




WELCOME

Welcome to our exhibition, sharing updated proposals for Bollo Place (1 Stirling Road / 1 - 9 Colville Road and 67 - 81 Stirling Road).

Today, you'll be able to:

-  Learn about our proposed changes for Bollo Place
-  Speak to members of the project team
-  Share your feedback

MEET THE TEAM



Developer



Architect



Planning Consultant



Community Engagement

THE CONSENTED SCHEME

In 2021, we received planning permission for 237 homes (87 affordable), flexible workspaces and improved public spaces and landscaping.

Since then, there have been big changes in the private housing development market – in part due to issues around the West London energy grid, rising construction costs, and the rise in mortgage interest rates. The demand for dedicated student housing meanwhile is incredibly strong and continues to outstrip supply year on year.

Many aspects of the consented scheme are being included in our updated plans:



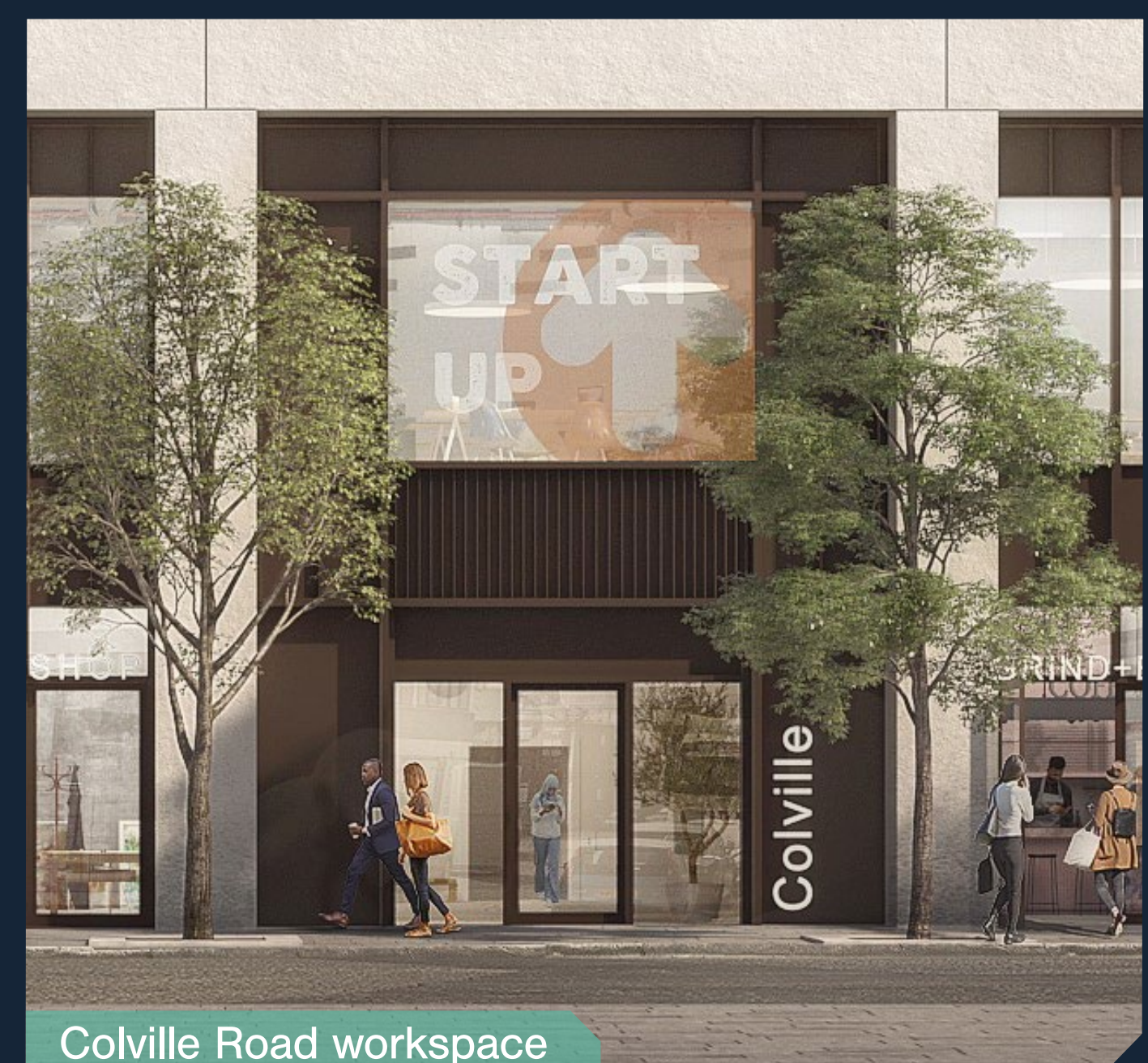
Provide affordable housing to meet local demand.



Flexible workspaces tailor-made for local SMEs and start-ups, supporting up to 220 jobs.



A more inviting and pleasant environment by transforming tired warehouse space.



WHAT WE ARE SEEKING TO CHANGE

We have made changes to our plans to respond to current market conditions and allow us to improve the affordable housing offer.

The resulting scheme will:



Provide approximately 430 student beds to meet local demand.



Increase the number of affordable homes on offer from 87 to approximately 95.



Increase the proportion of 2- and 3-bedroom affordable family homes to meet local needs.



Update the external design of the student block to better suit the new purpose.



Improve fire safety through the provision of an additional staircase.



Proposed scheme at 1 Stirling Road / 1-9 Colville Road



Consented scheme at 1 Stirling Road / 1-9 Colville Road



Proposed scheme at 67-81 Stirling Road



Consented scheme at 67-81 Stirling Road

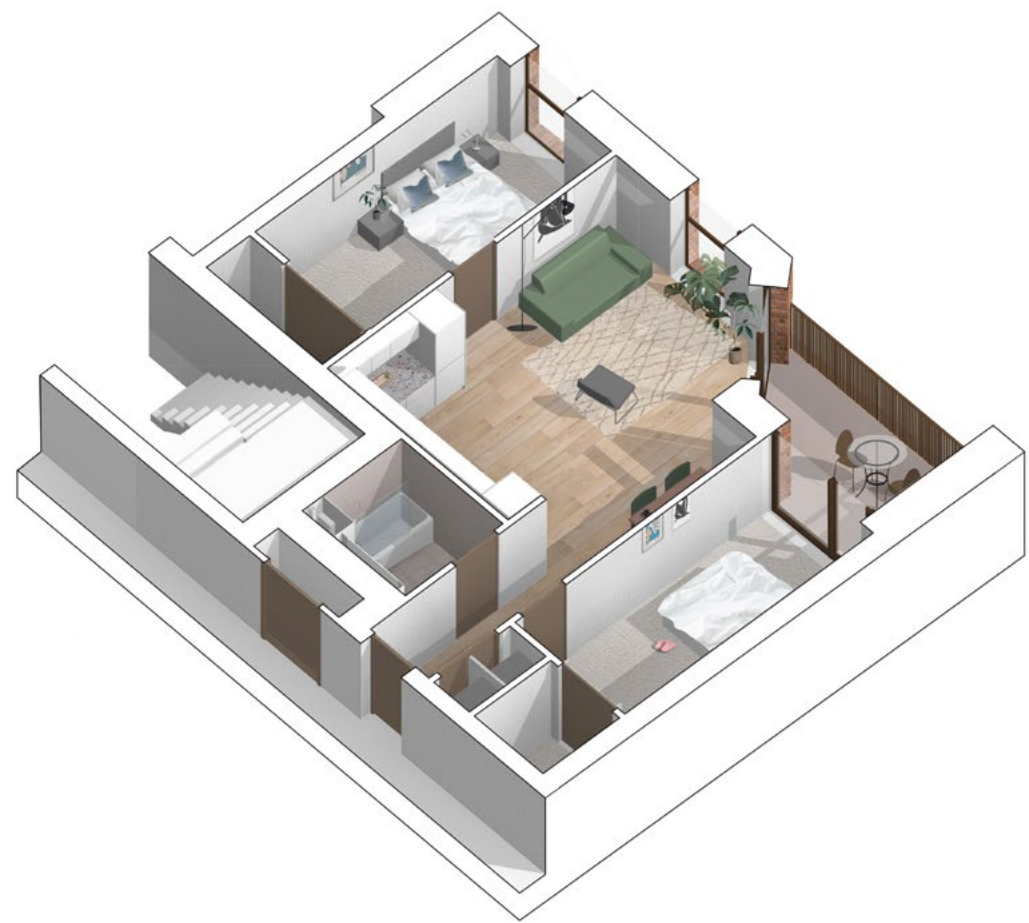


WHY STUDENT HOUSING

South Acton has great access to several universities and has seen the number of students living in the area increase by 48% since 2014/15. Despite this there is less purpose-built accommodation being delivered for students than in other parts of London, with none in the vicinity of the site.

As a result, students are living in privately rented homes across the borough, which could be otherwise used by local families. Building high-quality purpose-built student housing will help relieve student demand and allow homes to return to the market as family homes.



LIVING AND WORKING AT BOLLO PLACE



Example of potential home layout







HIGH-QUALITY, AFFORDABLE HOMES

The changes we've made to the scheme have allowed us to improve the affordable housing on offer:

-  Increase the number of affordable homes from 87 to approx. 95.
-  Change the mix of homes to provide more 2- and 3-bedroom family homes, following feedback on local need from affordable housing providers.




STUDENT ACCOMMODATION

Students living at Bollo Lane will have access to:

-  Study Spaces.
-  Shared kitchens.
-  Shared social spaces.
-  A gym.
-  Laundry and post facilities.
-  24/7 concierge service.

FLEXIBLE WORKSPACES

We see the opportunity to upgrade the tired warehouse and office space currently on the sites and deliver:

-  Flexible and modern workspaces tailor-made for new start-ups and SMEs.
-  Over 4,000 sq m of new workspaces, supporting up to 220 jobs – 146 more than the current sites can accommodate.
-  Spaces to attract a range of businesses, including creatives, artists, musicians, makers and TV production companies.



Proposed student amenity space



Proposed workspace

SUMMARY OF OUR PROPOSALS

Our plans at a glance:



Deliver approximately 430 student beds, helping to take the pressure off the local rental market and address a pressing need.



Provide space for up to 220 jobs in flexible and modern workspaces, tailor-made for local startups, small and medium businesses.



Create a more inviting and pleasant environment through new public footways and landscaping.



Offer approximately 95 affordable homes, an increase from our original plans to help meet local demand.



Enhance the area through new buildings of high design quality.



Build a greener, healthier and more sustainable place.

NEXT STEPS

April – May 2023

Sharing updated plans for Bollo Place.

Late Spring 2023

Submission of new planning application to Ealing Council.

Summer – Autumn 2023

Target decision from Ealing Planning Committee.

Mid 2024

Construction works begin (subject to planning permission).

GET IN CONTACT

You can leave your feedback by filling out one of the forms available today, speaking to the project team members, or by:



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Scan here to learn more about our plans for Bollo Place.

