



EALING CIVIC SOCIETY NEWSLETTER

Working to preserve and improve our Borough



Summer 2021

Welcome to our July 2021 newsletter.

Firstly, a plea to those members who are reading this in paper format. It is increasingly costly and time consuming for us to prepare and distribute paper newsletters and, as some of you will have seen on our website, we are moving towards issuing *ad-hoc* email only news updates. To ensure you receive all our updates, please supply us with an email address if possible. This will only be used for Civic Society communications and not passed on to any third parties. For the small number of our members who do not use email, please look at our website regularly to keep up-to-date.

This newsletter contains a look-back at our commemoration of Corinne Templer, updates on three cases that have moved to inquiries of various forms, some other planning updates and reminders of upcoming activities.

I hope you enjoy reading this – and please let me know if you would like to contribute articles for upcoming editions.

Ann Chapman
Chair, Ealing Civic Society
chair@ealingcivicsociety.org

Corinne Templer commemoration event

Our Zoom event on 10 June commemorated our former Vice President, Corinne Templer, who died in December aged 91. The event started with an extract from a 1977 Open University video "Who Plans Ealing?". The video documented a case study of the Council's attempts to build a large shopping centre in central Ealing and a six-lane highway in place of Mattock Lane, removing part of Corinne's front garden. She and other local campaigners eventually won the battle and Corinne continued her campaigning work, including with [Save Ealing's Centre](#) and Ealing Civic Society, right up until her death. There were many recorded and live tributes by friends and fellow campaigners including Sir Sherard Cowper-Coles (the Society's President). A fuller description of the event may be found [on our website](#).

Victoria Hall update



The Friends of the Victoria Hall (FoVH) need to raise money to pay for the costs of legal action to prevent the Victoria Hall from becoming part of a luxury hotel rather than continuing to serve the community. FoVH is taking the Government's Charity Commission to court to challenge its support for Ealing Council's attempts to take over the property of the Victoria Hall Trust.

The fundraising campaign opens this week - [see here](#). An early response is important to inspire others to donate so please consider making a donation as soon as possible after 9am on 22nd July. We support the FoVH view that the Charity Commission hasn't listened to the people of Ealing. It has ignored hundreds of complaints from local people, over 4,000 signatures on two petitions, and our own representations.

Ealing Council entered into an agreement with a developer in 2016 to sell off the Town Hall on a 250-year lease to turn most of it into a luxury hotel. The deal included the Victoria Hall, which accounts for over 20% of the site and which has belonged to the charitable Victoria Hall Trust for over 100 years. The Trust was set up in 1893 to run the venue for the benefit of the local community that had paid for it. This ill-conceived hotel scheme would bring an end to the Hall as a centre of community life in Ealing, easily accessible from all parts of the Borough and hosting countless types of event. More detailed background is [here](#).

Please show your support [here](#). If you use social media, please share and retweet the posts that appear [here](#) (Facebook) and [here](#) (Twitter).

Perceval House update

In our last email newsletter we noted that the Council had approved the application by their development partner Vistry for redevelopment of Perceval House, which was then sent to the GLA for their approval. As expected, this was promptly given. In June, the application went to the Secretary of State (Robert Jenrick) for his approval (because the site is owned by the Council and they are effectively giving themselves consent to redevelop the site from which they would benefit). We and Save Ealing's Centre made strong representations to the Secretary of State. Our local MP, Rupa Huq, also made representations directly to him. Unfortunately, we have just heard that the Secretary of State has decided not to call the application in for determination, which means that the Council's approval decision stands.

51-56 Manor Road

Long-standing members may recall proposals for redevelopment of the derelict buildings on the corner of Manor Road and Drayton Green Road W13 with 2 tall tower blocks. Somewhat to our surprise and contrary to the recommendation in the planners' report, the development was refused by the Planning Committee at its meeting in October 2020. The developers appealed the decision, which went to a two-week public inquiry starting on 13th July. ECS strongly supported the refusal because the towers would be completely out of keeping with the local area. The developers have put up a strong case at the inquiry but this has been fiercely resisted by the local group Stop the Towers, whom we support. The result is unlikely to be known until later in the year.

In other planning matters ...

178 Church Road Hanwell



This property is an unusual arts and crafts house built shortly after the First World War, still in near-original condition, which a developer wishes to demolish and replace with a "tandem" development on the site wholly inappropriate for the conservation area. This proposed redevelopment has been a long-running case that has been causing us great concern. We and many local organisations and people strongly objected to the original planning application and the Council eventually asked the applicant to commission an independent heritage report on the house. In contrast to original submissions by the applicant, this report was clear that there were strong reasons to support retention of this property rather than allow demolition. We had hoped that the Council would refuse this inappropriate application and save the property from development, but instead the application has been withdrawn. We await future revised proposals.

The Castle Pub



We have also responded to a recent public consultation on plans for redevelopment of this site in North Acton, where the pub closed at the end of last year. We strongly objected to the proposed demolition of the mock Tudor pub, which is locally listed and one of the few remaining community facilities in the area. We urged the developer to consider alternatives that would preserve the existing building whilst developing the remainder of the site in a more modest way. One such alternative would be to acquire the neighbouring site, which we note is unsightly and would be further isolated if this proposed scheme were built, and dismantle and rebuild the pub in identical form as was done in the case of the [Carlton Tavern, Maida Vale](#).

70 Hanger Lane



Artist's impression of 70 Hanger Lane co-living scheme

An application has been submitted for redevelopment of this small plot (opposite the Church of the Ascension, Hanger Hill), which had previously been used as a builder's yard. The site (on Metropolitan Open Land – MOL) would be cleared for construction of a 6-storey block of 'co-living' rooms for 60 residents, with common facilities. We objected on the grounds that the new use would greatly intensify the development on the site and affect the character of the remaining MOL, which forms part of the former Barclays Bank Sports Ground. Despite our objections (and those of the local councillors), the application was approved at the June Planning Committee meeting. We suspect this was mainly because the Council would receive a payment from the developer of £2 million for off-site affordable housing. The application remains to be approved by the GLA but this is expected to be a formality.

Other Applications

More detailed information about our responses to planning applications may be found on our website [here](#).

How to comment on planning applications

Following a number of requests from members and prospective members we are preparing guidance for householders when commenting on planning applications that might affect them personally. Keep an eye out for the item under the [planning tab](#) on our website.

In other news ...

Open House Festival 2021

The popular London Open House event returns this year and will run for longer than the usual single weekend, from 4-12 September. Open House includes public buildings that everyone knows and also encourages private owners who are proud of the architecture or design features of their homes to open-up too. The Festival is a unique opportunity to visit private residences and gardens in London usually closed to the public.

Open House and the Society have been working together in Ealing this year. Several of the [walks from our website](#) have been updated and improved. Open House walk guides are in place covering Central Ealing, Brentham Garden Suburb, Hanwell Locks and Three Bridges, Acton Gardens and Pitshanger Lane. However, building owners have been more cautious and Open House needs more buildings to do justice to Ealing this year! Government Covid rules are now more relaxed. Could we encourage more building owners to come forward? If any members or friends and contacts can suggest buildings that would be worth visiting, or would like to open their own home, the Open House team would be delighted to hear from you. Contact details are below.

If you would like to get involved during the two weekends or the week between, volunteer helpers would also be really welcome. Get in touch with the Open House contacts below to express interest and for detailed information about taking part.

Steve Bower, stevedbower@hotmail.com;
Jonathan Ramdeen, jonathan_ramdeen@hotmail.com

Plaques update

Our latest plaque is for **Ercole Parlanti**, an artistic bronze founder who lived at 2, Fielding Road, Chiswick from 1839-1955.



A talented sculptor himself, he used the method of casting called the *cire perdue* ("lost wax") process, then almost unpractised in England, to cast bronzes for many well known artists, namely Sir Jacob Epstein's busts and the figure of the Risen Christ; Sir William Reid-Dick's golden eagle on the RAF Memorial on the Victoria Embankment; Sir Alfred Gilbert's model for Eros and all the early prototypes of the Jaguar car bonnet mascot. It will be unveiled by his descendants with a short ceremony once Covid-19 restrictions have been fully lifted.

Also being planned is a plaque to **Michael Flanders** (1922-75), of Flanders and Swann fame, who lived in at 63 Esmond Road, W4 from 1971-1975. A songwriter, satirist, actor and broadcaster, he was one of the very few disabled people performing on stage during his lifetime.

Please get in touch with us if you have any ideas for plaques to famous people who have lived in Ealing but be warned: we already have a long list of plaques under consideration and since Ward Forum funding has dried up we will have to raise funds for new plaques ourselves which can add further delays.

Annual Awards Scheme

Looking ahead to what will, we hope, be the welcome return of live events, in October we will be holding the 2021 Ealing Civic Society Awards.

One of Ealing Civic Society's aims is to recognise and celebrate examples of good design that contribute to the community and landscape of Ealing. Each year we run an Award Scheme for new buildings, buildings that have been substantially restored or refurbished, landscaping or townscape projects. Schemes need to be within the London Borough of Ealing, to have been built within in the past two years and to have been in use for at least six months before the deadline for entries (so in the case of the current award by March 2021). Nominations must be made with the consent of the owners of the project.

We are currently on the lookout for nominations for the 2021 awards. Please help us identify good design that we can consider. We are particularly keen to know of projects outside central Ealing - for example in Acton, Southall, Northolt and Greenford - so that we can recognise the whole borough. If you know of any buildings that you think would make good entries, please [email the Society](#) or give the owner or architect a copy of the [nomination form](#).

The deadline for entries this year is Monday 13th September and judging will take place on Sunday 3rd October. The Award Ceremony this year will be on Tuesday 26th October at Open Ealing in Dickens Yard.



2020 commendation: 1A Mortimer Road, W13

Reading this and not a member?
Why not [join us](#)?
See our website
www.ealingcivicsociety.org

Contributors: Ann Chapman, Robert Gurd, Jenny Gadsby

Photos: Victoria Hall - FoVH, Castle pub - Whatpub, Church Road - WEN, Hanger Lane - Turner Creative, Parlanti plaque - JG, Mortimer Road - Lill Architects