



EALING CIVIC SOCIETY NEWSLETTER

Working to preserve and improve our Borough



Founded in 1967

Vice-President Corinne Templer

www.ealingcivicsociety.org

Member of

**CIVIC
VOICE**

Autumn 2014

From Our Chairman

I have to report three very sad events affecting the Society. First, a former chairman whom many of you will recall from the 1980s, Michael Barnes, died in July at the age of 94 after a long illness. Our vice president, Corinne Templer, spoke on behalf of the society at his funeral mass in Christ Church. Second, our President,



Sir Peter Hall

Professor Sir Peter Hall, died in August at the age of 82 having suffered for some time from cancer. Professor Sir Peter Hall was the Bartlett Professor of Planning and Regeneration and president of the Town and Country Planning Association. He was knighted in 1998 for his services to the Town

and Country Planning Association and was named a "Pioneer in the Life of the Nation" by the Queen in 2003.

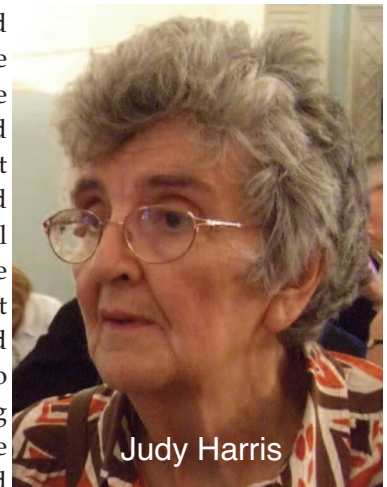
Our tributes to both these distinguished men are on page 6 of this newsletter.

Most recently our Secretary, Judy Harris, died in the middle of August at the age of 78 after a long illness. She had been fighting a recurrence of cancer for some years but carried on with her duties for us despite the pain and discomfort she was suffering.

Judy had worked for many years with the Council's planning policy section and after she retired she devoted her energies to scrutinising the many changes in planning policy which came about as a result of upgrading the Unitary Development Plan some years ago. This required enormous dedication particularly when writing evidence for submission to the Council and appearing at public examinations even when she

was not fully well. Her particular expertise related to open spaces, having mapped most of those around the Borough over the

years. She also relished dealing with the intricacies of the London Plan and subsequent amendments and appeared at several inquiries over the years. Last, but not least, she devoted much time to scrutinising planning applications in the Borough and



Judy Harris

submitting comments to the Council following discussions in our environment committee. She was tenacious when she fought for a cause even when the odds appeared stacked against her. We are very grateful to her for the work she did for the Society particularly on planning matters.

She will be very much missed both by her fellow committee members and by the wider membership.

Local listing

A revised list of "heritage assets" was approved by the Cabinet in July which replaced the list of locally listed buildings of architectural and historic interest first published in around 1994 and only updated once. As long ago as 2011 we were very concerned about the threat from developers to local buildings of architectural or historical interest which did not have statutory protection. We were particularly saddened about the loss of the former St Magdalena's home for "fallen women" at 51 Drayton Green which was demolished to make way for housing despite our strong protests. As a result, we launched the 'Local Gems' initiative in 2012, asking people to nominate buildings

Coming Events

London Open House: 20-21 September. See, explore and learn about architecture across London

ECS Annual Awards Ceremony Tuesday 25th November 7.30pm, The Queen's Hall, Ealing Town Hall.

in their area to the Council to be considered for protection. To its credit, the Council carried out a



consultation later that year encouraging people to do just this. Many dozens of buildings were put forward and a revised draft list was issued for consultation. The resulting list is now known officially as the Local Heritage Register. This Register, which will be reviewed annually, has three separate categories:

- the Local Heritage List,
- the List of Buildings of Façade or Group Value
- “Positive Contributors” to a conservation area. The Local Heritage List records over 400 individual buildings within the borough of Ealing which are considered to be locally important. The List of Buildings of Façade or Group Value records some 300 buildings which are significant because of the local architectural or historic interest of a group or terrace of buildings rather than individual buildings. The character appraisals of Ealing’s 29 conservation areas also recognise about 600 “key unlisted buildings” in addition to buildings on the Local Heritage List and those on the List of Buildings of Façade or Group Value. As these key buildings make a positive contribution locally, they will be recorded in future as “Positive Contributors” to their conservation area and be included on the Local Heritage Register.

The Burton Dunglinson house

In July we were contacted by an archivist at the Art Institute of Chicago who asked about the plans for a house in Mount Avenue Ealing apparently designed in 1935 by eminent American architects Alfonso Iannelli and Bruce Goff. The plans had been a mystery to archivists for many years and no one knew whether the house had ever been built. On inspection, the house at the address given did not bear much resemblance to the drawings: the latter showed a flat roof modern movement house set in large grounds with a roof top sun room, whereas the existing house has a pitched roof with new houses obscuring the view from the road. And yet certain features, such as the remnants of a curious stepped brick corner chimney stack, were

evident. Thanks to the invaluable archive of plans held by Ealing Council we were able to discover the original plans of the house as constructed. These were drawn up by a local architect but closely resembled the U.S. plans held in the archive. But why does the current house look so different? It turns out that a previous owner allowed the original modern movement house to deteriorate to such an extent that later owners had no option but to re-roof and they decided to extend the property at the same time. If the original house had survived it would have been a unique example in this country of the work of an American firm of architects which in their day were as well known as Frank Lloyd Wright.

Cinema

The long-running saga has recently taken on a new twist – worthy of an Ealing Studios’ film! Empire Cinemas have recently regained control of their site in New Broadway. This means that they are now in a position to restart work on their development which was abandoned in late 2012. Empire’s regaining control of their site is likely to make the CPO process, already a protracted one, more complex and further drawn-out. And if Empire really do restart construction this could lead to their development being completed before the CPO process is completed. Where this would leave Land Securities (who have recently signed up Picturehouse cinemas to deliver their own cinema operation) remains to be seen.

Arcadia Centre clock

You may recall from our Spring newsletter that we were keen to find a new use for the bells from the carillon clock which used to be on the former Arcadia Centre. These were donated to Christ Church School by the then owners of the centre, Benson Elliot, for use in the school. Happily, discussions between the school and the clock makers who maintain the steeple clock on Christ the Saviour Church have resulted in a unique instrument being designed for use by the pupils. The bells will be mounted on a frame which will also have a clock movement and clock face to show the time as well as a keyboard on which the 18 bells may be played. It will also play the Angelus (call to prayer) and have some preselected tunes which may be played automatically. Meanwhile, the replacement clock on the Arcadia centre itself (now relabelled 1-8 Broadway) has just been unveiled – to a less than rapturous reception.



Robert Gurd

Central Ealing Neighbourhood Forum

CENF has reached a new stage in its development of policies for a plan for central Ealing, with the launch of its Issues & Options survey, Your Town – Your Plan. Since the first round of public consultation, the Forum has been working on the ideas people put forward with their views on what was good, bad or needed changing in the town centre. These have been looked at under four headings: Open Space and Heritage; Shops, Office and Jobs; Getting Around; and Ealing's Culture.

Working groups have analysed this input and reviewed policies in the London Plan and the borough's core strategy. Where there appear to be issues that have not been covered, or questions about the way existing policies should be implemented, these have been posed as choices for people to express their preferences.

CENF is looking for responses from residents, community groups, businesses and other key stakeholders, who have a mutual interest in making Ealing a vital, thriving and sustainable centre. When these have been collected, they will guide the creation of specific policies to go into the draft Neighbourhood Plan, for submission to independent public examination and eventually put to the vote in a local referendum.

If approved, the plan will become part of the borough's official policy for approving future planning applications. But in putting it together, the Forum can also stimulate projects which help to build a stronger, more inclusive community.

The Forum launched its second round of discussions at the Ealing Festival in Walpole Park. It is inviting everyone to look at the choices set out, and to say if they think some obvious things are missing.

The questionnaire can be completed through the Forum's web site, www.centralealingforum.com, or on paper on copies which can be picked up at the Central Library or at the Town Hall reception.

Tony Miller

Civic Day Walpole Park Walk

There was a capacity turnout for the Civic Day Tour of the Walpole developments (15 plus four more) which were considered so safe that hard hats and hi-viz jackets could be dispensed with.

The sun shone on us, so that our sensible boots and shoes were also surplus to requirements.

Emma Allen, the Parks Manager, led the group with assurance, bringing us up to speed on works on the Shrubbery Walk, the Fishpond, the Water Garden, the



grounds around Pitzhanger Manor, the Kitchen Garden, the Education Centre, the new playground and more. Work was running behind schedule as of June 21, not least because of a Thames Water delay in connecting up the various water feeds from Mattock Lane. Emma Allen is clearly a hands-on manager who is no stranger to a spade handle, and was able to give us a plant-by-plant update. The new timber play-cum-adventure ground was very advanced and will be the largest and most modern in Ealing. The water sculptures to be driven



Emma Allen

by children on a seesaw or working a hand pump promise to be very exciting. This, the Fish Pond and Water Garden cascades as well as the toilet block were all waiting on Thames Water. The small children's section of the new playground will be encircled by a low willow fence, but the older children's facilities will get a certain amount of protection from a grassy knoll at one end.

Now that grass is laid, looking almost as perfect as astroturf, we can enjoy the view that Sir John Soane would have had from his conservatory, including the dip into the Water Garden Ha-Ha, although the cows that cropped the greenery then would not have



achieved the same stripey perfection as now. We hear that certain London parks are indeed outsourcing lawn mowing to cattle, but Emma was non-committal on this.

Tony Williams

[Ed. At the time of printing the playground is open and fully functioning apart from the hydraulic water feature. It is very much in use. The ponds' waterworks are operational.]

Transport through the centuries

The story of Uxbridge Road

Hanwell Library, Cherington Road **25th October** 10.30am. A joint Hanwell Heritage & Local History Society and Ealing Autumn Festival event costing £4. Tickets can be obtained at Hanwell Library (0203 700 1076)

Do we have your email address?

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Planning Issues

Ealing Civic Society comments on planning applications submitted from across the borough, many of which have heritage implications and involve proposals that might result in overdevelopment. The most significant applications to which we have responded recently concern two stations and the well-known Ealing Village.

Ealing Broadway Station, W5

Following the appointment of Ealing Council's own architects after criticism of Crossrail's own earlier designs, amended plans for the redevelopment of the Crossrail station were put forward in June. We responded that the design of the station was a great improvement on those produced earlier by Crossrail but we maintained some concerns about the detailed appearance. We would prefer a more substantial impression – the proposed I-beam columns that would support the canopy look basic and unfinished. In



addition, there should be fewer columns with those in front of the entrance doors removed. We noted that this latest design aligns the canopy with adjacent building pediments, thus alleviating our previous concerns. However, we remained unclear about how the new retail units will be serviced. Perversely, the plans were approved at the August planning Committee before a planned exhibition on the station due to be mounted in early September (2 and 4 September from 4-7pm) took place. Both Crossrail and the Council were impervious to pleas from us and other local groups to have the application considered at the September Committee after the public had had an opportunity to look at the exhibition.

North Acton Station Square, W3

We approved of the landscaping plans to redevelop the site creating a public square with steps and ramps from the road to the level of the existing station. Nevertheless, we thought that the proposed pavilion style of design of the station lacked imagination: it could be improved to give a greater civic rather than utilitarian feel to the space.

Ealing Village W5

This planning application was for repairs and refurbishment work to one of the blocks of this Grade II listed art deco mansion flat development in particular replacement metal windows. We assessed the application in two ways – in terms of impact on the outward appearance of the block and wider issues such as energy efficiency. Ultimately, though, we recognised that the decision about the windows should rely on advice from English Heritage given the importance of the development. To ensure any changes to the external appearance of the block are minimised we advocated replacement of only those windows which were beyond economic repair with like-for-like steel single-glazed Crittall windows. However, to improve energy efficiency and reduce noise, we acknowledged the approach of the application which is seeking approval for more energy-efficient double-glazed windows. While being steel, these windows would not be identical to the original windows because of small but outwardly visible differences in their construction. We said that on balance we would err on the side of a minimalist approach unless all the windows could be replaced at the same time over a programmed period, to reduce the inevitability of the block taking on a “spotty” outward appearance.

Jo Winters

Gunnersbury update

We had two wonderful pieces of news about Gunnersbury in July. Following an enormous amount of work by Ealing and Hounslow Councils, the Museum staff, the Friends of Gunnersbury and many others, two major grants were awarded by the Heritage Lottery Fund (HLF). Although Gunnersbury is in the London Borough of Hounslow it is on the border with Ealing and is well used and loved by the people of Ealing. As an estate it is hundreds of years old and possibly associated with Gunhilda, niece of King Cnut. It is now a Grade II* registered landscape, and contains 22 listed buildings. It has been regarded as at risk by English Heritage for some years. The first house we know of dates from the 1650s, but was demolished in 1800 and replaced by the two present mansions in 1802. The large mansion, which houses the local history museum for Ealing and Hounslow, was once owned by the Rothschilds and is Grade II* listed. It has impressive Victorian kitchens and some of its reception rooms were designed by Sidney Smirke in 1835-6.

On 7 July we learnt that nearly £4.7 million had been awarded for the restoration of the park under the HLF and Big Lottery Fund's Parks for People programme.

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... *Gunnersbury update continued* ...

This will enable a whole range of improvements: a new café to replace the current rather dismal one, the restoration of the Orangery and some of the other structures such as the terrace, walls, paths and archways, the reintroduction of boating on the round pond, and the restoration of the original gardens including features such as the horseshoe pond. There will be a community orchard, guided walks and other new initiatives to attract more visitors to the park, including improved entrances and signage.

There was more good news on 30 July when it was announced that HLF had awarded another £4.1 million to fund major improvements to the museum. This will enable the repair of the leaking building, the creation of new display areas on the ground and first floors, the refurbishment of other rooms and the kitchens, the construction of new learning spaces and the installation

of a lift. Work will begin in spring 2015, following the closure and storage of the museum, and be completed three years later.

The fate of the Small Mansion and the Stables is still unclear, and options are being explored, but at last the sad decline of the park and its buildings is about to be reversed. An excellent document *Gunnersbury Park and Museum Improvements* can be downloaded from the London Borough of Ealing website. It is well illustrated and contains a great deal of detail about the projects.

Vanda Foster, the museum curator, retired at the end of June after a long career in the sector, including over 16 years at the museum. There is a profile and appreciation of her work on the Friends of Gunnersbury website. <http://gunnersburyfriends.org/>. Many of us have had reason to be grateful for her help and knowledge over the years.

Philippa Dolphin

John Delafons Lecture: MacDonald Gill

This year's annual lecture was introduced by Paul Fitzmaurice, standing in for our Chairman, Robert Gurd, who was on holiday. The speaker was an Acton resident, Caroline Walker, great-niece of the artist MacDonald Gill. MacDonald (Max) has been unjustly overshadowed by his brother, the artist and sculptor Eric Gill. Caroline is putting that right.

MacDonald Gill's work was the subject of an exhibition *Out of the Shadows*, at the PM Gallery last autumn. Caroline Walker's guided tour was so well attended then that not everyone could hear her, so a return visit was welcome. Over fifty of our members turned up at the Liz Cantell Room on June 2nd and, thanks to sound man Mike Jordan, everyone could hear.

Her talk was captivating, covering many aspects of her great-uncle's work – his paintings, lettering, signage, murals which are still seen all over the country. He made his breakthrough back in 1914 with the *Wonderground Map of London Town*, a fanciful depiction of the London Tube full of his quirky jokes. This map has been credited with 'saving' the Underground because, difficult to believe, back then Tube travel was not very popular and London Electric Railways was desperate to attract more passengers. Station platforms were pretty grim affairs, crammed full of adverts. MacDonald Gill's map added colour, humour and gave passengers something pleasing to look at while waiting for trains.

Later on in the 1920s his huge poster of *Buy Empire Goods from Home and Overseas* was such an eye-catcher that it stopped the crowds on Tottenham Court Road and police had to be called in to move them on.

The picture below is of his wall map in the dining room of the Queen Mary, showing the progress of the liner over the Atlantic and also that of its sister ship the Queen Elizabeth coming the other way.

His work was not all fun and his Arts and Crafts lettering and stone carvings are to be seen on war memorial stones and tablets all over the country. And we don't have to go far to see them: St Anselm's



Church, Hayes, is a notable example of his church ceiling painting.

You can find many more pictures and fascinating details on MacDonald Gill's work on the website: www.macdonaldgill.com.

Tony Williams

Ealing Civic Society is on Facebook and Twitter

Sir Peter Hall

We were very saddened to hear of the death of Sir Peter Hall at the age of 82 on 30 July. We were exceedingly fortunate to have had one of the most eminent planners of his generation living in Ealing. He had been our President for over 10 years but was no mere figurehead. He was always prepared to go out of his way to help us with our work, particularly in our campaigns. He was someone who could invariably draw a large crowd to his lectures: he gave two public ones for the Society – one of the few people we invited back a second time!

He was tremendously influential in two of our most important campaigns in recent years – the Arcadia inquiry and improvements to Ealing Broadway Crossrail station. He gave a powerful closing speech at the Arcadia inquiry in 2009 where he compared the influence of economists in the 26-storey building proposed by Glenkerrin Ltd on Haven Green with the proposed placing in the 1960s of a third London airport in an Area of Outstanding Natural Beauty in the Chilterns. This was clearly very influential with the inspector who recommended to the Secretary of State that the Glenkerrin scheme be turned down. More recently he helped to enlist eminent people such as Lord Richard Rogers in our cause for improvements to the design of Ealing Broadway Crossrail station. In both cases his involvement was critical to the success of our campaigns. He was a kind and generous man who was always happy to give his time to what he considered to be worthy causes. He will be sadly missed and our sincere condolences are extended to his wife Magda and family.

Robert Gurd

Michael Barnes

Michael was a founder member of Ealing Civic Society and became its Chairman for around 10 years from 1976. Ealing Council had put forward outrageous proposals for major roads slicing through central Ealing and soulless concrete internal shopping malls. Joining up with other local groups, Michael presented the Civic Society's case at a series of lengthy public inquiries. He researched meticulously and eruditely argued for a better Ealing. The Inspector and the Secretary of State agreed with the objectors and the scheme was thrown out.

Michael subsequently played an important role in liaising with the final architects of an entirely new scheme. As a result, the Ealing Broadway Centre became an award-winning development, in no small way due to the efforts of Michael and his colleagues.



I met him during this struggle; at first I was rather overawed by this clever, astute man but soon became aware of his kindness, wit and empathy. With other friends we had great motoring holidays to France and Bruges, trips in Britain and many a good meal together in our various homes.

His stroke was a cruel blow to such a verbal person and his frustration was palpable. He still retained his interest in the Society and would bring out the newsletters when I visited him in the St Davids' Home, indicating the issues he wanted me to expand on.

Ealing has lost a humanitarian defender. I have lost a warm and dear friend.

Corinne Templer

Open House Tours 20-21 September 2014

Some notable new entries this year include:

Villa Caroisla 25C Montpellier Road W5 2QT

Sat/Sun 1pm-5pm. Hourly tours, first come basis. Last entry 4.30pm. Max 10 per tour. "Contemporary take on backland living in Ealing," 4 bedroom eco-home is built using timber framing and passive solar design techniques.

Magic Box 44 Mount Park Road W5 2RU

Sun 10am-5pm. Half-hourly tours. Last entry 4.30pm. Max 15 per tour. Dramatic and energy-efficient transformation of a large double-fronted house in a conservation area. A 2-storey contemporary 'magic box' penetrates the rear of the building.

More information about Open House can be found on www.openhouselondon.org.uk and the Open City brochure is available in the Central Library.

A Walk Around Ealing Common

Saturday September 20th, meeting at 2.30 on the corner of Inglis Rd./Hanger Lane. The walk is listed in the Open City brochure. Walkers are invited to tea afterwards at All Saints Church where Richard Bowden will take us through the church's features of architectural and historical interest – including of course the death mask of Spencer Perceval.

Stop Press

Judy Harris's funeral
will be at Mortlake Cemetery
on Tuesday 2nd September at 2 p.m

Tony Williams (Newsletter Editor) 2 Nicholas Gardens, W5 5HY (8567 6941)

Contributors: Robert Gurd, Philippa Dolphin, Tony Miller, Corinne Templer, Jo Winter and Tony Williams.

Photos: *Tony Williams* 1-8 Broadway, Emma Allen, Walpole playground; *Caroline Walker* M.Gill; *Moir Black* Judy Harris, 51 Drayton Green; *Corinne Templer* Michael Barnes

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