

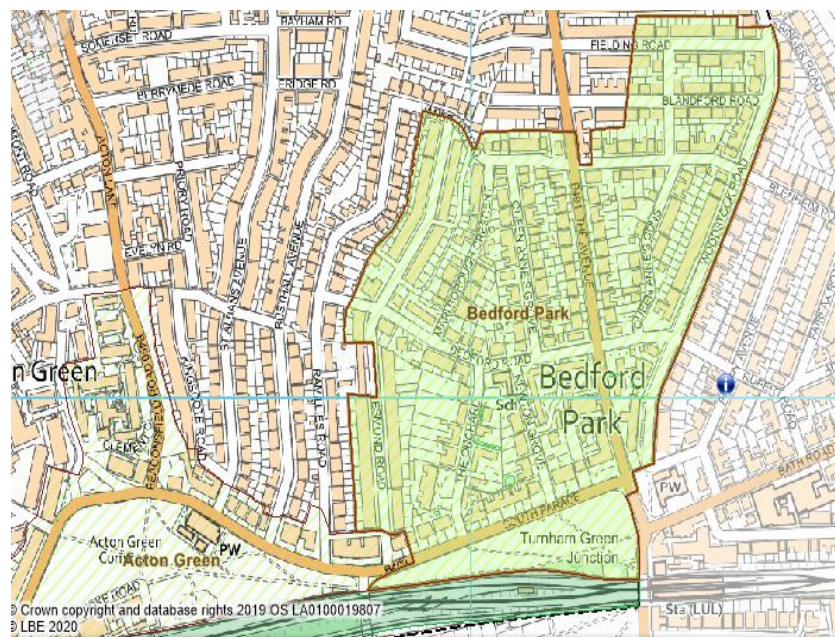
BEDFORD PARK CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

Date Designated	1969 (Extended 1994, 2004)
Last Appraisal	September 2007
Last Management Plan	September 2007
Existing Article 4 Direction	<input checked="" type="checkbox"/> 1970, 1985 (listed buildings), 2008 (specific properties).



Map



NB. This consultation relates only to the (western) part of the Bedford Park Estate that falls with Ealing Borough. It does not relate to the (eastern) part located in Hounslow Borough.

Summary and key changes since last appraisal

- A renowned residential development comprising a rich variety of styles, all within the spirit of the Arts and Crafts movement and including Queen Anne Revival references. The overall character is made cohesive by the repeated use of characteristic details and materials. The resultant architectural language is distinctive and historically significant.

	<ul style="list-style-type: none"> • Built between 1875 and 1886 Bedford Park is internationally recognised as a catalyst for the Garden City movement. It has been retrospectively described as the First Garden Suburb, and its influence can be seen in suburban developments worldwide. The development was also well regarded and recorded in Europe by architectural writers such as S E Rasmussen in London, The Unique City, published in 1935, and Hermann Mutthesius Das Englische Haus, published 1904/5, and has continued to be recognised and visited by those interested in its unique qualities. • There have been no significant changes since the last appraisal in 2007, however small-scale and incremental changes have occurred; these will need to be carefully managed in future to ensure that the relationship of buildings and space and the overall character of the Conservation Area is not detrimentally affected. • On the whole, this remains a well- preserved estate, tightly regulated by CA designation, Article 4 Directions together with statutory listed buildings. Active involvement and monitoring by CA Panel and Bedford Society also helps preserve and protect the area. • There is a need to consider some changes to the boundary around the outer residential area and to strengthen/update the management plan.
<p>Background</p>	<p>A description of the special character of the CA is currently set out in Bedford Park CA Appraisal (2007). Guidelines for dealing with development in the area are currently set out in the Bedford Park CA Management Plan (2007).</p>
<p>Generic Management Plan</p>	<p>The Council is proposing that all the individual management plans for each CA are rolled into a single document, called the Generic Management Plan (Feb 2022). 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>❖ Question 1: Do you have any comments on the contents of the Generic Management Plan?</p>

Proposals for Bedford Park CA

The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the Bedford Park CA. There were set out in the [Addendum Update Report for Bedford Park CA \(July 2020\)](#), and were discussed further through informal consultation with the CAAPs during 2021. The key proposals are set out below.

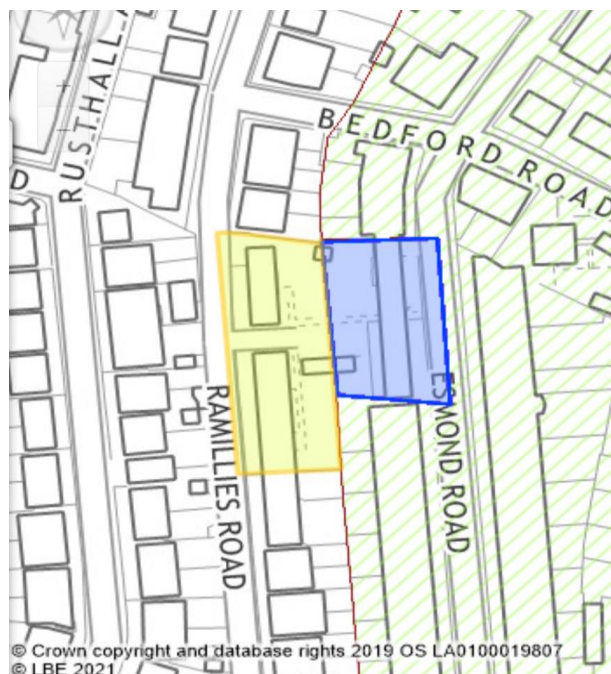
CA Boundary Changes

The following boundary changes are proposed for the Bedford Park CA:

Proposal: To extend CA area in **Esmond Road** to include the onetime (LA) flats/houses in Esmond Road. This could potentially include all the flats including the rear (blue and yellow shading), or simply those that front the CA (blue shading).

Reason: Suggested for inclusion by the CAAP given the importance of this area for the setting of the CA and to protect from any future development affecting these properties.

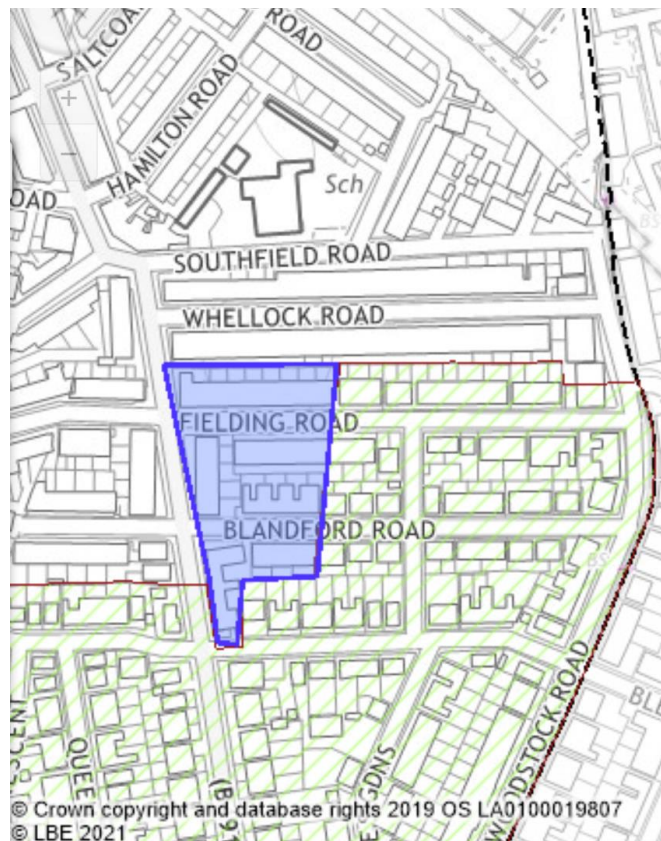
This proposal is not supported by officers due to the modern design of these properties and lack of any significant relationship with the Bedford Park estate in terms of style, character or historical association. (An Article 4 Direction could potentially be considered for the houses at nos. 39-45 Esmond Road- see below).



❖ **Question 2: Do you think that the onetime flats in Esmond Road should be added to the CA boundary?**

Proposal: To extend the **western end of Fielding Road and Blandford Road** up to The Avenue, including **Ormsby Lodge** (see area shaded in blue on map below).

Reason: As suggested by the CAAP and supported by evidence which indicates that the houses in these sections of the roads are the same period and architectural style as the eastern sections and were built at around the same period (1880/1881). Whilst Ormsby Lodge is a later development, the original plot and houses on this site have historical and architectural significance and links to the development of the estate and its architecture. Its inclusion would have the added benefit of providing a straighter and better-defined boundary edge to the CA along The Avenue, thereby encompassing the entire block at western end of Fielding and Blandford Roads up to The Avenue. Officers consider that there is merit in including this area as part of the CA.



- ❖ **Question 3: Do you agree that that the western end of Fielding Road and Blandford Road and Ormsby Lodge should be added to the CA boundary?**

	<p>❖ Question 4: Do you think the CA boundary in Bedford Park should be changed in any other way- either through expansion or reduction of the existing area?</p>
<p>Key unlisted Buildings</p>	<p>Many of the buildings on the estate are nationally (statutory) listed. The following buildings have also been identified as contributing positively to the CA:</p> <ul style="list-style-type: none"> • Esmond Road and Fielding Road- handsome late Victorian/Edwardian houses on the outer edges of the estate; each one being different from its neighbours, but sharing the same materials (red brick and clay tiles, with timber joinery) and architectural features • The Parade of shops at Bedford Corner- 1924, making a positive contribution to townscape through the regular rhythm of original shopfront designs and key landmark feature (Consider also adding to list of buildings of façade/group value). • Bedford Park Mansions, The Orchard- Tall 4 storey flat block built at turn of century. Red brick cladding, bay windows, Dutch gable ends with distinctive moulded brickwork and original C.19 brick wall and piers (Consider also adding to the list of buildings of façade/group value). • Sydney House, The Avenue- a substantial apartment building; the main elevation facing Woodstock Road makes a generally positive contribution to the streetscape. <p>❖ Question 5: Do you agree that all the key unlisted building in Bedford Park have been captured?</p> <p>❖ Question 6: Are there any other notable unlisted buildings of interest in Bedford Park that should also be recognised?</p>
<p>Article 4 Directions</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>Bedford Park CA currently has two Directions in operation which remove permitted development rights in the area:</p>

1985 Direction- relates to certain specified properties only and withdraws Class 2 rights Schedule 1 under GPDO 1977-1981. These relate to include Sundry Operations – (i) gates, fences, walls or other means of enclosure and (ii) means of access to a highway and (iii) painting of exterior.

2008 Direction- adopted in January 2008 was made as a direct result of the issues identified in the last CA Appraisal (2007); namely extensions, roof alterations, outbuildings and swimming pools, porches, vehicle access and hardstandings, satellite dishes, gates, fences, walls or other means of enclosure, painting of exteriors, across the CA.

The listed buildings are also covered by a **1984 Direction** which relates to all listed buildings in the Borough and withdraws Class I and II rights of the GPDO 1977-1981.

Many of the buildings on the estate are listed and as such any works that would affect their character would need listed building consent. The CA Review has not identified the need for any further directions on the estate but one could potentially be considered for properties just outside the estate:

Proposal: To introduce a direction to control a range of minor developments affecting 39-45 Esmond Road such as roof alterations, erection of porches and creation of hardstandings in front gardens.

Reason: Whilst these are post 1930 houses, and several have already been altered, the introduction of a direction could protect the setting of the adjoining Bedford Park estate from unsympathetic alterations.

Officers consider the case for this proposal is marginal based on the small range of properties here and the potential benefits.

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

- ❖ **Question 7: Do you agree with the proposal to introduce an Article 4 Direction at 39-45 Esmond Road?**
- ❖ **Question 8: Do you agree with the proposal not to introduce any further Article 4 Directions within the Bedford Park CA?**
- ❖ **Question 9: 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?**

<p>Design Guidance</p>	<p>The Ealing Character Study and Housing Design Guide (Feb 2022) 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 Generic Management Plan (Feb 2022). However, additional specific design guidance relevant to the local architecture may also be helpful in some CAs. This would also supplement the existing guidance and technical notes available on the Bedford Park Society website: https://www.bedfordpark.org.uk/planning/guidelines/</p> <p>Proposal: To provide further specific design guidance on roofing alterations, windows and doors, brickwork, extensions, outbuildings, fences and boundary treatment.</p> <p>Reason: To provide some further, more detailed practical guidance to help deal with some of the key developments affecting this CA.</p> <ul style="list-style-type: none"> ❖ Question 10: Do you agree with the proposal to provide more specific design guidance for the Bedford Park CA? ❖ Question 11: Is there any further specific guidance that should be covered for the Bedford Park CA, and if so, what elements should be covered?
<p>Other Changes</p>	<p>A summary of the proposed changes to all of the conservation areas in Ealing are set out in the Strategic Review of Ealing’s Conservation Areas (Feb 2022). 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> <ul style="list-style-type: none"> ❖ Question 12: Do you have any other comments on the Strategic Review of Ealing’s Conservation Areas?
<p>Responding to the consultation</p>	<p>Please email your written responses to the questions posed in this document to: localplan@ealing.gov.uk</p> <p>The consultation deadline is the 18th March 2022.</p>