

From: Emma.Williamson@opdc.london.gov.uk,
To: henrypeterson@aol.com, oonforum@gmail.com,
Subject: FW: 5-7 Park Royal Road
Date: Tue, 13 Sep 2022 17:42

Attachments:

Henry

I note you emailed whilst I was away saying that Polity hadn't replied so forwarding to you at the neighbourhood forum and one of your other addresses.

Emma

Emma Williamson
Director of Planning

Old Oak and Park Royal Development Corporation
Office address: Brent Civic Centre, 32 Engineers Way, Wembley, HA9 0FJ
General Enquiries: 020 7983 5732
[Website](#) | [Twitter](#) | [YouTube](#) | [Instagram](#) | [Facebook](#) | [e-newsletters](#) | [Blogs, Events & Activities](#)
My pronouns are: she/her



From: Emma Williamson <Emma.Williamson@opdc.london.gov.uk>
Sent: 02 September 2022 07:39
To: Claire O'Brien <claire.obrien@opdc.london.gov.uk>
Subject: Fwd: 5-7 Park Royal Road

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From: Martin Hughes <martin@polityuk.com>
Sent: Thursday, September 1, 2022 11:12:11 PM
To: Old Oak Neighbourhood Forum <oonforum@gmail.com>; martin@polity.co.uk <martin@polity.co.uk>;
lee@polity.co.uk <lee@polity.co.uk>
Cc: Emma Williamson <Emma.Williamson@opdc.london.gov.uk>; tom.cardis@opdc.london.gov.uk
<tom.cardis@opdc.london.gov.uk>
Subject: Re: 5-7 Park Royal Road

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Dear Henry,

Thanks very much for your email and we are indeed still working on this project.

Sorry you couldn't make the event organised by OPDC this evening.

I have passed on your comments to our clients, Hallmark. We will also ensure that they, along with others, are fully addressed in our intended Statement of Community Involvement which will form part of the eventual planning submission.

In terms of further activities, we will be holding a 'drop-in' session on 15th September between 2pm to 8pm at the Holiday Inn, Portal Way. This will involve members of the project team and give another opportunity to the local community and other stakeholders to find out more about the proposals and recent revisions that have been made as well as for the team to receive further feedback on the emerging proposals.

Next week, we will be widely distributing a newsletter in the locality of the site which extends an invitation to that event, and we will also ensure that OONF along with other groups receive it. Although this session will be after your scheduled meeting, I do hope that you and any colleagues will be able to attend. We will be updating the website accordingly to coincide with the distribution of the newsletter – you may recall my email of 4th May 2022 which mentioned that we would do that at the next stage of consultation.

If you go to <https://we.tl/t-8kTRTVJhHD> you will be able to download the presentation that was made tonight and hopefully that will be helpful for your meeting on 6th September. I can confirm that there are two means of escape from the two buildings and you should be able to identify these in the presentation.

If there is anything else we can assist with, please do get in touch.

Kind regards,

Martin Hughes
Director
Polity

From: Old Oak Neighbourhood Forum <oonforum@gmail.com>
Sent: 31 August 2022 20:29
To: Martin Hughes; martin@polity.co.uk; lee@polity.co.uk
Cc: emma.williamson@opdc.london.gov.uk; tom.cardis@opdc.london.gov.uk
Subject: 5-7 Park Royal Road

Dear Martin and Lee,

We exchanged emails back in March, before and after I attended one of the pre-application webinar presentations on this proposed development.

I would have liked to be attending the OPDC stakeholder session tomorrow (Thursday) but will not be in London.

The Old Oak Neighbourhood Forum has been in continued correspondence with Emma Williamson at OPDC on the way in which these two sites were added at a very late stage in the Local Plan process, as being 'appropriate' for tall buildings. Several of us met with Emma and her team last night, so she is aware of our concerns. I am copying this email to Emma and Tom Cardis.

We have yet to reach agreement on what Modification proposals were published when, in terms of the public consultation process on the Post Submission Modified Draft Local Plan.

I am aware that the proposals for 5-7 Park Royal Road have been reduced in height, and that the current description is for *the construction of two buildings of 33 storeys (96m equivalent to 30 residential storeys) and 15 storeys*.

These remain 'tall buildings' sited at a location next to a cemetery and low rise housing. We will take account of discussion at the stakeholder meeting, but your clients should assume that the proposals will prompt detailed objections from the Old Oak Neighbourhood Forum. As we pointed out previously, the location is not part of the North Acton Cluster and the case for its 'suitability' for tall buildings is slim.

The website at [Home - Park Royal Road](#) does not seem to have been updated and refers to a 44 storey tower. At the end of the consultation webinar session which I joined, my recollection is that the recordings of the sessions on 2nd and 3rd March were going to be made available on the site? This has not happened.

There will (I hope) be some colleagues from OONF who are able to be at tomorrow's session and who will provide some feedback at our next Forum meeting on September 6th. **Meanwhile it would be very helpful to be able to see the set of slides that are presented tomorrow by the applicants?**

Amongst other issues, we will wish to see whether the design of both proposed buildings include a secondary staircase as a means of escape? We follow closely the slow follow up to the 2017 Grenfell fire and took some comfort from the DLUHC circular of 23rd August 2022.

The floor plans as presented to the OPDC Community Review Group last January appear to show two staircases, but are small-scale and a little hard to read.

If Polity are no longer commissioned by the developers and neither of you are now involved in this development, please let me know so that I can approach Hallmark direct.

Thanks and best wishes.

Henry Peterson--
on behalf of the Old Oak Neighbourhood Forum
<http://oldoakneighbourhoodforum.org>
<https://www.facebook.com/OldOakNeighbourhood/>

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