



# Old Oak Neighbourhood Forum and Grand Union Alliance

Tuesday May 2nd 2023

On Zoom

# Agenda for this session

1. Update on OPDC activity
2. Current planning applications and developments
  - One Portal Way
  - Holiday Inn Victoria Road
  - 5-7 Park Royal Road
  - North Kensington Gate (North) Scrubs Lane
  - Cloister Corner approved by Ealing Planning Committee
3. Our view on more student accommodation at North Acton
4. West London Orbital – closer to approval?
4. HS2 news and outcome on their latest application

# One Portal Way

Application submitted to OPDC November 2021. Not yet decided.

Revisions in June 2022. Further changes in latest proposals.

Seeks full planning permission for 56 storey building with 461 residential units, plus 19 storey building for 384 co-living units.

Outline permission sought for two further buildings at 51 storeys for 398 and 413 residential units respectively

Plus 16 storeys for hotel or s and some community space

With a new 'public park' in the first phase.

# One Portal Way – main changes

Amendment to 'description' to allow Building F to be either co-living or student accommodation (Reasons for this?)

Introduction of a second stair to Buildings A, C and E (but not the other buildings above 30m in height). Stage 2 referral blocked?

Deadline for further objections 16<sup>th</sup> May. Previous objections will be taken into account.

OONF will do a further objection on fire safety.



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

Video of architect Fred Pilbrow and Imperial staff member Alice Sewell is available, explaining the merits of the scheme.

See at the London Communications consultation page at [One Portal Way | Space for everybody](#)



# One Portal Way

CGI of  
proposed  
public realm



A NEW GREEN HEART FOR NORTH ACTON (ILLUSTRATION)



Holiday Inn,  
Victoria Road

North Acton



35 storey building  
(plus lower ground  
and basement) for  
699 student beds.

17 storey building  
for 91 residential  
units (Build to  
Rent).

Commercial  
ground floorspace  
on Victoria Road.  
Developers are  
Downing Group.

Architects  
SimpsonHaugh

Scheme has been  
assess by the  
Place Review  
Group and  
Community  
Review Group



Figure 2: CGI of the proposed development looking south-west from Victoria Road Bridge



# 5-7 Park Royal Road

Discussed at our last meeting

33 storey building with 988 student units on 'east' site Block A

15 storey building with 83 residential units on 'west' site Block B

OONF has submitted 11 page objection with details of how these 2 sites were added to OPDC Local Plan at last minute

Example of how OPDC's 'delivery' aims compromise its role as an objective and neutral planning authority.

WARA (Siobhan) encouraging objections from residents on Western Avenue. See post on OONF website on how to object.





Fig. 1 Aerial view looking northwest showing the sites on the foreground, with the London Underground Central Line behind and the Park Royal industrial estate in the background



# Student accommodation in North Acton

Downing Students – The Lyra 1 Portal Way – 184 bedspaces

Imperial's Woodward Building – 692 units

Imperial's Kemp Porter Building – 600 units

Imperial's Perfume Factory/Clayworks 140 Wales Farm Rd - 603 units

The Stay Club – 200/208 Western Avenue (newly completed) 264 units plus 335 units described as 'co-living'. Marketed on student websites.

Chapter Ealing, Holbrook House, Victoria Road – 498 units

University of the Arts The Costume Store – 730 rooms

Total 3,906 (mix of numbers for 'units' and 'bedspaces')



# OPDC evidence provided to the Planning Inspector during the EIP

Table 1 PBSA schemes in North Acton

	Student bed spaces	Dwelling equivalent
1 Victoria Road	659	198
Lyra Court	184	55
The Costume Store	718	215
Holbrook House	498	149
140 Wales Farm Road	736	221
Total	2795	838.5

*1.9 In conclusion, there is no evidence that there is currently an overconcentration of student accommodation within North Acton and Acton Wells, nor is there a recognised or common definition from other local planning authorities that can be used within the draft Local Plan.*

*Therefore, OPDC officers consider that there are no changes required to the Student Accommodation or North Acton and Acton Wells policies in the draft Local Plan. These policies and the Local Plan's amenity policies will continue to appropriately manage the potential for future student overconcentration*

# OPDC arguments to support Local Plan

*Brent, Camden and Southwark have undertaken desktop studies on the supply and demand of student accommodation. No ready formula or percentage of concentration from which OPDC can determine whether there is an overconcentration in its area.*

*The key risk to overconcentration is that conventional housing is not provided as a result.*

*Performance Indicator IH\_12 (KD24) will monitor the number of student beds completed and permitted.... officers will revisit the potential for defining an overconcentration of student accommodation.*

# **OONF could argue that....**

Concentrations of student housing not only reduce levels of family housing. Another 2,000 student beds does not make sense.

Student housing is now blurring with serviced 'co-living'.

Both lead to transient populations with no investment in creating any real sense of 'place' or long-term community.

North Acton becoming an example – also has no university on site.

A dormitory for students at central London higher education bodies with little intermingling of students who live in separate and 'hermetic'/insulated communities (a CRG comment).



# Student accommodation in North Acton

## Some comments on student blogs

*There isn't much to do there, but the tube is nearby and you always just travel closer to central to go out.*

*The halls may be social but the area is a bit crap. Doesn't really feel like London*

*There are Domino and Subway downstairs; there are two small supermarkets such as Tesco and Sainsbury, as well as a Chinese Supermarket.*

*... there is also a student apartment at Imperial College, so it is generally safer (I haven't tried to go out at night, it's okay during the day (the Lyra))*

*Right by station which is nice but there is nothing around and you have to take a tube to get to anything decent.*

# HS2 news

Tunnelling between OOC station and Euston – contract has been pushed back from start in 2024 while Euston is redesigned (again).

Work on Atlas Road logistics tunnel continues, taking spoil from OOC station site (and Euston) to Willesden Euroterminal at Channel Gate.

Implications for release of Channel Gate part of site? Now not before 2040s?


Item 4.5

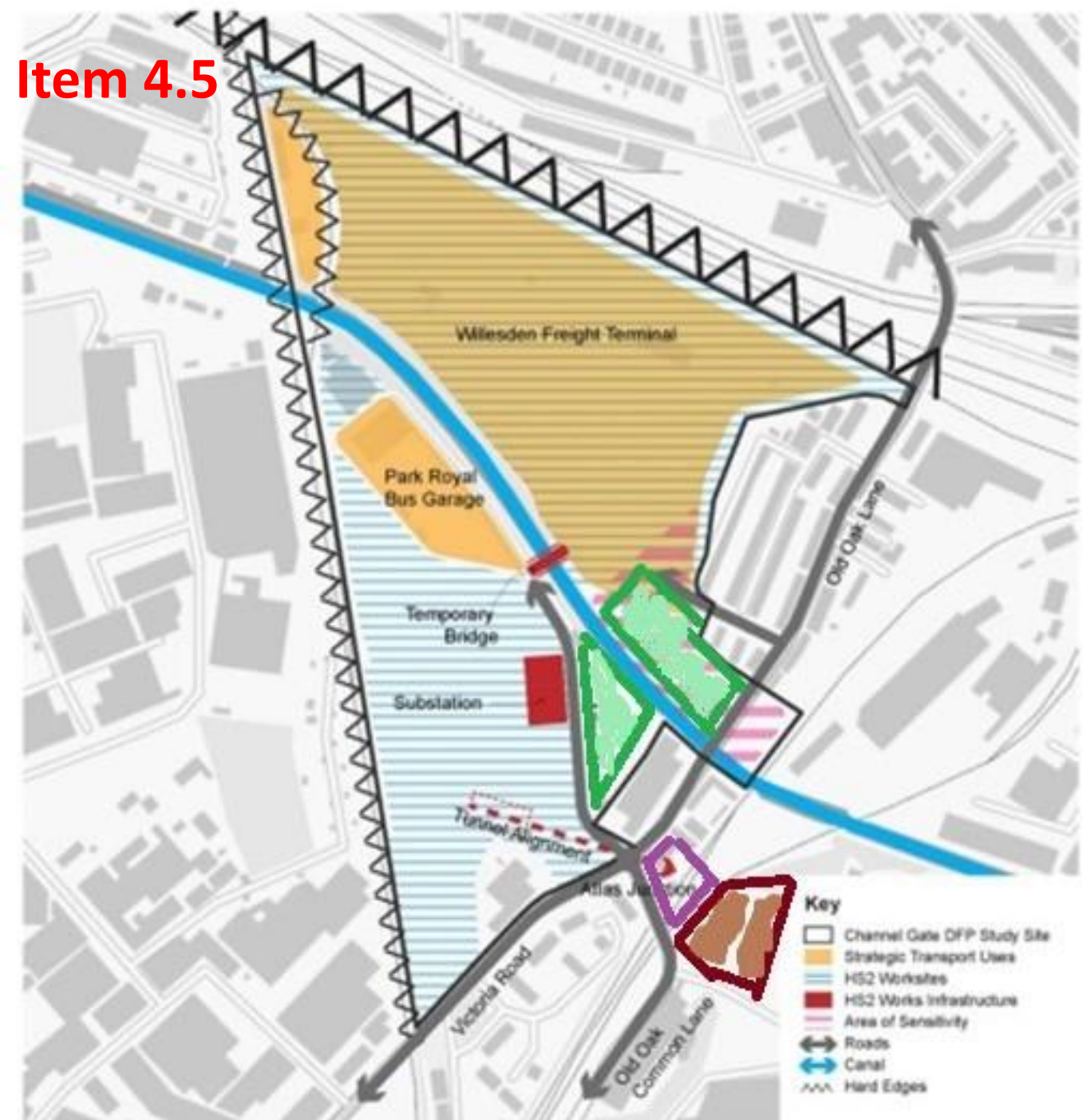
# Channel Gate/Atlas Road and Old Oak Lane



Atlas Wharf (Pocket Living) consented scheme is for 457 residential units. Decision notice not yet issued and questions over fire safety/second staircases in lower block.

Old Oak Wharf (Lords site) at late pre-app stage. Around 450 homes.

Might Victoria Terrace site  be that which OPDC is about to acquire?





# West London Orbital

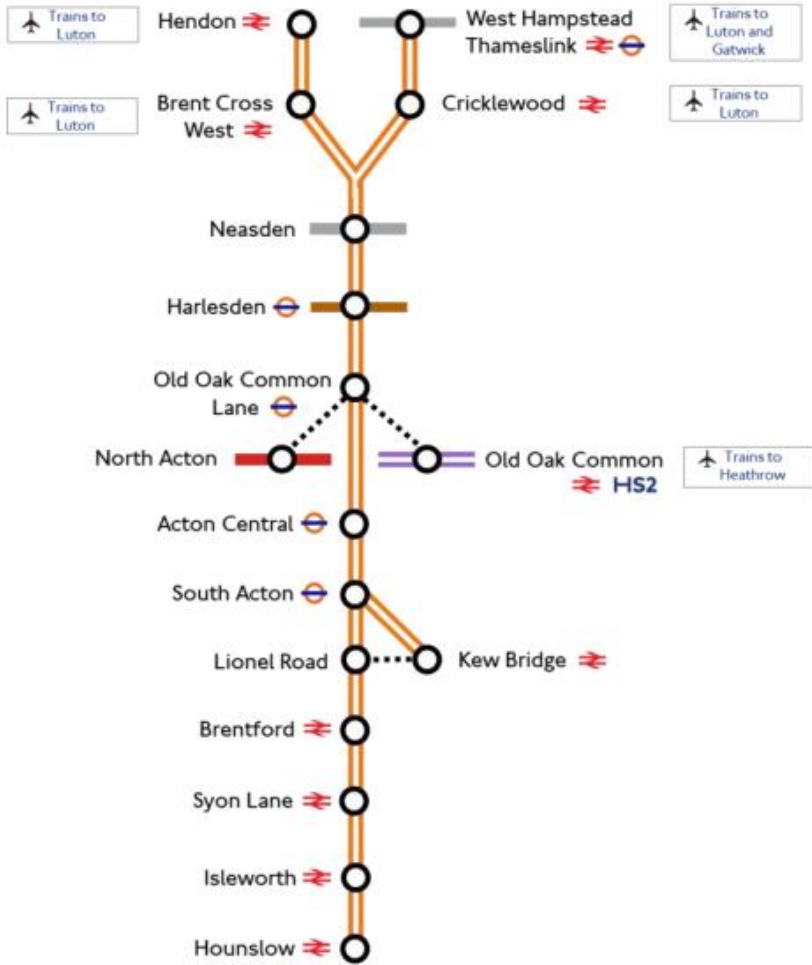


Figure 2: Proposed WLO route and connections

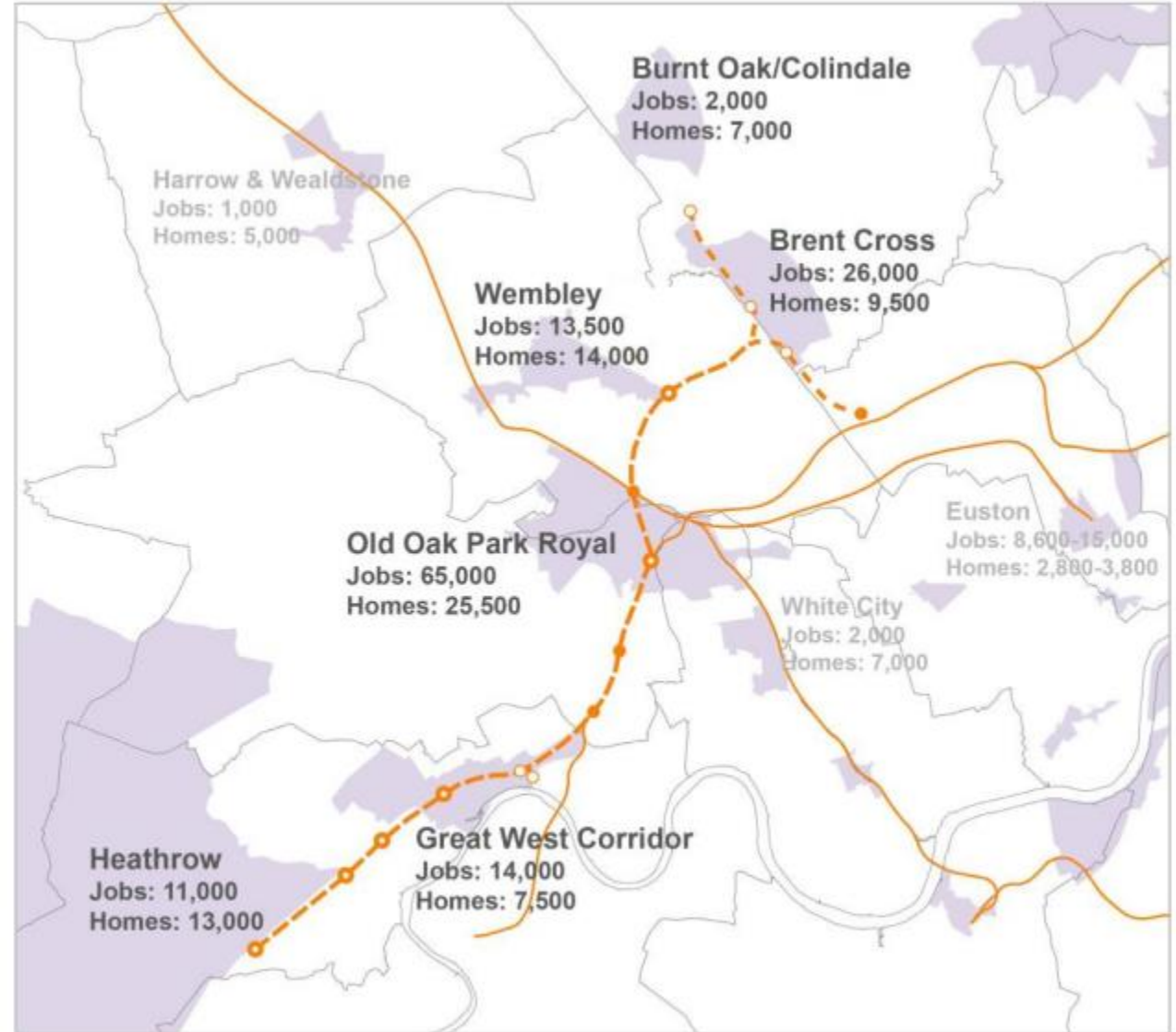


Figure 4: Opportunity Areas along the WLO corridor

## Old Oak Common Lane

**HS2** Old Oak Common (HS2)

 Old Oak Common (Elizabeth Line)

 North Acton (Central Line)

Located in LB Ealing, Old Oak Common is also the heart of the Old Oak Park Royal Opportunity Area. It will see Elizabeth Line and HS2 services stop at the new Old Oak Common station to the east of Old Oak Common Lane. Large scale redevelopment is planned for the majority of this area, accommodating thousands of new homes and jobs. The WLO would serve Old Oak Common at a new station located between Victoria Road and Old Oak Common Lane. This would provide on-street interchange with HS2 and Elizabeth Line services at the new Old Oak Common station, just 200m away, as well as Central Line services at nearby North Acton (a short 5-10min walk).



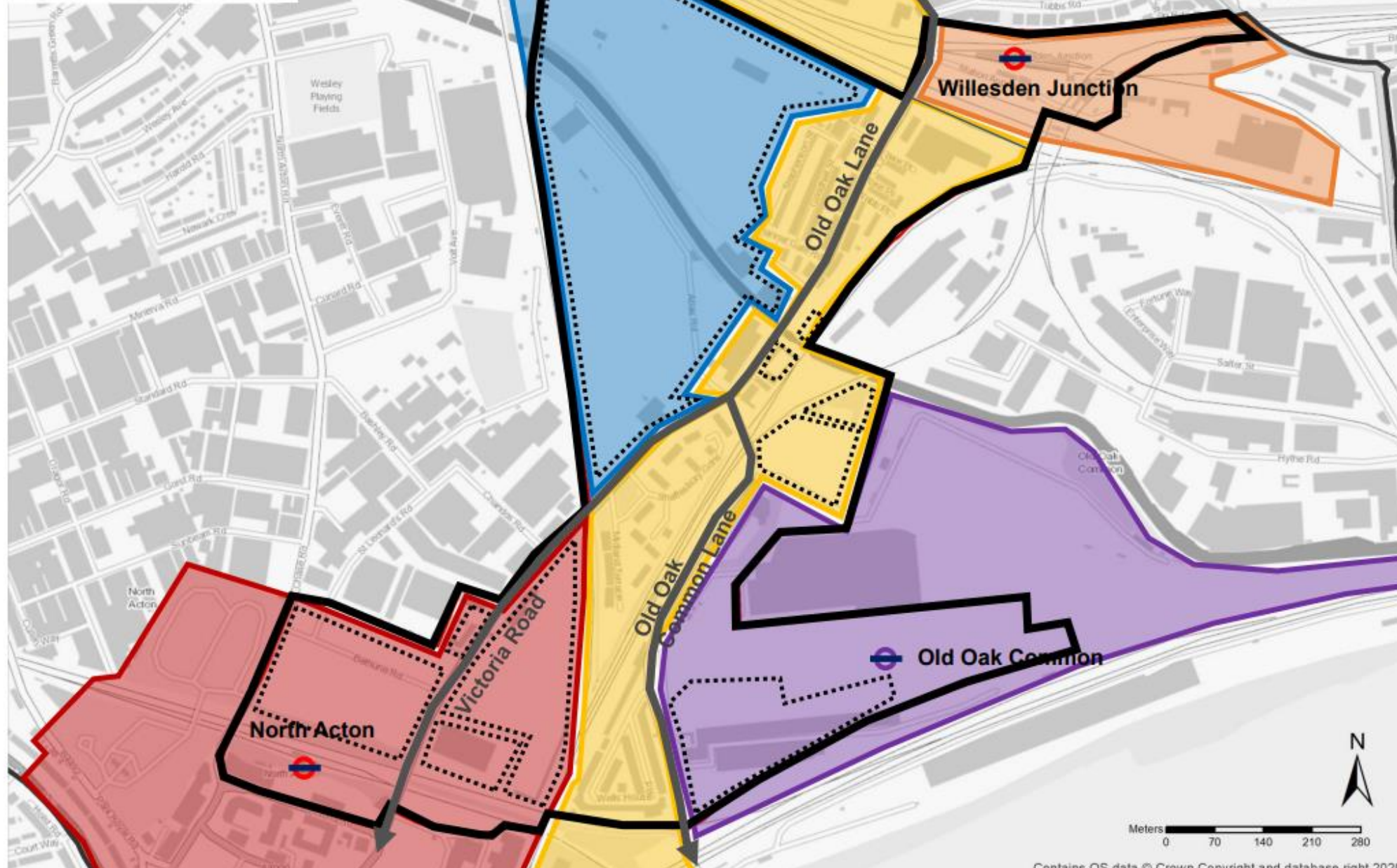
*The London Mayor has said the stations to be served by the West London Orbital will be confirmed “early next year” with an engineering design contract due to be “awarded shortly” (source Capital West).*



# Old Oak West SPD

Item 1(2)

- Channel Gate
- Willesden Junction
- Old Oak Lane & Old Oak Common Lane
- Old Oak South
- North Acton and Acton Wells
- Site allocations
- SPD Boundary





## Item 4.6

# Local Plan site allocations



Housing target for 'Channel Gate' site 26 part of Old Oak West is 3,100 spread over Years 1 – 20 (2018-38)

Atlas Wharf	457 units
Old Oak Wharf	450 units

Land Fund agreement commits to 1,100 new homes by 2029.  
Includes/excludes above?

21	Willesden Junction Maintenance Depot	P8	100	0
23	Oaklands	P8	605	0
24	Oaklands North	P8	200	0
25	Old Oak Common Lane sites	P8	200	0
26	Channel Gate	P9	3,100	

## Item 6

# 5-7 Park Royal Road

Proposals from Tiago Properties/Stay Club

33 storey building with 988 student units on 'east' site Block A

15 storey building with 83 residential units on 'west' site Block B.

Location is Park Royal West, and not North Acton

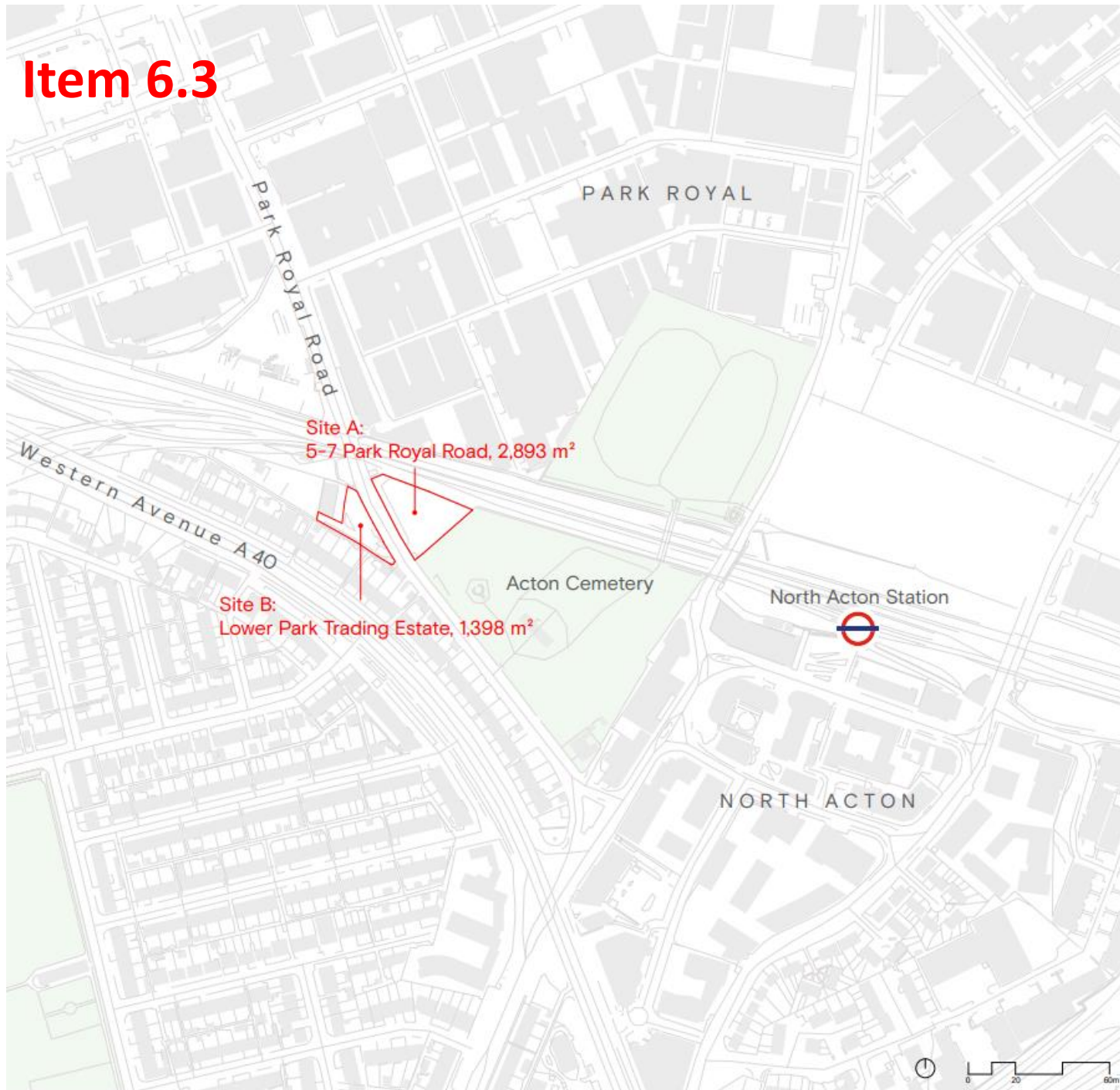
Added as a 'tall buildings location' very late in Local Plan process

First conversation between DP9 and OPD in February 2021

Yet does not appear in Local Plan table of site allocations

First features in OPDC documents May 2021, not in Exam Library

## Item 6.3



OPDC -51 January 28<sup>th</sup> 2022

**Park Royal West (new edit)**  
*Outside of SIL, based on the residential development capacities proposed for Park Royal West, it is expected that tall buildings here will predominantly be in the range of 20 to 30 storeys. Tall building proposals will be considered against all relevant development plan policies and material considerations.*

# HS2 latest community meeting

Any news from latest HS2 community meeting?



# Any other business

Contact details for OONF

[www.oldoakneighbourhoodforum.org](http://www.oldoakneighbourhoodforum.org)

[www.facebook.com/OldOakNeighbourhood](http://www.facebook.com/OldOakNeighbourhood)

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