



Save Ealing's Centre

Only the best will do

Ealing Deserves Better!

An alliance of over 20 residents' associations and other local bodies aimed at improving the proposals to redevelop the Arcadia centre.

www.saveealingcentre.com

Town Centre Regeneration: the Issues

A MAJOR PLAN for Ealing Town Centre has been submitted for approval, which will affect everyone in the Borough.

Our centre needs regeneration. **But...** thousands of residents say these proposals are wrong.

Save Ealing's Centre (SEC) has been formed by over 20 local residents' and community groups to work together to get the best for Ealing. We have put this leaflet together to explain why you should be concerned and to let you know what should be done.

Where?



The Arcadia site from the air

THE SITE includes most of the land and buildings between Springbridge Road and Ealing Broadway Station including the Arcadia Centre and its car park.

Building would go right over the railway line, up to the edge of Haven Green.

Why?

EALING'S SHOPPING CENTRE badly needs regeneration. It must have a major uplift if it is to compete in the future.

Other proposals are already in place to begin piecemeal redevelopment, including the large site behind the Town Hall (Dickens Yard).

Who?

IRISH DEVELOPER Glenkerrin has submitted plans to Ealing Council's Planning Department for an estimated £½ billion development in Ealing Broadway.

With a background in residential property development, Glenkerrin has never taken on a development on this scale in England before.

The Impact

WE SAY this is town cramming, not town planning. It is gross over-development, and it includes:

- one the highest towers in London (40 storeys) plus 3 more tall buildings
- a block 50% taller than Centre Point in London, and higher than the Wembley Stadium arch
- 704 mostly high-cost apartments
- the demolition of the present Arcadia car park, with new parking for only half the residents and none for shoppers
- huge shadows on Haven Green (below)
- no plans to link with Crossrail or for a much-needed bus station
- ...and little or no improvement in shopping or leisure facilities.



Shadow over Haven Green, noon in March



The tower as it would be seen from the High Street

When?

BUILDING WORK would start in 2009/10 if planning permission is given, and is planned to finish in the year 2015. The Council is expected to consider the plans early next year, after all representations have been made.

You have until 14th December to put any objections in writing to Ealing Council.

The illustrations in this leaflet are all taken from the developer's plans. For more details, see overleaf.

Come to our Public Meeting, Ealing Town Hall, Tues 27 Nov at 8 pm

How will the proposals affect Ealing?

Chronic, not iconic

The scale and design of the whole site are not in keeping with the rest of Ealing and will dwarf its historic and more traditional surroundings.

These towers would be better suited to a city centre than to a suburb and are not appropriate for our environment and the conservation areas which surround them.



Base of tower from Ealing Broadway looking north

No transport plan

There are no improvements for public transport, although this was a requirement in Ealing Council's planning brief.

Public transport development plans for Ealing, including Crossrail, are being finalised, but have been ignored by Glenkerrin.

The Council must not allow this piecemeal approach.



Bulky towers - but no integrated bus/rail station

Under-doctored

Ealing's healthcare provision is already below the national average. The only GP's surgery in the area is already overloaded. There is no plan for new resources.

Combined with Dickens Yard, there will be well over 2,000 extra patients - equal to a practice of two doctors - and this will add even greater strain on our overstretched facilities.

No school places

The development will also put pressure on local schools. The two new housing sites (Arcadia and Dickens Yard) will put at least 200 more school age children into the town centre.

There are no local state secondary schools in the catchment area for the centre, and the nearby primary schools could not absorb the extra numbers.

Save Ealing's Centre is an entirely voluntary alliance of local communities from West Ealing to Acton. If you would like to help us, or make a donation to our costs, please go to our web site www.saveealingscentre.com and log your interest.

What should you do?

You should have received a letter dated 3rd October from Ealing Council's Planning Department inviting you to make your views known.

If you are concerned about what you have read, write and urge Ealing Council to reject the existing plans. You can use the tear-off slip below, which gives details of who to contact, listing the points that worry you. It will fit into a standard window envelope. You can also comment using the on-line form at <http://tinyurl.com/2av9ky>.

Additionally, write to your Ward Councillors whose role it is to represent you. Their contact details are on the Council's web site at <http://tinyurl.com/27jyko>, or write to them at the Town Hall, W5 2BY. A sample letter can be seen on our web site.

New plans need to be drawn up that deliver a more balanced mix of retail and residential properties on the site, with more thought given to transport problems and with a design more sympathetic to the character of Ealing.

How do you find out more?

SEC has written detailed reports on key aspects of the plans. These are available on www.saveealingscentre.com.

Read Glenkerrin's plans at the council offices and local libraries, or on line at <http://tinyurl.com/2fex64>.



Model showing excessive scale of development

Finally, come to our Public Meeting in Ealing Town Hall, on Tuesday 27 November at 8 pm
Remember: Ealing Deserves Better!



Re: P/2007/4246
Arcadia Centre re-development

Dear Mr McCarten
I am concerned about the proposals for this development, for the following reasons:

Date.....

To: Gerard McCarten
Planning Officer
Ealing Borough Council Perceval House
14-16 Uxbridge Road
Ealing
W5 2HL

Signed..... Name.....
Address..... Tel.....
..... E-mail.....