

With all the distraction of the Jubilee and the London Olympics, the market was naturally affected and slow whilst people were out enjoying these great events. Successful sales, however, were achieved through this office on the estate in Audley Road, Beaufort Road, Chatsworth Road, Corringway and The Ridings.

Sales continue to be agreed and the market is picking up – a number of new enquiries, many from overseas with funding available have registered.

Established for 45 years in Ealing, our experience of properties on the estate is extensive. If you are considering a sale and would like to discuss how we could help you to achieve a sale, contact Derek Grimshaw FRICS or John Pridham RD FRICS on 020 8992 5661 / sales@grimshawhomes.co.uk

# HHERA news

THE NEWSLETTER OF THE HANGER HILL EAST RESIDENTS' ASSOCIATION - ADDRESSING RESIDENTS' NEEDS AND VIEWS

## Chairman's Welcome

You can't always be sure how things are going to turn out. I don't think any of us could have predicted what an amazing spectacle the London Olympics proved to be, and locally we were also delighted that fears about potential traffic chaos caused by the Olympic Route Network were largely unfounded.

Similarly we had major concerns about the impact of the new Roman Catholic Primary School in Vale Lane following unsatisfactory meetings with town planners who seemed determined to push the scheme through whatever anyone said. Back in the Spring, members of your Committee, with representatives from the Hanger Garden Estate, had a meeting with the new head teacher. In contrast to the obstructiveness we had experienced hitherto, she grasped immediately the sensitivity of the new school's location and promised to take in hand personally ensuring that there was a proper traffic management in place. Admittedly the school has only opened at a fraction of its eventual capacity but I think I am right in saying that the situation report is, so far, so good.

We can only hope that the same will eventually be said for the matter which has dominated our attention since June, the proposed Park Royal Hotel development. To be fair to the professionals working on this, they have gone out of their way to involve your Association from early in the process, giving us a detailed look at the plans before they were submitted. Nevertheless, it is our job to reflect your concerns and these have been expressed forcefully, in detail, and in

numbers. Your Committee has raised these concerns with Indigo Planning, the agents for the development, and also stated them on your behalf in response to the formal planning application.

It was therefore most encouraging to meet with Ealing Planning Officers a couple of weeks ago and to learn that their scrutiny of the plans had raised very similar concerns to our own. They agree with us that the scale and density of the development is simply disproportionate to the size of the site and potentially detrimental to the other residential properties immediately adjacent. They also see major problems over coaches and utility vehicles gaining access to the site. We very strongly resisted any suggestion of coaches waiting on Hanger Green!

At the time of writing we understand that new plans are shortly to be submitted which suggest that the developers realise that their existing proposals will be unacceptable in their original, and even partly modified form. We will continue to monitor this closely and to speak forcibly on your behalf. If you have any observations, opinions or concerns, please do not hesitate to get in touch.

Last of all, as the evenings get dark, please be vigilant about your home security and do not delay for a moment in reporting and potentially suspicious behaviour. We are fortunate to live in a low crime area but that is little comfort if you are burgled. Let's be careful and look out for one another and celebrate safely the various festivals at this time of year.

### DID YOU KNOW? by Anthony Lewis

#### Hanger Hill Golf Course 1901-1940



Founded in 1901, Hanger Hill Golf club took over the lease of Hanger Hill House and its 133 acres from Sir Edward Montague Nelson. There were two courses, 18 hole and 9 hole, bounded by Hanger Lane to the west, the main railway line to the north, Masons Green Lane to the east, and Hanger Vale Lane to the south. The 18 hole courses' holes ranged from 105 to 500 yards long. The 9 hole course was for ladies who were allowed to play the long course from Mondays-Fridays and on competition days. The club's motto was *Ludo ut vincam* ("Play to Win") and the course was graced by golfing greats including Harry Vardon and James Braid who in 1903 certainly paid homage to that philosophy.

A Sheffield Evening Telegraph article gives a fascinating insight, mentioning that "the club is a little circumscribed in its acreage and that in addition to this a new electric railway from Ealing to Harrow has shorn off one corner, so that every bit of land has to be utilized".

Part of the club was acquired in 1928 by Messrs Haymills to build Hanger Hill estate. The house was demolished around 1935 and by its closure at the start of WWII the course had been reduced to 9 holes. After the war, the rest was built over for the remainder of the Estate. Nowadays permanent reminders of the Golf Club still remain in road names like Golf Road, Green Vale and Links Road. Nothing remains of the House apart from the traces of foundations in Hanger Hill wood.