

OONA AREA 4 – MIDLAND TERRACE AND SHAFTESBURY GARDENS

7.1 These two small and adjacent residential enclaves lie to the east of Victoria Road, a short distance south of the Atlas Road Junction. As for other sub-areas, draw a tight line round existing housing when setting the designated neighbourhood boundary. Hence there is limited (but some) scope within this draft neighbourhood plan for allocation of sites or significant new policies.

7.2 Since 2015 residents in the area have experienced huge uncertainties about OPDC plans. The Regulation 18 Draft Local Plan assumed a new Overground Station at Old Oak Common Lane, for which Midland Terrace would have been a major access and egress point. Detailed proposals for such a station were consulted on by TfL but this project now looks very unlikely to happen due to lack of TfL or Government funding.

7.2 Both Midland Terrace and Shaftesbury Gardens will be severely impacted on by HS2 construction compounds and HGV movements on Victoria Road.

7.3 Midlands Terrace consists of 35 Edwardian terraced houses, some converted into flats and others remaining as family homes. Shaftesbury Gardens is a relative recent (1990s) development of 170 flats (housing association and owner occupied) with communal outdoor space.

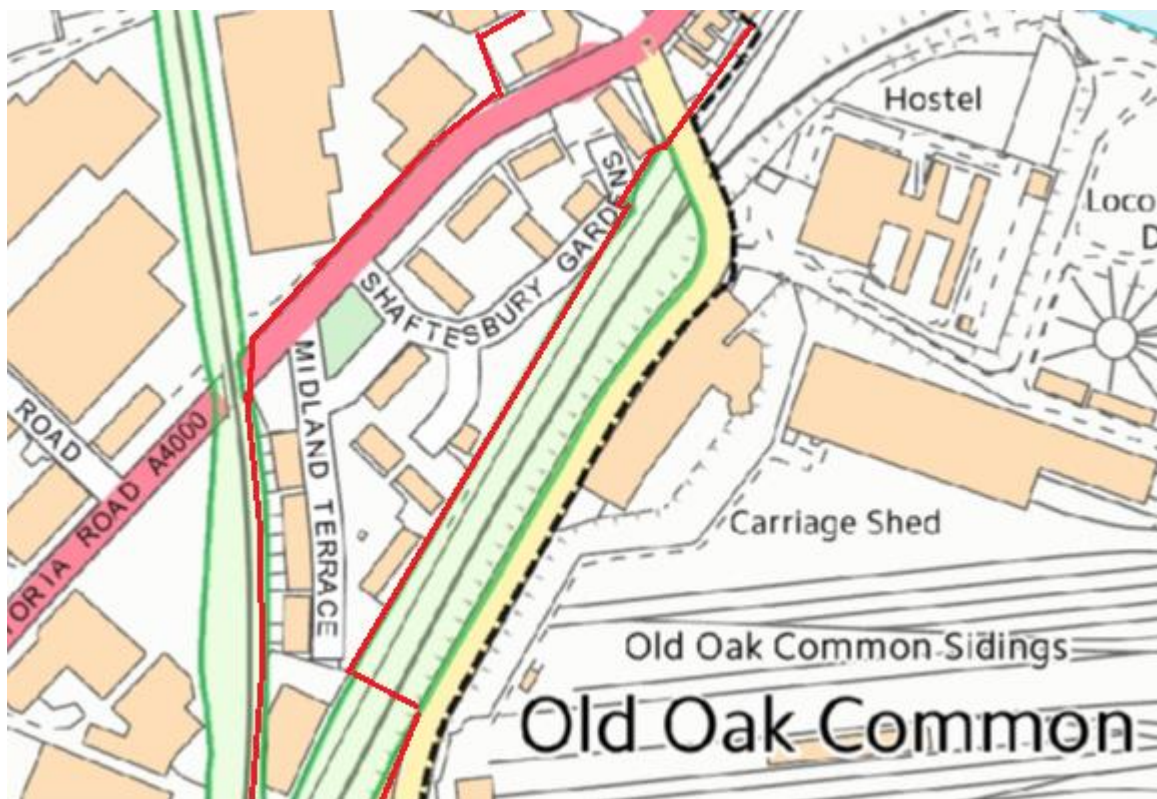


Figure 14 map of Midland Terrace and Shaftesbury Gardens with neighbourhood area boundary in red

7.4 In 2017, Transport for London (TfL) and Network Rail consulted on proposals for two new stations on the London Overground Network, at Hythe Road and at Old Oak Common Lane. The station at Old Oak Common Lane remains a possibility for the future, albeit remote at present.

7.5 If built, Old Oak Common Lane Overground station would be situated about 350 metres to the west of the HS2/Queen Elizabeth line station, at a point on the track of the North London Line

between Old Oak Common Lane and Midland Terrace. The proposed location of this station is constrained by other railway lines, roads and residential properties. The station design consulted on included an 'overpass' or bridge from Old Oak Common Lane to Midland Terrace and possibly extending to Victoria Road. Forecast costs at the time were £155m (outturn prices assuming delivery in 2026 excluding land costs) to Midland Terrace only and £173m (outturn prices assuming delivery in 2026 excluding land costs) to Victoria Road.



Figure 15 location of previously proposed Overground station at Old Oak Common Lane



Midland Terrace looking west

7.6 The potential Old Oak Common Lane station also forms part of plans for a West London Orbital rail route, strongly supported by the West London Alliance boroughs. The final modifications to the Regulation 19.2 Draft Local Plan should help to clarify the prospects for this piece of transport infrastructure.

7.7 Clearly the character of Midland Terrace (currently a quiet cul-de-sac) would change greatly if this ever to become an access and egress route to a new Overground station. Shaftesbury Gardens would also be affected.

7.8 A CGI image of the completed station with a 'short' bridge is shown below.



Figure 14 TfL CGI image of proposed Old Oak Common Lane station with access/egress on Midland Terrace

7.9 The site for the proposed station lies partly within and partly outside the OONA boundary (the possible access/egress point lying within). Apart from this location there is a significant potential development site known as Midland Gate House, at the top of Midland Terrace.

7.10 This site has a single gated access onto Midland Terrace and was previously occupied by a two-storey factory building destroyed by fire in September 2013.

7.14 In March 2018 the site was granted by OPDC an 18 month planning use (B8) as an open car storage facility for Linwest Ltd (also known as Acton Coachworks). A 2019 application to extend this use for 5 years was delegated by OPDC to LB Ealing, and is shown on the LBE website as having been withdrawn.

7.15 Policy P7C2 'Old Oak Common Lane Station Cluster' of the OPDC Regulation 19 Draft Local Plan, promotes the site for mixed-use development. This neighbourhood plan supports the principle of such use, subject to provisos in Policy OONA 4A below. It may be that 2021 modifications to the OPDC Draft Local Plan will amend this intended site designation.

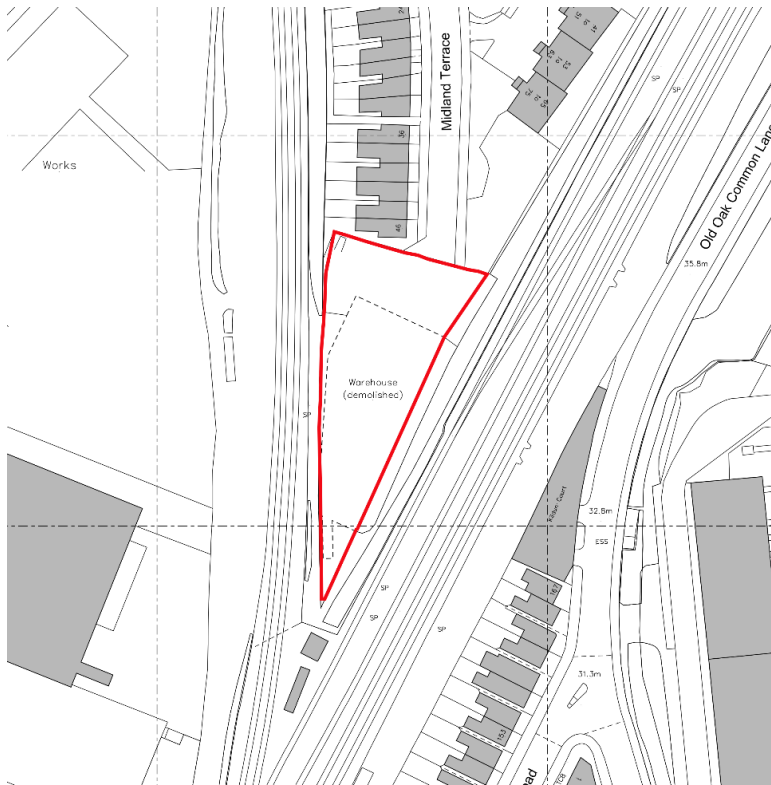


Figure 15 Midland Gate House site

Open Space – Cerebos Gardens OPDC ‘early activation project’

7.16 Midland Terrace and Shaftesbury Gardens have for many years shared a small childrens playspace. Sited on the busy Victoria Road the location is less than ideal. But this remains a valued piece of open space and is proposed for designation as Local Green Space in this neighbourhood plan. There is also a strip of open space between Victoria Road and the buildings of Shaftesbury Gardens.

7.17 OPDC selected this location for one of their ‘early activation’ projects, working with local residents. This has proved a genuine exercise is ‘co-design’ between the Corporation and the local community. Hayatsu Architects were appointed at the start of 2020 by a selection panel, which included community representatives. Funding applications to provide the resources to carry out the project have been pursued, and OONF has acted as a project sponsor.



Draft policies for OONA sub-area 4 Midland Terrace and Shaftesbury Gardens

OONA Policy 4A – to de-designate the Midland Gate House site as Strategic Industrial Land (SIL) and to allocate this primarily for housing within a mixed use development that allows for A, B and D class uses appropriate to the location, and which comply with OONA policy 1 (Housing Density) OONA Policy 2 (Building Heights) and OONA Policy 3 (Affordable Housing).

Reasoned justification: a mixed use development on this site is in general conformity with LB Ealing and Draft OPDC Local Plan policies, and this is a suitable location for housing development at a scale which respects the neighbouring residential area.

OONA Policy 4B - to designate as Local Green Space the childrens play area adjacent to Victoria Road and Cerebos Gardens

Reasoned justification: This designation would give protection to a small and well used green space that is valued by local residents

OONA Policy 4C - To support the OPDC 'activation project' for Cerebos Gardens, subject to continued local consultation on the detail.

Reasoned justification: this strip of green space is currently underused. Subject to whether the OPDC activation project includes permanent buildings or structures, a Local Green Space designation would be appropriate for this area also.