LONDON BOROUGH OF EALING DEVELOPMENT (OR CORE) STRATEGY SUBMISSION DEVELOPMENT PLAN DOCUMENT – INDEPENDENT EXAMINATION

HEARING SESSION – WEDNESDAY 16 NOVEMBER 2011, 10.30 AM

MATTER 10 – MAPS

Representations on behalf of

Twyford Abbey Properties Ltd

Personal Identification (Representor Number): 5

Representation Numbers: 26 and 28

October 2011
CONTENTS

Introduction 4
Inspector’s Issues and Questions 5
Recommendation 8

APPENDICES

1. Site Plan
2. Display Boards
3. Draft Layout Plan
**Introduction**

1. These representations are made by CgMs Ltd on behalf of Twyford Abbey Properties Ltd who are the owners of the Grade II listed buildings of Twyford Abbey and its walled garden at Twyford Abbey Road, Ealing. A site plan is enclosed at **Appendix 1**.

2. Twyford Abbey Properties Ltd (TAP) have objected to the designation of Twyford Abbey and the adjoining West Twyford Primary School as Metropolitan Open Land (MOL) as shown on Map 8 and the Proposals Map. The grounds of objection are that open space around the Abbey and the school has no strategic value and is not justified in terms of the purpose of MOL, which is subject to the policy guidance of PPG2 on Green Belts where inappropriate development including new commercial or residential development will be refused except in very special circumstances.

3. The grounds of the Abbey and school were previously part of a much larger area of green space that included open land to the south of Twyford Abbey Road owned by the Guinness Trust. This area of land, which falls within the London Borough of Brent, has now been developed for residential and commercial purposes with the small area of open land immediately opposite Twyford Abbey, (which is shown on the site plan), being the last piece of former open land which has now also been developed. The MOL designation of land in the borough of Brent has now been removed.

4. The site of Twyford Abbey includes a large meadow area to the south of the main building. This is of local value only with its main function being to provide an attractive open setting to the listed building. The open land either side of the walled garden at the northern end of the site has much less value as open space and could be developed subject to respecting the setting of the Abbey and the walled garden, retaining important trees and avoiding harm to the amenities of adjoining residents.
5. TAP agree that the land to the south of the Abbey should remain open and could be made available to the public as a managed area of parkland as part of a scheme for the repair, refurbishment and residential conversion of the Grade II listed Abbey and walled garden. This would, however, need to include some new residential development to be located in the northern part of the site. This new build development is required to pay for the repair and refurbishment of the Abbey which with residential development would result in a conservation deficit of about £5.24m. The walled garden would remain open and used as a communal open space possibly including some allotments.

6. A copy of the display boards prepared for a public exhibition relating to the proposed development, held in July 2011, is enclosed in Appendix 2. At Appendix 3 we enclose a draft layout plan prepared following pre-application discussions with Ealing’s conservation and design and planning officers and in response to the feedback from the public. We also refer to the other documents, a feasibility appraisal, viability studies and marketing reports which are included in Appendices 4 – 7 to our Statement in relation to Matter 9 – Protecting and Enhancing Ealing’s Green and Open Spaces.

**Inspector’s Issues and Questions**

7. The Inspector has questioned whether the Proposals Maps and Inset Maps are correct and effective in implementing the CS development proposals and policies.

8. We consider that the allocation of Twyford Abbey as MOL is not correct or effective. MOL was originally defined in the Greater London Development Plan as "strategic open land of value to the whole of London or part of London stretching over several Boroughs."

9. The purpose of MOL is not defined in the London Plan although it is stated at paragraph 7.56 that MOL has an important role to play as part of London’s multi-functional green infrastructure. London Plan Policy 7.17 Metropolitan Open Land states that any alteration to the boundary of MOL should be undertaken by
boroughs through the LDF process. To designate land as MOL, boroughs need to establish that the land meets at least one of the following criteria:

a. it contributes to the physical structure of London by being clearly distinguishable from the built up area

b. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London

c. it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value

d. it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria

10. Criterion (a) is not met. The site of Twyford Abbey is 5.3 hectares only and is now completely surrounded by built development with the North Circular and commercial development beyond to the north and residential development to the east, west and south of the site. It is not a physical structure of Metropolitan importance which is clearly distinguishable from the built up area. The West Twyford School site is no different in character to any other school with a small playing field attached and Twyford Abbey is no different to any other large residential or commercial building set in its own landscaped grounds.

11. The site is not used for open air facilities, for leisure, recreation, sport, arts or cultural activities which serve the whole or significant parts of London (Criterion b).

12. The site does include historic features i.e. the listed buildings of the Abbey and the walled gardens. However, these are Grade II listed buildings and the preservation and maintenance of these buildings and their setting is protected under other Planning and Listed Building Policies and Legislation. There are
numerous listed buildings in London which are set in large grounds but are not designated as MOL.

13. The designation of the site as MOL was the main cause of the building becoming vacant in 1987 and remaining vacant ever since. The Abbey is now in a very bad state of disrepair and is now a “Building at Risk”. New residential development on the northern part of the site required to fund the continual running of the former nursing home was refused planning permission in the early 1980’s, and other applications for residential development required as part of restoration schemes for the Abbey have also been refused mainly on grounds of the site being allocated as MOL. However, it has now been established following extensive and prolonged marketing of the site and the preparation of a feasibility appraisal that enabling new build development is essential to fund the renovation of the Abbey whether it is used for residential or commercial purposes. The exact amount of enabling development has still to be determined but the Council’s officers have agreed that some enabling development will be required to fund the restoration of the Abbey. Officers have also agreed that the best location for this would be on the northern part of the site to the east and west of the walled garden. The meadow to the south of the Abbey should and will remain open and TAP have no objection to making this permanently available as a public park. A Framework Agreement can be set up to fund and manage this area of parkland as part of the proposed residential scheme.

14. The need to protect the setting of the listed building can be achieved through planning and listed building legislation and the importance of retaining the openness of the site to the south of the Abbey is fully recognised.

15. The MOL designation over the whole of the Twyford Abbey site has in the past hindered and may continue to hinder the opportunity for much needed residential development on the northern part of the site. This development is required to ensure the repair and long term preservation of the heritage assets of this site. We consider therefore that this MOL designation should be removed or at least confined to the southern part of the site in front of the Abbey only.
**Recommendation**

16. Remove from the Proposals Map and Map 8 the MOL allocation affecting the whole of the Twyford Abbey site including West Twyford Primary School or alternatively confine to the area south of the Abbey building.
Appendices
Appendix 1
Appendix 2
Twyford Abbey restoration and enabling development proposals

Twyford Abbey Properties aim to conserve the existing building and redevelop this site for the public benefit and overall secure the future of this valuable historic asset. The proposals will comprise:

• The restoration and conversion of Twyford Abbey
• The restoration of the existing walled garden
• New development around the walled garden
• A new public park

Community Engagement
Since the previous exhibition in December 2009 and January 2010, Twyford Abbey Properties has been in consultation with Ealing Council, Greater London Authority and English Heritage which has provided further direction in terms of the development principles.

This exhibition will:
• Report on findings of statutory consultations
• Report on progress
• Present key principles for redevelopment
• Present options considered

Consultations will continue with London Borough of Ealing, London Borough Brent, English Heritage and the Park Royal Partnership. A more detailed scheme will be developed with a view to submitting a planning application and Listed Building Consent by October 2011.
TWYFORD ABBEY

Early Years Pre 1800

1.
Rocque’s map of Middlesex, 1757, depicting the church and the manor house on the east side of the road.

2.
The manor house c.1800 depicted as surrounded by a moat and approached from the south by a bridge.

Engraving by Wall from drawing by J.P. Neale.

Postcard of Twyford Abbey (nd)

Aquatint of Twyford Abbey (nd)

1800’s

1864

1895

Key to the Historic Building dates
- 1808-1809 origins but much remodelled
- 1904-1905
- 1914
- 1930s
- 1960s

Aerial 1924

Ordnance Survey, 1914-1915

Ordnance Survey, 1955-1957

Twyford Abbey chronology plan

1900’s

Heritage
Twyford has always been a small, sparsely populated parish, historically situated in the hundred of Ossulston. The first written evidence for a manor at Twyford occurs in the Domesday Book of 1086, and the first mention of a manor house on the site occurs in 1290. In the earlier part of the 15th century there were six tenements in Twyford though by the Elizabethan period Twyford had become depopulated and the manor house was the only habitation. The first map to show the buildings at West Twyford is Roque's Map of Middlesex (1757) which indicates two buildings - the church and the manor house - on the east side of the road, and two buildings on the west side of the road.

The manor house was being used as a farmhouse when it was purchased by Thomas Willan, a successful dairy farmer, in 1806. Willan employed the architect William Atkinson to transform the manor house into a 'romantic castellated abbey'. It was at this point that the house became known as Twyford Abbey. The grandiose title is a purely romantic name without any historical foundation. There is no evidence that any monastic or ecclesiastical building has ever stood on the site. Following its transformation the Abbey was now oriented west towards the church. Willan’s expansion included a conservatory in the south elevation, a service wing at the east end; stables and a coach house positioned around a courtyard on the north side; a farmhouse and two lodges - one at the entrance to the drive of the house, and the other near to Hangar Lane Station. By the time of the Ordnance Surveyor’s drawing (surveyed 1807-8, published 1822), only two buildings - the church and the manor house - are indicated.

The manor house of this era has been depicted in several illustrations which show that it was surrounded by a moat and approached from the south by a bridge. At this time the front elevation also faced south. The manor house was an ‘L’ shaped building with a pitched roof and some single storey attached structures. Sources generally agree that it was a Georgian re-fronting of an older building. A map produced in 1800 is the last known record of the manor before its radical transformation into the romantic castellated abbey we recognise today.

The Alexian Brothers made a number of significant alterations during the years of their ownership. In 1904 and 1905 they built an extension on the west front. This replicated the existing principal elevation and was joined to the original building by a single storey conservatory. The extension enabled the Brothers to care for sixty more patients. During the War the Brothers vacated the Abbey and it was rented by The Guinness Brewery who made an air raid shelter in the cellars - Twyford Abbey, Chequers and Eden Castle.

The Alexian Brothers made a number of significant alterations during the years of their ownership. In 1904 and 1905 they built an extension on the west front. This replicated the existing principal elevation and was joined to the original building by a single storey conservatory. The extension enabled the Brothers to care for sixty more patients. During the War the Brothers vacated the Abbey and it was rented by The Guinness Brewery who made an air raid shelter in the cellars which was later removed. After the war the Alexian Brothers returned. In 1962 a three storey link was added in between the two main blocks to provide covered open air wards – this is the front facade we see today. At the same time, a large 3 storey extension was added to the east of the Abbey to provide additional nursing accommodation.

The Architect
William Atkinson (c1773-1839) entered the Royal Academy Schools in 1796, winning the gold medal the year after. Primarily a country-house architect Atkinson specialised in picturesque Gothic houses - Twyford being a typical example of his work. Notable works include Woburn Abbey, Chequers and Eden Castle.

Atkinson was responsible for introducing a new type of Roman cement to the London market - known as 'Atkinson cement'. It was regarded as a superior type of Roman cement with component parts of roughly about 30% clay and 70% lime. It is highly likely that Twyford Abbey - whose exterior was rendered with a coarse cement intended to resemble stone - was rendered with Atkinson’s cement.

Thomas Willan lived in the Abbey with his family until he died in 1828. The estate was left to his daughter and eventually sold by the family to W. H. Allhusen in 1890. Allhusen lived there for twelve years during which time he sold substantial portions of the land leaving only eighteen acres by the time he left. In 1902 Twyford Abbey was purchased by brothers of the Order of St Alexis. The Alexian Brotherhood was founded in the fourteenth century during the Black Death with the aim of alleviating human misery. At Twyford Abbey The Alexian Brothers’ work was chiefly concerned with providing convalescent homes for men and invalid gentlemen were received as patients.

The extension enabled the Brothers to care for sixty more patients. During the War the Brothers vacated the Abbey and it was rented by The Guinness Brewery who made an air raid shelter in the cellars which was later removed. After the war the Alexian Brothers returned. In 1962 a three storey link was added in between the two main blocks to provide covered open air wards – this is the front facade we see today. At the same time, a large 3 storey extension was added to the east of the Abbey to provide additional nursing accommodation.

The Alexian Brothers made a number of significant alterations during the years of their ownership. In 1904 and 1905 they built an extension on the west front. This replicated the existing principal elevation and was joined to the original building by a single storey conservatory. The extension enabled the Brothers to care for sixty more patients. During the War the Brothers vacated the Abbey and it was rented by The Guinness Brewery who made an air raid shelter in the cellars which was later removed. After the war the Alexian Brothers returned. In 1962 a three storey link was added in between the two main blocks to provide covered open air wards – this is the front facade we see today. At the same time, a large 3 storey extension was added to the east of the Abbey to provide additional nursing accommodation.

1 Sheltered walk on west side, c.1930, removed 1961
2 Walked garden (date not known)
3 Entrance Hall c.1918-1920
4 Ceiling of drawing room (date not known)
5 West front (labelled 1946 Air-raid shelter built in 1940, removed 1955)
6 West front (c.1925)
7 West front (c.1962)
8 The garden before 1912
**TWYFORD ABBEY**

**Development Masterplan Strategy - Options**

Key Objectives for redevelopment proposals:

**Twyford Abbey and walled garden**

1. Protect the existing meadow and setting for the listed building
2. Partial demolition and conversion of Twyford Abbey for residential use
3. Demolition of existing infill on west elevation and 1960’s extension to the east
4. Maintain relationship between Abbey and Church
5. Reinstate the heart of the development – an attractive landscaped walled garden
6. Existing meadow to east and woodland to the west

**Option 1 – Radial development**

Enabling Development: Built form arranged in concentrically around walled harden, movement link integrated

**No dwellings: 160 Storey Heights: 3 to 5 storeys**

1. Twyford Abbey retained and converted for residential use
2. Demolish 20C additions to Twyford Abbey
3. Lodge House retained
4. Church of St Mary’s
5. Maintain existing access from Twyford Abbey Road
6. New vehicular and pedestrian access to serve new enabling development
7. Maintain views of Abbey from Twyford Abbey Road
8. Vista from new access road
9. Landscaped walled garden
10. New enabling development opportunity - built form
11. Demolish outbuilding attached to wall
12. New public park – ‘Twyford Abbey Park’
13. Pedestrian access to park
14. Children’s play area
15. Development mitigate noise from North Circular road
Option 2 – Rectilinear development (with villas)

Built form arranged in concentrically around walled garden, movement link integrated

No dwellings: up to 160 Storey Heights: 3 to 5 storeys

1. Twyford Abbey retained and converted for residential use
2. Demolish 20C additions to Twyford Abbey
3. Lodge House retained
4. Church of St Mary’s
5. Maintain existing access from Twyford Abbey Road
6. New vehicular and pedestrian access to serve new enabling development
7. Maintain views of Abbey from Twyford Abbey Road
8. Vista from new access road
9. Landscaped walled garden
10. New enabling development opportunity - built form
11. Demolish outbuilding attached to wall
12. New public park – ‘Twyford Abbey Park’
13. Pedestrian access to park
14. Children’s play area
15. Link to North Circular road
16. Pedestrian links through walled garden and Abbey Courtyard
17. New villas over-looking park land potential opportunity to reduce storey heights on development around walled gardens

Option 3– Rectilinear development (without villas)

Built form arranged around landscaped courtyards linking into walled garden

No dwellings: up to 160 Storey Heights: 3 to 5 storeys

1. Twyford Abbey retained and converted for residential use
2. Demolish 20C additions to Twyford Abbey
3. Lodge House retained
4. Church of St Mary’s
5. Maintain existing access from Twyford Abbey Road
6. New vehicular and pedestrian access to serve new enabling development
7. Maintain views of Abbey from Twyford Abbey Road
8. Vista from new access road
9. Landscaped walled garden
10. New enabling development opportunity - built form
11. Demolish outbuilding attached to wall
12. New public park – ‘Twyford Abbey Park’
13. Pedestrian access to park
14. Children’s play area
15. Link to North Circular road
16. Pedestrian links through walled garden and Abbey Courtyard
Proposed restoration and conversion of existing building

The current proposals on display at this exhibition have been developed on the basis of ongoing discussions with Ealing Council, the Greater London Authority and English Heritage.

The amount of development now proposed will be limited; seeking to cover the cost of repair and refurbishment of Twyford Abbey, together with the regeneration of the grounds and walled garden. Twyford Abbey Properties have prepared initial concept masterplan for consultation purposes.

Before preparing further designs and detailed drawings for planning submission, Twyford Abbey Properties would first like to receive comments and feedback from the local community with regard to the draft scheme.

The sketch plans below indicate our preliminary proposals for the restoration and conversion of the existing Twyford Abbey buildings. The intention is to return the building back to its former glory wherever possible by the removal of the most recent unsympathetic additions. In particular the 1960s rear extension will be demolished as will the 3 storey infill building to the western frontage which was added in the same period. The latter will be replaced with a narrow glazed link recreating a similar appearance to that seen on the 1920s photographs below.
Summary

The photographs below show Twyford Abbey during the early part of the 20th Century following its acquisition by the Alexian Brothers and as it is now.

The Abbey has been vacant for over twenty years leading to the buildings becoming derelict and in a very bad state of repair. Large parts of the upper floors and the main staircase have collapsed and the decorative ceilings and other features of the principal rooms are starting to deteriorate badly. English Heritage identify the Abbey as a ‘building at risk’.

Twyford Abbey Properties Ltd would like to restore and refurbish this once greatly admired romantic country house and to bring it back to its former glory.

What are your views?

The cost of this is significant and it is considered that the only way this can be achieved is through an enabling development scheme to fund the works and to make the scheme viable. The enabling development will be kept to a minimum and will be concentrated on parts of the site assessed as being least sensitive.

We hope that you will be able to support the principles of this proposed development. However, prior to moving forward to preparing a detailed scheme we would like to receive your comments and feedback.

Your views on the proposed development are important to us and we hope that you will either fill in a feedback form or write to us with your comments.

Comments should be sent to Mrs Valerie Scott of CgMs Ltd at:
Morley House
26 Holborn Viaduct
London
EC1A 2AT
or by email to: valerie.scott@cgms.co.uk

For more information or if you would like to submit your comments online, please refer to website: www.cgms.co.uk/twyfordabbey/dev/
Appendix 3