

G2

- **It's a total abuse of the drive for affordable homes.**
- **Its density is far too high.** It's four times more than the current maximum density recommendation for the site. It crams 144 homes into an area the size of two tennis courts.
- **Its excessive development** of site and local area when we look at existing large blocks of flats and those being built on the Green Man estate and Uxbridge Road. It also provides more homes of the type Ealing needs least, studio flats and small one and two bed flats.
- **It is not really affordable at all.** It won't help people on the housing list or people on typical incomes in Ealing.
- **Lazy poor design.** The flats are small and have little or no outside amity space. What there is largely unusable due to railway noise or because it's not safe for small children.
- **Far too tall.** This site is clearly unsuitable for a tall building if the Council looks at the appropriate tall buildings guidance and policies. Its more than half a high again as tallest building in West Ealing and sits at the edge of residential and conservation areas.
- **Massing far too high.** Putting this number of flats on a very small site creates an oppressive structure that dominates and spoils the local environment.
- **Inconsistent with existing site specific guidance EAL 12 for the site and West Ealing Neighbourhood plan.**
- **Massive adverse impact on surrounding mainly residential environment.** Its oppressive, overshadowing, will result in loss of light.
- **Big loss of privacy.** It will overlook hundreds of private gardens and look down into loft rooms.
- **Not Sustainable.** This is totally inconsistent with Ealing's zero carbon pledge. Tall buildings have big carbon footprints for building them and are very energy hungry to run.
- **Destroying heritage.** It would destroy views from St Stephen's Conservation Area and out of keeping with locally listed Sorting Office, Stowells Corner, Drayton Court Hotel and neighbouring Victorian two storey homes.
- Having 144 homes within 10 meters of a major **Crossrail station** will interfere with that station, just the likely deliveries could cause major problems.

- **Poor disabled access.** Only one blue badge space for 15 wheelchair accessible flats and no provision for support services visiting (carers, doctors etc.)
- **Lack of amenity space.** There is little or no usable amenity space. The balconies are likely to be unusable due to railway noise. The roof garden would be noisy and is unsafe for children.