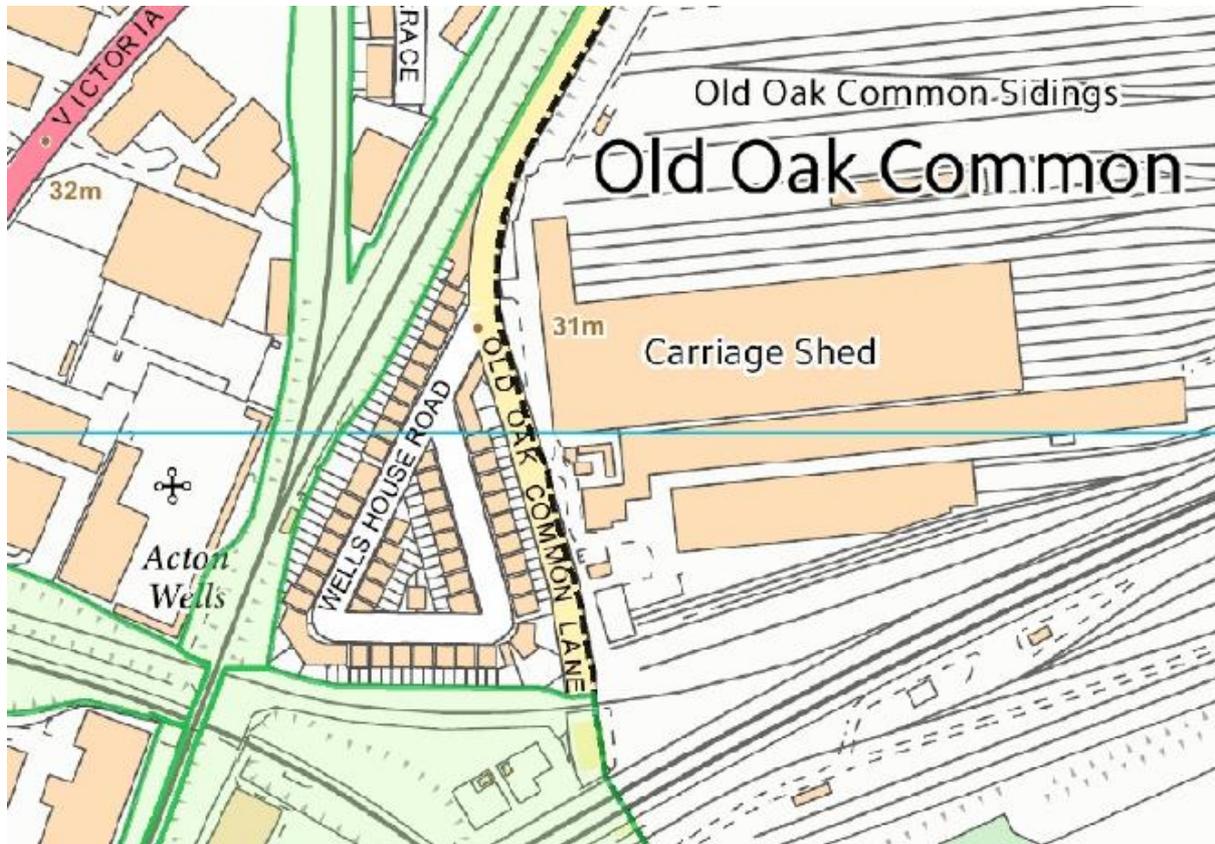


## OONA AREA 5 WELLS HOUSE ROAD

8.1 Wells House Road is a triangular area with its one continuous street serving 120 Edwardian semi-detached houses built on either side of the road. As a residential enclave the area has always had vehicle access only to and from Old Oak Common Lane. Midland Terrace and Victoria Road lie close by as the crow flies (but separated by rail tracks). This situation would change were a new station at Old Oak Common Lane to be built with an extended 'overpass' or tunnel to Victoria Road.



8.2 This area lies close to the site for the planned Old Oak Common HS2/Queen Elizabeth line interchange. The GWR Old Oak Common Depot lies across Old Oak Common Lane (at a lower level) and has now been joined by the recently completed large shed for Crossrail/QE Line trains. In early proposals from the OPDC there were plans to 'overdeck' this building and for this location to become the commercial and office heart of a new Old Oak.

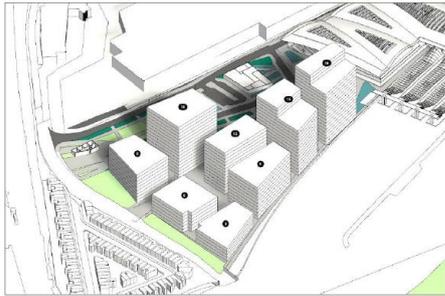
8.3 These plans were subsequently dropped on grounds of cost, forcing a change of view from OPDC on the future of 'Old Oak South'. As a result this part of the OPDC area plays only a limited role in the 19.2 OPDC Draft Local Plan (the plan period ending in 2036).

8.4 HS2 owns a large site adjacent to the planned entrance to the proposed Old Oak Common station. This was marketed in early 2019 as a series of 8 potential development plots, that could accommodate 146,000 sq m of commercial floorspace in buildings ranging from 8 to 21 storeys (see overleaf). Confusingly for the public, HS2 consultations on the design proposals for the new station interchange were at the same time showing this same area of land as a green field. The outcome of this marketing exercise is not known to local residents or to OONF.

8.5 The lives of residents in Wells House Road are already being seriously impacted on by HS2 preliminary works, as explained at the start of this neighbourhood plan.

# Development Capacity

Conceptual studies have explored maximising floor space, achieving 146,000 sq.m. (1,575,000 sq.ft.) of office accommodation. This is comprised of 8 blocks ranging from 4 to 21 storeys



Block Number	Floor Count	Floorplate	Total GFA	Commercial	Retail
1	4	2,276 sq.m.	9,104 sq.m.	5,463 sq.m.	455 sq.m.
2	7	2,179 sq.m.	15,251 sq.m.	10,458 sq.m.	436 sq.m.
3	9	2,030 sq.m.	18,270 sq.m.	12,992 sq.m.	406 sq.m.
4	10	2,198 sq.m.	21,980 sq.m.	15,825 sq.m.	440 sq.m.
5	13	1,800 sq.m.	23,406 sq.m.	17,284 sq.m.	360 sq.m.
6	17	1,894 sq.m.	32,204 sq.m.	24,248 sq.m.	379 sq.m.
7	19	2,162 sq.m.	38,136 sq.m.	28,503 sq.m.	432 sq.m.
8	21	2,139 sq.m.	41,649 sq.m.	31,608 sq.m.	428 sq.m.
Total			200,000 sq.m.	146,381 sq.m.	3,336 sq.m.
Total			2,152,800 sq.ft.	1,575,645 sq.ft.	35,909 sq.ft.

Figure ( ) HS2 owned site adjacent to proposed Old Oak Common station, marketed for development by HS2 in early 2019



CGI image of Old Oak Common station, showing area marketed for development as a green field

## Potential development opportunities and scope for NP policies at Wells House Road

8.6 The OONA boundary as fixed by the OPDC is tightly drawn around the Wells House Road area, leaving no scope for site allocations in this neighbourhood plan. Wells House Road was laid out with no ‘backland’ at the rear of the inner triangle of houses.

8.7 The nearest public open space is the western end of Wormwood Scrubs, a few hundred yards south of Wells House Road. While this open space is used by local residents, persistent littering and anti-social behaviour at this end of the Scrubs has made this area feel unsafe and has lessened its attractiveness and usability. Since this location falls outside the OONA boundary there is little this

neighbourhood plan can do to improve the situation, albeit that OONF continues to liaise with the Friends of Wormwood Scrubs and other local organisations on plans for improvements to the Scrubs.

8.8 House values in Wells House Road have dropped significantly since HS2 plans were first published and properties are now hard to sell. There has been an increase in private renting to lower income groups and change of use to HMOS (*can we evidence this?*). OONA Policy 5 on Houses in Multiple Occupation will apply in this OONA sub area.

8.9 Wells House Road is not a designated conservation area. Its Edwardian houses are experiencing alterations that are causing harm to the appearance of the street and are further depressing house prices. Hence the conservation policies below are proposed for introduction via this neighbourhood plan.

**(specific policies for Wells House Road to be added following discussion with WHRA. Could include policies e.g. resisting front rooflights, oversized extensions, or use of impermeable surfaces in front and rear gardens and the resultant increased risk of flash flooding.**

**Some 'actions' could also be included to e.g. address the problems the retaining wall and steps to Old Oak Common Lane)**