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Ideas for a lido in our area

To start 2022 on a cheerful and positive note, there are ideas in progress for building a lido in this part of London. This may not be the month for thinking of outdoor swimming, but this lido (like several in London) would be heated.

There has been a resurgence of interest in lidos in recent years. A group of enthusiasts got together last year to explore the idea of creating a new one, as a community initiative. The website explaining the background is at www.westlondonlido.com

The plan is *to build community support, find a great location and raise the money to create a beautiful, sustainable, new public lido for west London.*



Initial conversations were held last year about possible locations on those parts of Wormwood Scrubs which are already built on (Linford Christie Stadium and the 'parade ground' where the temporary buildings for the Ark Academy currently sit). The Friends of Wormwood Scrubs, Thames Valley Harriers, Kensington Dragons and StQW/SHRA were involved from the start and the group proposing the scheme are very clear that a location and design would need to be well supported by local residents. Other possible sites in e.g. Chiswick are also being looked at.

This idea has not originated from the Hammersmith & Fulham Council, nor from QPR or any of the other parties which have been promoting plans for a stadium on the Scrubs. It comes from an

independent group of lido enthusiasts.

London has lidos at Brockwell Park (Brixton), Tooting Bec, Gospel Oak, Charlton, Victoria Park (Hackney), Hampton Court and Hillingdon. But there is a distinct gap in West London. This is why this initiative is seen as potentially realistic, as a community-led project with a business plan which could make operation of a lido self-sufficient in financial terms. Feasibility work has shown an estimated £15m build cost.

At the moment the organisers are gathering public support via www.westlondonlido.com and many hundreds of people have already shown their interest. StQW/SHRA will remain in touch with the organisers, and with FOWWS and others, on next steps..

Imperial College's proposals for the 'North Acton Cluster'

Not content with its 'White City Campus' and 35 storey residential tower in Wood Lane, Imperial College has submitted a planning application for seven new buildings on the former Carphone Warehouse site at 1 Portal Way in North Acton.

This proposed development includes a 56 storey tower (one higher than the near completed One West Point'. Outline consent is sought for two further towers of 'up to 50 storeys'. Imperial's architects Pilbrow and Partners show a CGI image of North Acton were this application to be approved and other previous planning consents built out.



This group of extreme high-rise buildings have never featured in any 'plan' for North Acton. They are the result of developers coming forward with applications that claim precedents from what has gone before. Ealing's Planning Committee since 2015 has granted permissions for a series of towers on behalf of OPDC, under a 'scheme of delegation'. On this latest occasion OPDC are retaining the decision for its own Planning Committee to make.

The Old Oak Neighbourhood Forum and groups in Ealing are rallying their members to object. Consent to this scheme would undermine the December 2020 intervention of Secretary of State Robert Jenrick to strengthen London Plan policies against tall buildings except where specifically identified in local plans. This would not bode

well in efforts to stop three 35 storey towers being built at Kensal Canalsde, along with yet further proposals in Scrubs Lane,

If you have a moment to join with Ealing residents in submitting an objection, these are some of the points which you might want to make:

- Modified London Plan Policy D9 is meant to protect us from further tall buildings of this scale – unless and until a local plan is clear on suitable locations and appropriate building heights. No such local plan yet exists.
- Residential towers are now known to use far more embedded carbon in their construction, and more energy in their daily use, than lower rise housing. These are proposals from a past era.
- The 'North Acton cluster' is fast becoming London's latest urban renewal disaster – traffic-ridden, windswept, sunless and with empty ground floor shop units and poor public spaces
- Views and skylines across West London continue to be destroyed by developments which will prove to be of the wrong kind in the wrong place. Please do not repeat the errors of Vauxhall/Nine Elms/Battersea.

The OPDC Draft Local Plan has still not been adopted (now 4.5 years late). We are making a final attempt to persuade the Planning Inspector of the Plan's serious failings, at an 'examination' session on January 11th.

Meanwhile an objection to this application can be made via email

to planningapplications@opdc.london.gov.uk giving a reference

One Portal Way 21/0181/OUTOPDC. Please include your full name and address as OPDC will ignore representations without this information.

The end of the consultation period is **midnight Friday 8th January**, but legally OPDC are required to take account of responses up until the time of a decision. Imperial College know all too well that applications submitted over Xmas/New Year receive less public attention than at other times.

StQW has been asking Imperial College why it is pursuing a contentious and high risk property development which has no academic or university component whatsoever (unlike their Wood Lane campus). They say it is an 'investment' and that they can pursue any form of investment that they like, via the College Endowment. Correspondence continues.. .

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