

HHERA NEWS

The Newsletter Of The Hanger Hill East Residents'
Association - Addressing Residents' Needs and Views
www.hhera.com

Did you know?

Hanger Green was designed to be the focus of the Hanger Hill estate. Messrs Haymills, builders, offered part of the estate free to London Transport for a new station replacing the old station originally built for the Park Royal agricultural show in Twyford Abbey road. The new Park Royal station (1935/6) was designed to be at the convergence of several roads, including the then new arterial road of Western Avenue. They also wanted to harmonise its design with the rest of the estate by using their own architects rather than London Transport's. The result is in line with the general concept of Charles Holden who designed many other

stations but Herbert Welch and Felix Lander designed Park Royal. Features include a circular booking hall, which is a Holden concept. The structure is built of reinforced concrete with brick



infill. The booking hall itself consists of a cantilever construction tied in with rings supporting the dished roof. The bridge and stepped staircases are also of reinforced concrete. The station (including the shops above) was listed Grade II in 1991. The Park Royal Hotel was designed by Welch, Lander, Cachemaille-Day in 1936. It was originally built by Haymills for Messrs Barclay Perkins, brewers. It originally had warm coloured wood veneers, bronze fittings etc. but all the original fittings have been removed. The first-floor had a meeting room for the estate. The spiral brick piers are an interesting feature but were not originally painted. The Garage (closed 1999) and Messrs Haymills' offices above were converted into a shop and flats in 2003/4. The convex circle of shops on Hanger Green contrasts with the concave aspect of Hanger Court (1935), designed by the same architects, and consisting of 30 flats with a jagged outline punctuated by many bay windows. The windows have been replaced, but the newer metal windows are in keeping with the originals. The rear elevation with its tall staircase towers is of interest. There are similar flats at Barn Hill, Wembley but are less well preserved. The flats looked over the Park Royal Brewery site which is currently subject to redevelopment leading to the demolition of the original brewery buildings by Sir Giles Gilbert Scott (1933/35) who was also involved at the former power stations at Battersea and Bankside.
- Robert Gurd

CHAIRMAN'S LETTER

Gone are the traffic woes for our residents of Connell Crescent since the no entry restriction between 3pm and 7pm (weekdays) came in to force from the Park Royal end in August. In the early days of enforcement around 300 people a day were being fined generating the Council around £67,000 per week. The measure has transformed the lives of the residents, who are now able to get in and out of their street, drop their kids to school or do basic things like their shopping without queuing to get in and out of the road. Your committee campaigned long and hard to help get this restriction in place, with the help of Cllr Sumner, and the dramatic result is for all to see. The new hotel at Park Royal is still at the planning stage and members of your committee met with the developer's agent to help advise on a suitable place for coach parking which would be outside the Boden shop rather than the station. We were assured the predominant clientele would be business related and not be those visiting by coach party. We've had several months of the Sunday afternoon Playstreets in Boileau Road which have been delivered successfully. These have presented an opportunity for children to meet and play with neighbours, undisturbed by road

vehicles and allowed residents' families to get to know each other better. A similar Playstreet has also been operating in Monks Drive on the Garden Estate.

You may have noticed that the LED street lights have now been fitted across the area and, whilst being cheaper to run, provide better illumination for our roads.

Sally Clarkson has continued to run our local Neighbourhood watch meetings, the last of which was held on 25th September, at the Side Chapel, Church of the Ascension, Beaufort Road. We'd like to encourage more residents to attend these meetings, so that we can continue to keep the area as safe as possible for all residents. The next meeting is due to take place on Friday, the 8th January 2016. Moving into the festive season, your Committee wishes you an enjoyable holiday and a great start to the New Year. As usual, if you have any concerns or notices, please do get in touch through the website or follow us on Facebook or Twitter.

- Gurpreet Maini, Chairman, HHERA

Local Property Market Update

Discounting the usual seasonal fluctuations, the local area remains highly sought-after. The recent stamp duty changes (meaning that any purchase over £937,000 will cost the purchaser more than before), and chronic shortfall of central London housing supply vs. demand, continue to encourage owner-occupiers and investors to buy in the suburbs. It is believed that the area should continue to see modest price rises unless legislation impacts on the markets, or a severe shock leads to a 'correction'. One area of concern is the Chancellor of the Exchequer's plans to give new powers to the Bank of England and its FPC to oversee the buy-to-let mortgage market, which is likely to make things harder for new or expanding landlords when purchasing property, but will potentially 'free up' some local supply for new owner-occupiers.

The local letting market is experiencing the usual winter slow-down, compounded by the inexorable increase in local asking rents. Banks introducing more stringent criteria for buy-to-let mortgage approvals, (becoming increasingly wary of interest only mortgages), and Government plans to phase out higher-rate tax relief on mortgage interest have helped to depress the demand for higher-priced local rental properties as landlords predict cost increases and significant rent rises are expected by tenants. However, the lower-priced local rental market remains buoyant. Meanwhile, the scarcity of sales properties and their continued price rises has encouraged tenants who were considering buying to rent for longer, leading to relatively more renewals of tenancies and a concurrent dip in introductory lettings.



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ESTATE MATTERS

Former Park Royal Hotel

New planning applications have been received for coach and taxi drop off points outside the proposed Hampton by Hilton hotel at Park Royal. The previously agreed location for the coach drop-off was opposite the station but safety issues have now been raised about this location. The new proposed location would be outside Boden's pull in area. Although this avoids coaches going round Hanger Green we have concerns about possible conflicts with traffic trying to join the A40 at this point.

A new licensing application has also been received for the new hotel relating to the serving of alcohol and food to both residents and non-residents. We have concerns about the sale of hot food to the latter until 5.00 AM which could attract undesirable people to the locality early in the morning. We have raised this issue with the applicant's solicitors.

Empty Properties

There are three properties in the conservation area which have been unoccupied for some time and left to deteriorate. Building work has started at one property (in Corringway) and it is hoped that it will restart at another (in Chatsworth Road) after several years of inactivity behind an unsightly hoarding. The Residents' Association continues to monitor the situation and local Councillors have been actively involved in trying to get the Council to take action.

Connell Crescent - Time Restriction

The weekday no entry for traffic between 3 -7 PM signs were erected at the end of July although many motorists have not been adhering to them resulting in fines. Possibly the signs are in the wrong place and motorists need advance warning of the restriction. Councillors have been alerted.

Conservation Area Matters

This is a reminder that the Haymills Estate is a conservation area with an Article 4 direction in force which means that planning permission is required for changes to the front of houses, including boundary walls and hard-standing. Garden outbuildings now also need consent. Enforcement action is embarrassing and outstanding enforcement issues will appear on Council searches which could make it difficult or impossible to sell your house. The Council's planning department on 020 8825 6600 will advise if you are in any doubt. If you see what you believe may be unauthorised alterations please contact the Council's Enforcement Officer on the same number or at enforcement@ealing.gov.uk. Felling or pruning of trees with trunks greater than 7.5cm in diameter (measured 1.5 m above ground) require the clearance of the Council's arboricultural section (telephone 020 8825 6000).

What is Neighbourhood Watch?

Neighbourhood Watch is a voluntary scheme whereby neighbours come together, along with the police and local partners, to build safe and friendly communities. The aim is to give local people the resources they need to contact each other, share information and increase safety and social cohesion.

Research shows that communities where Neighbourhood Watch operates do become more friendly and cohesive and experience a fall in crime. Activities include:

- Identifying and delivering key priorities relevant to the area;
- Communicating recent criminal activity to members;
- Warning members of possible criminal activity;
- Advising local residents on home security improvements;
- Arranging and advising on neighbourhood clean-up projects;
- Advising on personal safety for when you're out in the community, including using public transport and in the event of vehicle breakdowns;

- Providing ideas for staying safe on-line, protecting your identity and keeping personal electronics safe;
- Raising awareness of recent scams and advising on how to deal with perpetrators when faced with them.

The Neighbourhood Watch scheme operating in the HHERA area meets quarterly in the Side Chapel of the Church of the Ascension, Beaufort Road, W5 3EB. The next meeting is scheduled for Friday 8th January 2016 at 8pm.

Tree Wardens Wanted

The Council's new Community Champions department are seeking local Tree Wardens. Being a Tree Warden is very simple. If you have newly planted trees near or outside your house, the idea is that residents agree to water the trees themselves. As a consequence, the Council will make massive savings on contractor costs and be able to greatly add to the amount of street trees in Ealing Borough. We are known as the Queen of the Suburbs - let's keep it that way.

Tree Wardens are required to:

- Water the trees during hot weather (half a bucket twice a week)

- Take Part in bi-annual tree audit by checking the young trees in the neighbourhood

- Report any damaged, broken, dying or diseased trees.

Recently there have been many instances of vandalism to trees across the borough. The damage has been everything from uprooting to snapping in half, tearing branches off and sawing down at the base. The Council does not suggest confronting anyone but if you witness any such acts, information about it would be helpful.

If you are interested in the scheme, please email Susan Wyatt at wyatts@ealing.gov.uk with your address a contact number and the location of the trees you would like to look after.

NEIGHBOURHOOD WATCH

Neighbourhood Watch meetings occur for half an hour every quarter in March, June, September and December on the first Tuesday of the month. Contact the Hanger Hill Safer Neighbourhood Team (020 8721 2947) or me for the venue, usually the Side Chapel at the Church or 12 Ashbourne Parade. Please come and support us.

Sally Clarkson

020 8997 2341

sally.clarkson@yahoo.co.uk



SUBSCRIPTIONS

There is no formal subscription for membership of the Association but donations are welcome to cover expenses, such as the newsletter, hire of the hall for AGM etc. £5 per household should be sufficient for normal needs.

Please send your donation to: The Treasurer, 8 Ashbourne Road, London, W5 3ED, payable to Hanger Hill (East) Residents' Association. Thank you for your support.

Gurpreet Maini - Chairman

kikkumaini@gmail.com

Valerie Giles - Secretary

Sally Clarkson - Treasurer

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Executive Committee: Robert

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