

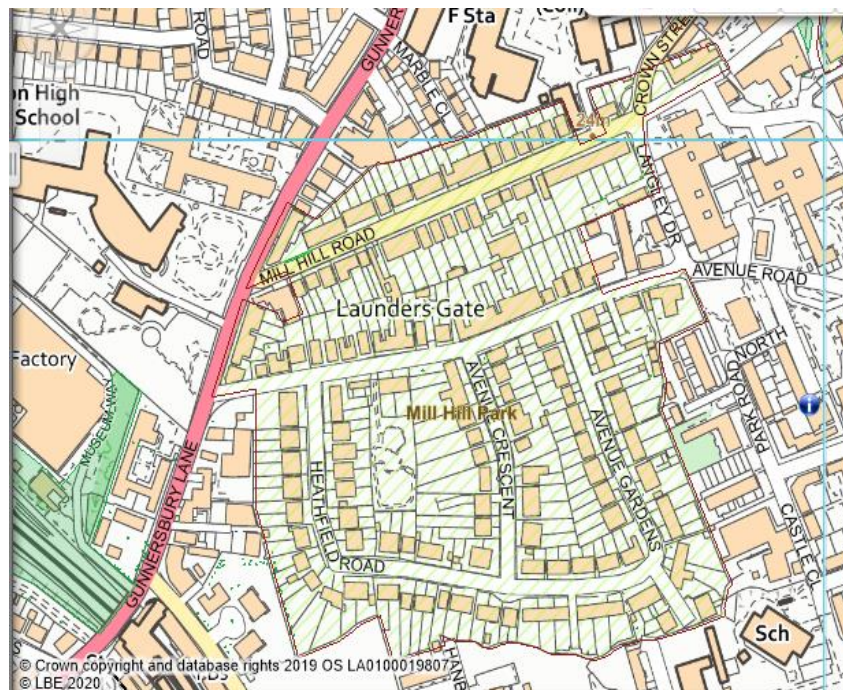
MILL HILL PARK CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

Date Designated	1993
Last Appraisal	September 2007
Last Management Plan	September 2007
Existing Article 4 Direction	<input checked="" type="checkbox"/>



Map



Summary and key changes since last appraisal

- One of the later additions to Ealing's CAs (1993).
- A pleasant residential area with a variety of designs and styles, including Victorian, in Italianate style, Arts and Crafts and Mock Tudor.
- The land-form is strongly defined by the presence of Mill Hill Park Estate founded by William Willett in 1877, with parts of the wall and pillars around the residential enclave still surviving.

	<ul style="list-style-type: none"> The building fabric appears to have been generally well preserved since last appraisal in 2007 and there has been no significant change since the last appraisal in 2007, although small scale, yet incremental, changes are affecting the CA's character.
Background	A description of the special character of the CA is currently set out in Mill Hill Park CA Appraisal (2007) . Guidelines for dealing with development in the area is currently set out in the Mill Hill Park CA Management Plan (2007) .
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 Mill Hill Park CA	The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the Mill Hill Park CA. There were set out in the Addendum Update Report for Mill Hill Park CA (July 2020) , and were discussed further through informal consultation with the CAAPs during 2021. The key proposals are set out below.
CA Boundary Changes	<p>Proposal: To add 105, 107, 107a Mill Park Road to the CA boundary, as shown shaded in blue on the map below.</p> <p>Reason: As suggested by the CAAP, these houses are considered identical those houses in Gunnersbury Lane included in the CA, and were built as one development as part of 'Park View'.</p> <p>Nos 105 and 107 Mill Hill Road were built in the same period as 63-79 Gunnersbury Road nearby and within the CA (1890-1910), and are of a similar style and architecture. As with the Gunnersbury Road these have suffered some changes but retain some original architectural features and have retained group value. 107a is a modern infill, but 105,107 and 107a taken as a whole do provide group interest and their inclusion would also help integrate and link the Mill Park Road houses at this visible corner junction with the Gunnersbury Lane houses that currently lie within the CA. Officers</p>

consider that there is merit in including these properties within the CA.

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



- ❖ **Question 2: Do you agree that the CA boundary should be extended to include 105, 107 and 107a Mill Park Road?**

- ❖ **Question 3: Do you think that the Mill Hill Park CA boundary should be changed in any other way- either through expansion or reduction of the existing area?**

Key unlisted Buildings

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 (current)

- **196-204 Avenue Road** – remnants of old estate walls (LLR0052)
- **2-52 Heathfield Road** – entrance gate and posts (LLR0467)
- **Avenue Crescent** - entrance gate and posts (LLR0012)

- **1-54 Avenue Gardens**- entrance gate and posts (LLR0013)
- **116 Avenue Road**- Victorian villa (LLR0018)
- **115 Avenue Road**- mid Victorian cottage (LLR0017)
- **113 Blakey Lodge, Avenue Road** – Victorian Villa (LLR0015)
- **111 Avenue Road**- Victorian Villa (LLR0014)

Positive contributors (existing)

- **No 208 Avenue Road** (previous West Lodge) built in 1809, altered later in 19th Century. Maybe containing parts of the Lodge of Richard White's Estate. Its corner position acts as a gateway element to this side of the CA.
- **Avenue Road 184, 186, 188 and 190** (very well kept Victorian semidetached cottages)
- **Mill Hill Road – no 41, 47, 71-77. 82-84 (Araucaria Villas), 93 and 95, 103, 97, 99 and 103, 51, 69, 81** (includes good examples of grander town houses).
- **No 11 Avenue Crescent** contains remains of Richard White's Regency Mansion, therefore is a historically very significant record.
- **Heathfield Gardens nos 5** (late Victorian), **37** (turn of the century), **50, 52** with their very distinctive wooden porches (turn of the century)
- **Avenue Gardens nos 17-23** (odds) from 1910; **nos 22 and 24** (late Victorian red brick with terracotta detailing); **no 31** (Late Victorian, red brick); and nos **40-54** evens (turn of the century, Edwardian, with beautiful paved pathway and stained glasses doorways).

Other positive contributors identified:

- **8 & 10 Avenue Crescent**; detached houses, fine and generally examples of Willet's houses: three-bay, two-storey detached houses in red brick, with central arched doorways and angled bay-windows on either side of the entrance.
- **18 & 20 Avenue Crescent**; these differ in style and materials (2 storey with half basement with gabled windows) and whilst not as intricate still contribute positively.

- **120-134, 140-152 Avenue Road-** properties in eastern section of road built before 1865: semi-detached houses, lower ground floor with steps to paired arched entrance, slate hipped roof, paired rough arched windows and large window with striated segmental arch to upper ground floor.
- **Other remnants of the old estate walls-** currently only the section outside 196-204 Avenue Road is locally listed. Whilst this is perhaps the most striking (white painted) and largest sections, there are other sections are also equally important features in relation to the historical development of the estate. These include **the sections of walls opposite nos. 168-170, 160, 150-158, 134-146, 120-128 Avenue Road.** (Consider also adding these to the local list).
- **184-186 Avenue Road-** of the group identified as positive contributors above, these attractive mid/late houses have Italianate London stock bricks with white painted stucco doors and window surrounds and shallow hipped roofs covered with Welsh slates. (Consider also adding these to the local list).
- **68-70 Mill Hill Road-** A hipped roof pair of semi-detached houses with surviving features including some front railings.
- **96 Mill Hill Road-** larger detached villa, with original features including front garden and hedge.
- **105 Mill Hill Road-** attractive two storey villa. This is currently outside the CA. Whilst compromised by alterations to some extent it is a positive contributor. (As noted under 'Boundary Changes' above, the wider group comprising 105 and 107 retain some architectural features and together with 107a, have some group value as well).
- **11 Avenue Crescent** – already noted above as a positive contributor. Given its historical significance as one of the earliest surviving properties in the area and the associations with White, the founder of the Mill Hill Park estate, consider also for addition to the local list.
- **16 Avenue Crescent-** has historical associations as the home to William Willet the younger (lived there from 1882-1894).

	<p>Other buildings of note:</p> <ul style="list-style-type: none"> • Gunnersbury Court, Bollo Lane. Outside and to the west of the CA. Attractive 3 courtyard blocks of six storey flats directly opposite Acton Town LUL Station. Art deco style- brown brick with white stucco banding. (Consider addition to the local list). <p>❖ Question 4: Do you agree that all the key unlisted buildings in the Mill Hill Park CA have been identified?</p> <p>❖ Question 5: Are there any other notable unlisted buildings of interest in the Mill Hill Park 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>Proposal: To control window replacements and roof alterations across the CA.</p> <p>Reason: To protect from detrimental impacts on the character of the area caused unsympathetic alterations to front elevations of properties.</p> <p>❖ Question 6: Do you agree with the proposed Article 4 Direction for the Mill Hill Park CA?</p> <p>❖ Question 7: Are there any other types of development on the Mill Hill Park CA that should be controlled in this way and if so, in which areas of the estate should they cover?</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, 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 front boundary treatment including fences, gates and walls.</p> <p>Reason: To provide some further, more detailed practical guidance to help deal with some of the key developments affecting this CA, alongside the proposed introduction of the Article 4 Direction.</p> <ul style="list-style-type: none"> ❖ Question 8: Do you agree with the proposal to provide more specific design guidance for the Mill Hill Park CA? ❖ Question 9: Is there any further specific guidance that should be covered for the Mill Hill Park 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 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"> ❖ 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>