

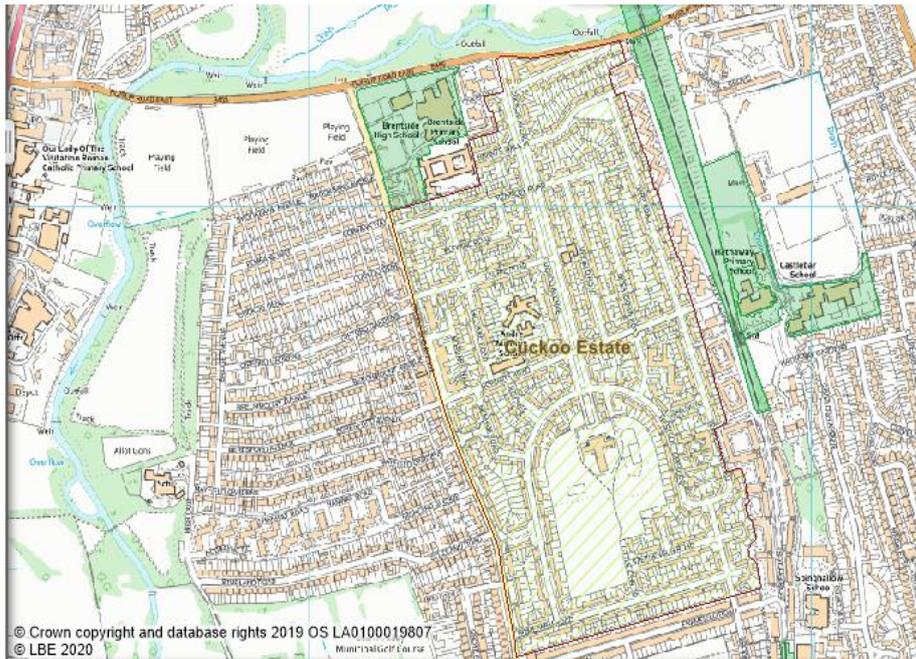
CUCKOO ESTATE CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

Date Designated	1995
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

A surviving interwar London County Council planned estate (1,600 units) with its original layout still relatively intact. It was built as a response to severe housing shortage after WW1, starting in 1933 and completed by 1939. The CA describes it as being carefully planned around the topography of the area and centred around the Hanwell Community Centre, C.19 (1856) listed building on crest of hill. This was once a Poor Law School, attended for a time by Charlie Chaplin. It stands within Cuckoo Park, one of largest green open spaces in Hanwell area. Cuckoo Avenue was the old carriageway to the School.

	<p>It was planned along lines of traditional garden suburb masterminded by Raymond Unwin at beginning of C.20. They consist of small groups of terraces/semidetached houses. In terms of key features, they are unadorned, but are of a solid architectural style, of two storeys with red brick, hipped clay tile roofs, modest door hoods. The central road (Cuckoo Avenue) is described as green centrepiece and counterpoint to the solid, grand Hanwell Community Centre. The estate planned around historic layout of the schools and the two driveways.</p> <p>The three main sub character areas are:</p> <ol style="list-style-type: none"> 1. Main residential area 2. Greenford shopping parade 3. Hanwell Community Centre <p>This area has been subject to significant small-scale but incremental changes to the houses in the area that have affected large parts of the estate, to the extent that the de-designation of part of the estate should now be considered. It is currently included on Historic England’s Heritage at Risk Register.</p>
Background	<p>A description of the special character of the CA is currently set out in Cuckoo Estate CA Appraisal (2007). Guidelines for dealing with development in the area is currently set out in the Cuckoo Estate 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 (October 2021). 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 Cuckoo Estate 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 Cuckoo Estate CA (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

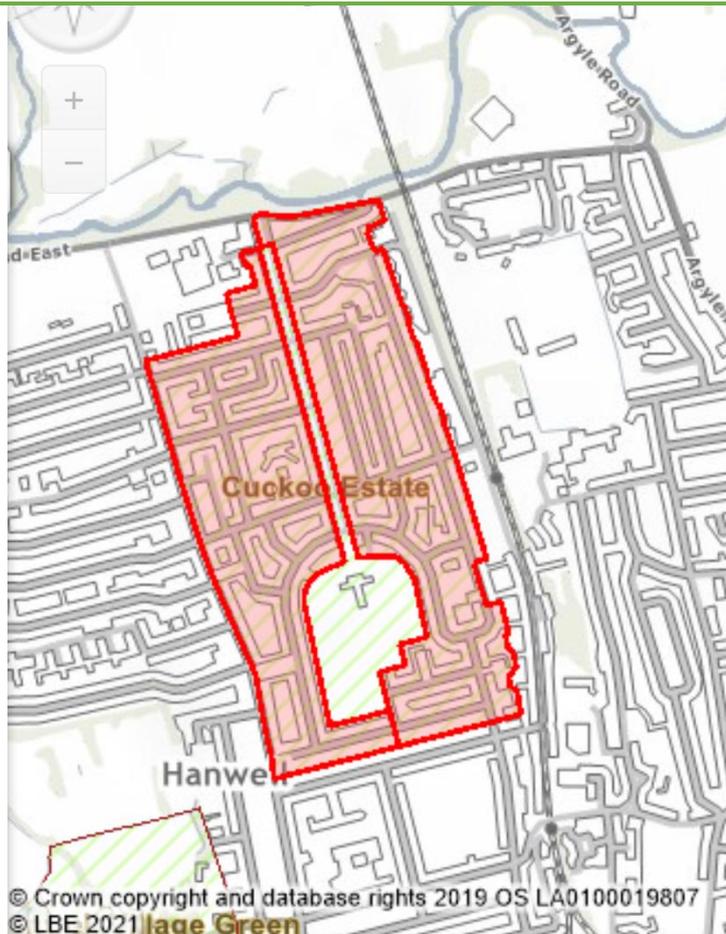
The following boundary changes are proposed for the Cuckoo Estate CA:

Proposal: To scale back the area covered by the CA boundary and to confine it Cuckoo Avenue and the Hanwell Community Centre and surrounding open space. It is proposed to remove the area shaded in red and to retain the area hatched in green, on the map below.

Reason: The review notes that the estate is an example of a well-planned LCC garden suburb estate, that retains some of its original elements. However, the CA review has found that the condition of the estate has deteriorated in the last 10 years or so, particularly with further losses of front gardens and boundary walls/hedging, loss of some green areas/verges and railings, a large number of unsympathetic porches, satellite dishes, Solar PV cells, and virtually all original windows and doors having been replaced. Overall, there has been some significant loss of special interest of the estate in conservation terms.

Officers propose that those areas that have lost conservation value should be removed but to retain the remaining areas of special historical and architectural character including the central spine of Cuckoo Avenue and the parkland area around the Hanwell Community Centre. This approach would retain the best preserved and characteristic parts of the estate and strengthen controls in these areas. The reduction in area of this large estate would also make it more manageable in conservation terms.

This proposal is not supported by the CAAP. We would like to hear your views as part of this consultation.



- ❖ Question 2: Do you agree that the Cuckoo Estate CA should be reduced in area as shown on the map above?
- ❖ Question 3: Do you think the Cuckoo Estate CA boundary 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 (Hanwell Community Centre- Grade II), the following buildings have been identified as contributing positively to the area as part of the CA Review:

Locally listed buildings – none currently identified.

Positive Indicators:

- **The corner properties on the frontage of Cuckoo Avenue-** designed to face in three directions. Buildings are arranged in sets of three with the central house presented diagonally across road, with other two presented to each road either side. These create a sense of gateway to CA and combined with the lush hedging and front

	<p>gardens that encase them, they do represent the communal spirit of the ethos of the LCC homebuilding schemes. These specifically include the following groups:</p> <ul style="list-style-type: none"> ➤ 2,4,6 Cuckoo Avenue ➤ 1,3 Cuckoo Avenue, 145 Ruislip Road East ➤ 16 Cuckoo Avenue, 2, 4 Brants Walk ➤ 13,15 Cuckoo Avenue, 1 Harp Road ➤ 18 Cuckoo Avenue, 1, 4 Brants Walk ➤ 17, 19 Cuckoo Avenue, 2 Harp Road ➤ 100 Cuckoo Avenue, 45, 47 Bordars Road ➤ 105 Cuckoo Avenue, 49, 51, Bordars Walk ➤ 102 Cuckoo Avenue, 62, 64 Bordars Road ➤ 107 Cuckoo Avenue, 66, 68 Bordars Road <ul style="list-style-type: none"> ● The shopping parade on corner on Greenford Avenue/Bordars Road. This 3 storey building provides an impressive gateway into Cuckoo Estate. It stretches along Greenford Ave and the return along Borders Rd. The building uses similar brick as houses in estate but are set apart by scale and steeply pitches roofs. (Consider also adding to list of buildings of group/façade value). <ul style="list-style-type: none"> ❖ Question 4: Do you agree that all the key unlisted buildings in the Cuckoo Estate CA have been identified? ❖ Question 5: Are there any other notable unlisted buildings of interest in the Cuckoo 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>Proposal: to introduce an Article 4 Direction to the central spine of the CA along Cuckoo Avenue and to the Hanwell Community Centre and Cuckoo Park (to cover area proposed to retained within th CA boudnary-see map above). This would cver the following developments:</p> <ul style="list-style-type: none"> ● Roof enlargements and alterations ● Erection or construction of a porch outside any external door of a dwellinghouse

	<ul style="list-style-type: none"> • Development or replacement of a hard surface • The installation, alteration or replacement of a chimney, flue or soil and vent pipe <p>Reason: In response to the CA being identified on Historic England’s Heritage at Risk Register and to protect (the remaining part of) the CA from the cumulative effect of minor alterations that harm the character of the area.</p> <ul style="list-style-type: none"> ❖ Question 6: Do you agree with the proposal to introduce Article 4 Directions within the Cuckoo Estate CA ? ❖ Question 7: 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, some additional specific design guidance relevant to the local architecture may also be helpful in some CAs.</p> <p>Proposal A: To provide further specific design relating to the types of development to covered by the Article 4 Directions (above) including replacement windows and doors.</p> <p>Reason: To provide some further, more detailed practical guidance to help deal with some of the key developments affecting this CA, and to support the proposed Article 4 Direction.</p> <p>Proposal B: To provide further specific guidance on shopfronts.</p> <p>Reason: To provide some further, more detailed practical guidance to help deal with unsympathetic changes to shopfronts, fascias and signage.</p> <ul style="list-style-type: none"> ❖ Question 8: Do you agree with the proposal to provide more specific design guidance for the Cuckoo Estate CA?

	<p>❖ Question 9: Is there any further specific guidance that should be covered for the Cuckoo Estate CA, and if so, what elements should be covered?</p>
<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> <p>❖ Question 11: Do you have any other comments on the Strategic Review of Ealing’s Conservation Areas?</p>
<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>