

April 2024

Newsletter on the plans for new homes on Bollo Lane, Acton

As you may be aware, Places for London secured planning permission in 2021 to redevelop the site running alongside Bollo Lane and the Piccadilly railway line by Acton Town Station.

Following our last update and exhibition in December 2023, we have continued to evolve the detailed designs for the scheme. This newsletter provides an update on our proposals in advance of submitting our application in the Spring.

Project history

2021

Places for London secured a hybrid planning permission to redevelop the site

December 2022

UK Government introduces new fire safety legislation

April 2023

Places for London partnered with Barratt London to deliver the first phases of these proposals

December 2023

We consulted with the local community on the revised proposals which were updated following the government's new fire safety measures

April 2024

Sharing progressed designs

A view south along Bollo Lane



Design evolution

Since we last shared our proposal in 2023, we have been working hard to progress the designs.

We have made significant progress, with enhancements to the street scene and pedestrian experience, while improving the architectural design throughout.

Improvements include:



As shown at our last consultation we have introduced a more varied design to the detail of the buildings, including the use of a varied design palette and shifted the larger, more significant buildings to the ends of the site.



A clear three-part building height structure and finessed rooftops.



Improved colonnade and public realm.

Summary of our updated proposals

Architectural variation

The design of the buildings will have subtle variations in architectural design, with the buildings at either end of the site becoming more distinguished to improve the existing streetscape.

The new design proposals will ensure that the architectural quality proposed by the outline planning permission is maintained. Extensive podium and public gardens will enhance the scheme's biodiversity and significantly improve the environment around Bollo Lane.



Three-part structure and finessed rooftops

The building heights will reflect a clear three-part structure, giving due consideration to the topography of Bollo Lane.

We have marginally increased the building parameter heights of the three central 'mansion' blocks by 1.5m to accommodate the safe access and mechanical plant requirements to the rooftops.



Improved public spaces

The colonnade running along Bollo Lane is a key characteristic of this scheme. We are aiming to create an active and positive street experience with a generous retail offering of shops and restaurants.



Thank you for taking the time to read this newsletter on our plans for new homes on Bollo Lane. We will keep you informed as the project progresses.

Get in touch

✉ bollolane@londoncommunications.co.uk

☎ 0800 307 7547

🌐 bollo-lane.co.uk