
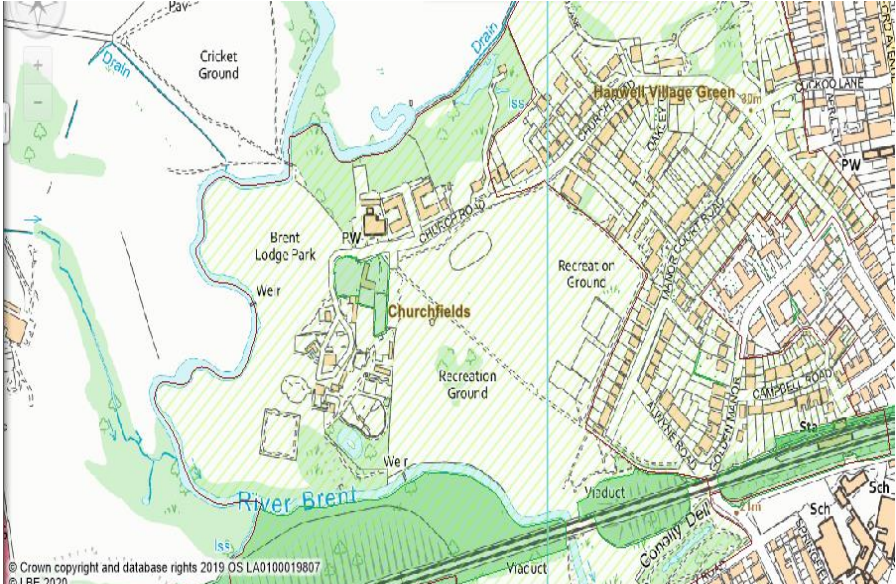


CHURCHFIELDS CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

Date Designated	1969 Extended 1974, 1997	
Last Appraisal	March 2009	
Last Management Plan	March 2009	
Existing Article 4 Direction	<input checked="" type="checkbox"/> 1996 (Half Acre Road)	
Map		
Summary and key changes since last appraisal	<p>This CA is predominantly open land falling away from Church Road and across the Brent River Valley. It includes 3 distinct green open spaces, remnants of open common land that surrounded the medieval settlement of Hanwell including Churchfields Recreation Ground, Brent Lodge Park and Brent Meadow. The CA has a mainly Victorian and Edwardian character, with a few of the key listed buildings reflecting an earlier rural character preceding the railway.</p>	

	<p>The imposing Wharncliffe Viaduct (Grade I, completed in 1837 and widened in 1877) dominates this CA. The Church of St Mary (Grade II* and third church on site since at least the C.12) and cluster of listed buildings lie to north of viaduct. Churchfields is considered part of earliest Hanwell settlement.</p> <p>There are three identified character areas:</p> <ol style="list-style-type: none"> 1. Church of St. Mary and surrounding glebe lands 2. Churchfields recreation ground 3. The residential area to the east <p>In terms of change, the CA has undergone some small scale, incremental changes to its housing stock, but the open semi-rural environment and large expanses of open space have not seen any significant changes.</p>
Background	<p>A description of the special character of the CA is currently set out in Churchfields CA Appraisal (2009). Guidelines for dealing with development in the area is currently set out in the Churchfields CA Management Plan (2009).</p>
Proposals for Churchfields CA	<p>The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the Ealing Cricket Ground CA. There were set out in the Addendum Update Report for Churchfields CA (July 2020), and were discussed further through informal consultation with the CAAPs during 2021. The key proposals are set out below.</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 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>
CA Boundary Changes	<p>Following assessment, the current CA boundary is still considered to be fit for purpose and no changes are proposed.</p> <p style="text-align: center;">❖ Question 2: Do you think the Churchfields CA boundary should be changed in any way- either through expansion or reduction of the existing area?</p>

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

- The **Viaduct PH, Uxbridge Road** on corner of Half Acre Rd and eastern side of Hanwell Bridge. Tiled, Edwardian pub; an inn has been present on site since 1730, formerly known as Coach and Horses (LLR 1550).

Positive contributors (existing)

- **White Cottage**- in Church Rd between maisonettes (Glebe/Brent Court) and Hermitage- although altered it dates back from pre-1865 and is lends itself to rural character.
- **Surviving street gas lamps** along the Church path.
- **Underground air raid shelters** from WWII in north east corner of recreation ground (Consider potentially adding to local list as a result of their historical significance).
- **Cast iron railings** on eastern boundary of recreation ground at the back of Brierley Court. Consider potentially adding to local list as a result of their historical significance)
- **Ice House near the Church** – was in poor repair but said to be built in early C.19 to store ice from Oxbow Lake harvested in winter months. (Consider potentially adding to local list as a result of their historical significance)
- **Gate post and lamp from Brent Lodge**- surviving relics.
- **War memorial**- on western side of recreation ground.

Positive Contributors (additional proposed)

- **Lych Gate**- close to St. Mary's Church is a landmark feature, marking the boundary between Church Road and Brent Lodge Park. (Consider also adding to local list as a result of its historical significance).

❖ **Question 3: Do you agree that all the key unlisted buildings in the Churchfields CA have been identified?**

❖ **Question 4: Are there any other notable unlisted buildings of interest in the Churchfield CA that should also be recognised?**

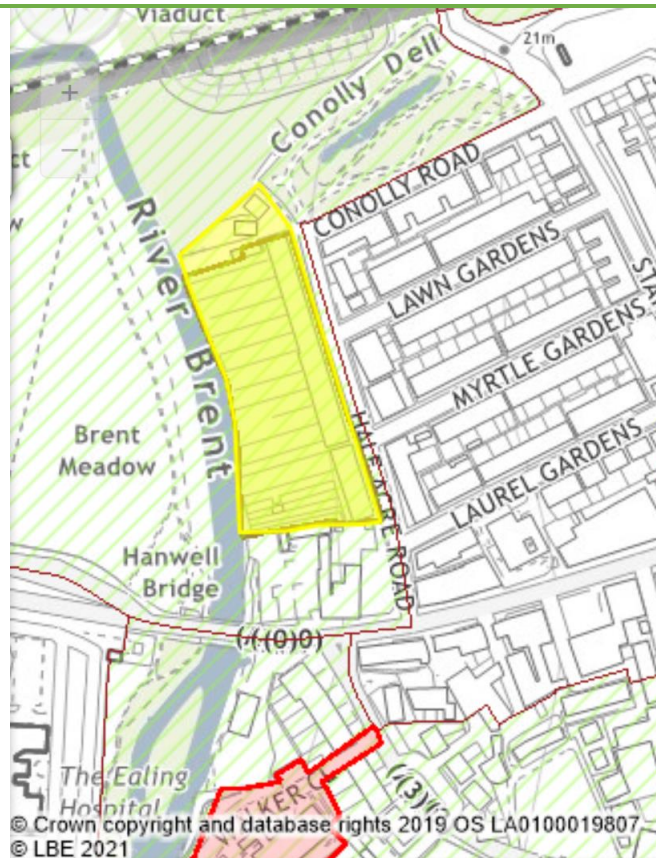
**Article 4
Directions**

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.

The entire western section of **Half Acre Rd (12-72)** is subject to an Article 4 regarding roof extensions. It was sealed in 1996. This side of the road forms the eastern boundary to Brent Meadow and open land that forms part of Churchfields CA and the setting of the Grade 1 listed Wharnccliffe Viaduct. It applies to all roof extensions and alterations to the roofs of these properties.

Proposal: To **widen the scope of the existing Article 4 Direction to include the control of outbuildings and enclosures including decking and jetties and rear boundaries**. This would cover the area currently covered by the Article 4 Direction (12-72 Half Acre Road) and in addition, **extend to the area covered by recent housing development at 74,76,78 Half Acre Road**). The full extent of the area covered by the proposed revised direction is shown by the yellow shading on the map below.

Reason: To deal with the issue identified by the review is in relation to the backs of the houses on the western side of Half Acre Road, where outbuildings and jetties are visible through the landscaping at the edge of Brent Park. This affects a particularly sensitive area both as open meadow/parkland but also as a setting for the Grade I listed Warncliffe Viaduct.



- ❖ **Question 5: Do you agree with the proposed amendment to the existing Article 4 Direction in the Churchfield CA?**
- ❖ **Question 6: Are there any other types of development that should be controlled in this way in the Churchfield CA and if so, in which areas should they be controlled?**

Design Guidance

The [Ealing Character Study and Housing Design Guide \(Feb 2022\)](#) contains a range of useful generic design guidance for development across the borough.

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.

Proposal A: To provide further specific design guidance to assist with the operation of the Article 4 Direction in Half Acre Road. This would supplement existing guidance on development affecting the roofscape and include new guidance on outbuildings and enclosures including decking and jetties and rear boundary treatment.

	<p>Reason: To provide some further, more detailed practical guidance to help deal with developments that can potentially impact on the sensitive and historic landscape within this part of the Churchfields CA.</p> <p>Proposal B: To provide design guidance/improvement plan for area relating to industrial units under the viaduct at the junction of Station Road and Golden Manor/Alwyne Road (partly within Hanwell Village Green CA).</p> <p>Reason: To provide framework for dealing with development in this area to maintain historic and architectural integrity of railway viaduct and its setting.</p> <p>Proposal C: To provide guidance on maintaining front garden landscaping and reducing hard surfacing.</p> <p>Reason: To provide some further, more detailed practical guidance to help deal with some of this type of development within this CA.</p> <ul style="list-style-type: none"> ❖ Question 7: Do you agree with the proposal to provide more specific design guidance for Churchfield CA? ❖ Question 8: Is there any further specific guidance that should be covered for the Churchfield CA, 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?
<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>