



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

Member of

**CIVIC  
VOICE**

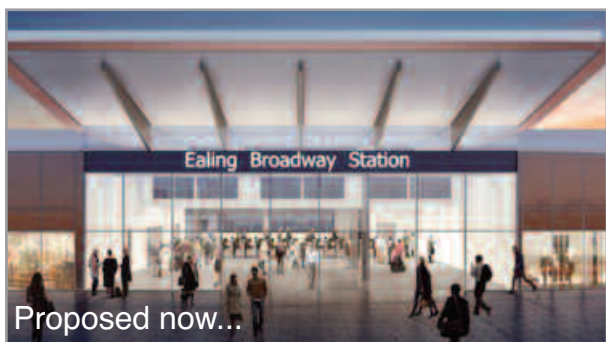
## Spring 2014

### Chairman's Welcome

Welcome to our Spring newsletter which updates you on news since autumn 2013 (although those of you on our e-mail subscription list will have received an electronic update in January).

#### Ealing Broadway Crossrail station

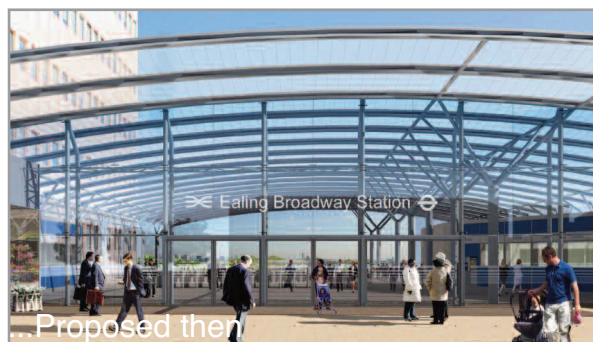
Proposals for redevelopment of the station were published as a planning application just before Christmas. Following pressure from Save Ealing's Centre (SEC) and others, including the Civic Society, and not least Ealing Council, improvements have been made to the station itself although we remain disappointed that es-



calators are not being provided (these were promised under the original proposals but were removed due to funding cuts). But at least the capacity of the lifts has been increased and level access has been provided from the street to the lifts to assist passengers with mobility difficulties. Also, improvements are being made to the concourse so that some of the retail outlets which would otherwise have been lost under the original proposals have been reintroduced. But we are concerned that the increasing numbers of passengers that will come with

the improvements to the train service could rapidly overwhelm the facilities provided at the station and the lifts' capacity will prove unable to cope with the extra numbers anticipated.

Disappointingly, Crossrail refused to listen to representations about the external appearance of the station which would be out of keeping with the neighbouring Haven Green and Town Centre conservation areas. However, the eminent architect Lord [Richard] Rogers recently noted that whilst the Commission For Architecture in the Built Environment (CABE) had been consulted over the central London Crossrail stations it had been notably not consulted over the outer London



Crossrail stations, including Ealing Broadway. This, together with criticism from outer London boroughs, and the GLA Transport Committee in early February finally spurred Crossrail into action who undertook to consider appointing an "independent design panel" to review all the stations on the route. The Ealing Council appointed its own architects (HOK) to come up with ideas for improving the external appearance of the station. The outcome of their efforts remains unknown although there has been some suggestion that they are

### Coming Events

**ECS Annual General Meeting** 29 April 2014 7.30 p.m, Queens Hall, Ealing Town Hall: A speaker from Benson Elliot will talk about Arcadia: Phase 2

**Civic Day** Saturday 21 June 2014 11.00 a.m: escorted walk around the newly restored Walpole Park.

**John Delafons Lecture: MacDonald Gill** Tuesday 3 June 2014 7.30 Liz Cantell Room, Ealing Town Hall: Caroline Walker on the graphic designer, cartographer, artist and architect. See [www.macdonaldgill.com](http://www.macdonaldgill.com)

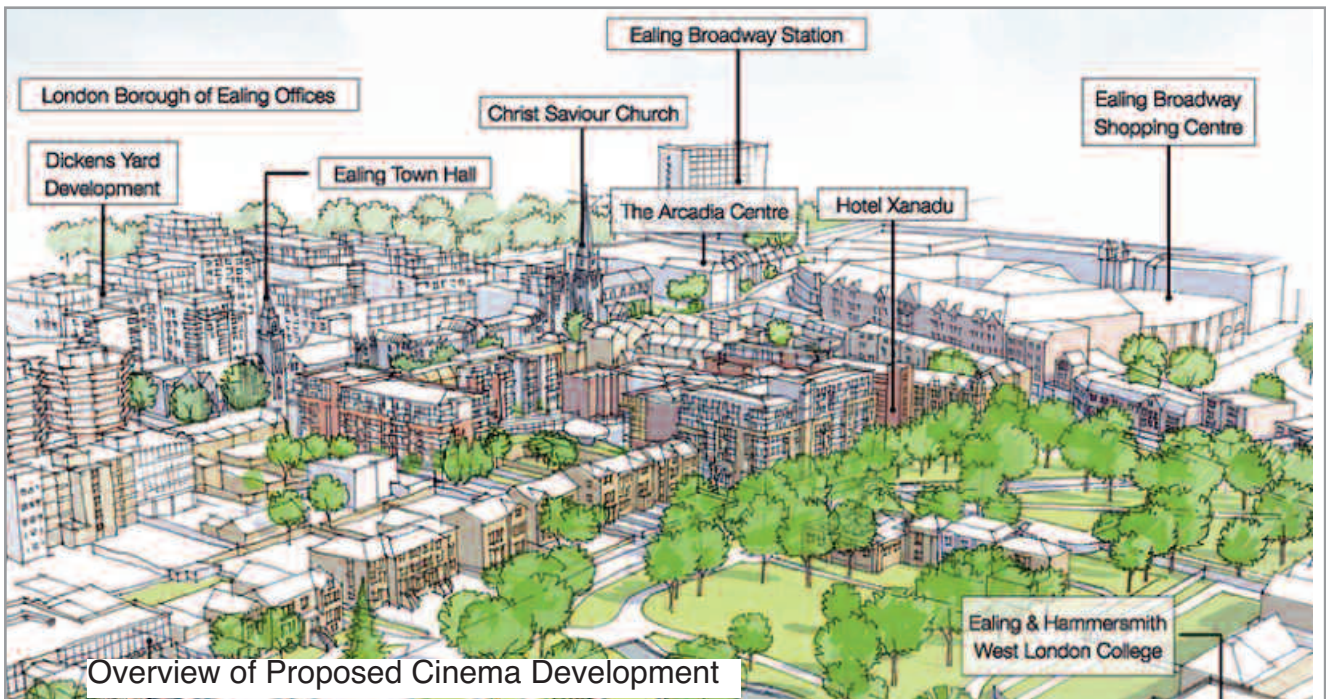
sympathetic to the idea of a canopy which covers a larger area than proposed by Crossrail, in particular including the front of Villiers House, with a design more sympathetic to the neighbouring conservation areas. A petition was recently raised by SEC which has achieved sufficient signatures (2000) to generate a council discussion. In practice this is likely to take place in committee rather than in full Council. Whilst we welcome the apparent change of heart on Crossrail over the external appearance of the station the many deficiencies of the proposed interior facilities would still remain.

### Ex-Empire cinema

The application for the ex-Empire cinema development was approved at the meeting of the Planning Committee

just before the Christmas. Land Securities secured outline approval for the development of the site, including the YMCA and Walpole House, as well as redevelopment of the Flava's restaurant site but excluding the new Xanadu Hotel. Despite concerns expressed at the meeting about the bulk and height of the development, in particular on the southern perimeter overlooking the Grade I Pitzhanger Manor, and loss of the YMCA building in Bond Street permission was granted. Last-minute attempts were made at committee by some councillors to seek retention of the facade of the YMCA building but these ultimately failed.

*Robert Gurd*



Overview of Proposed Cinema Development

### Former Arcadia Centre

Work has been progressing at the former Arcadia Centre site whilst TK Maxx has remained trading. We were keen to find a home for the old carillon clock which



used to strike the hour and quarter hours on the corner of the site. Although this had been out of action (a part from the clock itself) for many years it turned out that the carillon was made by a very reputable Dutch clock-maker when the centre was first built in the 1980s and

consisted of 18 bells operated by an electronic mechanism. Christchurch School was also interested saving the mechanism, possibly for reuse in the church itself or the school. The owners of the Centre (Benson Elliot) kindly agreed to donate the clock and mechanism at no cost to the Society for it to dispose of as it thought fit. The clock was dismantled just before Christmas. Unfortunately, because it was so well built into the Arcadia Centre it was not possible to remove it in one piece but the bells, jacks and the associated hammers have been donated to the school to be used for a project by the pupils.

*Robert Gurd*

Do we have your email address?  
 To receive regular communications from ECS on matters of interest and news updates please ensure we have your email address. Just click on the box on our website or email [info@ealingcivicsociety.org](mailto:info@ealingcivicsociety.org) with your name and preferred email address to ensure you get the full benefit of your membership.

## Gunnersbury News

At a public feedback meeting in February, Keith Townsend of Ealing Council emphasised that Ealing and Hounslow are working very closely together and with English Heritage on the 12-year Gunnersbury 2026 project. The aim is to restore the park and museum ready for the centenary of its opening to the public, and to ensure that it is used and looked after in the future.



The total investment over this period will be £51 million. Funding has already been secured for priority repairs, and regular users of the park will have noticed work going on to repair the stables. Roof repairs on the two mansions, and essential work on other structures have now been done. Meanwhile the two bids to the Heritage Lottery Fund (HLF) have been prepared and submitted. Results of the bids will be known in the autumn, and, if they have been successful, work will start on site in summer 2015. This first phase will involve the restoration of the historic park and some of its structures, including the orangery, and the conservation and refurbishment of the large mansion, opening more rooms to the public and providing modern and appropriate accommodation for the museum. The park restoration will also include the repair of the Round Pond and the reintroduction of boating, which gained considerable support from the public in the consultation last year. Work should be complete by Summer 2018. A head gardener will be appointed during this phase. In addition, the café will be refurbished and the possibility of replacing it completely will be explored, following the considerable dissatisfaction with the catering offer in the park revealed by the recent survey. Phase 2 will begin in 2015 and will involve the refurbishment of other listed structures: the temple, lodges, walls, plus the Japanese garden and the Potomac Lake. Options will be developed for the small mansion and the stables. Work will start on site in 2019. Phase 3 will include the development of sporting activities in conjunction with national sports organisations, the refurbishment of the remaining landscape structures, the model farm and the walled garden. Planning for Phase 3 will take place 2019-2023, with work starting on site in 2023. Together with consultants Barker Langham, the

Councils have been exploring various options for governance of the park. It has been agreed that the best model for running the park is a joint venture company. A chief executive officer responsible for on site leadership would report to a board of representatives from both Ealing and Hounslow Councils. It is also proposed that a development trust be established to work alongside the joint venture, to be responsible for fund-raising. HLF is currently scrutinising these proposals. If they go ahead, the new governance arrangements will be in place by 2018. Finally, detailed work has been done on future running costs and opportunities for essential income generation. It is hoped that Gunnersbury will generate an income of £1.2 million/year by 2023.

*Philippa Dolphin*

### Neighbourhood forums

The 2011 Localism Act gave new powers to local people to have a big say in how land is used in their neighbourhood in conformity with the Council's own Local Plan (formerly called the Local Development Framework). Two neighbourhood forums have been created in Ealing: for West Ealing and Ealing town centres. Both are so-called business forums with representatives from businesses and local residents and were recognised by Ealing Council in March 2013. Both forums spent much of 2013 learning the views of local people. West Ealing successfully held free performances of a play called the "Green Man", based upon the history of the area, which drew large and appreciative audiences who gave substantial feedback on their wants and future needs in West Ealing centre. Ealing town centre forum sought views from users of Ealing Broadway Shopping Centre. Both forums are now preparing to draw up plans for the local area by the end of 2014. Major issues include the design of the Crossrail stations in both Ealing and West Ealing, discovering the development intentions of land owners and developers in West Ealing centre, and the height and density of new developments in the areas. Similar forums are being planned for Hanwell and Acton town centre.

Ealing Council, the Government and the two forums are sponsoring a major neighbourhood planning conference called *Neighbourhood Planning in London* at Ealing Town Hall on Wednesday 28 May 2014. Attendance is free and it will be a great opportunity for beginners and those up and running to learn more.

To attend you need to register at the West Ealing Neighbours website

(<http://www.westealingneighbours.org.uk/>) which will give you an overview of the conference and tell you all you wish to know about West Ealing Centre Neighbourhood Forum. Learn more about Ealing Town Centre Forum (ETCF) at

<http://www.centralealingforum.com/index.html>.

*Eric Leach and Robert Gurd*

## Ealing Civic Society Annual Awards 2013

An evening of biting frost and needle match football (England-Germany) did not deter some forty-odd souls, including ECS members, prospective winners, Council members and our guest speaker Toby Young from turning up at the Queen's Hall in the Town Hall for the presentation of the Annual Civic Society Awards. Architect Tom Jestico led us through the judges' reasoning in choosing the awards.

The main Award went to Dormer's Wells School, for a new build. The headmistress Mrs Maggie Aylott was there to receive the certificate and plaque together with Nicholas



Langstaff of Nicholas Hare Architects.

The Xanadu Hotel, Bond Street was Highly Commended and Commendations were given to a restoration of The Coach House, Edgehill Road and 116 The Avenue, West Ealing.



Lucy Ratcliffe of the Council received a Commendation certificate for the much needed and sensitively performed restoration work done by the Council on the masonry facade of the Ealing Town Hall.

Toby Young presented the certificates and posed for photographs with the winners.

He is a controversial figure, a journalist, Tory, blogger and most noted a proponent of Free Schools and a founder member of the West London Free School. Controversially he chose to iterate that architecture did not matter in education and that teaching the right subjects, notably Latin, did, even if taught by unqualified teachers in an old warehouse. This was not given a rousing reception, unsurprisingly given the company in the audience of not a few architects and teachers, including the Award winners, who believe that the educational environment has a not inconsiderable role to play in the educational outcomes, if not to say exam results of students.

Jaws dropped and heads shook as the speaker attributed Birmingham's recent relatively poor school exam showings to the architects' demolition of the city centre in the 'Sixties. As Maggie Aylott, speaking from the floor reminded us, Dormer's Wells caters for an intake thirty percent of whom come in with no English and depart with creditable results but above all with gratitude and

appreciation of the opportunities given them in worthy surroundings.

Toby Young bravely remained behind to catch flak from the audience over drinks and nibbles.

You can read a fuller report on the 2013 Awards evening and see pictures on our website.

*Tony Williams*



## Local History Events January - June 2014

### Ealing through the Ages

Speakers: Dr Jonathan Oates & Paul Howard Lang

Date: Thurs 20 March at 6.15 pm

Venue: Green Room, Ealing Central Library

### Mrs Fountain's Diary

Speaker: Linda Davies

Date: Thurs 27 March at 6.15 pm

Venue: Green Room, Ealing Central Library

April-June (Advance information)

### Impact of World War 1 on Ealing

Speaker: J.Oates (Cityread London)

Date: Thurs 3 April 6.15 pm

### The Story of Northfields

Speaker: Paul Fitzmaurice

Date: Thurs 10 April 6.15 pm

### A Fine Brother Louise Miller:

Author talk (Cityread London)

Date: Thurs 24 April 6.15 pm

### Shops of Yesteryear

Speaker: Alan Gillett

Date: Thurs 8 May 6.15pm

### How to do local history Workshop

J. Oates & P. Stolarski

Date: Sat 10 May 2.30pm

### Ealing's Private Asylums

Speaker: Paul Lang

Date: Thurs 26 June 6.15pm

ADVANCE BOOKING RECOMMENDED

Booking: Ealing Central Library 020 8825 9278 (new number will be 020 3700 1052)

Hanwell Library 020 3700 1076

Email: [ealing.reading@carillionservices.co.uk](mailto:ealing.reading@carillionservices.co.uk)

## Planning Matters

### Land at Chase and Victoria Roads

We are very concerned about the future appearance of the tall buildings already permitted on this land because of the colour of materials. We would have objected strongly to the hotel along Western Ave at Gypsy Corner if we had known that it was to be faced with red panels. We have asked to know what colours the proposed ceramic tiles, render panels and anodised metal panels would be. It is also very difficult to tell from the elevations where these materials will be used. No information has been received yet.

### Mcgee Yard, Alperton Lane, Brent

We objected to the impact this proposal for waste transfer and management would have on the residential development on the opposite side of Alperton Road which is in the LB. Ealing.

### Walpole Court, Ealing Green W5

We objected to any commitment to 27 parking spaces on this site. There should be provision for landscaping when office space is converted to flats.

### Objections

- The Shopfront at 32 Haven Green W5: the plans do not follow the shopfront guide
- 10 St Andrews Rd. W3: the proposal is an overdevelopment of a back garden
- The Snooker Hall, Cranmer Rd W13: the proposed flats continue to be an overdevelopment.
- We responded in December 2013 to the consultation on school sites.
- Two more planning applications are being considered for hotels in the Uxbridge Rd W5 at Dawley House and No. 111. The local plan identifies the area for an office corridor but a number of hotels have already been allowed. The Metropolitan Town Centre needs a range of uses that provide more employment than hotels or even contribute to the large housing target.
- We objected to the lack of play space in the conversion and extension of 1 Aston Road Ealing (former Aston House School) for flats, and recorded our concern at the lack of such space in the change of use at Beechworth House, High St, Acton.
- Another proposal has been made for the nursery site in Kensington and Chelsea Cemetery Conservation Area. We have objected to this overdevelopment which is out of character with the Conservation Area.

*Judith Harris*

Come to the AGM and hear what's planned for the Arcadia Phase 2: 29 April, Queens Hall, Ealing Town Hall

### Pitzhanger Manor, Walpole Park

The Council approved its plans in February for the major refurbishment works despite our concerns about the proposed demolition of the Eating Room extension shared by others, in particular the Victorian Society and SPAB (the Society for Protection of Ancient Buildings). As is required in such cases the decision has been referred to the Secretary of State for approval. Given the criticisms, the outcome is not a foregone conclusion.. In addition to the work on the Manor, approval has also been received for a café/restaurant/function room at the east end of the kitchen garden. The architects have taken into account the materials used by Soane – flint, Portland stone and brick – in the design for the new café to complement its position in the walled garden, although we had some concerns about the detailing and the proposed lighting.

Before the plans can be implemented the outcome of the application for funds for the work from the Heritage Lottery Fund is awaited. Following the Stage 1 Heritage Lottery Fund application success, a great deal of work has been carried out by the design team, Ealing Council and the Trustees of the Manor, and the result of the application is expected within the next month.

The Management of the house and gallery and the trustees are also busy applying to major trusts and foundations in order to make up the around £1.5m shortfall in the cost of the refurbishments. In addition to this, a new Friends of Pitzhanger Manor group is expected to be formed, to help with raising funds and organising a volunteer group to help in the manor once the refurbishments are completed and a beautiful new building is delivered.

If you are interested in joining a Pitzhanger Manor and Gallery Friends group, please send an email to [chair@walpolefriends.org](mailto:chair@walpolefriends.org), as Walpole Friends are arranging the formation of the group. You are also invited to join a coffee morning at the Manor on Monday 31st March at 10.30 am. Please do go along but let Walpole Friends know at the email address above so that the catering can be anticipated.

*John Sears*

### Reading this and not a member?

Why not join us?

Phone **020 8567 4682**

or see our website

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

The Society needs new blood on 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. Robert Gurd and I would be happy to discuss this with you, so please give it your closest attention.

*Corinne Templer, Vice President*

## ANNUAL GENERAL MEETING

The 2014 AGM will be held in the Queen's Hall, Ealing Town Hall Tuesday 29th April 2014 at 7.30 pm

### Agenda

1. Apologies for absence
2. Chairman's Report for 2013
3. Adoption of the Chairman's Report
4. Treasurer's Report for 2013
5. Adoption of the Treasurer's Report
6. Appointment of Auditors
7. Election of Officers:

Currently:

Chairman – **Robert Gurd**

Vice-Chairman – **vacant**

Secretary – **Judy Harris**

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), Deirdre Mc-**

**Clellan (Membership), Tony Miller, Mike Tiley, Paul Fitzmaurice, Maggie Gold, John Sears, Philippa Dolphin (Web manager), Jonathan Norris and William Hardman.** 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.

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

10. Talk by a speaker from Benson Elliot who will tell us about their latest plans for the remainder of the Arcadia site.

### Plaques

The owners of 18 Carlton Road, Ealing have now decided not to proceed with the erection of a plaque to commemorate Thomas Merton at present because of their changed circumstances. Instead, our next plaque will be commemorating Dr Edith Whetnall FRCS (1910-1965), a pioneering audiologist who established an experimental hostel for deaf children at 8 Castlebar Hill Ealing in September 1953.

*Mike Tiley*



Edith Whetnall demonstrates a hearing aid to Princess Margaret on visit to hostel

### Subscriptions

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

The amount due for the calendar year 2014 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

Members who pay by standing order pay £2.00 less and are not worried by reminders. If you would like to change your method of payment please download a form from our website. Alternatively 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, Mike Tiley, Philippa Dolphin, Robin Roads, Eric Leach and Tony Williams.

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