

Bedford Park Conservation Area

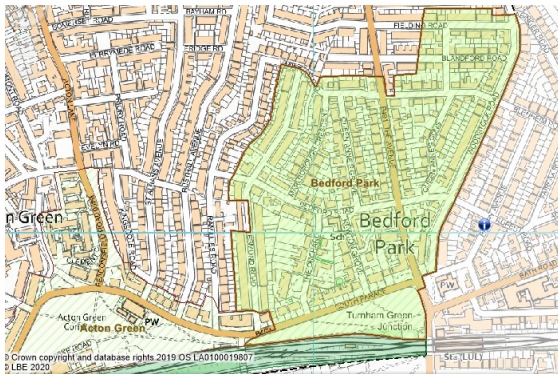
Formal consultation on conservation area designation

Date Designated: 1969 (Extended 1994, 2004)

Original Appraisal: September 2007

Original Management Plan: September 2007

Existing Article 4 Direction: Yes. 1970, 1985 (listed buildings), 2008 (specific properties)



NB. This consultation relates only to the (western) part of the Bedford Park Estate that falls with Ealing borough. It does not relate to the (eastern) part located in Hounslow borough.

Summary of area and its special interest

- A renowned residential development comprising a rich variety of styles, all within the spirit of the Arts and Crafts movement and including Queen Anne Revival references. The overall character is made cohesive by the repeated use of characteristic details and materials. The resultant architectural language is distinctive and historically significant.
- Built between 1875 and 1886 Bedford Park is internationally recognised as a catalyst for the Garden City movement. It has been retrospectively described as

the First Garden Suburb, and its influence can be seen in suburban developments worldwide. The development was also well regarded and recorded in Europe by architectural writers such as S E Rasmussen in London, *The Unique City*, published in 1935, and Hermann Mutthesiuss *Das Englische Haus*, published 1904 or 1905, and has continued to be recognised and visited by those interested in its unique qualities.

- A description of the special character of the CA is currently set out in Bedford Park CA Appraisal (2007). Guidelines for dealing with development in the area are currently set out in the Bedford Park CA Management Plan (2007).

Background

The council, in liaison with the Conservation Area Advisory Panel (CAAP), reviewed the area and suggested some updates to the Creffield CA. These were set out in the [Addendum Update Report for Bedford Park CA \(July 2020\)](#), and were discussed further through informal consultation with the CAAPs during 2021.

A number of updates and changes were then proposed to Ealing's conservation areas as part of the public and stakeholder consultation carried out in 2022. The responses to this consultation were reported to the [Local Plan Advisory Committee](#) on 22 March 2023. The council agreed to take forward the recommendations on boundary changes to the next stage of formal consultation (for instance this consultation).

Boundary changes for Bedford Park CA

The following boundary changes are proposed for the Bedford Park CA:



Proposal: To add the **western end of Fielding Road and Blandford**.

Reason: Research indicates that the houses in these sections of the roads are the same period and architectural style as the eastern sections and were built at around the same period (1880 or 1881). Whilst Ormsbury Lodge is a later development, the original plot and houses on this site have historical and architectural significance and links to the development of the estate and its architecture. Its inclusion would have the added benefit of providing a straighter and better-defined boundary edge to the CA along The Avenue, thereby encompassing the entire block at western end of Fielding and Blandford Roads up to The Avenue. The Inclusion of these properties within the CA will also help ensure that their fabric can be preserved and enhanced in the future.

Properties affected:

- 38-68 (evens); 35-55 (odds) Fielding Road
- 38-50 (evens) Blandford Road
- 33-43 (odds) and 40-56 (evens) The Avenue
- flats 1-57 (consecutive) Ormsbury Lodge, The Avenue

What do the proposals mean in practice?

The designation of the area shown above will mean that the area will form an extended part of the existing Bedford Park Conservation Area and be classified as an area of special architectural or historic interest that is desirable to preserve or enhance, as defined under the Planning (Listed Building and Conservation Areas) Act 1990.

In practice this means that those living within the area will be subject to the extra planning controls and considerations that apply to conservation areas, including:

- control over demolition of unlisted buildings
- control over works to trees
- limitations on the types of advertisements which can be displayed
- restriction on the types of development which can be carried out without the need for planning permission (permitted development rights)

Conservation area designation brings positive benefits, ensuring that the heritage values of the area are formally recognised, protected and managed. This means that residents, businesses and visitors can continue to experience, understand and enjoy these qualities in the years to come. Research has shown that it can also bring financial benefits, including positively affecting property prices as people value conservation areas for their distinctiveness, visual appeal and historic character.

Conservation area designation does not mean that an area should be unchanging and static. Rather it seeks to ensure that new development adds to the evolution of the area's character. This will be achieved by ensuring that development and alterations are carefully designed to respect the surrounding character and building

types and materials are in keeping with local traditions. Further guidance on development within conservation areas is set out in [Generic Management Plan](#).

Article 4 Directions

Special controls known as 'Article 4 Directions' can be introduced to a CA in order to control minor developments that would otherwise be classified as 'permitted development' (for example window and door replacements, roof alterations and other householder alterations.) The introduction of such a direction would mean that planning permission would have to be sought from the council for such works in future.

The current Bedford Park CA is subject to Article 4 Directions and should the designation of the extended area above go ahead, then it is proposed that the existing directions would also be extended to cover this area. The effect of the existing directions is that planning permission is required for extensions, roof alterations, outbuildings and swimming pools, porches, vehicle access and hardstandings, satellite dishes, gates, fences, walls or other means of enclosure and painting of exteriors.

However, it is important to note that that the process for introducing an Article 4 Direction is different from the process for designating a conservation area, and will be subject to a **separate statutory consultation process** with those directly affected. After that consultation the council may or may not decide to confirm an order and the Secretary of State also has the powers to modify or cancel an order.

This current consultation relates only to the proposed conservation area boundary change.

Consultation question

- ❖ BEDPK 001: Do you agree/disagree with the proposal to add the western end of Fielding Road and Blandford Road up to The Avenue, including Ormsby Lodge, to the existing CA boundary as specified above?

Responding to the consultation

Please email your written response (with reasons), to the questions above, on the proposed conservation area boundary changes, to: localplan@ealing.gov.uk

In your response, please indicate which conservation area and question you are referring to.

The consultation deadline is 31 January 2024.

[Ealing Privacy Notice](#) can be viewed in relation to comments received.