
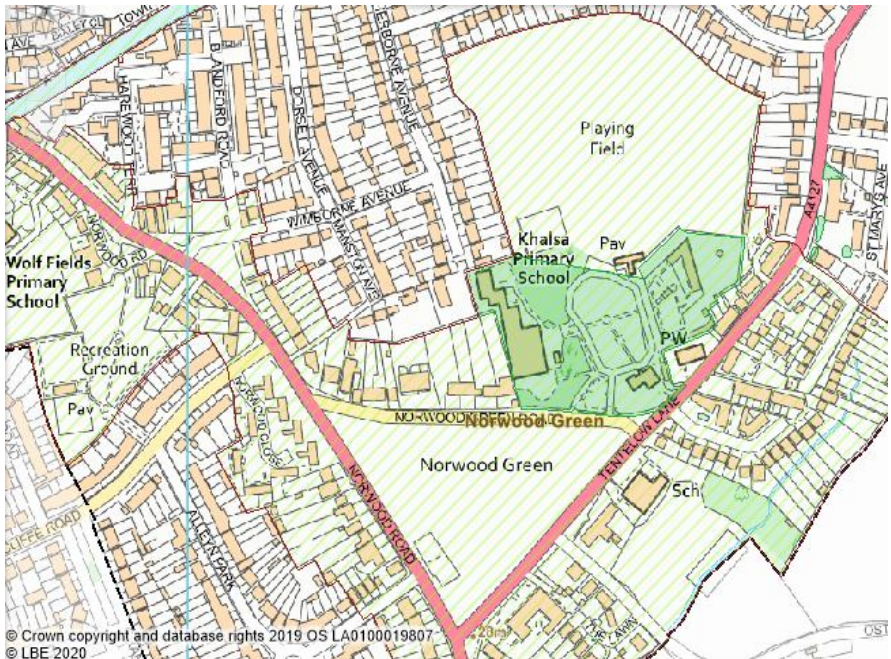
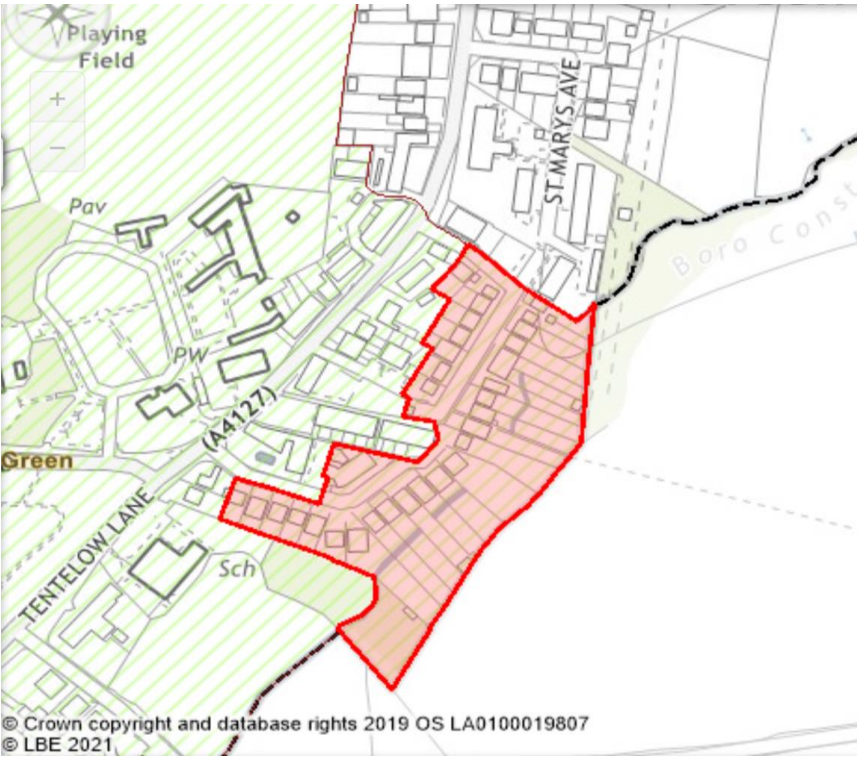


## NORWOOD GREEN CONSERVATION AREA

### PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

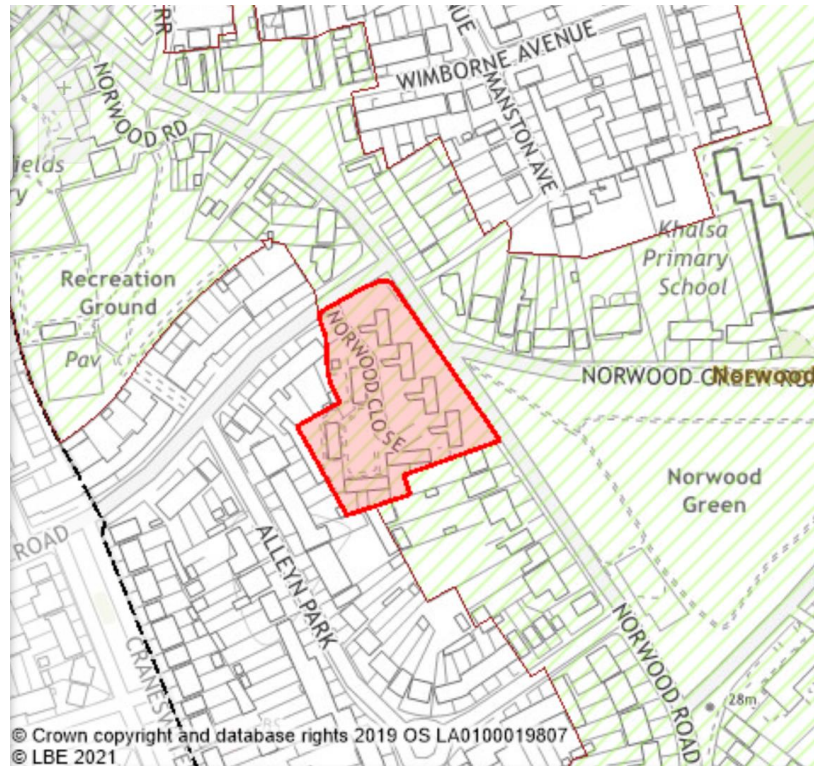
Date Designated	1969	
Last Appraisal	March 2007	
Last Management Plan	March 2007	
Existing Article 4 Direction	<input checked="" type="checkbox"/>	
Map	 <p>© Crown copyright and database rights 2019 OS LA0100019807 © LBE 2020</p>	
Summary and key changes since last appraisal	<p>This CA is strongly defined by presence of The Green; triangular in shape and provides bonding element with rest of the CA. The natural landscape on eastern side provides an unspoiled atmosphere. There are three district areas of character:</p> <ol style="list-style-type: none"> <li>1. The Green</li> <li>2. Norwood Green old village</li> <li>3. Frogmore Green.</li> </ol>	

	<p>The CA contains a diverse architectural heritage with buildings ranging from 12<sup>th</sup> to 20<sup>th</sup> Century. The Church of St Mary (C.12-C.19), Norwood Hall (early C.19) and the Plough (C.17-19) are the most notable buildings within the CA.</p> <p>It is mainly residential use with some small retail units. There is a loose urban pattern- modestly sized buildings set in generous green plots. Varied orientation of buildings and tall chimney stacks results in strongly varied roofscape. There are surviving portions of early boundary walls and trees and fences which add to rustic character in certain parts. This contrasts with other parts that have more of a commercial character.</p> <p>A mix of materials are used - yellow and brown bricks, timber embellishments and cast iron works, slated or tiled roofs. Timber sash and casement windows and multi panel doorways form important element in pattern of early facades.</p> <p>The area has been subject to development pressures, and generally these have generally been small-scale but incremental changes to the houses and shopfronts in the area. The fabric of the CA appears to have deteriorated in recent years and it is currently listed on Historic England’s Building at Risk Register. Positive enhancements measures together, with additional control, should be considered to preserve the CA.</p>
<p><b>Background</b></p>	<p>A description of the special character of the CA is currently set out in <a href="#">Norwood Green CA Appraisal (2007)</a>. Guidelines for dealing with development in the area is currently set out in the <a href="#">Norwood Green CA Management Plan (2007)</a>.</p>
<p><b>Generic Management Plan</b></p>	<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>❖ <b>Question 1: Do you have any comments on the contents of the Generic Management Plan?</b></p>

<p><b>Proposals for Norwood Green CA</b></p>	<p>The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the Norwood Green CA. There were set out in the <a href="#">Addendum Update Report for Norwood Green (July 2020)</a>, and were discussed further through informal consultation with the CAAPs during 2021. The key proposals are set out below.</p>
<p><b>CA Boundary Changes</b></p>	<p><b>Proposal A:</b> To remove St. Mary's south (central) Avenue from the CA boundary, as shown by the red shading on the map below.</p> <p><b>Reason:</b> This post war housing development contrasts in style and age and style with Norwood Cottages (Victorian). A number of these houses have continuous front porches and front yards and the green hedges and walls that originally separated these have disappeared; these alterations have detrimentally affected the character of the area. Officers propose that this area should be removed from the CA designation.</p> <p>We would like to hear your views as part of this consultation.</p>  <p>© Crown copyright and database rights 2019 OS LA0100019807 © LBE 2021</p> <p>❖ <b>Question 2: Do you agree that St. Mary's south (central) Avenue should be removed from the CA boundary?</b></p> <p><b>Proposal B:</b> To remove <b>33-44 Norwood Close</b> and <b>1-28 Norwood Road</b> from the CA boundary, as shown by the red shading on the map below.</p>

**Reason:** This modern 3 storey flatted development is set back from the streetline at an angle. The yellow brick three-storey blocks offer poorly defined façade patterns and do not blend well with the neighbouring detached houses in terms of height, massing or roofscape. Officers propose that this area should be removed from the CA designation.

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



- ❖ **Question 3: Do you agree that 33-44 Norwood Close and 1-28 Norwood Road Station parade of shops should be removed from the CA boundary?**
- ❖ **Question 4: Do you think that the Norwood 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

- **137 Norwood Road- Lamb PH-** Two storey double fronted early Victorian pub next to the canal with large sash windows in deep reveals. (LLR0958)
- **Parish Pump in front of 168 Norwood Road-** cast iron 1860. (LLR0962).
- **Wolf PH, Norwood Road-** Locally listed along with its annex stables- (now Star of India building) Two storey double fronted Victorian public house with hipped roof and annex stables. (LLR0961).
- **Hibernia/Cherrywood house, Norwood Rd-** Double-fronted, three- bay, pre-1870s, probably late Georgian, detached house with a low pitched roof and concealing parapet with cornice mouldings. (LLR1591).
- **Police Station, 168 Norwood Road-** Two storey 3 bay late Victorian red brick with neo-gothic elements such as mullioned windows and other stone detailing and a steeply pitched roof. (LLR0959).
- **1-4 Almhouses, Frogmore Green** - Site of old Almhouses, Norwood Road. These modern flats have replaced a terrace of 4 almshouses fronting Norwood Rd, dating back to at least 1870. Whilst this site has historical associations, the current buildings are negative contributors in terms of their design and use of materials. Consider removal from local list. (LLR0960).
- **Holly Lodge, Montessori School.** School nursery site behind Frogmore Green. Formerly Bees Engineering Co, 'Frogmore House' the site maintains the same complex of utilitarian but handsome brick/slate buildings within a long narrow plot adjacent to The Alms Houses – part of the site dates from the 1880's. (LLR 1590).
- **St Mary's Church Hall** – now used as children's nursery. Built by Warren and Woods in 1925, it follows a contemporary idiom. Use of red bricks in the plinth, recessed entrance porch and window openings and continuous course at first floor sill level is distinctive as is the roof clad with a mix of blue, purple and red glazed pantiles surmounted by a pointed finial. (LLR0956).
- **Norwood Cottage and Norwood Lodge, Tentelow Lane-** Georgian brick house attached to Norwood Lodge. Three bays, wood sashed windows. (LLR1250, LLR1251)
- **White Cottage Tentelow Lane-** Small two storey double fronted cottage with slate roof, white rendered walls, sash windows and low pitched gabled slate roof. Much altered to rear by large two storey outrigger, and loss of original

windows and front door. Retains original chimneys and front garden/wall. Consider removal from local list. (LLR1252).

#### **Positive Contributors**

- **Woodbine Villas**- Victorian cottages – 1870-1890- yellow stock bricks and covered in hipped red tile roof. The left house has retained its original sash windows whilst the one on the right have been replaced.
- **1-17 Norwood Terrace** - row of Victorian working-class cottages, that were possibly built for the labourers of the brickworks nearby. Walls are made out of local brown bricks laid in Flemish bond and low-pitched roofs are covered with slate.
- **Vine Cottages**. This group of 19th century two-storey houses was built by Robins and evolves to the rear of the side elevation on Tentelow Lane. The side elevation on Tentelow Lane is rendered in plaster while the front elevation along St. Mary's Avenue has exposed brickwork.
- **5-13 Tentelow Lane Nos 5-13** between Biscoe School and the Church of St. Mary's is a row of late Victorian cottages. The small two-storey, two bay houses are in yellow bricks laid in Flemish bond and hipped-roofs are low-pitched and covered in tile.
- **182-188 Norwood Road** - a group of Edwardian cottages grouped in pairs with some interest. The cottages are two-storey, two-bay and are in yellow stock bricks covered by a pitched slate roof. The mainfront has a continuous porch that includes a bay window on the ground floor.
- **Elm View Court, Norwood Green Rd**- This three-storey building is built imitating the vernacular revival style of C.F.A. Voysey. Façade adds interest to townscape.

#### **Other buildings:**

- **26, 28 Tentelow Lane**- house/bungalow referred to in last CA Appraisal (2007) now demolished as part of St. Mary's School redevelopment- therefore no longer classified as a positive contributor.

❖ **Question 5: Do you agree that all the key unlisted buildings in the Norwood Green CA have been identified?**

	<p>❖ <b>Question 6: Are there any other notable unlisted buildings of interest in the Norwood 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:</b> A comprehensive Article 4 Direction is proposed to cover the following elements:</p> <ul style="list-style-type: none"> <li>• The replacement of windows and doors</li> <li>• Roof alterations, rooflights and replacement of roof materials</li> <li>• The erection or construction of a porch outside any external door of a dwelling house.</li> <li>• The formation of a vehicle hardstanding within the curtilage of a dwelling house.</li> <li>• The erection of walls, gates, fences or other means of enclosure fronting onto a highway.</li> <li>• The formation of an access to a highway.</li> <li>• The painting of the exterior of the building.</li> </ul> <p><b>Reason:</b> The character of the Norwood Green CA has been significantly affected by alterations and works over the past years, and the CA is included within Historic England’s Heritage at Risk Register. The Article 4 Direction is proposed to help regulate future minor, yet cumulative, developments.</p> <p>❖ <b>Question 7: Do you agree with the proposal to introduce an Article 4 Direction within the Northolt Village Green CA?</b></p> <p>❖ <b>Question 8: Do you think there are any other forms of development that should be covered by an Article 4 Direction and if so, what should this cover and which parts of the CA should it 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 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 9: Do you agree with the proposals to provide more specific design guidance for the Norwood Green CA?</b></li> <li>❖ <b>Question 10: Is there any further specific guidance that should be included for the Norwood 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 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 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"> <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>