

# Neighbours' Paper

Issue No 95

Putting the People of Ealing First

Winter 2020/21



Bollocks to Bollards! campaign



Ealing's big charity contributor

## Together we succeed

Stories of people coming together to fight and revitalise



BOWLS Club restoration



Rehabilitating forgotten spaces

### Stories:

LTN's

History of Acton

Acton Snooker Club

Contemplating Ealing's Future



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# Editorial

For only the third time in our history we can't print and distribute copies during the second national Covid-19 lockdown. This issue will be a web site only issue. It's Acton's turn for an historical perspective and the charity we review is one of Ealing's oldest - Pathways. Low Traffic Neighbourhoods have divided our town and we try to bring readers up to date with the theory, the practice and future outcomes and plans. On the sporting front we have a look at Acton Snooker Club. On the heritage trail we find out about the renovation of Baron's Pond in Acton, one of the projects of Ealing's Forgotten Places. We also review Conservation Areas in Hanwell. Our resident poet Valerie charms us with a story about her resident spider. Finally we take a flight of fancy about the future of Ealing. Have a safe Covid-19 restricted Winter.

Eric Leach  
Editor

## Me and my Spider

BY VALERIE RUDD



During the first Covid-19 wave in 2020, I had the privilege of feeding a garden spider - just an ordinary little spider. I keep a compost bin near my vegetable patch in the garden. The compost is regularly topped up with leaves, grass, cuttings and food waste (vegetables). I have many spider webs in my garden, but one particular spider chose to suspend a web near my compost bin. Having chosen this site with due care and attention, the web was attached to the bin. The spider was sitting in the centre of a completed web. I suppose waiting in anticipation for some passing insects to just drop in. My daily ritual of topping up my compost bin must have been noticed, maybe there are web spies for the best place to anchor a web. By lifting the lid of the bin and adding more waste I released a torrent of tiny flies which flew and landed on the web situated close by.

### Spider Gymnastics

Instantly the spider swings out from the centre of the web like a performing trapeze act and at the same time a thread emerges from the rear end/backside of the spider. The thread is so fine and so strong to enable the spider to power itself and attach itself on to the fly consuming it before the fly manages to disengage itself from the web. The spider then travels from fly to fly swinging itself so there are no edible morsels left and returns to the centre of the web. So feeding a spider is not too difficult as long as the spider co-operates with the feeding methods. I think this spider has a feel free attitude too when it likes to feed. From time to time during the course of a few months the web got damaged but was always repaired with a new web then completed the next day. After a time the spider's web had been repaired too often and the spider just gave up renewing the web. Certainly there was a ready made supply of food which was worth fighting for at the time. I suppose nature intervened. At least the spider never went hungry.

I will miss the spider; it was part of my garden routine. It was always an entertaining period. Maybe next year I will see a new web near the compost bin in the same area. We never really exchanged names but we did look at each other a lot, maybe the spider will remember me.

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**Editor:** Eric Leach  
**Email:** [eric.alan.leach@gmail.com](mailto:eric.alan.leach@gmail.com)

**Treasurer:** Judy Breens

**Writers:** Will French, Michael Holmes, David Knights, Eric Leach, Valerie Rudd, Janet Sacks, Louise Sinnock, Peter Treadgold

**Designer:** Jamie Anson

**Advert Designer:** Sandy Anson

**Photography:** Will French, David Highton, Derek Pratt, Dave Randles

**Team Digital:** Jamie Anson, Sonia Nimley, Ron Nicholls

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# Low Traffic Neighbourhoods

BY ERIC LEACH

According to the Government Low Traffic Neighbourhoods (LTNs) are enabling people to walk and cycle more while the capacity of public transport remains limited by social distancing. LTNs aim to stop 'rat-running', minimise vehicular traffic and reduce air pollution. Typical measures include installing bollards and planters which block entry to roads completely or block some entrances to roads at junctions. Experimental Traffic Orders are being used to introduce LTNs for a trial period. A six month public consultation during the trial period replaces conventional public consultation which would normally precede the introduction of a new traffic arrangement. In May 2020 the Government announced a £225 million emergency active travel fund, which could fund Council LTNs. (On 13 November 2020, the Government added another £175 million for cycling and walking – more cash for LTNs).

## Opposing Ealing LTNs

Way back in 2016, Ealing Labour Party included LTNs in its General Election manifesto, but it didn't attract much attention as most of us at the time were clueless about them. In July 2020 Ealing Council decided to introduce some LTNs. Giving residents just seven days notice, 9 LTNs have been installed (or almost installed) during August to early November 2020. The Ealing Residents Against Low Traffic Neighbourhoods Group (ERALTNG) was quick off the blocks with striking red 'Bollards to LTNs' leaflets and posters. An anti-LTN petition was launched which has attracted over 10,700 signatures. On 2 August 2020 four residents in LTN 21 'West Ealing South' formed the Coldershaw and Midhurst Active Traffic Group (CAMTAG). CAMTAG opposes LTN 21, but is organising a

poll of all LTN 21 residents in early 2021 to discover whether the majority is for or against the LTN. LTN 21 is the most complex of the Ealing LTNs boasting 11 road blocks. Between 25 August and 6 September 2020 West Ealing Neighbours ran an online poll about LTN 21. Of the 921 respondents 71% 'strongly opposed' it. On 12 September 2020 some 2,500 marched through Ealing protesting against the LTNs.

For the physically disabled and the elderly, vehicles are going to continue to be needed to transport them on necessary journeys. Many of these people are unsafe on a bike and can't walk long distances, if at all. LTN 21 and other LTNs are forcing cars to make journeys onto main roads when previously they drove on a choice of neighbourhood roads. Moving air pollution from one road to another is counter productive, and longer journeys currently mean more pollution.

## Supporting Ealing LTNs

Pro LTN people often quote that cars are responsible for 20% of Green House Gas Emissions. They claim

over time people in LTNs will use their cars less because longer journeys along congested main roads will annoy them so much they will cycle and/or walk more. They might even get rid of their cars. LTN supporters claim there's plenty of evidence to support this. Pro LTN people are often climate change driven, anti-car, pro cycling and pro walking.

## Judicial Review

CAMTAG's Peter Mason and ERALTNG's Lorna O'Driscoll have led a group of residents within five Ealing LTNs to mount a Judicial Review (JR) of Ealing LTNs 20, 21, 25, 30 and 35. A JR is a Court case where a judge (or judges) decides whether a public body has behaved lawfully. The Ealing LTN JR aims to quash all five LTNs. OneEaling (the rebranded ERALTNG) is leading the crowdfunding of the JR. Over £35,000 has already been raised but more is needed at: [www.crowdfunder.co.uk/oneealing](http://www.crowdfunder.co.uk/oneealing)

The JR Court Hearing is scheduled for 2 February 2021.



# EALING NOTES

By Will French, Eric Leach and Louise Sinnock

## 36 Storey Tower in Acton

A Planning Application for a 36 storey residential tower block containing 350 flats was approved at an Ealing Council Planning Committee meeting on 21 October 2020. The site is on Wales Farm Road and Portal Way in North Acton and the new building is to be called 'The Portal'. The development is within the Old Oak Farm and Park Royal Development Corporation (OPDC) area. It is part of the OPDC plan to build 24,000 units within the OPDC area. 40% of the new flats are one bedroom. 118 of the flats will be variously London Living Rent, London Affordable Rent and discounted market rents (75% and 80%). The Portal tower will form part of the very dense cluster of 27, 10 storeys or more tower blocks planned for North Acton.

## Gunnersbury Park Bowls Club

This well established Bowls club has had its survival threatened by the Gunnersbury Park CIC which manages the park. The CIC has submitted a Planning Application to close the club down and replace it with a Crazy Golf facility and a Pizzeria/Bar outlet. The club has been in its present location since 1931 and it rebuilt its clubhouse in 1974. Strident local opposition was voiced by local residents and club members. Hounslow Planning opted to turn the application down. Local Councillors then 'called in' this judgement, clearly favouring crazy golf and pizzas. A meeting of all interested parties will soon take place and let's hope sense and the bowls club prevail.



## School Streets

Yet another Government initiative to restrict vehicle usage. The laudable aim of this one is to make school streets safer for children and their parents. Vehicles are banned for school streets during the going to school time in the morning and the coming home from school time in the afternoon. Vehicle owners who feel they have a legitimate reason to use their vehicle on the school street during these times can apply for a free permit to enter or traverse the street during the prohibited period. School volunteers man the entrance to the school streets during road closure times using temporary barriers. A house/flat owner/renter on the street clearly has legitimacy to obtain a permit. However an unsuspecting AO driver trying to deliver a new fridge freezer in the school street will be ignorant about the need to obtain a permit.

Schools who have implemented Ealing School Streets include Oaklands Primary and St Mark's Primary – both in Hanwell - and Perivale Primary and St John Fisher Catholic, Perivale. More at: [www.ealing.gov.uk/info/201146/neighbourhood\\_and\\_streets/2610/ealing\\_school\\_streets/1](http://www.ealing.gov.uk/info/201146/neighbourhood_and_streets/2610/ealing_school_streets/1)

## Manor Road Tower

On 28 October 2020 Ealing Council Planning Committee turned down a Planning Application to build a residential tower rising to 20 storeys in Manor Road next to the emerging, new West Ealing Crossrail Station. The vote was close by 6 votes to 5 with 2 abstentions.

Over 1,200 people viewed the three hour proceedings. Opposition to the application has been unprecedented, with over 2,600 objections registered on the Council's planning web site.

This is a major victory for the very visible 'Stop the Towers' campaign. The GLA will now review Ealing Council's decision.

## Save Gurnell

Ealing Council is backing a proposal to demolish the Gurnell Leisure Centre, its car park and skateboard park in the north of West Ealing and primarily build 599 flats in their place. The Gurnell proposal has been met with significant opposition across the borough, with over 1,600 objections and a petition with 4,200 signatories.

This proposal for 6 tower blocks up to 17 storeys on protected Metropolitan Open Land, breaches several National, London and local policies. Despite the Planning Application being submitted in Summer 2020, there is still no date for this proposal to go before the Council's Planning Committee. The Council has failed to confirm the cause of this delay but we believe there are issues with regard to flood risk and the financial viability of the scheme.

It's not too late to object to this proposal. While the comments 'deadline' has passed, the Council has confirmed that objections submitted up until the Planning Committee will still be considered.

Please visit our website at [savegurnell.org.uk](http://savegurnell.org.uk) for more information.

You can also join the Save Gurnell mailing list and stay updated with the latest news as this campaign continues to fight against this overdevelopment.

# EALING NOTES CONTINUED

## Covid-19 in Ealing

For a time during October/November 2020 Ealing recorded the highest Covid-19 infection rate in London. Infection rates can vary widely from day to day and between neighbourhoods. On 15 October 2020 the rate of infections in the Elthorne Park area was 295.3/100,000 people and on 19 November it was 62.2. Also on 19 November 2020 in Southall Park - less than two miles away from Elthorne Park - it was 498.8.

It took many months for Ealing Council Public Health (ECPH) to organise its own Track and Trace. To be fair it wasn't given much cash by the Government or support from NHS Track and Trace to do this. It only really got going on 12 November 2020. 15 staff have been redeployed from within the Council. However their role is restricted to contacting those who have tested positive for Covid-19.

By the week of 20 to 26 November 2020 Ealing's infection rate had dropped to 182/100,000, but it was the sixth highest Covid-19 infection rate in London.

Apparently ECPH has been given no direct involvement in Covid-19 vaccinations in Ealing. They are helping in identifying sites for vaccinations to take place and will be involved in communication

and community engagement encouraging vaccinations.

You can find out on a daily basis the number of new Covid-19 cases in your neighbourhood and the current neighbourhood Covid-19 infection rate at:

[coronavirus-staging.data.gov.uk](https://coronavirus-staging.data.gov.uk)



MAP SHOWS THE SUPRISING VARIANCES (TAKEN 2ND DECEMBER)

## Perceval House

The Council's plans to redevelop its Perceval House offices remain under consideration ... by, er, the Council. Readers may know LBE has found a developer called Vistry to replace its 1980s fortress like HQ with a hugely ambitious scheme, giving them brand new offices, a new library and 226 new homes. The only way Vistry can do this and still make a profit themselves is through a massive over-development of the site including a 26 storey tower which would be the tallest in central Ealing.

Taking advantage of the Covid-19 lockdown restrictions to avoid public protests, Vistry lodged its planning application for the development in summer 2020. Nevertheless the scheme has been greeted with overwhelming opposition from across the Borough. Opponents are particularly critical of the height and bulk of the tower

which they say will seriously harm the character of Ealing Town Centre generally and the setting of major listed buildings like Pitzhanger Manor and Ealing Town Hall. Historic England, the Government's heritage adviser, also highlighted the impact on views out of Walpole park and they have told the Council to reduce the height of the development.

Another issue for some objectors is the principle of demolishing a building which is less than 40 years old. The

construction of large buildings like Perceval House consumes massive amounts of energy and scientists show that the practice of demolishing them after only a few years is a major contributor to climate change. Objectors are asking why Ealing Council, which has declared leadership in the fight against global warming, should be encouraging developers to behave this way.

The Council hasn't announced how, if at all, it will respond to all the criticisms. However speaking at a Council meeting Council Leader Julian Bell insisted that it is up to Ealing as the planning authority to decide the balance of public good in this case. He did not explain how it would be able to do so fairly when his administration has already committed so much to the development going ahead.



The new Perceval Tower - rising between the trees

# History of Acton

BY DAVID KNIGHTS

## Farming community

Acton is a suburb of West London now well within the built-up area, but for the greater part of its history, it consisted of only a small cluster of houses around the medieval church of St. Mary's; together with smaller farming communities working the common fields at East Acton, Acton Green and Priors (Friars) Place – and a population of a few hundred.

Acton is situated at a point where the clay of the northern uplands interfaces with the gravel sloping down to the Thames and there were numerous brooks and springs providing clean water.

Evidence has been found that the area was settled in pre-historical times. Acton is indirectly mentioned in the Domesday book of 1086, and the church of St. Mary's is first recorded in the early 13th Century. The original mediaeval chapel was enlarged by the building of a nave, and much later a tower. The church was the focus of charitable giving - money and property were left in the care of the church for the giving of alms and for the maintenance of a clean water supply. In the 18th century, the building was faced with brick in the style of the time. The present building dates from 1866, when the town outgrew the existing building.

## Acton Inns

The earliest role of the village of Acton was in providing refreshment for travellers on the busy road from London to Oxford. Although only five miles from London, the state of the roads in early times was such that

Acton was at least half a day's travel along the road. Many inns and taverns provided travellers and their beasts with refreshment before the long trek up Acton Hill towards Oxford, or to tidy themselves up before going on to London. The earliest recorded inn is in 1337, and the number of inns and taverns increases with the volume of traffic along the road.

## Acton Wells

The discovery in the 17th century of mineral bearing springs at Acton Wells, created a spa within easy reach of London, which flourished for some time, but declined as Bath and Tunbridge Wells gained favour.

## Rural retreat

The relative closeness to London, yet rural nature of Acton, encouraged several wealthy people from the City to build country retreats. By the beginning of the 18th century, the roads had improved, so that commuting from Acton to the City was possible. However, increased traffic made repairs more necessary. The Turnpike Act of 1714 enabled maintenance of the roads through the payment of tolls.

## Expansion

The scene changed little until the 1840s when the village began to expand, but the greatest change began in 1859 when the Enclosure Award permitted the re-allocation of the strips in the common fields into blocks, releasing land for building the lower middle class housing required to keep up with the rapid growth of London, made possible by the extension of the suburban railways. The population of Acton grew rapidly as the transport links improved and it became possible to travel some distance to work.

## Transport

The Grand Junction Canal reached Acton in 1801 transporting goods to London and the North.

Railway stations opened at Acton [Central] (1853), and South Acton (1880) providing an easy route to the City. From 1878 a horse-drawn



ACTON LIBRARY, 1905

tramway ran to Shepherds Bush and this was electrified and extended to Southall in 1901. In competition, the London General Omnibus Company provided cheap 'bus fares through to central London.

The Great Western Railway station at Acton [Main Line] opened in 1868, and the District Railway extended to Acton Green (Chiswick Park) and Mill Hill Park (Acton Town) in 1879. To the north, a station opened at Willesden Junction. Finally, the underground Central Line opened stations at East Acton (1920), North Acton and West Acton (1923).

### Local Government

The Church Vestry and the parish officers administered the parish until 1865, when the growth of the town necessitated the formation of a Local Board, which became an Urban District Council in 1894. Acton was granted County Borough Status in 1921. The crest of the former Borough of Acton portrays the elements of scholarship, industry, the arms of Middlesex and the oak tree for the supposed origin of the name of Acton - "Oak Town". Acton finally lost its independence in 1965 when it became part of the much larger London Borough of Ealing.

### Market Town

There has been a market in Acton since mediaeval times, and the facilities for trading and shopping have grown to reflect the growth of the town. The 1920's and 1930's were probably the greatest times for shopping in Acton. In Crown Street, there were an open market and a substantial covered market hall built and owned by the Poore family, who operated a large ironmonger's business in the High Street. A busy open market continues to operate in the Town Square several days each week.

### Industry

In the latter part of the 19th century, a considerable number of small hand laundries opened in South Acton serving the needs of the hotels and the



THE SMITHY, EAST ACTON FORGE, 1900

wealthy living in the West End. There were so many laundries that it earned the nickname of "Soapsud Island".

Heavy industry came to Acton in the early 1900's as companies expanded and relocated to the outskirts of London where there was space to develop and fewer development restrictions, but still with good transport links.

In Acton Vale there was a cluster of large industrial developments including Napier's (engines and vehicles), Wilkinson Sword (swords, razors, vehicles), CAV and Lucas (automobile components), Evershed and Vignoles (electrical test equipment), Du Cros (Cars), Eastman's Dye works and the Bromyard Avenue Government Offices.

The Royal Agricultural Society created a Showground at Park Royal in North Acton from 1903 to 1906. The site was used for air shows from 1909 until 1913 and was taken over for a munition factory during the First World War. After the war, a further cluster of industries developed at Park Royal on the former show site and in the surrounding area.

Road names commemorate some of the cars manufactured locally. Major manufacturers in Park Royal were Guinness (Beer) The Rootes Group (cars) and Park Royal Vehicles (bus bodies), and many other automobile

component manufacturers. The former Acton Aerodrome, slightly to the south, was also developed by companies that included the Alliance Aeroplane Company (Aircraft) and Renault (Cars).

Acton was described in 1920's as the "Motor Town" and reported in 1956 as having one of the two largest concentrations of industry south of Birmingham. In 1932 the motor industry employed 5,400 people, some 80% of the workers in the district.

The heavy industry moved away from Acton during the 1950's and 60's and recent changes in shopping habits caused a decline in the trade of the town. However, Acton is now changing, with media and lighter industry taking over from the heavy industry.

### The Future

With easy access to Central London, Acton remains a popular place to live, with new housing being built at many sites. The 1960's tower blocks of South Acton are now being replaced by the Acton Gardens development, and tall towers of residential and student accommodation are replacing former industrial land at North Acton.

# Housing Pathways Charity

BY ERIC LEACH

Pathways began life in 1612 when Edward Vaughan left money in his Will for meat, coal and bread at Christmas time. Constituents of what is now Housing Pathways Trust are a number of charities set up in the 17th, 18th and 19th centuries. A scheme in 1904 created Ealing Charities for the Poor which brought together alms houses and distributive charities with Ealing Dean Common Allotment Land. The name Housing Pathway was adopted in 2011. Two Pathways charities are registered with the Charity Commission and Pathways also works with/through three other charities. Its headquarters are in Bowman's Close in West Ealing.

## Housing for Older People

The major current role of the charity is the provision of housing accommodation for persons who are in need, hardship or distress. It also makes grants to individuals and organisations. Pathways operates independent living schemes at 16 locations across London. These are schemes for older people, for which residents pay 40% of market rates - genuinely affordable rents. It owns, manages and maintains 246 housing units for older people, 130 of them in Ealing and the rest in Greater London and Kent. It also owns shops and businesses at 19-26 The Green, Ealing W5. These were acquired from a 1715 bequest. The property was damaged in the riots of August 2011 and fully rebuilt by December 2012. In 2019/20 the charity carried out a survey of its residents. 251 residents were surveyed and 139 replied. Overall service satisfaction was 71%. As for



EALING DEAN ALLOTMENTS, NORTHFIELD AVENUE

quality of home, neighbourhood as a place to live and value for money – all scored 80% or more.

## Allotments

The charity also owns two allotments in West Ealing. There is the Ealing Dean Allotment Society in Northfield Avenue and the Haslemere Allotments Association in Haslemere Avenue. In 2019/2020 allotment usage and demand for allotment plots remained high. Day-to-day responsibility for allotment management is in the hands of plot-holder committees. It's clear that allotments have provided much needed outdoor sanctuary for plot-holders and their families during the Covid-19 lockdowns.

## Grants

The Pathways Main Grants Programme is for community groups and voluntary organisations working in the Brentford TW8 and Ealing W5, W7 and W13 postcodes. The emphasis is on projects and services which strengthen the local community, especially in respect of young people. During 2019/20 the charity awarded £94,251 in grants (an increase on £49,024 in 2018/19). Ealing Deanery Synod distributed £15,129 to eight Ealing churches. The next largest grants went to Ealing Law Centre, Ealing Mediation Services, Welshore Community Hub, Mencap, Mindfood

CIC, Acton Baptist Church and the Soundbite Festival. This year Pathways has a Covid-19 Emergency Grant Scheme to help local charities. Educational grants are also available. In 2016 the charity proposed to build some homes for older people (50% of market rates) on a small part of its allotment land abutting Mattock Lane. There was much opposition by allotment holders and other local stakeholders and the plans were withdrawn.

## Total Reserves of £17.5 Million

The charity employs 9 staff and has 9 Trustees. 2019/20 income was £2,434,047 and expenditure was £2,050,422. It spent £1.97 million on charitable activities. As at 31 March 2020 the charity's net assets/reserves stood at £17.5 million.

For more information go to: [www.yourpathways.org.uk](http://www.yourpathways.org.uk)



PATHWAYS HQ, BOWMANS CLOSE, W13

# Barons Pond Nature Reserve

BY PETER TREADGOLD

Most locals know Barons Pond, opposite the main entrance to Gunnersbury Park. It could be part of a magical arrival at the Park and Museum. Until recently it's been a waste bin, accruing litter and stolen items.

Passers-by can see wildlife from colourful water lilies to breeding moorhens and coots.

The pond features on historic maps. It was associated with the Ealing Manor House and Farm on the original alignment of Gunnersbury Avenue just north of the junction with Popes Lane.

## Ealing's Forgotten Spaces

Ealing's Forgotten Spaces (EFS) is a local wildlife group, and we have taken on the management of this gem. Working with Ealing Council, EFS has mobilised local people and raised some money to rehabilitate Barons Pond and its surroundings.

We have been active for about 4 years cleaning, digging, and planting.



BARONS POND 1900

However, through this exceptionally dry summer it has been obvious that climate change is already having a distressing impact on the viability of the pond and wildlife.

The pond is fed by surface run-off via gullies in the road channel and drain pipes that come through the south-side retaining wall. Some road water does not make it into the pond (and climate change means we need more water not less) because the pipes are blocked and it goes to main sewers. What a waste!

And the gravel under the pond may bring more water in the wet, but it may also drain the pond dry in times of low rainfall.

## Friends of Barons Pond

Through the Friends of Barons Pond (FoBP) Just Giving Page we raised enough money to pay for a contractor to clear the muddy silt from the pond.

Before that could happen, our team was busy building willow fences around the pond, 'spilling', so that the dug-out silt could be placed on the banks to drain dry. The digging took just a few days and left a hollow crater that is now refilling in the rain.

Rupa Huq MP visited and said: "I've been past countless times



but never really noticed, let alone fully appreciated this lovely space."

We now have a depth gauge in the pond, calibrated to read a level above Newlyn datum (AOD) so we can compare this with the local water table, and monitor inflow and leakage.

Water is back in the pond, not surprisingly after the recent periods of rain. Next stage is to push for Ealing Council and Thames Water to get more water flowing into the pond when it rains, and to consider whether lining or at least reducing the leakage is possible.

In the meantime we'll keep an eye on the water level over the next few seasons.

If you have technical skills that we could use or you just want to 'stretch the muscles' by volunteering, please get in touch via our Facebook page or [ealingsforgottenspaces@gmail.com](mailto:ealingsforgottenspaces@gmail.com). Or email us your mobile number to join our FoBP WhatsApp.

Do you live near a neglected space across the Borough? Would you like to lead a project to rehabilitate that space? We've spotted land by Elderberry/Ascott road bridge and also Bramley Road for example, where your efforts would be valued. Chances are that the Council would be keen. Perhaps you could start something as part of our group? Please get in touch.

# Contemplating Ealing's Future

BY ERIC LEACH

This may not be the best time to try and visualise what Ealing might look like in 2030 or even 2040. Promising progress on the new Ealing Local Plan has seemingly been interrupted by the resignation from the Council Cabinet of the professional planner Councillor Peter Mason. In light of this hiatus here's my planning oriented view on Ealing's future.

Let's begin with health and happiness. I think the future of Ealing Hospital is one of reduced services or even demolition. As for access to GPs, we'll all have to adapt to consultations by phone, email, text and Zoom. Having secure accommodation is one of the keys to happiness. With 40,000 new flats being built in tower blocks more of the younger generation will live in flats rather than houses. It's likely most residents will be renters rather than owners. Covid-19 has shown many of us that we all need open spaces - especially those with no access to a domestic garden.

Ealing has 127 open spaces, but some of them are under threat. Warren Farm, Haven Green, Gurnell, Gunnersbury

Park and Dean Gardens are just some of the spaces under threat of being commercially exploited or inappropriately 'developed'.

## Changing Patterns of Travel

We'll probably see fewer petrol driven vehicles and more electric vehicles, e-bikes and e-scooters. No doubt all 26 of Ealing Council's Low Traffic Neighbourhoods will be implemented and our main roads will be jammed with vehicles. Eventually Crossrail will be completed and the four shiny new stations at Ealing Broadway, Acton Mainline, Southall and West Ealing will open their doors. However the commuting into central London/the City/Canary Wharf model envisioned by the Crossrail architects over 10 years ago may not be the future model. Broadband, Covid-19 induced home working and cost savings might result in many companies moving out of their expensive London offices. They might move to cheaper, smaller offices in Ealing or outside London itself. No doubt by 2030 the whole of Ealing will be a patchwork quilt of Controlled Parking Zones (CPZs)

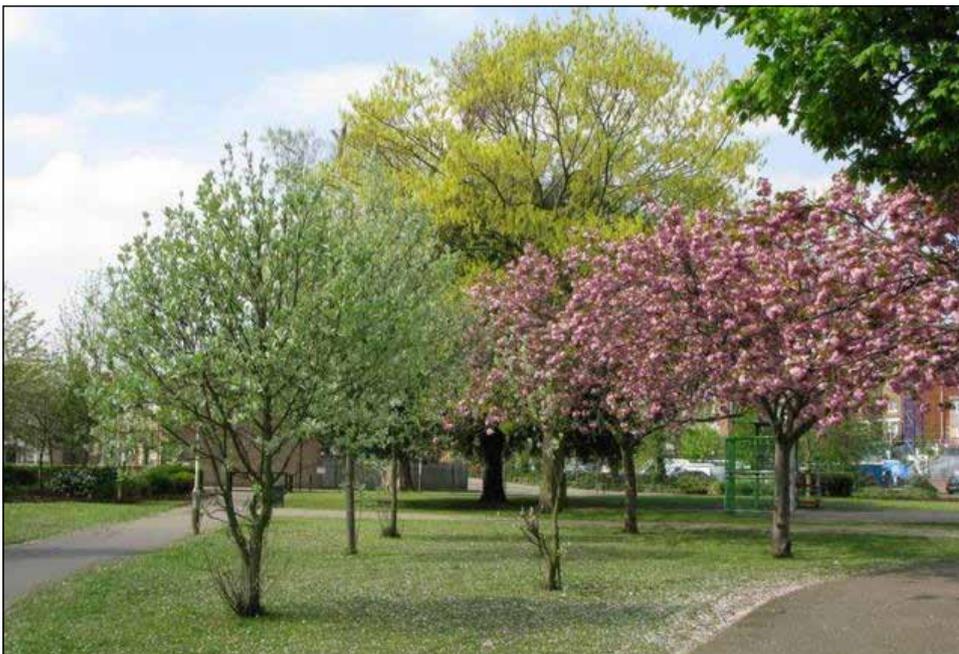
and Low Traffic Neighbourhoods (LTNs). If this is the case, it will have a devastating impact on personal transportation and mobility options especially for the elderly.

Southall will continue as a separate community quite different from neighbours Greenford and Hanwell. However it's unlikely that many existing Southall residents will live in the 14,000 new luxury flats being created in over 30 tower blocks in the town. North Acton will become one of the densest neighbourhoods anywhere in England with 10,000 new residents crammed into 27 tower blocks.

No doubt new schools will be needed in Acton and Southall, although it's hard to figure out where they will be located. Maybe multi-purpose tower blocks will spring up containing a school, offices and flats.

## Relentless Building of Towers

The Government seems determined to adopt a US style zoning approach to spatial development. Some areas will be allowed unbridled development. How this might impact Ealing is unclear. However it will probably deprive Ealing Council of some of its planning powers and marginalise residents' voices. And what of our heritage buildings? How many of them will survive? Probably not many unless there is a cultural sea change within the Council. However I predict that the Council will lose control of Victoria Hall and the Prince's Room in Ealing Town Hall (ETH). A local charity will manage these meeting rooms and the transformation of ETH to a hotel will collapse. The move to downsize some of Ealing's Conservation Areas (CAs) will probably be implemented and it's very unlikely any new CAs will be created. By 2040 the 30 year life expectancy tower blocks built in 2010 will be torn down and new tower blocks thrown up to replace them.



DEAN GARDENS - THREAT OF INAPPROPRIATE 'DEVELOPMENT'

# Hanwell's Conservation Areas

BY JANET SACKS

## Hanwell Conservation Areas

Canalside, Cuckoo Estate, Hanwell Cemeteries, Hanwell Clock Tower, Hanwell Village Green, St Marks and Canal

Only 12% of Ealing is in a conservation area as compared with 50% of Hammersmith and Fulham, 65% of Richmond, and 18% of Hounslow, most with Article 4 protection. Ealing Council wish to reduce this even further to about 8%, and most of this is aimed at Conservation Areas (CAs) in Hanwell.

The Draft Conservation Strategic Review has been conducted by Renato Messerer for Ealing Council and he is looking for comments from the public at [messerer@ealing.gov.uk](mailto:messerer@ealing.gov.uk).

In response to the Review, the Hanwell and Canals Conservation Areas Advisory Panel point out that:

- Modern buildings should not be excluded from a CA, especially when they have been developed with CA planning guidance.
- There is a strong focus on biodiversity in Hanwell which is not reflected in the review. As part of the climate emergency plan 2020 that Ealing Council has signed up to, biodiversity is an important consideration, particularly in the development of front and back gardens.
- The Panel agree with the London Plan: **'The London Plan should aim to integrate heritage into the core of planning, not as an add-on at the end of the process.'**
- Many of the recommendations of the 2007-9 Appraisals have not been implemented.
- During the pandemic, Hanwell's open green spaces have played an important part in keeping people healthy, physically and mentally. These assets should be conserved within the framework of the Conservation and Enhancement of Hanwell's Architectural and Historical Assets.

The Review recommends that the majority of the CAs in Hanwell are to lose land. But the most devastating of

all are the Canalside (to lose 93%) and the Cuckoo Estate (to lose 85%).

**The Grand Union Canal** is one of Ealing's greatest assets, particularly in Hanwell. **It is an historic structure (like a bridge or viaduct) and needs to be protected and enhanced through CA designation and other measures.** The fact that Hounslow or Hillingdon have not designated their canal a CA is not a valid reason for taking away CA status from our canalside. In fact the whole of the canal should retain its CA designation and be extended and enhanced by large buffer zones over all areas next to the canal, especially listed canal structures. There should be controls over the height of buildings within view of the canal and consultation with the Canal and River Trust on all canalside planning applications (which has not happened hitherto).



**The Cuckoo Estate** is historically significant. The Hanwell Community Centre was once the Central London District Schools attended by Charlie Chaplin and stands at the top of an avenue which is all that Ealing want to keep of the CA. The estate is a fine example of a well-planned London County Council garden suburb built in 1933 which through its own neglect, the Council now want to demolish. The Panel recommends an Article 4 and specific design guidance to protect it

Please send your comments to [messerer@ealing.gov.uk](mailto:messerer@ealing.gov.uk) for consideration in the final review.



HANWELL COMMUNITY CENTRE

# ACTON SNOOKER CLUB

BY MICHAEL HOLMES

Fancy a game of Snooker? The Hurricane Room in Acton provides just the opportunity to those interested in this beautiful and sedate sport.

Unlike Pool, Snooker has 7 different colour balls to pot. Starting with the red, yellow, green, brown, blue, pink & black. Each ball carries points when you pot it. For example: The white ball is the ball you use to pot the other colour balls mentioned earlier. So when you pot a red ball you need to pot any of the other colour balls before returning to potting a red ball. This sequence is repeated until you pot the black ball and win the game, also known as the frame. Frames can be up to 18 or more per match and the first of the two players competing to reach 10 frames in this example would win the match.

## The Hurricane Room

The Hurricane Room in Acton offers Coaching from a Professional coach who is qualified to World Snooker Grade A Level, accredited by the World Professional Billiards and Snooker Association - WPBSA and has taken part in tournaments regulated by the English Partnership For Snooker and Billiards - EASB. With such expertise and professionalism those taking part can be assured of reaching high levels in the sport.

A couple of references from members quote:

"The coaching I received has caused me to develop from a 13 year-old boy who could barely pot two balls together, to a player who has made a century, and an increased knowledge of the game.

The skills and qualities I have learned from Gone2pot coaching are essential to getting to the next level, and to this day I am still learning!"

"I had been playing and practising snooker and pool since one year and

was very frustrated that I could not build breaks and win matches. I tried a lot of coaches but could not get to know what was really wrong with my technique and game. After I had a session with John I realised all the faults which stopped me from being a cueist and winning matches. He gave me a lot of unique practising routines which helped my break building and improved my technique as well. Now I'm confident due to John's help that with time I can fulfil my dreams of playing for India. Surely one of the best coaching clubs".

## Coaching

Coaching for under 18s Juniors club takes place at the Hurricane Room Acton on selective dates.

Basic prices for coaching are as follows:

- Adults £25 per hour
- Juniors £15 per hour

Special rates for week long / day long sessions are available. Also group rates are available.

So, what are the benefits to playing snooker?

In addition to coaching the club creates a great social environment. This is important for people to mingle and grow in the sport. Further still playing snooker keeps your brain sharp and helps you relax.

## Improve Your Mental Health

Playing snooker isn't just an enjoyable pastime - it can improve your mental health, new research reveals.

Played by millions across the world, it distracts adults, allowing



them to escape the pressures of real life, scientists believe.

Nearly 53% of people said they felt their mental health benefited as a result of potting the balls.

Participants cited finding it easier to relax and stay agile both physical and mentally.

More than half said they felt playing snooker had a positive impact on their day-to-day lives, including the honing of skills needed in other areas of life.

Some of the examples given were the necessity of concentration, the ability to assess and manage risk, and the importance of patience.

Also research has clearly outlined that when individuals play snooker, the game plays a vital role in maintaining or developing cognitive function.

As a "mind sport", these results back up the view that there is a significant degree of mental cognition involved with acquiring and developing knowledge of the game of snooker.

The learning curve that the sport provides promotes positive mental health and wellbeing.

This can only be good for Ealing and I would encourage all who can to take up the sport.

More information can be found at the following website:

[www.hurricaneroom.co.uk/acton-hurricane-room-intro/](http://www.hurricaneroom.co.uk/acton-hurricane-room-intro/)