


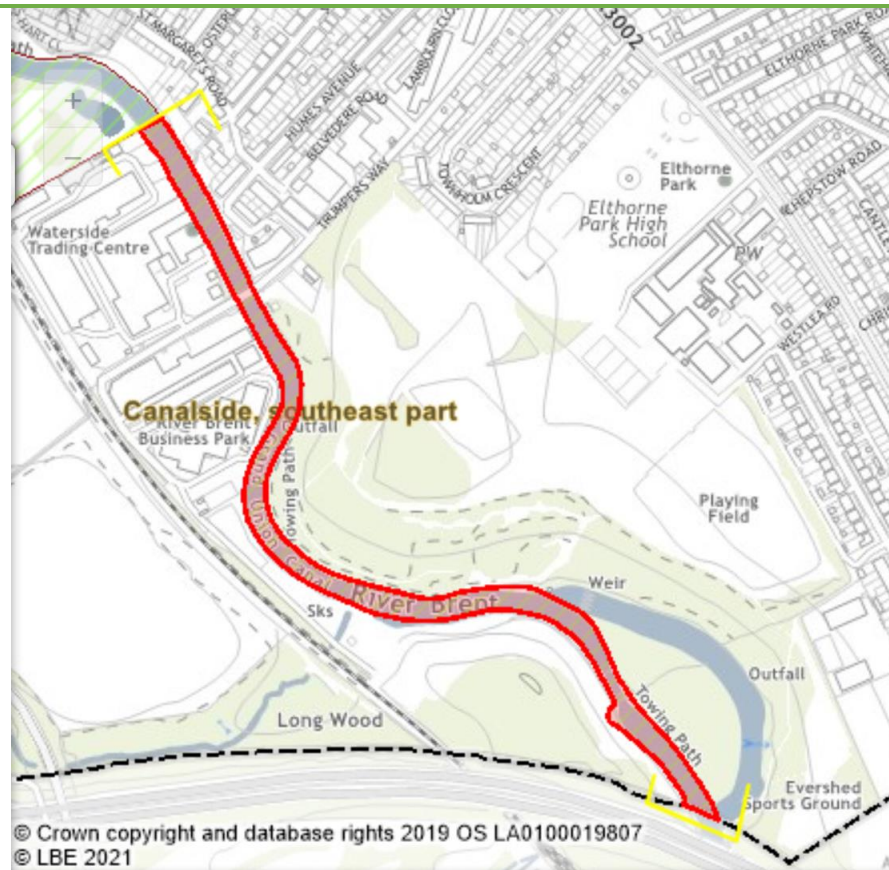
CANALSIDE CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

Date Designated	1982, Extended 1991 and 2007	
Last Appraisal	March 2007	
Last Management Plan	March 2007	
Existing Article 4 Direction	<input checked="" type="checkbox"/>	
Summary and key changes since last appraisal	<p>The Canalside CA includes the whole length of the Grand Union Canal within Ealing, except for a stretch between Norwood Top Lock and the Hanwell Locks, which are contained within the St Mark’s Church and Canalside CA.</p> <p>Since the last appraisal in 2007, Sub-Area 11 (North Acton) of this CA now falls within the OPDC area and it is their responsibility to designate and review conservation areas in this section. The proposals put forward in this report do not apply to Sub-Area 11 (North Acton).</p> <p>The GUC is an important part of the area’s industrial heritage but it covers a significant area and much of it is now not considered to be of very special character to justify its CA status. Ealing’s approach to the designation of the whole canal network within the Borough is quite unusual when compared with the rest of London, and nationally; in cases elsewhere where canals are designated within CA areas, they normally relate to very specific stretches or junctions around bridges or buildings, and it is quite rare to include an entire network within a borough.</p> <p>Within the adjoining boroughs of Hillingdon and Hounslow, only relatively small parts of the canal network are included within a CA designation and these relate mainly to areas containing historic locks</p>	

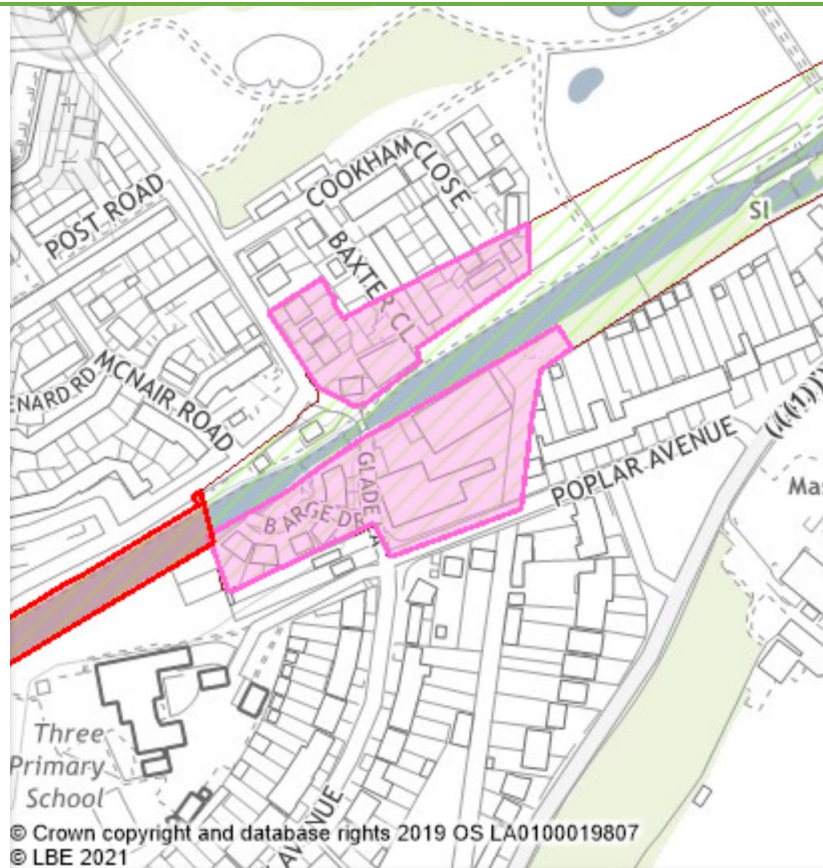
	<p>and/or buildings and structures close to the canal (e.g. Bulls Bridge in Hillingdon and Boston Manor in Hounslow). The OPDC are planning to designate a conservation area for the length of the Grand Union Canal within the OPDC area; this represents a relatively short stretch of canal when compared to the more extensive network in Ealing Borough.</p> <p>Within Ealing the canal network covers a total of approximately 17 kms (10.5 miles) (of which 1.9kms runs through the Canal and St. Marks CA and 1.3 kms runs through Hillingdon). It is narrowly defined to the canal itself and the towpath, where there are very few buildings and structures, and completely excludes the wider setting of the canals. As such there is little in practice to control the greatest potential impact on the CA that comes from the surrounding land and setting.</p> <p>Officers therefore consider that the majority of the canal network (apart from some limited stretches within the Canalside CA and the Hanwell Locks within St Marks and Canal CA) should be de-designated as a CA. The network will still continue to be protected through the guardianship by the Canals and River Trust (CRT). In addition, the listed buildings and structures along the canals are also protected in their own right. The Council can of course still continue to collaborate with the CRT and other bodies to improve the network as a cultural, leisure and transport resource. De-designation as a CA per se will not affect the biodiversity and recreational value or management of the canals.</p> <p>It is noted that the CAAP (and other groups including the Old Hanwell Residents Association and Brent River and Canal Society) do not support proposals to de-designate any parts of the Canalside CA on the basis of their historic and wider environmental importance. We are consulting widely with all interested groups. We would like to hear your views as part of this consultation.</p>
Background	<p>A description of the special character of the CA is currently set out in Canalside CA Appraisal (2007). Guidelines for dealing with development in the area are currently set out in the Canalside CA Management Plan (2007).</p>
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</p>

	<p>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 the Canalside CA	<p>The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the Canalside CA. These were set out in the Addendum Update Report for the Canalside CA Estate (July 2020), and were discussed further through informal consultation with the CAAPs during 2021. The key proposals are set out below.</p>
CA Boundary Changes	<p>The following boundary changes are suggested for the Canalside CA:</p> <p>Proposal A: To remove Sub Area 1- Brent Valley from the CA designation, as shown on section shaded in red on map below (between the yellow lines).</p> <p>Reason: This is a highly industrialised setting on west side with Waterside and River Brent Industrial Estates dominating north and south of Trumpers Way with modern housing development on east side. Some attractive parkland (part of River Brent Park) within setting to the east. No significant historic assets (apart from Osterley Lock which is protected by CRT as part of the operational apparatus of the canal). To the south, the canal does form part of the GUC and Boston Manor CA in Hounslow Borough. This section includes the historic house and parkland of Boston Manor and runs down to the River Thames. Apart from some historic interest in relation to interwar and post war industrial development in this area there are no buildings of very significant architectural merit on or within the Ealing boundary.</p>



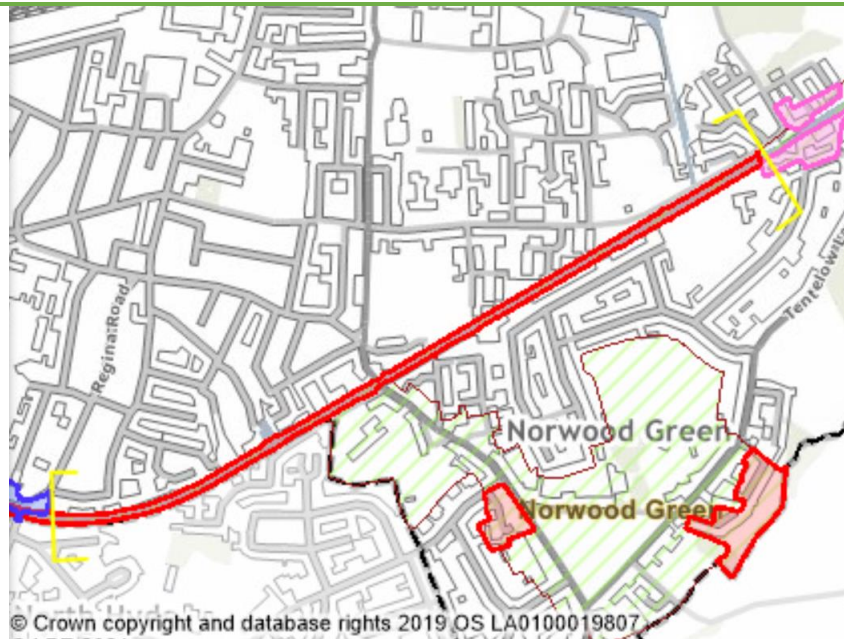
❖ **Question 2: Do you agree that Sub Area 1- Brent Valley should be removed from the CA designation?**

Part of canal runs through **St Marks Church and Canal CA** – this contains the statutory listed flights of Hanwell locks, several statutory listed lock keepers cottages, scheduled monuments – St Bernard’s hospital wall and Windmill Bridge and the statutory listed bridge at Glade Rd. This is the most characteristic and well- preserved part of the canal within the Borough. Officers consider that that this section, should be largely retained with the exception of the removal of the Industrial site between the Canal and Poplar avenue (former Vauxhall garage) and removal of Barge Drive on east side of Glade Lane Bridge, as shown by the pink shading on map below. See the **St Marks Church and Canal CA** assessment for further details.



Proposal B: To remove **Sub Area 2- Norwood Green to Williams Road** from the **CA designation** as shown on section shaded in red on map below (between the yellow lines).

Reason: This sub urban area is heavily influenced by residential and industrial surroundings. It is largely of no significant historical or architectural character and runs between residential areas with poorly defined boundaries (including Havelock Estate) together with new residential development. Of some interest is Adelaide Dock (just outside the CA) but this has now largely redeveloped (or has planning permission) for housing development. The Lamb PH on Wolf Bridge is of interest- this is locally listed, but falls within the adjoining Norwood Green CA. Wolf Bridge itself is not statutorily or locally listed. West of Wolf Bridge the southern edge of the canal lies within Hounslow Borough and is not covered by a CA designation on that side.



Question 3: Do you agree that Sub Area 2- Norwood Green to Williams Road should be removed from the CA designation?

Proposal C: To consider whether Sub Area 3 – Williams Rd (Old Oak Bridge) to Western Road, should be retained within the CA designation as shown on section shaded in red on map below (between the yellow lines).

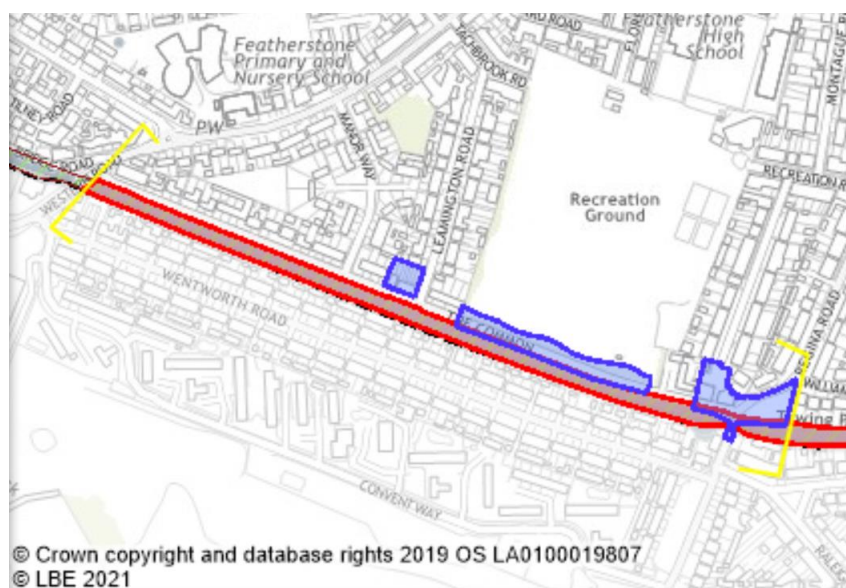
Reason: This is a long straight section of canal surrounded by residential uses. The entire southern edge falls within Hounslow Borough, which is not designated as a CA on that side. Much of it is unremarkable from a special character perspective and part of the CA could be undesignated along this stretch. The exception to this is in relation to a limited number of areas that could potentially remain, and in some cases be expanded, at certain clusters of buildings/structures and open space. These include:

- 1) A small triangle of well-maintained landscaped area between the canal and Regina/Williams Rd that contributes positively to setting of canal.
- 2) Old Oak Bridge- late C.18 locally listed
- 3) Old Oak PH and adjoining parade- not listed or in very good condition but it does have some historical/social value as part of its association with the nearby bridge.
- 4) Stretch of canal along Southall Recreation Ground- well maintained landscaped area contributing positively to the setting of the area.
- 5) 1 & 2 Industrious cottages and 1-9 Mount View- Victorian cottages – not locally listed and have been altered but again they

have some historical value, representing some of oldest houses (1870-1890) along the canal.

These elements as shown by the blue shading on the map below. They are all referred to in current CA Appraisal as making positive contribution. Whilst in close proximity to each other, there is development in between them of no conservation value, and so it may be difficult in practice to place a single CA boundary around all of them.

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



Question 4: Do you think that Sub Area 3- Williams Rd (Old Oak Bridge) to Western Road, should be removed from the CA designation?

Or

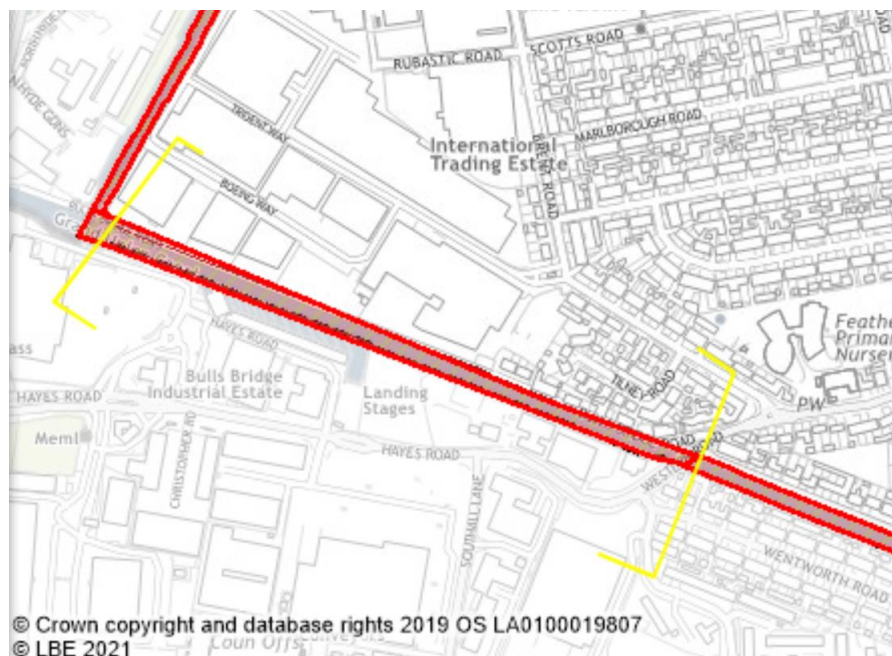
Question 5: Do you think that Sub Area 3- Williams Rd (Old Oak Bridge) to Western Road, should be retained and expanded in the sections outlined above?

Proposal D- To remove Sub Area 4 Western Avenue to Bull's Bridge should be from the CA designation (with the exception of the area immediately around Bull's Bridge) as shown on section shaded in red on map below (between the yellow lines).

Reason: This CA has a more of an industrial feel than preceding areas but with some residential on the Ealing side. This reflects the historic development of industry in the area surrounding the Bulls Bridge junction with Paddington Branch as well as the redevelopment of the

brick fields that were worked out in in the 19th Century. The southern boundary entirely within Hounslow Borough (and not designated as a CA). The Paddington Branch north of Bull's Bridge is partly within Hillingdon Borough (not designated as a CA apart from area around Bulls Bridge- see below). The Junction Arms PH – is locally listed- next to Western Avenue, but otherwise generally unremarkable stretch in terms of character, close to Hillingdon and Hounslow boroughs.

We would like to hear the views of **Hillingdon** and **Hounslow** councils particularly in the area around **Bull's Bridge** which is within or close to their administrative boundaries, along with Ealing.



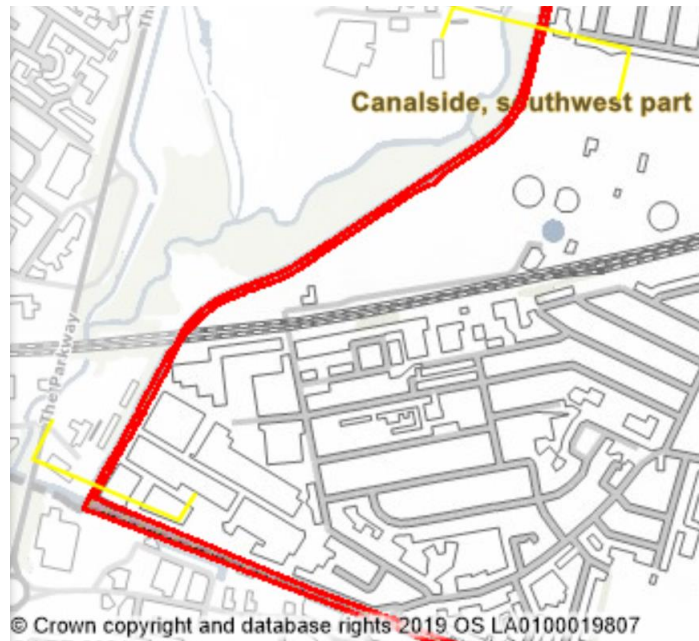
Question 5: Do you agree that Sub Area 4- Western Avenue to Bull's Bridge should be removed from the CA designation (with the exception of the area immediately around Bull's Bridge)?

Proposal E: To remove Sub Area 5: The Paddington Branch from Bull's Bridge to Bankside as shown on section shaded in red on map below (between the yellow lines).

Reason: This area runs alongside the former Southall Gas Works site (The Green Quarter-Southall Waterside redevelopment now in progress) and it influences a significant part of the canal in this stretch. However, this remains an isolated section of the canal running outside the

residential areas through areas of disused industrial land and former wasteland managed as a wildlife reserve.

There is little of architectural or historic interest apart from Bull's Bridge and some late Victorian cottages alongside Bankside. The western flank of the canal is entirely within Hillingdon Borough, and apart from a very small section near Bull's Bridge is not designated as a CA on the Hillingdon side.



- ❖ **Question 6: Do you agree that that Sub Area 5: The Paddington Branch from Bull's Bridge to Bankside should be removed from the CA designation?**

Proposal F: To remove **Sub Area 6: Bankside to Spikes Bridge Park** from the **CA designation**, as shown on section shaded in red on map below (between the yellow lines).

Reason: The character of this area is mixed-suburban residential development and light industry (on the Hillingdon side). Again, it is a reasonably pleasant area but not considered to be of sufficient special architectural character to warrant CA designation. The entire western flank of the canal is within Hillingdon and is not designated as a CA on that side.



❖ **Question 7: Do you agree that Sub Area 6: Bankside to Spikes Bridge Park should be removed from the CA designation?**

Proposal G: To remove Sub Area 7 – Southall Avenue from the CA designation as shown on section shaded in red on map below (between the yellow lines).

Reason: There is a mixed open and residential character in this stretch. Both sides are within Ealing. Mixed age of housing including fairly recent residential blocks (e.g. Engineer's Wharf) and new footbridge, giving sense of activity. This is coupled with older flatted development and post war estates, generally well screened from towpath. Semi-rural feel with open space further north. Again, this is a reasonably pleasant area but not of sufficient special architectural character to warrant CA designation.



- ❖ **Question 8: Do you agree that that Sub Area 7: Southall Avenue from the CA designation should be removed from the CA designation?**

Proposal H: To remove Sub Area 8- Western Avenue to Greenford Rd, from the CA designation as shown on section shaded in red on map below (between the yellow lines).

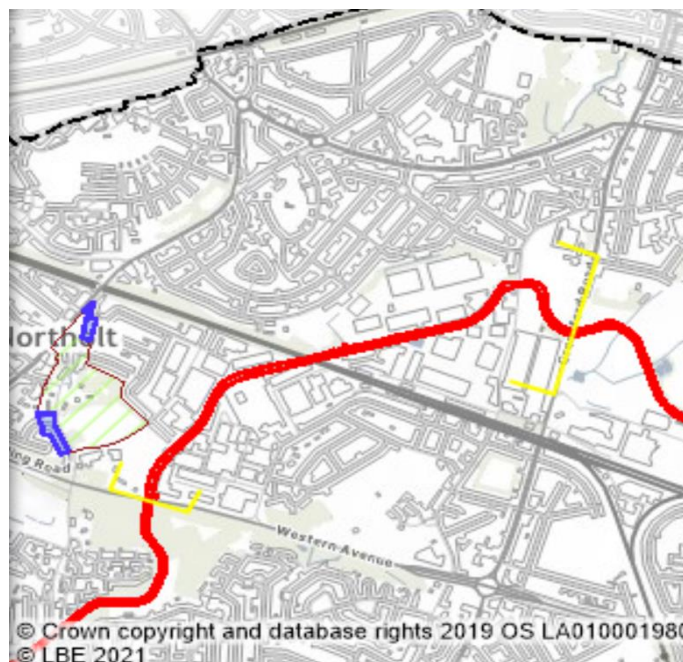
Reason: This area of the canal passes through Greenford's industrial area developed from farmland during the early C.20, exploiting canal and rail links and proximity to London's markets. Some parts are now redeveloped, some for new industrial and other uses:

- Northolt Mosque, Mohammedi Park Masjid complex, Rodwell Rd. Planning permission granted 1987.
- Warehouses on west side of canal.
- Railway bridge; lattice frame (Central line between Northolt and Perrivale stations.).
- Dock at Oakham Drive on south bank. Dock created between 1910-1930 along with industrial estate surrounding it- in 1930 occupied by Greenford Factories (Confectionery). Now modern warehouse/logistics. One of the earliest industrial sections

(wharves) along the canal. Other areas developed post 1930. Currently outside CA.

- Listed Grade II Front range (blocks 1 and 2) of the former headquarters of Glaxo Laboratories Ltd.1935, by Wallis Gilbert & Partners. Later C20 alterations.
- The Black Horse PH: Canalside at junction with Oldfield Lane North. Locally listed- the current building is not the original but it still has historic value and contributes positively to setting of Canal CA.

The canal in this sub area is heavily influenced by Greenford's historic industrial area developed in early part of C.20. Whilst some historic industrial buildings survive, many have been replaced by modern industrial/warehousing units. Remnants of historic wharves and docks remain but have also been transformed. The redevelopment of the Glaxo site will have a huge bearing on the future character of this section. It is not considered that there is any benefit in retaining a narrowly defined CA boundary that has had little influence on protection or redevelopment of the surrounding hinterland.



- ❖ **Question 9: Do you agree that Sub Area 8: Western Avenue to Greenford Road, should be removed from the CA designation?**

Proposal I: To remove Sub Area 9- Greenford Rd to Horsenden Lane, as shown on section shaded in red on map below (between the yellow lines).

Reason: There is a semi- rural character along this stretch, heavily influenced by views of high quality landscape of Horsenden Hill to the north – which is also a scheduled monument, and Perivale Wood to the south (wildlife area). The original CA Appraisal suggests including part of Horsenden recreation ground within the CA designation- but boundary not specified or full justification given. Other than the locally listed Ballet box bridge along Horsenden Lane South, there no other historic buildings or structures along this section (other than Foster’s IBM building to the south but this is not very visible from the towpath).

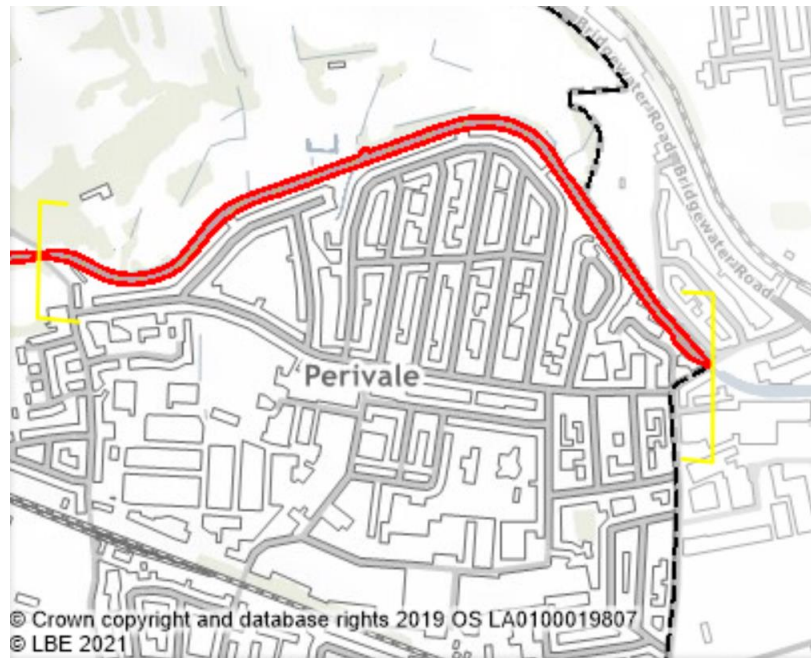


❖ **Question10: Do you agree that Sub Area 9- Greenford Rd to Horsenden Lane, should be removed from the CA designation?**

Proposal J: To remove Sub Area 10: Horsenden Lane to Manor Farm Road from the CA designation, as shown on section shaded in red on map below (between the yellow lines).

Reason: This area retains semi-rural aspect to north with views across to the green open space of Sudbury Golf Course and Horsenden Hill beyond. However, it is spoiled by backs of suburban housing to the south which by virtue of their boundary treatments and outbuildings are

not well related to the canal. Apart from the Ancient Monument - Moated site at Sudbury Golf Course to the north of this area, there are no historic buildings or structures in this section. Manor Farm bridge (early C.19) is of interest but has been widened/modernised and is not currently listed or locally listed.

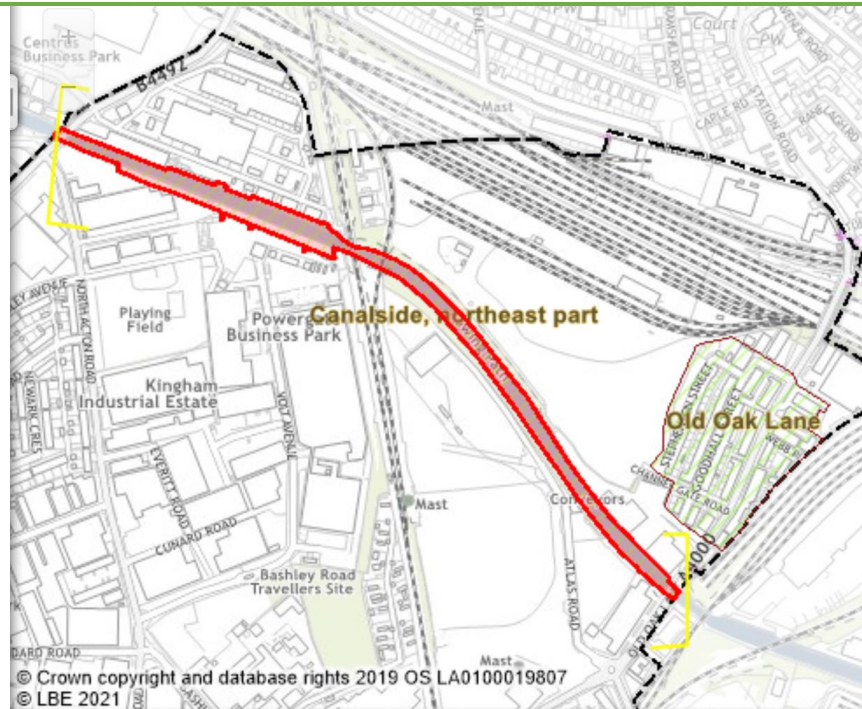


- ❖ **Question 11: Do you agree that Sub Area 10: Horsenden Lane to Manor Farm Road should be removed from the CA designation?**

Sub Area 11: North Acton

Since the last appraisal, the establishment of the Old Oak and Park Royal Development Corporation (OPDC) means that this section of the canal (together with Old Oak Lane CA) lies within the OPDC area and it is now their responsibility to designate and review CAs in their area. The proposals put forward in this report do not apply to Sub-Area 11 (North Acton).

For information, the map below shows the location of the canal section within North Acton, shaded in red (between the yellow lines).



- ❖ **Question 12: Do you think the Canalside CA boundary should be changed in any other way- either through expansion or reduction of the existing area?**

Key unlisted Buildings

The tight boundaries of the CA mean that it contains few buildings or structures other than canal banks and bridges. However, it suggested that the boundary should be widened in some areas to include buildings that make a positive contribution, or identify those that makes a positive contribution to setting of the CA.

As well as Bull's Bridge, the only nationally listed structure, the following have been identified as contributing positively to the CA:

Locally listed buildings/structures:

- **Old Oak Bridge**, at crossing of Regina Road over canal is of similar design – late C.18 construction. Locally listed. CA appraisal says that given the pressure for upgrading of bridges to accommodate greater transport flows it should be considered for statutory listing (LLR 1121)

- The **Black Horse PH** on Oldfield Rd – just outside CA. New mock-Tudor style PH on site of older PH, c. 1860s. (LLR0995)
- **Ballot Box Bridge** at Horsenden Lane – similar to Old Oak bridge in terms of design and age. Locally listed and should be considered for statutory listing (LLR 0504)
- **The Lamb PH** on Norwood Rd (within adjoining Norwood Green CA) and **King's Head Hotel** on Bull's Bridge Rd – both locally listed – make important contribution to appearance of CA and some indication of the waterway's social history.

Positive contributors:

- **Manor Farm Bridge**- early C.19, partly in Ealing, partly in Brent Borough. (Consider also for local or statutory listing).
- Bridge copings- Surroundings of bridges also contain areas of C.20 **copings**.
- The **two lattice-framed steel bridges** crossing the canal are also of interest between Northolt and Greenford station and contribute to views along the canal
- **Lyons Dock Basin** in Greenford and Adelaide Dock in Southall make important contribution to context of canal by illustrating relationship with surrounding sites.
- The **Old Oak Tree PH** makes a strong contribution to space of The Common along towpath.
- ❖ **C.19 rows of terraced housing on Bankside** (1-24) and the Industrious Cottages overlook canal and make positive contribution to character of CA (Consider also for adding to local list as buildings of façade and group value.
- **Corrugated metal clad factory** building with accompanying redbrick engine house and chimney at Boston Business Park (location map in CA Appraisal is missing)
- **Red brick industrial buildings** with saw tooth roof tiles and a second engine house at Rowdell Rd
- **Buildings to rear of Glaxo at Greenford Rd** – storage block and early factory block (site now redeveloped).
- **Northolt Mosque**, Mohammedi Park Masjid complex, Rodwell Rd. c. 1987. (Consider also adding to local list).
- **Metal clad factory building** on the Boston Business Park (Trumpers Way) plus the associated red brick engine house and tall brick chimney (Consider also adding to local list).

	<ul style="list-style-type: none"> ❖ Question 13: Do you agree that all the key unlisted building in the Canalside CA have been identified? ❖ Question 14: Are there any other notable buildings of interest in the Canalside CA that should also be recognised?
Article 4 Directions	<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>A Direction is suggested to control the rear outbuildings in all houses backing onto the canal including Tentelow Lane (within the St Marks Church and Canal CA).</p> <p>The Strategic Review did not suggest a pressing need for any directions with the Canalside CA, based on the evidence on the ground. However, this should be kept under review.</p> <p>However, it is recommended that that the Council works with adjoining boroughs to deliver a coordinated approach in relation to developments adjacent to the canalside.</p> <ul style="list-style-type: none"> ❖ Question 15: Do you consider that there is a need for any Article 4 Directions within the Canalside CA? ❖ Question 16: If so, what types of development should be controlled in this way and in which areas of the estate should they cover?
Design Guidance	<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>Proposal: To provide further specific design guidance to cover the canalside environment.</p> <p>Reason: To protect the character of the canal environment in general. This should include measures that protect and enhance the green edges and ensure that new development provides a lively and pleasant frontage to the waterside environment. It should consider form, material and building typology, pedestrian and cycle access to the waterway, the integration of public spaces, street access to the towpath, balconies and overlooking of the waterway and overshadowing.</p> <ul style="list-style-type: none"> ❖ Question 17: Do you agree with the proposal to provide more specific design guidance for Canalside CA? ❖ Question 18: Is there any further specific guidance that should be covered for the Canalside 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 19: 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>