

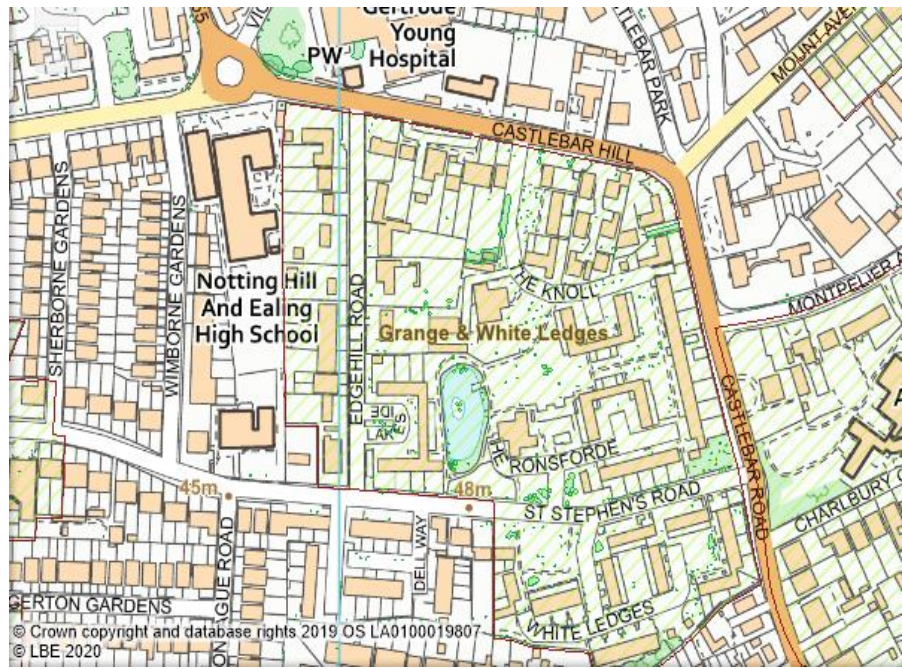
GRANGE AND WHITE LEDGES CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

Date Designated	1995
Last Appraisal	April 2009
Last Management Plan	April 2009
Existing Article 4 Direction	<input checked="" type="checkbox"/>



Map



Summary and Key Changes since last appraisal

There are two distinct character areas:

Sub area 1): Edgehill Road and Castlebar Hill- mainly Edwardian and Victorian character with some older buildings.

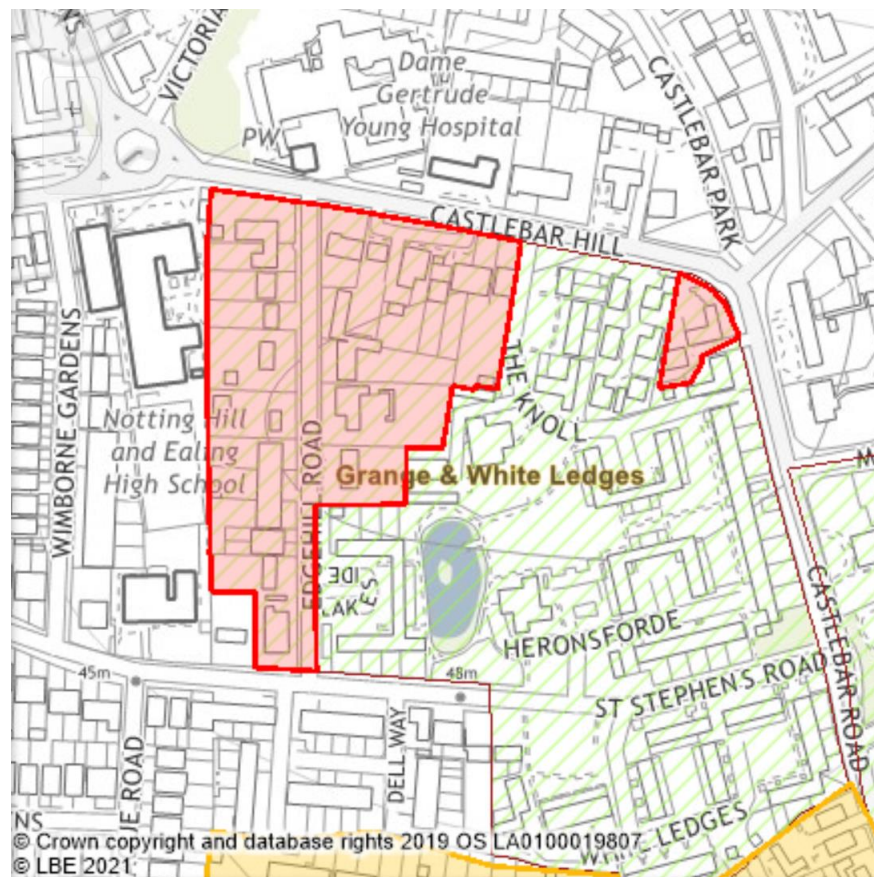
Sub area 2): 1960s residential estates strongly influenced by contemporary ‘Span’ developments in Ham Common (Richmond), New Ash Green (Sevenoaks), Blackheath (LB Greenwich/Lewisham) and elsewhere. This design is said to ‘span the gap between suburban

	<p>monotony of the typical spec building and the architecturally designed individually built residence’.</p> <p>The highly landscaped setting is a key part of character of sub area 2. The rhythmic and continuous succession of architectural elements of residential properties is also an intrinsic part of visual element of CA.</p> <p>The CA has been subject to some levels of change, mostly small scale and incremental. Sub areas 1 and 2 are quite different in their origin architecture and this report considers removing sub area 1) from the CA.</p>
Background	<p>A description of the special character of the CA is currently set out in Grange and White Ledges CA Appraisal (2009). Guidelines for dealing with development in the area is currently set out in the Grange and White Ledges CA Management Plan (2009).</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 Grange and White Ledges 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 Grange and White Ledges 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>Proposal A: To redraw the boundary of the CA to exclude sub area 1) Edgehill Road and Castlebar Hill as shown by the blue lines on the map below (two areas).</p> <p>Reason: The two sub areas of this CA are very different in terms of age of buildings, type of buildings, design and layout, materials and architectural philosophy. There is a question mark about why they form part of a single conservation area. Whilst sub area 2, contains some fine examples of surviving Victorian houses including Thorncote (Grade II</p>

listed) and some interesting locally listed houses, these are mixed in with several much later and more ordinary houses of the C.20 along Edgell Road (especially the western side) and Castlebar Hill. When compared with other similar parts of the Borough, that are not included with CAs, it can be questioned whether sub area 1 is of sufficient architectural or historic interest to warrant CA designation. Officers propose that Sub Area 1 should be removed from the CA designation.

The CAAP considers that there is merit in retaining this area, as it contains a number of very fine late Victorian Houses, quite a number of them locally listed and together these add tremendous character to the approach into Ealing from the North. They consider that removal of CA protection would lead to pressure for redevelopments and the distinctiveness of this important northern gateway into Ealing would be lost.

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



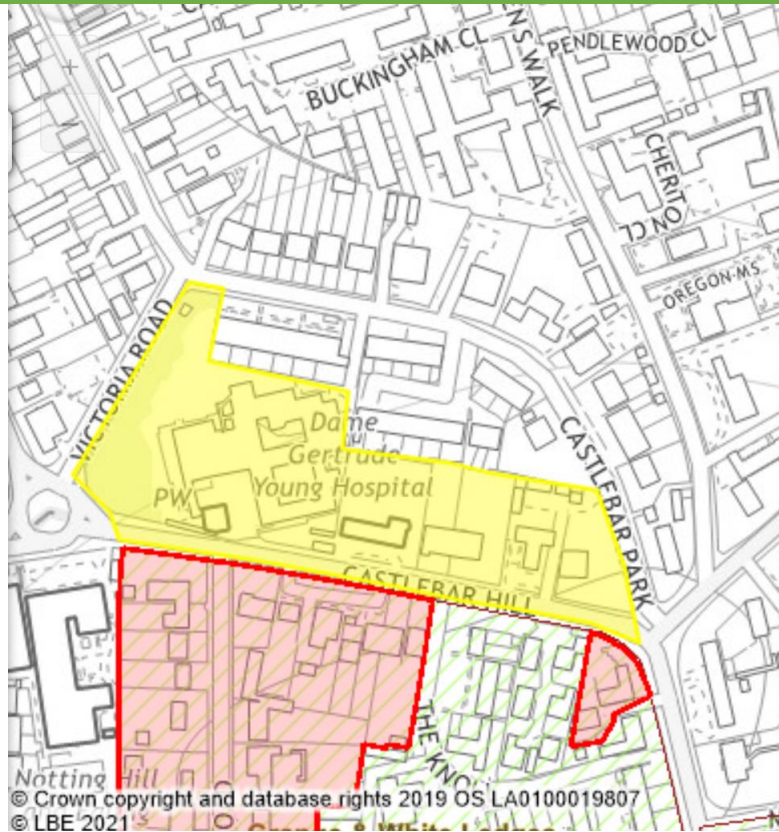
- ❖ **Question 2: Do you agree that sub area 1) Edgell Road and Castlebar Hill should be removed from the existing CA boundary?**

Proposal B: – To extend the **Grange and White Ledges CA boundary north of Castlebar Hill**, as shown by the yellow shading on the map below.

Reason- The CAAP have suggested this as they consider that both sides of Castlebar Road (north and south) help to establish the character of the 'Queen of the Suburbs'. Castle Bar Hill has historical associations as an important route into Ealing from the north, Castlebar Hill was developed over the 19th Century as a tree-lined road. North of Castlebar Hill are several buildings of interest including St David's Disabled Ex-Servicemen and Women which opened in 1918 and No. 6 the home of Dr Edith Whetnall who was a pioneer and world authority in paediatric audiology. As a group Castlebar Hill has established a very strong sense of character and identity which really needs to be retained not just for the immediate area, but for its wider contribution as an important gateway into the suburb of Ealing. The large sites of the buildings make them quite vulnerable for redevelopment.

Officers consider that this is an area of some historical and architectural local interest, albeit the fabric has been altered to some extent. Traditional house types are interspersed with more modern intrusions. Extending the CA beyond Castlebar Hill, which forms a natural boundary, is considered questionable and will also be dependent on whether sub-area 1 is retained as part of the main CA.

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



❖ **Question 3: Do you agree that CA boundary should be extended north of Castlebar Hill?**

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

- 30 St. Stephen’s Road (former Children’s home); 1960s modernist style (LLR1225)
- Newlands, Edgehill Road; 1960s modernist detached house (LLR0395)
- The Coach House, Edgehill Road; picturesque late Victorian house contemporary to listed Thorncote (LLR0396)
- 11 ‘Wyke’, Castlebar Hill; an eccentric late Victorian house with a tower (LR0213)
- Wetherall Cottage, Castelbar Hill; brick built Victorian cottage (LLR0215).

	<p>Positive Contributors</p> <ul style="list-style-type: none"> • The two towers and all houses in the 1960s and later houses in the Grange and White Ledges Estates due to their uniformity of their design. • ‘Ingleside’ along Edgehill Road- This building is much altered but has similar architectural language to the listed Thorncote adjacent. • 15 Castlebar Hill – a substantial property (1888) on corner of Castebar Hill and Edgehill Road. • 7 & 9 Castlebar Hill- fine detached red brick late Victorian villas. • Gas lamps along Edgehill Road and also 1960s lamp posts original to the Grange and White Ledges Estates. <p>❖ Question 4: Do you agree that all the key unlisted buildings in the Grange and White Ledges CA have been identified?</p> <p>❖ Question 5: Are there any other notable unlisted buildings of interest in the Grange and White Ledges CA that should also be recognised?</p>
<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>The CA Review has not found sufficient evidence to justify the introduction of an Article 4 Direction within the CA.</p> <p>❖ Question 6: Do you agree no Article 4 Directions are necessary within the Grange and White Ledges CA?</p> <p>❖ Question 7: If not, which types of development do you think should be controlled and in which locations should they be controlled?</p>
<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 window replacements that are characteristic of Grange and White Ledges CA.</p> <p>Reason: To provide some further, more detailed practical guidance to help deal with some of the key developments affecting this CA. This is especially important for the 1960s/70s. blocks where it is critical for the uniformity of the estates that replacements follow the glazing pattern and designs of the original windows.</p> <ul style="list-style-type: none"> ❖ Question 8: Do you agree with the proposal to provide more specific design guidance for the Grange and White Ledges CA? ❖ Question 9: Is there any further specific guidance that should be covered for Grange and White Ledges 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 10: 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>