
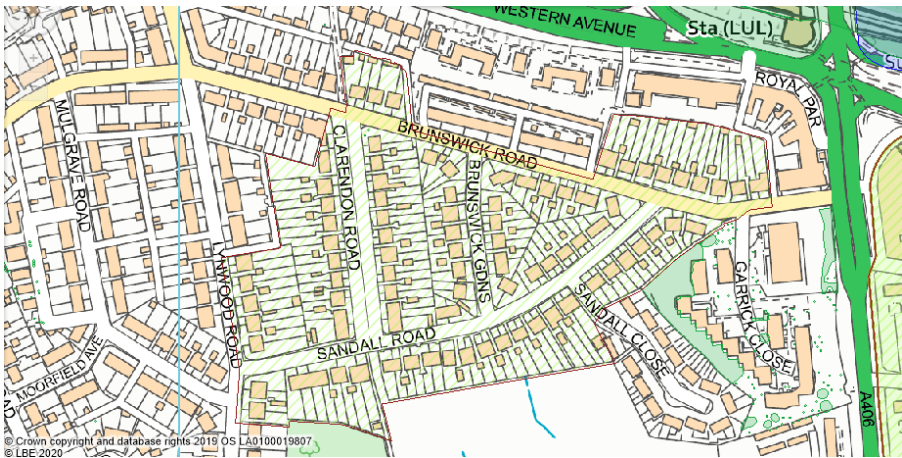


BRUNSWICK CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULATION (FEBRUARY 2022)

Date designated	2004	
Last Appraisal	March 2007	
Last Management Plan	March 2007	
Existing Article 4 Direction	<input checked="" type="checkbox"/>	
Map		
Summary and Key Changes since last appraisal	<p>One of the more recently designated conservation areas in Ealing (2004), this is a pleasant enclave, built in the 1930s. Compact area, entirely residential (semi-detached properties), built for the aspiring middle classes in an optimistic period following the Great Depression to the popular Tudor, black and white half-timbered style known as ‘Stockbroker’s Tudor’.</p> <p>The fabric is described in the CA Appraisal as good quality, articulated design above the more usual blander design in suburbia around this period. The building fabric appears to have been generally well preserved since last appraisal in 2007, though there is some threat particularly from roof alterations/extensions and hardstandings which needs to be addressed.</p>	

Background	A description of the special character of the CA is currently set out in Brunswick CA Appraisal (2007) . Guidelines for dealing with development in the area is currently set out in the Brunswick CA Management Plan (2007) .
Generic Management Plan	<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 style="text-align: center;">❖ Question 1: Do you have any comments on the contents of the Generic Management Plan?</p>
Proposals for Brunswick CA	The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the Brunswick CA. There were set out in the Addendum Update Report for Brunswick 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	<p>Proposal: To extend the CA boundary to include nos. 32-40 Western Avenue (Greystoke Terrace) as shown by the blue shading on the map below.</p> <p>Reason: These properties are of a similar age and style to those to the south (145-155 Brunswick Road) and indeed the rest of the Brunswick estate.</p> <p>This section is arguably more ‘out on a limb’ to the north of the estate and faces Western Avenue rather than looking inward to the rest of the estate. The properties are also in a generally poorer condition and several properties have been altered (windows, doors, roofs, boundary treatments) and/or converted into HMOs. Nevertheless, some original design features remain and this group is clearly linked architecturally to the rest of the estate. Officers consider there is merit in including this areas within the CA.</p>



- ❖ **Question 2: Do you agree that 32-40 Western Avenue (Greystoke Terrace) should be added to the existing CA boundary?**

- ❖ **Question 3: Do you think the Brunswick CA boundary should be changed in any other way- either through expansion or reduction of the existing area?**

<p>Key unlisted Buildings</p>	<p>No locally listed buildings have been designated in the Brunswick estate. It is made up of properties that collectively contribute positively to the area, but it is not considered that there is any single property or group that stands out in its own right as being of special local merit.</p> <ul style="list-style-type: none"> ❖ Question 4: Do you agree that all the properties in the Brunswick CA contribute positively to the CA? ❖ Question 5: Are there any specific buildings of local interest in the Brunswick CA that should be specifically recognised?
<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</p>

	<p>planning permission would have to be sought from the Council for such works in future.</p> <p>Proposal: To introduce an Article Direction to place restrictions on existing permitted development rights in relation to the following developments across the entire CA.</p> <ul style="list-style-type: none"> • Roof extensions, dormers and rooflights • Creation of hardstandings and new walls, gates and fences in front gardens <p>Reason: To regulate the types of development that have been identified as being a continuing threat to the character and appearance of the CA.</p> <p>❖ Question 5: Do you agree with the proposed Article 4 Direction for the Brunswick CA ?</p> <p>❖ Question 6: Are there any other types of development that should be controlled in this way in the Brunswick CA and if so, in which areas should they be controlled?</p>
<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.</p> <p>The loss of early garage spaces/buildings has been identified as a particular threat to the character of the area. Rear extensions can also affect the accessibility of original set back garages. The issue is compounded by the specific configuration of the shared garage accessway between two adjoining properties on the estate, which is deliberately splayed at an angle to enable full access to the garages on both sides. Design guidance is proposed to counter the blocking of these garages.</p> <p>The Council welcome the information provided by CAAP to highlight design issues and these will be developed further as set out below.</p> <p>Proposal: To provide further specific design guidance on the following types of development:</p>

	<ul style="list-style-type: none"> • Roofscapes • Windows and Doors • Front Gardens • Set Back Garages • Overpainting, Render and Cladding • Porches • Stained glass. <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 7: Do you agree with the proposal to provide more specific design guidance for Brunswick CA? ❖ Question 8: Is there any further specific guidance that should be covered for the Brunswick CA, and if so, what elements should be covered?
Other Changes	<p>A summary of the proposed changes to all the conservation areas in Ealing are set out in A 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 11: Do you have any other comments on the Strategic Review of Ealing’s Conservation Areas?
Responding to the consultation	<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>