Plan for the Environment

Sites and Areas

Written Statement Volume 2

Ealing Council
Unitary Development Plan
Adopted 12 October 2004
10.21 Development Sites  

58. Town Hall Annexe, Council car parks and Nos. 2-12 New Broadway  
Relocate Council offices, demolish the Town Hall Annexe and Nos. 2-12 New Broadway. Create new pedestrian square by the Church as an entrance into a vibrant new mixed use development - cinema (see EB4), cafes, offices, residential, community, fitness, retail units and possible new Central Library (as alternative to site EB3B) and foodstore (relocated from the Broadway Centre) -subject to assessment of traffic impact on residential roads to the north. Improve the impressive Town Hall as a conference and community centre. Limited public car parking - accessed via Springbridge Road car park, and Uxbridge Road, if possible. Servicing access via Longfield Ave and Uxbridge Road, including for Nos.14-36 New Broadway.

59. The Broadway/Leeland Terrace/Leeland Road/Dean Gardens car park  
Assemble site to build more shops – small units and/or larger store with residential flats above. New public car park. Promote local market and cafes. Link to improvements to Dean Gardens. Respect buildings of facade value.

60. Existing UGC Cinema (and land to rear) Uxbridge Road/ west side of Bond St.  
Subject to further consideration of the need for a new link road across part of this site (linked with pedestrianisation of High St) - Promote development of a café, community arts, education and residential "lanes development" linking Town Hall/ Uxbridge Road to Ealing Green/Matlock Lane/ Pitshanger Manor/Ealing Studios/Walpole Park. Retain Cinema frontage and carefully consider any changes to 35-57 New Broadway, which is of facade value. Retain most of street frontage to Bond street, but with new pedestrian permeability. Improve Barnes Pikle. Create informal and safe open spaces and walkways. If new cinema is not built on an alternative site, improve existing cinema with same linkages as above. If new link road promoted, develop sites EB4 and EB7 together with Bond Street /High Street pedestrianisation. Consider large development site for mixed uses and quality public space and walkways.

61. Drayton Green Road / Hastings Road  
Create West Ealing 'Northern Gateway-East'. Hotel, office and/or residential mixed use development.

62. Nos. 7-11 (odd) New Broadway, Nos. 23-45 High St, and Sandringham Mews  
New infill development. Retail development including a new retail 'lane' sensitively linking High St. with Bond St (facade value) and Site EB4. Creation of some new frontages to New Broadway and improved pedestrian access and permeability across High Street to Ealing Broadway Centre. Possible pedestrianisation of High Street with bus, disabled and service access only. Mixed use scheme in addition to retail to be promoted including hotel and residential.

63. Arcadia Centre, land over the railway, 1-4 Haven Lane, 9-42 The Broadway & 1-10 Central Buildings, The Broadway, Haven Green, W5  
Mixed use redevelopment comprising retail, residential, offices and cinema (alternative location to site EB1 and/or EB4). Site also needs to be considered option site for development of "bus station and interchange with Ealing Broadway Station". Development to provide good pedestrian access. Scheme to have Broadway frontage to retain "street". Development to consider integration with West London Transit. Development to link with redevelopment of Station (EB5) and improved interchange facilities for all modes of transport and strategic rail options. Development to improve Haven Green open space and trees and ensure no significant overshadowing.