
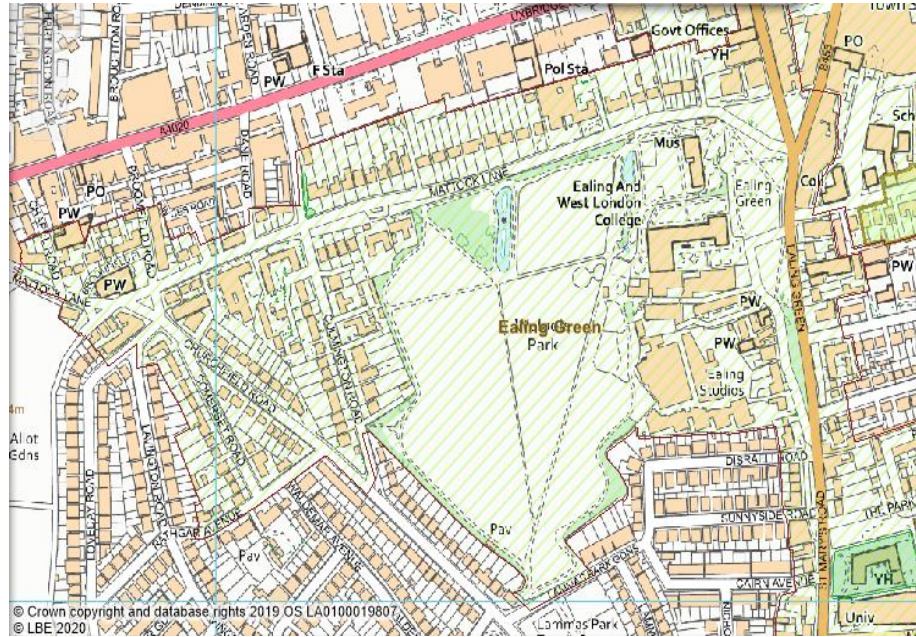


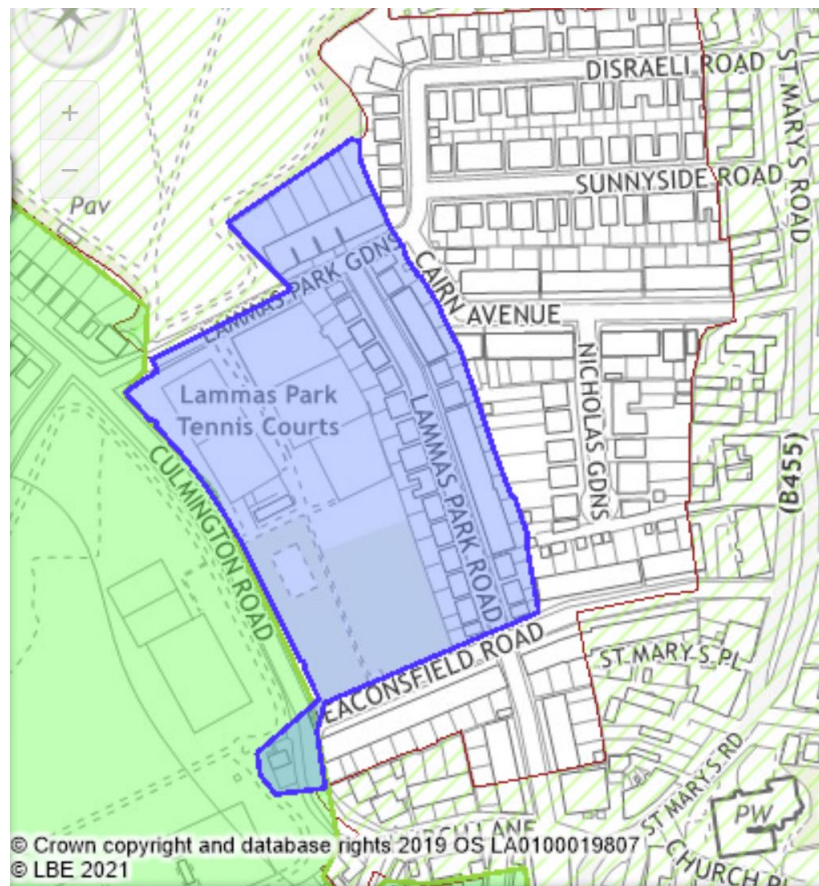
EALING GREEN W5/W13 CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

Date designated	1969 (Extended 1982, 1992 & 2004)	
Last Appraisal	March 2008	
Last Management Plan	March 2008	
Existing Article 4 Direction	<input checked="" type="checkbox"/>	
Map		
Summary and Key Changes since last appraisal	One of the older designated conservation areas in Ealing (1982), characterised by the green spaces of Ealing Green and Walpole Park and surrounding roads. A diverse CA with three district sub areas (Ealing Green and St. Mary's Rd, Mattock Lane, Walpole Park). It extends over a large geographical area and nestles between Ealing Town Centre CA to the east and undesignated areas elsewhere. It is almost entirely within moated site of Ealing Manor and the medieval settlement.	

	<p>Th CA has a varied architectural heritage character with buildings dating from the 18th to late 20th century and includes a number of listed and locally listed buildings. Properties from the early Victorian and Georgian periods feature more prominently in this CA compared to others. Institutional uses, with several college buildings in the area, also feature significantly.</p> <p>The level of traffic from main roads in the area (especially along Ealing Green – B455) has a detrimental impact on what historically would have been as semi-rural and tranquil area.</p> <p>The area's fabric remains generally well conserved since the last appraisal in 2008. Key development changes affecting the CA include the Filmworks development, the restoration of Pitzhanger Manor and some development relating to the University of West London sites.</p>
Background	<p>A description of the special character of the CA is currently set out in Ealing Green CA Appraisal (2008). Guidelines for dealing with development in the area is currently set out in the Ealing Green 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>❖ Question 1: Do you have any comments on the contents of the Generic Management Plan?</p>
Proposals for Ealing Green CA	<p>The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the Ealing Green CA. There were set out in the Addendum Update Report for Ealing Green CA (July 2020), and were discussed further through informal consultation with the CAAPs during 2021. The key proposals are set out below.</p>
Boundary Changes	<p>Proposal A: To add the Lammas Enclosure area around Lammas Park to the CA boundary, as shaded in blue on the map below.</p> <p>Reason: Lammas Park, together with Ealing Green and Walpole Park, is part of a well-used network of open spaces which act as a green setting for the CA, and which form a key part of the historical and social</p>

development of the CA and wider settlement area. Lammas Park was Ealing's first public park acquired for the recreation of Ealing residents. It was opened in August 1883. The Lammas field was part of the manor and was used for grazing even in the early days of the park. Centred principally around Lammas Park Road, this road contains a cluster of buildings of local importance; two and three storey and detached stock brick mid-Victorian houses with stucco dressing, including surviving balustrading and window surrounds and slate roofs. They form a cohesive group. The area also includes all of the houses in Lammas Park Gardens (1890-1910); these 3 storey houses with double canted bays, stucco dressing, dormers set in slate roofs, form an attractive group. The original lodge house to Lammas Park East Lodge is also included in the revised CA boundary (see also key local buildings below). Officers consider that there is merit in including this area within the CA.



- ❖ **Question 2: Do you agree that the Lammas Enclosure including Lammas Park Tennis Courts, Nos 1-60 (inclusive) Lammas Park Road, 1- 10 (inclusive) Lammas Park Gardens and East Lodge, Culmington Road should be added to the existing CA boundary?**

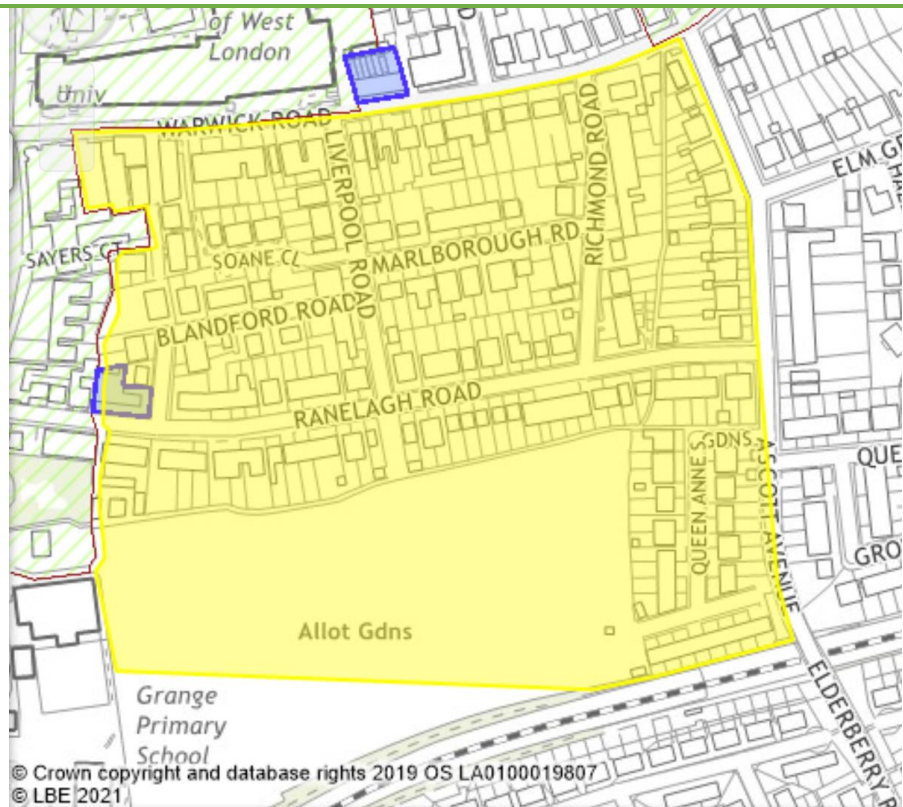
Proposal B: To add roads **south of the University of West London and east of St Mary's Road** as shown by the yellow shading on the map below.

Reason: The CA Panel have made a request for this to be added to the CA boundary. This area does contain some good examples of early, mid and late Victorian townhouses and villas with some fine detailing. its variety and changing styles over the decades give it an architectural interest which is rooted in its origins and it also has some historical and political interest. The proposed area illustrates how the area developed on gardens and grounds towards the east away from the medieval core, including on the site of the Old Rectory, the buildings and grounds of which formed Great Ealing School.

With the exception of Vestry Hall (see below), the inclusion of the proposed area is not supported by officers. Whilst it is considered to have some merit, the area as a whole is not considered to be of sufficient special significance to want CA designation for the following reasons:

- Whilst there are good examples of Victorian housing, this also interspersed with later housing, including the inter-war and post-war period, of limited conservation value
- Notwithstanding the historical and social development of the area, the proposed area is more detached from the rest of the CA area which has its (medieval) core along the main north-south axis route (B455) and St. Mary's Church and away from the green open spaces of Walpole and Ealing Park to the north and west, which greatly influence the character of the CA, and there is less of a cohesive ensemble here than the rest of the CA.

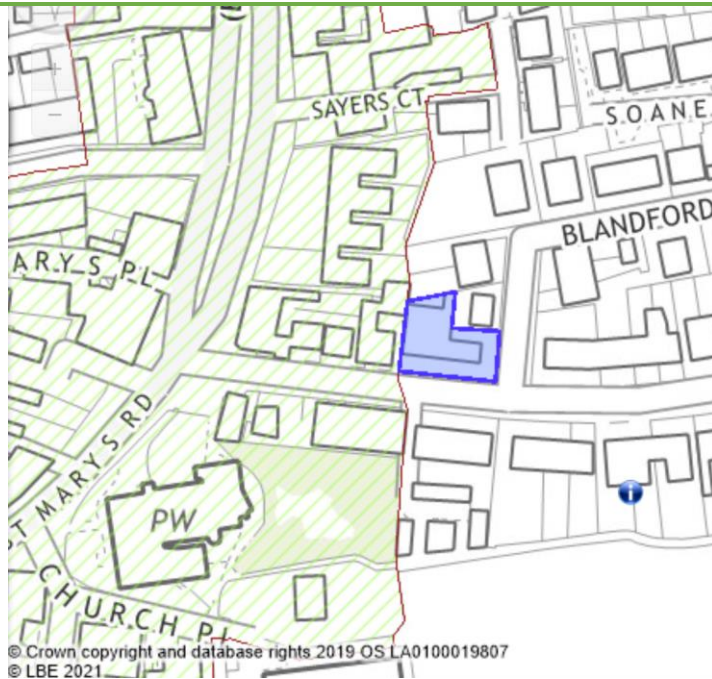
We would like to hear your views as part of this consultation.



- ❖ **Question 3: Do you think that the roads south of the University of West London and east of St Mary's Road should be added to the CA boundary?**

Proposal C: To add **Vestry Hall, Ranelagh Road** to the CA boundary, as shown by the blue shading on the map below.

Reason: Part of University of West London. 1879, this is a fine institutional building of red brick with stone mullions, tracery and elaborate high Dutch gables with stone finials. On the basis of its architectural and historical association, officers consider that its inclusion would be a positive addition to the CA.



❖ **Question 4: Do you agree that Vestry Hall, Ranelagh Road should be added to the CA boundary?**

Proposal D: To add **Nos 69-83 Warwick Road** to the CA boundary as shown by the blue line on the map below.

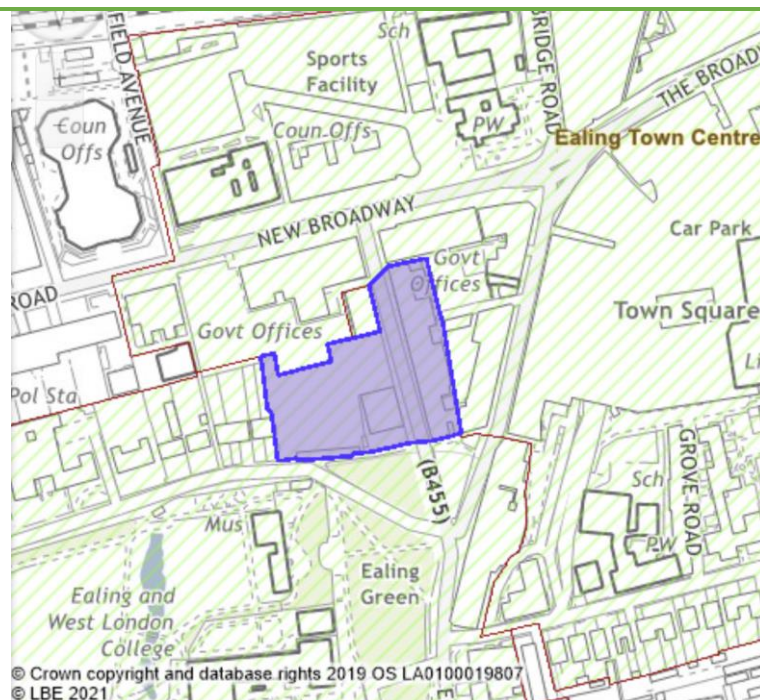
Reason: These are Victorian 3 storey villas on southern side of The Park at junction with Kerrison Rd. Their features are generally well conserved including sash windows, canted bays, corbelling, ridge tiles, barge boards, porches and pillars. They sit alongside the modern college building which is within the CA. Officers consider that the inclusion of these houses would be positive addition to the CA.



❖ **Question 5: Do you agree that Nos 69-83 Warwick Road to the CA boundary should be added to the CA boundary?**

Proposal E: To remove **Bond Street** from the Ealing Green CA and include it in the adjoining Ealing Town Centre CA, as shown by the blue shading on the map below.

Reason: Officers consider that this would better reflect the commercial nature of Bond Street and the changes to its frontage as a result of the development of the Filmworks site.



❖ **Question 6: Do you agree that Bond Street should be moved from Ealing Green CA into the Town Centre CA?**

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 (including buildings of façade/group value):

- Former West Ealing Baptist Church, Chapel Road (now SKTA Temple) (LLR0259)
- 7 Broomfield Place (LLR0153)
- 1, 2 Spring Villas, Broomfield Place (LLR0154/LLR0155)
- 16 Mattock Lane (LLR0645)
- 13 Mattock Lane (LLR0640)
- 12 Questors Theatre, Mattock Lane (LLR0639)
- 2-10 (incl.) Mattock Lane (LLR0624-LLR0636 incl.)
- 16 Bond Street (YMCA St George's Hall) (LLR0098)
- 2-12 (incl.) Bond Street (LLR0070- LLR0090 incl.)
- 1-45 (incl.) Bond Street (LLR0068- LLR0130 incl.)
- 1 Ealing Green (LLR0324)
- 3 Ealing Green (LLR0326)
- 4 Ealing Green (LLR0328)

- 24 Ealing Green (LLR0330)
- 26 Ealing Green (LLR0332)
- Ealing, Hammersmith and West London College, Ealing Green (LLR0344)
- Ealing Delivery and Sorting Office (LLR0338)
- Congregational Church, Ealing Green (LL0348)
- Congregational Manse, Ealing Green (LLR0349)
- 1 Grange Court, Grange Road (LLR0411)
- Kingdom Hall, Ealing Green (LLR0339)
- Welsh Cottage, Ealing Green (LLR0341)
- Welsh Presbyterian Church, Ealing Green (LLR0342)
- St Aidan, Ealing Green (LLR0340)
- Flats 1-6, The Lawn, Ealing Green (LLR0343)
- 13 Red Lion PH, Ealing Green (LLR1195)
- 1 The Park, Ealing Green (LLR1506)
- Byron House, The Park, Ealing Green (LLR1526)
- Noel House, The Park, Ealing Green (LLR1525)
- Thames Valley University Main Building St Mary's Road (LLR1203)
- 36, Castle PH, St Mary's Road (LLR1198)
- Ealing Court Mansions, St. Mary's Road (LLR1202)
- Cattle Trough opposite 60 St Mary's Road (LLR1201)
- 62 New Inn PH, St. Mary's Road (LLR1194)
- Drinking Fountain, North side of St. Mary's Churchyard (LLR1204)
- 72 St. Mary's Road (LLR1199)
- 74 St. Mary's Road (LLR1200)
- 1-13 (incl.) South Ealing Road (LLR1136-LLR1141 incl.)
- 1 Rose and Crown PH, Church Place (LLR1642)
- 2 Seal House, Coningsby Road (LLR0292)

Positive Contributors

- 17, Church Lane
- Nos 1-7 St Mary's Road
- Elms Villas
- Nos 76-88 St Mary's Road, 1930s parade of shops at junction of South Ealing Road with St Mary's Road
- Shopfront at No 56-58 St Mary's Road
- Houses along Culmington Road (from Nos 24 to 10 and from 19 to 13)

	<ul style="list-style-type: none"> • Houses along Churchfield Road on either side (1-29, 2-16) • The Clinic, No 87 Mattock Lane • Terraces and Fire Station in St Mary's Square • Brick wall, railings of Mattock Lane Health Centre. • 1-36 Park Place (with potential to be added to the list of buildings of façade/group value) • 59-61 St. Mary's Road • W13 Youth Connexions Club, northern end of Churchfield Rd. • The Pavillion building. Lammas Park- just outside the CA and potentially forming part of the new Northfields CA- see separate report. The pavilion and croquet lawns were established by 1907. <p>❖ Question 7: Do you agree that all the key unlisted buildings in the Ealing Green CA have been identified?</p> <p>❖ Question 8: Are there any other notable unlisted buildings of interest in the Ealing Green CA that should also be recognised?</p>
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>The CA Review has not found sufficient evidence to justify the introduction of an Article 4 Direction within the CA.</p> <p>❖ Question 9: Do you agree no Article 4 Directions are necessary within the Ealing Green CA?</p> <p>❖ Question 10: If not, which types of development do you think should be controlled and in which locations should they serve?</p>
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, some additional specific design guidance relevant to the local architecture may also be helpful in some CAs.</p>

	<p>A particular priority relates to shopfront design guidance. There is consistency in the Victorian and Edwardian nature of the parades in this CA which is shared with the other central Ealing CAs such as Ealing Town Centre and Haven Green and should therefore be consistent.</p> <p>Proposal A: To provide further specific design guidance on shopfronts.</p> <p>Reason: To help maintain traditional shopfronts and advise on grant-aid opportunities for repair and enhancement programmes.</p> <p>Proposal B: To provide further specific design guidance on replacement windows, rooflights and dormers, that are characteristic of Ealing Green 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 11: Do you agree with the proposal to provide more specific design guidance for the Ealing Green CA? ❖ Question 12: Is there any further specific guidance that should be covered for the Ealing Green 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 13: 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>