

St Helens Residents Association St Quintin and Woodlands Neighbourhood Forum

Open Meeting
July 10th 2014

Nursery Lane site





Nursery Lane site

- Marketed by Knight Frank as a 'residential development opportunity'
- Action Group of neighbouring residents has submitted bid to buy as a shared garden
- Higher bids submitted, both 'unconditional' and 'subject to planning'
- These include bid from Octavia Hill HA
- RBKC planning officers non-committal on acceptable uses on the site
- No decision yet on 'Community Asset Register' application.

Policy proposals in StQW Plan

- Hard copies available tonight. Full Draft Plan at www.stqw.org
- Proposed policies in **red**, related actions in **green**, and 'reasoned justifications' in **blue**
- Further public consultation in September/October
- Comments welcome in meantime at info@stqw.org or sthelensassn@aol.com

StQW 1 Keeping Life Local

a) To ensure that the StQW neighbourhood remains as a strong and sustainable part of inner London, within which families and individuals can flourish and support one another within a safe and attractive physical environment and a successful local economy, with an expectation that housing needs at different stages of life will be met and with local services, shops, and other amenities available within walking distance.

StQW 2 Conservation

- should a policy of no painting of front brick facades apply to all streets in the Conservation Area, or only to specified streets (excluding Brewster Gardens/Bracewell Road where many houses are already painted)
- Should the restriction on front rooflights apply to all streets or only to specified streets where there are none at present?

StQW 3 Environment

- New development should respect our wide streets and low building heights
- Minimum of telecoms boxes and street clutter
- Resist outdoor advertising (Westway towers)
- Maintain quality of street trees
- Maintain quality of paving, street lighting, and 'public realm'
- Resist any increased 'sense of enclosure' from new buildings

StQW 4 Open Space

- Protect our remaining 'backland' sites
- Designate Bowling Club, Nursery Lane, and Methodist sites as 'Local Green Space'
- Resist loss of mature trees on private open space

StQW 5 Transport and traffic

- Improve and re-route bus services for better connection to Kensington High Street?
- Lobby for new Overground (West London Line) station at 'Western Circus'
- Support proposed pedestrian/cycle underpass between Latimer Road and Imperial West
- Replace speed bumps in St Quintin Avenue?
- Monitor delays at North Pole Rd junction

Safety and tranquillity

- No planning policies as such identified
- 'Actions' include CCTV in North Pole Road
- Supporting Blakes Close residents over access control and CCTV
- Supporting Safer Neighbourhood Team
- More rigorous Construction Management Plans for building works and basements?

StQW 7 Shopping

- More flexibility on change of use between A1, A2, A3 to get vacant shops back into use.
- More 'shoppers parking/Pay and Display' at North Pole Road.
- Temporary weekend road closures to create 'St Helens piazza' outside church

StQW 8 Managing Development

Proposed site designations for

- Nursery Lane as Local Green Space
- Crowthorne Road for mixed development
- Latimer Road for more housing and wider mix of uses
- St Quintin Health Centre site to retain GP surgeries

StQW 9 Latimer Road

- Is Latimer Road the most suitable location for new housing in this area?
- What guideline should be set for building heights on west side of Latimer Road?
(Current proposal is 14m)

Local election results

St Helens Ward

Councillor Eve Allison (Conservative)

Councillor Mo Bakhtiar (Labour)

Dalgarno Ward

Councillor Pat Healy (Labour)

Councillor Robert Thompson (Labour)

Hammersmith and Fulham now a Labour council

Latimer Road – building heights east side



Latimer Road – building heights west side



Latimer Road – industrial units



StQW 10 Employment

What can we do, via planning policies, other than ensure that vacant shops and offices are brought back into use?

StQW 11 Housing

- Allowing residential use above ground floor in Latimer Road buildings
- Encouraging 'more affordable' and housing association units in Latimer Road
- Encouraging self-build schemes and co-ownership schemes for younger generation
- Resisting new housing on open green space

StQW 12 Health and Education

- 12a) To require any redevelopment of the site of the St Quintin Health Centre to include floorspace at ground floor level to provide replacement accommodation for the two existing GP surgeries to return to this location.*
- 12b) To resist loss of existing social care, health, education and other community facilities within the StQW neighbourhood area.*

Next steps on StQW Plan

- More chance to comment over next few weeks
- Formal 'Pre-submission Draft' published for 6 week statutory consultation in September
- RBKC organises independent inspection of the Plan to ensure 'general conformity'
- Inspector may propose 'modifications'
- RBKC organises local referendum. All those on electoral register entitled to vote.

Referendum question

The question asked at the referendum will be:

‘Do you want RBKC to use the neighbourhood plan for St Quintin and Woodlands to help it decide planning applications in the neighbourhood area’