
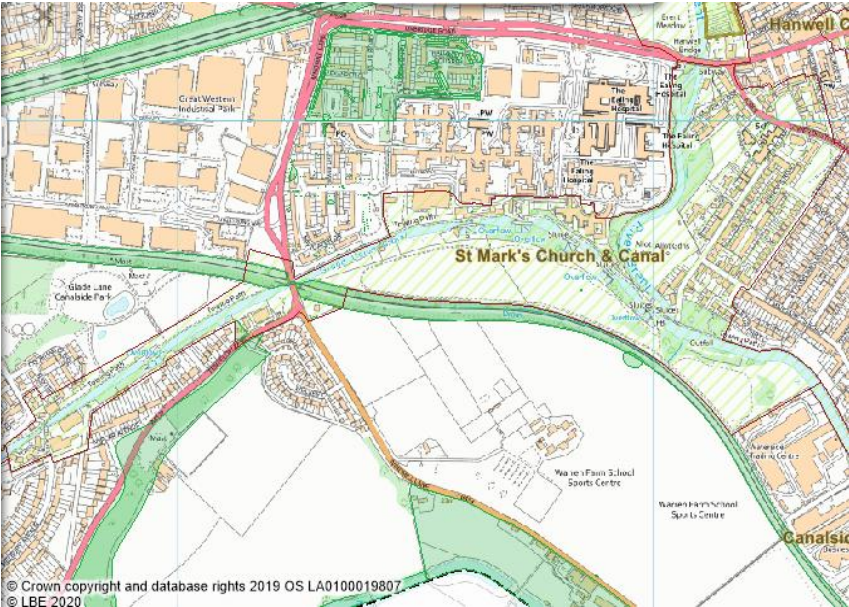


ST MARKS CHURCH AND CANAL CONSERVATION AREA

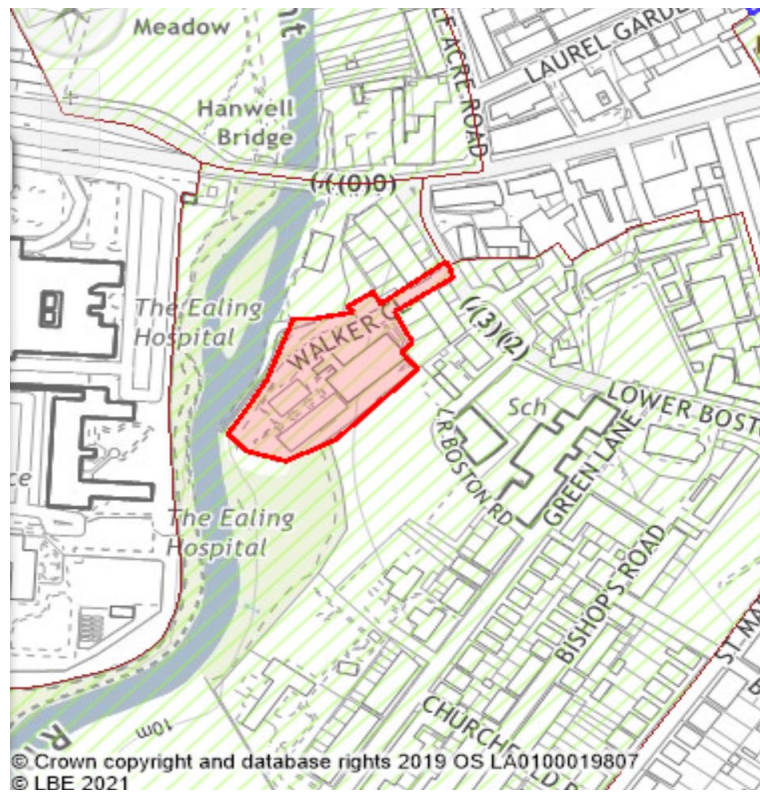
PUBLIC AND STAKEHOLDER CONSULTATION (FEBRUARY 2022)

Date Designated	1982, Extended 1991 and 2007	
Last Appraisal	March 2007	
Last Management Plan	March 2007	
Existing Article 4 Direction	<input checked="" type="checkbox"/>	
Map		
Summary and key changes since last appraisal	<p>This CA is strongly defined by the Brent River Valley to the east and the Grand Union Canal to the south. Of C.18 origins but mostly developed during Victorian times. Buildings are grouped around Lower Boston Rd Boston Place Recreational Ground Green Lane. Green Lane functions as link between St Marks Village and the School. Buildings date mostly from C.19 and later.</p> <p>There are three distinct character areas:</p> <ol style="list-style-type: none"> 1. Lower Boston Rd and Boston Place 	

	<ol style="list-style-type: none"> 2. Stretch of River Brent from Hanwell Bridge to the canal 3. The canal including flight of locks from the Top Lock to its junction with River Brent. <p>The main building materials include yellow and brown bricks with details in redbrick and stone, a few Code stone keystones, slate or tiled roofs. Timber sash windows and multi-panelled doorways constitute an important element in the pattern of early facades.</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 and also to the canal environment.</p>
Background	<p>A description of the special character of the CA is currently set out in St Marks Church and Canal CA Appraisal (2007). Guidelines for dealing with development in the area is currently set out in the St Marks Church and Canal CA Appraisal (2007).</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 St Marks Church and Canal CA	<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 Addendum Update Report for St. Marks Church and Canal 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 A: To remove Walker Close from the CA boundary, as shown by the red shading on map below.</p> <p>Reason: This area contains modern buildings comprising elderly person units. These are described as negative buildings in the original CA Appraisal in terms of their impact on the townscape. Officers propose that this area should be removed from the CA designation. The CAAP</p>

consider that these units are more positive contributors due to their build quality and landscaping, and screening from the river.

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



❖ **Question 2: Do you agree with the proposal to remove Walker Close from the CA boundary?**

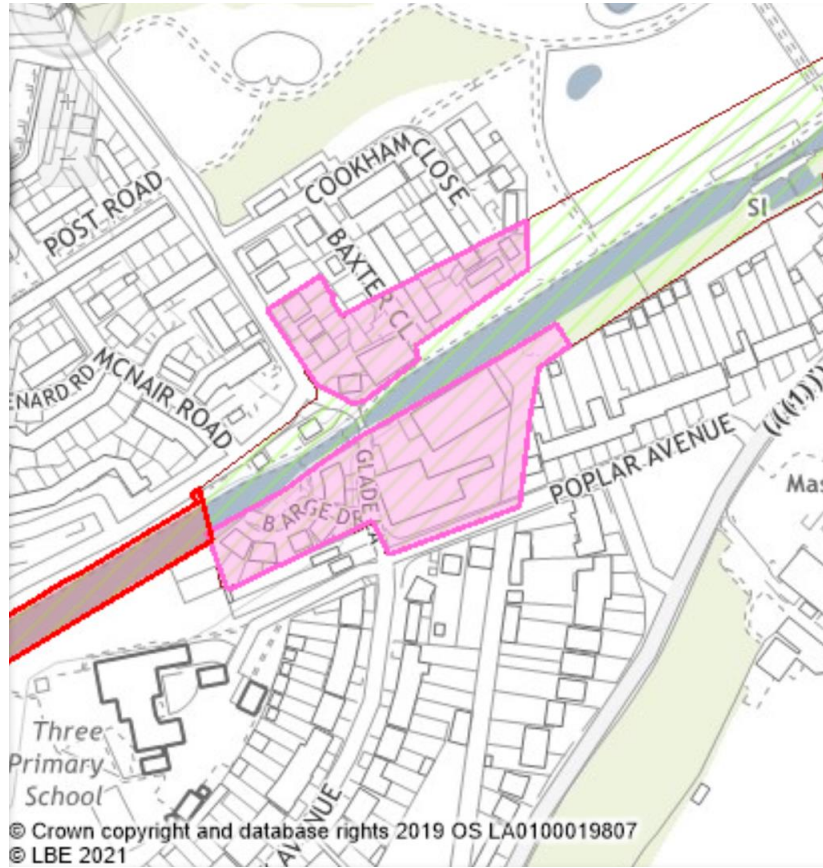
Proposal B: To remove **Industrial site between the Canal and Poplar avenue** (former Vauxhall garage) and removal of **Barge Drive** on east side of Glade Lane Bridge, as shown by the pink shading on map below.

Reason: This area contains a mix of interwar houses (1-6 Glade Lane), modern industrial units and modern residential units (Barge Close) and sections of Baxter Close and Cookham Close) that do not add very positively to the character of the CA. Officers therefore consider that there is therefore a case for these areas to be removed.

The CAAP consider that the retention of this area would have benefits in preventing unsympathetic development in future and protecting the biodiversity/wildlife value and setting of the historic structures in the area. Their inclusion does provide a modest 'buffer zone' for the protection (and potential enhancement) of heritage assets (listed Glade bridge, lock, sluices and walls, and the locally listed Norwood Top lock

cottage). On balance, the case for the removal of this area is considered marginal.

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



- ❖ **Question 3: Do you agree with proposal to remove Industrial site between the Canal and Poplar avenue (former Vauxhall garage) and Barge Drive on east side of Glade Lane Bridge from the CA boundary?**

Proposal C: To remove **Mallard Close** from the CA boundary, as shown by the red shading on the map below:

Reason: The modern housing at Mallard Close is out of character with the surrounding Victorian residential development within the CA. Officers consider it inconsistent to include this development when similar development at Billets Hart Close is not part of the CA, and there is therefore a case to remove this area from the CA.



❖ **Question 4: Do you agree with proposal to remove Mallard Close from the CA boundary?**

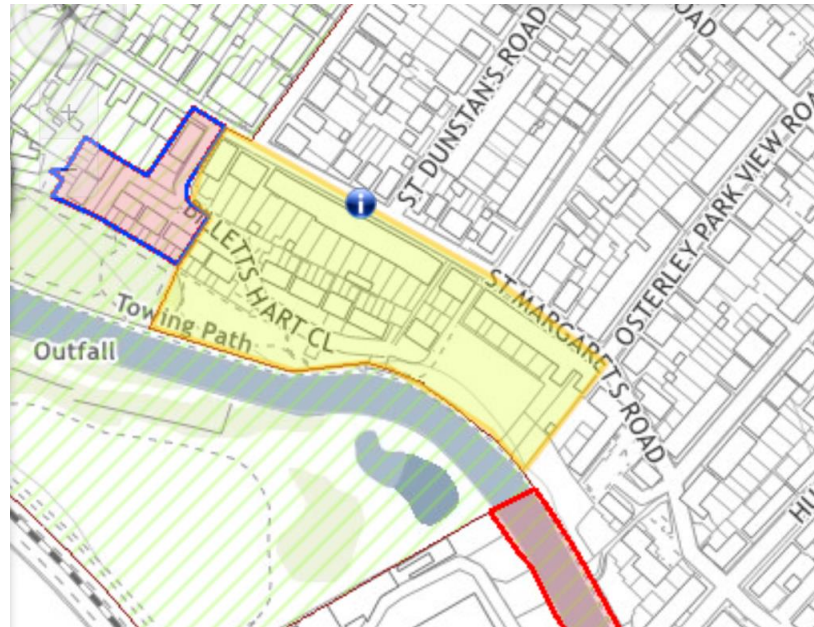
Proposal D: To extend the CA boundary to include **Billets Hart Close and the area between the west side of St Margaret’s Road and the canal towpath**, as shaded in yellow on map below.

Reason: As suggested by the CAAP, this proposal addresses inconsistencies in not including Billets Hart Close in the current CA boundary. It would also encompass Victorian cottages in the west side of St. Margaret’s Close and open space by the canal and this proposal would form a more natural boundary to the CA in alignment with Trumpers Field on the east side of the Canal.

Officers consider that the Billets Hart Close houses are modern and generally out of character with the CA (in a similar way to Mallard Close). Whilst the Victorian cottages in the western side of St Margaret’s Road are generally pleasant, they are of a similar age and type found in the residential block west of Boston Road, which is not within a CA and therefore not regarded as of very special character. Combining this area with the William Hobbayne Community Gardens and open space down to the canal does have some logic but on the whole the case for

including this area is not considered sufficiently strong to warrant its inclusion.

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



- ❖ **Question 5: Do you think that Billets Hart Close, the western section of St. Margaret's Road and open space by the canal should be added to the CA boundary?**

- ❖ **Question 6: Do you think that the St Marks Church and Canal 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 and scheduled monuments, the following buildings have been identified as contributing positively to the area as part of the CA Review:

Locally listed buildings

- **St Marks Court**, formerly St. Mark's Church, Lower Boston Road- formerly St. Mark's Church by William White 1879, nave completed 1883, tower and spire never built. Converted to flats 1989 (LLR0553)
- **St Marks School**, Green Lane School, established on this site in 1855, extended 1871, 1884 and 1895. Early part, simple Gothic -

- red brick with stone window surrounds, banding, corner stones and corncing, with white painted metal windows. Later simplified extensions (LLR0412)
- **5,7, 9, 11 Lower Boston Road** of a group of 4 - Nos. 5-11), facing stock brick, four pane timber sash windows with shallow-arch brick soldier course headers to ground and first floor, timber entrance door on front elevation. (LLR0552)
- **13-15 The Inn on The Green** Lower Boston Road. Now called the W7. Attractive late Arts and Craft style Public House with decorative brickwork and fretwork. (LLR391)
- **Norwood Top Lock sanitary** station and Lock Keepers Cottage – British Waterways (CRT) Norwood Top Lock Sanitary Station and Lock Keeper's Cottage at lock no. 90. c.1855 two storey utilitarian brick building with slate roof still in use by the tow path (LLR0430).
- **The Fox PH Green Lane Public House**, built c.1880s. Two storeys, with pointed gables. Yellow stock brick with red brick cornering and chimneys with cornice stepping out. Red glazed tiles with dark tile banding at ground floor on two elevations. Attractive cornice with dentil carving (LLR0413).
- **2 lamp posts** in Green Lane)- original heritage lampposts (LLR1619).
- **112 St Margaret's Road**- c.1900. Three storey red brick with slate roof. Large half-timbered pointed-gable dormer at second floor level jettied out over timber supports set on stone corbelled brackets. Shallow splayed ground floor bay, comprising detailed mullions, arched header. (LLR1162)

Positive contributors

- **Vine House**, 11a Boston Road. Late Victorian building.
- **17-19 Lower Boston Rd**- C.19 houses
- **Frederick Villas**- C.19 villas
- **Laurel Bank Villas**- C.19 villas
- **1-9 Maudesville Cottages**-C.19 villas
- **Oak Cottages around Fox PH**- cottages that contribute positively to the area between the canal and residential area at bottom of Green Lane.
- **Early gas lampposts**- Boston Place (2) (Consider also adding to the local list to be consistent with designation of lampposts at Green Lane).

	<ul style="list-style-type: none"> ❖ Question 5: Do you agree that all the key unlisted buildings in the St Marks Church and Canal CA have been identified? ❖ Question 6: Are there any other notable unlisted buildings of interest in the St Marks Church and Canal CA that should also be recognised?
<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 A: To introduce a direction to control the provision of hardstandings and loss of boundary walls, installation of rooflights rooflights and replacement windows and doors, particularly in Green Lane and Lower Boston Road.</p> <p>Reason: To regulate the impact on the character of the area from the loss of front gardens and associated front boundaries to hardstandings, the installation of roof lights and replacement windows and doors on front elevations of properties.</p> <p>Proposal B: To introduce a direction to control the rear outbuildings in all houses backing onto the canal including Tentelow Lane.</p> <p>Reason: To regulate the impact on the canal and wider area from the installation of garden outbuildings and sheds in this CA.</p> <ul style="list-style-type: none"> ❖ Question 7: Do you agree with the proposal to introduce Article 4 Directions within the St. Marks Church and Canal CA? ❖ 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?

<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 A: To provide further specific design guidance on replacement windows and doors.</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>Proposal B: To provide further specific design guidance on conversion of houses into multiple units.</p> <p>Reason: To help regulate the impact on the character and appearance of the area from external alterations to traditional single family homes.</p> <p>Proposal C: To provide further specific design guidance to cover the canalside environment (together with the Canalside CA)</p> <p>Reason: To protect the character of the canal environment in relevant sections of this CA. This should include measures that protect and enhance the green edges and ensure that new development provides a lively and pleasant frontage to the waterside environment. It should consider form, material and building typology, pedestrian and cycle access to the waterway, the integration of public spaces, street access to the towpath, balconies and overlooking of the waterway and overshadowing.</p> <ul style="list-style-type: none"> ❖ Question 9: Do you agree with the proposals to provide more specific design guidance for the St Marks Church and Canal CA? ❖ Question 10: Is there any further specific guidance that should be included for the St Marks Church and Canal 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 2021). This includes, for example, proposals for a new CA in Ealing,</p>

	<p>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> <p>❖ Question 11: Do you have any other comments on the Strategic Review of Ealing's Conservation Areas?</p>
Responding to the consultation	<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>