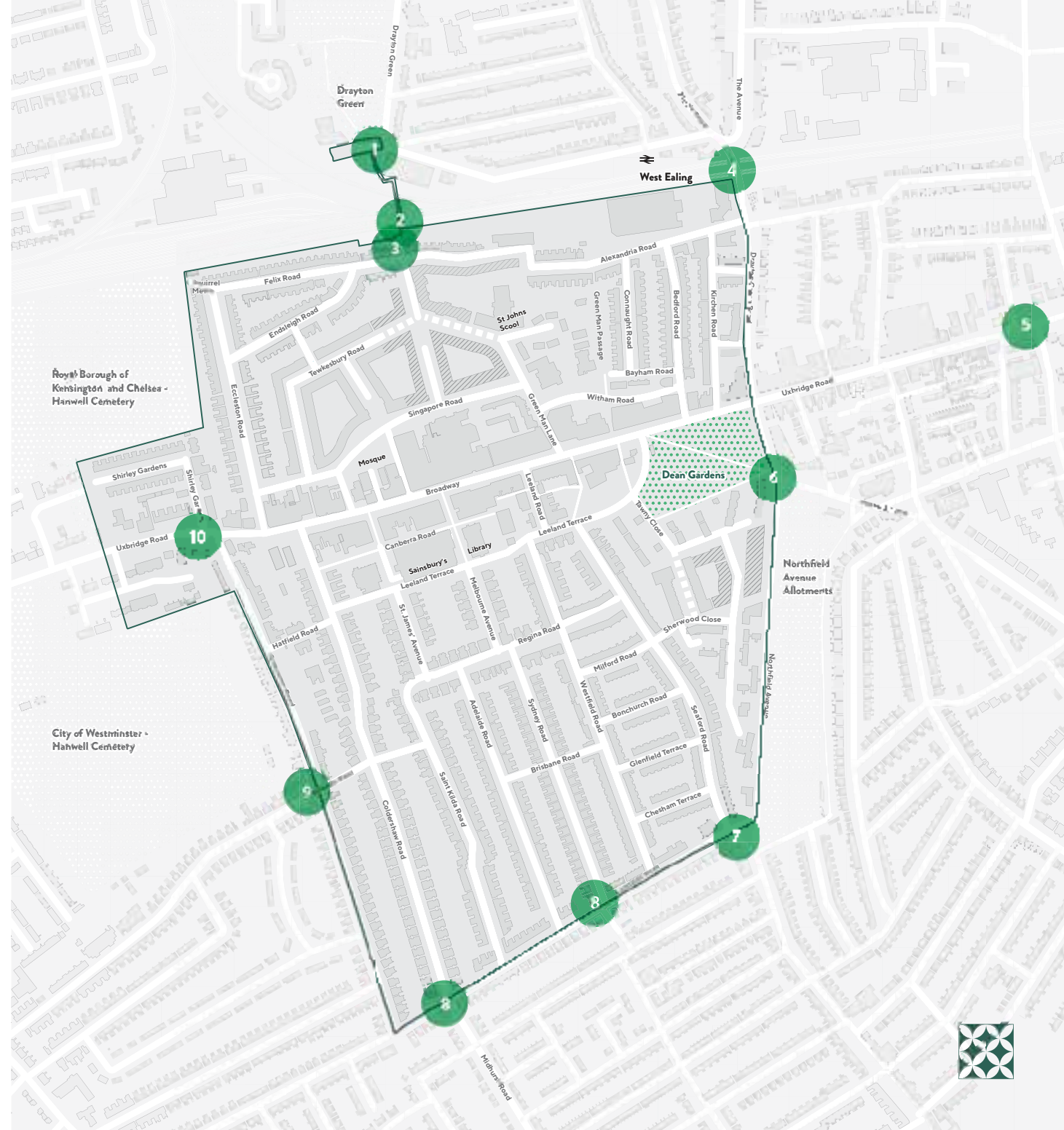


## GATEWAY PLACES

1. Manor Road crossing
2. Jacob's Ladder
3. Jacob's plaza
4. Station approach gateway
5. Culmington Road gateway
6. Mattock Lane junction and crossing
7. Forester Pub
8. Leighton Road: Coldershaw Road & Sydney Road
9. The Grosvenor Pub
10. Uxbridge Road / Grosvenor Road

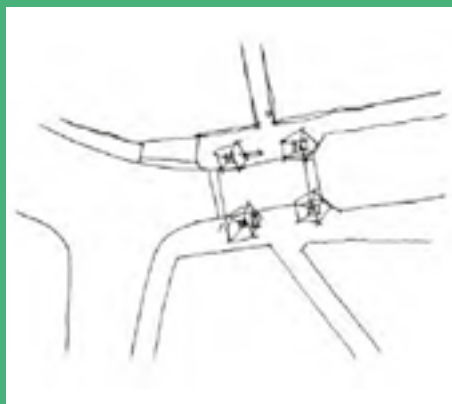


Gateway Places



### Jacob's Ladder Gateway

This will improve the look and feel of this key route into West Ealing shopping area from the north, and encourage greater use of it, thereby improving natural surveillance and the perception of crime

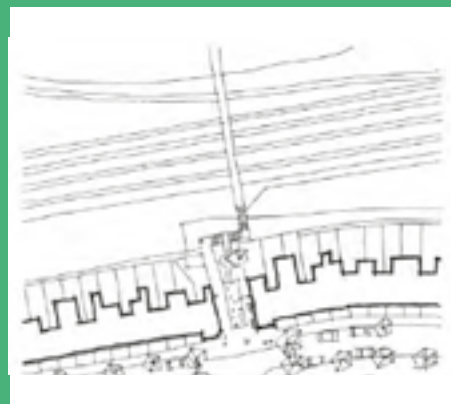


#### 1. Manor Road crossing

- Remove on-street parking bays to improve visibility and accessibility of passageway to Jacob's ladder
- Raised table to slow traffic and ease pedestrian crossing
- Widen pavements and control on-street parking whilst allowing for large vehicles to access to train depot
- Tree planting for seasonal blossom
- Wayfinding totem

#### Issues

- *Loss of on-street parking*
- *Access for very large vehicles to railway yard*



#### 2. Jacob's Ladder

- Upgrade lighting on bridge
- Improve condition of walking surfaces and steps
- Replace panels on the inside of the deck
- Install cycle wheel ramps / gutters

#### Issues

- *Work on Network Rail structure*
- *Age / condition of structure*
- *Consideration must be given to potential conflicts between cyclists and pedestrians - with the needs of the latter to be prioritised, given the constraints of the existing structure.*



#### 3. Jacob's plaza

- Pocket plaza where people feel safe passing through
- Integrated play features such as slide off Jacob's Ladder
- Greening, lighting and art
- Wayfinding
- Raised table junction at junction Felix Road and Romsey Road

#### Issues

- *Work abutting Network Rail property and link required to existing bridge structure*
- *Access to adjacent properties*
- *Work on adjacent property façades*



#### 4. Station approach gateway

To be undertaken as part of the Crossrail Complementary Measures

- Widening of footways to accommodate increased pedestrian movements
- Tightening of junction corner radii and removal of unnecessary traffic islands to improve accessibility
- Relocated bus stop outside station entrance on bridge that will be to be closed when new station entrance opens
- Tree planting at junctions where additional space has been created through junction improvements and footway widening
- Wayfinding totem

##### Issues

- Work on highways bridge over railway

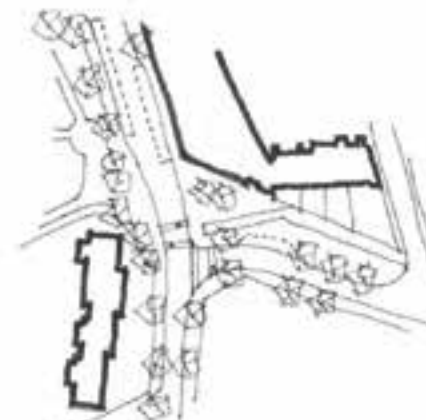


#### 5. Culmington Road gateway

- Outlier gateway to West Ealing at Culmington Road junction to highlight entry into West Ealing
- Create new gateway plaza with greening, art, and pedestrian / feature lighting
- Provide seating, and cycle parking facilities
- Sign quiet cycle route along Mattock Lane towards Dean Gardens for cyclists that want to avoid Lido junction
- Also sign north south routes
- Gateway sign / wayfinding totem

##### Issues

- Design should be sensitive to existing trees
- Adjacent businesses



#### 6. Mattock Lane junction and crossing

- Relocate existing toucan crossing so the Mattock Lane and Dean Garden pedestrian and cycle desire line is recognised
- Open up the park entrance area to make it more welcoming and open (as per other entrances into Gardens)
- Enhance pedestrian lighting
- Wayfinding totem

##### Issues

- Location existing bus stops
- Design should be sensitive to existing trees around park entrance



## 7. Forester Pub

- Close Seaford Road access onto Northfield Avenue
- Reorganise on-street parking so pedestrians are prioritised
- Allow for direct cycle link from Seaford Road onto Northfield Avenue
- Create new gateway plaza with greening, art, and pedestrian / feature lighting
- Provide seating, cycle parking and wayfinding totem

### Issues

- Road closure and reduction of on-street parking
- Changes to existing planting
- Location of crossing



### Options considered: Forester Pub

- Close Seaford Road access onto Northfield Avenue
- Alter alignment of Leighton Road
- Relocate crossing
- Create two open spaces of differing characters – the one to the north “greener”, the one to south more ‘urban’

### Result

*Not progressed as open space to north less overlooked by properties / activity and proposed street realignment splits open space into two equal halves*

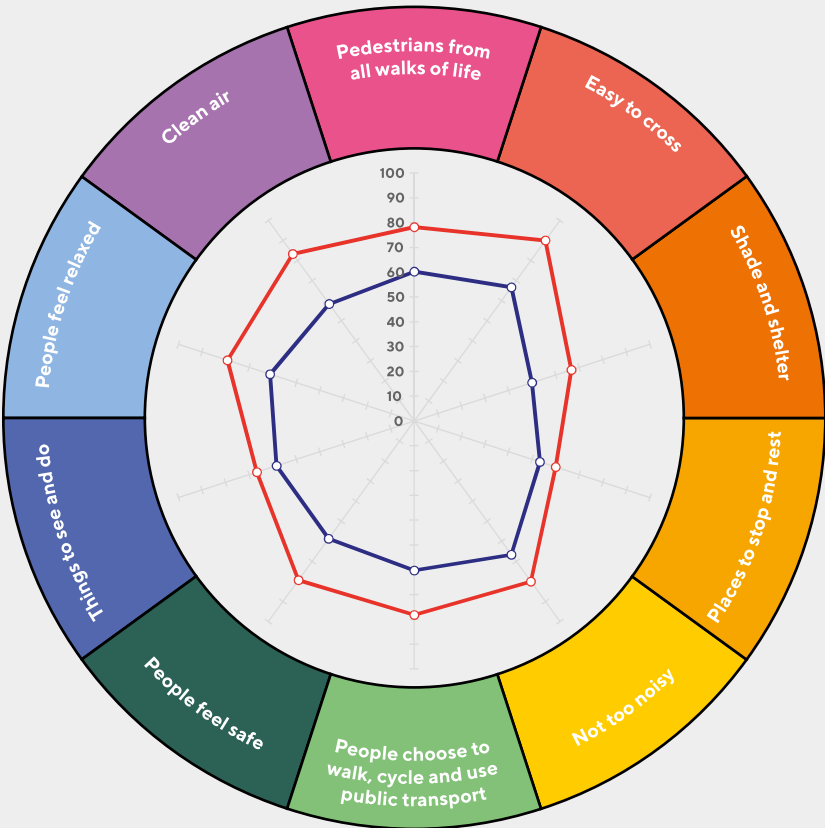


Healthy Street assessment

Using the assessment of existing conditions as baseline, a Healthy Street Check of the Leighton Road/Seaford Road proposed design.

The reduction in through traffic at the junction between Seaford Road and Leighton Road improves the ability to cross and the sense of safety, in addition to providing a significant improvement to the quality of urban realm and the enhancement of cycle connectivity.

The only 'Zero Score' not addressed related to the effective footway width in proximity of mature trees: the importance of such ecological asset and the unlikelihood of crowding/conflict situations along residential footways justify a low score in this metric.



Forester Pub (Leighton Road/Seaford Road)

Before: Score 60; Zero Scores 1

After: Score 77; Zero Scores 1

- Existing layout
- Proposed layout





### 8. Leighton Road: Coldershaw Road & Sydney Road

- Raised table junction at the Coldershaw Road and Sydney Road junctions
- To slow traffic and ease pedestrian crossing on key pedestrian route to and from adjacent residential area linking schools and shops
- Construct build outs to prevent parking at junctions and to make space for pedestrians
- Provided seating and cycle parking (bike hangar)
- Wayfinding totem

#### Issues

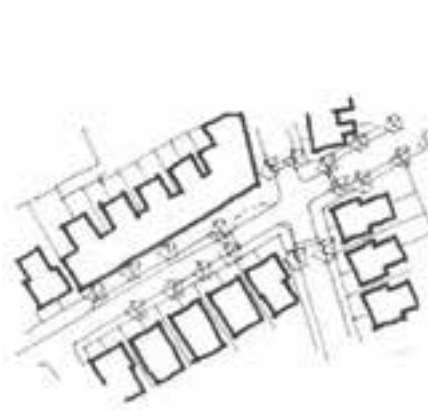
- *Loss of on-street parking due to build outs*



Coldershaw Road



Sydney Road

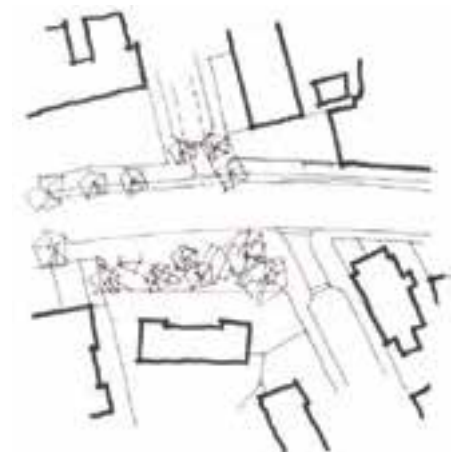


### 9. The Grosvenor Pub

- Raised table junction of Grosvenor Road Oaklands Road junction to slow traffic and ease pedestrian crossing on key pedestrian route to and from Oaklands Primary School
- Create build out to accommodate parklet with integrated seating and cycle parking (bike hangar)
- Feature lighting and tree planting along old shopping parade
- Wayfinding totem

#### Issues

- *Loss of on-street parking due to build outs*
- *Deliveries to pub*



### 10. Uxbridge Road / Grosvenor Road

- Outlier gateway to West Ealing at Grosvenor Road junction to highlight entry into neighbourhood
- Enhance existing green space by westbound bus stop to create new gateway plaza with greening, art, and pedestrian / feature lighting
- Provide incidental seating, and cycle parking facilities
- Gateway sign / wayfinding totem

#### Issues

- *Existing mature trees*

## SPECIAL PLACES

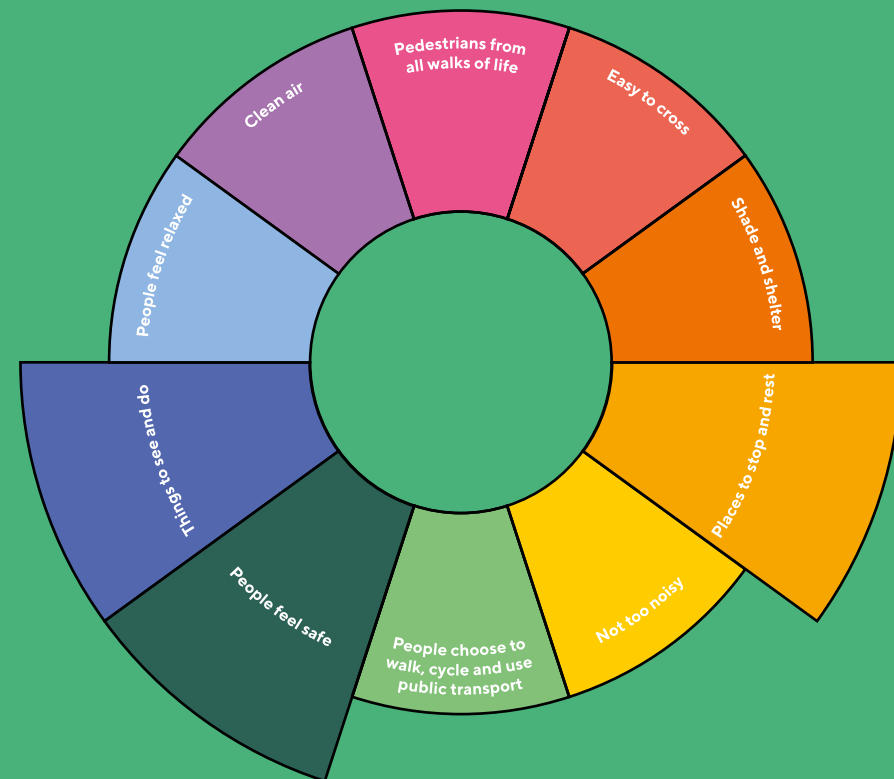
Special places are those which have a distinctive character of their own. They come in various shapes and sizes, but what unifies them is that they will all make a strong contribution to the overall West Ealing identity and sense of place.

Some of these special places exist already and will be improved, others are proposed to be delivered as part of other planned projects (such as the squares proposed as part of the West London Islamic Centre, and the Green Man Estate redevelopment). The objective with the special places will be to improve the existing spaces/ create new ones so that they all provide a contribution to the town centre in terms of a space for leisure or economic activity, or a simply an attractive and comfortable area to pause, sit and stop a while.

As the places are all different in nature, the design approach for each will need to be bespoke, as described in the following pages. However for each of these the intent will be to use high quality elements that promote their distinctiveness. This may include for instance:

- High quality surfacing materials
- Distinctive tree and shrub planting
- Decorative / feature lighting in addition to street lighting
- Artwork to reinforce identity (potentially either permanent or temporary installations)
- Seating
- Bins
- Bike parking – open and protected

### Healthy Street focus



## SPECIAL PLACES PROPOSALS

1. Leeland Road
2. Dean Gardens
3. Singapore Road Plaza
4. Tewkesbury Road Community Square
5. Green Man Lane Plaza
6. Melbourne Avenue
7. St James's Avenue Plaza



Special Places



### 1. Leeland Road

Every Saturday morning Leeland Road is closed to traffic and one of the oldest farmers markets is set up. An array of artisan food producers pile their stalls high with speciality meats, cheeses, bread, pies, seasonal vegetables and fruit. The quality of the produce attracts regulars from the local area, with plenty of social interaction with the traders and amongst themselves. They arrive mainly on foot and by bicycle.

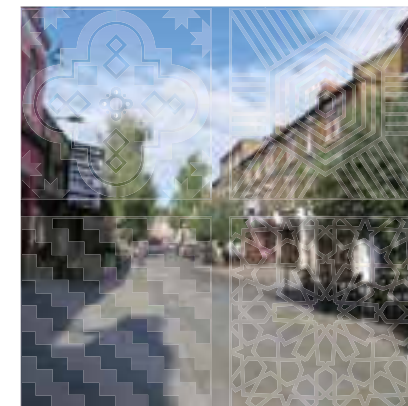
The colour and animation created by the stalls and people softens the rather drab nature of the street. Cafés, restaurants and shops face onto the street provide further animation. The Salvation Army centre at the southern end of the road is an important local heritage asset. The street is a busy focus of activity when the market is operational, however it has the potential to be more actively used on other days of the week.

The proposals seek to create a unified character to the street by introducing higher quality surface materials, reducing kerb upstands to make the area more accessible and planting trees for shelter and to create a series of smaller “rooms”.

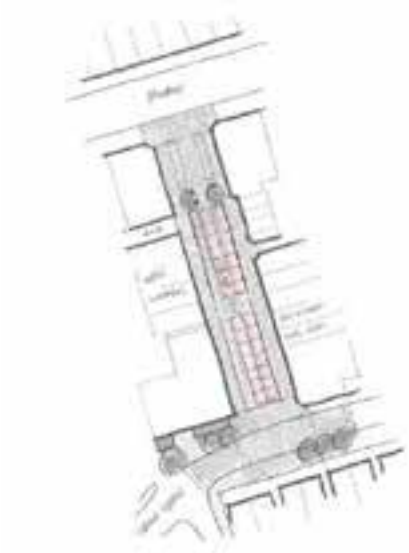
- Enhance streetscape setting for farmers market and the businesses that line the street – street lighting, paving and street furniture
- Make the street one-way exiting onto the Broadway
- Widen pavements to allow cafés and restaurants to spill out
- Plant trees to provide shelter, define space and highlight informal crossings
- Provide seating at locations so as not to obstruct pedestrian movement or market operations
- Remove on-street parking and restrict loading / unloading
- Provide bike parking facilities
- Provide power sources for the market
- Undertake shop front improvements to realise the street’s full potential

#### Issues

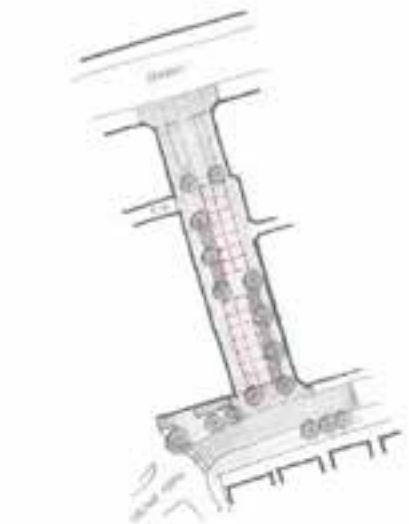
- *Loss / relocation of on-street parking*
- *Making the street one-way*
- *Restriction of service delivery access to commercial properties along street*
- *Engagement with farmers market to ensure their support*



Options considered: Leeland Road



Partial closure



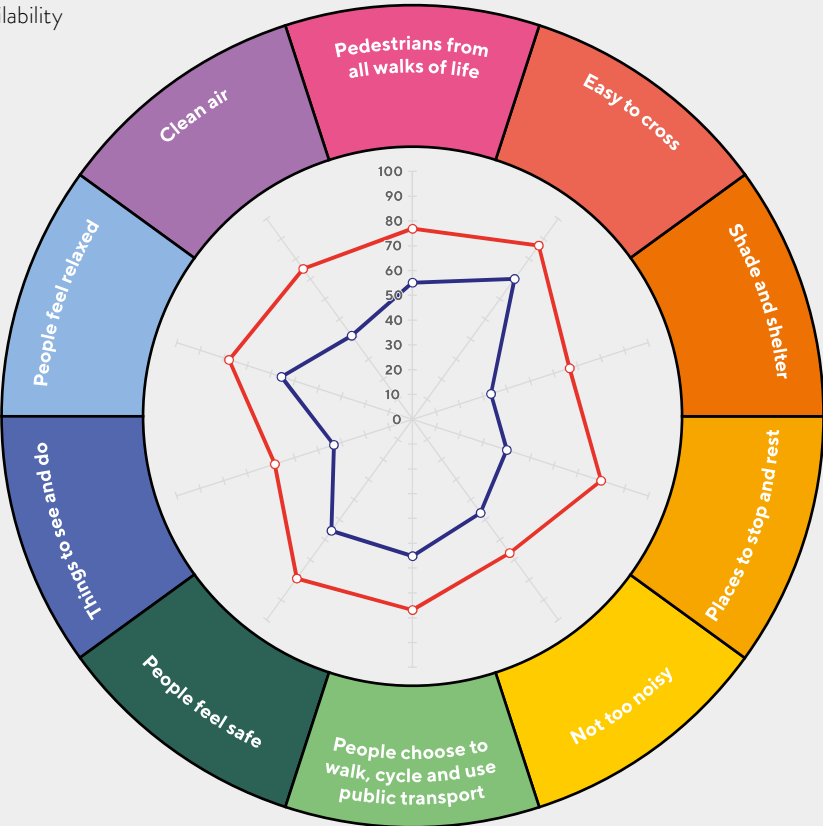
Full closure

Healthy Street assessment

Using the assessment of existing conditions as baseline, a Healthy Street Check of the St Leeland Road proposed design was undertaken.

Proposals show significant improvements, particularly in regard to pedestrian permeability, safety, public realm quality (planting, seating).

The reduction in traffic brought by the changes to the circulation on Leeland Road improves safety, walkability, and increases the availability for places to stop and rest.



Leeland Road

Before: Score 54; Zero Scores 1  
After: Score 78; Zero Scores 0

- Existing layout
- Proposed layout



## 2. Dean Gardens

Dean Gardens lies at the very heart of the West Ealing community and provides a much-needed open space in the neighbourhood. Despite the stresses placed on it through anti-social behaviour it is well used at through the day and by community-driven events. To strengthen its position as a special place within West Ealing a community-led initiative undertook the Dean Gardens Feasibility Study (2016) which set out design proposals with the following objectives:

- Create a destination play facility for Dean Gardens, ensuring all age groups are catered for.
- Structure the park to allow for planned events and spontaneous activities.
- Retain open green spaces promoting informal recreation and sport.
- Design an open park which is safe to use with good visibility, lighting and links to surrounding areas.
- Transform the entrances of the park to make it inviting and better connected to Broadway.
- Improve the ecology and biodiversity of the park through planting and natural areas and retaining mature trees where appropriate.
- Provide secure cycle parking to encourage families to cycle to and from the gardens.
- Consider the needs of the local community and the inclusion community facilities such as a café, toilets and cycle hub.

The council and community wish to develop the initial design proposals as part of the WELN programme with a renewed focus on enhancing accessibility by strengthening the walking and cycling links across the gardens, and in particular:

- The relocation of the entrance and connecting paths in south-west corner so that they connect directly onto Leeland Terrace and the passage way to the Broadway.
- Reorganisation of the park entrance to take account of the relocated crossing at the Mattock Lane / Northfield Avenue junction.
- Removal of park railings and widening of pavements so that pedestrian access along Northfield Avenue to the existing bus stops can be enhanced.
- Removal of railings along the Broadway and Leeland Terrace to enhance visibility and make the gardens more inviting.

### Issues

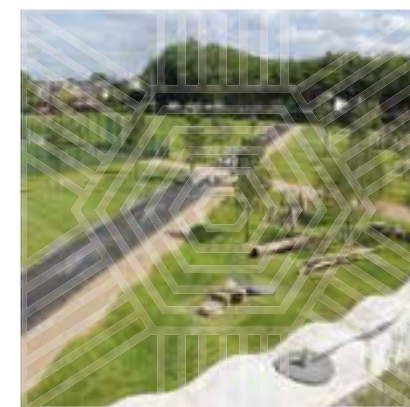
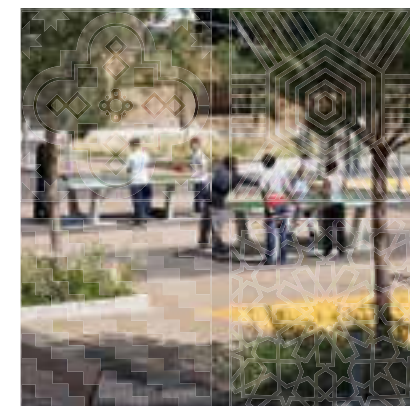
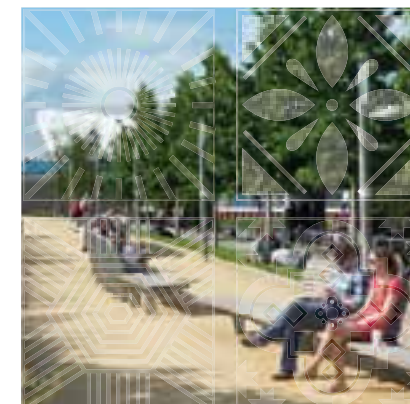
- *Changes to local landscape feature*
- *Maintenance access*
- *Security*

### Options considered: Dean Gardens

BDP undertook a feasibility study in 2016, exploring conceptual design options for improving Dean Gardens. Key elements were:

- Providing direct routes on desire lines diagonally across the park and pulling southern path away from the southern boundary.
- Introducing activities including a café, playground, and recreational areas.
- Providing open green space and natural areas.
- Making park edges more permeable and connecting to the Broadway.

The study explored three layout options all providing these elements in different ways, from which a preferred option was selected. Further explanation of this can be found in BDP's *Dean Gardens Feasibility Study* report (October 2016).





### 3. Singapore Road Plaza

On Singapore Road the redevelopment of the Green Man Lane Estate and the West London Islamic Centre is likely to lead to a focus of community activity centred around the Orchard Café and Islamic Centre. The developing building forms and layout will create a space that has the potential to become another special place within the neighbourhood.

As part of WELN, Ealing Council will work with the adjacent property owners and developers to ensure that this opportunity is not missed. The design intent is to create a strong physical and visual link between the Islamic Centre – where a small enclosed plaza is already planned – and the street to create a larger urban plaza.

- Raised table road surface with special surfacing on Singapore Road alongside Mosque and Orchard Café, incorporating junction of Brownlow Road, to slow traffic and ease pedestrian crossing and visually unify the area with the existing public realm on Brownlow Road (north).
- Retain existing trees and planning, and add additional tree planting in build-outs.
- Seating.
- Provide bike parking facilities

#### Issues

- Ensuring safe service and emergency access during large gatherings of visitors around the Islamic Centre during Eid and other festivals

### 4. Tewkesbury Road Community Square

The Green Man Lane Estate masterplan includes a community square at the junction of Tewkesbury Road, Romsey Road, and Green Man Lane. Delivery of this space will support WELN objectives. It should include:

- Raised table road surface in special materials at junction.
- Plaza area that incorporates existing mature trees (as shown in masterplan) and introduces additional planting.
- New tree planting around junction where additional space has been created through footway widening
- Seating and feature lighting
- Provide bike parking facilities







### 5. Green Man Lane Plaza

A small urban space which improves the setting of the Ealing Magistrate's Court; a heritage asset and important civic building:

- Opening up of Magistrates Court garden to be more physically and visually linked with the streetscape.
- Refer to Green man Lane under Orchard Ring for other proposed interventions.

#### Issues

- *Listed building*
- *Security*



### 6. Melbourne Avenue

Melbourne Avenue is an area of busy footfall, with people accessing the Sainsbury's supermarket, and the Library. The public realm is in relatively good condition, so the proposals here are relatively light touch place-making elements:

- Refer to Melbourne Avenue under Passageway Places for discussion on proposed light touch interventions.
- Regular street events.
- Enhance existing bike parking facilities

#### Issues

- *Residential accommodation above*

### 7. St James's Avenue Plaza

The passageway places section describes measures to enhance this area for walking and cycling. Additional place-making measures should be delivered when St James's Church Sainsbury's sites are redeveloped. Any such additional measure should be incorporated into the development proposals:

- Remove fence from churchyard and create new plaza that visually and physically connects green areas around church to the pedestrian space of the street on front.
- Introduce additional trees and planting.
- Install raised planters with integrated bench seating.
- Use special surfacing materials to visually unify the space.
- Introduce feature lighting, potentially festoon lighting in trees, or uplighting on the façade of the church.
- Install artworks, e.g. murals or street art on blank building façades on Canberra Road, and rear of Sainsbury's car park if retained in the medium term.

#### Issues

- *See passageway places section for short term*
- *Service / emergency access to adjacent developments*

