

Cinema site

Some activity on the cinema site on New Broadway has recently occurred, but, according to St George, the new site owners, it is precautionary work being carried out for Health & Safety reasons. St George's chief executive recently stated that construction work is finally due to start in December.

But what does this actually mean – that building the flats will be started, but with the ground-floor shops and upper-floor cinema left to the very end, as at Dickens Yard? If so, when will the scheme finish? No doubt we will still have to wait many more years for the much-needed new cinema in Ealing to open.

Haven Green

A date has been set for the inquiry into the Council's application to de-register part of Haven Green common land. The Council built part of the cycle hub (see photo below) on this land in 2012 without first obtaining permission from the Secretary of State for the Environment. The Friends of Haven Green and CERA oppose the Council's application to lose part of the common land. The Hearing will take place on 17 January, and the Inspector will then make a recommendation on whether the application should be approved or planning permission should be granted.



There is a plan to move the remaining cycle racks, which are currently on the grass opposite the hub, into the car park adjacent to the railway line (shown in the photo above), which would then improve this rather unsightly part of Haven Green. CERA and Friends of Haven Green support this plan in principle.

Street nameplates

Our project with the Ealing Broadway Ward Forum to replace missing street nameplates has been approved by the Council. Over the next few months the Council will be producing replica street nameplates for the roads immediately

north of Haven Green. The plates will be mounted on walls, rather than on posts, just as the originals were. This will reduce street clutter and will also enhance the historic character of our streets.

CERA NEWS

News from Central Ealing Residents' Association

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

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Julian Edmonds, CERA chairman 2000–16

For those who may not have heard, Julian Edmonds, our chairman, died in hospital on 19 August aged 66. This was totally unexpected and a great shock.

Julian was a founder member of the Friends of Haven Green, which he always called 'the jewel in Ealing's crown', and was heavily involved in Save Ealing's Centre's campaigns to safeguard and enhance Ealing Town Centre. But the most prominent of Julian's many roles was Chairman of CERA – Central Ealing's largest and most active residents association – a position he had held since 2000.

Julian's style as chairman was to lead from the front and he was tireless in any number of campaigns. He was idiosyncratic, having no computer or mobile phone and refusing to follow the crowd. Concerned about anti-social drinking in the town centre, he was keenly involved in licensing applications – often dull and boring work that involved endless meetings.

Recently, Julian was central to the campaign against the new town centre scheme comprising

an 18-storey block of flats overlooking Haven Green and the loss of the remaining original shops on the Broadway. The fact this has been 'called in' by the Minister for a public inquiry in May next year is a huge testament to his, and CERA's, efforts.

Julian knew the value of neighbours working together to forge the kind of communities that make our neighbourhoods better, stronger and more secure. In his passing Ealing has lost a great champion and he will be greatly missed.



AGM

As usual the Committee pondered long and hard about the choice of a speaker for the AGM on 14 September. We wanted an interesting and entertaining speaker and finally agreed that a talk about the restoration of Pitzhanger Manor would fit the bill.

The Vice Chairman of Pitzhanger Manor and Gallery Trust, Georgina Naylor, readily agreed to give a Powerpoint presentation about the ongoing work and was joined by the Chairman, Sir Sherard

Cowper-Coles KCMG LVO. After the conclusion of formal matters, Georgina gave an excellent, most informative and well illustrated talk.

Sir Sherard, a former diplomat, also spoke about Pitzhanger Manor and then about his very interesting career at the Foreign Office, during which he was variously ambassador to Israel, Saudi Arabia and finally Afghanistan. He gripped the audience with many humorous anecdotes about his journeys and the people he met. The evening was considered a great success and one of our best.

Haven Green and Springbridge Mews appeal decision

The Planning Inspector dismissed the appeal in September, endorsing CERA's (and many others') criticisms of the proposed development. 1A Haven Green (originally the local stables), he considered, was a striking building which makes a positive contribution to the character and appearance of the Haven Green Conservation Area and should be retained. It is identified locally as a heritage asset and the number of objections to demolition was, in the Inspector's view, a clear illustration of the value placed upon it by the community.

The four-storey block of flats proposed at the back of the site was judged to be intrusive and would result in a material reduction in privacy to the residents of neighbouring properties. The Inspector considered that they would have an unacceptable adverse impact on the living conditions of these occupiers, in terms of outlook and privacy.

His conclusion was that the proposals would fail to preserve or enhance the character or appearance of the Haven Green Conservation Area and would conflict with the environmental and social roles of sustainable development. The appeal was therefore dismissed.



Perceval House

The Council's Perceval House office building on Uxbridge Road is being actively marketed for redevelopment. The site is very large, extending to about three acres including the rear car park. It backs on to the railway line and is bordered by Longfield Avenue to the east and Longfield House/Craven Avenue to the west.



The Council's aim is to deliver a mixed-use development including new (smaller) Council headquarters, a customer service centre and new (much smaller in area, facilities and book stock) central library, but with much of the site being redeveloped for housing. The intention is to achieve 50% affordable housing, which would then be owned by the Council.

Unusually, one of the Council's key objectives is to retain ownership of the freehold of the site and to share the risks and potential rewards of development. This, it is hoped, will increase the Council's control over the scheme to ensure it is of high quality and to improve the overall return to the Council, as compared with selling the site to a developer (as happened at Dickens Yard, for example).

Exchange Plaza, 52–58 Uxbridge Road (at the junction with St Leonard's Road)

Ealing Council is considering a planning application to redevelop Bilton House, a six-/part seven-storey 1950s office building on Uxbridge Road. Redevelopment would arguably be justified if the proposed replacement offered modern office standards in a well designed building, sympathetic to its location and immediate surroundings.

In order to accommodate a substantial increase in office floorspace, the footprint and height of the development is enlarged. The building steps in height from ground plus 10 storeys at the Uxbridge Road/St Leonard's Road junction to six/seven storeys adjacent to Cavalier House.

The economic benefits of additional modern office floorspace within the 'office corridor', in preference to another hotel or apartment block, have to be acknowledged. It is therefore unfortunate that the scale and design of the proposal relates poorly to the architecture and height of the nearby fire station (a heritage asset) and will be over-dominant from views along St Leonard's Road and

Uxbridge Road (see photo) as the building frontage is much closer to Uxbridge Road than for adjacent buildings. Furthermore, mature trees will be lost and residential buildings will suffer noticeable reductions in sunlight and daylight.

The application can be viewed on the Council's planning website and consultation responses will be considered when the application goes before the Planning Committee. CERA has objected.



Central Ealing Neighbourhood Plan

The Neighbourhood Plan for Central Ealing, now with Ealing Council, is intended to supplement the Council's strategic plan for the area. The Plan has been prepared by a partnership of local residents, businesses and community organisations and is the first in London to be submitted for a (predominantly) business area.

The Plan sets out how new development and growth over the next ten years can be harnessed so that Ealing becomes a distinctive and welcoming place for people to shop, work, study or visit. The intention is for Ealing to be the natural focus for the surrounding area, based on the special character of its buildings and green spaces, and a regional centre of excellence for culture and education. The submitted documents consist of the Plan itself, a consultation statement and supplementary evidence.

Before adoption the Plan has to go through three further stages. First, there is a six-week period of

public consultation, from 7 October to 18 November. Second, the Plan and consultation responses will be submitted by Ealing Council to an independent examiner/planning inspector who will assess the Plan and make recommendations for adoption. Third, if the plan passes examination it will be subject to separate referendums of local residents/businesses and, if both groups vote in favour, it will become part of Ealing's official Local Plan.

The Neighbourhood Forum, which has spent three years preparing the Plan and supporting documents, wants everyone to get engaged with what it is doing by signing up to <http://eepurl.com/p8405> and seeing the Plan details at www.centralealingforum.com. CERA is fully in support and encourages all its members to sign up and express support. Comments can be sent by email to planpol@ealing.gov.uk