

# Old Oak Lane Conservation Area Appraisal

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# Old Oak Lane Conservation Area Character Appraisal

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### **Save Ealing's Open Spaces**

### **Island Triangle Residents Association**

### **Old Oak Common Conservation Area Panel**

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# Old Oak Lane Conservation Area Character Appraisal

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## INTRODUCTION

1. A conservation area (CA) is, by law, an area of special architectural and historic interest. The purpose of this appraisal is to help us understand why Old Oak Lane is special and provide a framework for keeping it that way, that is to reserve or reinforce the qualities that have made it special. Its character, or specialness, needs to be defined. What is happening to it, good or bad, needs to be documented and analysed. What should happen in the future needs to be celebrated, guided and well managed.



*View from Old Oak Lane*

2. This appraisal forms one of a series commissioned by Ealing Council. It has been undertaken using the methodology of the English Heritage *Guidance on conservation area appraisals*, 2005. A companion guide, *Guidance on the management of conservation areas*, recommends a procedure to follow the appraisal.



*Looking into the area from gap between Nos. 71 and 72 Old Oak Lane*

3. The original designation for Old Oak Lane CA was made in 1982. In 1999 the Council published a leaflet describing the CA and outlining its approach to preserving and enhancing its character. This appraisal will now replace the former guidance for the Old Oak Lane CA.

4. CAs often arise from a process of (sustained) local interest and action. Where areas have been designated, it is the Council's statutory duty to give special consideration to the preservation or enhancement of their character or appearance in the exercise of their planning functions. To that end, special policies, relevant to the Old Oak Lane CA, are included in the Council's UDP to sensitively guide and manage development. The policies and the wider framework for development proposals in the London Borough of Ealing, are summarised at the back of this document.



*Looking into toward Channel Gate Road from 1-9 Goodhall Street*

### CONTROL OF DEVELOPMENT

5. In conservation areas there is a presumption in favour of retention of buildings and structures that contribute to their special character. They are subject to additional planning controls, including demolition of buildings, restriction of 'permitted development' rights and automatic tree protection. It is an offence to demolish an unlisted building, fell or lop a tree without planning permission. Should the Council implement an Article 4 Direction, further 'permitted development' would be brought within planning control.

6. Detailed advice on policies in the UDP, restrictions on residential and commercial properties and how to apply for permission may be obtained from London Borough of Ealing Planning and Surveying Services, Perceval House, 14 – 16 Uxbridge Road, London, W5 2HL Tel 020 8825 6622 and the Council's website [www.ealing.co.uk](http://www.ealing.co.uk) Email [planning@ealing.gov.uk](mailto:planning@ealing.gov.uk)

### SPECIAL INTEREST

7. The CA recognises the place of Old Oak Lane in the landscape of labour history, and a reminder of the wider social/industrial history of the late C19 century. Many large enterprises built housing for their own workers during this period for various reasons: as a means of providing them with healthier conditions, a convenient location near the workplace or impose additional control (paternalistic, social or economic) as landlord. The railway companies in particular built many estates and sometimes whole towns at key locations such as near their works, yards and sidings, where land was cheap and where no middle class developer would be interested on account of the smoke and noise which would have dominated the scene. These estates generally would compare favourably with the Dickensian private slum dwellings of the day, but unfavourably with the emerging middle class suburbs of Acton, where developers could provide more generous layouts, on higher ground and with cleaner air, away from the typical coal smoke-laden urban environment.

The London and Northwestern Railway, (LNWR) was the largest railway company in the country at the time.

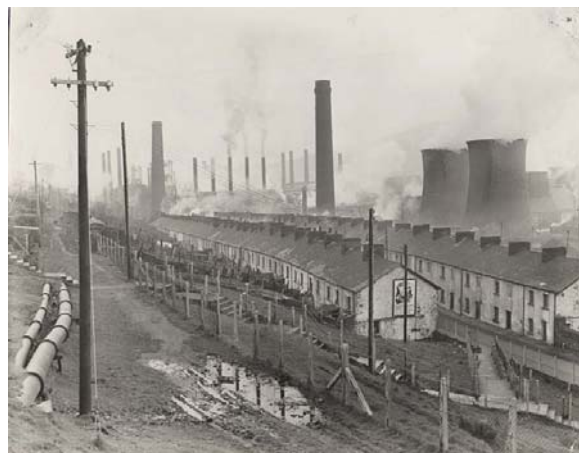
8. The survival of Old Oak Lane Estate in more or less its original form as a planned workers development is a rarity. Few examples exist in London. This is partly due to destruction by enemy action during the Second World War as a consequence of attack on rail lines and yards, but more significantly on account of postwar slum clearance and redevelopment for public sector social housing.



*Terraced housing at Rotherhithe, 1950s*

## Old Oak Lane Conservation Area Character Appraisal

9. At Old Oak Lane Estate, the few densely packed streets of terraces display a characteristic layout, with small gardens, and narrow back alleys. This form is just not too dissimilar from the 'back-to-back' estates in which many industrial workers of the earlier C19th were forced to live.



10. Despite the railway company's apparent benevolence - they constructed a school, pub and workers institute - they were not amongst the most progressive employers. Visionary schemes such as Robert Owen's at New Lanark (from circa 1830), Sir Titus Salt's Saltaire (from 1853) and contemporaries with Old Oak such as Bournville and Port Sunlight, had already conceived entire planned communities in more pleasant surroundings.



11. Late C19 public health legislation had brought about general improvements in housing. Nevertheless the uniform rows of Old Oak made a fairly hard edged environment which compares unfavourably with those created by more enlightened employers or social providers such as the Artisans and General Dwellings Company.

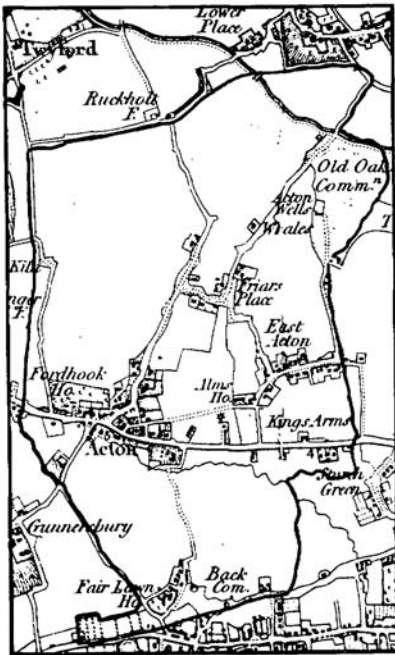
12. Nevertheless, as both social document and survival of considerable authenticity, the estate, with its one pub and workers institute (now at risk) is the last survival of its type in north Ealing. Whether its construction can be thought of as benevolent act, or simply a convenient system of exercising both economic and moral control over the workforce and their families through 'tied' housing is open to debate.



*Top to bottom, comparable terraced housing at Blynau Gwent, Liverpool and Ilford.*

**Location and context**

13. The part of the conservation area southeast of Old Oak Lane was first designated by Hammersmith and Fulham Council in 1990. Boundary changes brought it into Ealing, following which it was extended to include Goodall and Stephenson Streets, i.e. the whole estate, in 1994. The location, just north of part of the Grand Union Canal and between two broad sets of railway lines, amply identifies its historic role. It is self-evidently the product of a single plan, erected over a very short time. The surrounding area is largely railway, transport, industrial and business based, although the wider area is rapidly changing with new retail and residential sites, encouraged by their proximity to main road and rail networks.



1822



1876-7



1914

### General Character and plan form

14. The general character is of a high density urban estate of the late C19, comprising approximately 194 properties. All available space is allocated to buildings, small gardens and road access, in contrast to typical suburban middle class development in West London around the same period. Street trees, verges or any other than hard surfacing played no part in the original layout, although some planting, including a line of street trees on Old Oak Road, has occurred recently. There is no central focus. The character is formed of and highly dependent on the collective impact of self-contained uniformity. Although there are subtle variations of facing brick and detail from one terrace to another, the overall impression is one of uniformity, to a degree in which even a minor alteration to any one element along a street front does detract from the character of the group. The only relief to this strongly repetitive pattern is provided by the Institute and the pub



*Pairs of identical houses are 'handed,' but note discord of unsuited replacement doors.*

15. The terraces are arranged as handed pairs of houses, i.e. with entrance doors and halls adjoining. With this layout, the impact of any replacement doors of different patterns is exaggerated. Likewise, any non-matching change of roof covering in a single unit has a negative impact on the group. Good unaltered examples of the different house types can be found, to serve as models for reinstatement of features where necessary.

### Geology and topography

16. As with much of London the geology in this area comprises London Clay overlain by superficial deposits of River Terrace Gravels and brickearth, which form a shallow aquifer. Groundwater is also contained within the chalk that underlies all of these deposits, but there are no groundwater abstractions. (Source: Crossrail environmental statement)

17. The land is uniformly flat at about 33 metres above sea level apart from the very gentle northward slope of Old Oak Lane where it bridges over the rail lines. Maps that predate the estate indicate that the layout was clearly constrained by



## Old Oak Lane Conservation Area Character Appraisal

the pre-existing alignment of Old Oak Lane, a principal road which forms a barrier to pedestrian movement, particularly at peak times.

### Historic development and archaeology

18. The few rows of cottages had been built in 1889 by the LNWR for its employees in Old Oak Lane in a remote corner of North Acton, near Willesden Junction. Originally, the whole estate appears to have been the private property of the LNWR, simply called Railway Cottages. The former Borough of Acton may have named the streets when they were adopted, choosing names like Stephenson, Crewe and Stoke for their railway associations. (NB: these names are shown on 1914 OS map before the streets were transferred to present administrative area ie LB Ealing). The Railway Institute, or club, and a mission church and school were added within a few years, but the whole had little connection with the rest of Acton on account of its relative isolation from other residential areas.

19. There are no ancient monuments or known archaeological interest within the conservation area. It is likely that the development of the estate, with the earlier development of railway and industrial uses surrounding it, destroyed any ancient archaeological remains.



*Left, the original Railway Institute, a key building currently under threat*

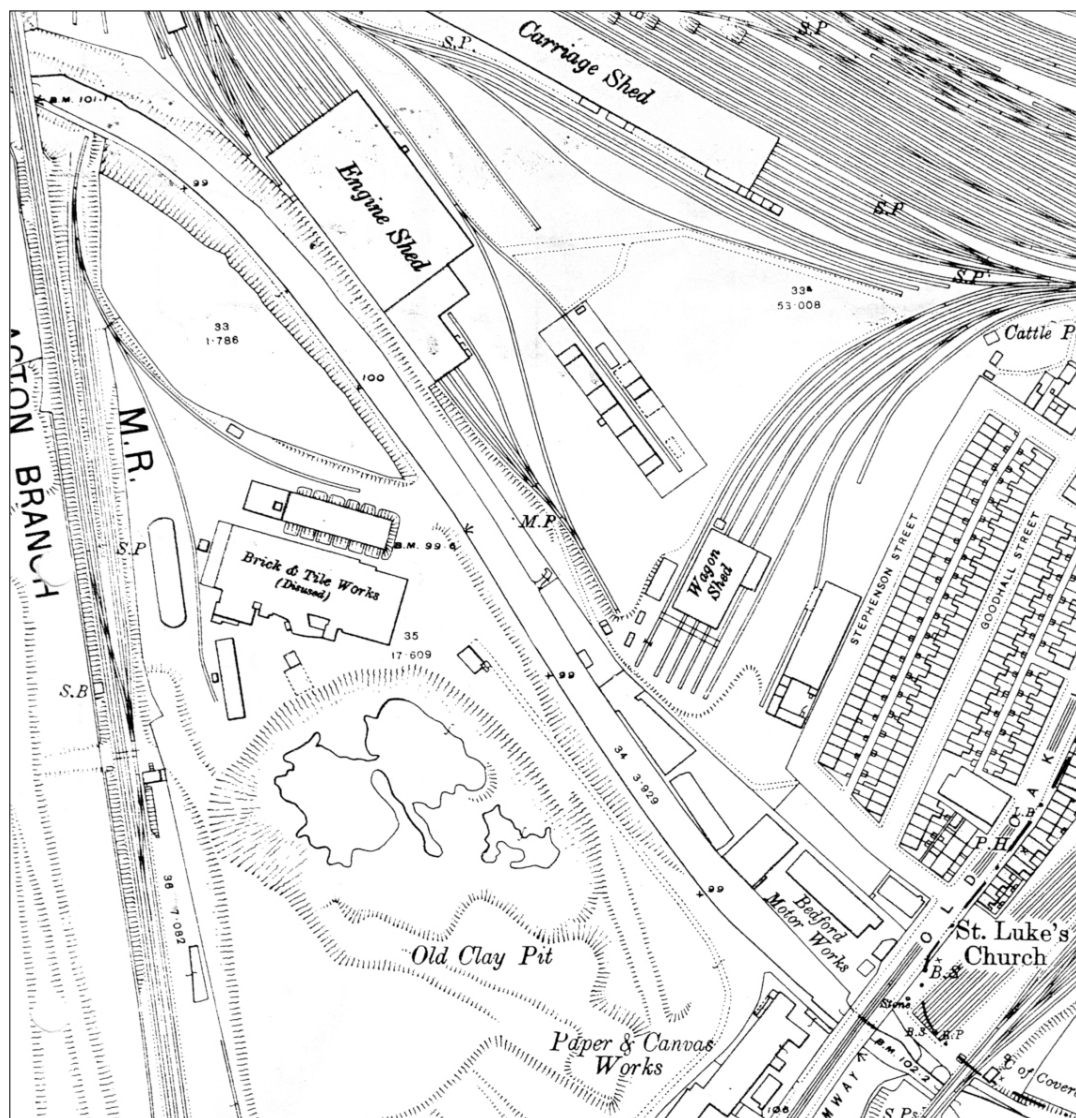
## HISTORIC LAND USE PATTERN

### Map regression and morphology

#### 1915 and 1935 OS

20. Earlier maps show the relatively rapid change from the surviving agrarian uses and scattered houses, to dense urban industrial development. The estate only appears for the first time on the 1915 edition, which shows an old clay pit to just southwest of the Canal. Between 1915 and 1935, the new pub, The Fisherman's Arms, appears to have replaced three houses on Old Oak Lane. By 1935 the old clay pit was fully developed industrially. Both maps show tram lines along Old Oak Lane.

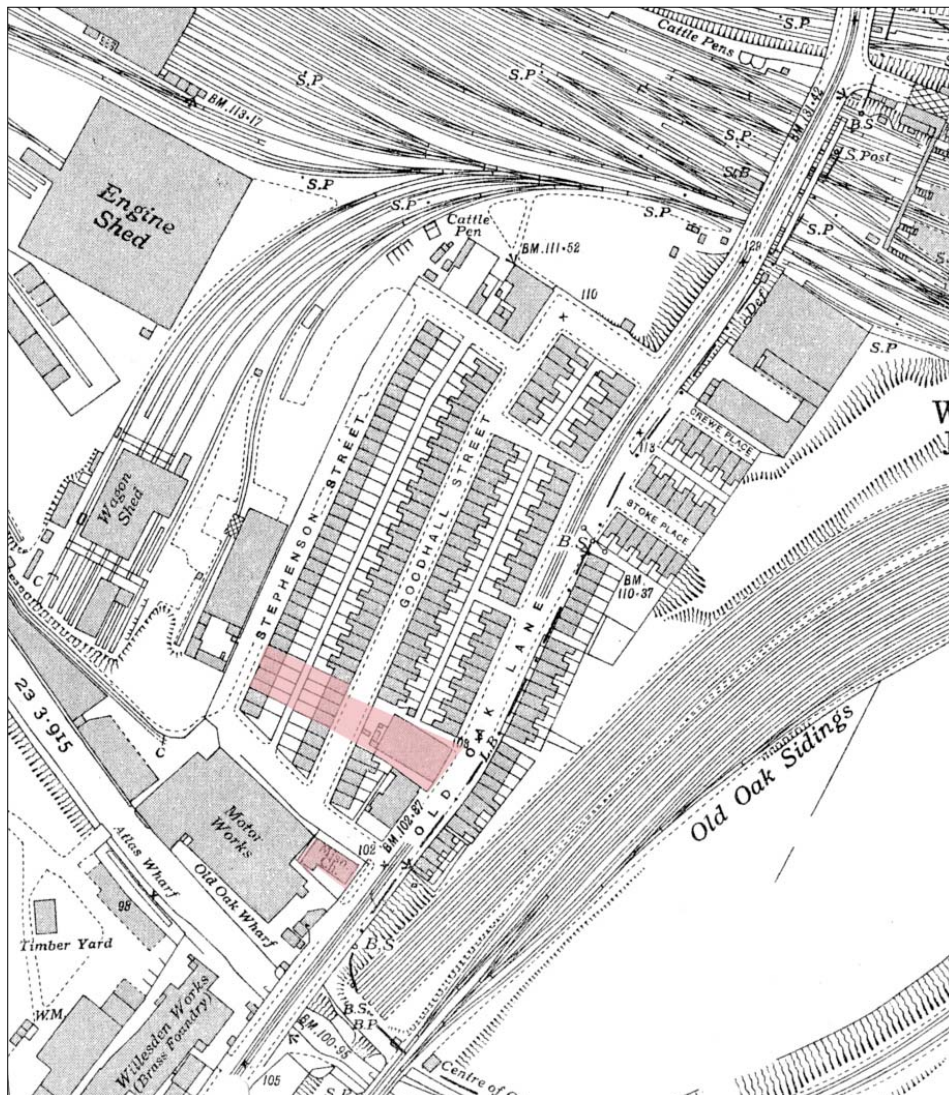
*Below, Map of Old Oak (part) in 1915*



## Old Oak Lane Conservation Area Character Appraisal

21. The changes to the present day can be seen on the ground. They include a 'burnt out' house and derelict land at the north end of Stephenson Street and the threat to the future of the former Institute. Less obvious, the old Mission Church and parts of three terraces, highlighted on the old map, have been demolished. A new street, Channel Gate Road, has been driven right through the estate, demolishing the School fronting Old Oak Lane, along with 8 houses in Goodall and Stephenson Streets. This street, Channel Gate Road provides access to heavy lorries servicing a Channel Tunnel Freight Depot, thus separating a small southern part, with the pub, from the rest. It is unclear whether Stoke Place, to the east of Old Oak Road, was adopted as public highway, or what its current status is, as it is now a gated road.

*Below, Map of Old Oak in 1935, showing demolished buildings*



## SPATIAL ANALYSIS

### Spatial character

22. The spatial character is primarily determined by its rectilinear, largely grid-like street pattern, comprised of both access roads and narrow back alleys. This in turn presents a picture of enclosure by the long terraces, their sloping roofs rhythmically punctuated by chimney stacks and pots.

23. The overall impression is one of a self-contained, planned estate, within a surrounding environment comprising a variety of alien forms and uses, mainly railway and industrial, of different dates. Outlook is limited. Old Oak Lane provides the only through route. There has been some degradation of the original layout due to the creation of the new Channel Gate Road, with the associated demolitions, remaining slices of disused land and incursion of large vehicles.

### Key views and vistas

24. Views into CA are of a closed, wholly urban nature, along Old Oak Lane and the small streets that feed into it. The Ealing Borough Council UDP identifies a key viewpoint from Old Oak Lane south-east towards London and City.

### Uses and their influence

25. The predominant uses remain residential with some retention of social use. The main influence on the appearance of the conservation area has been the recent disposal of individual houses to private owners. This has resulted in severe degradation of the original uniformity, a vitally important characteristic of the area's built form and appearance. Old Oak was conceived as a compact, self-contained, monocultural community in its daily life, save for the absence of shopping facilities or allotments as a source of food. There was a Workers' Institute, a pub, a school and a church, the latter two buildings now demolished, and the pub replaced on another site.



*Spatial quality – unmaintained back alleys are being colonised by vegetation. Compare with a 1969 view, below.*



*Spatial quality – enclosure by terraces and walls*

# Old Oak Lane Conservation Area Character Appraisal



## OLD OAK LANE HISTORIC ENVIRONMENT ANALYSIS 2006

- Local buildings of merit
- Suggested additions to local buildings of merit
- Negative buildings



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Project: Old Oak Conservation Area

Scale: A3 Date: August 2006

Author: SEB

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## CHARACTER ANALYSIS

### Architectural and historic qualities

26. The important qualities are the authenticity and integrity that convey a strong sense of the historic epoch and socio-economic context in which the estate was made, and its associations with railway history, also a strong influence on the development of the wider area. The character of the CA is largely if not wholly reliant on maintaining the outward appearance of the estate as little unaltered as possible.

27. Although there is a narrow hierarchy of house types, e.g. the three storey houses in Old Oak Lane, the typical house of the area would have had four rooms, a ground floor parlour and kitchen leading off the entrance hall, which contained a staircase leading to two first floor bedrooms. Houses in Goodall Street and Old Oak Lane had small rear extensions which would have housed the toilet and possibly the copper, or water boiler, and coal shed, which could be accessed from the rear alleyways. Houses in Stephenson Street were slightly shallower. Their sheds are shown on the map of 1915 at the backs of their small yards. A typical plot would be approximately 16 feet (5 metres) wide and just over 50 feet (16 metres) deep.



*Three storey buildings in Old Oak Lane. Three of the original four ground floor shops have been converted to become part of the residential accommodation.*

### The contribution made by key unlisted buildings

28. Key unlisted buildings are those which fall within one or more of the following criteria:

- Age - Earlier buildings should merit greater attention towards preservation;
- Authenticity - Buildings or structures should be substantially unaltered and should retain the majority of their original features;
- Architectural Significance - Buildings or structures of local architectural significance or aesthetic merit or craftsmanship of any period; principal works of principal architects or designers of local importance; exemplars of key building types;



*The well preserved Fisherman's Arms*

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- Local technological significance or innovation;
- Historic Significance – Buildings/structures illustrating or associated with local architectural/social/cultural history or events, locally or nationally well known people;
- Townscape Significance - Individual buildings, objects or groups of exceptional quality in their context - for example, landmark buildings, notable buildings marking or creating interesting places, vistas, or interesting skylines;

Examples include the East Greenwich Estate, developed by the Carpenter's Company and the terraced housing in Wolverton, Buckinghamshire, a 'railway town', developed by the LNWR to house the workers in its coach-building works.

29. The importance of a local list is twofold: to acknowledge and raise awareness of buildings of higher than average importance and to establish potential candidates for statutory listing, particularly where risk to their significance or authenticity through alteration is identified. At this time, buildings within this CA would not merit consideration for statutory listing.

30. In this area individual terraces do not differ so significantly from one another as to establish any one as a key building. The UDP identifies Nos 22-49 Old Oak Lane as locally listed. These could be augmented by other groups, such as Stoke Place, which is considered of comparable quality and remains in a reasonably good state of preservation.

31. The former Institute is a key building of local interest on account of its architectural form and physical presence as a representation of the important social function it once had within the close-knit community. Although it has been altered to the rear, it makes a significant contribution to understanding the history of the area as a whole and is capable of repair and adaptation to new, compatible use.

### Local details and materials

32. For the most part, local details are typically consistent with those found in similar buildings of the respective periods in many parts of London and elsewhere.



*Stoke Place - in a good state of preservation, though its setting is marred by the tower. A 1969 view, below, shows solid front doors and Georgian style sash windows.*



### Walls

33. Groups of varied brick treatment to walling, all in Flemish bond, e.g. polychrome in Stepenson Street, red/orange brick in Goodall Street, London stock brick, with red arches in Old Oak Lane. Subtle variations of detail occur from one terrace to another e.g. contrasting brick banding, dentil courses, patterned or moulded bricks; Party wall parapets have stone or ridged tile caps.

### Roofs

34. Originally natural blue-grey slate to all terrace roofs, the Institute in machine made clay tile. Many roofs have been changed to other materials; e.g. artificial slate and concrete tile.

### Windows

35. Original windows were double hung painted softwood sashes. The majority of these have been replaced with different patterns and materials.

### Doors

36. Originally four panel painted softwood. Many of these have been replaced in differing patterns and materials.

### Rainwater gutters and downpipes

37. Originally half round cast iron, many now replaced in plastic.

### Site boundaries

38. The terraces front directly onto footways, with rear yard flank and rear walls, backing onto alleyways, defining the remaining boundaries. Originally these walls were built in similar brickwork to the front elevations. The 1914 O.S. shows small outbuildings, possibly toilets or sheds, set against the rear walls. New, more substantial outbuildings, together with replacement or resurfacing of walling materials are now beginning to appear, placing their characteristic uniformity at risk.



*Typical brick walling, window dressing and joinery*



*Left, Eaves and party parapet details. Right, the door on the left is appropriate.*



*A single disfigured property degrades the historic significance of the whole terrace.*



### The public realm

39. The main characteristic is that of a minimal, utilitarian layout and surfacing to provide durable access to the dwellings and allow for rear servicing such as coal delivery and rubbish collection. Availability of rear entry by working men to their houses would also have been important to avoid soiling the front parlour, and as a means of separating soiled working clothing from clean 'Sunday best' or visitors' wear. These very austere spaces would have been, in the era of before mass motor transport or car ownership, the primary place of public assembly or encounter as well as children's playspace.



*The bleak, car strewn Goodhall Street, above might benefit from the type of treatment given to a comparable street at Wolverton, Bucks. below*

40. No evidence has been recovered to verify what original surfaces there would have been to the road and footways. Granite setts or stone slabs might well have been laid before cheaper tarmac and concrete became commonplace, and might still be present beneath the present surfacing.



41. Although many similar estates were demolished, Old Oak Lane estate may have been saved by having been a corporately owned and managed estate, coming into the public sector when the railways were nationalised after the Second World War. Or, it may have simply been overlooked or considered unsuitable as a site for a new council estate.

42. Stephenson Street has been improved with extra parking space, a bund to reduce noise from the freight depot and generous tree planting. The brick work is an attractive mottled red grey with contrasting red arches.

43. Recent street works have not addressed the present poor surfacing, car parking problems, rubbish or undue austerity in the public realm. The conflicts inherent in present use and demand generate a disorderly quality that has considerable scope for improvement by upgrading surfaces, planting, safer and more attractive layouts. These, together with improvements to lighting, street maintenance and refuse collection systems can encourage greater local pride. Stakeholder comments, including those of local residents, are set out in the Appendix.

44. Maintenance of rear alleys, which appear to be designated public thoroughfares, appears to be neglected at present. This has led to both 'natural' colonisation by vegetation and, in default, to ad-hoc colonization by adjoining owners, whose introduction of planting and objects obstructs free passage, notwithstanding its quaint aspects.



*"Permitted development" such as erection of new walls and outbuildings could alter the character of back alleys unacceptably if multiplied and left uncontrolled.*

45. New, larger 'permitted development' structures of a variety of designs and materials have also started to appear. At this time it remains unclear whether the process will, if allowed to continue, lead to charming reassignment of these spaces away from Victorian rigidity, or to a form of unkempt squalor in what is still a functional part of the public realm.

### Greenery and green spaces

46. Although the estate was laid out without any provision of public tree planting or green space, the recent introduction of some tree planting is welcome for its softening effect as an enhancement to an otherwise very severe public realm. Carefully chosen in terms of eventual mature species size, tree planting would compliment improvements to floorscapes and parking layouts and enhance the settings of building groups in the CA. Examples of such treatment, based on Dutch 'woonerf' models, in which residential streets are closed to through traffic and appropriately landscaped, can be found at Wolverton, Bucks.



*Proliferation of dish aerials on facades and other alterations harms the appearance of the street as a whole.*

### Negative factors

47. Negative sites are marked on the map. Apart from the public realm elements identified above, the principal negative factors of the CA are disfiguring alterations to buildings, including:

- Painting, rendering or pebbledashing natural brickwork;
- Replacement windows in alien patterns and materials;
- Poor quality replacement roof materials;
- Loss of architectural details;
- Shabby alterations and extensions;
- Derelict, 'burnt out' house at No 73 Stepenson Street;



*Wall-mounted historic signage is more fitting to the character than modern efforts which add to street clutter.*

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- Risk to the Institute through vacancy and proposed redevelopment;
- Proliferating dish aerials on front elevations;
- Lack of maintenance and uncoordinated colonisation of back alleys.

### General condition

48. The overall condition of most fabric in the CA is sound, but shabby. In most cases however, regular maintenance, retention or reinstatement of original features, encouraging better maintenance and public realm enhancement would go a long way towards arresting or reversing decline. Any external cleaning should be considered for entire terraces so as to maintain group value.

### Problems pressures and the capacity for change

49. There is little capacity for major change within the CA, because all plots have been historically developed in a reasonably interesting and compatible manner. With the exception of sites marked as negative, any redevelopment or alteration to front elevations would detract from character. Any scope for extension or alteration at the rear of properties needs to be carefully considered with a view to preparing detailed design guidance. It is clear that this area is at risk of further degradation from alteration to external appearance in the absence of appropriate design guidance and enforceable planning control.

50. The vacant Institute is clearly at risk of loss through pressure to redevelop. Its importance to the character of the area has been identified above. It is therefore considered that any proposal involving demolition would be in conflict with relevant national and local policy.



*Pressing need for proactive measures*

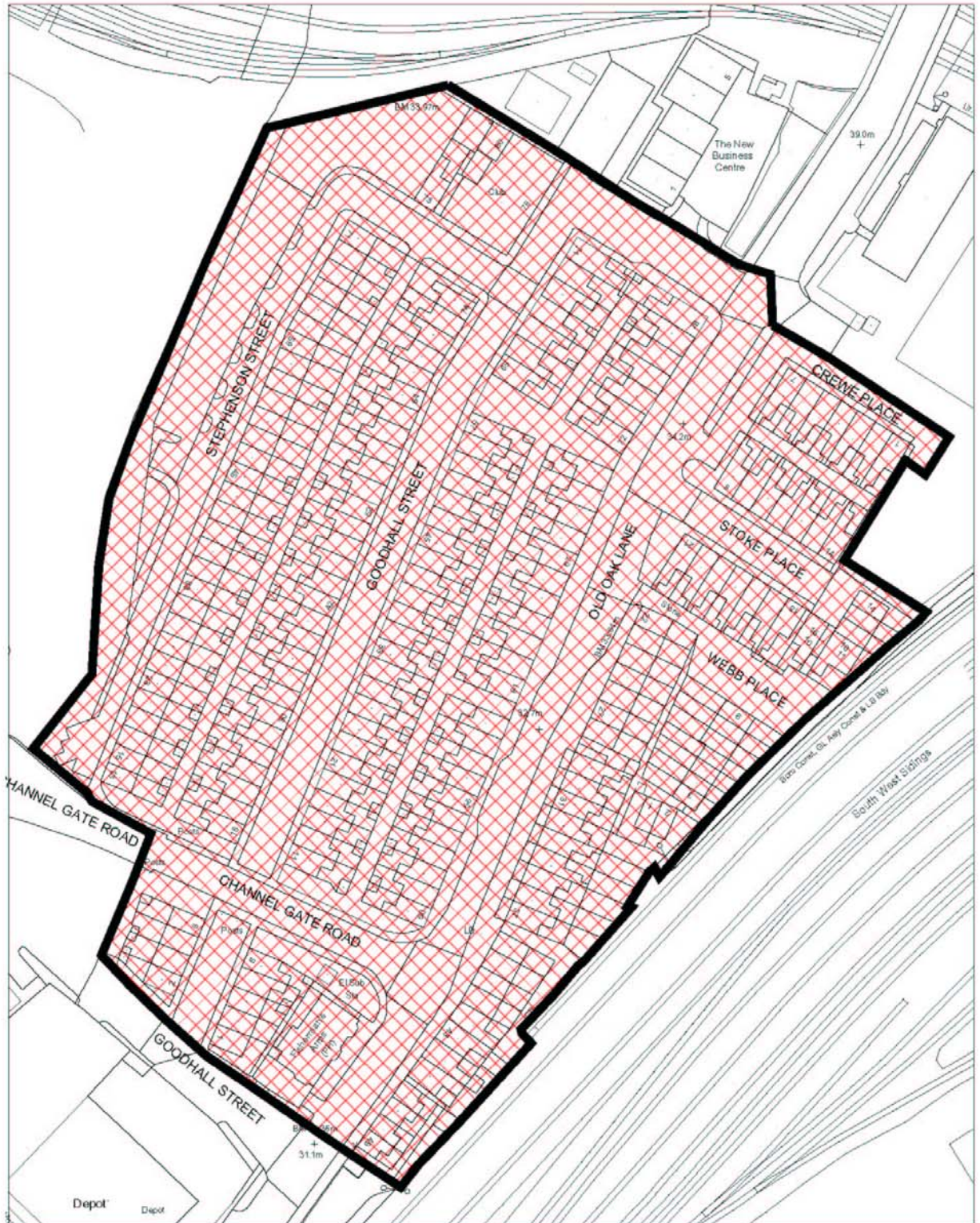


*No place to park*




*Demolition of rear boundary walls and neglect of public realm.*

# Old Oak Lane Conservation Area Character Appraisal



## OLD OAK LANE CONSERVATION AREA BOUNDARY 2006

 Designated conservation area boundary



<b>Conservation Architecture &amp; Planning</b>		
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PROJECT	Old Oak Lane	
DRAWN BY	DATE	SCALE
SEB	August 2006	NTS

### BOUNDARY

51. The self-contained nature of the estate precludes any boundary changes to the conservation area.

### INVOLVING THE COMMUNITY

52. In accordance with English Heritage guidance, the Council has involved key stakeholders during the appraisal process, a list of which is appended. The initial consultation process comprised of a number of on-site meetings with representatives of local amenity groups and the preparation and sending of a questionnaire to key stakeholders based in and around the CA. The questionnaire asked for detailed responses based on the consultees' knowledge of the area concerned. The questionnaire responses have been taken fully into account in the documents produced.

Before the submission of the Draft appraisal for Planning Committee approval for public consultation<sup>1</sup>, the document has undergone consultation externally with English Heritage and internally within Ealing Council.

After the approval of the Draft document by the Planning Committee, the appraisal has undergone public consultation with residents. All the responses received have been taken into account in this final document and changes made where appropriate. The final document has now been approved by the Planning Committee and has been adopted by Ealing Council.

### LOCAL GENERIC GUIDANCE

54. Threats to the character of the CA have been noted within this Appraisal. The worst detractors are individual alterations which degrade the unity of the groups and the poor quality of the public realm. This suggests a need to consider:

- a. detailed householder guidance;
- b. Enforceable design controls over harmful alterations, such as an Article 4 Direction;

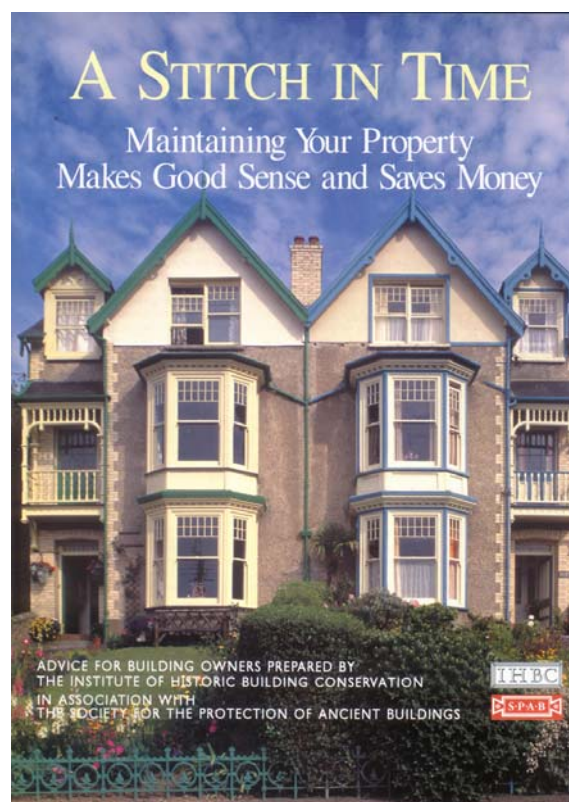
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<sup>1</sup> Public consultation details and a summary of responses are included in the Appendices to Ealing Planning Committee Report for the meeting of the 14<sup>th</sup> of March 2007

- c. multi-discipline design team to tackle the public realm, and
- d. Effective incentives to encourage reinstatement of lost original features.

55. Photographic recording of each building in the CA would be an effective means of auditing the extent to which each house retains original external fabric and features. This could help to both target resources towards enhancement and exercise control, including enforcement over any unauthorised alterations.

56. Dissemination of IHBC/SPAB householder maintenance guide, *A Stitch in Time* should go a long way towards avoiding mistakes in repair or inappropriate alteration, and encourage reinstatement of original features.



## **FUTURE MANAGEMENT PROPOSALS / STRATEGY**

57. Threats to the character of the CA by way of area analyses and stakeholder comment have been noted above. The most common are erosion of elevations, including walling, roof coverings, doors and windows. and detail, inappropriate alteration or extension and uncontrolled householder alterations. Guidance providing topic-based detailed advice on process, acceptable and unacceptable design and other relevant matters should therefore be considered as a priority. This could include reference to the scope of the Management Scheme and details of any Article 4 Directions, as they may arise.

58. The main problems and pressures identified in the analyses of the character areas, as identified above should be addressed in this guide. Topics could include:

- Description of principal design features
- Extensions
- Roof alterations
- Building materials and details
- Rain and foul water systems
- Chimneys
- Windows and doors
- Garden buildings
- Fences, walls and hedges
- Trees and landscape
- Communication aerials
- Reinstating lost features
- How to make an application

59. The threat of demolition of the Institute building should be addressed in a proactively, by way of a brief for retention and adaptive reuse, taking on board the policy implications of loss of community use.

60. A comprehensive audit of existing objects, noting any surviving historic artifacts, other street furniture, signs and objects would be an essential starting point in any programme directed towards maintaining historic artifacts in good order, de-cluttering the public realm and introducing appropriate environmental improvements.

61. More effective management and calming of traffic present excellent opportunities to increase pedestrian priority and rebalance traffic considerations.

62. consideration should be given in the Management Plan Stage to the development of a detailed local evaluation tool which would be more objective in measuring development proposals, whether alterations or new build, against the key characteristics of the Conservation area, or its character areas, as appropriate.

### **Article 4 direction**

63. An Article 4 (2) direction is recommended in respect of alterations visible from the highway. This would affect the following categories of 'permitted development' which, if uncontrolled would continue to have a negative impact on the conservation area.

1. Replacement windows and doors.
2. Painting, rendering or cladding of masonry.
3. Demolition and erection of new of boundary walls.
4. Erection of front porches.
5. Erection of hardstandings.
6. Redevelopment of individual rear structures.

## **PLANNING POLICY FRAMEWORK**

In CAs, there is a presumption in favor of retention of buildings and structures that contribute to their special character. They are subject to additional planning controls, including demolition of buildings, restriction of 'permitted development' rights and automatic tree protection. Within a CA, it is an offence to demolish an unlisted building, fell or lop a tree without planning permission. A brief summary of the principal legislation and policy guidance applicable to Norwood Green CA is set out below:

## Old Oak Lane Conservation Area Character Appraisal

*The Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the process of assessment, definition or revision of boundaries and formulation of proposals for CAs as well as the identification and protection of listed buildings. Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of a CA, or in case of listed buildings, to have special regard for their preservation in the exercise of their powers under the Planning Acts.

*Planning Policy Guidance (PPG) Note, 15*, for local and other public authorities, property owners, developers, amenity bodies and the public, sets out Government policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment. Ealing Council's *Unitary Development Plan (UDP)*, and emerging replacement *Local Development Framework (LDF)* includes development control policies which apply these principles and statutory requirements. This Appraisal should be taken into account when considering, applying for, or determining planning or listed building applications within the CA. It will be treated as a 'material consideration' in assessing these applications.

The underlying objective of the relevant legislation and guidance is the preservation or enhancement of the character or appearance of conservation areas. Any proposed development which conflicts with that objective should normally expect to be refused. PPG 15 and local policy also support a presumption in favor of preservation of any building or object which is considered to make a positive contribution to the character of a CA. At the same time, the need to accommodate change which respects or reinforces the character of the area in order to maintain its vitality is recognized.

Many local planning policies, not just design and conservation, can affect what happens in a CA. For example, policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, sustainable construction, transport, people with disabilities, employment, town centres and many others can all influence development and the quality of the environment in CAs.

However, policies concerned with design quality and character generally take on greater importance in CAs. The adopted Unitary Development Plan's chapter on Urban Design includes policies dealing with:

- Design of Development (4.1)
- Mixed Use (4.2)
- Landscaping, Tree Protection and Planting (4.5)
- Statutory Listed Buildings (4.6)
- Locally Listed Buildings (4.7)
- Conservation areas (4.8)
- Ancient Monuments and Archaeological interest areas (4.9)
- Commercial Frontage and Advertising signs (4.10)

Throughout the Chapter, references are made after each policy to other relevant documents and policies, including:

- *SPG 5: How to prepare an Urban Design Statement*
- *SPG 12: Greening Your Home;*
- *Ealing LA21 'Keeping Your Front Garden Alive'*
- *PPS 1 Delivering Sustainable Development*
- *PPG 15 Listed Buildings and Conservation Areas*
- *PPG 16 Archaeology and Planning*
- *PPG 19 Outdoor Advertisement Control*
- *By Design: Urban Design in the planning system: towards better practice* (CABE & DETR, 2000);
- *'Better Places to Live: By Design'. A companion guide to PPG 3* (CABE, 2001)
- *The London Plan, Policy 4B.5, 4B10, 4B11, 4B12, 4B14*

The Council has also published a Supplementary Planning Document '*Residential Extensions*', which was adopted in June 2006.

In general it is applicable to residential properties in CAs.

## Old Oak Lane Conservation Area Character Appraisal

A draft Conservation Areas SPD is currently being prepared and will be subject to formal consultation in the Spring of 2007.

### USEFUL INFORMATION

#### Contact Details

For further information about the contents of this document please contact;

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#### Bibliography

English Heritage, *Guidance on Conservation Area Management Plans*, 2005

English Heritage, *Guidance on Conservation Area Appraisals*, 2005

Ealing Council, *Adopted 2004 Plan for the Environment*, 2004

### Glossary

**Façade** - the face or front of a building

**Cornice** – a moulded projection or capping

**Dressing** – the framing material of an opening

**Jointing** – the appearance of the mortar between masonry units

**Woonerf** – a Dutch term describing the landscape of old streets to make them safer and more attractive

**Flemish bond** – brick laying pattern in which long (stretcher) and short (header) sides of brick alternate on every course

**London stock** – the handmade, varied yellow-brown brick predominant in many London buildings



**APPENDIX 1**

**STAKEHOLDER CONSULTATION**

**LIST OF STAKEHOLDERS CONSULTED AT PRE-PRODUCTION STAGE**

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**Ealing Civic Society**

**Save Ealing's Open Spaces**

**Island Triangle Residents Association (TITRA)**

Ben Murphy (resident & member of TITRA)

**Old Oak Common Conservation Area Panel**

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