



Old Oak Neighbourhood Forum and Grand Union Alliance

February 1st 2022

on Zoom

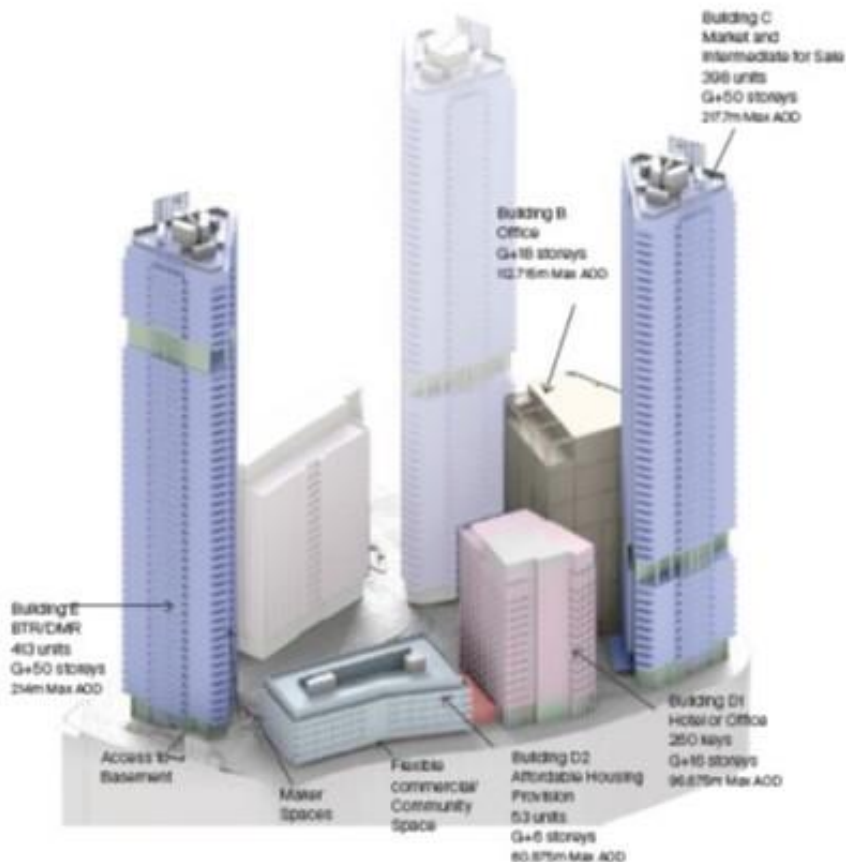
Agenda for this session

1. A re-introduction to Patora Dyrma, Head of Engagement back at OPDC from maternity leave
2. One Portal Way - latest position on responses and objections to planning application from Imperial College/Frame Re
3. Application at Atlas Wharf from Pocket Living. Points to be covered in OONF response.
4. Outcome of examination hearings on January 11th/12th on OPDC Draft Local Plan
5. LB Ealing's new 'Local Plan Policy Guidance' on Tall Buildings
6. Update on latest HS2 consultation session on works in the East Acton area

A hybrid application is proposed with detailed elements comprising the first phase of construction and outline for later phases.

Outline phases will be defined by spatial parameters, design codes and land use parameters.

It is intended that an element of flexibility be built into part of these later phases to allow the masterplan to respond to changing future market conditions.



One Portal Way

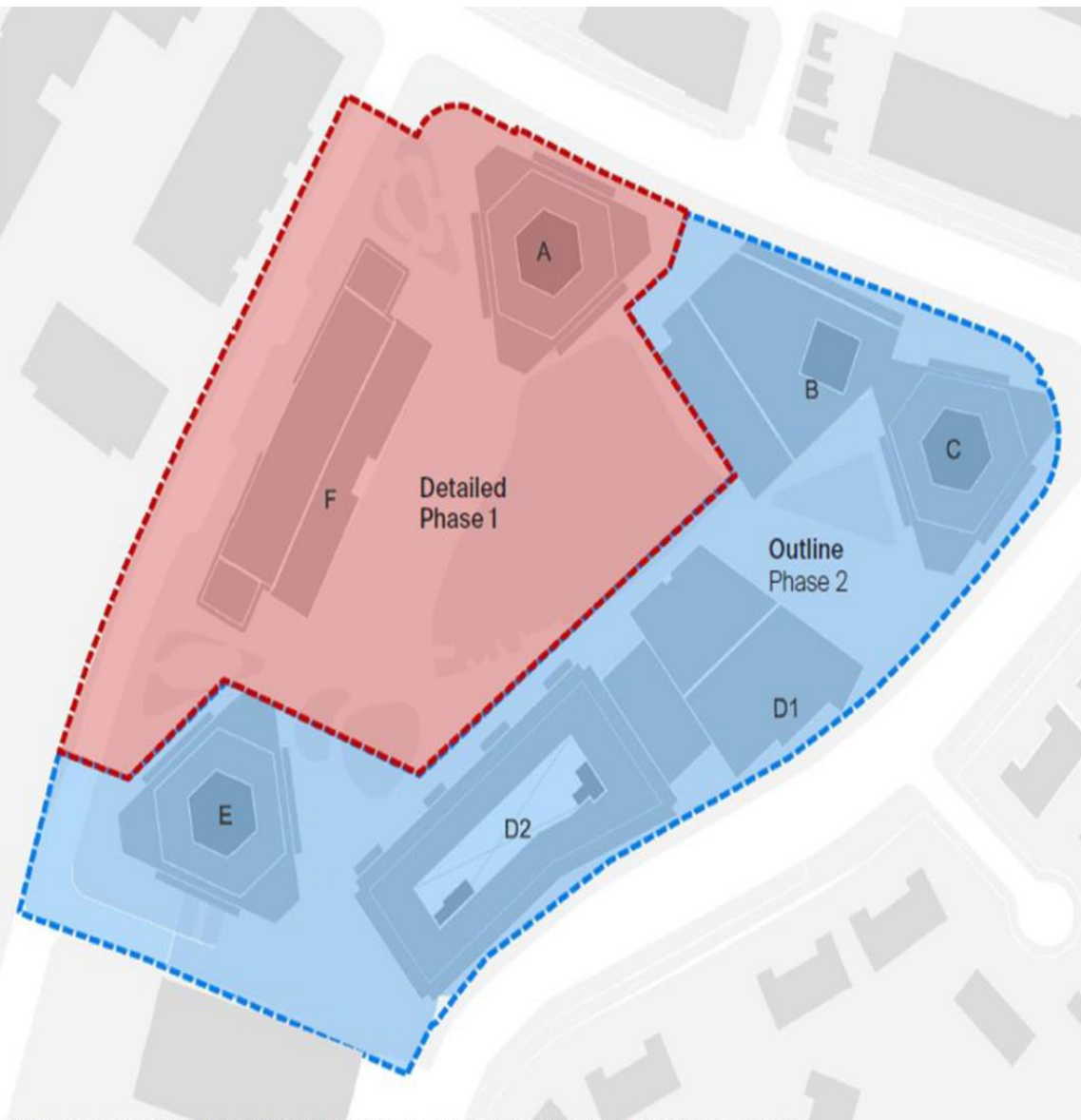
This is a 'hybrid' application from Imperial College and their development partner Frame Re.

Total of 7 buildings with full planning permission sought for the 56 storey tower

Two further towers of up to 50 storeys.

Approval to this application will fix 'parameters' for 5 further buildings.

Phase 1 in red, phase 2 blue

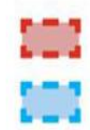


Building A and F are part of the Detailed Planning Application, internal layout arrangement have been developed in detail.

Key

Phase 1 Detailed Planning Application

Phase 2 Outline Planning Application



CGI image of North Acton cluster were this and other consented schemes all to be built

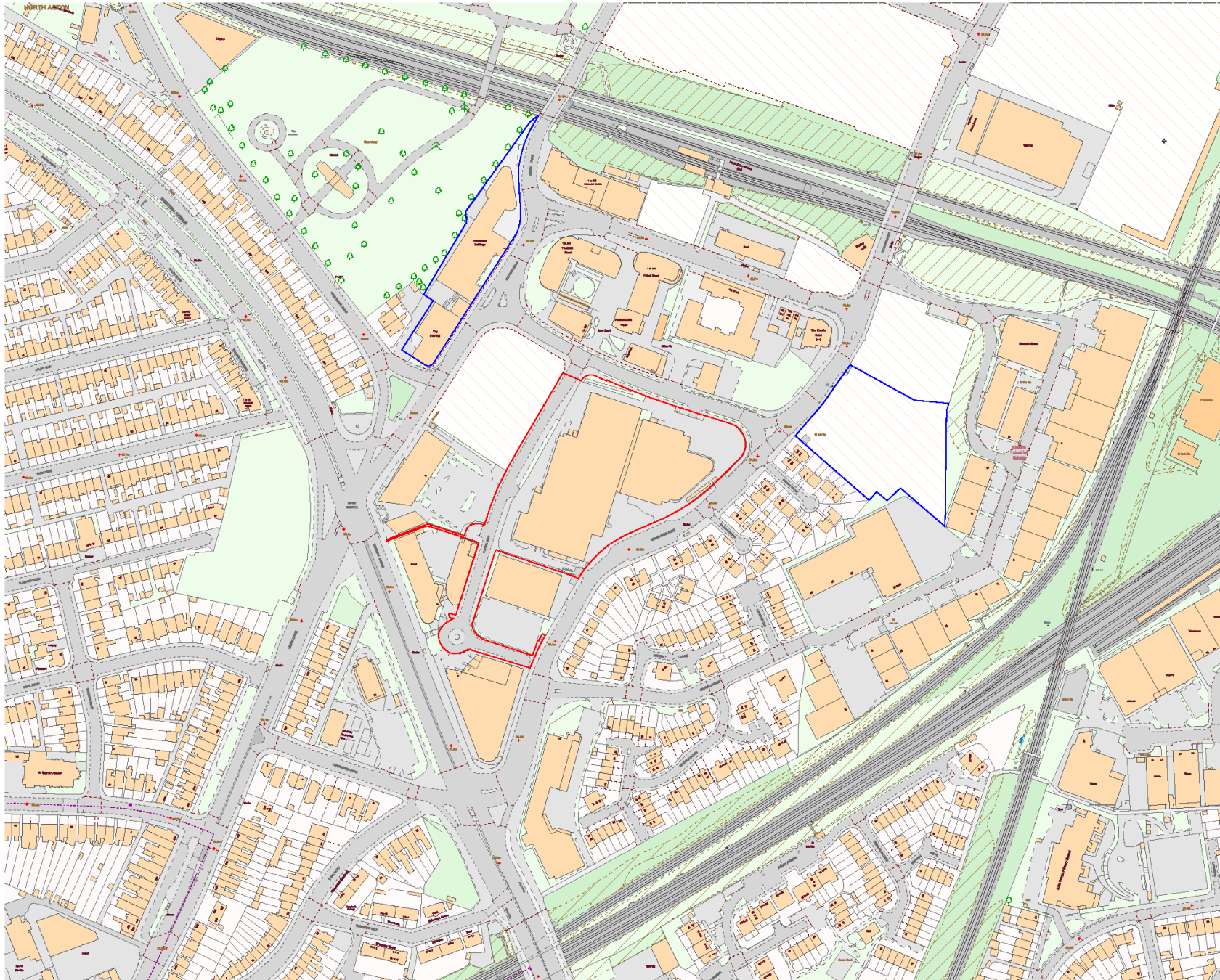
Responses to the application

As of today there are

- 39 'neighbour consultee responses'. All but 2 are objections.
- Objections from GUA, OONF, West Acton RA, Ealing Civic Society and Andy Slaughter MP
- Neutral responses from Historic England
- Conditions required by Heathrow airport, Met Police

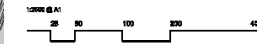
The Imperial team were allowed to present to the OPDC Planning Committee members on 20th January.

Site Plan



Region

Do not scale dimensions. Dimensions govern.
All dimensions are in millimetres unless stated otherwise.
Please & Partners shall be notified in writing of any discrepancy.
Key / Notes



- Planning application boundary
- Additional Imperial site ownership
- Area Unclassified or Under Construction

PO 18/10/2021 issued for Planning CC
Rev Date Notes 1/18/21

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Client
Imperial College London

Project Name
1930 - One Portal Way - North Acton

Stage
For Planning

Drawing Title
Site Location Plan

Drawing Number
1930-PP-ZZ-XX-DR-A-00-0001

Scale	Sheet Size	Created Date
1:1250	A1	18/10/2021

Revision	Subsidiary
P0	For Planning



One Portal Way Green Court

Architectural rendering of the proposed park design.

A Heart for North Acton - Objective





Will this be genuine 'public open space'?

It will remain privately owned by Imperial.

They say they will act as its 'custodian'. And the 'curator' of the ground floor areas to be 'activated' (GP surgery etc)



Potential
view from
Wormwood
Scrubs.

Fred
Pilbrow
thinks the 3
added
towers
'nicely
consolidate
the cluster'.

All three towers at One Portal Way have this design, with evacuation lifts and 'stay put' policy.

Experience of Imperial at White City

A similar 'hybrid' application in 2012 with a masterplan including 4 blocks of student housing and a 35 storey residential tower.

Construction continues in 2022 with 2 buildings to complete.

The site has not provided a 'public square' or a pedestrian/cycle through route to Westfield as promised by Imperial

Section 106 commitments have not been delivered (health centre, day nursery/day centre, and a new pedestrian/cycle underpass beneath the West London Line – to connect North Kensington with Hammersmith).



Imperial at White City

The 'public square' as shown to local residents in the Design and Access Statement for Imperial's masterplan in 2011



Imperial White City

The 'campus'
in January
2022

OONF Objection No.2 on Portal Way

We suggest a second objection letter from OONF, focusing on these points:

- The current hybrid application should be withdrawn – the parameters for 5 buildings should not be fixed in 2022 when London's future planning context is uncertain (Census, WFH)
- Having the open space in Phase 1 is of limited value. The rest of the site will be under construction for a decade.
- Fire Strategy and single staircase in 56 storey tower unacceptable.
- Promises and commitments on public benefits from S106 payments have not materialised at the Imperial White City development.
- Neither the OPDC PSMDLP nor LBE development plan conform with D9.
- Consultation process slanted towards Imperial. No 'stakeholder workshop' with the public allowed to question the developers.

Pocket Living, Atlas Wharf

703 sqm of Class E commercial uses at ground floor with 436 residential units (all for rent).

3 buildings around a landscaped podium

Density 700-750 units /hectare (2016 London Plan max was 405 units at the most 'central' locations with highest level of public transport access)

Construction 2023-5. Application submitted sooner than expected

Waste site to the immediate north of the site

Place Review Group/Community Review Group have looked at the plans



Three buildings and raised podium deck.
Buildings range from 9 to 29 storeys.

Pocket Living are jointly submitting this planning application with Eamon O'Loughlin and Thomas Henry James (who are the freehold owners of the site)

OPDC Place Policy for Channel Gate as below:

Proposals should deliver the place vision by contributing a variety of building heights across Channel Gate that respond to sensitive locations and optimise development capacity by delivering:
generally, 6 to 10 storeys along Victoria Road;
generally, 6 to 8 storeys fronting the Grand Union Canal;
lower heights and appropriate massing adjacent to the Island Triangle.....

Vision

Channel Gate will be a high quality residential led neighbourhood centred on the Grand Union Canal. A new Local Park, town centre and community uses and linkages with the adjacent existing neighbourhoods will ensure that Channel Gate is a vibrant new place.

Figure 3.1: Future Opportunities for Development of Channel Gate

- Key**
- Channel Gate DFP Study Site
 - Residential Led Mixed Use
 - Town Centres and Community Uses (GFL)
 - Strategic Transport Uses
 - Employment/Transition Uses
 - New and Enhanced Public Open Spaces
 - Area of Search for New Local Park
 - New and Enhanced Connections
 - Potential Future Connections
 - Existing Key Routes
 - Canal



Channel Gate

Are these OPDC proposals plausible?

Will the waste site and transport uses disappear?

Will a ‘vibrant new place’ with a town centre and a local park ever materialise at this location?

Does a new road behind the railway cottages help?

Channel Gate – Atlas Wharf

The layout of the scheme makes some sense.

The frontage onto the canal would be an improvement on what is there at present

Will Pocket Living succeed in attracting the uses that they seek to 'activate' their ground floor commercial spaces?

35% as affordable homes at discounted rent levels, with cascading levels of discount according to the size of the unit.



Atlas Wharf – fire safety for Building 1 (29 storeys)

A single ‘firefighting stair’ as shown, and a ‘stay put policy’

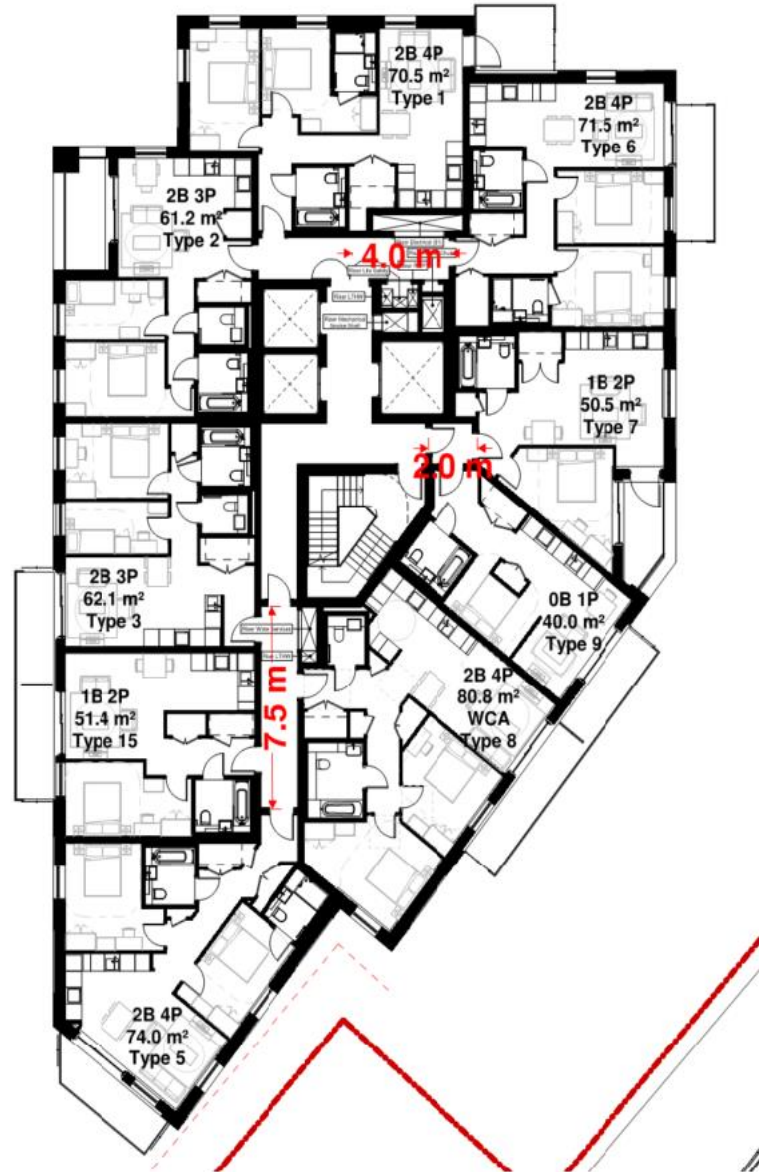


Figure 7 – Building 1 Common Corridor Travel Distances

Site Strategy // Developing the massing



GRID
architects

TOWNSHEND
LANDSCAPE
ARCHITECTS



OPDC Local Plan – examination hearings

The Draft Local Plan was submitted in October 2018.

Examination hearings took place in early 2019.

In September 2019 the Inspector said that plans for the Cargiant land were not viable. These sites should remain as at present.

OPDC shifted its focus to the ‘Western Lands’ and made extensive ‘modifications’ to their Draft Plan.

The Inspector said last October that that no more hearings were needed.

OONF and GUA argued for more hearings on 3 ‘matters’ including the impact of new ***London Plan policy D9 on Tall Buildings***.

London Plan Policy D9

Part B says: Boroughs should determine if there are locations where tall buildings may be an appropriate form of development, subject to meeting the other requirements of the Plan.

Any such locations and appropriate tall building heights should be identified on maps in Development Plans. Tall buildings should only be developed in locations that are identified as suitable in Development Plans.

Ealing Council's new '*Local Plan Policy Guidance*'

On January 19th, Ealing Council issued a press release and video of Leader Councillor Peter Mason.

The press release was headed ***Ealing clamping down on tall buildings***

The new 'guidance' is not part of the 2012/3 Local Plan.

- Sets out the character of each of the borough's seven towns;
- Introduces a [new housing design guide](#) to encourage good quality and sustainable buildings;
- Puts the character, context and identity of Ealing at the heart of decision making.



HS2 Update

The conveyor
crossing
Victoria Road
by Midland
Terrace

Any other business

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

email address for the forum is oonforum@gmail.com

New campaign website at www.imperialfolly.org.uk