
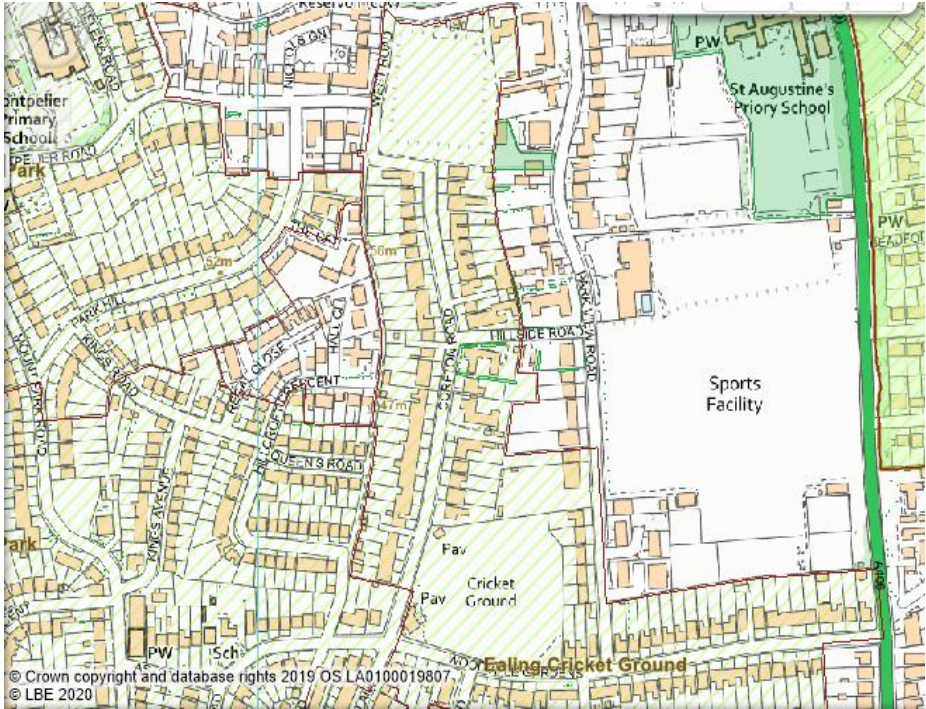


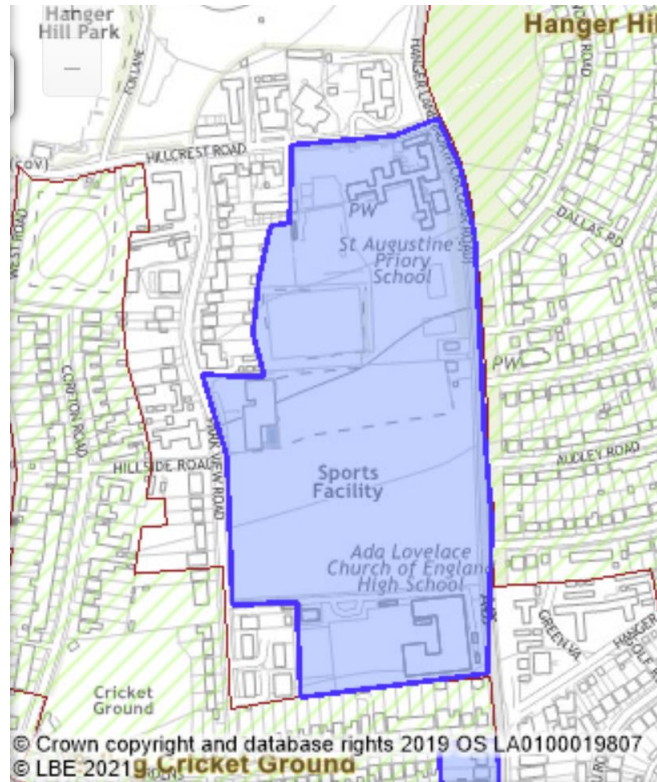
EALING CRICKET GROUND CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

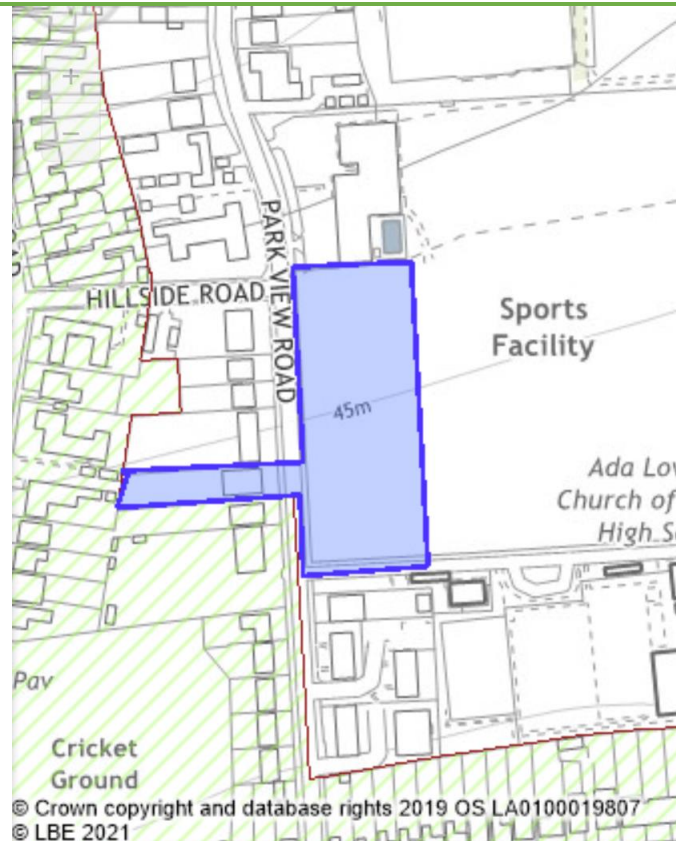
Date designated	2004	
Last Appraisal	March 2008	
Last Management Plan	March 2008	
Existing Article 4 Direction	<input checked="" type="checkbox"/>	
Map	 <p>© Crown copyright and database rights 2019 OS LA0100019807 © LBE 2020</p>	
Summary and Key Changes since last appraisal	<p>One of the more recently designated conservation areas in Ealing (2004), this is a pleasant residential enclave, built between 1890-1910 on land comprising part of the former Wood Estate. It consists mainly of large villas are centred on two principal roads: Corfton Rd and Woodville Gardens.</p> <p>The architecture of the buildings within the CA refers to the Arts and Crafts movement, with its emphasis on the use of traditional forms and</p>	

	<p>materials. Pitched roofs, gables, turrets, porches and balconies all add interest and variety. Walls are generally faced in red brick with stone dressings. The use of mainly white painted timber for the porches, balconies and windows is another local characteristic that helps to define the special interest of the CA.</p> <p>The character of the area remains largely intact, although small scale, incremental changes continue to take place in the area. These relate to windows and doors, hardstandings and front boundary treatment and some loss of original features in general.</p>
Background	<p>A description of the special character of the CA is currently set out in Ealing Cricket Ground CA Appraisal (2008). Guidelines for dealing with development in the area is currently set out in the Ealing Cricket Ground CA Management Plan (2008).</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>
Proposals for Ealing Cricket Ground 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 Ealing Cricket Ground 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	<p>The following boundary changes are proposed for the Ealing Cricket Ground CA:</p> <p>Proposal A: To add the Former Barclays Sports Ground, to the east of Park View Road, to the CA boundary, as shown shaded in blue on the map below.</p> <p>Reason: The CA Panel have made a request for this to be added to the CA boundary. The southern part of the site has recently been developed for a school (Ada Lovelace CoE High School) and there remains concern that other parts of the site may come forward for development in</p>

future. This would provide the potential for a significant and detrimental change to the open and green setting of the Conservation Area.



As an alternative, the CA Advisory Panel have suggested the inclusion of a **smaller strip of specified width on the east side of Park View Road** within the CA, as shown by the blue shading on the map below.



The inclusion of any part of the former Barclays sports ground (with the exception of 16 Park View Road- see below) is not supported by officers for the following reasons:

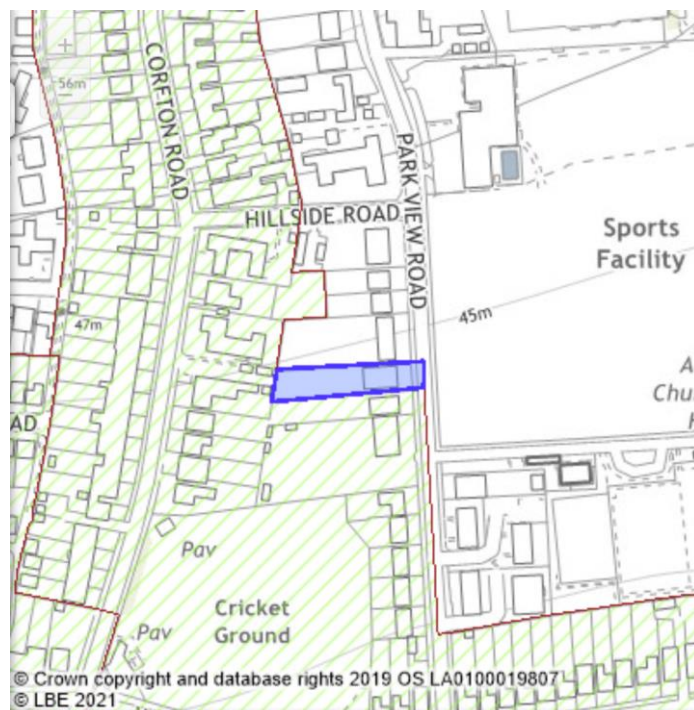
- The former sports ground, whilst contributing to the setting of the CA, is partially detached from the CA as it does not directly abut the CA on all sides
- The historical or architectural association of the ground with the existing CA is not sufficiently strong to warrant designation
- The site already benefits from several other policy constraints including MOL, SINC, Community Open Land, that in combination already effectively add constraints to any future development proposals on this site.

❖ **Question 2: Do you agree that no part of the Former Barclays Sports Ground should be added to the CA boundary?**

Proposal C: To add **16 Park View Road** to the CA boundary. The revised boundary is shown by the blue line on the map below.

Reason: As suggested by the CA Advisory Panel, this house is from the same interwar period (1910-1930) as the adjoining numbers 12 and 14,

which are included in the CA. Whilst different in style from the other properties in the southern part of Park View Road, which comprise a cohesive row of detached 20th century villas, reminiscent of the Arts and Crafts tradition, the 'Stockbroker Tudor'/'Tudorbethan' style is significant in showing the transition between Arts and Crafts styles and later styles such as 'Stockbroker Tudor' in the period after WW1. No. 16 is also an interesting building in its own right and the characteristic black and white render/ timbering at first floor level, large leaded windows, exposed brickwork at ground level, recessed porch and original timber door and garage door with diamond shaped windows are well preserved. Officers consider that there is merit in including this house with the CA.



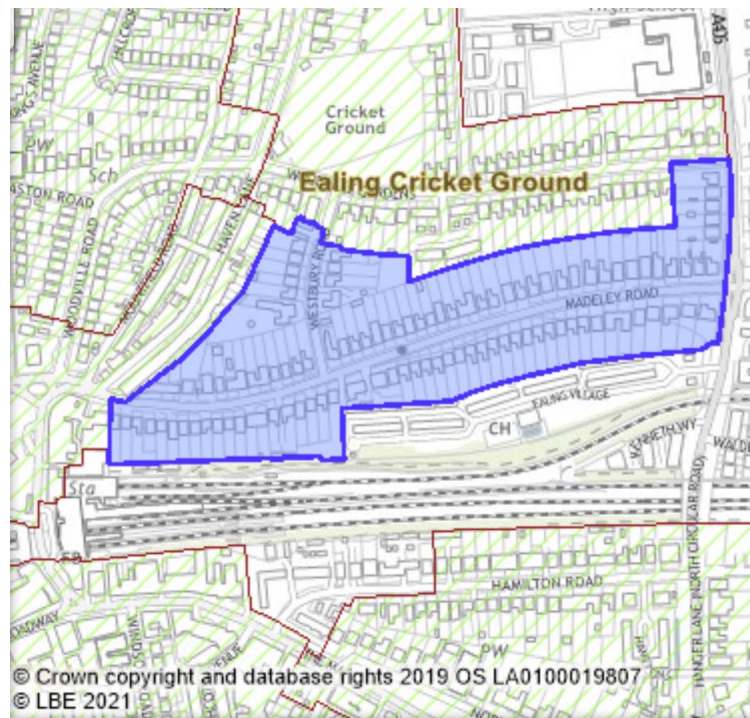
❖ **Question 3: Do you agree that 16 Park View Road should be added to the existing CA boundary?**

Proposal D: To add **Madeley Road, Westbury Road and 56-64 Hanger Lane**. The CA Advisory Panel have requested that this area, directly abutting the CA to the south be included within the CA boundary. This area is indicated on the blue line below.

Reason: There is a strong case for designation based on special architectural and historic interest. This special interest is enhanced

because of the shared history and architecture of the existing streets in the Conservation Area and the streets currently under consideration for inclusion in the Conservation Area. This part of the Wood family's estate, north of the railway line, was developed progressively as a homogenous and cohesive entity, starting in Madeley Road (1885-1889), and continuing along Westbury Road to Woodville Gardens and subsequently further up Hanger Hill to Corfton Road. 58 to 64 Hanger Lane were originally known as 1 to 4 Westbury Gardens and were completed in about 1902-1903. They were built by members of the Bailey family who were responsible for many of the houses on Woodville Gardens, Westbury Road and Madeley Road. No. 56 is a later infill built at the same time as the modern replacements for Nos. 58, 60 and 62 which have retained many characteristics of the original buildings. Officers consider that there is merit in including this area within the CA.

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



- ❖ **Question 4: Do you agree that Madeley Road, Westbury Road and 56-64 Hanger Lane should be added to the CA boundary?**
- ❖ **Question 5: Do you think the Ealing Cricket Ground 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, the following buildings have been identified as contributing positively to the area as part of the CA Review:

Locally listed buildings

- Hillcrest Road: The Water Tower (entry 161: LLR0502) and number 1 “Alvechurch” (entry 413: LLR1633)
- 1 Hillcrest Crescent
- Corfton Road: Numbers 6 and 8 (entries 71: LLR02965 and 72: LLR0296)
- 18 “Amadeus House” (entry 73: LLR0298),
- Ealing Cricket Club Pavilion (entry 74: LLR0304) NB. The Cricket Ground is Community Open Space.
- Park View Road: Number 14 (entry 238: LLR1062)

Positive Contributors: (identified in original Appraisal)

- Corfton Road (west): Numbers 1, 3, 5, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 35, 39, 41, 43, 45, 47, 49, 51, 55 and 57
- Corfton Road (east): Numbers 2, 4, 10, 24, 28, 30, 32, 34, 36, 38, 40 and 42
- Park View Road (west): Numbers 2, 4, 6, 8, 10
- Woodville Gardens (north): Numbers, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55 and 57
- Woodville Gardens (south): Numbers 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50 and 52

Positive Contributors (additional proposed)

- 7 Corfton Road- detached late C.19/early C.20 house, with original features retained including red brick elevations, hanging tiles, chimney stacks and joinery.
- 37 Corfton Road- detached late C.19/early C.20 house, with original features retained including prominent bays, turret and balcony.
- 10 Park View Road (west)- attractive house built between the two world wars which has interesting brick detailing. The garage/annexe detracts to a certain extent from the main house.
- 31 Corfton Road-detached late C.19/early C.20 house, recently renovated and despite overpainting, it retains original features including roof and tiles, front porch, crenulated bays and dormer windows.

	<ul style="list-style-type: none"> ❖ Question 5: Do you agree that all the key unlisted buildings in the Ealing Cricket Ground CA have been identified? ❖ Question 6: Are there any other notable unlisted buildings of interest in the Ealing Cricket Ground 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 Direction to place restrictions on existing permitted development rights for the replacement of windows and doors, works to front gardens, including hardstandings and front boundary treatments, and the erection of outbuildings, across the entire CA.</p> <p>Reason: The above small-scale, yet cumulative, forms of development have had a detrimental impact on the character of the area. If approved, all such proposals in future would require an application to be made to the Council for planning permission.</p> <ul style="list-style-type: none"> ❖ Question 7: Do you agree with the proposed Article 4 Direction in the Ealing Cricket Ground CA? ❖ Question 8: Are there any other types of development that should be controlled in this way in the Ealing Cricket Ground CA and if so, in which areas should they be controlled?
<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 replacement windows and doors, rooflights and dormers, front gardens and hardstandings, that are characteristic of Ealing Cricket Ground 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> <ul style="list-style-type: none"> ❖ Question 9: Do you agree with the proposal to provide more specific design guidance for Ealing Cricket Ground CA? ❖ Question 10: Is there any further specific guidance that should be covered for the Ealing Cricket Ground 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>