

## ST STEPHENS CONSERVATION AREA

### PUBLIC AND STAKEHOLDER CONSULATION (FEBRUARY 2022)

**Date Designated** 2004, Extended 2007.

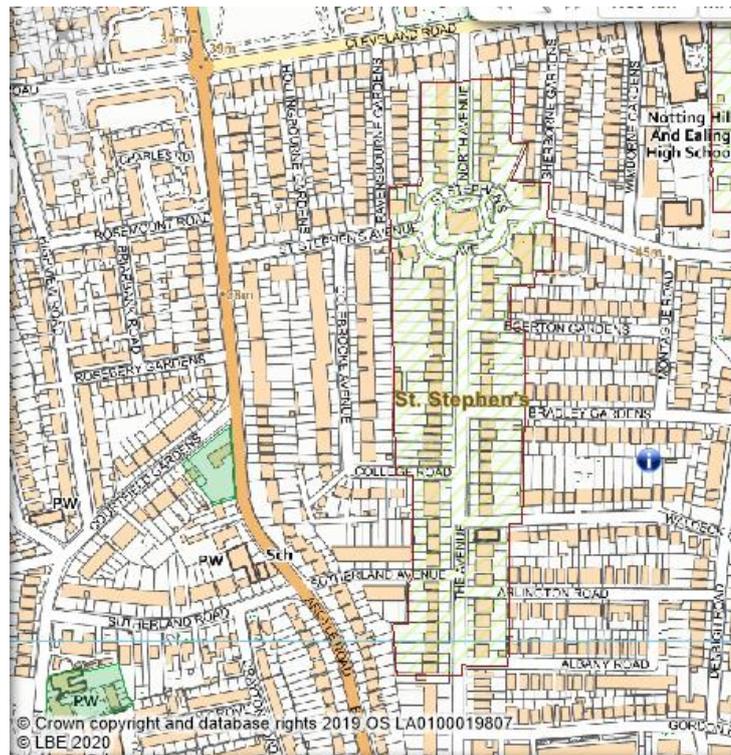
**Last Appraisal** March 2007

**Last Management Plan** March 2007

**Existing Article 4 Direction**



#### Map



#### Summary and key changes since last appraisal

Small CA centred on the former Church of St Stephen (C.19 and listed) which is a key local landmark on the brow of Castlebar Hill.

The area is characterised by a grid-like street pattern with the central highway (The Avenue and North Avenue) lined with mature trees. Primarily a residential area with Edwardian houses built by various builders and developed in various stages. Built in small groups and

	<p>houses are rich in architectural details including oriel windows, iron balconies, timber porches, turrets and brick/stone/terracotta detailing.</p> <p>St. Stephens Church itself was deconsecrated and converted into flats in the 1980s. As the CA states- <i>‘while St. Stephens is not the grand vision of Henry de Bruno Austin, its special character is all the more charming for it: the houses are large, without being out of scale or overblown and are versatile living spaces for the modern age....St.Stephens is where the town met the countryside and residents benefit from the positive benefits of both: green open space and plenty of amenities close by’.</i></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>
<b>Background</b>	<p>A description of the special character of the CA is currently set out in <a href="#">St Stephens CA Appraisal (2007)</a>. Guidelines for dealing with development in the area is currently set out in the <a href="#">St Stephens CA Appraisal (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 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 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 St. Stephens CA</b>	<p>The Council and the Conservation Area Advisory Panel (CAAP) have suggested some updates to the St Stephens CA. There were set out in the <a href="#">Addendum Update Report for St Stephens CA (July 2020)</a>, and were discussed further through informal consultation with the CAAPs during 2021. The key proposals are set out below.</p>
<b>CA Boundary Changes</b>	<p><b>Proposal A: To extend the CA boundary to include the area east of the former Church covering 2-16 Stephen’s Rd, 5-19 St. Stephen’s Rd, 1-42 Wimborne Gardens and 1-36 Sherbourne Gardens, as shown by the yellow shading on the map below.</b></p> <p><b>Reason:</b> As suggested for investigation in last CA Appraisal. This area of housing, is of the same era (1890-1910) as the St Stephen’s CA but varies in terms of style and condition and house type. They display some</p>

attractive features of the period including less embellished and articulated design than the houses along The Avenue. They have also been affected by detractions including porches, rooflights, dormers, hardstandings and replacement windows. Some modern houses are also interspersed with the original stock.

On balance, officers do not consider that the case is strong enough to include this area as part of the CA.

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

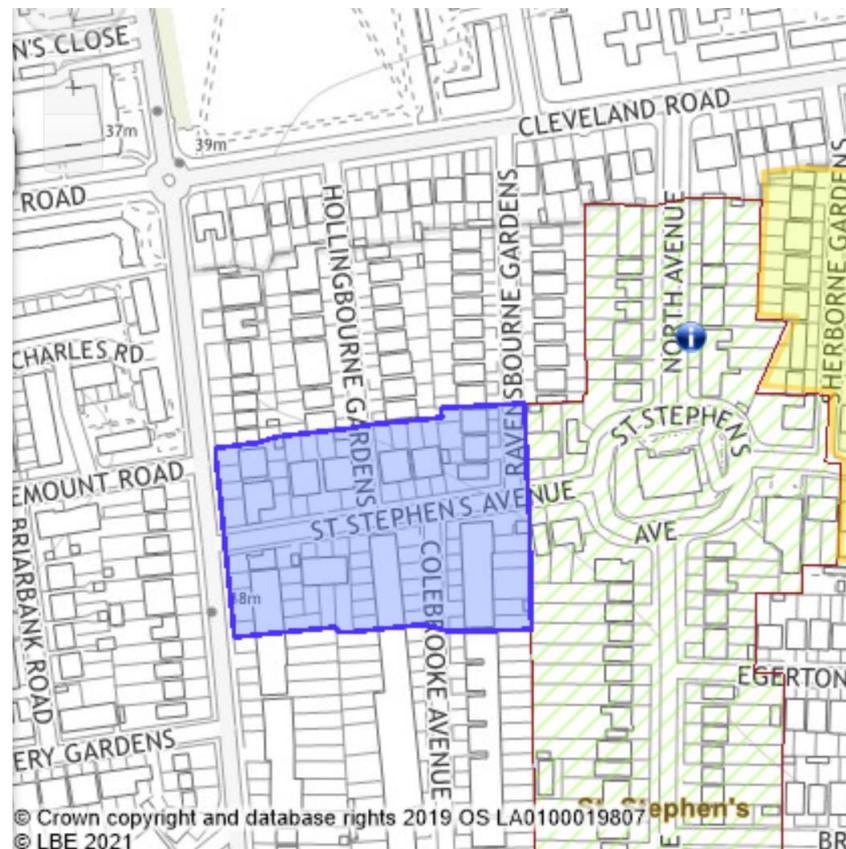


❖ **Question 2: Do you think that CA boundary should be extended to the east of the former Church?**

**Proposal B: to extend the CA boundary to the west of the former Church covering 1-5 Hollingbourne Gardens, 112-132 Argyle Road, 23-27 St. Stephen's Ave, 14-28 St Stephen's Ave, 37-49 Colebrook Ave, 42-52 Colebrook Ave, 1-9 Ravensbourne Gardens, as shown by the blue shading on the map below.**

**Reason:** As suggested for investigation in last Appraisal, the proposed area is more related to the CA in terms of its architectural language. It also several locally listed properties displaying high quality architecture and use of materials. The condition of the houses here is quite good with relatively few detractors. The relative straightness of this part of St. Stephens Avenue means that there is a particularly good vista of the west face of the former Church. Officers consider that the case for including a western extension to the CA is considered stronger than the eastern extension (Proposal A).

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



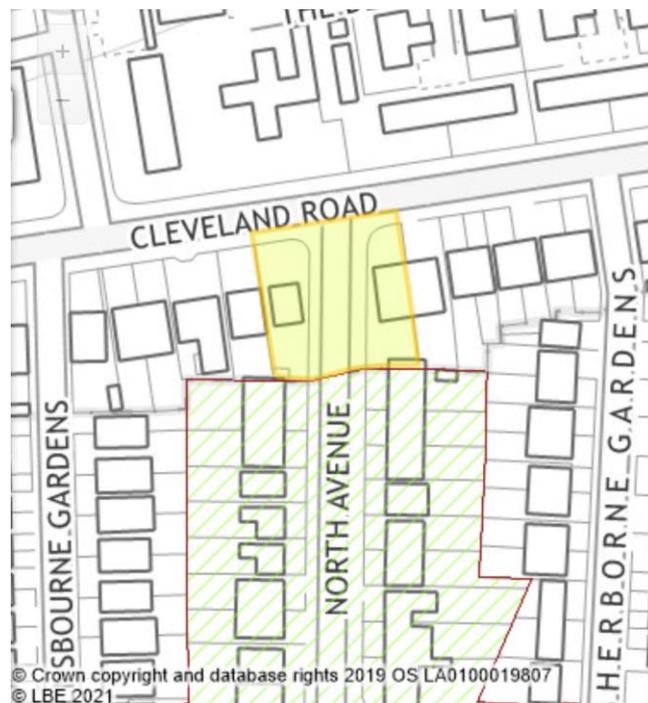
❖ **Question 3: Do you agree with proposal to extend the CA boundary to the west of the former Church?**

**Proposal C:** To extend the CA to the north to include **38 and 40 Cleveland Road**, as shown by the yellow shading on the map below.

**Reason:** As requested by the CAAP, given the attractiveness of these houses and their importance to the setting of the CA.

Officers do not agree with this proposal as whilst the buildings are fine examples of Edwardian buildings (and locally listed in their own right), these two 'stand-alone' houses are quite different in terms of design, materials, configuration and street pattern from the uniform suburban Edwardian style of the St. Stephens CA. Whilst the properties have front doors onto North Avenue, they are effectively part of the building line along Cleveland Road (outside the CA). The case for including these properties within the CA is not considered sufficiently strong enough.

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

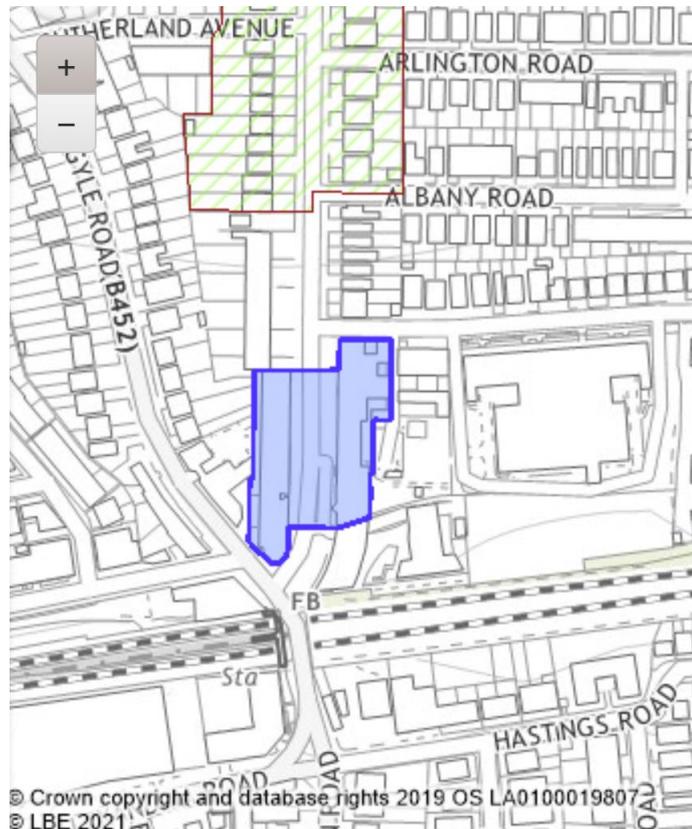


❖ **Question 4: Do you think that the CA boundary should be extended to the north to include 38 and 40 Cleveland Road?**

**Proposal D: to incorporate the shopping area south along The Avenue comprising 1-27 Castlehill Parade, and 2-24 The Avenue, as part of the CA, as shown by the blue shading on the map below.**

**Reason:** As suggested for investigation in last CA Appraisal. This is a parade of shops and commercial units set within fine buildings with some historical and architectural linkages to the CA further to the north. It contains several locally listed buildings from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries including several shop units and the Drayton House PH. Officers consider that there is merit in extending the CA to include this area.

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



- ❖ **Question 5: Do you agree with proposal to extend the CA boundary to the south along The Avenue comprising 1-27 Castlehill Parade, and 2-24 The Avenue?**
- ❖ **Question 6: Do you think that the St Stephens 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**

- **2,4 6 St. Stephen's Avenue**- houses with square bays, fish-scale tile hung bay panels and pyramid roofs (LLR1221- LLR1223).
- **The Old Rectory, St. Stephen's Road**- late Victorian, double fronted detached house. (LLR1228).
- **St Stephen's Church Centre, St Stephen's Road** – 1920s and 1986. (LLR1227)

- **116 The Avenue**- turn of the century corner property with turreted bay window (LLR1264).

**Locally listed buildings just outside the current CA boundary:**

- 3,5,7,9 Ravensbourne Gardens- early C.20 houses, Arts and Crafts influence (LLR1116,1117,1118,1119)
- 52 Colnebrook Ave- attractive Edwardian redbrick corner with substantial cone turret (LLR0291)
- 23 St Stephen's Ave- truncated turret house of redbrick and stucco trim (LLR1224)
- 124 Argyle Road- truncated turret house of redbrick and stucco trim (LLR003)
- 4-24 The Avenue- Shopping parade ranging from 1880s- 1905.
- 2 The Avenue Drayton House Hotel - Public house formerly a hotel. Three storey building c. 1900. (LLR1265).
- 38 & 40 Cleveland Road- fine Edwardian houses in Arts and Crafts style (LLR0289 & LLR0288)

**Positive Contributors (existing)**

- 1,3,5,7,11,15,2,4,6,12,14,16 & 18 North Avenue
- 1 & 3 St Stephens Rd.
- The original school building (Ealing College) on the site of 83 The Avenue was referred to within the CA Appraisal (2007) as a positive contributor. Now demolished as part of the redevelopment of the site and can no longer be classified as such.

**Positive contributors (proposed)**

- **121 The Avenue**- house (1899) with turret, lavishly finished with stone banding, porch and chimney details.
- **'Motor House' at rear of 88 The Avenue**- built for Dr. G. Phillips MD in 1912. Still retains its original frieze and wind-up mechanism. (Consider also for adding to the local list).

❖ **Question 7: Do you agree that all the key unlisted buildings in the St Stephens CA have been identified?**

❖ **Question 8: Are there any other notable unlisted buildings of interest in the St Stephens CA that should also be recognised?**

<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> To introduce a direction to control the provision of hardstandings and loss of boundary walls, hedges and fences.</p> <p><b>Reason:</b> To regulate the impact on the character of the area from the loss of front gardens and the associated front boundaries to hardstandings.</p> <ul style="list-style-type: none"> <li>❖ <b>Question 9: Do you agree with the proposal to introduce an Article 4 Directions within the St Stephens CA ?</b></li> <li>❖ <b>Question 10: 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></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>. This covers issues raised in this area including highways works and the public realm, light pollution and the proliferation of estate agent boards.</p> <p>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 front boundary treatment including fences, gates and walls.</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. (This will be of relevance if the shopping parades to the south of the CA are included within the CA boundary- see above).</p> <ul style="list-style-type: none"> <li>❖ <b>Question 11: Do you agree with the proposals to provide more specific design guidance for the St Stephens CA?</b></li> <li>❖ <b>Question 12: Is there any further specific guidance that should be included for the St Stephens CA, and if so, what elements should be covered?</b></li> </ul>
<p><b>Other changes</b></p>	<p>A summary of the proposed changes to all 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 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 13: 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>