



EALING CIVIC SOCIETY NEWSLETTER

Working to preserve and improve our Borough



Founded in 1967

President: Prof. Sir Peter Hall Vice president: Corinne Templer

www.ealingcivicsociety.org

Member of

**CIVIC
VOICE**

Summer 2014

CHAIRMAN'S MESSAGE

Welcome to our summer newsletter with an update of news since our Spring newsletter, particularly on Ealing Broadway Crossrail station and the Arcadia centre redevelopment. We also bring you news of our forthcoming event in particular the John Delafons annual lecture on Tuesday 3 June and the Civic Day events on Saturday 21 June with a walk around the nearly newly restored Walpole Park.

Ealing Broadway station

Those of you who attended the AGM in April will know that Crossrail has come up with revised plans for the entrance to the proposed Ealing Broadway Crossrail station following strong criticism from the eminent architect, Lord (Richard) Rogers and our own president, Sir Peter Hall. We lobbied the deputy mayor of London (Isabel Dedring) responsible for transport with the assistance of Angie Bray MP who chaired a meeting in late April with Crossrail where they revealed their revised plans. These show a much larger covered pedestrian area in front of the station replacing the current pull-in. Whilst significantly better than their previous industrial-looking canopy this design still has shortcomings. For example, it is not clear whether any proper thought has been given to how passengers arriving and leaving the station, particularly on public transport or in road vehicles, will interact with this

space. So far, for example, there are no obvious arrangements for set down and pick up other than on the roadway outside the station. Also, the way the canopy interacts with the buildings to the north and south is unclear. We have made these and other points to Crossrail and their response is awaited. We expect a formal consultation on these or possibly revised plans to take place in late May or early June.

**EALING CIVIC SOCIETY
2014**

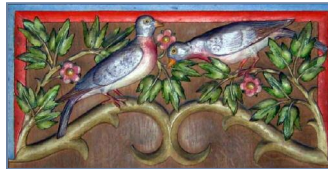
The John Delafons Public Lecture

Art & the Architect

MacDonald Gill's World of Interiors

Caroline Walker

biographer & great-niece of MacDonald Gill



Tuesday, 3 June, 2014

7.30pm

Liz Cantell Room, Ealing Town Hall

New Broadway, W5 2BY

The Arcadia site

The first phase of the redeveloped former Arcadia centre site (now called 1-8 Broadway) is due to open by the summer with the unveiling of the newly built facade. TK-Maxx has been trading throughout most of the construction period and the new enlarged McDonalds has recently reopened. The final shop, a Morrisons convenience store, is expected to open later in the year. In the meantime, Benson Elliot have sold the site to a Canadian-based insurance company.

As for the rest of the Arcadia redevelopment, Benson Elliot have slowly been acquiring property across the remainder of the site including Central Chambers opposite the station. They indicated that they may have to employ CPO powers to complete acquisition of the whole site. They have also recently engaged LondoNewcastle as residential development partners indicating that the major part of the redevelopment will be a residential block. Their current pro-

Ealing Civic Society Events 2014

John Delafons Lecture Tuesday 3rd June 7.30pm, Liz Cantell Room, Ealing Town Hall, Speaker: Caroline Walker.

Civic Day Tuesday 21st June. A guided walk round Walpole Park developments

ECS Annual Awards Ceremony 25th November 7.30pm, The Queen's Hall, Ealing Town Hall. Speaker: **Angie Bray**, MP for Central Ealing.

Other events

Open House London Saturday / Sunday 20 / 21st September

jects include redevelopment of a former factory in Rosebery Avenue, Clerkenwell and a serviced office facility at 500 Chiswick High Road, W4. Initial proposals for the Arcadia site include a new pedestrian street (Haven Yard) following the line of the existing alleyway (but exiting opposite the entrance to Ealing Broadway Centre rather than further to the west as currently), larger shops along the Broadway, smaller units on the pedestrian route, residential courtyards, and buildings on the north side of the Broadway no higher than those on the south. Planning for this phase is scheduled to be complete by the end of 2014 with building due to start before the end of 2015 for completion within 18-24 months. Consultation on the proposals is expected later this summer.

Former Dominion Cinema Acton

I attended the exhibition about the proposals for the ex-Gala bingo building in Acton High Street (former Dominion Cinema, Grade II, Bromige, 1937). The Destiny Christian Centre want to convert this into a place of worship (requiring change of use) and restore many of the original features, in particular the stage area which was radically changed by Gala



in the 1970s after the cinema closed. I met the architects together with Dr Jerome Anekwe (senior pastor) and discussed their plans briefly. My initial impression is that they want to restore the interior sympathetically, the only significant change being a proposal to drop a new wall from the balcony to the stalls area to create a large meeting room. This is a great opportunity to restore one of the few undivided Bromige cinemas remaining. Although not one of his best, the external design and internal decorative features are typical of his approach to cinemas.

Robert Gurd

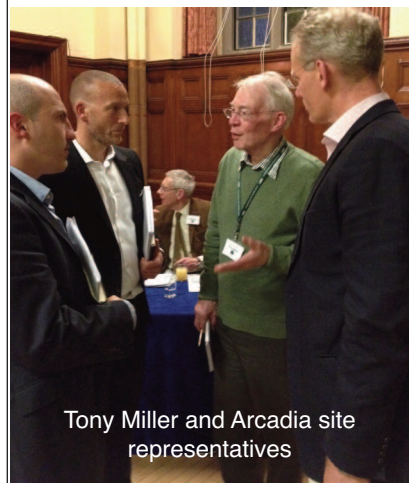


Civic Society Awards deadline for entries

The Award ceremony is on 25th November 2014 and the deadline for entries is 30th September. The project must be located within the London Borough of Ealing. Awards are made for schemes that enhance the environment by good design, landscaping, or service to the community of other kinds. They may include new buildings or those which have been substantially restored or refurbished, landscaping or townscape projects. See the ECS website for details of the scheme.

AGM April 29 2014

The Queen's Hall was well attended for our AGM, drawn in by the announcement that the guest speaker, would be from the firm of Benson Elliot who are overseeing the development of what was once the Arcadia Centre. First Robert Gurd led us through the society's annual business, reviewing the past year's activities. Robin Roads reported on the financial position - we are not in debt! The executive committee stalwarts were re-elected and we were happy to welcome Jenny Gadsby as Minutes Secretary and Jo Winters who is observing. Mike Jordan showed his BBC pedigree by beefing up our PA system, using some of his own gear and expertise, leaping about and attaching mikes to



Tony Miller and Arcadia site representatives

guest speakers - very much appreciated!

The guest speakers from Benson Elliot and from LondonNewcastle (not a typo!) covered some rather familiar, bumpy ground. The western part of the project is still literally under wraps, which will be removed very soon to reveal pretty well the same tenants as before, McDonalds, TKMaxx but also a new arrival, Morrisons "Fresh Market". You can read more on this in the Chairman's Message (on page 1). Questions from the floor also touched on issues which will not go away, centring on the lack of a seamless interaction with other planners over the Ealing Broadway station but not forgetting the design of the clock structure over the main entrance.

Tony Williams

Well worth a look:

The London Forum - "working to protect and improve the quality of life in London":

This is a group of Civic and other amenity societies, covering the whole of London. Topics in the most recent edition of their newsletter (£3) include: London's Housing crisis; Offices to homes; Climate change and its implications; Saving London's pubs; Parks & Fire and Police Stations; a Critique of the 'Boris Bus'; Water and flooding ... and much more. See www.londonforum.org.uk

Reading this and not a member?

Why not join us?
Phone 020 8567 4682
or see our website
www.ealingcivicsociety.org

Ealing hosts London Neighbourhood Forums conference

Two Ealing neighbourhood forums are hosting a London-wide conference on 28 May, to look at how the Localism Act is succeeding in engaging people in planning for their own areas. Sponsored by housing association Affinity Sutton and supported by the Department of Communities & Local Government and Ealing Council, the conference will be looking how forums from across the capital are responding to the challenges and opportunities in neighbourhood planning. Speakers include chair of West Ealing Centre Neighbourhood Forum Eric Leach and Nick Woolven, chair of Central Ealing Neighbourhood Forum. The conference promises a hard look at both successes and problems met so far, and what is needed to progress the concept of real involvement of local people in shaping their own areas.

Admission to the conference at Ealing Town Hall is free, but you must register at www.wecnf.org.

Meanwhile, CENF is moving towards the next stage of preparation for its plan, by asking local people for their views on a range of issues and options. A full consultation will be launched in time for the Forum's AGM on Wednesday 25 June. Look for details on www.centralealingforum.com or Facebook /CentralEalingForum, and sign up at <http://eepurl.com/p8405> to be sent information.

Tony Miller

Civic Day Saturday 21st June 2014

Tour of Walpole Park

As part of the Society's participation in this year's Civic Day we have arranged a tour of Walpole Park to see the lottery funded works which will complete later in the summer. This will be a



good opportunity to view first-hand the interesting improvements which seek to recreate more of the landscape at the time of Soane. The tour will be led by Emma Allen the park manager on the morning of Saturday 21st June.

As the tour will be entering the restricted area unfortunately numbers have to be limited. If you would like to attend would

you email info@ealingcivicsociety.org as soon as possible to ensure you have a place. We will then confirm there is a place for you and arrangements for that morning.

Paul Fitzmaurice

Do we have your email address?

To receive regular communications from ECS on matters of interest and news updates please ensure we have your email address. Just click on the box on our website or email info@ealingcivicsociety.org with your name and preferred email address to ensure you get the full benefit of your membership.

Ealing Civic Society is on Facebook and Twitter

Gunnersbury Park and Museum Heritage Lottery Fund Projects - Update May 2014

Following two busy years of project development Ealing and Hounslow councils have now jointly submitted Heritage Lottery Fund bids for improvements to both Gunnersbury Park and the Museum. The Museum project includes full restoration of the Large Mansion (Gunnersbury Park House) and improvements to the museum including opening up new rooms to the public, putting more of the collection on display and improving the education spaces. The park project includes restoration and repairs to 16 of the listed parkland buildings and structures, renovation and improvements to the core ornamental parkland, and developing a range of new park activities such as the community garden, a nature trail and the very popular return of boating to the Round Pond. A late addition to the application is the proposed redevelopment of the existing café with a new display building for the carriages which are currently on display in the Drawing Room! The HLF are due to make their decision on funding for both projects this summer.

The Stables

English Heritage is working with the Councils to carry out partial repairs to the stable block. The buildings are being restored to a safe and weather-tight condition which will significantly reduce the risk of these Grade II* buildings being lost to future generations.

Summer Community Activities

A range of community activities and events are planned including family mini-beast and bat walks during the school holidays, 'Chelsea Fringe/Big Lunch' activities in the community garden and Orangery on June 1st, and 'London Open House' tours on 21st September.

You can find more information about the Gunnersbury projects at <http://www.ealing.gov.uk/gunnersbury>.

Jan Anderson, London Borough of Ealing

(For a more extensive report on phased developments and plans for Gunnersbury see *Philippa Dolphin's Gunnersbury News* in the Spring Edition of this newsletter).

Subscriptions

If you pay your subscription by cash or cheque, early payment will save you from receiving reminders.

The amount due for the calendar year 2014 is £12.00. Your cheque payable to Ealing Civic Society should be sent to:

Robin Roads, Hon Treasurer, Ealing Civic Society

2 North Lodge Ealing Green, London, W5 5QU

Members who pay by standing order pay £2.00 less. If you would like to change your method of payment please download a form from our website. Alternatively e-mail me: Robin@robinroads.co.uk or Tel 8579 5910.

Robin Roads

Planning Issues

We have commented on a range of smaller planning applications which include some with heritage implications and overdevelopment.

3 Elm Ave. W5. We objected to the demolition of No 3 since the conservation area appraisal clearly indicated that this is a house contributing to the character of the area. The application has regrettably been permitted

41 Hamilton Rd Ealing W5 2EE. Conversion of three units into seven self-contained units including part single, part three-storey rear extension, insertion of three dormer windows and rooflights to side roofslopes. This is an insensitive overdevelopment of an attractive site which is part of a group of late Victorian Houses that makes a positive contribution to the Northern part of the Ealing Common Conservation Area. The large area of flat roof is out of character with these classic Victorian houses, and we object to the use of obscure glass to windows of a habitable rooms, the lack of a lift in a four-storey building and the use of new dormers on the side elevations. The rear elevation is as much part of the Conservation Area as the front one. We agree that only allowing two parking places on the frontage maintains the amenity of the conservation area but this will add pressure to on-street parking. If the number of flats is reduced this would reduce the number of potential cars.

267 High Street Acton. We object to insensitive additions to the external appearance of this Grade II Listed Building. It is a most attractive heritage asset and any changes should enhance it, not cause harm. We are especially concerned about the door and external staircase at the rear and associated changes which would be visible from Woodlands Ave and the rear service road. The design and access statement shows the difficulties in obtaining access to the properties caused by parked vehicles. Lack of amenity space is not compensated for by proximity to Woodlands Recreation Ground which is small so that there is moderate local park deficiency.

1-7 Clock Tower Mews Hanwell. We object to this proposal to permit the use of groundfloor garages for residential purposes and add an extra storey to the existing flats. The extra height would lead to an overdevelopment that overshadowed the property to the east and their close proximity is out of character, providing an inappropriate bulk and massing. It would increase the number of units without adequate amenity space. The garages should be retained for vehicle storage since parking is important for people shopping in Hanwell or for adjoining residential units that lack any parking facilities.

48 Horn Lane Acton. Redevelopment of petrol station and garages for 28 residential units. This overdevelopment of a long narrow site overlooks the semi-detached houses and gardens of Stuart Rd. The proposal has

many of the disadvantages of a backland site with the access road for the proposed development adjoining these gardens. There would be unacceptable pollution from noise and fumes replacing the existing row of garages which acts as a barrier – a considerable loss of amenity for existing residents. The amenity for new residents is also inadequate. The site lacks parking spaces which would be essential for a scheme of 28 housing units. There is also a lack of amenity space: a mixed scheme with at least 22 units needs adequate play space for children on site and the nearest Public Open Space is across a busy main road.

Gunnersbury Park Café and Stable Block. The restoration of the grounds and listed buildings has been the subject of much consultation but the demolition of the existing café and toilet and replacement is a recent proposal which is the subject of this application. We were concerned about the loss of a café during the replacement and thought that with a little imagination the **Stables Buildings** could become a destination in their own right, and accommodate café, restaurant, Carriage display, cookery school, park information, artists' studios and other uses.

Judith Harris

2014/15 Executive Committee

Robert Gurd (Chairman)

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Jenny Gadsby (Minutes Secretary)

The ECS Newsletter was edited by Tony Williams. Contributors were Paul Fitzmaurice, Robert Gurd, Judy Harris, Jen Henley, Tony Miller, Jan Anderson, Robin Roads and Tony Williams.

Dominion Cinema photos: courtesy Cinema Theatre Association. Printed by Pollyprint www.pollyprint.co.uk