EALING

Tall buildings strategy

This document explains the principles for how tall buildings are defined and where they may potentially be located in the Borough.

For good practice guidance on the design of tall buildings, please refer to the Ealing Housing Design Guide and the Appendix: Guidance for Study Sites.

November 2022

GLOSSARY

Appropriate location for tall buildings:

A specific zone which has been identified as a potentially acceptable location for tall building development as a result of the tall building strategy analysis.

Gentle density:

Development that optimise a site's capacity by achieving high densities via mid-rise rather than tall buildings.

Good growth:

Good Growth by Design (GGbD) is the Mayor of London's programme to shape a better city by promoting quality and inclusion in the built environment.

Suitability criteria:

Objective, spatial and measurable criteria that make sites more suitable for tall building development.

Sensitivity criteria:

Objective, spatial and measurable criteria that make sites more sensitive for tall building development.

INTRODUCTION

Like most of Greater London, the Borough of Ealing is characterised by a collection of discrete generally low-rise neighbourhoods and centres, each distinct and often defined by natural landscape features such as the valley of the River Brent and the gently rolling topography and occasional hills (Hanger, Horsenden, Sudbury) of west London.

The convergence of major public transport routes as they approach central London to the west, together with the accelerating regeneration proposals for the Old Oak and Park Royal Opportunity Area, have both underpinned a period of high-density growth including the delivery of some very tall buildings in the Acton North area of the Borough. This area administratively now falls within the Old Oak and Park Royal Development Corporation planning authority area.

Pressure to optimise the use of urban land across London is as acute as ever. This is essential to help address housing needs in the capital. But there is a growing appreciation of the need to do so in a way that respects and contributes positively to local character and townscape. The London Plan's 'Good Growth' agenda and promotion of the concept of 'gentle density' reflects this. Growth strategies and character studies have become one.

With the recent opening of the Elizabeth Line (Crossrail) improving accessibility along this key east-west spine right through the centre of the Borough, the Ealing Tall Buildings Strategy has been prepared as an integrated part of the Ealing Character Study. The analysis which underpins the strategy is drawn from the same evidence base. Major recent public transport investment should rightly be capitalised on, but in a manner which respects local character and does not undermine the townscape qualities which have helped places like Ealing, Hanwell and Southall establish themselves as popular and successful London suburbs.

Tall forms of development are just one potential way of optimising the use of land. There are sometimes negative impacts of taller forms of development – on the skyline; local micro-climate; overlooking and overshadowing; rights of light – which might be avoided with other forms of higher density development. Mid-rise developments can help to deliver higher densities, often as part of a mixed-use scheme, whilst also delivering a more agreeable and appropriate form of street-based townscape.

A plan-led approach

London Boroughs are, under London Plan Policy D9, required to take a plan-led approach to tall buildings. The sensitivity of proposals for tall buildings has historically resulted in a reactive approach in order to avoid presumptions in favour of their development until the full planning balance is established. However, the onus has now been placed firmly on individual boroughs to be proactive on the issue of tall buildings, in order to demonstrate general conformity with the London Plan, in the following ways:

1. Boroughs, in their Development Plans, should define what it considered to be a tall building – that is, a threshold height above which new buildings will be considered to be tall;
2. Boroughs, in their Development Plans, should identify locations where tall buildings may be an appropriate form of development.
3. Within areas where tall buildings may be an appropriate form of development, Boroughs, in their Development Plans, should define maximum heights for new development (under para 3.9.2 (2)).

A character and context-led approach to identifying locations that may be appropriate

This Ealing Tall Buildings Strategy takes an evidence-based approach to the identification of locations which may be appropriate for new tall buildings. A range of criteria which combine to make locations more appropriate are identified and analysed. Each criteria forms a layer of evidence and these 'suitability' layers are then combined to help identify areas which are considered to be the most appropriate.

Alongside this suitability analysis, criteria considered likely to make locations more sensitive to potentially adverse impacts of tall buildings are also mapped and analysed. Sensitive areas are not however mutually exclusive – that is, an area identified as potentially appropriate for tall buildings might also be highly sensitive to any potentially adverse impacts of that form of development. That said, where areas are identified as being more sensitive, the onus will be on applicants to demonstrate how these issues have been addressed in any relevant development proposals.

This is a new policy approach for Ealing. The policy can be considered to be a positively framed position on tall buildings – with the Borough itself identifying potentially appropriate locations. It should be noted however that these locations are limited and restricted to the most accessible and central locations in the borough. It should also be noted that, in identifying locations that might be appropriate for tall buildings, it follows that in all other locations beyond these – that is, the vast majority of the Borough – tall buildings are not considered to be an appropriate form of development.

The Ealing Tall Buildings Strategy takes a borough-wide perspective on this important issue. In doing so, it acknowledges that tall is a relative term. A building of six storeys might be considered tall in one location but not in another. Using the neighbourhood areas as identified and defined in the Ealing Character Study, threshold heights above which new developments would be considered to be tall are defined across the whole borough. This work relies heavily on an understanding of existing prevailing heights. For those areas not identified as potentially appropriate for tall buildings, this threshold height effectively defines the maximum height for new development.

Within those areas which are identified as being potentially appropriate, a height suitable range is put forward. New development within these locations should be proposed within this height range.

Dickens Yard, Ealing Broadway. Photo credit: Roger Green

Greenford Quay, Greenford

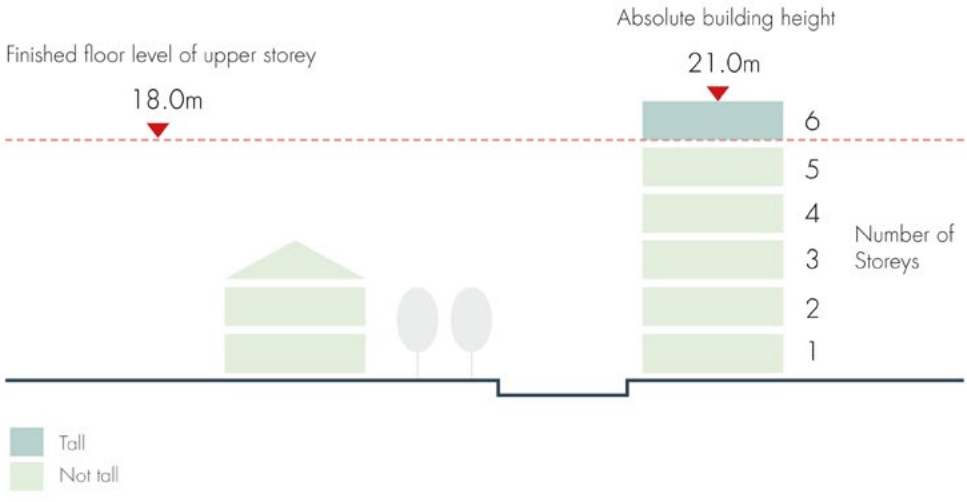
Methodology for, and rules of thumb in, defining tall building thresholds

The London Plan defines tall buildings as generally those that are substantially taller than their surroundings and cause a significant change to the skyline. What can be considered tall today understandably varies across London. Within and across inner and outer London, prevailing heights vary significantly, meaning the impact of a tall or taller building will vary accordingly. This also varies across the Borough of Ealing. For this reason, the London Plan suggests it is useful to define what can be considered tall within different areas of the capital, but that tall buildings are defined as being not less than 6 storeys or 18 metres in height from the ground to the floor level of the uppermost storey.

With the London Plan requiring that new tall building policies are informed by local context, an understanding of prevailing building heights is an important consideration. With the height threshold for tall buildings varying in different locations, a useful rule of thumb to help inform local tall building definitions is the factoring up of prevailing buildings heights. An approximate doubling of prevailing building heights is considered to be a useful guide in this regard.

That is, in a location strongly characterised by buildings of three storeys, new buildings of six storeys might locally be considered to be tall, whereas five-storey buildings might not be. In more central locations which might be characterised by higher average prevailing heights, perhaps of five storeys, new development of ten or more storeys might be considered to represent tall buildings whereas buildings of eight or even nine storeys might not. This rule of thumb has been used informally, not as a determining factor and not applied rigidly, but as a useful guideline to reflect upon height threshold above which buildings would be considered tall. This approach has been used areas across the borough.

A statistical methodology has been used to define the threshold that determines what is considered a tall building. This has drawn analysis of prevailing heights found in any given neighbourhood, employing a 'weighted median' method to take account of building footprints and eliminate the effect of outliers. This statistical analysis has then been checked against 3D modelling and an appreciation of local character and scale, assembled through preparation of the A1 and A2 characterisation reports.



Section diagram illustrating the minimum definition of a tall building in Ealing, based on the London Plan Policy D9 definition.

The role of tall buildings

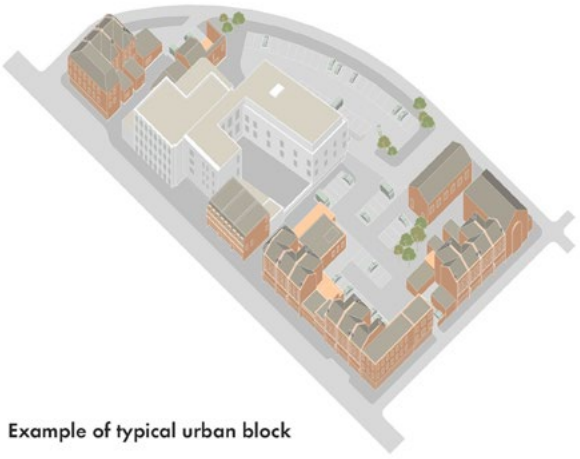
High-rise and high-density developments can offer a range of benefits. For example, compactly arranged homes using district energy systems can reduce the carbon footprint per home; taller elements can serve as legibility markers on the skyline; when strategically placed on infill sites, taller buildings can help a greater number of people live closer to town centres, reducing sprawl and retaining open land; and sited close to transport links, they can reduce reliance on cars and encourage healthier ways of getting around.

However, perhaps more than any other residential building type, tall building designs must balance the needs of individual homes with broader townscape considerations – both at ground level and roofline. They can have a profound, lasting impact on the skyline of an area and can significantly compromise historic areas if this impact is negative. A single tower inserted into an already well-connected site with significant activity at ground levels is likely to be much more successful as both a home and a piece of city than one on a more isolated, suburban or fringe site. This housing type is suited to urban conditions and can amplify the benefits of urban living if designs are carefully considered.

Inappropriately tall buildings

In parallel to setting out the principles for how tall buildings are defined and where they may potentially be located in the Borough, this strategy will also provide guidance for what are acceptable or unacceptable prospective buildings heights. Examples of inappropriately tall buildings include developments that:

- exceed the tall building threshold in an area that has not been identified as an appropriate location for tall buildings.
- exceed the upper limit of the guidance set out for an appropriate location for tall buildings
- negatively impact the local townscape due to their massing, whether or not they are technically defined as tall buildings



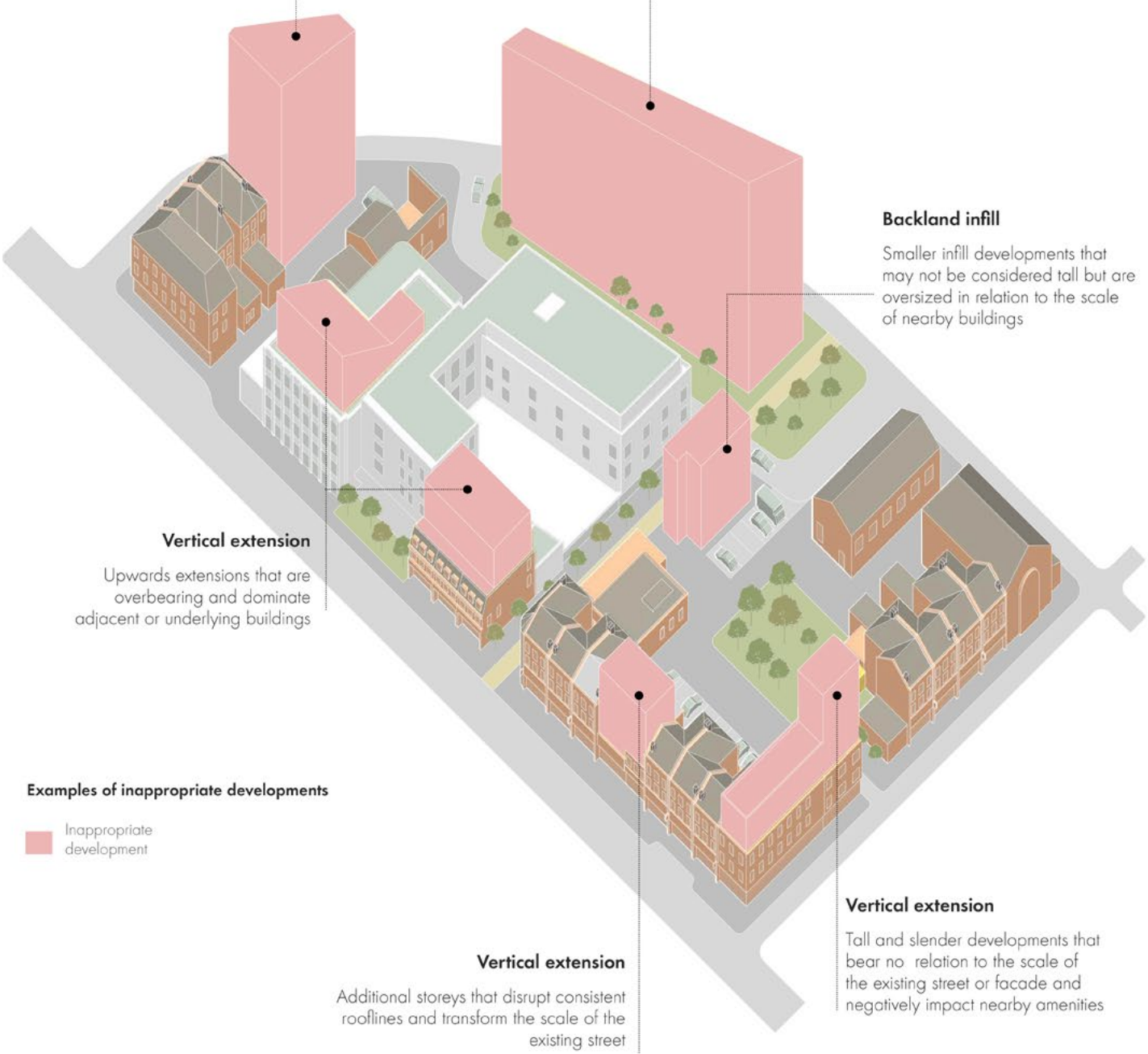
Example of typical urban block

Corner infill

Prominent buildings marking unimportant corners with no local or strategic townscape significance

Comprehensive redevelopment

Bulky tower whose massing is not differentiated across a large plot. No distinction between the base, middle and crown of the building or attempt to create setbacks in the massing to provide private amenity space and better daylight and sunlight to surrounding streets and homes.



Backland infill

Smaller infill developments that may not be considered tall but are oversized in relation to the scale of nearby buildings

Vertical extension

Upwards extensions that are overbearing and dominate adjacent or underlying buildings

Examples of inappropriate developments

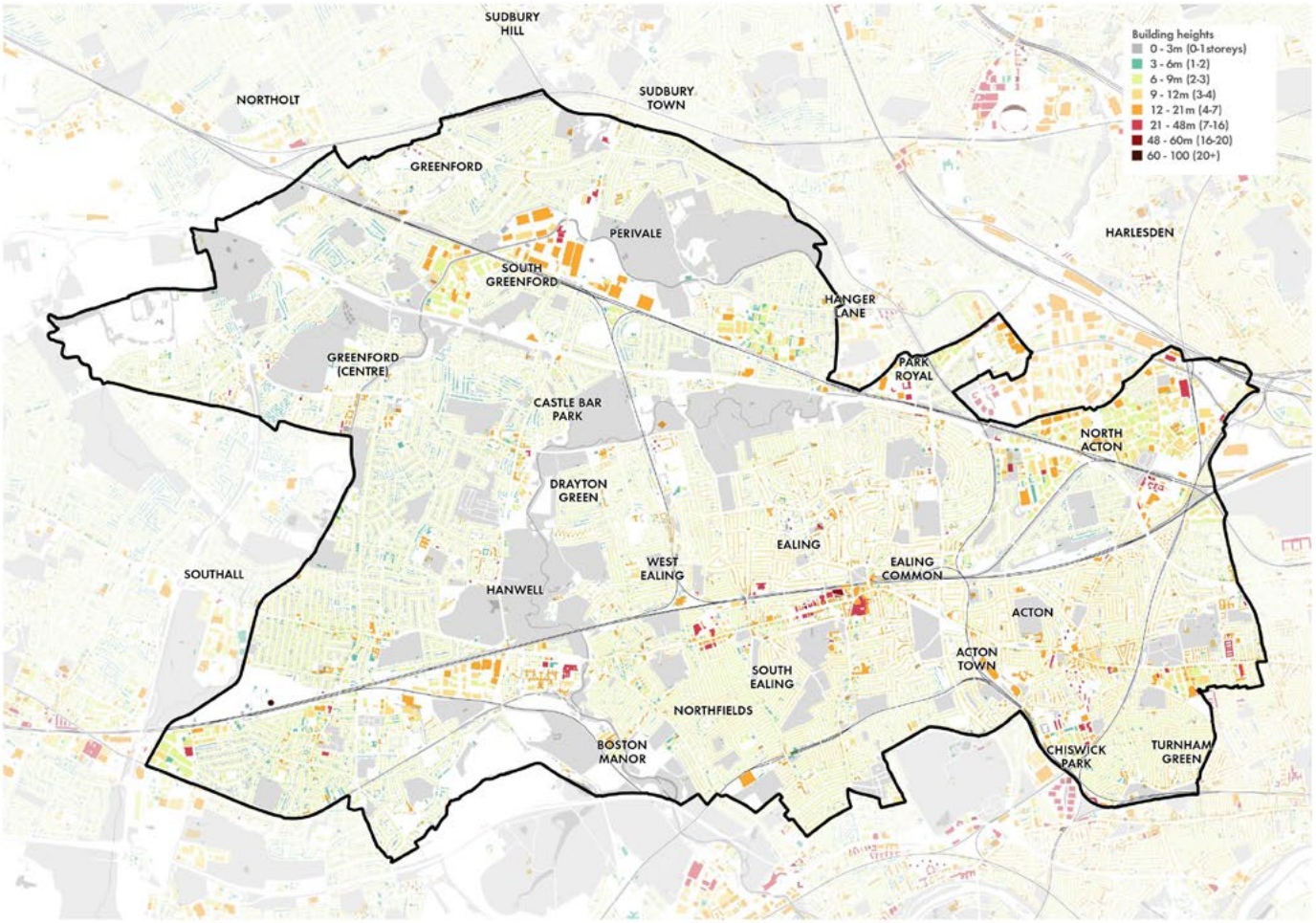
Inappropriate development

Vertical extension

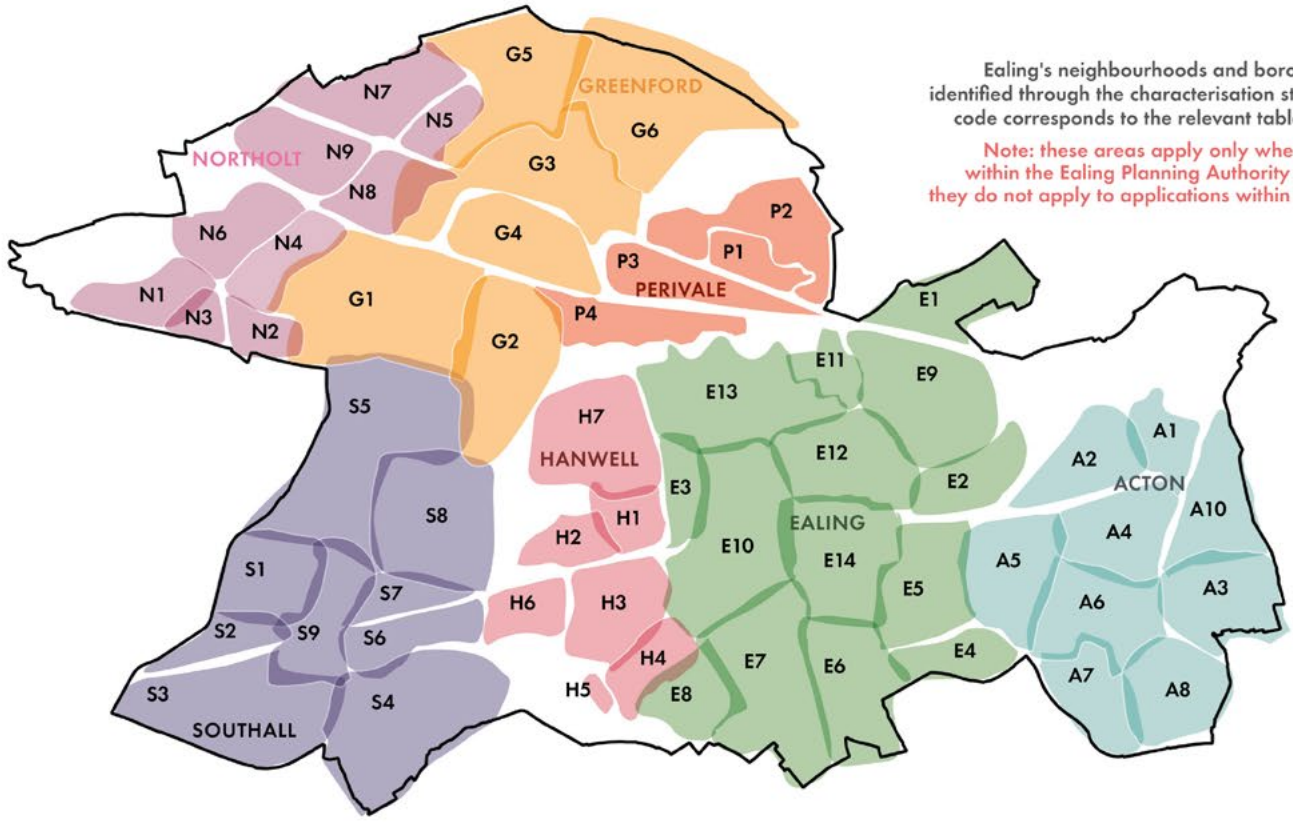
Tall and slender developments that bear no relation to the scale of the existing street or facade and negatively impact nearby amenities

Vertical extension

Additional storeys that disrupt consistent rooflines and transform the scale of the existing street



Plan of building heights distributed across Ealing borough



Ealing's neighbourhoods and borough areas identified through the characterisation study. Each code corresponds to the relevant table overleaf.

Note: these areas apply only where they fall within the Ealing Planning Authority boundary, they do not apply to applications within the OPDC.

			EXISTING BUILDING HEIGHTS				DEFINING TALL		
			Tallest building height		Prevailing height		Tall threshold		Appropriate location*
	Neighbourhood	#	metres	storeys	metres		metres	storeys	yes/no
ACTON	North Acton	A1	69.1	21.6	15.0	4.7	31.5	9	Y
	West Acton	A2	18.7	5.8	7.4	2.3	49.0	14	Y
	The Vale	A3	25.8	8.1	11.8	3.7	24.5	7	N
	Horn Lane	A4	25.9	8.1	9.4	2.9	49.0	14	Y
	Creffield	A5	26.6	8.3	10.7	3.3	24.5	7	N
	Acton Town Centre	A6	61.4	19.2	12.1	3.8	28.0	8	Y
	South Acton	A7	49.0	15.3	12.8	4.0	28.0	8	N
	Southfields / Bedford Park	A8	23.6	7.4	9.7	3.0	21.0	6	N
	East Acton	A10	35.7	11.2	8.9	2.8	21.0	6	Y
EALING	Hanger Lane	E1	43.1	13.5	10.8	3.4	24.5	7	N
	North Ealing	E2	29.8	9.3	10.2	3.2	21.0	6	N
	Drayton Green	E3	21.5	6.7	8.9	2.8	21.0	6	N
	Gunnersbury	E4	17.7	5.5	9.1	2.8	21.0	6	N
	Ealing Common	E5	20.4	6.4	9.7	3.0	21.0	6	N
	South Ealing	E6	21.6	6.8	9.3	2.9	21.0	6	N
	Northfields	E7	16.7	5.2	8.9	2.8	21.0	6	N
	Boston Manor	E8	21.5	6.7	8.3	2.6	21.0	6	N
	Hanger Hill	E9	24.9	7.8	9.3	2.9	21.0	6	N
	West Ealing	E10	41.9	13.1	10.5	3.3	24.5	7	Y
	Brentham Garden Suburb	E11	21.9	6.8	8.3	2.6	21.0	6	N
	Montpelier	E12	32.2	10.1	10.1	3.1	21.0	6	N
	Pitshanger	E13	29.7	9.3	8.7	2.7	21.0	6	N
	Ealing Town Centre	E14	72.2	22.6	14.1	4.4	73.5	21	Y

* See map of appropriate locations for tall buildings in Ealing for further detail about which parts of neighbourhoods are affected

			EXISTING BUILDING HEIGHTS				DEFINING TALL		
			Tallest building height		Prevailing height		Tall threshold		Appropriate location*
	Neighbourhood	#	metres	storeys	metres		metres	storeys	yes/no
PERIVALE	Industry	P1	15.5	4.8	9.2	2.9	21.0	6	N
	Horsenden	P2	20.8	6.5	6.9	2.2	21.0	6	N
	Perivale	P3	18.7	5.8	8.1	2.5	21.0	6	N
	South Green ford	P4	16.1	5.0	7.4	2.3	21.0	6	N
HANWELL	Drayton Green	H1	14.2	4.4	8.3	2.6	21.0	6	N
	Churchfields	H2	19.6	6.1	8.6	2.7	21.0	6	N
	Central Hanwell	H3	17.6	5.5	8.6	2.7	21.0	6	Y
	Elthorne Park	H4	17.9	5.6	8.4	2.6	21.0	6	N
	Industry	H5	17.9	5.6	10.0	3.1	21.0	6	N
	Hospital	H6	37.2	11.6	14.0	4.4	31.5	9	Y
	North Hanwell	H7	32.2	10.1	8.3	2.6	21.0	6	N
SOUTHALL	Central Southall	S1	19.0	5.9	7.4	2.3	21.0	6	Y
	Southall Green Quarter	S2	20.6	6.4	8.5	2.6	21.0	6	N
	Southall Green	S3	31.4	9.8	7.8	2.4	21.0	6	Y
	Norwood Green	S4	26.2	8.2	7.8	2.4	21.0	6	N
	Southall	S5	20.4	6.4	6.8	2.1	21.0	6	N
	Industry	S6	19.8	6.2	11.1	3.5	24.5	7	Y
	Southall Park	S7	16.8	5.3	7.0	2.2	21.0	6	N
	Dormers Wells	S8	39.8	12.4	8.2	2.6	21.0	6	N
	Southall Town Centre	S9	46.7	14.6	9.0	2.8	21.0	6	Y

* See map of appropriate locations for tall buildings in Ealing for further detail about which parts of neighbourhoods are affected

			EXISTING BUILDING HEIGHTS				DEFINING TALL		
			Tallest building height		Prevailing height		Tall threshold		Appropriate location*
	Neighbourhood	#	metres	storeys	metres		metres	storeys	yes/no
NORTHOLT	Northolt Grange	N1	16.9	5.3	7.0	2.2	21.0	6	N
	Ruislip Road estates	N2	36.7	11.5	8.5	2.7	21.0	6	N
	Radcliffe Way	N3	32.1	10.0	9.0	2.8	21.0	6	N
	Rectory Park	N4	36.7	11.5	8.0	2.5	21.0	6	N
	Wood End	N5	16.8	5.3	6.8	2.1	21.0	6	N
	Lime Tree Park	N6	13.5	4.2	7.3	2.3	21.0	6	N
	Northolt Park Racecourse	N7	39.1	12.2	7.8	2.4	21.0	6	Y
	Northolt Village	N8	18.8	5.9	7.5	2.3	21.0	6	Y
	Islip Manor Park	N9	13.7	4.3	7.6	2.4	21.0	6	Y
GREENFORD	Greenford	G1	26.1	7.9	6.8	2.1	21.0	6	N
	Greenford Centre	G2	23.7	7.9	6.4	2.0	21.0	6	Y
	Greenford Park	G3	29.7	11.5	7.5	2.3	21.0	6	Y
	Greenford Station	G4	20.0	7.2	6.7	2.1	21.0	6	N
	Northolt Park	G5	29.7	7.7	7.1	2.2	21.0	6	N
	Sudbury Hill	G6	37.4	7.9	7.7	2.4	21.0	6	N

* See map of appropriate locations for tall buildings in Ealing for further detail about which parts of neighbourhoods are affected

1 Sensitivity

This section sets out a series of analysis plans which the objective criteria that make neighbourhoods and sites potentially more sensitive to the development of tall buildings. This Borough-wide assessment considers the following aspects: -

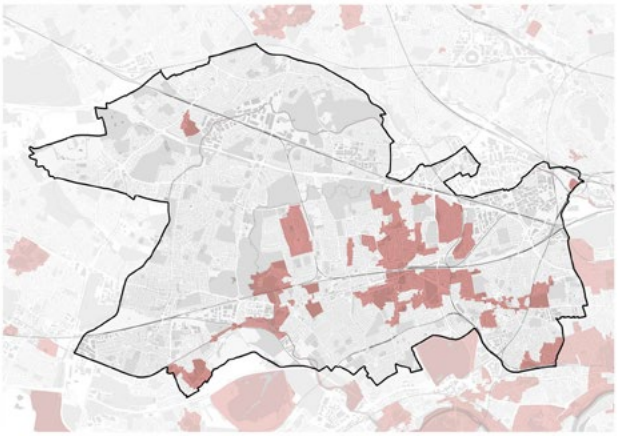
- Conservation Areas
- Heritage
- Areas of a consistently low building scale
- Protected nature
- Open space and areas deficient in access to Public Open Space.

This approach draws together key considerations that may be negatively impacted by new tall buildings on any given site. The sensitivity plans have then been layered to create a composite 'heat map' plan, indicating areas which are sensitive to tall buildings, with the darkest areas considered most sensitive due to the layering of multiple attributes

Conservation Areas

Conservation Areas are a well-established designation employed by local planning authorities to manage areas of special architectural or historic interest. The historic environment is a vital part of creating a sense of place; not only do local people value the historic environment and historic assets, they often add financial value to the property.

Conservation Areas can also be potentially suitable areas for tall buildings, they are not mutually exclusive attributes. However, proposals for tall buildings need to ensure that Conservation Areas and other historic assets continue to be preserved and enhanced. -



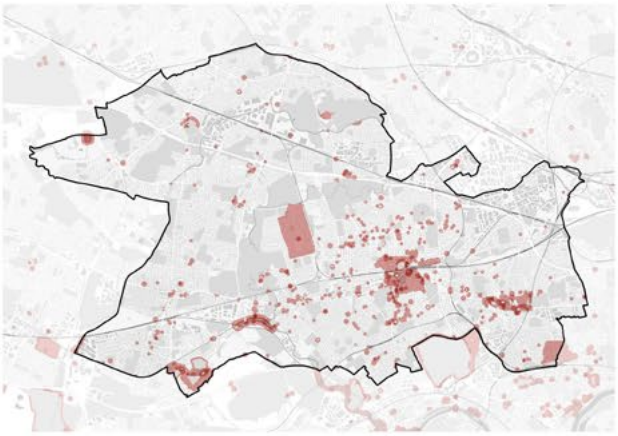
Conservation Areas

Heritage

Heritage is an important consideration in the planning of tall buildings, with the visual impact of development having far reaching implications in terms of townscape and skyline. Special regard needs to be had to the desirability of preserving a heritage asset or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged. Site-specific analysis will be required to determine the potential impact of new tall building proposals on such heritage assets.

A number of spatial criteria have been assembled to form a consolidated heritage sensitivity layer, including:

- Scheduled Monuments (100m buffer)
- Statutory Listed Buildings (60m buffer)
- Locally Listed Building (40m buffer)
- Heritage at Risk (40m buffer)



Heritage assets and buffers zones

Protected nature

This layer captures a number of Ealing's key nature designations that could be sensitive to the development of tall buildings, either through the visual impact on their natural landscape character; or through the increased footfall associated with an increase in residential densities. Designations include:

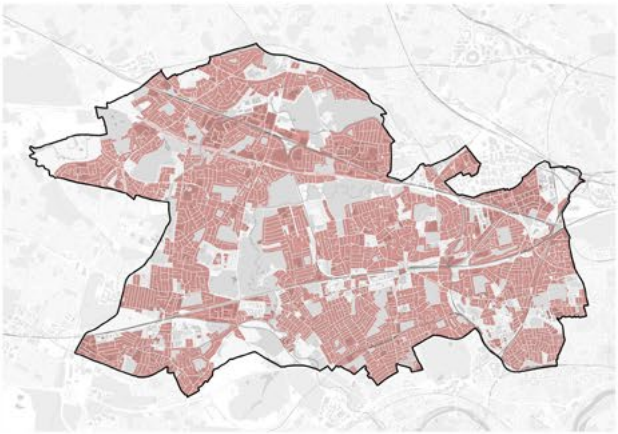
- Green Belt
- Green Corridor
- Blue Ribbon

Green belt and green corridors

Areas of a consistently low building scale

It is helpful to distinguish between areas characterised by low scale buildings and those characterised by greater variety of mid-rise and tall buildings. Whilst not an absolute restriction on the introduction of tall buildings, low rise areas - such as traditional urban or suburban neighbourhoods - generally benefit from a harmonious scale and datum that unifies their character, even if often comprising a combination of different building types.

This layer is helpful to understand where the introduction of a tall building could disrupt the continuity of an area, but is not in itself a reason to refuse development. A finer level of analysis will be needed to understand the relative sensitivity or opportunity a tall building could contribute towards any given location.

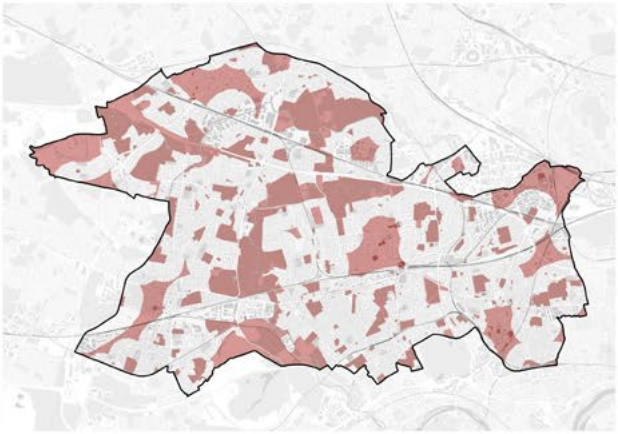


Plots of low buildings

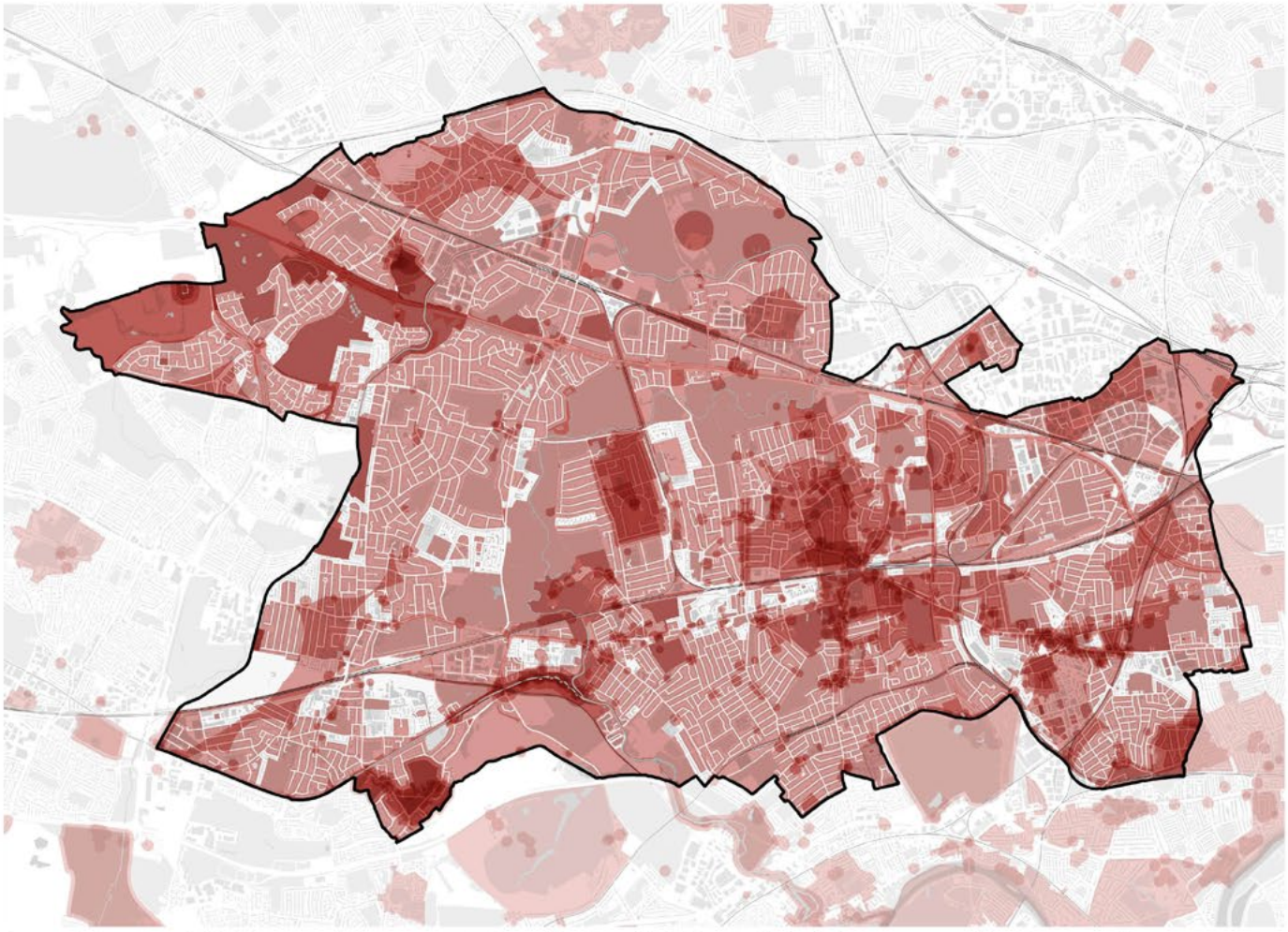
Open space and areas deficient in access to Public Open Space

Open spaces form a vital part of our green and blue infrastructure networks, performing a variety of essential environmental and social functions. These should be protected from development and as such all open spaces have been identified as sensitive to tall building development. Moreover, the microclimate impacts of tall buildings need to be considered, including mitigation of any risk to adversely impacting the microclimate of an open space.

As noted, open spaces perform a number of important functions and access to open space is critical to underpinning sustainable, healthy and active lifestyles. Therefore areas deficient in access to open space (areas greater than 400m distance from open space) have been mapped as sensitive to accommodate increased residential densities associated with some forms of tall building development.



Deficiency in access to public open spaces (including open spaces)



Composite heat map indicating areas which are potentially sensitive for tall buildings, with the darkest areas considered most sensitive.

Degree of sensitivity
(number of negative attributes)

0 3
1 4
2 5

2 Suitability

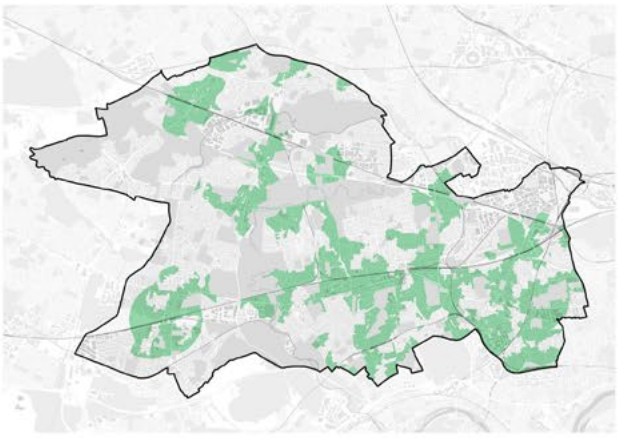
This section provides an analysis of the relative suitability for tall buildings across the Borough, overlaying different criteria which make sites and locations potentially more suitable to the development of tall buildings. This analysis is undertaken through an assessment of: -

- Areas of intensification
- Areas with good access to open space
- Existing tall buildings
- Areas of proposed tall buildings
- Town centres
- Sustainable neighbourhoods
- Areas with good access to public transport -

The analysis concludes with a composite 'heat map' plan, indicating areas which have a greater degree of suitability for tall buildings due to their greater number of positive attributes. -

Areas of intensification

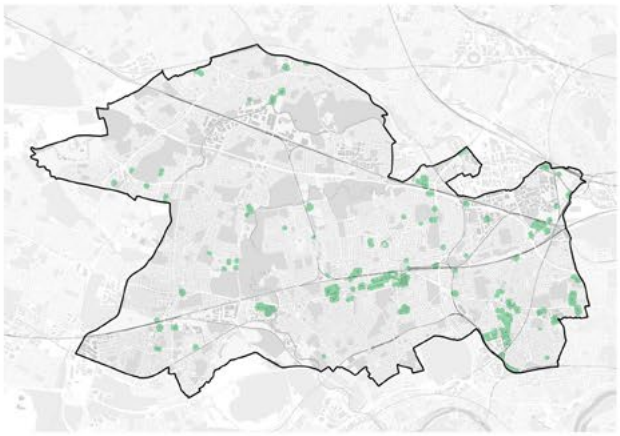
A key criteria for assessing the suitability of new development is to contribute to the intensification and enrichment of local character, in which tall buildings may well have a role. As a layer identified through the characterisation study (see A1 and A2 reports) this spatial layer seeks to concentrate new development in the most accessible and (relatively) affordable locations, as well as in areas where strategic issues of inequality and deprivation should be addressed through development by carefully considering local need. -



Ealing's Areas of Intensification

Existing tall buildings

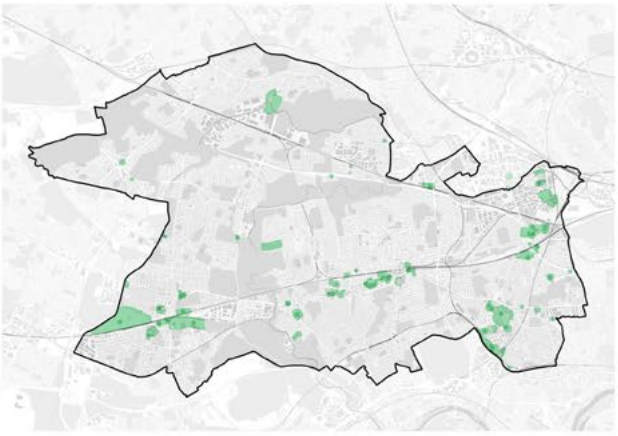
Tall buildings are an inherently urban condition and this has typically predicated their development across Ealing. Urban areas are often some of the most interesting, complex and layered environments where efficient use of land creates a rich and varied character where tall buildings can be particularly successful. Therefore it is important to understand their prevalence distribution and concentration as a proxy for identifying particularly urban areas; forming a finer grain of analysis beyond a town centre designation. This layer identifies any existing tall building (i.e. 21m or taller) and applies a 50m buffer.



A snapshot of where existing tall buildings are currently situated

Areas of proposed tall buildings

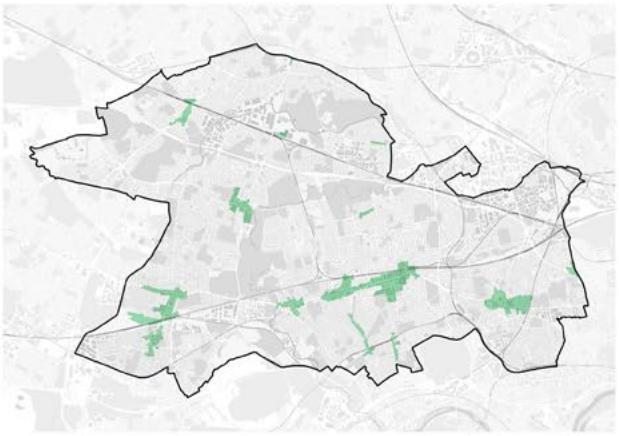
For similar reasons as explained above, it is important to understand the distribution and concentration of tall buildings - taking account of both existing and future development. Therefore this layer identifies any proposed tall building (i.e. 21m or taller) with planning consent and applies a 50m buffer.



A snapshot of areas where tall buildings have been proposed

Town centres

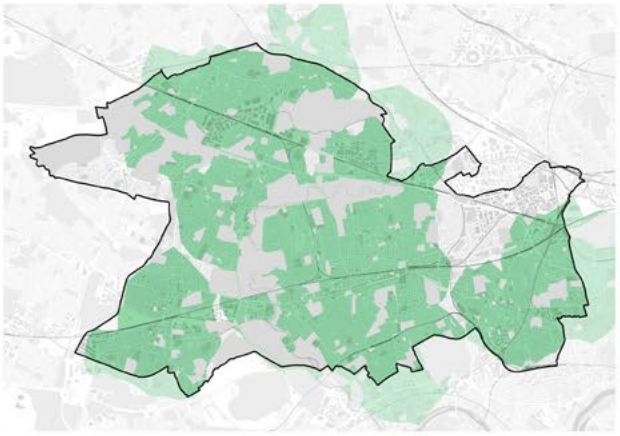
Town centres are suitable to accommodate tall building development for a number of reasons, including the opportunity to contribute to often rich townscape characters, where compact, high density forms of development are appropriate. Moreover, town centres represent a critical mass of services and amenities, including shops, public spaces, jobs and public transport infrastructure - all essential ingredients underpinning sustainable lifestyles. By accommodating tall buildings in these locations, this can concentrate homes and jobs in close reach of such services - making efficient use of available land and reducing pressure on urban sprawl in other, less well-supported locations. This layer identifies town centres using the hierarchy of Metropolitan, Major, District and Neighbourhood Centres as identified in Ealing Local Plan.



Policy boundaries of Ealing's town centres

Sustainable neighbourhoods

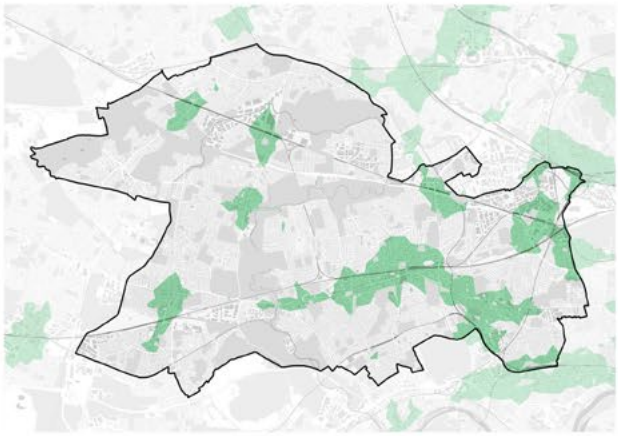
As discussed, locating high density development in the most accessible locations is critical to supporting sustainable lifestyles, as well as reinforcing the critical residential / employment mass needed to support services and infrastructure. Therefore, this spatial layer identifies all areas within a 20 minute walking isochrone of a Metropolitan, Major, District and Neighbourhood Centre, as identified in Ealing Local Plan.



Areas within 20 minute walking distance of a local centre

Areas with good access to public transport

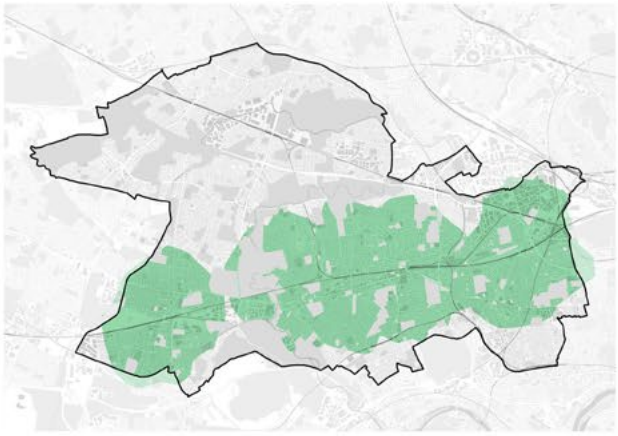
One of the most important factors in determining a site's relative suitability for a tall building. This is underpinned by the requirement set out in the NPPF to make the optimum use of land, especially where there is an existing shortage of land for meeting identified needs, as there is across the capital. High density development is encouraged in areas well served by public transport as it helps reduce the reliance on alternative, higher-carbon forms of transport e.g. private car use. Locating homes and jobs close to this infrastructure also reinforces sustainable investment in infrastructure and services. The assessment here is that areas with a PTAL rating of 4 or more are considered to be areas most suited to potential tall buildings.



Areas with good PTAL (4+)

Proximity to Crossrail stations

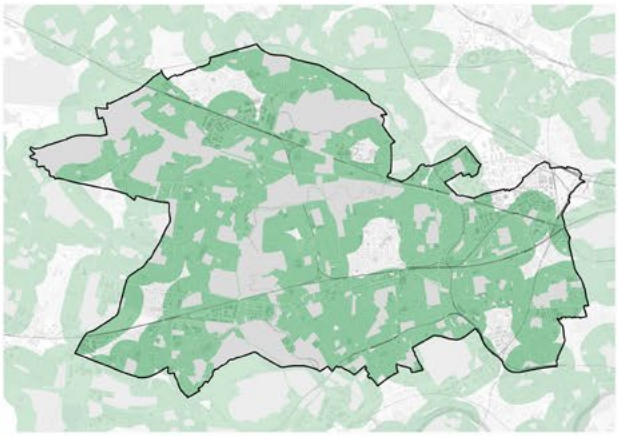
In May 2022, Transport for London (TfL) inaugurated the Elizabeth line and a series of stations along it that will transform travel across London and the South East by dramatically improving transport links, cutting journey times, providing additional capacity, and transforming accessibility with spacious new stations and walk-through trains. The Elizabeth line will initially operate as three separate railways, with services from Reading, Heathrow and Shenfield connecting with the central tunnels from autumn 2022. Ealing is served by five Crossrail stations: Southall, Hanwell, West Ealing, Ealing Broadway and Acton Main Line. This spatial layer identifies all areas within a 20 minute walking isochrone of each station.



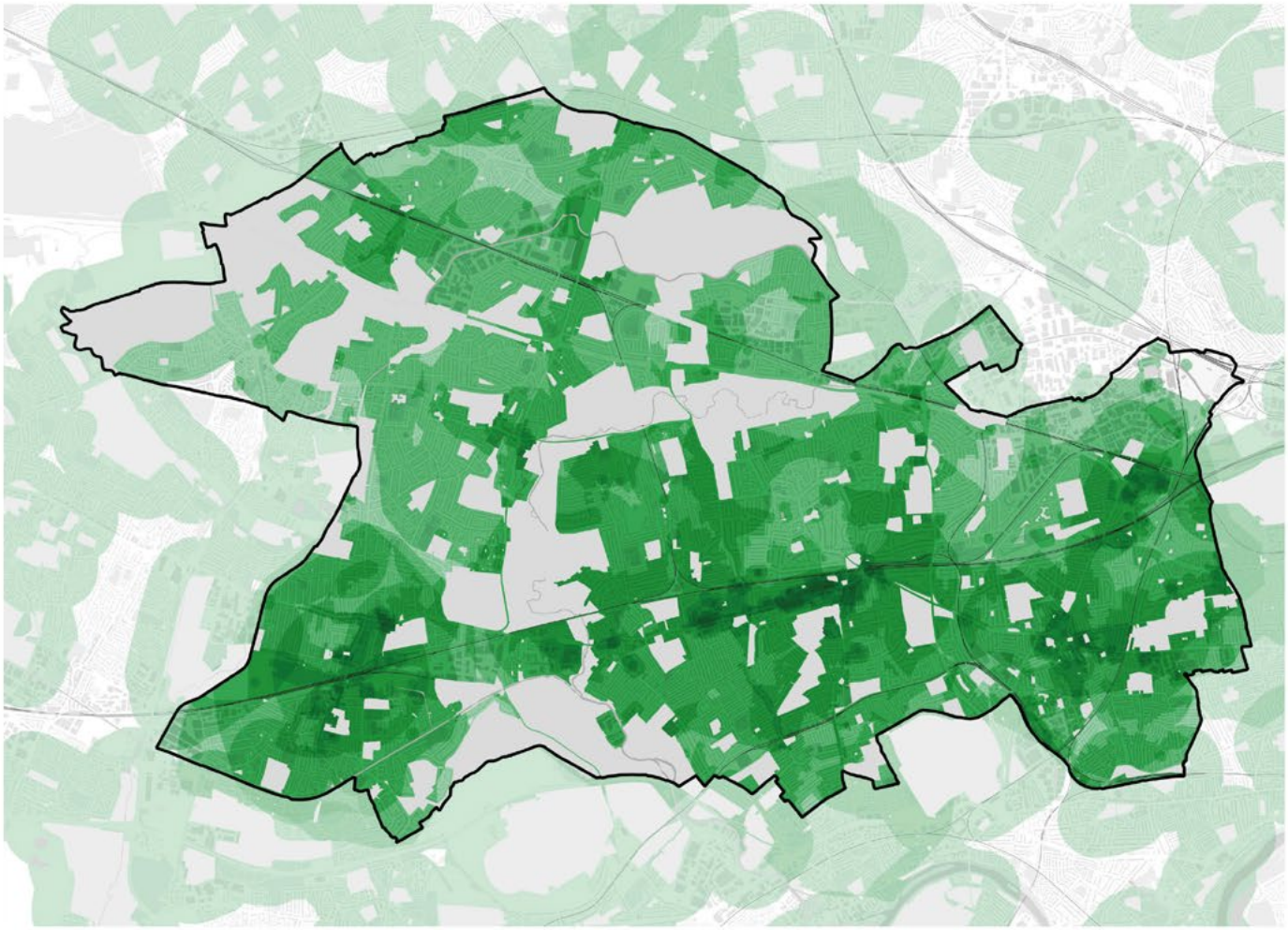
Areas within 20 minute walking distance of a Crossrail station.

Areas with good access to open space

Access to open space is incredibly important to support healthy, happy and sustainable lifestyles. It provides public space to be used for leisure and amenity, two key considerations especially important when living in high density residential accommodation, where outdoor amenity space may be limited in size and choice. Therefore, this mapping establishes all areas within 400m (i.e. a 5 minute walk) of an open space, whilst subtracting open spaces themselves from the analysis.



Areas within 400m of a public open space ≥ 0.25Ha



Composite heat map indicating areas which are potentially suitable for tall buildings, with the darkest areas considered most suitable.

Degree of suitability
(number of positive attributes)

0 3 6
1 4 7
2 5 8

3 Appropriate locations

In addition to defining what constitutes tall building development, London Plan (2021) Policy D9 requires local authorities to determine if there are locations where tall buildings may be an appropriate form of development. This requirement builds upon the suitability analysis in the previous section, identifying and isolating the darkest areas on the composite heat map i.e. the most suitable locations.

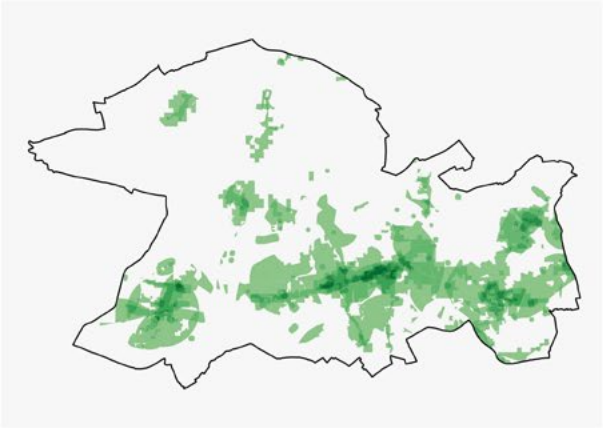
The plans opposite reflects the conclusion of a sieving process to identify areas where:

- ≥ 4 suitability criteria overlap
- ≥ 5 suitability criteria overlap
- ≥ 5 suitability criteria including high PTAL and town centre locations

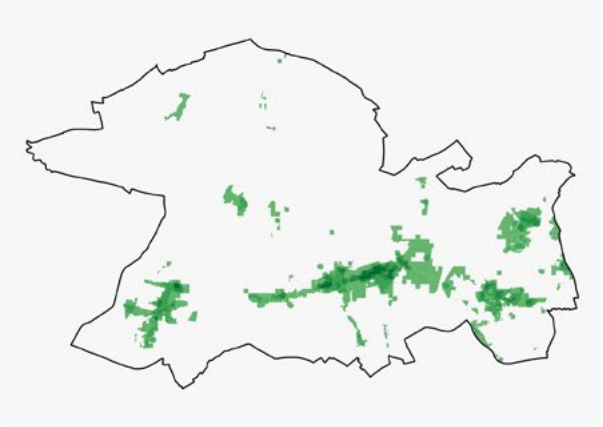
These filters have then informed a manual review of the boundaries, sense checking what falls inside and outside of the appropriate locations based on their character, scale, density and condition. This manual review draws through analysis and findings from the A1 and A2 characterisation work to minimise any inappropriate areas e.g. open space.

This manual review is refelected on the plans opposite, with the dark purple identifying appropriate locations and the pink areas identifying equally appropriate locations with character changing potential. The five parts of the Borough where tall buildings may be appropriate are listed below, with further detail provided in the subequent pages.

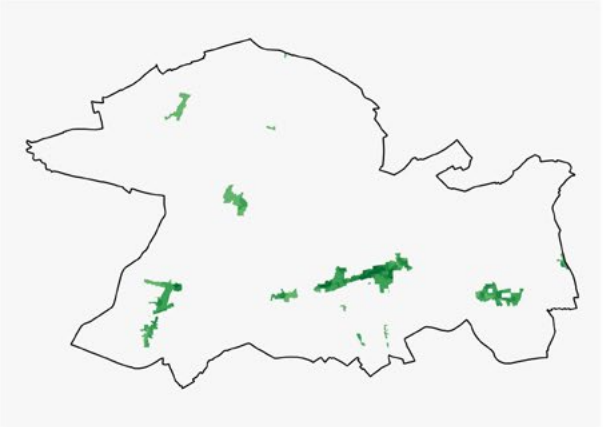
1. Acton (town and west)
2. Ealing (town and west)
3. Northolt
4. Southall
5. Hanwell
6. Greenford
7. Greenford Quays



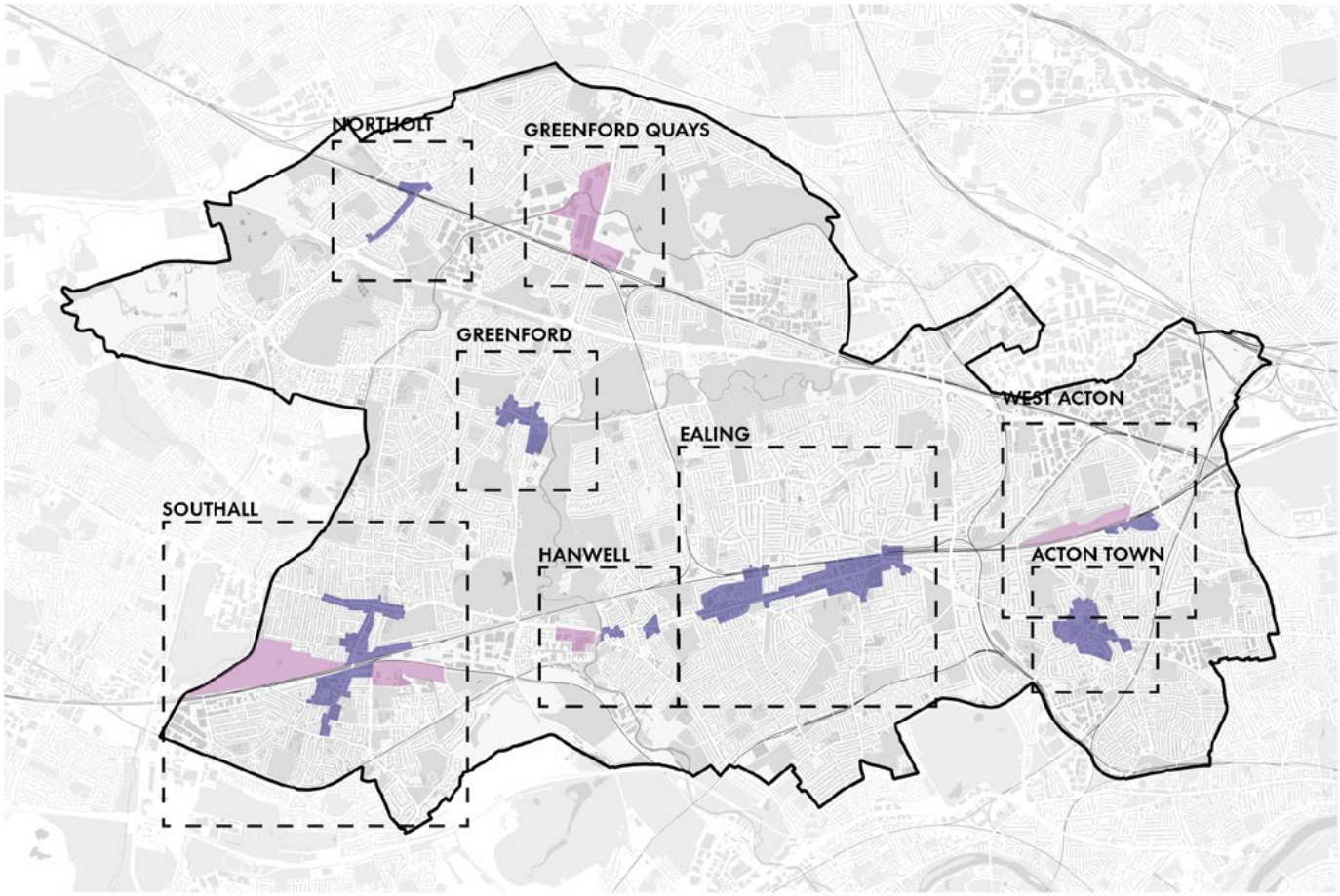
4 or more suitability criteria (from a total of 8)



5 or more suitability criteria (from a total of 8)



5 or more suitability criteria (from a total of 8) that include high PTAL and town centre locations



Appropriate locations for tall buildings in Ealing

- Appropriate location
- Appropriate location with character changing potential

Tall buildings on industrial land

Tall buildings on industrial land respond to a different set of needs to those in other areas, particularly the economics of these sites for their required industrial uses. Applications on these sites should be subject to comprehensive masterplanning which refers to the sensitivity indicators set out in this study.

WEST ACTON

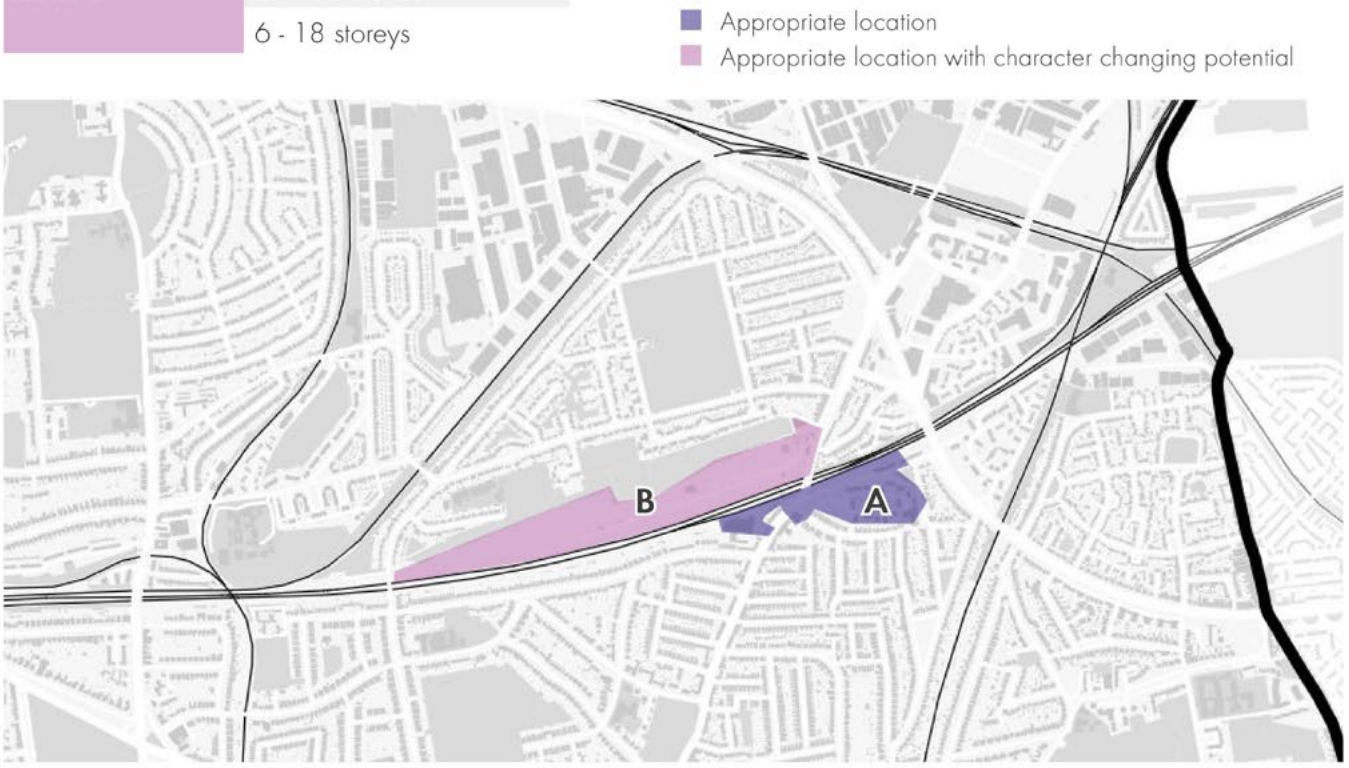
Appropriate locations for tall buildings

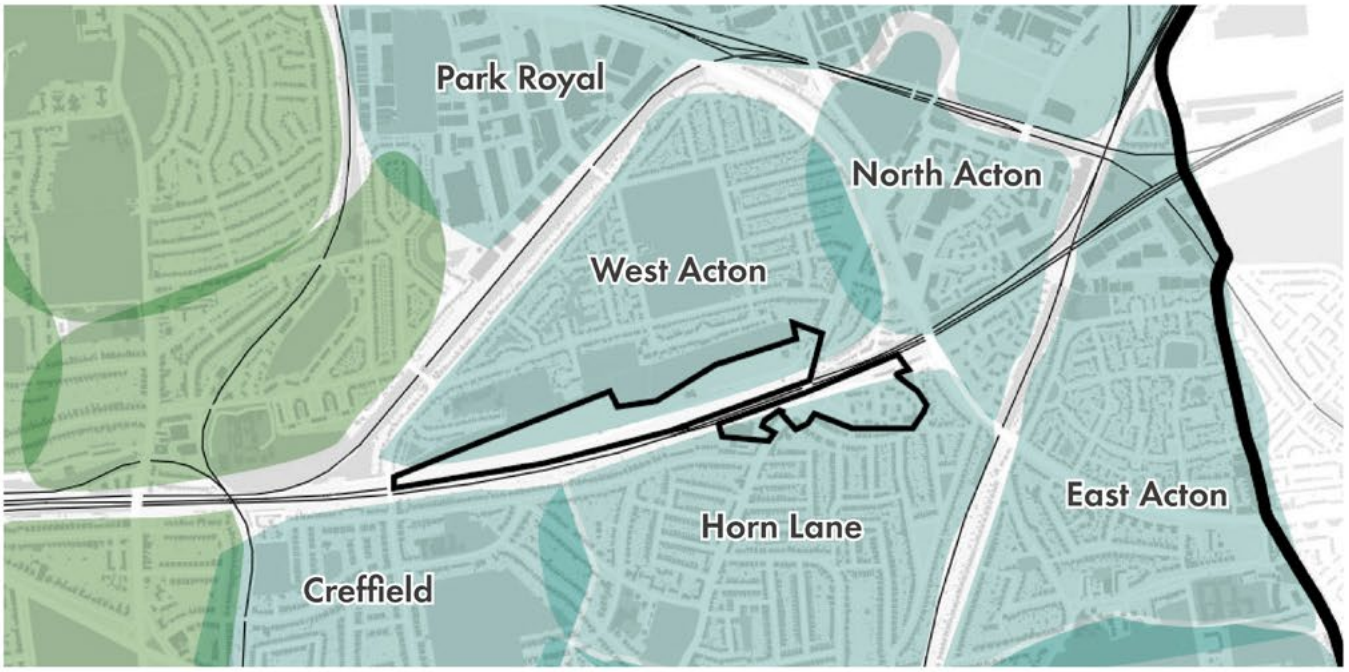
Zone A forms part of the Horn Lane neighbourhood along its northern edge. The larger part of Zone B, to the east of Horn Lane, consists of a residential estate bound by the Elizabeth line to the north and the rear gardens of existing semi-detached houses along Emmanuel Avenue to the south. This entire estate, comprising semi-detached houses and terraces organised around cul de sacs, is subject to a consented planning application that is under construction. The scheme will replace the existing three storey dwellings with a range of low, mid-rise and tall buildings across a large-scale mixed use development. The smaller part of Zone A, to the west of Horn Lane, consists of a flats above and adjacent to building materials suppliers and a car wash directly south of the Acton Main Line station. These small sites are bound by the Elizabeth Line railways to the north and the rear curtilage of terraces along Lynton Road to the South. The character and heights of buildings along the A4000 Horn Lane is varied and ranges from two storey Victorian terraced houses to six storey modern, linear blocks of flats.

Zone B consists of railway sidings owned by Network Rail and under private ownership which is currently used as an aggregates recycling depot, commercial waste transfer facility and construction materials. This large, linear area is situated west of the Acton Main Line Crossrail station and bound by the Elizabeth Line railway to the south and the green open spaces, allotments and backlands of homes along Noel Road to the north. The scale of existing buildings surrounding the site is low-rise in character, comprising mostly of two storey semi detached houses with the exception of a few large floorplate single storey warehouses and sheds to the east near Horn Lane. Given its relative isolation from surrounding streets, Zone B has significant character changing potential.

Guidance for prospective tall building heights

Zone A	21 - 49 metres
	6 - 14 storeys
Zone B	21 - 63 metres
	6 - 18 storeys





APPROPRIATE LOCATIONS FOR TALL BUILDINGS IN WEST ACTON


North Acton
Playing Fields
Horn Lane
Acton Main Line
ZONE A
ZONE B
Horn Lane
Consented scheme
Scheme under construction
Recently completed scheme

WEST EALING

Appropriate locations for tall buildings

Zone C (which is contiguous with Zone D) is situated within the West Ealing neighbourhood and connects West Ealing station with the local high street and town centre. The area is consists of mixed-use developments either side of the A4020 Uxbridge Road which is more commercial in character. The zone is defined by Leeland Terrace, Dean Gardens and the Uxbridge Road to the south and the B452 Drayton Green Road, Tewkesbury Road and Alexandra Road to the north.

The area is characterised by a variety of typologies associated with town centres, as well as lower scale and low density residential typologies, such as spacious urban villas, urban terraces and suburban terraces.

The area is defined by its relationship to the Uxbridge Road, with historic development forming contiguous to this historic route. Prevailing building heights here vary but are generally higher along the immediate thresholds of the Uxbridge Road, forming a corridor. Tall buildings have recent been developed in this area including the redevelopment of the Green Man Estate and the SO Resi Ealing building, reaching up to 13 storeys.

Guidance for prospective tall building heights

Zone C	24.5 - 45.5 metres 7 - 13 storeys

EALING TOWN CENTRE

Appropriate locations for tall buildings

Zone D (which is contiguous with Zone C) traverses the central part of the Ealing Town Centre neighbourhood, bordering Montpelier and Ealing Common to the east and West Ealing to the West. Much like Zone C, the area is consists of mixed-use developments either side of the A4020 Uxbridge Road which is more commercial in character. The zone is defined by Mattock Lane and the backlands of the shopping Centre and other stores along the Uxbridge Road to the south and by the railways to the north. This zone encompasses the land immediately west of Ealing Broadway Station.

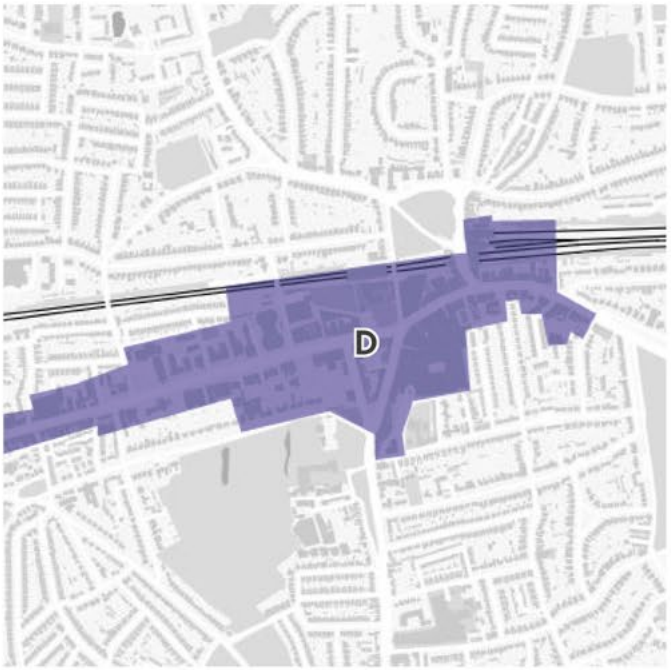
The area is characterised by a mix of buildings from different eras, assembling a rich mix of scale, massing, density and architecture associated with a historic centre. Prevailing heights are generally taller in this area including the recent development of Dickens Yard. Lighter purple appropriate areas tend to cover lower scale typologies including spacious urban villas.

Guidance for prospective tall building heights

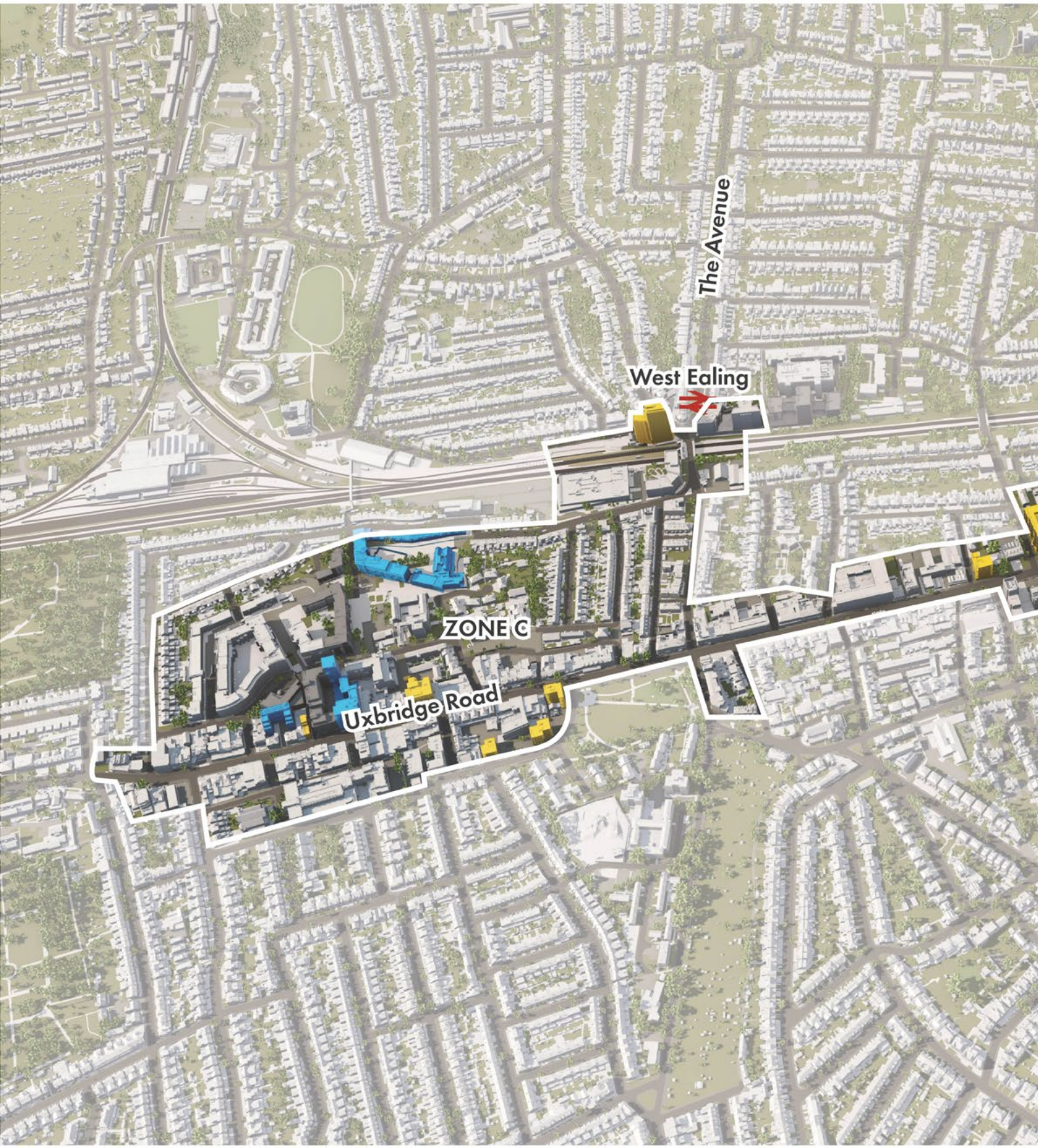
Zone D	31.5 - 73.5 metres
	9 - 21 storeys

Appropriate location

Appropriate location with character changing potential



APPROPRIATE LOCATIONS FOR TALL BUILDINGS IN EALING




Ealing Broadway
Uxbridge Road
ZONE D
Walpole Park
B455
Consented scheme
Scheme under construction
Recently completed scheme

SOUTH ACTON

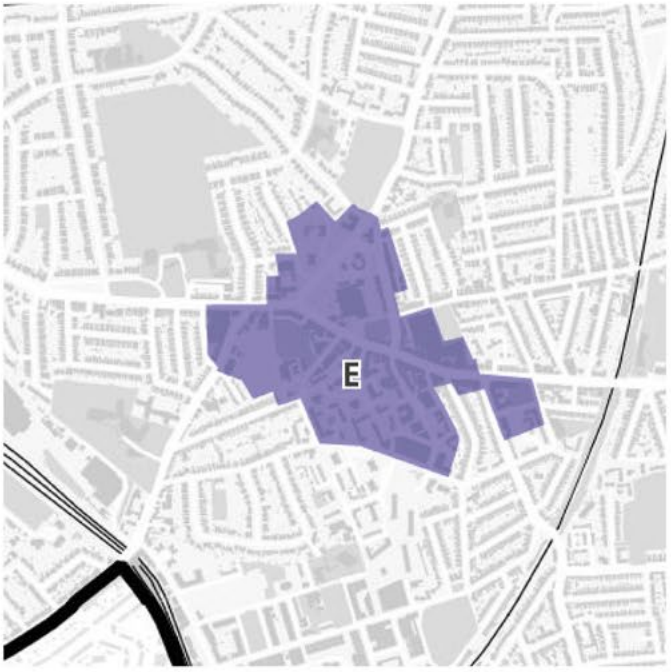
Appropriate locations for tall buildings

Zone E is located centrally within the Acton Town Centre neighbourhood. It comprises the parade of shops either side of the A4020 and takes in the residential estates between the High Street and Avenue Road to the south. North of the High Street, the area includes the large Morrisons supermarket and associated surface car park, the estate along the northern side of Steyne Road and new and existing mixed-use developments leading towards the Acton Centre further east along the High Street.

As a town centre, the area is extremely diverse in its character with a range of building types from low-scale terraces and parades of shops to modern tower blocks and more contemporary mid-rise perimeter blocks. Many parcels of land adjacent to the High Street, particularly to the south, have been recently developed or are currently under construction with prospective mid to high-rise schemes.

Guidance for prospective tall building heights

Zone E	28 - 52.5 metres 8 - 15 storeys



HANWELL

Appropriate locations for tall buildings

Zone F comprises the northeastern end of the Ealing Hospital neighbourhood bound by the A4020 Uxbridge Road to the north, the River Brent Valley to the east, Denman Street to the south and Holman Drive to the west. The area forms part of the Ealing Hospital Campus but it also includes and borders recently built linear housing blocks.

Zones G and H form part of the Central Hanwell neighbourhood. Both are bisected by the A4020 Uxbridge Road. Both areas are small and mixed-use in character with mostly low to mid-rise parades ranging from 2-4 storeys. Zone G borders the River Brent Valley to the west and Westminster Road to the east. Zone I is defined by two opposite, triangular shaped parcels of land adjacent to Church Road consisting of a mix of shopping parades and retail parks with associated surface car parking and servicing areas

Despite its proximity to Hanwell Crossrail Station these zones lack a defined sense of place with a number of character growth themes focused on addressing this e.g. integrating the hospital site, spine route intensification etc. Tall buildings could play a role in defining a new waterside character, framing routes and opening up access to the River Brent.

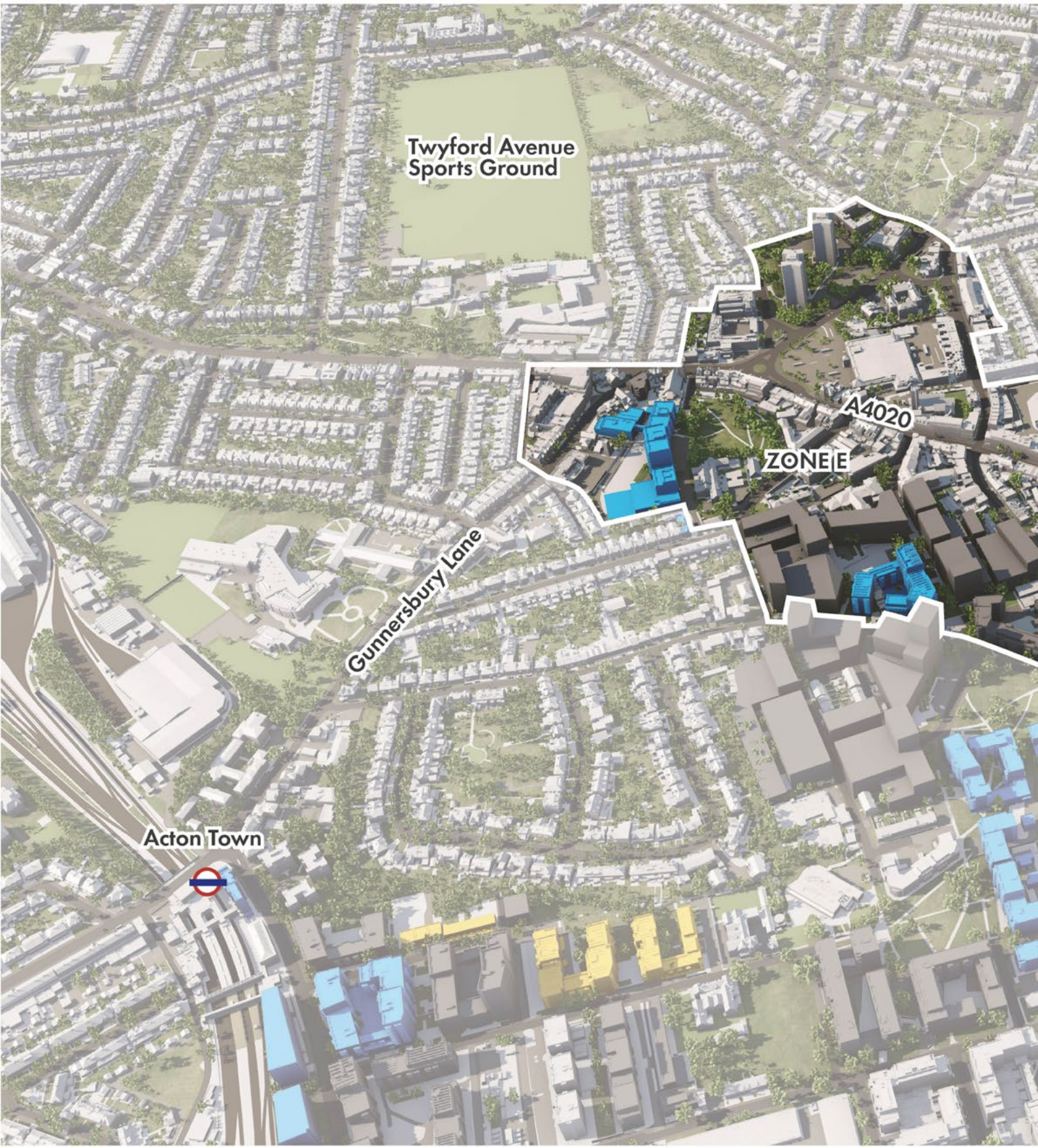
Guidance for prospective tall building heights

Zone F	31.5 - 42 metres
	9 - 12 storeys
Zone G	21 - 28 metres
	6 - 8 storeys
Zone H	21 - 28 metres
	6 - 8 storeys

Appropriate location

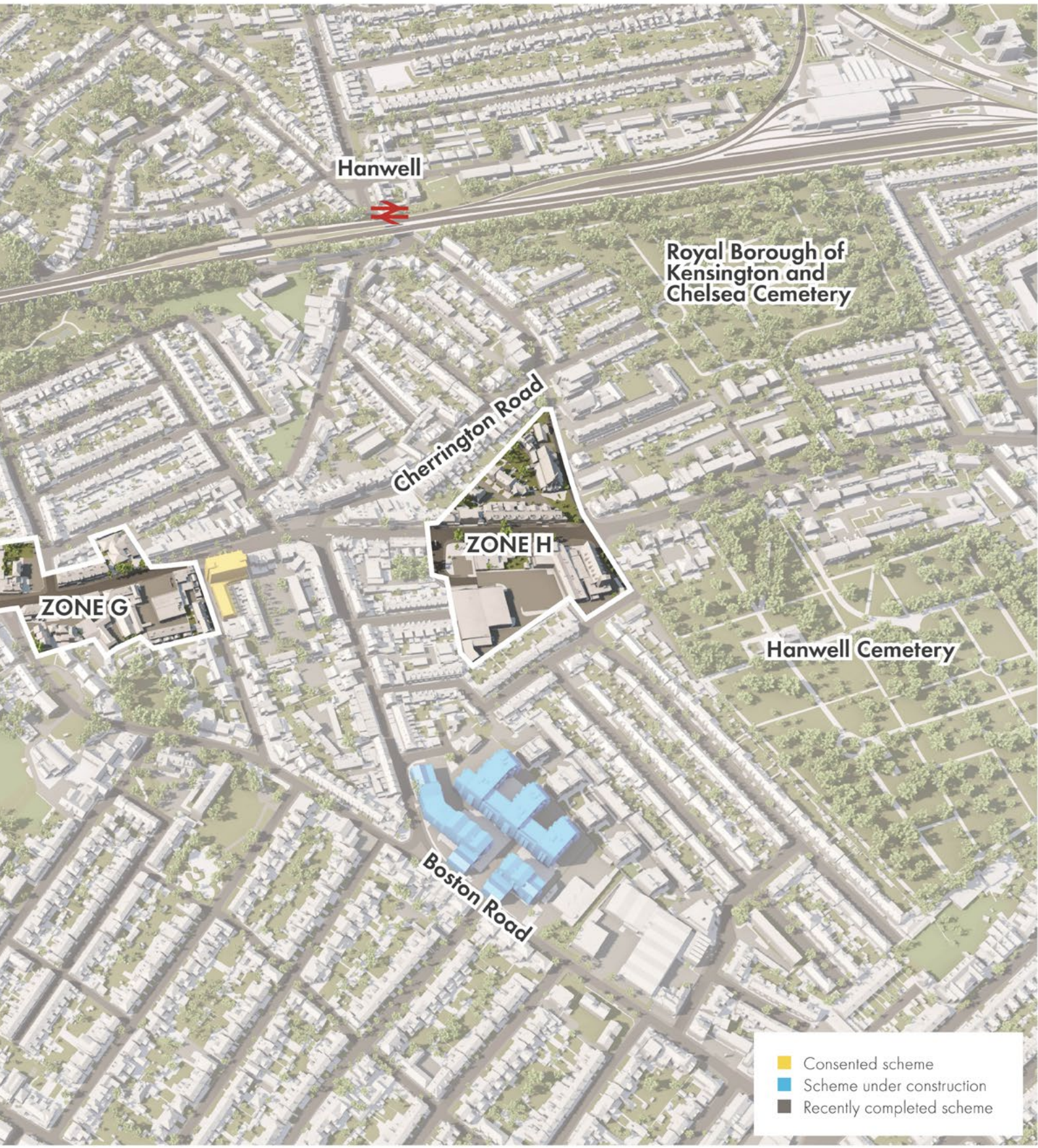
Appropriate location with character changing potential

APPROPRIATE LOCATIONS FOR TALL BUILDINGS IN SOUTH ACTON




Acton Park
Southfield
Recreation Ground
Consented scheme
Scheme under construction
Recently completed scheme

APPROPRIATE LOCATIONS FOR TALL BUILDINGS IN HANWELL


Hanwell
Royal Borough of Kensington and Chelsea Cemetery
Cherrington Road
ZONE H
ZONE G
Hanwell Cemetery
Boston Road
Consented scheme
Scheme under construction
Recently completed scheme

Guidance for prospective tall building heights

Zone I	21 - 63 metres
	6 - 18 storeys
Zone J	24.5 - 63 metres
	7 - 18 storeys
Zone K	21 - 42 metres
	6 - 12 storeys
Zone L	21 - 63 metres
	6 - 18 storeys

SOUTHALL

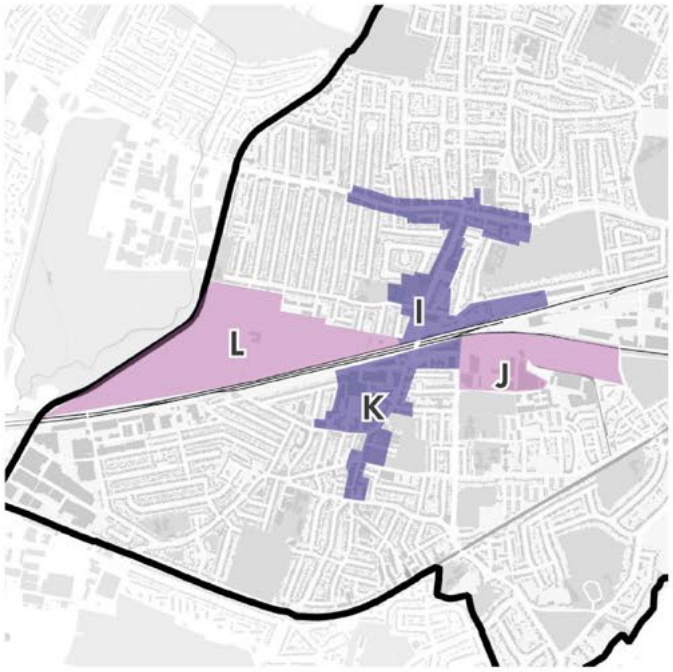
Appropriate locations for tall buildings

Zone I covers the central spine of Southall Town Centre from the station along South Road towards The Broadway where it bifurcates east towards the Southall Park neighbourhood and west towards Central Southall.

Zone J comprises industrial land and recently developed mid to high rise residential perimeter blocks bound by the railways to the north, Bridge Road to the south, Glade Lane Canalside Park to the east and Merrick Road to the West.

Zone K covers land either side of the southern spine of Southall Town Centre from the station along The Green until it reaches Montague Way. This area is mixed-use in character with a continuous retail parade and modest scaled industrial buildings and terraced houses.

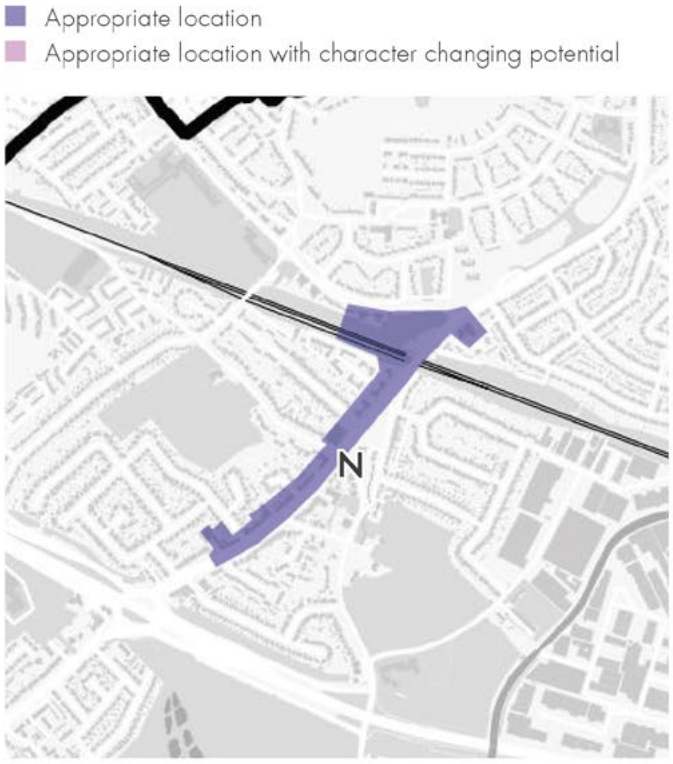
Zone L is a large triangular parcel of previously industrial land which is currently being redeveloped as a mid to high rise residential development. Zones J and L are subject to numerous consented planning applications and both have significant character changing potential.

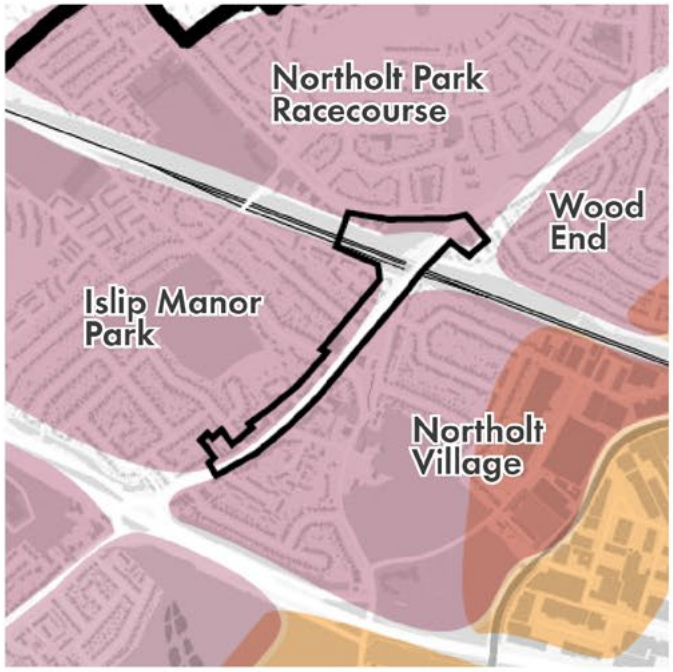


NORTHOLT

Appropriate locations for tall buildings

Zone N forms the central spine of Northolt along the western side of the A312 Mandeville Road south of Northolt station. This area straddles two neighbourhoods: Northolt Park Racecourse and Islip Manor Park - both of which are low-scale, residential and suburban in character. These neighbourhoods mostly consists of two storey semi detached houses organised along cottage estate principles. Zone N takes in an intermittent parade of non-residential buildings which have an irregular and inconsistent relationship with Mandeville Road, often set back from it. North of the railway lines, the area includes the Northolt Leisure Centre and nearby land parcels.





APPROPRIATE LOCATIONS FOR TALL BUILDINGS IN SOUTHALL


West Middlesex
Golf Club
ZONE I
South Road
Great Western
Industrial Estate
Southall
ZONE J
E K
The Green
Glade Lane
Canalside Park
Havelock Estate
Tentalow wood
and meadow

APPROPRIATE LOCATIONS FOR TALL BUILDINGS IN NORTHOLT


Mandeville
Parkway
Paddington Arm
West London
Business Park

GREENFORD

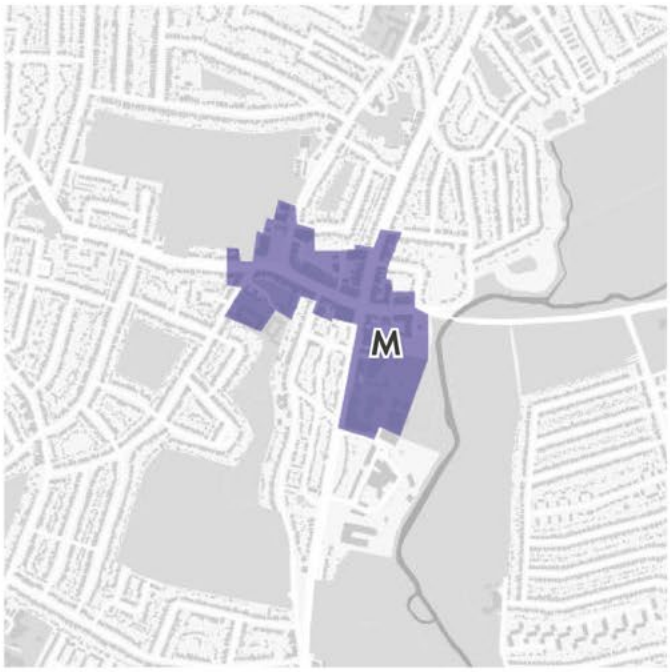
Appropriate locations for tall buildings

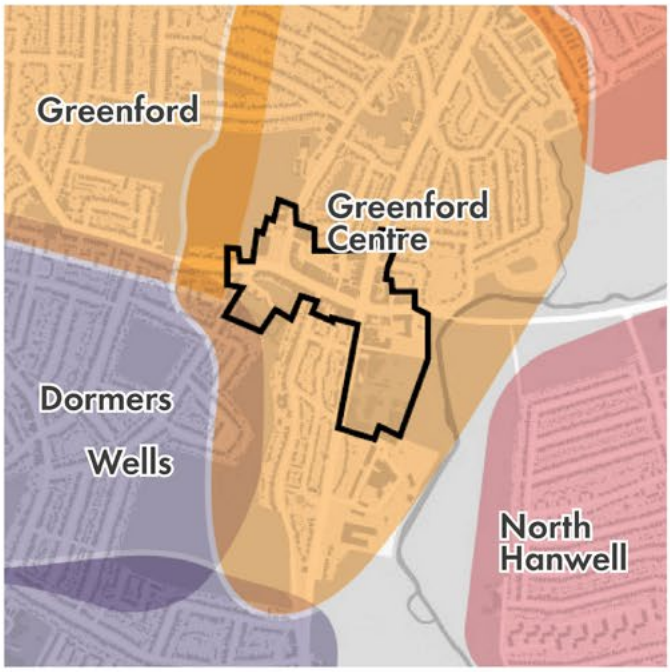
Zone M encompasses Greenford town centre spanning from Greenford Hall to the west to the River Brent at the eastern end. The area is centres at the intersection of the B455 Broadway and A4127 Greenford Road extending from the Tesco Express to the north down to the Greenford Waste & Recycling Centre to the south.

Zone M comprises land parcels with quite a fragmented urban grain and range of building types from free standing civic and community buildings surrounded by large surface parking and servicing areas to more conventional retail parades with flats above. The prevailing scale of this neighbourhood is very modest, ranging from 2-4 storeys. Greenford town centre presents several opportunities to rationalise and integrate discrete parcels of land and introduce gentle densification along with a greater mix of civic and commercial uses into a key town centre location.

Guidance for prospective tall building heights

Zone M	21 - 28 metres 6 - 8 storeys





GREENFORD QUAYS

Appropriate locations for tall buildings

Zone O is north of Greenford station and encapsulates the Greenford Quays masterplan area as well as the Westway Cross Retail Park. It is bound by Oldfield Lane North to the north, Greenford Road to the east, the railways to the south and the Grand Union Canal to the west. Early phases of the Greenford Quays masterplan have either been built or are currently under construction. These schemes are creating a new waterside environment of residential perimeter blocks with commercial uses at ground floor and generous public realm and landscaping in between buildings.

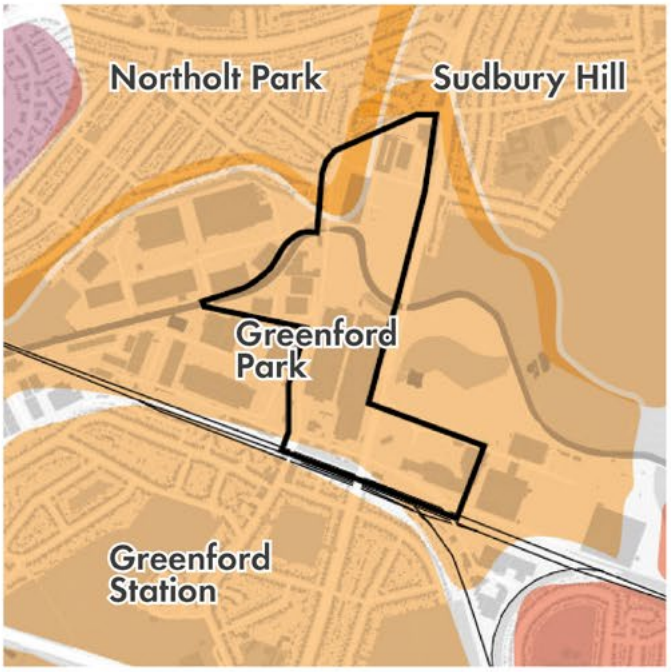
Undeveloped parts of Zone O consists of industrial sites with large floorplate single storey warehouses surrounding by large servicing yards. Given their large areas and relative isolation from surrounding streets, land parcels in Zone O haves significant character changing potential.

Guidance for prospective tall building heights

Zone O	21 - 63 metres 6 - 18 storeys

Appropriate location

Appropriate location with character changing potential

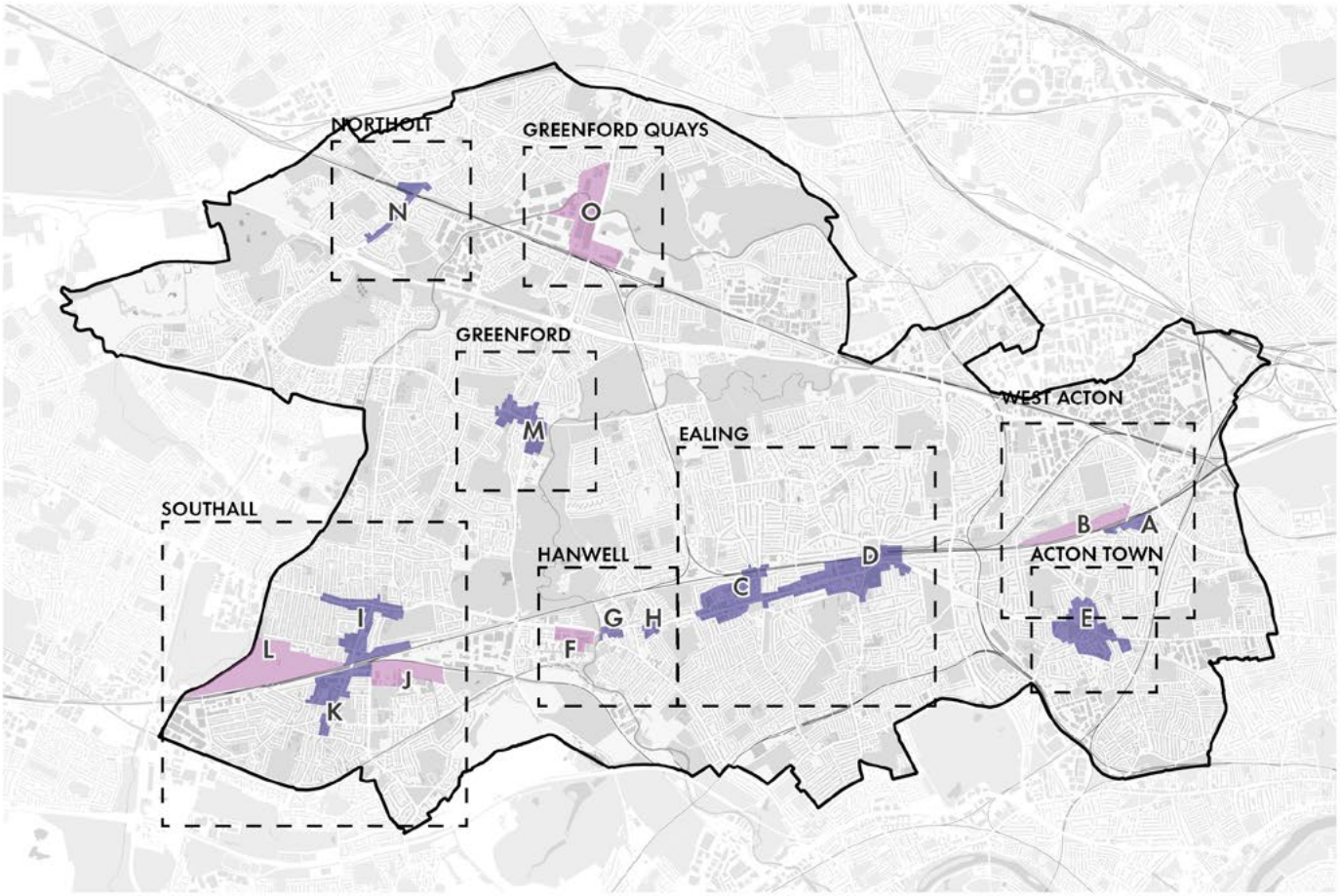


APPROPRIATE LOCATIONS FOR TALL BUILDINGS IN GREENFORD...

...AND GREENFORD QUAYS

SUMMARY

Appropriate location	Guidance for prospective tall building heights
Zone A	21 - 49 metres 6 - 14 storeys
Zone B	21 - 63 metres 6 - 18 storeys
Zone C	24.5 - 45.5 metres 7 - 13 storeys
Zone D	31.5 - 73.5 metres 9 - 21 storeys
Zone E	28 - 52.5 metres 8 - 15 storeys
Zone F	31.5 - 42 metres 9 - 12 storeys
Zone G	21 - 28 metres 6 - 8 storeys
Zone H	21 - 28 metres 6 - 8 storeys
Zone I	21 - 63 metres 6 - 18 storeys
Zone J	24.5 - 63 metres 7 - 18 storeys
Zone K	21 - 42 metres 6 - 12 storeys
Zone L	21 - 63 metres 6 - 18 storeys
Zone M	21 - 28 metres 6 - 8 storeys
Zone N	21 - 42 metres 6 - 12 storeys
Zone O	21 - 63 metres 6 - 18 storeys



Appropriate locations for tall buildings in Ealing

- Appropriate location
- Appropriate location with character changing potential

Allies and Morrison
Urban Practitioners

85 Southwark Street
London SE1 0HX
telephone +44 20 7921 0100
web alliesandmorrison.com
email info@alliesandmorrison.com