

Ealing Development Guide 2026 – 2031



London Borough of

Ealing

Foreword



Ealing is the third most populous borough in London, (2024 figures), and one of the most ethnically diverse. We have too many people living in temporary accommodation or on the waiting list for a council home, and some of our homes are no longer suitable. The purpose of the Housing Development and Regeneration team at Ealing is to create new homes and communities that meet the needs of all our community and enhance the borough.

There are challenges. Recently introduced building safety legislation, climate change, zero-carbon agendas and increasing fuel costs mean we are having to rethink the way we design and construct homes. Labour and skill shortages and increased material costs are putting pressure on financial viability.

As a social landlord, Ealing is well placed to be an exemplary client and rise to the challenge. We can't do this alone. We want to work with the best architects, designers and constructors, combining new ideas and innovation, with experience and knowledge. Combining the best of public and private sectors.

This guide sets out our vision for our new homes and neighbourhoods. We have intentionally set the bar high, because we want the best for our residents and for Ealing. We want homes and neighbourhoods to be proud of, and build on the rich legacy of homes already in the borough.

We look forward to working with you.

Cllr. Louise Brett, Deputy Leader and Cabinet member for safe and genuinely affordable homes
Ealing Council

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Introduction

This Ealing Development Guide provides a framework for planning, designing, and delivering new housing commissioned by Ealing Council.

It sets out the Council's priorities, delivery models, and best practices for creating sustainable, healthy, and affordable homes that support positive social, environmental, and economic outcomes across the borough.

The guide promotes neighbourhoods where homes, streets, and open spaces work together to enhance everyday living, support nature, and strengthen community wellbeing. It expresses our ambition to deliver homes in Ealing that go above and beyond current standards - from Building Regulations to GLA guidance.

This guide applies to all affordable housing development across the borough. It sits beneath Ealing's Housing Strategy, and, in turn, individual project briefs sit beneath this guide. It should be read alongside Ealing's Housing Design Guidance (2022), a planning document that provides complementary direction.

Who this guide is for

This guide is intended for architects, planners, engineers, delivery partners and other stakeholders working with Ealing Council. It provides a shared framework to ensure high standards of design, sustainability, and community benefit across council-led housing developments.

Its purpose is to inspire and facilitate the creation of outstanding homes and neighbourhoods, for our residents. It sets out clear principles and expectations to guide those working directly with the Council in creating well-designed, inclusive, and resilient places to live.

The guide continues to evolve to reflect updated policies, lessons learned, and emerging best practice. While focused on new development, retrofit should be considered first when improving homes, with justification provided where this is not feasible.

01

Housing for everyone: affordable, liveable & inclusive

Ealing's new homes are designed to support lasting communities. They are durable, energy-efficient, and affordable to run, easing the cost of living for residents. Shared gardens, flexible communal spaces, and streets for all ages create opportunities to meet, play, and grow together. Every home should feel comfortable, adaptable, and connected to its surroundings. In Ealing, affordable housing is not a separate category - it is housing designed for life, part of a neighbourhood people can shape, enjoy, and take pride in.



1.1: Deliver affordable housing

Objective

Deliver affordable homes that balance cost efficiency with quality achieving design excellence and long-term value for residents and the borough.

Rationale

Ealing invests for the long-term. The aim is best value, not lowest cost, creating homes that are simple to build, cost-effective to maintain and generous in design quality and performance.



“ The overall objective has been to build beautifully, simply, cheaply, environmentally, and responsibly. In housing, that’s where I feel we need to slightly reevaluate and try to remove some of the complexity in how we build.”

Alex Ely of Mæ, discussing Agar Grove, Camden

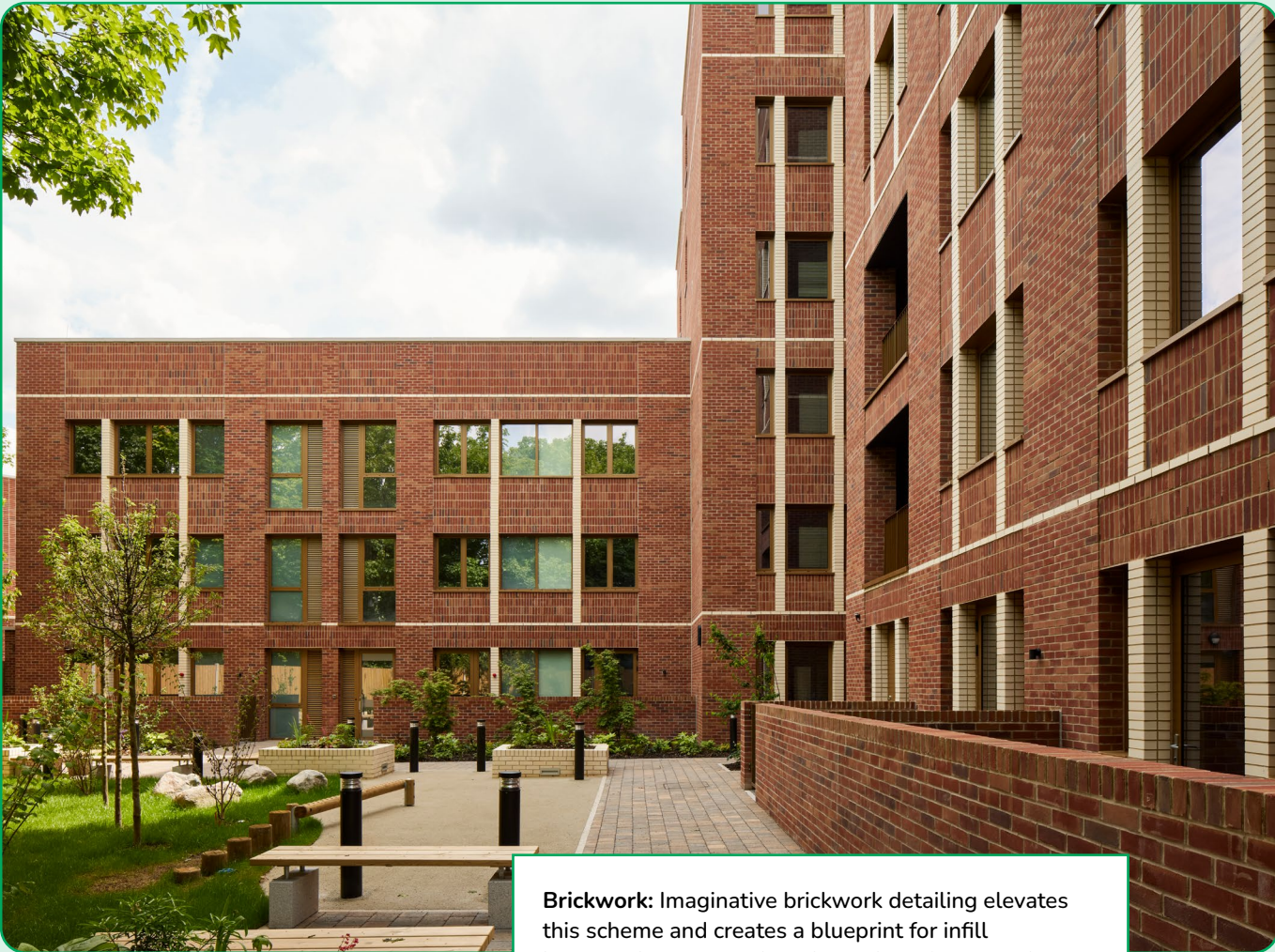
Development response

- Choose procurement routes including direct delivery, joint ventures, partnerships or bulk purchase agreements that deliver the best overall value, durability, and resident outcomes.
- Design for simplicity: Keep forms and details straightforward and easy to build. Minimise complex junctions, irregular geometries, and unnecessary components that add risk, cost, or time.
- Use standardised balcony, kitchen, and bathroom layouts to streamline procurement and minimise variation.
- Smart detailing can make standard components feel crafted. Techniques like brickwork masking UPVC frames show how elegance and economy can co-exist.
- Engage the contractor early to test buildability, reduce programme length, and align on sequencing, trades, and delivery strategy.
- Rationalise materials and construction methods to reduce trades on site and simplify logistics. Where possible, design so elements can be installed without cranes or specialist lifting equipment.
- Focus on readily available materials with proven supply chains. Prioritise consistency, repairability, and longevity.
- Use clever, repeatable detailing for example, thoughtful brick patterns or reveals.
- Landscape and shared spaces: Design robust, low-maintenance landscapes that age well, are easy to manage, and encourage community life.



Long-term value: Homes are arranged around a shared garden, with rear façades and external walkways providing clear overlooking and everyday connection to green space. Simple building forms, robust materials, and direct access to a communal landscaped retreat create a calm, sociable setting that supports long-term value, low maintenance, and shared use.

Hortsley
Client: Pegasus
Architect: RCKa
Location: Seaford
Number of homes: 38



Brickwork: Imaginative brickwork detailing elevates this scheme and creates a blueprint for infill housing that repairs the urban fabric. An example of sophisticated placemaking, it enhances and uplifts the existing estate and creates attractive public realm.

Rowan Court
Client: London Borough of Haringey
Architect: Satish Jassal Architects
Location: Seven Sisters, London
Number of homes: 46

1.2: Housing for diverse needs and life stages

Objective

Design homes that are adaptable, inclusive, and supportive throughout every stage of life.

Rationale

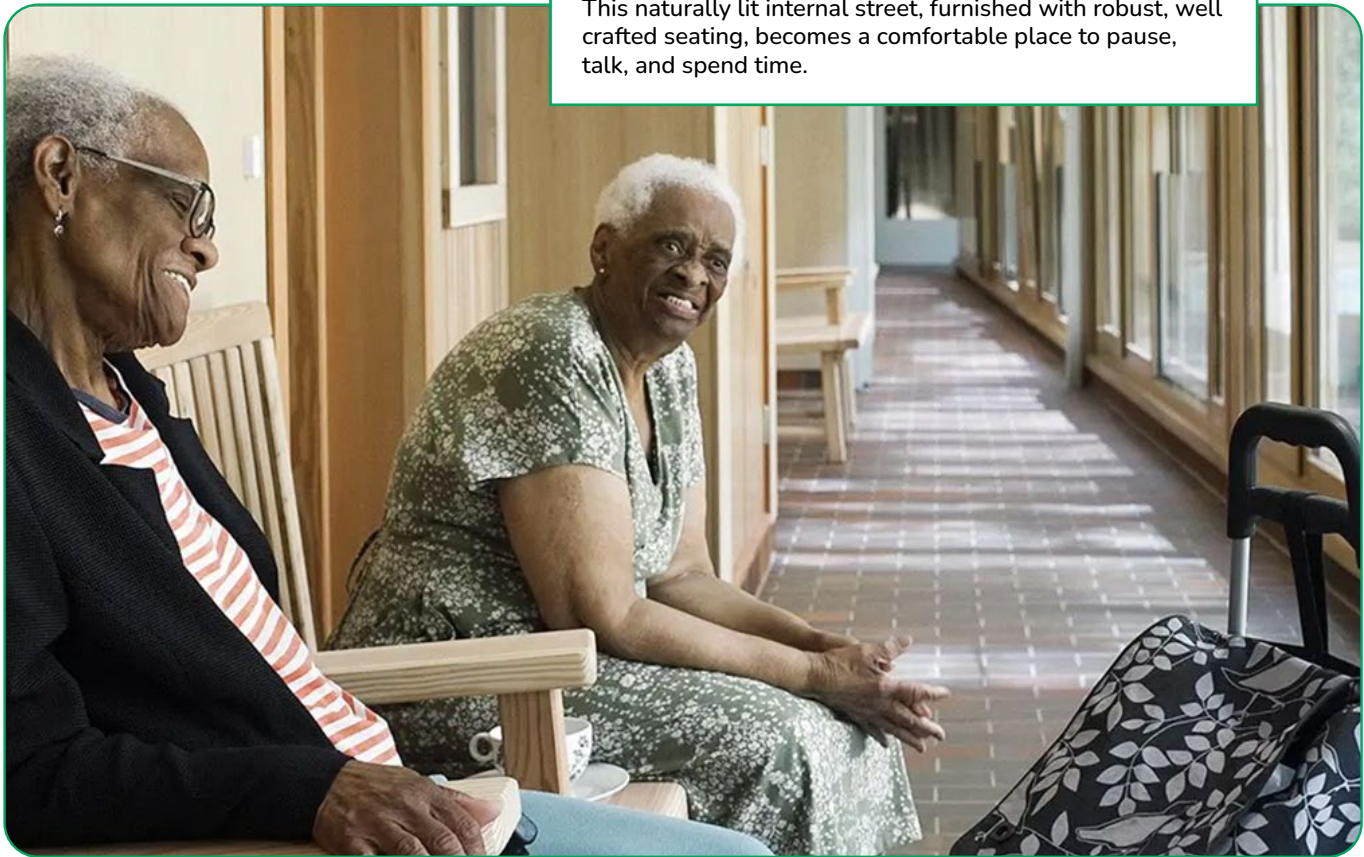
Ealing’s homes should anticipate change rather than react to it. Flexible, accessible design allows residents to age in place, accommodate new family structures and adapt to evolving patterns of work and care. Providing for different life stages within the same neighbourhood strengthens community continuity, reduces pressure on specialist housing and supports independence, wellbeing and social connection.

Development response

- Plan layouts that can easily adapt e.g. dual use rooms for homeworking or care, movable partitions, plug-and-play kitchens or bathrooms than can be upgraded as needs evolve.
- Ensure all homes have comfortable, private outdoor space such as balconies, terraces or patios with appropriate high-level screening and microclimate protection.
- Integrate co-living, later living or inter-generational housing within masterplans to expand choice and promote mutual care.
- Where possible wheelchair homes should be located on the ground floor.
- Provide secure convenient storage for buggies, mobility aids, bicycles and larger household items within homes.
- Consider use of smart technology to make homes more inclusive and supportive for residents.

Appleby Blue Almshouse
Client: United Saint Saviour’s Charity
Architect: Witherford Watson Mann
Location: Southwark
Number of homes: 47

Thresholds: Consistent daylight, warm materials, and generous proportions turn circulation into shared space. This naturally lit internal street, furnished with robust, well crafted seating, becomes a comfortable place to pause, talk, and spend time.



Bow Garden Square
Client: Poplar HARCA/Telford Homes
Architect: Pollard Thomas Edwards
Location: Tower Hamlets
Number of homes: 109

Mixed-use neighbourhoods: An integrated townscape where homes, education and faith institutions coexist, fostering a walkable, multi-generational community.



1.3: Practical density with compact neighbourhoods

Objective
Promote practical, mid-rise neighbourhoods that are efficient, walkable, and community-focused.

Rationale
In Ealing, mid-rise housing creates safe, sociable streets while maintaining daylight, privacy, and community connections. Staying within these limits aligns with the Building Safety Act, keeps homes affordable, streamlines delivery, and reduces maintenance.

Deck Access or Mansion Block?
Both deck access housing and mansion blocks can deliver practical density when carefully designed. **Mansion blocks** are compact and efficient, with internal corridors and simple servicing. They suit tighter urban plots and perform well on cost and management.

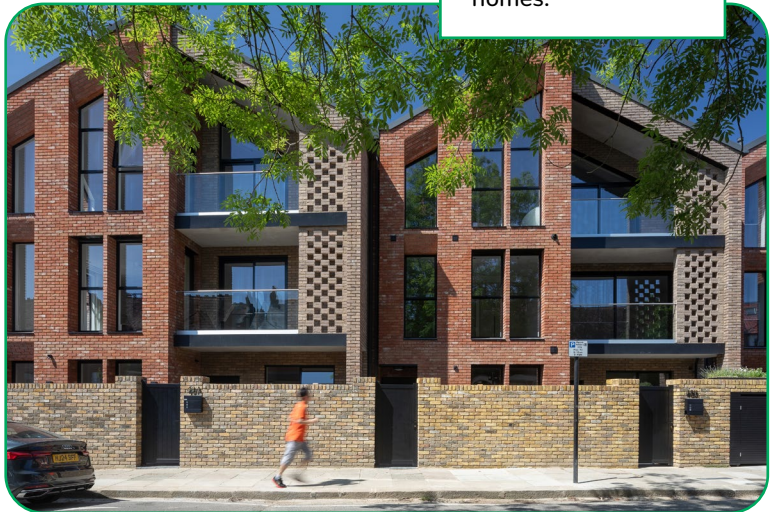
Deck access blocks bring dual aspect homes, better ventilation, and social interaction through open circulation. While their build cost can be slightly higher, they offer long-term value through lower energy use and improved resident wellbeing.

In practice, their overall costs are broadly comparable. The appropriate type depends on site character, orientation and community ambition, not just efficiency. In Ealing, both forms can achieve high quality and liveability when kept within a six-storey limit, or higher only where context and design quality clearly justify it.

Development response

- Aim for compact, mid-rise forms up to six storeys as the default for new neighbourhoods. Where higher buildings are proposed, demonstrate that scale, safety, and amenity have been carefully tested and justified in context.
- Design compact, mid-rise forms up to six storeys.
- Optimise net-to-gross ratios through compact circulation and well-planned cores.
- Use decks and shared corridors as social interfaces, not just circulation routes.
- Ensure structural and façade strategies support repetition, buildability, and cost control whilst maintaining design quality.
- Consider how design and detailing affect long-term management and service charges, ensuring safe, efficient access for window cleaning, maintenance, and plant servicing.

Inglis Road (Creffield CA)
Client: Luxgrove Capital Partners
Architect: Red+White
Location: Ealing
Number of Homes: 9



Context matters:
This modern interpretation of the Ealing Edwardian Villa blends into a long-established townscape and provides nine new homes.

“ Tall buildings disrupt chance social encounters; residents on different floors rarely pass each other in corridors or stairwells, fostering isolation.”

Claire Bennie
Municipal



Pedestrian-friendly homes:
mews framed by energy-efficient townhouses and rich planting; the landscape design absorbs surface water and enhances biodiversity while reinforcing the low-carbon ethos of the neighbourhood.

Edgewood Mews
Client: London Borough of Barnet
Architect: Peter Barber Architects
Location: Barnet
Number of homes: 97

Acton Gardens Phase 5
Client: Countryside Partnerships, L&Q
Architect: HTA
Location: Acton
Number of homes: 271



Open space: This scheme successfully reconciles high residential density with high-quality public space. The substantial brick structure is strategically set back from a tiered public park, employing vertical organisation to maximise housing supply while providing residents with direct access to valuable, manicured urban parkland.

1.4: Reducing living costs through efficiency and low maintenance

Objective
Ealing’s affordable homes must be affordable to live in. Low running costs come from simple, efficient design.

Rationale
Compact forms, durable materials, and thoughtful detailing reduce energy use, cleaning, and maintenance while keeping service charges manageable. A well-designed building should be easy to maintain, repair, and enjoy.

“ It’s not about fancy materials — it’s about details that don’t fail.”

Estate Services Lead, Ealing Council

“ A good refuse store makes life easier for residents and staff every day.”

Housing Manager, Ealing Council

Development response

- Prepare a cost and maintenance strategy from the outset, with input from housing management.
- Test design options against whole-life costs and resident affordability.
- Use durable, low-maintenance materials and standardised components.
- Ensure refuse and recycling areas are practical, robust, and easy to service.
- Follow Ealing’s pattern book principles for consistency, economy, and care.
- Recognise that design and detailing have a significant influence on long-term management costs. Simple, robust solutions - such as well-drained balconies, accessible plant, and uncluttered façades - can reduce service charges while improving reliability and resident comfort.
- Balance aspirations for communal and green spaces with affordability in mind. Prioritise shared areas that are functional, easy to maintain, and genuinely valued by residents, ensuring that quality and cost remain in harmony.



Durable efficiency: The clear, robust detailing and orderly layout of communal facilities line bin stores, support shared use, making waste management easier to maintain collectively and encouraging a culture of care that reduces long-term maintenance demands.

Priory Road
Client: Octavia Housing
Architect: Pollard Thomas Edwards
Location: Camden
Number of homes: 56

Standardised design: A restrained palette of robust materials and standardised components delivers a clear, orderly design that is easy to maintain, ensuring long-term performance and reduced upkeep costs.



Mountbatten Court
Client: Mountbatten Homes
Architect: Kristofer Adelaide Architecture
Location: Ealing
Number of homes: 9

Leighton Road
Architect: Red+White
Location: Ealing
Number of Homes: 7



Low maintenance: Simple brick detailing can bring life and texture to a façade by adding visual interest while keeping long-term maintenance straightforward and affordable.

1.5: Co-design and long-term stewardship

Objective
Foster a strong sense of ownership and stewardship among residents through co-design.

Rationale
Homes and neighbourhoods thrive when residents are actively involved in design and ongoing care. Continuous engagement ensures spaces reflect local needs, inspire pride, and remain well-maintained. Building trust and social value empowers residents to shape their environment, protecting investment in quality housing and supporting resilient, cared-for neighbourhoods for generations.

Why Co-design?
Co-design puts residents at the centre of decision-making, shaping layouts, communal spaces, and landscaping through workshops, surveys, forums, and interactive tools. Ongoing feedback loops refine designs during construction, while local knowledge ensures homes and neighbourhoods feel familiar, safe, and welcoming.

Development response

- Tailor engagement strategies to the type and scale of project and the community, ensuring inclusivity across age, background, and digital access.
- Gather and integrate feedback from previous developments to improve outcomes and anticipate challenges.
- Implement stewardship mechanisms: establish residents’ committees, maintenance agreements, or formal stewardship programs to ensure communal areas are well-maintained and accountability is clear.
- Provide ongoing channels for resident participation in decisions affecting shared spaces.
- Design homes and communal areas for ease of maintenance and adaptability, supporting long-term care by residents or management teams.
- Use co-produced design principles to align aesthetics, functionality, and sustainability with resident priorities, ensuring spaces are both loved and looked after.



Brook House (Women’s Pioneer Housing)
Client: Women’s Pioneer Housing (with L&Q and Ealing Council)
Architect: GRID Architects
Location: Acton, London
Number of homes: 102

Building stability: A social purpose and clear architectural design can deliver lasting value for residents and the wider community. This women-led housing scheme in Acton combines long-term stewardship with clear architectural form, delivering stable, well managed homes that strengthen neighbourhood continuity and project a confident civic presence.

Marmalade Lane
Client: Cambridge City Council / Cambridge Cohousing (with TOWN & Trivselhus)
Architect: Mole Architects
Location: Cambridge
Number of homes: 42

Shaped together: Homes are set around shared outdoor space shaped through collective decision making, creating a calm, low traffic environment where people naturally meet, use, and care for shared areas. Designed to adapt over time, simple layouts, external access, and clearly overlooked routes support safe, slow movement in line with Manual for Streets principles.



A photograph of a person walking on a paved path next to a stone building with large windows. The person is wearing a light-colored jacket and dark pants. The scene is surrounded by lush greenery and trees. The image is overlaid with a semi-transparent green filter.

02

Healthy places to live

Ealing's new homes put health and wellbeing at the heart of neighbourhood design. Daylight-filled interiors with fresh air and non-toxic materials combine with streets lined with trees, pocket parks, and green spaces that encourage movement and play. Safe spaces for children, calmer routes for walking or cycling, and areas that foster neighbourly connection all contribute to a healthier daily life. Homes and streets work in harmony with nature, improving air quality, reducing stress, and creating environments that feel restorative and alive. These are practical, high-quality places where residents can live well, connect easily, and thrive every day.

2.1: Healthy indoors using daylight

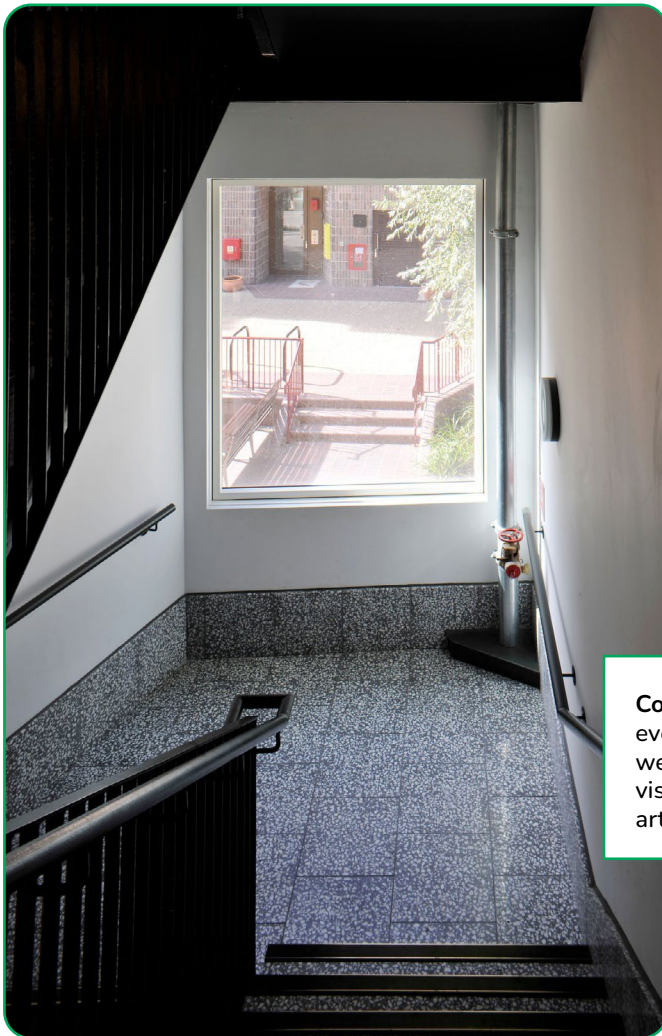
Objective

Daylight for indoor living spaces in every new Ealing home must exceed the European Standard for daylighting in buildings, EN 17037.

Rationale

Access to natural light supports physical health, mental wellbeing, and comfort, helping Ealing's residents feel connected to the day-night cycle and to the rhythms of the neighbourhood.

However, big windows bring in daylight and winter warmth, but in summer they can make rooms too hot (See objective 3.3). Clever design uses shading, roof overhangs, and light-reflecting shelves to let light in while keeping heat out - so homes stay bright and comfortable without needing air-conditioning.

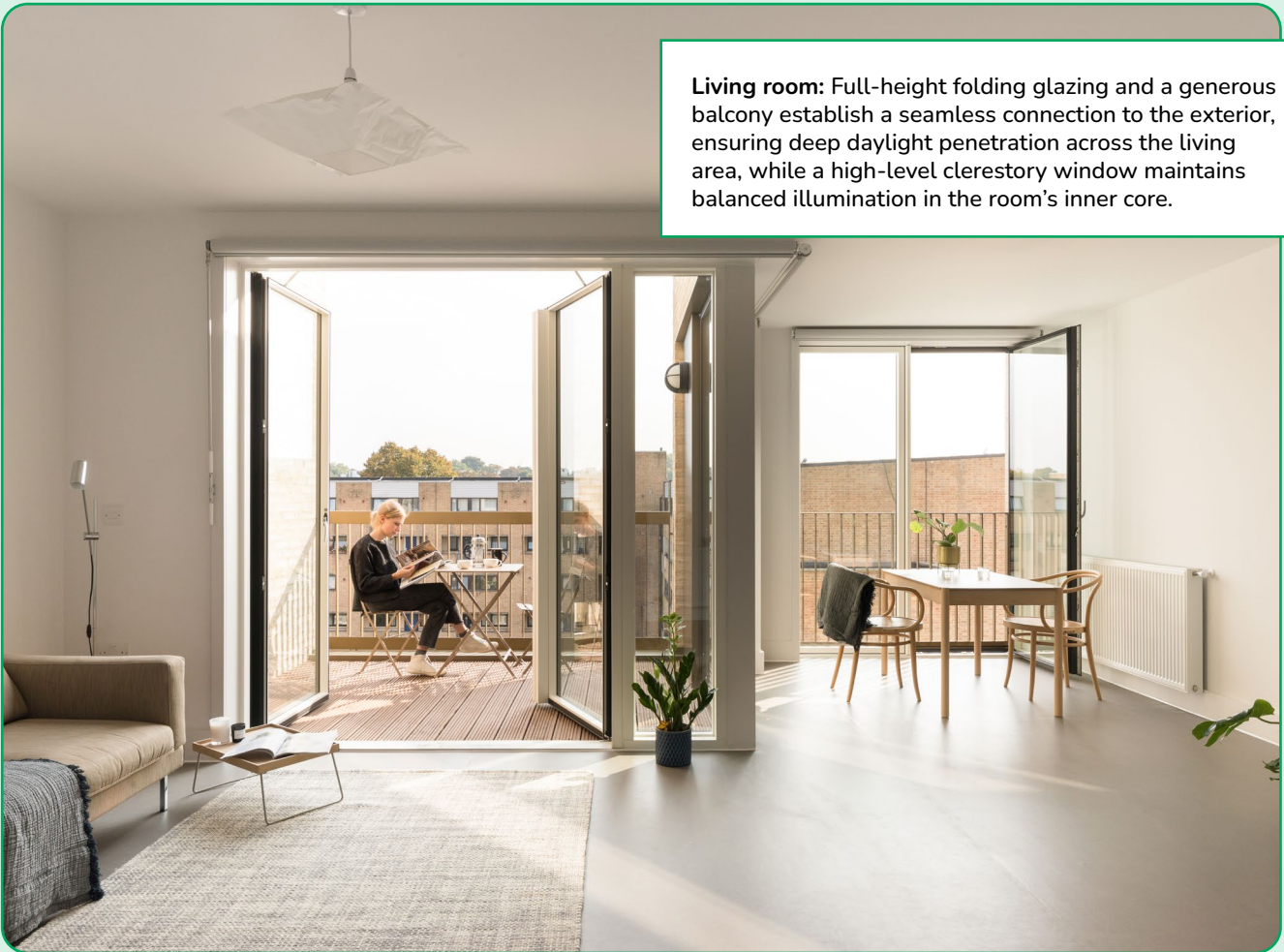


Communal stairs: A naturally lit stairwell encourages everyday use by bringing in clear, consistent daylight. Bright, welcoming circulation spaces improve wellbeing, strengthen visual connections between floors, and cut reliance on artificial lighting throughout the day.

Tower Court
Client: Hackney Council
Architect: Adam Khan Architects, muf architecture/art and Child Graddon Lewis
Location: Hackney
Number of homes: 132

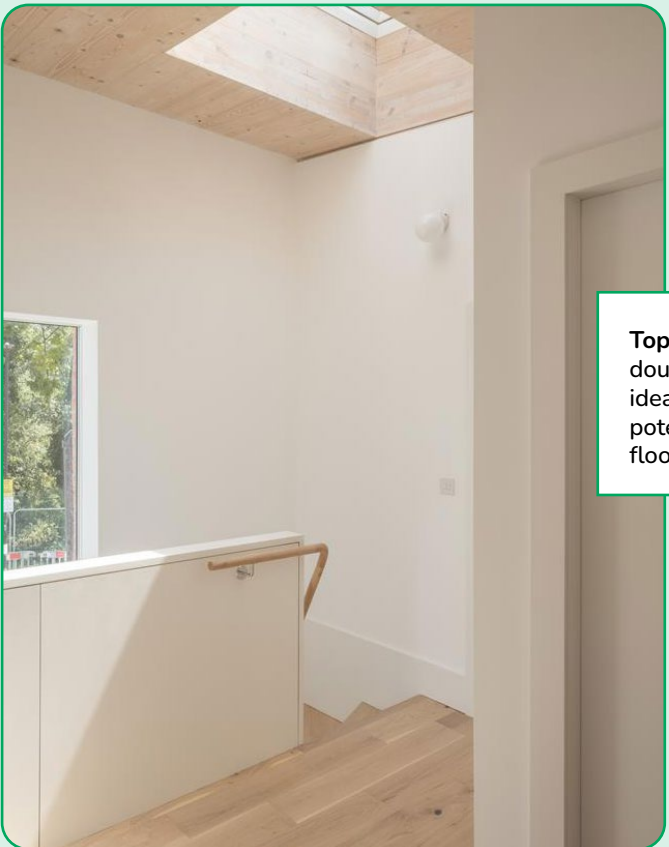
Development response

- Prioritise dual-aspect homes to enhance daylight, ventilation, and views, improving comfort, energy efficiency, and year-round liveability.
- All balconies or terraces should be adequately sized to accommodate bike storage or large-scale furniture. Balconies will be 50 per cent larger than standards require and could even accommodate a small-scale food growing garden.
- Avoid full height windows in bedrooms: the glazed lower half doesn't add much daylight, lacks privacy, limits furniture layouts, and adds to overheating.
- Position living spaces and bedrooms to maximise natural daylight while avoiding glare and overheating.
- Arrange circulation and internal partitions to allow daylight to reach deep into homes, reducing reliance on artificial lighting.
- Specify appropriately sized, high-performance windows and glazing that balance daylight, thermal comfort, and energy efficiency.
- Orient living spaces and bedrooms to provide direct views to greenery while maintaining privacy and reducing potential for glare.
- Consider referencing design in accordance with the Homes England – 'Healthy Homes Standard – a foundation for healthier and resilient communities'.



Living room: Full-height folding glazing and a generous balcony establish a seamless connection to the exterior, ensuring deep daylight penetration across the living area, while a high-level clerestory window maintains balanced illumination in the room's inner core.

Kings Crescent
Client: Hackney Council
Architect: Karakusevic Carson Architects
Location: Hackney
Number of homes: 374



Top-floor rooflight: An expansive rooflight saturates the double-height workspace with soft, uniform daylight - an ideal condition for creative pursuits and demonstrating the potential for volumetric luminosity even on the uppermost floors of a dense structure.

Chowdhury Walk
Client: Hackney Council
Architect: Al-Jawad Pike
Location: Hackney
Number of homes: 11

2.2: Acoustic comfort

Objective

Achieve eight dB better than Approved Document Part E of the Building Regulations through acoustic testing of completed homes prior to handover. Party walls, floors and internal partitions should meet this standard of eight dB better than Building Regulations.

Rationale

Reducing noise from traffic, rail, or neighbouring flats will help Ealing's residents sleep better, concentrate more easily, and enjoy quieter, calmer living spaces.

Development response

- Position bedrooms away from lift cores, service areas, and neighbouring kitchens or living rooms to reduce noise intrusion.
- Construct party walls, floors, and partitions with resilient assemblies and sound-absorbing materials as needed.
- Mitigate external noise through layout, façade design, high-performance windows, and strategic landscaping that buffers sound.



The Green Quarter
Client: Berkeley Homes
Architect: JTP
Location: Ealing
Number of homes: 3,750

Acoustic buffer: A green buffer of trees and planting between habitable rooms and vehicular circulation improves acoustic comfort for residents.



Silchester Estate
Client: Peabody
Architect: Haworth Tompkins
Location: Kensington & Chelsea, London
Number of homes: 112

Distance and mass: A layered façade with recessed decks acts as an acoustic buffer, placing distance and mass between homes and nearby rail or road noise. Deep reveals, set back walkways, and absorptive surfaces break up sound before it reaches living spaces, creating quieter, calmer interiors while maintaining light, views, and natural ventilation.



2.3: Indoor air quality

Objective

Homes in Ealing must protect residents from pollutants, allergens, and harmful chemicals.

Rationale

Healthy indoor air is essential for wellbeing and everyday comfort. Achieving this relies on careful choices in materials, layouts, and finishes, guided by a holistic approach to healthy design known as Bau-Biologie.

What is Bau-Biologie?

Bau-Biologie, or building biology, originated in Germany in the 1970s as a holistic approach to designing healthy homes. It focuses on materials, layouts, and indoor environments that actively support wellbeing. Key principles include:

- Use non-toxic, low-emission materials to minimise indoor pollutants.
- Choose natural, locally sourced materials that enhance comfort and durability.
- Design spaces to maximise daylight, fresh air, and restorative living.
- Create homes that are sustainable, durable, and supportive of long-term health.



The Arbour
Client: GS8
Architect: Boehms Lynas
Location: Walthamstow
Number of homes: 10

Development response

- All internal finish materials should ensure there are no volatile organic compounds (VOCs).
- Minimise exposure to mould, dust, allergens, and bacteria.
- Conduct third-party indoor air quality testing prior to handover and monitor indoor air quality in all schemes.
- Choose durable, low-maintenance materials to reduce long-term health risks and costs.
- Monitor indoor air quality in first year of use.

Healthy materials, healthy light: Plywood panelling, a hemp-lime base, and a deep timber-framed window deliver non-toxic surfaces and glare-mitigated daylight. The use of a low-EMF radiant wall heater ensures an electrically quiet workspace conducive to rest and concentration.



Breathable and toxin-free: Exposed lime-hemp block walls and a timber-grid ceiling insulated with wood-fibre create a naturally humidity-regulating microclimate. The specification of zero-VOC plywood and clay finishes eliminates chemical off-gassing, aligning the interior environment with Bau Biologie principles for human health.

Biophilic and low-impact: Lime-hemp block, exposed timber beams, and a sliding glass door to the garden establish a biophilic connection while sequestering carbon. The use of Cradle-to-Cradle certified materials harmonises human health imperatives with planetary resource stewardship.



2.4: Safe and secure environments

Objective

Create inclusive, welcoming neighbourhoods where Ealing's residents feel safe, connected, and at ease - reflecting the principles of the Mayor's Guide on Safety and Healthy Streets. Streets and public spaces should encourage trust, comfort, and belonging for everyone, at all times of day.

Rationale

People's sense of safety shapes how they move, meet, and live in their neighbourhoods. Drawing from the Mayor's Guide on Safety, design must address both actual and perceived risks, reducing road danger and opportunities for crime. In line with Healthy Streets, environments should feel calm, sociable, and easy to navigate - where residents, visitors, and children can walk, cycle, and spend time outdoors without anxiety.

Development response

- Ensure safe, accessible routes across streets and public spaces, with clear sightlines, low barriers, and generous visibility at crossings.
- Prioritise natural surveillance, active frontages, and well-used public areas through careful layout, planting, and modest boundary treatments.
- Design streets that balance movement and place, reducing vehicle speeds and conflict points to support walking and cycling.
- Provide inviting, well-overlooked communal entrances with delivery collection points or lockers to support neighbourly interaction and daily convenience.
- Ensure lighting enhances comfort and visibility without contributing to glare or light pollution, creating a welcoming evening environment.
- Create safer communities by improving public spaces through investment in CCTV, alley gates and street lighting.

Family-friendly: Well overlooked shared spaces support everyday use by all ages, allowing people to spend time outside their homes with confidence. Clear sightlines, daylight, and a calm setting encourage relaxed, informal occupation and strengthen a sense of collective safety.



Dover Court
Client: London Borough of Islington
Architect: Pollard Thomas Edwards
Location: Islington
Number of homes: 70

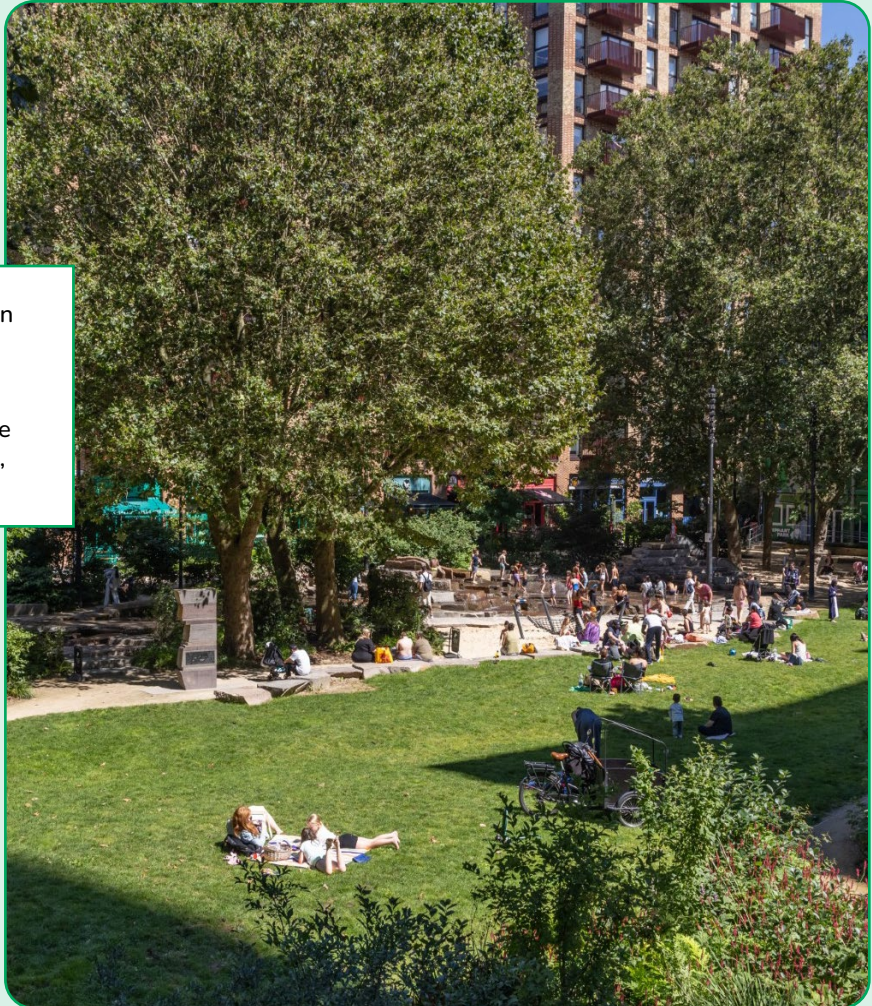


Hortsley
Client: Pegasus
Architect: RCKa
Location: Seaford
Number of homes: 38

Secure, sociable spaces: A shared, daylit winter garden space provides a comfortable place to sit, pause, and meet, while remaining naturally overlooked from surrounding homes. Clear sightlines, generous glazing, and layered thresholds support everyday use, passive surveillance, and a calm sense of safety.

Elephant Park
Client: Lendlease
Architect: Panter Hudspith Architects
Landscape Architect: Gillespies
Location: Southwark
Number of homes: 228

Urban oasis: A sheltered communal garden provides a quiet, secure retreat away from streets and traffic. Enclosed by homes and carefully planted, it offers privacy without isolation - creating a safe, restorative space that supports wellbeing, social connection, and natural surveillance.



2.5: Nature, ecology and access to green space

Objective
New developments in Ealing should create greener, healthier neighbourhoods where people and wildlife thrive together in line with the borough-wide Climate and Ecological Emergency Strategy (CEES) adopted in January 2021.

Rationale
Access to nature, green spaces, and biodiversity-rich environments supports physical and mental wellbeing, strengthens community connections, and provides attractive, restorative spaces for play, recreation, learning, and food growing.

Development response

- Adopt the UK Building with Nature standard across all developments.
- Achieve a minimum Urban Greening Factor of 0.4; aim to improve pre-development scores by 50% where feasible.
- Meet the Biodiversity Net Gain (BNG) legal requirement, delivering at least 10% measurable net gain using DEFRA's statutory metric, with habitats secured and managed for a minimum of 30 years.
- Maximise green infrastructure including tree canopy, a mix of native and climate-resilient planting, and wildlife-supporting features.
- Integrate SuDS with ecological benefits, pollinator corridors, and year-round flowering and fruiting species.
- Provide accessible communal green spaces, including roof terraces and shared gardens.
- Encourage resident engagement through provision of allotments and planters for community gardening schemes.

Direct access: Green space right by your home makes everyday life healthier and more enjoyable - whether it's relaxing outdoors, playing with pets, or simply stepping into nature without leaving the neighbourhoods.



Dover Court
Client: London Borough of Islington
Architect: Pollard Thomas Edwards
Location: Islington
Number of homes: 70



Rooftop ecologies: Directly accessible rooftop allotments provide therapeutic gardening and food production space immediately above the dwellings. Residents utilise raised planting beds, offering a valuable, private extension of the living environment with expansive views.

Appleby Blue Almshouse
Client: United Saint Saviour's Charity
Architect: Witherford Watson Mann
Location: Southwark
Number of homes: 47

Landscape-led: Engaging communal courtyards, public facing amenity on street edge and mature landscape features define this budget-conscious development, prioritising child safety and fostering resident interaction.

Tower Court
Client: Hackney Council
Architect: Adam Khan Architects, muf architecture/Art and Child
Graddon Lewis
Location: Hackney
Number of homes: 132



2.6: Future-proof parking

Objective

Integrate parking with streets, homes, and landscape to ensure residents can access their homes safely and conveniently while enjoying pleasant, sociable streets.

Rationale

Car-free streets, car club spaces, and well-designed cycle infrastructure make neighbourhoods healthier, quieter, and more welcoming.

Development response

- Designs should support the use of active transport, and reduce the impact of cars.
- Prioritise residential parking off-plot and on-street, interspersed with trees and planting, to support the shift away from private car ownership while maintaining flexibility for future change.
- Include segregated cycle lanes, wider pavements, and safe, sociable walking routes.
- Provide secure, sheltered, and well-lit parking for bikes, cargo bikes, and scooters.
- Provide visible, secure visitor cycle parking near homes and entrances so guests can arrive by bike and lock up easily.
- Use flexible, consolidated parking structures that can be repurposed in future.
- Consolidate parking to free streets for greenery, play, and community life.
- Design streets to be safe, low-carbon, and sociable, with planting, low-energy lighting, and cultural features.
- EV charging points.
- Create more opportunities for people to walk, cycle and use public transport for everyday journeys.

People first: Manual for Streets principles prioritise safe, low speed, permeable routes for walking and cycling while accommodating electric vehicles and future modal shifts. Here, modest parking provision has adapted over time, with some spaces reclaimed for communal use - demonstrating a scalable approach to people first streets that evolves as travel behaviour changes.



Marmalade Lane
Client: Cambridge City Council / Cambridge Cohousing (with TOWN & Trivselhus)
Architect: Mole Architects
Location: Cambridge
Number of homes: 42

Green parking: Integrate green infrastructure to enhance climate resilience and biodiversity with planting buffers and permeable surfaces which reduce vehicle dominance and manage surface water in line with SuDS principles. Parking is discreetly incorporated without compromising walkability, supporting Manual for Streets guidance and future-proofing for electric vehicle charging and modal shifts. The approach aligns with sustainable transport and urban greening strategies, creating a safe, attractive, and adaptable streetscape.

Knights Park
Client: University of Cambridge/Hill
Architect: Alison Brooks Architects and Pollard Thomas Edwards
Location: Eddington
Number of homes: 249



03

Sustainable homes and neighbourhoods

Ealing's new neighbourhoods will be vibrant places where Better Living - our borough-wide climate action framework - comes fully to life. Picture comfortable spaces with daylight-filled interiors and energy-saving solar panels that lower household bills and support long-term financial resilience. Imagine greener borough streets that handle wild weather, parks that blend beauty with natural drainage, and more energy efficient homes. Healthier lives, social connection, and good jobs flow naturally from these resilient designs.



3.1: Passivhaus homes

Objective
All new buildings in Ealing should achieve Passivhaus Plus certification, ensuring rigorous quality control from design through construction and closing the gap between design intent and performance.

Rationale
Passivhaus underpins the borough’s goal of net zero operational carbon, delivering low energy demand, verified performance, and long-term affordability for Ealing’s residents.

Ealing faces grid capacity constraints and works with Scottish and Southern Energy Networks (SSEN) to advocate capacity to meet future demand and enable full electrification. Passivhaus buildings support this transition by lowering peak loads and integrating renewable energy, storage, and smart controls.

Homes should be warm in winter, cool in summer, environmentally friendly and economic for residents to run.

Development response

- Ensure a Passivhaus-certified designer is an integral part of the project team from the outset
- Aim for Passivhaus Premium (minimum is Passivhaus Plus)
- Appoint Passivhaus certifier prior to planning submission
- Maximise ratio of internal floor area to external wall area.
- Use the Passivhaus Planning Package (PHPP) to test and verify performance
- To reduce strain on the local grid, incorporate renewables, storage, and demand management.

“ Passivhaus makes commercial sense because it simplifies how we build. By driving energy demand so low, we can remove costly heat networks, reduce plant space, and future-proof against regulation. It cuts risk, cuts cost in use, and gives our customers comfortable and healthy homes, energy autonomy and homes that perform as designed.”

Joseph Hadlington, land manager,
Barratt London

Golf Links Estate (phase 3)
Client: London Borough of Ealing
Architect: Stephen Taylor Architects and ECE Architecture
Location: Ealing
Number of homes: 143



Streets and façades:
Richly detailed brick façades with sculpted bay windows and deep balconies create a distinctive civic character. Three buildings frame landscaped courtyards and play spaces, while Passivhaus design delivers comfortable, energy-efficient homes with generous natural light.

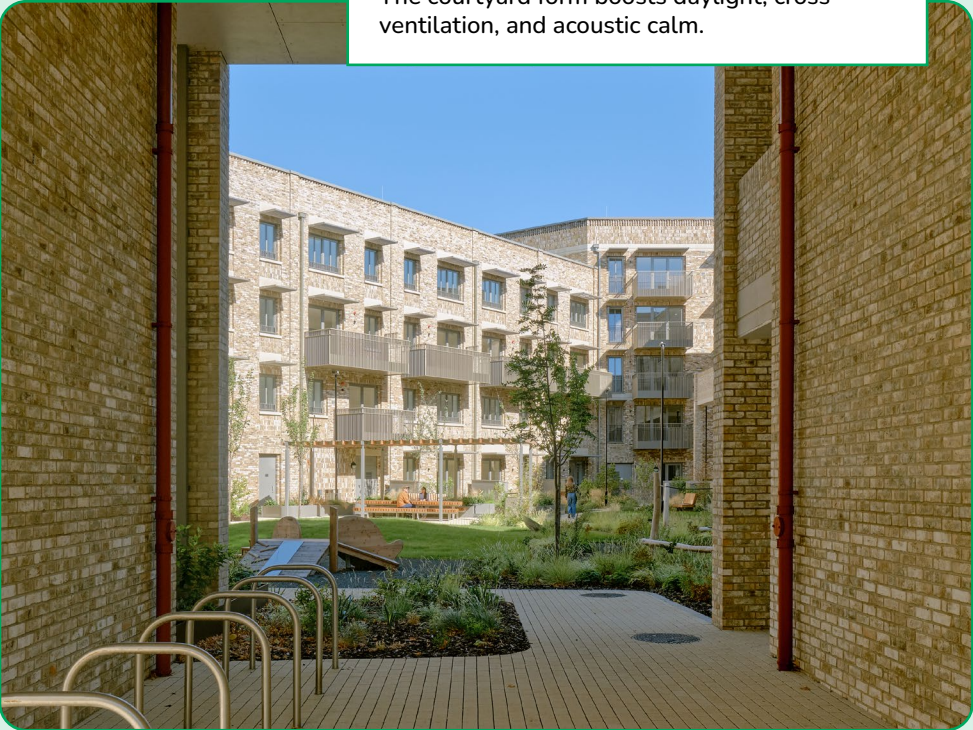
South-facing: Super insulated brick terraces cut heat loss to a minimum, with tight airtightness and triple glazing delivering stable, low energy comfort all year. South-facing living spaces capture winter sun while the compact massing keeps heating demand low.



Agar Grove
Client: London Borough of Camden
Architect: Hawkins\Brown with Mæ Architects
Location: Camden, London
Number of homes: 496 (across multiple phases)

Courtyard: A stepped, super insulated block shaped around a sheltered courtyard, using deep reveals and MVHR to keep every home cool in summer and warm in winter. The courtyard form boosts daylight, cross ventilation, and acoustic calm.

Wingspan Walk
Client: London Borough of Haringey
Architect: Levitt Bernstein
Location: Tottenham Hale, London
Number of homes: 272



3.2: Low-carbon buildings

Objective

All new developments in Ealing should minimise carbon across the building lifecycle, addressing both operational and embodied carbon in line with the local plan. This requires Whole Life Carbon Assessment for major developments; prioritises low/zero-carbon technologies and sustainable construction and supports net-zero by 2030 via material efficiency.

Rationale

Efficient design, low-impact materials, reuse, and designing for disassembly are essential to reduce embodied carbon and support circular economy principles.

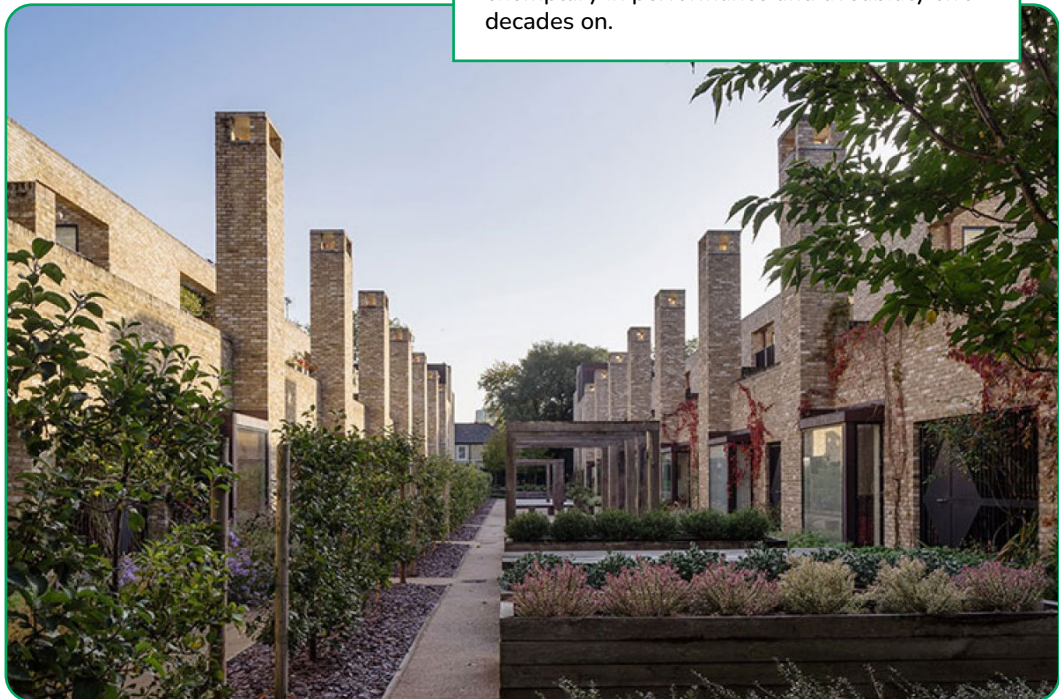
Supporting fuel affordability and alleviating fuel poverty are key priorities for Ealing Council. Sustainability, energy and decarbonisation proposals shall be developed in collaboration with the Council to ensure that when compared with the relevant business-as-usual or policy-compliant baseline approach, they do not result in increased predicted energy costs, utility bills or service charges for residents. Wherever higher environmental performance standards are proposed, solutions should seek to deliver equal or improved affordability for residents through reduced operational costs.

Development response

- Align embodied carbon to Ealing’s carbon benchmarks: upfront emissions $\leq 300 \text{ kgCO}_2\text{e/m}^2$ for residential buildings from 2030 onwards.
- Include a Circular Economy Statement, with pre-demolition audits to identify reuse, refurbishment, or repurposing opportunities.
- Focus embodied carbon calculations on upfront emissions, aligned with UK Net Zero Carbon Standards targets for 2025 and 2030.

Test of time: Completed in 2006, this pioneering low-carbon neighbourhood shows how compact forms, generous daylight paired with simple, durable materials and outdoor space can create homes that remain exemplary in performance and liveability two decades on.

Accordia
Client: Countryside Properties (Accordia) Ltd
Architect: Feilden Clegg Bradley Studios (with Maccreanor Lavington and Alison Brooks Architects)
Location: Cambridge
Number of homes: 378



Climate Innovation District
Client: Citu
Architect: White Arkitekter
Location: Leeds
Number of homes: 516

Low-carbon living in action: These super-insulated homes use timber frames, recycled cladding, and triple-glazed windows to trap warmth and cut energy use by up to 75%. External brise-soleil block summer sun while letting light flood in - bright, cool, and nearly zero-carbon.



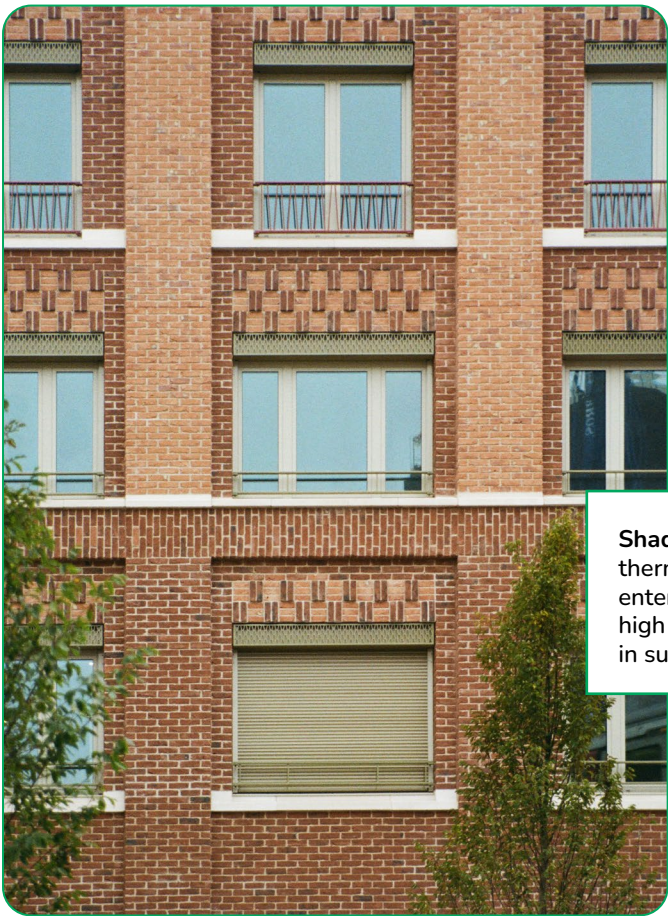
3.3: Climate-resilient design: overheating

Objective
Ealing requires new homes to prevent overheating from first principles, applying the Passivhaus cooling hierarchy: limit solar gains, reduce internal heat sources, and use passive ventilation and thermal mass to maintain comfortable, stable indoor temperatures. Where possible, use deciduous trees to provide summer shading and allow winter sun, with additional microclimate and ecological benefits.

Rationale
Overheating in buildings is one of the most immediate climate risks for residents' comfort, health, and patterns of energy demand.

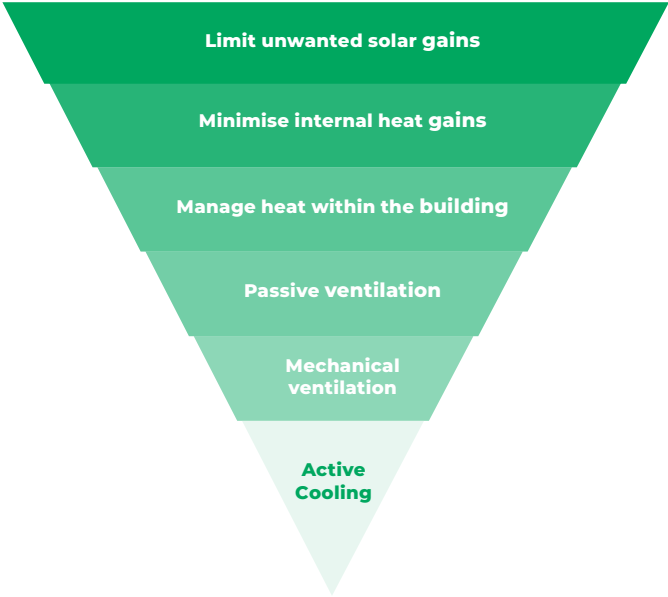
Development response

- Complete overheating assessments using current and future weather files (2050 and 2080).
- Prioritise external shading over internal shading
- Plant/place/retain deciduous trees on south and west façades to maximise shading and winter sun benefits
- Prioritise passive ventilation with generous, safe side-hung openable windows.
- Minimise internal heat gains from lighting, appliances, and equipment.



Shading first: External blinds sit outside the thermal envelope, blocking solar gain before it enters the room. Combined with deep reveals and high performance glazing, they keep interiors cool in summer while preserving daylight and views.

MacFarlane Place
Client: Peabody
Architect: Maccreanor Lavington
Location: White City, London
Number of homes: 142



Evapotranspiration: As well as releasing moisture that absorbs heat as it evaporates, deciduous trees filter harsh summer sun while opening to low winter light, giving homes passive seasonal control. Light coloured brickwork further reduces heat gain by reflecting solar radiation, helping keep interiors cooler while the planted edge improves microclimate and supports site ecology.

Plashet Road
Client: London Borough of Newham
Architect: Levitt Bernstein
Location: Upton Park, London
Number of homes: 65



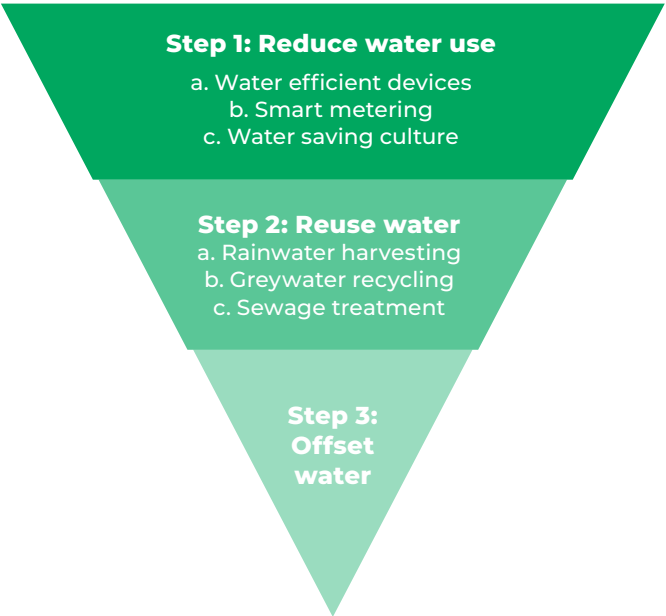
3.4a Climate resilient design: water scarcity

Objective
All new housing developments shall adopt an integrated water management approach that prioritises demand reduction, maximises on-site reuse, and offsets any residual consumption to move towards water neutrality. Proposals must demonstrate measures to address water scarcity.

Rationale
Water efficiency is essential to managing the increasing risks of drought. Building on approaches pioneered by authorities in West Sussex (Horsham and Crawley), Ealing will embed water sensitive design in all housing projects to balance demand and reuse. This ensures new developments remain sustainable, adaptable, and secure under future climate conditions.

Development response

- Exceed London water efficiency standards, demonstrating significantly lower consumption than national minimum requirements.
- Incorporate rainwater harvesting systems designed to supply non-potable uses such as toilet flushing, irrigation, and external cleaning.
- Provide building scale water reuse supplying a meaningful proportion of non-potable demand and meeting UK water quality standards.
- Deliver climate resilient landscape design, using drought tolerant planting, improved soils, and reduced irrigation strategies that support the Urban Greening Factor.
- Submit a Water Management Strategy showing long-term maintenance, monitoring, and how the development moves towards water neutrality in areas of water stress.



Virido
Client: Hill (with Cambridge City Council)
Architect: Pollard Thomas Edwards
Location: Cambridge
Number of homes: 208

Rain reuse: A roof level rainwater harvesting system captures and stores runoff before distributing it to the communal garden via a controlled Sustainable urban Drainage System (SuDS). Collected water feeds permeable beds and bioretention planting, reducing potable demand, attenuating peak flows, and stabilising soil moisture across the landscape.

3.4b Climate resilient design: flooding

Objective
All new housing developments must demonstrate measures to mitigate flood risk as part of an integrated water management approach.

Rationale
Water resilience also requires managing the increasing risks of flooding. Embedding water sensitive design ensures developments can safely manage surface water, reduce runoff, and remain secure under future climate conditions.

Development response

- Incorporate a full Sustainable urban Drainage System (SuDS) treatment train, including permeable surfaces, bioretention areas, swales, rain gardens, and green or blue roofs.
- Design SuDS to deliver multiple benefits, including biodiversity, cooling, amenity, and placemaking, not just drainage.
- Use a landscape-led approach that manages surface water on the surface, with safe exceedance routes for extreme rainfall events.
- Provide on-site attenuation sized for future climate rainfall, using water retentive soils and engineered sub-base systems where infiltration is limited.
- Submit a SuDS Management and Maintenance Plan demonstrating long-term functionality and showing how the scheme reduces downstream flood risk.

“The cost to small businesses when the Uxbridge Road is closed due to flooding is massive. We must take action.”

Sally Rawlings, project manager,
Ealing Council



Rainfall flood, Old Hanwell, July 2024
Photo: EALING.NEWS

Cooler and calmer: A landscape led SuDS strategy manages rainwater at the surface, directing runoff through permeable paving and planted bioretention areas before safely attenuating peak flows. By combining flood mitigation with greenery, play, and everyday routes, this approach creates a cooler, calmer neighbourhood where water infrastructure supports social life, biodiversity, and long-term climate resilience.

The Green Quarter
Client: Berkeley Homes
Architect: JTP
Location: Ealing
Number of homes: 3,750



3.5: Mixed-use living with active ground floors

Objective

Create distinctive, human-scaled neighbourhoods where homes, workspaces, and local amenities sit comfortably together. Mixed-use buildings should add life and safety to Ealing's streets only where commercial or community uses are viable and enhance local character. Active ground floors - cafés, childcare, studios, local services - should be focused in high-footfall locations. Elsewhere, well-designed residential ground floors can provide activity, natural surveillance, and a positive street presence without the long-term risk of empty units.

Rationale

Active ground floors are vital in the right locations, supporting neighbourhood life, local jobs, and everyday movement. But imposing retail or community uses where demand is weak leads to inactivity and poor long-term stewardship. High-quality ground-floor homes - using raised floor levels (around 600 mm), planted thresholds, porches, and careful window placement - can deliver privacy and security while still enlivening the street. A flexible, context-led approach ensures welcoming, resilient, and economically sustainable neighbourhoods.

Development response

- Focus commercial and community uses - shops, cafés, childcare, health services, creative studios - only in locations with proven demand, avoiding speculative retail.
- Activate key corners and high-footfall routes with transparent frontages, greenery, and opportunities for spill-out space.
- Where non-residential uses aren't viable, provide high-quality ground-floor homes that offer activity and natural surveillance, using raised FFLs (~600 mm), porches, planted buffers, and careful façade design to maintain privacy and security.
- Locate servicing, refuse, and cycle storage discreetly to protect the quality of street frontages.
- Ensure strong acoustic, structural, and environmental separation between uses to safeguard residential amenity. Balance active ground floors with the quality of homes above or beside them - maximising daylight, privacy, and comfort.
- Incorporate inclusive design, affordable workspace, and social enterprise uses where viable to support long-term community benefit.
- Design ground floors to be flexible and adaptable over time, allowing future shifts between residential and commercial/community uses as conditions change.



Elephant Park
Client: Lendlease
Architect: Panter Hudspith Architects
Landscape Architect: Gillespies
Location: Southwark
Number of homes: 228



A sense of place: Active ground floor frontages bring life to the street: generous glazing, planted thresholds and places to pause create natural surveillance, safer routes, and casual encounters between neighbours. Whether heading somewhere specific or just meandering, these edges make walking feel more inviting and sociable turning movement through the neighbourhood into part of daily community life.

04

Design and construction quality

Quality is measured by longevity. Buildings that endure, adapt, and serve residents reduce the need for replacement, minimizing environmental costs. Materials that weather well and layouts that adjust to changing needs create resilient neighbourhoods. Regular feedback and maintenance help streets and homes mature, supporting daily life, fostering community, and improving over time.



4.1: Diverse delivery models

Objective

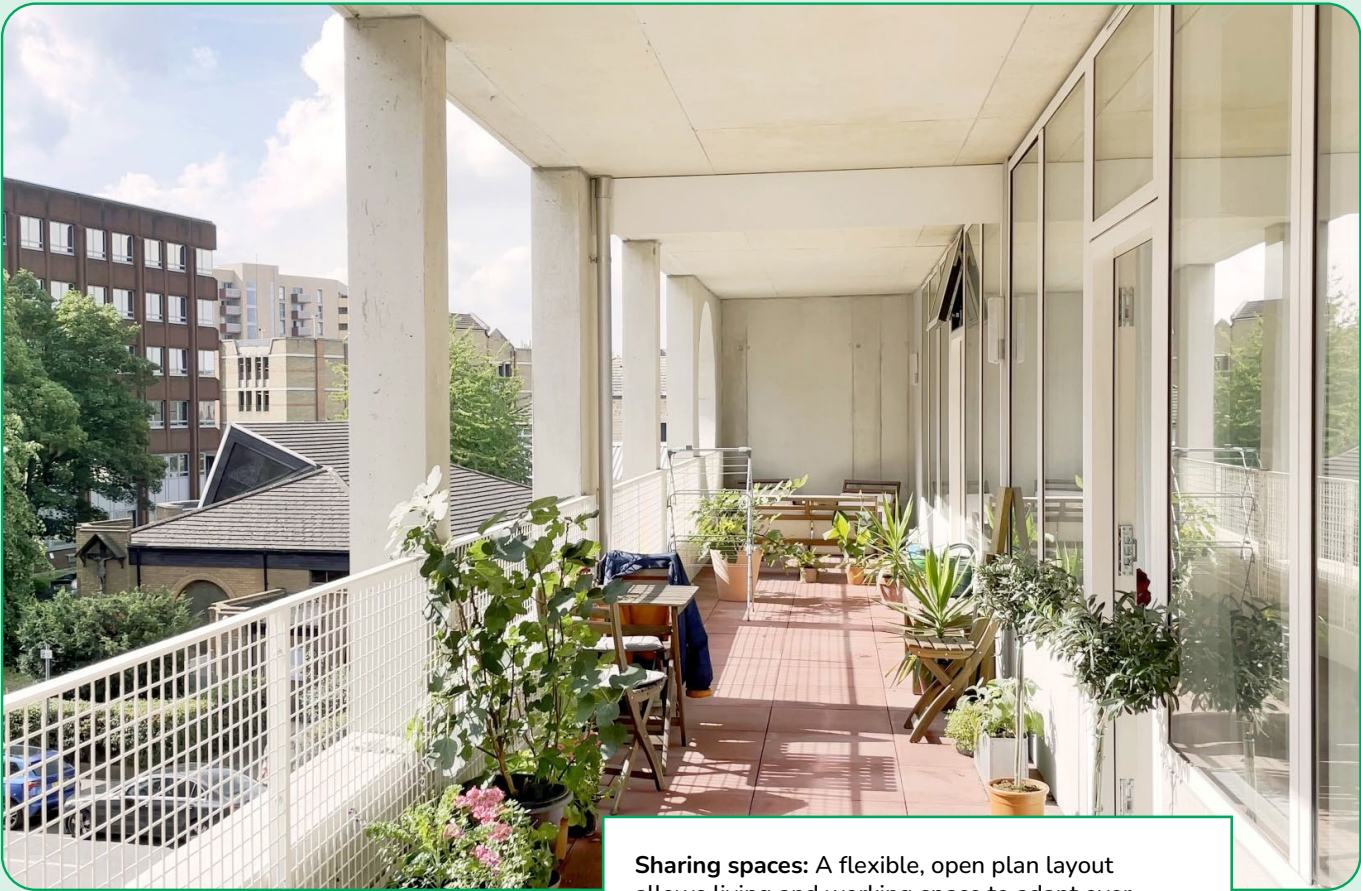
Deliver genuine affordable and sustainable housing through a diversified, innovative, and resilient mix of delivery models.

Rationale

A mix of housing models, including small and medium sized developers (SME), non-market, custom and self-build and community- or council-led projects, supports innovation, sustainability, and long-term adaptability. Diversification strengthens local capacity, spreads risk, and ensures homes that are affordable, resilient, and responsive to the needs of Ealing's communities.

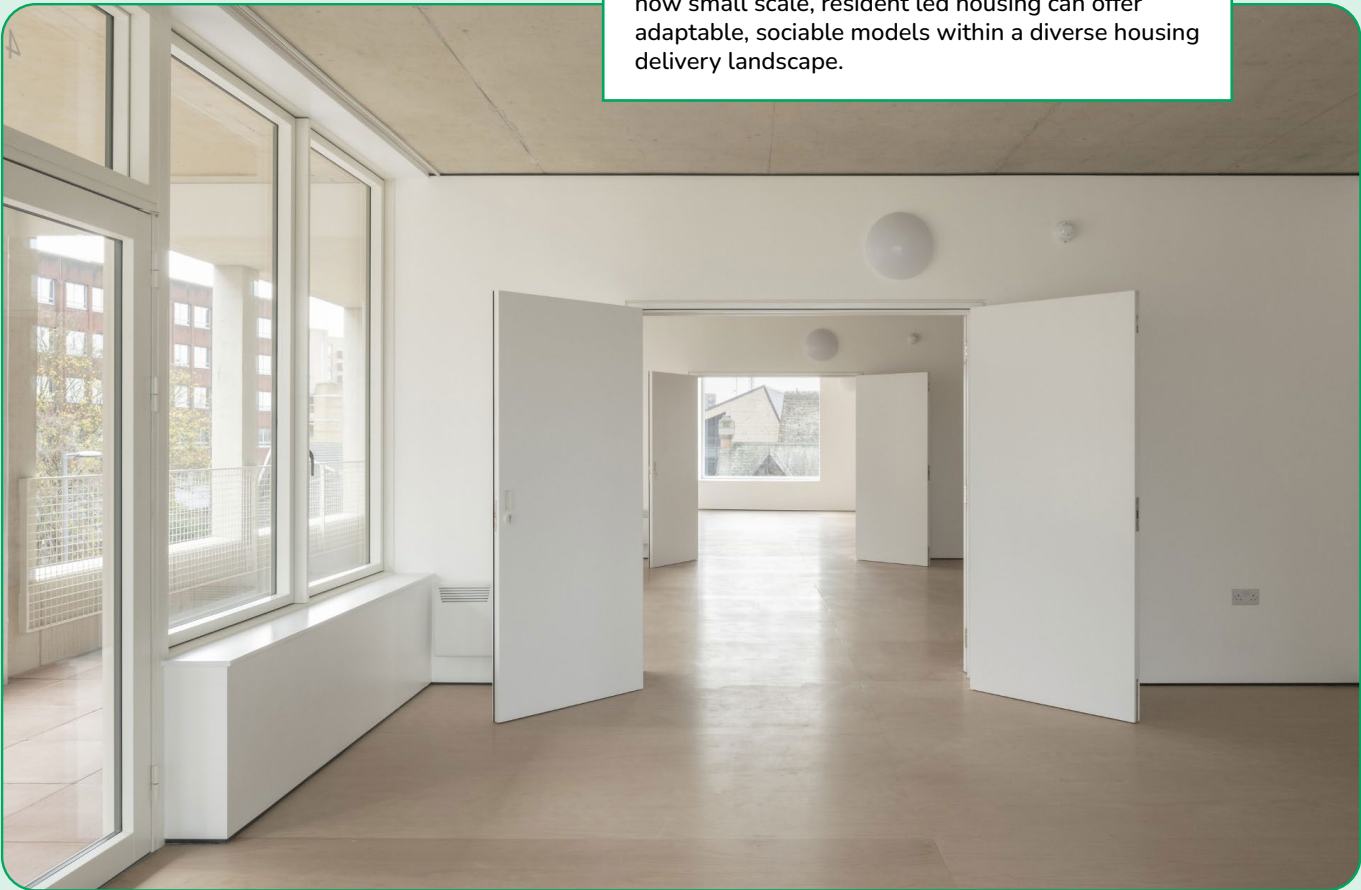
Development response

- SME engagement - support and incentivise small and medium-sized developers/builders with transparent access to land, planning guidance, and streamlined approvals for well designed, sustainable proposals.
- Non-market housing - partner with housing associations, community land trusts and non-profits to deliver affordable homes that meet long-term community needs and affordability.
- Custom and self-build - provide technical support, plots, and guidance for individuals or groups to design and build their own homes sustainably within local character.
- Community-led projects - promote co-housing and cooperative models to that strengthen local ownership and engagement, inclusion and long-term governance.
- Council-led delivery - use strategic sites to set quality standards and deliver adaptable, sustainable, affordable homes.
- Innovation in construction - promote the use of low-impact materials, off-site manufacture, and energy-efficient designs and technologies to reduce environmental impact where these offer demonstrable lifecycle benefits.
- Adaptive and durable design - encourage layouts and materials that adapt to changing household needs and remain resilient over time.
- Capacity building and knowledge-sharing - provide training, knowledge exchange and collaborative forums for developers, communities and council teams to share best practice and improve delivery outcomes.

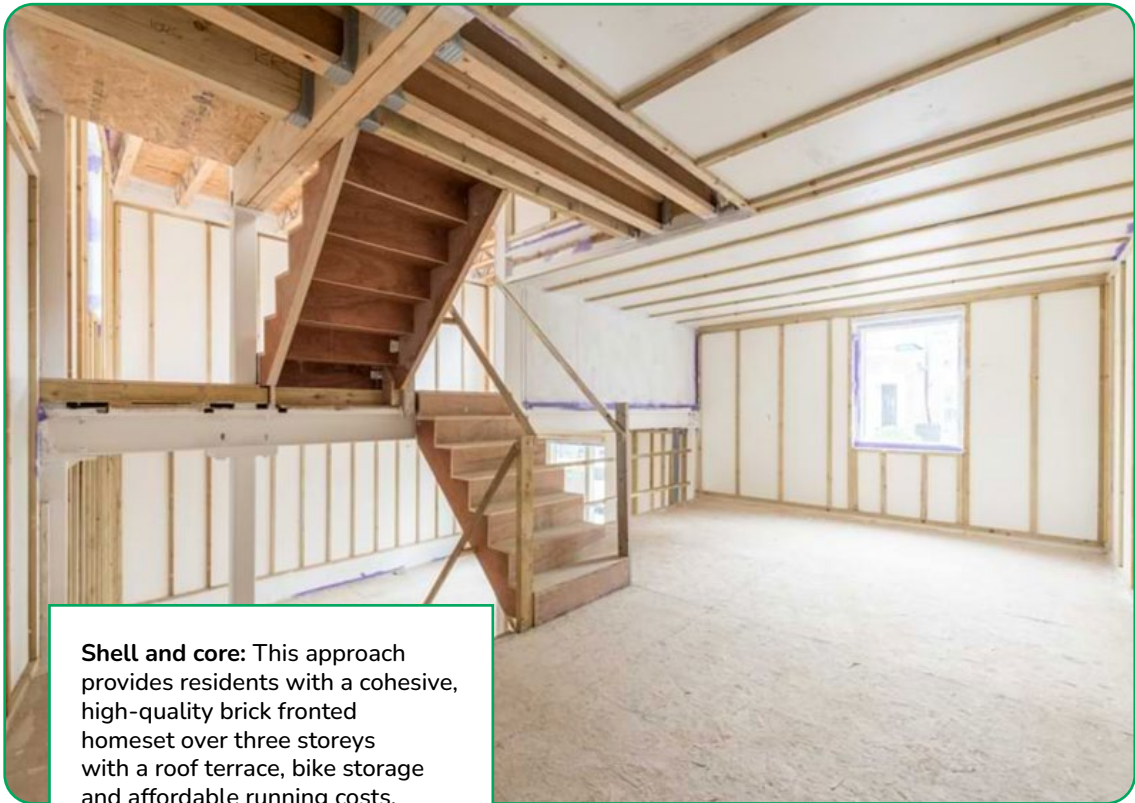


A House for Artists
Client: London Borough of Barking & Dagenham / Create London (delivered by Be First)
Architect: Apparata Architects
Location: Barking, London
Number of homes: 12

Sharing spaces: A flexible, open plan layout allows living and working space to adapt over time, supporting changing creative and domestic needs. Across the façade, a generous shared balcony acts as an everyday extension of the home, providing usable outdoor space that encourages informal interaction between neighbours. Together, plan flexibility and shared amenity demonstrate how small scale, resident led housing can offer adaptable, sociable models within a diverse housing delivery landscape.

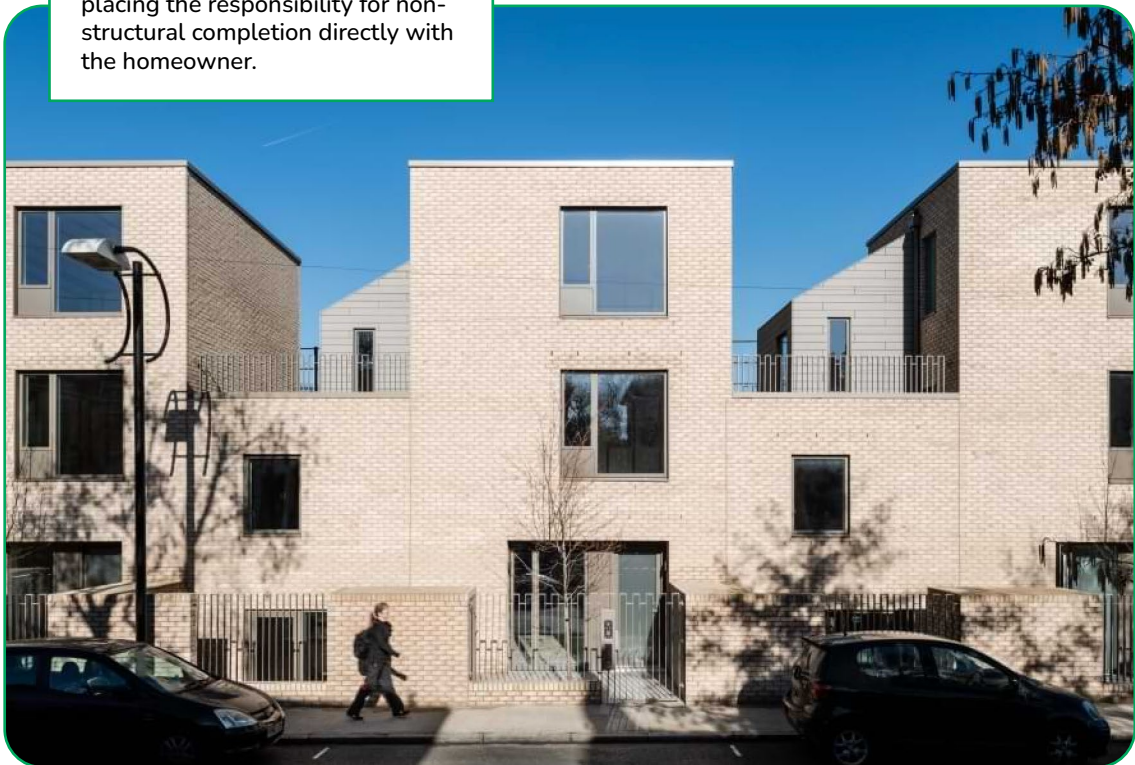


4.1: Diverse delivery models



Shell and core: This approach provides residents with a cohesive, high-quality brick fronted homeset over three storeys with a roof terrace, bike storage and affordable running costs. Crucially, the development's robust structural shell (above) is handed over to residents for final fit-out. This allows for extensive interior customisation (below) and potential cost reduction - double height voids remove the need for landings and hallways - by placing the responsibility for non-structural completion directly with the homeowner.

Blenheim Grove
Client: Unboxed Homes
Architect: Poulson Middlehurst
Location: Peckham
Number of homes: 7



Community Land Trust: Community Land Trusts (CLTs) are non-profit organisations that own and manage land and buildings for the long-term on behalf of a local community. They develop assets such as affordable homes, community gardens, civic buildings, pubs, and shops, and ensure these remain under community control rather than being sold for private profit. Citizens House, London's first CLT project (completed in 2023), illustrates the capacity of the model to deliver high-quality, dense urban housing. Co-designed by the residents, this robust scheme separates land value from building value to ensure affordability, resulting in a socially rich and bespoke apartment block that successfully integrates private and communal amenities.

Citizens House
Client: London Community Land Trust with Lewisham Citizens
Architect: Archio
Location: Lewisham
Number of homes: 11



4.2: The Golden Thread: quality through design and delivery

Objective

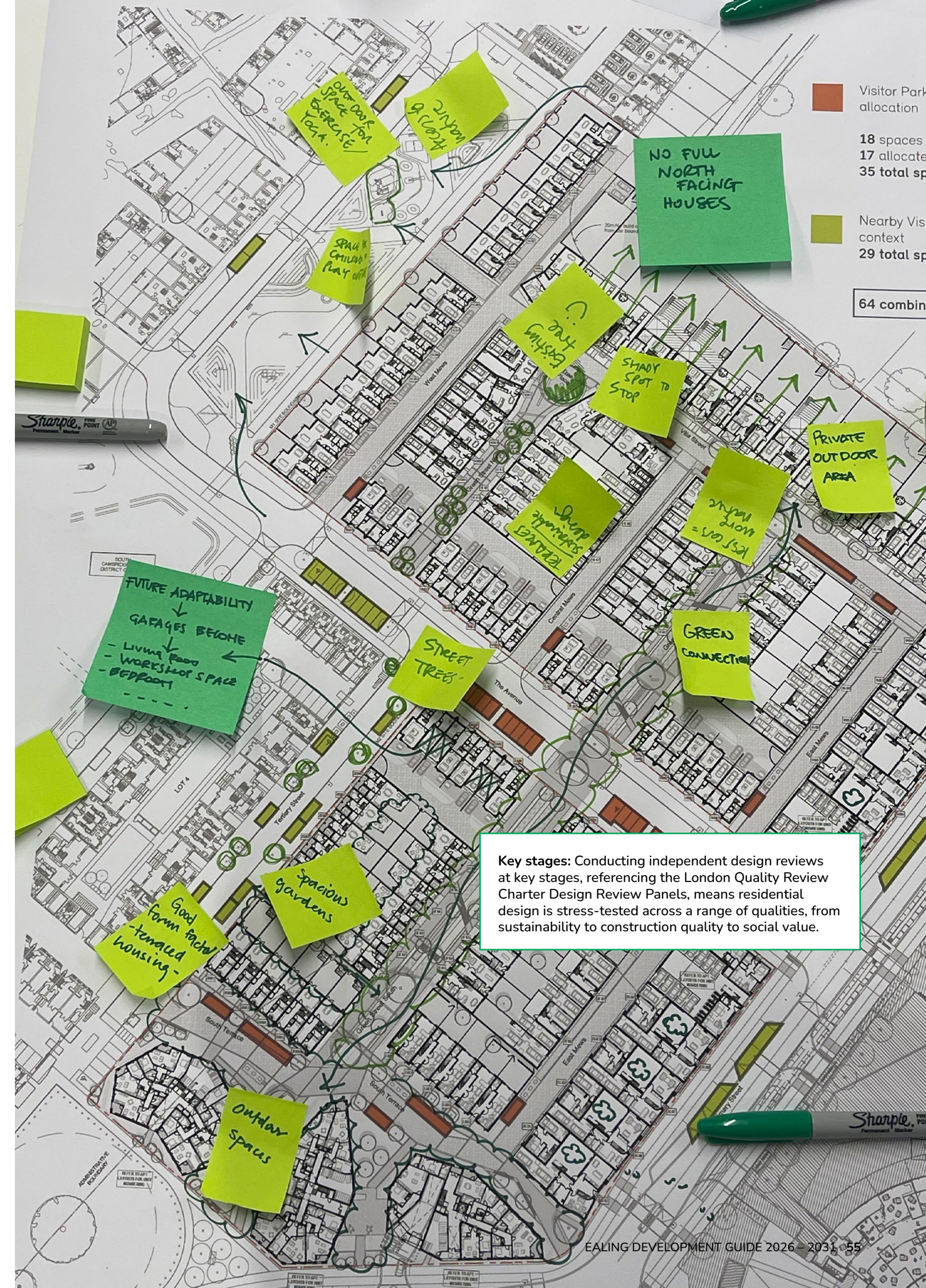
Ensure the highest standards of construction, performance, and safety throughout a building's lifecycle.

Rationale

By applying the 'golden thread' approach and BS 40101 Building Performance Evaluation (BPE), clients, architects, and contractors maintain oversight of design intent and performance. Systematic monitoring, feedback, and post-occupancy review verify energy efficiency, occupant comfort, air quality, and fire safety, while capturing evidence of decisions and testing. This approach ensures accountability, continuous improvement, and lessons learned for future developments.

Development response

- Commission design teams and contractors for technical excellence, using objective, rigorous assessment to safeguard quality across all publicly procured projects.
- Appoint a Passivhaus designer from the outset.
- Conduct independent design reviews at key stages, referencing the London Quality Review Charter (Design Review Panels).
- Embed social value through measurable commitments monitored throughout design, construction, and handover.
- Appoint relevant design team members under a dedicated quality monitoring role for RIBA Stages 5–7 to ensure buildings perform as intended.
- Maintain construction quality on site with a clerk of works and consistent design team involvement throughout delivery.
- Undertake third-party building performance evaluation on completion, covering thermography, indoor air quality, acoustics, and building services.



Key stages: Conducting independent design reviews at key stages, referencing the London Quality Review Charter Design Review Panels, means residential design is stress-tested across a range of qualities, from sustainability to construction quality to social value.

4.3: Post-Occupancy Evaluation

Objective
Embed developer-funded Post-Occupancy Evaluation (POE) as a standard stage of delivery to measure how well development perform for residents, communities and the environment. Use the findings to drive continuous improvement and strengthen trust between stakeholders and deliver long-term social value.

Rationale
True housing quality is proven after occupation. Systematic POE captures technical and social performance allowing Ealing to refine design, management and policy based on real outcomes. This approach ensures developments meet immediate housing needs while promoting long-term community well-being and environmental sustainability.

Development response

- Post-Occupancy Evaluation:**
- Require POE within 12 months of completion of all major residential schemes, covering both building performance (energy, comfort, maintenance) and resident experience.
 - Apply recognised frameworks such as Soft Landings or RIBA Stage 7 for consistency and comparability.
 - Carry out POE in line with the GLA’s affordable homes programme requirements and share the ‘Be seen’ and resident survey data back to the GLA.
- Social Value and Community Outcomes:**
- Transparent communication: Maintain open channels with residents throughout project lifecycles to foster trust and collaboration.
 - Inclusive engagement: Use strategies that reach all demographics, including seldom-heard groups, so diverse perspectives shape decisions.
 - Stewardship: Provide training and resources for residents to participate in stewardship of their communities.



Feedback loop: Islington’s King Square provides 140 new mixed-tenure homes, enhanced public spaces, an upgraded nursery and a BREEAM Excellent new community centre. It’s pioneering POE programme has involved residents providing feedback and data that will enable social value outcomes to be incorporated into new homes at the design stage.

King Square
Client: London Borough of Islington
Architect: Pollard Thomas Edwards
Location: Islington
Number of homes: 140



Compliance Checklist

1. Housing for everyone: affordable, liveable & inclusive

Ref	Requirement	Yes / No	Evidence
1.1.1	Has an appropriate procurement and delivery strategy been selected and justified?	☐ / ☐	Procurement strategy
1.1.2	Has standardisation been applied where appropriate to layouts, components, and detailing?	☐ / ☐	Design rationale
1.1.3	Are materials and detailing based on proven, readily available systems prioritising longevity and repairability?	☐ / ☐	Specifications
1.2.1	Has flexibility of use within dwelling layouts been considered?	☐ / ☐	Plans; design statement
1.2.2	Have intergenerational, co-living, or later-living models been considered at masterplan level?	☐ / ☐	Masterplan statement
1.2.3	Is adequate internal and communal storage provided for mobility aids, buggies, and large items?	☐ / ☐	Storage schedules
1.3.1	Has building height been limited to a maximum of six storeys where appropriate to context?	☐ / ☐	Height studies
1.3.2	Are decks and shared corridors designed as social spaces, not solely circulation routes?	☐ / ☐	Section drawings
1.4.1	Has a whole-life cost and maintenance strategy been prepared?	☐ / ☐	Cost & maintenance plan
1.5.1	Have multiple engagement approaches been evaluated and applied?	☐ / ☐	Engagement strategy
1.5.2	Has learning from neighbouring or recent developments been incorporated?	☐ / ☐	Lessons learned report
1.5.3	Have long-term stewardship and governance options been explored with the community?	☐ / ☐	Stewardship strategy

2. Healthy places to live

Ref	Requirement	Yes / No	Evidence
2.1.1	Has the proportion of dual-aspect dwellings been maximised where feasible?	☐ / ☐	Unit schedule
2.1.2	Are private balconies or terraces provided at least 50% larger than minimum regulatory standards?	☐ / ☐	Area schedules
2.2.1	Have acoustic buffers and mitigation measures been incorporated into the design?	☐ / ☐	Acoustic strategy
2.3.1	Has the toxicity of internal finish materials been assessed and minimised?	☐ / ☐	Material specifications
2.3.2	Has third-party indoor air quality testing been commissioned?	☐ / ☐	IAQ testing appointment
2.4.1	Have all pedestrian routes been assessed for accessibility, safety, and inclusivity?	☐ / ☐	Access and safety audit
2.4.2	Are communal entrances designed to be welcoming, visible, and naturally overlooked?	☐ / ☐	Elevations; access plans
2.5.1	Has the UK Building with Nature standard been adopted?	☐ / ☐	Certification intent
2.5.2	Does the scheme achieve a minimum Urban Greening Factor (UGF) of 0.4?	☐ / ☐	Landscape calculations
2.5.3	Does the scheme achieve a minimum 10% Biodiversity Net Gain (BNG) with a 30-year management plan?	☐ / ☐	BNG report
2.5.4	Are communal green spaces accessible, usable, and designed to encourage social interaction?	☐ / ☐	Landscape design
2.5.5	Is provision made for food growing (e.g. allotments, raised beds)?	☐ / ☐	Landscape strategy
2.6.1	Is residential parking primarily off-plot or on-street to reduce dominance of cars?	☐ / ☐	Parking strategy
2.6.2	Are EV charging points provided across the site in line with policy and future demand?	☐ / ☐	EV infrastructure plan

3. Sustainable homes and neighbourhoods

Ref	Requirement	Yes / No	Evidence
3.1.1	Has a Passivhaus Planning Package (PHPP) assessment been completed for the scheme?	☐ / ☐	PHPP report
3.1.2	Has the scheme been designed to achieve Passivhaus Classic, Plus, or Premium certification at design stage?	☐ / ☐	Design stage certification evidence
3.1.3	Has a Passivhaus designer and certifier been formally appointed?	☐ / ☐	Consultant appointments
3.1.4	Does the building achieve a form factor of 2.5 or below? (This is the ratio of the external heat-loss surface area (thermal envelope) to the Treated Floor Area (TFA))	☐ / ☐	Massing analysis
3.2.1	Has an initial embodied carbon assessment been undertaken?	☐ / ☐	Embodied Carbon assessment report
3.2.2	Have alternative material options been assessed for embodied carbon impacts?	☐ / ☐	Comparative carbon study
3.3.1	Has an overheating risk assessment been completed in accordance with relevant standards?	☐ / ☐	Overheating assessment
3.3.2	Have passive and/or external shading strategies been considered and integrated where required?	☐ / ☐	Overheating mitigation strategy
3.4.1	Have water consumption calculations been undertaken for the scheme?	☐ / ☐	Water efficiency calculations
3.4.2	Has water reuse (e.g. rainwater or greywater) been assessed for feasibility?	☐ / ☐	Water strategy
3.4.3	Are Sustainable Drainage Systems (SuDS) incorporated within the design?	☐ / ☐	Drainage strategy
3.5.1	Are principal frontages designed to support mixed-use or active ground floor uses where appropriate?	☐ / ☐	Ground floor plans
3.5.2	Has community use of ground floor or shared spaces been considered?	☐ / ☐	Design statement

4. Design and construction quality

Ref	Requirement	Yes / No	Evidence
4.1.1	Does the delivery strategy support a diverse range of delivery models?	 / 	Delivery strategy
4.1.2	Have partnerships been established with appropriate housing or community organisations?	 / 	Partnership agreements
4.1.3	Does the scheme promote innovation where it provides demonstrable lifecycle benefits?	 / 	Technical assessments
4.1.4	Are capacity-building and knowledge-sharing measures in place?	 / 	Training plans
4.2.1	Have clear procurement evaluation criteria been established to safeguard quality?	 / 	Procurement framework
4.2.2	Has a Passivhaus designer and certifier been appointed from RIBA Stage 3?	 / 	Appointment letters
4.2.3	Are quality and social value commitments clearly defined, measurable, and monitored?	 / 	Monitoring reports
4.3.1	Is a Post-Occupancy Evaluation required within 12 months of completion?	 / 	POE scope
4.3.2	Are recognised POE frameworks (e.g. Soft Landings, RIBA Stage 7) applied?	 / 	POE methodology
4.3.3	Are long-term stewardship and community outcomes supported through governance or training?	 / 	Stewardship plan

Housing exemplars

Adam Khan Architects, muf architecture/art and Child Graddon Lewis
Tower Court
© David Grandorge

Al-Jawad Pike
Chowdhury Walk
© Ståle Eriksen

Alison Brooks Architects and Pollard Thomas Edwards
Knights Park
© Tom Bright

Apparata Architects
A House for Artists
© Apparata Architects and Ståle Eriksen

Archio
Citizens House
© FRENCH+TYE

Boehms Lynas
The Arbour
© Chris Wharton

Feilden Clegg Bradley Studios with Maccreanor Lavington and Alison Brooks Architects
Accordia
© Grants Associates and Simon Kennedy

GRID Architects
Brook House (Women's Pioneer Housing)
(London Borough of Ealing)
© Jack Hobhouse

Hawkins\Brown with Mæ Architects
Agar Grove
© Jim Stephenson

Haworth Tompkins
Silchester Estate
© Philip Vile and Fred Howarth

HTA
Acton Gardens Phase 5
(London Borough of Ealing)
© Peter Landers

JTP
The Green Quarter
(London Borough of Ealing)
© JTP & Craig Auckland, Fotohaus

Karakusevic Carson Architects
Kings Crescent
© Peter Landers

Kristofer Adelaide Architecture
Mountbatten Court
(London Borough of Ealing)
© Adam Scott

Levitt Bernstein
Wingspan Walk; Plashet Road
© Kimbo Fidelo Sito

Maccreanor Lavington
MacFarlane Place
© Fiona Smallshaw

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Marmalade Lane
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Elephant Park
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Peter Barber Architects
Edgewood Mews
© Peter Barber Architects

Pollard Thomas Edwards
Virido; Priory Road; Dover Court; King Square; Bow Garden Square
© Tim Crocker, Tom Bright and John Sturrock

Poulsom Middlehurst
Blenheim Grove
© Angela Harding and FRENCH+TYE

RCKa
Hortsley
© Jakob Spriestersbach

Red+White
Leighton Road
© Emanuelis Stasaitis
Inglis Road (Creffield CA)
© Agnese Sanvito
(London Borough of Ealing)

Satish Jassal Architects
Rowan Court
© Richard Chivers

Stephen Taylor Architects and ECE Architecture
Golf Links Estate (phase 3)
© Adam Towle
(London Borough of Ealing)

White Arkitekter
Climate Innovation District
© Paul Riddle

Witherford Watson Mann
Appleby Blue Almshouse
© Philipp Ebeling and Goddards

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Credits

London Borough of Ealing steering group:

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