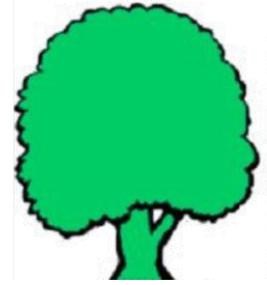


Dear SEC Supporter

Welcome to Save Ealing Centre's winter 2016 update on developments in Ealing Town Centre. 2015 saw many major changes to Ealing, but the pace this year will only intensify. SEC continues to monitor what is going on from the first hint a site is due to come up for development right through to its completion. We think many recent changes have not improved the Town Centre very much, but believe things could improve if more attention were paid to getting the details right.



As an umbrella group of local interest groups and residents associations, we try to feed community views to the Council. Sad to say, however well reasoned, we find LBE often ignores public concerns about developments. It is building instead increasingly cosy relationships with big outside developers. For instance, in March the Town Hall's top echelon disappear once more to the [MIPIM property fair](#) in the South of France. Their [hectic programme](#) shows them hosting receptions and invitation only dinners for the property industry sponsoring their trip. Who knows what deals they'll do in the name of the people of Ealing at these events?

But what do you feel about Ealing's developments? Write to us at mail@saveealingscentre.com or visit the **SEC website** at <http://www.saveealingscentre.com/>.

1 9 to 42 The Broadway (the old Arcadia site)

As reported in our last newsletter, SEC submitted comments on the latest plans for this most central town centre site. We were especially concerned about loss of the remaining original Uxbridge Road frontages and the bulk of the new residential blocks, especially when viewed from Haven Green and the Station entrance. Historic England (previously English Heritage) criticised the plans on very similar lines to ours.

The developers have now amended the plans with proposals to keep the best original frontages - those housing the Maplin, Office and Snappy Snaps stores. The new pedestrian route through the site will now join the Uxbridge Road alongside the present Office store. The changes don't really respond to our concerns. We await with interest the comments from Historic England.

You can see the new plans on the [Council website](#). While the deadline ends officially on 5th Feb you can comment on the proposals any time before the scheme goes to the planning committee probably in March.



2 Ealing Broadway Station.

With the station shops closed, a quarter of Haven Green now boarded off and a new emergency footbridge on the east end of the platform, work on Crossrail is now underway. Scheduled to last until 2017 the prospects for disruption in the next two years do not look good.

Crossrail sends out periodic notices about up-coming activity that could be noisy or disruptive. Write to JohnGoldsmith@crossrail.co.uk if you want to be added to the mailing list. However the information is limited and it is impossible to get an overall picture of what is going on. SEC is asking Crossrail to provide more detail in 3 main areas:-

- Consultation on the remaining design details.
- General information about progress of the works and works planned for the next few weeks/months.
- Nuisance issues, both general ones and immediate out-of-hours problems.

SEC is asking Crossrail to set up a [community liaison panel](#) like those elsewhere along the route.

3 **Haven Green**

Friends of Haven Green have initiated court action against the Council to resolve encroachments on the Green. A first hearing was in January. FoHG's application cites 5 areas it says contravene laws that protect Common land. It has now planning to extend its claim to include work done last autumn that FoHG thinks also encroaches on the Common land.

FoHG says it regrets taking this step. While national legislation protects Common land, Government policy is that the duty of enforcing it lies with the public and with civic amenity bodies like FoHG. So FoHG compares what it is doing with the way Councils enforce against developments that don't have planning permission. [For latest news on the progress of the case see the FoHG website.](#)

The highway changes across the Green are nearing completion. They have moved the carriageway on the diagonal road a few metres to the north and taken out the pavement on the north side of the road. LBE say the work was needed to cope with the extra pedestrians and larger bus queues Crossrail will attract. FoHG and SEC believe the Common land should not be expected to absorb all the additional passengers. Extra capacity beyond the Green is required to expand this very busy interchange.

A further blow is the recent felling of remaining horse chestnuts on the north side Of the Green. The trees were planted 100 years ago when the Council took over the Green for public recreation and were amongst Ealing's best loved features. FoHG knew they were unhealthy but was told replacements would be established before they were removed. Unfortunately most of the replacements have died from neglect.

4 **Ealing Town Hall and Perceval House Development**

In November 2015, the [Council advertised for a developer](#) to take a 245 year lease to convert most of the Town Hall to commercial use. Various ideas were suggested for Ealing's most under-used iconic building including a hotel, conference centre, restaurant and offices. The eastern end of the Town Hall which houses the Council Chamber, Councillor meeting rooms and areas used for wedding and citizenship ceremonies would remain in Council use. Access to other rooms for hire by community and commercial organisations, including the Victoria Hall, would also remain as now.

5 Discussions also continue on redevelopment of **Perceval House** in response to the continuing reduction of the council's workforce. One option is to rehouse the slimmed down workforce in replacement offices on the car park behind Perceval House. Another is to relocate somewhere new away from the Town Centre. The site itself would be developed mainly with flats, suggesting another tall and overly bulky building.

6 **Ealing Cinema CPO**

Last autumn the Secretary of State gave assent to Land Securities to [acquire the Cinema site and all the land behind it with a compulsory purchase order](#). We believe the previous owner Empire Cinemas has now relinquished its interest in the land to Land Securities. There will be little change on the site for some months as many details are resolved. However, we believe once construction starts the new flats will be built first. So the much vaunted eight screen cinema is unlikely to open before 2018 at the earliest - over 10 years since the old cinema closed.

SEC has long said Ealing residents must once again be able to enjoy films in their major town centre, but we fear Land Securities' development does not bode well. The site will be dominated by far too many box-like flats that are ill-suited to Ealing's already diminishing heritage. A particularly grievous loss will be the

7 **old YMCA building** on Bond Street which is to be demolished despite the fact that the Council recognised its importance by designating it as a locally listed building. Inscriptions on the foundation stones were carved by Eric Gill and Ealing Civic Society is asking the developers to preserve them.

Central Ealing and West Ealing Centre Neighbourhood Plans to go out to consultation

Public consultation will start soon on draft plans for Central and West Ealing centres. Neighbourhood Forums jointly representing businesses and residents in the two centres have drafted both plans.

- **Central Ealing's Plan** concentrates on four main issues - the town centre's economy (shops, offices and jobs); its heritage of architecture and green space; transport and the public realm; and cultural and community facilities. 19 policies and 13 'recommended actions' have been worked up following the responses to a previous consultation. More info on the CENF website - www.centralealingforum.com.
- **West Ealing's Plan** will set out land use policies on 12 separate sites in the town centre likely to come up for development. For latest information go to WENF's website - www.wecnf.org

Everyone will be invited to comment on the two plans. If all goes well, an independent examiner will then check they meet statutory requirements. The plans will then be put to separate local referendums later this year. If all goes well the new plans will become part of Ealing's official Local Plan and help shape future changes for the next 10 years.