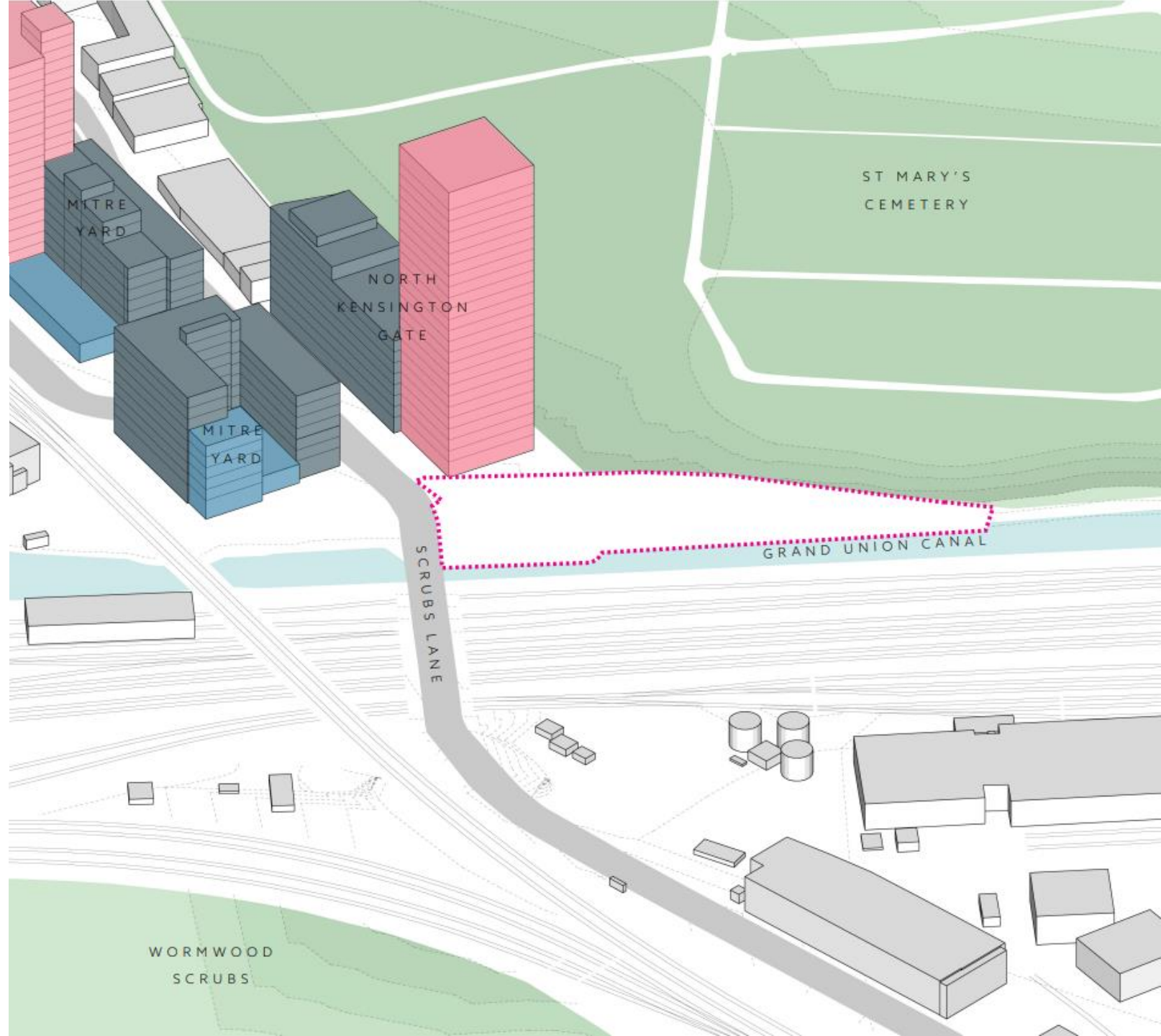
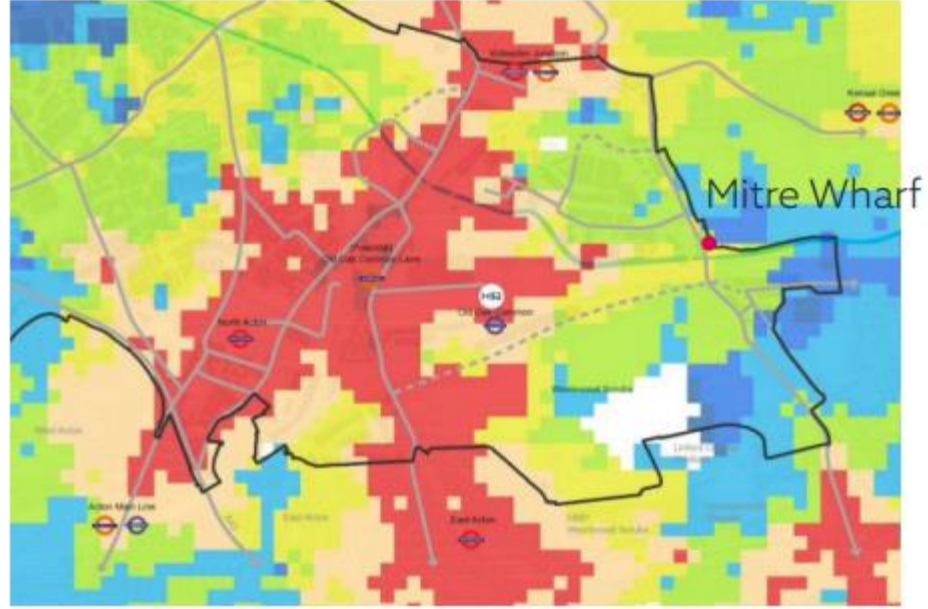




Since we last met you we have added detail to our design concept - in particular, focusing on arrival and entrance experience for all users of the site.

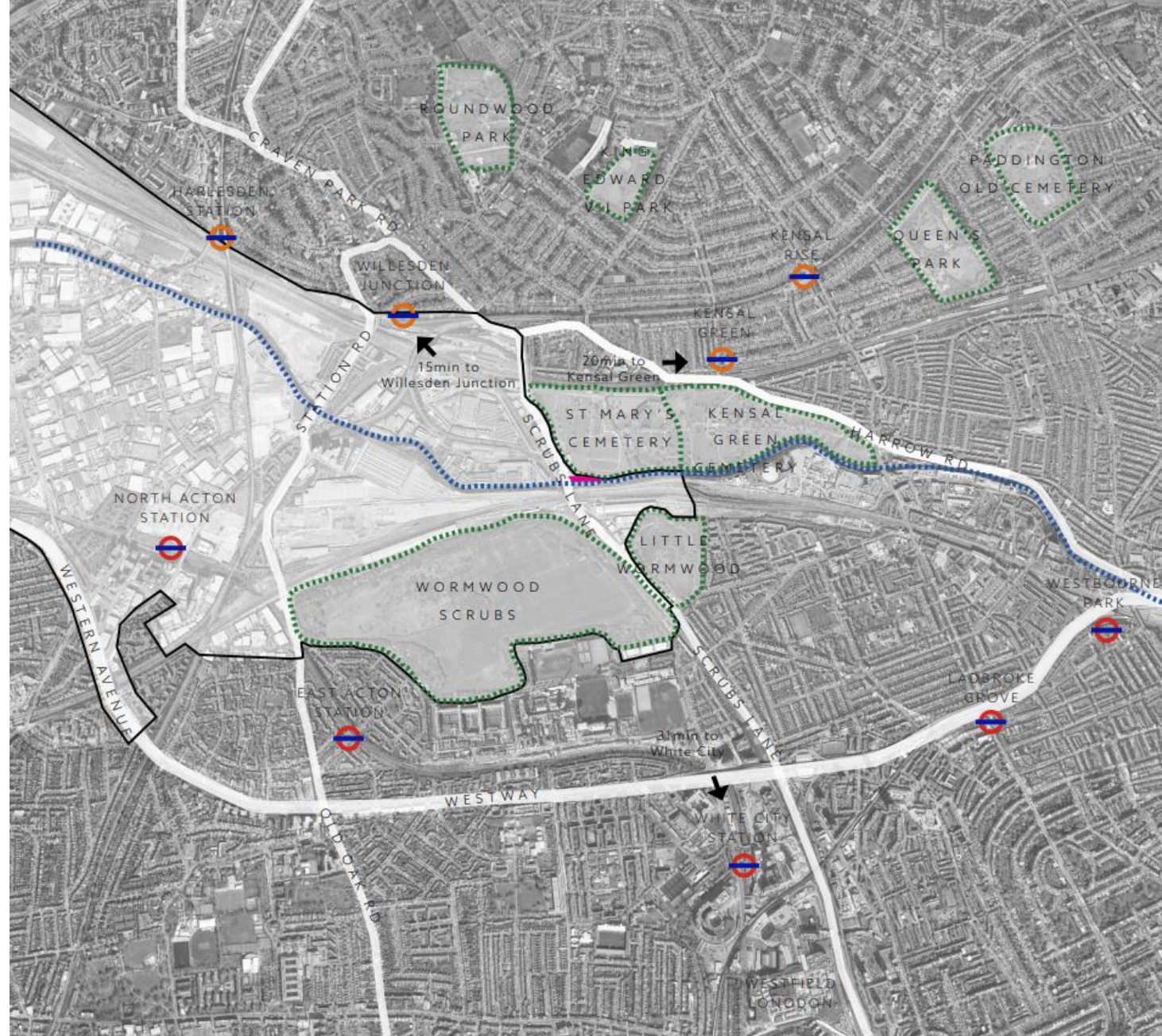






Key

- OPDC Boundary
- PTAL
- 0 (Worst)
- 1a
- 1b
- 2
- 3
- 4
- 5
- 6a
- 6b (Best)
- New and enhanced routes
- Potential future new routes



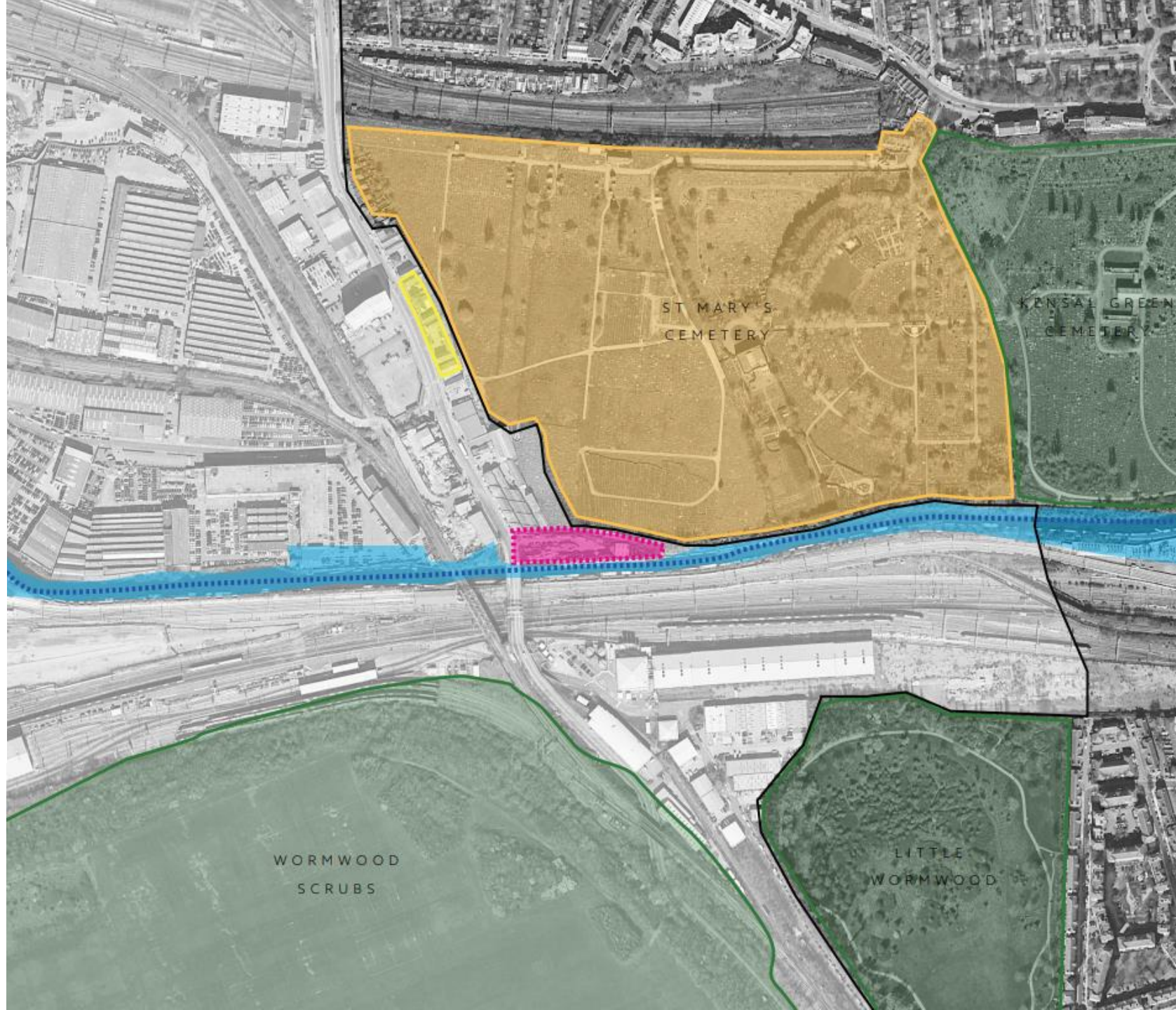
Site
Boundary

Grand Union
Canal

OPDC
Boundary

Green
Spaces

- Site boundary
- OPDC area
- Existing parks & recreation
- Grand Union Canal
- Cumberland Factory Conservation Area
- Grand Union Canal Conservation Area
- St Mary's Conservation Area





- Clusters
- ▭ Place boundary
- Wormwood Scrubs Street
- - - Wormwood Scrubs Street (beyond the plan period)
- New and enhanced routes
- ⇨ Potential new access road
- Walking and cycling routes
- Railway lines
- Publicly accessible open space
- Rail depot
- Existing residential neighbourhood
- Local Heritage Listings
- Conservation area
- New and improved junction / bridge / underpass





01



02



03



04

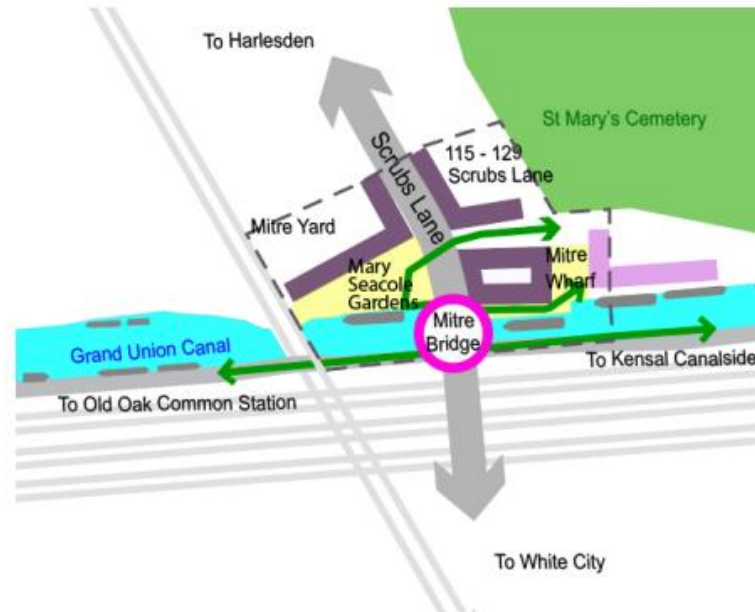


05

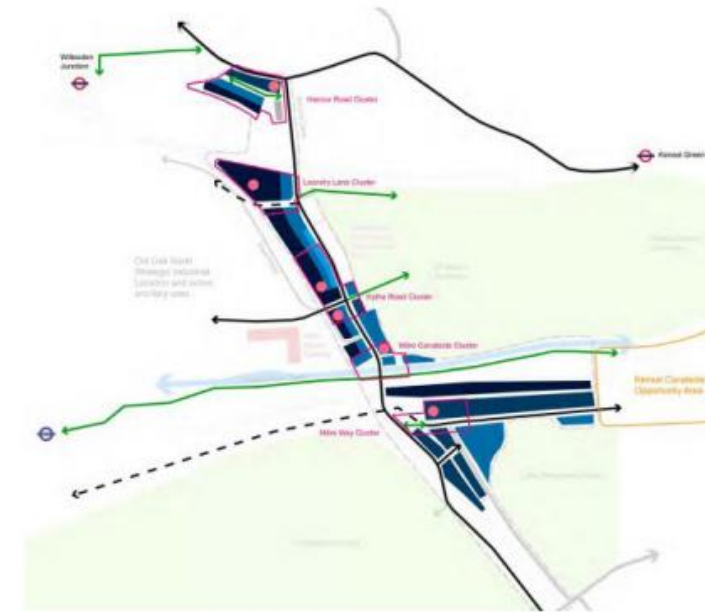
- ① The site has a very long northern frontage
- ② Scrubs Lane is busy, has poor sight-lines, with a 3 metre level difference between the street and canalside
- ③ Building right next to the canal edge could be tricky technically
- ④ There are buried services in the site, including sewers, that could complicate the construction and lengthen the building programme
- ⑤ Boat moorings in and around the site need to be considered
- ⑥ The nearby rail tracks could complicate construction logistics
- ⑦ Existing mature trees in the nearby cemetery and along the canal will need to be considered







Connections within Clusters, Placemaking, Canal as a Green Link, Active & Positive Frontages



Guidance on Building Heights



Connections between Clusters

Mitre Wharf OPDC Allocation (Ref 31)

Net additional housing units over the first ten years of the plan period	100
Net additional housing units during the 11 to 20 years of the plan period	0
Minimum commercial or industrial floor-space over the plan period	420
New jobs resulting from the provision of commercial or industrial floorspace over plan period	20

1. North Kensington Gate (South) Planning was granted first in March, 2017 for 168 units and then in January, 2021 for revised 208 units.
2. North Kensington Gate (North) Planning was granted in January, 2017 which has now lapsed.
3. Mitre Yard is a consented residential development that includes three buildings: a courtyard block overlooking the Grand Union Canal.
4. 2 Scrubs Lane is an approved development will provide a total of 85 new homes, including a 20-storey residential tower, which has now lapsed.



01



02



03



04



Canal edge



West London Crematorium, built in 1938-39



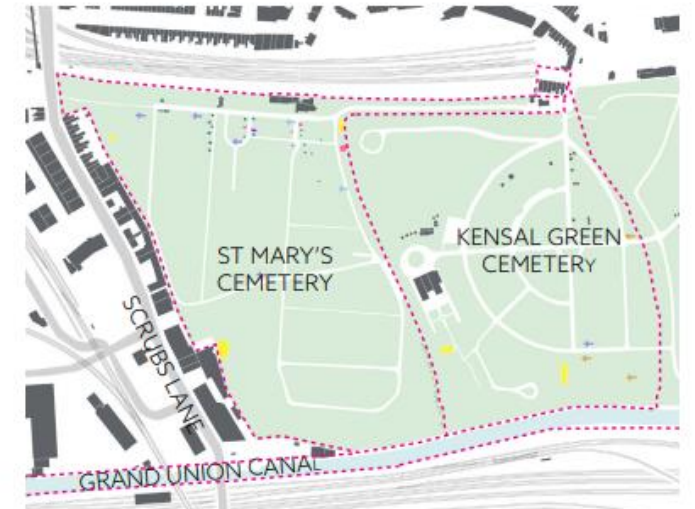
Funeral Chapel, built in 1860 by the architect Samuel J. Nicholl



View of canal from site



19th Century Belgian War Memorial



Waterfront Buildings



Brentford Lock, Duggan Morris



Bream Street, AHMM

Covered Outdoor Spaces

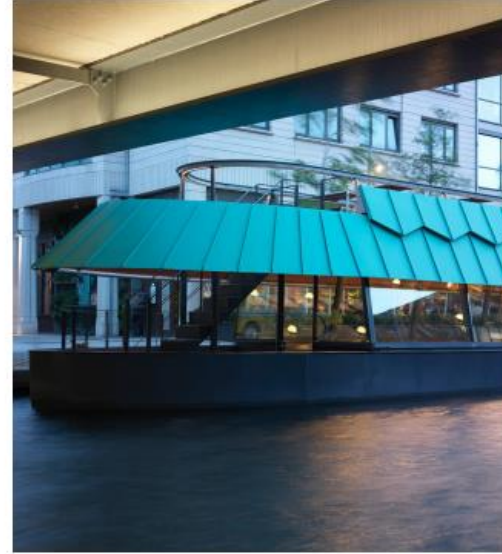


333 Kingsland Road,
Henley Halebrown



Segg Flawil Apartments,
Brebuehler Walser Architekten

Landscape & Water



The cheese barge,
Adam Richards



Segg Flawil Apartments,
Brebuehler Walser Architekten

In the Detail



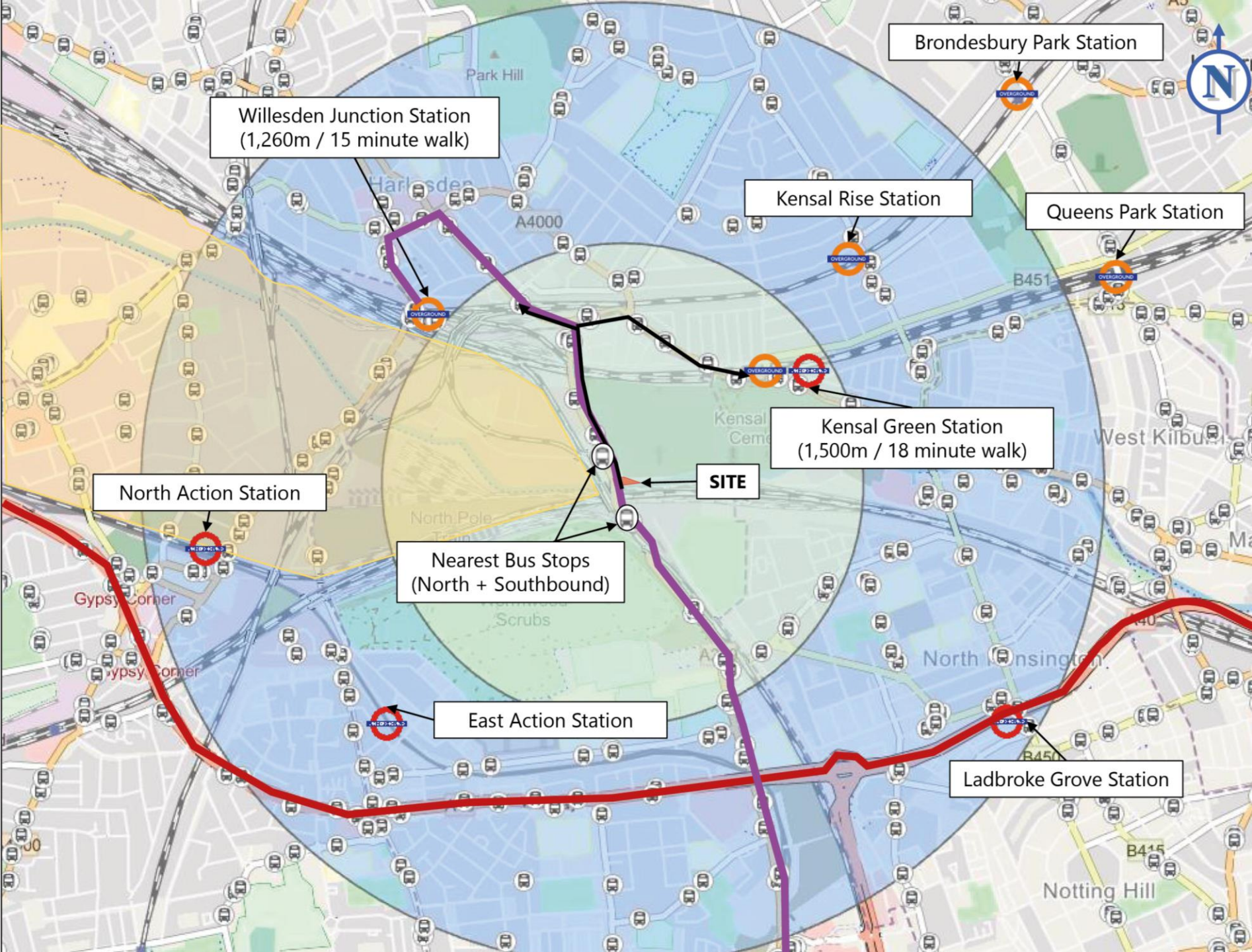
Gainsford Road, Gort Scott



De Vylder Vinck Taillieu, Cadix
Housing

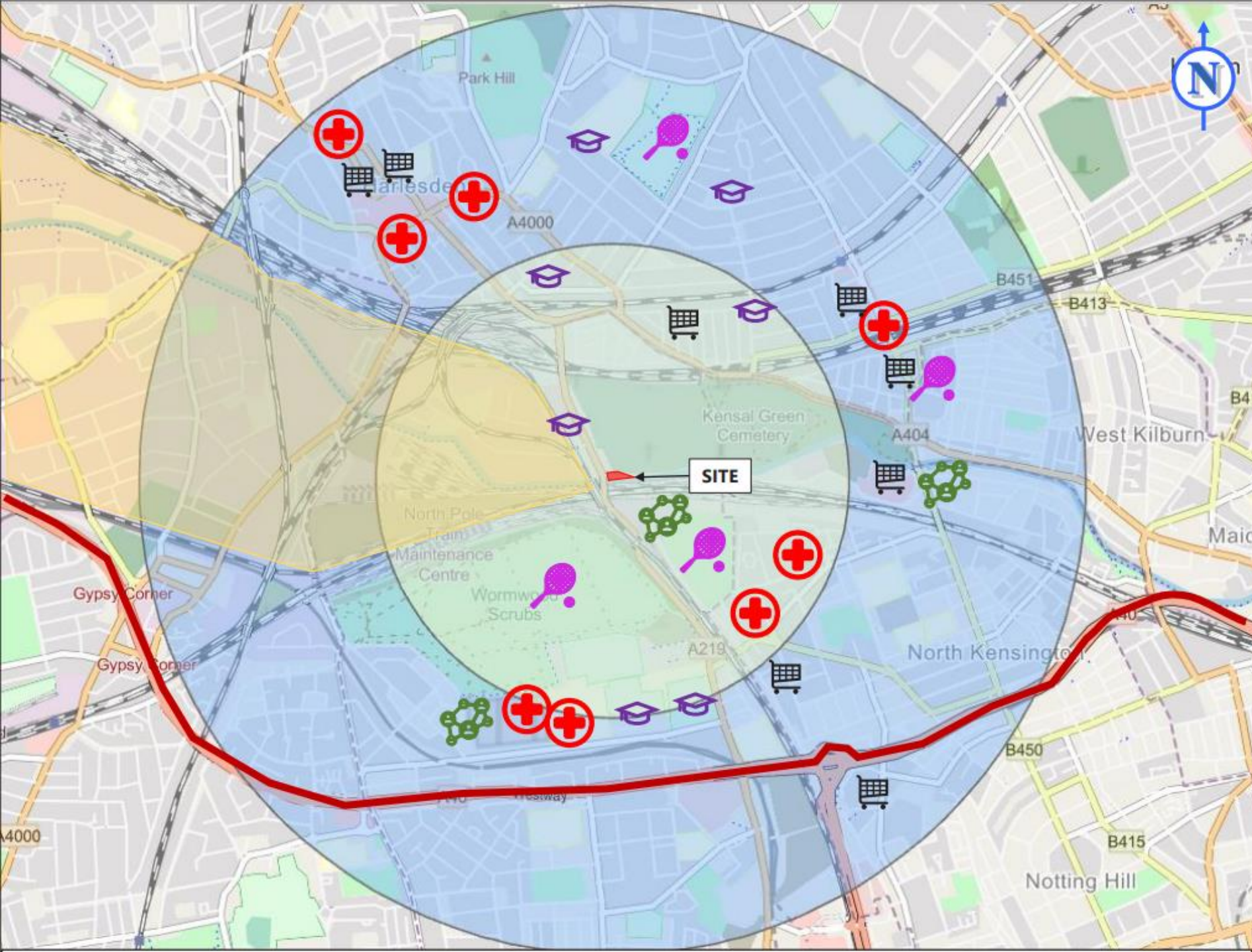


Suburban Housing Zurich



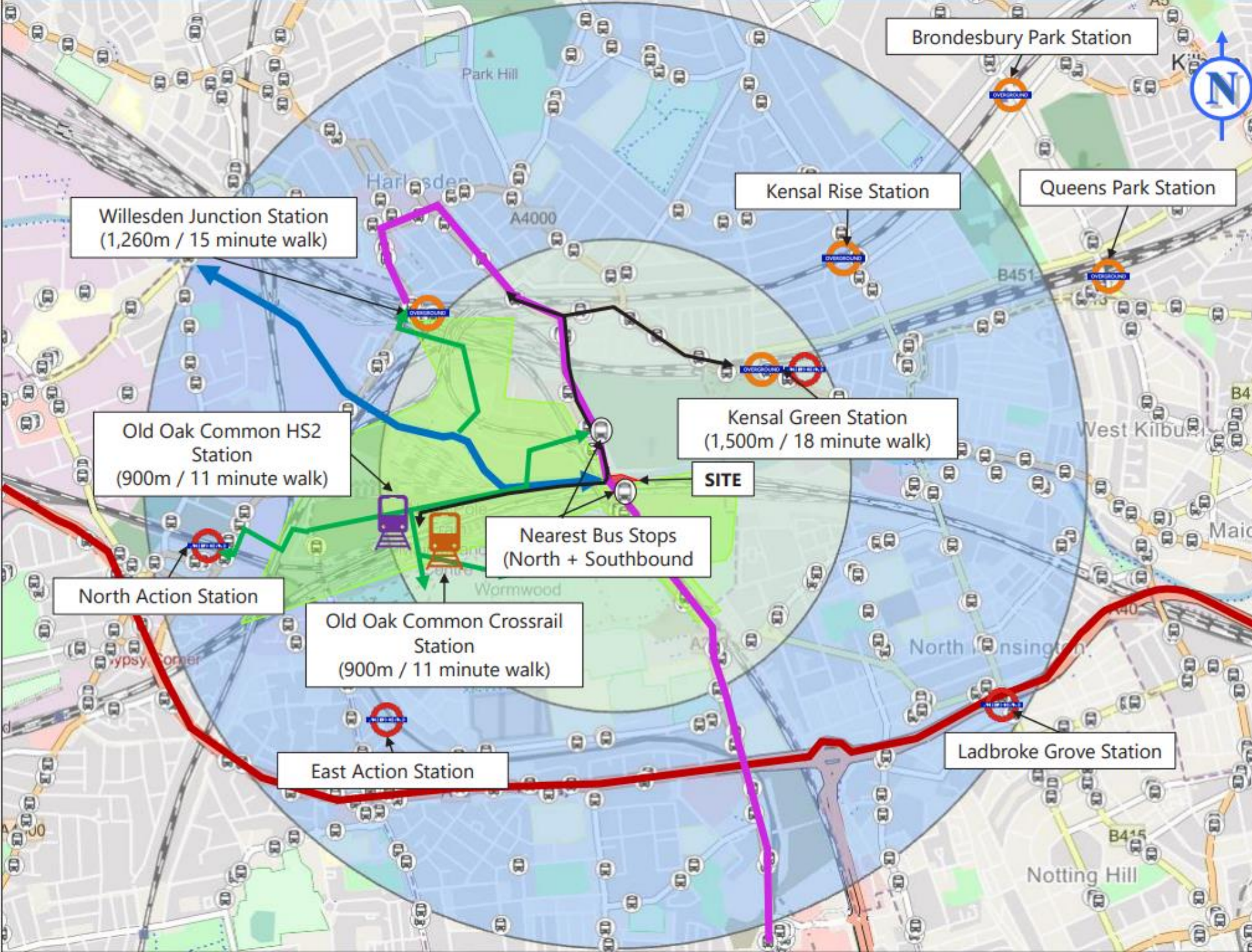
KEY:

-  Site Location
-  Location of nearest bus stops
-  Underground Station
-  Overground Station
-  Cycleway 34
-  2km Walking Isochrone
-  1km Walking Isochrone
-  Old Oak Employment Area
-  Main Walking Routes
-  Bus Route 220



KEY:

-  Site Location
-  Health
-  Employment
-  Retail
-  Education
-  Recreation
-  Cycleway 34
-  2km Walking Isochrone
-  1km Walking Isochrone
-  Old Oak Employment Area

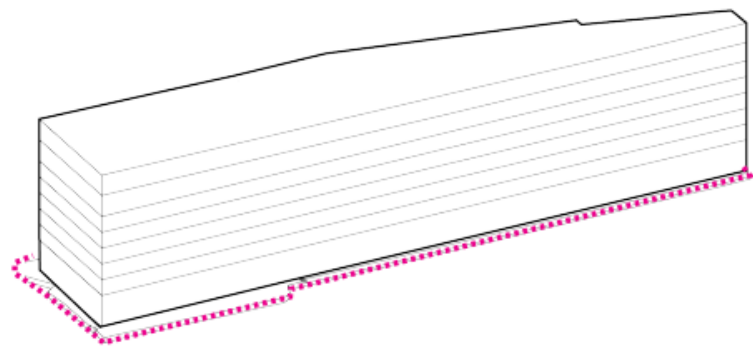


- KEY:**
- Site Location
 - Location of nearest bus stops
 - Underground Station
 - Overground Station
 - Cycleway 34
 - 2km Walking Isochrone
 - 1km Walking Isochrone
 - OPDC Area
 - Crossrail Station
 - Existing Walking Routes
 - Bus Route 220
 - New Walking Routes
 - New Canal Walking Route
 - HS2 Station

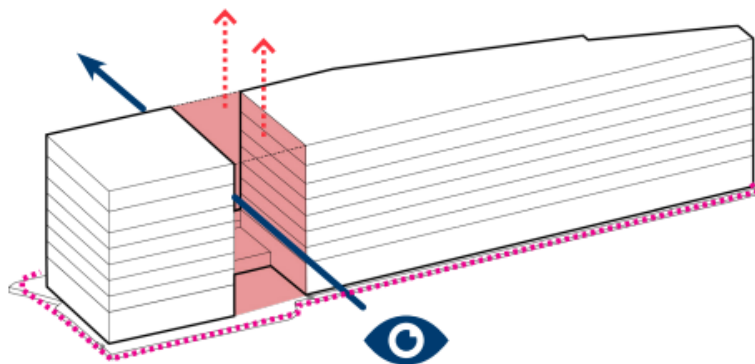


You Said, We did

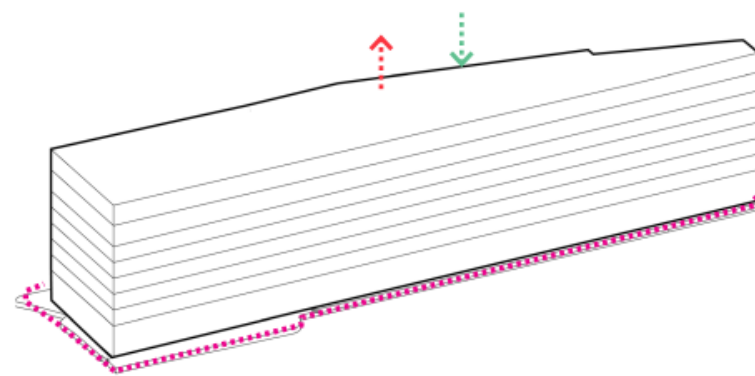




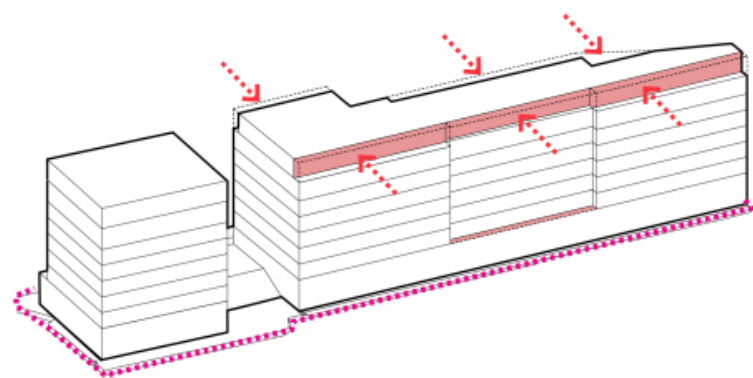
01. Basic extrusion of massing



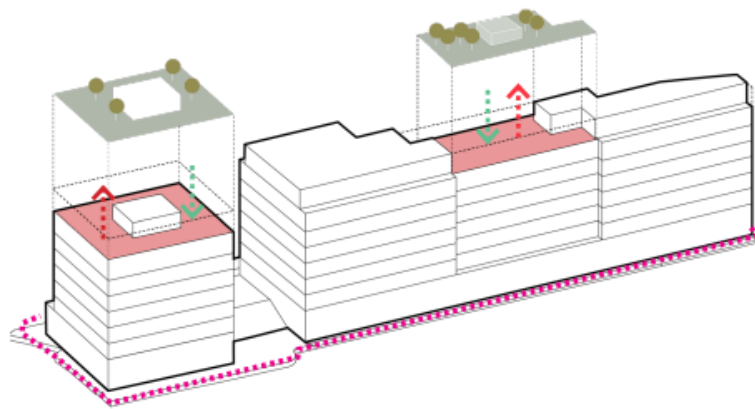
02. Breaking down the massing to create visual permeability through the site



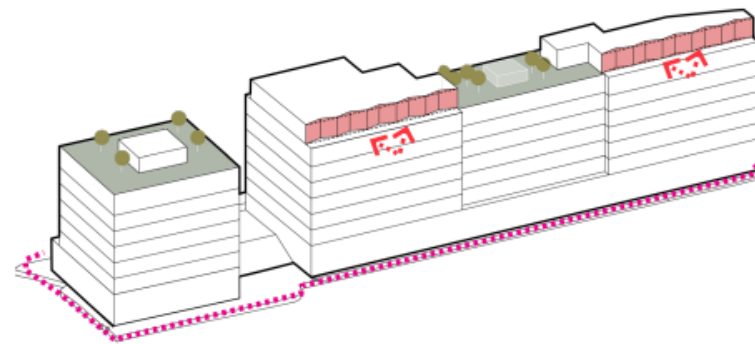
03. Reducing massing along the northern boundary to create areas for a resident garden/play space at ground floor level



04. Reducing massing to create private external amenity



05. Removing the top floor of the inner section and creating roof terraces



06. A concertina facade on the top floor creates visual interest



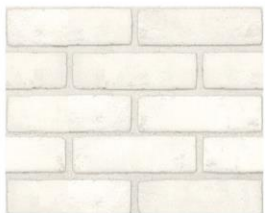


Upper floors bay study



Lower floors bay study

Materiality & Textures



01.



02.



03.



04.



Canalside Elevation



Aerial View North-East



Aerial View South-West

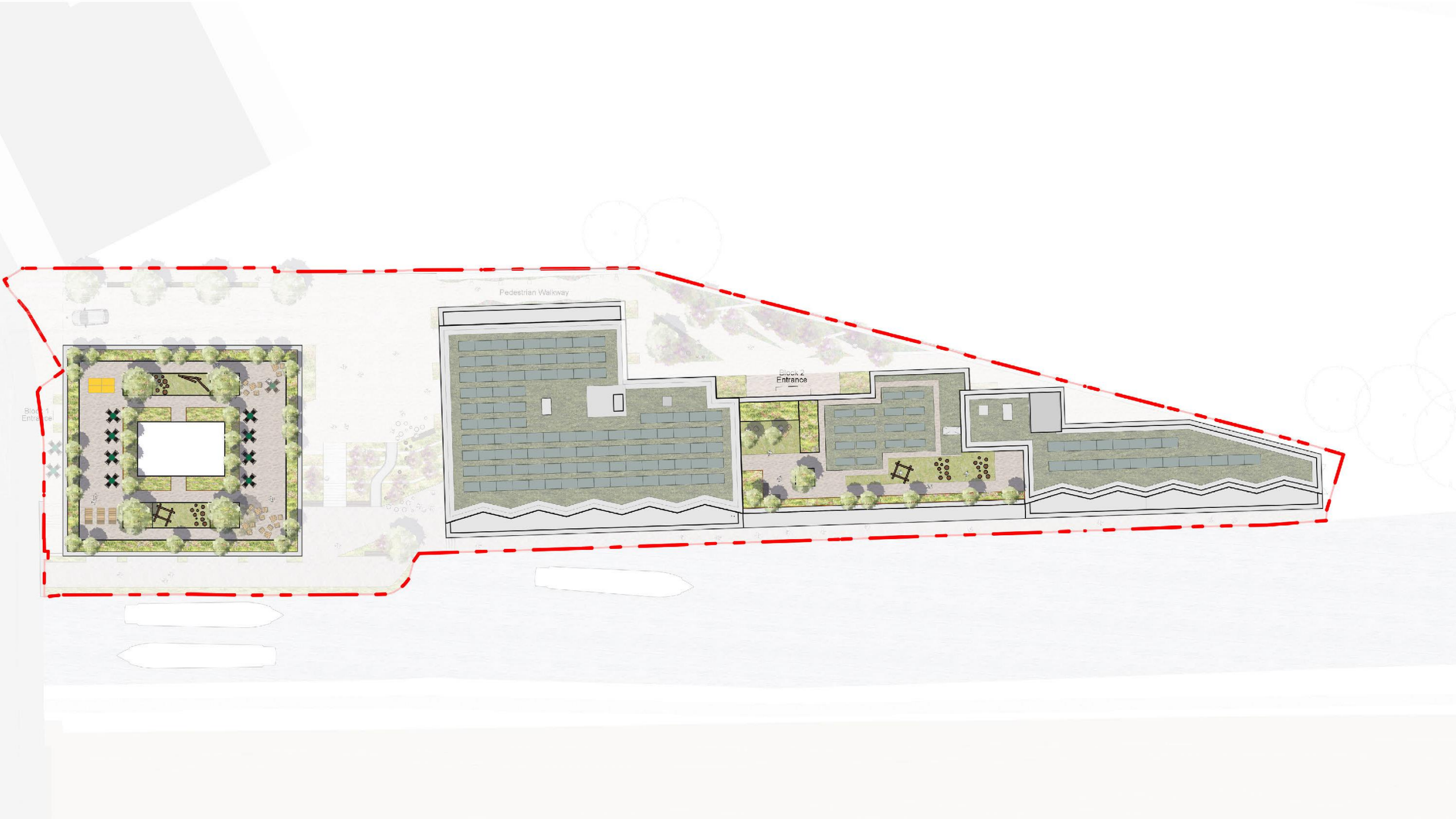




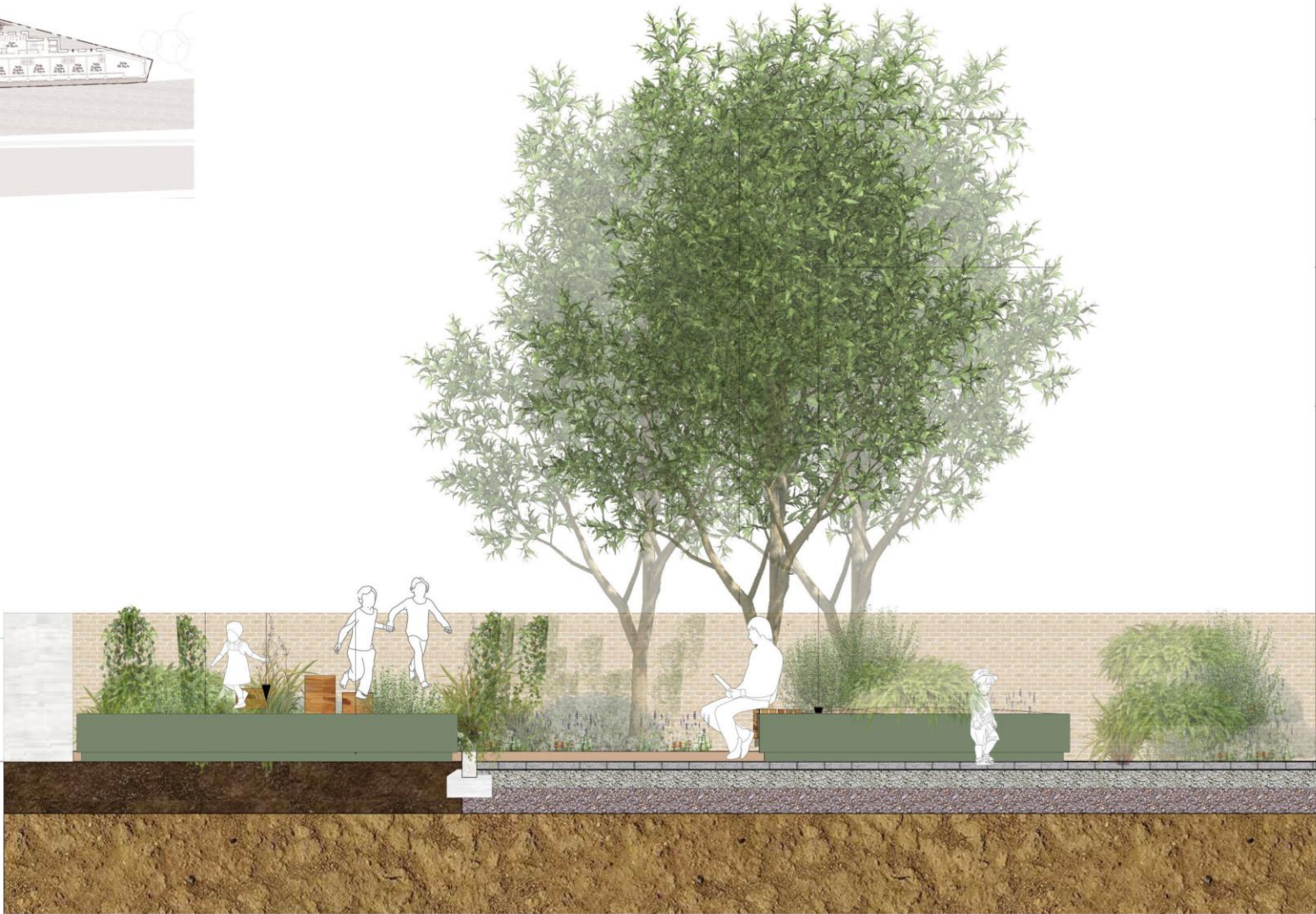
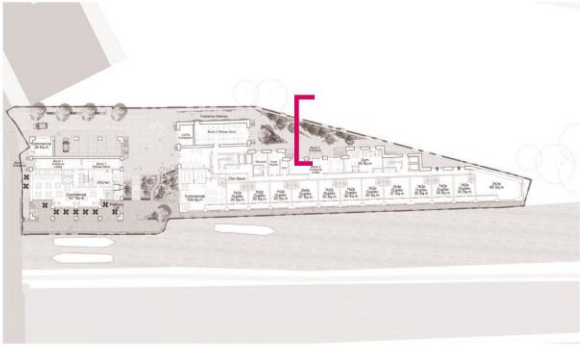


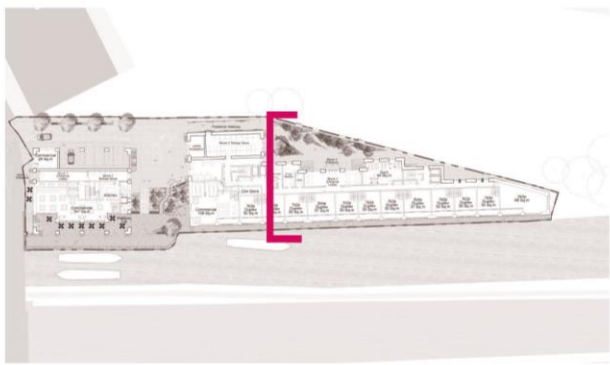
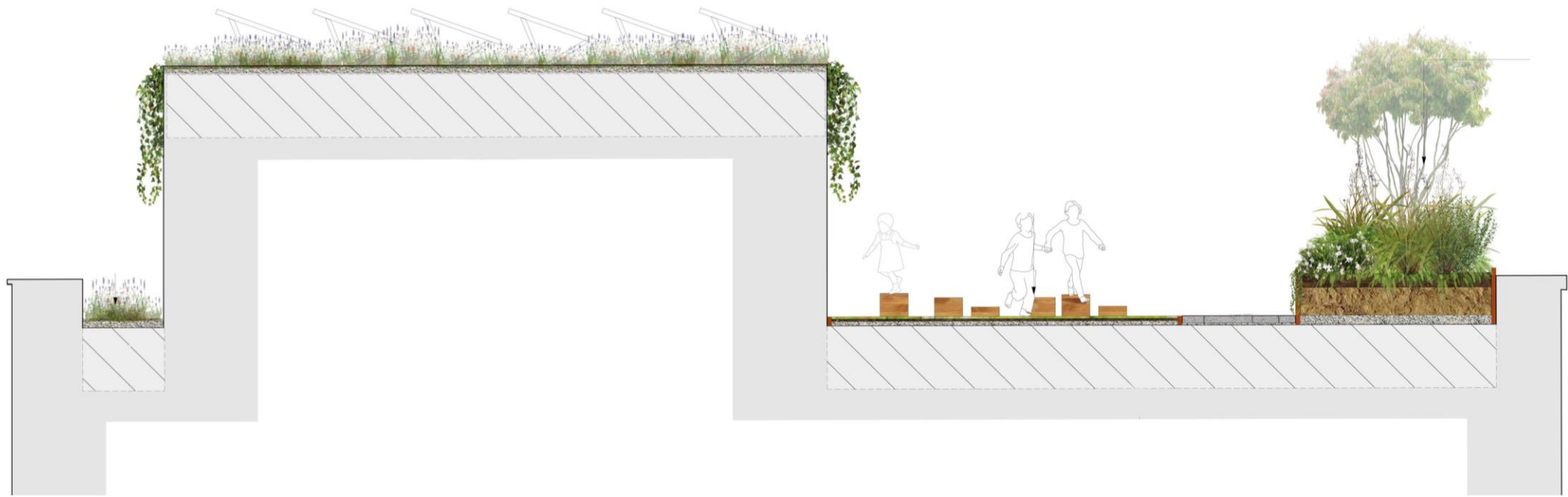


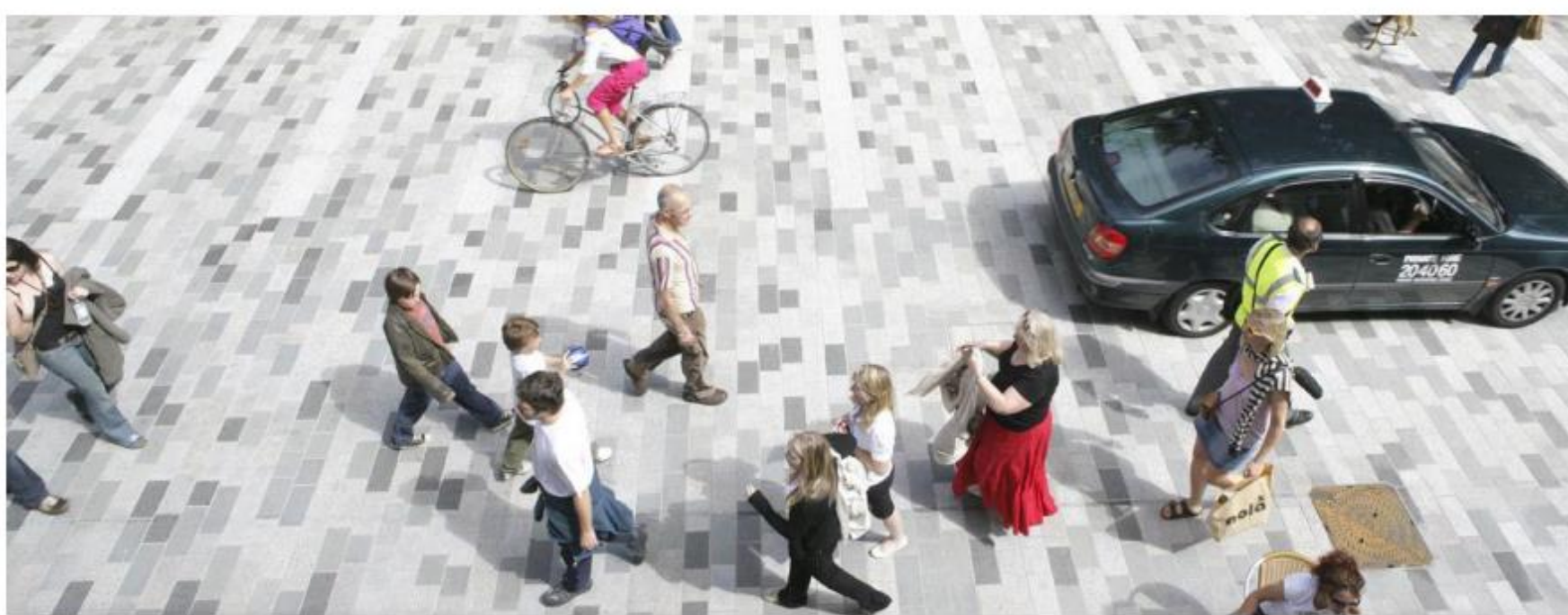










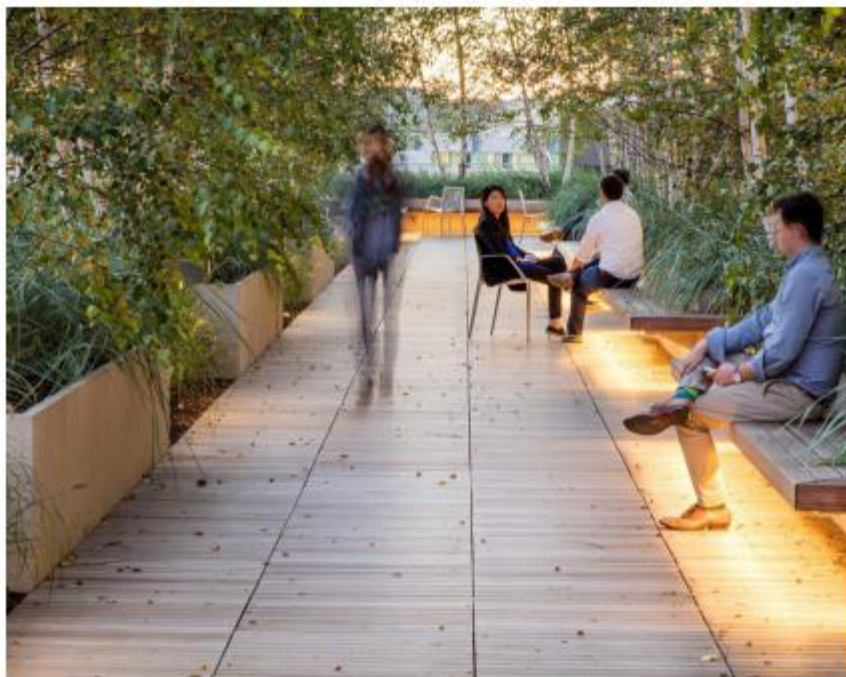






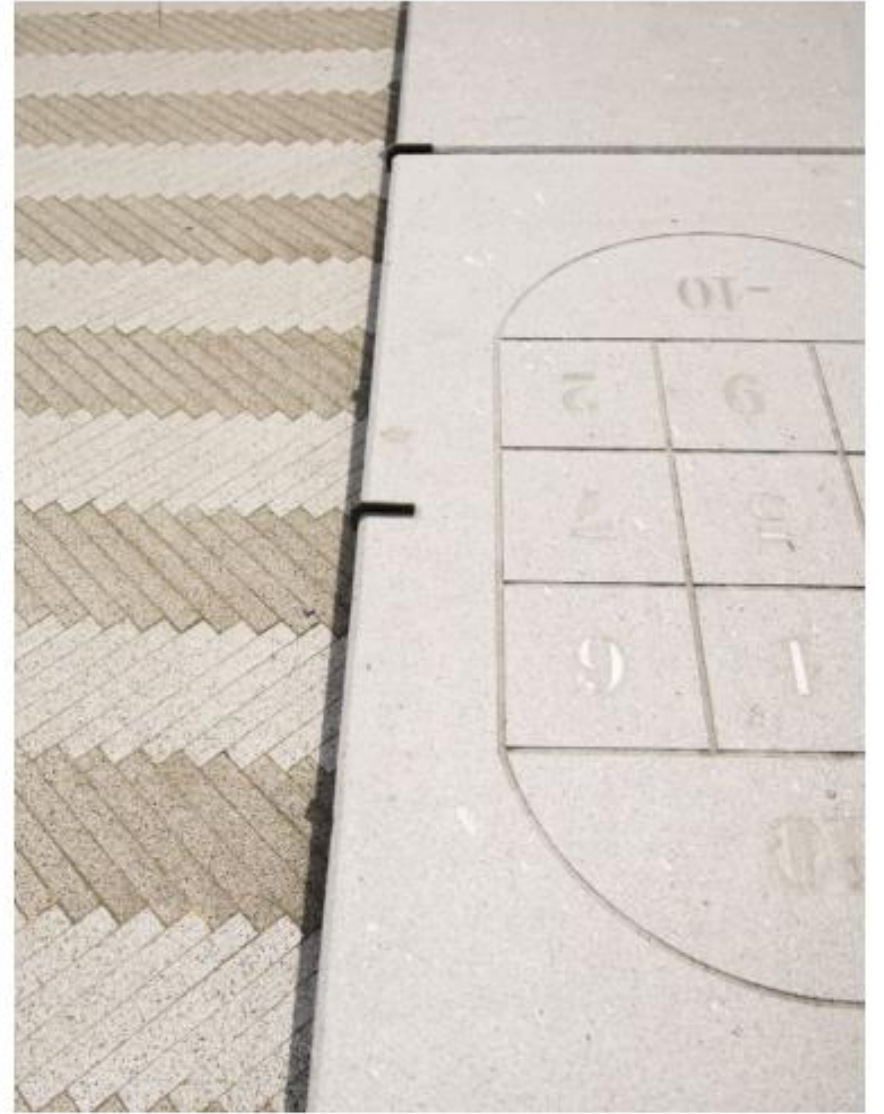
















Canalside Level

- Plant space
- Cycle store
- Commercial (class E) space beneath Block 2
- Potential A3 use class space beneath Block 1
- Lower, living accommodation floors of duplex dwellings beneath the Block 2

Ground Floor Level

- 4 disabled spaces at grade level
- Refuse stores
- Upper, bedroom, accommodation floors of duplex dwellings beneath the linear block
- Gym
- Lobbies for both blocks (a better, central location in Block 2)
- Commercial (class E) space within Block 2

Typical Floor Levels

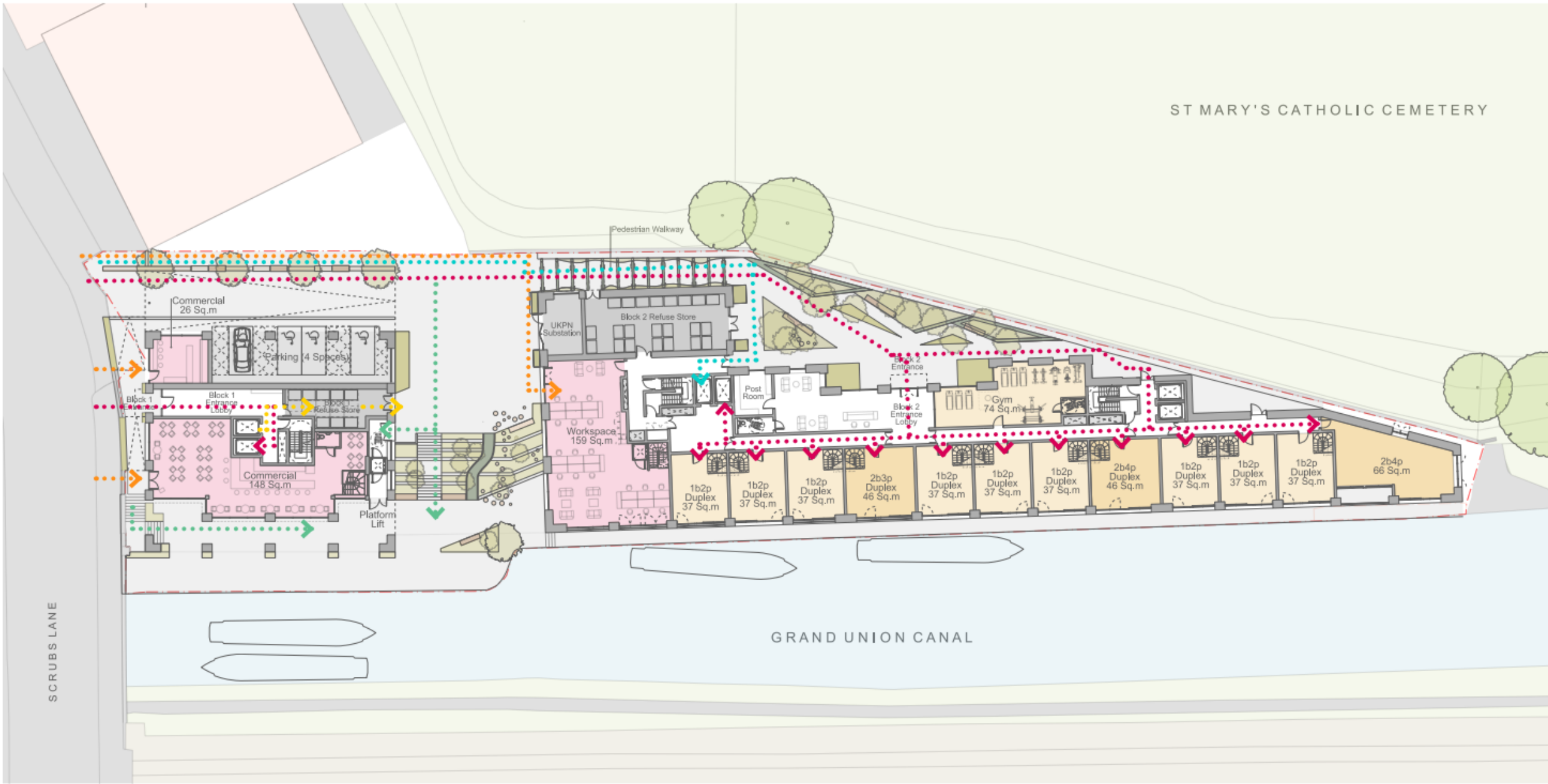
- Residential dwellings

Roof Levels

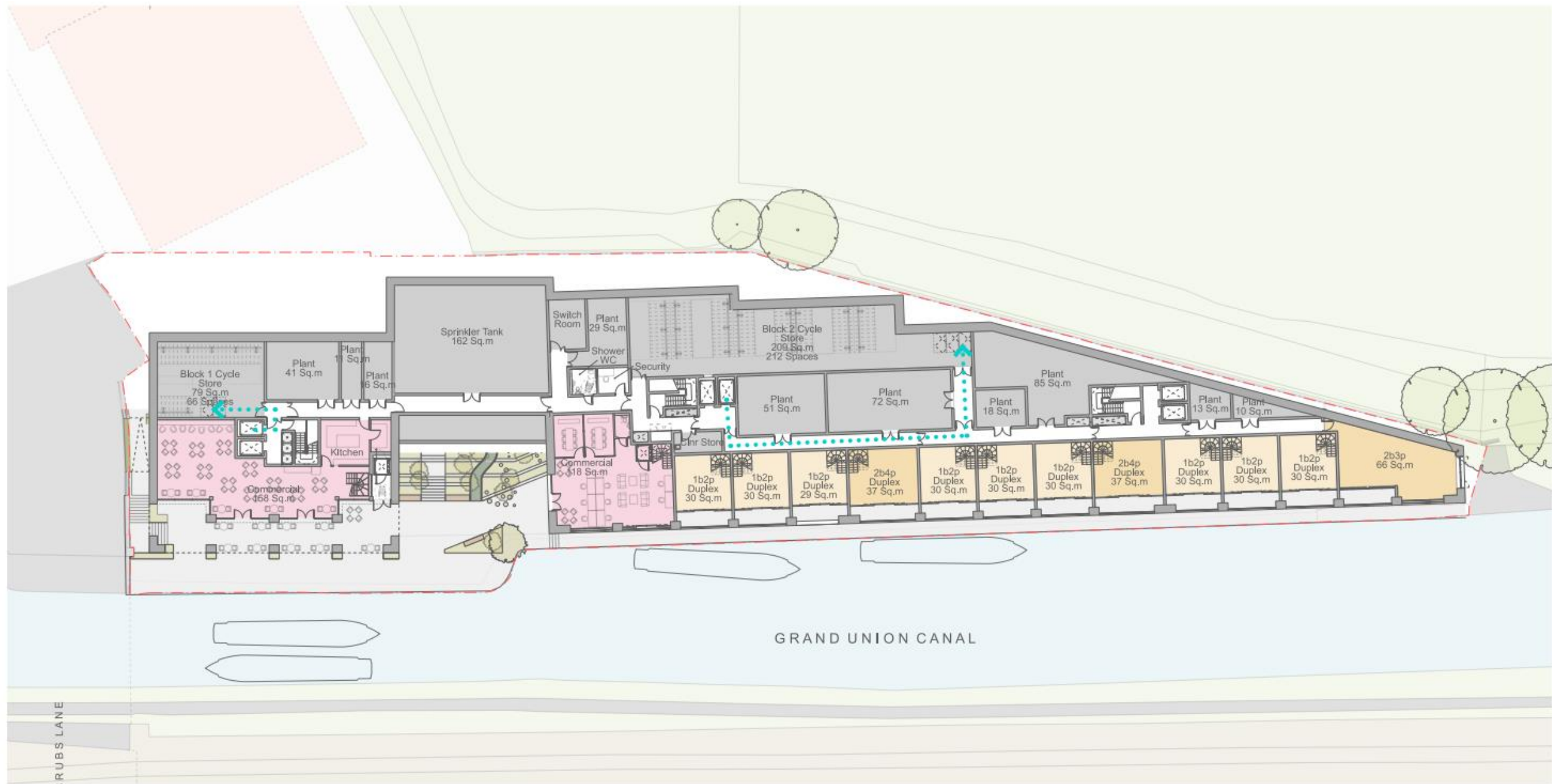
- Roof gardens on both Blocks 1 and 2, including playspace
- Air source heat pump enclosure
- PVs at roof level surmounting Block 2



ST MARY'S CATHOLIC CEMETERY



- Commercial route
- Route to canalside
- Residential route
- Cycle store route
- Bin store



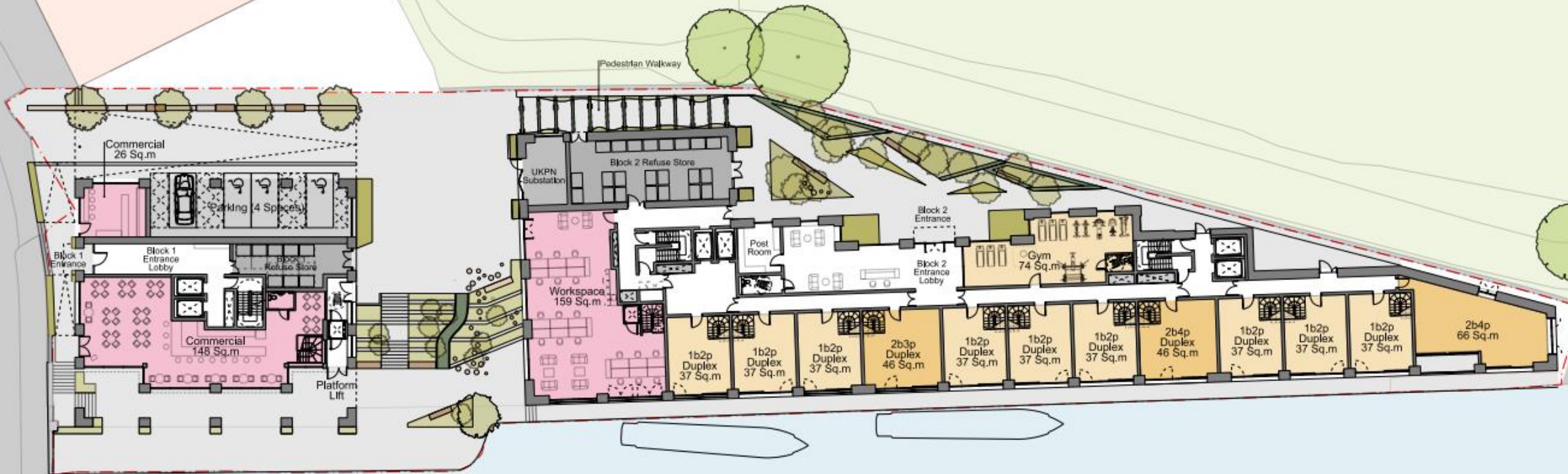
GRAND UNION CANAL

RUBS LANE

ST MARY'S CATHOLIC CEMETERY

SCRUBS LANE

GRAND UNION CANAL



ST MARY'S CATHOLIC CEMETERY

SCRUBS LANE

GRAND UNION CANAL



ST MARY'S CATHOLIC CEMETERY

GRAND UNION CANAL

SCRUBS LANE

