

ROTHSCHILD ORCHARD NEIGHBOURHOOD FORUM APPLICATION FOR DESIGNATION OF A NEIGHBOURHOOD AREA AND FORUM

Introduction

Our area of Ealing has a very special character that deserves respect and high standards from development. There is strong local concern that this has not always been achieved in recent years with several examples of contentious planning decisions and illegal construction work that is not adequately controlled. There has also been increasing overdevelopment with more homes turned into HMOs houses of multiple occupation with overcrowding, or excessive expansion of existing properties that then encroach unreasonably on adjacent residents.

One way to make our voices heard and to register our concern is to establish a local Neighbourhood Forum, that can then set up a Neighbourhood Plan. Having such a plan will give us a genuine say in the planning process for our area and Ealing Council would be legally obliged to take our views into account in the decision-making. After a letter drop to all the households in our neighbourhood, and having taken advice from the community consultant Tony Burton, we would like to apply for the creation of a Neighbourhood Area and Forum.

Defining the Rothschild Orchard Neighbourhood

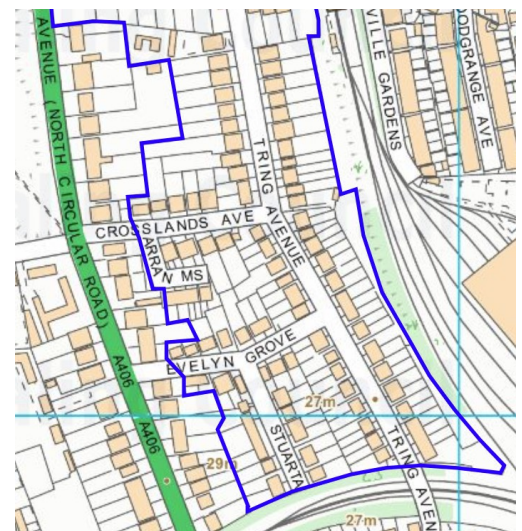
We have reviewed the considerations for defining a Neighbourhood Area provided in the Government's Planning Practice Guidance and consider the Rothschild Orchard Neighbourhood to be a suitable area for such designation. In a previous era this area formed the orchards of the Rothschild Estate in Gunnersbury Park. The proposed neighbourhood comprises:

- Leopold Road
- Tring Avenue
- Crosslands Avenue
- Arran Mews
- Evelyn Grove
- Stuart Avenue

We feel these roads form a natural grouping, being bordered by the Underground on the eastern and southern sides whilst Ealing Common provides the northern boundary. We have not included the properties on Gunnersbury Avenue as we do not consider these as part of our community. There is

little interaction with the residents of this road, which is quite different, being a busy arterial highway rather than quiet residential streets. We also believe that Gunnersbury Avenue is the responsibility of Transport for London together with Ealing Council and may be subject to different planning rules?

However, we recognise that where those properties adjoin those in our in neighbourhood there is the potential for new development to have an impact. Therefore we would appreciate advice on whether it would be better to include the properties on Gunnersbury Avenue.



Larger map in Appendix A

Neighbourhood History

The area proposed for the Neighbourhood Forum NF was once part of the Gunnersbury Estate owned by the Rothschilds, the well-known banking family. Their legacy remains in the names of at least two of the area's roads: Leopold Road commemorates Leopold de Rothschild, grandson of merchant and financier Nathan Mayer Rothschild who purchased the Large Mansion at Gunnersbury in 1835, and Tring Avenue was named after Tring Park Mansion in Hertfordshire, for decades the main family home. Evelyn Grove may be linked to Evelyn Achille de Rothschild, son of Leopold de Rothschild, who was killed in WW1, but is more likely to have been named after Evelyn Curtiss, daughter of the 1920s estate developer Edgar Curtiss, since nearby Stuart Avenue was named after Curtiss' son.



The Gunnersbury Estate began to be split up in the late 1890s and early 1900s. The first section to be developed in our proposed NF area was at the north end of Tring Avenue and included Leopold Road, the section closest to Ealing Common Station on the Metropolitan District Line, later simply the District Line. Here a number of large detached houses were built - No. 1 Tring Avenue was completed in 1898. After the death in early 1925 of Leopold de Rothschild Nathan Mayer Rothschild's grandson, his son Lionel sold the remainder of the estate. The Large and Small Mansions together with the parkland were sold jointly to Ealing Borough Council and Acton Borough Council and now form Gunnersbury Park while the rest of the land was purchased by developers, primarily for house-building.

In 1925 the land in the proposed NF area was primarily agricultural with Ealing Common Farm sited at the west end of Evelyn Grove. The 1890 OS map shows that the area was mainly covered by commercial orchards; Indeed, some back gardens of houses in the 1990s still had apple, pear or plum trees dating from this time. By 1910 there were also several large glasshouses south of the farm track which later became Evelyn Grove. By the late 1920s the Piccadilly Line had been built making the area even more desirable for people working in Central London. The purchaser and developer of most, if not all, of the remaining land in the proposed NF area was Edgar Franklin Curtiss 1879-1954.

In the conveyance relating to the purchase and development of the land within the proposed NF area, the Rothschilds were keen for the new housing development to be of a certain high standard. Prior to purchase Curtiss had needed to submit plans for approval. Eleven covenants were put in place by the Rothschilds to ensure this. One was that houses would not be *unsuitable owing to eccentricity of design or otherwise to the character of the neighbourhood*. Another made it clear that no more than *one house only with or without a motor garage and other usual outbuildings may be erected on each of the said plots*. A further covenant specified that *No temporary buildings of any kind shall at any time be erected on the said land other than greenhouses summerhouses or temporary offices sheds or workshops incidental to the erection of permanent buildings thereon*. As far as we are aware, these covenants still apply.

Architecture and Environment

The northern border of the proposed NF area runs along Leopold Road by the eastern section of Ealing Common houses here are within the Ealing Common Conservation Area, the eastern border is defined by the District/Piccadilly underground railway lines running north-south; the southern boundary is marked by the Piccadilly line railway spur running east-west; and the western boundary runs along the end of back gardens of houses on Gunnersbury Avenue A406 North Circular Road.

This residential area with its wide tree-lined roads has a generally peaceful nature. Leopold Road is buffered from the noisy Uxbridge Road by the Common to the north. Tring Avenue – running north-south from Leopold Road down to the Piccadilly Line railway bridge – is the principal road of the Forum area and links the area to the Uxbridge Road in the north, and to Gunnersbury Avenue A406 North Circular Road via Crosslands Avenue and Evelyn Grove, while access south of the rail bridge towards Gunnersbury Lane is via Kingsbridge and Carbery Avenues. In recent years Tring Avenue has unfortunately become a rat run for traffic avoiding the A406 at peak times.



The proposed area's borders enclose an architecturally important and attractive estate characterised by relatively unspoilt Victorian and Arts and Crafts style detached and semi-detached houses.

In Leopold Road and the northernmost section of Tring Avenue the houses are detached, late Victorian, mostly double-fronted, of brick construction with both front and back gardens. Although many of these buildings have now been divided into flats, they remain relatively unaltered externally, retaining distinctive

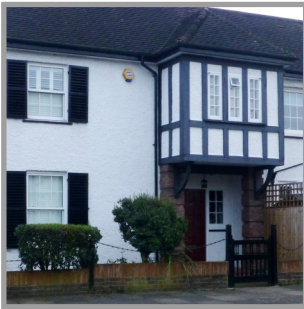
original features such as elaborate pillar- or wood-framed porches and stained-glass side windows. In the 1960s – possibly as a result of WW2 bomb damage – the original No. 1 Tring Avenue was replaced by a small block of flats Ealcom Court.



The bulk of the estate, however, was built by Curtiss in the mid to late 1920s and consists of unique detached and semi-detached houses all with elements of the Arts and Crafts style and/or mock Tudor. The houses all have front and back gardens and many have a garage at the side.



Although each house and pair of houses are different from the next, they were designed to blend in with the overall 1920s/Arts and Crafts ethos incorporating features such as stained glass, porthole and oriel windows, Dutch gabling, half-timbering and shutters.



Houses were generally built allowing for light and space between one another thus giving an overall feel of spaciousness. The construction of inappropriate side extensions – particularly when two-storey – leads to a loss of traditional spatial relationships and creates an undesirable terraced effect. Also, original features such as stained-glass windows may be obscured as at No. 1 Stuart Avenue. Replacement windows of inappropriate design can also spoil the traditional look of the house.

There has been a degree of infill building with houses being built on plots carved from the back gardens of Gunnersbury Avenue houses. This is evident towards the end of Crosslands Avenue and Evelyn Grove - older ones are generally sympathetic to the existing architectural style of the area. Two rows of modest town houses were built in the 1970s in Crosslands Avenue and the newly-created Arran Mews.



More recently, three detached houses have been built: one in the back garden of No. 9 Leopold Road next to No. 2 Tring Avenue, a large bungalow behind Ealcom Court, and the other at No. 13A Tring Avenue. Unfortunately, their design shows scant regard for the traditional look of the surrounding houses.



It is believed that Curtiss kept No. 24 Tring Avenue for himself while No. 56 Tring Avenue was designed for his daughter. He also retained a strip of land bordering the underground railway lines behind the properties on the eastern side of Tring Avenue stretching from his own house at No. 24 down to No. 74. Over the years this strip has been divided into sections with several sold to house owners wishing to extend their back gardens. This zone provides an important habitat for birds and other wildlife and includes a number of mature specimen trees, which also act as a noise barrier against the underground trains. All the trees in this zone are protected by Tree Preservation Order No. 749.



Support for the Forum Our small steering group of local residents, has been meeting over the past year to discuss setting up a neighbourhood forum. We have received guidance from community consultant Tony Burton and helpful advice from a neighbouring forum area. We distributed an introductory letter See Appendix B at the end of December 2021 to all houses and flats in the defined area, delivering over 250 letters and we received more than 70 replies, all positive. The responses from each road are as follows:

Leopold Road 7
Tring Avenue 47
Crosslands Avenue 6
Arran Mews 4
Evelyn Grove 8
Stuart Avenue 2

We have also contacted our ward councillors Cllr Praveen Anand, Cllr Jon Ball and Cllr Joanna Dabrowska to inform them of what we intend and to request their support.

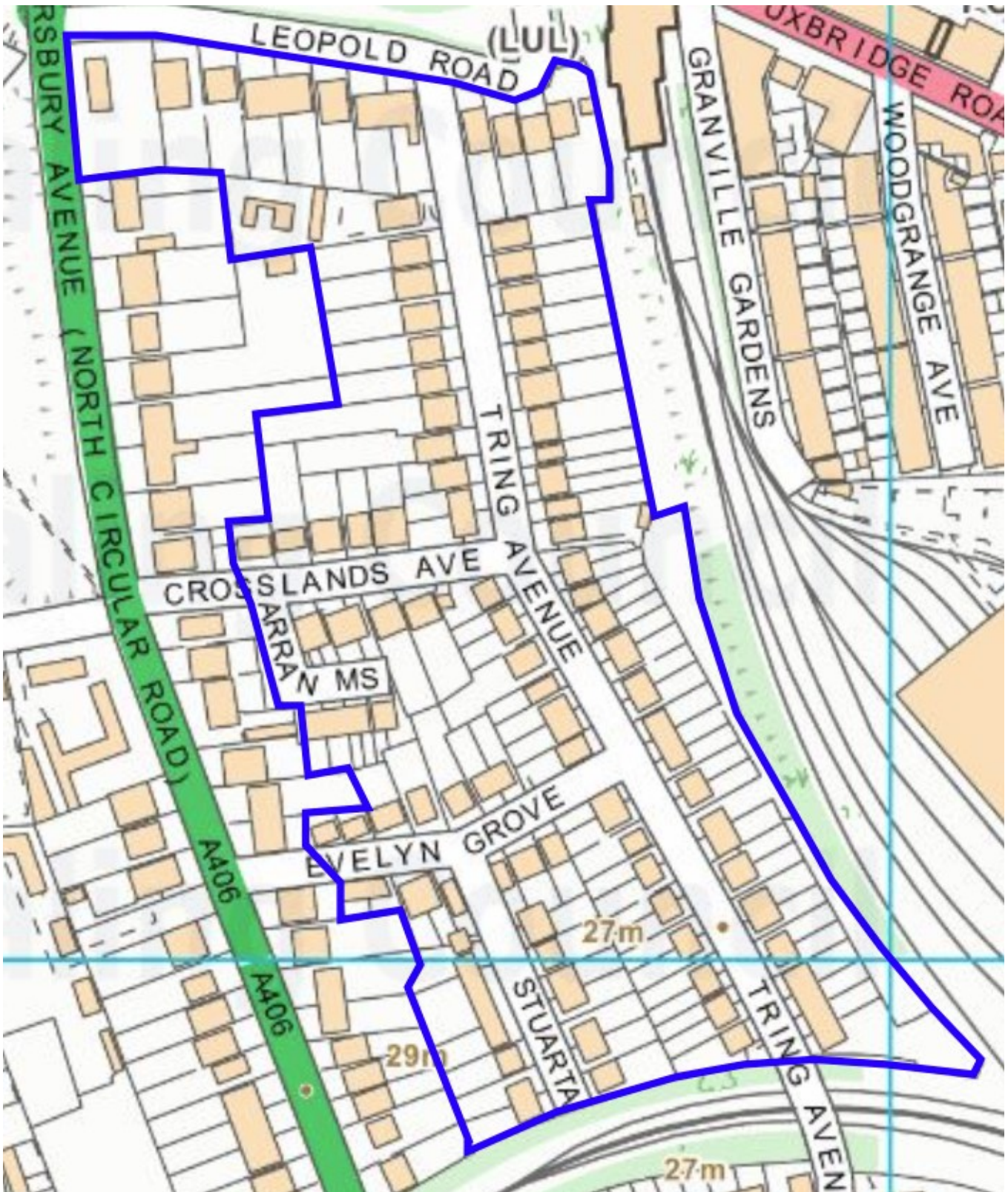
The Neighbourhood Forum

Following our consultation with all the residencies in the proposed area we consider that we are a 'qualifying body' for the following reasons:

- a The express purpose of our Forum is to promote and improve the social, economic and environmental well-being of our neighbourhood area.
- b Our membership is, and will remain, open to people aged 16 or over
 - who live or work in the area.
 - who are elected members of local authorities, any part of which falls within the area, who can become ex officio members.
 - who have a material and ongoing social or cultural interest in the area.
- c Our membership will include a minimum of 21 individuals drawn from different parts of the area within the community.
- d We have a written constitution See Appendix C

The forum can be contacted at ecn290@gmail.com

APPENDIX A: Area of the proposed Neighbourhood Forum:





APPENDIX B:

Neighbourhood Forum letter distributed w/c 27 December 2021:

LOCAL NEIGHBOURHOOD FORUM

Dear Neighbours

Creating a Local Neighbourhood Forum

Our corner of Ealing has become a planning and building battleground in recent years, threatening the character of the neighbourhood. One way to make our voices heard and to register our concern is to set up a local Neighbourhood Forum covering **Leopold Road, Tring Avenue, Crosslands Avenue, Arran Mews, Evelyn Grove and Stuart Avenue**. The Forum can then set up a Neighbourhood Plan. Having such a plan will give us a genuine say in the planning process for our area and Ealing Council would be legally obliged to take our views into account in their decision-making.

Please be assured that we are not interested in turning our streets into a conservation area, and we're definitely not against all the good and normal ways our homes can be improved, such as building an extension or converting a loft. We think, however, that the time has come when we need to get more organised and have a more effective way for our voice to be heard so we can work together to protect our neighbourhood against:

Overdevelopment – seeing more homes turned into HMOs houses of multiple occupation with overcrowding, or excessive expansion of existing properties that then encroach unreasonably on adjacent residents.

Loss of character – our homes and streets have a quality of character which might easily be lost.

We are not alone in doing this. You may be aware that other local communities have established their own neighbourhood forums, e.g. an area just beyond Ealing Common station heading east and another immediately north of that on the other side of the Uxbridge Road.

We want to help preserve the character of our roads as much as possible, and hand them on to the next generation of home owners or tenants as desirable properties in a distinct neighbourhood.

Are you are happy to support the creation of a Neighbourhood Forum? Send us your views or simply respond: "yes, include me in the Forum". **Reply by emailing us at: ecn290@gmail.com and please do so by 31 January 2022.**

In your response do indicate your name and which road you live on. We'll keep you in touch with what's happening, and let you know how you can be involved if you wish to be, e.g. by helping to choose a name for our Neighbourhood Forum. We will collect this data solely for the purpose of sending you updates on Ealing Common Neighbourhood campaigns and developing the Neighbourhood Forum. We won't share data with other parties or use it to contact you for other purposes. If at any point you'd like to unsubscribe from updates we'll remove your details from our list.

Thanks for reading this!

Neighbourhood Forum proposal - Steering Committee

Jo and Andrew Bond, Nick Stringer, Caroline Walker, Roly Wallace – all Tring Avenue residents

APPENDIX C:

ROTHSCHILD ORCHARD NEIGHBOURHOOD FORUM CONSTITUTION

The constitution we have agreed is as follows:

1. Our name

Rothschild Orchard Neighbourhood Forum.

2. Our purpose

The purpose of our Forum is to promote, protect and improve the social, economic and environmental well-being of our neighbourhood area.

3. Our area

The Forum comprises the following roads as shown in appendix A:

Leopold Road

Tring Avenue

Crosslands Avenue

Arran Mews

Evelyn Grove

Stuart Avenue

4. Our membership

a Full membership of the Forum is open to people aged 16 or over

- who live or work in the area.
- who are elected members of local authorities, any part of which falls within the area, who can become ex officio members.
- who have a material and ongoing social or cultural interest in the area.

b Membership is by application.

Applicants will be accepted for membership by:

Expressing support for the aims of the Forum.

Showing they fulfil one of our membership criteria as defined.

Providing their contact details, which the Forum commits to store and use in line with GDPR.

c Applicants may be refused membership, or have their membership revoked if they fail to meet the membership or application criteria, or if they act in a way that contradicts the purpose of the Forum. Any person or organisation whose membership is revoked has the right to appeal to a general meeting of the Forum.

d Non-voting membership is open to any person who does not qualify for full membership.

5. Management committee and officers

a The day-to-day business of the Forum is conducted by the Management Committee, consisting of between 7 and 13 full members of the Forum, elected by a general meeting. Councillors and others elected to public office for any part of the area are not permitted to serve. Membership of the committee expires at every AGM, and members are eligible to stand for re-election for up to a maximum of five years.

b The committee may co-opt up to three additional voting members, whose term

expires at the next AGM. Part of the aim of this is give the committee the best possible balance in representing the local community.

c The committee elects from among its members the following officers: Chair, Vice Chair, Secretary, Treasurer, and any other officers needed. Their roles include:
Chair – Chairing all committee and general meetings; exercising a casting vote in the event of a tied vote; being jointly responsible with the Treasurer to answer to the general meeting on the conduct of financial affairs of the Forum.

Vice Chair – Chairing meetings in the absence of the Chair.

Secretary – Handling the administration of the Forum; taking the minutes of meetings; processing applications and keeping the records of membership and committee members relevant interests; ensuring compliance with data protection.

Treasurer – Handling all the financial business of the Forum; preparing financial reports; answering to the general meeting on the financial affairs of the Forum jointly with the Chair .

d The committee meets at least three times a year. For voting purposes, five members are needed for a quorum.

e The committee is able to appoint sub-groups for specific projects.

f The committee keeps minutes of all its meetings. These can be seen by any member of the Forum by applying to the Secretary.

g Forum members may apply to attend any meeting of the committee by contacting the Secretary. Attending and speaking at the meeting are at the discretion of the Chair.

6. Meetings

a The Annual General Meeting AGM of all members is the controlling body of the Forum.

b The date of the AGM is decided by the Management Committee, and is no later than three months after the end of the Forum's financial year.

c Forum members are given at least 21 days' notice of the time and place of the AGM, plus the agenda.

d Nominations for election to the committee are invited in advance of the AGM. They must be proposed and seconded in writing by members with the signed consent of the candidate. Nominations are submitted to the Secretary at least three days before the AGM.

e Election of members of the Committee may be taken by a show of hands of members, or if requested by a majority of the meeting, by ballot of those present at the AGM. Voting proceeds by ranking the candidates in order of preference, and counted by the single transferable vote method. The meeting may appoint one or more scrutineers to act as returning officers, and advise the Chair on the results.

f The AGM may agree to consider any urgent business which has arisen since the meeting was called. A vote of not less than two-thirds of members present at the

AGM is needed for this.

g A Special General Meeting (SGM) may be called by the committee, or by a request to the Secretary of at least 21 Forum members. The meeting must take place within 28 days of receiving the request.

7. The business of the AGM

The business of the AGM includes:

a A report from the Chair on the activities of the Forum since the previous AGM and its plans for the forthcoming year.

b A report from the Treasurer as to the financial position of the Forum.

c Consideration and approval (if thought fit) of the accounts for the previous financial year, together with an independent examination of the accounts if the turnover exceeds £5,000 for the relevant year.

d Appointment of an independent examiner to report to the following AGM on the accounts for the current financial year if the turnover is forecast to exceed £5,000 for the relevant year.

e Consideration of any motion which has been submitted by at least 10 members of the Forum in time for circulation with the notice of the AGM.

f Election of the Management Committee for the forthcoming year.

g Any other business as required by the constitution or directed by the committee.

8. Conduct of general meetings

a Thirteen members (or one-fifth of the Forum membership, if fewer) constitute a quorum at a general meeting.

b Voting at general meetings is by show of hands of Forum members (except as described in 6e above for the election of committee members).

c The committee produces a written record of each general meeting and makes it publicly available.

d Conflicts of interest must be declared. Members who have a conflict of interest should withdraw from discussion and voting on the issue in question.

e Forum members are entitled to appoint a proxy to vote on their behalf at general meetings. Proxy appointments must be received by the Secretary not less than 24 hours before the meeting.

9. Finance

The finances of the Forum are arranged as follows.

a The Forum's accounting period is annual, ending on 30 April.

b Accounting records are maintained for six years. On winding up the Forum, the records shall be kept for two years. Records are available for inspection by any member on giving at least 10 days' notice.

c The Forum maintains a bank or other appropriate account in the name of the Forum, which is controlled by a mandate requiring the signature of the Treasurer and one other Management Committee member.

d The Forum's accounts are made publicly available within three months of the Forum's financial year end.

e The Forum may raise funds by donation, grants, or other means to be used in furtherance of the Forum's purpose.

10. Conflicts of interest

a The Secretary will maintain a record of committee members' relevant interests, including any financial interests in the Area or any other interest that could be deemed to have an influence on decisions likely to come before the committee and the Forum.

b Committee members will abstain from voting on any matter in which they have a financial interest.

c Other members of the Forum must declare any conflict of interest before partaking in discussion of, and potentially voting on, any matter. By majority vote of the committee, an individual may be asked not to participate in said discussion or vote.

11. Interpreting our constitution

a In the event of any question arising where the interpretation of this constitution is in doubt, or where it is silent, the committee has the power to act according to its own interpretation and at its discretion.

b Other than as may be required by law, amendments to this constitution may only be made by a majority representing at least two thirds of the members present and voting at a quorate general meeting.

c Any requirement in this constitution for notices or reports to be distributed to members of the Forum shall be deemed to be satisfied if they are sent by email, by posting on the Forum website, or by other electronic means. Forum members may request hard copies, but the committee reserves the right to make a charge to cover costs, at the same time taking into consideration any disability requirements.

12. Duration of the Forum

a The duration of the Forum is for five years from the date of designation, unless it is previously wound up or extended by resolution at a general meeting.

b If the Forum is dissolved, any remaining assets will be distributed to the community organisations which remain as members at that date. The proportions of the distribution will be decided by the committee, which will retain responsibility for

completing the distribution for a period ending six months from the date of dissolution