

# THE-GREEN SOUTHALL

Design & Access Statement  
Addendum incorporating responses to  
DRP and other consultee comments  
Oct 2021

This document has been prepared as an Addendum to the submitted Design and Access Statement (April 2021).

The document sets out the proposed design response to Design Review Panel (DRP) and other consultee comments, and should be read in conjunction with the submitted Design and Access Statement (April 2021), original and updated planning drawings.

Content:

- Articulation of the towers p3
- Slenderness ratio of the towers review p5
- Sunlight and overshadowing p8
- Industrial Fringes Landscape Proposals p12
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## ARTICULATION OF THE TOWERS

*DRP comments: “The panel feels that the blocks could appear rather homogenous, so supports the intention to differentiate them as the architecture develops. In particular, the panel would like to see a clearer hierarchy to the blocks.”*

*GLA comments: “Given the similar heights, proportions, material, homogeneous design, and uses, the proposed towers are more likely to be read as a ‘family’ or cluster of similar towers, rather than as distinct ‘markers’. The proposed towers offer limited variation in height, scale and massing, especially when viewed in perspective with taller buildings further away appearing shorter from key areas of public realm such as the Manor House / Manor Park. Six out of seven of the proposed towers are of similar dimensions which misses the opportunity to create a local skyline with more visual interest and diversity.*

*The proximity of the buildings may also make it challenging to distinguish between the layered elements from any given vista / vantage point. The applicant is encouraged to explore variation in the overall architectural theme in order to achieve a group of related but individually distinct buildings. Further refinement of the proposal to create distinct character areas may assist in this.”*

The following section elaborates on our proposed approach to the articulation and characterisation of the tall buildings within the development

## ARTICULATION OF THE TOWERS

We have worked closely with Ealing Planning Authority over an 18 month period to develop the design and articulation of the towers. The approach has been deliberate to create a “family” of related towers that are recognisable as part of the same development. The variety in brick colour, horizontal banding and detail has been carefully considered to utilise a limited material palette and create subtle variety from strategic longer views as well as at a human scale when moving through the development.

The lower towers to the fringes of the scheme (to the west) have a more subdued aesthetic and the primary and secondary layers to the façade are created through the use of recessed elements on the same material. The verticality is not broken through the use of horizontal banding of different materials. The more significant towers to the central boulevard and gateway present more detail within the brickwork façade, specifically at street level, and horizontal banding of varying proportions, along with the varying brick colours, creates variety between each block.

A successful example of this “family cluster” approach is the London City Island development (pictured below).



London City Island development

above: view from central open space  
below: birds eye view



Proposed view from Manor House Grounds



Proposed view looking north on Dominion Road

## SLENDERNESS RATIO OF TOWERS REVIEW

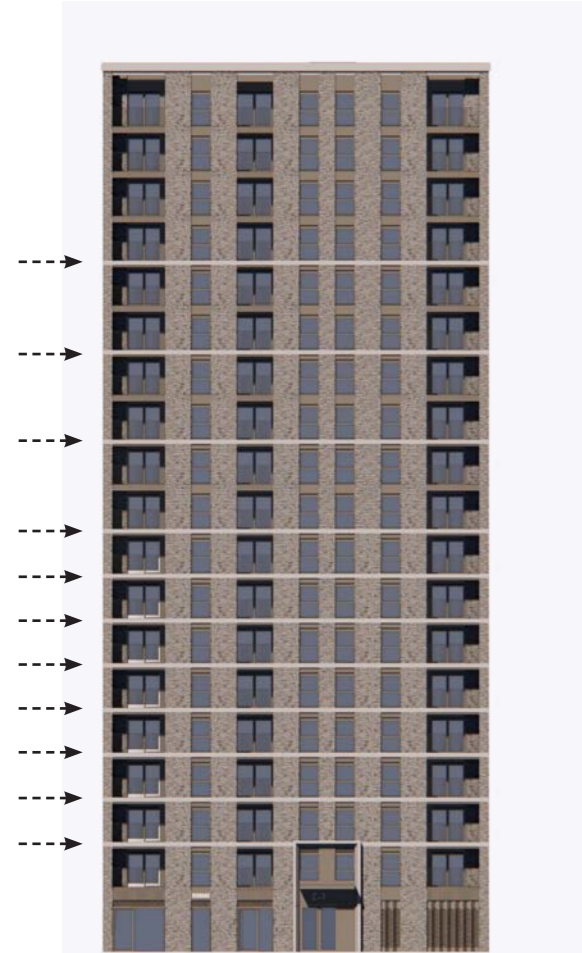
*DRP comments: “While the panel understands the approach to massing in terms of the block footprint, it feels that currently it results in rather bulky towers, especially at Block C.*

*By redistributing the massing, more slender and elegant elements would be possible, breaking up the visual impact of the scheme, especially as seen from Manor House Grounds.”*

The following section incorporates comparative elevations of tower C1 and B1 to examine ways to improve the visual slenderness of tower C1 and tower B1.

# SLENDERNESS RATIO OF TOWERS REVIEW - TOWER C1

Current Proposal



South Elevation



Current proposed grey bricks



East Elevation



Perspective



South Elevation



Alternative lighter grey bricks



East Elevation



Perspective

Alternative Proposal

We have increased the height between GRC bandings to visually elongate the perceived height of the building .

Using a slightly lighter shade of grey bricks on the facade also helps to reduce the visual weight of the building.

It is also worth noting that whilst the front elevation of Block C1 (where building entrance is located) has a lower slenderness ratio, as the standard floor plate has been designed to maximise the south facing aspect.

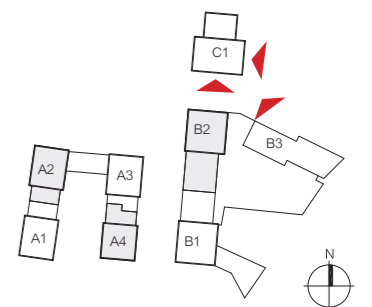
The east elevation, which is more visible when approaching from the station as well as from the Manor House Ground, appears significantly more slender



First Floor Layout



Tenth Floor Layout



# SLENDERNESS RATIO OF TOWERS REVIEW - TOWER B1

Current Proposal



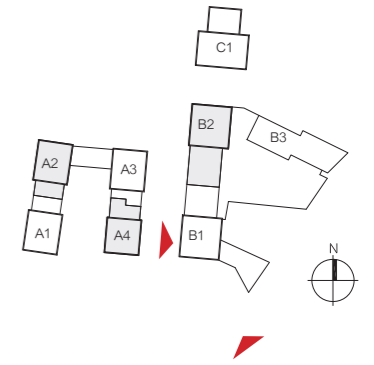
Current proposed grey bricks

Alternative Proposal - lighter brickwork



Alternative lighter grey bricks

Alternative Proposal  
Using a slightly lighter shade of grey bricks on the facade successfully helps to reduce the visual weight of the building.



## SUNLIGHT AND OVERSHADOWING

*DRP comments: "...overshadowing, which is still likely to be a significant issue. While the analysis of overshadowing and microclimate effects across the schemes public realm is welcome, the likely impacts on specific uses at specific times of the day (such as for the restaurants envisaged along the central boulevard or for play space) would be helpful."*

*GLA comments: "careful consideration of sunlight/daylight penetration is required to ensure that the increased height would not overshadow public realm areas for longer periods of time and would not impact on daylight amenity of the neighbouring properties."*

*... Building C1 could be shifted to north of the block to increase building separation from Block B2 and subsequently improve privacy and daylight/sunlight access."*

The following section shows the overshadowing analysis undertaken to illustrate the level of natural sunlight received within the proposed landscape areas throughout the year.



# SUNLIGHT AND OVERSHADOWING

Sunlight and Overshadowing analysis has been carried out by specialist consultant Avison Young to ensure the proposed external amenity areas meet relevant BRE standards.

As shown in the below diagrams extracted from the report, 4 out of 5 of the proposed amenity areas are compliant with BRE Guidelines recommendations.

Peabody Developments Ltd and London Borough of Ealing

Daylight, Sunlight and Overshadowing Report

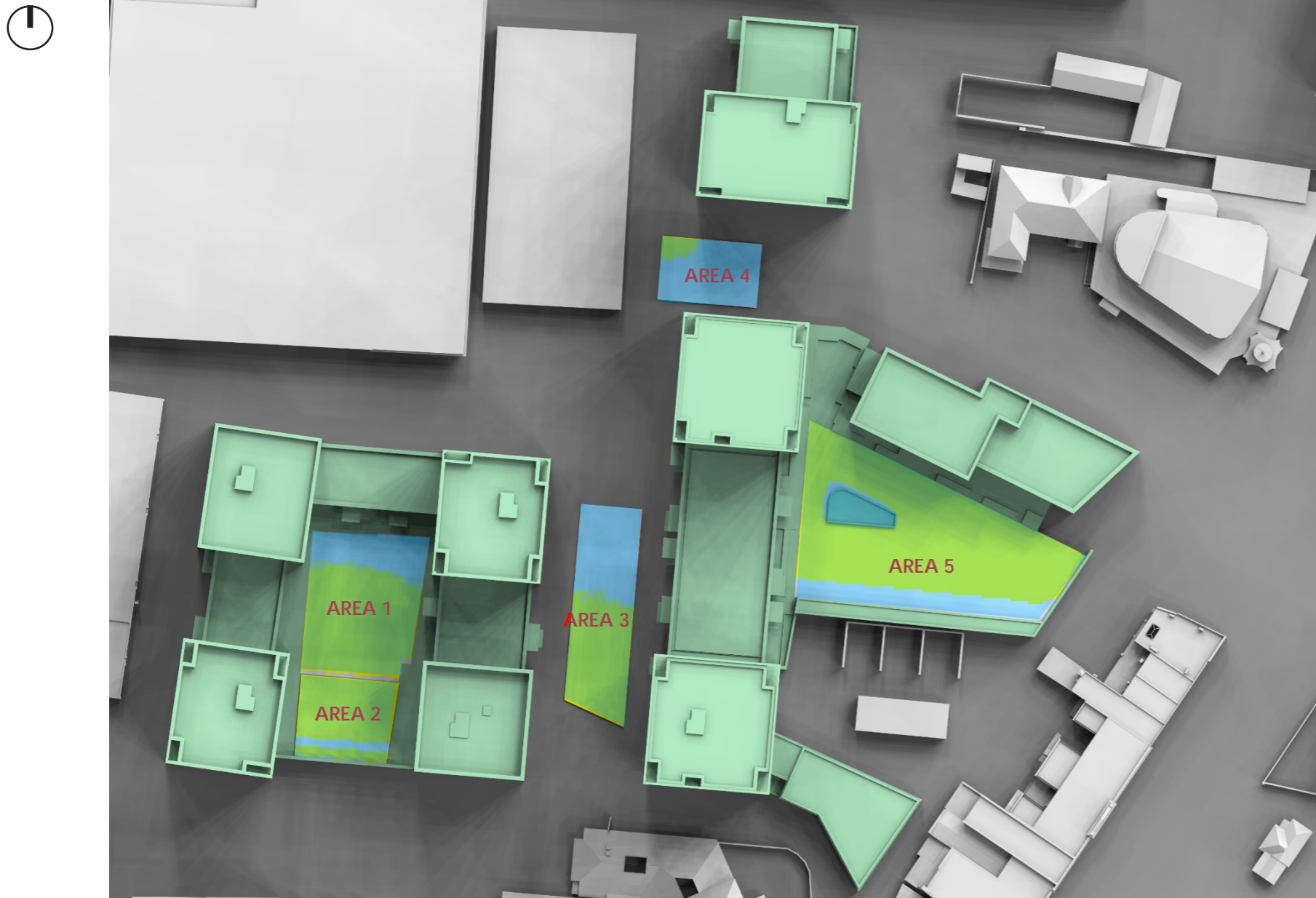


Figure 4: Assessment areas for SHOG (yellow depicts the areas receiving over 2 hours of sun on 21<sup>st</sup> March).

AREA 1	AREA 2	AREA 3	AREA 4	AREA 5
Total Area - 468.79 Sq m	Total Area - 8231.84 Sq m	Total Area - 372.43 Sq m	Total Area - 185.90 Sq m	Total Area - 1033.35 Sq m
< 2 hours - 28.46%	< 2 hours - 12.24%	< 2 hours - 44.28%	< 2 hours - 89.45%	< 2 hours - 19.79%
> 2 hours - 71.54%	> 2 hours - 87.76%	> 2 hours - 55.72%	> 2 hours - 10.55%	> 2 hours - 80.21%

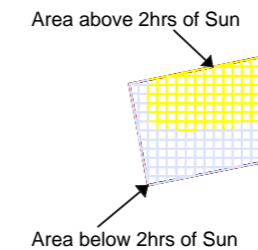
## Overshadowing

The amenity areas within the Proposed Development have been assessed in accordance with the BRE Guidelines SHOG assessment. The five areas are shown in Figure 4 below and the drawing numbered BRE/184 in Appendix 5. The proposed outdoor amenity areas have been grouped into 5 main areas.

Areas 1, 2, 3 and 5 receive a minimum of 2 hours of sun over 50% of the area on 21<sup>st</sup> March and therefore meet the BRE Guidelines recommendations. Area 4 is located to the north of the Proposed Development where lower levels of sunlight would be anticipated.

Overall, access to sunlight is good and broadly comparable with other schemes of a similar typology within the area and across London.

Extract from "Internal Daylight Sunlight and Overshadowing Report" prepared by Avison Young, April 2021 in support of the full application.



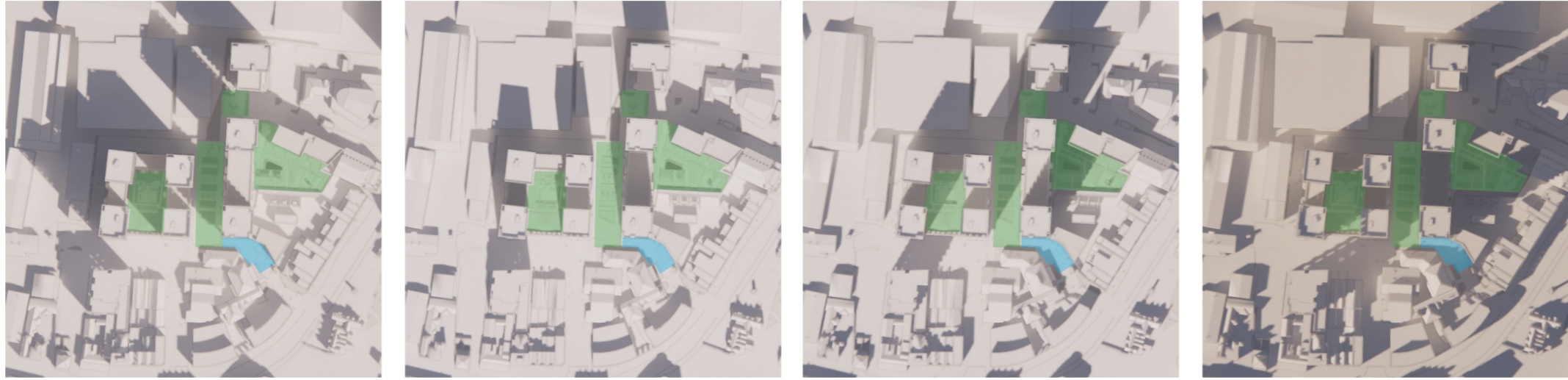
# SHADOW DIAGRAMS

The following diagrams illustrate the overshadowing of the landscape areas at different times of the year. The diagrams mirrors the conclusion from the separate "Internal Daylight Sunlight and Overshadowing Report". Both the landscape areas identified in the report and the area highlighted in light blue outside of the proposed restaurant/ cafe/ shops are shown to receive good level of natural sunlight during the day.

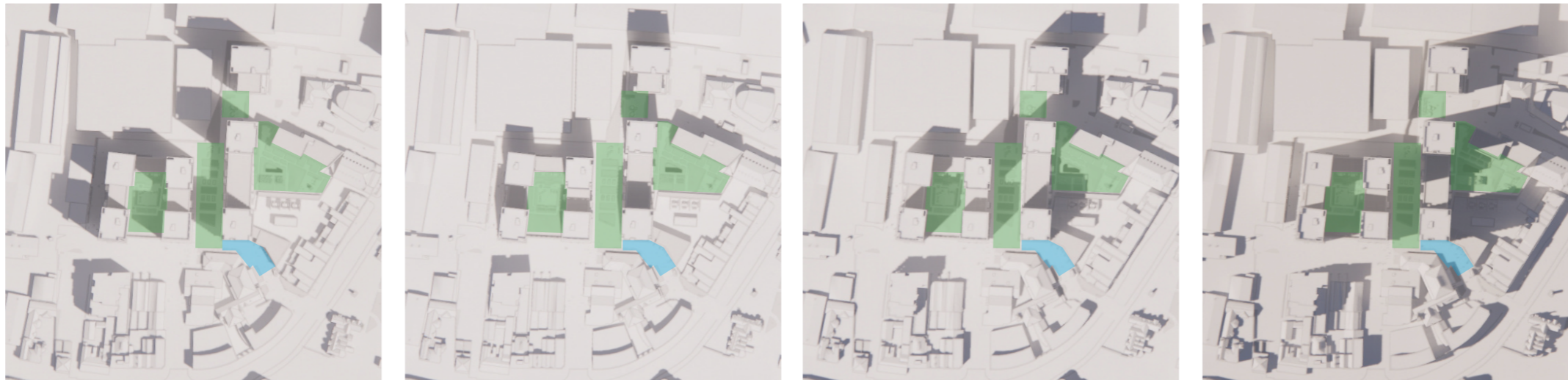


- landscape areas identified in DLSL report
- Restaurant/ Cafe/ Retail external areas (not identified in DLSL report)

21 Mar

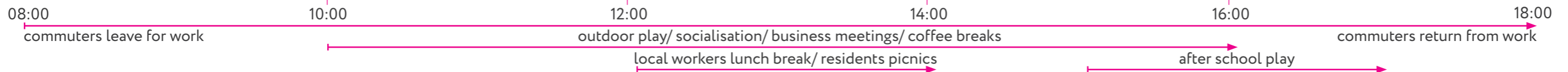
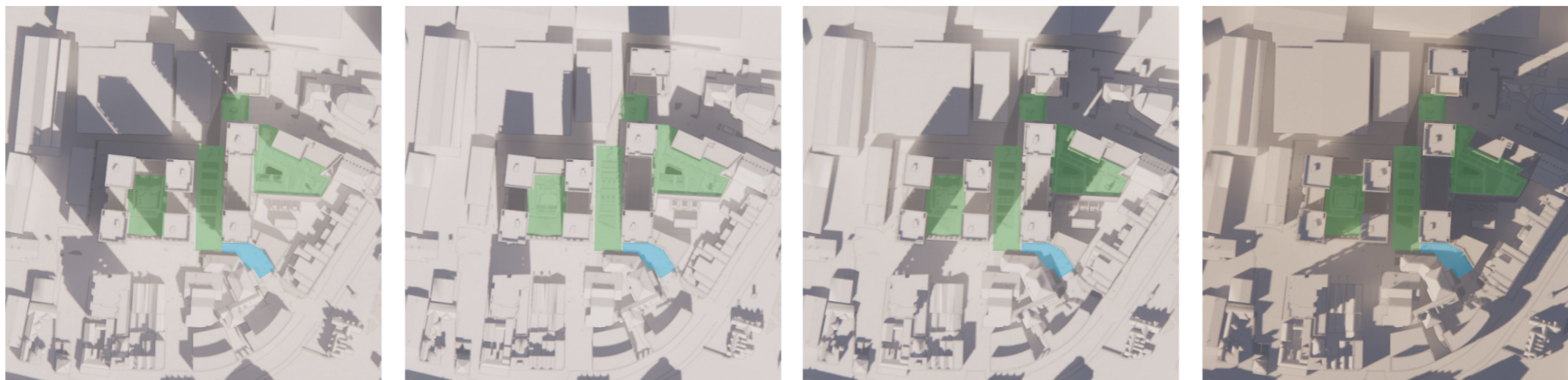


21 Jun



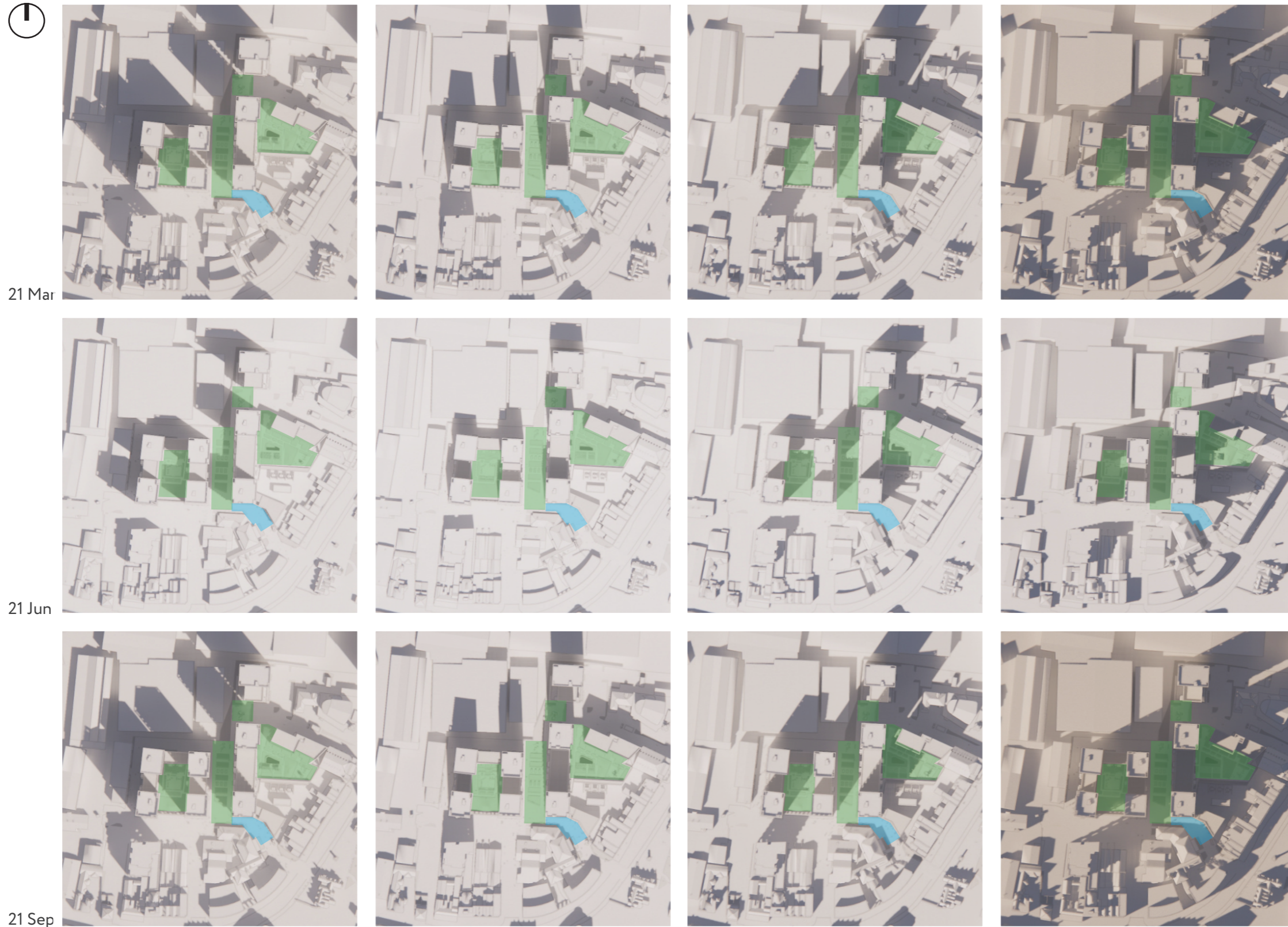
3d view of the proposed development at noon on 21st June.

21 Sep



# SHADOW DIAGRAMS

The following diagrams show a mirrored Block C (positioning the tall element away from Area 4), to see whether improvement can be made to the overshadowing of Area 4. As illustrated by the shadow diagrams below, this has little affect on the overshadowing of Area 4 as the overshadowing are mainly created by the tall buildings located to the south of Area 4.



- landscape areas identified in DLSL report
- Restaurant/ Cafe/ Retail external areas (not identified in DLSL report)

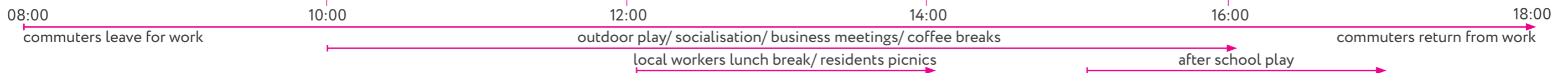
Block C mirrored so that the gap between the main tower and adjacent Tower B2 is increased.



3d view of the proposed development at noon on 21st June.



key plan (landscape areas ref as per DLSL report)



## INDUSTRIAL FRINGES LANDSCAPE PROPOSALS

*DRP comments: “The panel has some concerns about the condition of the residential frontage to the industrial uses on the western boundary of the site. Greater clarity is needed about how this will be managed until the rest of the allocation is developed, as in the interim this could feel quite hostile and intimidating to residents here.”*

*GLA comments: “The complex geometry of the site has numerous side frontages, boundary conditions and adjoining owners. Further details of boundary treatment should be provided to understand necessary vehicular and pedestrian access points, and to ensure that boundary conditions are not perceived merely as back of house spaces. The proposals must be carefully detailed to ensure high quality public realm is achieved, in collaboration with adjoining landowners.*

*The proposal includes London Affordable Rent units at the base of Blocks A1 and A2 adjacent to LSIS to the west. This is not an ideal location for residential units and this arrangement should be reconsidered. Further details of screening, protection against noise and air quality should be demonstrated with the submission.”*

The following section uses a series of diagrams and CGIs to illustrate the quality of space being proposed and how the proposed streetscape design deals with the “temporary boundary” with the adjacent industrial estate.

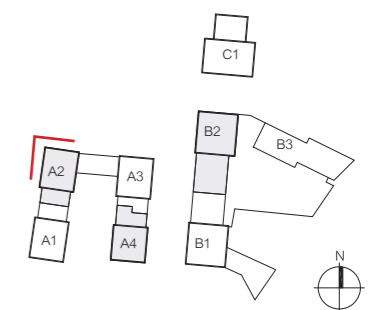
# INDUSTRIAL FRINGES LANDSCAPE PROPOSALS

## MEWS TO BUILDING A2

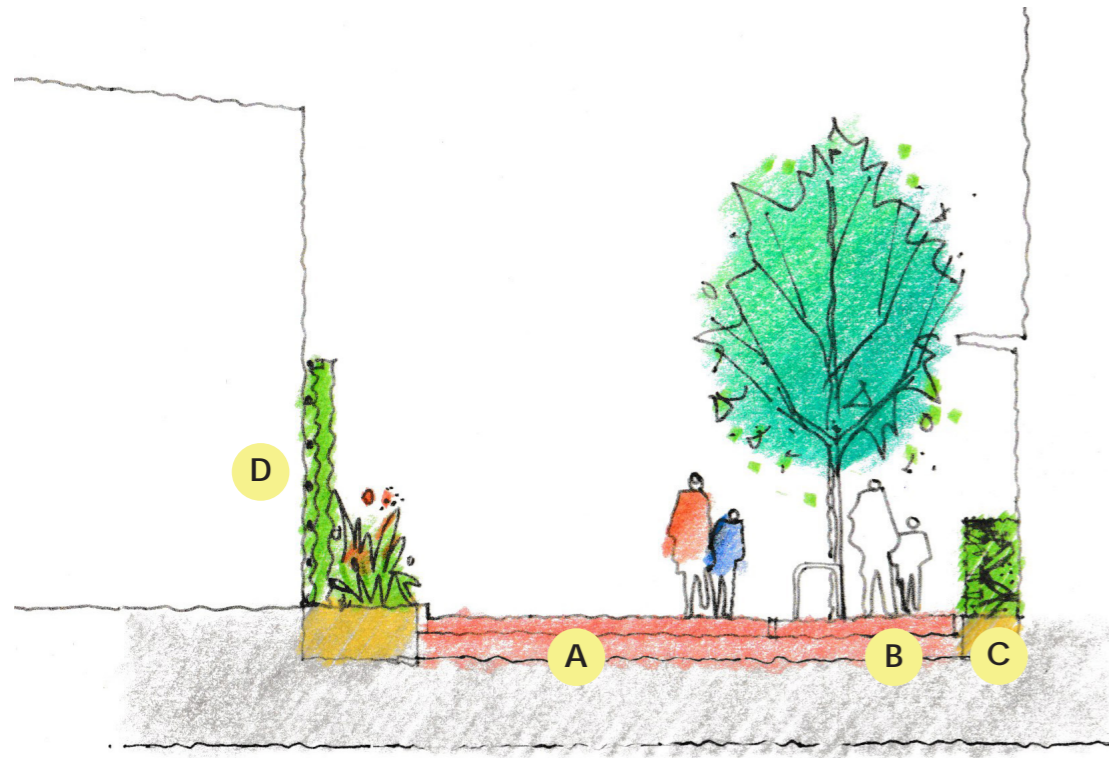
Opportunity to create a consistent shared surface material between boundary and building edge. Designed to be shared whilst providing a comfort zone along building elevation.



- A** Mews access around Building A - varied width to allow passing & delivery parking - between 4m & 5.5m
- B** Comfort zone - material and level to match mews - generally 1.5m wide with flush channel between
- C** Defensible hedge - generally 750mm wide
- D** Planted boundary - within ownership including climbers attached to adjacent building by agreement
- E** Planted boundary - out with ownership including climbers attached to adjacent building - all by agreement
- F** Loading bay and passing place outside refuse store
- G** Deliver bay 1.5m wide - half-in / half-out design
- H** Street tree planting to mark changes in direction with tree cells below ground



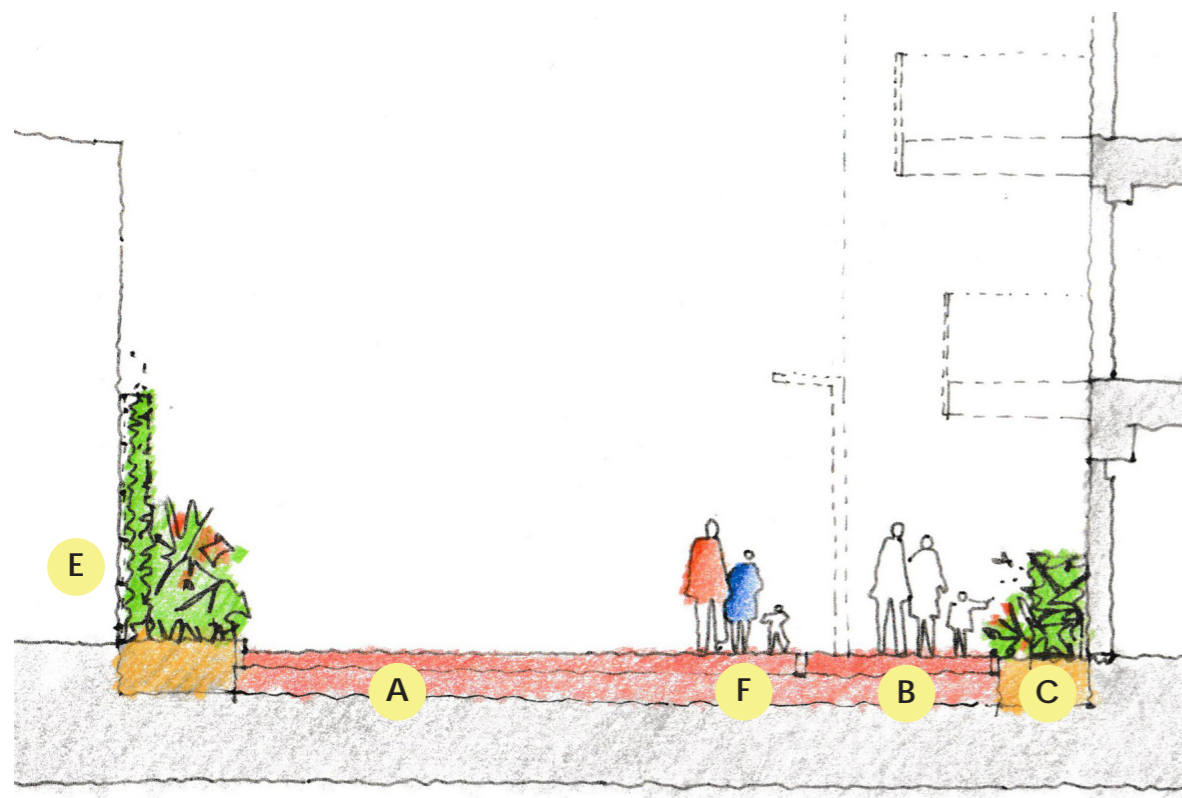
# INDUSTRIAL FRINGES LANDSCAPE PROPOSALS



# MEWS TO BUILDING A2

- A** Mews access around Building A - varied width to allow passing & delivery parking - between 4m & 5.5m
- B** Comfort zone - material and level to match mews - generally 1.5m wide with flush channel between
- C** Defensible hedge - generally 750mm wide
- D** Climbers to adjacent building's facade by agreement with lower level planting
- E** Planted boundary - out with ownership including climbers attached to adjacent building - all by agreement
- F** Loading bay and passing place outside refuse store

## Planting Palette



### Climbers



Clematis armandii



Lonicera periclymenum



Trachelospermum jasminoides

### Shrubs & perennials



Hydrangea arborescens



Mahonia eurybacteata



Cornus alba



Acanthus molis



Ulmus 'Columella'



Anemone nemorosa



Hakonechloa macra



Heuchera spp



Astilbe chinensis

### Defensible hedges



Chaenomeles speciosa



Escallonia 'Iveyi'



Osmanthus x burkwoodii

### Trees



Platanus hispanica 'Tremonia'



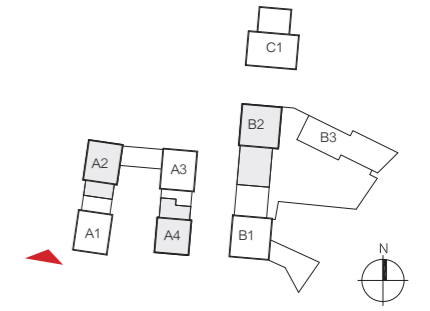
Ulmus 'Columella'



Liquidambar styraciflua 'Paarl'

# INDUSTRIAL FRINGES LANDSCAPE PROPOSALS

The following images illustrate the landscape proposals successfully softening the (temporary) interface between Block A and the adjacent industrial estate. Taken between 10:00 to 16:00 on 21<sup>st</sup> June 2021, the images demonstrate a good level of natural sunlight can be received in this area from noon.



21 Jun



10:00



12:00



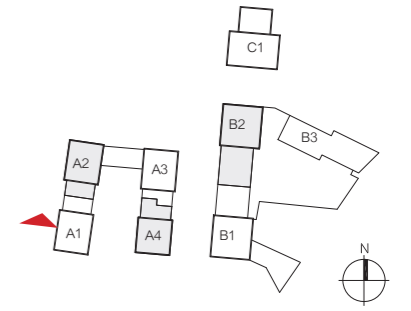
14:00



16:00

## INDUSTRIAL FRINGES LANDSCAPE PROPOSALS

An additional view has been prepared to illustrate the quality of the streetscape where the redevelopment interfaces with the existing industrial estates to the west.





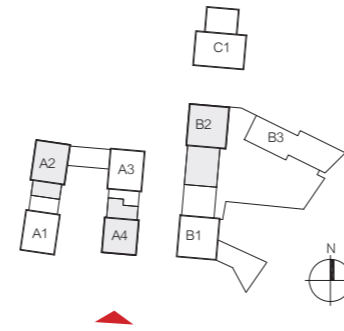
## DOMINION ROAD APPROACH

*DRP comments: “The panel feels that the building proposed for the end of Dominion Road (Block A4) functions as a barrier to the scheme, rather than as an invitation, and signals a termination to the public realm. Instead the panel suggests focusing on activation and landscape to draw visitors into the scheme.”*

In the following section, the ground floor elevation of Block A4 has been reconfigured to enliven the “Dominion Approach” and creating a welcoming gateway to the “Central Heart”

## DOMINION ROAD APPROACH

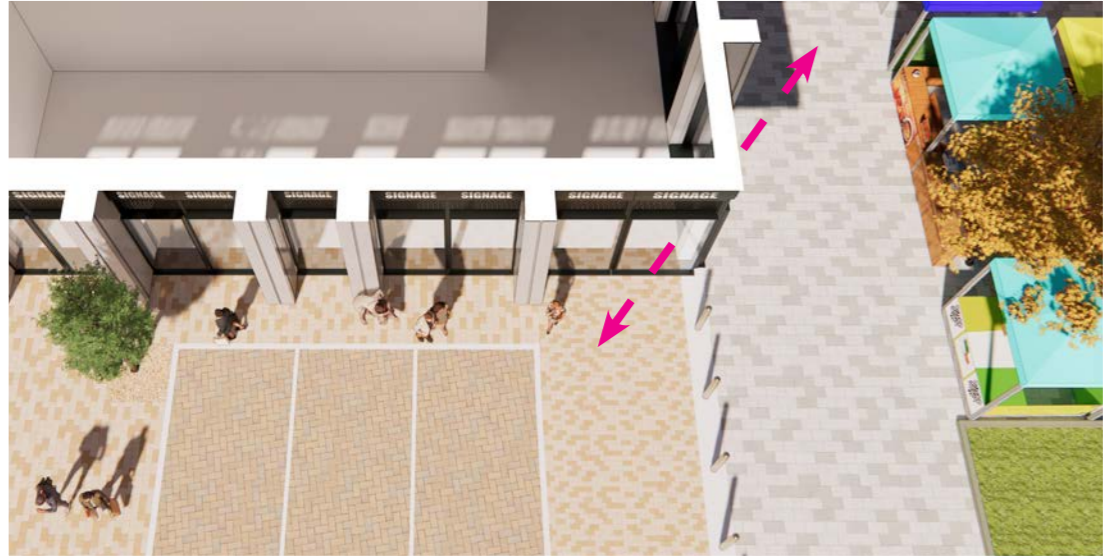
- The ground floor elevations of Block A4 have been “opened up” with more glazing, allowing the commercial space to function as a gateway rather than a barrier to the scheme.
- GRC has been extended to clad the ground floor elevation of Block A4 to further complement the commercial use. Wrap-around canopy, coupled with a corner window help to enforce both physical and visual link into the ‘Central Heart’.



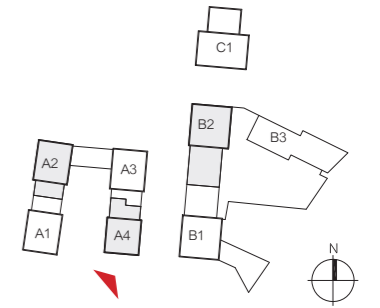
Current Proposal



# DOMINION ROAD APPROACH

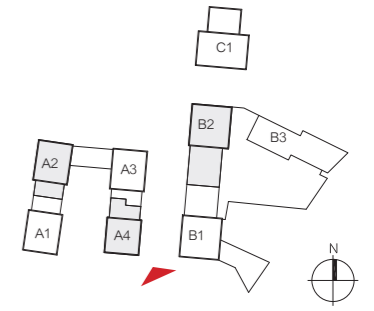


- Wrap-around canopy and higher ratio of glazing introduced to Block A4 Ground Floor to enliven the 'Dominion Approach';
- Corner window introduced to improve visual permeability and strengthen connection between the 'Central Heart' and 'Dominion Approach'



## DOMINION ROAD APPROACH

- Wrap-around canopy and higher ratio of glazing introduced to Block A4 Ground Floor to enliven the 'Dominion Approach';
- Corner window introduced to improve visual permeability and strengthen connection between the 'Central Heart' and 'Dominion Approach'

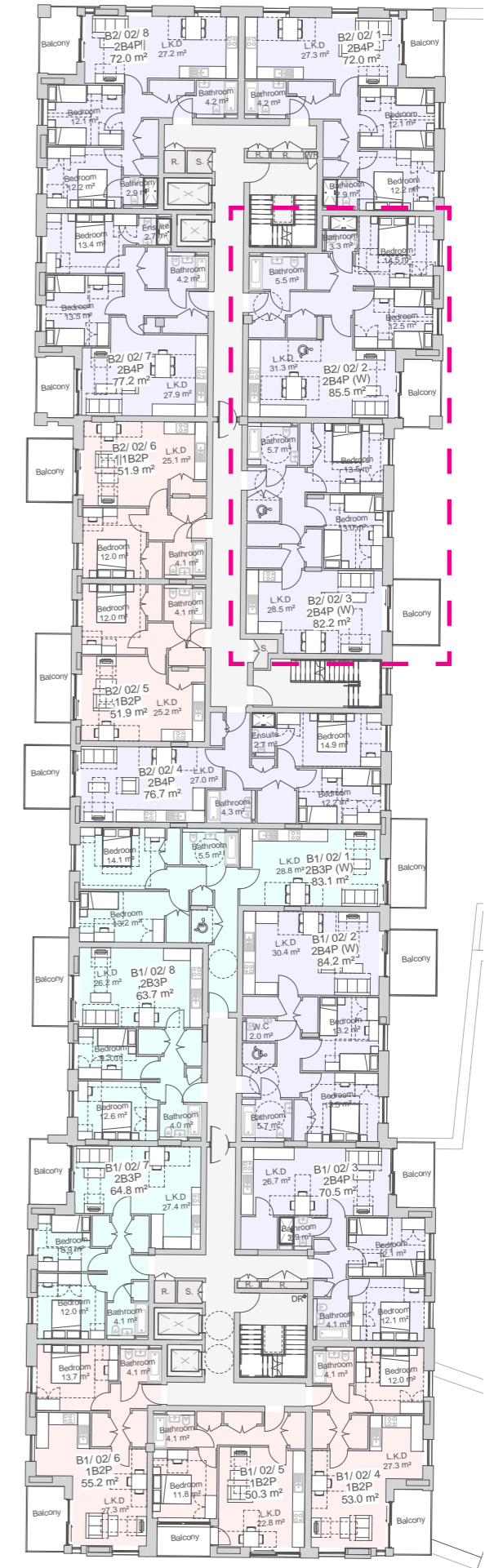
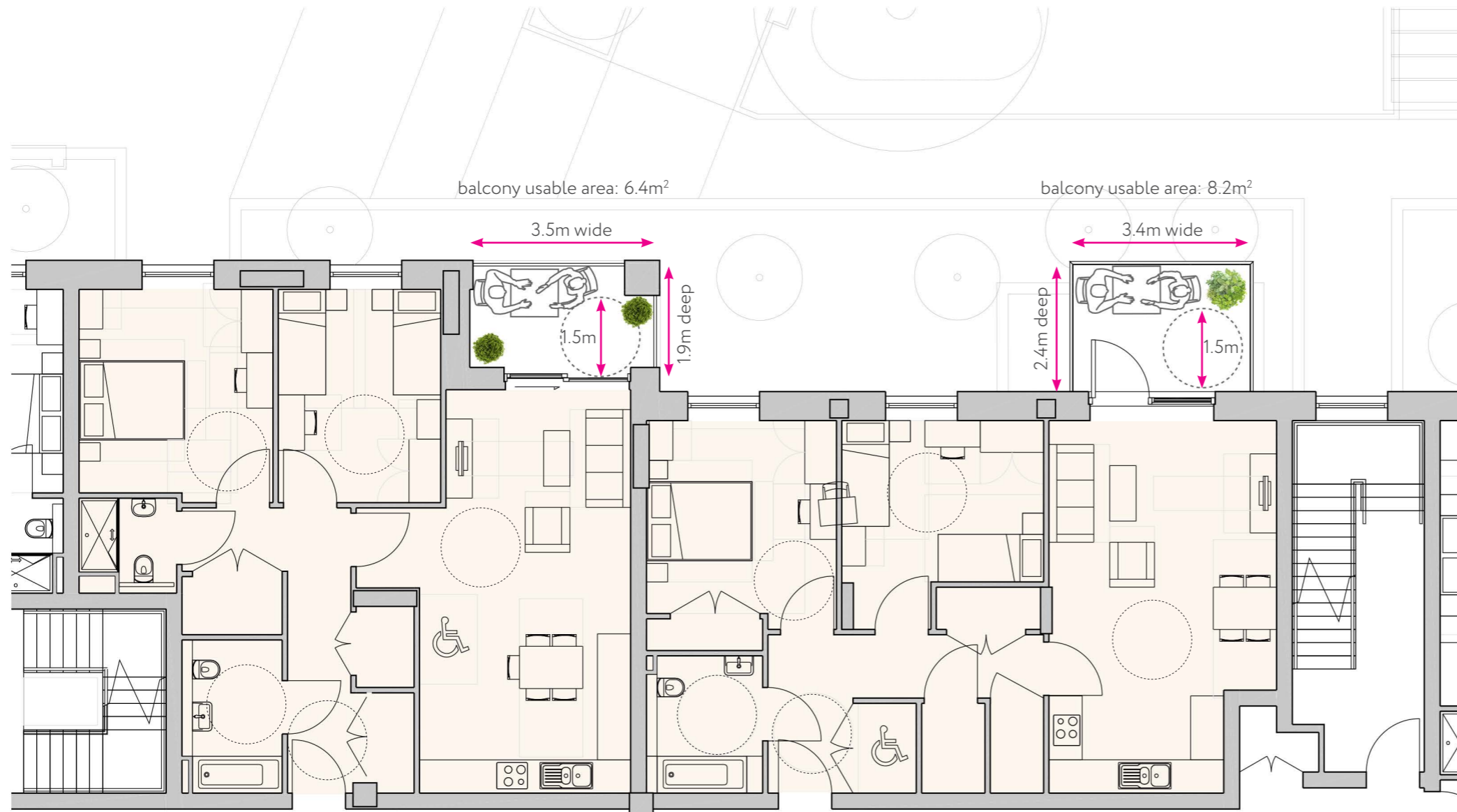


## ACCESSIBLE HOMES - TYPICAL LAYOUTS

*DRP comments: "The balconies of the accessible residential units should be designed to be large enough to be used comfortably by disabled people."*

The following section incorporates annotated typical layouts of proposed Part M4(3) - Wheelchair user dwellings to illustrate the quality and usability of outdoor private amenity space.

# ACCESSIBLE HOMES - TYPICAL LAYOUTS



## PEDESTRIAN LINK TO MANOR HOUSE

**DRP comments:** *“The proposed pedestrian crossing to Manor House Grounds is essential to the proposed layout and early discussion with TfL should take place to secure this, ideally as a generous raised table.”*

The following section illustrates the options the design team has explored to linking the Development with Manor House Gardens and beyond.

# PEDESTRIAN LINK TO MANOR HOUSE



Colourful crossing considered to provide a legible visual link between the proposals and the Manor House



Since the DRP presentation, the Design Team has consulted with LBE Highways regarding the feasibility of introducing a formal crossing to Manor House (highlighted in pink).

However, due to the vehicular servicing movements from the parade of shops using this point as exit, creating potential conflict between pedestrians and vehicles, and the proximity to the existing bus stops, Ealing highway officers have rejected the proposed new crossing location on safety grounds. LBE highways have maintained the existing crossing to the north to be a more appropriate location.

Currently, options are being considered with LBE and TfL to improve the existing crossing experience, possibly with coloured surfacing.



- Existing informal crossing on The Green
- Bus Stops
- Bus Stops
- Servicing route to Manor Parade shops retained as existing
- Pedestrian prioritised shared surface
- Loading bays
- Possible colourful crossing providing a direct pedestrian link between the proposals and Manor House Grounds subject to ongoing discussion with LBE highways and TfL.



