



Dickens Yard, Ealing, London, UK

A New Destination:
Strengthening the Town Centre



The regeneration ... and the new set of activities and public spaces proposed would help to reintegrate a large area of the town centre



London Borough of Ealing Planning Committee Report

Dickens Yard is a former council owned car park located in the centre of Ealing. The site is adjacent to Ealing Town Centre Conservation Area, the Grade 1 listed town hall, the Grade 2* listed Christ the Saviour church and a locally listed fire station. The site benefits from excellent public transport accessibility with tube, bus and rail services all close by.

The council's planning brief sought to develop the site as a high-density, mixed-use development, reflecting Ealing's status as one of the major metropolitan centres identified in the Mayor's London Plan.

Project Delivery

- A high-density, mixed-use scheme clustered around the transport node.
- A new shopping street with units for local specialist retail and larger stores, as an extension of Ealing's existing retail environment.
- Cafes and restaurants, health, leisure and community uses at street level with new public squares and pedestrian routes linking to other shopping facilities via local historic landmarks.
- 698 apartments on upper floors with landscaped courtyards, terraces and balconies. 10,260 sq m of mixed-uses.
- Code for Sustainable Homes Level 3 through the incorporation of extensive green roofs, combined heat and power plant and a car and cycle club.
- Proposed conversion of the existing fire station into a crèche and office accommodation.
- Car free public realm with car parking and servicing at basement level.

Client

St George

