

The Castle, Acton

Planning Application 2144650PDFUL

Member Briefing - Wednesday 21st September 2022





Indicative view of residents' roof terrace and sunrooms

Dear Planning Committee Member,

We are writing to you ahead of the Planning Committee meeting on 21st September to provide you with an overview of Tide Construction's plans to redevelop The Castle Pub in Acton and highlight the key benefits ahead of the meeting.

The redevelopment of The Castle Pub will regenerate a pub which is currently closed and provide a new pub, with a new dedicated community space within the pub, for local residents. Furthermore, it will provide 462 new co-living homes with generous associated communal amenity facilities for residents in a part 32, part 27 storey building of high-quality design and materials. As part of the regeneration of the site, there will also be improvements to the area surrounding the building, adding to the re-invigoration of this part of Ealing. The building will provide very generous amenity space for use in the building on floors 1-3 and a landscaped roof terrace on the 31st floor along with resident sunrooms.

Amenities which are included for residents are:

- Communal lounge
- Dining/cooking area
- Residents terrace on 2nd and 31st floors
- Flexible dining/co-working area
- Games room
- Laundry
- Cinema
- Library
- Gym

Tide Construction's vision for The Castle Pub will bring forward a landmark building of exemplary design which both enhances and respects the existing townscape, and seeks to improve the wider public domain to benefit residents and businesses living and operating in Acton and wider Ealing. We therefore respectfully request that you support your officer's recommendation to approve this planning application.

Yours faithfully,

The Tide Construction Team

About Tide and modular construction

Tide Construction have a successful record of delivering high-quality Residential Schemes, Purpose-Built Student Accommodation co-living and Hotels throughout London. The company are experts in modular construction and will be using this approach for The Castle Pub site to reduce construction time and thus limit disruption to the local community.

Moreover, the designers behind The Castle Pub have already used modular construction to deliver Greystar's Greenford Quay development in North Ealing.

There are a wide range of advantages to using modular construction methods. Most notably, this method of construction will greatly reduce the time frame of completion, meaning that not only will the co-living accommodation be ready by 2024, but with reduced traffic movements, there will be less pressure on local road networks and the subsequent impact on the community will be reduced.

Modular Construction is also more sustainable than traditional methods, with overall waste outputs being reduced by up to 80% and embodied carbon by up to 40%.



Indicative view of improved public realm around the site

About Co-living

Co-living schemes are designed to serve as short to medium-term solutions for people and afford them a flexible period of time where they can have a good quality home while they put their roots down in London before moving into their own space or sharing a home with the friends they make.

Through the use of shared amenity spaces, co-living also helps to combat loneliness in a new city and benefits the residents' mental wellbeing via the use of organised community events to encourage interaction.

Key Benefits of the Scheme



£476,900 contribution towards the improvement of cycle facilities on Victoria Road, tree planting and public realm improvements.



Re-provision of The Castle Pub at the location, providing local amenity for new and existing residents



The 1st floor of the pub will be made available for community use or private functions



Public realm improvements to Victoria Road and Wales Farm Road including pockets of green space and 6 new trees



434 cycle parking spaces (414 long stay spaces onsite, 20 short stay public spaces)



£508,200 contribution towards North Acton Station Improvements



£300,000 contribution towards parks and open spaces



£13.1m contribution towards affordable housing provision



Minimum 44% overall cut in site-wide CO2 emissions



Use of Air Source Heat Pumps



462 high-quality co-living homes



Indicative view looking west from Victoria Road

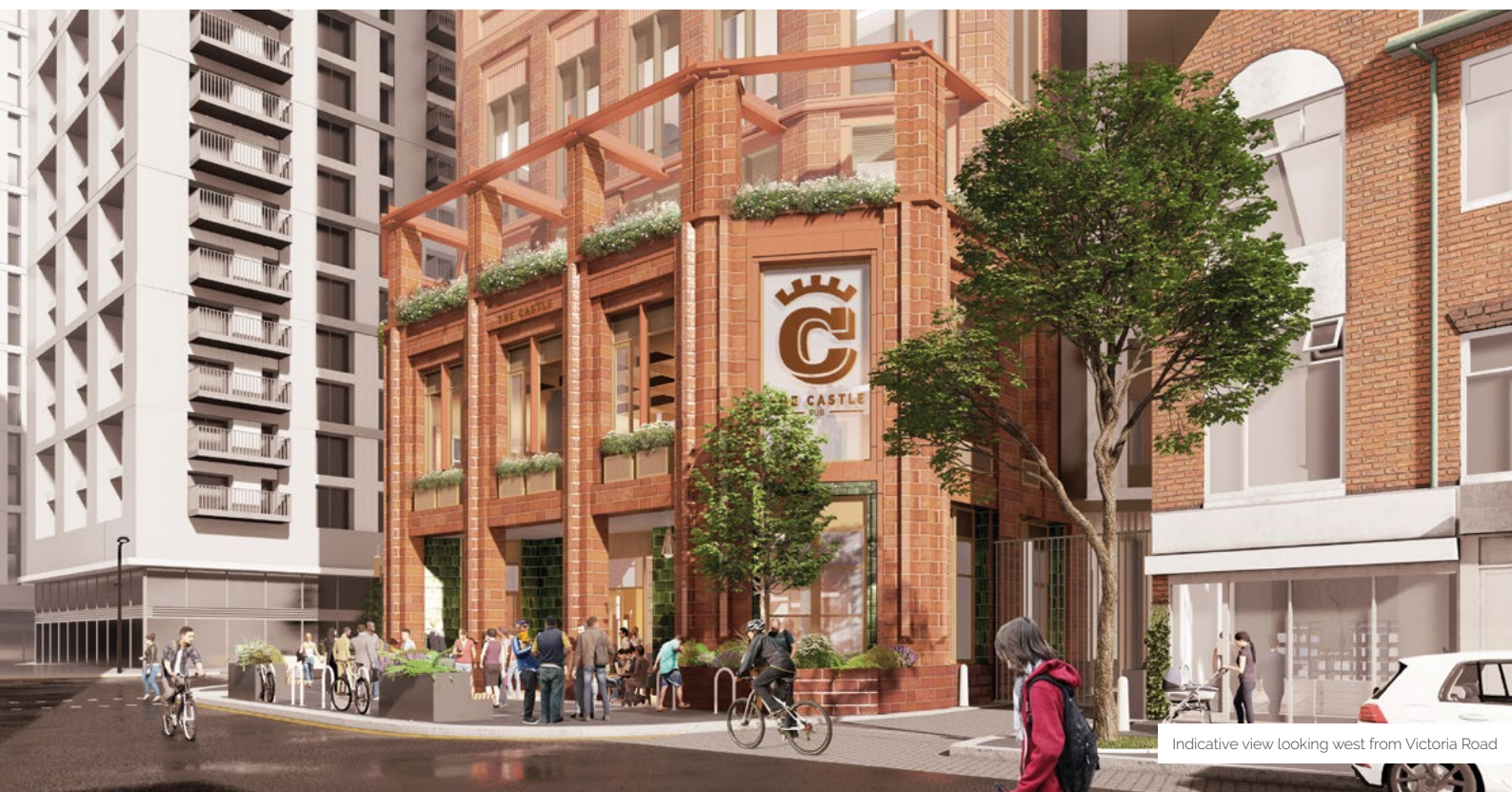
Officers' Comments

"Overall, the proposed tall building would accord with policy and is considered to be designed to a very high standard."

"Architecturally the proposed building is of a high standard and incorporates the use of high quality and sensitive materials and detailing that give the building a slender and elegant appearance."

"The proposed co-living accommodation is considered to be proposed to a high standard with generously sized co-living units and a wide range of shared amenity spaces..."

"The proposed development would provide high standards in terms of sustainable design and construction..."



Indicative view Looking west from Victoria Road