



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**

Spring 2012

Chairman's Message

Arcadia site

The Society (along with SEC) met several prospective developers of the Arcadia site at the end of 2011. The site has been in the hands of the administrators, Grant Thornton, since the demise of Glenkerrin Ltd in 2010. Although their ideas were at a preliminary stage, it seems clear that any future development of the site is likely to be far less ambitious than Glenkerrin's plans envisaged. For example, it is highly unlikely that the railway tracks will be rafted over, although there might be a more modest pedestrian access across the site to Haven Green. Also, the recession has probably put paid to ambitious high-rise schemes with the highest features likely to be similar in height to Villiers House (above the station) and at the centre rather than the edge of the site. Also, in line with the inspector's report to the Secretary of State on the Glenkerrin scheme, any future development would have to fit in with the existing character of Ealing. The Council would prefer the site to be developed as a whole, rather than broken up but it remains to be seen whether the administrators have the same ambitions. Bids were due to be submitted to the administrators (Grant Thornton) by the end of February. It is rumoured that a single bidder has now bought the site.

Local Development Framework

The Society attended most days of the examination in public in November 2011 and were struck by the extent to which the Council were reluctant to consider local

representatives' requests to change some of their proposals. We were particularly keen to see reductions in housing targets along the Uxbridge road corridor and strengthen the rather weak safeguards for the historic environment, particularly in Ealing and Acton town centres which are dominated by conservation areas. We could only appeal to the inspector to take account of our concerns and ask they be addressed in the final version of the local development framework core strategy due to be published later in 2012. The inspector's report was published in February and was disappointing given all the effort, particularly by Judy Harris, put into the hearings which extended over three weeks. See separate report on p.4.

Neighbourhood Planning

Under the Government's localism agenda, communities will be encouraged to develop neighbourhood plans for their own areas. The Society, working with Save Ealing's Centre (SEC), approached the Council with a view to drawing up proposals for central Ealing. A workshop was held in early October 2011 between local interested parties, including community groups, businesses and the Council, to consider how to take the process forward. It was agreed that the next step would be for the Council to approach the government

for funding to become a "frontrunner" organisation which, if successful, would gain funding to help work on drawing up a neighbourhood plan. The application was submitted in early November and the Council heard early in March both its applications for central Ealing and West Ealing had been successful. They plan

Ealing Civic Society Events 2012

Annual General Meeting

Tuesday 24th April, 7.30 pm
Nelson Room, Ealing Town Hall

Guest Speaker: Tony Burton: "Rebooting the Civic Movement - the Role of Civic Societies in localism and planning"

Annual Public Lecture

Wednesday 6 June 7.30pm, Liz Cantell Room, Ealing Town Hall, Speaker: Sir Peter Hall, local resident, internationally renowned town planner, government adviser and author.

ECS Annual Awards Ceremony

Tuesday 27 November 7.30pm The Queen's Hall, Ealing Town Hall, Guest Speaker: Tony Palmer, film, theatre and opera director, author, and local resident.

Coming events

Civic Day 23rd June. Event to be confirmed.

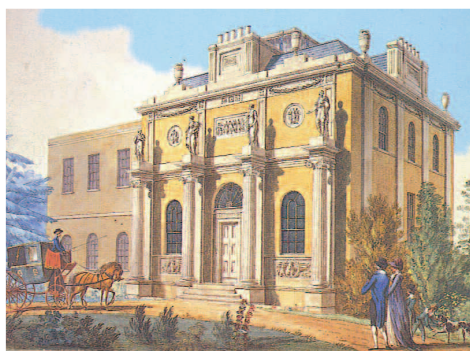
Acton Plaques. Joint event with Acton History Group: August (to be confirmed).

Open House London 22/23rd September

to run an event in April with interested stakeholders from businesses, community and voluntary organisations with a view to setting up a neighbourhood forum for Ealing town centre (including West Ealing). In due course, the forum would draw up a neighbourhood plan for both areas. We were successful in gaining support to help us update SEC's 2008 Vision for the centre of Ealing (and West Ealing) in preparation for the neighbourhood planning exercise and a workshop was held at the end of November. The results of the workshop will help us move forward with neighbourhood planning.

Pitzhanger Manor and Walpole Park

The Council heard at the beginning of December that it had been unsuccessful for a second time in its bid to the



Pitzhanger Manor 1802

Heritage Lottery Fund (HLF) for funding to restore and upgrade facilities at the Manor house and its immediate grounds. The second bid, for £4 million,

was a pared-down version of the first bid turned down earlier in 2011. However, the HLF indicated that it was a strong bid and that the Council should resubmit for decision before the end of March. So, although the result was a disappointment, there is a measure of hope of success next time round. In the meantime, planning for submission of a phase 2 bid to the HLF for restoration of the Park continues to move forward.

2012 Annual General Meeting

The ECS AGM this year will be an important occasion because it will be addressed by Tony Burton, Director of Policy and Communications for the Design Council and former Director of Civic Voice which took over responsibility for overseeing civic societies from the Civic Trust when the latter folded in 2009. Tony Burton has been particularly helpful to us and SEC in the last few months over the localism agenda and, in particular, thinking about neighbourhood planning (see above). By the time he speaks to us we should be much clearer about the prospects for a neighbourhood plan for the centre of Ealing and his advice will be invaluable. In line with his wishes, we have invited neighbouring civic societies to attend the AGM. We look forward to seeing you there.

Robert Gurd

Ealing Civic Society Annual Awards 2011

The 2011 awards were presented by Torin Douglas, the BBC Media Correspondent (at right of the picture), at a ceremony in the Town Hall on 22 November. Our judges, John Hummerston and Tom Jestico, assessed the six shortlisted schemes against four criteria:



2011 Awards Presentation

- design
 - fitness for purpose
 - contribution to the landscape
 - other factors (energy efficiency, pedestrian access, anti pollution measures and re-use of materials)
- The highest award this year went to **22 Mount Pleasant Road W5** (pictured below), which was highly commended. The architects, KSK Associates, had made sensitive changes to the frontage of this Edwardian semi-detached, whilst creating a major rear extension which is light, contemporary, sustainable and allows good views of the garden.



The **Visitors' Centre** at Northala Fields, designed by David Leed of CYD Projects Ltd, was commended. Northala Fields had been highly commended in our 2008 awards, and the new visitors' centre fits well into the environment of the park. It provides a café, classroom and a base for "Get Hooked on Fishing".

The other shortlisted projects were: **Warwick Dene Playground** (Ealing Common), a new house in **Sandall Close**, **Southall Manor House Grounds**, **Viking Green** playground in Yeading Lane, the new **Perivale Primary School** in Federal Rd and the restoration of **St Mary's Church** in West Twyford.

The veteran BBC broadcaster and journalist Torin Douglas who presented the prizes is an Ealing man, coming from South Acton, a fact which he made the pivotal point of his amusing talk, since many people in the Bedford Park area resolutely consider that they belong to Chiswick and not Acton. He also touched on some of the minor but real drawbacks of living in one of the far-flung outposts of Ealing and Hounslow.

Here are pocket summaries of the shortlisted entries:

New Build

Sandall Close : this showed good planning design, but some external design details were lacking.

Perivale Primary School: good design but we would query the excessive heights of classrooms for small children; the building seemed over-complicated.

Northala Fields Visitors Centre: the building is good; we liked the sedum roof. There was unfinished landscaping around the building.



22 Mount Pleasant Road: the clients were very happy, and it is difficult to fault this entry; there was great creation of internal space. It was a delight to visit and note the consistently high standard of design and workmanship throughout.

Landscape

Warwick Dene: this remodelling of a garden area into a children's playground did its job, it was unpretentious and low key.

Viking Green : this playground showed good design, but we would query the scale; it would have been better to plant semi-mature trees rather than saplings.

Southall Manor : it is too early to assess the landscaping; it needs more time to mature. The design is good and it is apparently achieves its object.

Refurbishment

St. Mary's Church (West Twyford): we liked the full height windows, but would question the need for more doors. The design of the 'white box' access to the old church was seen as a lost opportunity.

Tony Williams

Still no start on Empire



Planning permission for "nonmaterial" amendments to their previous application was granted to Empire Cinemas in late 2011. Empire's Chief Executive, Justin Ribbons, told the Ealing Gazette at the time that they would "soon be able to commence work" on a state of the art 20 screen complex including Empire's large screen format, known as Impact. No work has yet started on the site which suggests that Empire's oft-repeated promises that work would start "shortly" have again come to naught. The site has remained cleared apart from the supported facade since February 2009.

Winnie-the-Pooh Plaque

A plaque to Winnie-the-Pooh, an Ealing inhabitant, was unveiled on Wednesday, 14th March at The Elms, Twyford C of E High School. This is next to the site of Farnell's famous soft toy factory which existed from the 1890s to the mid 1950s. Daphne Milne, wife of the author A.A.Milne, bought one of Farnell's 'Alpha' teddy bears from Harrods' toy department in August 1921 for the first birthday of her son Christopher Robin Milne. Christopher Robin subsequently gave the name to his beloved bear and his father later wrote down and developed the 'adventures' of 'Winnie-the-Pooh' with his other toy animals such as 'Piglet', 'Tigger' and 'Eeyore' which he immortalised in the enormously successful series of books for young children. The look evolved from a fairly traditional Farnell teddy bear made from mohair to a more rounded short-haired version in the black and white line drawings by E.H.Shepherd, and became even more rounded with bright golden short hair and a little red jacket in the much later Walt Disney film version.



Unlike previous plaque unveilings, the numbers of those attending was limited because the plaque was located within the grounds of Twyford C of E High School and the unveiling took place during school hours at 2.30pm. I understand that it will normally be possible for anyone to see the plaque at week-ends when the gates are open for a number of user organisations, such as a Junior Music School and a church. The plaque was unveiled by a bear 'cousin' of Winnie-the-Pooh (the original is regrettably stuck in a hole in the USA) on a ladder, in the presence of The Mayor Cllr John Gallagher (also one of the local South Acton Ward councillors and a Governor of Twyford C of E High School). He was accompanied by the Junior Mayor for a day – a pupil at Notting Hill & Ealing Junior HS – and Shirley Harrison (Author of 'The Life and Times of the Real Winnie-the-Pooh' published 2011) - pictured above with the Mayor. Shirley Harrison also gave an illustrated talk about Winnie-the-Pooh on the same day for the Acton History Group at St Mary's Church Hall.



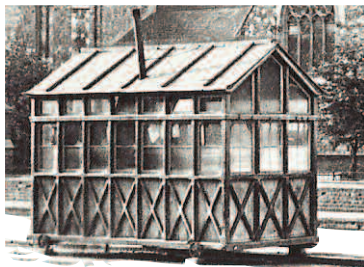
Mike Tiley

The Haven Green Cabbies' Shelter

The old cabbies' shelters are a well-known feature in central London. They were introduced in the Victorian era by the philanthropist Lord Shaftesbury to provide shelter, food and rest for the cabbies in the days of the old hansom carriage and horses. An ulterior motive was to prevent cabbies seeking these facilities in the pub. Each of the 13 remaining shelters are now Grade II listed and are still in use for today's taxi drivers.

What is not appreciated is that Ealing also had its own version. This has come to light with the recent proposals for an integrated cycle park on Haven Green which entailed the demolition of the present taxi drivers' shelter opposite the station. Old photos indicate that this Haven Green shelter dates back to at least the 1880s and it was probably built when the Metropolitan District Railway opened its station there in 1879.

There were similar shelters in Ealing now no longer in existence: outside the Drayton Court hotel (presumably to service West Ealing station), near St Mary's Church in the old village and also by the Methodist Church in Windsor Road (now the Polish Catholic Church) where the old photo (right) was taken. Unlike the central London shelters it appears the Ealing ones had windows all the way round and perhaps were intended to be on wheels to make them mobile. They had a stove either for warmth or cooking and also had distinctive diagonal bars on the lower sides which were painted green. It appears over time the Haven Green shelter was weather-boarded – however, if you looked carefully at the shelter where some of the boarding has been removed you could still see the original green sides and diagonal bars.



The society faced a dilemma at the end of last year when the Council submitted a planning application to demolish the Haven Green shelter and replace it with a more modern design as part of a scheme to provide a new cycle hub. We said that we would far prefer the original shelter to be retained and restored if possible but we were told that it was beyond economic repair and that English Heritage did not consider it worthy of listing. So, reluctantly, we did not object to its demolition but tried hard to ensure that the new design echoed the original design which to some extent has been achieved (see artist's impression below).

Paul Fitzmaurice with Robert Gurd



Local Development Framework

The Inspector's report on the hearing into Ealing's LDF Core Strategy is now available on the Council's website. It concludes that the Strategy provides an appropriate basis for the planning of the Borough over the next 15 years subject to the following modifications:

- amending the text to take account of the London Plan 2011, early minor alterations and the relevant policies and to ensure consistency between all parts of the document;
- ensuring the efficient use of land is not at the expense of design or the character of the area and that heritage is fully considered;
- ensuring adequate references to the Development Management and Development Sites documents when details are left to those documents;
- amending text to take account of utilities infrastructure identified regionally and nationally and to include most up to date information on HS2;
- ensuring superseded UDP policies are clearly identified;
- consulting on minor modifications to Metropolitan Open Land boundary changes in the Development Management document.

Gunnersbury Update

By the time you read this two bids should have been submitted by Ealing Council in relation to Gunnersbury Park, which is now in desperate need of funding. The many listed buildings are crumbling and the park has been in need of restoration for years.

A **Parks for People** bid for £4.7 million will have been



submitted by the end of February. Parks for People is funded by the Heritage Lottery Fund and bids need to demonstrate that: the community values

the park as part of their heritage, the park meets local social, economic and environmental needs, and the park management actively involves local people. Over the last year the Council's Outreach Worker has organised a wide range of activities to involve local people in the park. In addition, a **Heritage Grant** bid for £4.8 million for restoration of the building will have been submitted to the Heritage Lottery Fund by 5th April. Heritage Grants are awarded to projects which help people to learn about their own and other people's heritage. The results of the two bids will be known by the end of July 2012.

Join the Friends of Gunnersbury Park and Museum gunnersburyfriends.org or check www.ealing.gov.uk/gunnersbury for information, *Philippa Dolphin*

Planning Issues

Planning applications – January 2012

Ealing Civic Society commented on six planning applications in January. We joined in lengthy consultations over Acton Town Hall, Carnegie library and the Priory Centre but are disappointed that these time-consuming consultations have borne so little fruit.

The current planning application relates to the **rebuilding of Acton Baths** to provide both baths and



community facilities,

internal demolition of the King's Room to provide access to all the community facilities,

alteration of the King's Rooms windows along the High Street and the

conversion of the Assembly Hall into a replacement library. It is the treatment of the last that our letter of objection covered in detail as well as concerns about the external elevations.

The Hall is a most attractive space that has been allowed to fall into disuse because of heating and damp penetration problems as well as lack of disabled access. The proposed conversion to a library involves causing considerable internal damage to the listed building including removal of the balcony seating, the proscenium arch and some of the original 1930s 'flying saucer' light fittings. Access to the proposed new library would be by a circuitous route from the new King's Room entrance. This would replace the existing direct access to the hall via the elegant stairs from the present main entrance. We are pleased that following similar representations from English Heritage the plans have been changed to retain the proscenium arch and the light fittings although unfortunately not the balcony. There have

also been some minor improvements to the external elevations to the rear of the building.

Another 18-storey bulky block of flats is proposed at **Gypsy Corner** in Park Royal. The Southern Gateway is already overdeveloped with buildings rising to 18 storeys and no public open space. A small square is proposed outside the North Acton Tube Station but the new building will overshadow it and the total population of students and residents existing or proposed in the tall blocks will congest the Central Line for which no improvements are proposed. Residents will suffer a very noisy and polluted environment and a lack of community facilities.

Other applications objected to include:

- **proposed flats on the Hanwell Nursery part of the Hanwell Cemeteries Conservation Area:** the design and layout do not reflect the prominent location in the entrance to the Kensington and Chelsea Cemetery.
- **Flats and houses on the Carlyle House site** Carlyle Rd. W5, have a roof height that creates unnecessary conflict with the listed Ealing Park Tavern on the opposite side of the road; the location of the units is so close to the road that the existing trees will be lost and would leave little space for replacement as street trees.
- **Large BT Cabinet in Grange and White Ledges Conservation Area** located in a prominent location at the corner of Castlebar Rd and St Stephens Rd dominating a small open space.
- **Reynard Mills Industrial estate** Windmill Road is just over the boundary in Hounslow. The previous application for **housing and flats** on the site was withdrawn but this is a new application with a reduction to 275 units. There is no usable public Open Space for this overdevelopment of a site some distance from stations, car provision is inadequate and there will be loss of an industrial site.

Judy Harris

Do we have your email address?

To receive regular communications from the Society on matters of interest please ensure we have your email address. Just email: info@ealingcivicsociety.org with your name and preferred email address to ensure you get the full benefit of your membership. It is also of great help to the Society in time and savings if members receive their newsletters by email rather than a posted hard copy. When responding by email to the above just indicate that in the future you would like to receive your newsletters only by email. Thank you for your help.

The Society needs to think about new blood coming on to the Committee and especially people who can bring some fresh ideas and dynamism into our influential organisation. Most specifically we need to fill the position of Vice Chairman. The role involves deputising for the Chairman and learning the ropes of the Society with the aim of eventually taking over the Chairmanship. Bob Gurd and I would be very happy to discuss this with you, so please give it your closest attention.

Corinne Templer, Vice President

ANNUAL GENERAL MEETING

The 2012 AGM will be held in the Nelson Room, Ealing Town Hall 7.30 pm, Tuesday 24th April 2012

Agenda

1. Apologies for absence
2. Chairman's Report for 2011
3. Adoption of the Chairman's Report
4. Treasurer's Report for 2011
5. Adoption of the Treasurer's Report
6. Subscriptions (see below)
7. Appointment of Auditors
8. Election of Officers:

Currently:

Chairman – **Robert Gurd**

Vice-Chairman – **vacant**

Secretary – **Judy Harris**

Treasurer – **Robin Roads**

9. Election of other committee members

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

Corinne Templer (Vice President), Deirdre Mc-

Clellan (Membership), Tony Miller, Mike Tiley, Paul Fitzmaurice, Maggie Gold, Philippa Dolphin (Web manager), Jen Henley. 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 (Judy Harris, 72 The Knoll, Ealing W13 8HY) 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.

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

11. Talk by Tony Burton: **Rebooting the Civic Movement.** The Director of Policy and Communications for the Design Council and former Director of Civic Voice talks about the challenges facing Ealing Town Centre.

Reading this and not a member?

Why not join us?

Phone **020 8567 4682**

or see our website

www.ealingcivicsociety.org

2011/12 Executive Committee

Robert Gurd (Chairman)

60 Beaufort Rd W5 3EA (8998 4417)

Corinne Templer (Hon. Vice President)

Judy Harris (Secretary)

72 The Knoll W13 8HY (8997 8824)

Robin Roads (Treasurer)

2 North Lodge, Ealing Green W5 5QU (8579 5910)

Deirdre McLellan (Membership – new members)

36 The Grove W5 5LH (8567 4682)

Michael Tiley, Paul Fitzmaurice, Margaret Gold

Tony Miller, Philippa Dolphin (Web Manager)

Jen Henley (Minutes Secretary)

Tony Williams (Newsletter Editor)

Subscription increase

May I remind members that the subscription rates increased on 1st January 2012 to £10 if you pay by standing order (£12 if you pay by cheque or cash). Many standing orders are coming in at £7 which means not only do I have to write or email you but you will have to make a separate payment of £3 as well as alter your standing order for next year.

Would members whose standing orders are due between now and 31.12.12 therefore please ensure they are altered to £10. It's not a direct debit so it doesn't happen automatically. You have to initiate it with your bank – or I can send you a form. If you require any help to make the alteration please e-mail me: Robin@robinroads.co.uk or Tel: 8579 5910.

Robin Roads

The ECS Newsletter was edited by Tony Williams. Contributors were Robert Gurd, Judy Harris, Paul Fitzmaurice, Mike Tiley, Corinne Templer, Philippa Dolphin, Tom Doran, Robin Roads and Tony Williams.

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