



Mitre Yard, Scrubs Lane Old Oak Common

Role

Quod acted on behalf of City and Docklands to secure full planning permission for a residential-led, mixed-use development in the Old Oak Opportunity Area. The proposals include a 19-storey tower, 200 purpose built-to-rent units (including 35% discounted market rent units) and flexible ground floor workspace. The proposals span across two sites, currently comprising scrapyards.

Mitre Yard is one of the first schemes to come forward in the recently formed Opportunity Area. Quod's role was to first provide strategic planning advice on the site's development potential, and then to lead on the negotiation of the planning application. We worked in collaboration with Make Architects who designed the proposals to be of optimal design quality and to act as a catalyst for regeneration. The scheme incorporates design measures to respond to both the current and future surrounding context.

Quod's Planning, Development Economics, Socio-Economics and Environmental teams worked closely with the Greater London Authority (GLA), the Old Oak and Park Royal Development Corporation (OPDC) (the local planning authority) and statutory consultees; resulting in support from the Mayor and a recommendation for approval from OPDC officers. These discussions included, among other matters, formulating the affordable housing offer and package of development contributions, whilst ensuring a viable outcome for the client.

The application secured a resolution to grant planning permission at OPDC Planning Committee. It was just the fourth consent to be granted in the Opportunity Area at the time (and Quod's third).

Description

19-storey tall building, 200 built-to-rent units and flexible ground floor workspace

Client

City and Docklands

Planning Authority

Local Planning Authority: Old Oak and Park Royal Development Corporation (OPDC).

London Borough: Hammersmith and Fulham

Expertise

Planning	✓
CIL	
Environmental Planning	✓
Development Economics	✓
Socio-economic	✓
Infrastructure	
Strategic Land Promotion	
Regeneration	✓
CPO	

Project Type

Infrastructure	
Major Mixed Use	✓
Residential	✓
Retail & Commercial	