



Old Oak Neighbourhood Forum and Grand Union Alliance

Tuesday September 5th 2023

On Zoom

Agenda for this session

1. Update on OPDC activity
2. HS2 proposals and change to the project's risk rating by Government
 - Update on Victoria Road crossover box and Eurotunnel terminal
 - Temporary buildings at eastern access point
3. AirBnB and short term letting at North Acton
4. Tall Buildings and open space at North Acton
5. One Portal Way – OONF response to latest changes
6. 2 Portal Way - application for 'dark kitchens' and food hall
7. 3 School Road – late objection sent to OPDC. Decision due 7th September.
8. 5-7 Park Royal Road – consultation on revised proposals
9. Any other business – Grand Union Canal towpath closure and other items

Item 1

Update on OPDC activity

OPDC Outline Business Case to Government (delayed from June OPDC Board) has now been submitted to Government. No information available on its content.

Old Oak West Draft Supplementary Planning Document is to be considered by OPDC Planning Committee on October 12th. Missed the earlier timetable for the 7th September meeting.

OPDC has published an Old Oak West Community Engagement Summary Report – as a lead-in to the SPD which will follow.

OPDC Authority Monitoring Report 2022/23

AMRs are required to be published annually by all planning authorities.

This report for 2022/3 is on the agenda for Sept 7th Planning Cttee.

2 full planning apps permitted in 2022/3 for total of 527 homes

- Mitre Wharf (147 homes consented by OPDC)
- 2 Portal Way (380 homes consented by LBE on OPDC's behalf)

Below Local Plan target of 993 homes and 1,367 in London Plan

On other schemes final consent has been held up by 'two staircase' requirement and S106 negotiations.

Old Oak West Community Engagement

OPDC has published a 62 page 'Summary Report' on the sessions carried out by consultants Soundings earlier in 2023.

Needs a fuller discussion at our next OONF/GUA session.

Introduction asks '*Why is an Old Oak SPD needed?* Answer given:

Currently, Old Oak West is not a defined area within the OPDC Local Plan. To help deliver comprehensive and coordinated development, the SPD will coordinate Local Plan policies specific to Old Oak West and provide supplementary guidance based on feedback from the community and further analysis.

This wording reflects weaknesses in the adopted 2022 Local Plan.



Harlesden

Park Royal

Old Oak West

Willesden Junction

North Acton

Old Oak Common

Wormwood Scrubs

Connections and active travel

PlaceLab activity findings

To better understand the everyday experience of travelling within the local area and to help inform future route planning and potential improvements, attendees of PlaceLab 2 were asked to look at three commonly used routes in Oak Oak West. The routes were scored at different points based on seven criteria (safety, cycle friendliness, accessibility, pavement quality, signage and wayfinding, aesthetics and comfort).



Route 1 (average score: 2.1)
Acton Wells to Willesden Junction station



Route 2 (average score: 1.8)
Channel Gate to Wormwood Scrubs



Route 3 (average score: 2)
Old Oak Common station to North Acton station

Item 2

HS2 activity

Three current issues:

- HS2 project has been given a Government risk rating of 'red'.
- Proposals for Victoria Road crossover box ('engagement session' held by HS2 on 27th July attended by OONF/GUA members).
- Schedule 17 planning application to OPDC for temporary catering and staff facilities at eastern end of OOC station, to meet requirements of the station's role as London HS2 terminus. OPDC Planning Committee October 12th.

Item 2

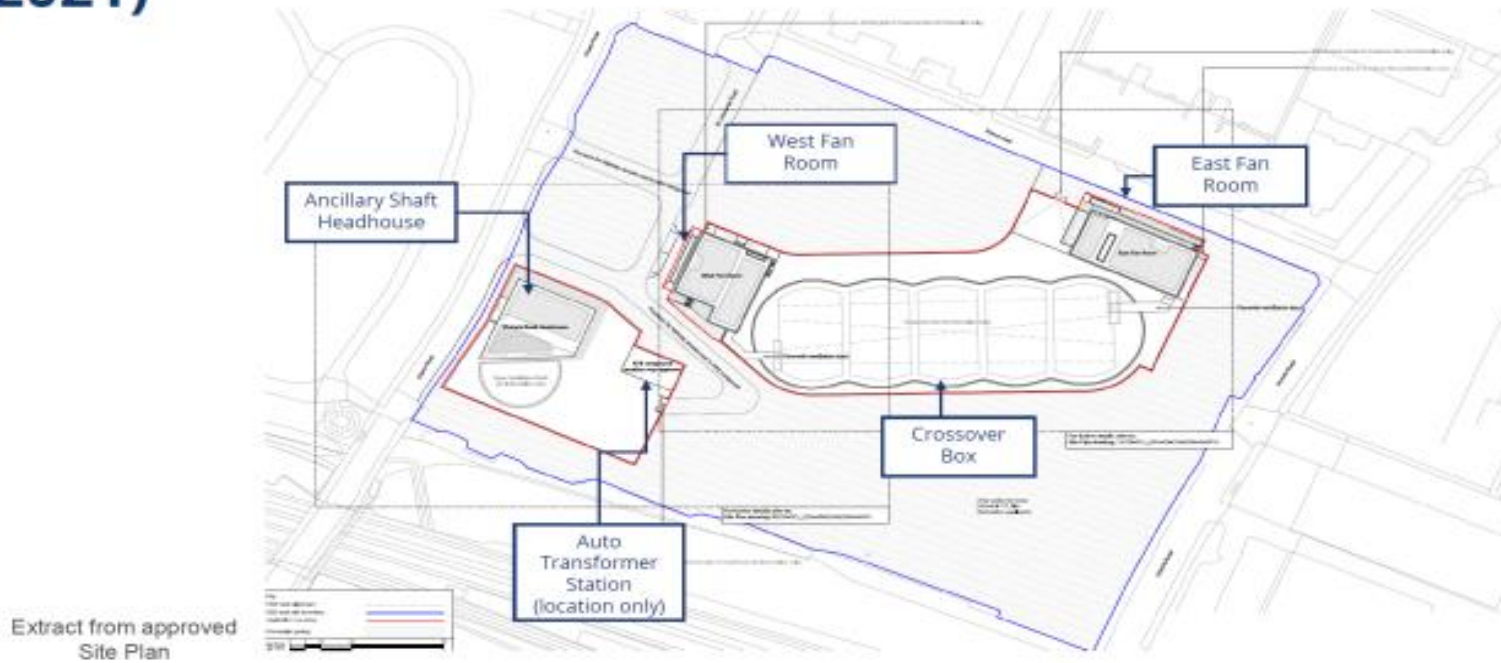
HS2 and its 'red' risk rating

- The Infrastructure and Projects Authority (IPA) gave a red rating to both the high-speed rail programme's first phase and its phase 2a in a new annual report released on 20 July.
- The IPA's definition of a red rating states: "Successful delivery of the project appears to be unachievable. There are major issues with project definition, schedule, budget, quality and/or benefits delivery, which at this stage do not appear to be manageable or resolvable.
- "The project may need re-scoping and/or its overall viability reassessed."

2.1

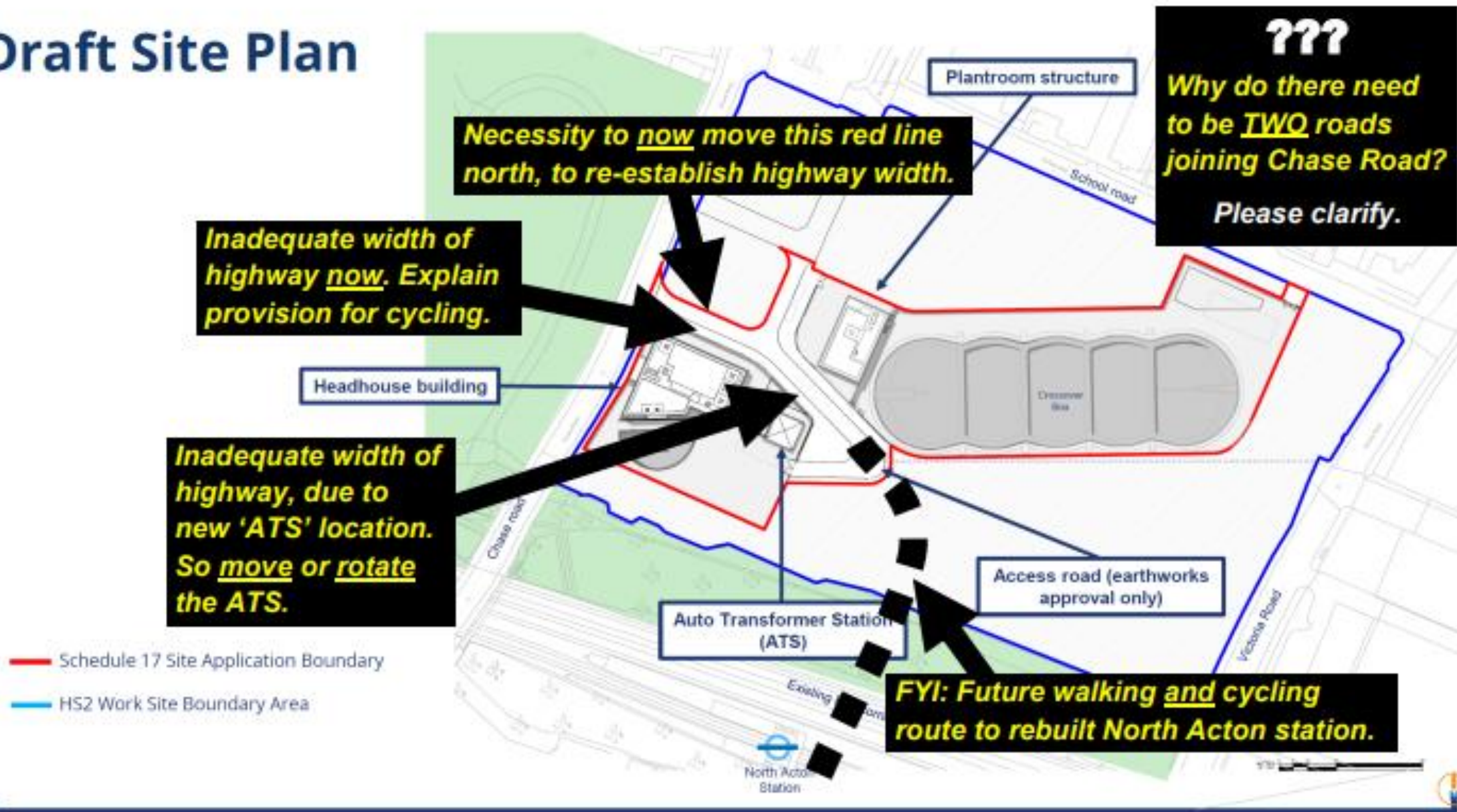
HS2 proposals for Victoria Road crossover box

Scheme Evolution - Approved Scheme Site Layout (2021)

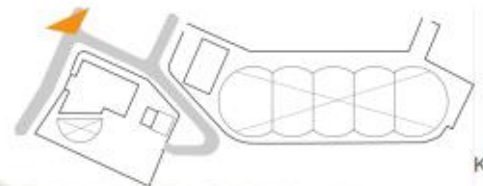


2.1

Draft Site Plan



Draft Design Proposals - Illustrative View #1



'Euroterminal' site

- This is south of the 'West Coast Main Line' railway to Euston station, and part of the eventual '**Old Oak West**' development
- Part of the site is closer to Harlesden station than Willesden Junction (red lines)
- The excavator is loading HS2 spoil into empty railway wagons. The **Triangle estate** has a sound barrier (blue). Does **Harley Road in Brent** need one too (yellow)?



2.2 **HS2 application – eastern access**

Objections submitted from GUA, OONF, Ealing Cyclists and Hammersmith & Fulham Council.

These objections focus on the siting of the proposed temporary buildings rather than their appearance and visual impact.

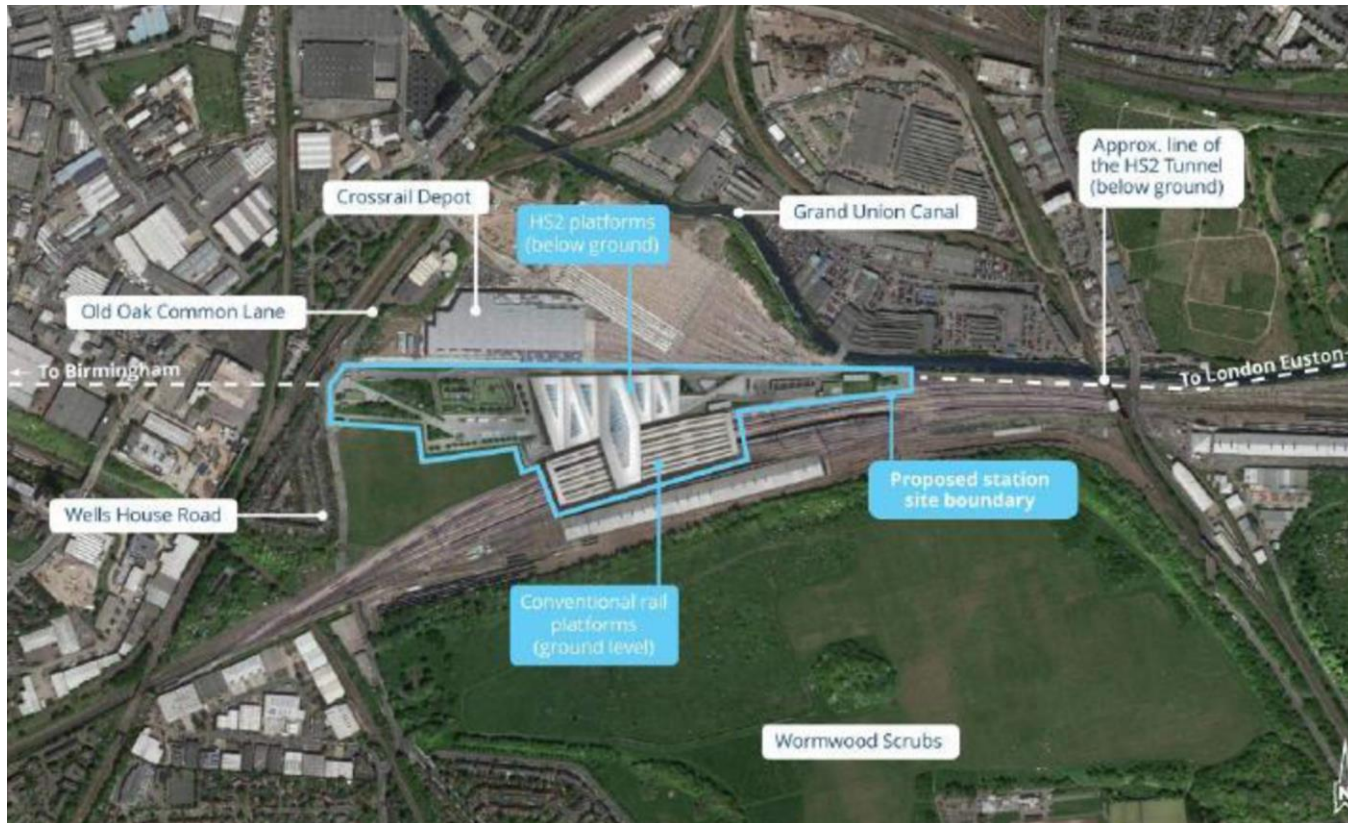
The chosen location potentially blocks any road bridge from Scrubs Lane/Wood Lane being built at a future date.

May also impact on proposed ped/cycle bridge shown in OPDC Local Plan as (unfunded) new infrastructure needed.

A 1km long station with no vehicle access/exit at eastern end is unworkable and unsafe in an emergency.

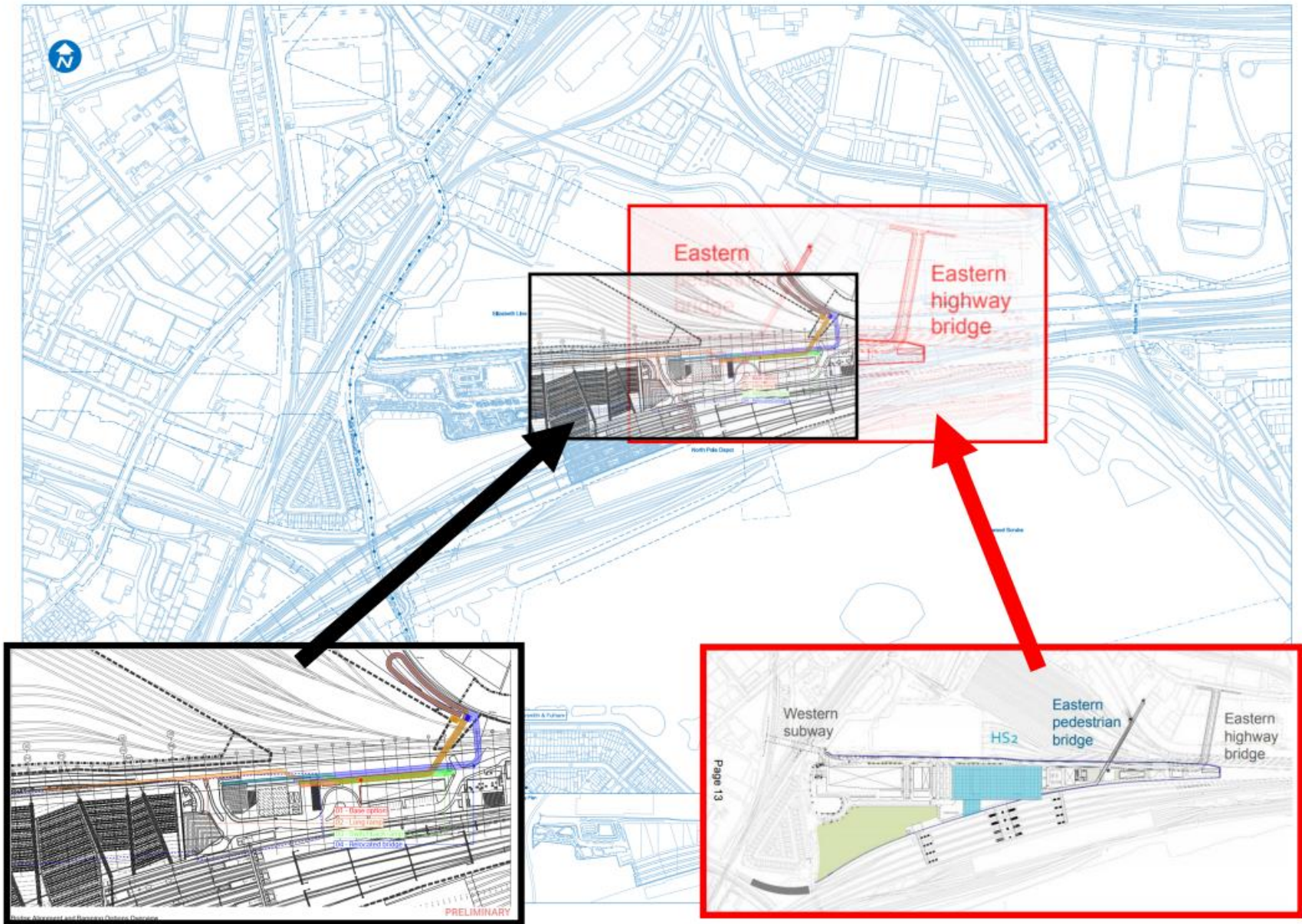
Response to Fol request

The response to John Cox's Fol request to the Department for Transport reads as below:

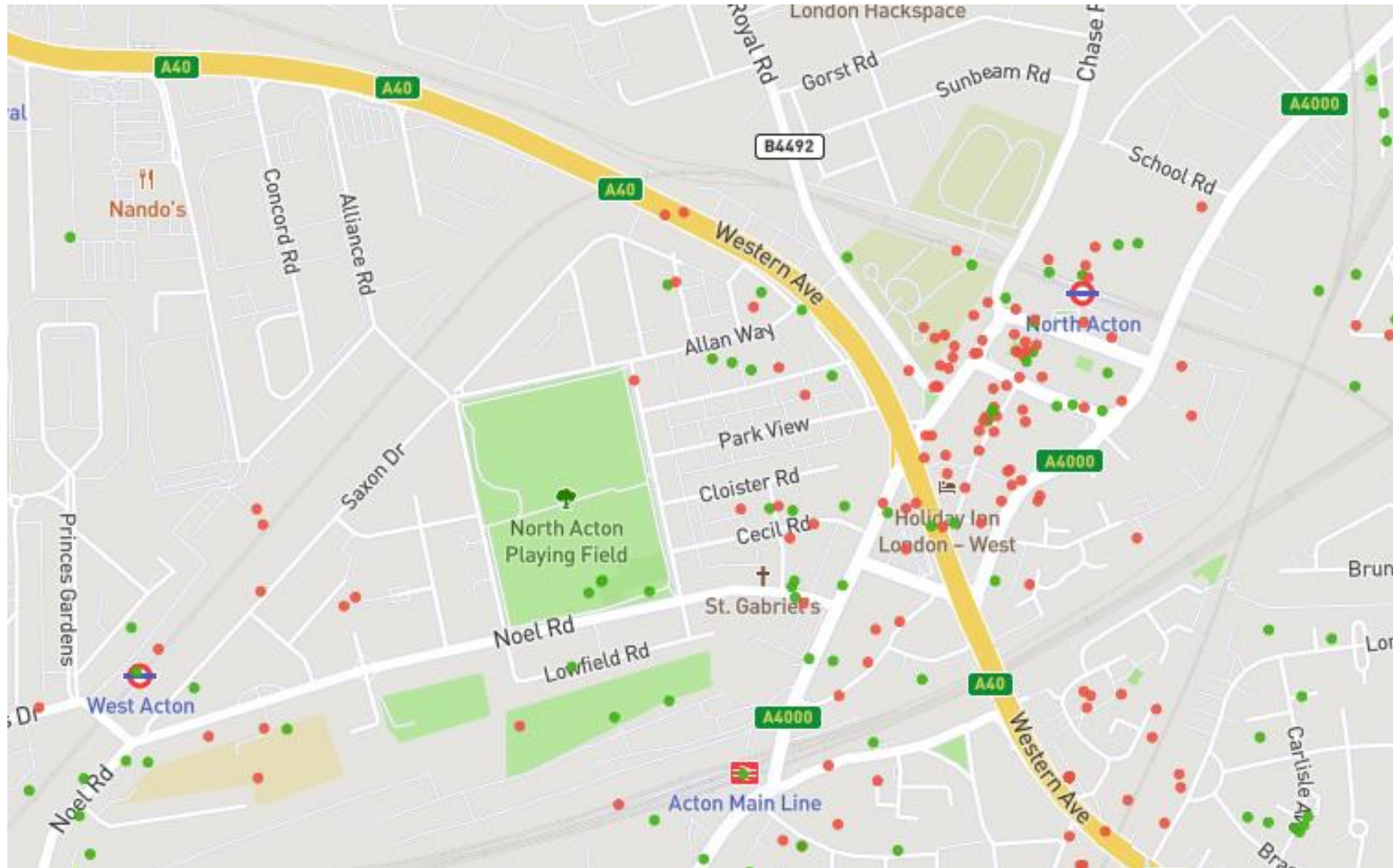


“All road infrastructure requirements will be considered as part of the station requirements. As per the previous response, there are no current plans for an eastern vehicle access road”.

2.2 Old Oak Common Station – eastern access



Item 3 AirBNB and short term lets at North Acton



Red dots show lettings for entire home/apartment

Green dots show a private room

Ealing borough has 2,042 listings overall. North Acton is a significant cluster.

Westminster has 9,330 in a smaller borough.

Source

www.insideairbnb.com

Item 3

Some examples

Icon Tower Flat VII

1 review · Greater London, England, United Kingdom

[Share](#) [Save](#)



Entire rental unit hosted by City Relay

2 guests · 1 bedroom · 1 bed · 1 bathroom



£201 night

[1 review](#)

Acton - Two Bedroom Apartment

[Greater London, England, United Kingdom](#)

[Share](#) [Save](#)



Entire rental unit hosted by **Jermaine**

4 guests · 1 bedroom · 1 bed · 2 bathrooms



£319 night

New Sky-Rise 1 Bed HomeAwayFromHome

★ 5.0 · [3 reviews](#) · [Greater London, England, United Kingdom](#)

[Share](#) [Save](#)



Show all photos

Entire rental unit hosted by Elizabeth

2 guests · 1 bedroom · 1 bed · 1 bathroom



£185 ~~£157~~ night

★ 5.0 · [3 reviews](#)

4 Tall buildings and open space at North Acton

New report published on the long term financial and social impacts of residential towers.

[What is the future of high-rise housing? → Pollard Thomas Edwards](#)

Based on research by LSE and several firms of London architects.

Covers issues on lifetime costs of tall buildings, leasehold structures, service charges, impact of 2022 Building Safety Act.

Includes a series of case studies on amounts of open space in several of London's tall building clusters.

North Acton is one of these.

4

North Acton commentary

“Development has been brought forward incrementally by landowners and without the benefit of an overarching masterplan. Around 2,500 apartments and 1,000 student rooms have been built here in the past 10 years, mostly in tall buildings ranging from 12 to over 50 storeys. The only public open space built so far is Station Square, which provides around 1,650 m² of mostly hard landscape. The current planning application for 1 Portal Way contains a public park of some 0.43 hectares, which will no doubt be very well used”.

The ‘North Acton Cluster’ is gaining London-wide notoriety

4

Open Space at North Acton

Abercrombie's London Plan (1944) noted that open space per person varied from 24.3 sq m (Woolwich) to 0.4 sq m (Shoreditch). He recommended '4 acres per thousand' or 16.2 sq m as a norm.

Camden has a standard of 9m per person for new housing

This new study looks at 4 major regeneration areas:

Queen Elizabeth Olympic Park 18 sq m per person

Kings Cross 27 ha development 2.57 sq m for all users (inc visitors)

Vauxhall/Nine Elms/Battersea 226 ha with 0.78 sq m per person

North Acton 33 ha core development area with 0.31 sq m projected open space per person for a population of 17,000 residents.

Item 5

One Portal Way

Application dates from November 2021. Latest changes involve a revised Environmental Statement and proposals for 'meanwhile use' on part of the site.

Proposed construction programme rephased and extended partly because of lack of electricity supply at North Acton.

Latest consultation ended 1st September. OONF has submitted a fifth detailed objection. Letter has also gone to Imperial College.

Application may go to OPDC Planning Committee on 12th October.

Item 5

Figure 12 Location of Temporary Meanwhile Use

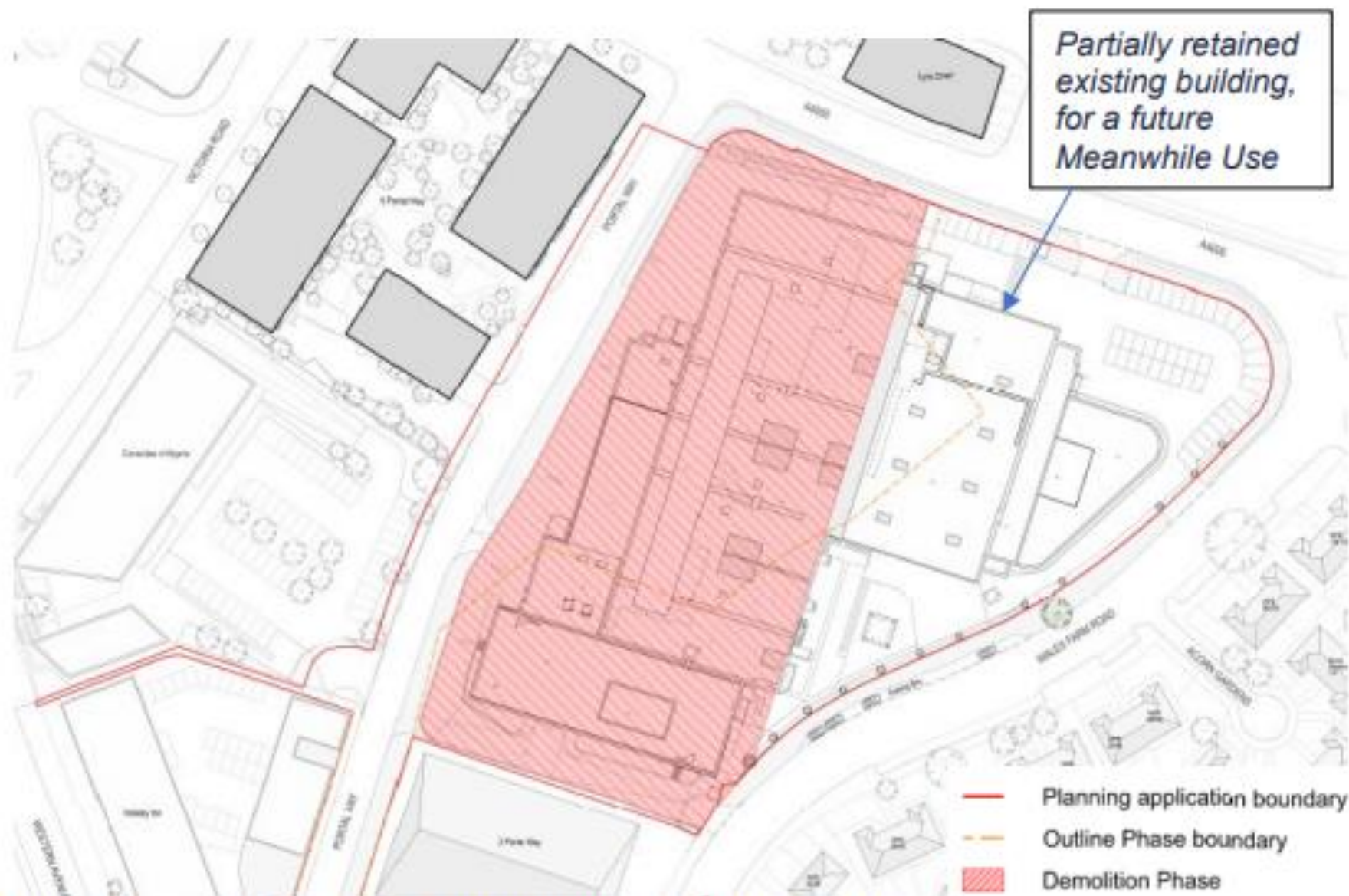


Figure 13 Revised Year 1 Construction Logistics Plan



- Residential
- Amenity Spaces
- Co-Living
- Hotel
- Co working & Office
- Maker Studios
- Food, beverage and retail
- Community Spaces
- Plant
- Cycles

SKETCH OF PROPOSED GROUND FLOOR USES AT ONE PORTAL WAY

Item 6

2 Portal Way

New application submitted for part-11, part-12 storey mixed-use building with food hall and commercial kitchens, plus commercial/retail space on Portal Way.

Project client Dephna Group is a longstanding operator of dark kitchens.

Replaces existing LBE 2017 consent (on behalf of OPDC) for two buildings of 25 and 35 storeys comprising 380 residential flats.

OPDC already saying that new application is not policy compliant.

Item 7

3 School Road



Application submitted in March 2023 for a building of 25 storeys with 176 Build to Rent residential units.

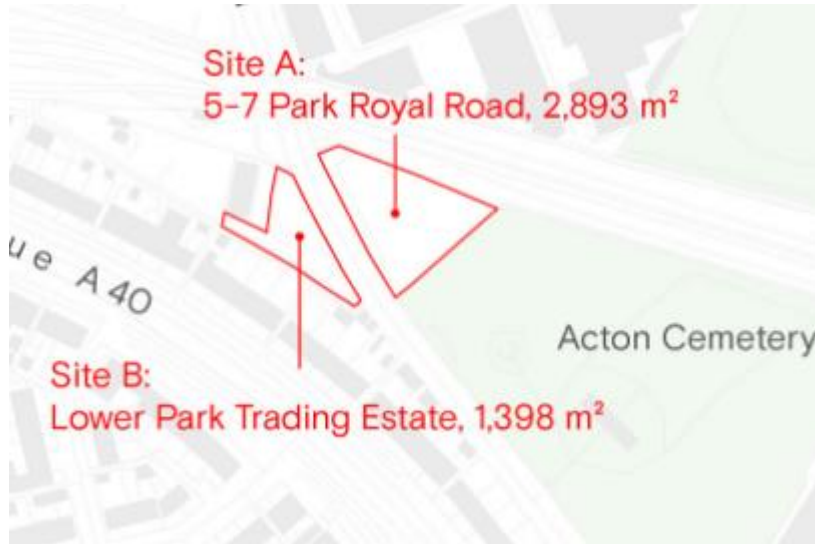
LBHF planning officers are recommending that their Council objects to impact on views from Wormwood Scrubs (LBHF committee meets Sept 5th).

OONF has submitted a late objection on 3 grounds

1. OPDC Local Plan 'appropriate heights' at Acton Wells were never consulted on.
2. 'Prematurity': Old Oak West SPD not yet consulted on.
3. Supporting LBHF objection on views from the Scrubs.

Item 8

5-7 Park Royal Road

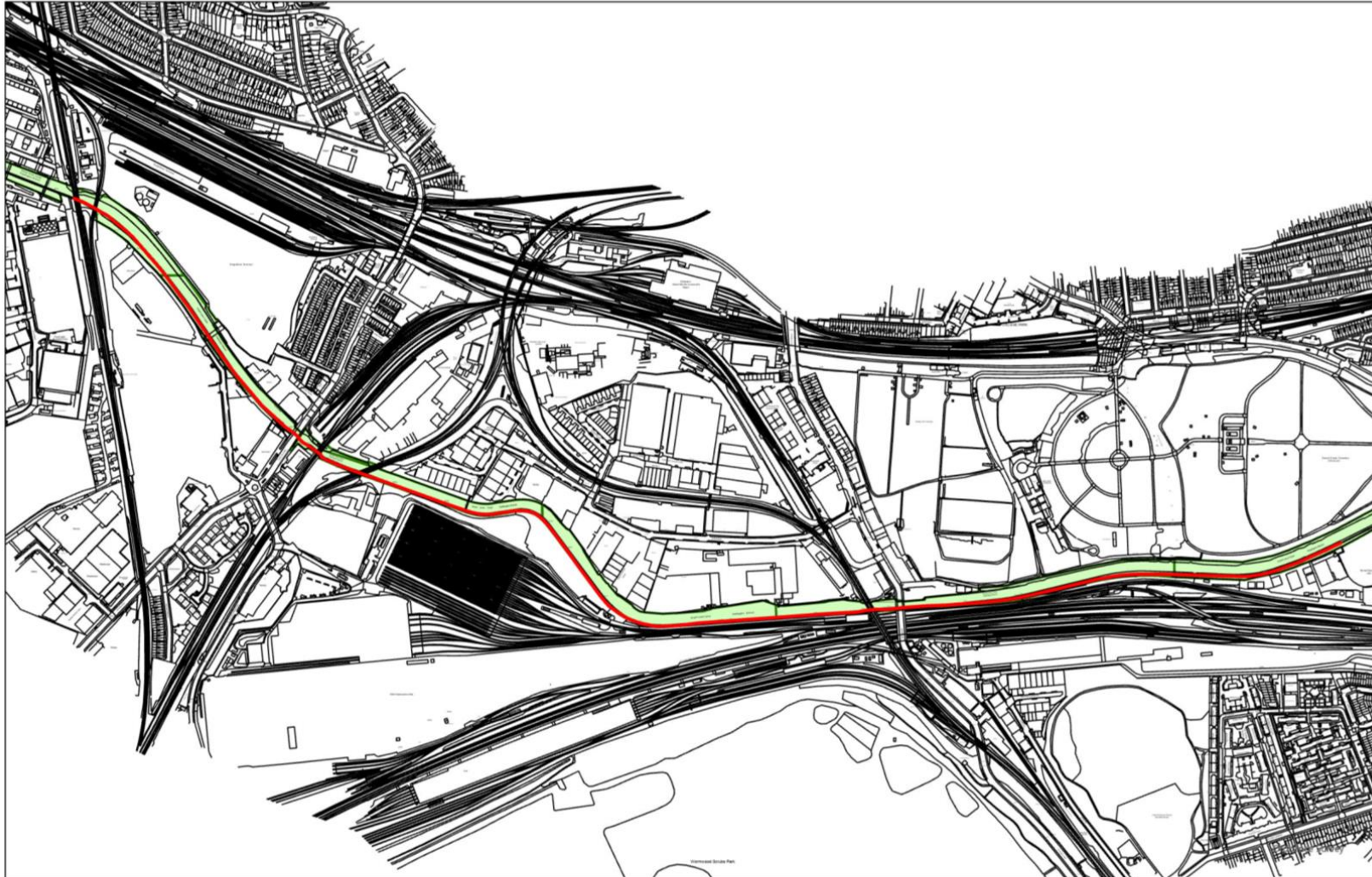


Developers The Stay Club are carrying out a further consultation on changes to their previous proposals.

Eastern site A remains with a building of up to 33-storeys providing around 988 student rooms and associated facilities.

Western site B building now reduced below 48m height threshold to between 6 to 14-storeys (originally up to 23-storeys) providing 71 (originally 161) new affordable homes.

Grand Union Canal towpath closure



This closure of an extended section of the towpath is proposed by the Canal and River Trust.

It relates to electrical works, rather than any HS2 requirements.

Questions over the closure have been raised by John Cox.

Any other business

1) LB Ealing have offered a meeting with Peter George (Strategic Director of Economy and Sustainability) to discuss the OONF letter on 'crumbling infrastructure' and use of S106 receipts. Date yet to be fixed.

What are the priorities to discuss, on worsening problems on roads, electricity supply, pavements in East Acton and North Acton?

2) Park Royal Design District is part of London Design Festival 16/17 September
<https://www.parkroyaldesigndistrict.com/ldf23-ex2>

Contact details for OONF and GUA

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