

MOUNT PARK CONSERVATION AREA

PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

Date Designated 1991,
Extended
1995 and
2004

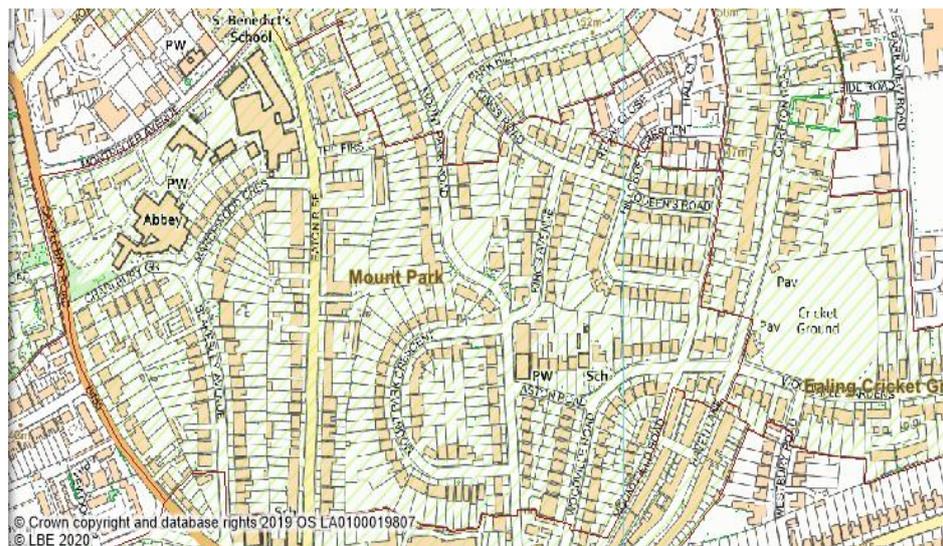
Last Appraisal April 2009

Last Management Plan April 2009

Existing Article 4 Direction



Map



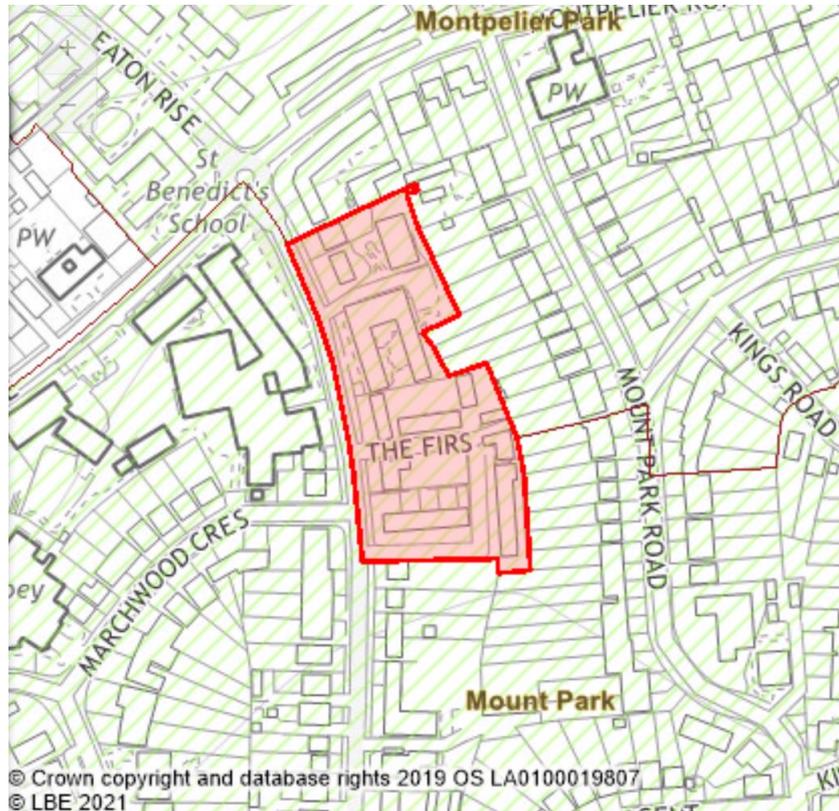
Summary and key changes since last appraisal

Mount Park is a mainly planned residential estate built on Wood family estate during the 1870s and 1880s. It has a homogenous character with some differences by street in terms of street width, building height, architectural details and style. It has a mainly Victorian and Edwardian character with houses on generous plots. Built at time when was beginning to expand.

Haven Green to south of CA is the main recreation area and adds to leafy, suburban character. A variety of construction materials are used—stock and red bricks in Flemish bond, stucco trimming, slated and tiles roofs, white painted timber sash windows.

	<p>The CA appraisal breaks down area into 5 sub areas:</p> <ol style="list-style-type: none"> 1. Castlebar Road and Charlbury Grove 2. Marchwood Crescent and Blakesley Avenue 3. Eaton Rise 4. Mount Park Road and Mount Park Crescent 5. Secondary roads. <p>Following designation in 1991, it was extended westwards in 1995 to include area between Eaton Rise and Castlebar Road. It was further extended in 2004 to include the small enclave of Hillcroft Crescent.</p> <p>In common with other CAs, the area has been subject to development pressures, and generally these have generally 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 Mount Park CA Appraisal (2009). Guidelines for dealing with development in the area is currently set out in the Mount 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 Mount 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 Mount 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 north-eastern part of Eaton Rise 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 and break up and interrupt the small traditional grain and street front patterns:</p>

- Chesterton Court – 4/5 storey block- c.1990s.
- Cecil Court- 4/5 storey block. Post-war.
- The Firs- 2 storey flat roofed houses (including 67/69 Eaton Rise- 3 storey). c.1970s/80s
- Elmcroft Close – 3 storey flat roofed houses. C.1960s/70s.



- ❖ **Question 2: Do you agree that the north-eastern part of Eaton Rise should be removed from the CA boundary?**
- ❖ **Question 3: Do you think that the Mount 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)

- **20 Castlebar Road**- early C.20 villa (LLR0245)
- **68 Castlebar Road**- Late Victorian Gothic & Arts and Crafts villa (LLR0244)

- **70 Castlebar Road**- Early 20th century villa, front gardens with original walls (LLR0245)
- **Moullin Hostel, 24-26 Mount Park Road** – interwar neo-Georgian block of flats- now demolished and needs to be removed from the List.

Positive Contributors (current)

All the Victorian residential properties of the roads in the CA in general contribute to the special interest of the CA and have architectural merit *per se*. Of particular interest are:

- **St Andrews Church**- Mount Park Rd, close to northern junction of Mount Park Crescent Built between 1886 and 1887 by Wallace- landmark of the streetscape. Red brick, stone stripes, bold gothic style and prominent tower. Brutalist hall extension added in C.20. (Consider also adding to local list).
- **45 Eaton Rise**- Large Victorian house, converted into 8 flats with 4 storey rear extension and raising of roofline but remains a positive contributor.
- **18 Mount Park Road**- prominent turreted Victorian Gothic building on corner of Mount Park Road and Mount Park Crescent- stands out in terms of its articulation. (Consider also adding to local list).
- **17 Hillcroft Crescent**- reputed to be a later model house transported from the Ideal Homes Exhibition (1908). This house of neo-Georgian style is unremarkable in its own right and contrasts in style to the surrounding Victorian/Edwardian. However, it has some historical/social value.
- **Long sections of original, early boundary brick walls** still remain in several parts of the CA. These form an essential part of the spatial and architectural character of the CA.

Other positive contributors identified:

- 50, 56,58,60,62,70 Castlebar Road
- 1,3,5,7 Charlbury Grove
- Building next to St. Benedict's Abbey Church
- 2,4,6,8,10,12,14,16,22,24,26,28,30,32,33,35,37,49,51,53,55,57,59 Eaton Rise
- 27,29,31,33,35,37 Mount View.

❖ **Question 4: Do you agree that all the key unlisted buildings in the Mount Park CA have been identified?**

	<p>❖ Question 5: Are there any other notable unlisted buildings of interest in the Mount 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 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 and installation of rooflights.</p> <p>Reason: To protect from detrimental impacts on the character of the area caused by unsympathetic alterations to front gardens, walls and hedges and installation of rooflights on front elevations.</p> <p>❖ Question 6: Do you agree with the proposed Article 4 Direction for the Mount Park CA?</p> <p>❖ Question 7: Are there any other types of development in the Mount Park CA that should also be controlled in this way and if so, in which areas of the estate should they serve?</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 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> <p>❖ Question 8: Do you agree with the proposal to provide more specific design guidance for the Mount Park CA?</p>

	<p>❖ Question 9: Is there any further specific guidance that should be covered for the Mount Park CA, and if so, what elements should be covered?</p>
<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 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> <p>❖ Question 10: Do you have any other comments on the Strategic Review of Ealing’s Conservation Areas?</p>
<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>