

The Proposed Alternative Access Road From Old Oak Common Lane

1st February 2021

Agenda

1. The purpose of meeting
2. A presentation on the planning application for the proposed route
3. How you can comment
4. Questions



The Planning Application

- On 15th January the council submitted a planning application to the Old Oak and Park Royal Development Corporation (OPDC) for the alternative access road from Old Oak Common Lane:

Temporary planning permission for 18 months for the construction of a temporary construction access road to the Stamford Brook Sewer satellite compound from Old Oak Common Lane; and temporary ancillary development to include the creation of earthworks, erection of fencing, creation of a drainage swale and the laying of subsurface drainage pipes.

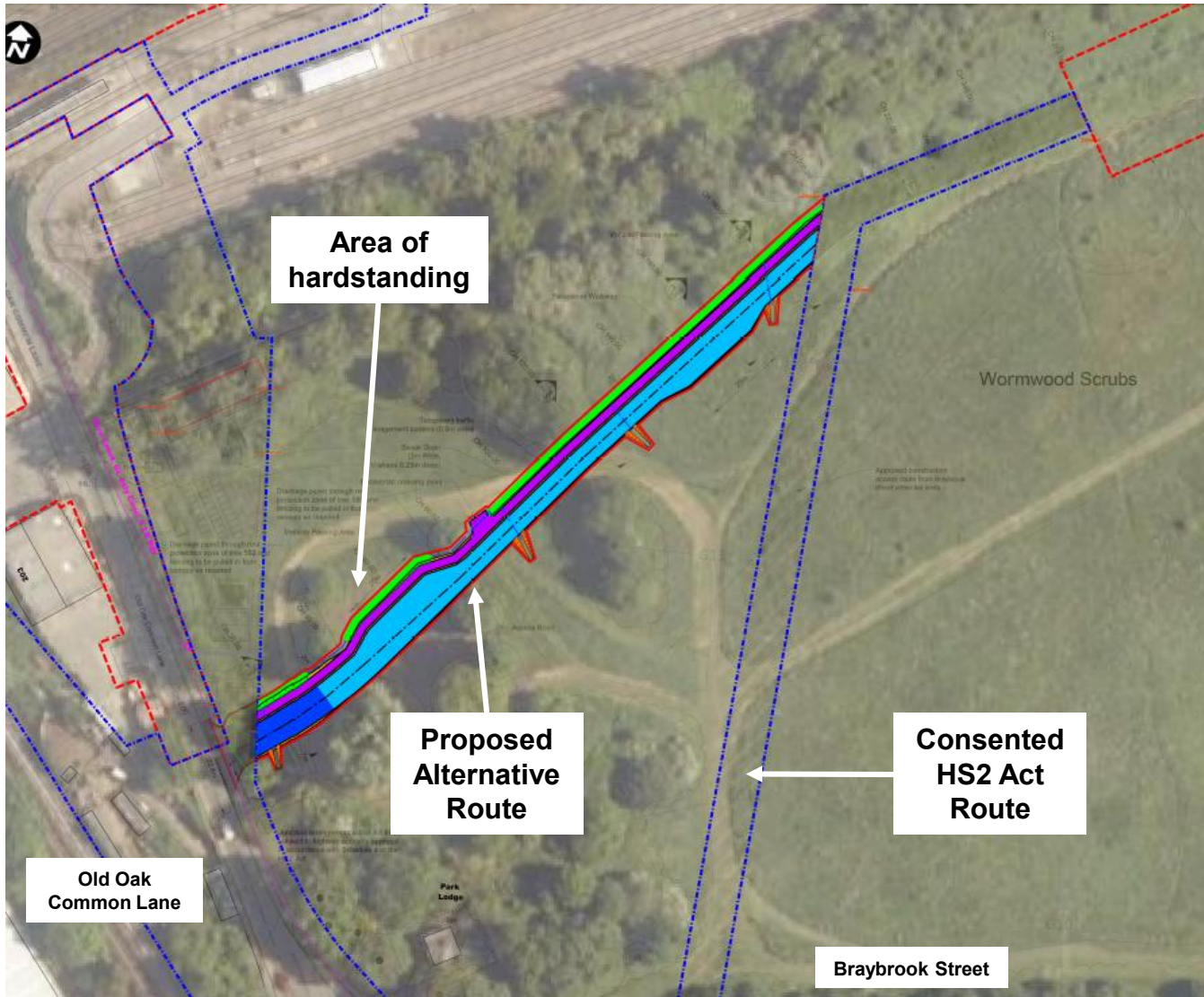
- The access road would replace the one from Braybrook Street approved under the HS2 Act.
- The planning permission would be for a maximum period of 18 months.
- After which the road is removed and the land returned to its previous condition to allow for the Ecological Masterplan to be implemented.

Key Principles

The proposed access route has been designed to:

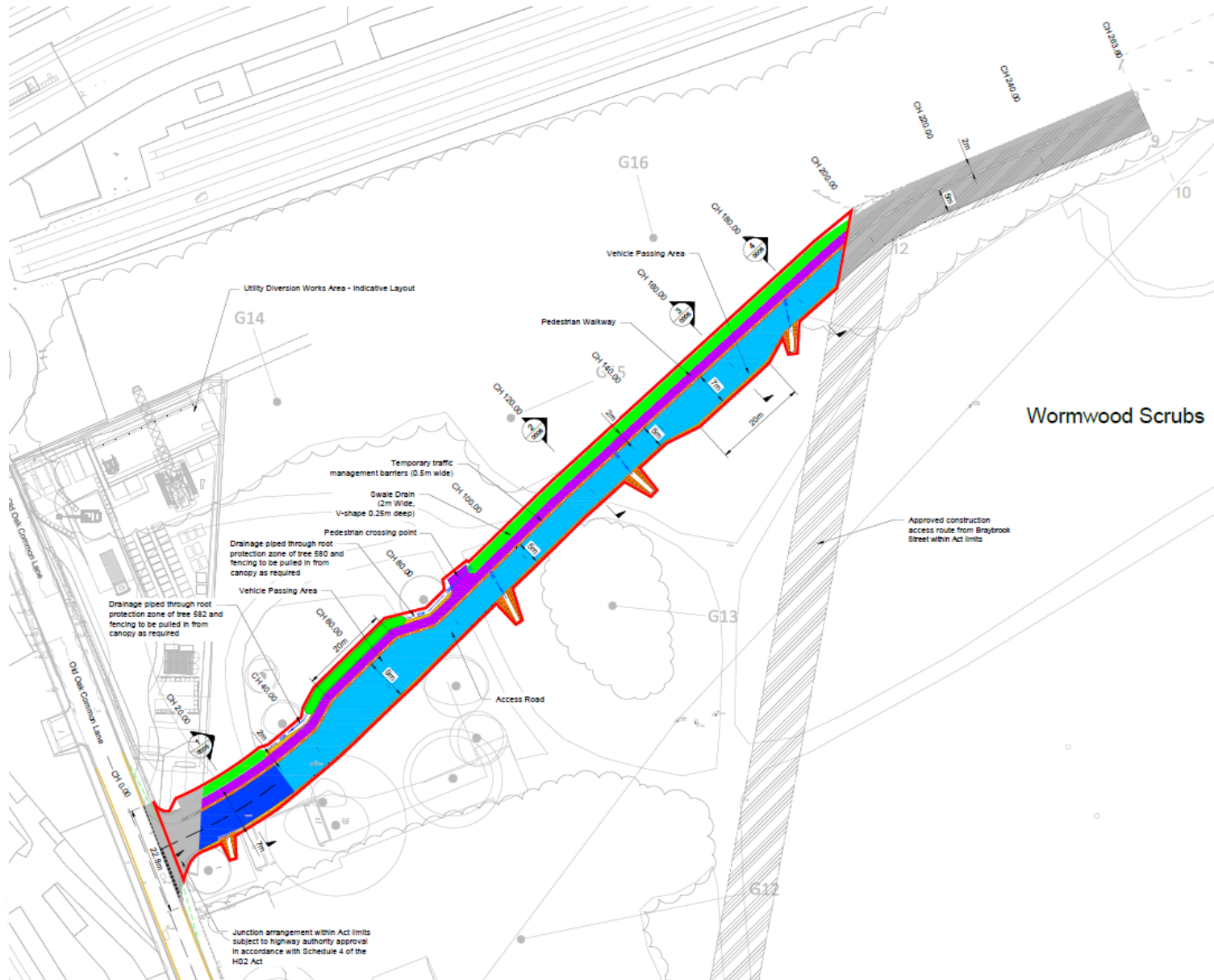
- Minimise the adverse impacts for residents caused by the consented Braybrook Street route under the HS2 Act.
- Minimise the adverse impact on the ecology, landscape and visual amenity of Wormwood Scrubs.
- Minimise the impacts on existing trees.
- To provide temporary drainage solutions to manage surface water.
- To facilitate the future Ecological Masterplan for Wormwood Scrubs.

The Proposed Route

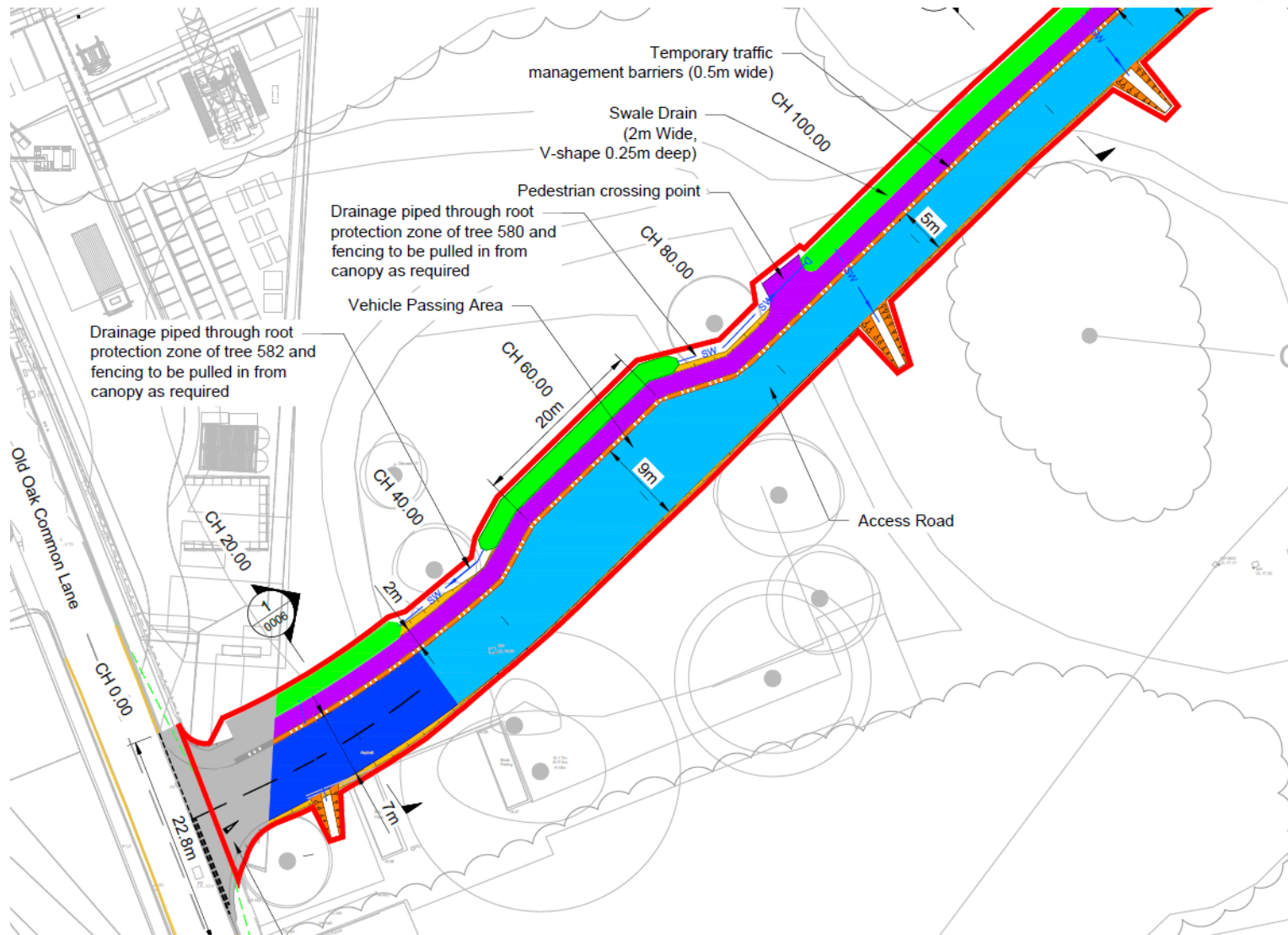


The proposed route will go through the existing hardstanding to reduce the clearance required, avoiding mature trees where possible

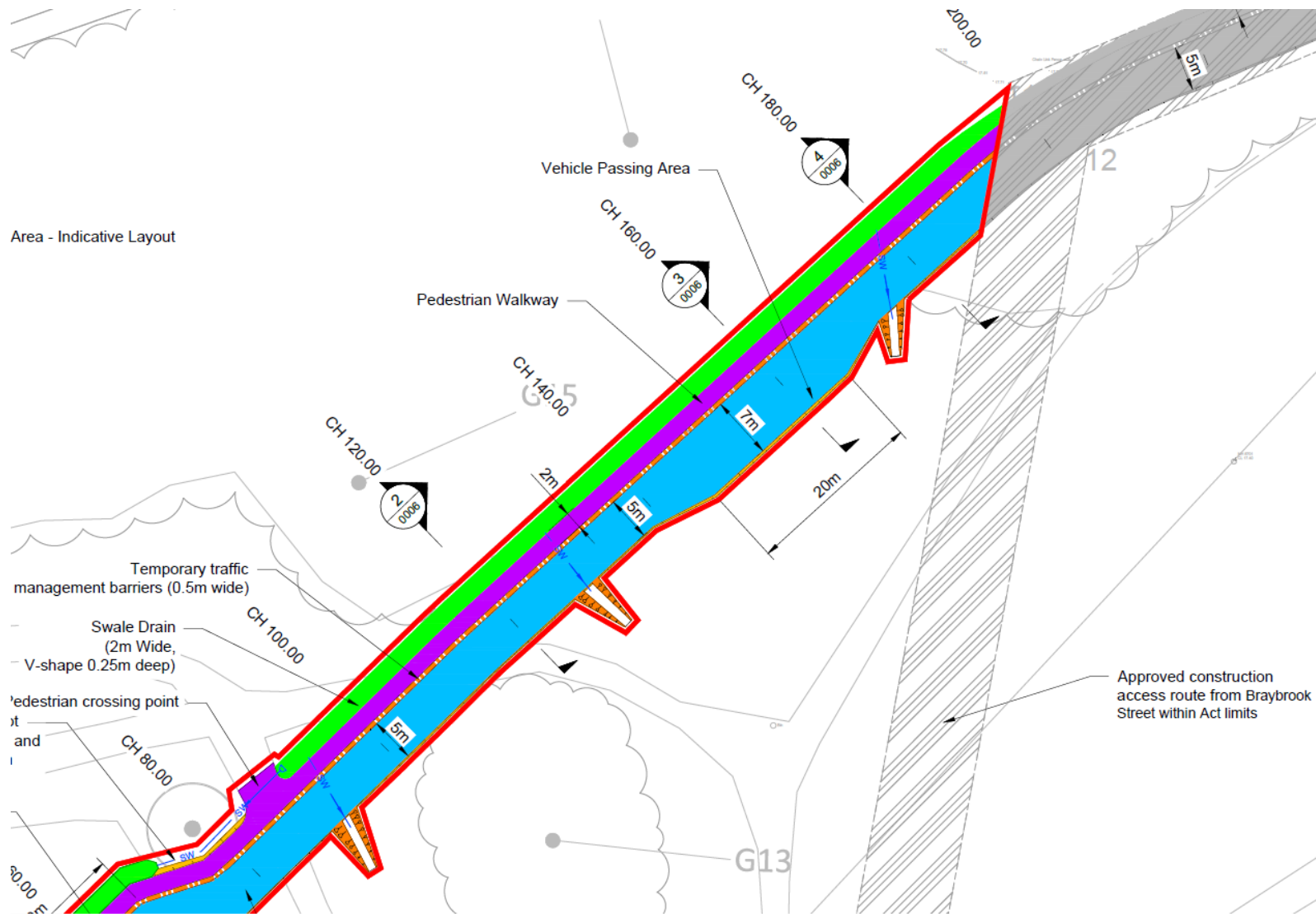
The Proposed Route - Layout



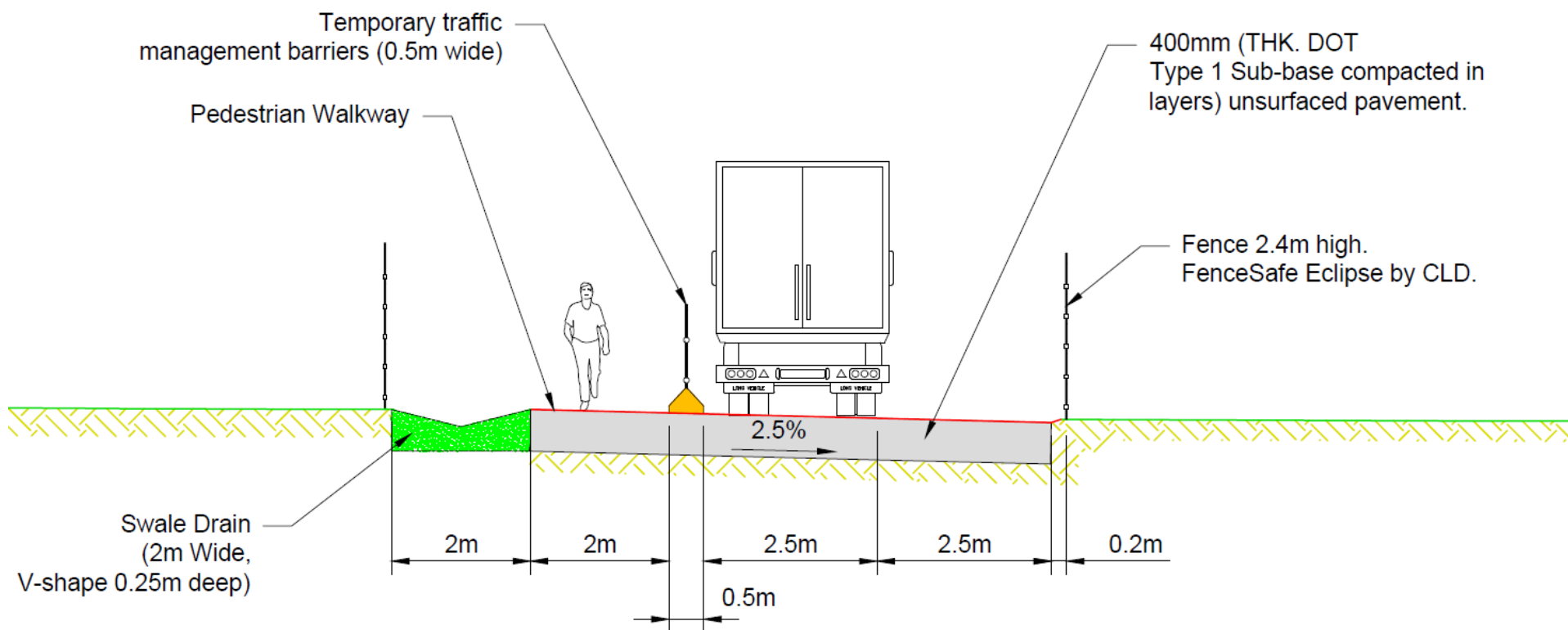
The Proposed Route – Layout (West)



The Proposed Route – Layout (East)



The Proposed Route - Section



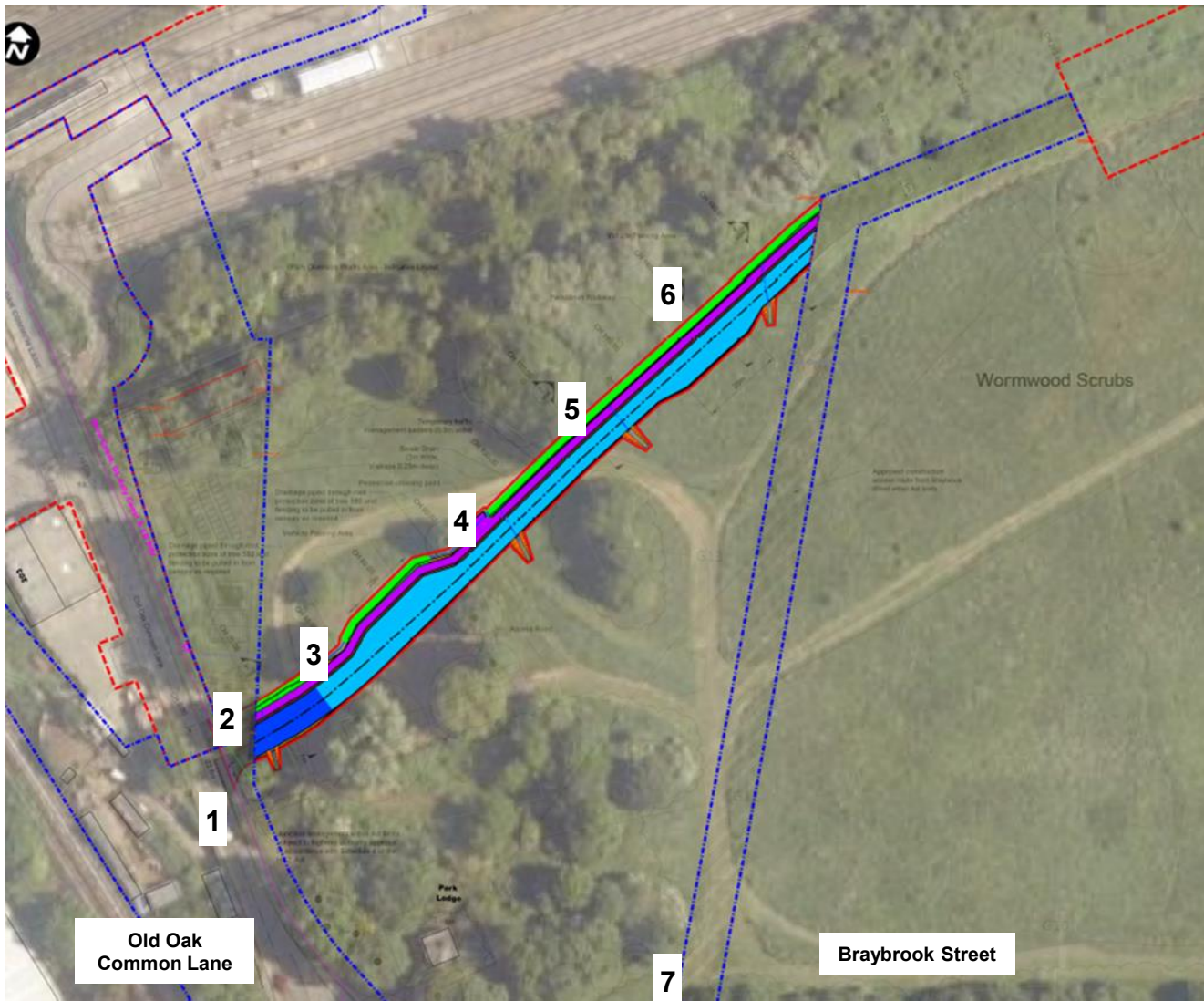
Proposed Fencing

- Temporary open mesh fencing will be required along the route for public safety and site security.
- 2.4m in height.
- Non-intrusive sand box supports.
- The best lighting mitigation for the ecology.
- An access gate will be open on request as well as 7pm-7am Monday to Saturday and Saturday afternoon to Monday 7am.



The Proposed Route - Views

The images on the following slides are taken from the points shown



The Proposed Route - Views

View 1

- The proposed access will be at approximately this point
- Access is away from residential properties
- The Utility Compound site access is to the left
- The Willow will be avoided and protected



The Proposed Route - Views

View 2

- The route goes across the existing hardstanding.
- The large Willow to the right is preserved and protected.



The Proposed Route - Views



View 3

- Heading north-east across the hardstanding.
- The route goes between the flagpole to the left and the tree to the centre.

The Proposed Route - Views

View 4

- Leaving the hardstanding, the route goes through the existing gap used by the current path
- Trees to either side are avoided and protected
- A north/south pedestrian gate will be to the path at the bottom of the image.



Direction of
Alternative Route

The Proposed Route - Views

View 5

- Leaving the gap and looking east across the Scrubs to the Sewer Compound to the centre of the image



The Proposed Route - Views

View 6

- The route joins the Braybrook Street route consented under the HS2 Act here where it heads east to the Sewer Compound



The Consented Route - Views

View 7

- The HS2 consented access point from Braybrook Street
- The western edge of that route is shown in the background by a marker
- The Oak trees to the centre would be lost



Ecology

- An ecological appraisal of the route has been undertaken as well as a comparison with the impacts of the route consented under the HS2 Act.
- The proposed route is located in an area considered to have less of an impact upon ecology given the size and type of habitats impacted.
- The proposed route impacts a smaller area of habitat in total, is a shorter route and also lies partially within areas of existing hard-standing.
- Tree and scrub removal kept to a minimum with important trees protected including the retention of the Oak trees at Braybrook Street lost under the consented route.

Site Restoration

- On completion of the works the road and the access onto Old Oak Common Lane will be removed
- The site will be restored to a condition suitable for the Wormwood Scrubs Ecological Masterplan proposals
- Topsoil and subsoil will be removed during construction and stored in stockpiles to be reinstated on the site as part of the restoration
- Original ground levels will be restored

Commenting on the Application

- A decision is anticipated to be made by OPDC after 17th February
- View and comment on the application by searching for reference number 21/0001/FULOPDC at:

<http://planningregister.opdc.london.gov.uk/>.

- Or comment directly to OPDC at

planningapplications@opdc.london.gov.uk

- Comments should be made by 11th February

Any Questions?

Timetable Post-Application

Activity	Start Date	End Date
Determination of Planning Application		w/c 22 nd February 2021
Sewer Compound Hoardings	February	w/c 29 th March 2021
Construction of Access Road and Compound Setup	w/c 22 nd March 2021	w/c 19 th April 2021
Installation of New Wormwood Scrubs Sewer	w/c 19 th April 2021	w/c 7 th June 2021
Construction of Launch Shaft and Sewer Pipe North	w/c 14 th June 2021	w/c 4 th October 2021
Commissioning	w/c 4 th October 2021	w/c 11 th October 2021
Clear Site and Reinstatement	w/c 11 th October 2021	w/c 29 th November 2021

Further Information

- Updates from LBHF in relation to Wormwood Scrubs can be found at:

<https://www.lbhf.gov.uk/arts-and-parks/parks-and-open-spaces/wormwood-scrubs-open-space>

- Access to Wormwood Scrubs for HS2 enabling works:

<https://www.lbhf.gov.uk/arts-and-parks/parks-and-open-spaces/wormwood-scrubs-open-space/access-wormwood-scrubs-hs2-enabling-works-planning-application>