

Ealing Filmworks Development

Application for 'Minor Amendments' to the 2015 Planning Consent

New landowners, St George have applied for what it calls 'minor amendments' to the Ealing Filmworks development that received planning permission in March 2015. St George say the changes won't affect the 2019 deadline for delivery of the cinema, its screen numbers (8) or its total capacity (1,045). But there are quite substantial changes that will increase the height and bulk of the development and the number of flats.

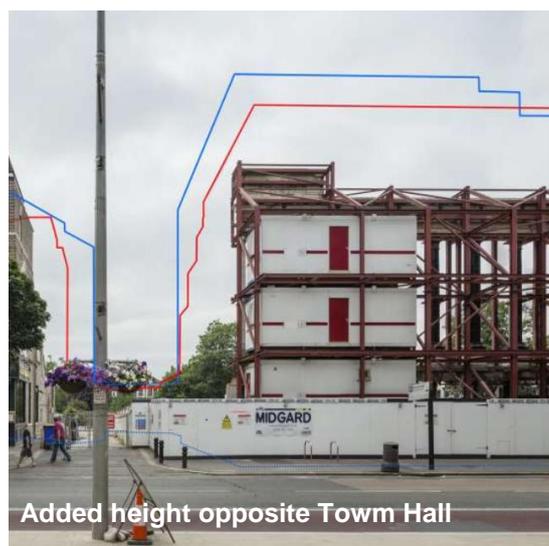
SEC thinks these changes are unlikely to do Ealing any favours. However the Council is strongly committed to opening the cinema as soon as possible, so they may not want to oppose the plans.

What do you think? Tell SEC by answering [this brief survey](#). If enough people agree with us we shall be better placed to call for improvements.

The key changes to the plans approved in 2015 are:

- Building heights to increase up to 15 feet - or 8.5%.
- The number of flats will increase by 30% from 161 to 209.
- 'Affordable' flats will rise by only 25% from 28 to 35 - just 17% of the total.
- Retail space down 30%
- Buildings on Mattock Lane to be entirely residential with their bulky 'dead' frontages facing Ealing Green
- A two-storey residential block fronting Barnes Pike. The flats here are single aspect and will face a blank wall the backyards of commercial premises.

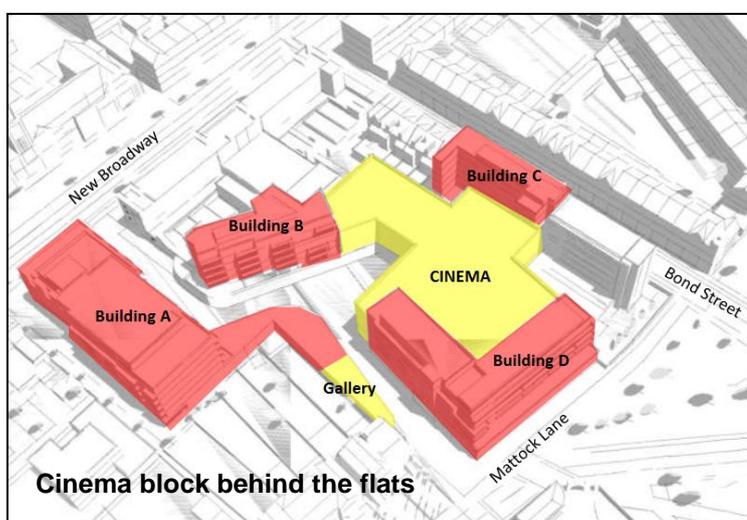
These images show what St George say the development will look like. Warning: the fact some are wire outlines taken with a wide angled lens underplays their bulk.



The number of flats has risen sharply, but the changes do not improve other features of the development that SEC has objected to previously. These include:

- The Cinema is in the wrong place. It is buried behind Bond Street, in an otherwise residential scheme. SEC believes it should be built on the site of the old cinema – opposite the Town Hall.

- The loss of the locally listed YMCA building on Bond Street, one of West London's finest Edwardian streets. The YMCA and Walpole House next door are to be replaced by bland characterless flats, lacking any sense of belonging to the area.
- The historic Walpole Picture House Arch will not be reinstated but remain uselessly on the flank wall of 2 Mattock Lane.
- An absence of truly affordable flats. St George calls its units 'affordable' if they are 'sold at a discount of 20% to market value'. With 2 bed units in Dickens Yard on the market for £800K, 2 bed affordable flats going at £640K would still be out of reach of most Ealing residents.
- Inadequate access and servicing arrangements will cause massive congestion
 - Only four spaces for disabled parking
 - No other residential parking
 - No other cinema parking
 - Only three loading bays to accommodate all commercial and residential servicing



Send your comments on the plans to Ealing Planning Department:

- **By email** to planning@ealing.gov.uk. Cite the reference number 172789VAR.
- **On [The Ealing Planning Website](#)** . Click on the comments tab to make your objections and fill in your details.
- **By post** to Simon Truong, Case Officer, Planning Services, London Borough of Ealing, Perceval House, 14-16 Uxbridge Road, London W5 2HL