

4. OONA AREA 1 THE WESLEY ESTATE

4.1. The estate is an area of 1930s houses built originally as company housing by stationery manufacturer Harold Wesley and subsequently sold to private owners. There are 230 houses, mainly two storey and semi-detached, laid out in a typical suburban pattern of the period.

4.2 This part of the OONA is isolated from other residential areas by industrial premises in Park Royal and North Acton Road, in Harold Road, Newark Crescent and Wesley Avenue and by the Grand Union Canal to the north. Residents in the estate currently lack easy access to basic facilities (GP surgery, opticians).

4.3 In other respects the estate provides good quality low rise housing with higher space standards than would be built today and remains a popular residential area.



Figure () Aerial view of the Wesley Estate (left of image) showing its isolation from other residential areas

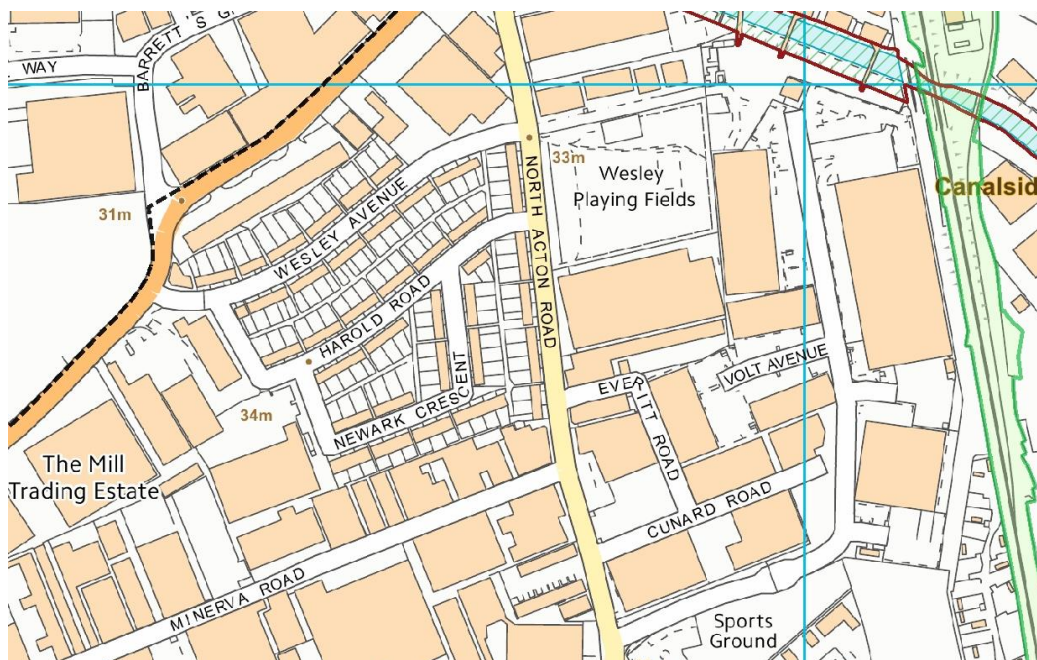


Figure () Map of the Wesley Estate

4.4 Wesley playing fields is located on North Acton Road. It is designated by LB Ealing as a small open space and totals 1.59 hectares. Despite being called a playing field, it has no formal sports pitch areas marked out. The presence of some mature trees would make this difficult. This is the largest formal green space serving the OONA. This neighbourhood plan proposes designation as Local Green Space, in order to strengthen planning protections for this locally valued open space.



Wesley playing fields

4.5 Another feature of the estate is the grassed alleyways which run between the rear gardens of the houses on Wesley Avenue and Harold Way. Currently these are not well looked after, but they offer the potential of becoming an attractive asset for the area. This neighbourhood plan proposes designation of these strips of land as Local Green Space. This will clarify their planning status.

4.6 The draft policies below reflect objectives 3, 6 and 7 as set out at the front of this neighbourhood plan.

Policy OONA 1A -To designate as Local Green Space the Wesley Playing Fields

Reasoned justification – While this area is designated by LB Ealing as a small open space, designation as Local Green Space under the NPPF will provide greater planning protection for a longstanding amenity space that is valued by local residents

Policy OONA 1B – To designate as Local Green Space the open alleyways behind the rear gardens of the houses on Wesley Avenue and Harold Way

Reasoned justification – these green alleyways are an original part of the layout of the estate that are insufficiently exploited at the moment in terms in providing visual amenity and improved air quality for local residents.

