

Creffield Conservation Area

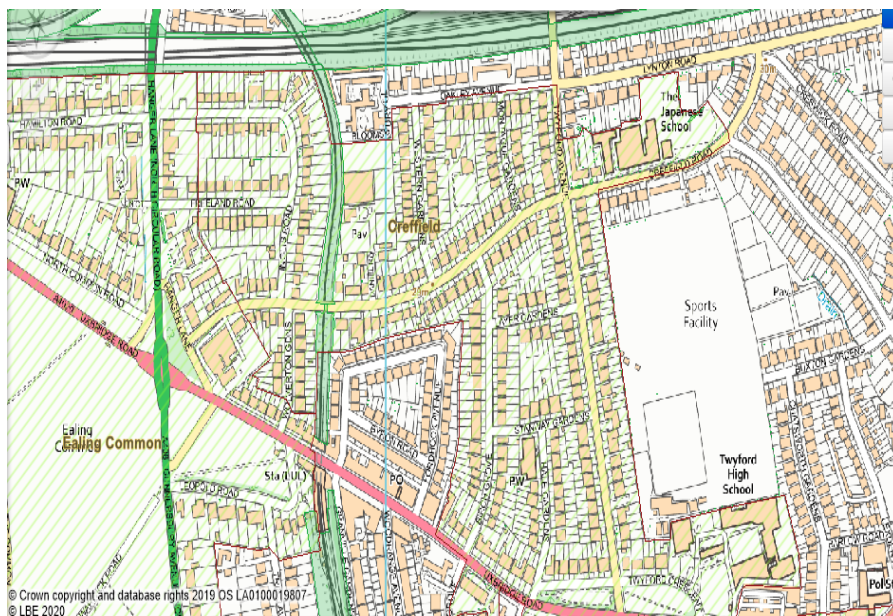
Formal consultation on conservation area designation

Date designated: 1993 (Extended 2004)

Original Appraisal: March 2007

Original Management Plan: March 2007

Existing Article 4 Direction: No



Summary of area and its special interest:

- late C.19 and early C.20 residential estate of 'architecturally superior' houses set around The Elms, an early C.18 villa
- suburban character. The houses are predominantly Edwardian semi-detached halls adjoining and larger Victorian detached houses
- there are 3 distinct buildings types including 'Early Creffield', 'Grand Creffield' and 'Edwardian Creffield', all built for the aspiring middle classes of the time with varying degrees of size and opulence

A description of the special character of the CA is currently set out in [Creffield CA Appraisal \(2007\)](#). Guidelines for dealing with development in the area is currently set out in the [Creffield CA Management Plan \(2007\)](#).

Background

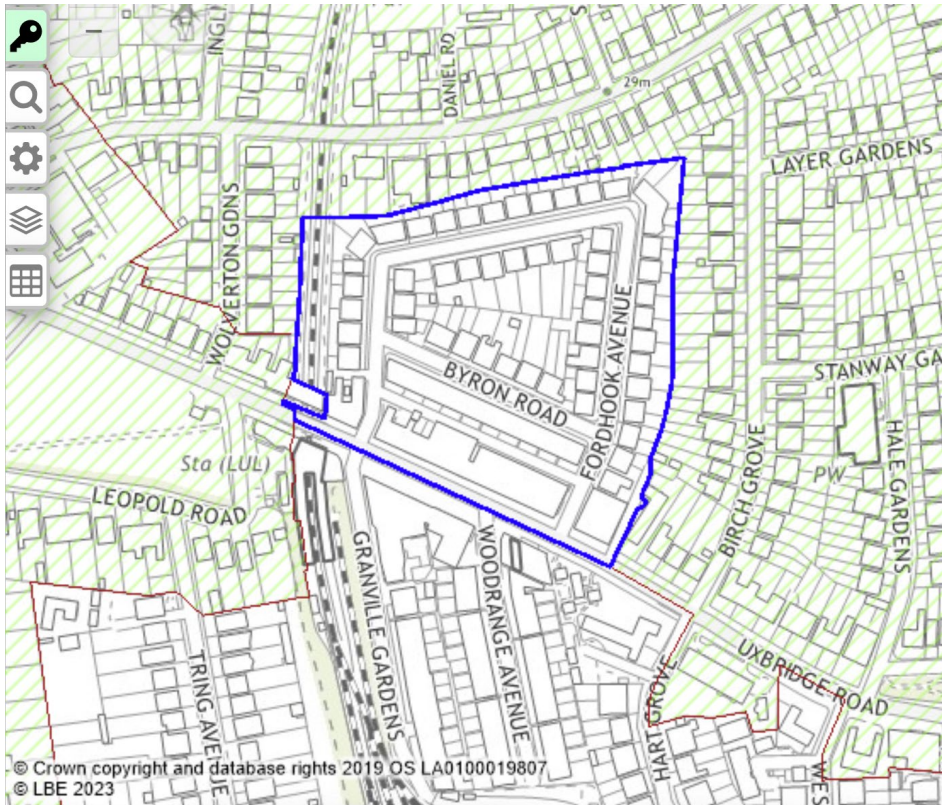
The council, in liaison with the Conservation Area Advisory Panel (CAAP), reviewed the area and suggested some updates to the Creffield CA. There were set out in the [Addendum Update Report for Creffield CA \(July 2020\)](#), and were discussed further through informal consultation with the CAAPs during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

Proposal A: To extend the CA boundary to include **Fordhook Avenue and Byron Road**. The proposed extended area also includes the **parade of shops fronting Uxbridge Road** (5-24 Station Parade, 382 Uxbridge Road, 1-11 Park West). The proposed area is shown by the blue outline on the map below.

Reason: These are attractive houses of the later Creffield (Edwardian) era. They retain characteristic features such as plaster/terracotta details on bay panels and gables, recessed porches with timber fret surrounds, and remain largely intact despite some alterations over the years. They help demonstrate the transition in styles from the early to the late Creffield period during a period of significant growth in Ealing. The adjoining parade of shops are also partly from this period (and slightly later) and their inclusion would enable the CA boundary to align with the existing Uxbridge Road boundary to the east.



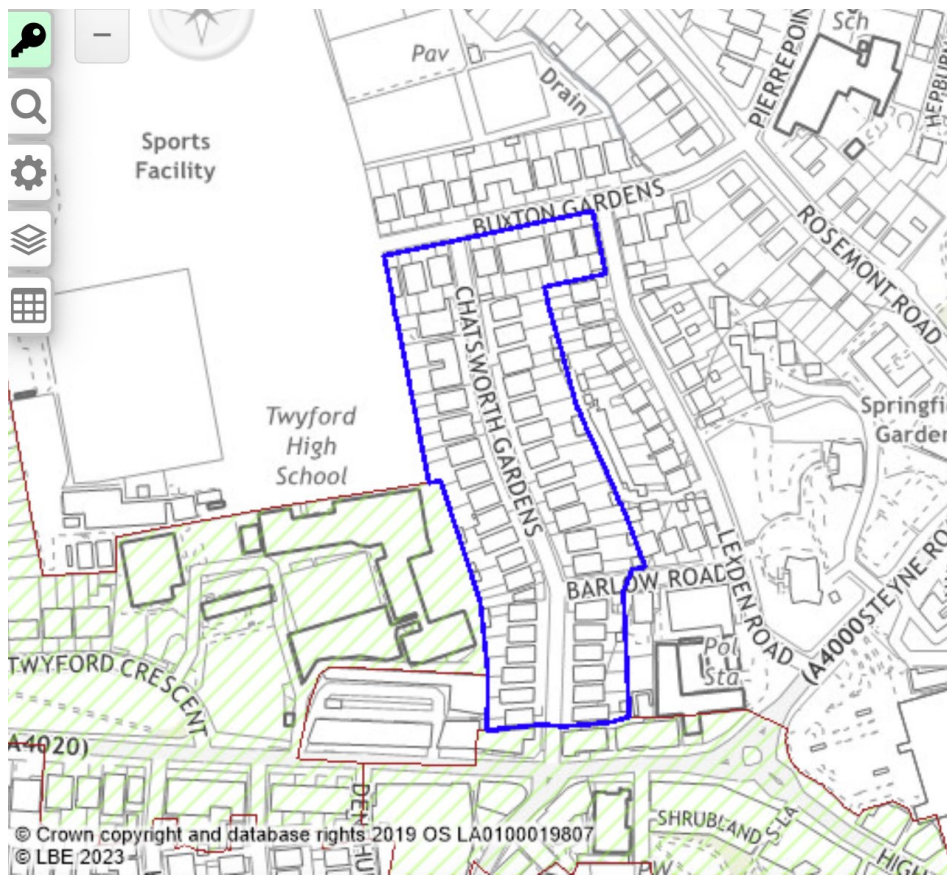
Properties affected:

- 1-65 (odd) and 2-114 (evens) Fordbrook Avenue,
- 2-24 (even) and 1-39 (odd) Byron Road,
- 1-24 (consecutive) Station Parade, 382 Uxbridge Road, 1-11 Park West.

Proposal B: To extend the CA boundary to include **Chatsworth Gardens and part of Buxton Gardens (Nos. 9-37 odd inclusive)**, as shown by the blue outline on the map below.

Reason: This area contains fine and diverse examples of Edwardian architecture and form part of the original Elms Estate considered by the Victorian Society as being one of the best examples of a late Victorian and early Edwardian Estate.

Chatsworth Gardens is of similar architectural language to the CA containing larger halls-adjointing semi-detached houses of varying styles with some attractive features including red brick and stucco, decorated bargeboards, stained glass doors and tessellated paths. Buxton Gardens generally continues from Chatsworth Gardens in terms of style (south side only).



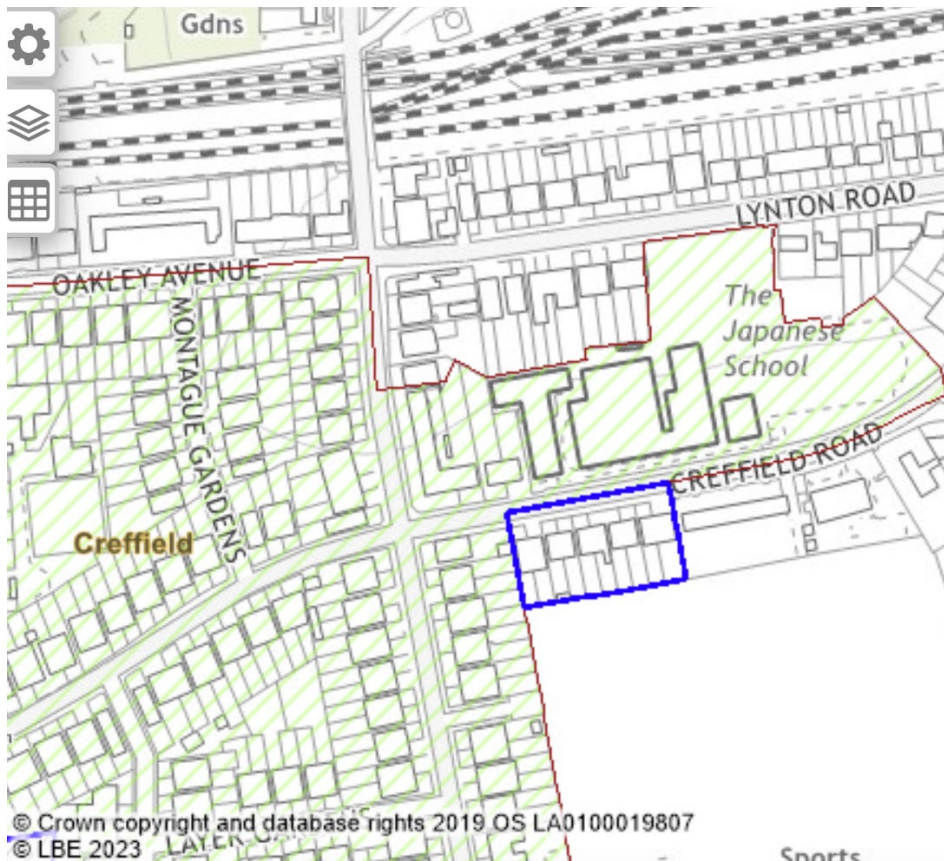
Properties affected:

- 1-71 (odd), 2-74 (even) Chatsworth Gardens,
- 9-37 (odd) Buxton Gardens.

Proposal C: To extend the CA boundary to include the **houses on Creffield Road (nos. 82-100 evens) opposite the Japanese School**, as shown by the blue outline on the map below.

Reason: As part of the original Elms Estate, these properties form a coherent part of the Creffield area and are important, as insensitive alterations could adversely affect the setting of the Japanese School.

These turn of the century houses at 82-100 Creffield Road follow similar architectural language of the CA. Although these are of a plainer Creffield style and have been subject to some compromising changes, they occupy a strategic location directly opposite the locally listed Japanese school and their preservation and enhancement would benefit the setting of the school in future.



Properties affected:

- 82-100 (evens) Creffield Road

What do the proposals mean in practice?

The designation of the areas shown above will mean that the areas will form an extended part of the existing Creffield 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 the [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.

It is proposed to introduce directions to place restrictions on existing permitted development rights in relation to the control the provision of boundaries and hard standings, alterations to roofs including rooflights, replacement windows and doors and porches across the CA, including the extended areas as described above.

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 changes.

Consultation questions

- ❖ CREFF 001: Do you agree or disagree with the proposal to add Fordhook Avenue, Byron Road and the parade of shops fronting Uxbridge Road to the existing CA boundary as specified above?
- ❖ CREFF 002: Do you agree or disagree with the proposal to add Chatsworth Gardens and part of Buxton Gardens to the existing CA boundary as specified above?
- ❖ CREFF 003: Do you agree or disagree with the proposal to add the houses on Creffield Road opposite the Japanese School 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.