

# **OPDC Local Plan Housing density and and tall buildings**

Old Oak Neighbourhood Forum slides for  
Grand Union Alliance conference  
24<sup>th</sup> June 2017

# Change of Presenter

Apologies from Henry Peterson due to  
family commitments

Robin Brown

Hayes Community Development Forum  
& Just Space

I take responsibility for my commentary and some additional slides

## Context

2015 London Plan Annex A allocated a **minimum** of 24,000 new homes to be built at Old Oak

The OPDC Local Plan continues to reflect this figure

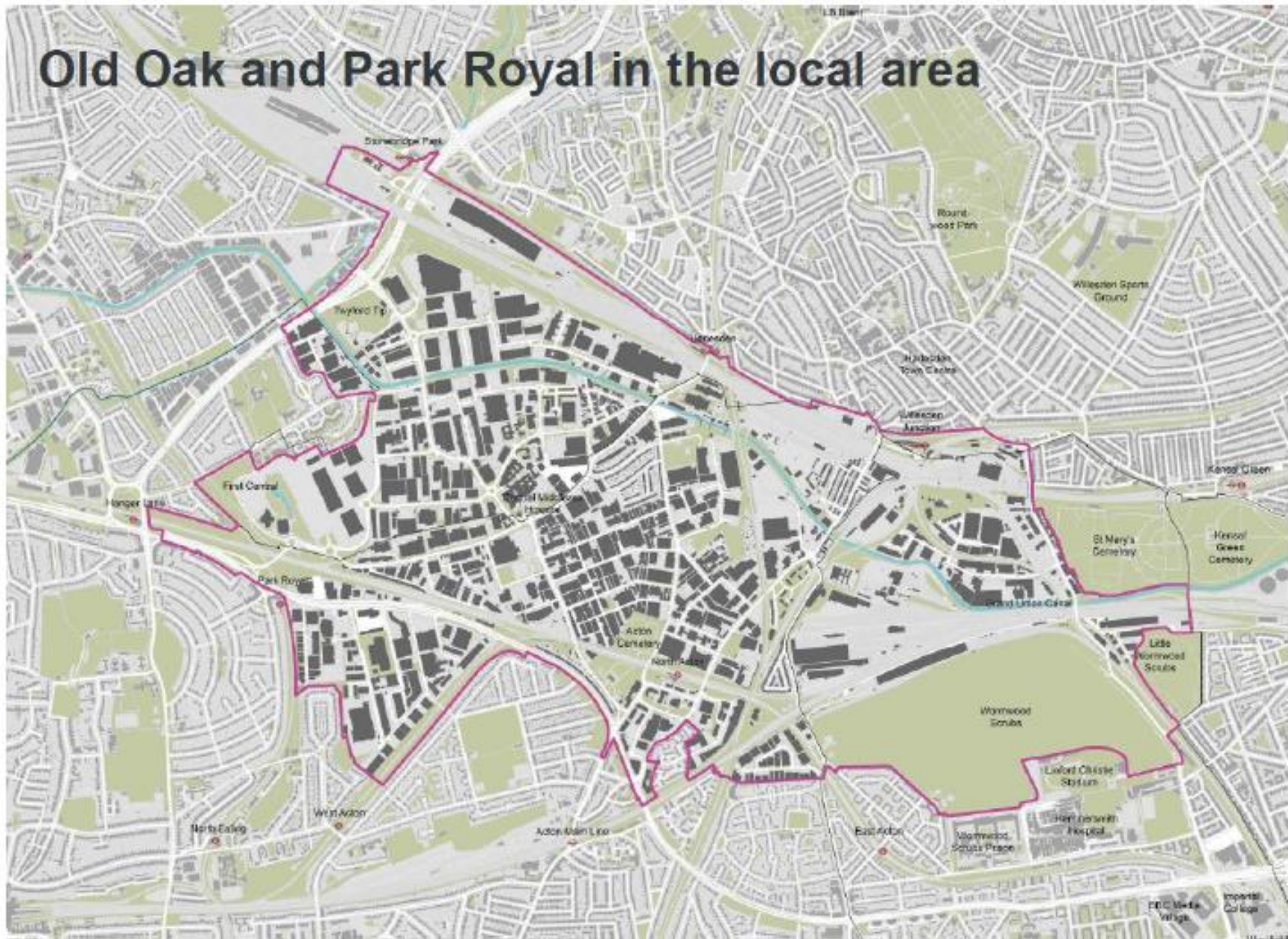
Where did it originate from?

How was it justified in 2015?

How is it justified now?

What are the implications for housing density and building height?

# Old Oak and Park Royal in the local area



## Origins of the 24,000 target

The Vauxhall/Nine Elms/Battersea area is 100 hectares and has a target of 18,000 new homes

The Old Oak area is 105 hectares and has a target of 24,000 new homes

Is this where the 24,500 target came from – a crude comparison looking at the map of London?



# OLD OAK - VNEB



## VNEB

100 ha

18,000 new homes

25,000 new jobs

Old Oak = 105 ha (in this  
image red outline)

24,000 new homes

55,000 jobs







It's no wonder people want to be here.

London tops the competitiveness league tables. With our mix of businesses, institutions, universities and general high quality of life, we are a magnet for talent, investment and visitors.

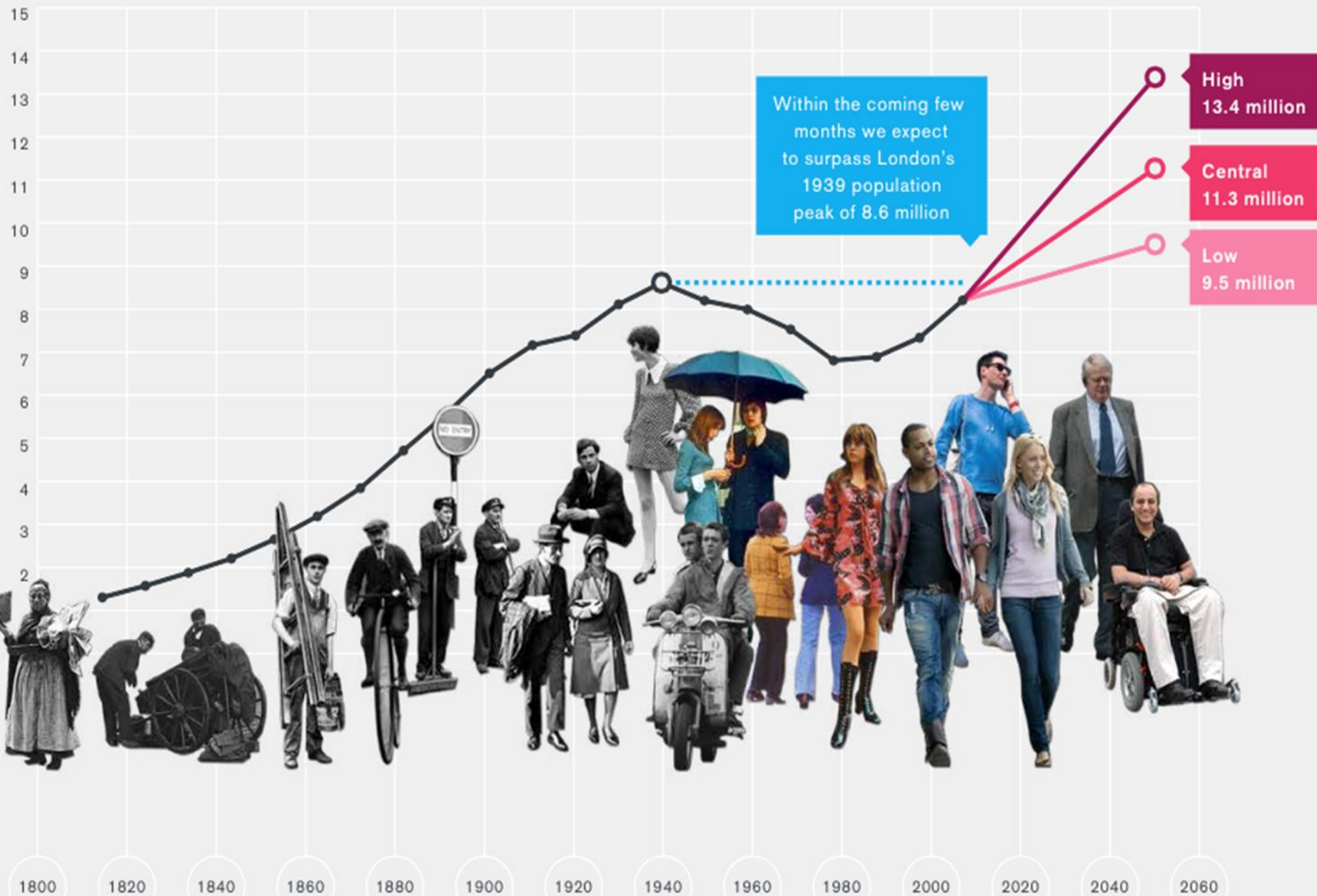
## CITY COMPETITIVENESS RANKINGS

- 
- 1 LONDON
  - 2 NEW YORK
  - 3 SINGAPORE
  - 4 CHICAGO
  - 5 PARIS
  - 6 AMSTERDAM
  - 7 TORONTO
  - 8 SAN FRANCISCO
  - 9 BERLIN
  - 10 STOCKHOLM

Source: Site Selection magazine  
and IBM Global Business  
Services 2013



POPULATION  
(MILLIONS)



## A super hub station

**OPDC**  
OLD OAK AND  
PARK ROYAL  
DEVELOPMENT  
CORPORATION

- 2026 Old Oak station opens with: HS2, Crossrail and the Great Western Mainline
- 250,000 passengers per day
- 90% the size of Waterloo station
- £1bn Government investment at Old Oak
- 3 new & 2 improved stations
- 202 trains at peak across Old Oak
- 10 rail lines
- 8 min from central London
- 10 min from Heathrow
- 38 min from Birmingham

**MAYOR OF LONDON**





# Phase 1 – Enabling works



## CONSTRUCTION (AP PROPOSAL) PHASE 1

Timeline

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9
Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 5	Phase 5	Phase 5	Phase 5

Utility Works

Willesden Euroterminal  
Railhead Conversion

Buildings Demolition

Victoria Road	Daily Peak Traffic Flow	
	Flow	HGV's
Northbound	25	25
Southbound	25	25

Oak Old Common Lane	Daily Peak Traffic Flow	
	Flow	HGV's
Northbound	69	69
Southbound	69	69

Demolish First Great Western  
Old Oak Common Depot

Buildings Demolition

Utility Works

Utility Works

- Environmental surveys
- Ground investigation
- Utility protection and diversions
- Demolition and site compound preparation

- Old Oak Common S
- Victoria Road tunn



## 2015 OAPF and 'vision for old Oak'

### *Principle OO1: LAND USE*

- a. In conformity with the London Plan, proposals should contribute towards the comprehensive regeneration of the Old Oak area to help deliver: ~~a~~ a minimum of 24,000 new homes including affordable homes with a mix of tenures and typologies;*

In its consultation response **LBHF** raised concerns about the target for a minimum additional 24,000 homes and asked that this should instead be described as an estimated figure, not a minimum.

# Housing density in London

The London Plan includes a 'density matrix' setting guidelines on densities achievable at different levels of public transport accessibility. Max density is 405 housing units per hectare, as below:

TABLE 3.2 - DENSITY MATRIX (HABITABLE ROOMS AND DWELLINGS PER HECTARE)

INDICATIVE AVERAGE DWELLINGS SIZE	SETTING	PUBLIC TRANSPORT ACCESS LEVEL (PTAL)		
		0 TO 1	2 TO 3	4 TO 6
	SUBURBAN	150 - 200 HR/HA	150 - 250 HR/HA	200 - 350 HR/HA
	3.8 - 4.6 hr/unit	35 - 55 u/ha	35 - 65 u/ha	45 - 90 u/ha
	3.1 - 3.7 hr/unit	40 - 65 u/ha	40 - 80 u/ha	55 - 115 u/ha
	2.7 - 3.0 hr/unit	50 - 75 u/ha	50 - 95 u/ha	70 - 130 u/ha
	URBAN	150 - 250 HR/HA	200 - 450 HR/HA	200 - 700 HR/HA
	3.8 - 4.6 hr/unit	35 - 65 u/ha	45 - 120 u/ha	45 - 185 u/ha
	3.1 - 3.7 hr/unit	40 - 80 u/ha	55 - 145 u/ha	55 - 225 u/ha
	2.7 - 3.0 hr/unit	50 - 95 u/ha	70 - 170 u/ha	70 - 260 u/ha
	CENTRAL	150 - 300 HR/HA	300 - 650 HR/HA	650 - 1100 HR/HA
	3.8 - 4.6 hr/unit	35 - 80 u/ha	65-170 u/ha	140 - 290 u/ha
	3.1 - 3.77 hr/unit	40 - 100 u/ha	80 - 210 u/ha	175 - 355 u/ha
	2.7 - 3.0 hr/unit	50 - 110 u/ha	100 - 240 u/ha	215 - 405 u/ha

## **Density in an Opportunity Area**

London Plan policy allows densities in Opportunity Areas to exceed figures in the matrix on the previous slide

OPDC are pushing densities significantly beyond the 405 housing units/hectare maximum

The OPDC Development Capacity Study uses six 'precedent' schemes to arrive at a proposed density range of 300-600 housing units/ha.

Is this a 'sound' method of establishing development capacity?



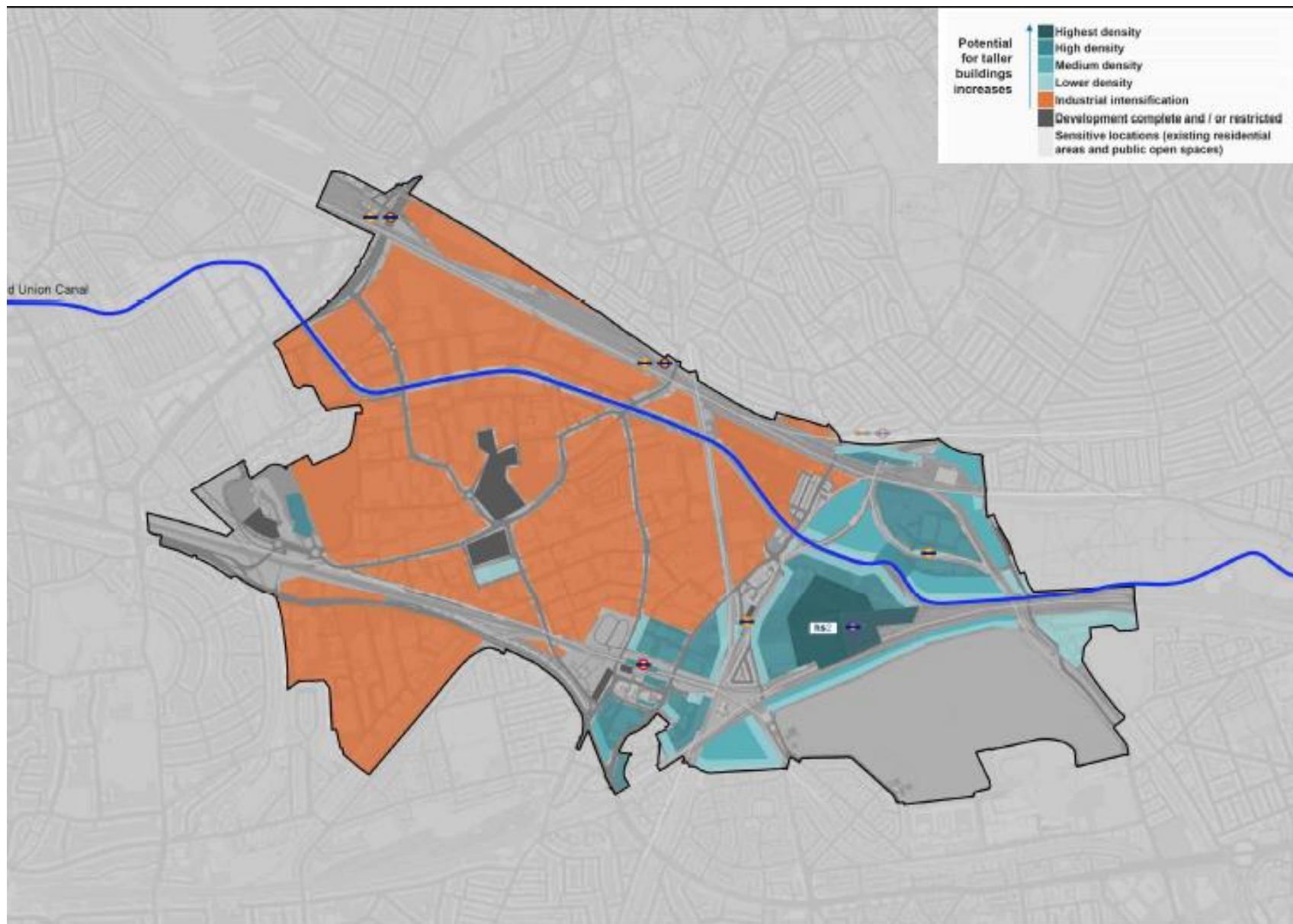
# Density in the Regulation 18 Plan

## PREFERRED POLICY OPTION

- a) OPDC will support proposals that deliver predominantly:
- the highest density development around Old Oak Common Station;
  - high density development around other rail stations and at key destinations responding to the surrounding context;
  - medium densities at residential-led areas; and
  - lower densities at sensitive edges.
- b) OPDC will support proposals that focus taller buildings at stations, key destinations and where they contribute to placemaking.

- **Highest** - Old Oak Common Station and surrounds: in the region of 600 units per hectare;
- **High** - Stations and key destinations: in the region of 550 units per hectare;
- **Medium** - Residential led areas: in the region of 405 units per hectare; and
- **Lower** - Sensitive edges: in the region of 300 units per hectare.

These proposed densities moved the goalposts in terms of London Plan definitions of 'high' and 'low' density



## Density in the Regulation 19 Plan

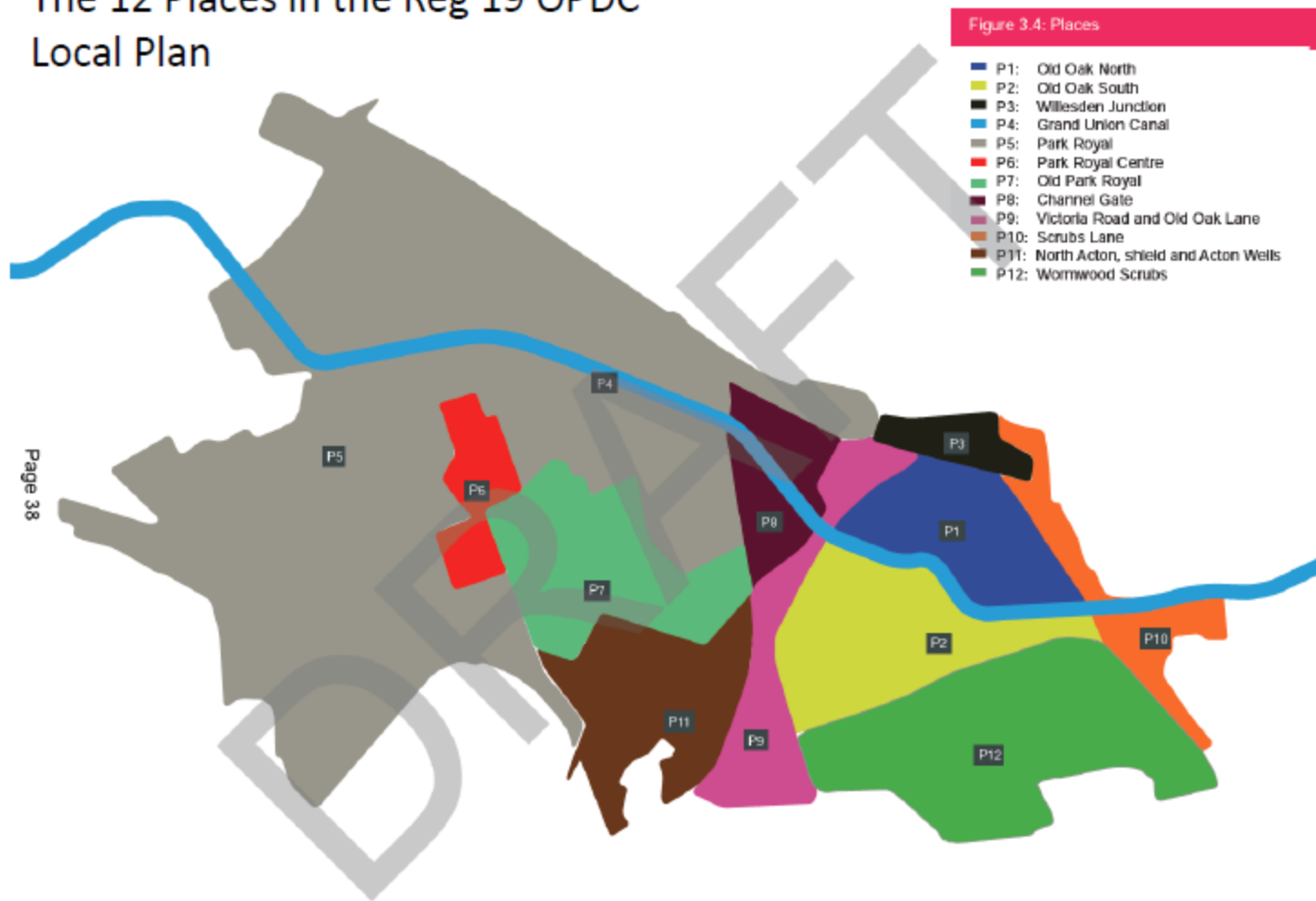
There are many references to 'high density' housing, but the definitions of different densities from the Reg 18 Plan are **not** included.

There are many references to 'tall' and 'taller' buildings but no explanation of whether this means 20, 30, 40 or 50 storeys.

How are the public meant to understand what is being proposed for Old Oak?



## The 12 Places in the Reg 19 OPDC Local Plan



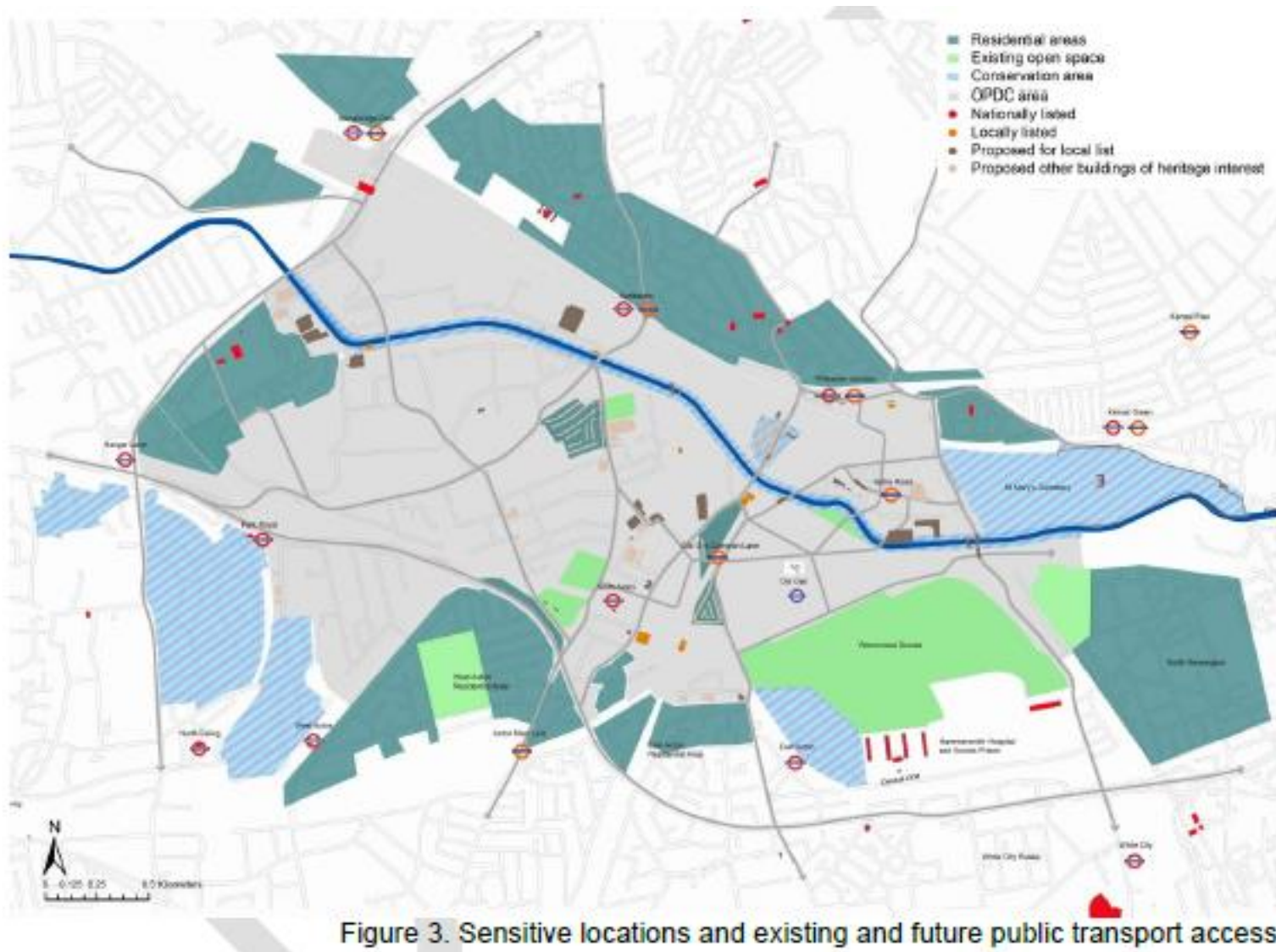
# Site allocations

The Local Plan identifies a list of housing sites and a target for the number of housing units that should be built on each.

No information is given on the resultant housing density on each site

No information is given on the likely building heights that will result on each site

	Site allocation	Over 100 net additional housing units over the first ten years of the plan period	Over 1000 net additional housing units during the 11 to 20 years of the plan period	Over 10,000 sqm of commercial floorspace (including a range of A and B-Classes) over the plan period	New jobs resulting from the provision of commercial floorspace over plan period
1	Land east of Willesden Junction Station	700	0	8,100	400
2	Cumberland Business Park	250	0	3,800	200
3	Mitre Yard	200	0	3,200	200
4	North Kensington Gate South	164	0	750	50
5	Big Yellow Storage	100	0	1,100	60
6	Tea Crate	100	0	1,100	60
7	Mitre Industrial Estate	300	0	2,200	120
8	Car Giant		5,600	32,600	1,400
9	EMR	0	1,200	5,200	260
10	Old Oak South (Crossrail Depot and sidings and Old Oak Common Station and surrounds)	0	3,000	600,000	41,300
11	Boden House	300	0	7,600	600
12	Acton Wells East	250	750	22,000	1,500
13	Holbrook House	424	0	100	5
14	Victoria Estate	1,100	0	6,500	400
15	Perfume Factory North	250	0	1,000	100
16	Perfume Factory South	250	0	1,000	100
17	The Portal	350	0	550	50
18	1 Portal Way	764	0	3,500	200
19	Portal West	578	0	3,200	200
20	Algerian Embassy	200	0	3,600	300
21	2 Portal Way	300	0	3,900	180
22	Westway Estate	0	1,400	7,700	500
23	Old Oak Common Lane sites	200	0	2,800	180
24	Oaklands South	605	0	3,500	200
25	Oaklands North	250	0	3,000	180
26	Park Royal ASDA	350	0	23,000	1,400
27	First Central	1,200	0	8,000	400
28	247 Acton Lane	150	0	0	0





# Developments at Old Oak and North Acton

Development	Number of units	Density	Building height
Oaklands, Old Oak Lane	611	518 units/ha	29 storeys
North Kensington Gate (north)	48	450 units/ha	7-11 storeys
North Kensington Gate (south)	120	448 units/ha	22 storeys
Mitre Yard	200	337 units/ha	19 storeys
6 Portal Way, North Acton	578	1,005 units/ha	32 and 42 storeys
The Portal, North Acton	355	Not given	36 storeys
Perfume Factory (Essential Living scheme)	550	1,212 hrha (rooms not units).	33 storeys
Carphone Warehouse	750	Not given	26-32 storeys



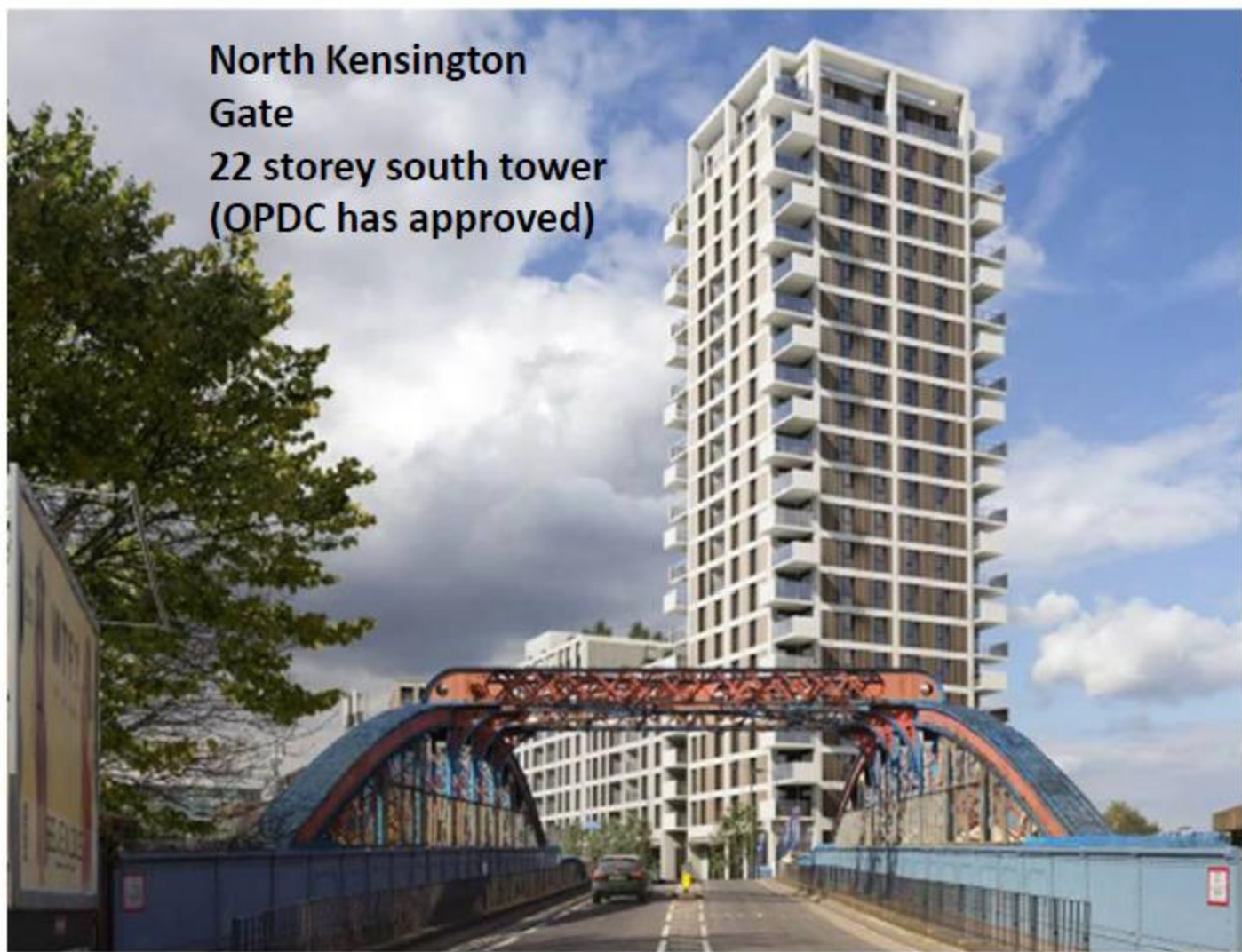
## **Oaklands, Old Oak Lane**

QPR and Genesis  
Housing Assoc

600 new homes  
45% 'affordable'  
(with the help of an  
injection of GLA  
grant).

OPDC has approved

North Kensington  
Gate  
22 storey south tower  
(OPDC has approved)







North Kensington Gate on left, proposed Mitre Yard scheme on right, looking south on Scrubs Lane

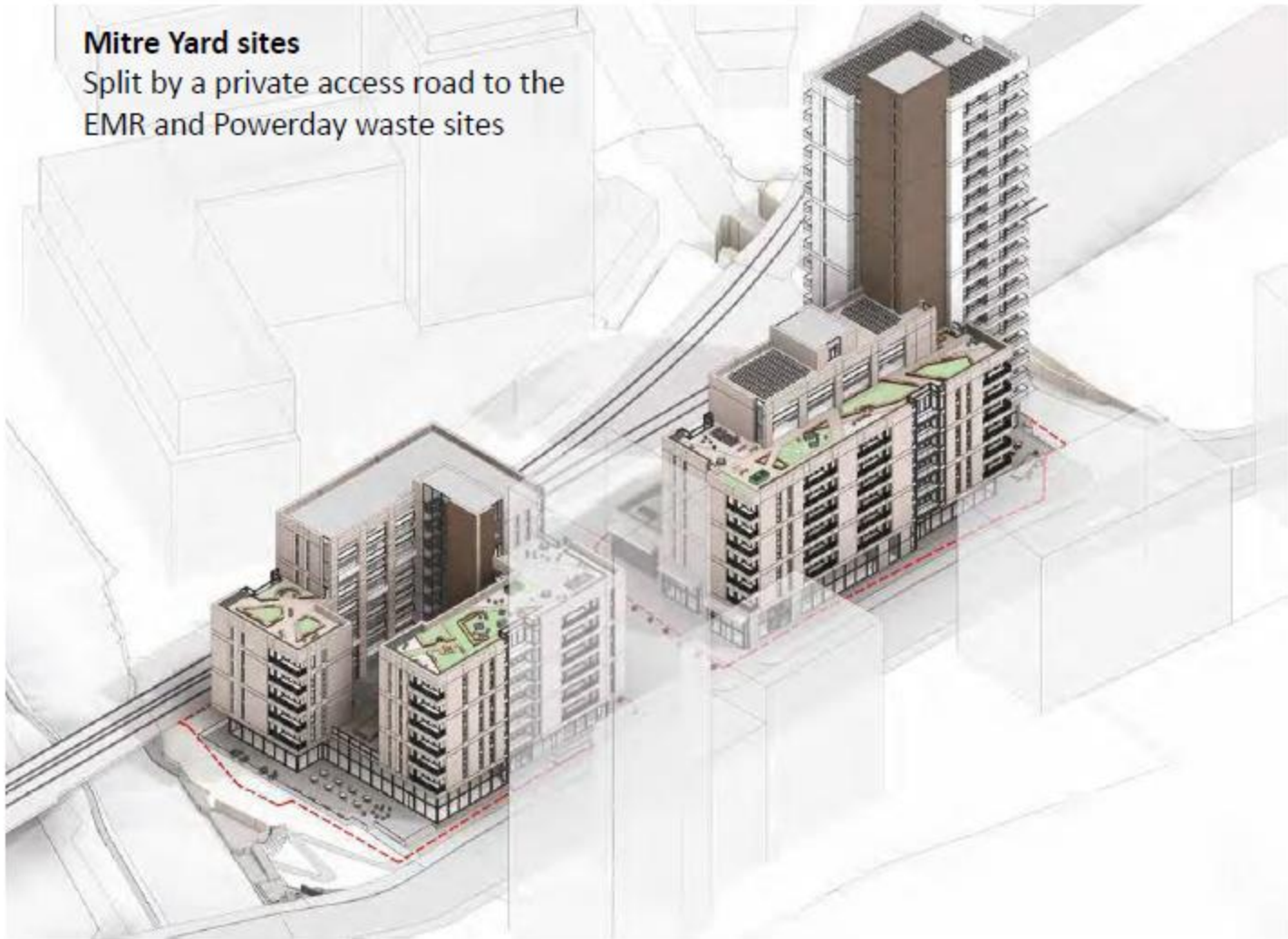




Proposed Mitre Yard scheme looking north from 'North Kensington Gate' development

**Mitre Yard sites**

Split by a private access road to the  
EMR and Powerday waste sites







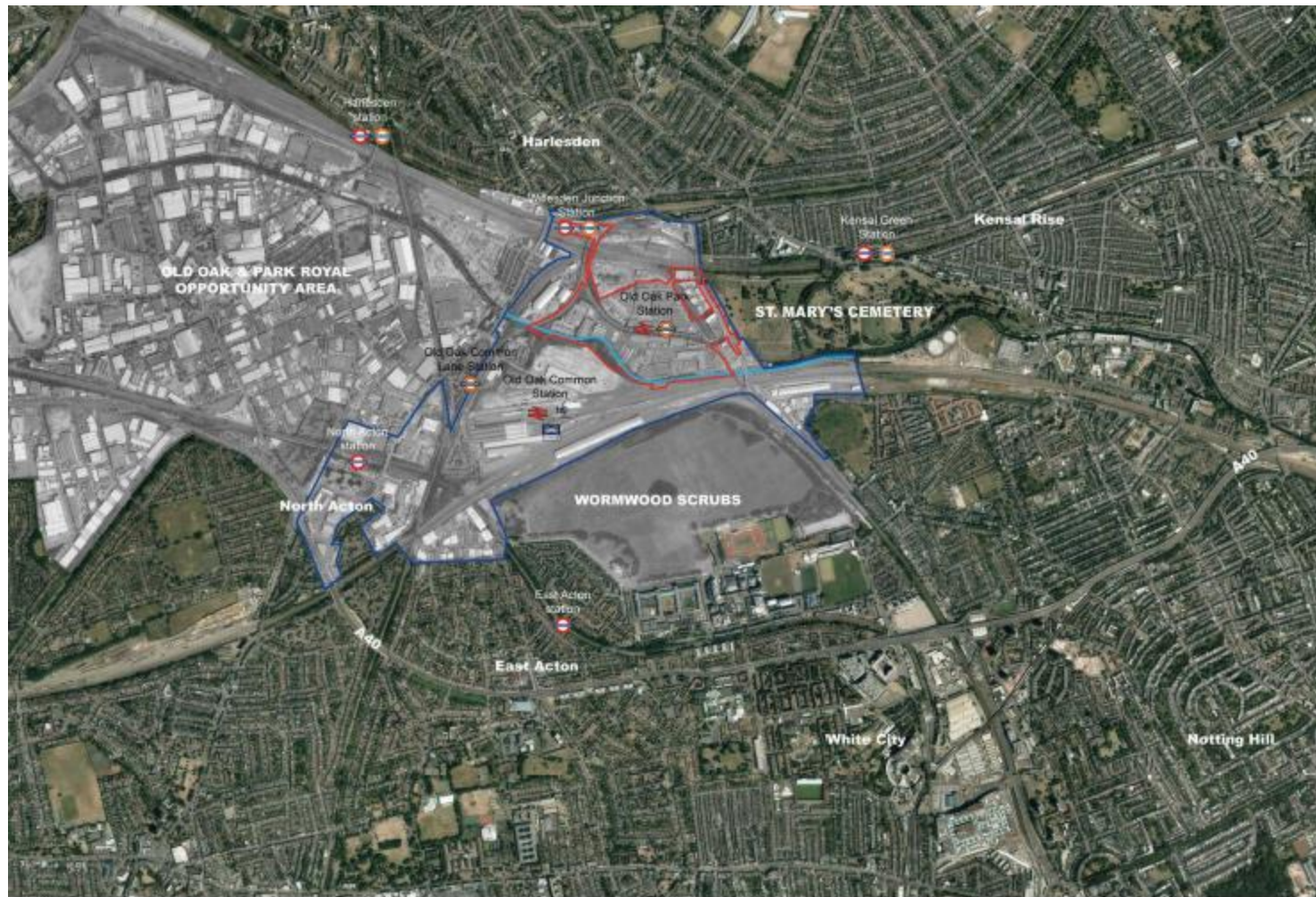


## **Proposals for 2 Scrubs Lane**

79 new homes and replacing the church and day nursery on ground and first floor.

18 storeys





Cargiant and London & Regional Properties 46 acre site

## Cargiant/London & Regional Properties masterplan







Artist impression of Central Square

## Cargiant proposals for 'Central Square' with viaduct for Overground



Artist impression of Old Oak High Street

**Cargiant image of proposed Old Oak High Street**



## Conclusions

The London Plan target of 24,500 new homes has driven OPDC plans for Old Oak since 2014/5

The initial justification for this target is slim

The new Development Capacity Study and set of site allocations work from a set of 'precedent' schemes and density range of 300-600 hu/ha

These deliver 22,200 housing units at 1,100 per year from 2018 to 2032

The arithmetic is neat, but is the planning 'sound'?

Will the outcome be successful and liveable?