



**50th Year 1967-2017**

President: Charles Mynors

[www.ealingcivicsociety.org](http://www.ealingcivicsociety.org)



## Autumn 2017

### From our Chairman

Welcome to the Autumn 2017 issue of the newsletter. We continue to commemorate the 50th anniversary of the Society by holding a special celebration lunch on 12th October at Lisa's Restaurant, Pitzhanger Lane – see the panel on page 6 for how to book, but don't leave it too late, because spaces are limited! We look forward to seeing some of you there.

We continue to be preoccupied with planning applications for development proposals in the centre of Ealing – the cinema site, Perceval House and Town Hall and elsewhere. More details are given below.

But now for an appeal: if we are to continue for another 50 years we need to recruit new blood on to the committee. I have already indicated that I would like to step down as chairman having served for 20 years. This is your opportunity to step forward and serve on the committee. If you would like to see what's involved before committing yourself, we welcome people to sit in on our meetings without commitment. If you are interested, please contact one of the members of the committee or email us at [info@ealingcivicsociety.org](mailto:info@ealingcivicsociety.org).

### Ealing Cinema site

At the time of writing we await the outcome of the latest planning application for the cinema site. This is due to be considered by the planning committee at its meeting in September. We commented adversely on some aspects of the proposals, in particular increasing the bulk of a number of the blocks, continuing proposals to demolish the YMCA building in Bond Street and the failure to incorporate the Walpole Picture Theatre Arch into the development in a meaningful

way. The application itself is a controversial one because it is ostensibly for minor material amendments to the existing consent which was granted in 2015 to the previous landowners, Land Securities. Save Ealing's Centre, to which we are affiliated, do not consider that the changes can legitimately be considered as "minor" and are considering challenging the Council on this score.

### 9-42 The Broadway

As reported in the previous newsletter, the anticipated public inquiry in May was cancelled at short notice, but not before SEC had raised nearly £30k to fund the cost of the inquiry thanks to contributions from many of you

as well as others. SEC will be in touch with donors about what they intend to do in relation to these funds. Meanwhile, we have met representatives of the new owners of the site, British Land (who also own Ealing Broadway Centre), about their intentions for the site.

They have said that

they do not intend to proceed with Benson Elliot's plans and will take a long look at the site, in consultation with Historic England, the Council and local groups before coming up with any alternative proposals. This could take some time. Meanwhile, we have encouraged them to smarten up some of the buildings which have become very neglected in recent years – for example the Carphone Warehouse building has not been touched since its restoration following severe damage during the Ealing bomb incident in 2001.



Projected Perceval House development

FARRELLS

### Coming Events

**Saturday/Sunday 16/17 September Open House London**

**Thursday 12th October: 12.00pm-2.15pm, Anniversary Lunch, Lisa's Restaurant, Pitzhanger Lane**

**Saturday 14th October: Walk "In the Footsteps of Sir John Soane", Pitzhanger Manor to Lincoln's Inn Fields.**

**Thursday 9th November: 7.30 pm: ECS Awards Ceremony, Haven Green Baptist Church, Steve Pound MP.**

## Ealing Town Hall and Perceval House

Ealing Town Hall, which was due to close in September, will not now do so until May 2018. The intentions of Mastcraft, the Council's preferred development partner for the building, remain unclear: we expect to be consulted on any proposals for redeveloping this important Grade II building in the heart of the town centre. Meanwhile, the Council agreed at its Cabinet meeting on 11 July to select developers Galliford Try to redevelop its own offices in Perceval House. The Council say that the existing building's services are life expired and obviously consider that the site, of which they own the freehold, is a valuable development opportunity. Under their proposals, the Council HQ, built in the early 1980s, would be replaced by a 10 storey office block and a new Central Library to replace that currently located in the Broadway Centre. Behind the offices, to the north, 270 homes will be built in a series of blocks of which the tallest would be located on Longfield Avenue facing the old Fire Station. The Council acknowledges that the height and massing of this tower will create "intrusions above the roofline of the Town Hall" – an understatement of the first order (see architect's impression)! So far there has been no sign of any consultation by the developers prior to a planning application being submitted. We will try to meet the developers in order to get a clearer idea of their proposals which cause us great concern, in particular because of their impact upon the Grade II listed Town Hall and also the neighbouring residential properties.

## Former Woolworths store West Ealing

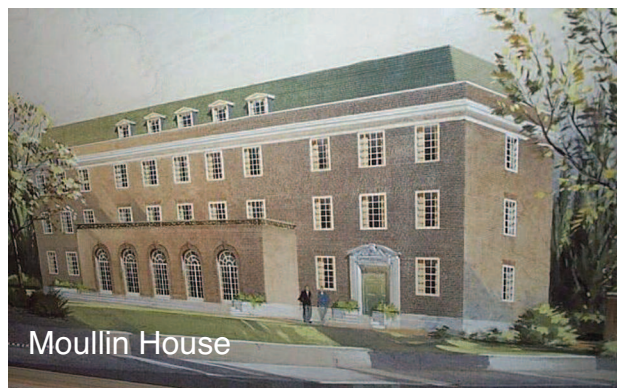


West Ealing Centre Neighbourhood Forum (WECNF) has launched a petition on their website to save the old Woolworths art deco facade from demolition as part of a planned redevelopment of the site by A2Dominion housing association. WECNF has produced a spatial plan for the centre of West Ealing which includes a list of heritage buildings/features it wishes to see preserved. The Woolworths facade is on this list. A2 Dominion say that the facade has to go as it is in poor repair and would seriously restrict how the site could

be developed potentially rendering it financially unviable. Instead, they would replace it with blocks of 11 storeys with 15 at the rear facing Singapore Road. The development would provide 118 flats of which around only one third would be affordable. Retail uses would remain on the ground floor.

## Another heritage asset bites the dust

Earlier in the summer the locally listed Moullin House, a former Methodist church hostel in Mount Park Road, Ealing was demolished. The original building, erected shortly after World War II in a restrained neo-Georgian style, was bequeathed to the church to provide young people with a "home from home" by the Moullin family (which founded the Pearl Assurance Company) but



was sold in 2011 nearly 60 years after its opening because of dwindling occupancy. The building was initially sold to Ealing & West London College for student accommodation but they sold it on to a property developer for redevelopment after getting into financial difficulties. We have had extensive discussions with the developers over the designs of the replacement building having failed to persuade them to adapt the existing building. Instead, the site will be redeveloped as flats in an L-shaped building which will fit quite well into its surroundings and retain the large expanse of front lawn which was characteristic of the setting of the original building.

## London Open House Weekend 16-17th September

Open House was started in 1992 to promote public awareness and appreciation of the capital's building design and architecture and open up London's splendid buildings to the general public who otherwise don't have access.

Buildings in Ealing have featured regularly in this programme.

To see which buildings are open this year, some new and some which have appeared in previous years, visit  
[open-city.org.uk](http://open-city.org.uk)

Robert Gurd

## Planning Issues

The following planning applications have been considered by the Society in recent months.

### **The Perfume Factory, Acton**

This application is to demolish the existing buildings on the site and replace them with three residential buildings between 12 and 25 storeys in height to provide nearly 400 residential units. We objected to the application because we believe it would result in a development that would be far too dense and would have a very negative impact on existing housing to the south. Also, the proposed demolition would include removing the remaining locally listed Elizabeth Arden Perfume Factory buildings which were designed by Wallis, Gilbert & Partners in 1939. We believe that the development would benefit greatly from the retention of these original buildings.

### **Twyford Abbey, Park Royal**

The plan is to repair and refurbish the listed Twyford Abbey, demolish previous extensions to the Abbey and other structures on the site and construct various buildings up to four storeys high to enable the restoration of the Twyford Abbey site. We support the principle of the enabling development because it would result in the restoration of this site which has long been derelict. However, we have reservations about the stark and modernistic designs of the proposed new buildings which could have been more sympathetic to their location.

### **Acton Post Office, 23-31 King Street, Acton**

The proposal is to erect a three-storey extension to the existing building and replace the existing rear extension. We objected to the application on the grounds that the scheme would be overbearing and dominant in relation to the Grade II listed St Mary's Church, Acton opposite, and completely out of character with the adjacent Acton Town Centre Conservation Area. The irregular angular shape of the proposed design of the additional storeys does not reflect the character of the church and, though a high quality material, the planned use of copper cladding would be too prominent in such a sensitive setting.

### **64-66 and 70-88 Uxbridge Road, Hanwell**

The application is for demolishing the existing buildings and redevelopment to provide two buildings extending in part up to nine storeys high. We objected on the grounds of overdevelopment. One proposed block that would front the Uxbridge Road would be too high with its four storeys, in contrast to the 2/3 storeys of buildings across the road. A planned nine-storey

tower at the rear of the development would have an overbearing impact on neighbouring residential housing. In addition, the majority of the proposed flats would barely meet the minimum space standards set out in the London Plan and several flats would be single aspect, offering poor living conditions for future occupiers. The development would have a very negative impact on the setting of the Grade II listed St Mellitus Church across the road and the omission of 68 Uxbridge Road from the development would create a peculiar anomaly which should be remedied.

### **Orion Park, Northfield Avenue, West Ealing**

Construction of four buildings ranging in height from two to six storeys comprising 76 residential units are planned and we objected on grounds of overdevelopment. The scale of the proposed blocks means that they would have a severe impact on the outlook, daylight and amenity of the properties in the adjacent streets. In addition, the balconies planned on the street elevation would not be able to be used as amenity space as they would overlook a busy road and become unsightly storage areas.

*Jo Winters*

### **Your vote on the Neighbourhood Plan**

Some 17,500 people can vote on Thursday 12th October in the referendum on the Central Ealing Neighbourhood Plan.

Ealing Council finally accepted the wording of the plan in July, together with the independent Examiner's recommendations on the referendum area. Two separate polls, one for residents and one for business rate payers, will take place in the voting districts immediately surrounding the centre. This is the first such vote in a designated 'business area' in London and only the second in the whole country.

The plan, the result of five years' work by the Central Ealing Neighbourhood Forum and in which ECS has taken part, will become part of official planning policy if approved by a majority in both votes. This means it will guide future development in the town centre, including provision for supporting community infrastructure.

Details can be seen on the Council's web site at [www.ealing.gov.uk/neighbourhoodplan](http://www.ealing.gov.uk/neighbourhoodplan). Check if you have a vote and find out more about the area on a larger scale map by looking at the Forum's web site at <http://www.centralealingforum.com/area-and-referendum.html>.

A good turnout is key to demonstrating that the plan has wide support, so please pass the word round!

*Tony Miller*

## Civic Day 2017 – ECS Walk

To celebrate this year's Civic Day on 17th June, ECS arranged a two-part free walk based on an historic walk originally devised by John Foster White\*. Civic Day took place in the midst of the unseasonably hot weather, but this did not deter a small but determined group who took the walk, led by Blue Badge Guide, Dafydd Wyn Phillips. We met beside the lovely



meadow planting on Haven Green, opposite Haven Green Court, from where we moved northwards up Haven Lane, Mount Park Road and eventually to the top of Castlebar Hill, passing by the Brentham Garden Estate. The walk then took us south again, past Ealing Abbey and back to Haven Green for a short 'refreshment stop'. The second part took us to the Town Hall and Christ the Saviour Church on New Broadway, before heading down through Walpole Park, on to Ealing Green and finally to St Mary's Church in South Ealing. It was an incredibly hot day, but Dafydd kept us interested and entertained. We learnt fascinating details about many of the wonderful old houses in central Ealing, our historic churches, and several pubs. I can recommend the walk to anyone interested in the history of some of our conservation areas and the many buildings of interest in them.

\*John was an eminent local historian, a stalwart of the Society and member of the Executive Committee. He originally prepared his walking notes in 1970, updating them in 1976 and again in 1986, when he led a guided walk himself based on his notes. You can find John's original walk notes reproduced on our website. Bringing us up to date, the walk has again been updated slightly and is now available as a smartphone app which you can download on to your phone and take with you when you walk around the area. Find it by searching for "Walk History" in the Android or Apple App Store.

Ann Chapman, Vice-Chair

## 50 years of Conservation Areas

This year marked the half-century not only of our Civic Society but also of the Civic Amenities Act of 1967. Lord Duncan Sandys was instrumental in this act which marked the beginning of these "areas of special architectural or historical interest, the character of which it is desirable to preserve or enhance". The first designated conservation area in England was at Stamford, South Kesteven in Lincolnshire, and the first areas in Ealing were Bedford Park and the Brentham Estate (1969). These and other reminders were brought to us at a public lecture on 11th July in the Nelson Room of the Town Hall by Paul Bedwell, a trustee at Civic



Voice and town planner. The turnout was moderate, shall we say, because of the rainy night, which is a pity since there was much in this skilfully presented talk to get our teeth into.

While there is a consensus that conservation areas have gone some way to protecting our heritage, and the majority of residents in conservation areas valued the designation, more than 500 areas are considered 'at risk'; since 2007 one third of conservation staff have been lost from local government and on Ealing Council we now have less than half a member of staff to deal with conservation issues. Fewer than half of conservation areas have a management plan. Not a cheery message.

*Planning authorities are working under very difficult conditions at the moment with recent legislation increasing workload, shortage of space and staff, and not being helped by the general effects of cutbacks in spending.* These were prophetic words spoken by Lord Duncan Sandys, Civic Trust Annual Report in 1969.

Despite this gloom Paul was able to point to a number of successes and initiatives where local efforts can pay off. He suggested "assisting the local authority with Conservation area appraisals and management plans", a point which drew hollow laughter from the floor. The audience did not include any representatives from Ealing Council.

There was a good debate following the talk, with one member of the audience challenging the rest of us to name the 29 conservation areas in Ealing. He offered £25 to anyone who could do it. Sadly there were no takers.

Tony Williams

The next edition of the free **Neighbours' Paper** is well worth looking out for. The guest editors Eric Leach and Will French have made some trenchant comments about new developments and proposals, particularly for Perceval House, the Wickes site and about the Council's misguided attitude to its role.

## Ealing Town Centre – 50 years On

It is often said that shopping in the town centre is not nearly as good as it used to be, but what was it like in 1967 when ECS first started?

The most dramatic change in shopping since 1967 has been the opening of the Ealing Broadway Centre in 1985 replacing the tightly packed streets of terraced housing behind the Broadway. At a stroke over 80 shopping units were created, increasing the number of shops in the town centre by nearly a third.

As mentioned in my previous article, in 1967 the Broadway was dominated by the two departmental stores **John Sanders** (now **Marks and Spencer**) and **Bentalls** (now **1-8 The Broadway**). From that time certain household name shops still remain but mostly on different sites: **Boots**, **Currys**, **Halfords**, **Sainsburys**, **Tescos**, **Robert Dyas**, **W H Smith**, **Clarks**. Some then sold a somewhat different range of goods, for example Currys then only sold cameras. Local shops that have survived the test of time over the 50 years include two in Bond Street, the appropriately named **W S Bond** the undertakers and the electrical shop **City Radio Stores** with its attractive art deco frontage.

Many of the changes over the 50 years reflect changes in society and spending habits, for instance the number of men's tailors then: **Foster Brothers**, **Burtons**, **Dunns**, **Hepworths**, **Morris Bros**, **Alfred Sayers** and **John**



**Collier** compared to a single one today, **Moss Bros**. Perhaps less logical was the plethora of shoe shops to service Ealing's feet: as well as **Clarks**, there were **K Shoes**, **Barratts**, **Russell & Bromley**, **Ravel**, **Freeman Hardy & Willis**, **Trueform** and **Lilley & Skinner**. Absent from the town centre now are any furniture / carpet shops, whereas in 1967 there were: **Lamertons**, **Times Furnishing** and **Cyril Lord**. Oddly there were three car showrooms, all in the Mall.

There were roughly the same number of banks and building societies though many such as **Martins Bank**, **District Bank** and **National Provincial** from 1967 have merged into other institutions. Perhaps most appealing was **The Ealing and Acton Building Society**. I wonder what happened to them? In 1967 there were only two estate agents: **J Griffin** and **Hetherington and Secrett**; now there are fifteen.

One little irony in 1967 was **W & J Dickens** the local building firm in the Mall who had moved there from

their original site in New Broadway. Well known in Ealing for constructing many public buildings including the Town Hall they now provide the name for the monolithic Dickens Yard development.

Strangely, the number of pubs in the town centre has not changed greatly. In 1967 there were six, of which four still remain: the **Kings Arms** in the Grove, the **North Star** on the Broadway, the **Bell** in the Mall, now the **Lodge**, and the **Queen Victoria** on Ealing Green, now **The Grove**. The **Feathers** (now a bank) and the **Three Pigeons** (now a restaurant) disappeared but more recent additions are the **Sir Michael Balcon** in the Mall, the **Drapers Arms** on Ealing Green and the **Shanakee** on Haven Green. The explanation for the town centre drinking culture is probably more due to the extension of alcohol licensing in eating places and of course the three nightclubs there are now.

In this regard perhaps the most remarkable statistic is the number of eating places. The national chains are all redolent of a different age: the **Little Hut**, **Wimpy**, **Golden Egg**, **ABC**, **Kenco** etc. whilst the independents' names invariably had a continental flavour to add a touch of glamour: **Caprice**, **Rendezvous**, **Boulevard** and **Never on a Sunday**. Today there are over sixty cafes and restaurants plus fifteen selling takeaway meals. When you consider that nearly all the pubs now offer meals as do shops such as **Marks and Spencer** this number becomes even more remarkable.

Indeed this may answer the conundrum: why is the town centre so thronging with people at the weekends when the quality of the shops is supposedly so poor? Could it be that people come into the centre primarily to eat and drink rather than to shop?

*Paul Fitzmaurice*

### Lime trees for Gunnersbury

One of the ways in which we decided to mark 50 years of Ealing Civic Society is by planting trees. Gunnersbury Park is an obvious recipient because it is undergoing a major renovation at the moment. Thanks to help from head gardener, Chris Ellis, we have agreed to fund the purchase and planting of 4 silver lime trees (*Tilia tomentosa*). These are beautiful deciduous trees which can grow to 35 metres, and have a wonderful scent in summer. They will be planted in the autumn at the top of the playing fields, a south facing aspect. Chris tells us they will make a great landscape feature, and added "This south facing/sunny aspect is one of the key features for these trees as they turn the back of their silver leaves towards the sun". We are delighted to be able to celebrate our 50th anniversary in this way and look forward to seeing the trees grow as we head into the next decade.

*Philippa Dolphin*

## In the Footsteps of Sir John Soane

Following our article in the 50th Anniversary edition newsletter on the planned walk from Pitzhanger Manor to Sir John Soane's Museum in Lincoln's Inn Fields, we were delighted to hear from some members who were up for doing this.

We have now arranged a date. The walk will take place on Saturday 14th October and start from the arched entrance to Pitzhanger Manor on Mattock Lane at 9.30 am. We will aim to walk at a "ladies" pace which makes for 3 hours of walking. En route, we will look at some of the interesting buildings and memorials. Our first stop will be for morning refreshments at the Bush Theatre Shepherds Bush and our second stop will be for lunch at The Marlborough Head pub on North Row in Mayfair. Our final stop will be to visit the museum and to take tea and refreshments at the Fields Café in Lincoln's Inn Fields square. Including stops, the journey from country house to town house will take us 4 1/2 hours. The map below will give you an idea of the route. We would be delighted if more members would like to join us. Please email [info@ealingcivicsociety.org](mailto:info@ealingcivicsociety.org) to add your name to the list of walkers and to receive further details of the arrangements or to ask for further information.

*Josette Bishop*



## 2017/18 Executive Committee

**Robert Gurd** (Chairman) 60 Beaufort Rd W5 3EA (8998 4417)

**Ann Chapman** (Vice Chair) 15 Lammas Park Road, W5 5JD (8567 7955)

**Corinne Templer** (Hon. Vice President) 28 The Grove W5 5LH (8567 5353)

**Josette Bishop** (Treasurer) 8 Castlebar Hill, W5 1TD

**Paul Fitzmaurice** 18 Elers Road W13 9QD (8567 3024)

**Margaret Gold** 24 Lyncroft Gardens W13 9PU (8567 6158)

**Tony Miller** 6 Winscombe Crescent W5 1AZ (8997 6042)

**Philippa Dolphin** (Web Manager)

**William Hardman** 247 Pope's Lane W5 4AH (07730 592956)

**Jenny Gadsby** (Membership) Flat 2, 8 Florence Road W5 (8567 3074)

**Jo Winters** (Secretary) 28 Ranelagh Road W5 5RJ (8579 1885)

**Josephine Barry-Hicks** (Minutes Secretary) 62 Haven Green Court W5 2UY

**Tony Williams** (Newsletter Editor)

In celebration of the 50<sup>th</sup> Anniversary of the Ealing Civic Society we invite you to join the Executive Committee for Lunch

on Thursday 12<sup>th</sup> October 2017 12.00pm - 2.15pm

at

**LISA'S RESTAURANT**

46 PITZHANGER LANE, EALING W5 1QP  
020 8991 2319 ~ [www.lisasrestaurant.co.uk](http://www.lisasrestaurant.co.uk)

Cost: £20 for a two course lunch with wine and tea or coffee

Payment: by online banking to:

Ealing Civic Society Acc. No 02420491 Sort code 30 92 82 with reference "your surname & postcode"  
or by cheque payable to Ealing Civic Society and sent to our treasurer at 8 Castlebar Hill Ealing W5 1TD  
Please note that places are limited and a waiting list will operate if oversubscribed.

Confirm your place by paying us as soon as possible, no later than 25<sup>th</sup> September. Our treasurer will then contact you to confirm your booking. Please provide your email address.

Car Parking: in surrounding residential streets Buses: E2 or E9

**Ealing Civic Society  
2017**

**Architectural  
Awards  
Ceremony**

**Thursday 9th November  
Haven Green Baptist  
Church, W5 1QY  
at 7.30 pm**

**Guest of Honour:  
Steve Pound, MP**

**Tony Williams** (Newsletter Editor) 2 Nicholas Gardens, W5 5HY (8567 6941)

Contributors: Josette Bishop, Ann Chapman, Philippa Dolphin, Paul Fitzmaurice, Robert Gurd, Tony Miller, Jo Winters, Tony Williams. *Poster* Josette Bishop; *Anniversary Cartoon*: Louis Hellman; *Ealing Map*: Ealing Town Centre Forum. Photos: *Perceval House*: Farrells; *Old Ealing Broadway PF*; *Moullin House*: Architects' watercolour; *Woolworths*: Graham Soult; *Dafydd Wyn-Phillips*, PD.

Printer: Pollyprint