



EALING CIVIC SOCIETY NEWSLETTER

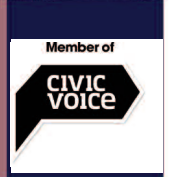
Working to preserve and improve our Borough



Founded in 1967

President: Charles Mynors

www.ealingcivicsociety.org



Spring 2016

From our Chairman

Welcome to the Spring 2016 newsletter. The proposed scheme for 9-42 The Broadway W5 – one of the biggest in recent years for central Ealing – was passed by the Planning Committee on 24 February by eight votes to five, but this is not the end of the planning process. First it has to be approved by the Mayor of London and second it is possible that it could be “called in” by the Secretary of State for determination if local groups are successful in their quest to try to get the decision of the planning committee overturned. The scheme has been condemned by Historic England (formerly English Heritage), the Victorian Society and SAVE Britain’s Heritage. The proposal would result in the loss of most of the Victorian and Edwardian frontages that face Ealing Broadway Shopping Centre. If the development goes ahead and Ealing Town Centre’s conservation status is removed, this could become open season for developers and could set a precedent for Ealing’s other conservation areas.

The outcome is very disappointing, particularly given the universal condemnation of the proposals by national and heritage bodies. It is unlikely that the Mayor of London will call the scheme in but if sufficient people lobby the Secretary of State and convince him that the application raises national issues of importance

in relation to preserving our heritage then it is possible that the proposals would be subject to a public inquiry along the lines of the one that took place in 2009 and overturned the Council’s approval for the earlier Glenkerrin scheme for the site.

I look forward to seeing you at the AGM on 19th April.

Robert Gurd

9-42 The Broadway

Following earlier criticism from Historic England minor amendments were made to the scheme early in the New Year. These included: incorporating the building at 9 The Broadway (Snappy Snaps); keeping the facades plus the depth of one room of 14-16 (including the Office and Maplin buildings) The Broadway and pulling back the furthest west building on the site to improve views on the Broadway towards Christ the Saviour church.

The Carphone Warehouse building at 35 the Broadway would still be demolished to

make way for a wide pavement and contraflow cycle lane. We considered that these were only minor changes and did not significantly affect the impact



9-42 Broadway looking east

Coming Events

Tuesday 19 April 2016 7.30 ECS Annual General Meeting, Nelson Room, Ealing Town Hall,

Speaker: Rory Cellan-Jones, BBC Technology Correspondent

Tuesday 24 May 2016 7.30 John Delafons Lecture, Victoria Hall, Ealing Town Hall,

Speaker: Charles Mynors, ECS President, planning barrister and local resident

Saturday 18 June 2016 Civic Day

Tuesday 8 November 2016 7.30 Annual Award Ceremony, Ealing Town Hall,

Speaker: Steve Pound MP

of the scheme on the conservation area and therefore our original objections to the plans. The new proposals were again strongly criticised by Historic England on the grounds of the potential impact on the conservation area if passed but the planning



committee discussion on 24 February spent little time discussing the heritage impacts of the proposals, concentrating instead upon the supposed economic benefits of the redevelopment. Full information, including copies of the letters from Historic England, a view of the proposed frontage and the SEC final statement are available on our website.

Cinema site

The compulsory purchase order (CPO) was approved by the Secretary of State in the autumn and we understand that Empire have now sold their interest in the land to Land Securities. It is unlikely that much will happen on the ground for many months whilst the details of the planning consent granted in 2014 are resolved. The residential elements of the scheme are likely to be built first with the proposed eight-screen cinema not appearing until 2018 at the earliest – 10 years after the old cinema was demolished.

Ealing Town Hall and Perceval House

The Council is looking to sell the Town Hall on a long leasehold for commercial use, possibly as a hotel. The eastern part of the building would be leased back to the Council so it can continue to be used for ceremonies, meetings and as office space by councillors. The website set up to market the building states "new uses must be compatible with continuing democratic functions". The Council has also indicated that it wants to redevelop Perceval House and the adjacent car park for offices,

residential and a possible newly provided library which is due to move out of Ealing Broadway centre. The site is likely to be marketed later this year.

Crossrail

Crossrail trains are expected to run in the central London section from end 2018 and to Ealing Broadway and beyond from 2019. Designs for Acton Mainline station are expected to include new footbridges and lifts. Work started on the approved scheme at Ealing Broadway in the autumn and part of Haven Green has been set aside for the duration of the works. Plans for a utilitarian glass box design for the West Ealing station in Manor Road, including new lifts, were approved last year and work has already started. TfL have confirmed that lifts will be installed at the restored Grade II listed station in Hanwell. At Southall plans for a glass box to the north of the existing building have been approved, together with new lifts and extended platforms, and work has also started. Separately, funding is being provided by TfL and the Council to upgrade the environment immediately around the stations affected.

Another locally listed building bites the dust

Sadly, earlier this year one of Ealing's locally listed buildings fell to the wrecking ball despite efforts by the Society and locals to save it. 50 Park View Road, W5 ("Four Winds") was designed in the early 1920s by Maurice Webb, son of the famous Aston Webb, architect of many iconic London buildings including



Admiralty Arch and the front of Buckingham Palace. Unfortunately, the quality of the architecture of the building did not warrant national listing and local listing was insufficient to save it from demolition to be replaced by flats. This is a similar story to that for 51 Drayton Green (the former Saint Helena's Home) which was sadly demolished some years ago for flats.

Robert Gurd

Planning Issues

Sports facilities application we've supported

Popefield Playing Fields

We wrote in support of an application to bring the long derelict Popefield Playing Fields on Gunnersbury Avenue back into community use. The proposal, submitted by Ealing Council in collaboration with Ealing Cricket Club, Sport England and the England and Wales Cricket Board, included the construction of a clubhouse, a groundsman maintenance store and two cricket practice nets.

Sports facilities applications to which we've objected

Warren Farm

We objected to a revised proposal for the sports centre at Warren Farm. While acknowledging that the proposed height of the building had been reduced compared with the previous consented scheme, we considered it still too high and bulky for such a prominent site on Metropolitan Open Land. In addition, we asserted that it is totally inappropriate for a portion of this land, designated an archaeological interest area, to be lost to landfill, as proposed in this application. In our response, we took the opportunity to reiterate our objection to the potential loss of two thirds of 61 acres of existing community open space and development along the southern edge of the land which will lose a site of interest for nature conservation.

Middlesex Football Club: Rectory Park

We fear that an application for the development of Rectory park in Northolt, which includes the provision of new sporting facilities and office accommodation for Middlesex Football Association, is a similar Council 'giveaway' to that of Warren Farm. This is despite the land at Rectory Park being designated 'Green belt, public open space' which should only be developed under very special circumstances. The Warren Farm application has been granted and the Rectory Park is still pending.

Gunnersbury Park

The construction of sporting facilities on a sensitive site was also the theme for us with developments planned for Gunnersbury Park. Gunnersbury Park grounds are Grade II* listed on the Historic England register of parks and gardens of historic interest and the Park is a nature conservation area. This proposal included plans to replace existing grass enclosure, trees and shrubs with a monolithic structure and to substitute nurseries with a large car park. There is no evidence that any of

the characteristics of the Gunnersbury Park Conservation Area had been taken into account in the design and the requirement to preserve the Park's setting. Views had not been addressed. Nevertheless, this application was granted in January this year.

Ealing Squash Club

Finally, applications for additions to sites of existing functioning sports facilities have caused us concern too. We objected to an application to redevelop the site of Ealing Squash Club, which proposed to incorporate the squash and fitness club at the basement and ground floor levels and which planned residential units at first to fifth floor levels. This would be overdevelopment on a highly constricted site with limited access, render the building unacceptably visible from Haven Green open space and place potentially dangerous traffic movements across the pedestrian footpath at the east of the Green. This would neither protect nor enhance the Haven Green Conservation Area. The decision on this application has still to be made.

Hanwell Football Club

Hanwell Town Football Club in Perivale applied to add two illuminated advertisements to the already unsightly signage clutter at the north end of Argyle Road which would introduce light pollution to the vicinity as well as being a distraction to drivers. The application for the northernmost advertisement has been granted.

Jo Winters

Pitzhanger Manor work in progress

Members will have noticed that access to Walpole Park is restricted by the building work which has now got under way on Pitzhanger Manor. The site hoarding means that access from the east has to be made through the Post Office sorting office lane or through the West London College entrance. Access from the north is via the two Mattock Lane gates. The Lammas Park Road and Culmington Road entrances are unaffected.

If you look through the inspection window cut into the hoarding you will see that part of the Rose Garden has now been levelled (together with its wall with the oriel window) to make way for the new restaurant looking out on to the Green. A notice explains that the War Memorial is temporarily inaccessible but that a large-scale representation will be fixed to the hoarding when commemoration services and parades are held in the next two years.

Tony Williams

2015 Award Winners

The 2015 architectural awards were presented by Professor Peter John, Vice Chancellor of the University of West London, at a ceremony in the Town Hall on 24 November. The short-listed entries were judged by local architects Tom Jestico, Franklyn Nevard and Mark Szutenberg. They assessed the eight shortlisted schemes against four criteria:

- * design
- * fitness for purpose
- * contribution to the landscape/townscape
- * other factors (energy efficiency, good pedestrian access, anti pollution measures and re-use of materials)

Three schemes were highly commended and two were commended.

Highly Commended schemes:

Ravenor Primary School

Ravenor Primary School, Greenway Gardens, Greenford is a well-sited expansion with high quality finishes, external



landscaping and play facilities. It reflects well on Ealing Council and the architects, Seymour Harris Architecture.

St Mary's Garden, St Mary's Church, W5



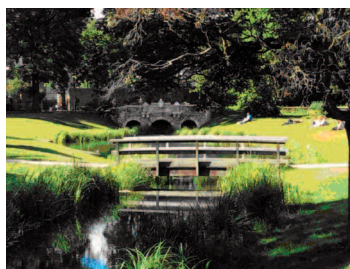
Restoration and improvements to Baillie's Walk and St Mary's churchyard, designed by Forum Landscape Architects. An

overground churchyard was cleared to create a landscaped garden, and pavings were

improved, opening up views and creating usable external space with seating in front of the Polygon.

Walpole Park, Mattock Lane, W5

A magnificent restoration of a Regency park, with ponds, fountains and good play areas for children, funded by Ealing Council and the Heritage Lottery Fund.



The design was by J&L Gibbons Landscape Architects.

Commended schemes:

Christ the Saviour CofE Primary School W5

A school expansion on a tight site which involved ingenious planning by architects Hawkins Brown. There are generous facilities, a large multi-purpose hall, a roof top play space, high quality finishes and robust materials.

The Rickyard, Walpole Park W5

An elegant well-detailed community resource building with slim green roof, black timbered cladding and good sustainability credentials. The architects were Jestico+Whiles.

The other properties shortlisted for awards were

Helena House, Eaton Rise Ealing W5,

Acton Leisure Centre W3 and

Acton Old Courthouses, Salisbury St W3.

After presenting the awards Professor Peter John, Vice-Chancellor of West London University, (who had kindly stepped in after Lorraine Heggessy unfortunately had to withdraw) went on to talk about recent and future developments at the university and its links with the Borough – all matters of keen interest to Society members.

Philippa Dolphin, Tony Williams



2017 A Year to Remember – Ealing Civic Society Turns 50!

We are having a re-think about the Society's mission: how well we have done in the past and, crucially, how we should move into the future? We don't want to mark time. Watch this space for our thoughts and suggestions. And how we plan to mark our half-century.

London's first Business Area Neighbourhood Plan consultation

Local democracy took a step forward in Central Ealing in late February, with the start of public consultation on the neighbourhood plan for the Ealing Broadway area.

The Central Ealing Neighbourhood Plan will influence development in the town centre over the next 10 years. It concentrates on four sets of issues, based on earlier discussions. These cover the future of Ealing's economy (shops, offices and jobs); its heritage of architecture and green space; transport and the public realm; and cultural and community facilities.

The Central Ealing Neighbourhood Forum now wants comments on the range of policies and recommended actions developed from ideas received from the public. When they have been considered, the final plan will be submitted to Ealing Council for review by an independent Examiner, who will check it to see it meets statutory requirements. It will then be put to a local referendum.

As the area has been designated as a "business area", the proposals will only come into force if approved by a majority of both residents and businesses in separate votes. If approved, the proposals will be adopted as part of Ealing's official Local Plan, and will be the first in London to create a locally-led plan through joint action of both communities.

Details can be seen and responses sent in through the Forum's web site at: www.centralealingforum.com.
Tony Miller

Do we have your email address?

To receive regular communications from ECS on matters of interest and news updates please ensure that we have your email address. Just click on the box on our website/email info@ealingcivicsociety.org with your name and preferred email address.

Member of

CIVIC VOICE

Civic Day

18th June 2016

This year we are planning a tour of West London University to look at all the new works that have been carried out over the past two years. If you can, check our web page for details.

Commemorative Green Plaques

We are in the final stages of seeking permissions and finance for the following proposed commemorative green plaques:

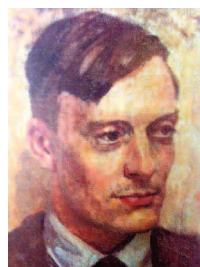
Ralph Downes [1904-1993]

lived at 9 Elm Crescent W5.

Downes was an organist & organ designer and his most famous organ is in the Royal Festival Hall. This was installed in 1954 replacing a temporary organ designed



by John Compton & Co of Acton which was installed when the hall first opened. Downes was said not to be entirely satisfied with the sound it made despite modifications shortly after installation intended to deal with the unsatisfactory acoustics of the hall. Sadly he died before the multimillion pound restoration of the hall and organ, completed in 2014, led to greatly improved sound from the organ, particularly in the bass register.



Eric Ravilious [1903-1942] was born at 96 Churchfield Road W3 but his family moved a few years later to Eastbourne where his father, a shopkeeper, set up his business following earlier bankruptcy. Eric went on to

become a renowned artist, designer & illustrator who tragically died in 1942 as an official war artist whilst flying on active service over Iceland. This will be a joint plaque with the Acton History Group.

Charles Jones [1851-1928] lived at 5 Windsor Road W5 and was Ealing's first Borough Engineer

responsible for introducing many municipal services including electricity and refuse collection. He designed Ealing's Borough Offices and the first Town Hall (now the



Natwest Bank in The Mall). He was also responsible for designing a number of other buildings in the area, including what is now the Polish church and Ealing Green Methodist church. There is already a memorial to him in Walpole Park but as yet no plaque.

Mike Tiley and Robert Gurd

Annual General Meeting

The 2016 AGM will be held in the Nelson Room, Ealing Town Hall 7.30 pm, **Tuesday 19th April 2016**

Agenda

1. Apologies for absence
2. Chairman's Report for 2015
3. Adoption of the Chairman's Report
4. Treasurer's Report for 2015
5. Adoption of the Treasurer's Report
6. Appointment of Auditors
7. Election of Officers:

Currently:

Chairman – **Robert Gurd**

Vice-Chairman – **Ann Chapman**

Secretary – **Jo Winters**

Treasurer – **Robin Roads**

8. Election of other committee members

The following current committee members have indicated a willingness to stand for a further year:

Corinne Templer (Vice President), Jenny Gadsby Deirdre McClellan (Membership), Tony Miller, Mike Tiley, Paul Fitzmaurice, Maggie Gold, John Sears, Philippa Dolphin (Web manager) Jonathan Norris, William Hardman, Josephine Barry-Hicks (Minutes). In accordance with the constitution, further nominations for election to the committee may be made by members of the Society. They must be submitted in writing to the Secretary (Jo Winters, 26 Ranelagh Road, Ealing W5 5RJ) at least 14 days before the Annual General Meeting, supported by a seconder who is also a member of the Society. The consent of the nominee must first have been obtained. If the nominations exceed the number of vacancies, a ballot shall take place.

9. Motions and any other business submitted to the Chairman in writing prior to the meeting.

10. Talk by Rory Cellan-Jones, , BBC Technology Correspondent.

In Memory of Judy Harris

Judy Harris, our knowledgeable, fearless and hard working Secretary, died of cancer in August 2014. Judy loved gardens, plants and trees and was a very regular visitor to Kew. We wanted to create something as a memorial to her, which she would have enjoyed. We have therefore funded bulbs and Pieris bushes to be planted in her memory at the Grange Estate where she lived. The bulbs will come up this spring, and the bushes will give colour for much of the year. A small plaque will be placed near the plants, with Judy's name. We are grateful to Barbara Gibbs and the Directors of the Cedars for organising this memorial.

Philippa Dolphin



John Delafons Lecture

Tuesday 24 May 2016 7.30 Ealing Town Hall,

Speaker: Charles Mynors, ECS President, planning barrister and local resident



If you pay your subscription by cash or cheque it helps if you pay as early in the year as possible. This avoids the Treasurer having to send reminders.

The amount due for the calendar year 2016 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

If you wish to pay by standing order the amount would be £2.00 less and no reminders would be necessary. Please either download the Application form from the website or e-mail me: robin@robinroads.co.uk (telephone 020 8579 5910).

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

Contributors: Robert Gurd, Mike Tiley, Tony Miller, Philippa Dolphin, Jo Winters, Robin Roads, Tony Williams.

Photos: Judy Harris *Moir Black*; Four Winds RG; Ravenor Primary School *Seymour Harris*; Walpole Park, St Marys Churchyard TW; 9-42 Broadway *Londonewcastle*; Eric Ravilious *Self-Portrait*; Charles Jones *Frank Brooks, courtesy LBE*; Ralph Downes at the RFH organ, *courtesy South Bank Centre*; Professor Peter John *Liz Williams*. Printed by Pollyprint www.pollyprint.co.uk