

Air apparent

For some seven years, CERAs chairman has been aware of high levels of air pollution on and around Haven Green. Working with a Council Pollution Control Officer, he has got more than the original single monitor installed and the results for Nitrogen Dioxide (NO2) pollution confirm that Haven Green is, indeed, one of the very worst air pollution 'hot spots' in the Borough. Springbridge Road, for example, exceeds

World Health Organisation and EU limits by more than 50%!

At last, a Council Scrutiny Committee is looking into the issue and visited the Green on 19th January, with a formal meeting of the Committee on the evening of 21st January. CERA will be asking for more monitoring to better analyse the full extent of life-shortening pollutants in the area and we hope, help to develop a plan of action to bring the levels down.

Good Guys -

It is all too rare that businesses applying for alcohol sales licences are prepared to entertain amending an application, prior to



heading for an application hearing, in the hope that the Council will allow the proposal to go ahead. An honourable exception is the 'Five Guys' restaurant and take-away which opened last year opposite Ealing Broadway station.

CERA's chairman contacted their lawyers and after several conversations, the company agreed to withdraw the part of the application which would have allowed customers to buy alcohol to take away. It is also to their credit that they are one of only four kitchens in the town centre to send its used cooking oil for recycling to biofuel – all the way to Runcorn.

Dining in Dickens Yard

At last a second commercial unit on Dickens Yard has opened, with 'Charlotte's Place W5' now serving food. We wish this local business good luck in adding to its restaurants at Ealing Common and Turnham Green. But buy-to-let investors may have been more excited by agents Benham & Reeves opening nearby some months earlier.

Sadly, CERA has no information to suggest that St. George has any plans to open up more of the commercial spaces in their self-styled "Aspirational Quarter" until the whole development is completed. In other words, no rush except to make all their money from selling the last of 698 flats, with what props them up (let or unlet) of little or no financial consequence.

Food & drink news

January has been a bad month for the managers / owners of two local restaurants and fines for 'The Clay Oven' in The Mall and 'Molana' in West Ealing. In both prosecutions severe deficiencies in cleaning and pest control were identified by Ealing's food hygiene inspectors.

Meanwhile, Ealing's police licencing team has applied for reviews of the licences at both 'Cudi Supermarket' and 'Broadway International Food Centre' in West Ealing. They will be presenting evidence of multiple offences including stocking non-duty paid goods, sale of alcohol to both intoxicated persons and underage buyers and in 'Cudi's case, employment of illegal immigrants.

Central Ealing's new plan to go out to consultation

The Central Ealing Neighbourhood Forum (CENF jointly representing businesses and residents, has been working on the details on a Neighbourhood Plan, to influence development in the town centre over the next 10 years. It covers 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.

Reactions are now being invited on its 19 policies & 13 'recommended actions'. A final plan will then be submitted by Ealing Council to an independent Examiner to check it meets statutory requirements, before it is put to a local referendum, probably in the summer. If approved, the proposals will then be adopted as part of Ealing's official Local Plan.

Check this web site www.centralealingforum.com or contact Tony Miller, Secretary CENF, tel 020 8997 6042/07773 783695, email tony@brentham.com.

CERA NEWS

News from Central Ealing Residents' Association

CERA hotline: 020 8997 7131 or email: info@cera.org.uk

Winter 2015/2016

Arcadia (9-42 The Broadway). CERA concerns endorsed

In a strongly worded letter to Ealing Council, Historic England - the statutory body, which advises on heritage issues - has called for the current development proposal to be refused planning permission unless significant amendments are made. No formal response has yet been seen from either the developer or Ealing Council despite these concerns being raised in a letter dated 16 September.

Like CERA, Historic England opposes the loss of many of the Edwardian and Victorian buildings which were to be demolished and their replacement with blocks the highest of which range from 9 to 18 storeys. Ealing Council seems to have negotiated a scheme which ignores National planning advice and which has serious negative impacts by failing to respond to local character, history and the identity of the area. If the proposal is permitted, the character of Ealing town centre and Haven Green Conservation Areas, as well as the setting of important heritage assets, will be seriously harmed.

A revised planning application is being put in but with only minor modifications to last summer's. At the cost of reducing new flats by three (from 191 to 188), the facade at 9 the Broadway - alongside



Morrison's – would be retained, as well as the facades of nos.14 - 16. No reduction in the building heights is proposed - not least to the 18 storey tower of flats which would dominate views from the north and across Haven Green.



Welcome to new members

Since our last newsletter, over 30 more households have joined CERA. We welcome them most warmly and thank them for their interest and hope they will join our various activities. It's great to see our membership growing!

We are also making good progress with our web site, which should be live by the time you receive this newsletter – just go to www.cera.org.uk. We aim to expand the material on the web site over the coming year, but are still looking for help in designing / updating its content. Talking of help, we are also still on the lookout for someone with editorial or desk-top publishing skills, to edit and compile our newsletter. If you can help in any way, do let us know by phone - 020 8997 7131 or email info@cera.org.uk

Cinema Site

A further step forward in the long running saga of achieving a new cinema for Ealing occurred in October. Central government approved the Council's Compulsory Purchase Order for the large site between New Broadway, Bond Street, Mattock Lane and Barnes Pike. This approval will now enable the Council to acquire all the buildings (Walpole House in Bond Street, Flava's Bar and Grill in Mattock Lane and the remains of the derelict cinema in New Broadway) from a variety of landowners.

This will be a very expensive undertaking and must cast doubt on the scheme's viability and timing. There may well be pressure from the Council's partner, the UK's largest developer, Land Securities, to increase the height and density of the scheme which now has planning permission and/or not build the cinema. An expected start date of late 2016 may well be optimistic, which would delay the promised completion beyond early 2019.

The old cinema frontage on New Broadway, which has been propped up by scaffolding for many years, will be retained but, sadly, only as a token façade and not for any new cinema. It will have shops/restaurants on the ground floor and flats above, as the photo shows.



New Broadway frontage

This means that the important architectural principle of the form of the building following its historic function as a cinema will be lost. All the other buildings on the site, including the attractive YMCA building in Bond Street, will be demolished.

Picturehouse Cinemas has been proposed to operate 8 screens, 1,000 seats to add to its nine locations in London (e.g. Notting Hill Gate, Clapham, Greenwich). The Ealing cinema would be its largest and most



Mattock Lane frontage

advanced complex to date but, unfortunately, we will have to wait at least another three years before we can enjoy it. Even if there are no further delays or changes to the scheme, Ealing will still have been without a cinema for more than 10 years!

Crossrail closes in

Works to prepare Ealing Broadway station for Crossrail have started. Much is going on behind the scenes, with embankments being strengthened during weekend nights. The most visible installations are on Haven Green, where preparations for the site depot have started. Within the fenced-off area, Crossrail will install multi-storey huts to serve as a site offices (see picture below), together with construction materials being delivered, stored and transferred to the station.

All of this will involve many more HGV's coming around and onto the Green and, in the small hours, materials ferried across to the station. CERA members in the eastern end of our area, for example in Madeley and Hamilton Roads and Ealing Village, are already getting plenty of experience of the joys of night working.

Meanwhile, the platforms for what will become a shuttle service between West Ealing and Greenford stations are well underway.



Council HQ and Library to move

The Council is to select a 'joint venture partner' to redevelop Perceval House and replace it with new Council offices of reduced size. The development site, incorporating the Longfield Avenue car park (to the rear of Perceval House) and possibly the large electricity sub-station fronting Longfield Avenue, would accommodate a smaller but more accessible 'customer service' centre and a new Central Library to be relocated from the Ealing Broadway centre. All the land is Council owned.

It is likely that a substantial amount of housing would be built with a mix of affordable rented, market rented and private sale. Some retail is a possibility. The most controversial aspect of the scheme is likely to be the

height of the replacement buildings.. If the mistakes of the 'Dickens Yard' scheme are to be avoided, building heights will have to be kept at 4-6 storeys along the Uxbridge Road frontage and 3-8 storeys at the rear. On past performance this seems unlikely as the incentive to maximise the sale price will encourage buildings of the (excessive) scale of Dicken's Yard, particularly at the eastern end. The site abuts the 2/3 storey houses of Craven Avenue where a pedestrian/cycle route is mooted at its eastern end, which is currently a cul-de-sac.

CERA will monitor progress and ensure that any planning documents/development briefs which may be published are scrutinised and members consulted and kept informed.

Monstrosities march on

From W13 to W5, we are all now seeing results of the Council signing off, often with no extensive consultation or debate, a series of high-rise and / or high density developments along the Uxbridge Road. Although designated over many years as the "Office Corridor" (and the centre for such employment for the whole Borough), the only new office building we can identify is the HQ for A2 Dominion Housing.

Almost all the other sites are apartments or budget hotel chains (under-reported aspects of the "Crossrail effect"). Perhaps the most dismal example of this is the twin towers of the 'Apex' development (described by a member as "Cell Block H upended"). As well as this being the tallest block yet built on the Uxbridge Road – and dominating the skyline from almost every local viewpoint – the site is also crammed with a 9-storey hotel which is being built alongside.



Now that the trees are leafless and the eastern parts of Dicken's Yard are fast taking shape, it is all too apparent how the structures are coming to dominate views across Haven Green. None of these

developments bodes well for the Council refusing blocks ranging from 8 to 18-storeys across the 9-42 The Broadway (Arcadia) site...

Street signs

CERA's project to restore the cast iron street signs is now



complete, and all 17 original name plates we had identified across Ealing Broadway Ward are now looking very smart.

We now hope to convince the Ealing Broadway Ward Forum to fund a programme of installing reproduction cast iron name plates on roads where these are missing. We will be insisting that these look identical to the originals and thereby further enhance the historic character of our streets.