

**Unitary Development Plan 2004
Supplementary Planning Guidance
Development Sites**

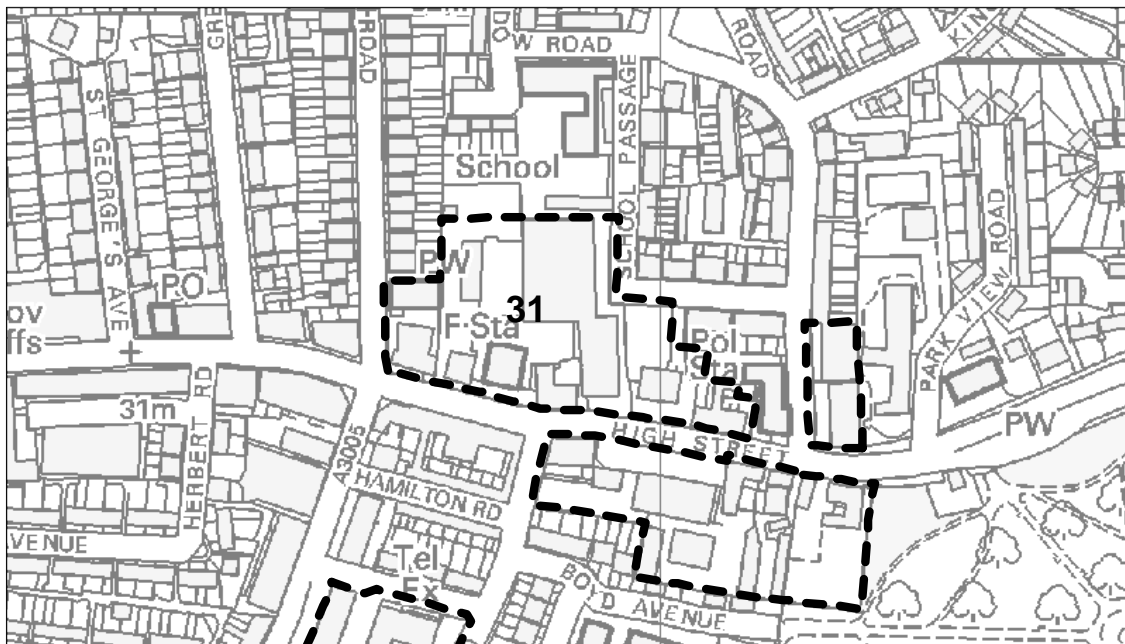
This document should be read with the Planning and Transport Statement for the Southall area.

Site	31
Address	1-63 (odd) High Street, UB1
Area	Southall
Site Area	1.8 ha (4.5 acres - 18,000 m ²)

SUMMARY

Development Aims	Quality town centre square opportunity; masterplan required for comprehensive improvement/development
Land Uses	Mixed use, retail, office, residential, community and education uses, public car parking, public open space
Overall Capacity	using the UDP standard 2:1 PR and 75% coverage 36,000 m ² (21,000 m ² additional over existing)
Key Design Principles	Retention of buildings with historic/architectural value; active street frontage; creation of public open space
Key Transport Issues	Maintain access along School Passage; rear servicing issues; public car parking provision

SITE PLAN



For more information contact the Planning Policy Team on 020 8825 5428

INDICATIVE DEVELOPMENT CAPACITY*

Overall Capacity	
Existing Estimate (m ²):	15,000
Potential floor space (m ²):	36,000 (2:1 plot ratio and 75% site coverage)

Housing	
Existing Estimate (m ²):	0
Potential floor space (m ²):	4,000
Potential Number of Units:	50 (mixed)

Retail/Leisure	
Existing Estimate (m ²):	1,000
Potential floor space (m ²):	3,000
Potential Jobs:**	60

Employment	
Existing Estimate (m ²):	7,000
Potential floor space (m ²):	18,500
Potential Jobs:**	740 (1:25m ² ratio used)

Community Facilities	
Type:	Religious, fire station, education
Existing Floor space (m ²):	7,000
Potential floor space (m ²):	10,500

Public Open Space	
Type:	Public square
Deficiency Area	No
Potential OS:	New public hard surface space

Key Transport Infrastructure Considerations (See General Planning Information)			
Bus Routes:	-	Rail / Tube:	Yes
Roads / Juncs:	Yes	Traffic Management:	Yes
Cycle Routes:	Yes	Pedestrian Routes:	Yes
City Car Club:	Yes	Green Travel Plan:	Yes
Servicing:	Yes	Car Parking:	Yes
Comments: Improvements to pedestrian and cycle routes; pedestrian access to Shrubbery Road; town centre public car parking			

Site Adjustment	None
Potential Units / Jobs:	
Justification:	

* This indicative development capacity should be used as an approximate guide only – potential floor space is based upon an estimation using site coverage and building heights. Where uses currently exist but the floorspace is unknown this is indicated using the symbol u/k

**Jobs estimation see appendices

SITE LOCATION, DESCRIPTION AND PLANNING STATUS

Site description

- Town centre site with a wide range of building styles and uses
- Includes Southall fire station
- Multi-storey office building containing the Tutorial College of West London
- Light industrial factory (Abbess Works)
- Hindu temple
- Two public houses
- Two storey terrace buildings with retail on the ground floor
- Back land bowling green and associated clubhouse building

Town planning land use/Context

- Major Town Centre
- Community Regeneration Area
- Buildings of façade or group value
- Archaeological Interest Area
- Locally listed buildings - Former Southall Town Hall and Fire Station, George & Dragon PH
- Uses -
 - A1, A2 (Retail, Professional Services)
 - B1 (Business, Offices)
 - C3 (Residential)
 - D1 (Fire Station)

Current site activity

- Active community, recreation and leisure use, education, religious, emergency services use
- Retail
- Office
- Hand car wash
- Car parking

Current planning/development control status

- Redevelopment of site by formation of vehicular access and erection of two storey community building (providing 560 m2 floorspace) to be used for non-worship purposes in association with Vishwa Hindu Kendra at no 2 Lady Margaret Road adjoining. Decision: Conditional (Permission Renewal - P/2000/3521)
- Use of 5 storey office building on street frontage as a sixth form A level college. Decision: Conditional (Permission Renewal - P/2001/3445)
- Change of use of residential unit at part first and part second floor levels above bank to offices (B1). Decision: Conditional - P/1998/2112
- Single storey building to side of Town Hall to provide public conveniences. Decision: Pending - P/2004/4310

Relevant Policy Considerations

- Southall Town Centre Strategy
- Heathrow City Growth & LDA Framework

Current access context

- On high street location (main distributor - A4020) with bus routes
- Within 10 min walking distance of Southall Station
- Within 100m of several bus stops serving 8 bus routes (95, 105, 120, 195, 207, 607, E5, H36)
- On designated cycle route
- Approved Controlled Parking Zone, Parking Standards: Zone 1
- Pedestrian walkway on site (School Passage)
- Vehicular access to Lady Margaret Road
- PTAL 4

CONSTRAINTS AND OPPORTUNITIES

Constraints

- Town Centre location
- Servicing and access arrangements
- School Passage pedestrian route from Shrubbery Road to High Street
- Recreation uses on site
- Adjoining residential development including Hindu Temple
- Existing height of development (up to five storeys)
- Traffic Impact Statement Required

Opportunities

- Masterplan required for comprehensive development
- Opportunity for new hard surface public space
- Potential to provide upgraded facilities for education/religious uses and integrate with a new public square
- Opportunity to provide modern fire station
- Living over the shop/office opportunity
- New employment uses in the Town Hall focusing on creative industries/small businesses

DEVELOPMENT PRINCIPLES

Preferred Uses/Mix

- Town Centre mixed uses including retail, office, living over the shop/office, cafes and restaurants/public houses, education, religious, community and recreation uses, public car parking
- New employment uses in the Town Hall focusing on creative industries/small businesses

Urban Form

Site/block layout

- Development should retain High Street frontage and improve pedestrian connections through and into site
- Permeable frontages and quality public realm
- Potential to change the character of Southall Town Centre

Character

- Quality town centre with mix of scales and uses around a vibrant public space

Access/Transport

- Potential contributions to upgrade cycle routes and pedestrian environment improvements
- Maintain pedestrian links through the site at School Passage and Lady Margaret Road
- Provision of limited town centre public car parking
- Rear servicing but limit access from Shrubbery Road to residential vehicles only

Land Use development and Management Issues

- Town Centre Management
- Multiple ownerships
- Site requires a Flood Risk Assessment as it is over 1 hectare in size

SITE PHOTO



AERIAL PHOTO

