

## ACTON GREEN W4 CONSERVATION AREA

### PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

<b>Date Designated</b>	1982
<b>Last Appraisal</b>	March 2008
<b>Last Management Plan</b>	March 2008
<b>Existing Article 4 Direction</b>	<input checked="" type="checkbox"/>



#### Map



#### Summary and key changes since last appraisal

- Pleasant, mainly residential area with good examples of Victorian/Edwardian styles, largely dominated by the openness of the Green.
- No significant signs of change since last appraisal carried out in 2008, although changes to windows and doors noticeable.
- Few development opportunities in terms of gap/development sites.
- Consider introduction of Article 4 Direction for windows and doors.

<b>Background</b>	<p>A description of the special character of the CA is currently set out in <a href="#">Acton Green CA Appraisal 2008</a>. Guidelines for dealing with development in the area is currently set out in the <a href="#">Acton Green CA Management Plan 2008</a>.</p>
<b>Generic Management Plan</b>	<p>The Council is proposing that all the individual management plans for each CA are rolled into a single document, called the <a href="#">Generic Management Plan (Feb 2022)</a>. This has the benefit of reducing repetition and providing up to date advice and guidance for dealing with development in all CAs in a comprehensive document, making it easier for residents, developers and Council officers to use and operate. This document contains general conservation principles that apply to all CAs and we are also planning to supplement this with additional specific design guidance for individual CAs, where needed (see below).</p> <p style="text-align: center;">❖ <b>Question 1: Do you have any comments on the contents of the Generic Management Plan?</b></p>
<b>Proposals for the Acton Green CA</b>	<p>The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the Acton Green CA. There were set out in the <a href="#">Addendum Update Report for Acton Green CA (July 2020)</a>, and were discussed further through informal consultation with the CAAPs during 2021. The key proposals are set out below.</p>
<b>CA Boundary Changes</b>	<p><b>The following boundary changes are proposed for the Action Green CA:</b></p> <p><b>Proposal A:</b> To remove Sub Area 2 (Beaconsfield Estate) from the CA boundary, as shown by the red shading on map below.</p> <p><b>Reason:</b> This modern estate (1970s) is very different in character from the rest of the CA which Victorian/Edwardian in nature. Officers consider that the inclusion of this estate on the basis of its architectural and/or historical association is no longer justified.</p>



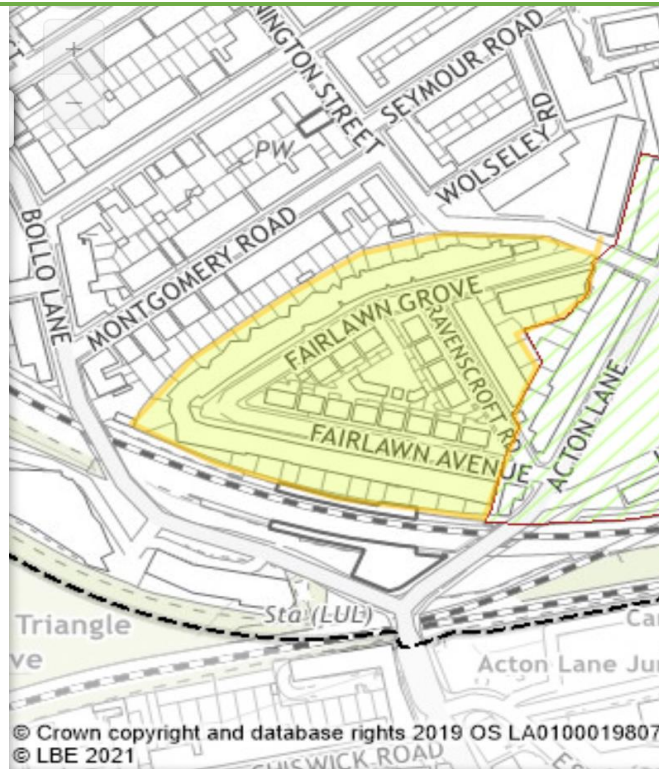
❖ **Question 2: Do you agree that Sub Area 2 (Beaconsfield Estate) should be removed from the CA boundary?**

**Proposal B:** To add the **triangle of land between Fairlawn Avenue, Fairlawn Grove and Ravenscroft Road** to the CA boundary, as shown by the yellow shading on the map below.

**Reason:** As suggested by the CAAP, given the connection of this area and similar style along Acton Lane.

This proposal is not supported by officers due to the differences in design and age of the houses compared to the rest of the CA. The area contains a mixture of turn of the century and interwar houses which are different to the rest of the predominantly late Victorian CA. These houses have also been detrimentally altered in some cases. It is not considered that there is sufficient justification to include this area within the CA.

We would like to hear your views as part of this consultation.



❖ **Question 3: Do you think that that the triangle of land between Fairlawn Avenue, Fairlawn Grove and Ravenscroft Road should be added to the CA boundary?**

❖ **Question 4: Do you think the boundary should be changed in any other way- either through expansion or reduction of the existing area?**

**Key unlisted Buildings**

As well as nationally listed buildings, the following buildings have been identified as contributing positively to the area as part of the CA Review:

**Locally listed buildings**

- **1-24 Fairlawn Court, Acton Lane** – late Victorian or Edwardian mansion block of 4 storeys and 6 bays (LLR0002)

**Positive indicators**

- **The Vicarage, 41 South Parade:**1870-1890- imposing 3 storey red brick building, gothic arched windows, stone and brick mullions. Historic associations with St Albans Church nearby. (Consider also adding to local list)



	<ul style="list-style-type: none"> <li>• <b>St Albans Church</b> – identified as a major landmark and focal point but incorrectly identified in original Appraisal as Grade II listed. Construction of the church commenced in 1887 to a design by Edward Monson, a locally significant architect. (Consider also adding to local list and for statutory listing).</li> <li>• <b>Rusthall Mansions:</b> 3-storey block of flats in red brick, with an articulated frontage of three bays with white stucco bands and heavy profiled cornice.</li> <li>• <b>Esmond Gardens:</b> 4-storey mansion block in red brick, the upper floors rendered with half-timber embellishments.</li> <li>• <b>Nos 79-81 South Parade:</b> short terrace of two-storey turn of the century houses (from Nos 79-81). The terraces have canted bay windows, projecting timber porches and small front gables with half-timber embellishments.</li> <li>• <b>Nos 12-44 Acton Lane:</b> is lined with 3-storey red brick Victorian terraced houses with a variety of ornate gables and very exuberant detailing, such as timber porches, and projecting bays. (Consider also adding to List of Buildings with façade group value)</li> <li>• <b>5-10 Hardwicke Road-</b> well preserved row of Victorian terraces in stock brick with white stucco trimming. (Consider also adding to List of Buildings with façade group value)</li> </ul> <p>❖ <b>Question 5: Do you agree that all the key unlisted buildings in Acton Green have been captured?</b></p> <p>❖ <b>Question 6: Are there any other notable buildings of interest in Acton Green that should also be recognised?</b></p>
<p><b>Article 4 Directions</b></p>	<p>Article 4 Directions can be introduced to a CA in order to control minor developments that would otherwise be classified as ‘permitted development’ (for e.g. window replacements, extensions, roof alterations etc.) The introduction of such a direction would mean that planning permission would have to be sought from the Council for such works in future.</p> <p><b>Proposal:</b> To introduce an Article Direction to place restrictions on existing permitted development rights to install replacement windows and doors across the entire CA.</p> <p><b>Reason:</b> The installation of replacement windows and doors in styles and materials that are different from the originals have had a detrimental impact on the character of the area.</p>

	<ul style="list-style-type: none"> <li>❖ <b>Question 7: Do you agree with the proposal to introduce an Article 4 Direction within the Acton Green CA?</b></li> <li>❖ <b>Question 8: Do you think there are any other forms of development that should be covered by an Article 4 Direction and if so, what should this cover and which parts of the CA should it serve?</b></li> </ul>
<b>Design Guidance</b>	<p>The <a href="#">Ealing Character Study and Housing Design Guide (Feb 2022)</a> contains a range of useful generic design guidance for development across the borough.</p> <p>A great deal of guidance and direction for dealing with development in all of Ealing’s CAs is provided in the <a href="#">Generic Management Plan (Feb 2022)</a>. However, additional specific design guidance relevant to the local architecture may also be helpful in some CAs.</p> <p><b>Proposal A:</b> To provide further specific design guidance on windows/doors characteristic of Acton Green CA</p> <p><b>Reason:</b> To provide some further, more detailed practical guidance to help deal with window and door replacements affecting the character of this CA.</p> <p><b>Proposal B:</b> To provide further specific design guidance on developments to the rear of Fairlawn Ave.</p> <p><b>Reason:</b> To provide some further, more detailed practical guidance to help protect views from Chiswick Station into the rear of Fairlawn Avenue.</p> <ul style="list-style-type: none"> <li>❖ <b>Question 9: Do you agree with the proposal to provide more specific design guidance for Acton Green CA?</b></li> <li>❖ <b>Question 10: Is there any further specific guidance that should be covered for the Acton Green CA, and if so, what elements should be covered?</b></li> </ul>
<b>Other Changes</b>	<p>A summary of the proposed changes to all of the conservation areas in Ealing are set out in <a href="#">A Strategic Review of Ealing’s Conservation Areas (Feb 2022)</a>. This includes, for example, proposals for a new CA in Ealing, centred on Northfield Avenue. It also identifies other key issues and recommendations affecting all of Ealing’s conservation areas.</p> <p>We would also welcome your comments on this document.</p>

	<p>❖ <b>Question 11: Do you have any other comments on the Strategic Review of Ealing's Conservation Areas?</b></p>
<p><b>Responding to this consultation</b></p>	<p>Please email your written responses to the questions posed in this document to: <a href="mailto:localplan@ealing.gov.uk">localplan@ealing.gov.uk</a></p> <p><b>The consultation deadline is the 18th March 2022.</b></p>