

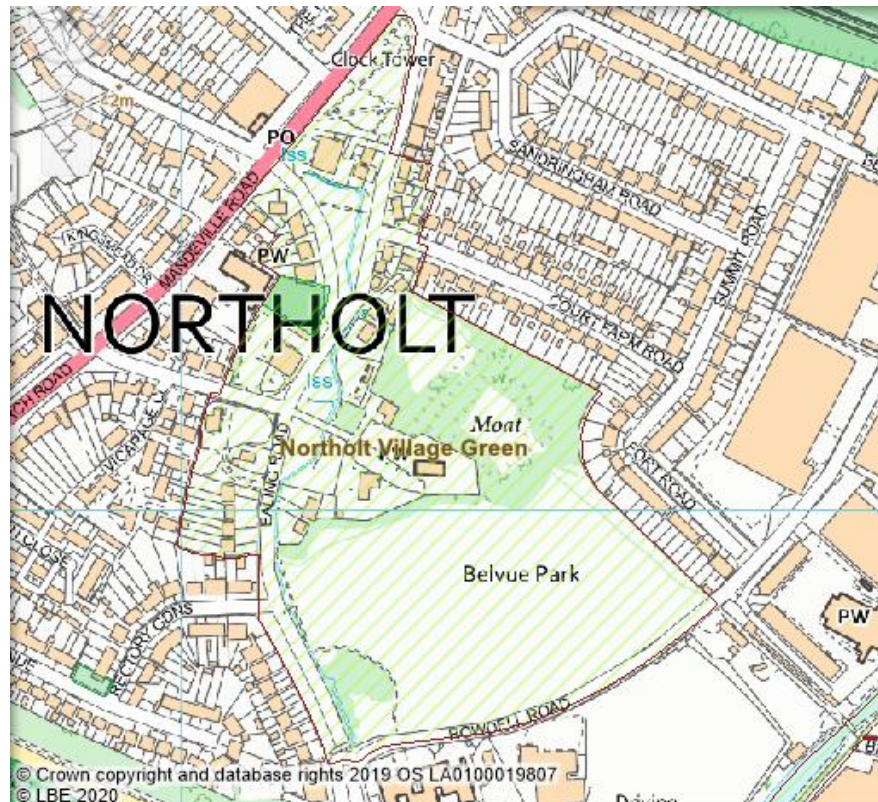
## NORTHOLT VILLAGE GREEN CONSERVATION AREA

### PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

<b>Date Designated</b>	1969
<b>Last Appraisal</b>	March 2007
<b>Last Management Plan</b>	March 2007
<b>Existing Article 4 Direction</b>	<input checked="" type="checkbox"/>



#### Map



#### Summary and key changes since last appraisal

This CA includes Belvue Park, St Marys Church and the moated site to the north, properties either side of Ealing Rd and Eastcote Lane and open spaces of the village green. Its special interest derives from its historical significance as the site of an ancient, moated manor (scheduled monument), occupied from Saxon times, together with the Grade 1, C.13 St Marys church, above ground.

	<p>There are surviving remnants of the ancient rural village – which was actually moved from its original hilltop setting to its present location by the Lord of the Manor in 1300. The CA forms a peaceful landscape – isolated from its densely developed urban surroundings. It lies just north of the A40/Western Avenue and this is certainly visible/audible from some higher vantage points from within the CA. Much of the area is open space (parkland) and mainly residential (some smaller scale and surviving village buildings together with less interesting interwar properties).</p> <p>The character of the CA’s buildings derives from their diverse periods, styles, materials, orientation, relationship, and functions, There is little uniformity of design or symmetry and the layout and architecture are fundamentally informal. Reinforced by the contours of the land, the curving roads, paths and informal planting, this adds to the area’s considerable charm.</p> <p>The area has changed little since construction of the Western Ave in the 1930s and acquisition of the Manor by the local authority in 1963 to form part of Belvue Park. The CA continues to be the subject of mainly small-scale changes and on the whole, there has been no significant changes since the last appraisal (2007).</p>
<b>Background</b>	<p>A description of the special character of the CA is currently set out in <a href="#">Northolt Village Green CA Appraisal (2007)</a>. Guidelines for dealing with development in the area is currently set out in the <a href="#">Northolt Village Green CA Management Plan (2007)</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 2021)</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 Northolt Village Green CA</b>	<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 <a href="#">Addendum Update Report for Northolt Village Green CA (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 add the **Station Parade shops** to the CA boundary, as shown by the blue shading on the map below.

**Reason:** These inter-war and post war buildings, by virtue of their distinct architecture and use of materials, form a homogenous and attractive parade, that contributes significantly to the setting of the nearby green and the wider CA.

**Proposal B:** To add the **small green triangle to north of the CA** to the CA boundary, as shown by the blue shading on the map below.

**Reason:** As suggested by the CAAP, this is an attractive and simply laid out with a lawn and seating around a mature tree. It is effectively a continuation of the larger green with the Clock Tower but has become slightly isolated by the nearby road access. It adds to the setting of the wider CA.

Officers consider there is merit in including both areas within the CA.

The map below incorporates both Proposal A and Proposal B.

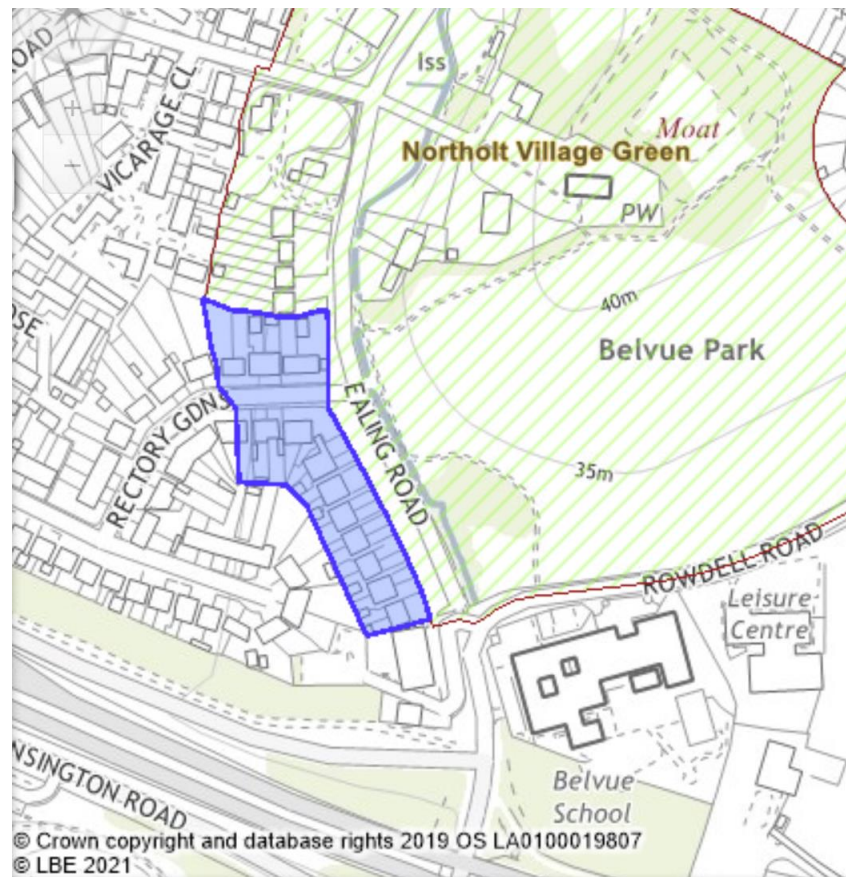


- ❖ **Question 2: Do you agree that Station parade of shops should be added to the CA boundary?**
- ❖ **Question 3: do you agree that the small green triangle to the north of the CA should be added to the CA boundary?**

**Proposal C:** To add the houses directly to the west of Belvue Park to the CA boundary, as shown by the blue shading on the map below.

**Reason:** The section of interwar of houses in this area, by virtue of their plots, gardens and wide verges, forms an important setting for the western aspect of Belvue Park, that should be protected. The houses specifically include 1-14 Mowbray Gardens, Parkview, Rose Cottage, 1, 3, 5, 2a, 4a, 2, 4, 6, 8 Rectory Gardens.

Officers consider there is merit in including this area within the CA.



- ❖ Question 4: Do you agree that the houses west of Belvue Park should be added to the CA boundary?
- ❖ Question 5: Do you think that the Northolt Village 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 nationally listed buildings, the following buildings have been identified as contributing positively to the area as part of the CA Review:

### Locally listed buildings

- **4-6 Ealing Road**- Shell of the original early Victorian building that housed the first PH on the site. (LLR138 and LLR1639)-
- **Ivy Cottage, Ealing Road**- Late 19<sup>th</sup> century cottage. Yellow brick, slate roof and chimney stacks with clay chimneypots. Maintained climbing Ivy. (LLR0357)
- **K6 telephone box** near Crown PH (LLR0355)
- **Crown Pub and Stable, Ealing Road**- Public House, dating from at least the early 18<sup>th</sup> century. Rebuilt in 1925 and 1976. Comprises the public house building and a separate former stable building. (LLR0356)
- **Northolt Village Community Centre** Last remaining farmhouse, built 1851. Used as community centre since 1950. A significant late Victorian building, Model locomotive track around perimeter. (LLR0365)
- **Wells Cottage, Ealing Road**- Earlier Cottage, generally well-conserved. (LLR0366)
- **2, 3 Herbert's Cottages, Ealing Road** c.1880s. White rendered with slate roof. Six over six pane sash windows. Ground floor canopy with timber brackets. (LLR0360) (LLR0362)
- **Deyntes Cottage, Ealing Road** Early cottage circa 1880 massively extended between 1999 and 2003. Adjacent to Grade I St Mary's church and scheduled monument beyond. (LLR0354)
- **Memorial Hall Ealing Road**- Former school 1868, enlarged 1881. Well conserved original Victorian features, stock brick and string red course, slate roof, chimney etc. (LLR0364)
- **1,2,3 Willow Cottages, Ealing Road**- Mid-nineteenth century cottages. Single storey, white rendered with red clay tiles. Six pane sash windows. 3 cottages originally, rebuilt 1827-1835. Used by agricultural workers and families. Southern cottage demolished in 1945, leaving remaining 2. Currently used for parks equipment storage. Fully restored in 2004. (LLR0358,59,61)

### Positive Contributors

- **1 and 2 Judge Cottages** – Dating back to at least 1890. Victorian cottages, yellow stock bricks and slate roof. Original timber sashes on right hand.
- **The Lodge**- Lodge of original manor house farmhouse close to community centre building- noted of value for age/history/authenticity (Consider also for adding to local list and applying for national listing).

	<ul style="list-style-type: none"> <li>• <b>Fern Cottage</b> - Earlier Cottage, generally well-conserved.</li> <li>• <b>Clock Tower</b> on The Green. Coronation Clock Tower 1937- Weathered oak and herringbone brickwork. Local landmark. (Consider also for adding to the local list).</li> </ul> <p><b>Other buildings of note</b></p> <ul style="list-style-type: none"> <li>• <b>The Plough PH-</b> original 1930s, thatched PH building which was demolished in 2012 as part of the supermarket development. Identified in current Appraisal as a positive contributor but classification now needs to be removed.</li> </ul> <ul style="list-style-type: none"> <li>❖ <b>Question 6: Do you agree that all the key unlisted buildings in the Northolt Village Green CA have been identified?</b></li> <li>❖ <b>Question 7: Are there any other notable unlisted buildings of interest in the Northolt Village Green CA that should also be recognised?</b></li> </ul>
<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>On the basis of the evidence on the ground the CA Review has found no pressing need to introduce an Article 4 Direction. However, this should be kept under review.</p> <ul style="list-style-type: none"> <li>❖ <b>Question 8: Do you agree that there is no pressing need to introduce an Article 4 Direction within the Northolt Village Green CA?</b></li> <li>❖ <b>Question 9: If you think an Article 4 Direction is needed, what aspects of development should this cover and which parts of the CA should it serve?</b></li> </ul>

<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 replacement windows and doors.</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, alongside the proposed introduction of the Article 4 Direction.</p> <p><b>Proposal B:</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> <ul style="list-style-type: none"> <li>❖ <b>Question 10: Do you agree with the proposals to provide more specific design guidance for the Northolt Village Green CA?</b></li> <li>❖ <b>Question 11: Is there any further specific guidance that should be included for the Northolt Village Green CA, and if so, what elements should be covered?</b></li> </ul>
<p><b>Other matters</b></p>	<p>A summary of the proposed changes to all 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 12: 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>