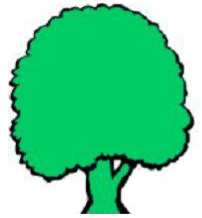


Dear SEC Supporter

Best wishes for 2015 which promises to be a year of huge change for Central Ealing. National and London wide pressures continue to bear down on the town centre. Crossrail will be with us in a few years and its benefits make Ealing attractive to eager developers. The latest London Plan has raised Borough housing targets way above most of our neighbours. The Council, which supports a steep rise in house building, wants to steer the growth into existing town centres – none more than Ealing. Whether you like them or not, the effects across the town centre are becoming clearer.



SEC tries to keep up with events, but flows of information about all the changes are intermittent at best. Here, however is our winter 2014-15 newsletter, which shares what we know. Use the map below to identify individual sites.

1. **Ealing Broadway Station.** Plans to rebuild the Station for Crossrail were much in the news last year. Crossrail's first proposals were roundly condemned as being hopelessly unsuited to such a central location. Heavy SEC lobbying forced a rethink and the [Council finally approved a new design](#) that will involve demolition of the small kebab shop next to the station and give better integration with the 11 storey Villiers House. The new scheme will look better, but the station will still lack escalators - facilities normally provided at a busy interchange like Ealing. Work is set to start this year. The outcome of last summer's consultation on the forecourt design is still awaited.

2. **Haven Green.**

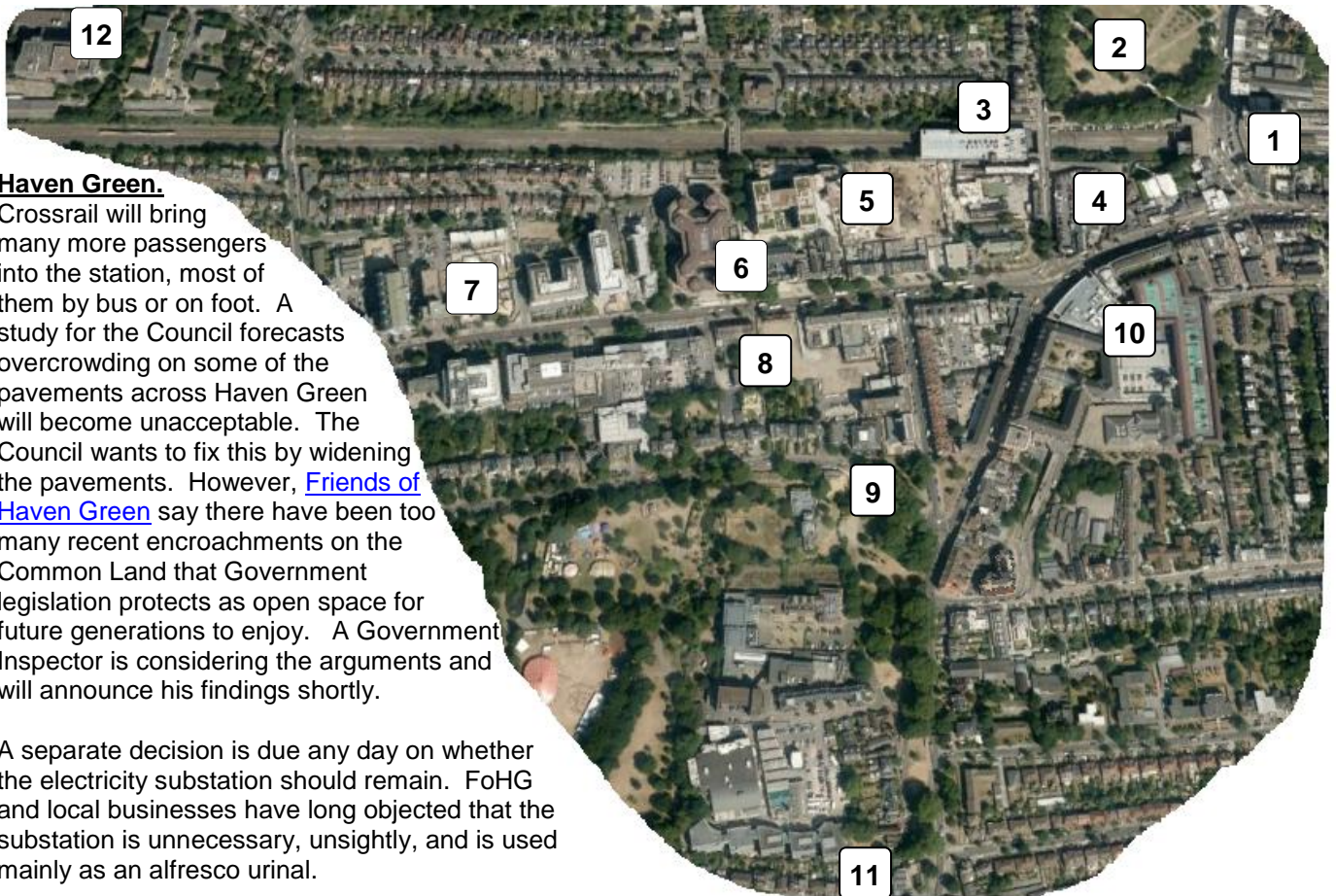
Crossrail will bring many more passengers into the station, most of them by bus or on foot. A study for the Council forecasts overcrowding on some of the pavements across Haven Green will become unacceptable. The Council wants to fix this by widening the pavements. However, [Friends of Haven Green](#) say there have been too many recent encroachments on the Common Land that Government legislation protects as open space for future generations to enjoy. A Government Inspector is considering the arguments and will announce his findings shortly.

A separate decision is due any day on whether the electricity substation should remain. FoHG and local businesses have long objected that the substation is unnecessary, unsightly, and is used mainly as an alfresco urinal.

3. **The Stables Building, 1a Haven Green.** There is much local opposition to plans to demolish the 137 year-old former Stables Building –the old Haven Pub - at 1A Haven Green and to replace it with a block of flats. The Stables were designated a locally listed building only last summer. Add your name to the [petition to save the building here](#).
4. **Arcadia site.** You've no doubt seen the old Arcadia centre at 1-8 the Broadway has been refurbished and is now occupied by TK Maxx, McDonalds and Morrisons all of which seem to be prospering. Developers, Benson Elliot (BE) and their partners, Londonewcastle, have kept SEC well informed as their plans have evolved, and we think this has been beneficial to us all. BE now want your views on their ideas for the second phase of the old Glenkerrin site – all the land between Morrisons and Ealing Broadway station. [Their plans will be on show from 28th to 31st Jan at 7a The Broadway \(the former KFH estate agents\) opposite Ealing Broadway station](#).

We understand BE's scheme will see demolition of the entire site - everything including WH Smith, Sainsburys and Carphone Warehouse. In its place will be 200 homes and new shops centred around a new pedestrian route, running from the station to Uxbridge Road opposite the Ealing Broadway centre. Separate blocks will rise in height east along Uxbridge Road away from 1-8 the Broadway and a residential tower will be set back beside the railway. Shop servicing will be off the existing Springbridge Road entrance and residents parking off Station Broadway.

5. **Dickens Yard.** Work continues apace at Dickens Yard. Around half the 698 new homes are complete and occupied, and demand for the remaining units is said to be strong, with eye-watering prices. The ground floor



commercial properties remain empty however. [Design changes continue](#). The round building next to the Church of Christ the Saviour will now have an elliptical footprint, and details of the public spaces are being considered. The Council wants new pedestrian entrance into Dickens Yard through the development of Springbridge Mews.

6. **The Town Hall and Perceval House.** Big changes are planned to the Council's own accommodation. [The Council has announced plans](#) to convert the Town Hall to a Hotel and/or housing. With £1m+ annual running costs and much unused space, it's been obvious for years the Town Hall was not paying its way. The current thinking is for some civic space to be kept including the Council Chamber and the Marriage Rooms.

The Council is also investigating [redevelopment of its own offices at Perceval House](#). Just 30 years old, the fortress-like building is fully occupied by Council staff delivering services to local people. But with service cuts and potential redundancies, the Council plans to downsize. It is unclear how the Council thinks the site should be redeveloped. Uses like offices, retail, and residential are being discussed – though given the huge amount of unfilled retail space in Dickens Yard it is difficult to see there is need for any more.

One proposal is to provide a new home for the Library which the Council would like to move from its present home to save costs. The Library was only refurbished in 2008 at the cost of £4m and great inconvenience for users. SEC fears the move will mean a downgrade of the library which is heavily used by all sectors of the Borough's community and has a vital role to play in maintaining the attractiveness of the town centre.

7. **Apex House.** Work on Ealing's tallest and most intrusive new building is almost complete. Originally, developers Galliard Homes, said their scheme would include a luxury hotel. They have now dropped this leaving Ealing with more 1 and 2 bedroom flats that can contribute little to the attractiveness of Ealing as a town centre.
8. **The Ealing Cinema site and the YMCA.** The town centre was severely affected by demolition in 2008 of the Cinema. All efforts by the community, the Council and our MP to persuade the owners to restore such a vital attraction have gone unheeded and the Council is now trying to acquire the site compulsorily by CPO. [Legal papers to commence this process](#) were issued last summer, and there will be a public inquiry in April.

It may be a protracted process and it's unlikely a cinema will open soon. Ealing has joined with developers Land Securities to pursue the CPO. To make it worthwhile, the CPO covers not just for the cinema site, but a much wider area including Walpole House on Bond Street and Flava's Bar fronting Ealing Green. The YMCA building that's been empty for years can also be incorporated and demolished. Land Sec has obtained outlining planning permission to build up to 161 new homes, a public square, and 5,000m² shops, bars, and restaurants as well as multi screen cinema. Arts campaigners [CEPAC](#) are encouraging Land Secs to provide more for arts, culture and leisure. While we remain concerned about some of the details, of the new development, SEC has generally supported the CPO. We see it as the best way to bring back a cinema to the town centre within our lifetimes,

9. **Pitzhanger Manor and Walpole Park.** Refurbishment of the historic house and park on the edge of the town centre continues apace. Work on the gardens is now complete and the focus has shifted to the Manor House. John Soane, one of England's great architects, built the House for himself, but it was neglected after being sold to Ealing Council in 1901. Its refurbishment will reinstate many original features and remove unsympathetic extensions. When work finishes in 2018 it will have cost nearly £9m from local and national lottery funds.
10. **Ealing Broadway Centre.** British Land, UK's largest retail landlord, has already spruced up the Ealing Broadway Shopping Centre which it took over last year and transformed the long closed old post office into a busy restaurant. At a recent public exhibition it unveiled [its next steps in modernising the centre](#). These will include upgrading the central plaza to host events, refurbishing the offices and converting some to residential and improving the car park. SEC sees these ideas as broadly positive and beneficial to the prosperity of the town centre as a whole.
11. **Tesco Express on South Ealing Rd.** Local campaigner Andy Long has led a fight against a Tesco's store at the old Eatalian restaurant on Ealing Green. Tesco wanted to use common land fronting the store for deliveries which would have damaged irreparably a delightful part of the Conservation Area. But it has now abandoned its scheme.
12. **BT Telephone Exchange, Gordon Rd.** Consultation will commence into ideas by Telereal Trillium to redevelop BT's telephone exchange for around 320 new flats. This site was thought suited to a primary school, but while the need for school places grows, the obsession with building more homes seems to prevail. Before long the imbalance between new homes and other infrastructure normally felt essential for civilised communities will get critical. Visit Telereal Trillium's exhibition at the Drayton Court Hotel from 2.00 – 8.00pm on 5th Feb to learn more.

These are most of the main events shaping the town centre in recent months. But they are just what is happening now. Others will no doubt arise in the months ahead. Since its inception SEC has tried to promote a more inclusive approach to the changes that we know are taking place here, and to try to give the community a voice in shaping them. We shall continue to back the **Central Ealing Neighbourhood Forum** as a place for all sections of Ealing society – the Council, landowners, developers, traders, local groups and local people – to come up with a shared vision and neighbourhood plan and more inclusive policy making. [You can get involved here](#).