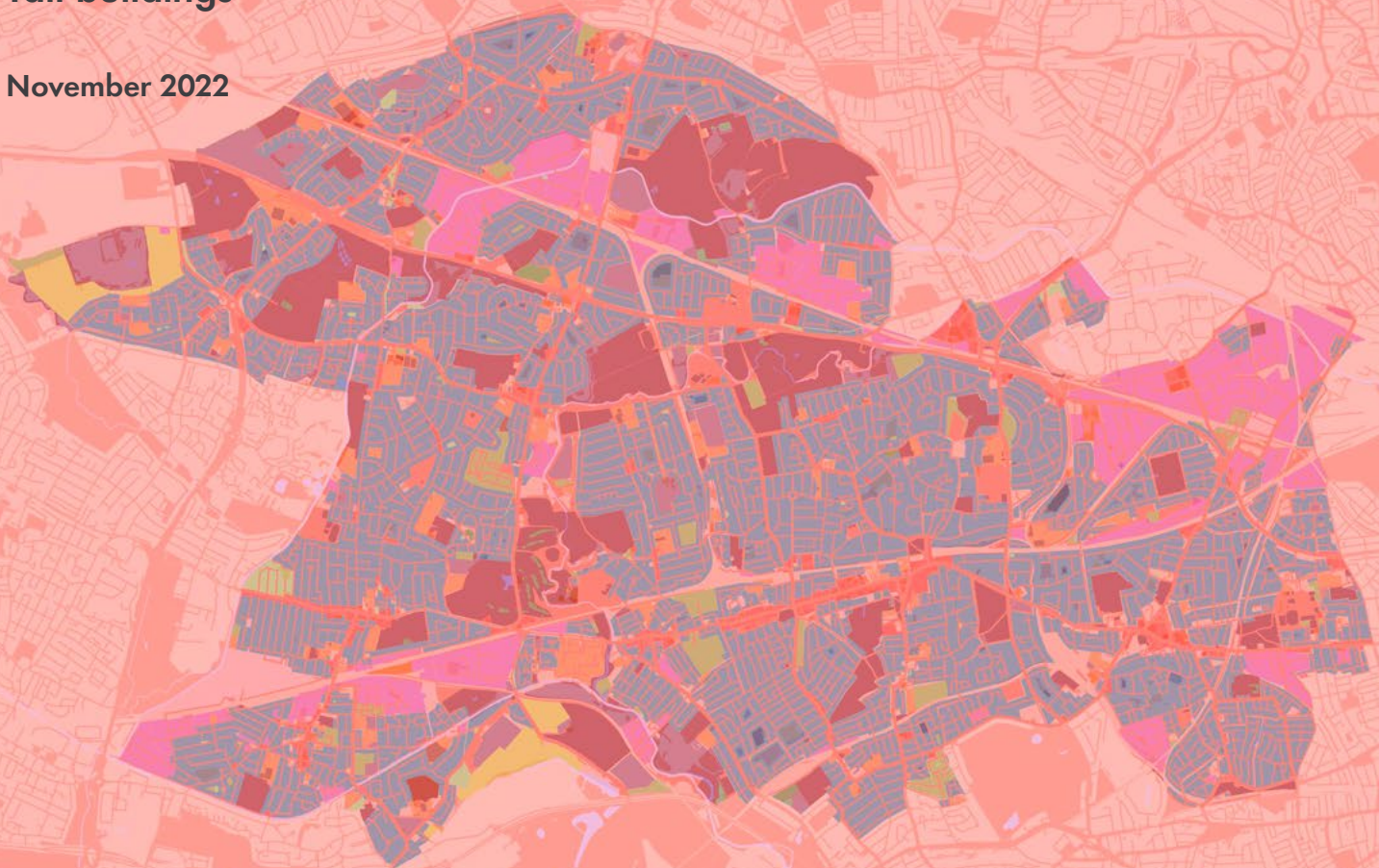
EALING

Design Guidance

B REPORT

General design guidance
Thematic guidance
Typology guidance
Tall buildings

November 2022



Allies and Morrison
Urban Practitioners

Solidspace

part B

housing design guidance

CONTENTS

1 how to use this guide

INTRODUCTION

The Ealing Housing Design Guide sets out design principles for developing new homes in the borough, with a focus on small sites of 0.25ha and smaller. The design guide has been developed as part of the Character Study for the borough. Further information on borough areas, existing housing typologies and intensification opportunities can be found in the A1 and A2 reports and it is recommended these are used as reference tools.

The design guide covers:

- General design guidance for all buildings, reflecting the National Design Guide priorities;
- Thematic guidance for strategic characteristics that are found across the borough;
- Area guidance for areas which are subject to development pressure or present specific regeneration opportunities,
- Typology guidance for each of the borough's existing housing types; and
- Design guidance for tall buildings.

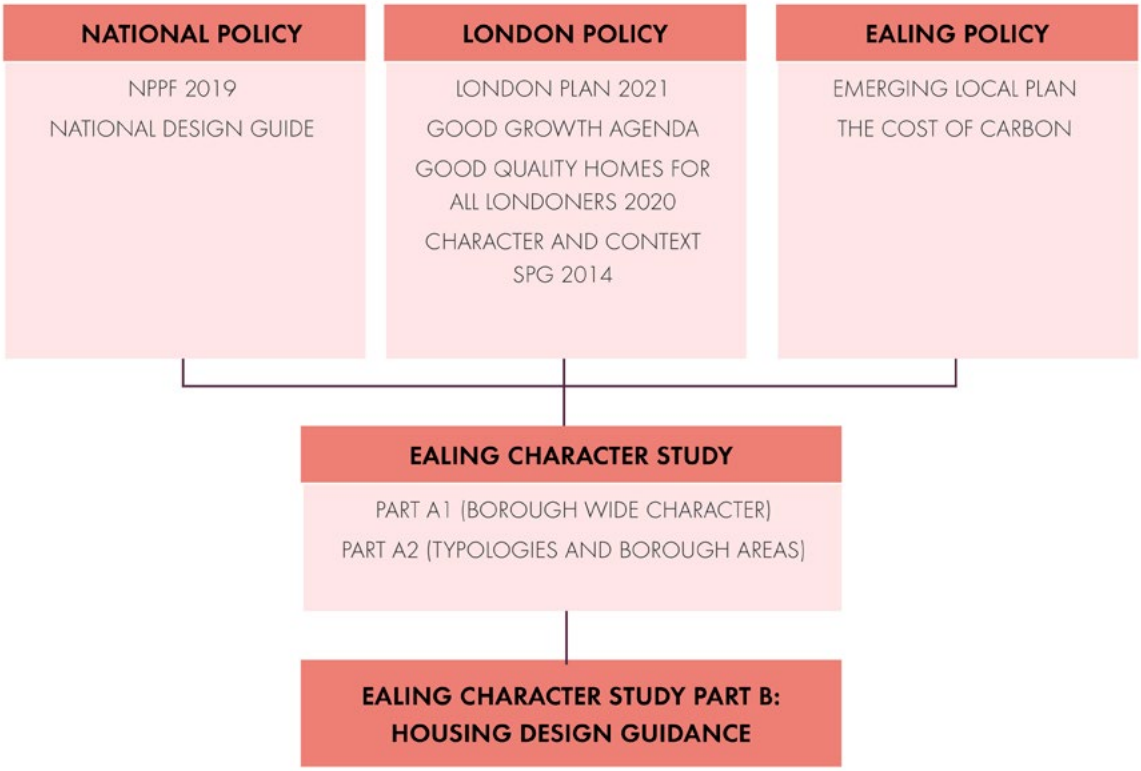
The general design guidance is relevant to all new developments. The thematic, area and typology guidance can be used as a reference tool with only the relevant sub-sections reviewed. The tall buildings guidance need only be referenced if a building is proposed that is six storeys or more.

Permitted development and prior approvals

Permitted development does not require a planning application to be submitted. However, to qualify for permitted development, each 'Class' in the legislation has associated limitations and conditions that proposals must comply with. For some Classes, an application must be submitted to the local authority for Prior Approval and Ealing Council will consider the proposals, their likely impacts on the local context and mitigation measures to address these.

Guidance in this document applies to applications for Prior Approval as it does for general planning applications and is intended to be a design tool for all landowners, developers and designers wishing to contribute positively to Ealing's built environment.

POLICY CONTEXT FOR THE GUIDANCE



HOW TO USE THIS REPORT

1.	Review general design guidance	P10 - P23
2.	Consider surrounding typologies and review relevant guidance	P36 - P51
3.	Is the site covered by thematic guidance? Review if relevant	P26 - P32
4.	What is the definition of tall?	Tall buildings strategy
5.	Is the area suitable for a tall building?	Tall buildings strategy
6.	Review tall building design guidance	P54-59
7.	Check background information from the character study and relevant policy by clicking on links throughout the document	
8.	Use the checklist at the end of the document to assess a proposal and how it responds to relevant guidance.	P62-63

2 general design guidance

RESPONDING TO CHARACTER

Successful new developments respond to their surroundings and enhance the character of the local neighbourhood. They take account of the landscape setting and topography, and the historic evolution and typologies in the local area. They also consider the social and economic characteristics to provide the type of homes and amenities that are needed in the area. At their best, new developments can be our future conservation areas.

Ealing Council has prepared a character study of the borough to undertand the typologies and character of different areas and inform new development. Part A1 covers borough-wide characteristics and Part A2 covers borough areas and typologies in the borough. Please use this as a reference tool. Further guidance on context and identity can be found in later chapters of the design guide.

These principles on responding to character provide an overview of priorities. Further information on Ealing's character, borough areas and typologies can be found in the Character Study Parts **A1** and **A2**.

CONTEXT

UNDERSTANDING THE AREA

1. Undertake a **baseline analysis** of the context for a development site, to **look beyond the red line** and consider the role a scheme will play in a neighbourhood.
2. Consider how the site relates to Ealing's **landscape features** and the impact that **topography** may have on building aspect, scale and massing, views to and from the site.
3. Consider how the site may relate to Ealing's **water features**. Is it close to the Brent Valley or the Grand Union Canal? Can access points to these be strengthened? Are there flooding implications?
4. Consider the local architecture and **building typologies** and the local pattern of built form. How can new development respond to this in terms of building line, scale and massing?
5. What is the **wider movement network** in terms of walking, cycling, public transport and driving? How can the scheme **support active and sustainable travel options**?
6. Consider the **network of local spaces** - green and hard landscaped. Will an uprise in new homes place **pressure on these**? How can a scheme help to address this through **new spaces?**
7. What is the local **pattern of uses**? Can a scheme help **strengthen a local retail parade** or provide missing **community uses**?
8. What are the **local living patterns**? Are more **family homes** needed? Would options for **multi-generational living** be helpful? The Council and the character study can provide a steer on this.
9. What are the **concerns and aspirations** of local communities? Can a scheme help address these? Review any available Council **engagement feedback** undertake initial engagement wherever possible.

HERITAGE, CULTURE AND HISTORY

1. Consider how the **local area has evolved**. Does it have origins as a historic village or were streets laid out as rail stations opened? Is this visible through local **building materials and styles**?
2. Is the site within a **conservation area or are there listed buildings** or structures nearby? How does the scheme **respond positively** to these? This need **not mean pastiche architecture**, but consideration of rhythm, facade and window ratios, building aspect, scale, materials, roofline. Information on this is found in the typologies section.
3. Are there any buildings on site which could be **retained and repurposed** rather than replaced? This maintains built environment continuity and supports **collective memory**, strengthening local identity, as well as having sustainability benefits.

Photo credit: Allies and Morrison

Newhall Be, Harlow
Linked terrace homes in Newhall face a communal green space, taking inspiration from the modernist townhouses fronting green space in the town's original neighbourhoods. By *Alison Brooks Architects.*

Photo credit: Fred Bigio / Flickr

Almere, Amsterdam
Waterfront townhouses in Almere are contemporary in design but take design cues from the scale, proportionality and materials of historic canalside townhouses in the heart of Amsterdam.

New development should not mask local views towards key landmarks, landscape or structures, either by blocking the view or sitting prominently in the background. Considering the 'shoulder' of key buildings such as churches and the relationship between this and new buildings can be a useful guide.

IDENTITY

CHARACTER INFORMED DESIGN

1. Consider the **role and identity** of the local neighbourhood. What makes it **distinctive** and what might be **sources of local pride**? How does the scheme respond to these and respect them?
2. What is the **composition of streets** in the area and what is the **relationship between buildings and the streets**? Do they front the street directly, as for terraces and townhouses? Are they set back as villas are? Do they include set-pieces, such as the garden suburbs? Respond to these cues.
3. Consider the **scale and massing** of the surrounding area and the **composition of roof lines**. Is this consistent or varied? New buildings should maintain this. Or **enhance coherence** by stepping between existing buildings heights.
4. What are local **views, vistas and landmarks**? Consider how new development responds to and enhances these.
5. Consider the form of **front boundary treatments**. Are these fenced or privet hedges? What was the **original treatment** on the street? This should be used as the primary cue for new development.
6. Consider the **building aspect** and its relationship with existing buildings and spaces. Avoid designs which might cast **shadow on existing public spaces**. Consider how to maximise light to public and private amenity spaces.
7. Consider the **materials, forms and detailing** of surrounding buildings and use these as cues.
8. Take account of **local density levels**, public transport accessibility and access to open spaces when considering the appropriate density for a site. New **development should not place undue pressure** on local services and spaces.

CHANGING CHARACTER

1. For some sites where the existing character is not strong or positive, it may be appropriate to **establish new character**. This could be the case for **cul-de-sacs** or low density, illegible areas
   This was done well for the Acton Gardens scheme.
2. If this is the case, Ealing's **broader residential characteristics** should still be used as a design cue so that typologies reflect the borough's identity.
3. This may provide an opportunity **reinstate historic connections** lost for previous developments and **establish street frontage** to **improve legibility**
4. **Mews developments** are not common in the borough, but examples exist and these may be a useful cue for interior intensification with a **different identity to residential streets**.

Photo credit: Allies and Morrison

Acton Gardens
Redevelopment allowed the reinstatement of lost streets and provided active street frontage, facing onto local parks and play areas.
Allies and Morrison, Levitt Bernstien, Maccreanor Lavington and Stitch Studio

Photo credit: Allies and Morrison

Red House, East Dulwich
An end of terrace site where cues are taken from scale, building line, facade detailing and fenestration but the design is contemporary.

31-44 Architects

COHERENT AND LEGIBLE PLACES

The character of Ealing's neighbourhoods is formed by the arrangement of streets, block structures, individual buildings and open spaces. The form of new development and this overall composition can have a significant impact on how compact and sustainable a neighbourhood is; how memorable it is, how legible and comfortable to navigate; and how well it meets the needs of residents through local services and transport.

Modifications to existing homes can also have a significant impact on the composition and overall character of an area.

In both cases, the Council welcomes a creative and design-led approach and will consider the proposals in the context of the local neighbourhood. These are intended as principles rather than prescriptive rules.

Angled windows avoids direct overlooking to neighbouring properties

Easy to access bin storage integrated into the overall built form of the building

BUILT FORM

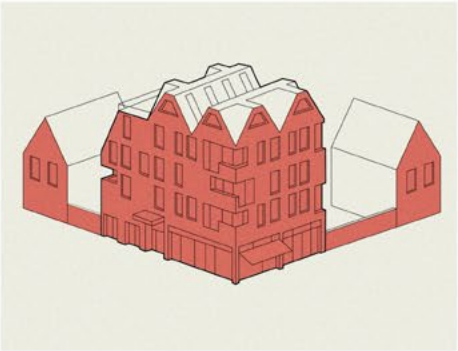
NEW DEVELOPMENT

1. Take account of the **grain and morphology** of the local area and reflect this. Where the grain does not support connections, consider how this can be improved by a scheme.
2. Consider how to **optimise density** on the site by balancing **compact development** with space standards and private amenity space, responding to surrounding density levels.
3. Identify which of the borough's **block typologies** the site falls within and **follow appropriate guidance for these types**
4. Consider the **existing street building line**. Where this is constant, **maintain the line** for new development. Where the building line is **stepped or articulated**, consider how new development can **enhance the overall composition**.
5. Take account of **existing building orientation**. Most homes in Ealing **front directly** onto the street and this should be reflected in new development. In garden suburbs, **set pieces** result in building set backs, which do not directly front the street.
6. For corner plots, design buildings to **'turn the corner'** with **windows and doors on both primary frontages**, avoiding 'left over' space.
7. Respond to existing **scale and massing** for new buildings and ensure a **comfortable relationship** between old and new. Avoid overly bulky buildings, particularly outside of town centres.
8. Consider surrounding **building heights and rooflines** and the wider composition, and avoid dominating this. Part A2 highlights which areas might be **suitable for mid-rise or tall buildings**.

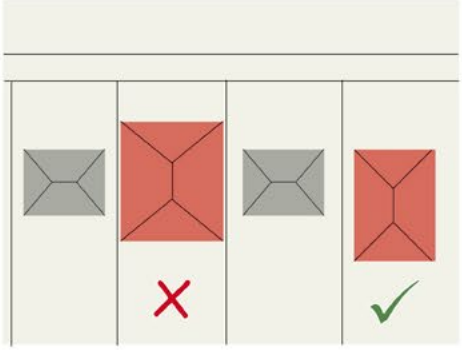
   A design case must be made for these.
9. Maintain similar **percentages of plot coverage** to existing buildings locally and the same typologies within the borough. Further information on typical plot coverage is found in the **Typologies** section and **Part A2**.
10. Provide adequate **separation distances between buildings for relevant typologies**. This is particularly important for spacious villas and detached homes, which have side access and landscaping. Rear expansion would be considered more appropriate.
11. Balconies should provide some **shelter and privacy** which can be achieved through use of screens or insetting the balcony within the facade.
12. Consider **how amenity space is used and can support activities** such as a meal around a small table, clothes drying, or for a family to sit outside.
13. Sites abutting railways require **minimum distances** between the development and operational area, requiring consultation with the rail provider.

Gunnersbury Lane, Acton
These stepped town houses in Acton make efficient use of an awkward corner site and turn the corner successfully, with generous windows providing a sense of dual frontage.

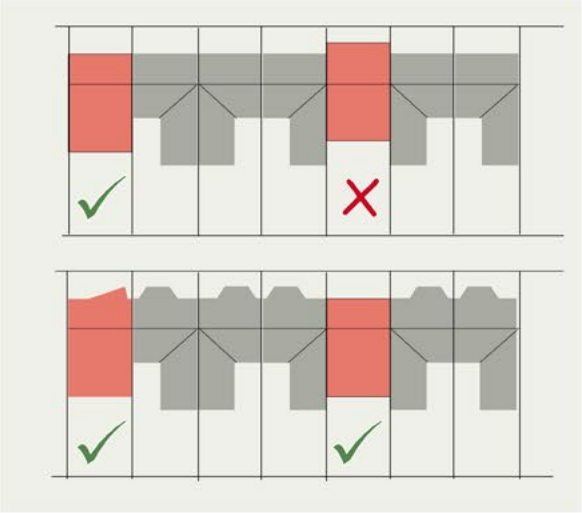
Peckham Road, Peckham
This mansion block uses an articulated front and roofline to step back taller sections of the building. This reduces visual bulk and creates a sequence of private terraces for residents. By *Peter Barber architects*



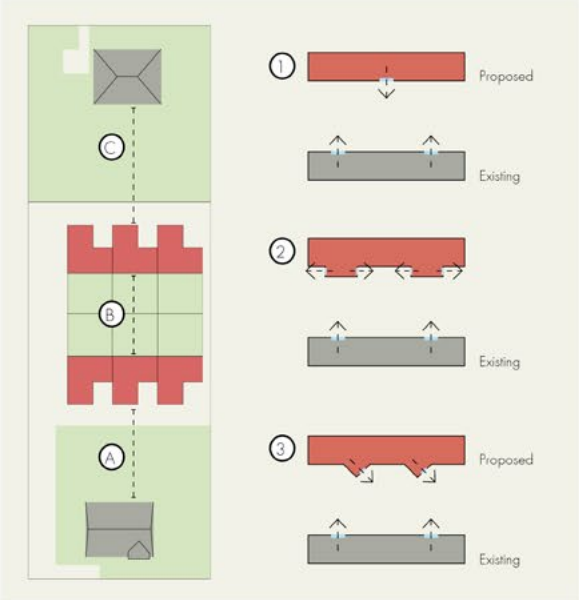
Corner sites
Proposals on corner sites should be designed to provide dual frontage with windows and doors on adjacent sides, or angled to face into the corner without causing 'left over' space with limited amenity use.



Plot coverage/ building separation
Plot coverage should reflect typical levels for relevant typologies and maintain building separation across plots on spacious villas, detached homes and mansion blocks.



Building lines
New development should maintain a consistent building line and consider whether existing lines are articulated through bay windows or other means and respond to this in designs.

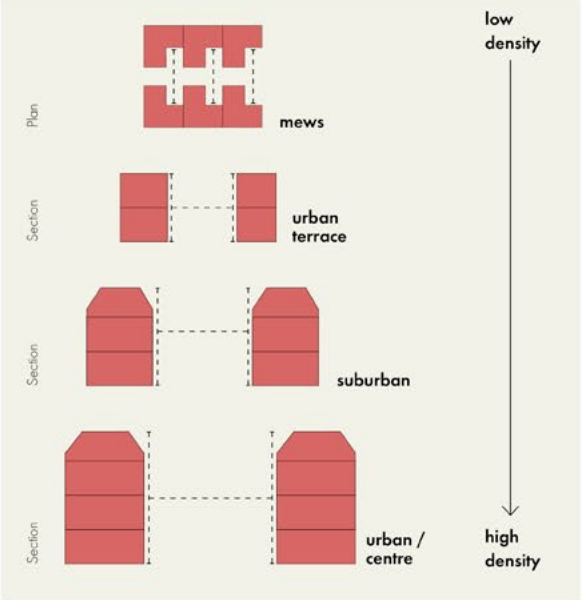


Back to back distances
The distance between rear elevations is primarily concerned with maintaining privacy. The following distances apply:

A. New to host: 15m
B. New to new: 12m
C. New to neighbour: 18m

Overlooking
Overlooking between properties can be resolved by careful placement and choice of windows, including the following methods:

1. Staggered windows
2. Screened oriel windows
3. Angled windows



Front to front distances
Separation distance between front elevations should generally be no smaller than the height of the developments that are facing each other. In constrained settings, such as backlands and rear gardens, where separation distances are difficult to achieve, massing should be stepped backwards and forwards so that these distances can be achieved at intervals, with tighter areas in between - see mews example above.

COHERENT AND LEGIBLE PLACES

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Modifications to existing homes can also have a significant impact on the composition and overall character of an area.

In both cases, the Council welcomes a creative and design-led approach and will consider the proposals in the context of the local neighbourhood. These are intended as principles rather than prescriptive rules.

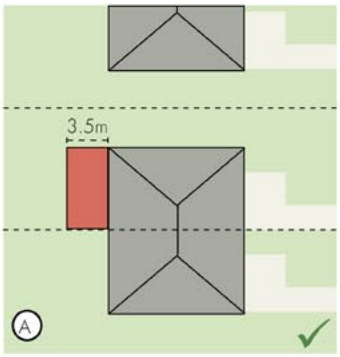
MODIFYING EXISTING BUILDINGS

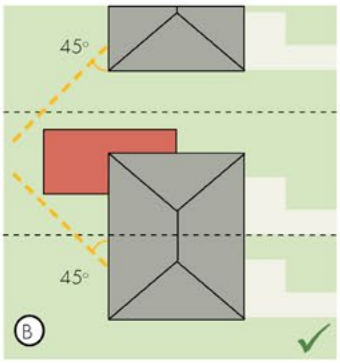
1. Ensure side extensions **respect prevailing heights** and are subsidiary to the general roof line. **Avoid flat roofs** and **reflect existing roof styles** such as gables or hipped.
2. Rear projections can make use of flat roofs for amenity space but should not negatively impact the privacy and amenity of neighbouring properties.
3. For **loft conversions** in semi-detached homes, take account of the neighbouring house and roof line. For hipped roofs, avoid changing this to a gable roof if a hipped roof remains next door.
4. Avoid **front elevation windows for loft conversions**. Rear dormer windows can provide extra space. A clear design case must be made for windows that do not reflect prevailing roof styles.
5. Maintain the **prevailing front building line** as a priority during any extension work.
6. Extensions should propose **massing that adheres to the 25° and 45° rule** to avoid overshadowing of neighbouring properties (more information can be found in the Typologies section).
7. As a general guide, **rear extensions of 3.5m in depth** are likely to be acceptable. Where this is exceeded, a **sound design justification is needed** to demonstrate how massing is well resolved and protects neighbouring amenity.
8. Side extensions should be **stepped back to avoid detracting from the original building** envelope, generally half the depth is acceptable.
9. Front **boundary treatments** should be maintained wherever possible, either through hedging, railings or brick walls.
10. Converted **commercial to residential dwellings** must have demonstrable adequate access to **daylight, ventilation and amenity space**.

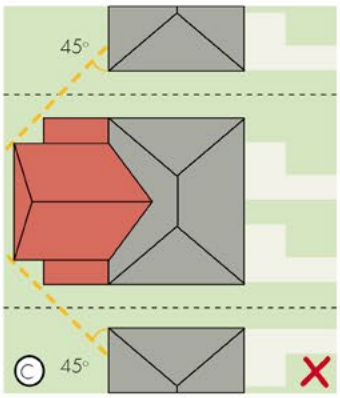
Turney Road, Dulwich
This side extension is proportionally secondary to the original building and connected by a glass shaft. The original boundary treatment has been retained in front of the main home.

Valetta House, Acton
Contemporary loft conversions are welcomed if they respect the existing roofline and make a strong design case for departing from gabled or hipped rear dormers. By: *Office S&M*

11. In the **subdivision of properties into multiple dwellings**, the following principles apply:
12. Ground floors should accommodate **family-sized homes** (2+ bedrooms) with **direct access to a garden** that meets or exceeds minimum standards;
13. Where a large garden is subdivided between private and communal space, the layout and design should define this **separate use** and function including establishing **semi-privacy**;
14. All gardens should be **functionally and visually separate** from other spaces such as parking and access / circulation routes;
15. Communal refuse storage should **well integrated into the overall site layout and design**, through the landscape and/or built form.
16. Residents should carry refuse **no more than 30m to a collection point** and waste operatives should have to move this refuse **no more than 15m from the collection point** to their vehicle;
17. Where these parameters result in poorly situated communal storage, a **management plan is needed** to move refuse from close to homes to the street on collection days;
18. Where off-street car parking is provided, this should contribute towards **maximising the Urban Greening Factor** and use low or partial screening to **visually separate** it from garden space;
19. Additional windows and doors must be carefully located as to **not disrupt the character of the original building's facade**, particularly on street facing elevations;
20. The layout of stacked dwellings should **minimise noise disturbance between homes** by positioning rooms that share similar functions above one another e.g. kitchens above each other.







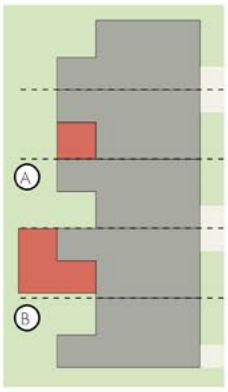
Suburban semi-detached rear extensions

Rear extensions can provide additional habitable space in dwellings and is a common modification to suburban properties. The following rules can help avoid negatively impacting the amenity of neighbouring properties:

A. Extension no deeper than 3.5m from the rear of the rear elevation

B. Extension no deeper than 45° in plan as measured from the centre of the nearest ground floor window on the neighbouring property. Side extension stepped back from the building line to be subsidary to the original building envelope.

C. Even though a proposal can satisfy the 45° rule for daylight and sunlight, the proposed scale, bulk and massing of a scheme can be overbearing, out of character and an inappropriate form of development.

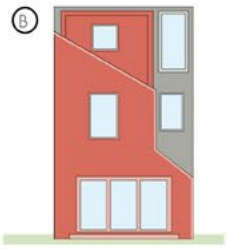


Urban terrace rear extensions

Single and two storey rear extensions are common to urban terrace properties. There following rules can help avoid negatively impacting the amenity of neighbouring properties:

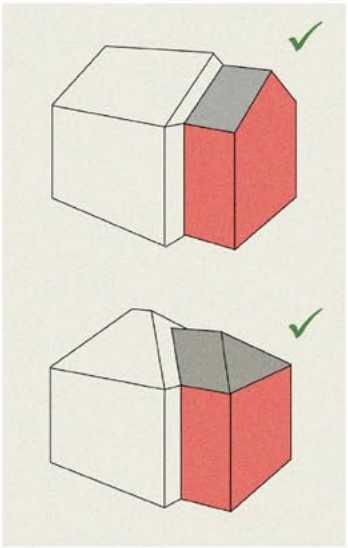
A. Infilling between terraces

Infilling between two existing two-storey extensions or rear projections



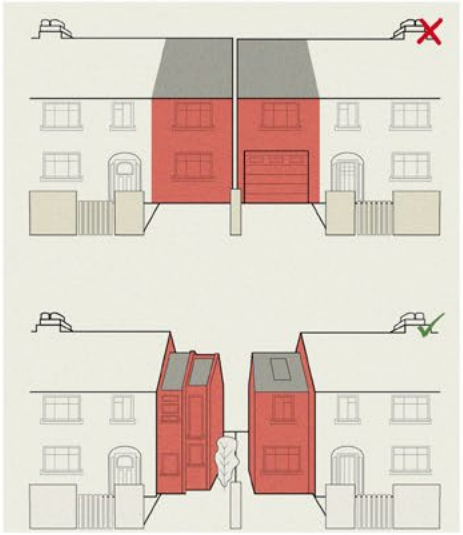
B. Greater than 3.5m

Where rear extension is more than 3.5m in depth, the massing of the side elevation should be well resolved to not negatively impact on neighbouring amenity e.g. low eaves and sloping roof



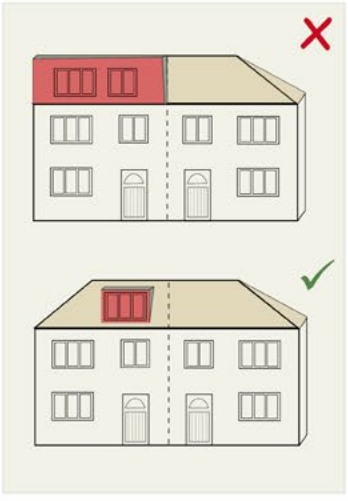
Extensions - roof form

Roof form should respond to the prevailing pitch and massing - gabled, hipped, catslide. Flat roofs should be avoided but can be acceptable in rear extensions when clearly forming a part of the integrated design.



Side extensions

All extensions should be subsidiary to the existing building, using scale and massing to avoid detracting from the original structure. Side extensions can step back from the building line into to reduce bulk and dominance. Maintaining a visual gap avoids a terracing effect along the street.



Loft conversions

Loft conversions should avoid windows on the front elevation. Where a case is made for these, dormer windows should be subsidiary to the roof line. If homes form part of a semi-detached block with hipped roofs, these should not be replaced with a gable roof. Dormer roof windows should align with those below.

COHERENT AND LEGIBLE PLACES

Movement patterns are central to establishing well designed places that provide access to shops and services, encourage active travel and support social streets for local residents. Places designed today will influence behaviour for many years to come, and routes (rather than blocks or uses) are the most likely to be embedded longer term.

Patterns of movement in Ealing will also have a significant impact on the borough's ability to meet its target to be carbon neutral by 2030. The dominance of vehicles on streets and the prioritisation of cars discourage people from walking and cycling.

It is critical, therefore, that movement is considered early in the design process. For smaller sites, this may be consideration of the surrounding pedestrian and cycle network and storage space for bikes. For larger schemes, this may mean considering the broader network and how best to achieve safe, legible and connected streets.

MOVEMENT

INTEGRATED AND LEGIBLE STREETS

1. For larger schemes, consider how a scheme **integrates with the existing road network**, to provide good permeability. This is best considered at the start of the design process.
2. Where an existing site does not integrate with the surrounding network, such as for **urban cul-de-sacs** and some estates, consider how a scheme can **reestablish these connections**.
3. For larger schemes, **a clear hierarchy of routes** - roads, streets, mews, passages - can help to establish good legibility.
4. Consider the **relationship between streets and public spaces**, to maximise the appeal and use of these.
5. Provide **good sight lines, frontages and lighting** to streets so that these feel **safe and comfortable** to use for people of all ages.
6. Consider **existing cycling and pedestrian networks** and integrate with and support these.
7. Consider how **pedestrian routes to local shops**, services, public transport stations, parks and waterways can be made as **direct as possible**.
8. For larger schemes, **avoid parking courts** which tend to **lack frontage** and dominate areas which might otherwise be public space.
9. Delivering **on-street car parking is considered a more flexible and efficient** means of providing car parking, as it can be adapted over time.
10. For larger schemes, consider early how buildings may be **serviced in terms of deliveries and waste management**. For information can be found in the homes and buildings section.

ACCOMMODATING SUSTAINABLE MOVEMENT

1. Proposals should demonstrate how they are in alignment with, and where possible deliver improvements to, **Transport for London's the ten Healthy Streets Indicators**.
2. Prioritise **pedestrian and cycle movement** through **safe, direct, convenient and accessible routes** for people of all abilities.
3. Provide easily accessible, covered and lockable **storage for bikes** to encourage cycling. Minimum cycle standards are set out in the London Plan (2021).
4. Proposals should demonstrate how cycle parking facilities **cater for larger cycles, including adapted cycles** for disabled people.
5. Provide **cycle parking for visitors**, particularly for mixed use schemes. Take into account that **Ealing and Southall** town centres have **higher minimum cycle parking** standards in the London Plan (2021).
6. Minimise **car parking** in line with London Plan (2021) maximum standards, including **car free schemes for PTAL 5 and 6 areas.**
7. Where parking is required, it should be considered early in the design process and **well-integrated into the proposed site layout and built form**.
8. Any proposals for off-street parking in parking courts or front curtilage should **maximise the Urban Greening Factor** wherever possible and maintain a strong defensible boundary to the street;
9. Provision should be made for infrastructure for **electric or other Ultra-Low Emission vehicles** e.g. charging points.
10. Liaise with the council over any **suggested or planned cycle provision beyond the red line boundary** of the site, to integrate with this.

Healthy Streets Indicators
Schemes should use Transport for London's 10 indicators for Healthy Streets. Source: Lucy Saunders / Transport for London.

Electric charging points
These charging points in Crystal Palace are open to public use. New schemes can consider how to accommodate charging points on site. These can be best resolved when well integrated into the site layout.

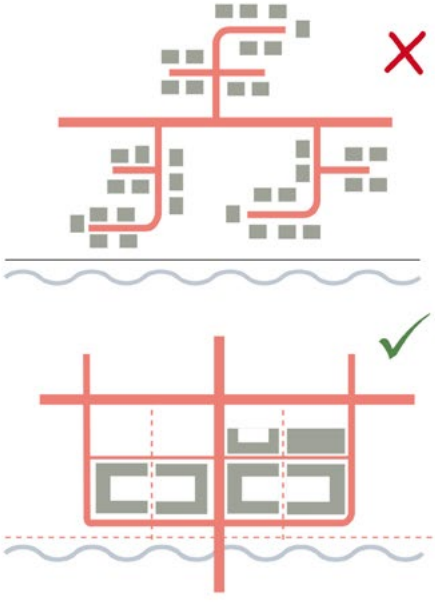
The Green Quarter, Southall cycle parking
Generous, double decker cycle parking provided at the Green Quarter, Southall. This is lockable and space efficient but not covered. Opportunities to accommodate cycle parking indoors should be explored.

Broader cycle links
Liaise with Ealing Council regarding broader cycle networks and proposals, and how schemes can relate to these.

Arthur Court, cycle parking
Covered, accessible and lockable cycle parking spaces at Arthur Court near Rectory Park. These are located within a communal play area, creating natural surveillance and a sociable space.

Connections on waterways
For some recent development, connections to waterways have been closed off due to land ownership or other barriers. Where access cannot to achieved, frontage to the water should be established and future options for access not stymied.

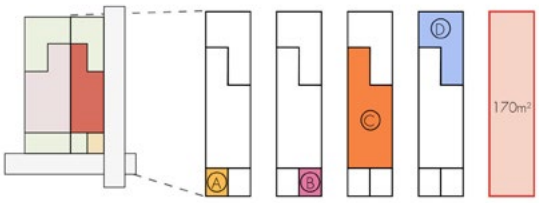
Integrated route networks
Create connected street networks rather than cul-de-sacs, particularly for pedestrians and cyclists. Connections to shops, parks and waterways are an important part of this.



LANDSCAPE CONSIDERATIONS

As the UK's climate changes, Ealing's built environment will need to adapt to this. The provision of shade will be important as temperatures increase during summer months and improved drainage will be needed to respond to increased rainfall.

Ealing is a green borough with Brent Valley running through the centre, a variety of parks and natural spaces and mature street trees across much of the borough. Retaining and enhancing existing green infrastructure assets has both climate and health and well-being benefits. The design of Ealing's new homes and investment in existing residential areas can also play an important role in this. The New London Plan (2021) sets out Urban Greening Factor (UGF) targets for major developments to help address this. LB Ealing would like to see these targets considered in designs for small sites in the borough.



Factor A = amenity grass, UGF 0.4, 20m² — A (0.4 x 20) = 8
Factor B = permeable paving, UGF 0.1, 20m² — B (0.1 x 20) = 2
Factor C = intensive green roof, UGF 0.8, 80m² — C (0.8 x 80) = 64
Factor D = amenity grass, UGF 0.4, 50m² — D (0.4 x 50) = 20
Site area = 0.017 ha / 170m² — 94 / 170 = **0.55**

Urban Greening Factor
Example Urban Greening Factor calculation for an end of terrace infill, generating a UGF score of 0.55.

NATURE

GREEN INFRASTRUCTURE

1. Maximise **permeable ground surfaces** in front gardens or communal grounds. Natural materials should be prioritised. Do not pave front areas with impermeable surfaces to accommodate cars.
2. Maximise **grass surfaces and natural planted areas** in rear or communal gardens.
3. **Retain existing trees** as a priority, and plant new trees on-site where space allows. This will provide shade and improve natural drainage.
4. Where roofs are flat, consider how these can be used for **roof gardens** or can be **green roof** surfaces such sedum
5. Where site space is limited, consider the role of green walls or **vertical planting**
6. For larger schemes, include **sustainable urban drainage (SUDs)** such as attenuation ponds and rain gardens. Minor developments which include a change of use will need a drainage strategy. A pro-forma for this can be found here.
7. Consider **water recycling measures** such as through installation of **water butts** for new dwellings.
8. Use **native tree and plant species** as a priority and consider their effectiveness in **carbon sequestration**. Oak and Maple are effective larger species. Hazel, Blackthorn, Crab Apple and Goat Willow are suitable smaller species.

BIODIVERSITY

1. Major schemes and small sites should aim to meet or exceed an **Urban Greening Factor** of 0.3 for residential dwellings and 0.4 for commercial.
2. Aim to achieve a **net biodiversity gain** through the scheme. Measures such as **'swift bricks'** in roof gables and **wild planting** on site will help achieve this. Off site investment at one of the borough's Sites of Important Nature Conservation (SINCs) may be an option.
3. All new development needs to **use, retain and improve existing habitats or create new habitats** to achieve measurable gains for biodiversity.
4. Consider opportunities for **food growing**, through **raised beds** in rear or communal gardens or through **roof gardens, balconies and deep windowsills** in apartments.
5. **Natural boundary treatments** such as privet hedges should be prioritised over brick or metal railings.
6. Where sites are close to **existing green spaces or routes or waterways**, ensure that scheme designs **respond positively** to these and maintain continuity of routes and provide direct access.
7. Where schemes are located between green spaces, consider whether the design can play a role in supporting or establishing a **green corridor between these spaces**.

Haven Green, Ealing Broadway

Acton Gardens, South Acton

Fronted green spaces
Some of Ealing's most successful, attractive and well used green spaces are those with framed by development with strong continuous frontage. This creates natural surveillance and creates a sense of safety.

Mill Hill Gardens, Acton
A pocket park behind homes with access to nature and play space for local residents. The gardens feel welcoming to all, with activities and benches.

The Green Quarter, Southall
Part of a larger masterplan, the scheme included areas of natural planting, street trees, and incidental play space. The landscaping extended the Grand Union Canal environment. By *JTP and HTA*

Kingsbrook, Broughton
Green wildlife corridors include hedges, strips of wildflower grassland, and gaps in fences and walls. The RSPB worked closely with developers to develop 'swift-bricks' for swifts to live without causing damage to properties.

Bromley-by-Bow, London
Tree planting and privet hedging boundary treatment help to green the street and provide shade and drainage at St Andrew's, Bromley by Bow. By *Allies and Morrison*

Trumpington Meadows, Cambridge
Making space for planting in boundary treatments helps integrate the building with the street. Incidental planting can be personalised by residents and define private space. By *Allies and Morrison*

PUBLIC SPACES

AMENITY VALUE

1. For larger schemes, provide **attractive, open spaces** in locations that are easy to access.
2. Consider how these spaces relate to the wider **route network** so that **people naturally pass through the space** rather than having to seek them out, creating safe and well used spaces.
3. Provide **positive frontage** to these spaces, and consider how they can feel safe and comfortable to use for all members of the community.
4. Consider how **access to nearby open space** such as canals or the Brent Valley can be maximised through well placed pedestrian and cycle routes.
5. For larger schemes, consider how communal gardens or roof spaces can provide **opportunities for social interaction,** through seating, play space or food growing.
6. For larger schemes, consider how to incorporate **incidental play space** and **formal or informal exercise facilities** within neighbourhoods.
7. **Streets are also public spaces.** Consider how to make these as welcoming and comfortable to pedestrians as possible, with positive frontage, street trees and benches.
8. Where using soft landscaping such as trees and planting, **design meaningful places and choose high quality and durable materials and plants** which can be easily maintained.
9. Take account of **management and maintenance requirements** for green infrastructure and open spaces. Whose responsibility will this be? Are spaces low maintenance but high quality?

FUNCTIONAL AND SOCIABLE PLACES

The most successful places include an integrated mix of shops, local services, buildings and types of homes that can meet the needs of a diverse community and provide a good quality of life for all, regardless of stage of life or budget.

At the neighbourhood scale, shops and services are accessible and co-located and homes of different sizes and tenures are mixed to be tenure blind. At the building scale, homes are functional, accessible and sustainable and support the health and well-being of residents. They have comfortable room sizes and outdoor amenity space and provide good light and ventilation for residents.

At both scales, it is important for servicing and waste provision to be unobtrusive and designed so they do not dominate the street.

USES

BALANCED NEIGHBOURHOODS

1. **Consider the surrounding mix of uses** and how well a new scheme will integrate with these. If in a central location or at a local parade, ground floors with active uses are preferred.
2. If redevelopment is taking place and community facilities are being removed, make sure that these are **reprovided through the new scheme**.
3. For larger schemes, **provide a range of homes** that can cater to different family sizes, age groups, abilities and budgets. These should be distributed through a development to **provide real choice** through a range of aspects, floor level locations, views and unit sizes.
4. For mixed tenure schemes, make sure that designs are **tenure blind in terms of design and materials quality**, and avoid separate doors and outdoor amenity space - these should also be tenure blind.
5. Proposals from **small and community-led developers, self- and custom-build** development are welcomed by the council.
6. Design buildings to be **adaptable over time** (as London's Georgian and Victorian homes have been). **Ground floors should be a focus** for e.g. tall floor to ceiling heights can accommodate commercial / residential uses and bring sunlight deep into a building plan.
7. For larger schemes, **consider what community facilities may be needed**. Engaging with the council and community will help inform this.
8. Consider design details of homes based on **immediate context**. E.g. commercial servicing that does not negatively impact on residents.
9. A **vertical and horizontal mix of uses** can embed resilience and help animate places through the day and evening, particularly in large developments.

HOMES AND BUILDINGS

HEALTH AND WELL BEING

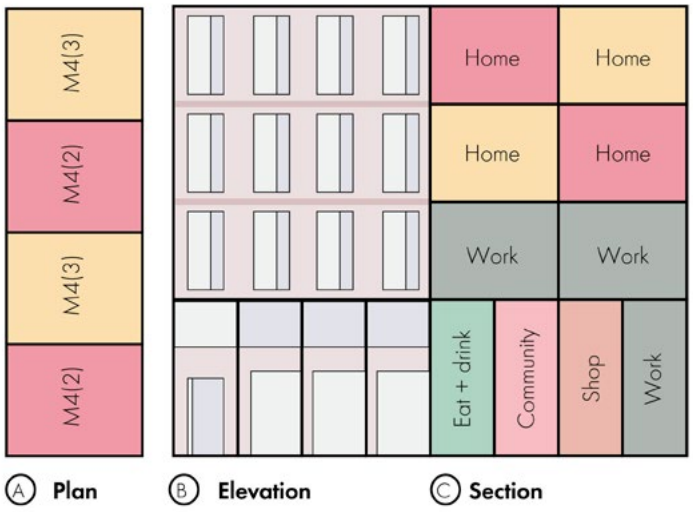
1. Maximise **double aspect homes** with openable windows for good **natural light and ventilation**.
2. Single aspect homes must demonstrate adequate **ventilation, daylight and privacy, and avoid overheating** without reliance on energy intensive mechanical cooling systems. **North facing single aspect homes will not be permitted**.
3. Provide comfortable **room sizes** that can accommodate different furniture configurations and generous **floor to ceiling heights**
4. For larger schemes, consider the **range of home sizes** so that together they can meet different residential needs across the proposal.
5. Create **flexible internal layouts** in terms of footprints and pillars, to accommodate different demands on spaces and support **home working**
6. For apartment buildings, consider the vertical stacking of rooms to **minimise noise transmission**.
7. Each home needs private or communal **outdoor amenity space**; consider how these spaces relate to internal layouts and how they are accessed.
8. Consider the location of outdoor amenity space and its relationship with building orientation in terms of **daylight/sunlight**.
9. Communal outdoor spaces must work hard to accommodate higher densities, designed to be **safe, accessible and inclusive** for all users.
10. Communal outdoor spaces should be designed to embed a **sense of ownership** and be managed to ensure it remains **useful and inviting** to all.
11. Design internal layouts that allow adequate **internal storage** and furniture arrangements that do not compromise **circulation or views out**.
12. Consider the site characteristics and location, and whether it might be suitable for different **housing types and models**, such as **self-build** or **co-living**.

INCLUSIVE DESIGN

1. Take account of building **accessibility and adaptability** for residents, including accommodating pushchairs and changes in living patterns as people age.
2. All **new homes should meet** M4(2) standards and **some can meet M4(3) standards**. Where step-free access cannot be achieved, ground floor homes should still meet these standards.
3. Common spaces such as corridors should allow residents to **move into, out of and throughout** the building **easily and with dignity**.
4. Consider the **cultural and faith requirements** of different communities and the implications this may have for kitchen provision or options for **multi-generational living**.

ATTENTION TO DETAIL

1. Consider storage of **bins and recycling, cycle, cargo bike, trailer and buggy parking** early in the design process to ensure they are well integrated into the form, layout and landscape.
2. **Similarly, consider how cycle storage** can be provided in an accessible, covered location without dominating the front facade of new homes.
3. Consider how **building furniture such as drain downpipe**s can be integrated and designed so as not to dominate the front facade of buildings.
4. Movement layouts should include space for **emergency vehicles to turn** when develoment is set back 20m+ from the main access road.
5. New homes should maximise **guidance set out in Secured by Design** manuals to reduce crime.



Multifunctionality through vertical and horizontal mixing of buildings
Diagram illustrating A. plan of M4(2) and M4(3) homes providing real choice of aspect, floor level, views and unit sizes; B. elevation of well articlauted facade with high floor to ceiling height at ground floor; and C. section of mix of commercial and community uses at ground floor with residential above.

Older Women's Co-Housing (OWCH), Barnet
25 purpose built homes (8 for social rent) with communal space and a programme of common meals and shared activities as an alternative to living alone.

Vauban, Germany
Vauban in Germany is a pioneer of sustainable, community-led housing schemes. Co-Housing schemes are common and have used mid-rise, high density apartments to great effect.

Acton Gardens
Building furniture such as downpipes have been carefully considered and bin storage has been integrated in front of town houses.

Copper Lane co-housing, Stoke Newington
Six homes between 70 and 165 sqm developed through self-build. A raised central courtyard has communal space beneath, housing shared laundry, workshop and hall.

CLIMATE CONSIDERATIONS

Ealing Council declared a climate emergency in April 2019 and committed to becoming carbon neutral by 2030. Homes make a significant contribution to the borough's carbon footprint and this guidance is intended to reduce the contribution by taking a whole life carbon approach. This covers the operational carbon during a home's lifespan and also the embodied carbon associated with site preparation, construction and end of life demolition.

Ealing Council has committed that all new council owned housing is designed to be certified Passivhaus from 2020, built to zero carbon standards from 2022 and operating at zero carbon on site by 2025. Private developments should work towards these same targets. To help achieve this, key performance indicators and sustainability measures should be integrated early in the design process and discussed with the Council through the pre-application process.

New residential buildings should calculate and disclose the **Energy Use Intensity (EUI) and space heating demand**, to evaluate the effectiveness of on-site energy efficiency measures and meet the targets below:

EUI: 35 kwh/m² per year

Space Heating Demand: 15 kwh/m² per year

The LETI Climate Emergency Design Guide provides a methodology for calculation of both metrics.

Building Regulations Part L require new residential buildings to provide a minimum of 60% improvement in carbon emissions on site, with residual emissions offset in accordance with a tiered system.

RESOURCES

BE LEAN:
limit energy demand through design

1. Consider the **ratio of external surface area to net internal floor area (form factor)** in delivering compact building form to maximise energy efficiency. Form factor values between <0.8 - 1.2 are considered best practice.
2. Consider **building orientation** and **window placements** to balance daylight, space heating demand and overheating risk. A total glazing ratio between 15-40% are considered best practice. Position spaces that benefit from passive solar gains (e.g. living areas) along south facades, with ancillary spaces (e.g. storage/wc) on the north facade.
3. Ensure sufficient **building shading provision** to east, south and west facades, to mitigate overheating risk and mechanical cooling demand. Provide a score of <8 using the Good Homes Alliance early stage overheating risk tool. If a score of 8+ is returned, follow remedial guidance.
4. Provide a minimum of 75% **dual aspect** homes, to enhance cross ventilation and support overheating risk mitigation.
5. Incorporate **Mechanical Ventilation with Heat Recovery (MVHR), and Waste Water Heat Recovery (WWHR)** to reclaim waste heat from both space and hot water heating systems.
6. Develop a whole building **airtightness strategy**, and seek to limit facade air leakage to < 1 $m^3/h/m^2$ at 50Pa.
7. Include active **demand responsive appliances** such as PIR controls and heating set point control to limit unnecessary energy use
8. New dwellings which achieve **Passivhaus certification** will be welcomed by the Council.

BE CLEAN AND GREEN:
clean energy supply

1. Ensure that space heating and hot water generation are **fossil fuel free.**
2. Provide an average **4 kW peak demand per unit** (including ventilation) to limit development loading on the existing electrical grid.
3. Consider how to include energy storage options such as PV cell related water cylinders.
4. For **existing building adaptation**, the Council encourages home owners to take the opportunity to reduce operational carbon emissions when work is undertaken.

BUILD LESS AND BUILD WISE

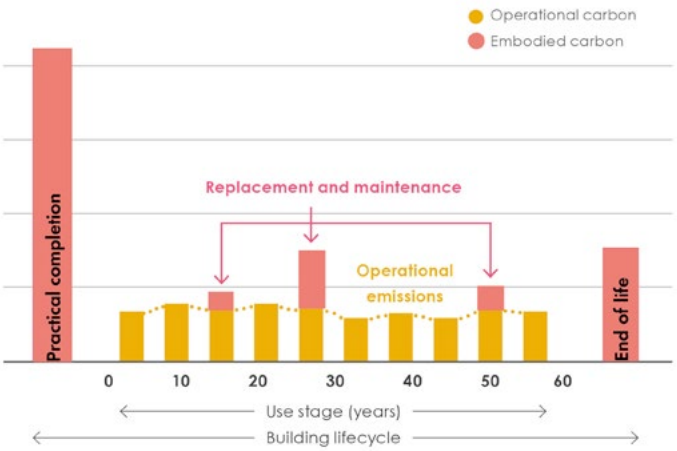
1. Work with **site topography** to **limit excavation**, or reuse excavated soil on site.
2. Design and choose **materials to limit embodied carbon**. Ensure **30% are from re-used sources**, perhaps including existing materials from the site.
3. **Design 'light' structures**. Substructures and superstructures account for 57% of small scale housing embodied carbon.
4. **Choose local materials where possible** and seek to limit carbon associated with transportation of materials from extraction to manufacturing to project site.
5. Consider carbon associated with the **construction and installation process**.
6. Ensure **longevity of materials** to limit maintenance and replacement over time.
7. Specify **50% of project materials that can be re-used** at the end of the building life.

All new residential buildings should carry out a Life Cycle Assessment (LCA), achieving an up front **embodied carbon target of < 500kg CO^2/m^2**.

Life cycle assessment should incorporate life cycle stages A1-A5, and include substructure, superstructure, MEP, facade and internal finishes as a minimum.

The RICS Professional Statement Whole Life Carbon provides a useful methodology for calculation.

Circular Economy Statements should be prepared for referable applications as required by London Plan (2021) Policy SI7.



LIFESPAN

BE SEEN:
monitor energy use

1. As a minimum, include **smart metering** for the following designated end uses:
   - Renewable energy systems for energy generation
   - Electric vehicle charging equipment
   - Heating fuel
2. Commit to **monitoring building energy consumption** for a minimum of three years post-occupation. Provide results from **annual occupant surveys** to the Council for 2+ years following completion.
3. Include in-home **energy displays** to monitor ongoing energy consumption and influence user behaviour.
4. Provide details to occupiers of Ealing Council's **central energy use monitoring website**.

BUILD FOR ADAPTABILITY

1. First consider **retrofit of existing buildings** or reuse of substructures / superstructures.
2. Design buildings to be **flexible** so that they can **adapt to users needs over time**, for example through loft conversion or internal reconfiguration.
3. Consider how a building might **adapt to a different use over a longer period**, as Victorian and Georgian homes have shifted across retail, employment and residential uses.

Goldsmith Street, Norwich
Council housing with low external surface ratio and high levels of insulation and well considered building orientation and glazing to achieve Passiv Haus standards (Mikhail Riches)

Photo © Evelyn Simak

Church Road, Leyton
Apartments heated through a large scale air source heat pump which feeds a communal ambient heat network (Osel Architecture).

Copyright needed for photo

Trumpington Meadows, Cambridge
Photo voltaic cells are included on roofs as part of on-site renewable energy provision. These integrate well through the use of dark grey roof tiles (Allies and Morrison)

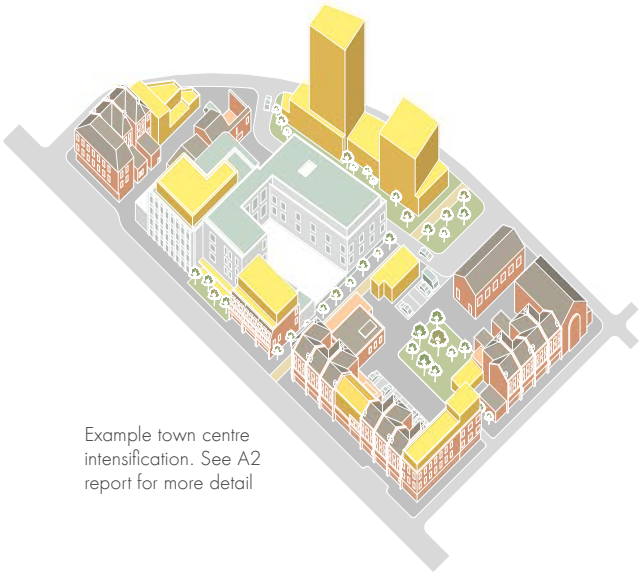
Accordia, Cambridge
Flexible floorplans have allowed mews garages to be converted to studios, offices and annexes over time. (Alison Brooks, Fielden Clegg Bradley and Maccreanor Lavington)
Photo © Sebastian Ballard

3 thematic guidance

TOWN CENTRES

Ealing town centre is the commercial heart of the borough, being the only Metropolitan Centre and attracting visitors from neighbouring boroughs. Ealing's network of town centres plays an important role in the social, civic, cultural and economic lives of residents. As outlined in Ealing Council's Greenprint for Economic Recovery and Renewal, in the context of Covid-19, there is an opportunity to reimagine and repurpose these centres to provide more employment, cultural and leisure opportunities, enabling a more inclusive and sustainable local economy. These areas also present an opportunity to provide new homes in sustainable locations that are close to shops, services and transport links.

Ealing, Southall, Hanwell, Greenford and Acton each have different histories and characters and it will be important to consider this and reflect local character in new development. Further information on the character of Ealing's borough areas can be found in the A2 report.



Example town centre intensification. See A2 report for more detail

PROFILE

- The borough's town centre network includes: Ealing (including. West Ealing) - Metropolitan Centre; Southall - Major Centre; Acton, Hanwell, Greenford - District Centres
- Southall is an Opportunity Area in the London Plan (2021), with substantial development underway.
- Ealing, Acton and Hanwell town centres are each covered by Conservation Areas .
- Both Ealing and Acton have seen recent mixed-use development of modern perimeter blocks within the core town centre.
- Ealing and Acton are both on Historic England's Heritage at Risk register and are considered more sensitive to further change.
- Town centres are considered both suitable and sensitive to tall buildings.

INTENSFICATION OPPORTUNITIES

- Potential to replace surface car parking and/or garages with mixed-use development.
- Replacing or adapting large footprint 20th Century development that is no longer fit for purpose.
- Adaptation of vacant historic buildings such as former churches, cinemas and civic buildings.
- Developing smaller infill or vacant sites.
- Change of use and adaptation of existing buildings such as through additional storeys.
- Potential for higher density perimeter blocks and taller elements, if a strong design case is made.

KEY GUIDANCE

- Consider the role of the centre in the borough's town centre hierarchy (Metropolitan, Major, District) and reflect this in proposals.
- Prioritise a mix of uses with active at ground floor (retail/office/community) and residential above.
- Where development is residential at ground floor, carefully consider the boundary treatment and clear delineation of public and private space.
- Provide front doors and windows to key routes, to help reinforce the hierarchy of routes.
- Reinstate fine urban grain and improve permeability when adapting or replacing large footprint, 20th Century development.
- Maintain and enhance local views to historic buildings and/or open spaces.
- Review the existing townscape and create a consistent datum along frontages - vertical extensions set back can go higher whilst preserving the street profile.
- For larger schemes, public realm design will be important for residents and the general public. Pedestrian routes should be retained and enhanced through landscaped areas.
- Where a number of tall buildings may come forward, these should consider one another. The relationship between the buildings will have a significant impact on the townscape.
- Carefully consider the rear of buildings and servicing access. Resolving this will prevent negative impacts 'one block back'.
- Consider the future adaptability of buildings and how these may have longevity as town centre roles shift. Think about floor to floor heights, access points, floorplans, fenestration and amenity space.

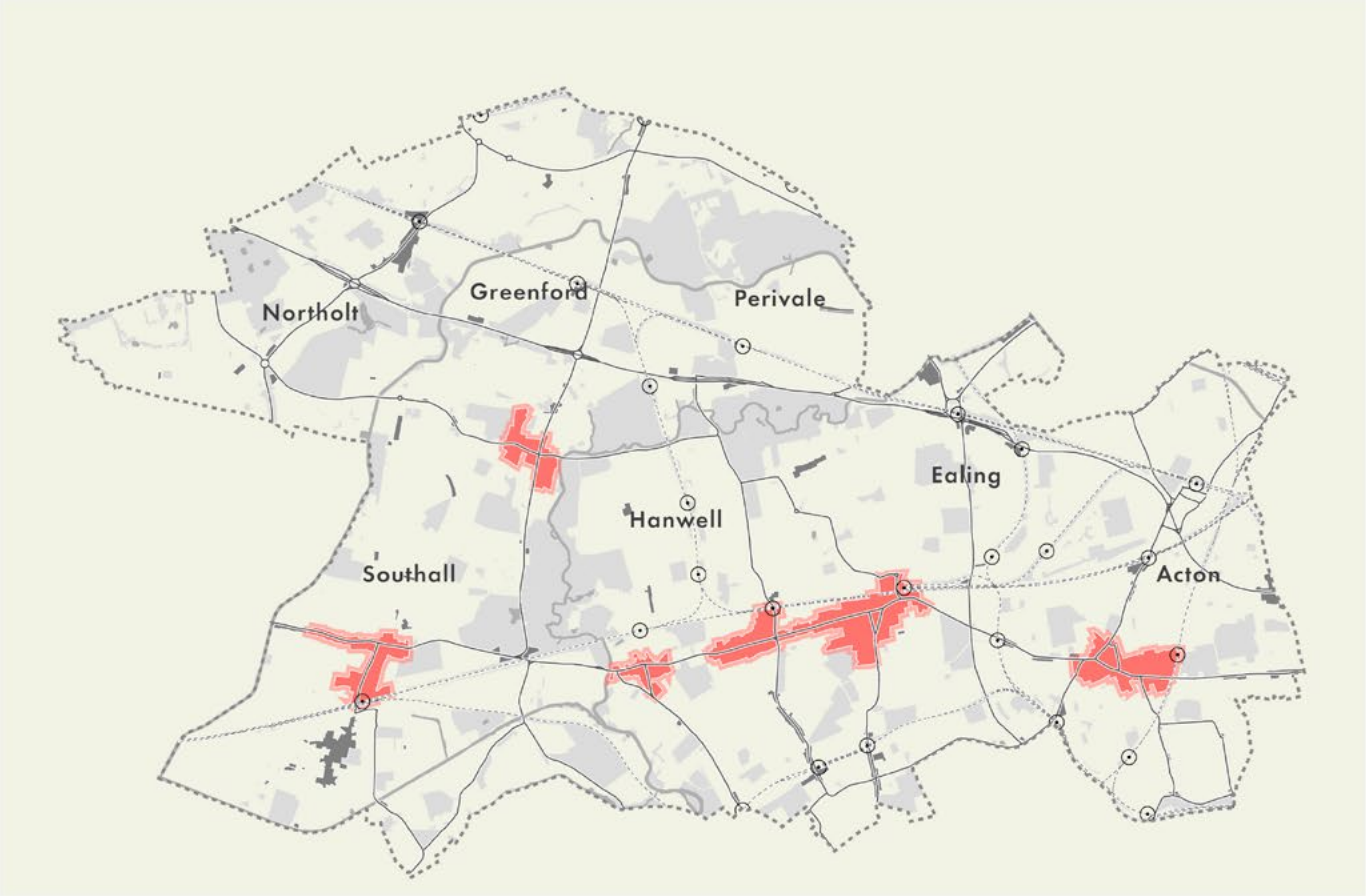
Suitable typologies

Slab

Courtyard block

Tower

Modern town house



Green Man Estate, West Ealing
Point blocks have been replaced with podium courtyard blocks and townhouses. Landscaped area and seating providing public amenity space. Buildings which are one block back from the High Street suffer from proximity to servicing.

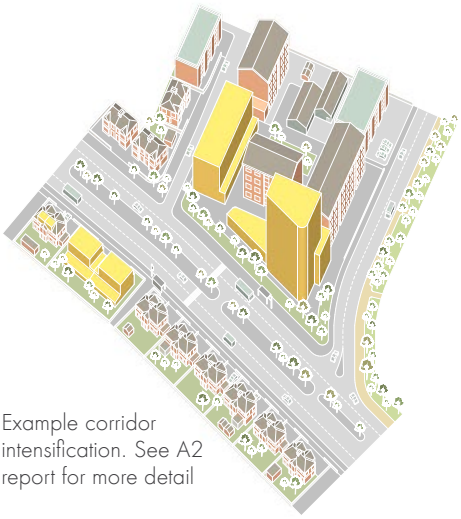
Dickens Yard, Ealing
The site of a former car park, Dickens Yard is a high density, mixed-use scheme that uses a design-led approach to make the best use of available space; uses an appropriate grain to improve pedestrian permeability; and responds through its site layout and massing to frame views towards the Grade II* listed Christ the Saviour Church.

Churchfield Quarter, Acton
A high density courtyard block which steps in height and has an articulated roofline. Four storeys with a step-back fifth sits opposite four storey town houses. The building rises to eight storeys next to St Mary's Burial Ground. A four storey block sits directly behind the historic high streets. While the heights have responded to their surroundings, the overall mass of the building, with a large block footprint feels out of scale with the centre.

CORRIDORS

Being an outer London borough, Ealing is dissected by a number of vehicular and rail infrastructure corridors that provide connections to and from central London. These routes can disconnect adjacent neighbourhoods, but the scale of roads also presents the opportunity for intensification alongside the corridor.

Many of these roads will change in character as the nature of private cars changes and both noise and air pollution decrease and a direct result. However, many of these routes do not feel like 'places' and do not support active travel. The changes in car technology and strategic review of these areas for intensification presents an opportunity to shift the character so that it can support a better quality of life for residents.



Example corridor intensification. See A2 report for more detail

PROFILE

- Key vehicular corridors include:
  - Uxbridge Road running from Acton to Southall
  - Western Avenue A40 from East Acton to Northolt
  - Church Road/Mandeville Road in Northolt

  And to a lesser extent:
  - Greenford Road Southall to Greenford
- Roads are wide with a mix of commercial uses, industry, residential and vacant sites.
- Active frontage to the routes is limited and they are not currently particularly comfortable places to walk or cycle.
- Crossings over the routes are very limited, with vehicular traffic heavily prioritised.
- Scale and massing along the routes varies significantly, with institutional scale down to domestic scale.

INTENSFICATION OPPORTUNITIES

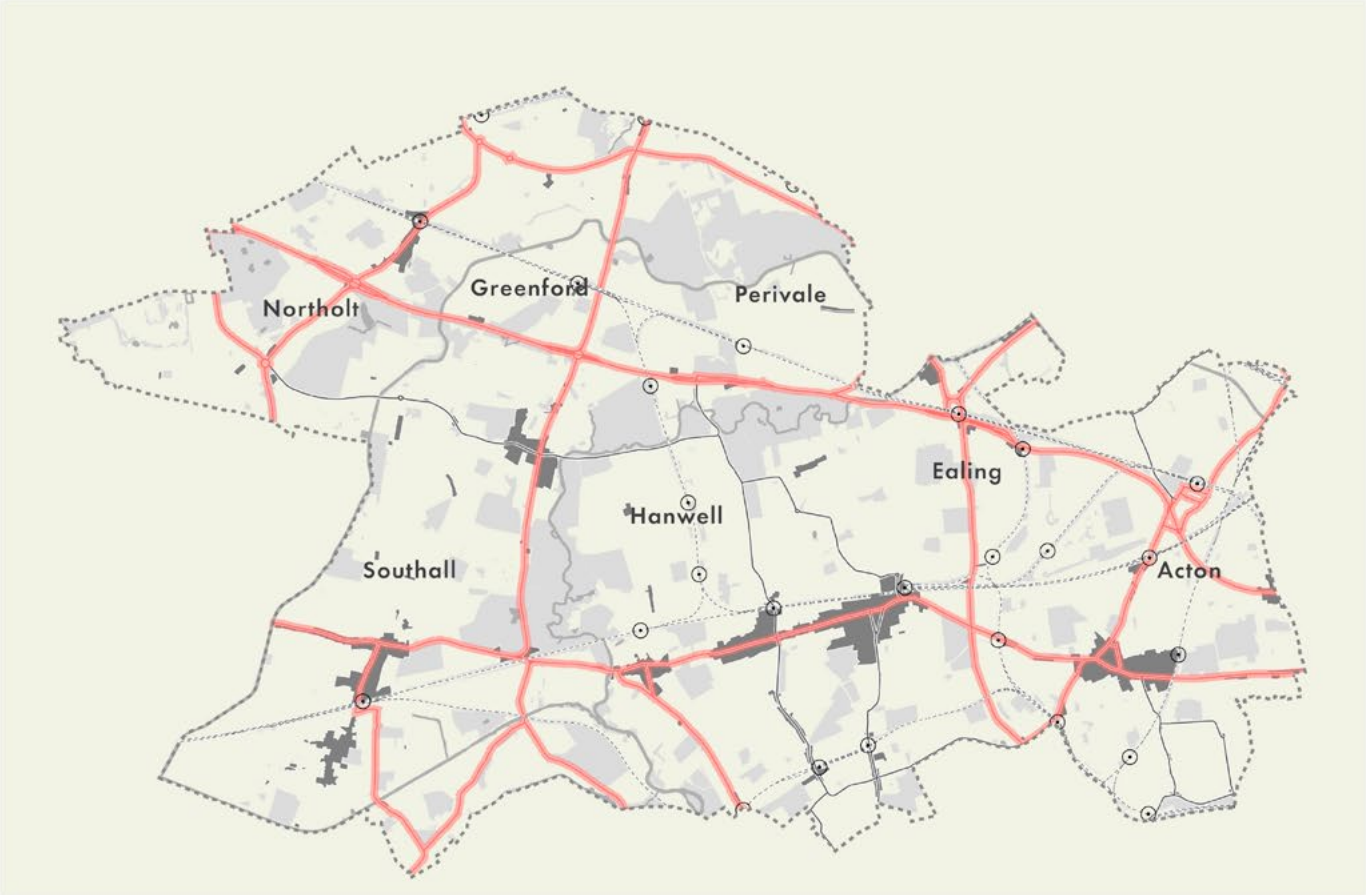
- Replacing non-strategic industrial land or big box retail with higher intensity, mixed-use areas including diverse employment space.
- Reviewing land at institutional areas to provide a masterplanned response for intensification.
- Replacing low density individual homes with mansion blocks, linear apartments, maisonettes or higher density town houses.
- Adding additional storeys to existing buildings.
- Using these developments to improve the environments and permeability in these locations, opening up isolated neighbourhoods.

KEY GUIDANCE

- The scale of existing buildings along corridors varies significantly. Take account of surrounding building scale and massing for new schemes.
- Take the opportunity to consider which typologies can intensify the route but respond well to existing typologies.
- Consider cycle and pedestrian routes early in the design process and establish these or coordinate with the Council for delivering planned improvements. This includes connections across the corridor and to adjacent neighbourhoods.
- Take the opportunity to establish a continual building line and frontage through new development to better frame the corridor and shift the character to a place.
- Carefully consider the set back and landscaping in front of new buildings along the corridor to improve the arrival experience for residents and soften the route itself. Tree planting will help to establish a boulevard feel and contribute to carbon sequestration.
- Establish windows onto the route as a priority and front doors to the route wherever possible.
- Though development must take account of excessive noise levels and poor air quality, mechanical ventilation and non-opening windows should not result in poor quality habitable environment or poor facade articulation
- Think about the relationship with existing homes behind new buildings and ensure a comfortable relationship with these.

Suitable typologies

Slab	Courtyard block
Tower	Mansion block



Hospital area, Uxbridge Road
Courtyard blocks provide safe cycle/car parking with a podium shared garden for residents. Blocks respond to the institutional scale of the hospital. Inset balconies provide private amenity space. Public open space is more limited for the scale of development. Links to adjacent neighbourhoods are not made.

Greenford Road crossroads
The scheme steps up at the corner and responds to existing building heights at each end. Active ground uses front both streets, as do windows and balconies. The building does not step back to give breathing space to these uses or allow for planting. The building does not drop in height as ground levels drop, which would be more successful.

Picasso Court, Western Avenue
A series of 4 and 5 storey mansion blocks and articulated linear blocks facing the Western Avenue, opposite 2.5 storey semi detached-homes. Windows and doors open to the route, but are stepped back behind a generous cycle lane and landscaping. Balconies are focused on the rear (south facing) elevation.

WATERWAYS

Ealing is traversed by a number of waterways which shape its character. The Brent Valley runs through the heart of the borough, taking in Pitshanger Park and Perivale, Greenford, Southall, Hanwell and Boston Manor. Development is generally set back from the river due to flood risk and nature conservation priorities. However at points such as in Hanwell, development does run alongside the river.

The borough is also served by the Grand Union Canal, which runs across the north of the borough, through Horsenden, Greenford station area, Marnham Fields, and along the western boundary of the borough to Southall. At Bull's Bridge, the Paddington Branch meets the southern branch, which runs to the south of Southall, taking in Brunel's stacked Three Bridges, and meets the River Brent just beyond the Hanwell Flight of Locks.

PROFILE

- Found in Park Royal, Greenford, Southall, Perivale and Hanwell.
- At points, wharf buildings, commercial and industrial buildings are found alongside canals.
- Other stretches of canal and the River Brent feel very natural, with protected natural areas and space given due to flood risk e.g. Pitshanger Park and the central Brent Valley.
- Much of the canal is designated within the Canalside Conservation Area.
- Recent development has introduced higher density residential perimeter blocks alongside the canal.
- In many ways, the routes along waterways offer a microcosm of Ealing's character.

INTENSFICATION OPPORTUNITIES

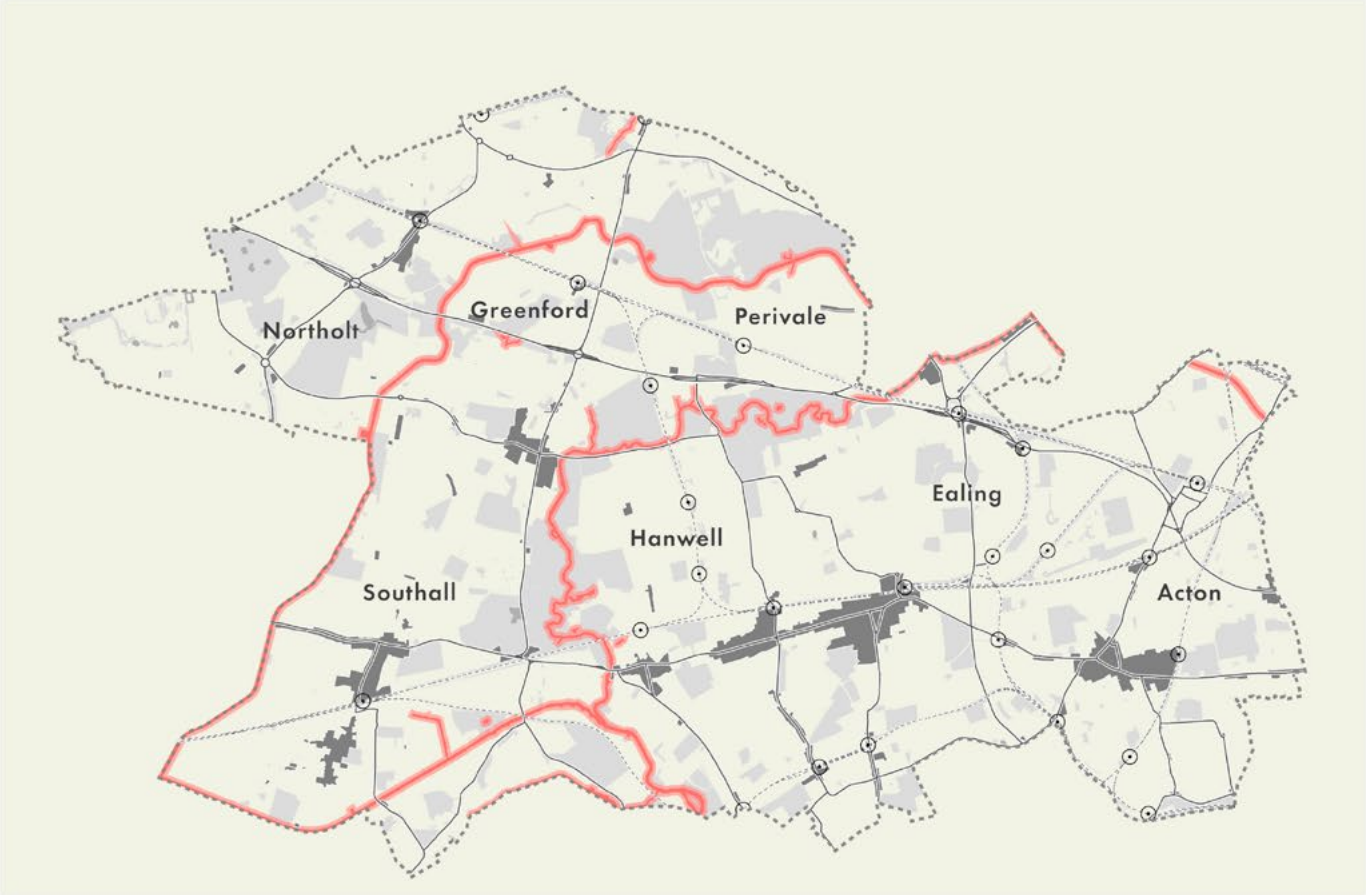
- Reimagining canal corridors in which former commercial land is intensified with residential-led, mixed-use development with perimeter blocks that have a direct relationship with the canal and frame the towpath. This has been achieved at the Green Quarter in Southall and at Greenford Quay.
- Small infill sites along side the river or canals, which can accommodate mews or small urban terraces. This has been achieved in Hanwell.
- Opportunities to expand existing neighbourhoods close to the waterways, so that new homes such as urban terraces can have visual links with the water. This have been achieved in Hanwell.

KEY GUIDANCE

- Carefully consider the **existing character** and context - is this urban, industrial, fragmented or natural? How does the scheme respond to this?
- Ealing's waterways should continue to have a range of characters. **Form, material and building typology** will influence this.
- Establish or enhance pedestrian and cycle **access to the waterway** through any scheme, ensuring these are as direct as possible
- Consider how **public spaces** can be integrated alongside the waterway, as has been done at The Green Quarter and Greenford Quay. Trees, planting and integrated seating will be an important part of this.
- **Front doors** should be considered early in the design process - how can street access to homes and the towpath each be presented with **positive frontage?**
- Maximise windows and **balconies overlooking the waterway**, to take maximum benefit from the natural landscape for residents' health and wellbeing.
- Whilst there is an opportunity to **step up density** with modern perimter block apartments or mansion blocks, **local and longer views will need careful consideration.**

Suitable typologies

Urban terrace	Modern town house	Mansion block
Slab	Tower	Mews



Greenford Quay
Increases residential density in a former industrial area through mid-rise buildings, with public space that integrates with a landscaped canal towpath. The building massing results in dominance in longer views from the north and can cause wind issues at ground level.

Green Lane, Hanwell
Provides four family homes in a mews development, making good use of an awkwardly shaped infill site alongside the River Brent. Ground floor active frontage is limited by integrated garage provision.

The Green Quarter, Southall
Sets up a network of tree lined streets which connect directly to the canal from existing streets to the north of the site. Public space is designed in alongside the canal and balconies and windows will overlook the waterway.

LOCAL PARADES

Ealing has a large number of local parades dotted across the borough which support local communities by providing shops and amenities and social gathering spaces. These areas are often accessed on foot or by bike and represent sustainable local centres. The role and importance of these parades increased in 2020 with social distancing and increases in levels of home working meaning a greater customer base during weekdays.

The parades vary in character and often reflect the neighbourhoods in which they are found. Some are historic and others more utilitarian in nature. In each case, potential may exist to intensify homes and uses at the parade, to better support local living.

PROFILE

- Neighbourhood centre parades found at: Pitshanger Lane, Northfields, South Ealing Northolt, King Street (Southall), Sudbury Hill, Perivale and East Acton
- Park Royal and Westway Cross (see area guidance) are both neighbourhood centres which do not fit the parade typology.
- Smaller parades are found across the borough including The Avenue (West Ealing) and The Vale
- Parades significantly vary in character with Pitshanger Lane, Northfields, The Avenue and King Street being most historically intact.
- Most have a strong, continuous building line with terraces of 2-4 storeys. Though some sections have gaps or runs of single storey buildings
- Many have service areas to the rear

INTENSFICATION OPPORTUNITIES

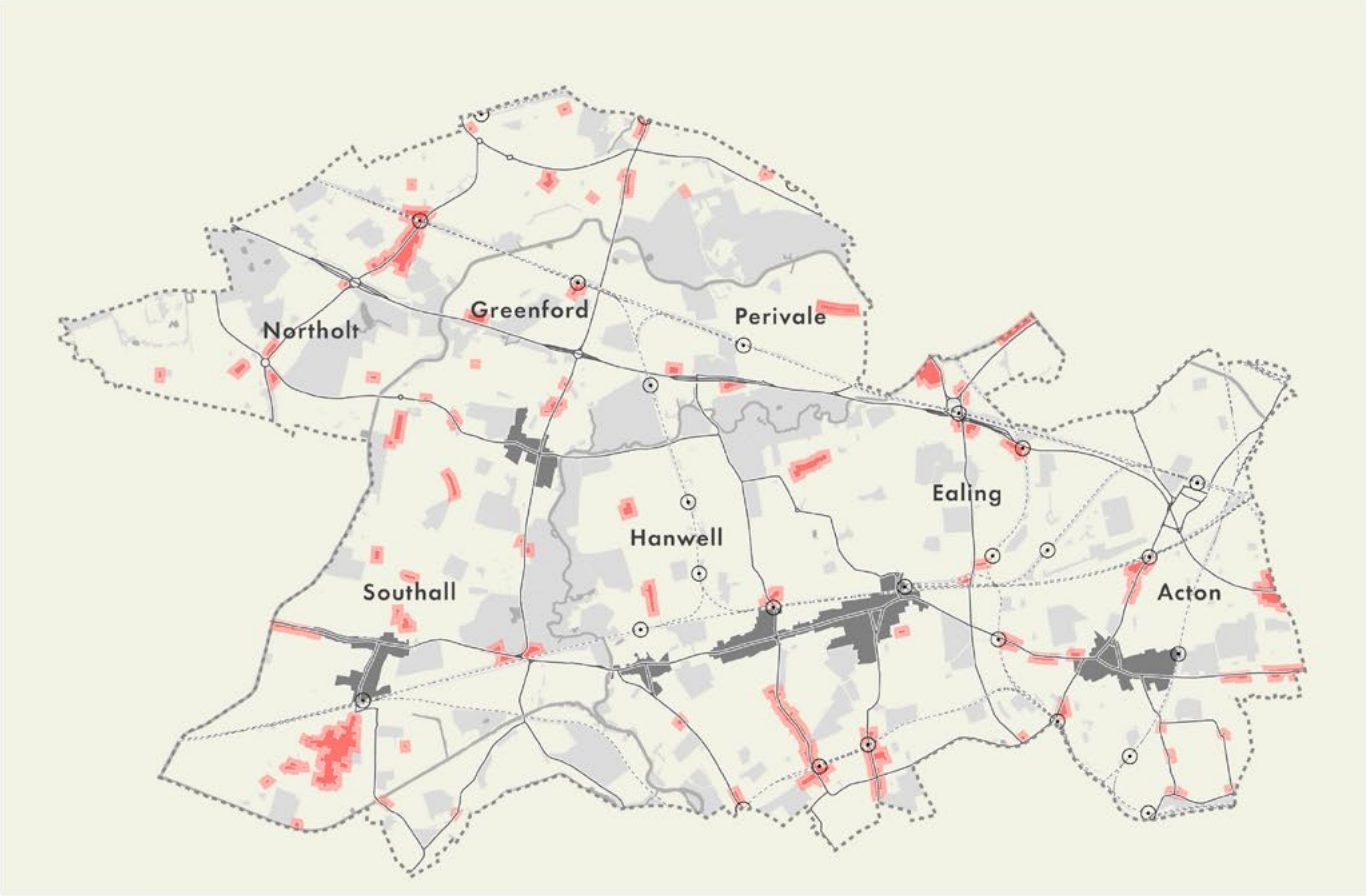
- Development of infill sites and gaps, to complete the building line
- Vertical extensions to existing buildings, to create new homes above, if structurally possible
- Replacement of single storey buildings with mixed use urban terraces that can accommodate homes above shops
- Consideration of mews development to the rear parades, if generous parking or servicing areas exist
- Infill behind parade corner buildings, with infill terraces fronting side roads

KEY GUIDANCE

- Consider the character and role of the local parade and reflect this in proposals.
- Take particular care to respond to existing historic buildings in areas such as Northfields, South Ealing and The Avenue.
- Prioritise a mix of uses with active at ground floor (retail/office/community) and residential above.
- Where development is residential at ground floor, carefully consider the boundary treatment and clear delineation of public and private space.
- Provide front doors and windows to the local high street, to help reinforce the gravity of the local parade.
- Review the existing townscape and create a consistent datum along frontages - vertical extensions set back can go higher whilst preserving the street profile.
- Carefully consider the rear of buildings and servicing access. Resolving this will prevent negative impacts 'one block back'.
- Should a rear mews be proposed, demonstrate how rear servicing and the relationship between fronts and backs are resolved.
- Vacant sites or replacement non-designated industrial/ commercial buildings can provide an opportunity for an apartment blocks, but it is important that this can maintain the verticality and rhythm along the street.
- Take care to consider existing roof styles along the parade and respond to these.

Suitable typologies

Slab	Urban terrace
Modern town house	Mews



King Street, Southall
A Gurduwara responds to the brick palette of the parade of shops opposite. The front door to the Gurduwara faces onto a public space at the end of the street but effort has been made to maximise windows onto King Street so this is not a blank facade. Recent tree planting also softens the street at this point.

The Avenue, Ealing
A mixed use block with active ground floor and homes above. Heights respond to adjacent buildings, stepping from 4 to 7 storeys, with a flat iron corner. Materials and the flat facade reflect the red brick buildings on the opposite side of the street. The fenestration is far smaller than for existing buildings which means the building does not sit as comfortably as it might.

Churchfield Road, Acton
A four storey apartment block sits comfortably in scale terms next to a two storey building, by working with level changes to create a lower ground floor and stepping back the fourth floor. Frontage and ground floor relationship with the street could be improved. There is a metal gate as the main access point, impermeable surfaces and no planting.

4 typology guidance

URBAN TERRACE BLOCKS

Found in: South Ealing, Acton, Southall

See profile: Ealing Character Study, pages 38 - 39, 54 - 55

Urban terraces form tightly packed rectilinear blocks, traditionally composed of compact, narrow buildings of two to three bedrooms. Victorian or Edwardian in character, they often have rich architectural detailing including pitched porches and bay windows and gabled roofs.

What are the key considerations that development should respond to?

Built form

- Street facing development should **respect the building line** with deviations only permitted when massing of an extension or end of terrace infill is subsidiary in scale to the main building.
- The distance set back from the street can vary but should provide a **well defined boundary** to the property curtilage.
- Homes are **dual aspect** unless mews development does not permit due to overlooking, though this can be overcome through **careful placement of windows** - bringing natural light into the building without allowing views into or out of properties.
- Street facing development should **front the street** with windows and front doors. Infill development at the block edge could allow side entrance as long as the **predominant street frontage is well articulated** with windows and massing.

Scale and massing

- Infill development should respond to the prevailing **building heights of 2 to 2.5 storeys**, whilst backland development should be subordinate in scale to buildings that front the street.
- Corner sites could step up slightly in height to 3 or 3.5 storeys to reinforce legibility, though **careful consideration of massing** and its impact on townscape, overlooking and neighbouring amenity is needed to justify any such proposals.
- Development should be **narrow and compact** in keeping with the prevailing fine grain, though larger footprints can be achieved through **stepped massing** of rear projections.
- The depth of rear extensions should **respect the 45° rule** to avoid overshadowing neighbouring properties, whilst flank walls should be designed to minimise visual intrusion.

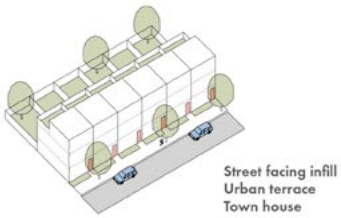
What are they key characteristics that should be drawn on and reinterpreted?

Context and identity

- Street facing development should reinterpret Victorian and Edwardian detailing and ornamentation such as cornicing, window sills, porches, quoins and iron work fence boundaries.
- Facades should be vertically articulated with windows and front doors, including projecting porches and bay windows.
- Windows should respond to the repetitive positioning along the street, though larger areas of glazing can be used innovatively, particularly in when used in contemporary bay windows.
- Brickwork or render should comprise the main appearance of the building, using stone, wood or metal in window sills and frames to positively contrast and break down bulk.
- Development should respond to the rhythm of gable and cross gable roofs along the street. Side extensions and end of block infill should have a gable end roof form.
- Rear projections and dormer windows should both be pitched and positioned in line with existing windows. Flat roofs can be acceptable but should not detract from the external appearance.

Intensification typologies

Urban terrace | **Townhouse** | **Maisonettes**



Street facing infill
Urban terrace
Town house

In what ways can this typology accommodate intensification?

The compact form can leave room for interstitial development in gaps between terraces; excess curtilage at the corner of blocks; redevelopment of commercial buildings; or replacement of garages at the edge of or within blocks (though this condition is more rare).

In what ways could new development protect and enhance existing amenity?

The depth of rear extensions must be carefully considered to protect privacy and avoid visual intrusion. Facades should respond to the rhythm of street and frequent repetition of elements to enhance the streetscape.

What form of small housing development is appropriate in this setting?

Site condition

- Street facing
- Backland

Development type

- Infill on vacant or under-used sites e.g. curtilage or gardens, garages, storage
- Side and rear extensions of existing buildings
- Upward extension on buildings occupying corner sites
- Residential conversions and redevelopment into multiple dwellings
- Rationalisation of sites

Building type

- Mews, annex, new build house, terrace of maisonettes or houses

Notes on good design

- Front to front distances are typically narrow and therefore a strong boundary treatment between public and private space is needed e.g. privet hedge, wall or fence.
- Waste bin storage can be designed into the boundary treatment, particularly on corner infill sites with boundaries that turn the corner.
- Parapets should respond to adjacent buildings to vary the building envelope, create minor set backs and visual interest.
- End of terrace sites should preserve the gable roof form by setting in dormer windows from the building envelope edge.
- Mansard roofs can achieve greater habitable space for dwellings whilst preserving a pitched roof form.

Positive example
Side extension maximises the property curtilage but is subsidiary to the existing building - stepping back from the building line and smaller in scale. Materiality and sash windows complement the existing building.

Positive example
Successful reinterpretation of a projecting bay window, reinforcing the rhythm of the street. Large volumes of glazing give a contemporary aesthetic whilst using stone cladding and brickwork to respond to the traditional material palette.
Warriner Gardens, Child Graddon Lewis

Positive example
Fenestration and relief of the flank wall breaks down visual bulk onto the street. Stepped massing is not overly complex, whilst flat roofs protect the prominence of the gable end and provides a balcony of external amenity space.
Corner House, 31/44 Architects

Could do better
Rear extension roof form does not respond to the prevailing 45° pitch of the rear projection. This undermines the cohesive character of the rear elevation along the length of the block and detracts from the overall massing of the building.

Positive example
Windows respond to the neighbouring proportions whilst the arched porch creates symmetry. Textured brickwork creates architectural merit, responds to the colour red palette and breaks down the external appearance.
Red House, 31/44 Architects

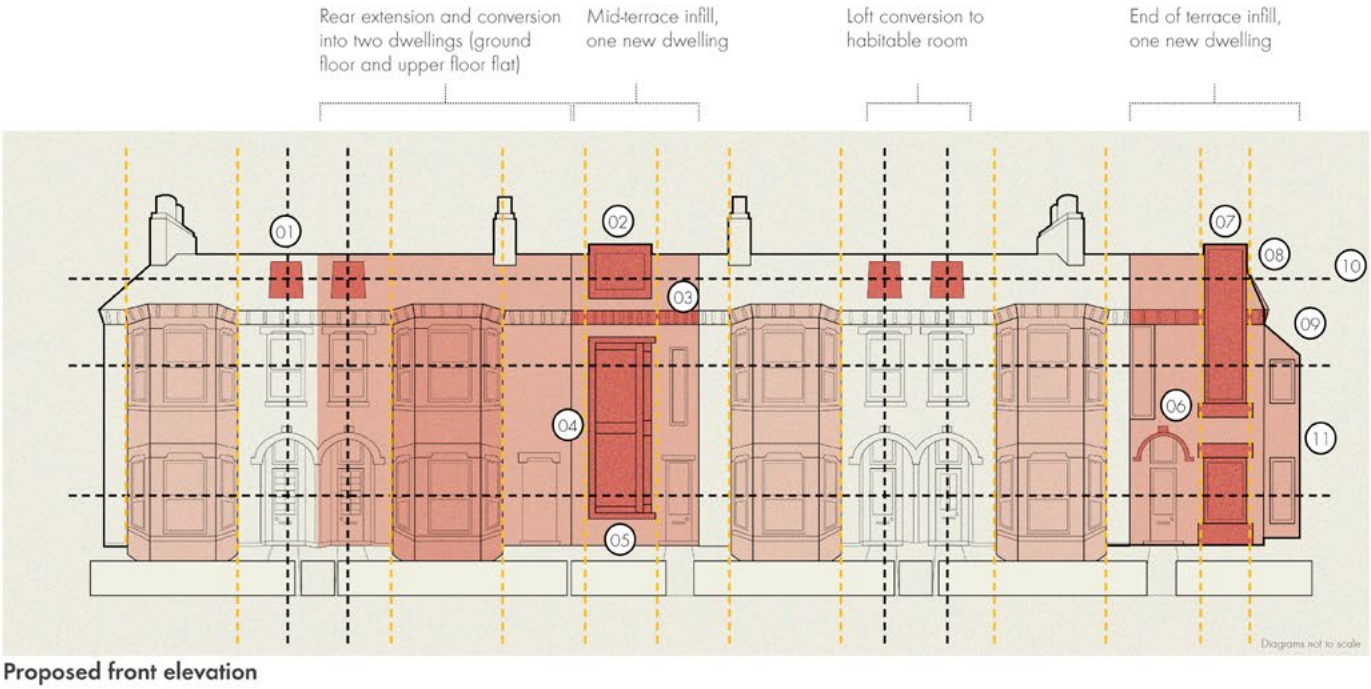
Could do better
Over complicated massing, roof form and material palette confuses and detracts from the existing building. Side entrance unsuccessfully integrated and lack of frame around ground floor PVC window is unacceptable.

URBAN TERRACE BLOCKS

Example opportunities and proposals

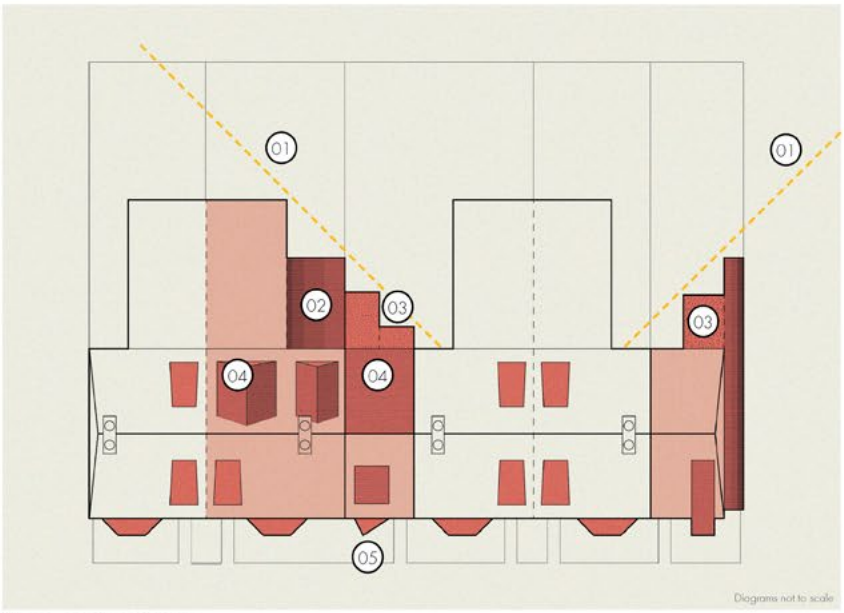
Existing terraced block

1. Shared utility entrance and exit to side and rear of properties. A gap in the terrace which is an inefficient use of land.
2. Hard standing driveway at side of property, no longer needed by current resident.



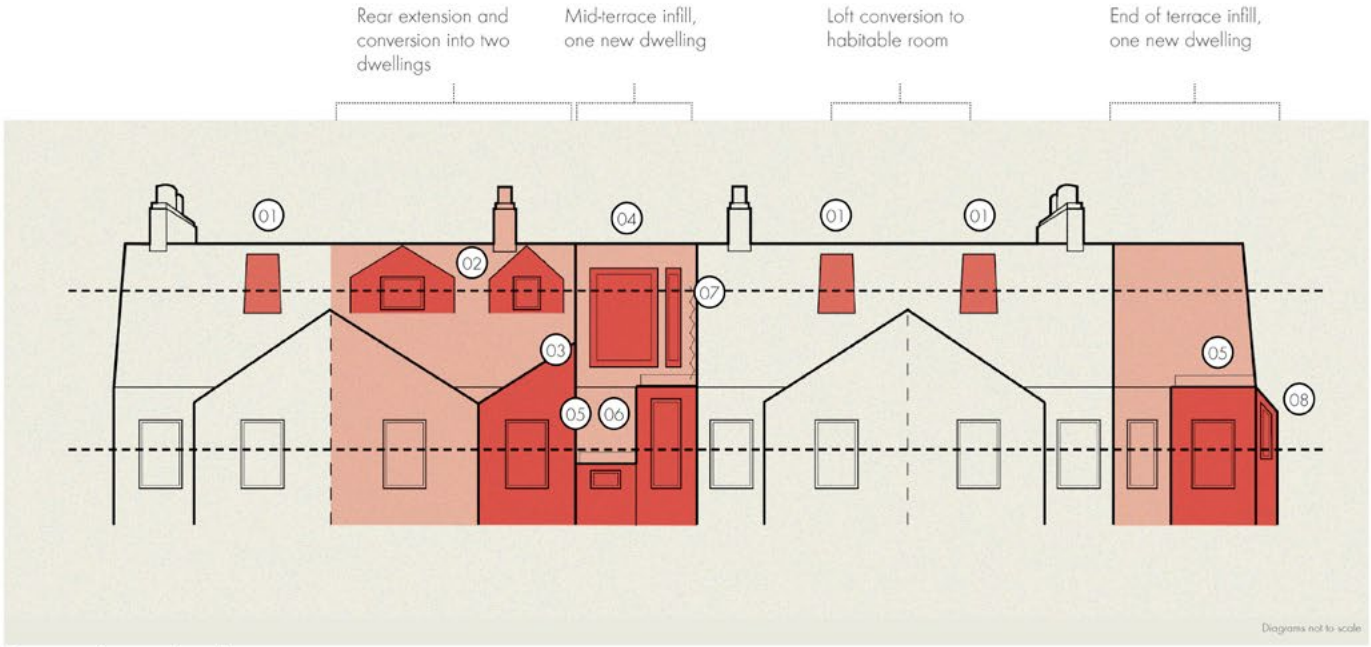
Proposed front elevation

1. Placing roof windows in line with existing fenestration (window arrangement)
2. Box dormer window cuts through the eaves line, aligning with and reinforcing the vertical articulation of bay window below
3. Contemporary detaling responds to the cornicing of the existing building
4. Stone window sills respond to materiality of the existing bay windows, breaking down the bulk and mass of the building envelope
5. Modern interpretation of bay window, reinforcing the rhythm of the street and vertical articulation
6. Repetition of elements: picking up geometry of arched porch detailing
7. Innovation: introduction of larger volumes of glazing whilst reinforcing vertical articulation of the typology
8. Dormer inset from end of terrace eaves line preserving gable end roof
9. Pitched roof form that preserves the gable end of existing building
10. Placing windows within existing alignment
11. Massing broken down to avoid disturbing prominence of existing buildings, subsidiary in scale and allowed to step back from the building line



Proposed roof plan

1. Rear projections do not breach a 45-degree line drawn from the centre of the window of the lowest, and closest, habitable room on the neighbouring property.
2. Two storey rear extension increases habitable room space. Roof form is pitched at 45 degrees to reinforce characteristic roofscape of the terraced typology
3. Rear projection is stepped to reduce overall massing and provides external amenity space through use as a balcony
4. Rear box dormer aligns with envelope of existing building, using clay or slate tile, reflecting the prevalent materiality of the roofscape
5. Contemporary interpretation of the bay window reinforces the rhythm of the street and group coherence of the typology



Proposed rear elevation

1. Placing roof windows in line with existing fenestration (window arrangement)
2. Dormer windows are pitched and positioned so they read as part of the overall building massing, rather than detract from it
3. Rear extension has a pitched roof form to reinforce the rhythm of the existing roof form
4. Massing of rear box dormer integrates with the rest of the building, using generous glazing to avoid overbearing presence
5. Flank wall is carefully designed with perforated brickwork to allow light into the property, minimise visual intrusion of the neighbouring property and enhance architectural detailing
6. Stepped massing of rear extension breaks down the bulk of the building, flat roofs providing external amenity space as balconies
7. Protuding boundary wall avoids overlooking from balconies to neighbouring properties
8. Pitched roof form that preserves the gable end of existing building

VILLA AND SPACIOUS BLOCKS

Found in: North Ealing, Ealing Common, South Ealing, West Acton, Creffield, Horn Lane

See profile: Ealing Character Study, pages 26 - 27, 54 - 55

Detached or semi-detached, they are grand in scale and relatively low density due to their generous curtilage. A product of Victorian and Edwardian periods, they have rich architectural merit. Designed as large family homes, they have potential to be subdivided into Houses of Multiple Occupation - functioning as a small mansion block.

What are the key considerations that development should respond to?

Built form

- Street facing development should **respect the building line** with deviations unacceptable.
- The distance set back from the street can vary but should always provide a **well defined boundary** to the property curtilage.
- If replacing with a mansion block, the street ratio can be increased due to an incrementally increased building height.
- Homes are **dual aspect** unless mews development does not permit due to overlooking, though this can be overcome through **careful placement of windows** - bringing natural light into the building without allowing views into or out of properties.
- Street facing development should **front the street** with windows and front doors. Infill development at the block edge could allow side entrance as long as the **predominant street frontage is well articulated** with windows and massing.

Scale and massing

- Infill development should respond to the prevailing **building heights of 2.5 to 3 storeys**, whilst backland development should be subordinate in scale to buildings that front the street.
- **Street facing infill and side extensions are unacceptable** apart from exceptional circumstances, due to the disruption the additional mass would place on the rhythm of the street.
- Replacement with mansion blocks can be successful when the **street elevation responds to the prevailing massing and roofscape**. Heights can incrementally increase here.
- Large footprints are permitted, though **best utilised through a deep plan** rather occupying the entire width of the plot - respecting the established gap between properties.

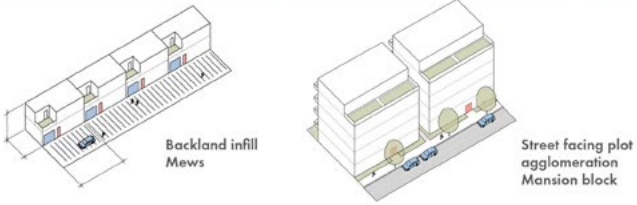
What are they key characteristics that should be drawn on and reinterpreted?

Context and identity

- Street facing development should reinterpret Victorian and Edwardian detailing and ornamentation such as cornicing, window sills, porches, quions and iron work fence boundaries.
- Facades should be vertically articulated with windows and front doors, including projecting porches and bay windows.
- Windows should respond to the repetitive positioning along the street, though larger areas of glazing can be used innovatively, particularly in when used in contemporary bay windows.
- Red brickwork should comprise the main appearance of the building, using stone, wood or metal in window sills and frames to positively contrast and break down bulk.
- Development should respond to the rhythm of gable and cross gable roofs along the street. Eaves should be a prominent feature of the street facing elevation.
- Small recessed balconies can be characteristic of villas and can be acceptable to both the front and rear of a property, when successfully integrated into the design of the proposal.

Intensification typologies

Mews | Mansion block | Urban villa/Spacious



In what ways can this typology accommodate intensification?

This spacious typology can accommodate development through making better efficiency of land. Generous curtilage of properties means rear extension of individual properties is possible, whilst the most spacious blocks provide opportunity for backland mews development - especially when access is already established.

In what ways could new development protect and enhance existing amenity?

The depth of rear extensions must be carefully considered to protect privacy and avoid visual intrusion. Street facing infill and side extensions are unacceptable apart from exceptional circumstances, due to the disruption the additional mass would place on the rhythm of the street.

What form of small housing development is appropriate in this setting?

Site condition

- Street facing
- Backland

Development type

- Infill on vacant or under-used sites e.g. curtilage or gardens, garages, storage
- Rear extensions of existing buildings
- Residential conversions and redevelopment into multiple dwellings
- Rationalisation and agglomeration of plots, replacement with higher density typology

Building type

- Mews, annex, new build house, small mansion block

Notes on good design

- Hard standing should be kept to a minimum and used in combination with planting, particularly at the front of the house.
- Boundary walls should establish a strong public - private threshold.
- Subdivision into an HMO should avoid resident car parking dominating the streetscape.
- When mews are being accommodated in a back garden, the primary aspect should be positioned away from the existing host building's rear windows. Using an L-shaped plan or internal courtyard can allow each dwelling to look into its own amenity space, as well as bring natural light and ventilation into the dwelling.

Positive example
This modern interpretation of the villa typology successfully addresses the corner, providing dual-frontage for natural surveilance. The recessed balcony provides external amenity space without disrupting the rhythm of the facade.

Positive example
Subsidiary in scale to the main building, the rear extension uses materials and fenestration that accents the existing structure. Large volumes of glazing break down the mass, with the pitched roof responding to the prevailing roof form.
Sanderson House, David Kohn Architects

Positive example
A mansion block that sits comfortably on a street of grand villas, massing and fenestration responds to the prevailing alignment of the street, whilst its deep plan maximises plot coverage without disrupting the building line.

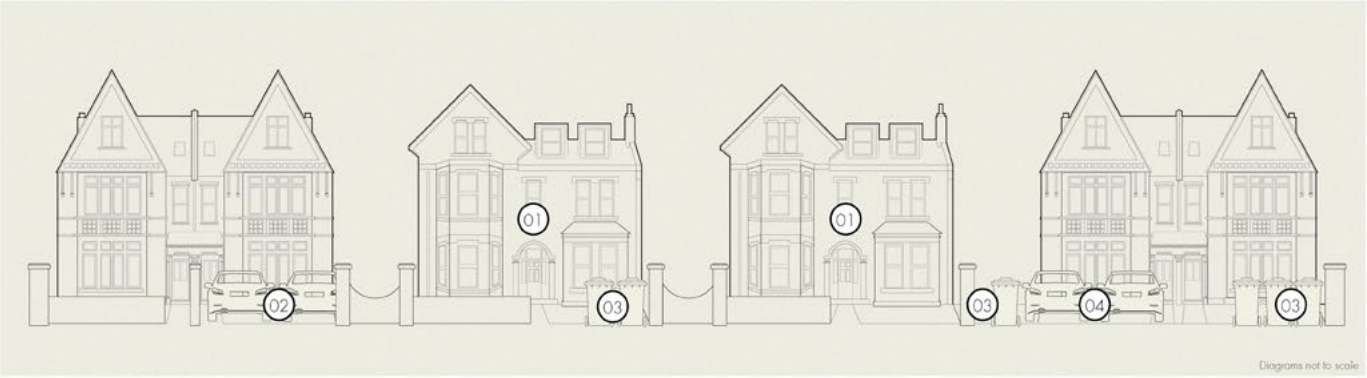
Could do better
An introduced roof window that is out of proportion with the rest of the building. The fenestration feels unbalanced and it detracts from the cohesiveness of the whole. The villa on the right is more successful in its proportion and placement.

Positive example
A mansion block designed to responds to the proportions, materiality and roofscape of its villa neighbour. A defensible privet wall boundary, the building line is respected rather than set back and given over to off street car parking.
Kidderpore Gardens, Allies and Morrison

Positive example
Mews use single storeys and small courtyards to emphasise privacy, with perforated walls allowing sunlight and obscured views. Planted pitched roofs emulate neighbouring properties and aid wildlife, drainage and thermal benefits.
Spencer Courtyard, Kennedy Twaddle

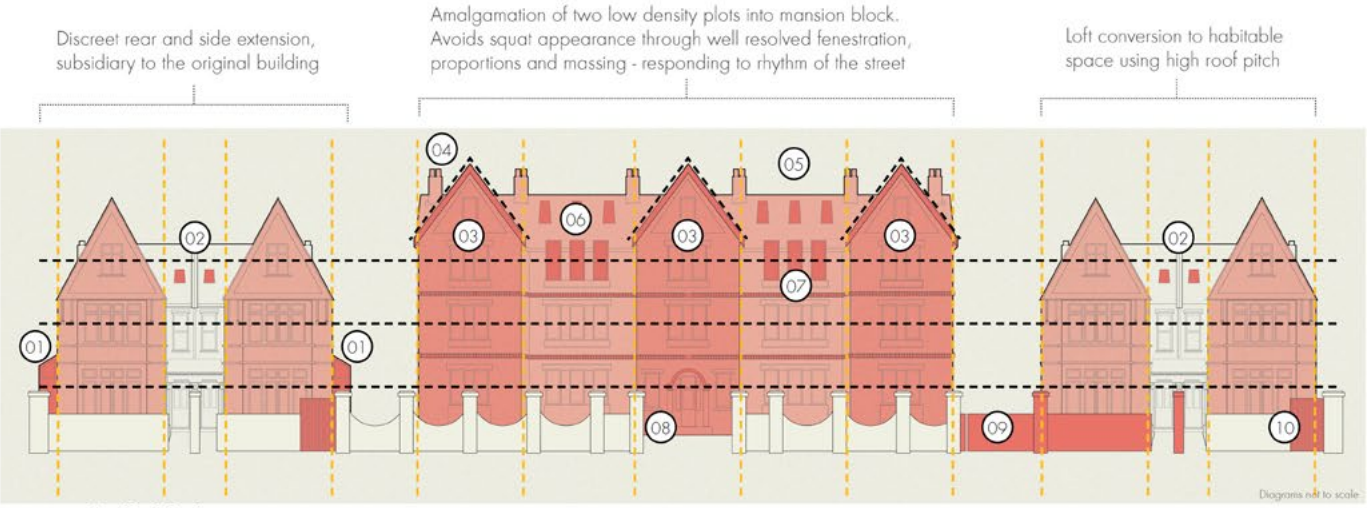
VILLA AND SPACIOUS BLOCKS

Example opportunities and proposals



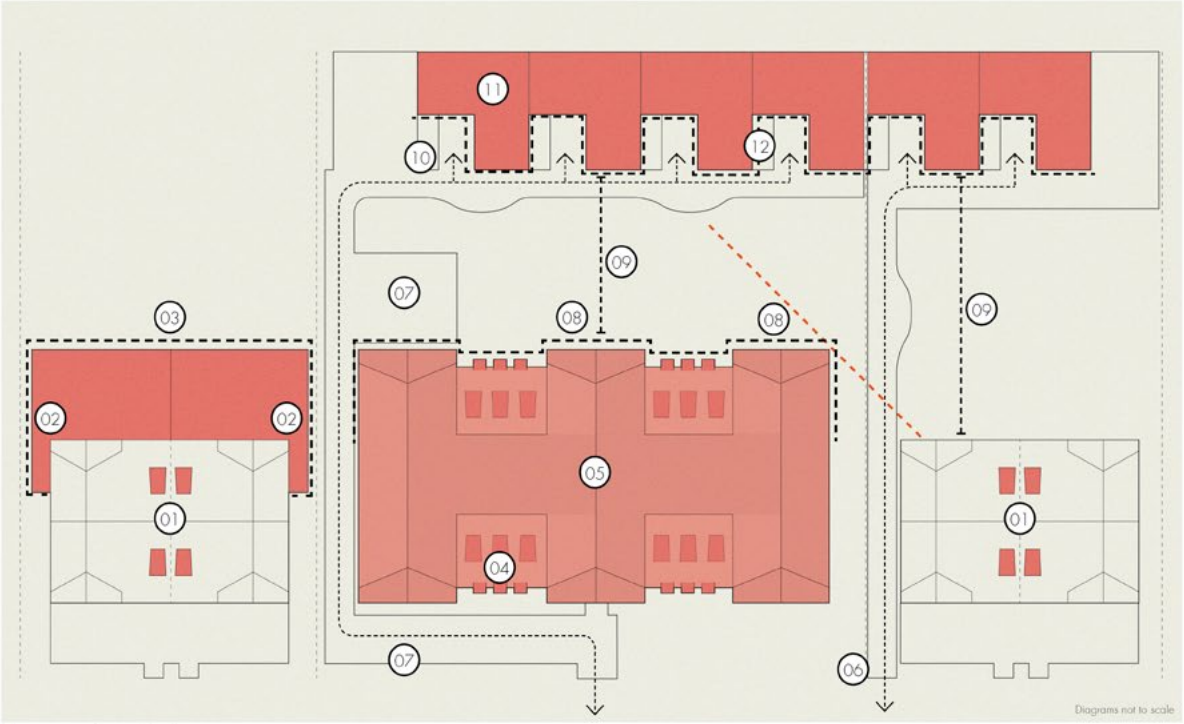
Existing villa block

1. Low density single dwellings set in generous plots with under used excess curtilage.
2. Front garden lost to hard standing and car parking, poorly resolved design.
3. Refuse bins cluttering space in front of dwellings, detracting from the quality and character of the streetscape.
4. Loss of boundary treatment defining public - private space, wall eroded over time for car parking.



Proposed villa block

1. Discreet rear and side extension that is subsidiary in scale and massing, stepped back from the building line and using a pitched roof form to successfully not detract from the integrity existing building.
2. Loft conversion with roof windows set flush with the building envelope to avoid detracting from the prominence of the cross gables fronting the street.
3. The width of the proposals is well resolved using front projections and cross gables to maintain the regular form and rhythm of the neighbouring villa properties.
4. Gable roof and chimney stacks emulate the form of the prevailing roofscape.
5. Upper floor is contained wholly within the roof space to avoid overbearing scale.
6. Third floor is partially contained within the roof space using dormer windows and high quality materials to articulate the facade and add interest.
7. Cornicing uses craft brickwork detailing to add texture, express the facade and breakdown the visual mass.
8. Reinstated boundary treatment of a low wall provides secure edge to accommodate some parking in front of the property, as well as access to rear mews properties.
9. Gated access to rear mews well integrated into existing boundary.
10. Refuse storage well designed for easy access from the street and resolved into the boundary wall.



Proposed roof plan

1. Loft conversion windows installed flush with the eaves avoiding disruptive bulk.
2. Side extension is single storey and discreet in massing, using pitched roof and stepped back from the building line to avoid disrupting the front elevation.
3. Rear extension delivered across both properties to create coherent and well resolved massing.
4. Third floor is partially contained within the roof space using narrow dormer windows to avoid unnecessary bulk.
5. Partial flat roof accommodated by deep building plan, visibly concealed from the street by pitch of roof hipped roof.
6. Separate, secure access to rear mews development from the street.
7. Parking divided between front and rear of property to balance impact on streetscene and loss of rear gardens.
8. Deeper building plan acceptable by 45° rule with simple massing that avoids incoherent rear projections.
9. Minimum distance of 15m achieved between mews and host dwelling.
10. Well resolved layout allows parking and front garden space to be integrated into the design.
11. Backland mews development low in scale to be subsidiary to street facing development.
12. Stepped footprint allows dual aspect orientation of homes that avoids direct overlooking of neighbours.

GARDEN CITY AND COTTAGE ESTATE BLOCKS

Found in: Brentham Garden Suburb, Bedford Park, Hanwell, East Acton, Southall

See profile: Ealing Character Study, pages 32 - 35, 58 - 59

Historic inter-war developments comprising a mix of low density typologies e.g. short terraces, semi-detached and detached properties. Arranged as cohesive planned estates, higher density development should respond to set pieces such as crescents and lawns, reinforcing distinct geometry and layout.

What are the key considerations that development should respond to?

Built form

- Building line should be respected though a **variegated appearance that can be achieved through massing** e.g. front projections of gables.
- Set back from the street and provide a **well defined boundary** to the property curtilage, ideally through privet hedge or small wall.
- Incremental height increases can be achieved through accommodating a third storey **contained within the roof space** e.g. flush roof windows.
- Buildings at block corners should have an **angled orientation,** responding to the characteristic layout and creating secure and overlooked corners.
- Flat roofs in extensions or new development are unacceptable, **hipped, gabled, cross-gabled and cat-slide roofs should be utilised**.
- Generous sized blocks could see **internal development of low scale mews** through land assembly of private rear gardens and occasionally shared lawns.

Scale and massing

- New development should respond to the prevailing **building heights of 2 to 3 storeys**, with incremental increases accommodated within the roof space. **Corner plots could see increases** up to 3.5 storeys, depending on immediate context.
- **Backland development should be subordinate** in scale to buildings that front the street.
- **Street facing infill and side extensions are generally unacceptable** apart from exceptional circumstances, as accretions over time will detract from cohesiveness of the estate - conceived and experienced as a whole.
- New slab development of **maisonettes and flats should respond to the prevailing massing and pitched roofscape** - expressed in appearance as short terraces.

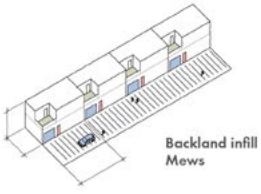
What are they key characteristics that should be drawn on and reinterpreted?

Context and identity

- Street facing development should respond to the character of the street. Simple, uncluttered detailing is common of Cottage Estates whilst richer ornamentation and detailing of cornicing, window sills and porches is more common to the Arts and Crafts style of Garden Suburbs.
- Brickwork, white render and pebble dash should comprise the main appearance of the building, using innovative design to positively contrast with this traditional palette e.g. larger volumes of glazing, patterned / textured brickwork.
- A wider palette of high quality materials could be appropriate when well considered, particularly when arranged in patterns that express elements of the facade and respond to the Arts and Crafts detailing found on traditional building types.
- Facades should be vertically articulated with windows and front doors, including projecting gables, porches and bay windows. Recessed front entrances should be avoided, as porches are characteristic to the typology.
- Windows should respond to the repetitive positioning along the street, though smaller windows can break the alignment on side elevations - reflecting idiosyncratic placement.
- Opportunities to include framed set pieces framing open spaces such as small crescents, circuses, lawns and banjo cul-de-sacs should be included.
- Symmetrical geometry is a characteristic motif including central gables and window placement, particularly on front elevations.
- Box dormers, deep projections or protruding balconies should be concentrated on rear elevations.

Intensification typologies

Mews | **Garden Suburb** | **Cottage Estate**



In what ways can this typology accommodate intensification?

Planned estates often have 'left over' green spaces that perform little amenity or biodiversity function, particularly post-war examples, which could accommodate infill development. Amalgamation of generous plots could see new set pieces introduced, increasing residential densities and making better land use efficiency.

In what ways could new development protect and enhance existing amenity?

Amenity in these historic developments is largely derived from the estate layout around set pieces. New development could introduce new set pieces such as shared lawns or invest in existing spaces, using landscape design to facilitates multifunctional use e.g. SuDS, natural play, wild flower planting, picnic tables.

What form of small housing development is appropriate in this setting?

Site condition

- Street facing
- Backland

Development type

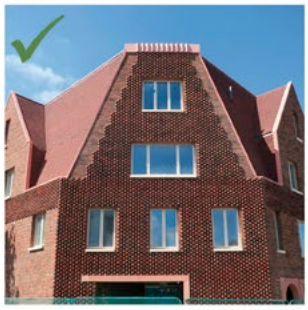
- Infill on 'left over' green spaces, typically at block corners; and occasional internal development
- Rear extensions of existing buildings
- Residential conversions and redevelopment into multiple dwellings
- Rationalisation and agglomeration of plots, replacement with higher density typology

Building type

- Mews, annex, new build house, small mansion block, short slab of maisonettes or flats

Notes on good design

- Hard standing should be kept to a minimum and used in combination with planting, particularly at the front of the house.
- A combination of privet hedges, walls and gates should be used as a traditional boundary treatments that can help bridge between the existing and the new.
- Containing upper floors within the roof form can help achieve higher densities whilst reinforcing a pitched suburban character.
- Infill of 'left over' green space should generally only take place in Cottage Estate housing that was delivered post-war, where open spaces generally bear little or no relationship with the characteristic plan layout of the estate.



Positive example
Third and fourth storeys occupied within the pitched roof massing, with protruding gables reinforcing rhythm of the street. Chamfered corner provides positive edge and surveillance to the street. Brick detailing reduces visual bulk.

Nunhead Green, AOC

Positive example
Contemporary interpretation of Cottage Estate form, with cross gables, tall chimney stacks and symmetrical geometries along the short terrace. Small wall and privet hedge reflects traditional boundary treatment.

Trumpington Meadows, Allies and Morrison

Positive example
Tall chimney stacks respond to vernacular typical of Cottage Estates and Garden Suburbs. Cornicing aligns with neighbouring properties, with contrasting bricks articulating upper floors well. Top floor is accommodated within roof line.

Nunhead Green, AOC

Could do better
Loss of privet hedge and introduction of hardstanding removes private - public space boundary treatment. Bulky modern PVC windows and lack of discreet storage for refuse bins detract from coherence of the terrace and overall estate.

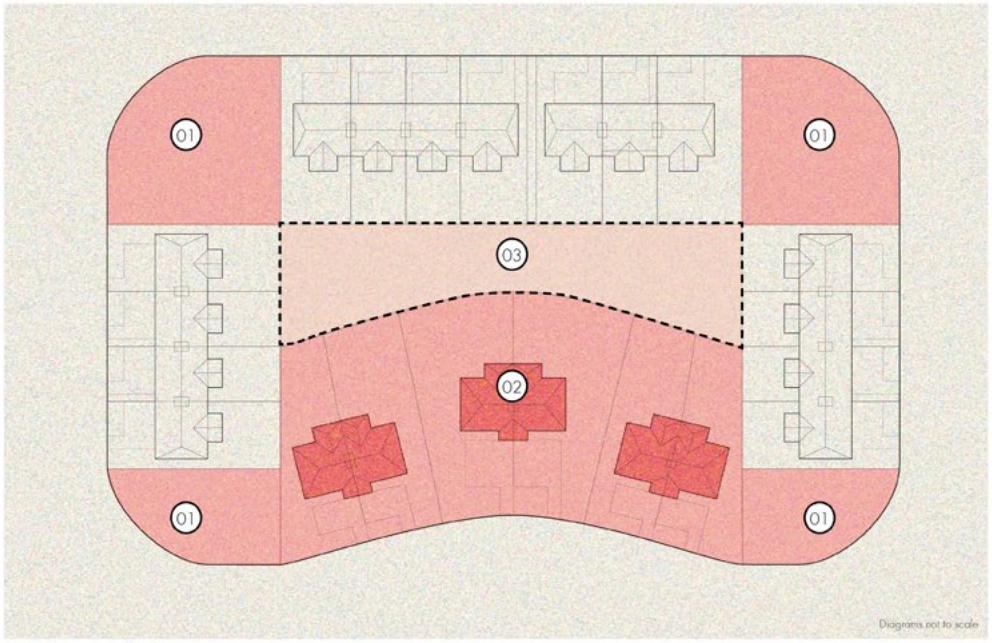
Positive example
Traditional Cottage Estate and Garden Suburb layout of buildings 45° to the street, providing front amenity space and surveillance to the street. Maintained privet hedges provide positive and characteful edge condition.

Positive example
Green space fronted by front doors and windows creates a positive space, with landscape design that creates a playable environment to encourage community use. Choice of planting boosts local biodiversity, rather than lawn.

Island Point, Squire and Partners

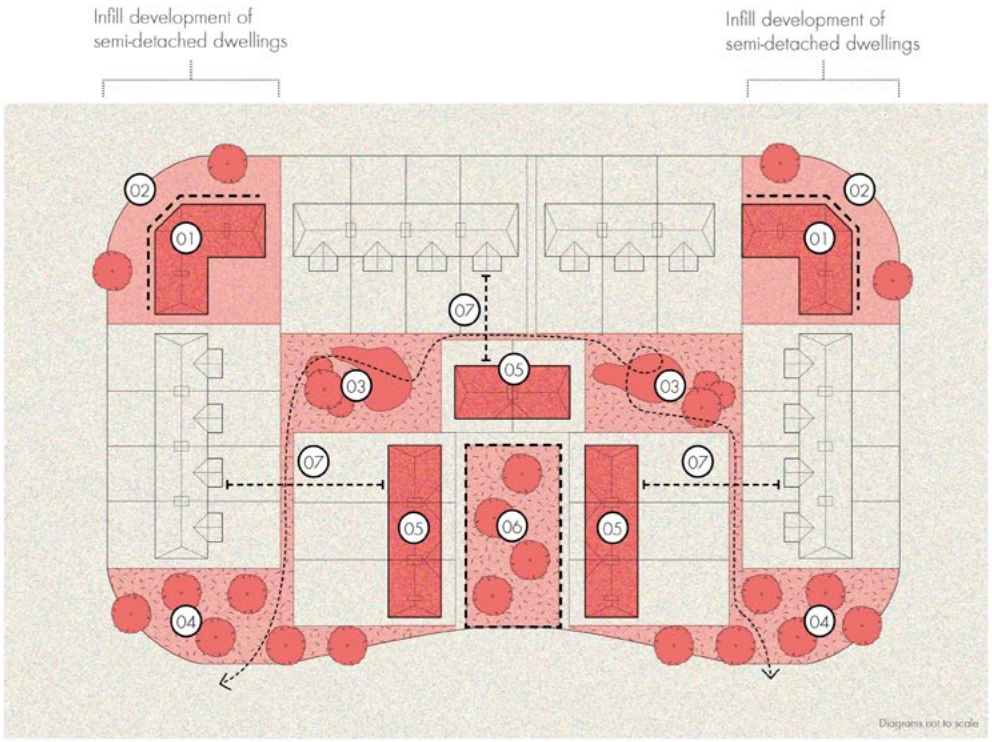
GARDEN CITY AND COTTAGE ESTATE BLOCKS

Example opportunities and proposals



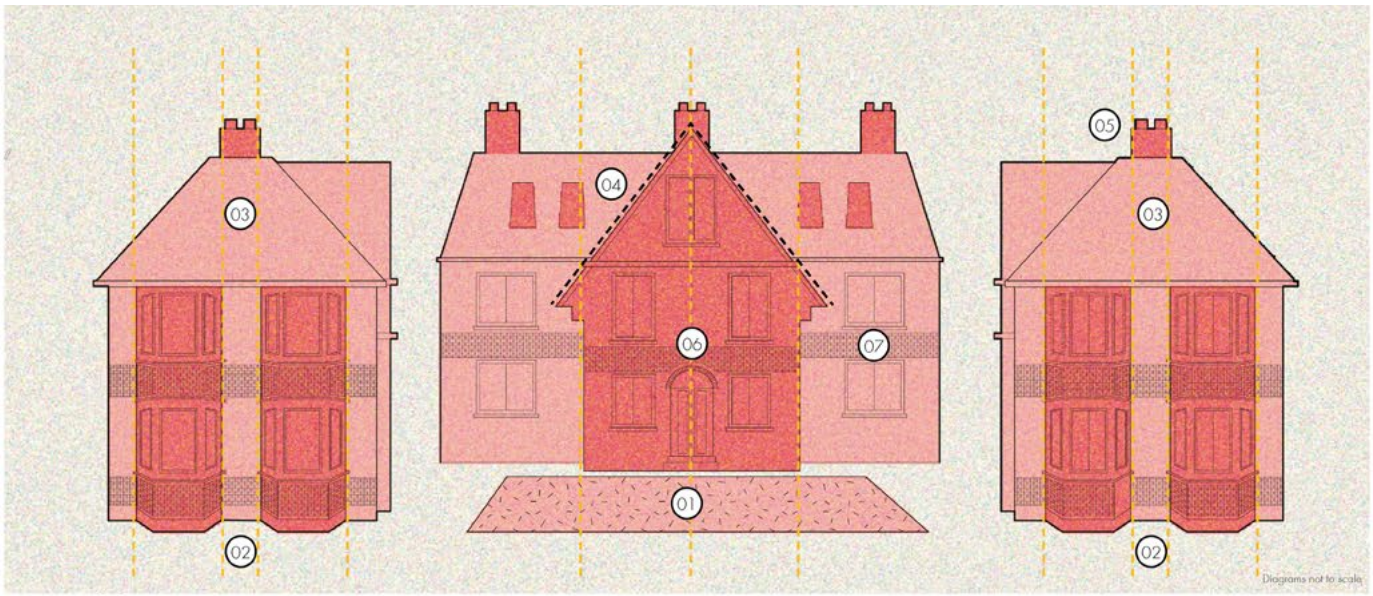
Existing roof plan

1. Left over green spaces at block corners with little amenity or biodiversity use, particularly post-war examples of Cottage Estates.
2. Low density semi-detached suburban properties set within generous curtilages with large back gardens.
3. Central green space found in some generous Garden Suburb blocks, with limited access and limited function.



Proposed roof plan

1. Infill semi-detached development on left over green space, making more efficient use of land.
2. Chamfered edge emulates the characteristic layout of the typology, avoiding blank frontage and providing natural surveillance to the street.
3. Investment in remaining internal green space for multifunctional play, amenity use, biodiversity and climate resilience.
4. Left over green spaces planted and connected to form network of pocket parks.
5. Short terraces and semi-detached dwellings, arranged in symmetrical layout typical of the Cottage Estate and Garden Suburb typology.
6. Creation of new set piece - a shared lawn well framed by development.
7. Back to back distances between habitable rooms achieving 18m between proposed dwellings and existing third party properties.

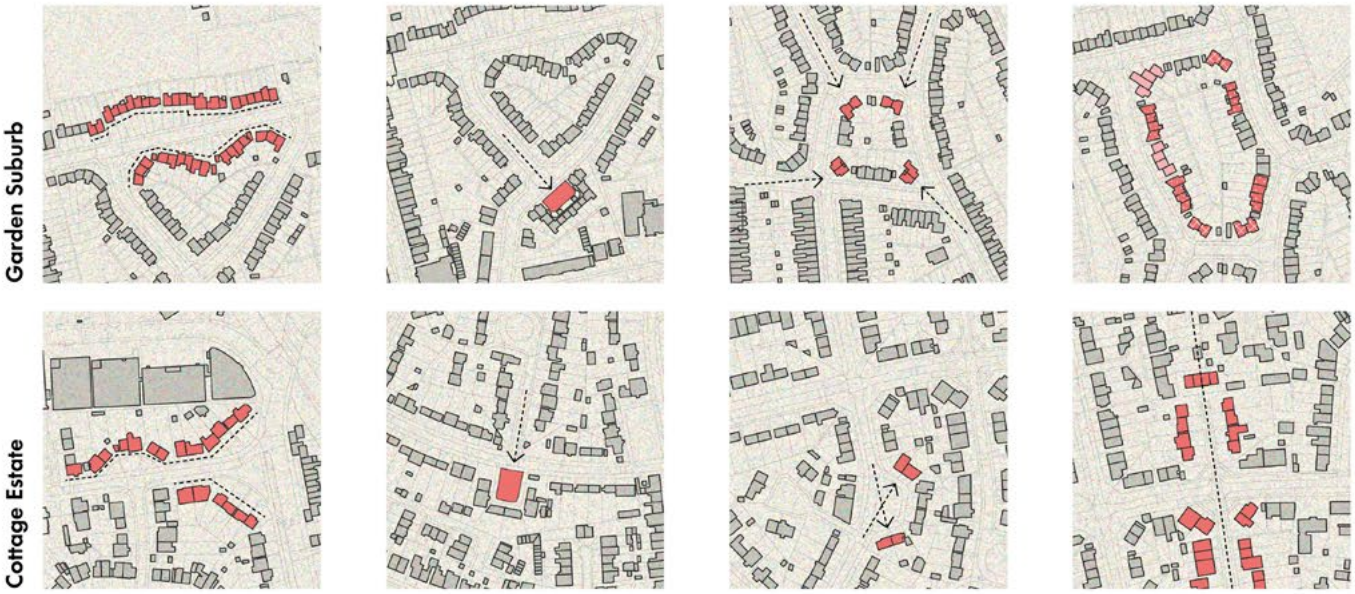


Proposed elevation

1. Shared lawn fronted with front doors and windows forms a new set piece characteristic of the typology.
2. Projecting bay windows on side elevations is characteristic of the Cottage Estate typology, avoids blank frontage and provides natural surveillance to the street.
3. Hipped roof in new development, responding to the prevailing roofscape character of the area.
4. Projecting gable roof dips deep aligning with the upper floor windows, forming strong symmetrical geometry.
5. Tall chimney stacks emulate the roofscape associated with Cottage Estates and Garden Suburbs.
6. Curved, recessed porch with craft detailing brickwork evoking the Arts and Crafts character of the typology.
7. Texture brickwork reinterpreting Arts and Crafts detailing common to the typology.

Urban design considerations

Should strategic development opportunities arise for the planning and design of new Cottage Estates or Garden Suburbs, the following urban design principles typical of the typology should be considered.



Building lines: variegated line stepping back from the street

Framed views: communal green space

Curvilinear blocks: distinctive buildings and terminated views

Symmetry: repetition of typology set pieces and lines of symmetry

SUBURBAN SEMI-DETACHED AND TERRACE BLOCKS

Found in: Southall, Greenford, Perivale

Semi-detached and short terraces are wide spread in the west of the borough. Low density and generally simple in their detailing and architectural merit, the best examples are often those with a strong relationship to soft landscape elements such as front gardens and mature, tree-lined streets.

See profile: Ealing Character Study, pages 28 - 31, 56 - 57

What are the key considerations that development should respond to?

Built form

- Street facing development should **respect the building line** with deviations unacceptable.
- Set back from the street and provide a **well defined boundary** to the property curtilage, ideally through privet hedge or small wall.
- Incremental height increases can be achieved through accommodating a third storey **partially contained within the roof space or set back from the building envelope** e.g. dormer windows or top floor set back.
- Flat roofs in side or vertical extensions are unacceptable, with **hipped or gable roofs a more resolved form**. Flat roofs on rear extensions can be acceptable when offering balconies for private amenity space - whilst avoiding unacceptable overlooking.
- Some generously sized blocks have existing access perforations that could be formalised to **accommodate mews dwellings**.

Scale and massing

- Respond to the prevailing **building heights of 2 to 2.5 storeys**, with incremental increases accommodated within the roof space.
- **Corner plots could see increases** up to 4.5 storeys at points, with scale and massing stepping down and responding to neighbouring properties.
- Any **backland development should be subordinate** in scale to buildings that front the street e.g. 1 to 1.5 storeys.
- Side extensions should be subordinate in scale and massing to the existing building, stepping back from the building line to avoid detracting from the original form.
- Slab development of **maisonettes and flats should use massing to express proportions that respond to the width of existing properties.**

What are they key characteristics that should be drawn on and reinterpreted?

Context and identity

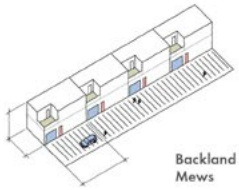
- Proposals should build on the simple material palette of brick, tiles and render characteristic of the typology, using well considered choices to express elements of the facade and add interest.
- A palette of complementary materials and textures can be introduced when well resolved and integrated into the whole proposals.
- Street facing development should respond to the rhythm of the street, responding to the prevailing pitched roofscape and massing.
- Facades should be vertically articulated with windows and front doors, including projecting gables, porches and bay windows.
- Recessed front entrances in flats and maisonette development can help create a sense of privacy from the street, whilst reinforcing the repetition of front doors along the street.
- Well defined boundary treatments between the home and the street should be defined through planting and small walls.
- Larger sites could consider tree planting on the street to enhance the soft landscape character of the typology, whilst enhancing biodiversity and aiding climate resilience.
- Front box dormers and set backs can be acceptable when expressed as a part of the overall pitched roofscape.
- Recessed balconies can be successful in higher density development where private amenity space is otherwise limited.

Intensification typologies

Suburban semi

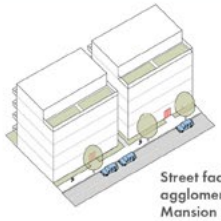
Suburban terrace

Mews



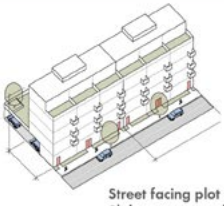
Backland infill
Mews

Mansion block



Street facing plot agglomeration
Mansion block

Slab



Street facing plot agglomeration
Slab - apartment building

In what ways can this typology accommodate intensification?

This low density form can be found in areas with good access to train stations, services and amenities. In these areas opportunities exist to introduce higher density development that responds to the suburban form, particularly at corner sites where incrementally stepping up scale can improve legibility and local distinctiveness.

In what ways could new development protect and enhance existing amenity?

The character of suburban areas can generally be degraded through loss of boundary treatments and soft landscaping, particularly front gardens. Amenity can be improved by introducing car-free development that reinforces and repairs the streetscape through hedges, trees and lawns; as well as well integrated refuse storage.

What form of small housing development is appropriate in this setting?

Site condition

- Street facing
- Backland

Development type

- Corner sites can see replacement of properties with large and under used curtilage
- Rear extensions of existing buildings
- Side extensions of existing buildings
- Rationalisation and agglomeration of plots, replacement with higher density typology

Building type

- Mews, annex, new build house, small mansion block, short slab of maisonettes or flats

Notes on good design

- Hard standing should be kept to a minimum and used in combination with planting, particularly at the front of the house.
- Boundary walls should establish a strong public - private threshold.
- Tailored design should be taken on corner sites, designed to face two-ways, using windows and doors to present an animated frontage.
- Corner blocks of flats should have special attention paid to achieving good quality amenity space and daylight on the private side of the building.
- Stepping up in scale on block corners or short edges can achieve higher densities, reinforce the importance of key routes and 'bookend' a block whilst avoiding direct overlooking.

Positive example
A single dwelling preserves the gable end and stepping back the massing at the far end. A rear box dormer avoids disrupting the street elevation. The front door is placed onto the side - creating a positive frontage and surveillance.

Lucien Road, Harp and Harp

Positive example
Box dormer uses contrasting materiality to clearly express the facade and break down bulk. Set in from the eaves line, the gable end is preserved and does not detract from the original building form or envelope.

Positive example
A four storey block of flats successfully achieves incremental height increase on a corner site. The upper floor is contained within the pitched roofspace and recessed balconies provide private amenity space for dwellings.

Flora Court, Pitman Tozer

Negative example
Inappropriate massing of vertical extension disrupts the eaves line. Flat roof undermines the gabled roofscape of the suburban street, particularly harmful given its edge of block location. Fenestration is poorly resolved to the original building.

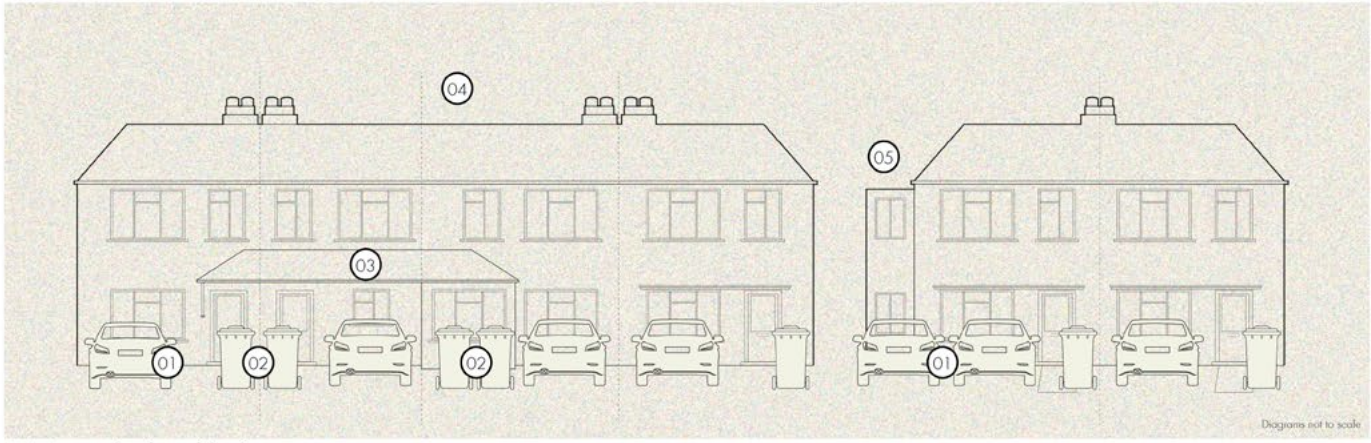
Positive example
Setting the front door deeper into the plan and planting beds provides a secure threshold to the street. Patterned brick detailing helps break down the visual mass of the front elevation.

Island Point, Squire and Partners

Negative example
Rear box dormer has lost the hipped roof form of the original building, degrading its overall form. Dormer would have been better resolved if set in from the eaves. Particularly unsuccessful given prominence of the property on the street.

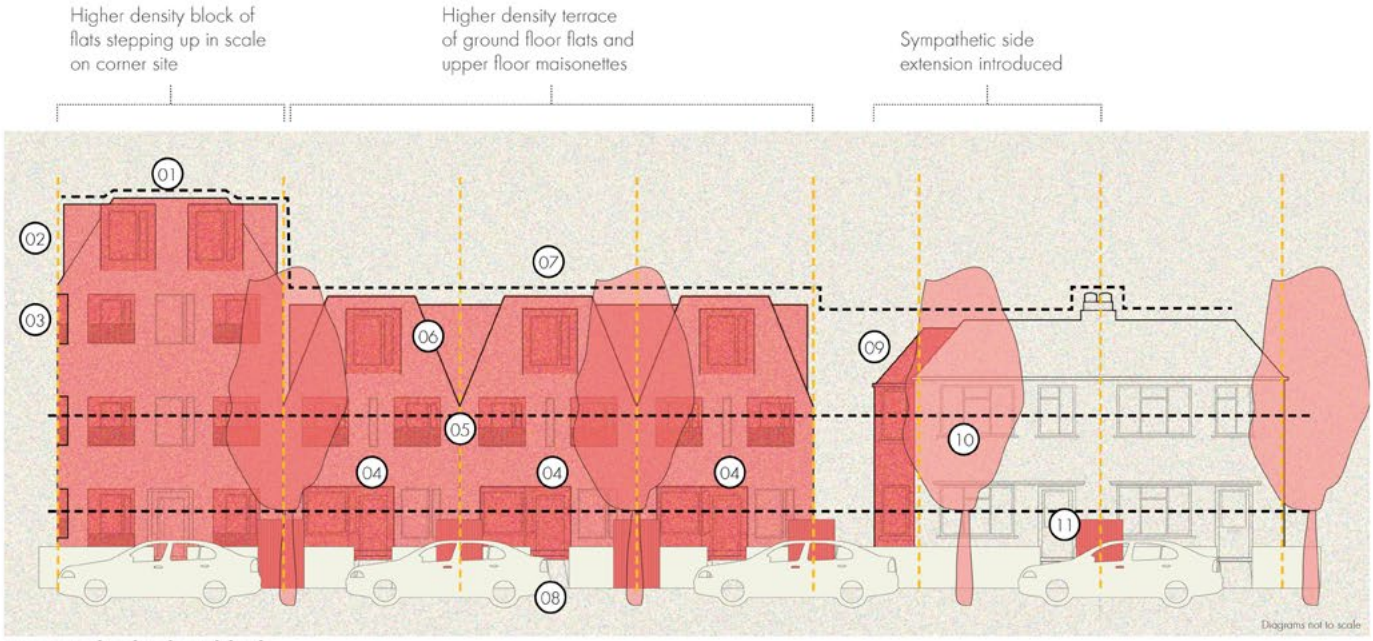
SUBURBAN SEMI-DETACHED AND TERRACE BLOCKS

Example opportunities and proposals



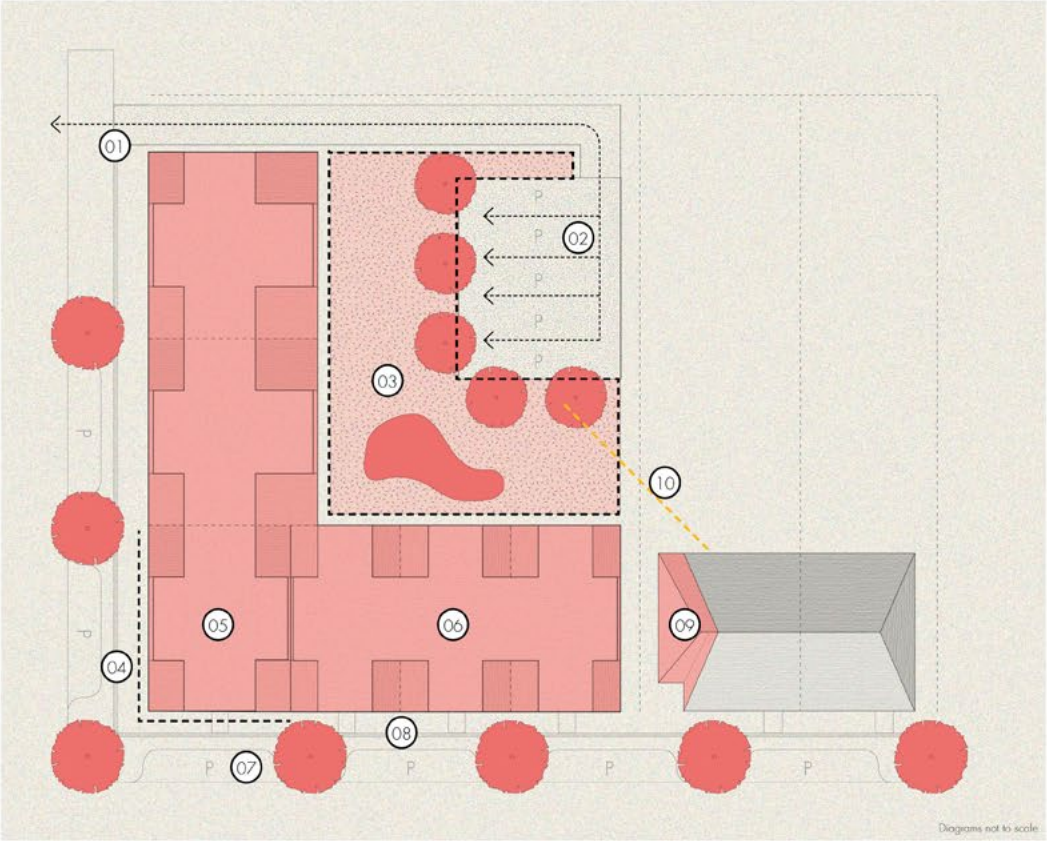
Existing suburban block

1. Boundary wall, privet hedges and front gardens lost to hardstanding for car parking.
2. Refuse bins cluttering space in front of dwellings, detracting from the quality and character of the streetscape.
3. Accretions added over time e.g. porch unbalances simple massing and symmetry of the suburban terrace typology.
4. Low density surburban terrace with limited architectural merit, occupying corner of block.
5. Side extension with flat roof is unsympathetic to the rhythm of the roofspace along the street.



Proposed suburban block

1. Block of flats introduced, stepping up in scale at a corner site to aid local legibility and distinctiveness.
2. Upper floor partially contained within roofspace utilising box dormers, well resolved proportions that relate to the whole design proposals.
3. Recessed balconies provide frontage onto the street, avoiding blank frontage and providing natural surveillance.
4. Recessed front doors provide sense of privacy and enclosure from the street, providing easy access to external utility and storage space e.g. cycle storage. Also responds to repetition of elements common to suburban typologies.
5. Recessed balconies provide private amenity space for upper floor maisonettes.
6. Third storey accommodated partially within roofspace, maximising capacity without disturbing prevailing scale.
7. Scale steps down to transition successfully to neighbouring properties.
8. Car parking proposed via on-street bays to avoid visual dominance of parking courts on streetscape.
9. Successful pitched roof of side extension is sympathetic to gabled character of suburban typologies.
10. Street tree planting helps repair leafy character of suburban character and soft landscaping amenity.
11. Reintroduction of walls, privet hedges and refuse storage well integrated into the boundary treatment.



Proposed roof plan

1. Street access to parking at rear of building.
2. Parking bay located at the rear of the plot concealed from the streetscape.
3. Depth of plot accommodating rear communal garden space for residents.
4. Turning the corner with dual frontage and aspect to flats.
5. Stepping up in scale at the corner to optimise capacity and enhance townscape character and legibility.
6. Flat roof acceptable as concealed from street elevation by pitch and in keeping with prevailing roofine datum of neighbouring properties.
7. On-street parking bays integrated into the pavement and planting.
8. Defensible boundary treatment with short wall or fence in line with neighbouring property. Rhythm of front doors along the street provides natural surveillance and repetition of elements integral to suburban streetscapes.
9. Sensitive side extension, subordinate in scale and massing to avoid detracting from the original building. Hipped roof complements existing roof form.
10. 45° degree rule from neighbouring property avoids overlooking and blocking sunlight.

5 tall buildings

This section sets out good practice guidance for the design of tall buildings. For information about how tall buildings are defined or where they may potentially be located in the Borough, please see the Ealing Tall Buildings Strategy and the associated Appendix: Guidance for Study Sites

CONSIDERING CONTEXT

THE BUILT ENVIRONMENT

Once potential locations for tall buildings have been esablished (see Ealing Tall Buildings Strategy), the next step is to ensure that proposals:

- consider alternative options for equally dense but lower / medium-rise forms of development as part of the design process.
- form part of large sites (well above 0.25 ha) where the benefits of development or regeneration are significant and can be demonstrated.
- present a clear townscape merit and justification for their height which ought to be proportional to their role and function in the immediate and broader context.
- integrate taller elements within larger blocks with varied massing which can mediate between the scale of proposed developments and existing buildings.
- seek to retain or improve the cross-sectional profile and character of existing streets.
- reinforce the spatial hierarchy of the local and wider context by aiding legibility and wayfinding.

If proposals comprise clusters of tall buildings (i.e.. three or more within close proximity) then it is encouraged that these:

- be designed with varied heights to provide visual intricacy across the existing skyline.
- position the apex of building heights closer to the centre and lower building heights towards periphery of the cluster.

Proposals for tall buildings should evidence how they respond sensitively to the local character through visual impact testing of nearby, mid-range and long-distance views. The analytic potential of 3D modelling of proposals in their context is encouraged through:

- Zones of Theoretical Visibility Testing (ZTV)
- Accurate Visual Representations (AVR)
- Verified views analyses

These visualisation techniques can be used to ensure that tall building proposals have taken local heritage assets and historical settings into account and that no harm is done to the local character of the built environment. Such testing is particularly important within Conservation Areas, near listed buildings and in places where there is heritage at risk. In such areas, the choice of construction method and careful selection of materials, colours and outward appearance is key to ensuring that tall buildings enrich rand reinforce rather than work against their historic settings.

THE NATURAL ENVIRONMENT

When considering nature, proposals for tall buildings should aim to:

- work with the site topography to exploit prospects and panoramas without impeding local views.
- limit excavation and, where possible, reuse excavated soil on site.
- assess whether a site is liable to flooding and ensure that the flood risk may be properly managed and mitigated if it is not prohibitively high.
- seek to protect and enhance the open quality and amenity of the Green Belt, Metropolitan Open Land and other Public Open Spaces including parks, rivers and canals.
- consider the existing ecosystems and surrounding site and demonstrate how the proximity of tall buildings to biodiverse woodlands or waterbodies supporting notable animal species would not negatively impact on their upon their habitats and migration patterns.

Tall buildings will have the greatest impact on the evolving skyline of Ealing and its neighbourhoods. Therefore, it is advised that larger and taller proposals should undergo two rounds of design review by an independent panel: first, at the initial design stage and later during the detailed design stage to ensure that applications conform with Council policies, best practice guidance and demonstrate a positive contribution to their context.

A DISTINCTIVELY 'LONDON' TALL BUILDING...

Many tall buildings in the City of London, at Canary Wharf and along urbanised parts of the river Thames adopt a more generic, international style of architecture which is characterised by the extensive use of glazing, metallic profiles and deep (usually office) floorplates. More recently, a new vernacular of tall buildings has emerged in less central parts of the city which share a set of common characteristics or aspirational qualities.

WHAT MAKES A LONDON TALL BUILDING?

...uses mediating buildings

- Such as shoulder blocks which modulate the overall composition of the massing to provide a transition between the new, taller elements and the scale of existing buildings.

...evolves existing types

- Extending London's long tradition of urban innovation by reinventing historical building types, augmenting their density potential and making them fit for purpose in the 21st century.

..treads lightly

- By ensuring that the footprint of the building does not occupy the entire site but instead introduces new spaces and passages at ground floor offering connections to and through the site.

...offers visual intricacy

- Through the picturesque arrangement of built form and proposed roofscape to provide interesting and delightful views from street level and visual connections to nearby buildings.

...is multi-layered

- Aesthetic variation through the subtle use of subdued materials, colours and textures with a sense of depth achieved by windows recessed in deep reveals and projecting balconies.

...is internally diverse

- Catering for residents by providing a blend of private and affordable housing tenures and a mix of housing sizes for singles, couples, families, young and old - in tandem with non-residential uses.

...serves its locality well

- Providing characterful buildings at high density with shared amenities and active frontages framing attractive streets with pockets of carefully conceived green open spaces and play areas.

..is tailored to its site

- London tall buildings reflect the material character of their surroundings as well as the particular geometries and the three-dimensional constraints that are present on site.

...is well crafted

- Through a high quality of design, masonry construction and brick detailing which together enhance the outward character and the internal amenity of the new development.

PUBLIC REALM

FACTORS TO CONSIDER

Successful tall buildings are those which are integrated well within neighbourhoods, balancing the interests of occupants and providing a good living environment while strengthening the sense of local community. To establish a positive relationship with their surroundings, proposals for tall buildings should seek to:

- analyse the nearby urban morphology and, where possible, adopt a finer grain of building footprints.
- provide new or extend existing linkages to roads, pavements and crossings encouraging active travel.
- improve permeability through the site and assert pedestrian priority where possible.
- ensure that the width of footways are proportional to their role in the overall movement network.
- create new, publicly accessible landscaped open spaces that are well-designed and enhance the outdoor amenity.
- avoid ill-defined areas that have no clear function and encourage rationalising servicing areas to avoid this dominating the public realm at the base.
- introduce soft-landscaping, tree-planting, sustainable urban drainage and other measures which enhance the natural character of the site whilst providing essential urban greening.
- avoid diminishing the quality and amenity of adjacent buildings and outdoor spaces including privacy, overlooking and overshadowing.
- offer a mix of uses, particularly at ground level, to animate the street and to encourage wider social and economic interactions.

Tall yet fine-grained buildings facilitate local movement

Public spaces offset the pressure of dense development

SAFETY AND MANAGEMENT

Tall buildings benefit from a clear delineation of what is public and private space. Defensible spaces and active, street-facing frontages at ground floor can provide a sense of enclosure and safety. The security and management regime of communal areas should be set out clearly to ensure the design an operational use of the building follows policy and best practice guidance. Well-defined prevention, evacuation and response strategies will minimise the threats from fire, flooding, terrorism, and other situational hazards. If terror protection is considered relevant, the use of bollards, planters or low walls along the perimeter are preferable to taller fences.

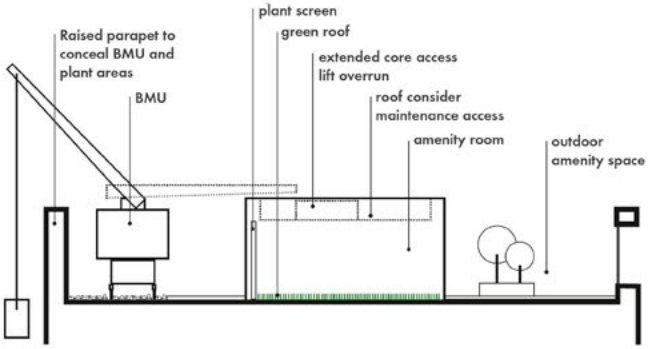
Clear delineation of public and private space

GOOD DESIGN: CROWN, MIDDLE AND BASE

THE CROWN....

Provide opportunities for new inflection points in the skyline. The extent to which it is iconic or sympathetic to the local character should depend on the role of the tall building in relation to its position and wider context.

- It is preferable that the uppermost floors (which also form part of the crown) should be articulated and distinct in material and form to the middle.
- Roof-top telecoms and mechanical equipment (such as plants, BMUs and lift overruns) ought to be integrated and concealed by parapets.
- While publicly accessible viewing platforms are encouraged, any outdoor amenity spaces must ensure safety for persons at height and street level.

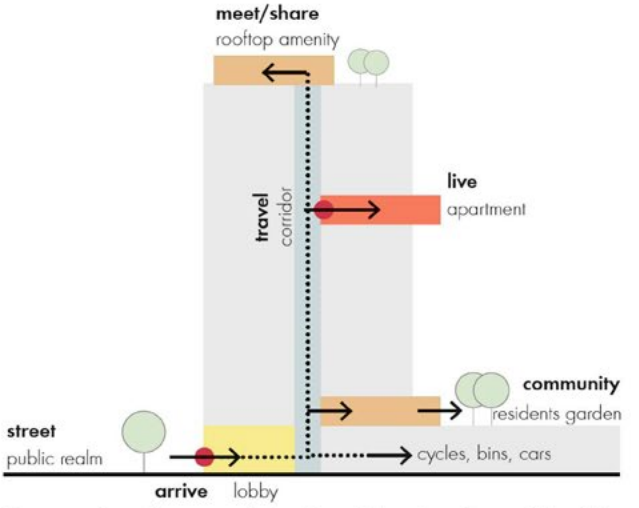


Roof section indicative of the variety of components and uses

THE MIDDLE...

Comprises the main building volume. Its design should consider the impact on wind flow, privacy, light and overshadowing. The three-dimensional form should balance the internal programmatic requirements with outward elegance and appearance to and from surrounding buildings, streets and spaces.

- A direct relationship between the typical floor plate(s) and facade composition is desirable.
- A harmonious modulation of elements such as balconies, recesses, and fenestration is desirable.
- The selection of materials and lighting to reinforce or enhance the townscape, especially at night-time.



Cross-section diagram of the tiered functions in a tall building

THE BASE...

Creates a sense of belonging to one's home which is important for the sustained care and longevity of the built fabric. Base design comprises the:

- Building approach: the public realm and entrance should provide a welcoming arrival experience.
- The facade should be well articulated and provide a quality addition to local townscape.
- Front of house areas: entrance lobby, circulation and shared spaces should be safe and well lit.
- Communal spaces should be easy to access, inclusive and animate the surrounding streets.
- Back of house areas should be well organised and sufficiently large to accommodate essential functions such as bike storage, bin storage, car parking and refuse collection.

Tall yet fine-grained buildings facilitate local movement

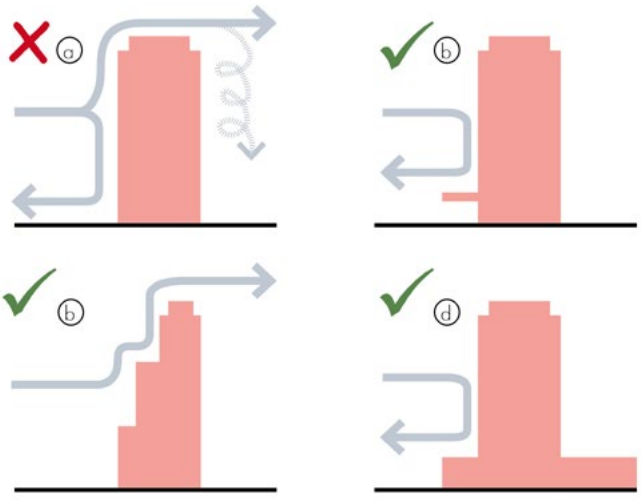
MICROCLIMATE

THE CLIMATIC CONTEXT

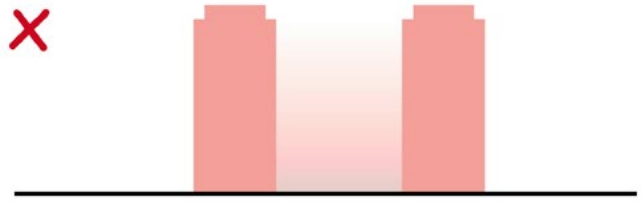
It is essential to understand the local, climatic context within which a proposed tall building will be situated. A 'microclimate' is shaped by the interaction between the climate and the built environment. It influences the way tall buildings perform and how end-users experience the urban environment through variations in temperature, humidity, rainfall, wind and other factors.

Examples of severe microclimatic variations which relate directly to tall building development include:

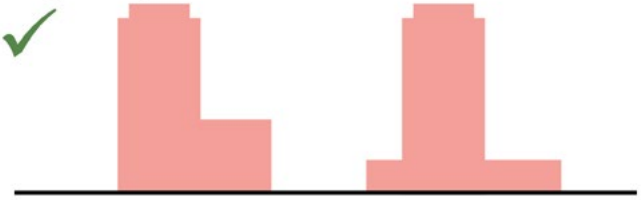
- **Extreme wind turbulence:** caused by the height and three-dimensional form of a buildings and its orientation to the prevailing wind direction.
- **The urban heat island effect:** whereby canyon-like developments with large surface areas absorb and reflect sunlight increasing the rate at which urban streets and spaces are heated.



Canopies (b), setbacks (c) and podia (d) can mitigate wake and downwash effects of excessive wind (a)



Canyons may result in the urban heat island effect



Setbacks and wider street can mitigate the excessive heat

Analyses of the macro and microscale climatic conditions for a site should be carried out at the earliest possible stage of the design process to ensure that a scheme can anticipate opportunities and mitigate risks in the way that the local climate interacts with the site.

Taking such early initiative will also ensure that effective passive design solutions can be implemented from the outset. This can lead significant downstream efficiencies in energy demands such as heating and cooling as well as improvements to occupational comfort.

It is advised that the following factors be considered when carrying out a comprehensive microclimate analysis:

- **Solar radiation:** evaluate annual levels of direct and indirect solar radiation in comparison to cloud cover. Can frequency of solar during winter months facilitate an effective passivesolar design to aid heating demand? Or does cloud cover prevent this? Assess the seasonal daylight available to outdoor amenity spaces and sunlight penetration into the building and its effect on occupant comfort and thermal performance.
- **Temperature:** review annual peak high/low and average temperature by month. Consider the annual variation in temperature and any notable stress points from extreme high/low events.
- **Wind:** assess the direction and speed of prevailing winds and model its impact in relation to private amenities and public realm areas surrounding the building.
- **Noise:** consider the potential noise levels created by air movement, building use or operational machinery to maximise the enjoyment of internal and open spaces around the building.
- **Air movement:** model the building envelope and its effect on air movement. Consider massing options which encourage the effective dispersion of pollutants, but avoid adversely affecting street-level conditions.
- **Climate change:** develop adaptation strategies based on UK Climate Projections (UKCP) which provides the most up-to-date assessment of how the UK climate may change in the future. Climate mitigation measures should be identified and designed into the building as integral features from the outset to avoid retrofitting.

SUSTAINABILITY

BALANCING THE TRIPLE BOTTOM LINE

Tall buildings are held to a much greater level of design scrutiny than any other building type by the London Plan (2021). At the same time, owing to their cost, scale, complexity and potential impact in terms of housing delivery, tall buildings are required to make considerable and positive social, economic and environmental contributions to their localities.

Managing these diverse requirements is challenging yet the benefits of truly sustainable tall buildings are significant. Proposals that integrate early and sustainable design strategies will benefit from the considerable economies of scale which tall buildings present. Factors to consider include:

- **Glazing ratio:** large amounts of glazing can lead to increasing levels of heat loss (in heating season) and solar heat gain (in cooling season) - both of which result in additional energy consumption (and the latter in overheating in residential properties). Glazing levels should seek to satisfy space heating demand, ensuring good daylight levels and limit peak solar gain.
- **Equipment:** Energy associated with mechanical apparatus such as lifts increases with height. Tall buildings should seek to limit energy demand with vertical transportation systems.
- **Embodied Carbon:** It is generally accepted that embodied emissions in the superstructure of tall buildings may rise with height due to the wind loading requirements. While there is little evidence to suggest the limit should be raised, design teams should pay careful attention to this target and potentially challenge the safety margins being used in structural design elements.
- **Amenity space:** post-pandemic research indicates that levels of occupant discomfort in mid and high-rise properties mostly stems from the lack of private amenity space. Balconies may become unfeasible (and unused) at greater heights. Winter gardens offer one solution to this issue by providing a 'buffer' space between internal and outside conditions. Greater provision of communal amenity spaces is extremely desirable.
- **Microclimate:** greater exposure to atmospheric conditions in taller buildings (sunlight, lower temperature, wind speeds) can lead to increases in energy demand. As such, the design impacts of tall buildings on environmental indicators is more acute and requires careful consideration.
- **Externalities:** tall buildings also risk negatively impacting neighbouring properties, so care should be taken to properly evaluate and mitigate these risks during early design stages. Examples include solar access for daylight and renewable energy systems and build up of pollution.
- **Longevity and reuse:** many tall buildings only last as long as the facade system they employ. In the case of curtain wall cladding this is limited to 35-50 years, yet the design life of the structure is hundreds of years. The durability of building components (and the ability to replace some elements without compromising others) should be prioritised alongside the potential to recycle components as part of a wider circular economy.

PASSIVTOWERS

Given that all new council-owned housing will be built to zero carbon standards from 2022 and operating at zero carbon on site by 2025, prospective developments are encouraged to adopt Passivhaus design and consider issues which are especially relevant to tall buildings:

- **Construction sequencing** process for key details such as facade junctions. Identify the thermal boundary and air tightness layer and ensure both are present (and not compromised) in sequencing.
- **Key junctions** in the thermal envelope such as wall to floor connections, window head/cill/jamb and balcony connections as the efficiency gains/losses will multiply at such scale and any impact will be cumulative.

Agar Grove is a high density mid/high-rise Passivhaus development promoting a 'fabric-first' approach to energy performance and human comfort

6 design guide checklist

DESIGN GUIDANCE CHECKLIST

A TOOL FOR SELF-ASSESSMENT AND PLANNING APPLICATION REVIEW

The design guidance checklist is intended to provide a useful tool for the many parties involved in the design process when bringing sites forward within Ealing. As with the design guide and A2 report, the checklist is intended to be used by:

- Designers and applicants preparing material for a pre-applications discussion, a design review presentation or a Design and Access Statement;
- Development management officers assessing pre-application and planning application materials;
- Design review panel members reviewing an emerging scheme within the borough; and
- Local Councillors and Planning Committee Members when considering and determining a planning application.

Design is a qualitative rather than a quantitative process and as such, a scoring mechanism has been avoided. However, the checklist enables self-assessment by applicants and review by planning officers on how emerging proposals are performing against the guidance developed through the Ealing Character Study. This is structured according to whether proposals:

- **Provide a positive response** to the guidance, taking account of local context and guidance relating to building typologies, spatial conditions within the brough and tall buildings (if relevant)
- **Provide a neutral response,** where consideration is apparent but proposals don't yet demonstrate how they can enhance the townscape of the local area
- **Don't yet address the guidance** or contextual information, either through designs which fail to respond to the guidance or through a lack of information on that particular design consideration.

The checklist is intended as a high-level tool for parties to assess how a design is performing overall. It can be upacked further by officers through the interrogation of guidance within each section, to identify where a scheme is performing well and where further design work is required.

General design guidance will be relevant to all applications and should be reviewed when developing design proposals

Sites may fall within one, or possibly two, of the thematic conditions and guidance should be checked accordingly

The relevant typology guidance should be consulted, depending on the building type proposed

Should a tall building be proposed (6 storeys, 18m) then tall buildings design guidance should be considered

The A2 report should be referred to in terms of identifying broader placemaking priorities including the relationship with local typologies, borough area issues and growth themes; and identifying whether a mid-rise or tall building might be suitable for a particular location

	guidance page no.	Relevnat?	positive response	neutral response	not yet addressed
2 GENERAL DESIGN GUIDANCE					
Responding to character: context and identity	10	✓			
Coherent and legible places: built form and movement	12	✓			
Landscape: nature and public spaces	18	✓			
Functional and sociable places: uses, homes and buildings	20	✓			
Climate considerations: resources and lifespan	22	✓			
3 THEMATIC GUIDANCE					
Town centres	26				
Corridors	28				
Waterways	30				
Local parades	32				
4 TYPOLOGY GUIDANCE					
Urban terraces blocks	36				
Villas and spacious blocks	40				
Garden Suburb and Cottage Estate blocks	46				
Suburban semi-detached and terraces blocks	48				
5 TALL BUILDINGS					
Considering context	54				
What makes a London tall building?	55				
Public realm	56				
Good design: Crown, middle and base	57				
Microclimate	58				
Sustainability	59				
6 A2 CHARACTER REPORT					
Opprtunities relating to local typologies	06	✓			
Borough area issues, opportunities and growth themes	8	✓			
Responding to prevailing heights of the local area	126	✓			

Precedent schemes

Gillender Street, Bromley by Bow

A high density apartment block typology that draws on the history of the local area, reinterpretting a wharf architecture and vernacular. The unique geometry of the site has informed a permeable layout and urban grain, creating visual interest from up close and afar. Commercial uses on ground floors help animate the emerging neighbourhood and provide ease of access for local services and amenities. By **Allies and Morrison**

Appropriate for: Waterside intensification, SIL intensification, Corridor intensification

St Andrews, Bromley by Bow

The massing creates a number of separate but related volumes that reduces overall bulk of the scheme. A shared material palette and arrangement of projecting balconies articulates the facade whilst providing outdoor amenity space for each dwelling. This is supported by high quality landscaped communal gardens which are gently graded to overcome the level change between the A12 and the wider street network. By **Allies and Morrison**

Appropriate for: SIL intensification, Corridor intensification

Caxton Works, Canning Town

Caxton Works takes an employment-first approach to intensification and co-location, using ground and first floor units to accommodate a mix of light industrial and other commercial uses. High quality public realm is design to ensure safe use by pedestrians and vehicles, with homes stacked above workspace. The internal layout of taller buildings allows most homes to benefit from dual or corner aspect orientation.
By **Studio Egret West**

Appropriate for: SIL intensification, Corridor intensification

Thornsett Road, Earlsfield

Thornsett Road is reminiscent of robust industrial environment from the Victorian period - rich in its materials, functional and responsive to its surrounding contexts. A roof form of pitches and chimney stacks helps it read as a progression of the suburban form, whilst the site layout maximises its waterside setting. Between four and five storeys, the buildings respond to the local scale to create a gradual transition from low to mid-scale.
By **Allies and Morrison**

Appropriate for: Waterside intensification, Corridor intensification

Victoria Embankment, Westminster

Public realm improvements along the Victoria Embankment help embed this part of the city as a place for people as well as vehicles. Wide pavements, at-grade pedestrian crossings, segregated cycle lanes and a series of mature street tree planting takes a placemaking approach to infrastructure and delivers a high quality public realm that can support high densities of residential, commercial and cultural uses nearby. By **Transport for London**

Appropriate for: Corridor enhancement

Acton Gardens, Acton

A choice of townhouses is used to great success in the regeneration of Acton Gardens Estate. Set over four storeys, the typology helps transition between traditional low scale context and provides a regular sequence of windows and front doors to the street. High quality defensible space allows each dwelling to have privacy at ground floor and outdoor amenity space, as well as set back upper floors which create privacy terraces for each home. By **Maccreanor Lavington**

Appropriate for: Urban terrace intensification, urban cul-de-sac intensification

Precedent schemes


Photo credit: Morely von Sternberg

Moray Mews, Finsbury Park

This mews development sits within a block of townhouses and urban terraces, creating a new terraced street of eight homes. Alternating between one and two storeys minimises the impact of the volume of building, with the layout enabling long views to perforate through the development. A mix of translucent windows and a stepped footprint around individual courtyards creates dual aspect homes without direct overlooking of adjacent properties. By **Peter Barber**

Appropriate for: SIL intensification, Corridor intensification


Photo credit: Brick by Brick

Flora Court, Thornton Heath

Flora Court occupies a corner site in a suburban context that successfully achieves higher residential densities in close reach of a train station. Four storeys are accommodated with the upper floor set within the roof form. A pitched roof reinforces the suburban context whilst inset balconies provides a sense of privacy to amenity space. Homes are accessed via a shared courtyard walkway with communal bike storage adjacent to the main shared stairway. By **Pitman Tozer**

Appropriate for: Suburban intensification, Corridor intensification


Photo credit: Nick Guttridge

67 Southwark Street

Occupying a small site the building footprint accentuates this unique 'flat iron' geometry and uses scale to enhance local character and legibility. Height does not feel overbearing thanks for the small footprint and uses projecting balconies to accommodate privacy amenity space on upper floors. A commercial ground floor helps activate the three faces of the building and reinforce the prominence of Southwark Street as a key movement corridor. By **Allies and Morrison**

Appropriate for: Waterside intensification, SIL intensification, Corridor intensification


Photo credit: Peter Barber Architects

North Street, Barking

A terrace of 14 dwellings on a small strip of land previously thought undevelopable. Twelve 1 bedroom houses and two 2 bedroom wheelchair accessible houses all have generous private amenity space. The main outlooks of the dwellings face into the courtyards, eliminating overlooking to the adjacent buildings. The homes enhance local character by creating a plesant back drop from the adjacent Webber House estate. By **Peter Barber**

Appropriate for: Urban terrace intensification, Estate intensification


Photo credit: Rory Gardiner

Weston Street, London Bridge

West Street responds to its unique setting through a stepped massing that address the variety of building types and scales found nearby. Material choices echo the warehouse verancular found locally and uses workspace at ground floor to contribute to commercial activity found in central London. Cantilevered balconies and terraces above stepped massing creates a positive and engaging relationship with nearby open spaces and streets. By **AHMM**

Appropriate for: Corridor intensification, Town centre intensification


Photo credit: Nick Guttridge

Kidderpore Green, Hampstead

A mansion block designed to respond to the proportions, materiality and roofscape of its villa neighbour. A tradition privet wall is used as the boundary treatment, deep window reveals create a sense of privacy and material choices help articulate the facade and pitched roof form. Sited within a Conservation Area, this develop adds to local character and amenity by reinterpreting elements of local vernacular. By **Allies and Morrison**

Appropriate for: Mansion block intensification, Villa and spacious block intensification, Institution intensification

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