

Northfields Conservation Area (new proposed)

Formal consultation on conservation area designation

Date Designated: New Proposed

Last Appraisal: September 2023

Last Management Plan: September 2023

Existing Article 4 Direction: Not applicable (see below)



The proposed area is set out on the map below, outlined in green:



Properties affected:

- Northfields Allotments, 1-297 (odds) and 2-310 (evens) Northfield Avenue
- 1a-141 (odds) & 2-76 (evens) Loveday Road
- 1-75 (odds) & 2-82 (evens) Lavington Road
- 1-31 (odds) & 2-28 (evens) Lancaster Gardens
- 1-101 (odds) & 2a-38 (evens) Dudley Gardens
- 1-63 (odds) & 2-62 (evens) Glenfield Road
- 1-131 (odds) & 2-124 (evens) Hessell Road
- 1-17 (odds) & 2-18 (evens) Chamberlain Road
- 1-18 (consec.) Marder Road
- 1-60 (consec.) & 60a-60j (consec.) Clementine Close
- 1-51a (odds) & warehouse adj. to 51a & 2-62 (evens) Northfield Road
- 1-125 (odds) & 2-124 (evens) Balfour Road
- 1-125 (odds) & 2-124 (evens) Salisbury Road
- 1-93 (odds) & 2-108 (evens) Mayfield Avenue
- 1-55 (odds) & 1-52 (evens) Graham Avenue
- 1-59 (odds) & 2-60 (evens) Altenburg Avenue

- 1-59 (odds) & 2-60 (evens) Green Ave
- 1-49 (odds) & 2-56 (evens) Claygate Road
- 1-55 (odds) & 2-50 (evens) Wyndham Road
- 1-55 (odds) & 2-56 (evens) Graham Avenue
- 1-49 (odds) & 2-52 (evens) Bernard Avenue
- 1-39 (odds) & 2-106 (evens) Cranmer Avenue
- 1,2,3 Windings Place, Cranmer Avenue
- 1-47 (odds) & 2-38 (evens) Belsize Avenue
- 1-63 (odds) & 2-66 (evens) Ridley Avenue
- St Pauls Church and Parish Hall, Ridley Avenue
- 3-153 (odd) & 2-168 (evens) Midhurst Road
- 1-12 (consec.) Banbury Court, Woodstock Avenue
- 1-5 (consec.) & 1-123 (odds) & 2-152 (evens) Northcroft Road
- Fieldings Primary School, Midhurst Avenue
- 1-71 (odds) & 2a-84 (evens) Kingsdown Avenue
- 1-93 (odds) & 2-74 (evens) Cambourne Avenue
- Church of St Peter and St Paul Catholic Church, Cambourne Avenue
- 1-75 (odds) & 2-86 (evens) Leybourne Avenue
- 1-11 (consec.) St Aiden's Court, Leybourne Avenue
- 1-101 (odds) & 2-100 (evens) Elers Road
- St Pauls Vicarage, Elers, Road
- 23a-55 (odds) & 24a-64 (evens) Culmington Road
- South Lodge, Culmington Road
- 1-55 (consec.) Walpole Close
- 1-35 (odds) & 2a-38 Carew Road
- 1-29 (odds) & 2-26 (evens) Lyncroft Gardens
- 5-57 (odds) & 2-42 (evens) Waldemar Avenue
- 1-17 (odds) Rathgar Avenue
- 1-18 (consec.) Kemsley Court, Rathgar Avenue
- Lammas Park (LBE Parks)
- 1-53 (odds) & 2-64 (evens) Clovelly Road
- 1-19 (odds) & 2-20 (evens) Gloucester Road
- 3-65 (odd) & 4-52 (evens) Conningsby Road
- 1-39 (consec.) Alacross Road
- 1-27 (odds) & 2-28 (evens) Lothair Road
- 1-19 (odds) & 2-24 (evens) Venetia Road
- 1-65 (odds) & 2-40 (evens) Dorset Road
- 1-77 (odds) & 1a and 2a & 2-72 (evens) Overdale Road
- 1-13 (odd) & 2-32 (evens) Derwent Road
- 1-30 (consec.) Derwent Yard
- 1-79 (odds) & 2-88 (evens) Devonshire Road
- 1-103 (odds) & 2-122 (evens) Windemere Road
- 1-35 (odds) & 2-36 (evens) Trent Avenue
- 2-54 (evens) Airedale Road

- 2-66 (evens) Bramley Road
- Northfields Underground Station (TfL)
- 1-41 (odds) & 2-42 (evens) Blondin Avenue
- 1-39 (odds) & 2-42 (evens) Niagara Avenue
- 1-59 (odds) & 2-58 (evens) Wellington Road
- 1-27 (odds) & 2-62 (evens) Julien Road
- 2-40 (evens) York Road
- 1-23 (odds) & 2-40 (evens) Hereford Road
- 1-41 (odd) & 2-86 (evens) Weymouth Avenue
- 1-121 (odds) & 2-58 (evens) Little Ealing Lane
- 64, Lourdes Mount Little Ealing Lane
- Mount Carmel RC School, Little Ealing Lane
- Little Ealing Primary School and Nursery Schools, Little Ealing Lane
- 1-5 (consec.) Rochester Mews & 1-9 (consec.) Rochester House, Little Ealing Lane
- 99-166 (evens) & Assyrian House, South Ealing Road
- 1-58 (consec.) Ealing Park Mansions, South Ealing Road
- 1-53 (odds) & 2-60 (evens) Netherbury Road
- 1-61 (odds) & 2-60 (evens) Creighton Road

Summary of the area and its special interest

The proposed Northfields Conservation Area comprises the historic spine of North Field Lane, now Northfield Avenue and a substantial amount of grid-based housing which developed rapidly during the Edwardian Period. It also encompasses open spaces including the Northfields allotments in the north, and Lammas Park to the east, established earlier in the 19th century. The area stretches to Little Ealing Lane in the south, with Little Ealing hamlet dating back to the 17th century.

The proposed conservation area is based quite closely on the geographical area covered by the 'Heritage Quarter'; an area identified by the council in 2008 for a range of investment and enhancement measures. A particular feature of this initiative was the restoration of the antique style cast iron heritage lighting columns across the area.

The area is a good example of the type of terraced residential communities built during this period for working and middle-class people. Overall, it has maintained a good degree of architectural integrity, with the layout almost completely intact from the original phase of development.

Northfield Avenue provides the main shopping and traffic artery through the centre of the area and includes good examples of Edwardian commercial architecture. This central section also features sections of residential building which are concentrated to the north and south. The vibrancy of the high street and the presence of independent shops contributes to its character.

The remainder of the Conservation Area is largely characterised by high-quality Edwardian period terraced housing. There are a small number of non-residential features away from Northfield Avenue, most of which are churches, including examples constructed for Church of England,

Presbyterian, and Roman Catholic denominations. These were constructed during and in the immediate aftermath of the main phase of residential development. Street trees make a substantial contribution to the character and appearance of the Conservation Area.

The area also includes many elements that precede the Edwardian overlay, in particular the historic anchors of the hamlet of Little Ealing to the south, with a surviving cluster of fine 18th century houses, as well as a small number of Victorian streets, and the Northfields Allotments (the oldest allotments still in use in London) to the north. In addition, Lammas Park was set aside in 1881 as a site for public recreation in perpetuity and provides the principal focus for residential development to the east of the Conservation Area.

The area contains several important buildings including those of national importance which are statutory list and local important buildings recorded on Ealing Local Heritage Register.

Northfields Conservation Area Appraisal

A detailed [Northfields appraisal](#) has been carried out of the area.

The principal aims of this document are to:

- describe the historic and architectural character and appearance of the area which will assist in the planning process
- raise public interest and increase resident awareness of the special character of their area
- identify the positive features which should be conserved, as well as scope for future enhancements
- identify actions needed to protect and enhance the character of the Conservation Area through a management plan.

Background and previous consultation

The proposal for a new Northfields Conservation Area has emerged as part of Ealing's wider review of conservation area. As well as assessing whether Ealing existing CAs needed to be updated and/or changed, it also considered whether any new CAs should be established.

This was covered 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, including the establishment of a new Northfields Conservation Area, to the next stage of formal consultation (for instance this consultation).

What does conservation area designation mean in practice?

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:

- window and door replacements
- additions and alterations to roofs and chimneys
- porches
- hardstandings
- provision/removal of gates, fences and walls
- painting and rendering of front walls

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 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 designation of the proposed conservation area.

Consultation question:

- ❖ **Question NORTH 001: The Council invites any questions you may have in respect to the proposed changes to Northfield Conservation Area**

Responding to the consultation

Please email your written response (with reasons), to the question above, on the proposed conservation area boundary, 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.