



CERA NEWS



News from Central Ealing Residents' Association

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The restoration of Haven Green

It's been six long years since Crossrail took over the Common Land at Haven Green as a construction site. At last the end is in sight. Some of the Portacabins have gone and Crossrail and the Council promise the whole compound will be dismantled by September.

The question now is how the Green will be reinstated. The fences have to come down, the tarmac-ed compound dug up, and the land around it needs decompacting and re-grassing. Trees that were removed must be replaced. Crossrail has to satisfy the Council all this is done properly and the Friends of Haven Green (FoHG) will be watching to make sure that they do.



Haven Green

The Council has also committed itself to taking other measures to restore the Green to what it was. The 'toast rack' bike racks that were illegally installed on the common land have to go, along with the 'temporary' electricity substation installed in 2008. The unauthorised bus layby opposite Lewis's Pharmacy is also due to be grassed over and returned to the Common Land from which it was cut some time in the 1990s.

As well as these immediate works, the FoHG are calling for a clearer vision for the way the Green is used in future. The pressures on the open space,

located right at the centre of Ealing and just opposite the station, endanger its character and its role as a place for people just to sit in and relax. Buses, taxis and cycle parking have increased and most recently abandoned e-scooters have begun to clutter up footpaths.

So just what sort of place should Haven Green be in future? FoHG is calling for the Council to prepare a management plan to make sure future generations can enjoy this space as previous ones have done.

Invitation to CERA Annual General Meeting

7.00 for 7.15pm, Monday 17 October 2022

Open Arts Centre, Unit 14, School Lane, Dickens Yard, W5 2TD (50 yards north of Gail's Bakery)

The formal business will be followed by a presentation from

Cllr Peter Mason, Leader of Ealing Council,

about its plans for the next decade and their likely effect on central Ealing, especially the many high-rise residential and commercial developments and conversions of family houses into small flats. There will be time for questions.

Drinks and nibbles served

The Broadway Connection: 9–42 The Broadway

In CERA's April newsletter, we summarised British Land's shop and office proposals for its large development site opposite the Ealing Broadway Centre and the station. Unlike earlier proposals by the previous owners, the best of the key heritage buildings along the Broadway frontage are to be retained and restored, but with much higher new office buildings set back to reduce visual impact, according to British Land. A series of public exhibitions, attended by nearly 400 people, was held in early March.

Positive feedback from the exhibition's attendees apparently included bringing new commercial uses to the site, retention of many of the buildings along the Broadway, retaining the Ealing Club in a new space, and a pedestrian route through the scheme to and from the station. However, many people questioned the proposed scheme's height.

The overall scale and height (21 storeys) of the scheme (see view from Haven Green in the photo below) and the amount of office space will clearly be

key factors for debate and whether this is appropriate for a site adjacent to two conservation areas. The net office space is estimated to be about 25,000 square metres – an enormous floor space in one development, possibly let to just one occupier, in Ealing Town Centre.

Another factor of concern is the quality of the architecture in such an important location. Historic England has apparently been shown a range of options for the site with varying building heights to accommodate the large amount of office space proposed by British Land. It is not known what HE's views are, but there are rumours that it has concerns.

British Land intends to submit a planning application towards the end of August and another public exhibition may well occur at about that time. Presumably, the Council favours the proposed development as it has agreed to use its CPO powers to complete land assembly. For further information about the scheme and to comment either now or when more detailed plans are known, see British Land's website: <https://ealingcentral.co.uk/phase-2-broadway-connection/>



Ealing Studios modernisation

CERA regrets that we so often seem to be critical of major new developments in Ealing but there are good reasons for this. We are therefore pleased to report on a recent consultation by Ealing Studios which, from what we know so far, we warmly endorse. Claiming to be the UK's oldest continually working film studios, Ealing Studios want to modernise their facilities without interrupting filmmaking on site.

Plans out for consultation show that the extensive dilapidated central studio complex is to be replaced by a state-of-the-art soundstage, workshop and offices designed in an attractive Art Deco style, reminiscent of the studio's heyday. This is something CERA would be pleased to support. What we would also like is a way to celebrate the presence of this important industry in our town and to improve links with the town centre. Suggestions welcome!



Ealing Studios visualisation



Ealing Project: a new cinema at last

For the first time since 2008, a cinema has at last returned to Central Ealing! It's not the long-discussed Filmworks eight-screen cinema opposite the Town Hall, which is still under construction, but an attractive community cinema below Ealing Broadway Centre.

It has three screens as well as space for live events and exhibitions, with a ground floor café situated at 1 High Street.

Prices are very reasonable and we have had very positive feedback from members who have visited, praising the screen size and quality.

The entrance is on the High Street between Costa Coffee and Marks & Spencer. Full details of programmes and show times are on the website: <https://ealingproject.co.uk/>

Waitrose redevelopment

The 22-storey Manor Road housing development, which was so vehemently opposed by local residents, received planning permission at appeal a few months ago and demolition is already under way. As feared, this will stimulate, and serve as a benchmark for, other major new high-rise developments clustered around West Ealing Station on the Elizabeth Line.

Waitrose in West Ealing recently released outline plans for a new store of similar size to the existing store but located above a ground-floor car park with new flats on the rest of the site and above the new store. The number of new flats and the height of the new development were not disclosed, but 20 storeys was mentioned.

This is an underused site and more could be made of it, providing many new homes, but the fear is that more tower blocks are being planned to match the Manor Road scheme opposite on the north side of the railway. More detailed and informative plans should be released at a second and third public consultation in the autumn.

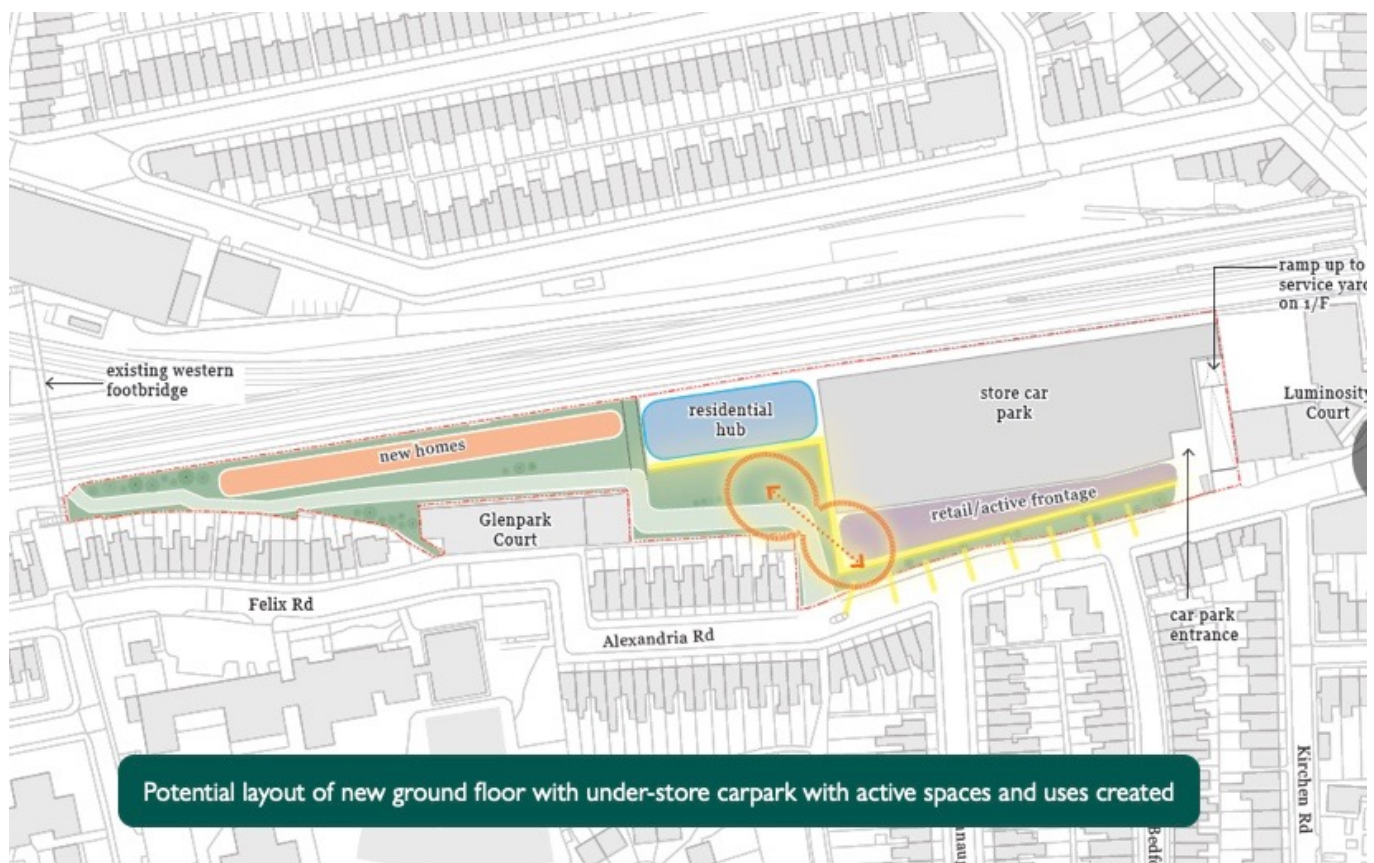
Other landowners in the vicinity of West Ealing Station also want to profit from the new Elizabeth Line service and local residents are extremely concerned that cumulatively the developments now being planned will destroy the character of their long-

established low-rise family residential community. Waitrose should join with the community in urging the Council to work on a plan to manage these changes to ensure they best meet everyone's needs.

Traffic is a major concern. Alexandra Road, Drayton Green Road and the Lido Junction already suffer from serious traffic congestion and the new development must not make things worse. The larger the new store, and the more new homes there are on the site, the greater the impact on the highway network.

Impact on local infrastructure is also a concern. Thousands of new homes are being built in this area and the existing infrastructure cannot accommodate them. Recent reports say there is insufficient electricity generating capacity in West London to supply the new homes, schools are full, and health services very seriously overstretched.

Access to open space needs improving. This site is hemmed in against the railway in a part of the borough under-served by open space. The closest green space is across the railway at Drayton Green but to get there involves the use of Jacob's Ladder footbridge which is very hostile to pedestrians. A new or improved footbridge would be a major benefit to local residents and also improve pedestrian access to the Waitrose store for residents living north of the railway and should be provided as part of the redevelopment.



Victoria Hall tribunal

This large Grade II-listed building adjacent to the Town Hall was included in Ealing Council's 2016 deal to sell the entire complex to a hotel developer but the Victoria Hall was paid for by public subscription and is owned, along with the Prince's Hall and associated spaces, by a charitable trust. As Cllr Anthony Young has recently stated: 'The hotel scheme would bring to an end to the Hall as a centre of community life in Ealing, easily accessible from all parts of the Borough, offering cultural and other facilities including art exhibitions, balls, ballet and other dance classes, amateur dramatics, award ceremonies, classical, rock, folk, jazz and ethnic music concerts, and many other events.'

The Friends of the Victoria Hall are taking the Charity Commission, and also Ealing Council, to a tribunal. The date has at last been set for 27/28 September and the proceedings will take place online. The case will be held de novo, i.e. with no regard to the Commission's earlier ruling. Anyone wishing to observe needs to apply at least a week in advance, stating full identity and purpose of intended observation, to grc@Justice.gov.uk. Please register for the right to attend, even if you are not sure that you will do so. This will help to show how much public support there is for saving the Victoria Hall.

Meanwhile, Listed Building Consent for the proposed partial demolition of the Hall is being



renewed: see pam.ealing.gov.uk (reference 223130LBC). You can object to this on the grounds that both the demolition and the development that will replace it will harm a historic listed building and the character of the Conservation Area.

Perceval House



We are sad to report that the long campaign against the Council's plan to redevelop its offices and erect a 26-storey tower on the site that will

dominate views from hundreds of Central Ealing homes is at an end. Over 2,400 objections together with intense lobbying by Stop the Towers, local groups of councillors, the London Mayor and the Government not to allow this brutal addition to Ealing's skyline have been comprehensively ignored.

The last chance to halt the scheme failed on 19 May when a High Court judge ruled that the Council should be allowed to 'mark its own homework' and use its planning powers to put up a development whose main benefits will be to finance some new offices for itself and some new homes, most of which will be for sale.

The Council remains tight-lipped about when work will start.