

**HAVEN GREEN CONSERVATION AREA**

**PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)**

**Date Designated** 1982  
(Extended 1993)

**Last Appraisal** March 2008

**Last Management Plan** March 2008

**Existing Article 4 Direction**



**Map**



**Summary and key changes since last appraisal**

The CA is strongly defined by presence of Haven Green common, and the residential roads branching from it; Haven Green and Mountfield Road in the east and Castlebar and Gordon Road in the west.

The three sub character areas are:

1. Haven Green- open space and shopping parade
2. Residential area to west (Castlebar Road/Gordon Road/Longfield Road) – detached/semi-detached houses on large plots
3. Residential area to east – (Haven Lane/Mountfield Avenue)- smaller rows of terraced houses.

	<p>The houses are mainly Victorian and Edwardian in a variety of construction materials; stock and red brick laid in Flemish bond, stucco trimming, pitched roofs with slates/tiles, white painted sash windows. Also, there are some surviving corbels within the shopfronts.</p> <p>The Green with its large open area with mature chestnut, London plane and lime trees, is the geographical centre of the CA and the bonding element for the residential areas. It offers some respite from surrounding noise and traffic.</p> <p>The area been subject to significant development proposals over the last decade including the upgrading of Ealing Station (Crossrail, which is on-going) and plans for the redevelopment of the Arcadia site and 9-42 The Broadway (which were rejected at appeal). The residential enclaves, in common with other surrounding areas, have been subject to incremental, small-scale changes through alterations and extensions. It is currently identified on Historic England’s Heritage at Risk Register.</p>
<b>Background</b>	<p>A description of the special character of the CA is currently set out in <a href="#">Haven Green CA Appraisal (2008)</a>. Guidelines for dealing with development in the area is currently set out in the <a href="#">Haven Green CA Management Plan (2008)</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 Haven Green CA</b>	<p>The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the Haven Green CA. There were set out in the <a href="#">Addendum Update Report for Haven Green (July 2020)</a>, and were discussed further through informal consultation with the CAAPs during 2021. The key proposals are set out below.</p>

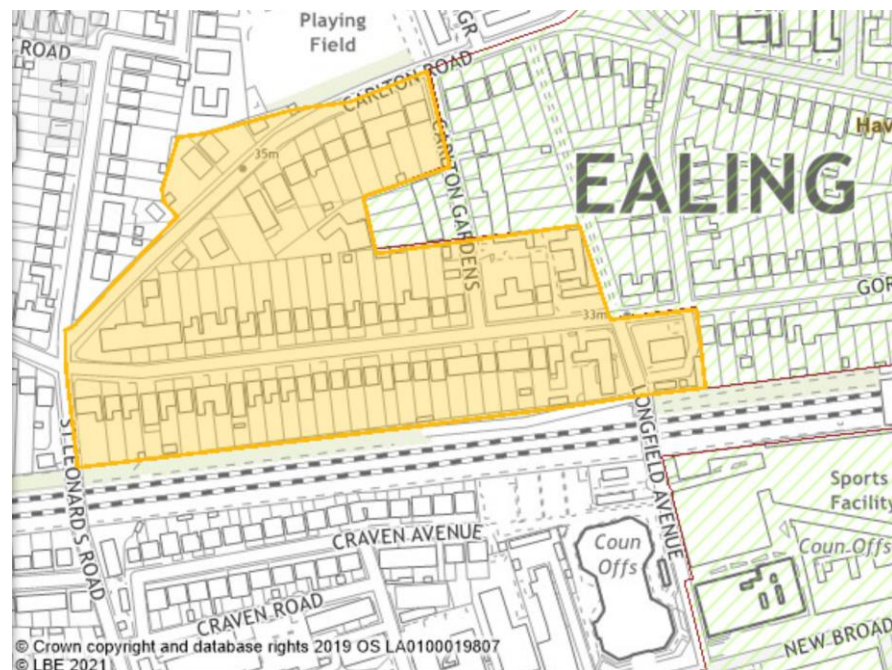
## CA Boundary Changes

**Proposal A:** To extend the CA westwards to include land bounded by Gordon Road and Carlton Road, as shown by the yellow shading on the map below.

**Reason:** As suggested by the CAAP, this area contains housing of the same period and type as within the CA and land originally forming part of the Wood Estate.

This area does contain some Victorian housing of conservation interest along Gordon Road and parts of Carlton Road which are of similar architectural quality to some of those in the eastern end (within the CA). There is a more varied architectural style and less uniformity and finer detail when compared to those on the eastern section. Original houses are also interspersed with more modern development, particular at the western end of Carlton Road. Recent alterations in some cases also detract but arguably these are at similar levels to those with the CA. The proposed area does however contain houses with some fine original features. Officers consider that the case for including this area within the CA boundary is therefore considered marginal.

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



- ❖ **Question 2: Do you think the CA boundary should be extended to the west along Gordon Road and Carlton Road?**

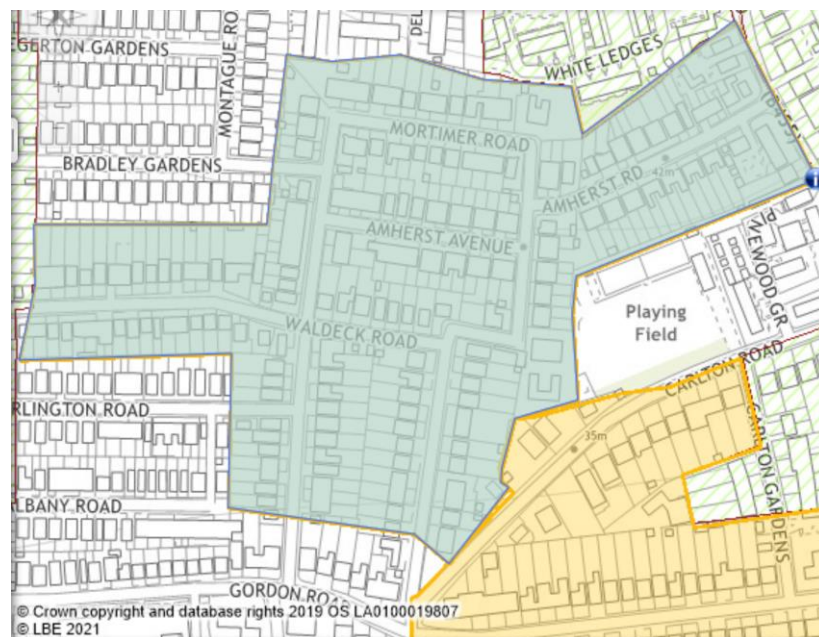


Proposal B: To extend the CA even **further to the west to include Amherst Road, Amherst Avenue, Waldeck Road, Denbigh Road, St Leonards Road, Mortimer Road**, as shown by the green shading on the map below:

**Reason:** As suggested by the CAAP (and local residents' groups GRASS and CERA). The area contains well-built and substantive houses from the late 19th Century and early 20th Century and reflect a variety of styles. They are considered to be represent some of the most architecturally interesting buildings in central Ealing.

This area contains some earlier housing of some conservation interest and mixture of styles and features, but this is also interspersed with more ordinary and modern intrusions. The case for the inclusion of this area is therefore considered more marginal than the area immediately adjacent to the western side of Haven Green above. Officers do not consider that the area consists of an ensemble of sufficiently high conservation interest to warrant CA designation.

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



- ❖ **Question 3: Do you think that the CA boundary should be extended to the west to include Amherst Road, Amherst Avenue, Waldeck Road, Denbigh Road, St Leonards Road, Mortimer Road?**
- ❖ **Question 4: Do you think the Haven Green CA boundary should be changed in any other way- either through expansion or reduction of the existing area?**

**Key unlisted Buildings**

As well as the nationally listed buildings and structures, the following buildings have been identified as contributing positively to the area as part of the CA Review:

**Locally listed and buildings of façade/group value:**

- **2 Dunston House School, Blakesley Avenue** – Mock Tudor early C.20 house. (LLR0061).
- **12-14 Castlebar Road Durston House School** – pair of 3 storey semi-detached houses, 1880s, now a prep school. Recent planning application to convert the building to residential units as part of school redevelopment (LLR0246)
- **Haven Green Court**- Mansion block 1937-38 (LLR0464)
- **20- 24 Haven Green**- mid Victorian cottages (LLR0440-LLR044))
- **Cattle Trough** (LLR0462)
- **Cast iron railing** to NW Corner opposite Cattle Trough (LLR0463)
- **Haven Arms PH, Haven Lane**- 20<sup>th</sup> century Arts and Crafts PH. (LLR0465)
- **The Wheatsheaf PH, 41 Haven Lane**- turn of century PH (LLR0466)
- **Former Haven Green Post Office adjacent to 30 Haven Green** - early 19<sup>th</sup> century ( (LLR0605)
- **Terrace of shops, 31-48 Haven Green**, including **Former District Line Station at 42-45 Haven Green**, late Victorian and early Edwardian buildings. (LLR0446- LLR0461)
- **1 Haven Green**- Victorian house, 1880s (LLR0431)
- **1A Haven Green**-formerly The Haven PH, (LLR1653)

**Positive contributors (existing):**

- **Haven Green Baptist Church** – red brick building by J. Wallis Chapman built in 1880-81 (Consider also adding to local list)
- **Avenue Cottages in Haven Lane**- two storey terraced cottages (1873).
- **Electricity cast iron cabinet dating 1907** at the north end of Longfield Road.
- **Victorian residential properties along Gordon Road and Longfield Road** (in general)
- **Residential Properties on the south side of Castlebar Road** (in general)
- **1-13 Mountfield Road** – row of terraces sating 1863. Two storey brick cottages. Some original features retained but several alterations.

	<p><b>Other positive contributors identified:</b></p> <ul style="list-style-type: none"> <li>• <b>36-42 Castlebar Road</b> semidetached houses (pre 1870) with unusual gabled facades. Forms part of ensemble with adjoining listed 28 and 30 (early C.19 pair of houses).</li> <li>• <b>2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, 28 Haven Green-</b> late Victorian houses.</li> </ul> <p>❖ <b>Question 5: Do you agree that all the key unlisted buildings in the Haven Green CA have been identified?</b></p> <p>❖ <b>Question 6: Are there any other notable unlisted buildings of interest in the Haven Green CA that should also be recognised?</b></p>
<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 control the creation of hardstandings and loss of front boundary walls across the CA.</p> <p><b>Reason:</b> To protect from detrimental impacts on the character of the area caused by losses of front gardens and unsympathetic boundary treatment.</p> <p><b>Proposal B:</b> To control the creation of rooflights and overpainting on front elevations.</p> <p><b>Reason:</b> To protect from detrimental impacts on the character of the area caused by installation of rooflights and covering of original brickwork.</p> <p>❖ <b>Question 7: Do you agree with the proposed Article 4 Direction for the Haven Green CA?</b></p> <p>❖ <b>Question 8: Are there any other types of development on the Haven Green CA that should be controlled in this way and if so, in which areas of the estate should they serve?</b></p>

<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, 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 shopfronts.</p> <p><b>Reason:</b> To help maintain traditional shopfronts and advise on grant-aid opportunities for repair and enhancement programmes.</p> <p><b>Proposal B:</b> To provide further specific design guidance replacement doors and windows.</p> <p><b>Reason:</b> 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"> <li>❖ <b>Question 9: Do you agree with the proposal to provide more specific design guidance for the Haven Green CA?</b></li> <li>❖ <b>Question 10: Is there any further specific guidance that should be covered for the Haven Green 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 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"> <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>