



# EALING CIVIC SOCIETY

Hello

Welcome to the summer 2022 e-newsletter.

On a positive note, the weather is improving, we are able to socialise in person again and travel is back on the agenda for many people. However, the Civic movement still faces the same challenges of protecting our heritage and local environment. We face proposed changes to planning legislation, not all of which are welcome and, at the local level, the ongoing threats from extensive and often unwelcome development. We do what we can to counter this.

Read on for news of a few recent events.

**Crossrail/Elizabeth Line**



*Image credit Crossrail*

Crossrail finally opened as the Elizabeth Line in May 2022 only 3+ years late!

It was the culmination of a project first devised in principle shortly after the end of WWII. After several false starts and even a cancellation in the 1990s the final result was worth waiting for with some spectacular new stations, particularly in the central area.

Ealing Borough benefits from 5 new stations on the line ranging from Acton Main Line in the east to Southall in the west transforming their connectivity to central London. For example, it is possible to travel from Southall to Paddington in 20 minutes compared with nearly 40 minutes before the line opened. Currently to travel further east from Paddington on the Elizabeth Line it is necessary to change from the Mainline station to the new underground Elizabeth Line station. The direct service is expected to start in May 2023.

Ealing Broadway station itself has been improved with a striking new canopy and entrance approach. The design of the new entrance area was only achieved following a struggle with both TfL and the Council where the Society was greatly assisted by the intervention of our then President, the late Professor Sir Peter Hall.

One of Crossrail's leading architects, Harbinder Birdi of Hawkins\Brown Architects, will be giving a talk titled *The Architecture of Crossrail* at Pitzhanger Manor & Gallery on

Wednesday 20 July at 6.30 pm. 'The revolutionary new Elizabeth Line has cut journey times to Pitzhanger from across London, with western Crossrail stations including Ealing opening later this year. Hear about its philosophy and design and how the new stations are shaping regeneration in Ealing.' Book for this free event on the [Pitzhanger Manor & Gallery website](#).

## Our 2022 Annual General Meeting

This year we were very lucky to be able to hold our AGM in the wonderful Eating Room at Pitzhanger Manor. Unfortunately Ann Chapman, our Chairman, tested positive for Covid the day before, but her husband Patrick was the perfect substitute to deliver Ann's presentation of the Executive Committee's report for 2021-22.



*Image credit Philippa Dolphin*

Positive aspects included the return of live meetings; starting with a very successful awards ceremony with an award to the restored [Hanwell Station](#), plus a talk on the [Museum of Brands](#); [two new plaques](#) for Ercole Parlanti and Michael Flanders; a lovely Zoom based tribute to our late President, Corinne Templer; a fascinating public lecture on the history of the Great West Road, by James Marshall; and two guided walks which were offered as part of the Open House weekend and are now available on our [website](#).

Downsides of the year for us were the approval of the Manor Road tower block and the Perceval House scheme, plus the long running

saga of the threatened sale of the Victoria Hall to developers.

The Filmworks development is now opening up with new restaurants and bars applying for licences to sell alcohol. Patrick ended the report with a plea to anyone who would like to join the Committee to help us look at planning applications, licensing applications or to help in any other capacity to please contact Ann Chapman via [chair@ealingcivicsociety.org](mailto:chair@ealingcivicsociety.org).

Josette Bishop, our Treasurer, then presented the accounts for the year ending 31 December 2021. Most of the Executive officers will remain, although Jo Winters, our very able Secretary, has stood down after 8 years of hard work. The 2022-3 Committee members are now listed on our [website](#).

Clare Gough, Director of the Pitzhanger Manor & Gallery, was the main event of the evening. Sadly she was unable to make it in to the Manor but she got over this potential disaster by giving her talk via Zoom with her usual infectious enthusiasm. She described the painstaking restoration of the 1804 Manor which was completed in 2019. If you missed her talk you really should visit the current exhibition [Soane Restored](#). You can also enjoy the lovely [Rana Begum](#) exhibition during your visit. After Clare's talk we were able to admire the house, which looks particularly stunning after dark. Our thanks go to Clare and her wonderful staff who stayed late to look after us.

## Perceval House redevelopment

The High Court has rejected an application by a member of Save Ealing's Centre (SEC), backed by a small team including an ECS committee member, for judicial review of the Council's decision to permit redevelopment of the Council Offices at Perceval House.



*Image credit Patel Taylor Architects*

This development has several tower blocks, the highest of which (20+ storeys) would loom over the residential buildings to the north as well as the Grade II listed Town Hall to the south. The SEC members (along with ourselves) argued that such high-rise development would contravene a number of the Council's own planning policies as well as those contained in the Central Ealing Neighbourhood Plan. Disappointingly, although the approved site plan in the CENP specifies that building heights on Longfield Avenue should be limited, the application for a review was turned down leaving SEC to pick up the legal bill which is likely to run into £tens of thousands.

This seems to be journey's end for any legal challenge to the development which sadly opens the way for similar high-rise developments elsewhere in Ealing Town Centre, not least in the soon-to-be redeveloped site opposite Ealing Broadway station. Initial outline proposals for this site indicate that the developers envisage another tower block around the same height as Villiers House above the station. We will keep you informed...

**Licensing applications**

Most of the recent licensing applications in Ealing town centre relate to the Filmworks development behind the retained façade of the former Empire cinema, with an arched entrance into Bond Street and flats facing on to Mattock Lane.



*View from Mattock Lane, credit Bob Gurd*

These applications confirm that every unit within the site, other than the cinema, which itself will have a licensed bar, will be a food establishment or bar. We have taken the opportunity to remind each applicant of the provisions of the Council's licensing policy - and also of their leases - to respect the interests of local residents living in the flats in the new development.

So far most of the applicants have complied with our requests to close any external areas at 10 pm and to serve alcohol within core hours.

The likely opening date for the new eight-screen Picturehouse cinema itself is unknown but latest estimates suggest that the earliest the screens will open will be early 2023.

In the meantime, the 'Ealing Project' is due to open later this year in the old Club Karma premises in the basement of the Ealing Broadway Centre (approached via the High Street entrance), with three new cinema screens, a café/bar and space for live music events.



Visit our [website](#) for latest news. You do not need to open a Facebook or Twitter account to follow us on these social media but if you do you can get access to rapid news updates.

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