

Neighbourhood Plan for Central Ealing

The Draft Neighbourhood Plan for Central Ealing, which includes some residential streets within the CERA area (north of Uxbridge Road/The Broadway), has now been published. It can be viewed at www.centralealingforum.com.

Comments are welcome, preferably by Monday 18 April, but contributions made beyond this date will not be ignored. The area covered by the Plan is shown below.

The plan has been prepared on behalf of business and local community groups who agreed at the outset that the future prosperity of Central Ealing is dependent upon sensitive development in response to retail competition, imposed housing targets and the imminent arrival of Crossrail.

The Plan accepts that much new development will be at higher densities but that good planning and development management, including appropriate control of building heights, is essential to preserve and enhance the distinct character and heritage of Ealing.

A wide range of policies are proposed which support and supplement those already put in place by Ealing Council:

The economy

- retention and provision of active street level retail frontages
- protection and incorporation within larger development schemes of social, cultural and community uses
- provision of space for small 'affordable' business space

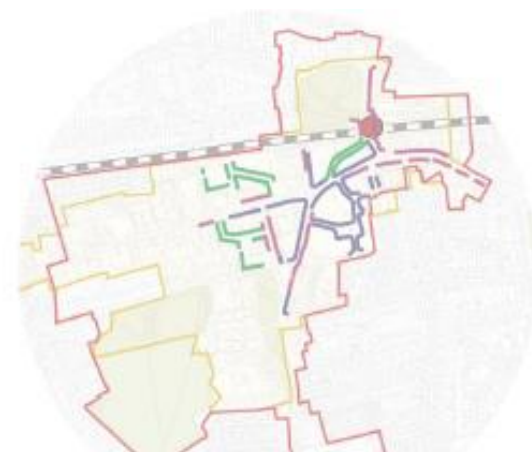
Heritage and built environment

- design quality of new buildings to be of the highest architectural quality, to be guided by a design review panel

- scale and character of streetscapes and conservation areas protected by limiting height of buildings on street frontages
- taller buildings to respect character and amenity of surrounding areas
- parks and open spaces protected from inappropriate development and damaging visual intrusion.

In addition a wide range of policies are proposed covering topics such as transport and public realm and the provision of cultural and community services. Key developments within the area are subject to site specific policies guiding land use and building heights. A delivery plan and priorities for the expenditure of money raised by the Community Infrastructure Levy on developments in the area will have an important impact on the future of the town centre.

Later this year a revised version of the Plan will be submitted to Ealing Council for review. Further consultation, a public examination by a planning inspector and hopefully adoption by referendum will follow.



CERA NEWS

News from Central Ealing Residents' Association

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

Spring 2016

9-42 The Broadway – possible call-in Inquiry

The proposed redevelopment of this key town centre site, which is opposite the Ealing Broadway Shopping Centre and extends up to the station, was granted planning permission by the Council in February and recently approved by the Mayor. Our last hope to prevent this highly criticised scheme being built, is to lobby the government to get the scheme "called in" so that it can be decided by the Secretary of State after a Public Inquiry.

To be able to get a "call in", planning issues of more than local importance must be involved. CERA believes that the proposed scheme conflicts with national policies on important matters and in particular raises significant architectural and urban design issues, such that Historic England has repeatedly made very strong criticisms of the scheme as being in conflict with its conservation area location.

CERA has written to request a "call in" and there is still time for local residents to do the same, to give greater weight behind the request for a Public Inquiry. Please write to:

npcu@communities.gsi.gov.uk, quoting reference LB Ealing P/2015/3479, or write to:
NPCU, 5 St Philips Place,
Colmore Row,

Birmingham, B3 2PW.

The main points CERA made in its letter are as follows:

- The proposals represent substantial over-development, trying to cram too much floor space onto the site, resulting in too high a density and some unacceptably tall buildings.

- The worst aspect of the scheme is the 18-storey block of flats, which would dominate Haven Green and tower above the existing mature trees, which form its southern boundary. An 18-storey building (four storeys higher than the tallest Dickens Yard building and almost twice as high as Villiers House over the station) is not appropriate for this location at the heart of the Town Centre Conservation Area.

The current proposal cannot be said, by any stretch of the imagination, to preserve or enhance either the Town Centre or the Haven Green Conservation Areas. The tower is not elegant, nor graceful and its scale, bulk, massing and materials combine to make it



very visually intrusive and overbearing in this extremely sensitive location.

- The nine storey frontage along the scheme's eastern side, facing the station, is

(...cont. on page 2)

9-42 The Broadway – possible call-in Inquiry....cont.

about three times the height of existing frontages, which it would replace and would be out of place in a suburban conservation area. It should be reduced in scale and stepped back in height to lessen its bulk.

- The southern frontage of the proposed scheme, along The Broadway, is of key importance to the town centre. The latest plans make a half-hearted attempt to incorporate the frontages

of four of the buildings of local interest, which are characteristic of Ealing, but in most cases just their facades are retained so the overall effect is very strange, looking like a large new building with a few 100 year old facades stuck on in places. This facadism is unacceptable in such an important, conservation area location.

Appeal re 1 and 1a Haven Green/1-16 Springbridge Mews

Planning permission was refused in August last year for the above proposed redevelopment on the west side of Haven Green. The owner of the two sites has appealed and this appeal is expected to be heard in early Autumn. Evidence to the Planning Inspectorate had to be submitted by 5 April and CERA has submitted evidence on behalf of its membership.

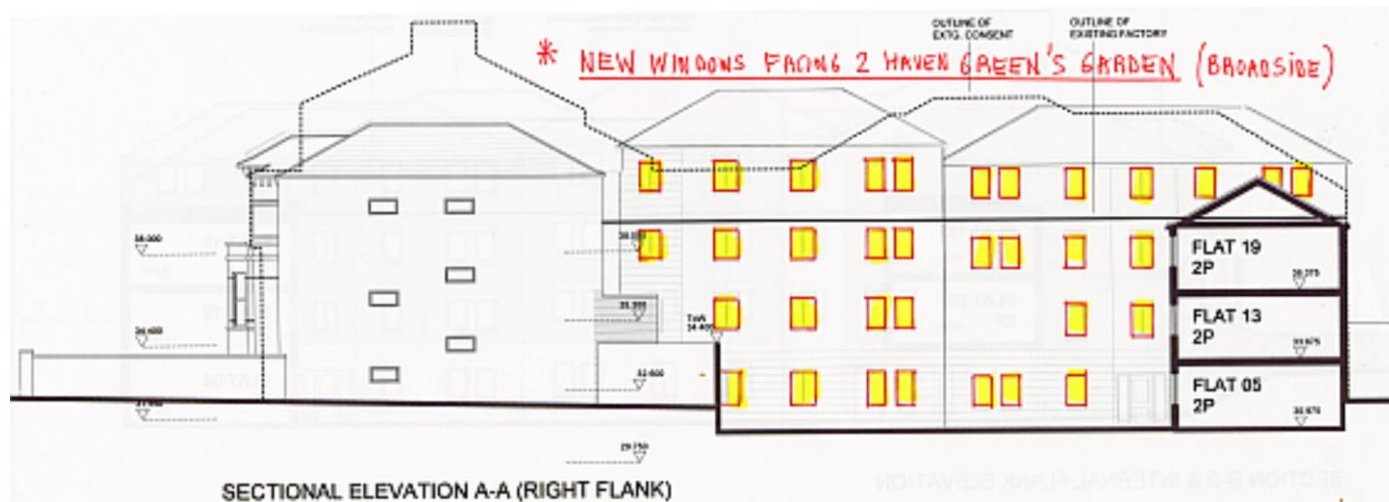
We object to the scale and four-storey height of the new block of flats proposed at the rear of the Haven Green site, which looks out over the rear gardens of 2-5 Haven Green and the rear rooms and gardens of houses on the south side of Gordon Road. This is shown in the drawing below and would clearly cause a severe and unacceptable loss of privacy to residents.

CERA's evidence fully supports the Council's reasons for refusal. Our three main objections to the proposed development are summarised below.

The existing industrial building at the rear of the site has a blank northern elevation with no windows, so there is currently no overlooking of the 2-5 Haven Green gardens or the rear elevations and gardens of houses on the south side of Gordon Road.

We object to the demolition of the very attractive and well loved, locally listed, 'Stables building' on Haven Green and the very plain new building that would join 1 Haven Green to the replaced 1a Haven Green. This new link building is very plain and not of an appropriate quality for a conservation area.

At the Springbridge Mews part of the development there is a similar problem of over-development.



Appeal re 1 and 1a Haven Green/1-16 Springbridge Mews...cont.

The site is very small and we object to the five storey redevelopment (four stories of flats on top of one floor of commercial units), which is proposed to be shoe-horned into this site.

size of the units, would mean the provision of sub-standard accommodation.

The scale of this development is clearly excessive and as a result it would overlook the adjoining Christ the Saviour school and reduce the amount of daylight to the school. In addition the north facing single aspect new development would itself have limited daylight and a very restricted outlook, being so close to the multi storey car park and the Dickens Yard development. This, and the small

As a result of these and other objections there have been two very large petitions against the development proposals, which the Council presumably took into account when refusing planning permission. CERA remains strongly opposed to the development, fully supports the Council's decision to refuse planning permission and requests that the appeal should not be allowed by the Planning Inspector.

Ealing Squash Club redevelopment

A planning application was submitted in October last year to redevelop the existing three storey squash club near the station on the east side of Haven Green. The proposed scheme would replace the existing buildings with a new squash and fitness club at ground floor and basement level, with five floors above, comprising 31 flats. The proposed building would be double the height of the existing, much smaller building.

would, therefore, severely overlook their gardens and rear rooms. CERA has objected accordingly. The planning committee decision on this application has still to be made and CERA members can email or write to the Council making their views known.

Ealing Civic Society has objected to this scheme as, in its view, the proposal would be overdevelopment on a highly constricted site, with limited access. It would 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. The scheme would neither protect nor enhance the Haven Green Conservation Area, which new development is supposed to do.

CERA agrees with these comments and is also concerned that this large new building would be very close to the houses on the south side of the western end of Madeley Road, as the plan shows and

