

BRENTHAM SOCIETY



NEWSLETTER NO.22

2nd November, 1972

PROPOSED DEVELOPMENT ON BRENTHAM ALLOTMENTS

The Society has received preliminary information that Council committees are at present discussing the future of the allotments between Brunswick Road and Neville Road, and that approval has been given by some committees for the inclusion of housing, presumably built and managed by the Local Authority. We have little information at present, but we considered that the matter warranted a special newsletter, both so that residents may discuss it at our Annual General Meeting, and also so that they may comment on it as early as possible, since the consequences of this proposal may be more serious than any other proposal we have had to consider.

THE SITE AND THE DEVELOPMENT

We understand the site to be 1.2 acres in area and roughly square, with access from Neville Road by the demolition of two houses. We have no idea of the type or density of housing proposed, but densities in Ealing over the past few years have varied from 70 to 100 persons per acre. It would clearly not be worth demolishing two houses in order to develop a small site at a low density, so a higher density might be a reasonable assumption.

OPEN SPACE

The site is at present scheduled as Open Space, and a change is a departure from the Plan for Ealing which will require the approval of the G.L.C. The present allotments are not fully used, but this does not mean that the site has no use as open space - it would clearly form a very welcome local park which would be a far more appropriate use in view of its location as a part of a continuous open space.

NEED FOR HOUSING

The G.L.C. is pressing the Outer London Boroughs to find more land for housing, so there is an accepted need, but there is a vast scope for additional housing in Ealing in the rebuilding of out-of-date and over-large Victorian housing so that the erosion of open space seems particularly unnecessary.

LOCAL EFFECTS

The effect of the development on the surrounding houses will be serious, unless, as seems unlikely, it takes the form of a cottage development similar to the existing Estate. It will be concentrated into a backland without street frontages, and must either suffer by being on the side nearest Western Avenue, or inflict great hardship on the Brunswick Road houses by being nearer them.

TRAFFIC

Traffic consequences will be greatest in the main approach roads, Brunswick Road, Neville Road, Meadvale Road and Pitchanger Lane, but also affected would be Woodfield Road, Denison Road, Holyoake Walk, Winscombe Crescent, Brunner Road and Brentham Way, none of which are really adequate even at present.

COMMENT

This is a bad site for the purpose, and this development appears to have little in its favour, with serious consequences to much of the Estate. Comment should be made to Councillors (in writing) and to the Chief Officer, Town Planning, as quickly as possible before all the decisions are made. We realise that full information is not yet available, but it is nevertheless vital to obtain a wide and immediate response if our comment is to be effective.