

Welcome to the Mount Close consultation event



Dolphin Living is an affordable housing charity formed in 2005.

Our primary charitable objective is to support London's workers on modest incomes who cannot afford housing near to their place of work. This is fulfilled through the provision of homes to rent at below market levels. The revenue generated from our existing homes is reinvested in improvements in our homes and building new homes.

We own and manage over 800 homes across 8 London boroughs, which range from studios to three bedroom homes. As of March 2024, the average rent for a Dolphin home was 61% of local market rent.

bell phillips

Bell Phillips' approach is underpinned by a commitment to people and the communities served. The practice has a strong moral and social purpose, which is translated through the use of architectural skills to make a tangible, positive impact on people's quality of life.

CASCADE

Cascade is all about people, relationships and building trust. A strategic consultancy specialising in community engagement and advocacy across the built environment sector.



Redline estate boundary of Mount Close

The Mount Close Estate

Mount Close is a 1950's development of 40 homes arranged around a central car park with lawned open space.

All 40 homes were acquired by Dolphin Living in 2016 along with two other properties from the Mayor's Office for Policing and Crime (MOPAC).

Since 2016, Dolphin Living has been managing the homes and carrying out refurbishments including roof repairs.

During this work, we have established that there is a greater need for larger-scale works to improve residents' experience of living at Mount Close.

As such, we have been reviewing how to invest further in the estate and have decided to explore the opportunity of extensively refurbishing all the homes, which will be funded by building new homes.

We welcome your feedback on the proposals and would be grateful if you could complete a questionnaire.



Existing Estate Plan

Public Consultation Feedback

Dolphin Living hosted two events, both held at Ealing Abbey Parish Hall, to showcase the emerging proposals for Mount Close.

Mount Close Resident Preview

- 20th November '24

Public Consultation Event

- 21st November '24

These events offered Mount Close and other local residents their first look at the proposals and an opportunity to provide feedback.



Photo of Public Consultation Event 01 - 21st November

Key themes from residents' feedback:

- Appropriateness of the development, mainly whether or not a full regeneration of the site is required.
- Impact of daylight and sunlight on neighbouring properties including on Mount Avenue and on Dene Court.
- Height and massing.
- Impact on local infrastructure including GP surgeries and schools.
- Parking, traffic, and transport.
- The level of affordable housing being proposed.
- Safety and security of all residents near to the site and Mount Close residents.



Photo of Public Consultation Event 01 - 21st November

Summary of feedback received



20 representations of feedback were received.



Over 47% of respondents strongly supported or supported new, rented homes for Londoners on modest incomes.



Over 88% of respondents strongly supported or supported the proposed improved energy efficiency of the existing homes at Mount Close.



Over 50% of respondents strongly supported or supported secure cycle parking to support sustainable travel.



Over 75% of respondents strongly supported or supported the proposed improvements in safety and security with new lighting and a design that discourages anti-social behaviour.



65% of respondents strongly supported or supported the proposed improvements in landscaping with communal gardens and play on the way for children.

Engagement with Ealing Council, Design Review Panel & Community Review Panel

Pre Application Meetings

Key themes which have come up from the pre application meetings with Ealing Planning Officers.

- Supportive of **50% affordable homes**.
- Supportive of the level of retrofit to the existing homes.
- Supportive of the level of consultation taking / taken place.
- **6 storeys** to blocks **A, B and E** feels appropriate subject to further technical testing.
- Outdoor seating is interesting - work well in the mews.
- **5 storeys pop up to block C** seems appropriate subject to technical testing.
- Due consideration is to be given to location of some car parking on the fringes where it will be visible. If it is to remain in these locations, it must be carefully landscaped.
- **Mews street at the heart of the proposal is supported**, single level surface to this street is preferred.

Design Review Panel

The design review panel is a panel of industry experts who review the project and provide comments.

- The proposal for a **mews** to provide a **new heart** at the centre of the development is supported
- The provision of play-on-the-way is welcome, but a study of the surrounding area is necessary to determine the best location, ensuring it connects with existing local routes to schools and other destinations.
- The panel acknowledges the technical reason for the placement of additional height across the site.
- **Technical daylight/sunlight analysis** should be conducted to ensure **new buildings and increased heights** of existing ones **do not adversely impact the quality of amenity and play spaces**.
- The provision of seating in the mews is supported.

Community Review Panel

The community review panel is a group of residents who live within the borough of Ealing who review the project and provide comments.

- General consensus of **great support** for the scheme, with some stating it is the **best they have seen presented** to the Panel.
- **Very** supportive of the principle of developing the site to **deliver more homes** (particularly 50% affordable) and to refurbish existing homes.
- Supportive of the **retention of trees** and general green approach to the landscaping.
- Management / Maintenance – need to ensure the high quality landscaping is appropriately managed and maintained.
- Construction – queries raised around how potential disruption, noise, and dust will be managed to lessen impact on surrounding residents on site during the phased delivery.

Vision for Mount Close



HIGH QUALITY HOMES

- To improve existing homes and deliver new, high-quality homes through sustainable and inclusive design, ensuring that spaces are accessible and usable by everyone.

UNDERSTANDING THE CONTEXT

- Design proposals to respond sensitively to the surrounding character.
- Enhance connectivity and engagement within the surrounding context through community squares.

IMPROVED LANDSCAPE

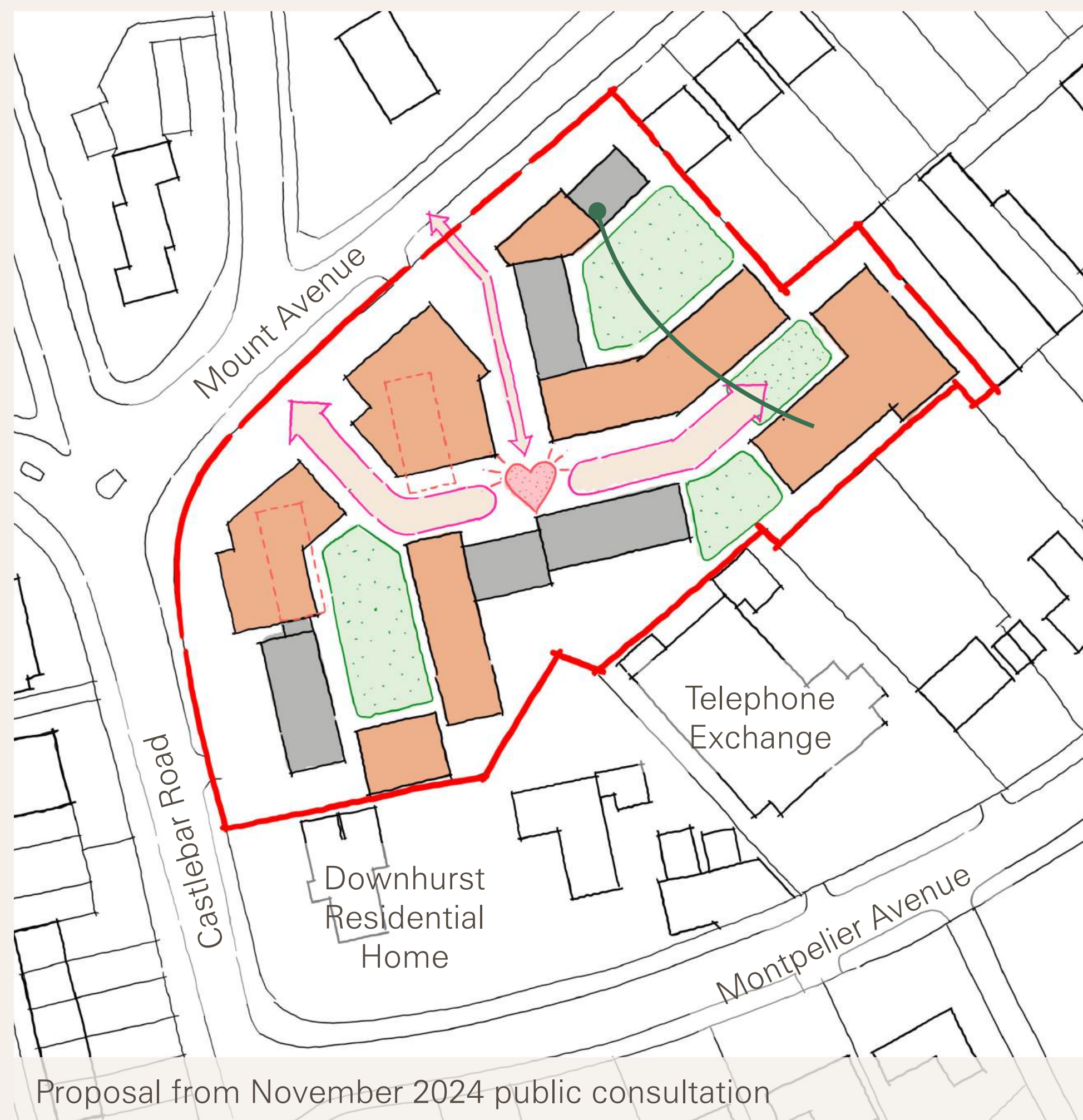
- Enhance the open space to provide high quality amenity space.
 - Improve security.
- Bins and new bike storage.
- Nature driven play spaces.
 - Trees and planting to increase greenery.

ENSURE COMMUNITY IS AT THE HEART OF THE PROPOSAL

- Creating active and safe streets, with front doors to Mount Avenue.
- Spaces that support the existing community and provide space for it to thrive and grow.

Design Evolution

- The adjacent ground floor plan shows the developed design from the last public consultation.

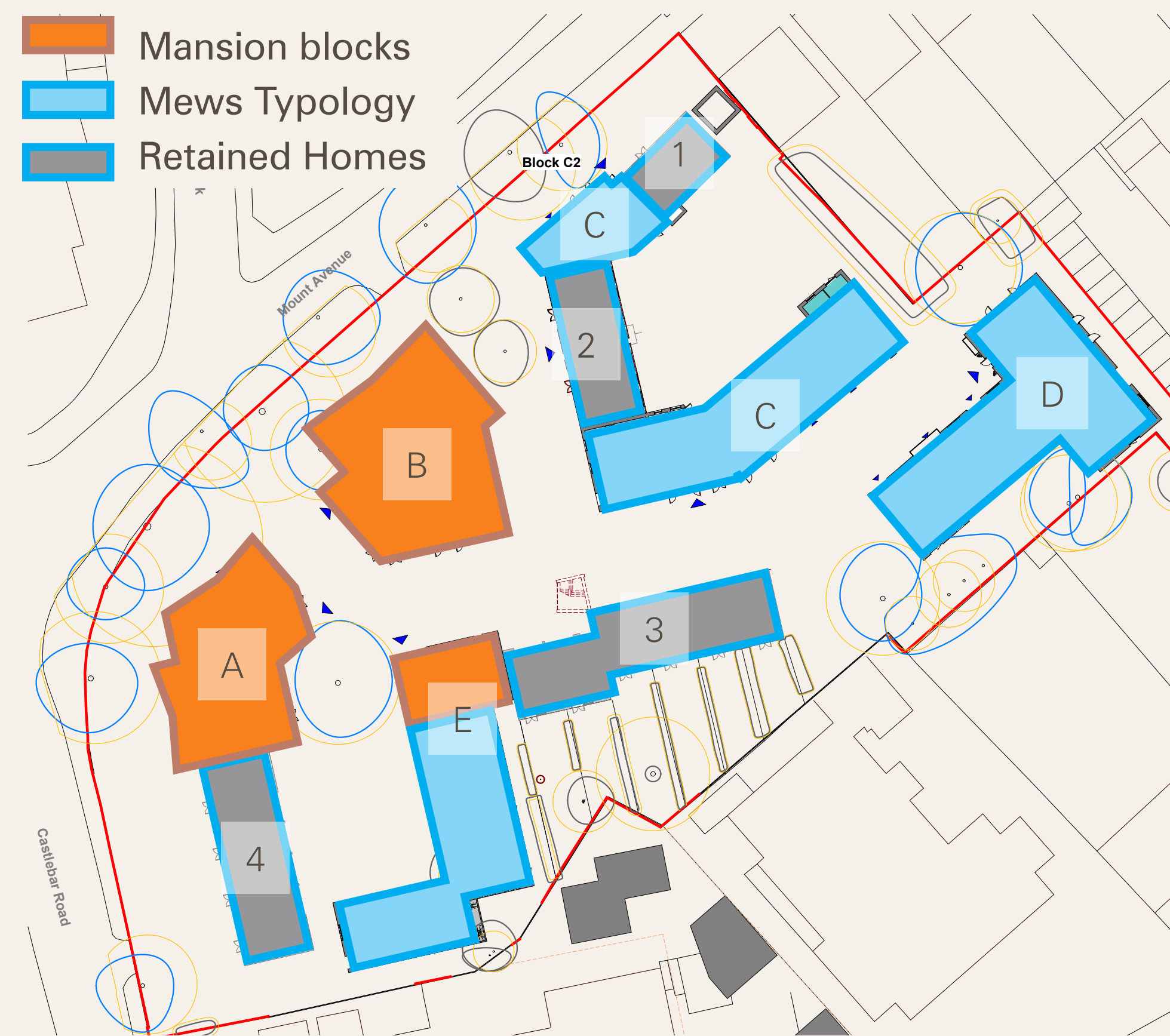


New Builds - Character & Materials

Building Characters

The design proposal suggests three building characters across the developed estate.

- The mansion block typology (Blocks A & B)
- The mews street typology (Blocks C, D & E)
- The retained homes - (Blocks 1,2,3,4)



Site plan showing the building characters

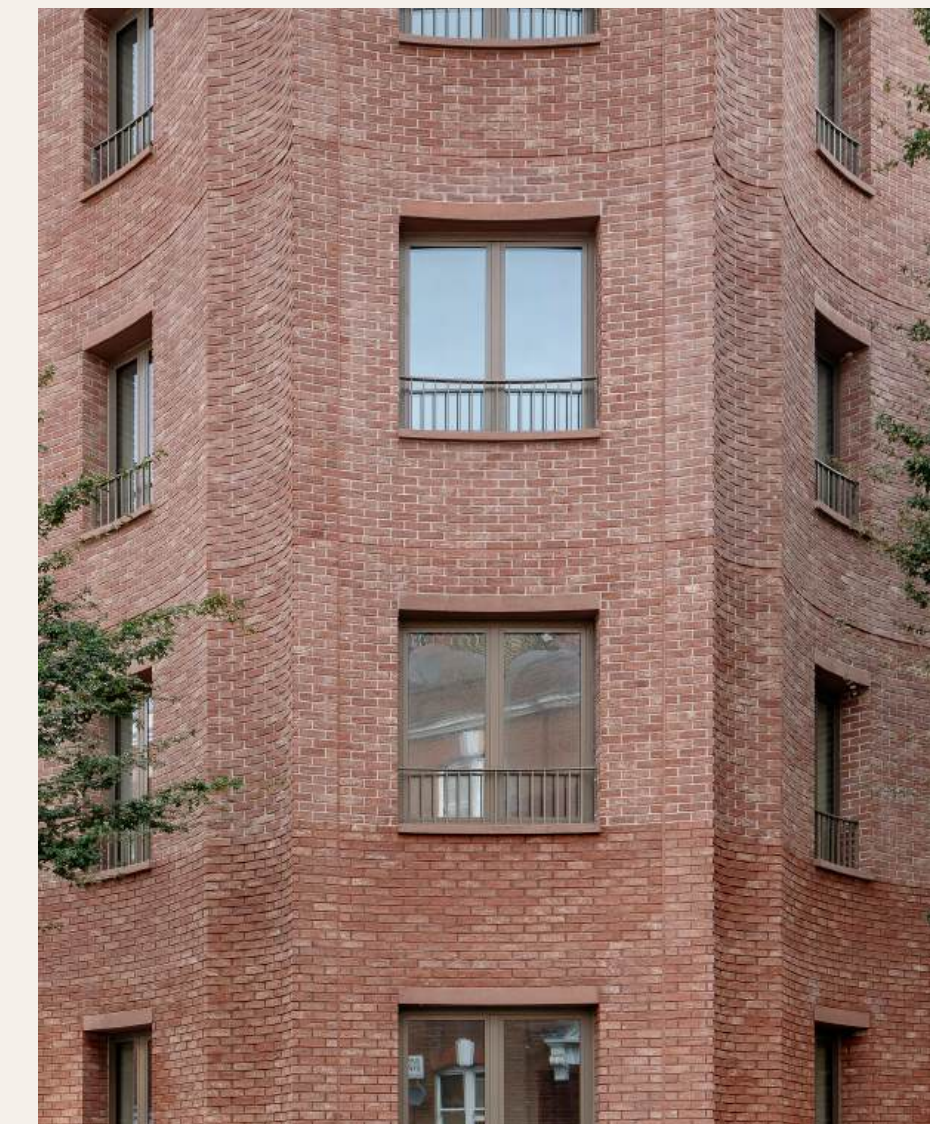
Suggested Materials

Entrances

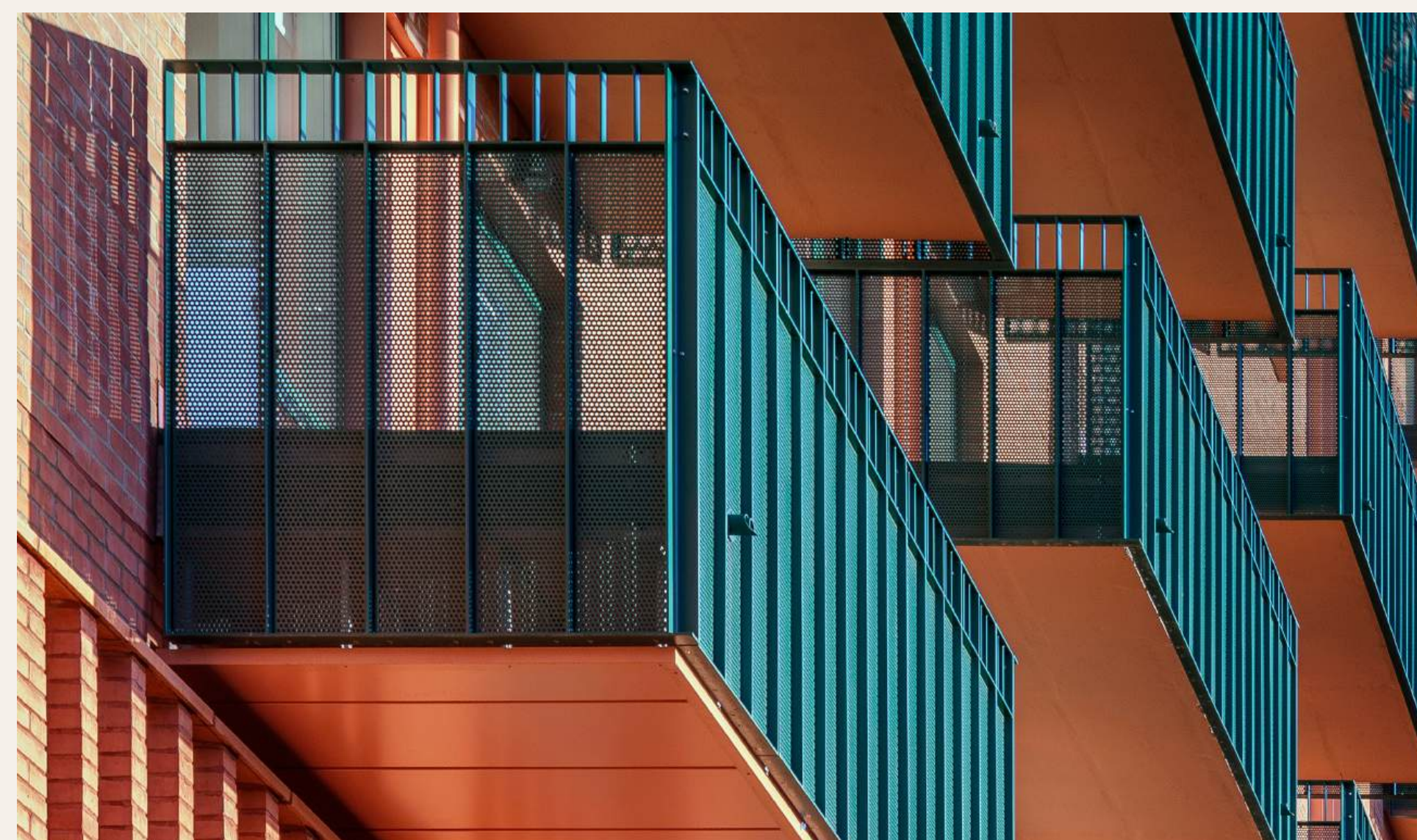
Designed to utilise pigmented concrete to define main entrances. This approach should make wayfinding easier and create a special moments through the development.



Example of the use of pigmented concrete and wooden framed door in main entrance.



An example of using the same brick color with only a change in mortar colour.

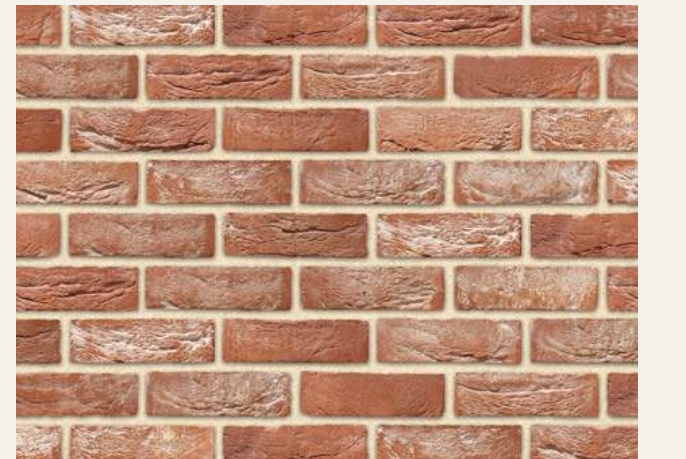


Balconies

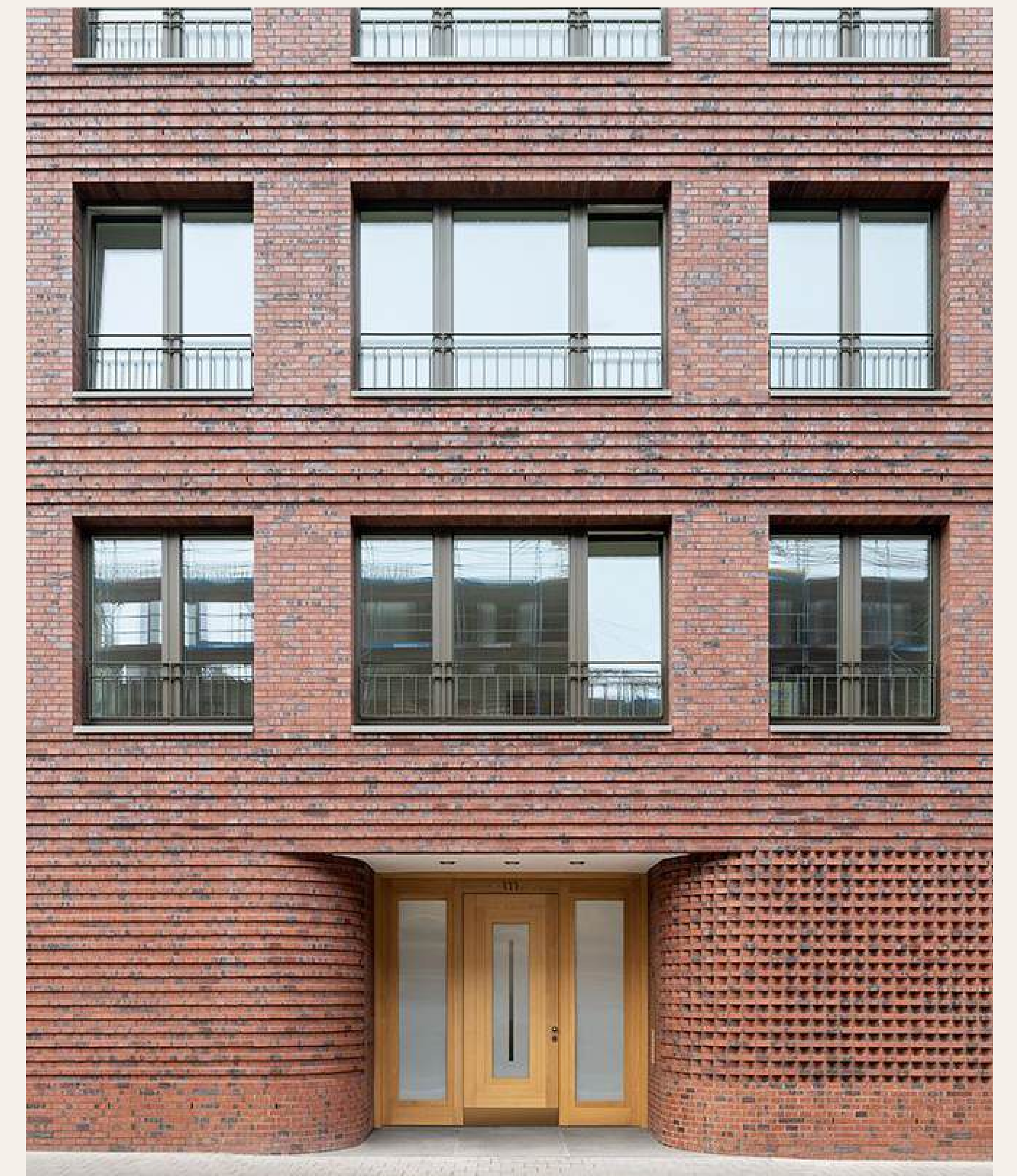
Designed to use a perforated metal screen to create interest and provide privacy, while keeping the appearance of the façade tidy and smart.

Brick

All new buildings will use light red/pink brick, with subtle horizontal banding created through variations in mortar colour, brick colour, or depth.



Red Brick
Mortar Colour to match



Example horizontal banding created by the change in depth to the brickwork.

Retrofit of Existing Homes

Technical Analysis

Technical investigations revealed the following about the existing homes at Mount Close:

- **Walls are solid brick with no cavity.**
- Balconies are connected to the floor structure, creating a cold bridge and weakening the thermal envelope.
- The ground floor is a solid concrete slab.

Based on these findings, the design changes include:

- **Adding an external insulated render system to improve thermal performance, as there's no cavity for insulation.**
- Removing and replacing balconies to eliminate the cold bridge by separating them from the structure.
- Insulating the ground floor above the concrete slab, with minor floor level adjustments while maintaining level access per Building Regulations.

Designing with Insulated Render

- The aim is to tie the existing and proposed buildings together.
- Insulated render or rough cast lime render systems come in various textures. The design can use this to refine the existing elevations and create horizontal bands.
- We are exploring a range of colours including light greys, terracotta, and light reds.



Examples horizontal bands created by changing the texture of the render texture

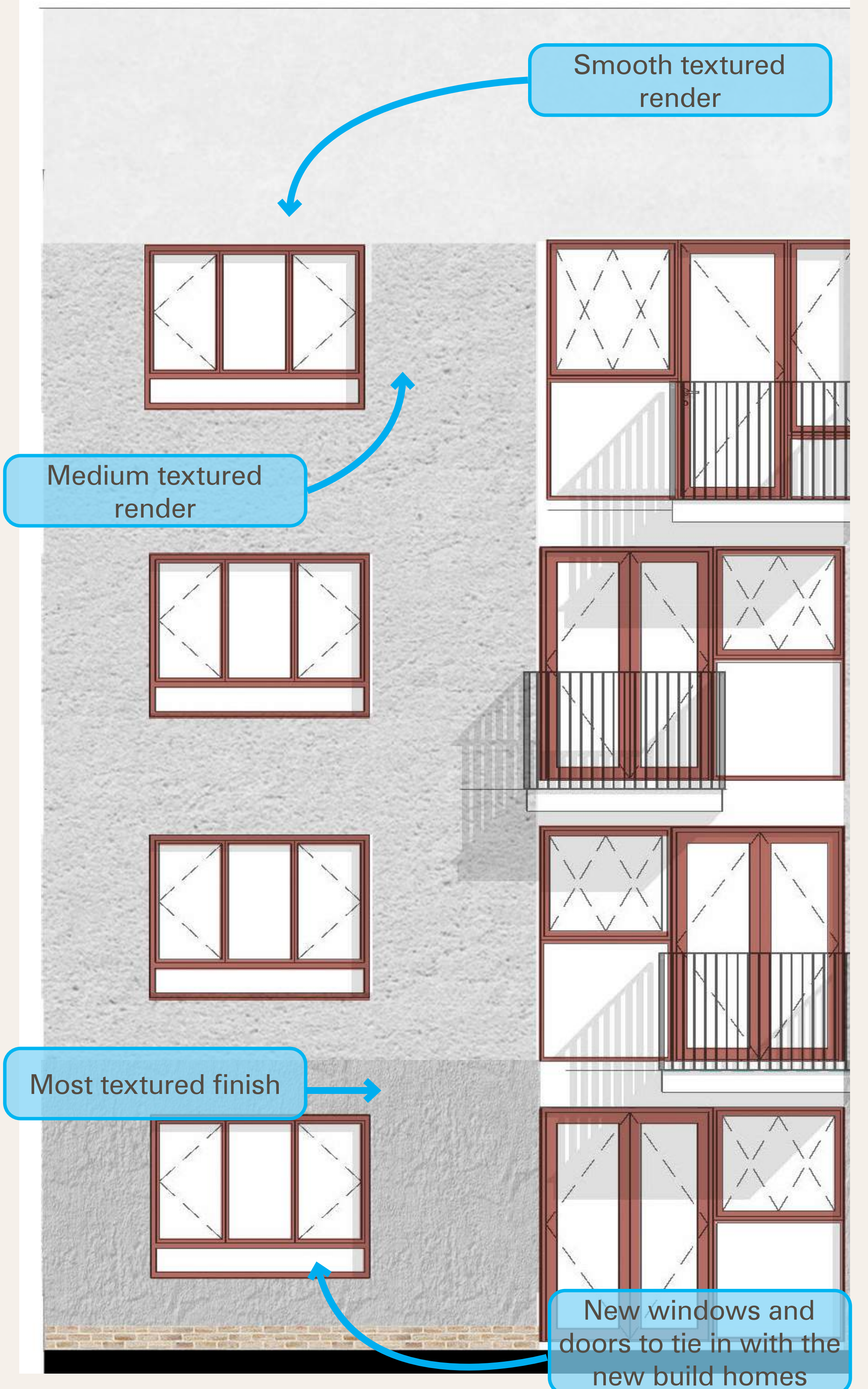


Smooth light render



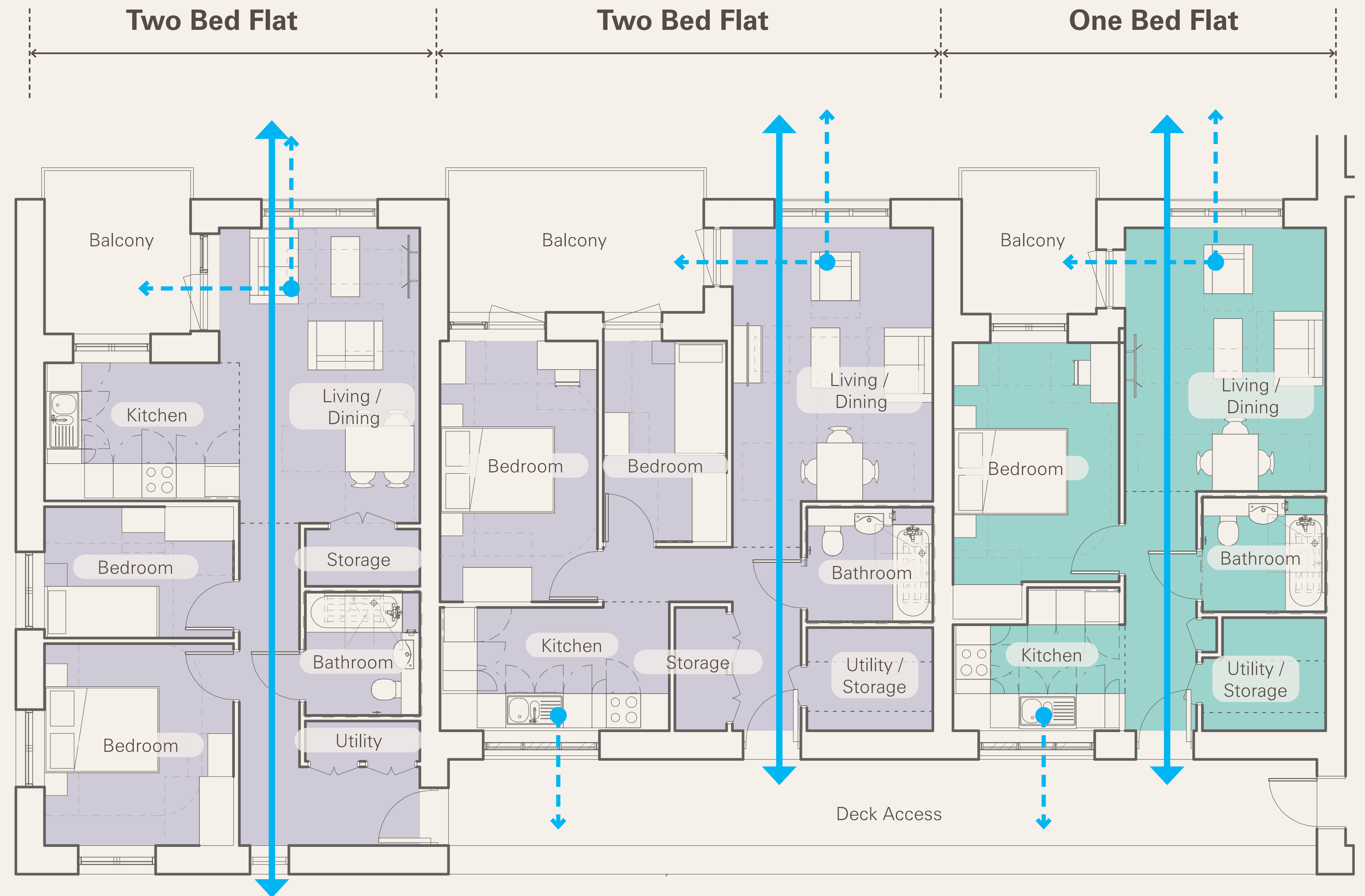
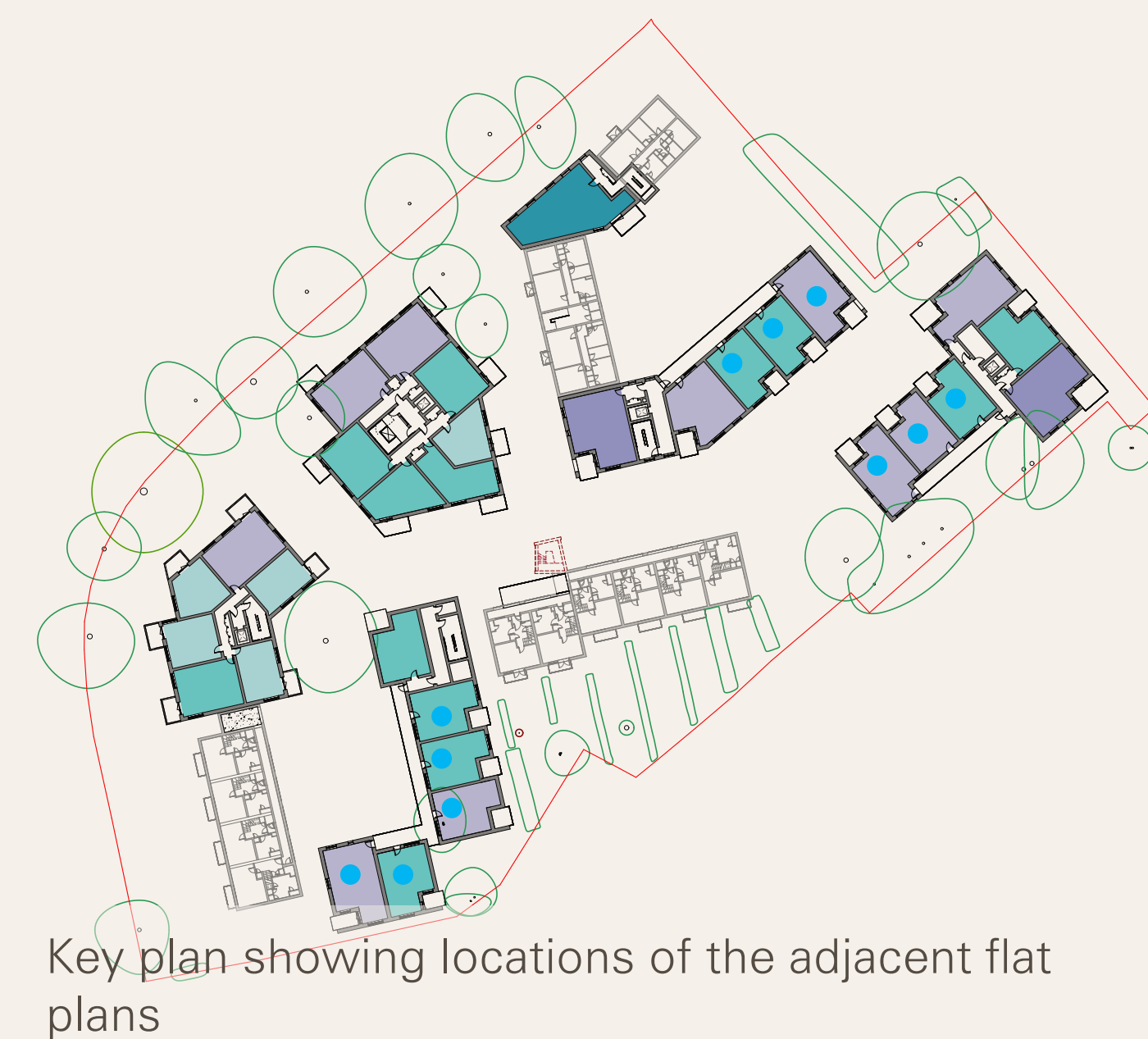
Textured light render

Design study for 4-9 Mount Close



Proposed elevation bay study for mews typology

Mews Typology - Flat Layouts

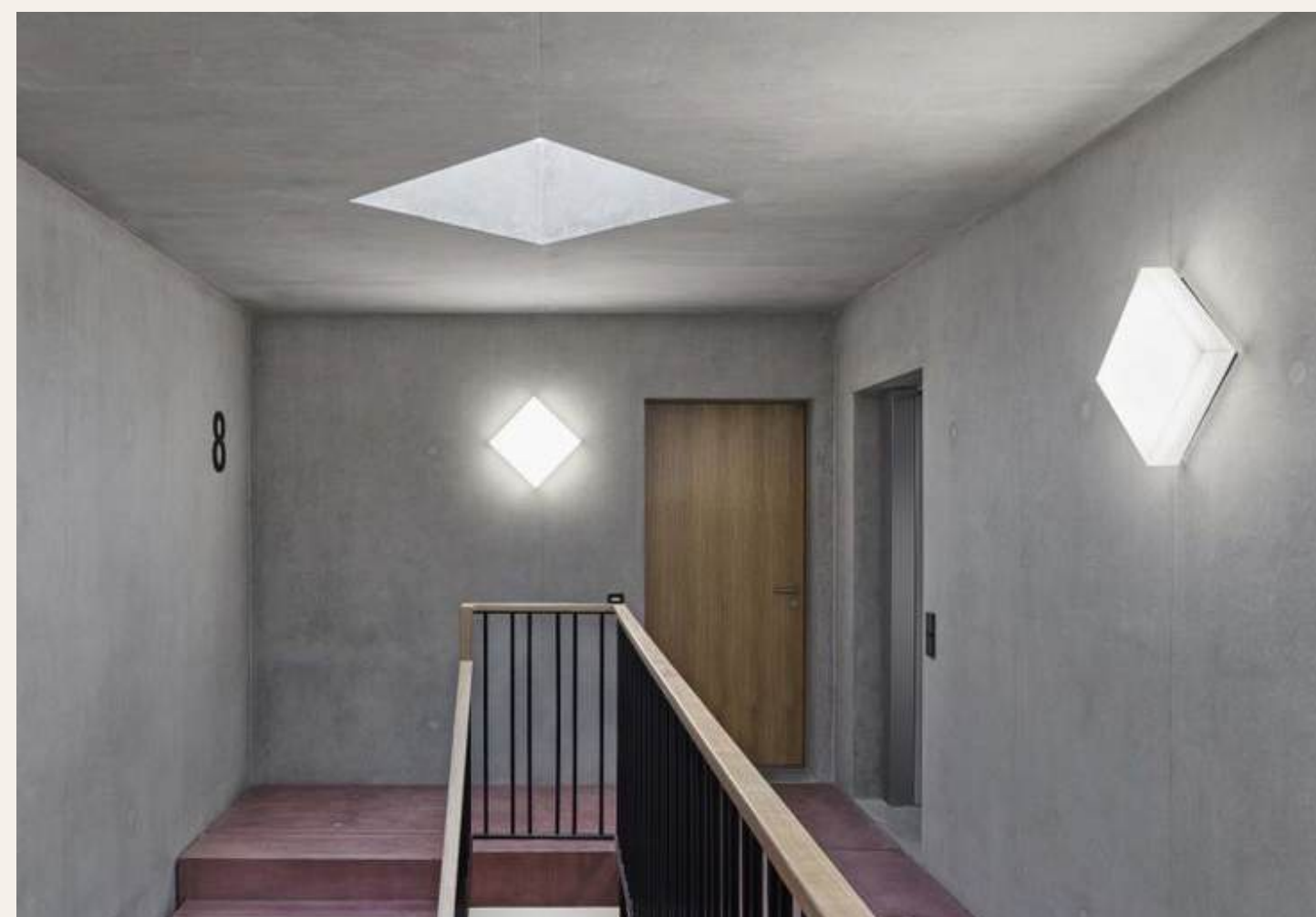


- Bedrooms to the corner flat face to the side or back providing privacy.
- Semi-recessed balcony provides privacy and shading to bedroom.
- Kitchen overlooking the deck, creating an opportunity to connect with neighbours.
- Dual aspect to living room, with views and ventilation in two directions.
- View through to daylight on arrival, providing a range of sunlight throughout the day.
- Utility / storage room space adjacent to entrance for shoes, coats, etc.

Mansion Block - Flat Layouts



Light entrance lobby with integrated post boxes



Communal staircore with central rooflight



Key plan showing locations of the adjacent flat plans

Dual aspect homes, offering daylight from two directions.

Lift access to all new homes.

Open plan layouts allowing views to daylight on arrival into your home.

Lightwell to central stair, flooding light into the lift lobby and staircase.

All new homes to be provided with private amenity space in the form of a balcony.



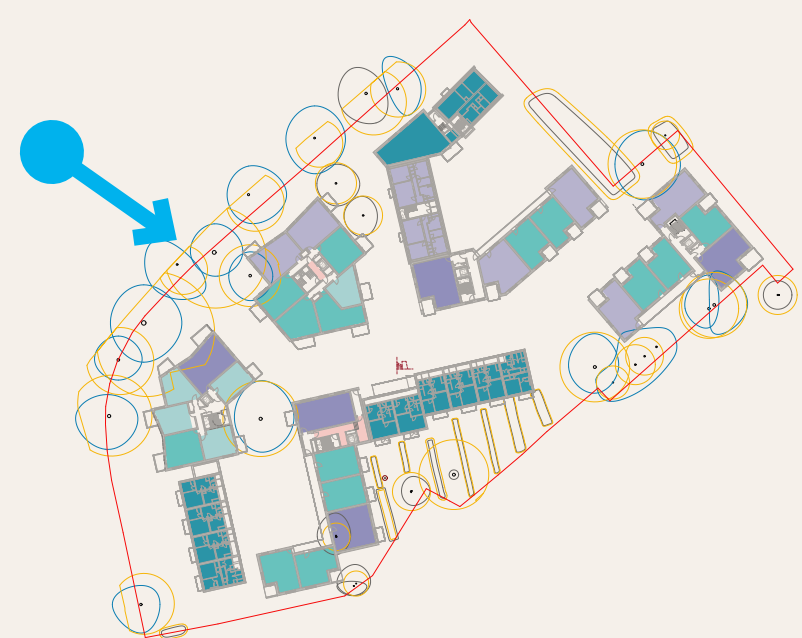
Proposed Illustrations

This illustration, viewed from Castlebar Road facing the Mount Avenue junction, shows the welcoming pedestrian entrance to the estate. Retained mature trees frame the boundary, while the new biodiverse landscape enhances the greenery of the estate and the street.



This illustration, shows the new pedestrian arrival to the estate. The entrances to the homes clearly identifiable, safe and secure.

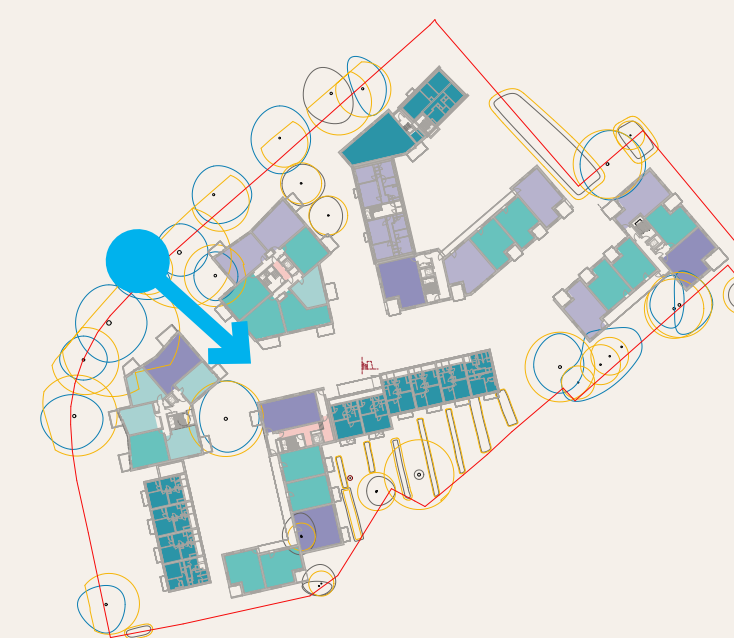
Balconies and ground floor flats provide activation to the street and mews.



Key plan showing locations of view

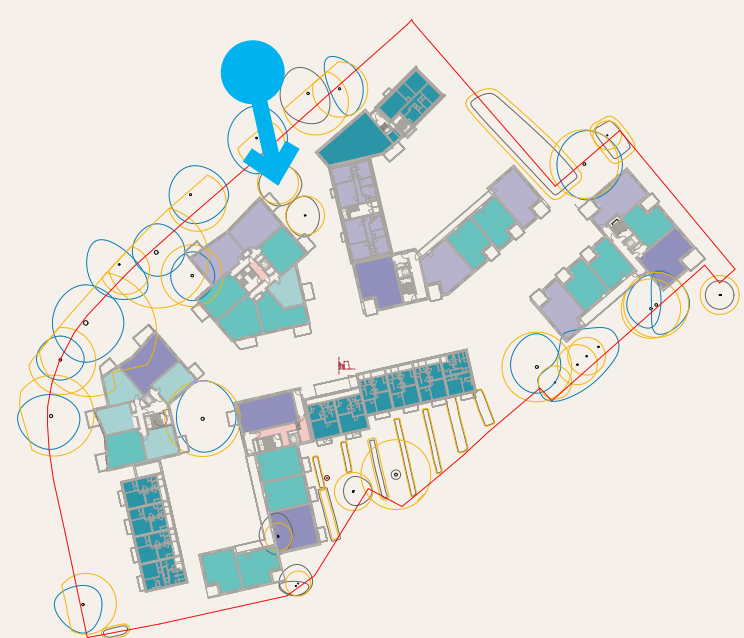


Street View



Key plan showing locations of view

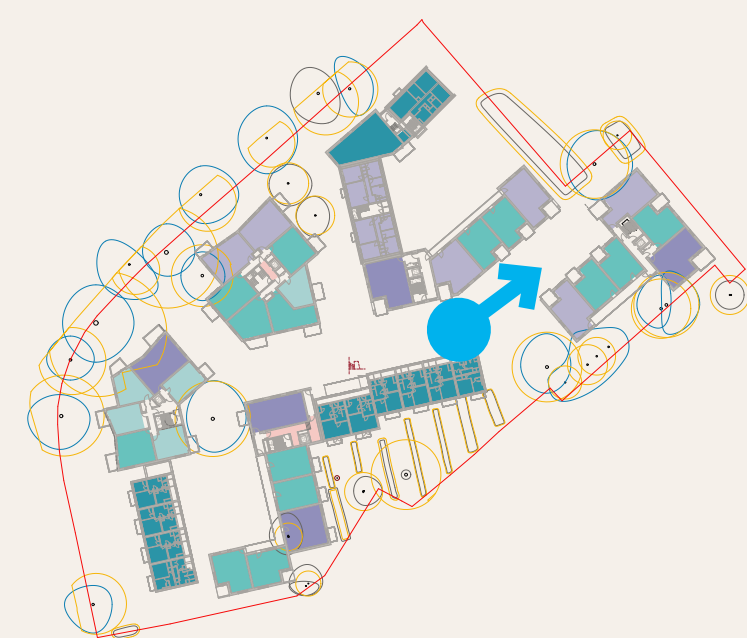
Proposed Illustrations



Key plan showing locations of view



Street View



Key plan showing locations of view

Landscape character

Welcoming Entrance

Pedestrian arrival activates street frontage



Play on the way

Journey home offering opportunities for play



Communal Residents Garden

Opportunity for play, socialising and quiet relaxation



Communal Residents Garden

Variety of planting such as flowering lawns and shrubs as well as mounds and swales



Community Square

Social spaces with seating for neighbours to meet



Mews Street

A welcoming shared space, prioritising pedestrian movement



Additional Amenity Space

Additional amenity space between Block D and No.s 10-21

We want to ensure this space meets the needs and desires of the Mount Close residents, and so we'd love to hear your thoughts on how it could be used. Your feedback is invaluable in helping us shape it into something that benefits all residents of the estate.

Please take a moment to share your ideas by filling out our feedback form or speaking directly with a member of our team.



Washing Lines

This space could provide a new area for washing lines within the landscape



Social space

This space could provide a new social area within the landscape.



Key plan showing locations of additional amenity space



Outside exercise equipment

This space could provide new external exercise equipment

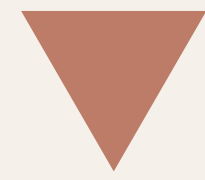


Food growing

This space could provide a new food growing area within the landscape.

Next steps

We are here



Second Public
Consultation
January 2025



Planning
Submission
Q1 2025

How can you get in touch?

Thank you for visiting our event to learn more about the emerging proposals for Mount Close.

We are keen to understand the views of the local community, so please give us your feedback by filling out one of our feedback forms provided or by scanning the QR code at the bottom of this board.

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Proposed Block A, B and E Entrances