

MONTPELIER PARK CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

Date Designated
1982,
Extended
1991, 1997
and 2004

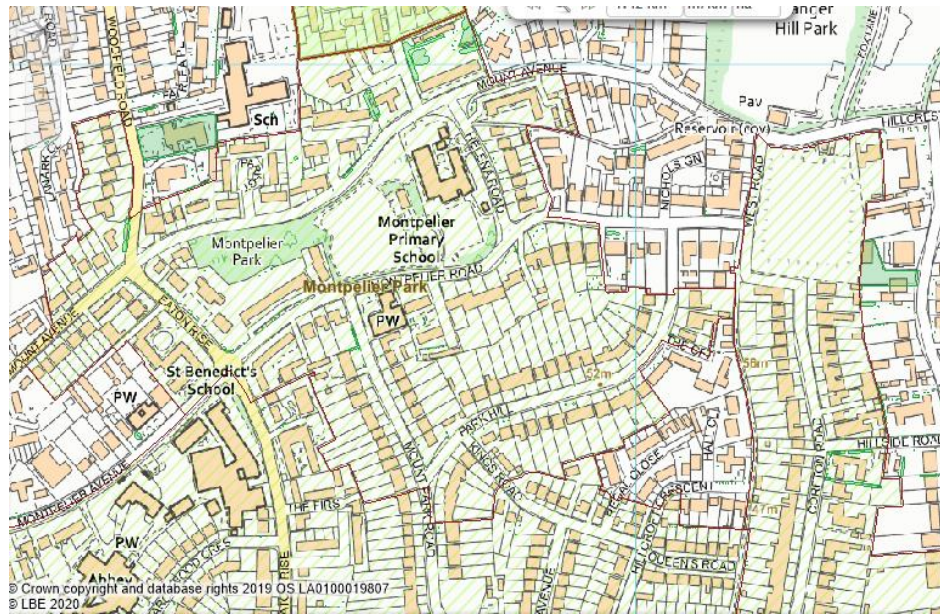
Last Appraisal
April 2009

Last Management Plan
April 2009

Existing Article 4 Direction



Map



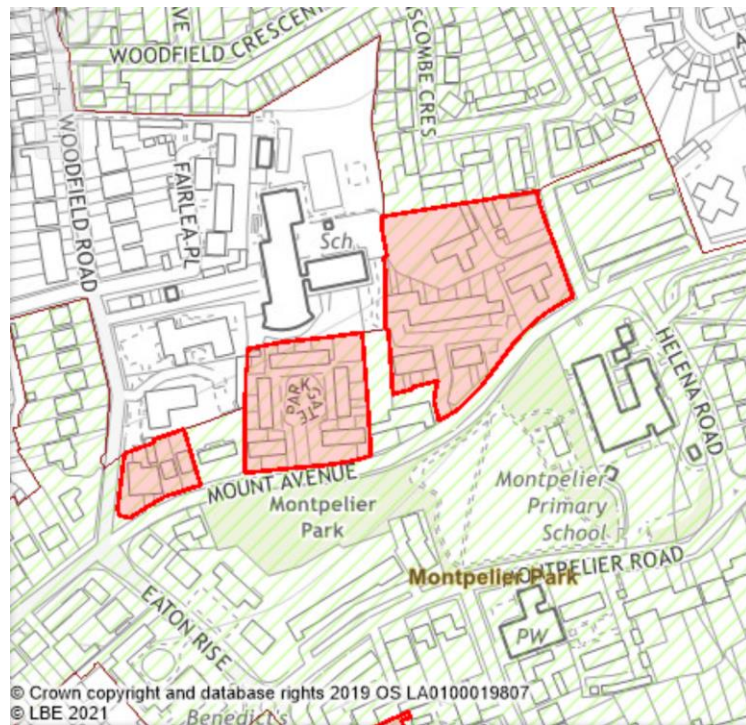
Summary and key changes since last appraisal

The Park is at the core of the CA, originally on grounds of Princess Helena College which opened in 1882. The CA breaks down into 2 sub-areas of architectural character:

1. Victorian architectural heritage
2. Inter-War and modern developments

The CA has a mainly Victorian/Edwardian character, including Park Hill which is described in the CA Appraisal as one of best preserved streets of the Wood estate; large detached houses set within narrow but deep

	<p>plots. There are also a number of inter and post-war developments on much larger footprints, in a mixture of architectural styles, including some Art-Deco features. There are also several undistinguished modern blocks, mostly on the edge and just outside the CA which detract from the area.</p> <p>In common with other CAs, the area has been subject to development pressures, and generally these have been small-scale, but incremental, changes to the houses in the area.</p>
Background	<p>A description of the special character of the CA is currently set out in Montpelier Park CA Appraisal (2009). Guidelines for dealing with development in the area is currently set out in the Montpelier Park 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 Montpelier Park CA	<p>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 Montpelier Park 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: To remove the northern section of Mount Avenue from the CA boundary, shown by the red shading on the map below.</p> <p>Reason: This area contains modern buildings of little conservation value in terms of their historical or architectural association with the CA:</p> <ul style="list-style-type: none"> • 1-13 Juniper House- 4 storey flat-roofed residential block c.1960s • 22-23 Mount Ave- detached houses c. 1970s • 1-25 Park Gate- cul de sac - 3 storey terraced townhouses c.1970s • 1-23 Westmoreland Place- 3 storey flatted development, neo-Georgian style. C. 1980s/90s. • 1-12 Willowmead Close- 3 storey flatted development c. 1990s.



- ❖ **Question 2: Do you agree that the northern section of Mount Avenue CA should be removed from the CA boundary?**
- ❖ **Question 3: Do you think that the Montpelier Park 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 (current)

- **Helena Court**- 3 flat roof modernist blocks with crittall windows (LLR0394)
- **Mount Eaton Court**- purpose- built block - 1950s, plain cuboid with Crittall windows (LLR0757).
- **Montpelier Park**- elegant purpose-built block. 1930s- Crittall windows and attractive gardens (LLR0394)
- **1 Winscombe Lodge**, Brentham Way. Former gate lodge to Winscombe Court. Early to mid C.19 (LLR0133)
- **1-33 Mount View** – interwar purpose- built apartments with uniform windows. (LLR0756)
- **23a Trinity Lodge**, Park Hill- early C.20 double-fronted detached house in Arts & Crafts style (LLR1025).

	<p>Positive Contributors (current)</p> <ul style="list-style-type: none"> • Thorpe Hall- 3 and 4 storey purpose built apartment block (1910-1930) on site of former Thorpe Hall- late Victorian House. Imposing brown brick building with horizontal white bands. • Montpelier Court- 5 storey brown bricked building, art-deco features including distinctive diagonal stairlights and projecting porches. • Avenue Court- 4 storey purpose built flat- post war. Brick with horizontal white banding. • Cecil Close- 3 storey purpose built flat inter-war. Full length canted bays and horizontal emphasis. <p>Other positive contributors identified:</p> <ul style="list-style-type: none"> • 2,4,6,8,10,12-14 Woodfield Road • 6,8,10,12,14, 16,18 20 Mount Avenue • Welsby Court (7-12). • 1,2, 3, 4, 5 Helena Road • 12,13, 14, 15 Montpelier Road • 4, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31 Park Hill • 28, 30, 22, 18, 16, 14, 14, 12, 10, 8, 6 Park Hill • 52, 54, 71 Mount Park Road. <p>❖ Question 4: Do you agree that all the key unlisted buildings in the Montpelier Park CA have been identified?</p> <p>❖ Question 5: Are there any other notable unlisted buildings of interest in the Montpelier 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 front gardens and boundary treatments, installation of rooflights and replacement windows.</p> <p>Reason: To protect from detrimental impacts on the character of the area caused by unsympathetic alterations to front gardens, walls and hedges,</p>

	<p>installation of rooflights on front elevations and the loss of traditional timber/metal windows.</p> <ul style="list-style-type: none"> ❖ Question 6: Do you agree with the proposed Article 4 Direction for the Montpelier Park CA? ❖ Question 7: Are there any other types of development in the Montpelier Park CA that should also be controlled in this way and if so, in which areas of the estate should they cover?
<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 replacement windows and doors and conversion of houses into multiple units.</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 Montpelier Park CA? ❖ Question 9: Is there any further specific guidance that should be covered for the Montpelier 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 10: Do you have any other comments on the Strategic Review of Ealing’s Conservation Areas?

**Responding
to the
consultation**

Please email your written responses to the questions posed in this document to: localplan@ealing.gov.uk

The consultation deadline is the 18th March 2022.