

# EALING GREEN W5 & W13 CONSERVATION AREA

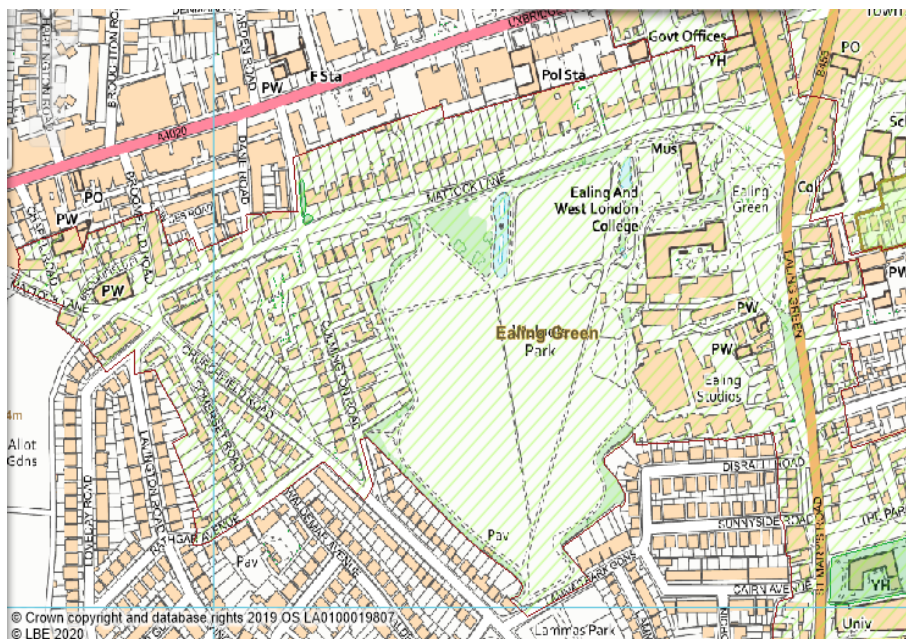
## FORMAL CONSULTATION ON CONSERVATION AREA DESIGNATION

**Date designated:** 1969 (Extended 1982, 1992 & 2004)

**Original Appraisal:** March 2008

**Original Management Plan:** March 2008

**Existing Article 4 Direction:** No



## Summary of area and its special interest

One of the older designated conservation areas in Ealing (1982), characterised by the green spaces of Ealing Green and Walpole Park and surrounding roads. A diverse CA with three district sub areas (Ealing Green and St. Mary's Rd, Mattock Lane, Walpole Park). It extends over a large geographical area and nestles between Ealing Town Centre CA to the east and undesignated areas elsewhere. It is almost entirely within moated site of Ealing Manor and the medieval settlement.

The CA has a varied architectural heritage character with buildings dating from the 18th to late 20th century and includes a number of listed and locally listed buildings. Properties from the early Victorian and Georgian periods feature more prominently in this CA compared to others. Institutional uses, with several college buildings in the area, also feature significantly.

A description of the special character of the CA is currently set out in [Ealing Green CA Appraisal \(2008\)](#). Guidelines for dealing with development in the area is currently set out in the [Ealing Green 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 Green CA \(July 2020\)](#), and were discussed further through informal consultation with the CAAPs during 2021.

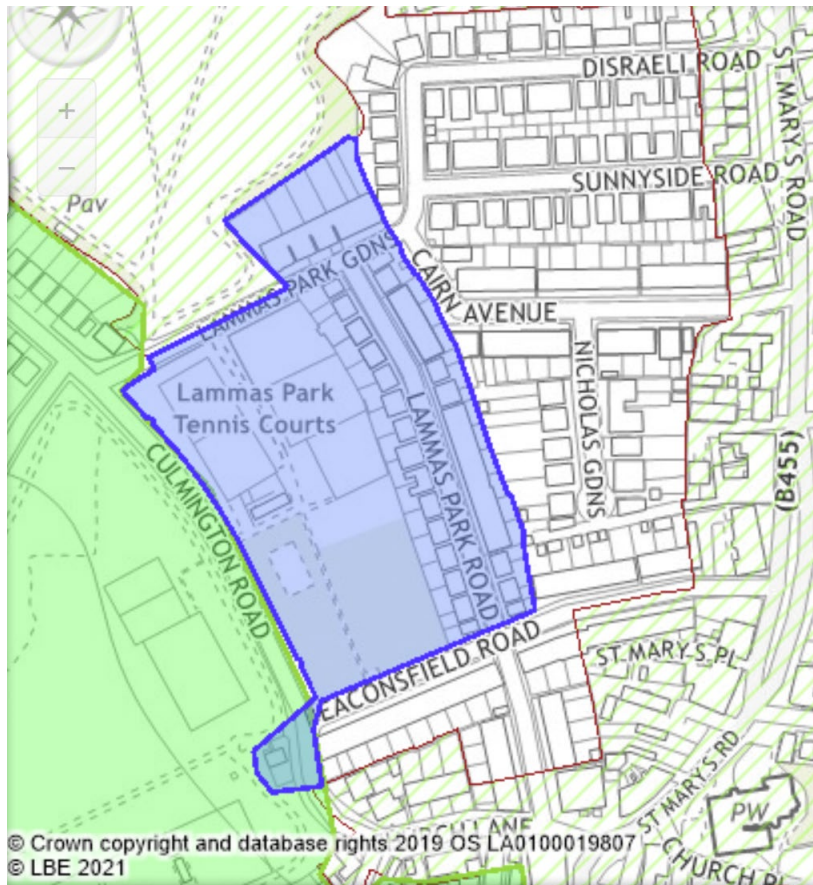
A number of updates and changes were then proposed to Ealing's conservation areas as part of the public and stakeholder consultation carried out in 2022. The responses to this consultation were reported to the [Local Plan Advisory Committee](#) on 22 March 2023. The council agreed to take forward the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

### Boundary Changes for Ealing Green CA

**Proposal A:** To add the **Lammas Enclosure** area around Lammas Park to the CA boundary, as shaded in blue on the map below.

**Reason:** Lammas Park, together with Ealing Green and Walpole Park, is part of a well-used network of open spaces which act as a green setting for the CA, and which form a key part of the historical and social development of the CA and wider settlement area. Lammas Park was Ealing's first public park acquired for the recreation of Ealing residents. It was opened in August 1883. The Lammas field was part of the manor and was used for grazing even in the early days of the park. Centred principally around Lammas Park Road, this road contains a cluster of buildings of local importance; two and three storey and detached stock brick mid-Victorian houses with stucco dressing, including surviving balustrading and window surrounds and slate roofs. They form a cohesive group. The area also includes all of the houses in Lammas Park Gardens (1890-1910); these 3 storey houses with

double canted bays, stucco dressing, dormers set in slate roofs, form an attractive group. The original lodge house to Lammas Park East Lodge is also included in the revised CA boundary (see also key local buildings below).

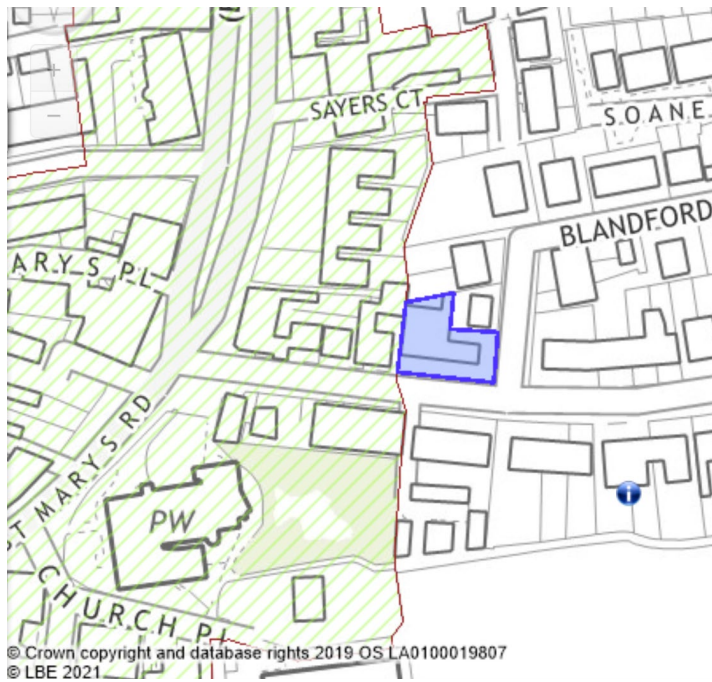


#### Properties affected:

- Lammas Enclosure including Lammas Park Tennis Courts (now Forest Garden) (LBE)
- Nos 1-55 (odds); 2-60 (evens) Lammas Park Road
- 10 (consec) Lammas Park Gardens
- East Lodge, Culmington Road

**Proposal B:** To add **Vestry Hall, Ranelagh Road** to the CA boundary, as shown by the blue shading on the map below.

**Reason:** Part of University of West London. 1879, this is a fine institutional building of red brick with stone mullions, tracery and elaborate high Dutch gables with stone finials. On the basis of its architectural and historical association this building would be a positive addition to the CA.



**Properties affected:**

- Vestry Hall, Ranelagh Road.

**Proposal C:** To add **Nos 69-83 Warwick Road** to the CA boundary as shown by the blue shading on the map below.

**Reason:** These are Victorian 3 storey villas on southern side of The Park at junction with Kerrison Rd. Their features are generally well conserved including sash windows, canted bays, corbelling, ridge tiles, barge boards, porches and pillars. They sit alongside the modern college building which is within the CA. The inclusion of these houses would be a positive addition to the CA.

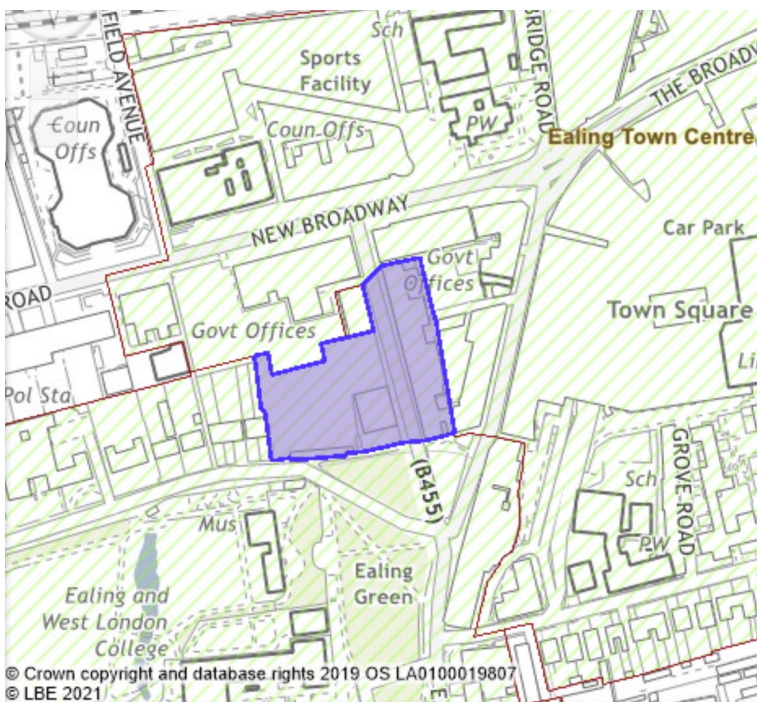


### Properties affected:

- 69-83 (odds) Warwick Road.

**Proposal D:** To remove **Bond Street** from the Ealing Green CA and include it in the adjoining Ealing Town Centre CA, as shown by the blue shading on the map below.

**Reason:** This would better reflect the commercial nature of Bond Street and the changes to its frontage as a result of the development of the Filmworks site.



### **Properties affected:**

- 1-45 (odd) Bond Street and Filmworks properties that now occupy land at 14,26-42 Bond Steet and Chapman House).

## **What do the proposals mean in practice?**

The designation of the areas shown above will mean that the area will form an extended part of the existing Ealing Green 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 the case of the Bond Street area, whilst it proposed to remove this area from the Ealing Green CA, it is proposed to add this area to the adjoining Town Centre CA, and so in effect there is no change to the CA designation here.

In practice this means that those living within a conservation 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](#).

## **Consultation Questions**

- ❖ **EALGN 001: Do you agree or disagree with the proposal to add the Lammas Enclosure to the existing CA boundary, as specified above?**

- ❖ **EALGN 002: Do you agree or disagree with the proposal to add Vestry Hall, Ranelagh Road to the existing CA boundary, as specified above?**
- ❖ **EALGN 003: Do you agree or disagree with the proposal to add Nos 69-83 Warwick Road to the existing CA boundary, as specified above?**
- ❖ **EALGN 004: Do you agree or disagree with the proposal to remove Bond Street from the Ealing Green CA and include it in the adjoining Ealing Town Centre CA, as described 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.**

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