

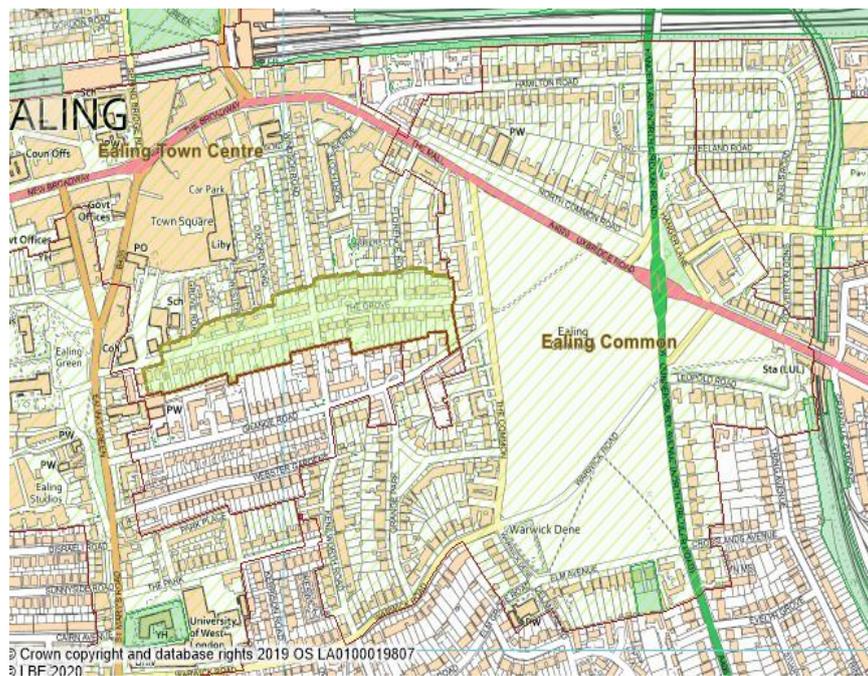
## EALING COMMON CONSERVATION AREA

### PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

<b>Date designated</b>	1982 (Extended 2004)
<b>Last Appraisal</b>	March 2009
<b>Last Management Plan</b>	March 2009
<b>Existing Article 4 Direction</b>	<input checked="" type="checkbox"/>



#### Map



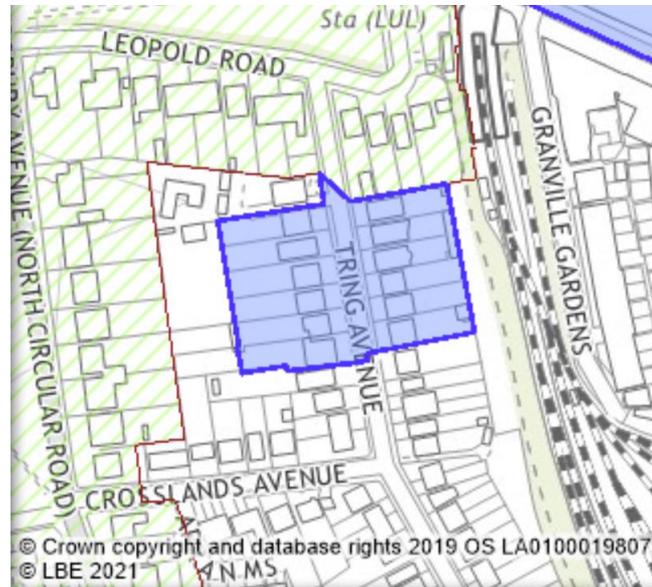
#### Summary and Key Changes since last appraisal

This is one of the older designated conservation areas in Ealing (1982), dominated by the historic common land, and extended in 2004. An area of mixed uses (residential, shops, hotels and transport) with distinct, but disparate areas of development which are unified by the presence of the common.

Distinctive Villa style houses in north retain original features such as decorated gables, turrets and balconies, high pitches roofs, patterned

	<p>brickwork and elaborate pillared porches. Set in a pattern of ‘gothic style’ development.</p> <p>The level of traffic from main roads in the area (especially to the north and east) also has a detrimental impact on what historically would have been as semi-rural and tranquil area. It consists mainly of Victorian/Edwardian development and its fabric is generally well conserved since the last appraisal in 2009. Incremental small-scale changes continue to affect the area and in some areas, notably around Ealing Common Station, there is some evidence of decay.</p>
<b>Background</b>	<p>A description of the special character of the CA is currently set out in <a href="#">Ealing Common CA Appraisal (2009)</a>. Guidelines for dealing with development in the area is currently set out in the <a href="#">Ealing Common CA Management Plan (2009)</a>.</p>
<b>Generic Management Plan</b>	<p>The Council is proposing that all the individual management plans for each CA are rolled into a single document, called the <a href="#">Generic Management Plan (Feb 2022)</a>. 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;">❖ <b>Question 1: Do you have any comments on the contents of the Generic Management Plan?</b></p>
<b>Proposals for Ealing Common CA</b>	<p>The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the Ealing Common CA. There were set out in the <a href="#">Addendum Update Report for Ealing Common CA (July 2020)</a>, and were discussed further through informal consultation with the CAAPs during 2021. The key proposals are set out below.</p>
<b>CA Boundary Changes</b>	<p><b>Proposal A:</b> To include <b>Tring Avenue (Nos. 2-12, 3-13)</b> as an addition within the CA boundary as shown by the blue shading on map below.</p> <p><b>Reason:</b> The northern section of this road contains large villas of a very similar age/style to the rest of Leopold Road that is within the CA. They have generally well-preserved features characteristic of the area including a mix of red and stock bricks laid in Flemish bond with terracotta detail, tile hangings, highly decorative timber embellishments, full-height canted bay windows and prominent front gables often embellished with tile hanging or timber embellishments.</p>

Timber pitched hoods cover a recessed porch, often with gothic pointed arches. The rest of Tring Avenue is later (1910-1930). Officers consider that there is merit in including this area within the CA.



- ❖ **Question 2: Do you agree that Tring Avenue (Nos. 2-12, 3-13) should be added to the CA area?**

**Proposal B: To include Gunnersbury Avenue (Nos. 12-20, 13-21)-** as an addition within the CA boundary as shown by the blue shading on the map below.

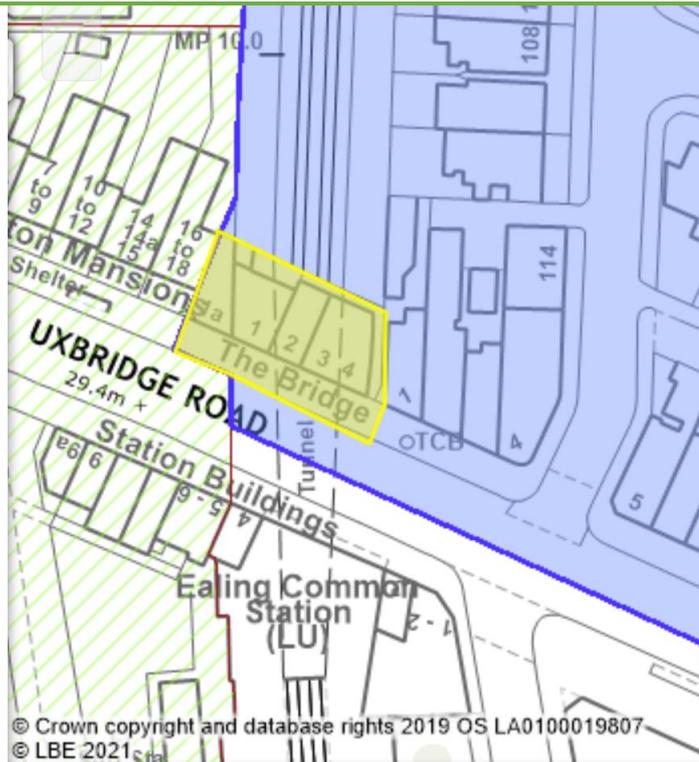
**Reason:** These large villas, are of similar age/type to the ones to the north in this road (within the CA). Characteristic features include red brick, hanging tiles, timber embellishments, stucco detailing, canted bays, duo pitch porches. The design is not quite so intricate as with houses within the CA but officers consider that there is reasonable case for their inclusion.



❖ **Question 3: Do you agree that Gunnersbury Avenue (Nos. 12-20, 13-21) should be added to the CA area?**

**Proposal C:** To include 1a,1,2,3,4 The Bridge, Uxbridge Road, as an addition within Ealing Common CA boundary as shown by the yellow shading on the map below.

**Reason:** These shops are currently excluded from both the Ealing Common CA and adjoining Creffield CA. If proposals are agreed to extend the Creffield CA boundary to include the Fordhook Avenue and Byron Road triangle (see separate report on Creffield CA), the further inclusion of 1a,1,2,3,4 The Bridge would ensure that there are no gaps in CA coverage north of the Uxbridge Road in this location. Whilst the state of the shop fronts of these units is currently poor, no. 2 (Mo's Fisheries) is a Grade II listed period property of its time c.1900 (List Entry 1079386). The inclusion of these group of units within the CA would provide a greater spur and opportunity to enhance the appearance of the area around Ealing Common station. Officers consider that there is merit in including this section within the CA.



❖ **Question 4: Do you agree that 1a,1,2,3,4 The Bridge, Uxbridge Road should be added to the CA area?**

**Key unlisted Buildings**

The following buildings have been identified through the CA review as contributing positively to the area:

**Locally listed buildings:**

- **9, 10 North Common Road**- Two large three storey detached villas, stockbrick with stone and red tiled roof, decorated gable, turret and brick, stone and timber porch, part of the Wood estate circa 1880s, now used as YMCA with infill link building (LLR0876)
- **Drinking Fountain opposite 20 North Common Road**- Grey marble drinking fountain (LLR1549).
- **2 Burlington House, 1-3 The Common**- Corner property c.1880s, large four storey terrace of brick/stucco villas with lower and upper ground floors, latterly added dormer windows and triple height canted bay windows and steps to front doors (LLR1298).
- **4,5, The Common**- four storey semi-detached town house c. 1840s with lower and upper ground floors and restrained stucco embellishment to porch and window surrounds (LLR1300 & LLR1301).

- **21 The Common**- 3 storey detached villa, retaining its grand glass canopy to front (LLR1310)
- **15 Elm Avenue**- Unusual 1920s monochrome townhouse with 3 high curving Dutch gables and imposing planform, with leaded casement windows and a steep pantile roof. Oval light in main gable end. (LLR0401)
- **11 former Hanger Lane**- known as Hanger Lane farmhouse in 1870s, the house is of sock brick with stone framed and mullioned windows steep pitched slate roof, of pitereque appearance with a fine garden and outbuildings (LLR0428)
- **36-38 Hamilton Road**- a group of two large stock brick villas with pedimented gables with a gable roof and dressed with decorative vertical tiling and stucco finished and timber porch and bargeboards (LLR04254 & LLR04255).
- **32-41 The Mall**- a group of four storey town houses c.1880s with lower and upper ground floor and double height bays windows with steps to front door and stucco surround to windows and ground floor (LLR1484, LLR1486, LLR1488, LLR1496, LLR1494, LLR1498, LLR1500, LLR 1502)

**Positive contributors:**

- **Nos 1-20 North Common Road**- Victorian houses of particular architectural merit that make a well-established ensemble testifying the architecture of that time.
- **No 28 The Common**- white painted, well-proportioned dwelling, early Victorian.
- **The Grange PH** -The Grange Hotel. 1871. Built on the site of the Cricketers pub. A landmark building which precedes other properties to the south. (Potentially also meeting criteria for local listing).
- **No1 and 3 Elms Avenue**- No 1 is a double fronted property, with two side 2-storey bow windows and very intricate brick patterned decoration. Hipped roof, projecting eaves supported by brackets, intercepted by very tall and elaborate chimneystacks- all confer a very strong Arts and Craft feel.
- **18a The Common (Greystone Court)**- built in 1924-5, with alterations in 1926; builder's name was Green. It is possible that it was rebuilt/remodelled with recycled materials after WW2, although there are no definitive records of this. A striking 3 storey (plus attic) detached building on a prominent location facing The Common.
- **20 The Common**- A 3 Storey semi-detached Victorian villa. This forms the other half of no.21 which is locally listed (LLR1310). Despite a modern side it is the mirror image of no.21, with many of its original features (windows, exposed

stock brick at first floor level, chimneys etc.) still intact (Potentially also meeting criteria for local listing).

- **Warwick Lodge, 1 Warwick Road**- Independently designed large detached house opposite the Grange. Contrasting white stucco and pale stock bricks, original multi-paned sash windows, balconies with ironwork, decorative moulding displaying date (1900). Prominent corner location.
- **The entrance to Warwick Dene Gardens**- Open gateway from Ealing Common with iron archway inscribed with 'Frasers Patent: Disinfecting Apparatus'. Part of historical association of Warwick Dene, a small enclosure in the south-west corner of Ealing Common. (Potentially also meeting criteria for local listing).
- **Wolverton Mansions, Uxbridge Road**-A 3-storey terrace in red bricks with white stucco trimming. The rhythm of the elevation is assured by squared, 2-storey projecting bays with stucco decorations. Projecting bays are linked by cast iron balconies. (Potentially also meeting criteria for local listing of façade/group value).
- **2- 6 Warwick Dene**- These are large, independently designed detached houses (1890-1910) with many original features remaining including bright red brick, exuberant white stucco mouldings, white timber joinery, canted bays, parapets, stucco motifs, pediments, entrance porches
- **Vine Place/St Mark's Road/St Matthew's Road (all properties)** -2storey terraced cottages (1870-1890) displaying a particularly tight grain and typical simple details of workman cottages: stock bricks with red brick window arches, timber sashes, and hipped stone roofs (Potentially also meeting criteria for local listing of façade/group value)
- **Victorian Post Boxes at North Common Road and Kenilworth Road.** By A. Handyside & Co, Derby (Potentially also meeting criteria for local listing)
- **Heritage Lighting in Grange Park and Warwick Road** - **surviving** old cast iron gas lamps survive.

❖ **Question 5: Do you agree that all the key unlisted buildings in the Ealing Common CA have been identified?**

❖ **Question 6: Are there any other notable unlisted buildings of interest in the Ealing Common CA that should also be recognised?**

<p><b>Article 4 Directions</b></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><b>Proposal A:</b> To introduce an Article Direction to place restrictions on existing permitted development rights for front boundary treatments and front gardens particularly where these front The Common.</p> <p><b>Reason:</b> Removal of original front boundary walls, fences and hedges and the introduction of hardstandings have a detrimental impact on the setting of The Common.</p> <p><b>Proposal B:</b> To introduce an Article Direction to place restrictions on existing permitted development rights for replacement windows on front elevations, across the entire CA.</p> <p><b>Reason:</b> The replacement of original timber windows in different styles and materials have a cumulative impact that adversely affects the character of the area.</p> <ul style="list-style-type: none"> <li>❖ <b>Question 7: Do you agree with the proposed Article 4 Directions in the Ealing Common CA?</b></li> <li>❖ <b>Question 8: Are there any other types of development that should be controlled in this way in the Ealing Common CA and if so, in which areas should they be controlled?</b></li> </ul>
<p><b>Design Guidance</b></p>	<p>The <a href="#">Ealing Character Study and Housing Design Guide (Feb 2022)</a> 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 <a href="#">Generic Management Plan (Feb 2022)</a>. However, some additional specific design guidance relevant to the local architecture may also be helpful in some CAs.</p> <p><b>Proposal A:</b> To provide further specific design guidance on replacement windows that are characteristic of Ealing Common CA.</p> <p><b>Reason:</b> To provide some further, more detailed practical guidance on appropriate design, style and materials of windows, especially in relation to top hung casements.</p>

	<p><b>Proposal B:</b> To provide further specific design guidance on shopfronts, particularly in relation the shops around Ealing Common Station.</p> <p><b>Reason:</b> To help control alterations to shopfronts including fascias and signage, to ensure that they are sympathetic to the CA.</p> <ul style="list-style-type: none"> <li>❖ <b>Question 9: Do you agree with the proposal to provide more specific design guidance for Ealing Common CA?</b></li> <li>❖ <b>Question 10: Is there any further specific guidance that should be covered for the Ealing Common CA, and if so, what elements should be covered?</b></li> </ul>
<p><b>Other Changes</b></p>	<p>A summary of the proposed changes to all the conservation areas in Ealing are set out in <a href="#">A Strategic Review of Ealing’s Conservation Areas (Feb 2022)</a>. This includes, for example, proposals for a new CA in Ealing, centred on Northfield Ave. 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"> <li>❖ <b>Question 11: Do you have any other comments on the Strategic Review of Ealing’s Conservation Areas?</b></li> </ul>
<p><b>Responding to the consultation</b></p>	<p>Please email your written responses to the questions posed in this document to: <a href="mailto:localplan@ealing.gov.uk">localplan@ealing.gov.uk</a></p> <p><b>The consultation deadline is the 18th March 2022.</b></p>