



THE WEST CHISWICK & GUNNERSBURY SOCIETY
www.westchiswickgs.org.uk

Annual Report and Treasurer's Report for 2024

1. Meetings

This year we held two public meetings: the AGM in February and one public meeting in September.

2. Activities of the Society

The Society is active in a number of spheres affecting the quality of life of Members including **planning** (building development and planning policy), and **environment** (streets, traffic and public transport) and **citizen engagement**. We respond to Council consultations or, alternatively, we initiate activities. We also regularly encourage our members to get involved in these consultations.

The Society networks with other residents' organisations, civic and amenity societies within the Borough many of which, like WCGS, are members of the informal grouping G15+. We work with fellow G15+ members on issues of mutual concern. We attend meetings of the Chiswick Area Forum and participate in specific-issue groups such as the Gunnersbury Station Action Team (GSAT) and the Brentford FC Community Group (BFCCG) concerning the Brentford Football Stadium. We attended, and will continue to attend, quarterly meetings with Chiswick Business Park to discuss events and other issues of concern to local residents. We note with regret that no meetings of the Residents' Association Forum have been held during 2024.

Our Management Committee scrutinises the Council's list of new planning applications and its Pending Decision List week by week and takes action, submitting comments etc. on relevant items. We work with the Council's planning officers, other interested bodies, residents and amenity groups and, when possible, with the developers themselves. The Society is also represented at various meetings of the Hounslow Planning Committee, Inspector's Inquiries, etc. when matters affecting our members' interests are being decided.

As well as watching out for residents' interests in these planning matters, the Society is also active in promoting the more positive aspects of life on our patch, such as a sense of place and history and in improving those amenities which make life here more enjoyable.

3. Planning Issues

We keep an eye on relatively small developments such as house extensions including basements, shop fronts etc. and respond on those that would have a negative impact on our Conservation Areas or on residents' quality of life. In addition, there are always some very large developments that could have a profound impact on all our lives. Planning issues that we have been monitoring during the year include:

- **250 Gunnersbury Avenue:**

We kept this planning application under scrutiny. While we agreed that the design of the Hold self-storage facility was preferable to its immediate neighbour, the Shurgard building, and would indeed help to hide some of the latter's slab sides we did comment on some of the questionable claims about supporting local small businesses and creating employment. We also drew attention to the impact on traffic flow and local transport. The application was approved in September.

- **1-4 John Bull Place:**

We followed up on repeated attempts to add rooms in the roof of this residential block behind the Gunnersbury pub. We didn't object to the final plan which had removed some of the features that we had objected to.

- **Holly House:**

A legal agreement has been concluded for this 24-storey mainly residential development of 252 flats (recommended for approval in 2023). and the Mayor of London/GLA decision that "the Mayor is content to allow the LPA to determine the case itself" has now been issued.

- **Council estate infill developments:**

Of the four developments of blocks of flats on land occupied by garages adjacent to local authority housing two have been approved and are nearing completion, at Gunnersbury Close and Oxford Court. Of the two developments at Beaconsfield Close the house by 1-6 Beaconsfield Close has been approved but no work yet started. The application for a 3-storey block by 25-36 Beaconsfield Close was registered in September.

- **Travelodge Hotel:**

This building is being squeezed into a small space near to the Chiswick roundabout. We noted that there is very little room in front and none at the sides for delivery vehicles. The front needs to include a disabled parking space which further restricts the available delivery area. We sent a critical response to the Delivery Service Plan to the Planning and Transport officers.

- **Pavement Smart hubs:**

We followed up on plans for yet more smart hubs on the pavement on Chiswick High Road. These structures add to street clutter and often restrict the available space for pedestrians and pavement vehicles such as pushchairs and mobility scooters. They are essentially large internally lit advertising panels with a defibrillator provided as "justification".

- **Chiswick Tower/Gunnersbury Station:**

We have followed the evolution of proposals for the development of the Chiswick Tower, the office block above Gunnersbury Station, very closely. The opportunity for Transport for London and Network Rail to make essential improvements to Gunnersbury Station is too good to miss. If improved access, including a second staircase and a lift for step-free access, are not implemented around the remodelling of this office tower into many co-living units and workspaces the opportunity to

make these changes is unlikely to arise again for many years. To this end we have: attended meetings with council officers and with representatives of the developers; encouraged members to engage with the opportunities to view the plans and to comment on them; been in touch with our local MP, Andy Slaughter, who, new to this area has now become fully engaged with the issues; attended a new Gunnersbury Station Action Team (GSAT) meeting; kept the profile high in local press; made it the central issue at our residents' meeting in September and followed up on residents' anxieties about access to the station along the paths on the Wellesley Road side and of the impact on local parking. We will continue to keep up pressure for a better station for residents and workers alike as the plans progress.

4. Planning: Policy

- **Local Plan Review:**

The Regulation 19 consultation on the Proposed Submission Version of the Hounslow Local Plan closed on Monday 28th October 2024. This was the final stage of public consultation before the draft Local Plan and all supporting documents are submitted to the Secretary of State for examination by an independent Inspector. The Society's Chair responded to the consultation on aspects including health and wellbeing, Gunnersbury Station, the Great West Corridor and the release of Green Belt for development. She indicated a wish to attend relevant sessions of the Examination in Public.

5. Local List:

In response to an invitation from the Council's conservation team we were able to nominate further local buildings and structures for addition to the Local List. We re-submitted buildings and edifices from the last invitation to submit but that had not been selected and added some other notable buildings and structures. The results are expected in early 2025.

Elsewhere we were delighted to learn that Sandersons would return to the refurbished, Grade II* listed, Voysey House in Barley Mow Passage. Another Sandersons' building, our local library that was originally built as a home for the family, was submitted for the earlier update of the Local List by the Society and was adopted by Hounslow in 2019.

6. Street Environment

- **Green Up Gunnersbury Campaign**

We have continued to work to improve some of the neglected areas of our patch. Plants donated by the Chiswick Business Park were replanted in the wall bed bordering Gunnersbury Close, the Meanwhile Garden was cleaned, watered and maintained by the Society and in the autumn, approximately 100 bulbs were planted in the Garden and in the empty bed bordering No 610 Chiswick High Road /corner of Thorney Hedge Road.

7. Social Activities

We organised two social meetings this year. There was a well-attended get-together in the garden of the Pilot pub in August and in December another good

turnout enjoyed a social meeting at the Gunnersbury pub. These occasions are a lovely opportunity to get to know others in the society and to put faces to names.

We give a small sum to a local charity every year. This year we decided to give to two: Age Concern in whose hall we usually meet and the Hogarth Community Centre that does very good work for local young people.

8. Evolution of the Society:

We will continue to seek to recruit new members by means of local actions, publicity, encouraging members to talk to neighbours about how we take action on local issues.

9. Society Officers and Management Committee:

The Honorary Officers elected at the Annual General Meeting on 12th February 2024 were:

Chairman	Marie Rabouhans	(Silver Crescent)
Vice Chairman	Adam O'Neill	(Cambridge Road North)
Treasurer	Charlotte Aldridge	(Thorney Hedge Road)
Secretary	Kate Vicic	(Grosvenor Road)

The following Members were elected or re-elected to the Management Committee:

Robert Hare	(Grosvenor Road)
Paul Hayler	(Stilehall Gardens)
Don Osborne	(Arlington Gardens)
Terry Thorn	(Thorney Hedge Road)

All the Honorary Officers and Management Committee members will offer themselves for re-election at the AGM on February 10th 2025, with the exception of Terry Thorn, our first Chairman, who is standing down after many years of service to the Society.

Any Member who would like more information about serving on the committee should approach the Secretary. We are especially eager to bring younger people onto the Committee.

10. Membership

Membership currently stands at 62 paid-up Members.

The Secretary WCGS
Flat 3, Kenilworth House
9a Grosvenor Road
London W4 4EJ

Kate Vicic
Secretary

Treasurer's report

The Society continues to be solvent. Subscription income increased by 10% from 2023. In order to reduce our exposure to bank charges for account management and transaction fees reported at last year's AGM, in February this year we merged our Campaigns and Conservation account with our main (Day to Day) account. However, we are retaining a discrete budget of £350.00 for campaign and conservation activities.

Treasurer's Annual Statement for 2024 As at 31st December, 2024

DAY-TO-DAY ACCOUNT

Opening balance (brought forward from 2023): **£1993.32**

INCOME

Membership subscriptions 640.00

Donations from members 105.00

Total Income **745.00**

Transfer from closed C and C account **347.21**

Grand Total **£3085.53**

EXPENDITURE

Venue Hire 216.00

Refreshments (2024 AGM) 74.30

Postage/Stationery/ink 72.85

Subscriptions (HACAN, London Forum) 54.00

Donation to Age Concern 100.00

Donation to Hogarth Charitable Trust 100.00

Bank charges 71.16

Total Expenditure **£688.31**

Closing Balance (carried forward to 2025): **£2397.22**

NOTE ON AUDIT OF ACCOUNTS

The accounts kept by the Treasurer are reconciled against monthly statements issued by the Society's banker, HSBC, together with other relevant records. The Society's constitution requires that the financial records and the Treasurer's Annual Statement be examined by 2 Members of the Society who shall provide signed statements that they are satisfied as to their accuracy. We are grateful to WCGS members Richard Vinter and Chris Jenks for carrying out this duty.

Charlotte Aldridge, Honorary Treasurer

January 2025

Subscriptions

Subscriptions for 2023 are due by the AGM on **February 12th**. The subscription fee remains at £10.00 per annum.

Cheques should be made out to West Chiswick & Gunnersbury Society (or WCGS) and sent (or delivered) **with a completed Membership Application form** to:

WCGS Secretary,
Flat 3, Kenilworth House,
9A Grosvenor Road, London W4 4EJ

Subs can also be paid by Standing Order :

Our bank is HSBC Sort Code 40-02-13

Account No. 51399306 The West Chiswick & Gunnersbury Society

Please give your name as the Reference.

However you decide to pay, please **fill in and return the membership form**. This helps us keep track of Members' contact details.