



BRENTHAM GARDEN ESTATE CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

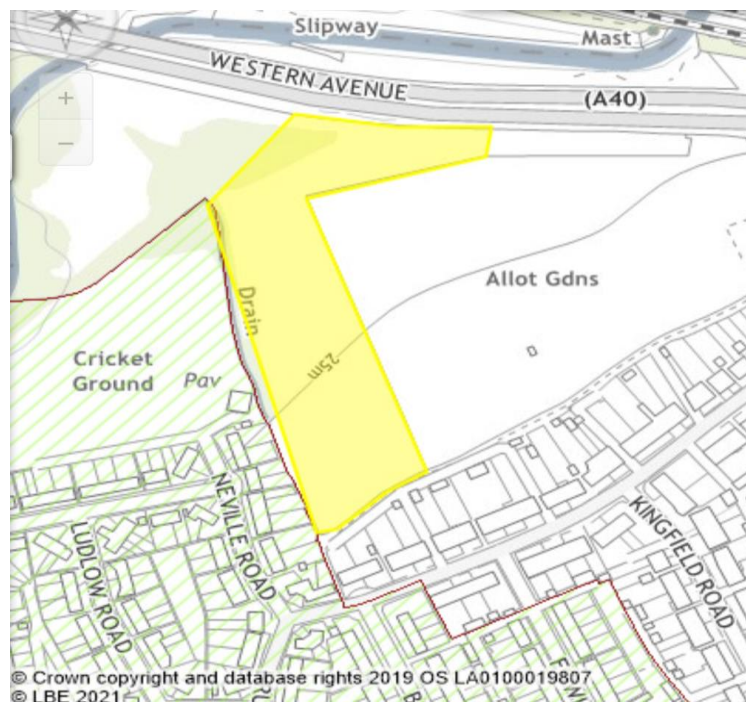
Date Designated	1969 (Extended 1994, 2004)	
Last Appraisal	March 2008	
Last Management Plan	March 2008 (Policy & Design Guide 1988)	
Existing Article 4 Direction	<input checked="" type="checkbox"/> 1976, 2007.	
Map		
Summary and key changes since last appraisal	<p>A pleasant residential enclave, built at beginning of 20th Century, the layout of which provided by architects of Letchworth Garden City (Unwin and Parker). Characteristically less regimented, some curving streets, small groups of terraces with gardens of varying sizes.</p> <p>The building fabric appears to have been generally well preserved since last appraisal in 2008. This is further supported by an Article 4 Direction covering the whole area and most types of Permitted Development, and a Policy and Design Guide. Active interest and vigilance from CA Panel and Brentham Society. Further details and news about the estate can be seen at: https://brentham.com/</p> <p>Key changes/issues identified since the last Appraisal:</p> <ul style="list-style-type: none"> • Installation of large garden outbuildings 	

	<ul style="list-style-type: none"> • Installation of double-glazed replacement windows • Installation of gates across twitten paths • Installation of large side extensions • Installation of sheds and large bin storage boxes in front gardens • Charging points for electric vehicles. <p>The open space and landscape area immediately around the Brentham Clubhouse both within the CA boundary, and the wider Brent Valley to the north beyond the CA boundary, provide important landscape and historic settings for the Grade II listed building and the layout of the wider Brentham estate, including views to and from it. These settings should continue to be protected and managed in a sensitive manner.</p>
Background	A description of the special character of the CA is currently set out in the Brentham Garden Estate CA Appraisal 2008 . Guidelines for dealing with development in the area is currently set out in the Brentham Garden Estate CA Management Plan 2008 .
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 Brentham Garden Estate 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 Brentham Garden Estate 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>The following boundary changes are proposed for the Brentham Garden Estate CA</p> <p>Proposal: To add the area known as Brentham Fields to the CA boundary (area shaded yellow on map below)</p>

Reason: Suggested by the CAAP as this area may be vulnerable to future development. While it is not part of the original land purchased by Ealing Tenants, it has a historic contribution to the amenities of Brentham.

This proposal is not supported by officers. If the primary objective is to protect the land from future development, then CA designation is not considered to be the most appropriate designation. The land is already protected by a number of other policy designations including Metropolitan Open Land (MOL), Sites of Nature Conservation Value (SINC) and Public Open Space.

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



- ❖ **Question 2: Do you think that Brentham Fields should be added to the CA boundary?**

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

Key unlisted Buildings

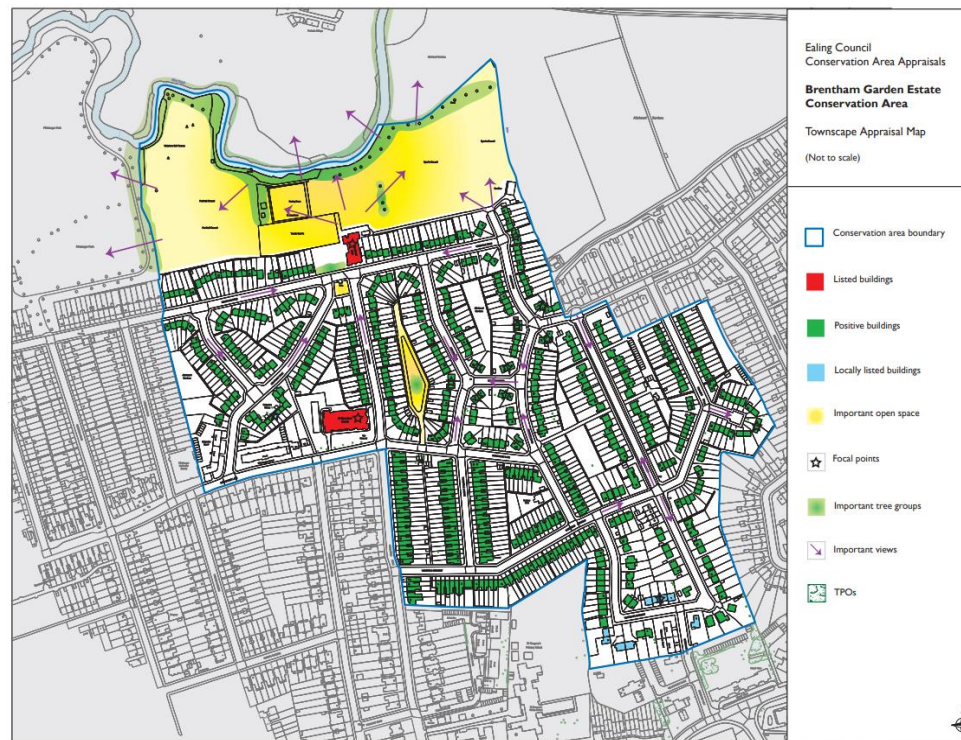
As well as nationally listed buildings, the following buildings have been identified as contributing positively to the area as part of the CA Review:

Locally listed buildings:

- **Holyoake House, Holyoake Walk**- Handsome Arts and Crafts-inspired development of 12 flats built in 1936 by Alwyn Gorbing - arranged around an open sided quadrangle. (Ref: LLR0503).
- **2 Brentham Way** Larger size Brentham Garden Estate house Corner property, detached with well articulated facades with the typical multi-paned timber casement windows, rough dashing to principal walls and high pitched, tiled. (Ref: LLR0134).

Positive Contributors:

The majority of buildings on the estate have been identified as contributing positively to the estate as shown in green on the map below.



Buildings of particular interest:

- **1-7, 6-12 Winscome Crescent.** 1-7 is a terrace of four two-storey houses with dormer windows in the roofs is the only building within the Estate to be definitely designed by Raymond Unwin and Barry Unwin. Nos 6 and 8, 10 and 12 Winscombe Crescent are two similar pairs of buildings were designed by Cecil Butler in the mid-1920s and provide good examples of their type. These

	<p>buildings have focal interest and architectural value. (Consider also adding these back to the local list).</p> <ul style="list-style-type: none"> ❖ Question 5: Do you agree that all the key unlisted buildings in the Brentham CA have been identified? ❖ Question 6: Are there any other notable unlisted buildings of interest in the Brentham Garden Estate CA that should also be 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 planning permission would have to be sought from the Council for such works in future.</p> <p>Brentham Garden Estate currently has two Article 4 Directions that restrict permitted development rights in the area: The original Direction, sealed in 1976, requires that an application for planning permission is required for the following development:</p> <ul style="list-style-type: none"> • Enlargement, improvement, alteration of dwellinghouse, • Porches • Minor operations including gates, fences walls or other means of enclosure and means of access to a highway) • Painting of exterior of building. <p>An additional Direction, sealed in 2007, also includes additional controls over:</p> <ul style="list-style-type: none"> • Chimneys • Demolition of gate, fence or wall or other means of enclosure fronting a relevant location • Provision of hard surface fronting a relevant location. <p>Proposal: To introduce a new Article 4 Direction to remove permitted development rights for the erection of all gates within the twittens (alleyways) on the estate.</p> <p>Reason: Due to the importance of the twitten path network and access to backlands as part of the philosophy associated with the development of this garden suburb estate.</p>

	<ul style="list-style-type: none"> ❖ Question 7: Do you agree with the proposed Article 4 Direction for the Brentham Garden Estate CA ? ❖ Question 8: Are there any other types of development on the Brentham Garden Estate CA that should be controlled in this way and if so, in which areas of the estate should they cover?
<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, some additional specific design guidance relevant to the local architecture may also be helpful in some CAs.</p> <p>Proposal: To provide further specific design guidance on a range of development activity including Extensions, Materials and Design, Gardens and Landscape, that are characteristic of the Brentham Garden Estate CA.</p> <p>Reason: To provide some further, more detailed practical guidance to help deal with some of the key developments affecting this CA.</p> <p>The preliminary drafting of such guidance by the CAAP and Brentham Society is greatly welcomed by the Council. Officers will work with Brentham representatives to develop this guidance further.</p> <ul style="list-style-type: none"> ❖ Question 9: Do you agree with the proposal to provide more specific design guidance for the Brentham Garden Estate CA? ❖ Question 10: Is there any specific guidance that should be covered for the Brentham Garden Estate, and if so, what elements should be covered?
<p>Other Changes</p>	<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**

Please email your written responses to the questions posed in this document to: localplan@ealing.gov.uk

The consultation deadline is the 18th March 2022.