

St Helens Residents Association and St Quintin & Woodlands Neighbourhood Forum

Wednesday October 23rd 2019
St Helens Church Hall (Part 2)

New housing in North Kensington

RBKC are under pressure on failing to meet their annual housing targets. Government sanctions could apply from November 2020

The Council agreed last year to build 600 new homes, including 300 for social rent. A current consultation on 3 sites for new housing in Dalgarno and St Helens ward:

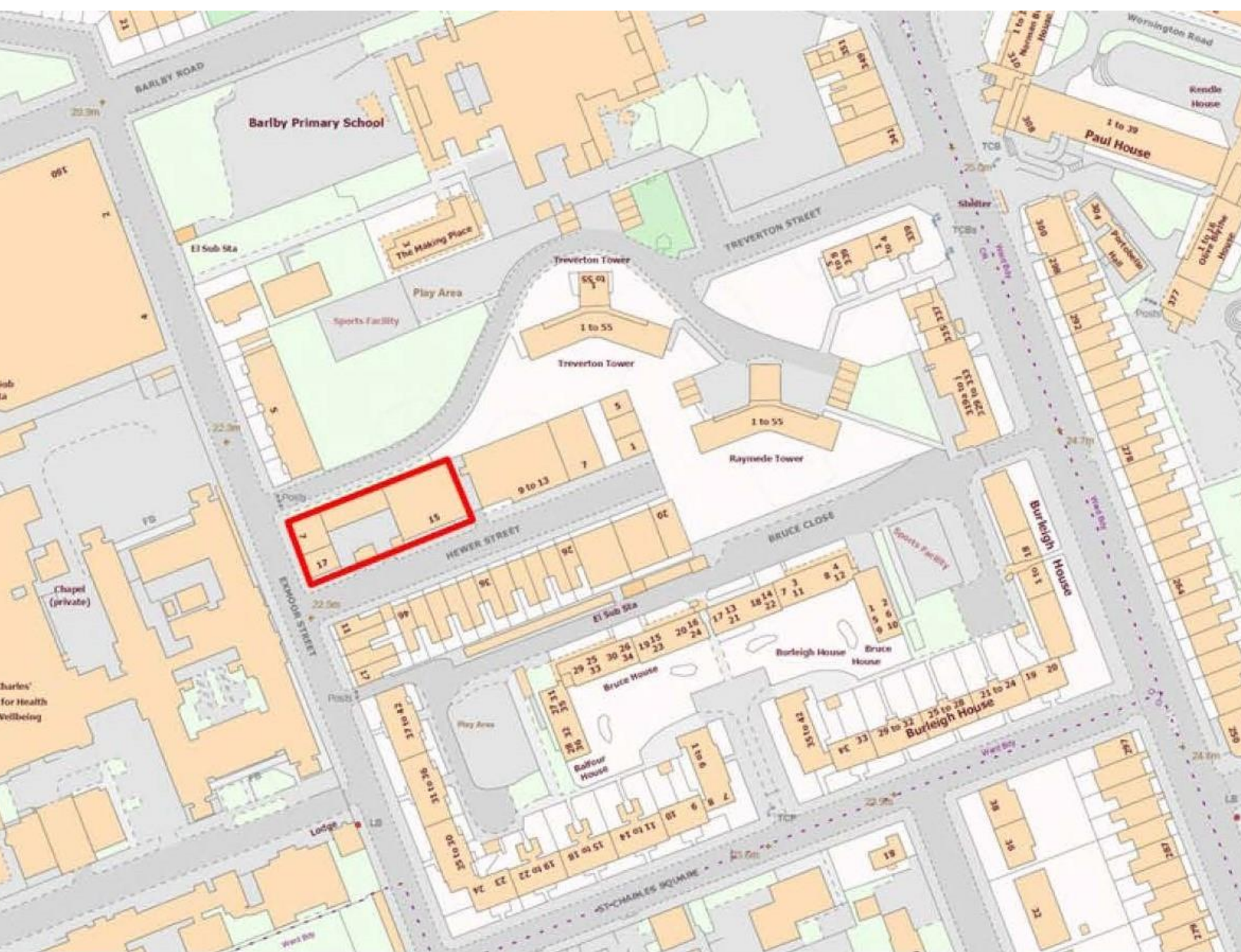
- Barlby Road/Treverton Street (next to new school) – Estimated numbers not yet published but perhaps 80 homes
- Hewer Street - estimated numbers 10 social homes and 10 other
- 54 St Helens Gardens – estimated numbers 4 social homes 4 other



New school seen from Treverton Street



New school seen from Treverton Estate



15- 17 Hewer Street

Former John Noakes funeral directors.

Conversion rather than redevelopment.



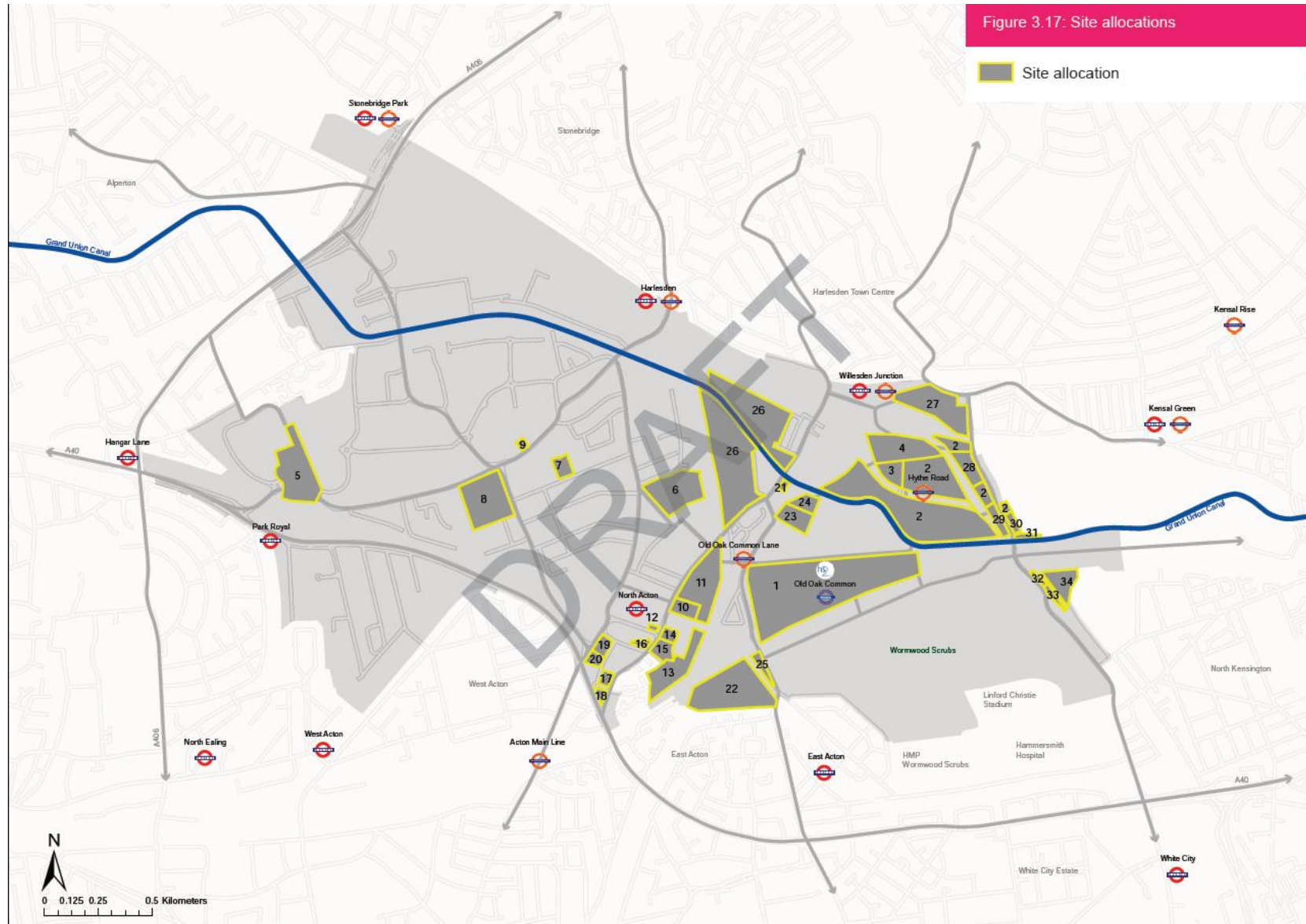
Hewer Street site outlined in red.



52 St Helens Gardens



What is happening at Old Oak?



OPDC proposals not going to plan

- HS2 project being reviewed on a 'go or no go' basis, by Dec 2019
- HS2 and Crossrail (QE Line) both delayed by several years
- Proposed new Overground at Hythe Road unfunded and 'off the table'
- OPDC want to build a road through parts of the Cargiant landholding
- Planning Inspector has said this is 'not viable' as CPO costs too high
- OPDC told to take 6,000 new homes off their 24,500 target
- OPDC Local Plan has to be revised and re-consulted on – adoption delayed to 'Spring 2020' at the earliest (3 years late)
- Developers in Scrubs Lane (City & Docklands) submitting 'minor alterations' on their planning permissions for residential towers

OLD OAK PHASE 1A

Old Oak North - Development Framework Principles (Local Plan evidence, source: 1)



Figure 3: Old Oak North - Development Framework Principles (Local Plan evidence, source: 1)

STRICTLY CONFIDENTIAL & LEGALLY PRIVILEGED



North Kensington Gate on left, proposed Mitre Yard scheme on right, looking south on Scrubs Lane

Imperial's White City Campus – southern site



Masterplan granted outline planning permission by LBHF September 2019

Womens Pioneer Housing Site in Wood Lane opposite the Imperial tower

