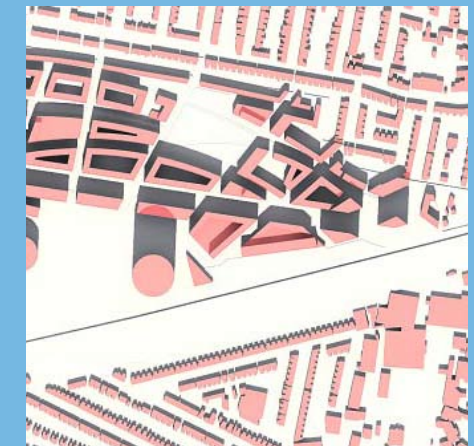
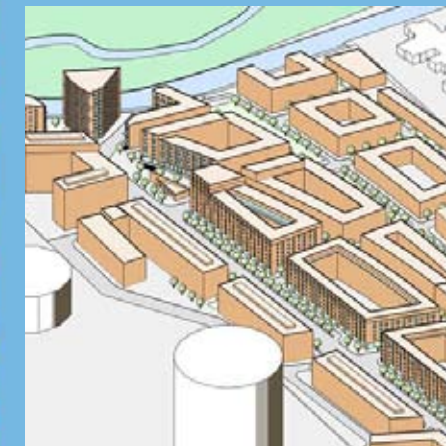


Southall Gas Works








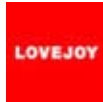


Design Statement

June 2005

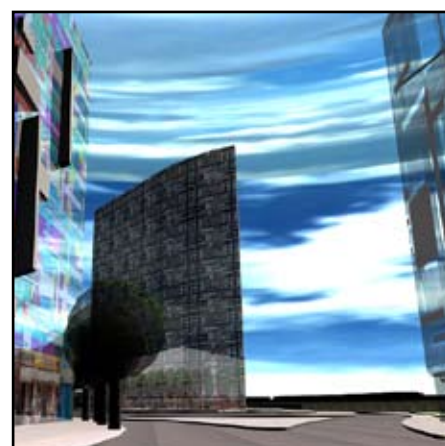
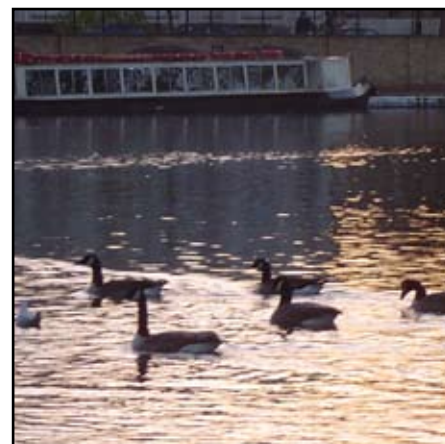


On behalf of:
Castlemore Securities Ltd and
SecondSite Property Holdings Ltd



		<div></div>	<div></div>	Design Statement produced for...			
		<div></div>	<div></div>	<div></div>	<div></div>	by... URBED with Capita Symonds, WYG, Communique, Lovejoys, Jestico & Whiles and RPS	
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CONTENTS



Foreword	1
1:1. Introduction	3
1:2. Land use Parameter Plan	4
1:3. Access Parameter Plan	6
1:4. Open space Parameter Plan	8
1:5. Heights Parameter Plan	10
1:6. Combined Parameter Plan	11
1:7. The illustrative masterplan	14

2. The Site

2:1. Site context	18
2:2. Access to the site	20
2:3. Site analysis	21
□ Noise	21
□ Gas Infrastructure	21
□ Ground conditions	22
□ Contamination	22
□ Flooding and drainage	22
□ Natural ecology	23
2:4. Site history	24
□ Archaeology	25

3. Urban form

3:1. Urban form	28
3:2. Permeability	29
□ Public Realm	29
3:3. Land use	30
3:4. Townscape and heritage	31
3:5. Character areas	32
□ Beaconsfield Road	32
□ Margate Road	32
□ West Broadway	32
□ East Broadway	32
□ South Road	33

□ Southall Park	33
□ Southall Station	33
□ Havelock Road	33
□ Scotts Rd/Brent Park	33
□ Springfield Road Estate	33
□ Canal	33
3:6. Open space	34

4. Masterplan development

4:1. Masterplan vision	36
4:2. Scale of development	38
□ Density of development	38
4:3. Distinctive identities	39
4:4. Masterplan structure	40
4:5. Masterplan development	42
4:6. Masterplan and sustainability	44
□ Social sustainability:	
□ Economic sustainability	
□ Environmental sustainability	

5. Access and streets

5:1. Access to the site	48
□ Road access	48
5:2. Primary routes	50
5:3. Other streets and routes	54
□ Secondary Streets:	54
□ Home zones:	54
5:4. Public transport and cycles	58
□ Public transport	58
□ Cycle routes	59
5:5. Disabled access	60
□ Public realm accessibility	60
□ Disabled Parking:	60
□ Access to housing	60

5:6. Parking strategy	61
□ Residential parking	61
□ Non-residential parking	62
□ Airport parking	62

6. Open space and play

6:1. Local parks	64
6:2. Wider open space framework	69
6:3. Play and recreation	72
□ Active sport:	72
□ Play areas:	72
6:4. Urban spaces	73
6:5. Etoile	74
6:6. Southall Rise	75
6:7. Western Gateway	76
6:8. Communal realm	77

7. Massing and uses

7:1. A mix of uses	80
□ Housing:	80
□ Community Uses:	82
□ Retailing:	82
□ Workspace:	83
□ Leisure uses:	83
□ Parking:	83
□ Ground levels:	84
7:2. Massing	84
□ Building massing:	84
7:3. Shadow study	86

8. Character Areas

8:1. Waterside	90
8:2. Etoile	91
8:3. Southall Rise	92

8:4. Beacons Field	93
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9. Typologies

9:1. Approach to typologies	96
9:2. Boulevard blocks	97
9:3. Waterside blocks	98
9:4. Perimeter blocks	99
9:5. Corridor and atrium blocks	99
9:6. Point blocks	100
9:7. Town houses	100
9:8. The school	101



Foreword

The Planning Applications

Proposals have been prepared for the redevelopment of the former Southall Gas Works site in the London Borough of Ealing by a Joint Venture Partnership between the site landowners SecondSite Property Holdings Ltd, and property developers Castlemore Securities Ltd.

Five elements comprise the proposed development including: The Main Site, Springfield Road Link Road, Minet Footbridge, Pump Lane Link Road and the Eastern Access. The Main Site and the Eastern Access fall wholly within the London Borough of Ealing, and these applications will fall to be determined by Ealing Council. The three remaining accesses fall within both Ealing and the London Borough of Hillingdon, and so separate applications have been made for these three elements to both Councils. In total therefore, eight planning applications have been submitted (five to Ealing and three to Hillingdon).

The planning applications are:

- ❑ **Main Site** (site area 29.45ha) - An outline planning application for the redevelopment of the former Southall Gas Works site including Access with Siting, Design, External Appearance and Landscaping reserved for future consideration but within

the parameters described in the Environmental Statement.

❑ Springfield Road Link Road

(site area 1.24ha) - Full planning application for the construction of a proposed new link road between Beaconsfield Road, Hayes and the Southall Gas Works with associated embankment and bridges over the Yeading Brook and Grand Union Canal.

❑ Minet Footbridge (site area 0.82ha)

- Proposed new footbridge over the Yeading Brook and Grand Union Canal to link the Minet Country Park with proposed development on the former Southall Gas Works.

❑ Pump Lane Link Road (site area 2.85ha)

– Proposed new link road between Pump Lane on the Hayes bypass (A312) and the former Southall Gas Works with associated embankment and culverts over the flood relief channel and bridges over the Yeading Brook and Grand Union Canal.

❑ Eastern Access (site area 1.51ha)

- Proposed new link road (under South Road) and transport interchange between former Southall Gas Works and Park Avenue and proposed new link road between The Crescent and Randolph Road.

A number of documents accompany the planning applications as listed below. This list identifies which documents form part of the planning applications and which are submitted for illustrative purposes only.

The application area of the Main Site extends to 29.45 hectares (c.73 acres) of currently under-used land previously used for the Gas Works, industrial and employment uses. This excludes approximately 6.5 hectares of land around three existing gas holders that are to be retained for operational use by Transco. The proposed access routes collectively occupy 6.42 hectares of land (c.16 acres). Therefore the total area of the planning applications is 35.87 hectares (89 acres).

In addition to the Parameter Plans and the proposed development schedule, the outline application is also accompanied by the following principal reports:

- ❑ Environmental Statement
- ❑ Transport Assessment
- ❑ Retail Impact Assessment
- ❑ Remediation Strategy
- ❑ Flood Risk Assessment

Other reports have been prepared, to support the application and to provide further elaboration and detail of the development proposals but these are not in themselves nor need to be documents that will be assessed in the

Environmental Statement. These reports include:

- ❑ Design Statement
- ❑ Housing Strategy
- ❑ Landscape Strategy
- ❑ Regeneration Strategy
- ❑ Consultation Report
- ❑ Access and Mobility Report
- ❑ Utilities and Drainage
- ❑ Sustainability Report

These reports provide additional information on the proposals, from which the London Borough of Ealing can draw conclusions and, where appropriate, formulate planning conditions or clauses for the S106.

The Parameter Plans

The redevelopment of the Main Site is made in ‘outline’ to establish the main parameters that would govern the detailed design. Full planning applications have been submitted for the siting and design of the three principal accesses and Minet Footbridge, including horizontal and vertical alignment, structures, materials and landscape, thus fixing the access details.

For the Main Site, remediation and redevelopment would be conducted over a number of years. As such, some flexibility will be required to respond to market demand and other influences

upon the disposition and phasing of the proposals. Various legal cases have acknowledged the need for flexibility where long-term developments are proposed.

A number of plans, drawings and descriptions, which collectively define the proposed development, include the Application Boundaries (red-line plan), Parameters Plan (1: Land Use, 2: Access and Circulation, 3: Open Space, 4: Building Heights and 5: Composite Parameters), Highway Layout Plans and Highway Landscape Plans. Collectively these plans identify and provide sufficient information to define the parameters of the scheme and determine how it would evolve over a number of years.

The Parameter Plans show the main components of the scheme, and provide sufficient information as to siting, design and size.

The Proposals

The development would accommodate a high density mix of residential, commercial, leisure, retail and hotel facilities together with community facilities, open space and landscaping. This could deliver a first class setting for the area. The new link roads, to be provided in phases, are essential for the development of this site, as is extensive remediation. The component parts of

the application are as follows, with areas expressed as maximum Gross Floor Areas (GFA):-

- ❑ For up to 4,500 new homes (up to 365,000 m2);
- ❑ Up to 60,000 m2 of employment floorspace;
- ❑ Up to 15,000 m2 of retail floorspace;
- ❑ Up to 4,000 m2 of leisure uses;
- ❑ Up to 3,600 m2 of community and health facilities;
- ❑ A hotel of up to 12,000 m2;
- ❑ A nursery and primary school of up to 3,200 m2;
- ❑ Parking for 3,500 residential spaces; 1300 retail and commercial spaces; and 3,500 spaces for airport parking.

There would also be:

- ❑ New green public open spaces and communal amenity spaces;
- ❑ Landscaping and;
- ❑ New spine roads (boulevards) and secondary roads through the site linking to the public highways principally to the east and west and north.

1.1

Introduction



This Design Statement has been produced to support and illustrate an outline planning application for the former Southall Gas Works site. It envisions one way in which the site could be developed within the framework of the outline planning application.

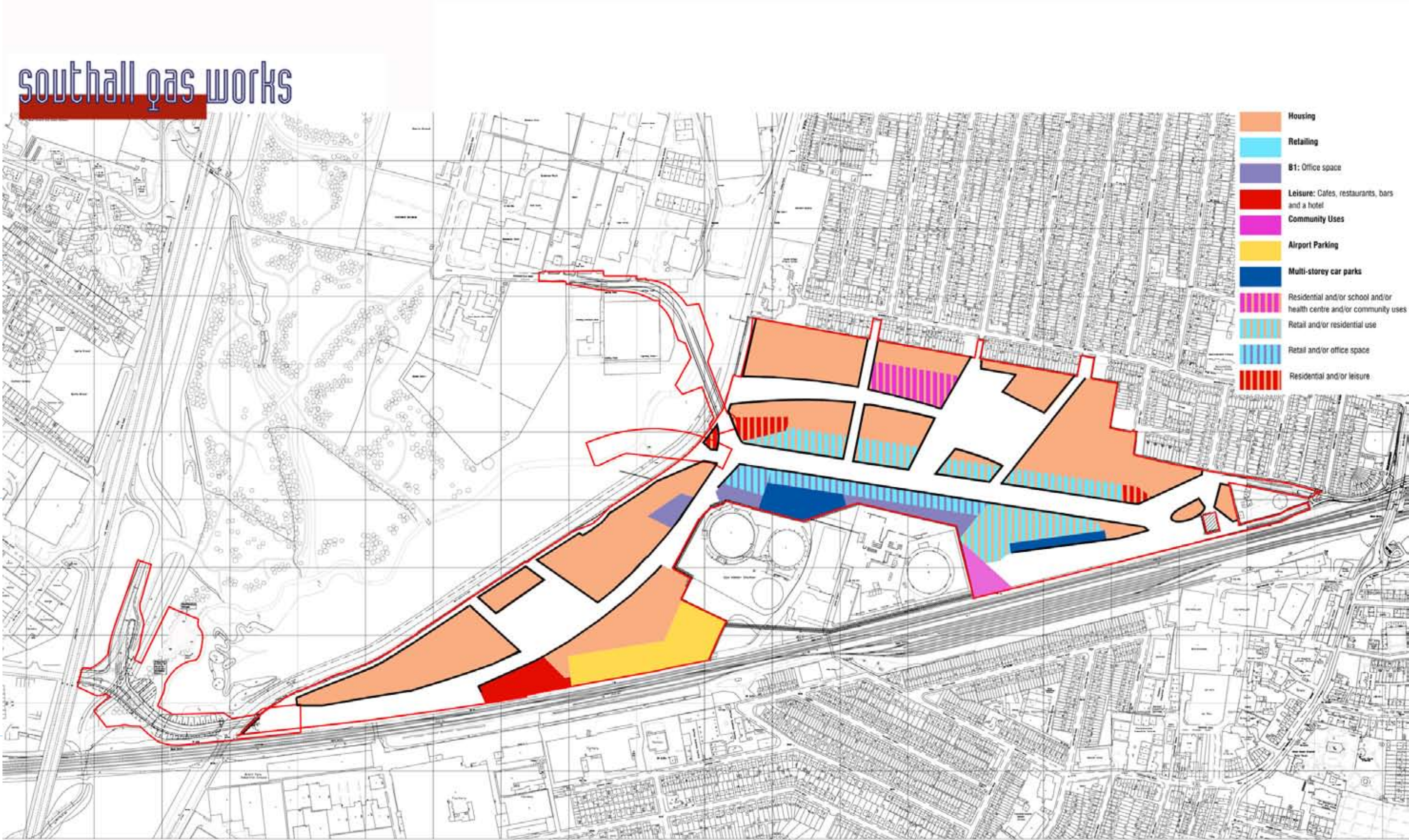
Former Southall Gas Works is one of the most important development opportunities in West London. The site occupies 29.45 hectares (73 acres) in the south western part of Southall which excludes 6.5 hectares that will be retained by Transco for operational use. These are occupied by three large gas holders. The development of the site presents a range of challenges. These include poor access, proximity to a busy rail line, contamination and the presence of the remaining gas infrastructure. SecondSite Property Holdings Ltd have formed a joint venture development partnership with Castlemore Securities Ltd to bring the site forward for development.

The joint venture partners have appointed consultants to develop proposals for the site. These include URBED as masterplanners, Capita Symonds as transport engineers, WYG as civil engineers, Communique as community relations consultants, Lovejoys as landscape architects,

Jestico & Whiles as architects and RPS as planning consultants.

In the past various uses have been proposed on the site but have never come to fruition due to problems with access to the site. In line with national planning policy, the London Plan and the Ealing UPD, our vision now is of a high-density, mixed-use quarter.

This Design Statement the background and context to the site and the development of the material in this document is illustrative in that it demonstrates how the site could be developed.



SOUTHALL GAS WORKS	
Land-use Plan	DR/24
Scale	1:2500 at A1/ 1:5000 at A3
urbal	08/06/2005



1.2.

Land Use Parameter Plan

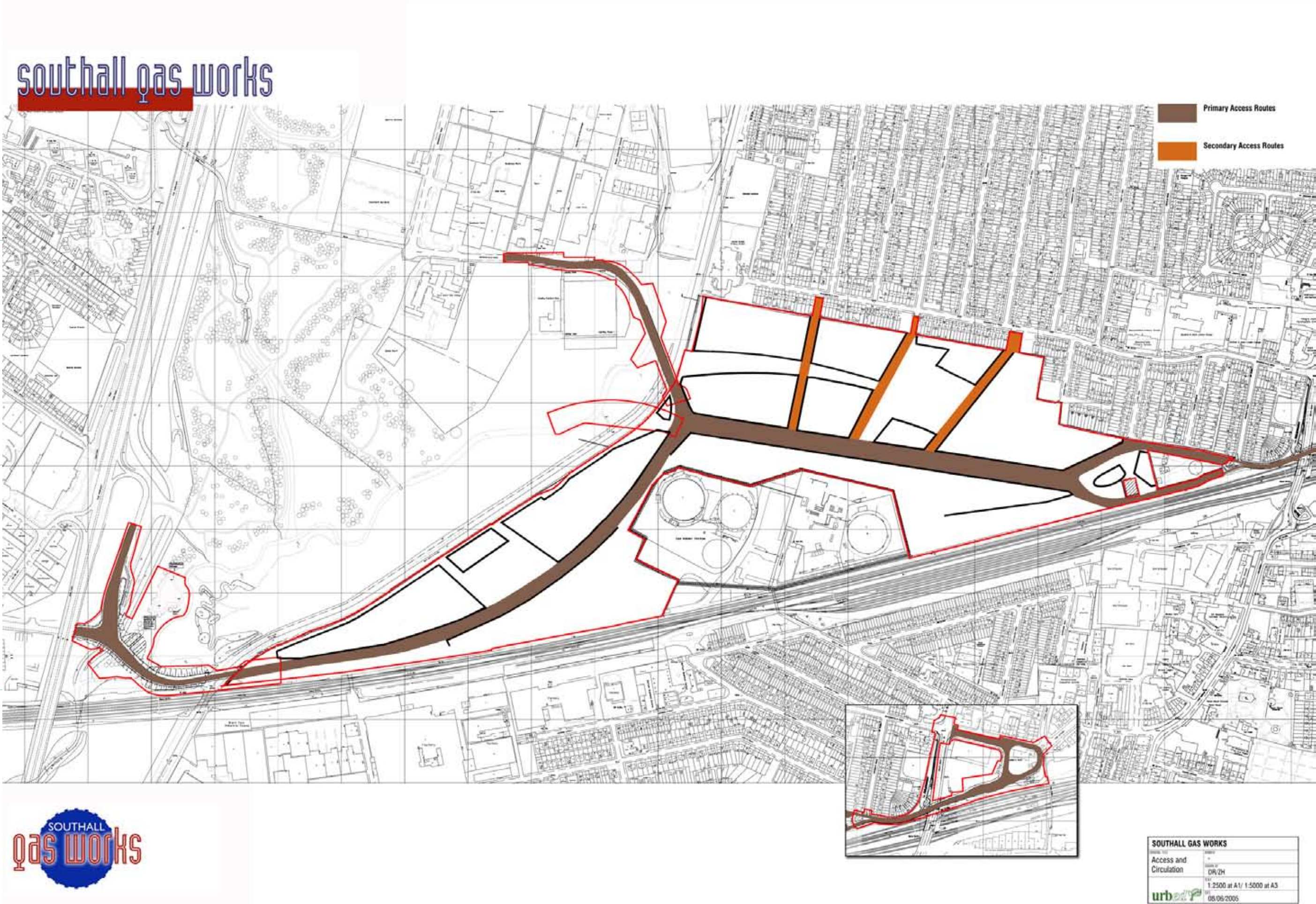
As stated above, the development schedule attached to the application form and the parameter plans set the upper limits of the development proposals for the main site and the basis of the Assessment in the Environmental Statement.

A number of plans, drawings and descriptions, which collectively define the proposed development, include Parameter Plans: 1: Land Use; 2 Access and Circulation; 3: Open Space; 4: Building heights; and 5: Composite Plan. Collectively, these plans identify and provide sufficient information to define parameters of the scheme and determine how it would evolve over a number of years.

The illustrative material shows what can be delivered in the context of these 'fixed' Parameter Plans.

Land uses

The plan also shows the proposed land uses. These relate to the overall land use table set out in Section 7.1. The plan shows the overall distribution of uses along with the location of elements such as the school, the health centre and the community centre. The detailed location and mix of uses in each block will be determined as part of Reserved Matters applications. The phasing of the provision of the 'community', retail and employment uses will be agreed with the Council and, where appropriate, fixed in the S106 Agreement.





1.3.

Access and Circulation Parameter Plan

Access:

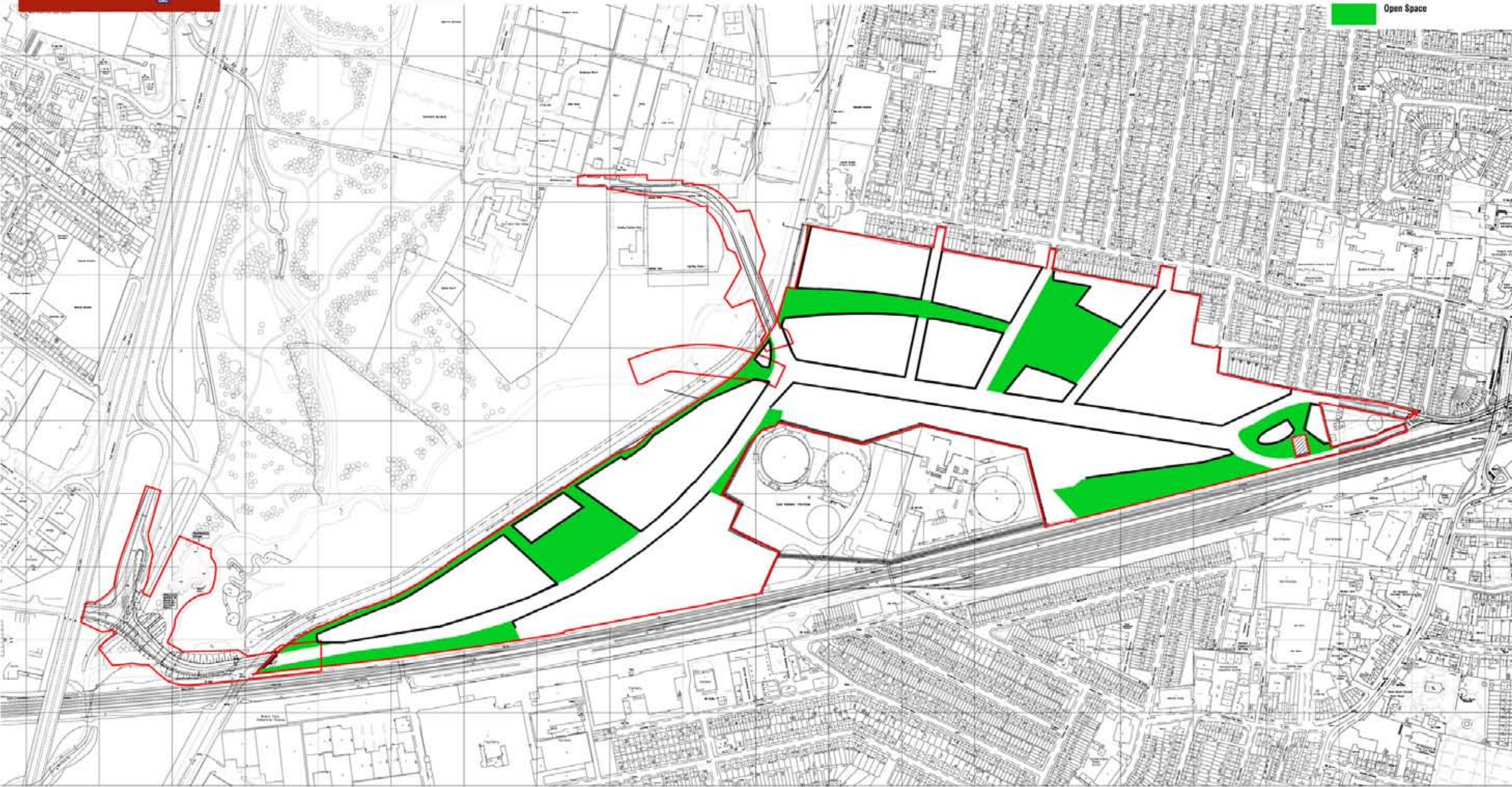
The main access roads to be fixed as part of the proposal are:

- The primary streets and accesses that will accommodate through traffic.
- Secondary streets that will take traffic into each of the areas.

It is proposed that each of these elements be fixed as part of the outline planning application. The blocks shown on the plan are too large to be developed without additional streets. As set out in the public realm sections of the plan there will therefore be a series of other streets and home zones. The position of these will however be agreed as part of reserved matters planning applications.



southall gas works



SOUTHALL GAS WORKS	
Open Space	
Public Realm	DR/2H
Scale	1:2500 at A1/ 1:5000 at A3
urb-ed	08/06/2005



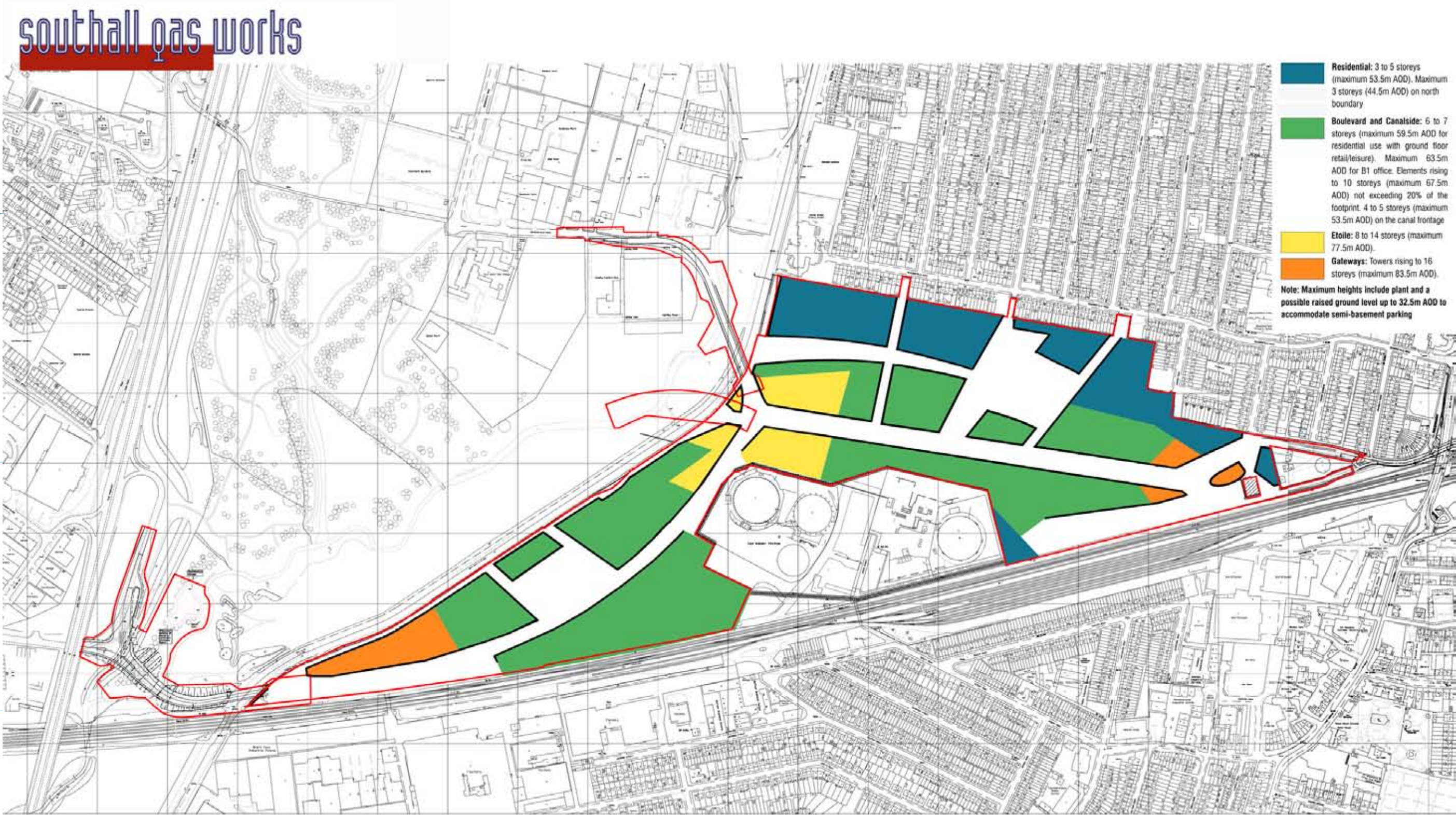
1.4. Open Space Parameter Plan

Open Space:

The key open spaces to be fixed as part of the proposed development are:

- The main areas of open space including the two parks.
- Other spaces including the Western Gateway, Etoile and Southall Rise.

The setting of these spaces as a parameter plan will ensure the size and location/distribution of important open spaces within the development. The phasing of the provision of these spaces will be agreed with the Council and fixed in the S106 Agreement.



SOUTHALL GAS WORKS	
Building heights	DR/2H
Scale	1:2500 at A1/ 1:5000 at A3
URBED	13/06/2005



1.5.

Building Heights Parameter Plan

Building Heights

The plan to the left shows the key massing elements of the proposals. The heights plan set out in Section 7.2 provided a detailed heights chart for the illustrative plan. This has been used in the 3D Models and in the testing of the scheme for the EIA.

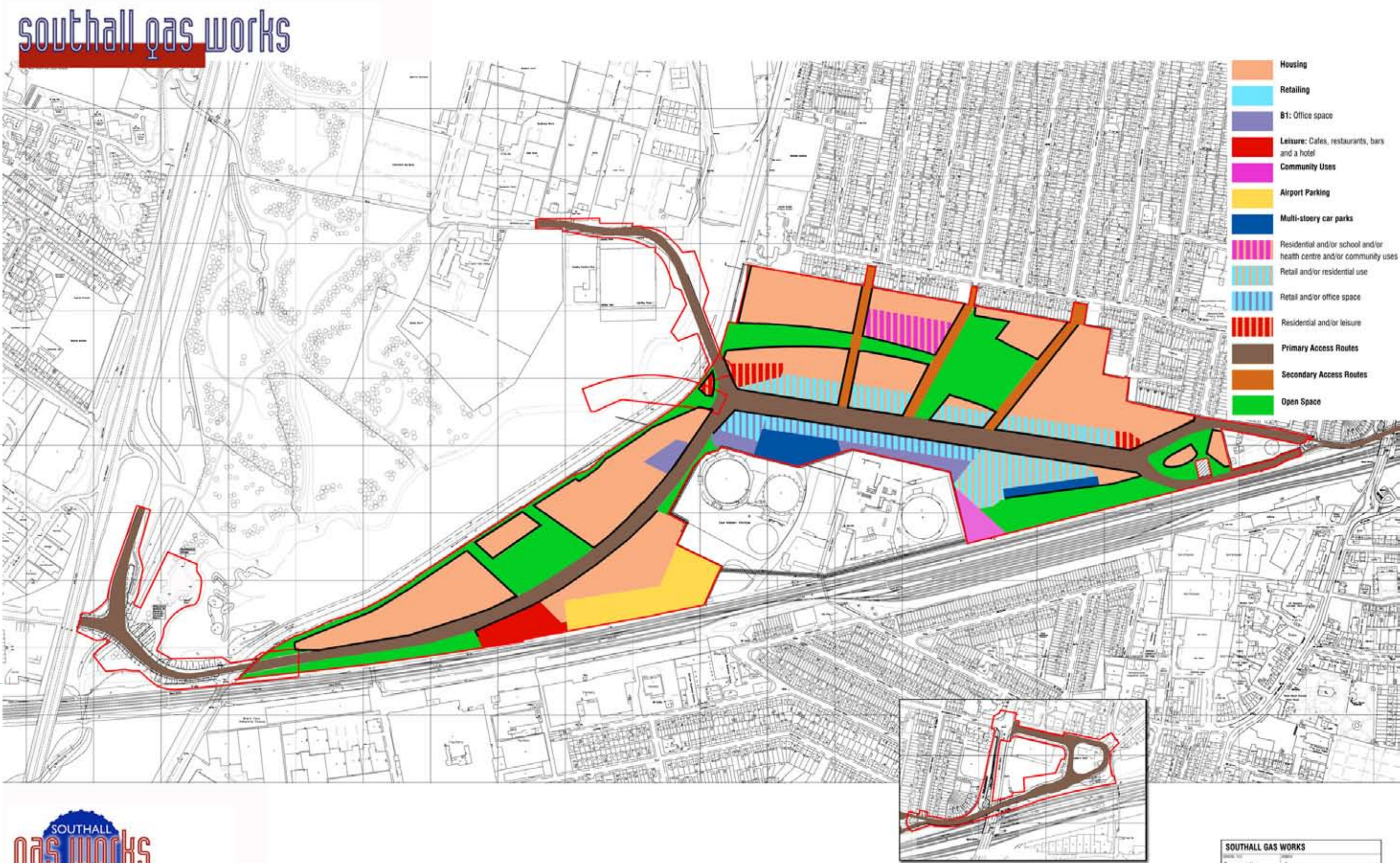
The Block heights have been simplified into 4 broad zones:

- The northern fringe:** Here the blocks are to be 3 to 5 storeys with the properties on the boundary no more than three storeys. This is designed to ensure that the development is not visually intrusive and does not over shadow the homes on Beaconsfield Road.
- The Boulevard:** This is the predominant height throughout the site. It is largely 6 and 7 storeys. However there is the intention that within this certain buildings may rise higher to create emphasis. We have limited this to 20% of the footprint of the buildings in this area which will allow for towers. The impact of these towers is within the limits of the massing tested for the EIA and their position and massing will

be determined at reserved matters stage.

- Etoile:** There are a lower collection of towers around Etoile. These will be 8-14 storeys although it has been assumed that only one tower will rise to the maximum height.
- Gateways:** The towers at the two gateways to the site are envisaged as being slightly higher - rising to 16 storeys.

The intention is that the outline consent will allow for development within these parameters. This has been tested as part of the EIA but the precise location and height of blocks within these parameters is to be fixed at the detailed design stage.





1.6. Composite Parameter Plan

The plan to the left shows a combination of the Land Use, Access and Circulation and Open Space Parameter Plans. It illustrates how the different elements fit together within the scheme.



1.7

The illustrative masterplan



This document describes the vision and concepts for the development of the former Southall Gas Works site. The illustrative masterplan represents one possible interpretation of this vision. In the first part of the document we describe the site and its setting within Southall. Much of this concentrates on the constraints on the development of site - of which there are many.

The illustrative masterplan has evolved by responding to and overcoming these constraints. However it is not a plan shaped by these constraints.

The illustrative plan is based on a central boulevard through the site to overcome its feeling of isolation. This is used to link three identity nodes: Waterside to the west, Etoile in the centre of the site and Southall Rise to the east. Each of these three areas is marked with higher buildings and has a different function and identity - Southall Rise is retailing, Etoile is a focus for leisure uses, and Waterside is high density housing. Away from these nodes north of the boulevard the density of development drops to create sustainable residential neighbourhoods that merge with Beaconsfield Road and we have therefore called this area Beacon's Field.

The plan is designed to make the

most of its canalside setting and the views over the open space to the west. In addition to this it includes an open space framework with two local parks. These are based on London Squares.

These elements come together to create a high-density, mixed-use focus for West London with a broad range of housing and employment uses. An urban quarter to create an ideal base for people and activities with links to Central London, Heathrow Airport and other parts of West London.

This design statement includes the following sections:

- **Section 1:** This sets out the key parameter plans that reflect the design principles which consent is sought at the outline planning stage.
- **Section 2:** Describes the site and the constraints on development. This summarises the technical work undertaken by WYG.
- **Section 3:** Describes the analysis of the built form, land use and character of Southall.
- **Section 4:** Describes the masterplanning vision, the principles that have shaped the plan and the way that it has evolved.

□ **Section 5:** Describes the layout and character of the street hierarchy drawing upon the work by Capital Symonds in the Transport Assessment.

□ **Section 6:** Describes the open space framework and the character of the open spaces on the site drawing on Lovejoy's Landscape Strategy

□ **Section 7:** Describes the mix of uses in the scheme, the floor areas and the proposed massing of the buildings.

□ **Section 8:** Looks at the four character areas - Waterside, Etoile, Southall Rise and Beacon's Field in more detail.

□ **Section 9:** Describes each of the housing typologies that have been used in the development of the illustrative plan.



