

## 5.0 CONSULTATION

### **Introduction**

During the design development process, the design team has engaged in meaningful consultations with a range of statutory and non statutory stakeholders as well as the public members, to ensure opportunities are created for the views on the proposed development to be fully expressed and taken into consideration of the final scheme.

The following section illustrates the consultation process and outcome with Ealing Council, The Greater London Authority, the public, Historic England as well as Designing Out Crime Officer.

## CONSULTATION

### 5.1 Pre-Application Consultation

Peabody and the design team have undertaken extensive pre application consultation in line with national and local requirements.

Under the framework of Planning Performance Agreements, the design team have held regular planning design meetings with officers at Ealing Council on a three weekly basis throughout the design and consultation process. The design has been developed in close consultation with The Council from initial concept stage to the final developed proposals.

The final pre-application discussion with the Council took place in February 2021 and officers were very supportive of the design of the scheme and how it had evolved throughout this pre-application process.

*Further details can be found in the associated planning statement prepared by Montagu Evans.*



FIG 5.1 INITIAL MASSING STUDY SHOWING A STEPPED ROOF LINE APPROACH TO THE TOWERS



FIG 5.2 THE TOWERS MASSING EVOLVED TO OPTIMISE DEVELOPMENT POTENTIAL

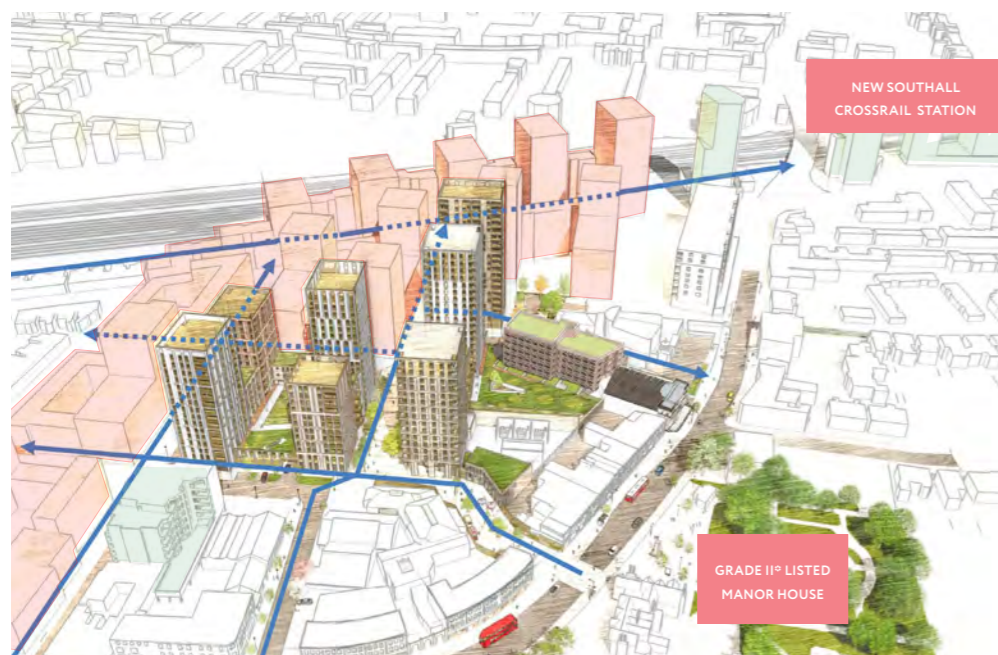


FIG 5.5 SKETCH STUDY OF THE WIDER MASTERPLAN



FIG 5.3 THE SCHEME CONTINUED TO EXPLORE FACADE DESIGN OPTIONS



FIG 5.4 FINAL DESIGN PRESENTED AT THE FINAL PRE-APP MEETING

## CONSULTATION

### 5.2 Public Exhibitions

Peabody in association with Camargue organised the first public consultation events over two days on the 27th and 29th June 2019, inviting the local residents, communities and other relevant stakeholder groups to review the proposal and provide feedback.

Feedback where necessary and relevant was addressed.

The client subsequently held a second public consultation events on the 19th and 21st of September 2019, presenting updated proposals.

Additional meetings have also be held with land owners, business operators and other stakeholders.

Further details of the proposed statement of community engagement can be found in the associated report prepared by Camargue.



FIG 5.6 - PHOTO FROM THE SEPTEMBER PUBLIC CONSULTATION



FIG 5.7 ARTIST'S IMPRESSIONS OF THE PROPOSALS PRESENTED AT THE PUBLIC CONSULTATION

## CONSULTATION

### 5.3 Greater London Authority (GLA) Consultation

The design team held a pre-planning application meeting with the Greater London Authority on 30 September 2019 along with representative from Transport for London.

The GLA considered the proposal in relation to the Southall Opportunity Area and Housing Zone context and the future arrival of Crossrail and were 'broadly supportive' with the proposals.

The key comments received from GLA has been summarised below:

- Principle of development is strongly supported.
- Officers are satisfied the proposals will not result in a net loss of designated industrial capacity.
- Despite a net loss of non-designated industrial floorspace, the development would provide new, high quality floorspace capable of accommodating industrial type uses as part of the mixed-use intensification of the site.
- Proposed commercial and retail floorspace provision is supported in principle.
- Provision of community floorspace is supported. Applicant is encouraged to engage with the Council and local community groups to identify the social infrastructure needs of the local community and one or more suitable end users.
- Provision of 50% affordable housing (by habitable room) is strongly supported. Subject to confirmation from the borough that the proposed tenure split meets local requirements, the development would follow the 'Fast Track' route and would not be required to submit viability information to the GLA.
- Clarity over the proposed low-cost rent product and the rent levels to be secured should be set out in the application.
- Officers expect the provision of family housing to be appropriately prioritised within the social/London Affordable Rent component of the mix, in response to local need.
- Site is located in an area where the principle of high density development, including tall buildings, is supported.
- Layout principles and plot sizing are broadly supported.
- Boundary relationship between Manor House Approach and land to the south should be rationalised to avoid extended dead frontage.
- Potential to relocate position of community space to activate under-used north portion of the site.
- Potential for Northwest corner of site to become neglected and car dominated.
- Massing arrangement is broadly supported, subject to confirmation on daylight/sunlight testing and micro-climatic studies.
- Encouraged to explore variation in overall architectural theme in order to achieve a group of related but individually distinct buildings.
- Not considered to cause substantial harm to the Manor House and Water Tower from a heritage perspective.
- Landscape design for the N/S route from Southall Green to the West of the site is of critical importance.
- Energy officers provided a separate note with their advice. The applicant must explore the potential for additional measures to deliver further carbon dioxide reductions.
- Changes to the internal roads are supported in principle.
- Transport assessment must set out the rationale for the level of car parking provided. A parking occupancy survey should be undertaken and details of how the public car park will be managed to prevent it from becoming attractive and available for residents should be provided.



FIG 5.8 ARTIST'S IMPRESSIONS OF THE PROPOSALS PRESENTED AT THE GLA MEETING

## CONSULTATION

### 5.4 Design Out Crime (Secured by Design) Consultation

As part of the engagement process a meeting was held on the 3rd June 2019 with Peabody, the design team and Stuart Hutchinson from the Metropolitan Police to review the scheme and security required. The emphasis was upon incorporating Secured by Design principles throughout the proposal.

Additionally, on Thursday 18th July 2019, Hunters attended a site walkabout with Sergeant Guy Rooney to further understand site specific issues. This exercise ensured the proposal made best endeavours to design out crime.

Below are the key principles advised;

- A new guide (Homes 2019) has recently been published and should be the basis for the design.
- The officer recommended the provision of two lines of security from the public realm to the front door of a dwelling. With one being the main entrance from the public realm. The second can be a fob access from the lift lobby. Alternatively fob access doors can be provided from all cores. The final solution would be subject to Peabody's strategy/confirmation.
- Fob access has been recommended due to the ability to log data.
- Peabody understands SbD have a preference for single leaf doors to the bin stores as they are more durable.
- All communal doors to be LPS 1175 as they are secure tested. SbD will accept LPS 2081 if there is natural surveillance.
- PAS 24 doorsets with P1A glazing to be provided at ground and podium level as an SbD requirement.
- Post boxes – SbD have no preference, but the officer agrees with the initial approach of through-the-wall mail boxes.
- CCTV – SbD places responsibility upon the client to decide. However, they recommend it to: communal areas, cycle store and car park as that can be used with the data log obtained from fob use. Any CCTV must be provided by a registered installer. SbD officer recommended a future proofing element, adding a potential CCTV camera connection to the land posts.
- Bike Stores – no indication or vision panel to the bike store. The bike store must be able to communicate that someone is in them. Possible solutions include obscure glazing or PIR lighting with turn off delay of 5-7 minutes.
- Defensible space to be included around the lightwell and ventilation for the car park at block B. Turkington Martin to liaise with SbD for a solution.
- Planters within the public realm to be designed to discourage sitting. Planters to be designed to avoid potential hiding places in planters for knife etc should be avoided.

- The officer considers the scheme has the potential to achieve Gold standard. Any SbD security award application for the scheme shall be at the discretion of Peabody.
- 2.14. SBD to confirm site does not need to consider counter terrorism measures.
- 2.15. Service access to the rear of manor parade to be reviewed. Hunters to prepare a study taking the glazing at the St Anselm's block around the corner to increase passive surveillance. SbD officer also noted that there was a limited amount that could be done as this was outside of the redline boundary.
- Planters on the pedestrian connection to Manor House to be designed in a way to prevent them becoming hiding places for anti-social behaviour.
- SbD officer commented upon the Council car park adjacent to Block C, which we agreed to be reviewed by the landscape architect.
- Peabody seeks to follow the principles of SbD.
- Peabody's New Homes Team wants to avoid any types of through-the-wall post boxes. Peabody's preference is for post boxes to be Secured By Design approved, and located within a secure lobby area. They should be big enough for A4 documents and designed to avoid theft through reaching in from outside.

By incorporating the principles of Secured by Design the scheme addresses some of the principles of London Plan Policies 7.13 in relation to security and resilience.

In addition to these, the scheme has been fully assessed for fire brigade and emergency vehicle access. The details of this can be found under section 9.1 of this document.

The scheme has been designed in accordance with Part B of the building regulations and has been reviewed by BWC in relation to fire safety.

*It is to be noted that the proposal has incorporated all of the requested principles of Secured by Design.*



SECURED BY DESIGN - HOMES 2019

# CONSULTATION

## 5.5 Heritage Impact

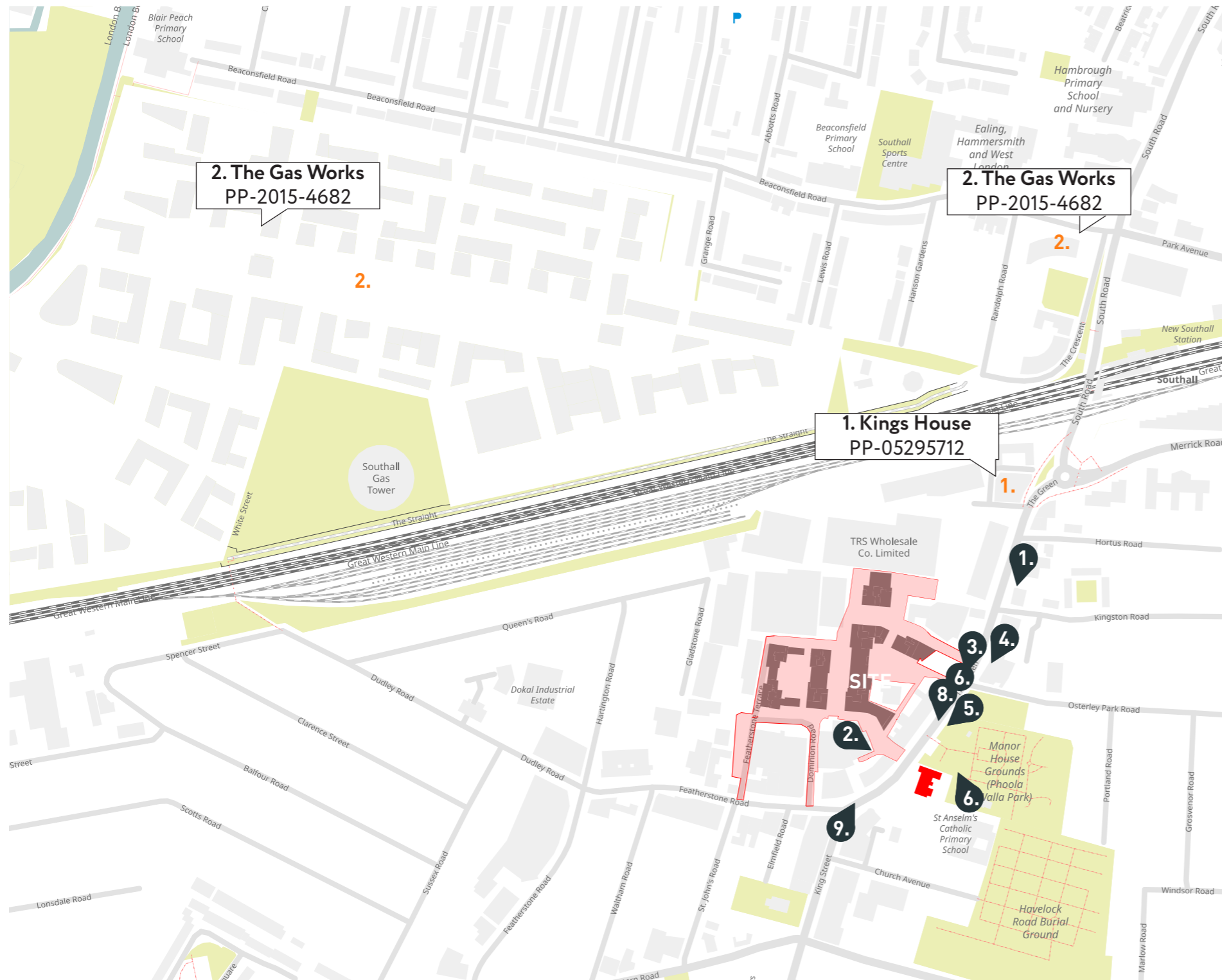
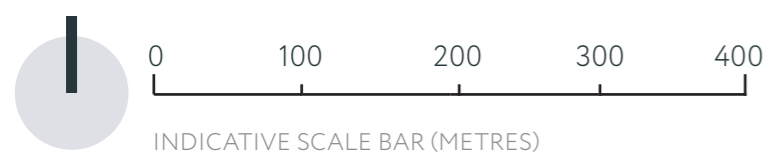


FIG 5.9 - LOCATION MAP



### Heritage Impact Assessment on the Manor House

During design development, the design team have consulted with Historic England about the scheme and agreed a series of prescribed views to illustrate. This was done to ensure the proposal would not undermine the setting of the Grade II\* listed Manor House.

As a result of the consultation we have proposed visual connections and pedestrian access to open up the site to the Grade II\* Manor House. We have also prepared a series of views to demonstrate the relationship between the proposal and the listed Manor house. Historic England have confirmed that they have no objection to the proposal.

*Further details of the proposed HTVIA can be found in the associated report prepared by Montagu Evans.*

#### KEY

- THE MANOR HOUSE
- EMERGING CONTEXT
- SITE PROPOSAL
- PHOTOGRAPHIC LOCATIONS

#### 1. Kings House

The Green Southall UB2 4QH.  
Adjacent 20 storey proposal  
Planning Ref; 164285FUL alternatively  
PP-05295712

#### 2. The Gas Works (Southall Waterside)

PP-2015-4682 is currently on site and the proposal will change the skyline around the water tower considerably. With buildings ranging from 3 to 8 storeys in close proximity of the water tower.

## CONSULTATION

### 5.5 Heritage Impact - Consultation with Historic England

#### 5.51 Introduction

The following images illustrate both the existing context and the impact of our proposal upon the Grade II\* Listed Manor House.

#### 5.52 Benefits of the Proposal (Fig 5.10)

The proposal seeks to create a transition from 2/3 storeys along Manor House Parade to the towers by integrating scale and use class. It also retains the scale and continuity of the retail frontages on The Green into the site. Creating a natural pedestrian route from The Green into the site.

EXISTING



FIG 5.10 - 1. VIEW LOOKING SOUTH WEST AT THE INTERSECTION OF HORTUS ROAD AND THE GREEN.

PROPOSED



EXISTING



FIG 5.11 - 2. VIEW LOOKING EAST FROM WITHIN THE SITE TOWARD THE MANOR HOUSE. THE MANOR HOUSE IS CURRENTLY OBSCURED BY PARKED CARS AND TREES.

PROPOSED



#### 5.53 Benefits of the Proposal (Fig 5.11)

The proposal seeks to open up views to the Manor House from within the site. This helps develop a visual dialogue between the proposal and site context



## CONSULTATION

### 5.5 Heritage Impact - Consultation with Historic England

#### EXISTING



FIG 5.12 - 3. VIEW LOOKING SOUTH OUTSIDE ST ANSELM'S CHURCH.

#### PROPOSED



#### 5.54 Benefits of the Proposal (Fig 5.12 and 5.13)

The proposal provides does not interrupt the framing of the Grade II\* listed Manor House.

#### EXISTING



FIG 5.13 - 4. VIEW TAKEN FROM KINGSTON ROAD. LOOKING SOUTH. THE MANOR HOUSE BEGINS TO ENTER INTO VIEW.

#### PROPOSED



## CONSULTATION

### 5.5 Heritage Impact - Consultation with Historic England

#### 5.55 Benefits of the Proposal (Fig 5.14 and 5.15)

The tall buildings are set well back from the street frontage to reduce the visual impact. As illustrated there is no significant change to the street scene.

EXISTING



FIG 5.14 - 5. VIEW TAKEN FROM OSTERLEY PARK ROAD. LOOKING SOUTH.

PROPOSED



EXISTING



FIG 5.15 - 7. VIEW TAKEN FROM PROPOSED SITE ENTRANCE FROM THE GREEN. LOOKING SOUTH.

PROPOSED



# CONSULTATION

## 5.5 Heritage Impact - Consultation with Historic England

EXISTING



FIG 5.16 - 6. VIEW LOOKING WEST FROM THE MANOR HOUSE GARDENS. PROFILE OF THE MANOR HOUSE OUTLINED IN RED.

PROPOSED



EXISTING



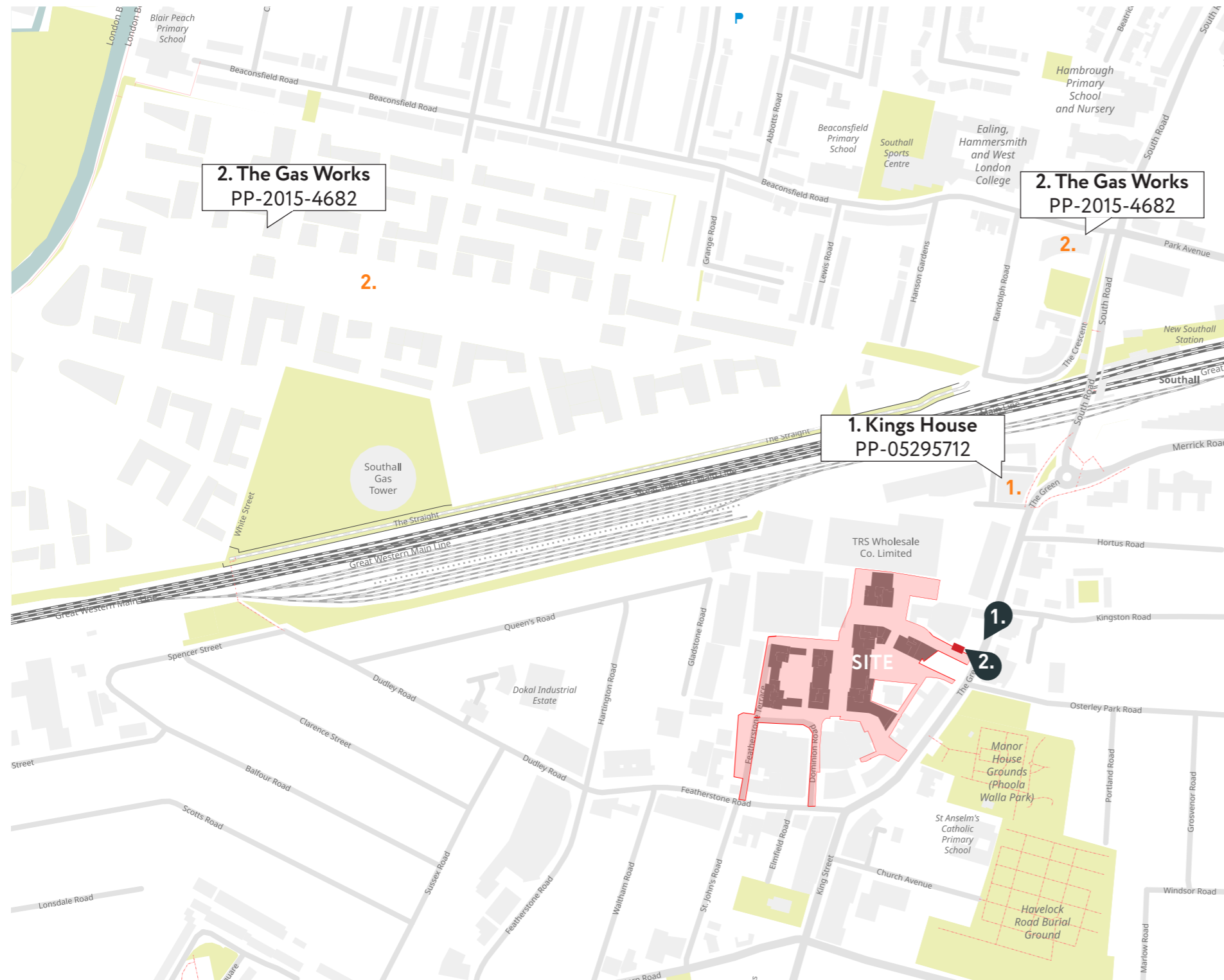
FIG 5.17 - 8. VIEW LOOKING SOUTH EAST ON THE GREEN AT THE NORTHERN END OF MANOR PARADE.

PROPOSED



# CONSULTATION

## 5.5 Heritage Impact - Consultation with Ealing Conservation Team



### Heritage Impact Assessment - Locally listed Works

In order to assess our proposal's impact on the setting of the locally listed substation known as the Works, formerly Stable and Coach House, we have assessed the proposals against the existing building.

LB Ealing were satisfied the resulting views demonstrate no negative impact on the setting of the substation building.

#### KEY

- THE WORKS
- EMERGING CONTEXT
- SITE PROPOSAL
- PHOTOGRAPHIC LOCATIONS

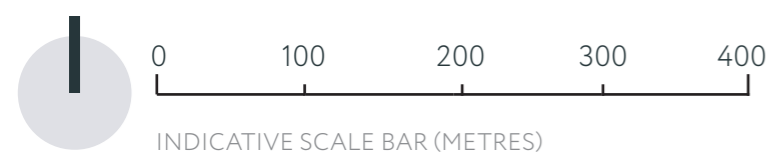
#### 1. Kings House

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FIG 5.23 - LOCATION MAP



## CONSULTATION

### 5.5 Heritage Impact - Consultation with Ealing Conservation Team

EXISTING



PROPOSED



FIG 5.24 - 1. VIEW TAKEN FROM KINGSTON ROAD, LOOKING SOUTH. THE SETTING OF THE TUDOR ROSE BUILDING REMAINS UNAFFECTED. THE SUBSTATION HAS BEEN RELOCATED.

EXISTING



PROPOSED



FIG 5.25- 2. WHEN VIEWED STRAIGHT ON FROM THE GREEN, THE SETTING OF THE SUBSTATION IS RELOCATED FURTHER AWAY FROM THE GREEN. PEDESTRIAN AND VEHICULAR ACCESS ARE IMPROVED BY THE PROPOSED SCHEME AS THE ADJACENT ROAD BECOME WIDENED.

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