

# Ealing Cricket Ground Conservation Area

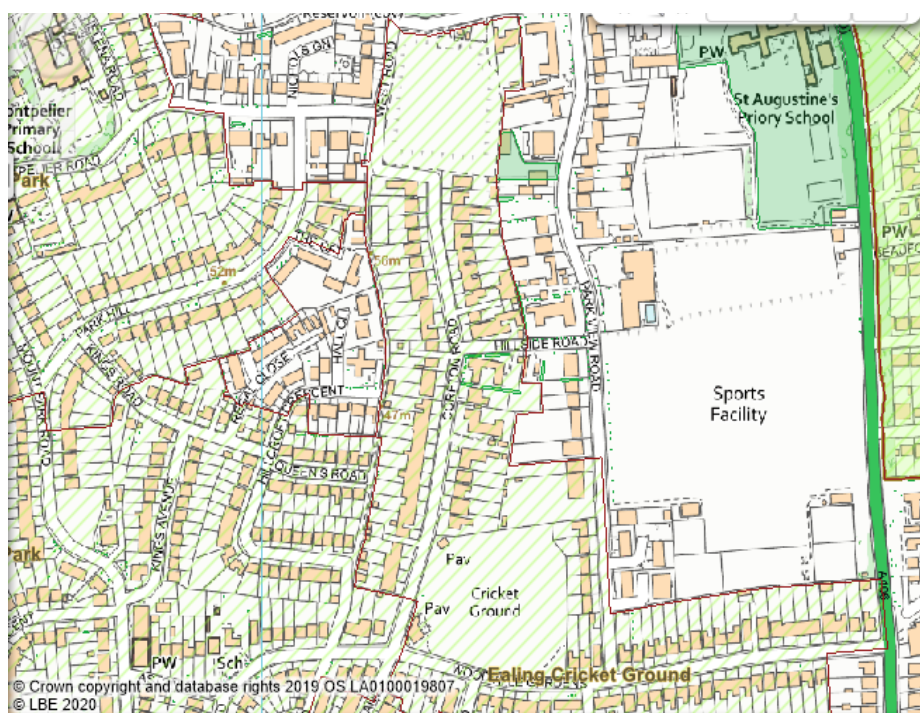
## Formal consultation on conservation area designation

Date designated: 2004

Last Appraisal: March 2008

Last Management Plan: March 2008

Existing Article 4 Direction: No



## Summary of area and its special interest

One of the more recently designated conservation areas in Ealing (2004), this is a pleasant residential enclave, built between 1890-1910 on land comprising part of the former Wood Estate. It consists mainly of large villas are centred on two principal roads: Corfton Rd and Woodville Gardens.

The architecture of the buildings within the CA refers to the Arts and Crafts movement, with its emphasis on the use of traditional forms and materials. Pitched roofs, gables, turrets, porches and balconies all add interest and variety. Walls are generally faced in red brick with stone dressings. The use of mainly white painted timber for the porches, balconies and windows is another local characteristic that helps to define the special interest of the CA.

A description of the special character of the CA is currently set out in [Ealing Cricket Ground CA Appraisal \(2008\)](#). Guidelines for dealing with development in the area is currently set out in the [Ealing Cricket Ground CA Management Plan \(2008\)](#).

## 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 Ealing Cricket Ground CA \(July 2020\)](#), and were discussed further through informal consultation with the CAAPs during 2021.

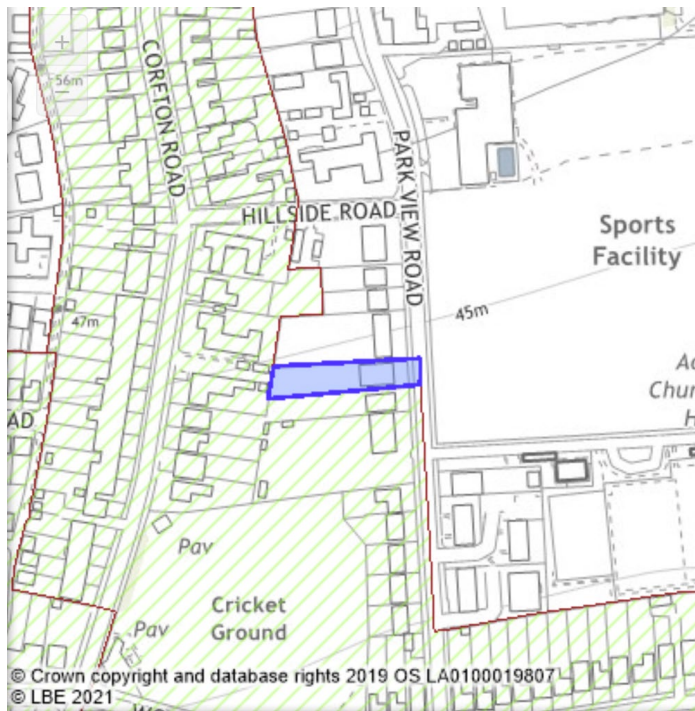
A number of updates and changes were then proposed to Ealing's conservation areas as part of the public and stakeholder consultation carried out in 2022. The responses to this consultation were reported to the [Local Plan Advisory Committee](#) on 22 March 2023. The council agreed to take forward the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

## Boundary changes to Ealing Cricket Ground CA

**The following boundary changes are proposed for the Ealing Cricket Ground CA:**

**Proposal A:** To add **16 Park View Road** to the CA boundary. The revised boundary is shown by the blue line on the map below.

**Reason:** This house is from the same interwar period (1910-1930) as the adjoining numbers 12 and 14, which are included in the CA. Whilst different in style from the other properties in the southern part of Park View Road, which comprise a cohesive row of detached 20th century villas, reminiscent of the Arts and Crafts tradition, the 'Stockbroker Tudor' or 'Tudorbethan' style is significant in showing the transition between Arts and Crafts styles and later styles such as 'Stockbroker Tudor' in the period after WW1. No. 16 is also an interesting building in its own right and the characteristic black and white render and timbering at first floor level, large leaded windows, exposed brickwork at ground level, recessed porch and original timber door and garage door with diamond shaped windows are well preserved.



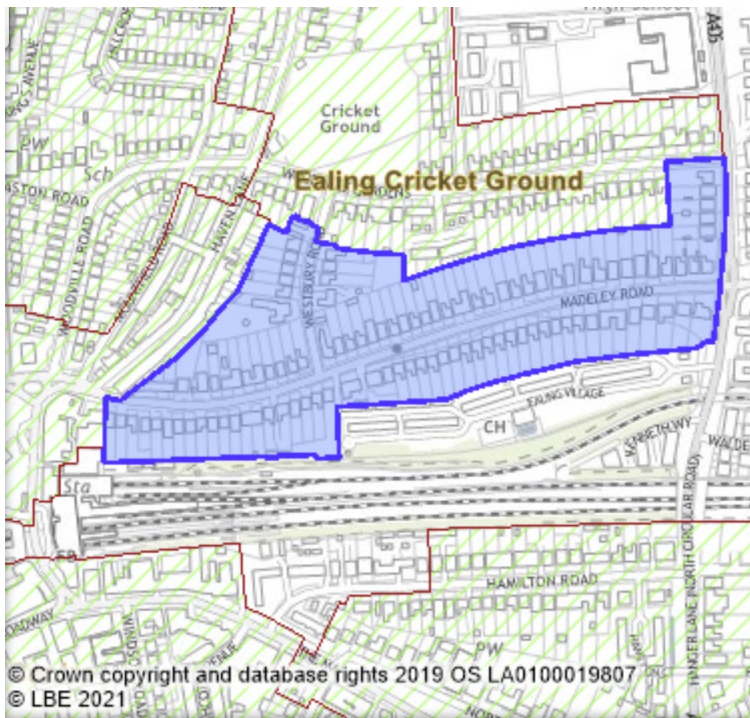
**Properties affected:**

- 16 Park View Road

**Proposal B:** To add **Madeley Road, Westbury Road and 56-64 Hanger Lane.**

This area is indicated by the blue line on the map below.

**Reason:** There is a strong case for designation based on special architectural and historic interest. This special interest is enhanced because of the shared history and architecture of the existing streets in the Conservation Area and the streets currently under consideration for inclusion in the Conservation Area. This part of the Wood family’s estate, north of the railway line, was developed progressively as a homogenous and cohesive entity, starting in Madeley Road (1885-1889), and continuing along Westbury Road to Woodville Gardens and subsequently further up Hanger Hill to Corfton Road. 58 to 64 Hanger Lane were originally known as 1 to 4 Westbury Gardens and were completed in about 1902-1903. They were built by members of the Bailey family who were responsible for many of the houses on Woodville Gardens, Westbury Road and Madeley Road. No. 56 is a later infill built at the same time as the modern replacements for Nos. 58, 60 and 62 which have retained many characteristics of the original buildings.



### Properties affected:

- 4-98 (evens) & 1-85 odd Madeley Road
- 1-5 (consecutive) Madeley Court, Madeley Road
- 1-11 (odds) & 4-8 (evens) Westbury Road
- 1-8 (consecutive) Denham Lodge, Westbury Road
- 56-64 (evens) Hanger Lane

## What do the proposals mean in practice?

The designation of the areas shown above will mean that the areas will form extended parts of the existing Ealing Cricket Ground 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 following developments across the entire CA:

- replacement of windows and doors
- works to front gardens, including hardstandings and front boundary treatments
- erection of outbuildings

The directions would apply to the whole of the CA included the extended areas A & B 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

- ❖ Question EALCG 001: Do you agree or disagree with the proposal to add 16 Park View Road to the existing CA boundary as specified above?
- ❖ Question EALGC 002: Do you agree or disagree with the proposal to add Madeley Road, Westbury Road and 56-64 Hanger Lane 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](mailto: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.**

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