

*Ealing Adopted 2004 Plan for the Environment*  
SUPPLEMENTARY PLANNING GUIDANCE

# **EALING TOWN CENTRE**

## **Town Centre Strategy**

### **2002 - 2012**

## Contents

1. Introduction
2. Ealing Town Centre
3. The Improvement Strategy - Objectives and Action Programmes
4. Appendix One - Development Sites in Ealing Town Centre

### **SUPPLEMENTARY PLANNING GUIDANCE**

The Adopted 2004 Plan for the Environment, Ealing's Unitary Development Plan, provides the policy context for decisions on planning applications and other proposals concerning development and transport in the London Borough of Ealing.

These policies are clarified and amplified where appropriate by Supplementary Planning Guidance (SPG). This Guidance may bring together planning and other considerations (e.g. Building Regulations, Environmental Health, Transport) which need to be taken into account by people proposing development or affected by development. The guidance can be used in determining planning applications, and it has the legal status of a 'material consideration', which the local planning authority is entitled to take into account in making decisions.

Supplementary Planning Guidance (SPG) continues in force as long as the Unitary Development Plan policy that it supplements is in force. Under the Planning and Compulsory Purchase Act 2004, unitary development plans will be progressively replaced by new Development Plan Documents in a Local Development Framework. The local planning authority may choose to produce Supplementary Planning Documents (SPD) to supplement development plan policies in the Local Development Framework.

The contents of this document have been taken from the full strategy document 'Ealing Centre Strategy - A Strategy for Sustainable Improvement 2002-2012', which contains more detailed description of the events/consultation leading up to the production of the strategy. The full Ealing Centre Strategy is regarded as background information to this Supplementary Planning Guidance, and is available for inspection at Council offices, or on the Council's Planning Policy webpages.

# 1. Introduction

## ***Our vision for the future***

Ealing Council and Ealing Centre Partnership<sup>1</sup> want to create a better, more sustainable town centre in central Ealing, serving the needs of people across the borough and complementing the borough's other town centres.

Ealing Broadway and West Ealing together are an important centre within London - classified as one of ten 'Metropolitan Centres' by the Mayor's London Plan. With its good, and improving public transport accessibility, it is well placed to accommodate more sustainable development, meeting local and strategic needs. The Council and the Partnership's vision for Ealing is:

***Ealing will be renowned within London as a distinctive town centre, an attractive location for investment and a desirable place in which to live, work, shop, study and relax.***

A key aim is to attract more people to live, shop, work, learn, eat, drink, relax and invest in the town centre. Only if more people want to use the centre in all these ways, will it have a thriving and prosperous future.

This poses a key challenge - to achieve this aim whilst ensuring that the quality of life for local residents living in and around the centre is enhanced. The Council and the Partnership, working together with all other stakeholders, are determined to meet that challenge.

## ***An inclusive strategy***

This strategy sets out a clear idea of what we could achieve in the next 10 years. The Council and the Partnership are committed to an inclusive process which sees local businesses, community groups, local people and other stakeholders involved and consulted.

## ***A sustainable strategy***

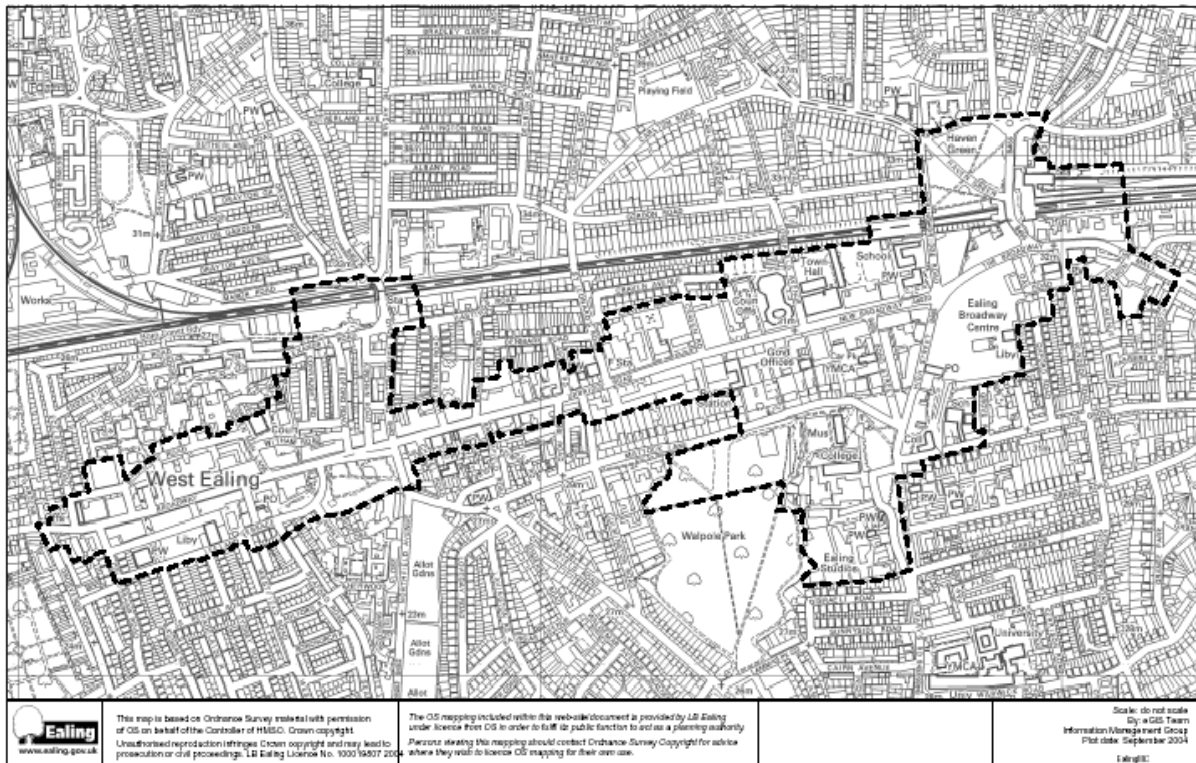
This strategy focuses on 'strategic' town centre issues like land uses and economic viability, development location, transport infrastructure and urban design. At this strategic level, the plan for Ealing Centre aims to meet recognised standards of sustainability.

This strategy gives direction to the over-arching plans for the centre, as well as more detailed action programmes. These action programmes will include sustainability tests relating to energy consumption, waste management and pollution as they unfold.

---

<sup>1</sup> Ealing Centre Partnership is a cross sector organisation formed in 1999 to promote the vitality and viability of Ealing centre - West Ealing and Ealing Broadway. The Partnership is a company limited by guarantee and has a management board, a small staff team and an open membership for organisations with a stake in the future of the town centre. It aims to pull together the interests of local businesses, residents, community groups, landowners, visitors, employees and statutory agencies. The Council is a member of the Partnership. Underneath the Board, the Partnership operates via a system of Task Groups, undertaking ***the delivery of an integrated and co-ordinated Partnership Action Plan***, consultation and research.

## 2. Ealing Town Centre



Ealing Centre, stretching from West Ealing to Ealing Broadway, is vital for the borough and its people. It provides a large number of jobs, a substantial shopping centre with a unique and distinctive character and education, cultural and entertainment facilities to rival many other London centres.

## 3. The Improvement Strategy - Objectives and Action Plans

### Strategy Objectives

- Retain the character of the centre.
  - Improve Ealing Broadway and West Ealing with complementary functions better serving the existing catchment population.
  - Promote environmental sustainability.
  - Ensure commercial viability.
  - Ensure a positive economic impact by increasing employment - whilst not prejudicing the future of other town centres in the Borough.
  - Improve community, residential, cultural and education facilities.
  - Promote high quality design in development and the street scene.
- Ensure realism, particularly recognising that the amount of public sector investment will be constrained.

Ealing Centre Partnership has established Working Task Groups to reflect these action programmes and their objectives and key projects are set out below.

## **Action Plan 1: Pride of Place**

Improve the attractiveness, environmental quality and distinctiveness of the centre.

### **Programme Objectives**

- Value, sustain and enhance the open spaces and trees in and around the centre which greatly contribute to the centre's distinctive character.
- Ensure new development and the streetscape are of the highest possible standard of architectural and environmental design and management.
- Implement a programme of high quality streetscape improvements throughout the centre and ensure their continued maintenance.
- Proactive urban design and site planning programme aimed at increasing the quality of building and townscape design, in order to keep Ealing unique.

### **Programme Elements**

#### ***Parks***

- Improving quality and access to Ealing's Parks.
- A café, new play facilities and public assembly area in Dean Gardens.
- New signage at Haven Green and Ealing Green.
- Improvements to the play area, north and west entrances, Pitshanger Manor, the ponds and the Soane Garden in Walpole Park.
- Removal of commuter parking on Ealing Common and grassing over of redundant roads.

#### ***Gateways***

- Promote high quality gateways to the centre, both in Ealing Broadway and West Ealing.
- Promote vibrant mixed use development on sites which mark the start of the town centre (gateway sites), where appropriate.
- Consider in particular The Mall, and how this area can be enhanced, particularly with a view to introducing a better balance in the mix between day and night time uses and bearing in mind the potential to increase the residential element above the shops.

#### ***Streets and Trees***

- Promote an 'Ealing Boulevard' Improvement Programme to preserve and enhance tree lined pedestrian routes into the Centre.
- Renewal of street furniture and street lighting throughout the centre - beginning in West Ealing and at Ealing Broadway Station.
- More and better maintained street trees.
- Create an "Ealing Street Manual" to guide design and maintenance.
- Better management of litter and trade waste.
- Reduce street clutter.
- Promote well maintained hard and soft landscaping in all new developments and on existing sites.
- Encourage appropriate street trading, e.g. Farmers' Market.

- Create public squares and better pedestrian routes in the heart of Ealing Broadway and West Ealing.
- Improve pedestrian routes into the Centre from the residential hinterland - in West Ealing - particularly from the north and across the north and south service roads. In Ealing Broadway - across Haven Green, to the Station and across the Uxbridge Road and High Street.
- Encourage town centre/street/open space events, e.g. Christmas lights, Summer Festival 'fringe' events, markets.

### ***Building Design***

- Redevelopment of underused land and poorly designed frontages, backland and some surface car parks, to create new landmark buildings and intimate and safe open spaces, that link to existing streetscape, encourage pedestrian access and respect the Centre's architectural character.
- Phased and integrated 10 year development programme, controlled by an agreed urban design strategy and site planning briefs.
- Prepare 'streetscape and shopfront guide' to control design and standard of the street and its management.
- Promote mixed use developments (retail, leisure, residential, office), to keep the centre sustainable.
- Encourage new buildings to be designed to sustainable standards and to be of high quality design.

## **Action Plan 2: Easier Movement**

Evolve a fully accessible town centre by integrating and improving public transport, car parking, walking and cycling.

### **Programme Objectives**

- Improve the overall accessibility of the centre, particularly by public transport, cycling and walking.
- Make walking around the centre a pleasant, safe and easy experience - day and night.
- Ensure an integrated approach to traffic and parking management, public transport, cycling and walking.
- Ensure the centre caters for the needs of people with restricted mobility.
- Reduce traffic congestion and traffic flows within the centre to make it a pleasant place and help meet local and national traffic reduction targets.
- Provide safe, secure and sufficient car parking distributed across the centre, on and off-street, to enhance the town centre for residents and pedestrians. Parking could be reduced as public transport improves, consistent with maintaining the centre's economic vitality.
- Meet the servicing needs of town centre businesses.
- Promote the Centre as a West London Transport Hub.

## **Programme Elements**

### ***Walking***

- 'Pedestrian First' - renew pavements, improved road crossings, signage and proposals for a more pedestrian friendly environment, including wider pavements where possible, to improve the centre's environment and access for walkers.
- Improve pedestrian routes linking residential areas to the centre to promote walking and pedestrian safety.
- Computer information for centre residents and visitors.
- Create pedestrian only 'lanes' developments on some sites.
- Investigate possibility of Walking to School schemes for town centre schools.

### ***Cycling***

- New cycle parking and routes.

### ***Buses/Tram***

- Support bus priority measures on routes to and within the town centre to improve bus accessibility.
- Improve the bus waiting/interchange area at Ealing Broadway/Haven Green and consider options for a 'bus station' as part of any interchange developments.
- Improve north/south bus routes.
- Support further investigation and consultation on the 'West London Tram' - a proposal by Transport for London for a high quality and frequent tram along the Uxbridge Road from Uxbridge to Shepherds Bush to improve east/west public transport. Assess its pros and cons for the town centre and local roads (see below).
- Increase number of taxi ranks.

### ***Rail***

- In the short term improve Ealing Broadway Station as a transport interchange by pedestrianising the forecourt, better ticketing services, improve bus stop/waiting areas.
- Promote new train services, including a Heathrow "stopping service" and Crossrail.
- In the medium/long term, promote the redevelopment of the Station to provide a state of the art public transport 'hub' and promote its role as an interchange.
- Encourage more services to West Ealing Station - including Heathrow trains with the introduction of a 'CrossRail' service, and press for a Sunday service.

### ***Traffic***

- Introduce a traffic management scheme that balances impact/calming on town centre and local distributor roads - and one that does not prejudice the introduction of the 'West London Tram' service.
- Introduce a scheme to manage goods deliveries in the centre.
- Assess in detail the pros and cons of:
  - Making Haven Green (west) two-way to enable access from the north to Springbridge Road car park - so cars going to the car park do not have to travel through the town centre.
  - Restricting capacity for general traffic on Station Broadway to enable greater priority for pedestrians and buses.

- Improving Drayton Green Rd/Uxbridge Rd/Northfields Ave junction in West Ealing, particularly for pedestrians. Consider re-introducing right turn from Drayton Green Rd into Uxbridge Rd to discourage through traffic along the residential Alexandria Rd/Felix Road/Endsleigh Rd.
- Closing Hastings Rd close to its junction with Drayton Green Rd, West Ealing (part of West Ealing Home Zone).

### **Car Parking**

- Rationalise public car parking provision across the centre consistent with maintaining the centre's commercial viability - aim for no overall increase in total public parking spaces (3,113 spaces) in the medium term. This may mean reallocating some spaces between Ealing Broadway and West Ealing.
- Improve design, security and access to public parking at Springbridge Road, Ealing Broadway Centre and West Ealing surface car parks.
- Redevelop West Ealing multi-storey car park and provide fewer but higher quality parking spaces on the site.
- Review the pricing structure of car parking charges.
- Investigate the feasibility of a "shop mobility" scheme and improve parking for drivers with disabilities.
- Where there is clear local support, implement Controlled Parking Zones.

## **Action Plan 3: Growing as a Quality Centre**

Create a robust, sustainable, dynamic town centre by attracting new investment serving the catchment population. Support enterprise and jobs; promote community and commercial development. Increase town centre homes and retail and leisure choice.

### **Programme Objectives**

- Enhance the centre's distinctive character as one of its 'unique selling points'.
- Encourage a wide mix of uses – shops, offices, leisure, education, arts, cultural and residential – set within attractive public spaces to enable the centre to be the real 'heart' of the community.
- Encourage new homes in the centre.
- Increase the number of jobs – particularly in offices, in the centre, taking advantage of the centre's good public transport accessibility.
- Encourage investment to create a diverse range of shops, including independent shops, developing complementary functions at Ealing Broadway ('comparison' shopping, leisure and cultural uses, night-life) and West Ealing (food, convenience, household shopping, independent traders, street markets, restaurants).
- Maintain Ealing's position in the 'top 10' of London town centres.
- Ensure a quality experience for all visitors to the centre and quality living space for residents.



## **Programme Elements**

### ***New Development***

- Encourage development on sites throughout the centre with a phased programme of high quality, mixed development - retail, leisure, educational, residential (including student accommodation), commercial, cultural and arts uses - creating new public spaces where appropriate. Retain architecturally important buildings.
- Balanced and integrated development to ensure that the town centre meets the aspirations of the strategy e.g. maintaining and improving the shopping experience within the heart of the centre; bringing forward a “cultural quarter”, better linking the cinema, Questors Theatre, Pitshanger Manor and Ealing Studios.
- Focus new office development close to Ealing Broadway Station and the public transport interchange.
- Encourage new homes in the centre including key worker accommodation - especially for single people and couples.
- Promote local markets and independent retailers throughout the town centre - but especially in West Ealing - to attract new visitors and provide an appropriate mix of shops for residents.
- Encourage expansion of food and household goods shopping in West Ealing.
- Develop the ‘gateways’ of the centre.
- Enhance the area linking Ealing Broadway and West Ealing, encouraging greater interest at ground floor level and enhancing the streetscape to attract stronger pedestrian flow.
- Manage short-term traffic impacts arising from developments in advance of any overall reduction in traffic.

### ***Community Uses***

- New “state of the art” Central Library, incorporating a learning resource facility and possibly a customer contact centre.
- Improve West Ealing Library.
- Improve college and university education facilities, including the provision of student accommodation.
- Promote greater use of the Town Hall as a conference and community centre.
- New Council Customer Services Centre.
- New child centre, providing nursery, crèche, after school and holiday activities.

### ***Leisure***

- New multi-screen cinema.
- New health and fitness facilities.
- Enhance performance/arts spaces together with improvements to Pitshanger Manor, a new Ealing Studios Media Museum.
- Manage the existing evening/late night economy by improving facilities such as late night transport, cleansing, lighting and security.
- Promote the evening economy in West Ealing to increase footfall.
- Encourage hotel developments in Central Ealing and at the Northern Gateway site in West Ealing.

### ***Enterprise, Jobs and New Homes***

- Over 10 years (and subject to appropriate public transport improvements) - around 16,500m<sup>2</sup> of new retail floorspace, 8,000m<sup>2</sup> of new leisure/community space, approximately 84,000m<sup>2</sup> of new office/employment space and around 600 new housing units.
- Between 5-6000 new jobs (subject to substantial public transport improvements being achieved).

## **Action Plan 4: Caring for Ealing**

Make it happen through partnership working.

### **Programme Objectives**

- Publish an agreed strategy that delivers our vision for the town centre.
- Establish a reputation for excellence in cleanliness, maintenance and security.
- Create a first class environment through a phased environmental improvement programme.
- Work together to minimise opportunities for crime.
- Manage the centre effectively by day and by night.
- Promote the town centre to the widest possible audience for its distinctive qualities as a location for living, leisure, investment, shopping and culture.
- Promote sustainable projects aimed at reducing waste and energy use.
- Monitor the economic performance of the town centre.

### **Programme Elements**

#### ***Strategy***

- Consult on and co-ordinate the implementation of a 10 year town centre strategy via an effective Partnership management structure, linking well with other strategy documents, e.g. the Council's Unitary Development Plan.
- Establish measurement criteria to show progress and provide a reliable information base for management decisions.

#### ***Safe***

- Maintain a robust working relationship with the Police on crime and safety.
- Extend the CCTV system throughout the centre and in all public car parks.
- Introduce a Business Watch scheme and investigate setting up a Retail Crime Initiative.
- Introduce a Safe Child Scheme.
- Work with leisure and transport providers to ensure that the night-time economy is managed to avoid unnecessary adverse effects on residents.

#### ***Clean***

- Investigate use of Town Centre Rangers to improve the cleaning and operation of the town centre and assist visitors.
- Regularly review cleaning and maintenance schedules and methods to reflect the wider changes in the centre and to meet the needs of businesses, residents and visitors.
- Encourage businesses to take greater responsibility for storage of trade waste.

- Provide good quality street furniture and facilities.
- Launch a 'Looking Good for Ealing' campaign to address issues such as graffiti, litter, fly posting and empty shop units.

### ***Welcoming***

- Increase the profile of Ealing through improved marketing.
- Promote Ealing as a destination for living, shopping, leisure and investment.
- Strengthen links between the Ealing Summer Festival and promotion of the centre.
- Develop and maintain an interactive website for the centre
- Continue the Responsible Host awards and projects.
- Develop an 'Ealing Welcome' programme to train and support those who deal directly with the public, to act as ambassadors for Ealing.
- Encourage initiatives to demonstrate that Ealing welcomes young people, in conjunction with local schools, colleges and the University.

### ***Sustainable***

- Promote town centre businesses, facilities and events.
- Investigate and develop "Greening the High Street" projects linked to reducing waste and energy, promoting travel by modes other than the car, supporting local employment and local business development.

## **Action Plan 5: Working Together**

Make it happen through partnership working.

### **Programme Objectives**

- Ensure an integrated and co-ordinated improvement and development programme.
- Build and maintain a sustainable Partnership able to be a driver of change.
- Inform, consult and involve the centre's stakeholders in developing and implementing a sustainable strategy.
- Cultivate a sense of ownership and a wider feeling of involvement in the well-being of the town centre.
- Create sustainable funding mechanisms to deliver agreed action.
- Communicate effectively.

### **Programme Elements**

#### ***Making It Happen***

- The Council and Partnership to co-ordinate the whole improvement and development programme by working closely with landowners, developers and the community to achieve the appropriate mix of uses.
- Develop a membership scheme for stakeholders that involves, informs, consults and adds value.
- Develop the role of the Partnership guided by "7 C's":
  - ***challenging*** apathy
  - ***championing*** the vision

- ***communicating*** the strategy
  - ***consulting*** stakeholders
  - ***convincing*** others
  - ***co-ordinating*** action and
  - ***celebrating*** success.
- Publish, deliver and regularly review an annual Partnership Action Plan.
  - Facilitate and co-ordinate a range of partnerships to drive forward improvements.
  - Broaden the active involvement of businesses, groups and individuals in achieving the strategy objectives.

### ***Responsible***

- Work with other Ealing forums/partnerships to ensure Ealing Centre complements their improvement plans.
- Lobby the Greater London Authority and other West London major centres to ensure that 'catchment areas' are respected in the interests of sustainable development.

### ***Resources***

- Work with West London, London and other external agencies and the Council to secure infrastructure funding for the centre.
- The Council to consider allocating part of any realised net land value from Council-owned town centre sites to fund centre improvements.
- Consider and consult on the introduction of a Business Improvement District/Town Improvement Scheme.
- Encourage landowners and developers to contribute to infrastructure and environmental improvements.

## Appendix One - Development Sites in Ealing Town Centre

	Site	Development potential
50	Singapore Rd. multi-storey car park	Redevelopment of multi storey car park to provide at least 100 good quality, secure parking spaces with residential flats above.
51	Nos. 2-4 Uxbridge Rd and 131 -149 The Broadway, West Ealing	Create West Ealing 'Western Gateway' with new shops and or local services, residential flats/hotel, improved doctor's surgery and community facility. Mixed development and landmark building opportunity. Retain locally listed surgery if possible. Comprehensive scheme across land holdings desirable. Five storeys (maximum) encouraged.
52	Waitrose, Drayton Green Rd. /Alexandria Rd.	Create West Ealing 'Northern Gateway – 'West'. Increase foodstore floorspace. Promoted mixed development to also include housing or offices. Potential to include "lock up garage site" opposite Waitrose in scheme. Landmark building opportunity. Develop strong frontage to Drayton Green Road and Alexandria Road. Incorporate and develop bus/rail interchange facilities and cycle facilities. Make provision for local residents in Kirchen, Connaught and Bedford Roads to access some car parking in order to improve north/south pedestrian routes to town centre. Ensure scheme contributes to vitality and viability of the heart of West Ealing Centre.
53	Gosai Cinema, Northfields Avenue	Create West Ealing 'Southern Gateway'. Residential, leisure and community mixed use. Landmark building opportunity. Scheme would need to review implications of junction improvements to Drayton Green Road and Uxbridge Road. Design of scheme should face Deans Gardens but find a solution to noise penetration from junction.
54	53 The Mall, Northcote Ave.	Create Ealing Broadway 'Eastern Gateway'. Office development and opportunity for town centre uses on ground floor onto The Mall and residential/community uses onto Northcote Ave. Landmark building opportunity
55	Ealing Green Site – Ealing Studios, Ealing Tertiary College, PO, St Mary's House and BT building.	Ealing Green/Ealing Tertiary College – refurbishment/redevelopment (retaining Ealing Green High School building and PO frontage). Improved education facilities combining use with Thames Valley University, possibly new public Central Library (as an alternative to Site 58). Provide new road access south through site to Ealing Studios Media Village.
		Ealing Studios refurbishment of listed buildings and redevelopment of non-listed buildings to create media village comprising film/TV studios, offices, workshops, museum and performance space.
56	Marks & Spencer West Ealing	Mixed use scheme. Refurbishment. Retail on ground floor and leisure/residential above. North/south pedestrian permeability through site should be promoted. Frontage design and management to Singapore Road as important as to Uxbridge Road.
57	Ealing Broadway Centre	<ul style="list-style-type: none"> <li>▪ Create new shopping floorspace in modern unit sizes in the existing Centre by:</li> </ul>

		<ul style="list-style-type: none"> <li>▪ relocating the public library to another site, convert the existing library to retail and possibly relocate some retail occupiers</li> <li>▪ consider extending retail units into the covered walkway space along High Street (linked to the pedestrianisation of High St.)</li> </ul>
58	Town Hall Annexe, Council car parks and Nos. 2-12 New Broadway	<ul style="list-style-type: none"> <li>▪ Relocate Council offices, demolish the Town Hall Annexe and Nos. 2-12 New Broadway</li> <li>▪ Create new pedestrian square by the Church as an entrance into a vibrant new mixed use development - cinema (site 60) cafes, offices, residential, community, fitness, small scale retail units and possible new Central Library (as alternative to site 55) and foodstore (relocated from the Broadway Centre) -subject to assessing traffic impact on residential roads to the north</li> <li>▪ Improve the impressive Town Hall as a conference and community centre</li> <li>▪ Limited public car parking - accessed via Springbridge Road car park, if possible</li> <li>▪ Servicing access via Longfield Ave., including for Nos.14-36 New Broadway</li> </ul>
59	The Broadway/Leeland Terrace/Leeland Road/Deans 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.	<p>Subject to further consideration of the need for a new link road across part of this site (linked with pedestrianisation of High St.):</p> <ul style="list-style-type: none"> <li>▪ Promote development of a café, community arts and residential "lanes development " linking Town Hall/ Uxbridge Road to Ealing Green/Mattock 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 Pike. Create informal and safe open spaces and walkways.</li> <li>▪ If new cinema is not built on an alternative site, improve existing cinema with same linkages as above.</li> <li>▪ If new link road promoted, develop sites 60 and 57 together with Bond Street/High Street pedestrianisation. Consider large development site for mixed uses and quality public space and walkways.</li> </ul>
61	Drayton Green Road/Hastings Road	Create West Ealing 'Northern Gateway -East'. Hotel, office and/or residential mixed use development.
62	Nos 1-5 & 15-31 New Broadway, Nos 1-45 Bond St, Nos. 23-45 High St, Sandringham	New infill development. Retail development including a new retail 'lane' sensitively linking High St. with Bond St (facade value) and Site 60. Creation of some new frontages to New Broadway and improved pedestrian access and permeability across High Street to Ealing

	Mews	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 The Broadway	Mixed use redevelopment comprising retail, residential, offices and cinema (alternative location to site 58 and/or 60). 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 (Site 64) and improved interchange facilities for all modes of transport and strategic rail options. Development to respect Haven Green open space and trees and ensure no significant overshadowing.
64	Ealing Broadway Station	Station redevelopment and interchange improvement. Encourage substantial office development above the Station at this strategic transport interchange. Aim to turn the Station into a major employment focus. Some retail possible. Development to be linked to site 63 and interchange improvements. Development to provide improved pedestrian access and environment in the Station and on Station Broadway. Development to be considered as option site for a "bus station and interchange with the Station". Landmark building opportunity. Scheme needs to consider access by all modes of transport, "development over the track" options and improving the station forecourt to make it accessible and more like a public space.
65	North of Uxbridge Road sites	Promote high-density office redevelopment. Possible leisure/restaurant use on ground floor. Subject to consolidation of town centre employment/office, tertiary education and civic functions - some mixed use of sites for residential will be considered. Pedestrian permeability important. Landmark building opportunities, but height of buildings and residential impact will need to be examined.
66	South of Uxbridge Road sites	Promote high-density office redevelopment. Possible leisure/restaurant use on ground floor. Subject to consolidation of town centre employment/office, tertiary education and civic functions - some mixed use of sites for residential will be considered. Pedestrian permeability important. Landmark building opportunities, but height of buildings and residential impact will need to be examined.
93	26-30 Uxbridge Rd	Office. Possible leisure use/restaurant on ground floor.

More detailed information on these sites can be found in the Supplementary Planning Guidance on Development Sites in the Ealing and Hanwell Areas.