

Meeting Notes

Wells House Road Meeting Q&A

16 July 2025

Questions	Answers
Wells House Road stairs	
When the stair work and road closure are complete, will the stairs connect to the pavement? Will the pavement be lowered?	The stairs will connect to the pavement. The current pavement level may stay as it is, or may lower, but we cannot confirm until the design of Old Oak Common Lane has been completed.
When will you share designs for the stairs with us?	We will be able to share the designs before we submit our planning application to the OPDC. We will aim to do this later this year.
Can we see an early concept design? There are points to consider including security and the arch.	We will take this into consideration, and look at comments already made by the community. New comments or suggestions would be welcome.
Old Oak Common Lane realignment	
Where will the utilities run during the southern realignment?	There are electricity, gas, water and sewage pipes which are all being moved from underneath the road while the road is being realigned. These are largely being re-routed through mini tunnels we have already constructed.
Will the pavements be open during the road closure weekends?	Yes, and taxis can be provided for Wells House Road residents. We send a letter providing more information about this soon.
Are the dates for the road closure weekends confirmed?	Old Oak Common Lane is currently due to be closed on Saturday 30 August from 6am until 10pm on Sunday 31 August. Dates are subject to change. The second weekend, Saturday 6 September and Sunday 7 September is a contingency period, as we hope to get the work done in one weekend.
Will the new alignments have street lighting?	Yes. Features of the original road sections will be replicated, including street furniture, lighting and bus routes.
How long will the new layouts be in place? And will there be traffic lights coming alongside?	The re-alignment will be in place for approximately two to three years. There will be a plant crossing in the middle of the works which will be controlled by traffic marshals, but this will be for occasional

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	movements and operated as and when needed. The plant crossing will not be operational 24/7.
Central Line piling	
There is no such thing as quiet piling. Will there be noise monitoring? What will the timings be?	There are two sets of timings, which are currently being looked at. The method of piling we use is about as loud as the operation of an air conditioning unit. It's also approximately 90 metres away from Wells House Road on our site by the Central Line bridge. The bridge will also shield Wells House Road from the noise. We will receive any notifications if any limits are breached.
What happens when noise limits are breached?	There are two levels – AMBER (noise levels are 3 dB below the trigger level). If work continues at this noise level, there is the potential the trigger level will be exceeded. Work shall continue whilst an investigation of the reasons for the potential exceedance is carried out. RED (noise levels have exceeded the trigger level). The work which may be causing the exceedance will stop straight away, while it's investigated. If necessary, any further reasonably practicable mitigation that would perceptibly reduce the noise and/or vibration would then be implemented as soon as reasonably practicable before the work restarts.
SCS update	
Are there any cross tunnels?	We have one cross passage which is complete. It is temporary and will be backfilled later.
We heard some noise and felt some movement over the last couple of weeks. Is there anything we should be doing?	We encourage everyone to take a note of dates and times of any incidents and report them to the Helpdesk. This week we haven't been tunnelling. If you are feeling impacts, please do let us know and we can look into it.
One of OPDC's planned bridges, around Kildun Court, runs directly over your new tunnel. Will it be supported?	We work very closely with OPDC across several different areas including the public realm. As and when they request information for their design, we do our best to provide what they require. We can share this request with the relevant team.
Conveyor removal	
How will you transport material after the conveyor is removed?	We use vehicles that can enter the tunnels. A lot of the concrete work has been done.

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What happens if your dates clash with work in Old Oak Common Lane and flooding in Victoria Road in October?	SCS response: We regularly communicate with stakeholders in Victoria Road. The traffic management between HS2 contractors is and will be coordinated at all times. We can increase visits to Victoria Road and provide further mitigations.
	Ealing response: We have had a meeting with HS2 to organise a survey around the flooding, focusing on the drainage, particularly as Old Oak Common Lane moves towards the long-term closure. When that closure begins, we are aware that keeping Victoria Road open will be more important. The results of the survey will be shared.
Transport for London (TfL)	
Wells House Road has no usable public transport and the commute is longer because the stairs are out of action. We need better transport as the 228 is unreliable and we have strict parking restrictions. Could we have contact details of a TfL representative?	TfL have taken away your question about the 228 bus and are looking into the performance of the route. However, it would be useful to know specific issues and details, e.g. times of buses not turning up/delays etc. Often this is caused by roadworks and disruption happening on the route of the bus. If you are experiencing issues TfL recommends you report these at the time to their helpdesk: Website: https://tfl.gov.uk/help-and-contact/ Telephone: 0343 222 1234 TfL will be able to better deal with complaints and provide more up to date information.
With all the roadworks, sometimes the 72 is even further away. What can you do?	Unfortunately, Route 72 is currently getting delayed in road works at Shepherds Bush Green, which is being caused by the construction work for the new C34 cyclelane being delivered by Hammersmith & Fulham. This work is due to be completed in early 2027. There are also gas works happening on North Pole Road which may also be affected the route.
The bus stop keeps moving – we’re in a really dreadful state and can you help?	TfL understand your frustrations and have tried to minimise the movement of bus stops as much as possible due to the ongoing HS2 works. Northern bus stops are currently open and as well as the bus stops near to Long Drive. The temporary stop by Wells House Road for northbound buses is also still in place. Regarding the southbound bus stop, TfL are working with HS2 and Ealing Council to find somewhere suitable for a temporary stop.
Can we have a TfL representative in the room at the next meetings?	TfL attended Wells House Road residents meetings previously and will continue to join virtually. Please

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	share any questions you have for TfL in advance of the next meeting so that they can look into your queries and come with answers at the meeting.
Network Rail	
Are you electrifying the poplars? Will it take you until next year?	The energisation process will happen towards the end of the year and the new infrastructure is expected to be brought into use in Spring 2026.
OPDC are taking over trackbeds along Old Oak Lane – do you know about it?	That’s outside the scope of the Network Rail project but we can look into the ramifications for you.
AOB	
Is there a long-term impact of having an amber alert?	No, it’s more a warning to us so that we review our activities to avoid breaching the consented levels.
I never hear anything back from small claims and another resident needs an advocate. What can I do?	We apologise that the small claims specialist has left the project. We have a new specialist in the small claims area who has begun working with us. We can arrange an advocate for those residents that need one, and they need to contact us in the first instance.
Siren type alarm sounds seem to go off regularly every day and can be heard even with windows closed. It’s very loud on the south side.	The source of this alert was from the CCTVs being used near the central line works. These had been adjusted after the meeting.
Can you audit the timing of the traffic light management on Old Oak Common Lane?	We regularly check the traffic light timings to ensure they are affective while adhering to guidance from the DfT. The traffic marshals are also able to manually adjust the flow during peak times.