



# Old Oak Neighbourhood Forum and Grand Union Alliance

July 5th 2022

# Agenda for this session

1. OPDC Local Plan – adopted 22<sup>nd</sup> June 2022 – what next?
2. Update on developments and applications
  - One Portal Way (no change – still with OPDC for decision)
  - Pocket Living (Atlas Junction) – as above
  - Coronation Road South
  - 5-7 Park Royal Road
  - Cloister Court (A40 Horn Lane) Barratt London
  - 3 School Road
  - Lords Builders Merchants- Channel Gate

# 227 Wood Lane – Womens Pioneer Housing



CGI image looking south along Wood Lane

Application submitted January 2020.

Revised proposals early 2022.

Main change a reduction in height from 29 to 18 storeys (as a result of public pressure).

Location is opposite the Imperial 35 storey tower.

209 co-living studios (24-27sq m).

60 replacement units for

Womens Pioneer Housing

# Frogmore Industrial Estate – data centre

Application for 35,000 sq m data centre, to be decided by OPDC Planning Committee July 7<sup>th</sup>.

No objections from OONF or GUA. OPDC CRG has raised concerns, as have the OPDC Place Review Group.



3D representation of the illustrative building mass

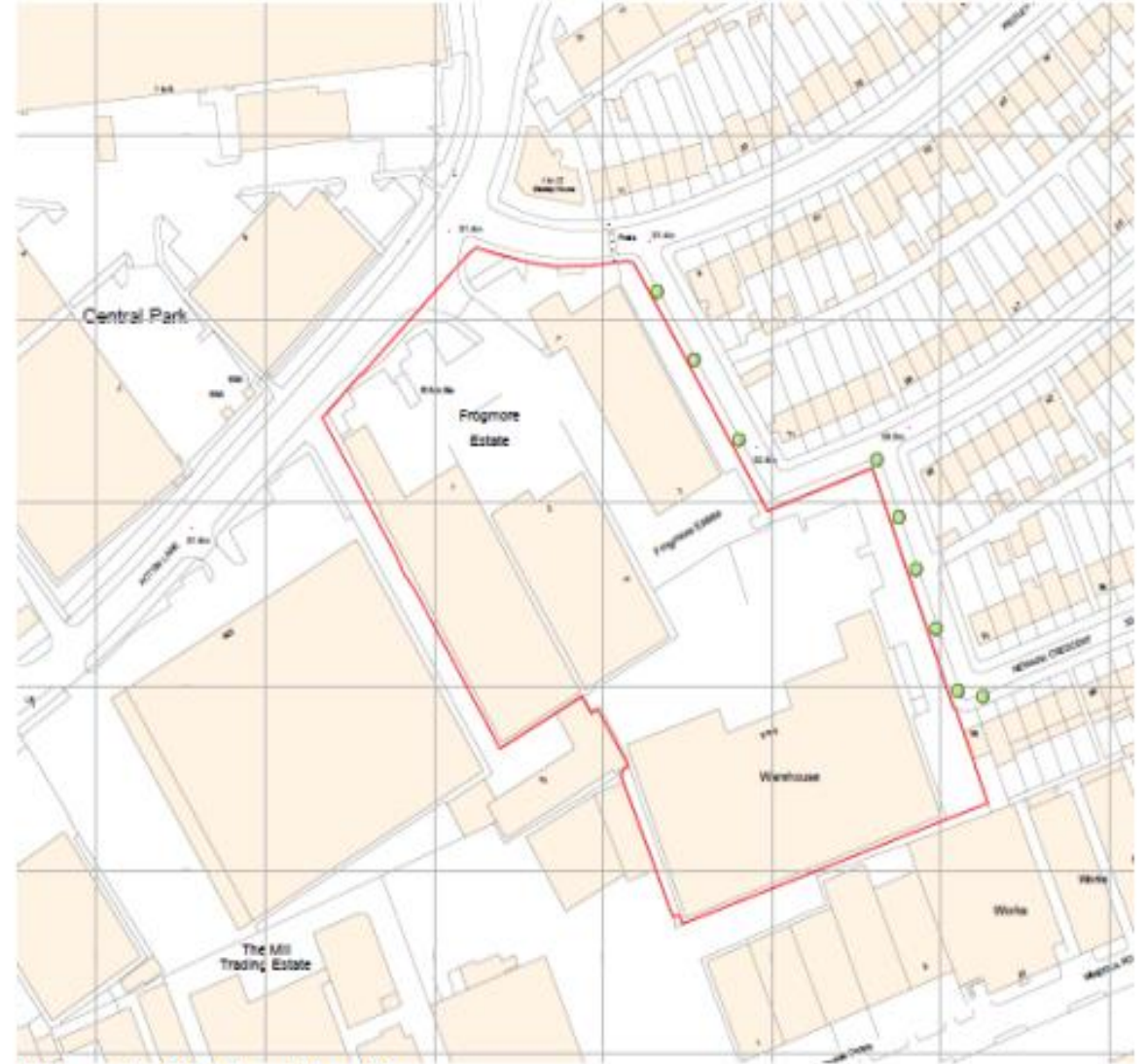


Figure 2: Site Location Plan

# Retrofitting sites in the OPDC Local Plan

There are several sites which surfaced as locations appropriate for tall buildings at a late stage in OPDC Local Plan preparation.

We have argued that this is 'retrofitting' of the Plan in response to developers coming forward – after the mid 2021 consultation on Modifications was finished last July.

OPDC argue that these sites appear in various maps and documents during the consultation.

On 5-7 Park Royal Road we are saying how would the public have become aware that this is to be a tall buildings site?

On Coronation Road South we are saying OPDC analysis of past documentation is incorrect.



# 5-7 Park Royal Road



Aerial view 5-7 Park Royal Road

Proposals at pre-application stage from Hallmark Property Group. OONF has objected to the EIA Scoping Request.

Two sites immediately west of Acton Cemetery.

Larger site proposed for mixed use with 1,200 student rooms (44 storeys)  
Smaller site to be either student 'affordable housing' or normal housing (23 storeys and 372 units).

# Coronation Road South



The site lies to the north of the A40 Western Avenue, and between two roundabouts on the southern side of Coronation Road, Park Royal.

Planning consent granted in 2013 for a 11 storey hotel.

Savills responded to Modifications version of OPDC Local Plan in July 2021 saying '*planning context has changed*'. And that PSMDLP *inadvertently excludes SHG site as an appropriate location for tall buildings*.

OPDC respond by extending 'Brewery Cluster'



# Cloister Corner (south side of A40)



Proposed housing development by Barratts London.

Series of blocks ranging from 9-17 storeys  
Claimed to be a transition or buffer  
between low rise Cloister Road and North  
Acton Cluster. Ealing will decide the  
application as site is outside OPDC area.





## Cloister Corner (2)

OONF has written to Barratt London pointing out that the site is not allocated as suitable for tall buildings in the LB Ealing Local Plan.

LBE policy for the site is that *The scale, massing and height of buildings must respect the amenity of adjoining properties.*

Barratts are now reconsulting, saying on *Height*:

*While we are not looking to decrease the height of the tallest elements with the proposals, at 17 storeys, we are looking to reduce the size of these buildings by 'stepping' a proportion of them down in height to reduce their visual impact. We are also doing the same to those closest to nearby homes.*

# **‘Old Oak Wharf (Lords Builders Merchants)**

Cascade Communications has been holding drop in sessions at the Fisherman’s Arms along with a webinar presentation.

Developers are

- *Around 450 new homes to help meet local need.*
- *Flexible ground floor community uses guided by consultation with residents and stakeholders.*
- *Opening up the canal with improved access to the canalside for everyone.*

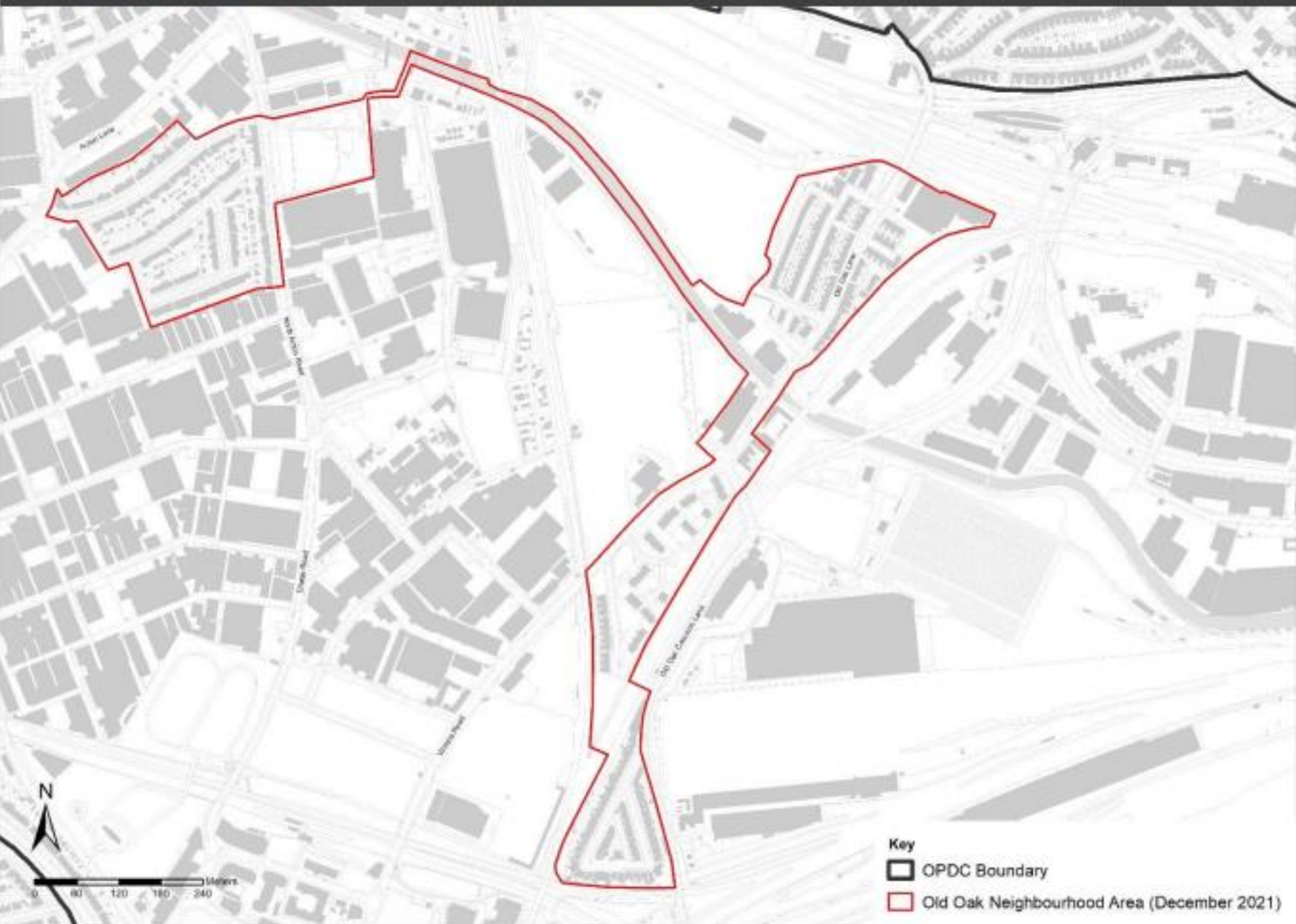
Density 510 housing units/hectare.

# Old Oak Wharf





## Map of the designated Old Oak Neighbourhood Area



Our neighbourhood boundary was amended by OPDC in November 2021. This was response to our application to extend the boundary to include Atlas Road and Channel Gate.

The developers made no effort to contact the Forum at an early stage of pre-application discussion.

# Old Oak Wharf – what we know so far

*Three storey townhouses are proposed to the north of the site continuing the street pattern, whilst a 4-6 storey shoulder building runs along Goodhall Street to provide a sensitive adjacency to the conservation area.*

*Taller blocks ranging from 10-16 storeys sit centrally within the site, stepping down in height towards both the conservation area and the canalside.*

*A 26-storey building is proposed to the north west of the site, which helps to maximise the public benefits including permeability through the site, public realm improvements, children's play space, and community / town centre uses at ground level.*

# OLD OAK WHARF

## Vision

The redevelopment of Old Oak Wharf provides a unique opportunity to link the Old Oak Lane Conservation Area with the Canalside Conservation Area as part of a mixed-use, residential-led scheme. Our vision for the proposals prioritise:

### Open space

The creation of high-quality public open spaces that prioritise walking and cycling, with links to the Old Oak Lane Conservation Area and to the Canalside Conservation Area.

### Ground floor and the Canalside

Provision of ground floor commercial spaces that activate and celebrate the canalside public realm to add to the vibrancy and richness of the area - these could include cafes and restaurants, as well as workspaces, shops and more. The proposals will also open up the canalside to the public.

### New homes

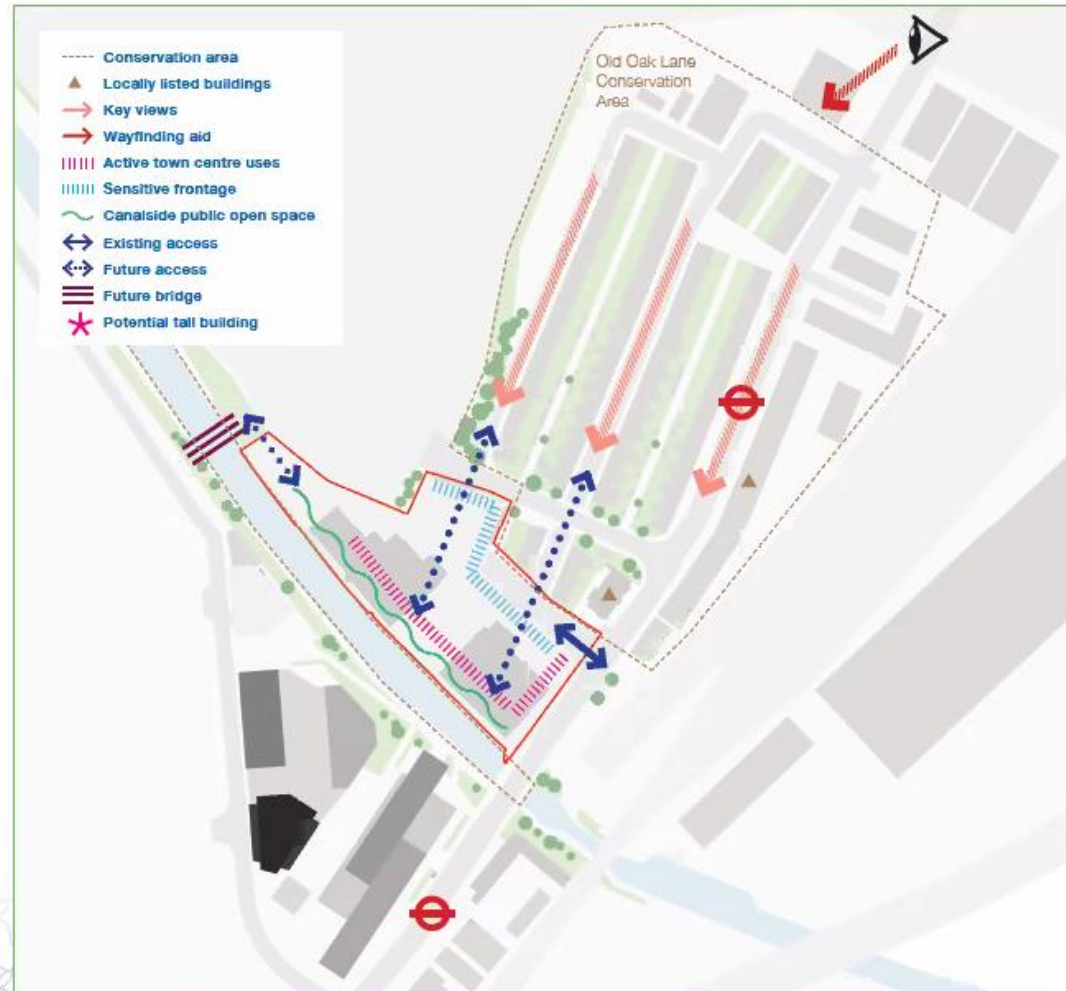
Optimising the site to deliver new homes, including targeting 35% affordable housing, whilst balancing the inherent sensitivities of the adjacent Conservation Areas.

### Sensitive development

Responding to views from within the OOLCA, ensuring the proposed scheme works harmoniously with other emerging developments, adding character to the local area.

### Improved connectivity

Celebrating the excellent existing and future transport links, improving legibility and wayfinding for future residents and visitors.





# OLDOAKWHARF

## New Homes

The proposals include around 450 new high-quality, sustainable and energy-efficient homes in a range of dwelling types, including affordable rent to meet local need. In summary the new homes will:

- Provide much needed new homes across the site, targeting 35% affordable housing
- Meet or exceed the nationally described space standards
- Provide private and shared external amenity spaces
- Be designed to the highest of standards, maximising dual aspect homes that have good orientation, with well-considered internal layouts
- Include the provision of child play space



Pedestrian view showing ground floor and public space



Typical lower floor plan

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# 227 Wood Lane – Womens Pioneer HA



*Figure 4: Illustrative view from Wood Lane looking north*

Height reduced from 29 to 18 storeys following discussions between developer and LBHF



# Visit to Oaklands Rise

A small group of OONF members was shown round Oaklands Rise on June 17<sup>th</sup>.

Different blocks in the development are in three separate ownerships:

Notting Hill Genesis (social housing taking LBHF referrals)

NHG Folio (market rentals and leaseholders)

NMX Residences Ltd (market rentals and leases managed by Dexters)

NHG manage all the external spaces and common areas.

# Any other business

Contact details for OONF

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