



## 30 Jun Peabody unveils final plans for The Green in Southall

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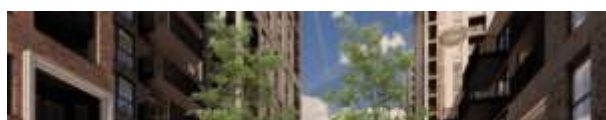
Plans to transform The Green in Southall and open it up to the community have been revealed by housing association Peabody.

The plans, which are being brought forward by Peabody in partnership with Ealing Council, will deliver 564 low-carbon homes, including 50 per cent affordable housing, hundreds of new employment opportunities and space for small businesses and community groups.

Landscaped public spaces will be included throughout the development to create a green district with a pedestrianised central boulevard, opening new local connections through this growing part of west London. The outdoor areas are designed to draw in local residents and give space for a variety of community uses.

Early proposals were presented to the public in June 2019 and the feedback received then was considered in updated plans unveiled in September 2019. The most significant change from 2019 is that the plans now retain and enhance the Tudor Rose as an important cultural asset.

Peabody's ambition at The Green is to continue working with the



community to deliver a great place to live, which will have a significant positive impact locally. Local residents will be involved in shaping the future use of the designated new community space and the future uses of the landscaped public areas.



The site is south-west of Southall train station and includes some of the land between Featherstone Road, Gladstone Road and The Green. The redevelopment is also a key part of the Southall Opportunity Area.

Chris Lyons, Senior Development Manager at Peabody, said: "Our plans for The Green will transform this part of Southall – providing hundreds of new homes and creating a vibrant new community hub in an area that is well connected to the rest of London.

"Southall has a rich heritage that we are keen to protect and nurture. We want to be an important part of the community in Southall for many years to come and for us that means being open, honest and supportive."

The final plans will be submitted to Ealing Council in July 2021.



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# APPENDIX P – WEBSITE UPDATES



Peabody is working in partnership with Ealing Council to redevelop  
**THE GREEN** – a major regeneration project at the heart of the  
Southall Opportunity Area.





Our plans for **THE GREEN** will:

- Deliver 564 new homes, 50% of which will be affordable
- Offer new employment space and create 90 job opportunities
- Create high quality public spaces
- Establish a green, sustainable community

Following public consultations in June and September 2019, we have been busy reviewing comments from the local community, completing detailed technical assessments, and finalising our plans for the site.

We are now able to share our final plans for transforming this important part of Southall before submitting the plans to Ealing Council in mid-July 2021. You can view our plans in more detail [here](#)

## KEY DATES

Here is the predicted timeline between now and completion. These timings are estimates and may change as the project progresses.

- Submit planning application – mid-July 2021
- Potential planning decision by Ealing Council – Autumn 2021
- Potential construction start on site – Autumn 2022
- Estimated completion – late-2025



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Manor House approach – a new and welcoming gateway.

We presented our detailed proposals to the local community at an exhibition in **September 2019**. Since then we have been reviewing comments from the local community, completing detailed technical assessments, and finalising our plans for the site.

We are now able to share our final plans for transforming this important part of Southall, before submitting the plans to Ealing Council in **mid-July 2021**.

## NEW LOW-CARBON HOMES

The Green will provide **564 new homes**, including 50 per cent (by habitable room) as **affordable housing** (London Affordable Rent and Shared Ownership) and the rest available for private sale.

All the new homes will meet **national space and sustainability standards** and have been designed for households of varying sizes, including families. They will all have access to their own private balcony and **564 new homes**, including 50 per cent (by habitable room) as **shared podium gardens**.

## HIGH QUALITY DESIGN

The Green is designed to draw people into the heart of the development. Our plans will open up this part of Southall with **people-friendly routes**, inviting **public spaces** and **well-designed buildings**.

Our plans will create a series of dynamic public spaces including **a pedestrian plaza** linking to the Manor House. The eight new buildings, each with its own distinctive character, will have brick external walls and provide modern, sustainable residential, commercial and community space.

The heights of the buildings will range from, with the taller buildings being set back from existing low-rise buildings so they will not dominate the view.

Our goal is to create a high-quality precedent for the future regenerations in the wider area.

## A VIBRANT URBAN QUARTER

The Green will be a new urban quarter, offering new homes, employment opportunities, retail and outdoor public spaces.

The community will be at the heart of regeneration with a new **dedicated community facility** available for a range of activities and events. Our final plans have changed to retain important **cultural spaces** such as the Tudor Rose.

The ground floors of the residential buildings have been designed for a variety of commercial facilities, providing over 2,922 m<sup>2</sup> of non-residential space. Most of this will be occupied by small businesses that help to draw people into the area.

We estimate new businesses at The Green will bring **90 new jobs** compared to what we understand is on the site in its current use. Further opportunities for local employment, **apprenticeships and training** will be created during construction.

## OPEN PUBLIC SPACES

The landscaped public space will have its own **distinctive character** and deliver a new area for everyone to enjoy. It will be linked to the new ground floor uses and with places for shops and community activity to spill out and occupy the space.

New **pedestrian routes** will connect local landmarks and provide welcoming, **flexible outdoor spaces**. Integrated vehicle and cycle routes will provide **practical connections** around the site and calm side streets.

A **lively central boulevard** will be the focus of the new neighbourhood and there will be areas dedicated to play and relaxation dotted across the site. Our plans also include raised podium gardens for residents of The Green.





## sustainable for the future.

The new homes will be heated using **renewable energy sources**. This includes solar panels and heat pumps that draw from the natural temperature in the ground.

The Green is ideally positioned near local **transport links** and has been designed to encourage **walking, cycling** and the use of public transport. The pedestrian routes through The Green will create a lively new centre to draw people in and tie back to existing road networks.

Parking for residents living at The Green will be minimal given the development's accessible location. However, 90 parking spaces will be provided to replace the existing car park on Dominion Road. Electric car charging points will be provided in various locations.

If you would like any more information, or if you have any queries, please contact our project team by:



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