

ST STEPHENS CONSERVATION AREA

Date Designated 2004, Extended 2007.

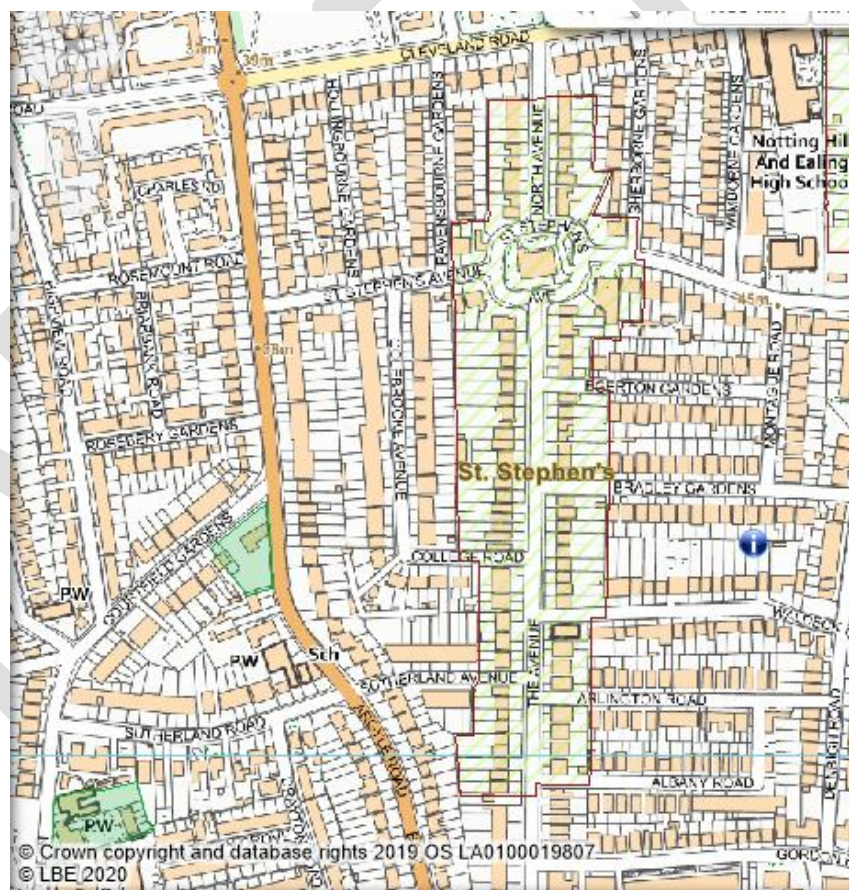
Last Appraisal March 2007

Last Management Plan March 2007

Existing Article 4 Direction ☒



Map



Summary and key changes since last appraisal

Small CA centred on the former Church of St Stephen (C.19 and listed) which is a key local landmark on the brow of Castelbar Hill.

The area is characterised by a grid-like street pattern with the central highway (The Avenue and North Avenue) lined with mature trees. Primarily a residential area with Edwardian houses built by various builders and

	<p>developed in various stages. Built in small groups and houses are rich in architectural details including oriel windows, iron balconies, timber porches, turrets and brick/stone/terracotta detailing.</p> <p>St. Stephens Church itself was deconsecrated and converted into flats in the 1980s. As the CA states- <i>‘while St. Stephens is not the grand vision of Henry de Bruno Austin, its special character is all the more charming for it: the houses are large, without being out of scale or overblown and are versatile living spaces for the modern age....St.Stephen’s is where the town met the countryside and residents benefit from the positive be benefits of both: green open space and plenty of amenities close by’.</i></p> <p>In common with other CAs, the area has been subject to development pressures, and generally these have been small-scale but incremental changes to the houses in the area.</p>
Meeting with CA Panel	<p>In terms of key recent changes the CA Panel highlight the following:</p> <ul style="list-style-type: none"> • The Council carried out significant highway works to The Avenue removing many hundreds of the historic riven granite kerbstones (where examples can still be seen around St Stephens Court [the former Church] and on North Avenue) referred to in the SSCA Management Plan, against our stated wishes. • Similarly, the Council removed the Edwardian lamp standards in North Avenue also referred to in the SSCA Appraisal, substituting these with new ‘heritage style’ lamp standards. In this case, it was understood that the cost of refurbishing the original lamp standards couldn’t be justified. • The Council granted consent for residential property developers to redevelop the extensive site of 83 The Avenue, a former school known as Ealing College comprising a mixture of original Edwardian brick built buildings partly sandwiched by unattractive post war additions. • Fortunately, the resultant development of five undistinguished 4 storey town houses doesn’t significantly blemish the CA having been traditionally built with red brick elevations, though the developers were not sanctioned when their contractors stripped a specified green area including a mature tree. There were also enforcement issues with regard to white air handling cabinets on the roof which have since been disguised as false chimney stacks. • The Council granted consent to extend 72 The Avenue, an Edwardian house already split into several flats, using the attic area and the side

return. In the opinion of the Advisory Panel the scheme that was permitted created a bulky and over large roof area and the 'architectural feature' of a large triangular glazed area within the front of the pitched bay presents a discordant feature in the CA.

- There have been instances where the Panel has not been consulted on specific development details – for e.g. in relation to garden layout, landscaping, bins stores etc.
- The seemingly perverse resolution to grant planning permission to demolish Ranmore, 18 St Stephens Road located on the corner of Wimborne Gardens and to permit the erection of a four storey block of nine apartments in grey brick on the site of the house and it's mature garden is regretted.
- While Ranmore was not judged by Historic England to be of sufficient national architectural merit to justify listing, this imposing building has stood for over a century in a commanding position in the largely unspoilt western end of St Stephens Road and at the entrance of the attractive Edwardian enclave of Wimborne Gardens. The property is visible from the Grade II Listed St Stephens Court (former Church) and the SSCA.
- It is our considered view that the setting our CA is under grave threat by thoroughly inappropriate and unwarranted development on its fringes.

In terms of **proposed boundary changes** the Panel would be keen to see the following extensions:

- East along St Stephens Road, from the former Church up to Ranmore, 18 St. Stephen's Road and encompassing the largely unspoilt Wimborne Gardens, an Edwardian enclave without driveways,
- West from the former Church along St Stephens Avenue - as foreshadowed in the SSCA Character Appraisal - which said consideration could be given to reviewing the boundaries 'to celebrate the special character around the former church of St Stephen'
- South of the Avenue to the shopping area which includes a number of traditional shop fronts. This includes the Drayton Court Hotel which Fullers brewers has sensitively refurbished. The florist's unit is particularly original and identified by the Council as "Locally listed buildings in the setting of the Conservation Area" though, of course, St Stephens CA does not currently embrace this thriving shopping area.

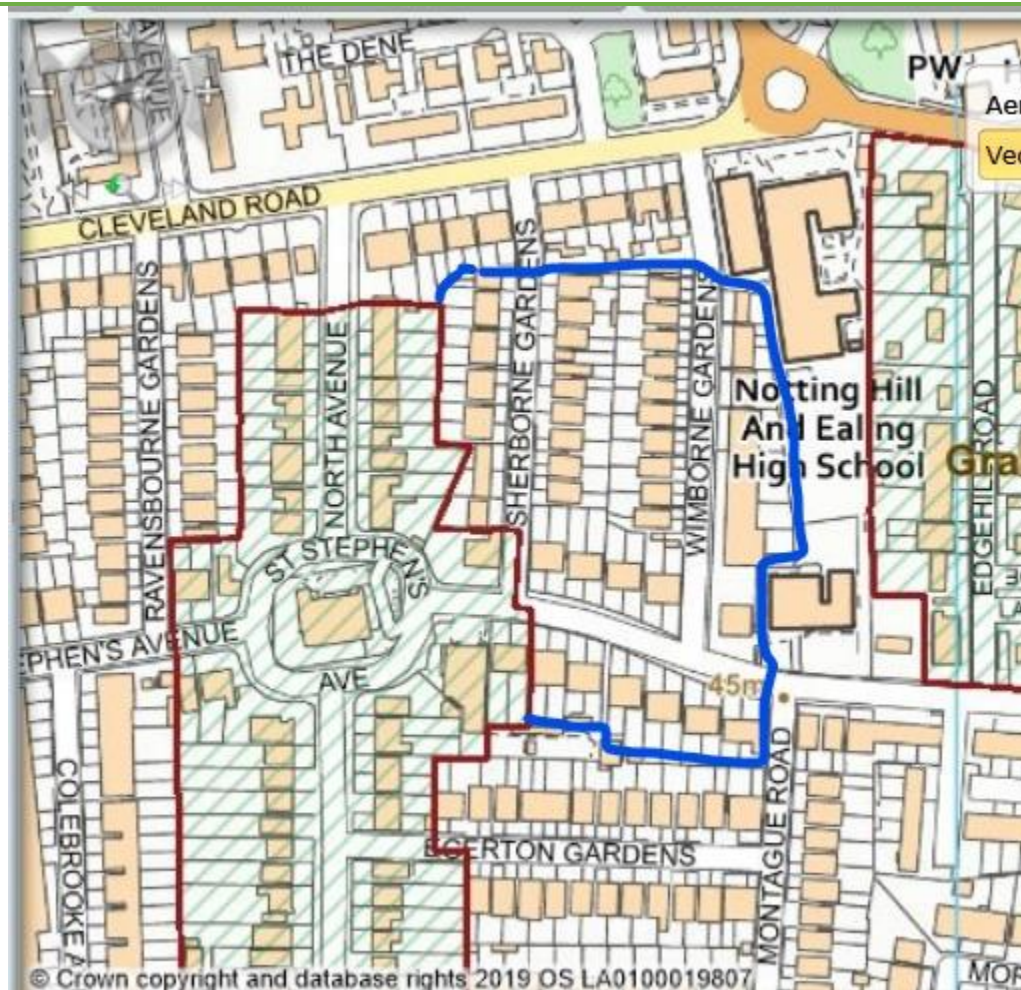
	<p>The Panel considers that the preservation of the essentially Edwardian character of these roads and adjoining streets to be paramount, as they form the setting of, or backdrop to, our conservation area.</p> <p>In terms of any additional planning controls / guidance needed the Panel approaches its consultative role seriously and takes a pragmatic view that the most common planning applications to optimise our large Edwardian houses should be permitted.</p> <ul style="list-style-type: none"> • In this regard, they support the sensitive conversion of attic areas to create additional living space though recognise that dormers should be restricted to, and set back on, the rear roof pitch only and should not be over dominant and that the number of roof lights on the front roof pitch should not be excessive. Further that materials should be in keeping with the CA. • They would like to see a more cohesive approach by the planning department to the treatment of front garden and side boundary walls. Some years ago planners granted consent for the demolition of a c 25m long original Edwardian brick wall in Sutherland Road, off The Avenue but with SSCA. While the wall was overgrown with ivy and needed repointing, it was stable and fully capable of renovation, at some cost. The consent permitted its replacement with a close boarded timber fence with grey concrete posts. When queried, the Officer stated that the owner promised to use climbing plants to cover the garishly coloured treated timber. The timber has subsequently been painted an unpleasant dark brown but suffice to say the planting hasn't materialised. • They would be pleased to learn whether planning regulation / guidance can be introduced that better preserves important elements of the streetscape, such as the example of the needless loss of the brick wall and avoided its ugly, unsympathetic, timber fence replacement. • A number of instances have arisen in the past when the Advisory Panel has requested that the Council considers Locally Listing a property but requests are not acknowledged or investigated.
CA Boundary Changes	<p>The last CA Appraisal (2007) suggested that the boundaries of the area could be reviewed:</p> <p><i>Changes might improve the degree to which the CA celebrates the special character around the former Church of St. Stephen. Houses and shops further south on the Avenue have a good case for inclusion. Some traditional shopfronts remain on the locally listed buildings at the south of The Avenue. It is worth considering their inclusion in the area as historic photographs</i></p>

show the link between the two ends of the road. Other parts of St Stephen's Road and Avenue may also be considered. A review should be mindful of the historic development of the area rather than just the present day appearance.

As part of the strategic review the following potential boundary changes are considered:

Area east of the former Church covering 2-16 Stephens Rd, 5-19 St. Stephens Rd, 1-42 Wimborne Gardens and 1-36 Sherbourne Gardens.

This area of housing, as shown by the blue line in the map below, is of the same era (1890-1910) as the St Stephen's CA but varies in terms of style and condition. The proposed eastern extension of St Stephen's Rd includes semi-detached (as opposed to predominantly detached within the CA) properties. They display some attractive features of the period including decorated gables and bargeboards, finials and timber fret porches. However, they are of a less embellished and articulated design than the houses along The Avenue, and lack prominent features such as turrets for example. Also, several of the houses have been affected by detractors including porches, rooflights, dormers, hardstandings and replacement window. Wimbourne Gardens is an attractive street with uniform late Victorian/Edwardian houses, and perhaps with less detractors than St. Stephen's Ave. However, once again the design is of a much plainer nature than the CA. Similarly, with Seabourne Gardens, although some more modern houses are interspersed with the original stock. **On balance, it is recommended not to extend the CA to the east of the former church.**



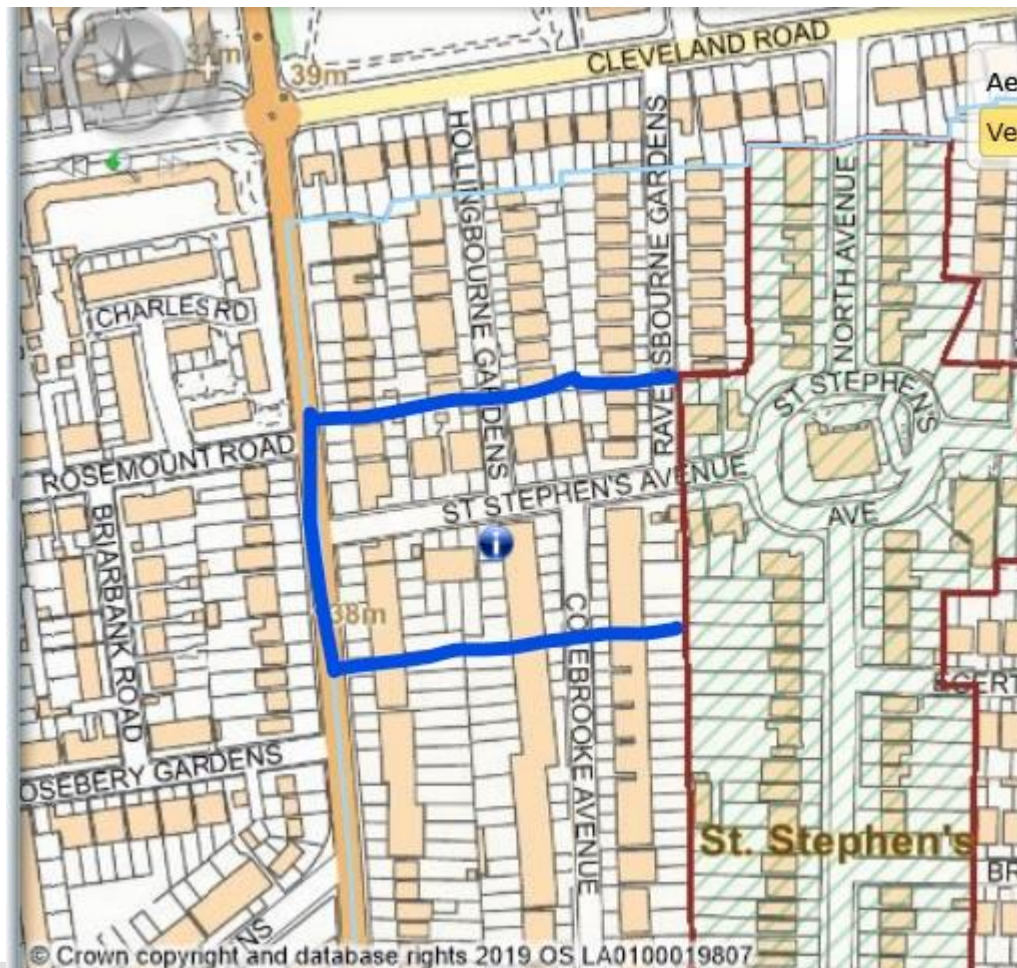
Area west of the former Church covering 1-5 Hollingbourne Gardens, 112-132 Argyle Road, 23-27 St. Stephens Ave, 14-28 St Stephens Ave, 37-49 Colebrook Ave, 42-52 Colebrook Ave, 1-9 Ravensbourne Gardens.

This area as shown by the blue line on the map below feels more related to the CA in terms of its architectural language. It also contains 7 locally listed properties including:

- 3,5, 7,9 Ravensbourne Gardens- early C.20 houses, arts and crafts influence.
- 52 Colnebrook Ave- attractive Edwardian redbrick corner with substantial cone turret.
- 23 St Stephen's Ave- truncated turret house of redbrick and stucco trim
- 124 Argyle Road- truncated turret house of redbrick and stucco trim.

The condition of the houses here is quite good with relatively few detractors. The relative straightness of this part of St. Stephens Avenue means that there is a particularly good vista of the west face of the former

Church. It is recommended that this area be considered as an extension to the CA.



Shopping area south along The Avenue comprising 1-27 Castlehill Parade, and 2-24 The Avenue.

This is a parade of shops and commercial units set within fine buildings with some historical and architectural linkages to the CA further to the north. It contains several locally listed buildings including:

4-24 The Avenue- shopping parade, 4-10 The Avenue- locally listed- Shopping parade dating from about 1905 4, 6, 8 have arched stucco shop fronts set between stucco pilasters and corbels with curved shop windows leading to recessed shop door. No 4 still has original timber mullions, and glazing bars intact. 12-18 the Avenue- Shopping parade c.1880s (conjoined to Nos 12 – 4 but considerably older) of three storeys in height with decorative stucco trim arched on first floor sash windows, triangular gables with attic storey. Projecting shop fronts are detrimental but original features such as unusual corbels and pilasters are retained (LLR 1253-1263)

Drayton House Hotel - Public house formerly a hotel. Three storey building c. 1900. Palest stock brick with rusticated piers in brick, on the ground floor storey, providing both a rhythmic façade and framing for the six large rectangular windows with their pediments and central portico entrance which is surmounted by a slender half-circular bay with three windows on each and topped by a half-round slated turret. Highly decorated with a rich heritage (LLR1265).

Castle Parade is not locally listed but is an attractive parade, c. 1880s, 3 / 4 storey stock brick with distinctive red brick and stucco lintels. Let down by poor projecting shopfronts and fascias, but these are reversible.

It is recommended that this shopping area is included within the CA area.

NB. The housing stock between the CA and this shopping area (26-40 and 29-49 The Avenue) also dates back to 1870-1890 but it is not of any special character and so should not be included with any extended CA. This creates an issue in that if the shopping CA is designated it would have to be a stand-alone CA, although it could potentially still form part of the St Stephen's CA as a 'satellite' area.



Key
unlisted
Buildings

The CA Appraisal (2007) states that there were 21 locally listed buildings within the CA at that time. However, there are only 6 of these on the current local list. These include:

- **2,4 6 St. Stephens Avenue-** houses with square bays, fishscale tile hung bay panels and pyramid roofs (LLR1221- LLR1223).
- **The Old Rectory,** St. Stephen's Road- late Victorian, double fronted detached house. (LLR1228).
- **St Stephen's Church Centre, St Stephens Road** – 1920s and 1986. (LLR1227)
- **116 The Avenue-** turn of the century corner property with turreted bay window (LLR1264).

Those that were locally listed but were subsequently removed from the list include:

- 1,3,5,7,11,15,2,4,6,12,14,16 & 18 North Avenue
- 1 & 3 St Stephen's Rd.

There is a record of the properties in North Avenue being removed, but retained as positive contributors (North Avenue was built at the turn of the century by speculative developers and was a departure from the larger extravagant housing built by Austin with detached houses close together on long and narrow plots. Nos1, 3,5,6,7,8,9,10,11,12,13,14,15,16,17,18 are close variants, red brick, highly elaborate stucco dressings with a pyramidal gable above bay and one tall half-timbered or tiled gable, feature relief lozenge panels. 2/4 are different. No 5 has partial and newer boundary wall/piers, hardstanding).

There is no record of 1 & 3 St. Stephen's Road being removed but these detached houses in similar style and materials to ones in North Avenue, remain positive contributors.

It is recommended that **all of the above properties should be listed as positive contributors.**

The original school building (Ealing College) on the site of 83 The Avenue was referred to within the CA Appraisal (2007) as a positive contributor. However, this was demolished as part of the redevelopment of the site.

In addition, as part of the strategic review **it is also recommended that the following are listed as positive contributors:**

121 The Avenue- house (1899) with turret, lavishly finished with stone banding, porch and chimney details.

	<p>'Motor House' at rear of 88 The Avenue- built for Dr. G. Phillips MD in 1912. Still retains its original frieze and wind-up mechanism. This could also be considered for adding to the local list.</p>
Threats and Negative factors from last appraisal	<p>The CA Appraisal (2007) identified a number of threats and negative factors:</p> <p>Many original boundary treatments have been unsympathetically replaced or lost completely; the loss of this continuity at the edge of properties has eroded the processional character of St Stephen's CA; [largely historic but some continuing evidence of this]</p> <p>Hardstandings have led to the loss of many historic boundary treatments as well as part of the important green backdrop to the area [Again largely historic but some continuing evidence of this]</p> <p>Dormers and rooflights. A few of these on The Avenue are not in keeping with the traditional character of the area; [Many examples found of rooflights on front/side roofslopes. This is one area which perhaps needs some control. Some front facing domers but mostly historic]</p> <p>Some timber sash windows have been replaced with PVC-U [Relatively few recent examples noted on visit]</p> <p>The modern additions on either side of the 19th century Ealing College building have little architectural merit and a plan for the improvement of the appearance of this building would be welcome in conservation terms [The college building has now been replaced with 5 townhouses at 83 The Avenue].</p> <p>Some other modern additions, such as the mansard roof on the rear extension of the Avenue School are notably out of keeping with the character of the area; [No further examples of this are noted].</p> <p>The historic suburban character is affected by the volume of frequent traffic, which speeds up and down The Avenue, regardless of the mini roundabouts; [The volume of traffic remains high. However mini-roundabouts, signage and road markings continue to clutter the vista and reduce its processional effect.]</p> <p>Graffiti is prevalent in the area, particularly on the Victorian post boxes and low garden walls [not much evidence of this seen now]</p> <p>Cracking in garden walls, the tying-in of elevations and dropped window arches indicate that there is subsidence. [No further evidence of this noted].</p>

	<p>There is a general lack of amenity space in the CA [it was considered that there was potential to provide further areas around the new church. No new provision appears to have been made although predominance of mature trees do give an impression of a leafy character at least in visual terms. The area is also served by nearby Cleveland Park]</p> <p>Requirement to improve appearance of trees and restore Edwardian views of former church [This remains a partial issue- the former Church is well screened from views from the south -and could be opened up more by more appropriate planting.</p> <p>The formation of a CA Panel was recommended. [An active Panel is now in place].</p> <p>Other issues identified as part of strategic review is the issue of proliferation of estate agents' boards in some parts of the CA [this issue is assessed in more detail as part of the overarching Issues and recommendations report which looks at wider-ranging issues across all CAs].</p>
Gaps sites and capacity for change	<p>The CA Appraisal (2007) states that there are limited infill/gap sites and limited opportunities for change. That remains the case.</p> <p>In terms of gaps between plots, the CA Appraisal makes reference to 105 The Avenue, which has a garage attached to its southern elevation. It is actually 107 which has the garage. The garage, and the gap between 105 and 107, is still preserved.</p> <p>Outside the CA, the redevelopment of Ranmore, 18 St Stephen's Road (Ref: 181865), involving the loss of the prominent corner house (late Victorian/Edwardian) and its replacement with contemporary dwellings will alter the character in the vicinity, although the site is quite detached from the CA itself.</p> <p>There are no currently allocated Local Plan sites in the CA.</p>
Public Realm issues	<p>There are no significant public realm issues. However, the CA Panel do point out that past highways works resulted in the removal of granite kerbstones and Edwardian lamp standards in North Avenue. The CA Appraisal noted that a programme of replacements was due to be carried at that time (2007).</p> <p>Mature trees remain a significant contributor to the character of the area, but do need to be carefully managed in order to ensure views of the former Church along the processional route of The Avenue. Trees and shrubs within</p>

	<p>the former Church grounds at its southern elevation needs particular attention in this regard.</p> <p>The CA Appraisal (2007) mentioned a lack of amenity space within the CA. This is mainly due to the compact nature of the plots. However, Cleveland Park to the north is close by.</p> <p>Shopfronts and signage in the shops south along The Avenue (area to be considered for inclusion with the CA) are detracting in many cases although some original shopfronts exist.</p> <p>The frontage at 92 The Avenue appears to be used for car storage/repairs and looked untidy at time of visit.</p>
Management Plan	<p>The Management Plan (2007) 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, traffic, satellite dishes, trees, public realm.</p> <p>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 St. Stephens CA.</p> <p>If the CA is extended to include the shopping area to the south (Castlehill), then design guidance on shopfronts will also be relevant to this area.</p>
Article 4 Directions	<p>The CA Management Plan (2007) makes no specific recommendations for Article 4 Directions in this area.</p> <p>However, the evidence indicates that there are on-going issues in relation to hardstandings and loss of front boundaries and rooflights on front elevations. 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 St Stephen's CA together with generic principles of good design.</p> <p>Generic guidance on the use of PVC-U windows and doors to provide clearer guidance on appropriate replacements will also assist, as will guidance to landlords on the conversion of houses in an historic context. Shopfront design guidance will also be beneficial to improve the appearance of projecting shopfronts, fascias and signage of the Castlehill shopping parade. These matters and a range of other planning and design matters will be</p>

	addressed in the new generic management plan and specific design guidance for the area.
Planning Data	Between 2007 and 2019, there were relatively low levels of planning applications, averaging of 16 per annum (Rank 21). 82 % of applications were approved, which is above the average for all CAs (75%). 8 appeals, majority (6) were dismissed (Plus 1 on-going? and 1 split decision). Only 2 appeals were lodged over this period and both were dismissed. In terms of enforcement activity, 3 cases per annum on average were investigated and the largest group related to operational development (i.e. where works began before planning permission was drafted or after the expiry of the planning permission).

RM 22.7.20

St Stephens CA

By type:

St Stephens	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	28	4	18	15	11	31	29	31	0	2	29	10	208
TELECOMS				3									3
CND	2		2		2	6	1	4			4		19
CPE/CPL/PRA	5		1		2	5	3	6			2		24
FULL	13	2	9	4	5	7	14	7			5	3	69
HH										1	7	2	10
CAC			1	1	1								3
LBC	1										1		2
VAR/NMA/COU						1		4					5
TPO/TPC/PTC	7	2	5	7	3	12	11	9		1	10	5	72

By Decision:

St Stephens	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	8	2	8	7	2	17	10	11		2	9	4	80
APP with COND	8		8	5	5	9	13	10			13	4	75
PD	3		1		2	5	1	4					16
REFUSED	6	2	1	2	1		2	3			4	2	22
WITHDRAWN	3			2	1		3	3			2		14
APPEAL DISMISSED				1				1					2

Enforcement Cases:

St Stephens	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES			1	2	5	3	5	4	6	3	1	4	6	40
Advert Contr.						1								1
Amenity Issue					1									1
Change of Use			1			1	1							3
Dem. in CA					1									1
Enquiry										1	1	2	2	6
Multiple										2				2
Not in acc. w/p									1				1	2
Op. Dev.				1	1	1	1	3	4			1	2	14
Use anc. out.								1						1
Tree Cont.				1	1		1					1	1	5
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

DRAFT