

November 1999 Newsletter

Please note that the newsletters contain un-edited extracts which have not been updated

LAWYERS FOR LICENSING

For many years committee members have been attending Ealing Magistrates Court on a regular basis to oppose new or enlarged licensing applications in the town centre. We have also appeared at the Crown Court on Appeals and in front of the local authority for entertainment and late night cafe licences.

As result, quite a few applications have been blocked or conditions placed on them and applicants now know they have considerable problems getting their permissions granted. To fight back, they are employing very experienced solicitors and barristers and we amateurs are becoming out of our depth on complicated matters of law.

Although the local authority is now making representations at Court on environmental impact, it cannot object in its own right. Unless an objector is actually in court, the objection will not be heard. It therefore remains vital for the Society to continue to object and to be represented in Court. Professional legal assistance is extremely costly and we would probably only be able to object to two or three applications a year. So we are appealing to you, our members, for help. Do you have expertise in either the law or the licensing trade to advise us ? Do you have time to appear in Acton Court on a Wednesday, once a month, during the day (the local authority Hearings are on week-day evenings)? Is there a barrack-room barrister out there who wants to take on the objector's mantle ?

Your present representatives are becoming weary. We don't think we can afford professional representation on the scale we have been objecting so the choices are:

Limit our opposition to the major applications. This will undermine our general aim of the protection of central Ealing and will probably mean costly legal fees.

Find affordable legal assistance from our members or friends

Continue without legal help, which is not possible unless replacements or substantial assistance are forthcoming for your current representatives.

Please think carefully about this appeal. The protection of Ealing against the dominant youth monoculture and relentless applications has been a strong and effective policy for a long time. But members cannot expect this high level of commitment by the present

representatives to continue so please contact Corinne Templer on 0181-567 5353 if you have some positive contribution to make.

GRAFFITTI HOTLINE

The Borough of Ealing and/or Railtrack will remove graffiti if you report it on 0181-832 6464.

LB Ealing hopes to extend the service to private property in the new year.

Ealing's Conservation Areas

(No. 3 in an occasional series)

Haven Green

by John Delafons

Designation

First designated in 1982, and later extended to the west and north east, this conservation area includes the Green, the surrounding properties and short lengths of the roads leading to the Green from the north and west.

Historical Background

Haven Green itself existed as a small area of common land, about seven acres, from mediaeval times. It must once have had something of the character of a village green, with a small hamlet quite separate from the old Ealing village around St Mary's to the south. It now provides a much-valued open space or green lung just north of the main shopping centre. Unlike many conservation areas, this is not an area of a uniform period or character. Instead it reflects the successive stages of Ealing's suburban growth from about 1850 onwards. The earliest parts comprise a short terrace on the north side of the Green and a group of semi-detached early Victorian villas (among the earliest examples of semi-detached in London) towards the end of Castlebar Road facing the small Tortoise Green. Longfield Walk appears to have been a tree-lined carriageway, now a valuable pedestrian route.

The GWR opened Ealing station, the first stop out of Paddington, on the east side of the Green in 1838. But there was little new development until the 1870s when 'commuter' services were introduced and then in 1879 when the Metropolitan District Railway opened a separate station close by. Haven Green thus had two railway stations, combined as Ealing Broadway in 1962. The pediment (and name) of the old Metropolitan station can still be seen above the parade of small shops and restaurants which dates from about 1880. Once the stations were built, development followed quickly. Eaton Rise was formed in 1864 on a single large plot (Long Field) and developed sporadically over the next thirty years. In 1870-1880 came the tall four-storey houses on the west side of the Green and the north side of Castlebar Road - quite handsome properties of brick with well-detailed

stucco windows, rather in the style of Bayswater. Then in 1880-1910 what became the typical Ealing detached two-storey double-fronted houses which soon covered the rising ground to the north once main drainage was installed from 1873. These are to be seen on the south side of Castlebar Road and in Carlton Road, and predominate in the adjoining Mount Park and Montpelier conservation areas. The only substantial building since Gordon Road was developed in 1910 has been the large block of mansion flats, Haven Court, on the north side of the Green, dating from 1930, but Edwardian in character; and the small tower block, Greenlaw Court, of c 1975. The only public building is the brick Baptist Church by J Wallis Chapman 1880-1881. There are also two private schools in the houses at the lower end of Castlebar Road, which continue a long tradition of private educational establishments in the Castlebar area dating back to at least 1880. There are three public houses, the Haven Arms and The Wheatsheaf in Haven Lane, and the former stable block in Springbridge Road, all around 1880.

Listed buildings

There are only three listed buildings - Nos 28 and 30 Castlebar Road and 36 Haven Green (D L Lewis Ltd, Chemist) which are Grade II. The non-statutory local list includes the cattle trough and cast-iron railings on Haven Green, some 18 properties around the Green, the semi-detached villas in Castlebar Road, and No. 2 Blakesley Avenue (a good Arts and Crafts house with an Ipswich window) by E R Barrow (1906). There is a need to review the local list in the light of current standards.

Features

The Green is the dominant feature. It comprises formal flower beds on the east side; an area to the south left undisturbed, with drifts of spring daffodils; and a large central area for informal recreation. The character of the buildings on the east side needs to be carefully controlled. In the rest of the area, there should be no further intrusion of town centre or other commercial uses, and the flow of alterations, extensions and similar works needs to be regulated with good design principles in mind. Overall, the conservation area is in good condition but we would like to see wide adoption of the design principles prepared by the Civic Society, which are particularly relevant to the detached houses of 1870-1910 vintage, and more improvements to the public realm, including footpaths, street lighting and traffic calming.