



# EALING CIVIC SOCIETY NEWSLETTER

Working to preserve and improve our Borough



Founded in 1967

President: Charles Mynors

[www.ealingcivicsociety.org](http://www.ealingcivicsociety.org)

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**CIVIC  
VOICE**

## Summer 2015

### From Our Chairman

#### New president

I am delighted to report that Charles Mynors has agreed to become our new president to succeed Professor Sir Peter Hall who sadly died last year. Charles is an eminent planning barrister who has lived for many years in Ealing and has helped us in the past in relation to a number of issues, in particular the Arcadia inquiry in 2009. He is also author of several authoritative texts on planning law. In accordance with our constitution he was elected at our AGM.



#### Dickens Yard site

The plans for the new square and adjoining block on New Broadway were granted planning consent early in 2015. Improvements were made to the landscaping, in particular to include a new public art feature which we welcomed. We still do not think that the changes to the prominent new oval block replacing 2-12 New Broadway (detailed in the last newsletter) will be an improvement over the original design.



Proposed Mattock Lane Elevation

#### Cinema CPO

The compulsory purchase order (CPO) hearing for the Empire cinema site (and neighbouring properties) started in April. The plans for the wider site submitted by Land Securities were approved at a planning committee in March. Improvements were made to plans for the New Broadway, Bond Street and Mattock Lane frontages which

meet some but not all of our concerns. However, regrettably neither the YMCA frontage nor the Walpole Picture Theatre Arch would be incorporated into the Bond Street façade. Also, we have concerns about the lack of community facilities in the final scheme but we hope that these could be achieved on another site ideally with assistance from the Council and the developers (assuming the CPO is successful).

The hearing took place in the Town Hall over the space of three weeks and is due to conclude in late May. The CPO was promoted by the Council but financed by Land Securities, their development partner for the wider site. It was opposed by Empire Cinemas and various other

landowners affected by the CPO, in particular the owners of Walpole House in Bond Street which would be demolished.

Empire argued strongly that they had fully intended to complete their 20-screen cinema but that this intention had been thwarted by the Council's CPO action which had resulted in Empire's loan financing the development being called in by their bankers. Empire had lost control of the site between 2013 and

2014 as a direct result. Shortly afterwards, their bankers went into liquidation and the site was put on the market, further complicating matters. If the CPO failed, Empire said that they would be prepared to deliver their own scheme amended as necessary to take account of any changes in the Council's planning requirements for the wider site.

The Council and Land Securities argued that their scheme was preferable because it covered a wider site, provided

### Coming Events

**Friday 15 May** Unveiling of Plaque to James Hadley Chase, 4 Woodfield Avenue

**Friday 22 May** Unveiling of Plaque to Dr Edith Whetnall, 8 Castlebar Hill

**Tuesday 2 June** 7.30 John Delafons lecture, Queens Hall, Ealing Town Hall. Professor Michael Hebbert will speak on *Professor Sir Peter Hall: Role Model*

**Saturday 20 June** Civic Day. 2.30pm (tbc) Southall Manor House and Grounds

**19-20 September** Open House Weekend

**Tuesday 24 November** 7.30 Annual Award Ceremony, Queens Hall, Ealing Town Hall, Speaker: Lorraine Heggessey, television producer and executive

much needed housing and improved permeability to the site as well as a new square, retail and eight cinema screens (to be operated by Picturehouse Cinemas). I made a statement on behalf of the Civic Society (see below). The result of the inquiry is expected in late summer.  
Robert Gurd

## 9-42 The Broadway

At the AGM Paul Appleton, architect with Allies and Morrison, presented the developers' revised plans for 9-42 The Broadway (the second phase of the Arcadia site redevelopment) which took into account comments made at the public exhibition earlier this year. The most controversial elements were the proposed replacement building for the "Carphone Warehouse Corner" and the 18-storey block overlooking Haven Green. The number of residential units has now been reduced to around 190 (with 50 underground parking spaces) some of which would be affordable housing and there would be new retail units along the Broadway frontage as well as some along the new dog leg lane across the middle of the site from the Uxbridge Road to opposite the station. Space would be found for the Ealing Club in this area and possibly a small cinema. This would lead to a helpful injection of town centre uses in what would otherwise be a residential/retail scheme. A planning application is likely to be submitted in the summer for determination by the end of the year. Work could start in 2016 if consent is granted quickly but it is not yet clear whether the development would be phased or take place in one stage.



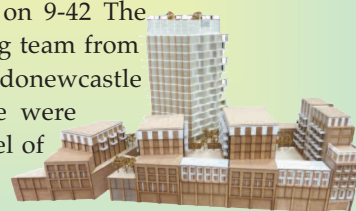
Proposed view from the old Arcadia

## Ealing Civic Society AGM

Around 70 people came along to our AGM on 28 April. Our Chairman presented a summary of the work of the Society over the past year. He began by paying tribute to three members who died in 2014: Professor Sir Peter Hall, a distinguished planner and the President of the Society, Michael Barnes who was a founder member of the Society back in 1976, and Judy Harris, our incredibly hard working Secretary. We are delighted that Ann Chapman has agreed to become our Deputy Chair. She has a long record of work and campaigning in Ealing, particularly in the areas of planning and parks. Finally, we have a new Secretary in Jo Winters who joined us in 2014 and has hit the ground running. The meeting was happy to elect these two new members to the ECS Executive.

Robert Gurd went on to describe the many issues the Society has become involved in over the past year, and our Treasurer, Robin Roads, presented the 2014 accounts. After the presentation on 9-42 The Broadway the six-strong team from the architects and Londonewcastle took questions and we were able to view their model of the development.

Philippa Dolphin



## 2015/16 Executive Committee

**Robert Gurd** (Chairman) 60 Beaufort Rd W5 3EA (8998 4417)  
**Ann Chapman** (Vice Chair) 15 Lammas Park Gardens, W5 5JD (8567 7955)  
**Corinne Templer** (Hon. Vice President) 28 The Grove W5 5LH (8567 5353)  
**Robin Roads** (Treasurer) 2 North Lodge, Ealing Green W5 5QU (8579 5910)  
**Deirdre McLellan** (Membership) 36 The Grove W5 5LH (8567 4682)  
**Michael Tiley** 30 Devonshire Road, W5 4TP (8840 7447)  
**Paul Fitzmaurice** 18 Elers Road, W13 9QD (8567 3024)  
**Margaret Gold** 24 Lyncroft Gardens W13 9PU (8567 6158)  
**Tony Miller** 6 Winscombe Crescent W5 1AZ (8930 5130)  
**John Sears** 18 Mattock Lane London W5 5BH (8567 4059)  
**Philippa Dolphin** (Web Manager)  
**Jonathan Norris** (8993 0230)  
**William Hardman** 247 Pope's Lane W5 4AH (07730 592956)  
**Jenny Gadsby** (Minutes Secretary)  
**Jo Winters** (Secretary) 28 Ranelagh Road, W5 5RJ (8579 1885)

## Chairman's statement at the CPO Hearings (abridged)

*For the people of Ealing the most pressing need is to have our cinema back as soon as possible and we believe that this factor should be taken into account when considering the public interest. The Land Securities scheme seemed to be the way of doing this in the shortest time possible but as the hearing has gone on it seems clear that Empire's scheme could deliver a cinema equally quickly with a less damaging impact upon the conservation area. There have been considerable doubts about Empire's credibility in the past but the fact that they have been prepared to take back control of their site and spend the money and effort on opposing the CPO action supports their commitment to delivering their own scheme in Ealing - one which is primarily an entertainment-based operation rather than one which is essentially a residential development with a cinema incorporated.*

*The choices facing the Secretary of State seem to be (1) the Land Securities scheme with a smaller number of screens and a greater impact on the conservation area; and (2) Empire's original scheme which could restart very shortly or, with the cooperation of the Council, an amended scheme incorporating the YMCA building (retaining at least the façade and ideally restoring some elements of its former community use) with its limited impact upon the conservation area.*



## Planning Issues

Ealing Civic Society comments on planning applications submitted from across the borough. Recently, the Western Avenue and its close vicinity has attracted our attention with applications for both buildings and advertisements.

### **Carphone Warehouse, 1 Portal Way**

A phased outline planning application was submitted to demolish all the existing buildings and structures and redevelop the site through the construction of eight blocks ranging from 6 to 32 storeys high to incorporate 764 residential flats and commercial floor space. We objected that the heights of the towers proposed would be excessive and that this would be huge overdevelopment. We consider the scale and appearance of the towers would be totally inappropriate for the surrounding area, particularly the residential area to the south east. In addition, the height of the towers would render public areas proposed in the application unusable as they would be over-shadowed and windswept. We believe that future towers in this location should not exceed the height of any neighbouring buildings previously consented.

### **The Perfume Factory, Wales Farm Road**

Opinion was sought by the Council for redevelopment here comprising 550 residential units and commercial floor space formed by six blocks, two of which would be 38 storeys high. While a scoping request at this stage, we were keen to put on record that, again, we consider the proposed towers excessive. Their scale and appearance would be totally inappropriate for the area and overbearing in relation to the locally listed surviving wings of the Elizabeth Arden Perfume Factory.

### **10 Western Avenue, land between Cotton Avenue and Anderson Close**

We had no objection in principle to an application for the construction of a five-storey apartment building here containing 101 dwellings. However, we have major reservations about introducing the large expanse of green walls proposed, as we are aware of examples where such treatments have failed in the longer term owing to a lack of maintenance. We recommended that, if minded to approve the application, the Council ensures there is a binding maintenance agreement in place with regard to the green walls.

### **Western Avenue advertisement applications**

Since February, we have looked at ten advertisement applications for along the Western Avenue. The majority of these applications have been for larger panels on existing sites that are digital and internally lit. In most cases, we have responded that this would contribute to an intensification of advertisements along this Green Corridor and a potentially dangerous distraction to drivers along this busy road. At the time of writing, the outcomes of four applications are still pending, one has been granted with conditions and five have been refused, thankfully!

*Jo Winters*

## **Civic Society Awards call for entries**

Each year Ealing Civic Society makes awards to recognise and encourage building and environmental projects that make a noteworthy contribution to the community in the London Borough of Ealing. The winners receive a certificate and may display a Society plaque commemorating the award. The judges can also award certificates for 'highly commended' and 'commended' entries. The application form for the Award will be available from the website shortly.

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.

The award ceremony is on Tuesday 24th November. The speaker at the ceremony will be Lorraine Heggessy, television producer and executive and the first ever woman Controller of BBC One.

## **Two new Civic Society plaques**

There will be two unveilings of new ECS green plaques this month. It must seem like waiting for London buses when none come for ages and suddenly two appear! The unveiling of the plaque to the thriller writer James Hadley Chase will take place on Friday 15 May at 4 Woodfield Avenue W5, followed by the unveiling of the plaque to Dr Edith Whetnall FRCS the Consultant Audiologist on Friday 22 May at 8 Castlebar Hill W5. Consult the ECS web page for details.

*Mike Tiley*

## **Civic Day 20th June: Southall Manor House and Gardens**

Our part of this year's Civic Day will be a tour of Southall Manor and Gardens (which were Commended in our 2012 Awards following a restoration by Ealing Council Major Projects Team and Groundwork London). This will be followed by a visit to see the Martinware collection in the nearby Dominion Centre. Time: 2.30 pm but please check the Events section of the ECS website for details nearer the time.



## Gunnersbury Park update

One of the beautiful Grade II listed stable blocks at Gunnersbury Park has now been repaired and made watertight. The stables were designed by Sidney Smirke for the Rothschilds in the 1830s. In recent years they had been falling into ruins. Fortunately Hounslow Council has been able to use some Section 106 funding to restore the west stables. They are now looking for a partner to bid jointly for a Heritage Enterprise grant to restore the Small Mansion and the stables for commercial use. Ealing and Hounslow have recently developed proposals for a sports hub to be located on the disused bowling green near the car park, opposite Greenscene. This would comprise a multi-use sports hall with café, lockers and changing spaces, around which would be eight football pitches, three cricket pitches, eight tennis courts and areas for other games plus an outdoor gym. Numerous sports bodies and funding organisations have been consulted, and the project team have had to take into account a whole range of local concerns including car parking and access, light pollution, vandalism, security, and biodiversity. A number of consultation events are being held. I attended one on 31 March. The consultation will continue until the end of May, and they will then apply for planning permission during the summer. They hope that work will start on site in Spring 2016, and will be complete by Autumn 2017. Further details are available via the Friends of Gunnersbury Park and Museum website <http://gunnersburyfriends.org/>



Proposed sports hub

The Project Team has also been working on plans for the governance of the Park by a Community Interest Company. A report on these proposed arrangements was discussed by Hounslow's Cabinet in March 2015.

The Friends of Gunnersbury are concerned that the new model is in danger of replicating the weaknesses of the old model of governance by Ealing and Hounslow which resulted in the neglect of the park.

*Philippa Dolphin*

## Perivale Nature Reserve

The Selborne Society's best kept secret – the Perivale Wood Local Nature Reserve – threw open its gates on Sunday 26th April and invited 2000(!) people in to admire the bluebells. The Society's very own



Lord Selborne Lays Bale

Lord Selborne laid the first bale of the new education centre – a house built of straw: used car tyres rammed with pea shingle for the foundations, straw bales for the walls, sustainable timber for the roof, lambswool for roof insulation and cedar shakes for the outside of the roof, lots of reclaimed timber from local building sites, including the Rickyard rebuild.

*Vivienne Cane-Honeysett and Tony Williams*

Ed: cedar shakes are a kind of wooden shingle which have good insulation qualities. They do not rattle and roll.

*Tony Williams*



Bluebells in Perivale Nature Reserve

## Subscriptions

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

The amount due for the calendar year 2015 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

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[Robin@robinroads.co.uk](mailto:Robin@robinroads.co.uk) or Tel 8579 5910

*Robin Roads*

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*Land Securities*; *View from Old Arcadia*: Allies and Morrison; *Model and artist's impression of 9-42 New Broadway*:

*Londonewcastle*; *Sports hub*: *London Boroughs of Ealing and Hounslow*

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