Welcome

Transport for London is pleased to welcome you to the second public exhibition on the evolving proposals for the site on Bollo Lane.

Following our initial consultation event in October 2019, this exhibition is an opportunity to learn more about how the proposals have changed in response to your feedback.

These boards will tell you more about:
- The project team
- Site and local context
- The proposals
- The key issues raised at the first exhibition and how we have responded
- The main public benefits
- Next steps

As part of our ongoing consultation, we want to continue the conversation with local residents, businesses and the wider community about whether there are any further changes we should make to improve our proposals further.

Please take a moment to tell us what you think of our proposals by filling out one of the feedback forms provided.

Your comments will be considered by the project team before we submit a planning application to Ealing Council later this year.
The team

Transport for London

Transport for London is best known for keeping the capital’s trains and buses moving.

As one of London’s largest landowners, TfL has been tasked by the Mayor of London with delivering thousands of new homes across the capital. Across our portfolio we are committed to delivering 50% affordable housing, new homes that Ealing and wider London so desperately need.

Working with residents and the local community, we want to deliver community spaces and wider public benefits as part of any proposals that we bring forward. TfL seeks to ensure proposals create healthy places for people to live, work and travel through. TfL reinvests any profit from development back into the transport network to keep London moving.

HOK

HOK is a global design, architecture and engineering firm with 1,700 people collaborating across a network of 24 offices.

Over the past 30 years the London studio have worked on some of the most high profile projects in the Capital, such as the Natural History Museum Darwin Centre, the British Museum, BBC Broadcasting House and BBC Worldwide, as well as designing the feature tower as part of the Elephant Park masterplan in Southwark and Fitzrovia Apartments, Camden.

East

East is an award winning architecture, landscape and urban design practice established in London since 1995. Recent projects include public space and urban realm designs at High Barnet and Finchley Central, with TfL, and two substantial high street projects delivered in South London, in Eltham and Beckenham.
The site

Transport for London owns the long strip of land between the railway tracks and the west side of Bollo Lane.

The site stretches from Acton Town Station, along Bollo Lane and down to the railway level crossing in the south.

The site currently hosts a range of uses, including:
- TfL car and lorry parks
- Frank Pick House (London Underground, Escalator engineering)
- Edwardian substation
- Train drivers’ accommodation
- Various other TfL operational buildings
- Various smaller commercial units, for car servicing etc.

The site currently offers little in the way of wider community benefits and the majority of the land is inaccessible to members of the public.

The pedestrian experience along this side of Bollo Lane is poor, with no accessible pavements in places and a lack of activity and natural surveillance.

As part of our proposals, TfL is planning to relocate some existing site uses in order to free up space for development. We are currently looking at the adjacent Acton Works site and other locations, both locally and elsewhere in London, which could help to unlock the delivery of housing, commercial and community uses and other public benefits along Bollo Lane.
The journey so far

Back in October Transport for London shared our emerging proposals for the Bollo Lane site, based around a set of key principles and objectives.

Nearly 200 residents, community groups and local businesses attended the exhibition across two days, leaving us with lots of valuable feedback on our early ideas.

What you wanted to keep

- More than 60% people thought the site benefited from good local transport links
- A majority of attendees welcomed the sense of community and residential feel of the area
- “There are a number of parks close, and lots of transport links”

What you wanted to change

- A lack of accessible footpaths and the environmental impact of traffic congestion were both concerns for local people
- “More local independent shops and cafes would be a great addition to the area”
- A majority of attendees supported the idea of more open spaces and improved greenery
- A cleaner, greener Bollo Lane would make a significant improvement to the local area
Celebrating the site’s heritage – the Bollo Lane site has several elements of historical interest, including an Edwardian substation. The Grade II listed Acton Town station is directly to the north of the site. Our proposals will protect these important features, enhancing and incorporating them into our emerging plans.

Incorporating your feedback

Following our initial public exhibition last year, we have collected feedback from local residents, businesses and the wider Acton community on our plans. Here are some of the ways our plans have developed to respond to your views:

A better offer for Acton – new active frontages, public open spaces and improved public realm will transform an underused and inaccessible stretch of Bollo Lane into a vibrant and active part of the wider Acton community.

Off-road servicing – traffic congestion and worsening air quality along Bollo Lane were a concern for many local residents. Our servicing strategy will aim for most servicing to take place off-road, taking vehicles off Bollo Lane.

Improved pedestrian connectivity and footpaths – linking Acton Town and Chiswick Park stations, a new Green Corridor will deliver public realm improvements including fully accessible footpaths along the western side of Bollo Lane and better local biodiversity.

Contextual and appropriate design – in line with the existing and emerging context of Bollo Lane, proposed heights will respect the scale of development along the eastern side of Bollo Lane. Spaces between residential buildings will align with Osbourne Road, Bollo Bridge Road and Roslin Road to maintain a sense of openness.

Off-road servicing – traffic congestion and worsening air quality along Bollo Lane were a concern for many local residents. Our servicing strategy will aim for most servicing to take place off-road, taking vehicles off Bollo Lane.

Following our initial public exhibition last year, we have collected feedback from local residents, businesses and the wider Acton community on our plans. Here are some of the ways our plans have developed to respond to your views:

A better offer for Acton – new active frontages, public open spaces and improved public realm will transform an underused and inaccessible stretch of Bollo Lane into a vibrant and active part of the wider Acton community.

Off-road servicing – traffic congestion and worsening air quality along Bollo Lane were a concern for many local residents. Our servicing strategy will aim for most servicing to take place off-road, taking vehicles off Bollo Lane.

Improved pedestrian connectivity and footpaths – linking Acton Town and Chiswick Park stations, a new Green Corridor will deliver public realm improvements including fully accessible footpaths along the western side of Bollo Lane and better local biodiversity.

Contextual and appropriate design – in line with the existing and emerging context of Bollo Lane, proposed heights will respect the scale of development along the eastern side of Bollo Lane. Spaces between residential buildings will align with Osbourne Road, Bollo Bridge Road and Roslin Road to maintain a sense of openness.

Celebrating the site’s heritage – the Bollo Lane site has several elements of historical interest, including an Edwardian substation. The Grade II listed Acton Town station is directly to the north of the site. Our proposals will protect these important features, enhancing and incorporating them into our emerging plans.
Our vision

We are committed to delivering a development with real and lasting benefits for Acton.

Following the first public exhibition last year, we have listened to the priorities of our neighbours and refreshed our vision for the site accordingly. Our ambitious vision for this site can be summarised by the priorities below:

- Help to meet local housing need with 875 new homes to rent and buy in Acton.
- Provide a high proportion of genuinely affordable homes to rent and buy on site.
- Beautiful 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.
- Extend and upgrade the pavements on Bollo Lane and improve the pedestrian experience.
- Create a Green Corridor with sustainability and biodiversity improvements across multiple levels of greenery.
- A design approach which reflects the transport and industrial history of the site.
- Boost the local economy with space for new retailers and flexible work space, providing services and new job opportunities for local people.
- Access, servicing and a car-free development designed to reduce congestion and improve air quality on nearby roads.

Proposals viewed from Bollo Lane looking north
In order to maximise the potential of this long and narrow site, Transport for London is proposing a layout that combines residential buildings with public open spaces.

This is brought together in our Masterplan for the site, to ensure each portion of the development fits in with its surroundings.

By aligning buildings with existing and consented development and maintaining open space at road junctions along Bollo Lane, the site will feel open and accessible.

The height of the new buildings will decrease towards the north of the site, with the tallest buildings at the southern end. This is in keeping with the local context, which has seen a number of tall towers built around South Acton and Chiswick Park. In the north near Acton Town station, the development will fit in with the lower-height residential blocks that are common in the area while preserving and complementing the Grade II listed Acton Town station.

Vibrant public spaces will be featured throughout the development, including green spaces mixed with bustling retail and workspace areas. Three playspace pockets will provide play areas for children and families.

Servicing will be coordinated for all buildings across the site, meaning only a minimal number of vehicles will be required to service the homes, shops, cafés and workspaces.
A cleaner, greener, livelier Bollo Lane

You have told us that our proposals for the Bollo Lane site should protect and enhance the local characteristics that make Acton a great place to live and work.

Since the last exhibition, we have added detail to our core proposals and introduced new ideas to our plans:

- **The shops, cafes and work spaces will introduce more vibrancy and activity to Bollo Lane.** As well as providing services for local people, this will also help to reduce the potential for anti-social behaviour.

- **As part of the Green Corridor, green spaces will be located at key vistas on the site where streets join Bollo Lane.**

- **Three play areas for children, or playspace pockets, will be created on site, alongside new retail, working and community space.**

- **Pavements along the western side of Bollo Lane will be added and upgraded, along the entirety of the site.**

- **All buildings on site will be built to the highest environmental standards, targeting a BREEAM ‘Excellent’ rating.**

- **Building an identity for the site around its history and heritage features like the substation and the nearby Grade II listed Acton Town station.**

- **Fewer vehicle access points and a car-free scheme to reduce congestion and air pollution.**

What you said

“Please make Bollo Lane greener”

“Green spaces and parks nearby is what makes Acton special”

“There should be a pavement on both sides of Bollo Lane”

“There is a lack of shops and services in the area at the moment”
The height and massing of the proposed buildings along Bollo Lane will reflect this. A 25-storey building will be located at the southern end of the site, the tallest of the proposed blocks. This landmark building will highlight the start of the development, and generally reduces in height towards the north.

We have extensively considered the effects of the proposed massing on our neighbours, particularly in terms of daylight/sunlight, to ensure that there are no unacceptable impacts.
Better homes for Acton

In order to meet the increasing demand for high-quality, affordable homes, Ealing Council needs to build around 2,800 new homes each year.

Bollo Lane is able to deliver 875 new homes to rent and buy in Acton, 50% of which will be affordable housing in terms of habitable rooms.

Sizes will range from one to three bedrooms, with an appropriate mix to help meet local demand. Almost all of the residential units will have dual aspects (e.g. windows facing in at least two different directions), regarded by many as a key indicator of a high quality and desirable home. The layouts and room sizes will be in accord with the London Plan.

Our priority is to create a community of people within the new buildings, by providing space and facilitates that cater for different types of residents. The new retail, community space and playspace pockets will bring in a variety of residents and workers to build a strong and diverse community.
Community benefits

The proposals will introduce a wide variety of improvements to the site and the surrounding area that will benefit the public.

In summary these benefits include:

Environment
- Landscaped public realm with greening, plants and trees to help support wildlife and biodiversity along Bollo Lane.
- The car-free residential units will reduce congestion and improve air quality.

Social
- New footpaths along Bollo Lane, improving safety for pedestrians.
- The high-quality public green areas will benefit all local people.

Economic
- Employment opportunities will be generated by the proposed new retail along the site, which will also allow residents to support the local economy.
- The construction process will create employment and training openings for local people.
Thank you

Thank you for attending our exhibition.

In summary, the proposals are to:
• Build 875 new homes on this underutilised site on Bollo Lane.
• Provide new greening and public space improvements throughout the site.
• Create vibrant communities with diverse new retail and workspace.

Have your say

You can give your feedback on our proposals by filling out one of the feedback forms provided. These can be left with the team at the exhibition, or you can take one of the FREEPOST envelopes provided and return it to us at a later date.

Transport for London will continue to engage with our neighbours up to and beyond the submission of the planning application.

If you have any questions or would like more information, please do not hesitate to contact us:
E consultations@tfl.gov.uk
T 020 3907 8982
W www.tfl.gov.uk/bollo-lane

Next steps

Submission of planning application: Spring 2020
Planning determination by Ealing Council: End of 2020
Approximate start on site: Spring 2021

Construction work would take place in phases over a five year period. We anticipate that works would begin on the northern and southern parts of the site first, then works on the middle of the site would likely follow at a later point.