



www.churchoftheascension.org.uk

AUTUMN 2004 NEWSLETTER

CHAIRMAN'S MESSAGE

Welcome to the Autumn 2004 Newsletter of your Residents' Association. This issue is kindly sponsored by Grimshaw & Co.

There is no formal subscription for membership of the Association but donations are welcome to cover Committee expenses. £2 to £5 per household should be sufficient for normal needs. If you have not already made a donation, you can send one to our Treasurer, Alan Reynolds, 30 Boileau Road, W5, payable to Hanger Hill (East) Residents' Association. New committee members are always welcome: please contact Bob Gurd (8998 4417 - black.gurd@virgin.net) or Graham Fowler (8997 5785) for details.

ANNUAL GENERAL MEETING

The Chairman's report for 2003/4 covered developments during the year on roads, the Tram, parking, licensing, planning and enforcement, and some successes.

The 20 mph zone had been in place for several months with little effect on traffic speeds as no enforcement was carried out. The consultative group on the tram had made proposals to alleviate the pinch points on the Uxbridge Road. TfL were considering these but residents groups were not optimistic about TfL recommending these. The widening of Hanger Lane bridges would mean the loss of trees and green land on the west side of Hanger Lane. TfL was offering an inadequate parcel of exchange land, and was being asked by the Council to think again.

A majority of residents had voted for parking controls. This should be introduced in the northern part of our area, leaving Beaufort, Audley Roads and part of Corringway outside the CPZ. The Committee had urged the prompt re-consultation of these latter streets before the zone was implemented.

Unauthorised work on houses and drives con-

Ascension

Christmas Fayre

Saturday December 4th at 2pm
The Ascension Hall, Beaufort Road W5
Gifts, cakes, books, plants, bric-a-brac, raffle, children's activities

tinued to be a problem, but the Council's Enforcement section was becoming more active in our area.

PARKING

As anticipated in the Spring newsletter, the Council's Ealing Area Committee recommended, and the Cabinet endorsed, the implementation of a CPZ (controlled parking zone) for our area based on the results of the consultation at the beginning of the year. The Cabinet also agreed, after lobbying by your ward councillors and committee, to re-consult those streets which would have been just outside the new zone. The results of this were reported to the Area Committee in September and showed that most of the remaining roads on the Haymills estate now preferred to have the CPZ include their roads. The Committee recommended the extension of the new zone. Implementation is now expected to be in early 2005 after a detailed design has been drawn up. We have pressed for enforcement of the 20 mph speed limit and prompt consultation on a possible CPZ for the area to the south of the Haymills estate, including Boileau Road, to take place later this year. Some residents have suggested a Home Zone in Boileau Road to reduce rat-running and speeding in the vicinity. Do you have any views on this?

THE TRAM

It seems that there have been more log-jams than usual on the Western Avenue and Hanger Lane in the last six months. This has meant much more traffic rat running through our area while the hold-up lasts. It perhaps gives an indication of what things might be like if the Uxbridge to Shepherds Bush tram is built. The Save Ealing's Streets group has now come out in opposition to the tram after being unsuccessful in persuading TfL to seriously consider alternatives to closing sections of the Uxbridge Road to private vehicles. A consultation of residents near the route has recently been undertaken by Transport for London (TfL).

CRIME AND NUISANCE

There was an illegal rave in Dukes Road in the summer. Local councillors and our GLA member were alerted. The Council's Party Patrol (020 8825 5000) attended but they were forced to let it proceed because there were too many partygoers and unfortunately the police were not too interested.

PLANNING

The Conservation Area Panel has been dealing with the usual workload of applications on the estate. There have been some interesting appeal decisions relating to windows on front elevations of houses. Several planning inspectors have now found in favour of the Council when it pressed for retention of original wooden or metal windows which help to retain the character of the estate.

Developments in timber window design and finishing products mean that modern, high performance timber windows need minimal maintenance and potentially have a significantly longer life than u-PVC. U-PVC windows degrade, they are not maintenance-free and they cannot be repaired when necessary. The National Building Federation gives u-PVC window frames a life expectancy of 20 to 25 years and vacuum-treated softwood frames 25 to 35 years. According to the Green Building Digest, 'well designed and well maintained timber windows can and do last the lifetime of the building in which they are installed.'



The photograph above was taken shortly after the estate was built -- notice the proliferation of trees and the virtual total lack of cars, as well as extensive planting of hedges and front gardens. One of the greatest changes in character of the estate has been the gradual growth in car ownership and the loss of front gardens resulting from paving over for car parking space. This is why the Design Guide insists upon retention of at least 50% planting in front gardens to help retain some character of the original estate. Incidentally, the caption from the photograph (taken from *London's Underground Suburbs* by Dennis

Edwards, Capital Books, 2003) suggests that it shows Corringway in the 1920s but in practice none of the houses in this road matches those shown, even taking into account the major changes over the years. Do you know where this photograph might have been taken and do you have any similar ones in your possession for our archives?

FILMING ON THE ESTATE

Because of the estate's unique character and architecture, it is in great demand for location filming. If you take up one of the numerous offers for your house to be used as a location (but beware -- there is hassle!) please ask the company to make a donation to the residents' association funds. It is through our efforts, for example by planting trees and pressing the Council to maintain the streets etc, that the estate retains the character that the companies are seeking. Failing a donation from the filming company, please follow the lead of a number of generous residents who have contributed voluntarily to estate funds.

HANGER GREEN

Improvements to Hanger Green are now complete with new perimeter fencing, bollards, tree and flower planting. There is still some work to be carried out on the rockery but we hope that this will be completed shortly. With luck, there may be some spare funding available to permit similar knee-height chain and post fencing elsewhere on the estate, in particular in the vicinity of Hanger Vale Lane, to be restored. The appearance of the area has been improved by the opening of the new quality clothes shop at Boden -- have you paid a visit yet? All we need now is some of the shops on the opposite side to improve the appearance of their premises. Haymills Court Residents' Association is pleased to report that Keystart Housing Association has finally agreed to replace the floor tiles in the communal areas. Residents recently celebrated their first annual RA party in the Attic Wine Bar, which was attended by nearly all residents and was very successful.

LOCAL PROPERTY MARKET

Grimshaw & Co report that following five rises in interest rates the market has slowed and prices have shown some weakness. However, where a property is competitively priced there is still a good demand and the market is likely to pick up over the autumn and winter period. If you are thinking of selling your property, for a free market appraisal please telephone Derek Grimshaw FRICS or John Pridham RD FRICS on 020 8992 5661 or visit their website: www.grimshawhomes.co.uk.