are intense. They arise from:

- Its location in central Ealing. It stands at the centre of the busy B455 one- way traffic system and adjacent to Ealing Broadway Station. The Common land and the streets surrounding it are being increasingly used to relieve the pressures created by the Station's expanding role as a multi-mode interchange. Over the years, buses, taxis, paved footpaths and cycle parking have encroached onto the Green and undermined its character.
- Redevelopment of major sites in Central Ealing. Central Ealing is facing intense redevelopment pressures as major developers seek to replace Ealing's Victorian and Edwardian buildings with much larger

developments that threaten to change the character of the Green and the Conservation Area generally. Some of these - most noticeably Dickens Yard - have now been built out, changing the urban density of buildings surrounding the Green and losing key views into and out of it. Other impending threats include those from developments at 9-42 the Broadway, Central Chambers, Villiers House, Ealing Squash Courts, and the BBC car park. These pressures call for a clear planning understanding of what is important about Haven Green that will enable it as a heritage asset to be sustained and enhanced in accordance with the provisions of the NPPF.

The Panel consider that unfortunately, it is only when they come before an external inspector that either transport or development planning interventions are considered in the context of the NPPF's requirements. Only on these occasions is any serious discussion given to the heritage of the Green and the contribution it makes to Ealing Town Centre. Where planning inspectors have become involved - including at the Glenkerrin public inquiry, several Haven Green Common Land cases and an appeal at 1 Haven Green - external inspectors always show themselves more sensitive to the qualities of the Green than the Council.

The Panel's overriding priority from the current review of the Haven Green Conservation Area is therefore that the management plan (2008) for protecting it needs to be very significantly strengthened in line with para 185 of the NPPF which calls on Local planning authorities to 'set out in their Local Plans a positive strategy for the conservation and enjoyment of the historic environment'. The priority in the strategy for Haven Green must be a considered and a robust response to EH's 'At Risk' concerns.

The Panel consider that:

- In terms of the **key changes** since the last appraisal, there have been major changes to the Green and the area around it. Cumulatively, these are seriously undermining the quality of this important heritage asset. After the expense and work put into the 2009 Glenkerrin Enquiry, the Panel felt it disappointing there has never been any attempt locally to digest or respond to the findings of the Planning Inspector and the Secretary of State.
- In terms of **boundary changes**: there might be a case for extending the boundary of the Conservation area to the west along Gordon Road and to include Carlton Road, particularly in the light of proposed re-location of Durston House School into playing fields behind Carlton Road. However, in the Panel's view, this would not be a priority (This is considered further in the next section).

- In terms of any **additional planning controls/guidance** the CA Appraisal (2008) requires much more clarity about Haven Green's quality as a heritage asset and much firmer guidance about the need to protect it. The Panel is both well qualified and keen to input into this work.

With regard to the residential areas, which in the case of the Haven Green CA relate to sub area 2- including Gordon Road, Castlebar Road and Longfield Road and sub area 3- including Haven Lane and Mountfield Avenue, the key issues are considered to be:

- Uncontrolled tree felling, even though trees in CAs are protected.
- Total paving of front gardens - off street parking is now the norm, but it is important for this to include areas of landscaping
- Inappropriate boundary treatments. A plague of 2 metre railings is replacing Ealing's vernacular 2 foot brick walls with laurel above. Large gates and spear topped railings - most egregiously those painted gold - have given too many homes in the CAs a completely inappropriate fortress-like appearance.
- Historic street furniture - in particular lampposts - have been replaced by ugly functional 'hockey stick' designs.
- Proliferation of unnecessary lighting which wastes energy and creates light pollution.

Haven Green, Mount Park, Montpelier Park CAs extend across land that forms part of Ealing's Victorian Hanger Hill Estate developed by Edward Wood and other large landowners to produce London's first wholly residential suburb, which they grandly declared to be the "The Queen of the Suburbs". A century of often unsympathetic changes in the town centre have rather tarnished this status, but the residential areas north of Ealing Broadway retain much of their original quality and they provide first class examples of Victorian residential buildings.

The Haven Green Management Plan (2008) is largely generic in its content. While it identifies various items of general good practice it carries no local specificity. In this absence planning officers have over the years developed informal policies to guide change, to which generations of home owners have dutifully applied. Unfortunately, too many of those officers have left the Council, taking with them the policies they had developed. Unfamiliar with these, their successors have had no way of knowing even what those policies were, even if they wished to continue with them.

There is an uneasy tension in the way change is being managed in the four CAs over recent years. The Victorian residential suburb was characterised by its generous sized houses with large gardens befitting their middle-class purpose. Most homes remain in owner occupation and owners generally try to secure improvements to their homes that

accord with the character of the CAs in which they live. In these instances, and where they are able and can afford to do so, some of the negative features that the CA appraisal identifies are replaced. Items like unsightly porches, UPV-U windows and concreted drive ways are replaced or reduced. This has a beneficial effect on the CA and needs to be encouraged and applauded.

In other instances, however, the area's spaciousness is a feature that has come to be seen by developers as an opportunity to cash in on rising house prices hugely stoked up by Crossrail. Pressures for development have intensified on every available site. Sometimes developers seek the wholesale demolition of sound houses which they can replace with as many flats as they can get away with - so long as this does not exceed 10 which would trigger a demand for a social housing contribution. More commonly, they gut the premises, some of which are locally listed, and extend them to the side and rear, into the roof space and sometimes into the basement. Further opportunities are created by building in back gardens, especially on corner sites. Far too frequently the new development is done in a way that pays no respect to the design or the materials of the original homes. The outcome has been a steady erosion of the qualities of the cherished Victorian and Edwardian traditions.

Too often developers have been permitted to undertake these developments by a planning department that appears largely ignorant of the Council's own CA Appraisal and Management Plan documents, even though they form part of the Local Plan. This trend unfortunately appears to be increasing so that where developments may have been resisted 10 years ago on heritage grounds, they are now accepted and justified by the number of new homes that the developer is providing.

Alongside these major concerns many smaller features that distinguish the four Conservation Areas are also being lost or otherwise eroded as controls that exist to manage them are not being applied sufficiently. While individually these may appear to be of relatively low importance, their cumulative effect over the past 10 years has been to seriously diminish the qualities of the CAs concerned.

The key point to make here is that everyone, not least the CA Panel, needs to recognise that the environment in Ealing is subject to pressure for change. What is required very urgently is some clearer statement of how this change is to be managed. The new London Plan with its hugely ambitious target for developments on small sites, makes this task particularly urgent. The emerging policies in the plan are clear that the development of small sites in CAs must protect local heritage. The challenge therefore is for all concerned to agree what this means in the 4 CAs with which the Panel is concerned.

In terms of **potential boundary changes** within the residential areas the following are put forward for consideration:

- Extend along **Gordon Road to Carlton Road** and include Carlton Road. Houses here are of good quality and designed and built by the same developers who built other parts of the CA (this is considered in next section)
- **Madeley Road and Westbury Road** (this is considered in the Ealing Cricket Ground CA report)
- **Craven Avenue/Craven Road** (this is considered in the Ealing Town Centre CA report).

In terms of any **additional planning controls/guidance needed**:

New planning controls are not the priority for our four CAs. While much informal guidance that officers have applied over the years needs to be recorded and formally adopted, the CA Appraisal (2008) and Management Plan (2008) are generally of a fair quality.

The very urgent priority for all four of our CAs is to implement the policies and guidance that exist and has worked relatively successfully until the last few years.

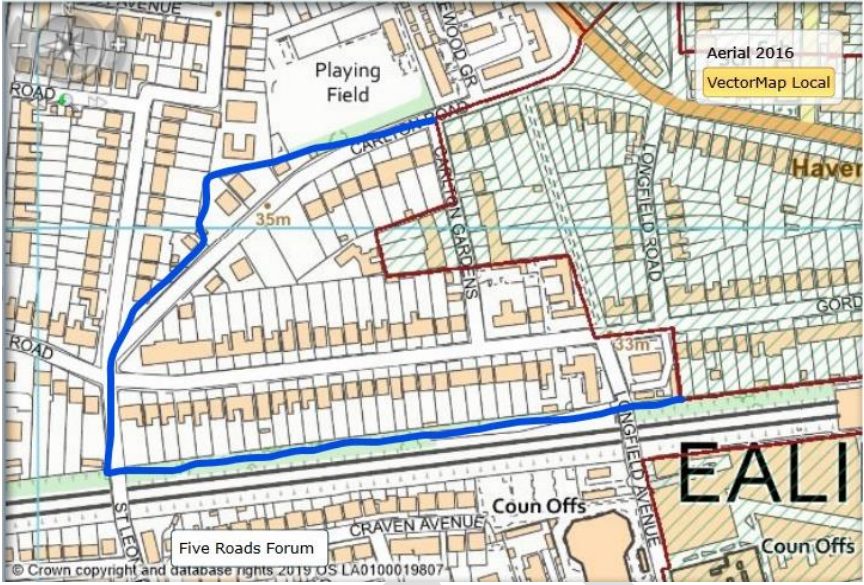
The council no longer has dedicated conservation officers to consider planning applications within a conservation area properly, while other experienced planning officers who understood the CAs relatively well have also left. A further recent concern has been the use of pre-application advice given by officers with very little knowledge of their subject. This advice encourages developers - who have paid good money for it - to believe their application will be uncontroversial before the Panel with its much greater experience has had any chance to say otherwise.

This worry is likely only to increase with the introduction of the New London Plan and its implications for developments on small sites. A clearer application of policy and greater transparency around the planning process would help alleviate community concerns considerably.

In line with the NPPF, the Conservation Area Appraisal and Management plan documents in each of the 4 areas must be regarded as the starting point for all development proposals in those areas. Planning Officers and the Committee need to refer to them from the pre-application stage all the way through to the decision-making point.

In addition, a much better quality of information is required when applications for planning applications are submitted - this is also in line with NPPF requirements. In every case where National guidelines require

	<p>it, applications must be accompanied by a Design and Access Statement. Too often a consultant is paid to produce a glossy document that justifies the scheme the developer is promoting but the NPPF also requires there to be a fair - albeit a proportionate - assessment of the impact that the development will have on the CA which is a designated heritage asset.</p> <p>The design matters raised above are referred to in this report. Those relating to operational matters are addressed in the overall Issues and Recommendations report.</p>
CA Boundary Changes	<p>The last CA Appraisal proposed no boundary changes as previously noted and significant areas in surroundings are already protected by status of other CAs (Ealing Common, Ealing TC, Mount Park CA, Ealing Cricket round).</p> <p>The strategic review has not identified the need to make any significant changes to the Haven Green CA boundary. However, the following potential change is considered:</p> <p>Extending the CA westwards to include land bounded by Gordon Road and Carlton Road. The possible extended area is shown by the blue line on the map below. Much of the housing in the proposed extended area to the west was built during the same period as the areas to the west (1870-1890) but the western area of Carlton Road and the south western section of Gordon Road was later (1890-1910). Within this area there are some good examples of preserved features from the late Victorian period including stock brick, classical stucco trimming, canted bays, front gables with decorated bargeboards and finials, slated roofs with terracotta coping. However, the presence of detractors is more pronounced and includes overpainting, loss of boundary walls, hardstandings, roof extensions, dormers and rooflights. There are also a few later/modern houses here, and gap sites including 12/13 Carlton Road which has recently been redeveloped into 14 flats. The CA Panel do not consider this to be a priority area for extension. On balance, it is recommended that this area is not included within the CA boundary.</p>

	
<p>Key unlisted Buildings</p>	<p>The CA Appraisal does not contain a Townscape Map but the map on page 4 of the CA Appraisal shows the status of the heritage assets as they were in 2008. Updates are provided where relevant below.</p> <p>The CA highlights the following buildings as making a positive contribution to the character of the CA:</p> <ul style="list-style-type: none"> • Haven Green Baptist Church - this is indeed a fine building by J. Wallis Chapman built in 1880-81. The red brick building has a polygonal end to the road and displays a neo gothic architectural language. CA Appraisal describes as Imposing building forming 'gateway' between Haven Green and residential element of Castlebar Road. It is certainly a positive indicator but currently not on the local list. Recommend that it is added to the local list. • Victorian residential properties along Gordon Road and Longfield Road- these are not specified in the Appraisal. They do make a contribution but not necessarily over and above other properties in the area. • Residential Properties on the south side of Castlebar Road- again these are not specified in the Appraisal. They do make a contribution but not necessarily over and above other properties in the area. • The public houses along Haven Lane- the Wheatsheaf and Haven Arms – mid C.19 buildings that make a positive contribution and are already on the local list (LLR0466 & LLR0465) • Avenue Cottages in Haven Lane- two storey terraced cottages (1873) that do make a positive contribution. • Electricity cast iron cabinet dating 1907 at the north end of Longfield Road- in good condition and a positive contributor.

In addition, with specific reference to sub area 1 (Haven Green), further subsequent analysis has been carried out:

West side of Haven Green – numbers 1a and 1 to 14

In the 2008 character appraisal, **numbers 1, 3, 5, 6, 7, 8, 9, 10 and 11** were recorded as “locally listed” buildings. These buildings are described in detail on page 16 of the character appraisal, with numbers **2 to 5** mentioned as “late Victorian semidetached pairs ... with stucco Italianate details and red brick trims”. The description of number 1 is that it is “a detached house but displays the same architectural language as numbers 2 to 5”. In addition, number **1** is mentioned as being “connected to ‘The Haven’ pub to the south”. This latter building is now numbered **1a** and is no longer a pub but the offices of Alfaenergy.

Numbers 6 to 11 are described in the character appraisal as “handsome properties ... with stucco trims ... projecting columned porches and canted bay windows” and other period features. As a result of the 2013/14 review of the Local Heritage Register, number **1a** was added to - and number 1 was retained on - the Local Heritage List as “locally listed” buildings. Number **1a** dates from 1877 and was originally the home of Reading & Sons who hired out horses and carts. In addition to the comments above, number **1** is also described in the Local Heritage List as a “detached compact Victorian house c. 1880s, [with] unusually articulated projecting bays, corbelling to eaves, stucco and corbelled brickwork and steps to piano nobile”.

At the same time, numbers **3 and 5** and numbers **6 to 11** were removed from the local list and reclassified as positive contributors to the conservation area. There is a historic anomaly in that numbers 2 and 4 were not present on the List of Positive Contributors even though both number 3 and number 5 form the northern half of a pair of semi-detached houses with numbers 2 and 4 respectively. There appears to be no difference between number 2 and its partner number 3, or between number 4 and its partner number 5, in terms of their positive contribution to the Haven Green Conservation Area.

This anomaly is also hinted at in the description which refers to “numbers 2 to 5” in both the conservation area character appraisal and the original List of Positive Contributors and suggests that numbers 2 and 4 should be classed as positive contributors.

North side of Haven Green – Haven Green Baptist Church, Haven Green Court, numbers 20 to 24, Greenlaw Court, and numbers 27 to 29

Haven Green Baptist Church was recognised in the conservation area character appraisal as a key unlisted building which contributes positively to the character of the conservation area. All such buildings were included on the List of Positive Contributors and should be retained as such. The character appraisal mentions the “imposing presence” of this church,

designed by J Wallis Chapman and built in 1880/81, and adds that it “acts as a gateway element from Haven Green to the residential aspect of Castlebar Road”. It is recommended that the church building is added to the local list.

Haven Green Court and the group of buildings at numbers 20 to 24 have been retained on the Local Heritage List as “locally listed” buildings. Haven Green Court is a late 1930s mansion block of flats with a mansard roof covered by green pantiles. The residential properties at numbers 20 to 24 are described as mid-Victorian and perhaps earlier - possibly from the Regency period. By contrast, the out of character nine-storey Greenlaw Court is described as displaying “a rather undistinguished design that does not reflect the scale, massing, materials and patterns of the Conservation Area” and is thus regarded as a negative contributor to the Conservation Area.

Number 28 was reclassified as a positive contributor during the 2013/14 review with the comment that it is “a positive contributor along with neighbouring properties but with exceptional survival. [It] merits inclusion due to rarity of such original features.” It should be retained as a positive contributor. It is unclear to which other neighbouring properties the comment refers.

East side of Haven Green – numbers 30 to 49, and (abutting the conservation area) Villiers House

Number 36 is Grade II listed and described in detail below. In the 2008 character appraisal, numbers 31 to 35 and 37 to 48 were recorded as “locally listed” buildings. They are mentioned in the character appraisal as a “tight alignment of the parade of shops”. The group from number 31 to number 40 is described as sitting “in a three-storey red brick building, with rendered details and rusticated window surrounds” and a “parapet at roof level”. In addition, “elaborate corbels and pillars still remain at shopfront level”. The group from number 41 to number 48 includes the former District Line station. As a result of the 2013/14 review of the Local Heritage Register, all but one of these buildings are now included in the List of Buildings of Façade or Group Value.

The exception is the building at numbers 45 and 45a, the former District Line station, which remains on the Local Heritage List as a “locally listed” building with the description: “Handsome shopping parade in Palladian style, limestone cladding, pedimented sash windows, Ionic order pilasters, with rusticated pilasters beneath projecting cornice with ‘Ealing Broadway Station’ carved”. At first floor level, the limestone cladding and the windows of this former station building extend above and across the ground floor-level shops at numbers 44 to 47. The former station entrance is at number 45a, and is flanked by the buildings at numbers 44 and 45 to the north and numbers 46 and 47 to the south.

In addition, number 36 (Lewis Pharmacy, formerly DL Lewis Chemist) is Grade II listed and thus a designated heritage asset. Historic England's description of this building is: "Shopfront of circa 1900 in 3-storey, 2-bay terrace house in red brick with stucco reveals and window heads. Brick moulded cornice with coped parapet flanked by pedimented brackets. Shopfront framed by pilasters with foliate capitals surmounted by pedimented brackets. Dentil fascia cornice with shop blind. Shop front has recessed entrances to the left, canted to the shop on the right, to the upper floors on the left, below barred fanlight. Shop window has granite plinth with central timber arch and side lights, good brass lettering. Panelled timber pilaster with small Corinthian capitals. Patterned glazing bars to spandrels and over side lights. Interior, largely intact shop fittings of circa 1900. Brass inlaid lettering in doorway. Included for shop front and shop interior."

Other buildings

The cattle trough in the north-west corner of Haven Green and the cast iron railing opposite the trough are both "locally listed" and are included in the Local Heritage List. The cattle trough was donated by a Mrs Walter Wilson in 1898 and was used by the horses that pulled all forms of non-motorised transport at the time. The former post office immediately adjacent to 30 Haven Green and set back from the road is an early 19th century building which is also included in the Local Heritage List.

Summary of Heritage Assets on Haven Green

- Grade II listed (designated heritage asset): number 36 Haven Green.
- "Locally listed" buildings on the Local Heritage List: numbers 1a and 1, the cattle trough, the railing, Haven Green Court, numbers 20, 21, 22, 23, 24, the former post office adjacent to number 30, and number 45/45a
- List of Buildings of Façade or Group Value: numbers 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44, 46, 47, and 48
- Positive Contributors previously identified: numbers 3, 5, 6, 7, 8, 9, 10 and 11, Haven Green Baptist Church, and number 28
- Buildings which should be considered for inclusion as Positive Contributors: numbers 2 and 4.

Other properties in the rest of the CA

Properties previously on the local list but since removed as part of 2014 local list review:

- 1-4 Ripley Villas, Castelbar Road (irreversible detrimental alterations) – just outside CA.

	<ul style="list-style-type: none"> • 1-13 Mountfield Road (retained as positive contributors) <p>Locally listed properties on current list:</p> <p>12-14 Castelbar Road Durston House School – pair of 3 storey semi-detached houses, 1880s, now a prep school. Currently on local list (LLR0246) but may need to review in light of recent planning application to convert the building to residential units: 191182FUL : Redevelopment of the Durston House School Sports Ground (Carlton Road), consisting of the demolition of an existing single-storey sports pavilion and five x single-storey storage structures, the removal of two floodlit hardstanding tennis courts and the construction of a part single, part two and part three-storey school (540 pupils in reception and years 1-8), with associated boundary treatment, playing field and soft and hard landscaping; redevelopment of the existing Durston House School buildings, comprising, the change of use of 12-14 Castlebar Road from education use (Class D1) to residential use (Class C3) to create eight self-contained units (7 x 1 bed and 1 x 2 bed) and three townhouses (2 x 2 bed and 1 x 3 bed), including demolition of single-storey garage and three-storey rear extension; the change of use of 26 Castlebar Road from education use (Class D1) to residential use (Class C3) to create five self-contained units (3 x 1 bed, 1 x 2 bed and 1 x 3 bed) and the change of use of 9 Longfield Road from education use (Class D1) to residential use (Class C3) to create one unit (1 x 5 bedroom) (decision pending-referred to the GLA).</p> <p>2 Dunston House School, Blakesley Avenue – Mock Tudor early C.20 house. Remains a positive contributor (LLR0061).</p> <p>Other positive contributors:</p> <p>36-42 Castlebar- semidetached houses (pre 1870) with unusual gabled facades. Forms part of ensemble with adjoining listed 28 and 30 (early C.19 pair of houses). These should be listed as positive contributors.</p>
Threats and Negative factors from last appraisal	<p>Negative factors listed in CA appraisal (2008):</p> <p>Villiers House – ‘New’ station Ealing Broadway (Villiers House). Just outside Haven Green CA but scale dominates area. Described as major eyesore in CA Appraisal- disrupting views with CA. Together with wider station site, designated as development site EAL2 in Local Plan- Crossrail – anticipated station and public realm improvements here, including demolition or substantial refurbishment of Villiers House. Crossrail works still currently in progress with Elizabeth line expected to open in</p>

2021. Improvements to station entrance anticipated but long-term redevelopment to Villiers House may not take place in immediate future due to lease and other arrangements.

Overground car park at Springbridge Road and overground car park at rear of Arcadia centre- no immediate plans for Springbridge Road car park. Arcadia Centre has been the subject of previous development proposals and may come forward again in future.

Other **negative buildings** identified as part of strategic review, include modern blocks of undistinguished design that does not reflect scale, massing, materials and patterns of CA:

1-21 Berkeley Court – modern block of flats rightly excluded from CA boundary but still has an impact- in CA Appraisal (2008) referred to as an undistinguished design that does not reflect scale, massing, materials and patterns of CA. Former site of a large late Victorian house.

Abbey Lodge- 40 Gordon Rd on junction with Carlton Gardens- modern flatted block rightly excluded from CA (together with Yew Tree Granger and Abinger Grange next door to right).

Pinewood Grove- just off Carlton Rd and outside CA but nevertheless a negative feature impacting on CA.

Daphne Court- 44 Castlebar Rd- modern 5 storey flatted development just outside Haven Green CA and rightly excluded from the CA boundary.

Greenlaw Court, on Haven Green between Mount Park Rd and Woodville Rd- identified in CA appraisal as a negative feature within CA.

Issues/negative features identified in CA Appraisal with commentary on current position:

- Loss of front garden trees, fences, garden walls was considered a threat to character of area. [Yes, the loss of front boundary walls and in some cases their replacement in inappropriate materials and with gates is an on-going issue. Mainly due to hardstanding for cars- particularly evident in Haven Lane]
- Extensions that disrupt traditional spatial relationship between buildings [some evidence of infilling though not significant nor very recent]

- Bulky dormers at rear, front and side that disrupt original proportions, character and roofscape [not much recent evidence of this on front or side- i.e. visible from highway]
- Rooflights on front slopes- [yes a continuing and widespread problem-also projecting flues and soil pipes in roof]
- Loss of traditional fenestration and doorways and inappropriate replacements [Yes- some evidence of this, though a high number of traditional sash windows do remain and appear to be well maintained generally].
- Continuous porches [Not a significant problem].
- Tarmac coating of pavements not in good condition and more suitable paving material should be sought [No significant evidence of tarmac coverage- paving slabs do remain in many areas though in some cases starting to crack up- not significantly worse than any other CA].
- Heritage lampposts (Victorian style) around Haven Green was considered appropriate for 'village green' though some coordination of other lamppost types in other areas would be desirable [Agree, though opportunities to replace with heritage styles needs to be considered as part of replacement programmes generally].
- The few cast iron red boxes that exist should be preserved [Agree- those seen are in good condition].
- Edwardian/Victorian character of The Parade adjoining Ealing Broadway station is retained with original late 19th Century corbels and pillars but more can be done to avoid unsympathetic and incongruous shopfronts and unsightly illuminated advertisements. Little consistency or continuity in terms of size and height of fascias results in untidy parade. Over deep fascias, garish colours, dominant/low quality lighting/unattractive signage [Yes significant evidence exists of this –agree there needs to be more control in future over this. Design Guidance needs to be revived/prepared]
- General condition of fabric in CA was considered sound, though some issues with fly tipping in front yards and state of neglect. [Agree fabric generally remains sound- no significant issue with fly tipping – cluttering of bins is an issue though]
- Busy traffic dominates some parts of Haven Green – notably on east side [Noted].
- Cluttered pavements [Agree this is a problem near station- double decker buses also obscure/dominate shopping environment/buildings here. Taxis and cycle storage – also add to the business of the transport hub here. Signage and tables clutter pavements here as well- need some kind of strategy in place in

	<p>this area to tidy up area and review circulation of various users in and around the station].</p> <ul style="list-style-type: none"> • Also some issues with large controlled parking signage off The Green and proliferation of shiny cycle hoops in The Parade [signage is an issue, though not significant] • Unattractive advertising boarding [no significant problems identified]. • Poor condition of some of buildings in CA [no significant problems identified]. • Satellite dishes on many front elevations [some historic dishes and likely to be less of an issue in future with changing technology]. • Poor quality roofing materials such as concrete tiles or artificial slates [no significant issues identified- some houses have been reroofed- but most appear to be sympathetic in terms of materials/finishes] <p>Other issues identified as part of the strategic review:</p> <ul style="list-style-type: none"> • Flat conversions- several examples now found- problems with associated features including bins, hardstandings, satellite dishes, rooflights etc. • Estate agents boards- becoming an issue where they are grouped together on houses but not so much of an issue in areas with more flats, e.g. Castlebar Road. • Several examples of overpainting original Victorian red and yellow stock found.
Gaps sites and capacity for change	<ul style="list-style-type: none"> • Arcadia Centre/9-42 The Broadway - [no further plans for redevelopment of this site have come forward- located within adjoining Ealing Town Centre CA] • Ealing Broadway station- on-going works as part of Crossrail. Works compound – Taylor Woodrow- on The Green detracts – has been in place for several years but it is temporary. Station frontage due to be upgraded as part of Crossrail but no current plans to refurbish/demolish Villiers House. • Ealing Squash Courts- hidden away behind Haven Green Shops and rear of 2 Madeley Rd. Planning permission Ref: P/2004/2904: Partial demolition and phased redevelopment of fitness club comprising: PHASE 1 - two-storey building with basement rear of 4-6 Madeley Road for swimming pool in basement, gymnasium and plant, and extension to changing area at ground and first floor.

	<ul style="list-style-type: none"> • Single row of garages at eastern end of Gordon Rd, close to junction on Haven Green - as identified in CA Appraisal (2008) these are an eyesore and create a gap in continuity of street scene. They appear however to be well used. The strip between garages and no.2 Gordon Rd is also unkempt/untidy in appearance- this at least ought to be tidied up- unclear who owns/manages this strip which goes back behind houses on northern side of Gordon Rd. <p>There are no existing Local Plan allocated sites within the Haven Green CA, but the following are close to the boundary:</p> <p>EAL 02- Ealing Broadway Crossrail Station- Mixed use development appropriate to the TC. Partly dependent on redevelopment of Villiers House. Not yet come forward for redevelopment. Cross rail station and upgrades due to be completed by 2021.</p> <p>EAL 03- Arcardia, The Broadway/Springbridge Road/Haven Green. Within Ealing Town Centre CA. Mixed use development appropriate to the TC. Development proposals have been put forward for this area but have not been agreed. This is a key site, strategically placed between the station and the main shopping thoroughfares of the Town Centre. It is important that development opportunities can be unlocked here with a scheme that delivers high quality development that also preserves and enhances the CA. Also, opportunities to improve connectivity by creating a network of new and existing pedestrian routes in this area.</p> <p>EAL 04- Ealing Broadway Shopping Centre. Within Ealing Town Centre CA. Scope for refurbishment and, where possible, redevelopment to provide mixed use development including additional retail, commercial, leisure, community and residential development. Any redevelopment should address current issues associated with the design of the current centre to make it more outward looking and integrate better with surrounding retail streets and residential areas. Not yet come forward for redevelopment.</p> <p>EAL 07: Longfield Avenue Car Park. Surface carpark. Now forming part of wider redevelopment plans for Perceval House. Mixed use redevelopment. At pre-app stage.</p>
Public Realm issues	<p>As well as the Green itself, other open areas add to character of area and should be maintained:</p> <ul style="list-style-type: none"> • Longfield Walk- Trees add significantly to character here. Walk links Carlton Road and Gordon Road between back gardens. This

	<p>path precedes present Victorian housing development and is shown on 1870 map. Adds to legibility and connectivity of area.</p> <ul style="list-style-type: none"> • Triangular intersection where Carlton Rd meets Castlebar Rd (left) and Haven Green (right). CA Appraisal (2008) says this small green provides a pleasant setting for historic properties in surrounds, including locally listed and listed houses in Castlebar Rd. <p>Haven Green itself remains busy with traffic (north to south route) towards station at Ealing Broadway. It is a busy vehicular thoroughfare and major bus route. Taxi huts were redeveloped in 2011. Taylor Woodrow building visible behind. Extremely busy thoroughfare and not very pedestrian friendly. Cycle storage sympathetically designed as part of 2011 scheme with taxi hut replacement. But still not enough to meet demand, as cycles parked elsewhere in untidy fashion.</p> <p>Views of listed parade of shops is affected by traffic and buses and the parade is overwhelmed by scale of new station building behind. Unsympathetic shopfronts need improving here.</p> <p>Street furniture- railings, lighting, bins, bus stops, pavements generally sympathetic and well maintained. Large controlled parking sign detracts from area, for e.g. at junction with Woodville Rd.</p>
Management Plan	<p>The Management Plan (2008) contains the usual generic guidance in relation to roof extensions, rooflights, tiles, chimneys, dormer windows and doors, brickwork, front and side plots, open space, extensions, outbuildings, urban density, shopfronts and signage, traffic, satellite dishes, trees, public realm. This needs to be updated and revised and linked with new design guidance (See section below).</p> <p>A new generic management plan will address many of the issues identified in this report in relation to shopfronts, replacement windows and doors, extensions and the public realm. Specific design guidance for the Haven Green CA will also cover matters relating to the local vernacular and architecture of the area.</p> <p>In addition, given 1) the strategic location of the Haven Green CA in relation to the Town Centre and the Broadway station and 2) the area's proximity to the Ealing Town Centre CA and the potential impact from development within the Town Centre on the setting of the Haven Green CA, it is recommended that the Haven Green CA (sub area 1) is addressed as part of a wider Town Centre Strategy.</p>

	<p>This approach will help provide a comprehensive approach to look at linkages of spaces, permeability, development opportunities, heritage protection and scope for grant-aid for enhancement of the two conservation areas. Further details are set out in the Ealing Town Centre report.</p>
Article 4 Directions	<p>The CA Management Plan makes no specific recommendations for Article 4 Directions in this area. However, there are on-going issues in relation to hardstandings and loss of boundary walls (especially in Haven Lane/Mountfield Road) area, rooflights on front elevations and overpainting. Directions should be considered for these elements.</p>
Other Controls/ Guidance	<p>It is recommended that further design guidance is produced. This should include both specific guidance relating to the local vernacular of Haven Green together with generic principles of good design. Generic guidance on the use of PVC-U windows and doors to provide clearer guidance on appropriate replacements will also assist as will the development of generic guidelines on conversions within conservation areas aimed specifically at landlords. The Borough's Shopfront and Advertisement guidance should also be revived and applied. These will be addressed as part of a new generic management plan and specific design guidance for the Haven Green CA.</p> <p>Haven Green is currently listed on Historic England's Heritage at Risk register, with its Condition being classed as 'Fair', Vulnerability as 'Medium' and Trend as 'Deteriorating Significantly'. It is recommended that it remain on the register but that on the basis of the current strategic review, it is recommended that the Trend is revised to 'Deteriorating'. A revised management plan and design guidance, together with the implementation of a Town Centre Strategy should provide a framework to enable the area to come off the register in the future.</p>
Planning Data	<p>Between 2007 and 2019, the number of planning applications received averaged 33 per annum (Rank 12). 80% of applications were approved, above the average level for all CAs (75%). There were 7 appeals lodged over this period and the majority (6) were dismissed. In terms of enforcement activity, 9 cases per annum were investigated on average and these related mostly to operational development (i.e. where works began before planning permission was drafted or after the expiry of the planning permission), followed by changes of use and advertisement control.</p>

Haven Green CA

By type:

Haven Green	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	60	9	35	40	46	45	62	42	2	14	39	38	432
ADVERT	5	1		3	2	2	1	1			1	1	16
TEL				2									2
CND	12	1	1	6		5	2	2		3			32
CPL/PRA	3	1	3	1		2	1	2				3	16
FULL	18	3	16	10	23	19	32	23	2	1	17	12	176
HH										3	8	10	21
LBC						1	1	1					3
CAC	3		1	1	1								6
VAR/NMA/COU	1		3	3	2		3	3		1	2	3	21
TPO/TPC/PTC	18	3	11	13	18	16	21	10		6	11	9	136

By Decision:

Haven Green	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	28	3	11	10	17	19	18	10	1	9	10	11	147
APP with COND	17	3	11	17	17	18	34	18	1	2	28	18	184
PD/PA	3	1	3	2		2		1				2	14
REFUSED	7	2	6	1	7	3	4	5		3		3	41
WITHDRAWN	5		4	9	5	3	6	7				3	42
APPEAL ALLOWED					1								1
APPEAL DISMISSED	1		1		2		1			1			6

Enforcement Cases:

Haven Green	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	9	9	3	12	20	4	11	7	14	9	11	8	3	120
Advert Contr.	1	1	1	2	3			1	1	2				12
Amenity Issue	1													1
Breach of Cs.					1						1		2	4
Change of Use	1	3		2	1		3	2	2			1		12
Dem. in CA		1					1		1	3				6
Enquiry										1	1	3		5
Multiple					1				1					1
Not in acc. w/p	1	2	1	1					2			3		10
Op. Dev.	5	1	1	7	13	1	4	2	2	1	7		1	45
Tree Cont.					1	1		1			1	1		5
Use anc. out.											1			1
Unknown						2	3	1	5	2				13

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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