



# EALING CIVIC SOCIETY NEWSLETTER

Working to preserve and improve our Borough



50th Year 1967-2017

President: Charles Mynors

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

Member of

CIVIC  
VOICE

## Summer 2017

### From Our Chairman

We have now finalised our events for our special 50th anniversary year. In addition to our usual public lecture in May and award ceremony in November (see panel below) we have arranged a special lecture on Tuesday 11 July when Paul Bedwell, trustee of Civic Voice to which we are affiliated, will talk about civic societies and their place in the 50th anniversary year of the Civic Amenities Act 1967. Also, we have arranged a special celebration buffet lunch at the Brentham Club on Thursday 12 October at 1 PM (time to be confirmed). This year's Civic Day event on Saturday 17 June will also be celebrating our anniversary by recreating a special walk around the centre of Ealing – originally devised nearly 50 years ago by a former member of the executive committee, John Foster White – led by a London Blue Guide Dafydd Wyn Phillips (see page 3 for more details). Please note these dates in your diary now!

beginning of the year. Although SEC has successfully raised £28,500, a remarkable achievement in itself, it still needs to raise another £1500 to help pay for the expert witnesses. So all contributions would still be gratefully received through the SEC website: [www.saveealingscentre.com](http://www.saveealingscentre.com).



**EALING CIVIC SOCIETY**  
John Delafons Lecture  
**Georgina Nayler**  
Deputy Chair, Pitzhanger Manor Trust  
**Transforming  
Pitzhanger Manor & Gallery**



**Tuesday 23 May 2017**  
7.30pm  
Liz Cantell Room, Ealing Town Hall  
New Broadway, W5 2BY  
All are welcome to attend this free talk  
[www.ealingcivicsociety.org](http://www.ealingcivicsociety.org)  
Registered Charity No. 290558

### Central Ealing Neighbourhood Plan

The Central Ealing Neighbourhood Development Plan was subject to examination by an independent examiner earlier this year and I am pleased to say was approved subject to some modifications – mainly relating to the contentious areas of the heights of buildings and protection of Haven Green from redevelopment. The next stage is a referendum of both residents and businesses – probably in early autumn. The plan will be a material consideration in the 9-42 The Broadway public inquiry. West Ealing Centre Forum's neighbourhood plan is likely to be subject to examination later this year.

### 9-42 The Broadway public inquiry

The public inquiry takes place from 9-26 May in Ealing Town Hall (Liz Cantell Room) and we, as part of SEC, have engaged a barrister to speak on our behalf. Members of the public are welcome to attend as observers to the inquiry and may speak if allowed to by the inspector. If you wish to do so, please attend on the first day (Tuesday 9 May) to make your wishes known. SEC has three expert witnesses: Will French (Chairman), who will speak about general planning issues surrounding the application, Paul Velluet (former Chairman of the Richmond Society), who will talk about heritage matters, and Nicholas Boys Smith (Director of Create Streets) who will speak about design issues. Some members of your Committee have been actively involved in the preparation for the inquiry since the

### New Broadway plans

The block of shops and flats opposite the Town Hall (33 to 57 New Broadway) was subject to a planning application some time ago to erect a 5-storey extension at the rear (in place of the existing extension over the SportsDirect store). We objected to the bulk and out-of-keeping design of the extension which would be seen rearing up behind the existing well-mannered 1930s parade of shops opposite the Grade II listed Town Hall. Although the application officially remains undetermined we have been given to believe by the developer that it is likely to be approved by the Council. We will be lobbying local councillors to have the application considered by the planning committee.

### Coming Events

**23 May John Delafons Lecture:** Liz Cantell Room, Ealing Town Hall, at 7.30 p.m. Speaker: Georgina Nayler,

**17 June Civic Day:** Central Ealing Walk conducted by Dafydd Wyn Phillips, Blue Badge Guide

**11 July Special 50th Anniversary Lecture:** Nelson Room, Ealing Town Hall, at 7.30 p.m. Speaker: Paul Bedwell, Civic Voice

**12th October: Anniversary Lunch Buffet, Brentham Club**

**9 November Annual Award Ceremony:** Haven Green Baptist Church Hall at 7.30 p.m. Presenter Steve Pound MP.

## Ealing Cinema site (Ealing Filmworks)

We reported in the last newsletter that St George were planning to hold a public exhibition in March about their proposed modifications to the Ealing Filmworks scheme which they had inherited from Land Securities on acquisition of the site last year. No exhibition had been announced at the time of writing and when we last enquired of St George we were told that the proposed revisions were taking longer than expected and that the exhibition had been postponed. Meanwhile, a small amount of preparatory work has taken place on the site.

## Greenford Green

Many people apart from locals will be unaware of the very large development by Greystar in Greenford Green on the site of the former Glaxo office and factory



between the Greenford Road and Oldfield Lane North and the former Hovis bakery site south of the Grand Union Canal. The site would be completely cleared, apart from the Grade II listed office block (designed by Wallis, Gilbert & Partners – architects of the Hoover and other factories) and a massive new, predominantly high-density residential development of c. 2000 flats, mostly to let, built in a variety of monolithic blocks up to 19-storeys high (see picture). The development would also include a primary school, some shops, green spaces and possibly a cinema. It was approved by the Council in March despite many objections from local residents and ourselves, but we are asking the Mayor of London to call it in for determination given our concerns about the development.

## John Delafons Public Lecture

I look forward to seeing you at our next event, on 23 May, when we will hear Georgina Nayler, Deputy Chair of the Pitzhanger Manor trust, talk about the restoration of Pitzhanger Manor. This should be a fascinating talk when we will hear about many discoveries – some welcome and some less so – that have been made during the restoration project which has been ongoing for over two years and is not expected to be completed until 2018.

*Robert Gurd*

## Annual General Meeting

For some of us Ealing Common is no more than a piece of parkland coming between us and the North Circular where a funfair is sometimes held. But for nearby residents, including Jennifer Shipside of the Ealing Common Society it is a place of present and historical fascination. At the AGM she took us through some of the Common's historical ups and downs. In the 18th century the chaplain of Princess Amelia – she of the Gunnersbury bathhouse – was once robbed by a highwayman on the Common, as was the antiquarian Horace Walpole and even the Prime Minister, Lord North. These robberies were carried out by Jack Rann (1750-74), "Sixteen-String Jack", a notorious highwayman who fancied himself as a fashion figure and wore 16 coloured "strings" on his knees. At the age of 24 Jack Rann was taken and sentenced to swing. In Newgate Prison he was entertained by "seven pining ladies" who later accompanied him to Tyburn. The Common has faced other dangers – being bombed in World War II, dug up for air raid shelters and vegetable allotments and planned tunnelling for the North Circular. Curiously it was home to a "Patent Disinfecting Apparatus". This was a chamber for disinfecting clothing and bedding from premises such as hospitals and asylums. We don't know exactly where this square brick chamber with a furnace was, but it is thought it was used by the East India Company, whose Royal India Asylum was housed in nearby Elm Grove (the house) between 1870 and 1892.



Opening the AGM Chairman Robert Gurd took the audience through our achievements this year in preserving the built environment. He also gave notice that he intends to step down as chairman this year. With this in mind he launched a discussion about the idea of changing the Constitution to limit the time spent by executive officers to some set period or periods. Various contributors from the floor indicated that the process of change could be rather complex and not without its drawbacks. Finally it was pointed out that a formal change was not necessary since it was already open to any officer to resign at any time. The current members of the Executive Committee were re-elected with the exception of Jonathan Norris and Mike Tiley who stood down. The Chairman thanked them for their contributions to the work of the society, in particular to Mike for all his sterling efforts over the Green Plaque scheme. The Treasurer's Report was accepted without demur.

*Tony Williams*



## Planning Issues

### Land between Park View and Cloister Road, Western Avenue, Acton

This application is to redevelop the site to provide a three- to nine-storey building comprising 149 residential units. We considered this to be gross overdevelopment and the proposed vast scale and massing would be completely out of character with the form and grain of the neighbouring 1930s houses. Application still pending.

### Cecelia House, 16-17 Hanger Lane, Ealing

Currently a hostel, the proposal is for a change of use to provide 48 self-contained residential units. We objected on grounds of overdevelopment and lack of compliance with nationally and regionally prescribed space standards. If granted, it would risk setting a dangerous precedent for minimum space standards. Application still pending.

### Sedra Nursing Home, 66 Gordon Road, Ealing

The plan is to redevelop the site to accommodate eight self-contained flats. We objected on the grounds of overdevelopment resulting in an overbearing effect.

### Land at 21 Herbert Road, Southall

This application is for the proposed demolition of an existing single family dwelling house and associated outbuildings to accommodate a three-storey building providing 10 self-contained residential units. We questioned whether studio flats are what is required to meet the housing need in the area and objected to the monolithic 'block-like' appearance and painted rendered façade, which we considered would be out of keeping with the prevailing architecture of the surrounding area. Application is 'awaiting decision'

### Penny Sangam Court, Osterley Park Road, Southall

Construction of an additional three floors to this building was planned to provide eight additional residential units. We objected because the site is adjacent to the Grade II listed Southall Manor House and grounds and a block of this nature would adversely affect the setting of this listed building. Mercifully, the Council agreed with us and refused the application!

*Jo Winters*

## Civic Society Awards deadline for entries

The Award ceremony is on 9th November 2017 and the deadline for entries is 30th September. The project must be located within the London Borough of Ealing. Awards are made for schemes that enhance the environment by good design, landscaping, or service to the community of other kinds. They may include new buildings or those which have been substantially restored or refurbished, landscaping or townscape projects. See the ECS website for details of the scheme.

## 17 June Civic Day: Central Ealing Walk conducted by Dafydd Wyn Phillips, Blue Badge Guide

The details are yet to be finalised (and will be notified to members by email) but the walk is likely to be in two parts, probably starting at 2 PM lasting around 2-3 hours in total with a break for refreshments in the middle. This would allow people to decide for themselves whether to do the whole walk or only half depending upon their preference.

## Plaques

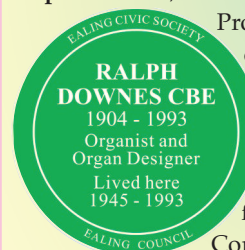
We plan to erect two plaques during our 50th anniversary year. The first is to **Charles Jones**, Ealing's first architect, engineer and surveyor, at his home at 5 Windsor Road W5.

This is in addition to the existing memorial plaque in Walpole Park and will create an interesting walk around Ealing Broadway centre: this new plaque, the memorial plaque and two of Charles Jones's important buildings, Ealing Town Hall and the Ealing Green Methodist and United Reform Church.



The second plaque is to the organist and organ designer, **Ralph Downes**, at his home at 9 Elm Crescent W5. He was

Professor of Organ at the Royal College of Music, organist at London Oratory and designed the organ for the Royal Festival Hall in 1948. This is our second plaque to men whose lives were devoted to organs. (The first was to the organ builder, John Compton, at 5 Audley Road W5.) We will give further news on the two plaques in the next newsletter and on our website..



*Josette Bishop*

## From our Treasurer

If you pay your subscription by cash or cheque, it helps if you pay as early in the year as possible. This will save you from receiving reminders from the Treasurer. The amount due for the year is £12.00.

You may make the payment by **online bank transfer**. Our bank account details are

**Ealing Civic Society**                      **Lloyds Bank**  
**Sort Code 30 92 82**                      **Account Number 02420491**

Please use your surname as the reference for the payment. Or you may send your cheque made payable to Ealing Civic Society to:

**Mrs Josette Bishop**  
**Treasurer, Ealing Civic Society**  
**8 Castlebar Hill**  
**Ealing W5 1TD**  
**email: josettebishop@btinternet.com**

Members who pay by **standing order** pay £2.00 less, i.e. £10.00. Please download the form from our website if you would prefer to set up a standing order and post the completed and signed form to Josette.

## Looking back at Ealing in 1967: part 2 – the Early Days of the Society

In 2007 in preparation for the 40th anniversary programme, Paul Fitzmaurice looked back to what Ealing was like when our Society began. Ten years on we are printing the second part of his account of the build-up to formation of the Society itself:

Exactly how and why the Society came to be formed seems to be rather lost in the mists of time. In June 1967 the Civic Trust gave a talk to Ealing Arts Club which seems to have been the impetus for all the interested parties to form a Steering Committee which met the following month at St Benedict's School. Prominent in these early discussions was the Ealing Federation of Residents' Associations – itself a fairly new creation as a representative body for all residents' associations in the recently merged boroughs.



The inaugural meeting of the Society was finally held at the Town Hall on 2 October 1967. Several hundred people attended the meeting.

Over the early years, the first chairmen were rather diverse: Father Bernard Orchard, headmaster of St Benedict's School; then Brian Sear, a member of the Communist party; followed by Sir Eric Richardson, a leading figure in the academic world. There were over 350 members initially (compared with our present day 200+) and they certainly appeared to be very enthusiastic. What is striking is the number of people who wanted to serve on the Executive Committee – 25 as opposed to our present day 11. There were two treasurers (one for 'accounts' and one for 'funds') and five subcommittees (compared with our present day three). Indeed the Redevelopment subcommittee had a total of 12 members.

After much debate a motto of 'Space, Grace and a Sense of Place' was adopted for the membership application form, despite some committee members feeling it was too pretentious. And even in those days there was disappointment that the Society was unable to attract people from other parts of the borough outside of Ealing itself.

Issues in the very early years included the (unsuccessful) attempt to preserve the old trees on the site of the recently demolished Castlebar House in Castlebar Road, which led to the Society's 'Plant a Tree' scheme. North and South

Roads in South Ealing – the town's first social housing – were demolished despite the Society's protests (rightly) that this would destroy the community. On a more successful note, the decision of the Conservation subcommittee to divide itself up according to the newly created conservation areas can be seen as the forerunner of our present day Conservation Areas Advisory Panels. The Society also devised a Policy on Residential Density which was a considered response to what is now seen as the often unnecessary demolition of many of the large houses in North Ealing.

Overshadowing everything, however, was the new town centre plan, first issued in draft in 1968. The evolution of Ealing Broadway Centre is a history in itself but it is sometimes forgotten that this initial proposal centred around a relief road to ease traffic congestion on the Uxbridge Road. This involved a partly elevated roadway known as the 'Southern Route Scheme' leaving the Mall at Windsor Road and following the course of the Grove, then across Ealing Green and along Mattock Lane, and finally rejoining the Uxbridge Road at Dean Gardens. Needless to say, much of Ealing was aghast. The Society, through committee member and local architect Alan St George, at least came up with a constructive alternative – what was called the 'Spine Road' to run adjacent to the main railway line. Followers of the current tram debate\* will no doubt experience a considerable sense of déjà vu in reading this. And traffic congestion on the Uxbridge Road is worse than ever!

*\*The West London tram was postponed indefinitely in 2007 after an estimated £30 million had been spent on preparatory work. The principal TfL officer in charge of the initiative was Pat Hayes who subsequently came to Ealing Council as executive director of its regeneration and housing unit. It has recently been announced that he will be leaving Ealing to take up a new job at Barking & Dagenham Council. Ed. Paul Fitzmaurice*

### 2017/18 Executive Committee

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