

# Open space and heritage

Ealing is an appealing place to live in. Its heritage of green spaces is much loved but is increasingly threatened by encroachment or overbearing buildings. More dense development may be inevitable, as national targets demand more housing. This will put further pressure on open areas and the environment for wildlife. How can we best look after them?



Ealing’s low-rise feeling and modest architecture give it a distinct character, but this has been marred in recent years by incongruous new buildings. There is also pressure to build higher, and Ealing’s borough plan gives little

guidance We need to protect views of outstanding historic buildings and preserve our conservation areas.

Quality of design and construction is key to ensuring that new building will both respect its older neighbours and be sustainable. Ealing lacks a Design Review Panel to help improve the quality of planning submissions and how best to consider applications particularly for sensitive sites. Planners should be required to look at the impact of major developments on the surrounding area on which they would have an impact.

**Our earlier survey identified four main issues. The options are set out on the form opposite; please tell us your choices.**

## Your choices (*one per question*)

Objective: to have preserved its historic character and heritage of green space, trees and human scale

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- Q1. How can we protect and enhance the quality of the existing town-scape, historic character and human scale?**
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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| (a) Rely on existing policies.                                                                                                                                                                                                                                                                                                                                                                          | 13 (5.4%)   |
| (b) Establish policies and procedures that                                                                                                                                                                                                                                                                                                                                                              | 228 (94.6%) |
| i. require all developments to respect the character and scale and do not dominate existing landscapes or streetscapes; protect key views outside and within the town centre, particularly of heritage buildings                                                                                                                                                                                        |             |
| ii. ensure that all development in or adjoining Conservation Areas is no more than 4 – 6 storeys on existing street frontages; is of the highest design quality, avoids dramatic contrasts in scale, massing and design with nearby buildings typical of the CA, and makes a positive contribution to the character of the area, and conforms to the provisions of the relevant CA management plan; and |             |
| iii. require applications for major developments to be assessed on the impact of the proposals on their “zone of influence” .                                                                                                                                                                                                                                                                           |             |
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- Q2. How can we protect and enhance green spaces in the town centre?**
- |                                                                                         |           |
|-----------------------------------------------------------------------------------------|-----------|
| (a) Take no special action.                                                             | 12 (5%)   |
| (b) Establish a special planned programme for enhancement of town centre open spaces to | 230 (95%) |
| i. encourage biodiversity by improving opportunities for wildlife;                      |           |
| ii. replace trees under stress or affected by disease.                                  |           |
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- Q3. How can we stop damaging intrusion on town centre green space**
- |                                                                                                                                                                    |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| (a) Rely on existing Conservation Area management plans.                                                                                                           | 12 (5%)   |
| (b) Ensure that                                                                                                                                                    | 227 (95%) |
| i. the impact on nearby open space of any new tall buildings in the vicinity is minimised through careful assessment of potential over-shadowing, bulk and height; |           |
| ii. development density avoids too much pressure on green space;                                                                                                   |           |
| iii. applications which encroach on open space are refused.                                                                                                        |           |
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- Q4. What is needed to ensure that future development achieves the highest standard of sustainable design and construction?**
- |                                                                                                                       |             |
|-----------------------------------------------------------------------------------------------------------------------|-------------|
| (a) Rely on existing planning review procedures                                                                       | 23 (9.7%)   |
| (b) Require all major developments in the town centre to be assessed by a Design Review Panel set up for the purpose. | 215 (90.3%) |