



St Quintin and Woodlands Neighbourhood Forum

Newsletter October 2014 (1)

PLANNING APPLICATION SUBMITTED FOR LATIMER ROAD UNDERPASS

This extra newsletter is being circulated to all members of the Forum and St Helens Residents Association, to alert you to a planning application for the construction of the proposed cycle and pedestrian underpass between 301 Latimer Road and the Imperial West site on Wood Lane.

This new route beneath the railway line will have a significant impact on this neighbourhood. Many will welcome the increased accessibility and shorter walking/cycling distances to Wood Lane, the Central Line Tube station, Hammersmith Hospital and Westfield. The southern end of Latimer Road will see more footfall and the fewer empty office units. With luck a restaurant or café may return to what was once a lively and varied through route to Holland Park Avenue, before the Westway cut it in two.

Others have concerns that this easier access will lead to excessive cycle and pedestrian traffic on Oxford Gardens, and a higher risk of burglary and street crime in nearby streets in the Oxford Gardens Conservation Area. Concerns have also been raised over the impact on parking spaces – given that the Imperial West development will have limited parking for residents and for visitors. Will drivers choose to park in Latimer Road/Oxford Gardens/Highlever Road in the evenings (or on QPR match days) and walk through the underpass?

The planning application has been submitted by Imperial College, and follows their negotiations with the Westway Trust to use the currently vacant site at 301 Latimer Road (behind the white hoardings) as the eastern entrance/exit to the underpass.

We had asked Imperial College and the Westway Trust to come to one of our public meetings in St Helens Church Hall, to discuss local concerns before plans were finalised. They were due to attend in April but pulled out. We heard nothing more (despite a reminder in July) were not told that a planning application was being submitted last week. We have written to the College to complain about this continued lack of local consultation.

Anyone can now comment on the planning application for the underpass, prior to the deadline of October 24th. This link is to the application on the RBKC website. The case officer to write to is barry.valentine@rbkc.gov.uk. <http://www.rbkc.gov.uk/planning/searches/viewdocuments.aspx?appNumber=PP/14/06751&appType=Planning&action=Search>

The same planning application will be considered and decided on by Hammersmith and Fulham Council

The underpass will be 6m wide, straight, and 2.85m high. The length is not given in the Planning Statement, but from the drawings the enclosed tunnel section appears to be about 30m long. No segregation of pedestrians and cyclists is proposed, other than the use of different surfaces. We have asked Imperial why this is so, given that the Safety Audit accompanying the application recommends segregation. It is probably because 6m is an insufficient width for segregated cycle and pedestrian lanes.



Five CCTV cameras will be installed along the underpass, and we have asked Imperial who will be monitoring these.

You can find more details and drawings of the proposed subway on the StQW Forum website at www.stqw.org (under 'News').

The StQW Forum and St Helens Residents Association support the idea of a subway at this location. Our consultation exercise in 2011 showed a 2 to 1 majority in favour, across the neighbourhood. But we recognise there is strong opposition also, and will be making this clear in our comments to RBKC.