

Crossrail stations in Ealing – zero activity so far

When Crossrail was announced, the London Borough of Ealing was promised new stations to cope with increased passenger numbers at: Ealing Broadway, Acton Main Line, West Ealing, Hanwell and Southall. All would be step-free, and all were to be completed by the end of 2017. However, no work has commenced on any of them, or on the public realm areas outside them.



It appears that the costs projected by Taylor Woodrow, the original contractor for the station buildings, are now far higher than expected, so Crossrail is re-tendering the work. The process will continue into the autumn and actual work is now due to start in early 2018, completing by December 2019, a full two years later than first announced. This is the date when the full Crossrail services will begin.

The approved station designs will apparently remain unchanged, but there is a concern that the promised step-free access may not be provided.

Bumps in the night (and day)?

Eaton Rise has over the years had many utilities trenches dug across the carriageway. The road surface has now sunk into these trenches and when heavy vehicles, especially buses, go along the road



the nearby houses and flats are affected by noise and quite significant vibrations. The road has in the past been resurfaced, which fixed the problem for a while, but the

For the areas immediately outside the stations, Ealing Council is to carry out further consultation before plans can be finalised and practical work started.

Ultimate responsibility for Crossrail lies with the Mayor of London, Sadiq Khan, but thus far requests for a statement on this whole sorry affair have been ignored.

9–42 The Broadway Public Inquiry cancelled

Developers Benson Elliot withdrew from the public inquiry a few days before it was due to start when their sale of the site was completed to British Land, which owns the Ealing Broadway Centre opposite. As expected British Land is not interested in the scheme approved by Ealing Council, so the public inquiry was cancelled. We are now awaiting a decision about costs.

British Land is about to start what will no doubt be at least six months of planning a different scheme on the site. Hopefully, they will fully take account of the huge amount of criticism of the Benson Elliot scheme from local residents and Historic England.

There is likely to be a different shopping layout on two levels, some offices as well as flats and a lower overall height of the scheme adjacent to the railway and Haven Green. However, British Land appears to be in no hurry to proceed with comprehensive redevelopment of the site and may well undertake improvements to the existing shops as a short/medium term alternative.

surface has sunk once again and the noise and vibrations are back.

Members in the area are putting together a case for the Council to fix the road and to reduce the speed of vehicles along the road to 20mph. Anyone wanting to help with this action should contact Maria Aracil, who is championing the case for local residents.

Please contact Maria on:
antoniashoes@virginmedia.com

CERA NEWS

News from Central Ealing Residents' Association

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

Summer 2017

Haven Green cycle racks

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



In part due to continuous pressure on the Council from Friends of Haven Green and CERA, progress has been made. A planning application was recently approved by the Council for 103 cycle spaces with demolition of part of the boundary wall between the car park and Haven Green to allow access from Haven Green. This is great news and it is hoped that work to construct the covered cycle rack will begin shortly.

Invitation to

CERA Annual General Meeting

7.00 for 7.15pm, Tuesday 19 September 2017

Church Hall, Baptist Church, Haven Green, Ealing, W5 2UP

The formal business will be followed by an audio-visual presentation from

Jenny Tait, Outreach Team Leader, University of West London

about the University, its facilities, the courses it runs for different age groups, its work in the community (residents and businesses), its plans for the future and their effect on Ealing

There will be time for questions

Drinks & nibbles will be served

Filmworks (cinema site) changes

As mentioned in our Spring newsletter, St George has proposed changes to the consented scheme, replacing the commercial floor space in Mattock Lane and Barnes Pike with flats and adding an extra 48 flats in total by increasing the height of the development. This means that the height would be between 6 and 9 storeys, rather than between 5 and 7 storeys, with an extra floor added to the New Broadway frontage and the block leading to the central square and the cinema.

St George argues that construction has been under way for over six months, demolition will be completed by the autumn, and the proposed

changes are a minor amendment to the scheme and won't cause any delays. CERA disagrees.

CERA members who responded to the recent SEC survey were critical of the proposed changes. The strongest criticism the increased height of the building (65% of CERA members objected and only 8% were in favour).

Over 60% of CERA members were in favour of taking more time to develop an improved design even if this meant further delays. Even though the 8-screen cinema would be in the first phase of development (at the Mattock Lane end of the site), an opening date of late 2019 now seems unlikely, assuming that a revised planning application has to be submitted.



Perceval House redevelopment

At the latest meeting of Cabinet on 11 July, Ealing Council selected house builders Galliford Try to redevelop Perceval House, which are the Council's main offices and which they own. It's just 30 years old, but Ealing says Perceval House's services, such as air conditioning, lifts and plumbing, are nearing the end of their life. As the Council plans to cut by 50% the office space it needs to run our services, it thinks this site is a major development opportunity.

Galliford Try's proposals will almost treble the floorspace on the site. There will be a 7-10 storey

office building facing Uxbridge Road for the Council's reduced staff, and a smaller library to replace the one in the Broadway Shopping Centre. Behind the offices 271 new homes will be built in a very cramped series of housing blocks ranging from 3 to 20 storeys high. The tallest of these – a 20-storey tower, 6 storeys higher than the Dickens Yard towers – would be located on Longfield Avenue facing the old Fire Station.

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Perceval House redevelopment...continued

Key to the plans is that half the new homes will be affordable. The Council wants its new wholly owned company, Broadway Living, to purchase the 253



affordable homes for £65.24m – a sum that it would have to borrow.

A big worry is that the Council has so many interests and roles in this scheme. These must inevitably come into conflict with one another. The Council would be a landowner seeking a good financial return, an office occupier, the housing authority, and the planning authority.

It is therefore essential for CERA and others to monitor the way things progress very carefully. The planning application design commences October 2017 with a planning decision anticipated in March next year and a start on site in September 2018 and completion of development in March 2025.

BT telephone exchange, Castle House, Gordon Road: update

The telephone exchange at the western end of Gordon Road is due to be redeveloped into flats and houses. The August 2015 planning application split the development into two phases: Phase I has three blocks ranging from 5 to 12 storeys and containing 142 flats at the rear (southern end) of the site; Phase II provides 154 flats and 18 townhouses at the Gordon Road end of the site. Phase I is to be completed first, before works start on Phase II.

Things have been rather quiet since the initial application, but in February 2017 the Council granted planning permission for the development, with various conditions, one of which is that only 106 Phase I flats could be occupied until all the existing telephone exchange buildings were demolished and the site cleared for Phase II construction. The developer subsequently put in an application to have this clause removed. However, this was rejected by the Council on 15 May.

The developer has two years from the grant of planning permission to start the works. We wait to see if and when the development will start. Full details of the application are on the Council web site: <https://pam.ealing.gov.uk/online-applications/>
Search for P/2015/4089

