WELCOME

Welcome to our second public exhibition event for **THE GREEN,** Southall.

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

THE GREEN SOUTHALL

Our plans for The Green will:

- Deliver around 550 new homes
- Provide 50% affordable housing
- Provide new employment space and increase job opportunities
- Create high quality public spaces

Today's exhibition is a chance to view our latest plans for The Green and give us your comments before we submit a planning application to Ealing Council.

HAVE YOUR SAY ON OUR DETAILED PLANS

www.thegreensouthall.co.uk

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THE STORY SO FAR

We have been working closely with Ealing Council on plans to transform this part of Southall, incorporating the views of local people, groups and businesses along the way.

Indicative view from the Manor House Grounds looking west towards The Green

Our early plans

In June, we presented our initial plans at an exhibition here at the Manor House.

We met with local people, community groups and businesses to gather feedback on our proposals to help shape what we are showing you today.

Listening to you

Overall, the feedback we received was positive. There were some common themes among the comments received:

- Welcoming of new homes, especially affordable housing
- Concern about sustainability, traffic and air quality
- A desire to be involved in the design and use of outdoor areas and the community space

We took those views on board and made changes where possible. We have also provided more information at today's exhibition on how we will improve air quality and manage traffic.

Today is also your opportunity to shape how the community spaces and public areas are used and designed.

The planning journey

We want to get your feedback on our detailed plans before we finalise our planning application and submit it to Ealing Council later this year. The Council will then carry out its own consultation before making a decision next year.

Our guiding principles

There are five key principles driving our approach:

- Build the new homes Southall needs
- Create vibrant and accessible public spaces
- Bring new jobs and an economic boost to Southall
- Respect the existing heritage of the area and enhance local historical buildings
- Design a sustainable place that's fit for the future

We want The Green to fit in with the local area and build on the rich history and diverse community of Southall.

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HIGH QUALITY DESIGN

AT A GLANCE

Dynamic new public spaces

Eight buildings

3 to 19 stories high

Brick external walls

Indicative view looking west towards St Anselm's Church

The Green is being designed to draw people into the heart of the development. We want it to become a vibrant hub for the community.

Design and character

We want to create a series of dynamic public spaces, including a pedestrian plaza linking to the Manor House. The proposed buildings and landscaping have been given distinctive characters to define and differentiate these spaces.

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

Building heights and scale

The Green will comprise eight buildings, ranging in height from 3 to 19 stories. The taller buildings will be set well back from existing low-rise building so they will not dominate the view.

Routes and links

Our plans for The Green will open up this part of Southall with defined pedestrian, cycle and vehicle routes, including wide boulevards and quiet mews.

The images below show our inspiration for how different parts of The Green will look and feel.

Central Court

Dominion Street

Manor House approach

Mews

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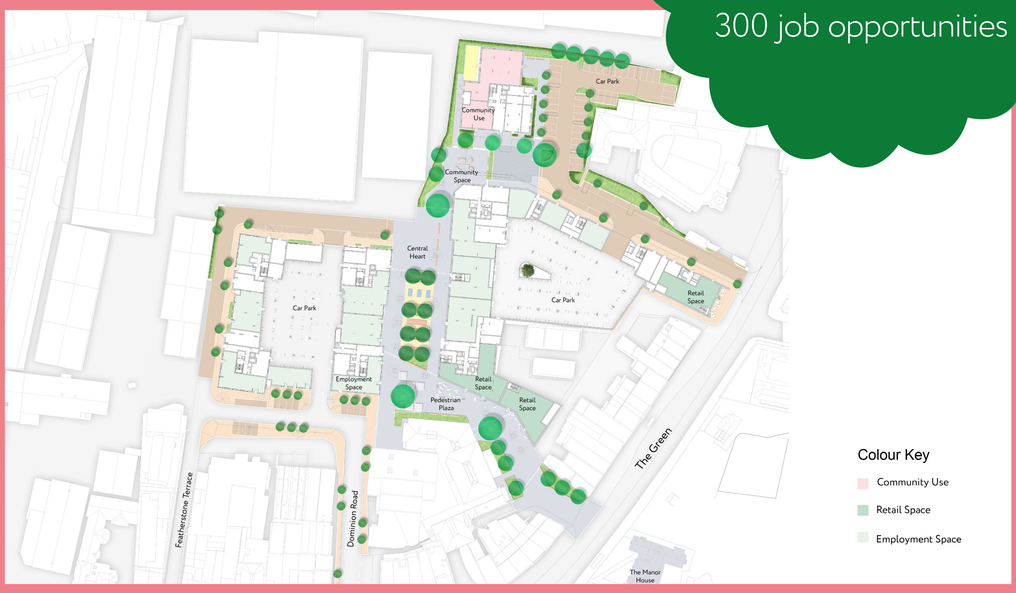
A VIBRANT NEW DESTINATION

AT A GLANCE

Space for businesses
Community space
New public areas
300 job opportunities



Indicative ground floor layout, featuring proposed employment and community spaces

The Green will be much more than just another development – it will be a new urban quarter, offering distinctive new homes, employment opportunities, community facilities and public spaces.

Indicative view of café and shop ground floor uses

Indicative view of the public space designed for market stalls

Shops, cafés and business space

Our proposals will create over 3000m^2 of non-residential space on the ground floors for a variety of uses. This is almost the size of the existing Dominion car park. Most of the space will be occupied by businesses, drawing people into the development.

We have placed retail, food and drink units closer to similar existing businesses along the outer edges to help integrate the development into the nearby streets.

Shop, play, relax

The new public spaces will provide versatile places which could be used for events, market stalls in addition to the enjoyment of local people.

Employment opportunities

We estimate new businesses at The Green will bring almost 300 employment opportunities compared to 112 that we understand are on site in it's current use.

Further opportunities for local employment, apprenticeships and training will also be created during construction.

Community facilities

The community will be at the heart of The Green, with around 370m^2 (around the size of a basketball court) of the proposed development being designated for community use.

We want local residents and community groups to help us decide how this space is designed and used.

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OPEN PUBLIC SPACES

AT A GLANCE

New pedestrian routes

Outdoor community use

Raised podium gardens

Areas to play

Indicative view of welcoming public spaces to live, work and relax

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 with places for retail and community activity to spill out and occupy the space.

Local connections

New pedestrian routes will connect local landmarks and provide welcoming and flexible outdoor community spaces.

Mews

Integrated vehicle and cycle routes will provide practical connections around the site and calm side streets for people traveling to and through The Green

Wide central boulevard

A lively public route will be the focus of the new neighbourhood, lined with trees and commercial spaces and providing play space for all ages.

Play spaces and podium gardens

Dotted across the site there will be areas dedicated to play, relaxation and enjoyment open to all. Raised podium gardens are being proposed for residents living at The Green.

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WELL DESIGNED HOMES

AT A GLANCE

50% affordable

One to four bedrooms

Private balconies

Indicative view of a podium garden for residents living at The Green

THE GREEN will provide hundreds of high-quality homes, including 50% affordable housing.

Genuinely affordable homes

The Green will provide around 550 homes of various tenures, with 50 per cent being affordable (based on habitable rooms).

London Affordable Rent

151 homes will be at an affordable rent level set by the Greater London Authority and supported by Ealing Council.

Shared ownership

101 homes will be provided as shared ownership – a part-buy, part-rent scheme that allows people to buy a share of a property and pay rent on the rest.

Market sale

298 homes will be sold on the open market at their full value. The sale of these homes will support the provision of affordable housing.

Note: The number of homes is an estimate based on the current proposed design. This may change as our plans evolve.

Designed for living

A range of designs are proposed, with a mix of single aspect, dual aspect and double aspect corner units.

All private and affordable homes will be designed to the same standards.

One and two-bedroom homes will be designed with open-plan kitchens, and three-bedroom homes will have a mixture of open and enclosed kitchens with living rooms opening onto private balconies.

Fire Safety

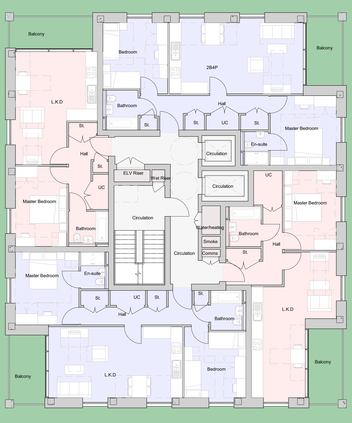
Fire safety is a key priority for us. We will do all we can to keep our residents and buildings safe, including residential sprinklers in all homes at The Green. Regardless of building height, we will use fully non-combustible external wall construction that is above the building regulation requirements.

Mix of home sizes

The homes have been designed to be suitable for households of varying sizes, from one to four bedrooms. All the new homes will meet national space standards and will have a private balcony or terrace and access to communal podium gardens.

The various home sizes and tenures will be spread across the development.

Typical floorplan



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A SUSTAINABLE COMMUNITY

AT A GLANCE

Renewable energy
Trees and planting
Cycling routes
Minimal car parking

Indicative view of trees and planting creating tranquil spaces for local people to enjoy

We plan to create a green haven in an urban environment and homes that are sustainable for the future.

Energy

Homes at The Green will be heated and cooled using renewable energy sources. This includes heat pumps that draw from the natural temperature in the ground.

Where possible, green roofs will be installed across The Green.

Trees and planting

We will introduce hundreds of new trees and plants of varying species across the site to promote wellbeing and improve air quality.

Raised planting beds and grassed podium areas will create tranquil spots away from the roads surrounding The Green.

Air Quality

The Green will feature electric car charging points, renewable energy, hundreds of trees and a focus on walking and cycling to minimise negative impacts on local air quality.

Microclimate

We have tested the impact of wind at The Green to make sure we are creating an environment that is comfortable and enjoyable.

Ecology

We will be looking at a range of measures, including bat boxes and native planting to ensure The Green has a positive ecological impact.

Transport

The Green is ideally positioned near Southall station and well connected to local bus routes. The development has been designed to promote sustainable forms of transport with new cycle routes through the scheme and minimal resident parking.

The proposed pedestrian routes through The Green will create a lively new centre to draw people in and tie back into existing road networks.

A level of public parking provision on Dominion Road will be retained.

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SHARE YOUR VIEWS

Thank you for taking the time to view our latest plans for **THE GREEN**.

We want your views on what **THE GREEN** will look like – this is your chance to shape the future of this part of Southall.

There are several different ways you can share your feedback:

Feedback form

Simply grab a form or ask a member of the team for one and leave it in the ballot box.

You can also return your form by post to:
The Green Southall,
c/o 7 Bayley Street,
London WC1B 3HB

Online

Visit thegreensouthall.co.uk and fill out the online feedback form

Email

Send your comments to info@thegreensouthall.co.uk

Phone

Call 020 7323 3544 to speak with a member of the team

Key dates

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

Second stage public consultation

September 2019

Final changes to the design

Autumn 2019

Submit planning

Late 2019

Potential planning decision by Ealing Council

Spring 2020

Potential construction starts on site

Spring 2021

Estimated completion

Autumn 2024

Latest updates

If you would like to find out more and keep up to date with the latest news from The Green's development team, join our mailing list.

Speak to a member of the team or visit thegreensouthall.co.uk to sign up.

WHAT NEXT?

After today's exhibition, we will consider all the comments we receive before we submit a planning application to Ealing Council later in the year.

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