

OBJECT to ST GEORGE'S DICKENS YARD PROPOSALS

NO OVERDEVELOPMENT IN THE CENTRE OF EALING

First, it was Glenkerrin with 704 flats in their Leaf (Arcadia) development of 4 high rise towers and one 40-storey tower on Haven Green... we and others opposed it, the plans were withdrawn to be revised, now Glenkerrin are waiting to see how the community and Council respond to the Dickens Yard application.

Now St George, after consultation with the Council, propose 7 high rise towers with 698 flats on land behind the Town Hall called Dickens Yard.

Next, it could be Ealing Broadway Centre, which is currently up for sale!

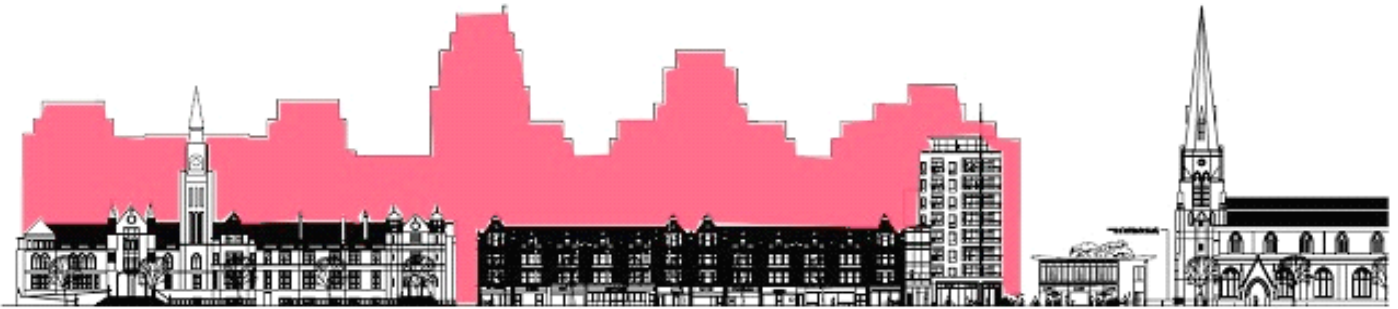
Are high rise, densely populated residential developments the best that anyone can come up with to revitalise Ealing?

If it goes ahead as proposed, the Dickens Yard bulky, high rise development will set a dangerous precedent for Ealing.



Learn more about the plans – visit the Council offices where they are displayed.
Write and OBJECT by 27th June 2008. Contact 07976 606 734 to help distribute flyers.

Tell Ealing Council 'NO HIGH RISE DEVELOPMENTS' in our town centre!



See the silhouette outline of the high-rise Dickens Yard development above, as it runs behind the Town Hall (left) through to Christ the Saviour church (right). The tallest building will be 14 storeys high, compared to the 4 storeys of the existing buildings. Source of drawing: planning application.

WHY OBJECT?

1. DEVELOPMENT IGNORES PUBLICLY AGREED PLANNING GUIDELINES.

The Council agreed planning guidelines for the site, which are still valid, with all local stakeholders in 2004. The development is now around twice what was agreed in terms of height, bulk, accommodation & parking. The changes are:

- o **maximum height of buildings:** increased from 8 to 14 storeys.
- o **total accommodation:** nearly doubled from 30,000 m² to not less than 54,891 m² and probably more.
- o **car parking:** nearly tripled from 200 spaces to 583 spaces.
- o **traffic access:** vehicle access is now planned via the residential roads north of the railway line, even though the Council's original brief said vehicle access should be from the Uxbridge Road to the south.

Why has the Council set and agreed one set of guidelines and then supported the developer to submit an application for something very different? **The Council owns the site and it must set an excellent example.** If this plan is accepted, how will the Council manage the expectations of future developers eg Glenkerrin?

2. OUT OF CHARACTER AND SCALE.

The height, bulk, 'identikit' design and bland building cladding will be totally out of character with its surroundings and the local conservation areas AND grossly out of scale with Ealing's low-rise landscape.

3. TOO MANY FLATS, NO NEW INFRASTRUCTURE, MARGINAL RETAIL.

698 flats accommodating over 1,500 new residents will be packed at very high density on the site. Living space is cramped and many flats will have little natural light. Lots of parking means lots more traffic. This development puts a huge extra demand on GP surgeries, dentists, primary and secondary schools, sewers, Ealing Police and Ealing Hospital, community facilities, transport services and traffic flows – none of which is properly considered in the submitted plans. The total retail space is too small for a department store, and what major retailer will want to be in a sunless area off the beaten track, tucked under huge tower blocks?

4. NO COMMUNITY FACILITIES AND NO COMMUNITY GAIN.

No community facilities, ie arts and leisure space, even though the Council's guidelines and Tibbalds Report recommend it. The Council owns the site. It has an opportunity to use some money & space to create a new arts & cultural centre to benefit the whole borough. The same developer gave Kingston a 1000-seat theatre!

WRITE NOW! OBJECT to OVERDEVELOPMENT in Ealing to:

1. Steve Austin, Ealing Planning, Perceval House, 14-16 Uxbridge Road, Ealing, or, online at <http://tinyurl.com/5tjwjg> , or, email planning@ealing.gov.uk (ref. P/2008/0156 - **deadline for objections is 27 June 2008**)
2. Ealing Gazette at: edit@ealinggazette.co.uk and Ealing Times at: ahayes@london.newsquest.co.uk
3. Jason Stacey Jason.stacey@ealing.gov.uk and Your ward Councillors at Perceval House or by email.
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Save Ealing's Centre (SEC) 'YES to QUALITY DEVELOPMENT. NO to OVERDEVELOPMENT.'

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