

St Helens Residents Association and St Quintin & Woodlands Neighbourhood Forum

Wednesday October 23rd 2019

St Helens Church Hall

Agenda for this evening

1. Update on RBKC plans for Kensal Canalside and infill housing schemes nearby
2. Latimer Road and North Pole Road – RBKC and StQW ideas for a Supplementary Planning Document (SPD)
3. Old Oak and Park Royal Development Corporation (HS2, Cargiant and Scrubs Lane) plus proposals in Wood Lane
4. Memorial Park and plans for a new cafe and changing rooms
5. Local action on climate change – flood risk and front gardens
6. AGM business – election of StQW and SHRA management committees and SHRA financial report.
7. Any other business – cycle stores, 20mph limit

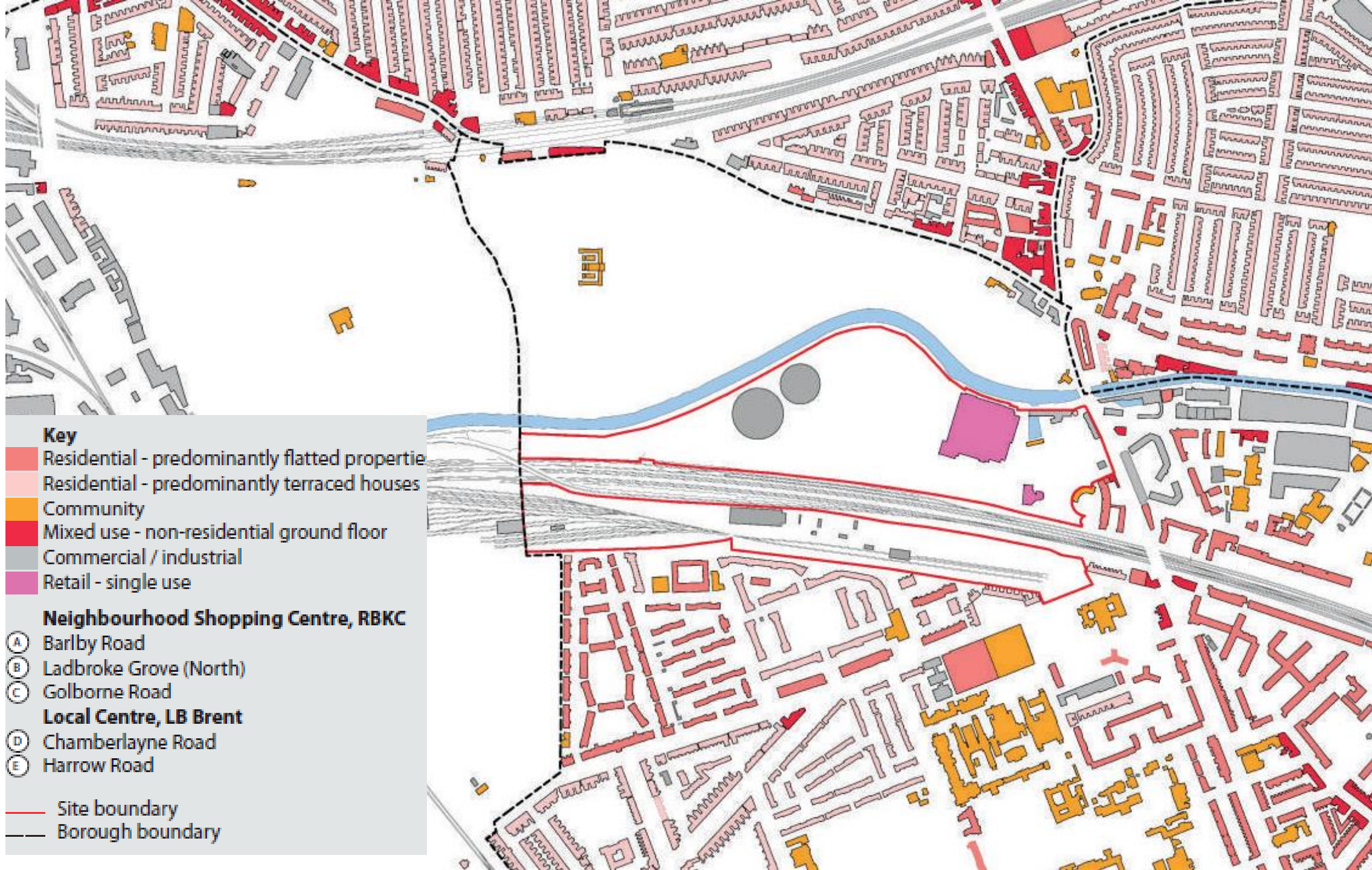
Kensal Canalside info from RBKC consultation boards

About the site:

Kensal Canalside has been allocated as an Opportunity Area within the London Plan. This means it is an area for growth that can deliver high numbers of new homes and new jobs. The Council's Local Plan has allocated the site to deliver the elements on the next slide:

Info from RBKC consultation boards

- 3,500 homes (minimum)
- 10,000sq.m new office space
- 2,000sq.m new non-residential floor space (social & community uses; local shopping facilities)
- Reprovision of Sainsbury's superstore
- Improvement and reprovision of uses within Canalside House & Boathouse Centre
- Keeping the access to the memorial site for victims of Ladbroke Grove rail disaster
- Station on Elizabeth Line
- New junction on Ladbroke Grove
- New bridge over the railway line
- New pedestrian/cycle bridge over canal
- On-site renewable energy sources –contributing to heat and energy demand
- On-site waste management services
- New useable and flexible public spaces
- Suitable setting for the designated heritage sites and buildings



North Kensington has a wide range of homes, and the site is surrounded by both residential and mixed-use areas. To the south lie the 1,300 homes within the Dalgarno Wedge Estates, to the east Kensal House sits directly next to the site on Ladbroke Grove with the new Grand Union Centre on the opposite side of the road. The Boathouse Centre containing 16 flats sits within the site and to the north lies the residential area of the Kensal Triangle. These areas provide a wide range of housing with different types of ownership and are home to a broad mix of communities.



The RBKC planning team for this project is made up of

Daniel Massey

Megan Rowe

Eleanor Selby

You can contact the team via email directly on **kcoateam@rbkc.gov.uk** or call the planning line on **020 7361 3012** with any enquiries.



OFFICE AND BUSINESS UNITS AT SOUTHERN END OF LATIMER ROAD

Latimer Road and North Pole Road

Sections of Latimer Road have been classed by RBKC as an Employment Zone since 1996

The StQW Neighbourhood Plan argued this policy had led to empty offices. We made the case for more mixed use with more housing.

This was supported by the independent Examiner of the neighbourhood plan, and mixed use is now allowed in the EZ sections

RBKC now actively wants to encourage more housing development

Planning officers are working with StQW on a Supplementary Planning Document to the new RBKC Local Plan – initial meeting held 15th Oct.

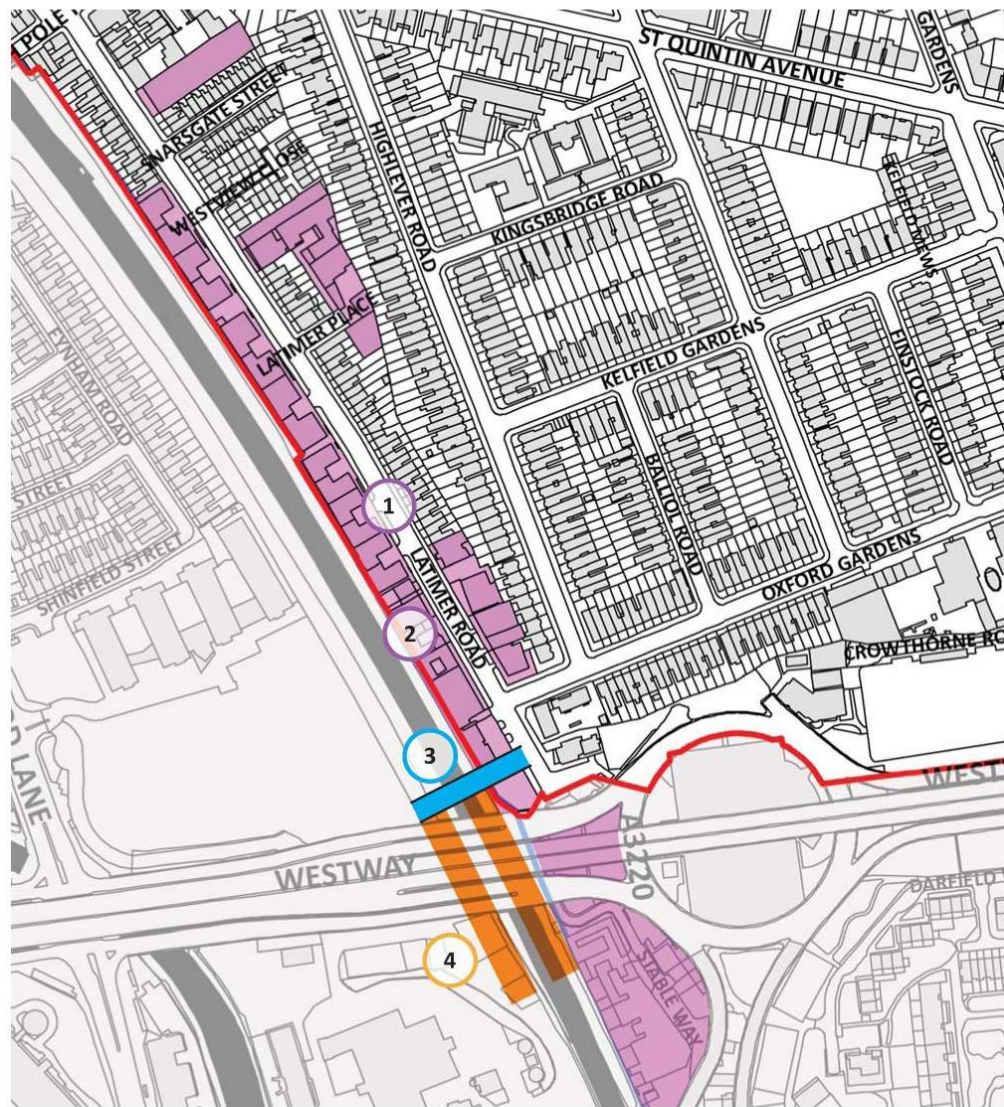
Building owners and lessees in the street are being involved, and residents will be invited to the next meeting.



Looking north up Latimer Road towards North Pole Road, around 1900. A 'mixed use' street with businesses and residential.



Proposal for 343 Latimer Road



Key:

- 1 Latimer Road proposed for de-designation as an Employment Zone
- 2 More housing above commercial uses on west side of street Road
- 3 Proposed underpass to Imperial West
- 4 Proposed site for 'Western Circus' Overground station

The purple sections on the map are the sections of Latimer Road classed as an Employment Zone.

The map also shows the planned underpass to Wood lane (in blue) and our proposal for a new Overground station at 'Westway Circus'

The StQW Policy on building heights in the street reads

8e) In order to restore the original urban form of the street, to allow increased building heights on the western side of Latimer Road subject to:

- i) Consideration of heights of nearby buildings which range from four storey at the southern end to two storey at the northern end, and taking account of building heights in LBHF***
- ii) Meeting RBKC and national requirements on standards of daylight, sunlight, and visual privacy for occupants of new development and for occupants of existing properties affected by development***
- iii) No harmful increase in the sense of enclosure to existing buildings and spaces and neighbouring gardens***



CGI of entrance to proposed Latimer Road underpass – still no firm date