



Old Oak Neighbourhood Forum and Grand Union Alliance

October 5th 2021

On Zoom

Agenda for this evening

1. Report back from the September meetings of the OPDC Planning Committee and Board
2. Publicising our designation application to extend the OONF neighbourhood boundary (consultation closes Oct 25th)
3. Update on HS2 construction
4. Update on current planning applications in the OPDC area
5. Planning an extension to a city (quick set of slides on what's good about Vienna Seestadt as compared with OPDC/Ealing's efforts)
6. News on the Collective (Collective Living Ltd has gone into administration)
7. AOB

September OPDC Planning Committee

We gave our presentation (as seen at our last meeting) to the informal 'briefing session' of the committee on 8th September

Little response, but we hope we cast some doubts in the minds of the committee, on the 'soundness' of the OPDC Local Plan

We also argued the case for an extended OONF neighbourhood area

Local ward councillors seem more supportive than the committee's 'independent' members.

Planning Committee 8th September

This formal meeting unanimously approved the modifications to the Draft Local Plan – a disappointing outcome

Committee members were persuaded that it would be disastrous for OPDC's 'mission' to delay further and make further modifications or start again from scratch.

'Perfection should not be the enemy of the good' was the line from independent committee member Gordon Adams

Also approved the Victoria Road crossover box – see next slide

- (a) **21/0084/HS2OPDC report:** “OPDC may refuse the application if:
... the design or external appearance of the works ought to be modified
... to preserve the local environment or local amenity,
... and is reasonably capable of being so modified.”



-
- (b) **The OPDC Director of Planning email:**

“... We’ve taken on board your comments. The design of the structures will not be fixed at this point.
... There will be a further application for the design.
... We will consult the community on the revised design.”

-
- (c) **The OPDC Director of Planning post-meeting decision:**

“GRANT APPROVAL for the works, subject to a Condition:

“No less than 6 months prior to commencement,
details of the

external appearance,

materials, and

finishing

shall be submitted and approved,

... to preserve the local environment and amenity, in accordance
with High Speed Rail (London – West Midlands) Act 2017”



“If you want to appeal, you must do so by **26 October 2021**, as prescribed in the
High Speed Rail (London-West Midlands) (Planning Appeals) (Written Representations Procedure)
(England) Regulations 2017.”

Informative:

“The applicant is encouraged to undertake a further character assessment, and consider the local industrial heritage of the area.

“The applicant should also consider advice given from the Place Review Group and representations made by members of the public.”

Informative:

“In accordance with the 9 September Planning Committee, any future approval will be reported to the Planning Committee for a decision.

“OPDC will also undertake public consultation on receipt of a valid application.”



OPDC Board 13th September

New joint work with Ealing to improve public realm at North Acton
Continued work with Government on Western Lands Strategic
Business Case as 'priority investment' for imminent Spending Review
Board approved the Modifications to be sent to Planning Inspector
Emma W advised the Board that legal advice has confirmed that these
Modifications are not so fundamental as to be a 'revised plan' and
that the Inspector is happy with this.

No new documentation in the 'Examination Library' on OPDC website
– lack of transparency. No news on hearing dates.



THE FUTURE OF THE HS2 SITES AT ATLAS ROAD AND CHANNEL GATE

YOUR CHANCE TO MAKE A DIFFERENCE

Dear neighbour,

We are the 'neighbourhood forum' formed by local residents in 2016. We have the legal powers to draw up planning policies for the 'Old Oak neighbourhood area'.

You may have had a letter from the OPDC which explains our proposal to extend the boundary of this area to include the key development sites at Channel Gate and Atlas Road.

The OPDC (Old Oak and Park Royal Development Corporation) do not want this extension of the boundary to happen. Nor will landowners preparing planning applications for yet more residential towers on these sites (HS2 will leave these sites around 2026). Meanwhile HS2 construction works cause daily chaos.



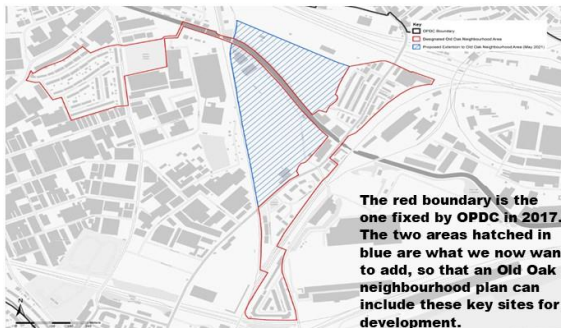
We have already seen what has happened at North Acton and at Oaklands Rise.

A neighbourhood plan that included Channel Gate/Atlas Road would have lower-rise housing and a new neighbourhood centre.

These sites will be a 1km walk from HS2 platforms (when the station opens in 2030). Along Old Oak Common Lane. Will HS2 turn Channel Gate into a 'major town centre'? We don't think so.

You can help to change what happens in this part of Acton.

Please email to planningpolicy@opdc.london.gov.uk with your name and postcode to say that you support **EXTENDING the Old Oak neighbourhood area**. Or write to OPDC City Hall, The Queen's Walk, More London Riverside, London SE1 2AA. **The consultation runs until October 25th 2021.** We are an independent community group and not part of OPDC.



The red boundary is the one fixed by OPDC in 2017. The two areas hatched in blue are what we now want to add, so that an Old Oak neighbourhood plan can include these key sites for development.

OPDC planning officers have already said that they oppose our proposal to extend the neighbourhood boundary. But by law they must consult us all before a formal decision is made.

We'll need plenty of support from local people to persuade OPDC Board members to add these sites to the current boundary.

We think that we are making some headway in persuading OPDC members that their current plans are wrong for this part of London in 2021. Please help us to get across this message. Your voices need to be listened to.

Email to oonforum@gmail.com to join us and to keep up with news.
See our website at www.oldoakneighbourhoodforum.org

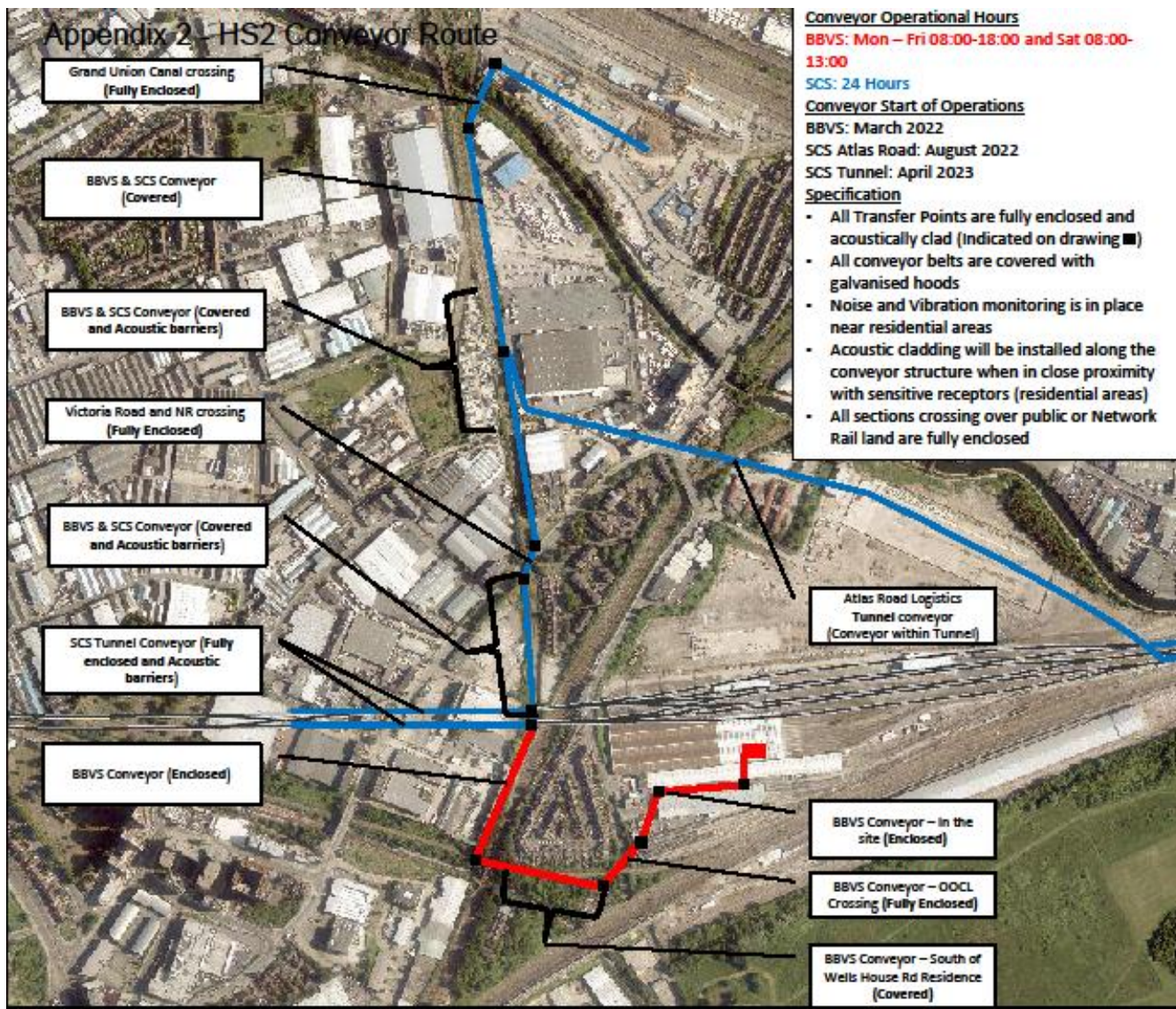
Publicising our designation application

We need to maximise supportive responses before October 25th.

Hard copy flyers delivered in Wells House Road, TITRA area and Midland Terrace.

Supportive comments submitted from Harlesden Forum and Kensington Society. StQW Forum members alerted.

More activity needed in final 3 weeks



Dust and Noise Mitigations

- **Fully enclosed and Acoustic barriers** – Entire structure acoustically cladded resulting in both noise and dust control and additional acoustic barriers to further minimise any noise disruption
- **Fully enclosed** – Entire structure acoustically cladded resulting in both noise and dust control
- **Enclosed** – Conveyor structure acoustically cladded resulting in both noise and dust control but walkways are outside the enclosure
- **Covered** – Hood provided over the conveyor structure for dust control only
- **Covered and Acoustic barriers** – Cover is provided over the conveyor structure for dust control and Acoustic barriers to minimise any noise disruption

HS2 construction update

HS3 announcement at Conservative Party conference?

Conveyors being positioned

Additional drainage and troughing work taking place between w/c 4 October and December 2021 near the Heathrow Express depot site

Conveyor installation



HS2



Old Oak Common Current and Planned works impacting the Highway



CSJV

1. Victoria Road Southbound
2. Chandos Road
3. School Road
4. Atlas Road Roundabout
5. Victoria Road Northbound



SCS

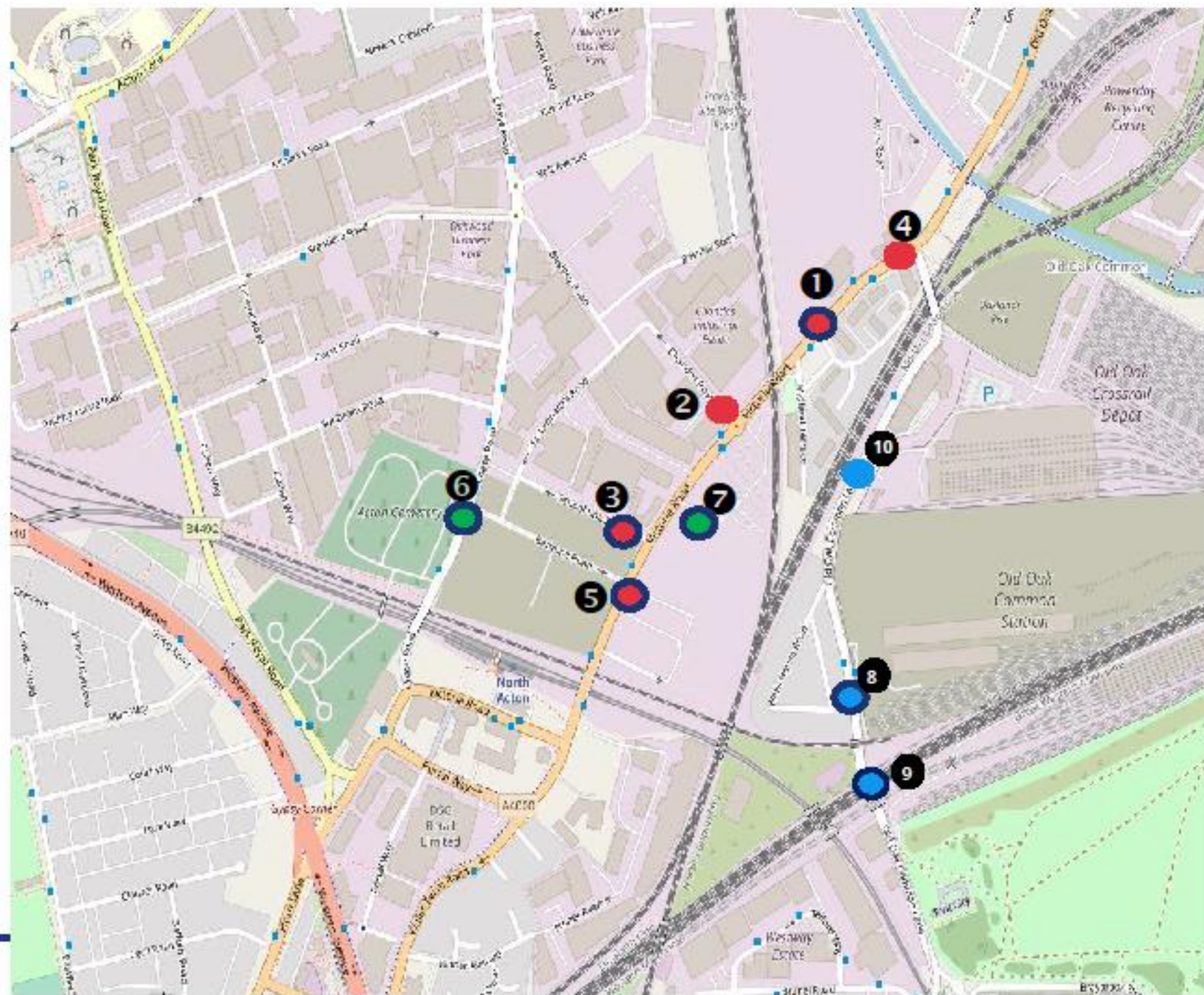
6. Chase Road
7. SCSJV Vehicle Holding Area



BBVS

8. Boundary Wall, Old Oak Common Lane
9. Old Oak Common Lane GI (under GWML Bridge)
10. Old Oak Common Lane GI

Note – circles with border are current works,
circles without border are proposed works



Current planning applications



Frogmore Estate:
outline application
from Barton
Wilmore for a
further data centre
in the area

Will set parameters
on heights and
massing



| | |
|---------------------------------|---|
| Admission | conduct (1-10) (1=low 10=high) (MPT, 0.25) |
| Age | MZ (2nd Quarter) |
| Admission --- | Maximum percentage admitted |
| TRPG (average score) | 1-7 Mean Score |
| TRPG (average score) (range) | None |
| Admission --- | None |
| Admission | Low (1-10) |

[illegible]

The following points are the basis of the proposed new approach, and are intended to be used as a guide to the development of a new approach to the design of a new product.



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One Portal Way



OONF in
correspondence
with Imperial
College on whether
the College has the
legal powers to
embark on a purely
commercial
property
development

Planning an extension to a global city

Three examples from Vienna, North Acton,
and Channel Gate in East Acton

Aspern Seestadt, Vienna

One of Europe's largest urban development projects.

A multi-phase development planned from 2010 onwards which through to the next decade will see the creation of housing for over 25,000 people (same total as for OPDC area)

At the end of a U-bahn line (underground/overground) 20 mins from the centre of Vienna.

Plots allocated to groups combining together on self-build projects.

Built on an former airfield and including an artificial lake.



Büroobjekte

Büroobjekte
 Motiv: Herstellung von Büroflächen zur Eigennutzung oder zur Vermietung
 BauherrInnen: Firmen, Projektentwicklungsgesellschaften
 NutzerInnen: BüronutzerInnen, Handels- und Dienstleistungsbetriebe
 ökon. Modell: Investition, Vermietung, danach ggf. Verkauf an Immobilienfonds
 Bautypus: Büro - Geschäbtsobjekt

Wohnbau
 Motiv: Schaffung von leistbarem Wohnraum
 BauherrInnen: gemeinnützige und gewerbliche Bauträger
 NutzerInnen: WohnungswerberInnen z. Kriterien des Wohnservice Wien
 ökon. Modell: Herstellung und Betrieb durch Bauträger
 Bereitstellung Grundstück (Baurecht), Wohnbauförderung bzw. Unterstützung durch Darlehen (Wohnbauintiative 2011)
 Vermietung (Mietschubergrenze)
 ggf. Beihilfen für BewohnerInnen
 Geschäbtsobjekt mit Gemeinschaftseinrichtungen und kollektivem Freiraum
 Bautypus:

Innovationsquartier

Innovationsquartier
 Motiv: Herstellung von Wohn-, Handels- und Büroflächen
 BauherrInnen: Projektentwicklungsgesellschaften in Kooperation mit Wien 3420 AG
 NutzerInnen: BüronutzerInnen, Handels- und Dienstleistungsbetriebe
 WohnungswerberInnen
 ökon. Modell: Investition, Vermietung, danach ggf. Verkauf an Immobilienfonds
 Bautypus: Büro- und Wohnungs- Geschäbtsobjekte

Technologiezentrum "aspem IQ"
 Motiv: Bereitstellung von Büro- und anderen betrieblichen Flächen
 BauherrIn: Wiener Wirtschaftsgewerbur
 NutzerInnen: junge, innovative Unternehmen
 ökon. Modell: Vermietung und Betrieb zur Unterstützung von jungen Unternehmen
 Bautypus: Büroobjekt mit Lager- und Laborräumen



Baugruppenobjekte
 Motiv: Schaffung von Wohn- und Arbeitsraum für die Selbstnutzung
 BauherrInnen: Baugruppe (Verein, GbR) oder Bauträger
 NutzerInnen: Mitglieder der Baugruppe = urbane Menschen mit Anspruch selbstbestimmter Lebensgestaltung
 ökon. Modell: Herstellung (mit oder ohne Förderung) durch Baugruppe als Bauherrin, Eigentümerin und Baurechtsnehmerin oder: Herstellung durch Bauträger (= Baurechtsnehmer)
 Bautypus: Baugruppe als Mieterin
 Geschäbtsobjekt mit Gemeinschaftseinrichtungen und kollektivem Freiraum

Gewerbeobjekte
 Motiv: Herstellung von Betriebsanlagen
 BauherrInnen: Unternehmen
 NutzerInnen: Eigennutzung
 ökon. Modell: Unternehmen als Bauherr und Eigentümer von Grundstück und Gebäuden
 Bautypus: Bürobauten, Fertigungshallen, betrieblich genutzte Freiflächen

Bildungscampus
 Motiv: Schaffung eines multifunktionalen Bildungsstandortes
 BauherrInnen: Stadt Wien + Bundesimmobiliengesellschaft
 NutzerInnen: SchulträgerInnen (Bund, Stadt)
 ökon. Modell: öffentliche Investition, Betrieb der Gebäude
 Bautypus: Schulgebäude, Sporthallen und Außenanlagen

richtungen und kollektivem Freiraum

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22.. Eva-Maria-Mazzucco-Platz

















North Acton

Part of the OPDC area within which OPDC has handed over all decisions on planning applications, since 2015.

This decision was made on the basis that LB Ealing had drawn up some plans for regeneration of the area and wanted to carry these through.

As a result, LB Ealing has given planning consent to more proposals for new housing schemes (including student housing) than has OPDC.

North Acton has a good Underground connection on the Central Line, but the station is already overloaded.

OPDC now nervous that the 'public realm' is poor quality.













- EXTENSIVE ON-SITE AMENITIES
- Food market
 - Tech hub
 - Gym & fitness studio
 - Two international restaurants
 - Long Bar & coffee shop
 - Private dining & screening room















Channel Gate and Atlas Road

Two sites which are in use as construction compounds by HS2 until 2026 or later.

But now critical to OPDC as part of their Western Lands strategy and for filling the shortfall on housing number since Cargiant decided to remain on their site.

3,100 new homes with 1,000 in first 10 years.

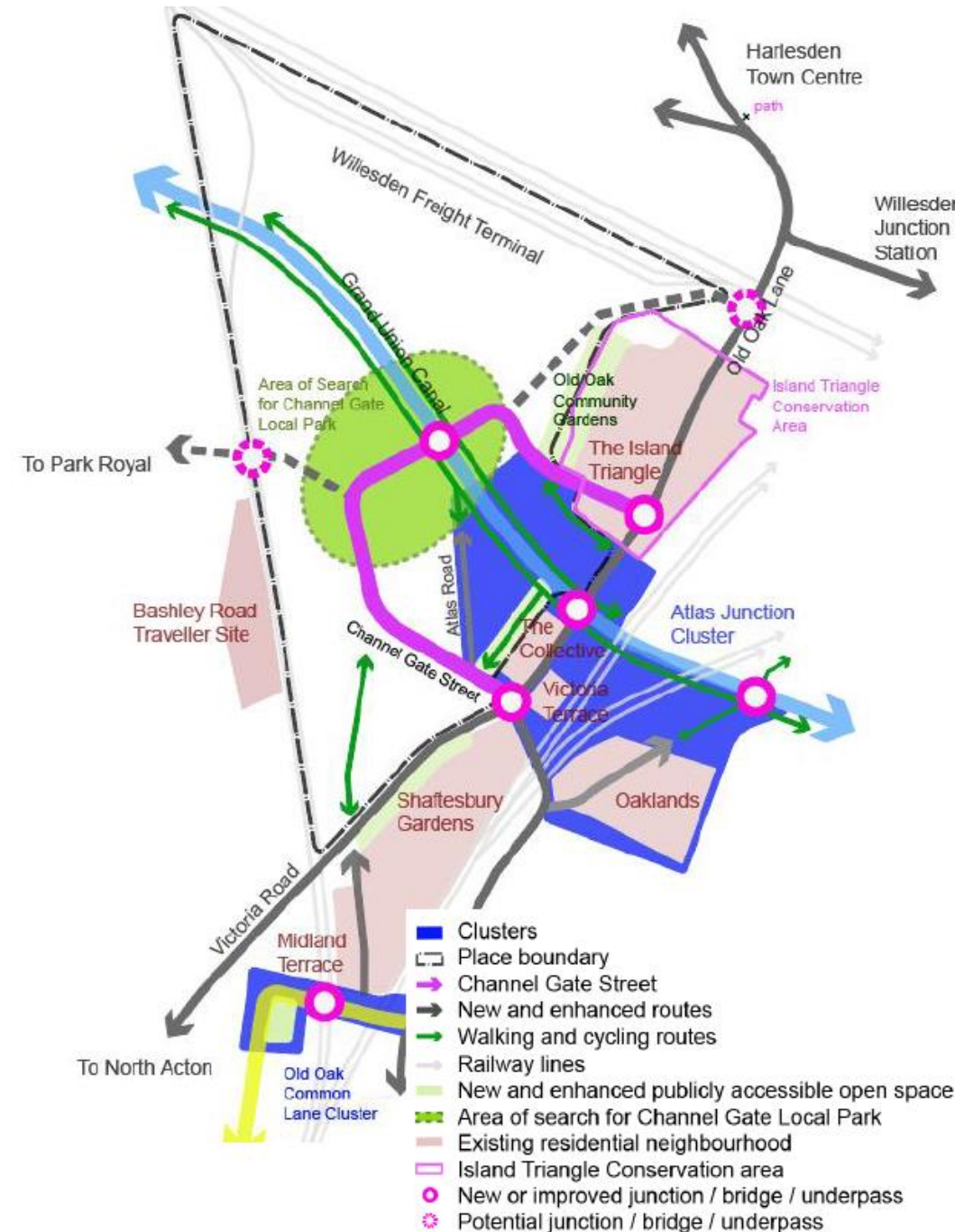
OPDC officers now claim that density will be much more modest than at Old Oak North

But we were given an average figure many months ago of 520 housing units/hectare which is very high density.

Pocket Living proposals are at 700 housing units/hectare

A. Channel Gate

- A new housing led mixed-use neighbourhood
- Minimum 3,100 new homes, space for 600 jobs
- Part of Old Oak Major Town Centre, community facilities and employment space
- New two-hectare Local Park and improvements to canalside spaces
- Retention or reprovision of the Willesden Freight Terminal and the Bus Garage



OPDC image of future
Atlas Road and Channel
Gate sites
3,100 new homes at a
net density of 520
units/hectare

Local residents do not
want OPDC's 'vision'
for Channel Gate

Oaklands development
nearing completion





Conceptual Ground Floor Plan



GRID
architects



Build to Rent scheme rather than Pocket Living's usual product of 'discounted market sale'

8 storeys on the canal and perhaps 26 storey tower to match Oaklands.

Density of 700 housing units/hectare

Canalside improved

Shops, café, pharmacy.

Construction period 3.5 years from now.

Nine Elms disease – will this area ever sell?



News on the Collective

The management company of the Collective (Collective Living) went into administration in September. The administrators will try to sell off parts of the company's property portfolio in the UK. A similar exercise will take place on the company's properties in the USA.

During the pandemic the company has proved unable to maintain the income needed to service its debts. This followed a period of rapid expansion from the days when the Collective at Old Oak was the first major scheme by the company.

On the Collective's website there is a link to the administration notice at <https://www.fticonsulting.com/emea/cip/the-collective-living-group-limited> but no other information on what will happen at this building.

Any other business

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

email address for the forum is oonforum@gmail.com