

New homes for Bollo Lane



BARRATT
— LONDON —

Welcome to our public exhibition showcasing Places for London and Barratt London's updated plans to enhance Bollo Lane, Acton.



Today, you will be able to:



Learn more about the detailed proposals



Meet and speak with members of the project team



Share your feedback

This exhibition displays the updated and detailed plans to an existing outline planning permission for a comprehensive phased redevelopment of Bollo Lane, approved by Ealing Council in 2021.

Meet the team



Development partner
Places for London (TfL)

BARRATT
— LONDON —

Development partner
Barratt London

Allies and Morrison

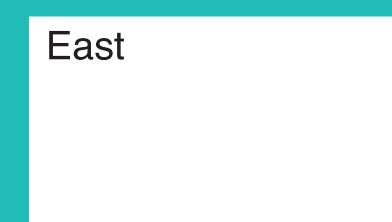
Architect
Allies and Morrison

Carter Jonas

LONDON
COMMUNICATIONS
AGENCY

Planning consultant
Carter Jonas

Communications consultant
London Communications Agency



Landscape architect
East

The existing permission



Aerial view showing the extent of the existing planning permission

Places for London secured a hybrid planning permission (part detailed, part outline) in 2021 to redevelop the site running between Bollo Lane and the Piccadilly railway lines by Acton Town Station.

Historic consultation

The permitted scheme emerged following extensive consultation with members of the local community.

+20,000 newsletters distributed

Two public consultations held and three pop-up exhibitions

Over 400 pieces of individual feedback received

In April 2023, Places for London partnered with Barratt London to deliver the first phases of these proposals. The existing permission includes:



Up to **900** homes, 50% of which will be genuinely affordable to rent or buy



New public spaces linking Acton and Chiswick



Spaces for **new and existing businesses**, as well as **flexible workspaces** for local people



The site

Our proposals

We are bringing forward the detailed design for five buildings which currently have outline planning consent.

In order to progress the detailed design, some amendments need to be made to the position of the buildings to avoid a 'no build zone' and the railway embankment structure.

We have incorporated increases to the building footprints necessary to meet requirements of the government's new legislation on fire safety. In December 2022, it became a requirement that all new residential buildings over 30 meters introduce a second staircase.

We will also be sharing more detail on our plans for an enhanced public realm and landscaping design.



Aerial view showing the five buildings (plots 2D to 2F) with new design detail

This first development phase of five buildings will provide 462 homes of the 900 limit we have consent for and will cover plots 2D to 2F

What will remain the same as the 2021 approved plans?

Providing more design detail across the first phase of the scheme

Sharing detail on the significant improvements to the public realm

We will maintain the building heights in the existing permission

We will deliver the same total number of homes (up to 900)

How are we evolving the plans?

The number of commercial and retail spaces on offer and associated employment opportunities will be maintained

Further detail of the workspace offering to appeal to a range of occupiers

Improved fire safety provision across the whole scheme

Our vision for a new public realm



01 A pedestrian led design which promotes public transport and active travel.



02 A design approach which reflects the transport and industrial history of the area.



03 Luscious green areas and play spaces for the use and enjoyment of local people, to provide a high-quality setting for new buildings and to help connect existing and emerging housing developments.



04 To extend and update the pavements on Bollo Lane and improve the pedestrian experience.

Creating a new neighbourhood



A view along the footway

1. A new footway to Bollo Lane

A new footway to Bollo Lane will provide an active and mixed-use streetscape that will include a variety of commercial workspaces, retail units, and residential amenity.



Street trees

2. New street trees

50 new street trees will line the generous footway to create a legible and better experience for those traveling on foot. Improvements will include new seating, lighting, signage, planting and better crossing points along its length.



A pocket park

3. Green public spaces

An emphasis on creating green and publicly accessible spaces is central to the updated proposal. Accessible and well overlooked pocket parks sit adjacent to the new footway, offering convivial moments to rest, play and enjoy.



A view from the residential gardens

4. Residential gardens

Green residential podium gardens will offer residents and guests opportunities to socialise and relax, providing place space for all ages. Trees and planting will be chosen to create a green and bio-diverse environment.



A vibrant streetscape

5. An active street

An active mixed use street will include a variety of commercial workspaces, retail units and residential lobbies to help create a vibrant social streetscape.

Architectural approach



Our design presents a distinct character that will be identifiable in an emerging residential neighbourhood.

Our plan to deliver 462 homes in this phase will form part of a family of buildings spanning Bollo Lane.

A well composed façade

We have consciously reduced the palette of materials to complement the surrounding light industrial workspaces.



High quality homes

Dual aspect homes

Each building has been designed to maximise the number of dual-aspect homes to further enhance the quality of living with secondary views, cross ventilation and greater levels of natural light deeper into the home.

There will be six-to-eight homes per floor, each with access to a private balcony, terrace or garden as well as shared roof gardens that provide panoramic views.



Improved fire safety measures

With consideration to the government's recent fire safety legislation, we will incorporate a second staircase and lift core into each building.

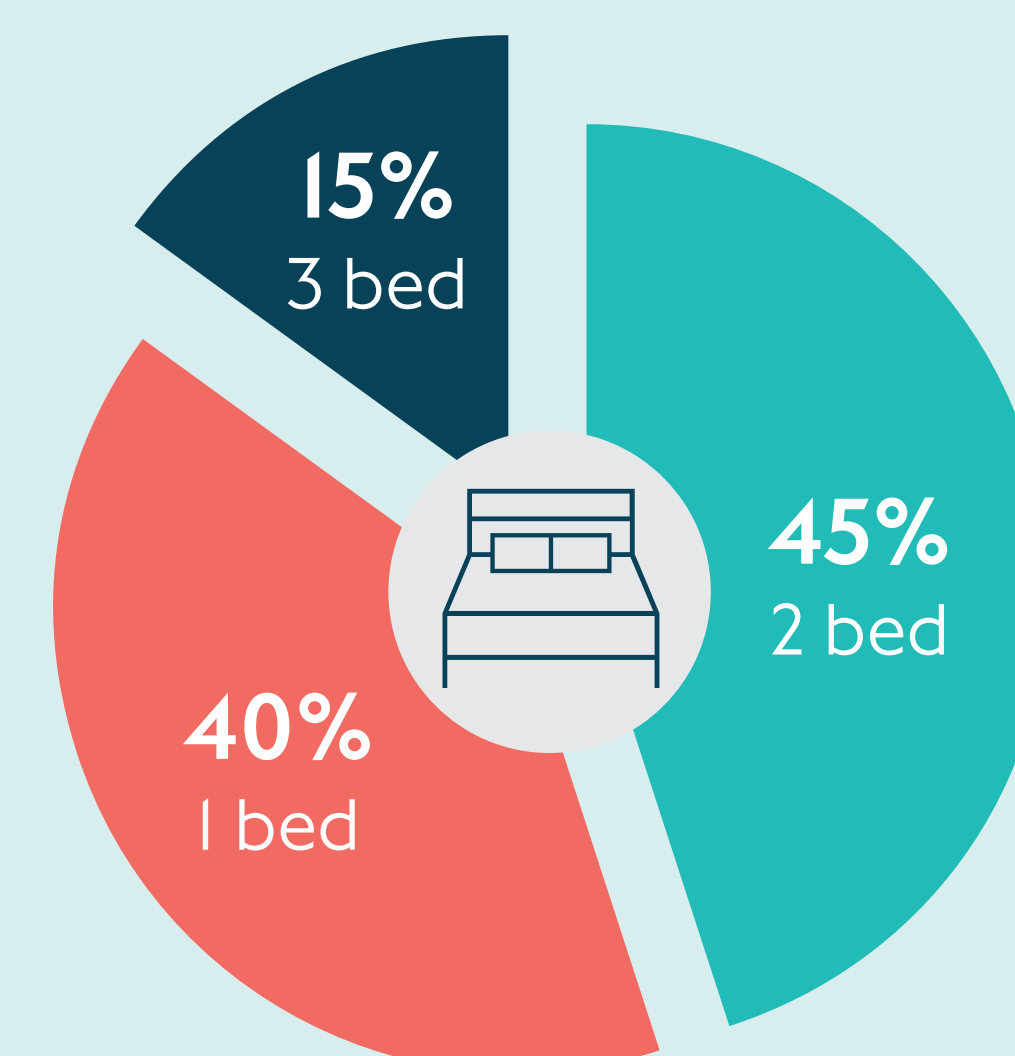


Well proportioned windows

Our windows allow for high levels of natural light yet will limit excessive heat gain. They will provide both privacy and more flexible furniture layouts.



Overall mix of homes (private and affordable)



Half of the homes we will deliver will be affordable, presented in a range of property types to suit local demand.

Next steps

Thank you for attending our public exhibition

We will be reflecting on the feedback shared today and will be submitting a revised application and detailed Reserved Matters Application, for this specific phase, in 2024. To summarise:

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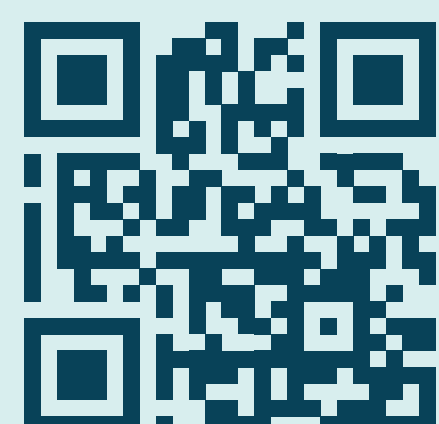


Further detail of the workspace offering to appeal to a range of occupiers



Improved fire safety provision across the whole scheme

We'd like to hear your thoughts...



- Comments form: available today
- Freephone: 0800 307 7547
- Email: bollo-lane@londoncommunications.co.uk
- Website: bollo-lane.co.uk