

St Helens Residents Association and St Quintin & Woodlands Neighbourhood Forum

Wednesday March 1st 2023 Part 1

Agenda for this evening

1. St Helens Gardens streetscape scheme
2. Nursery Lane – care home proposals from Northcare (Scotland)
3. Unit 10 Latimer Road – application for redevelopment
4. Any other business

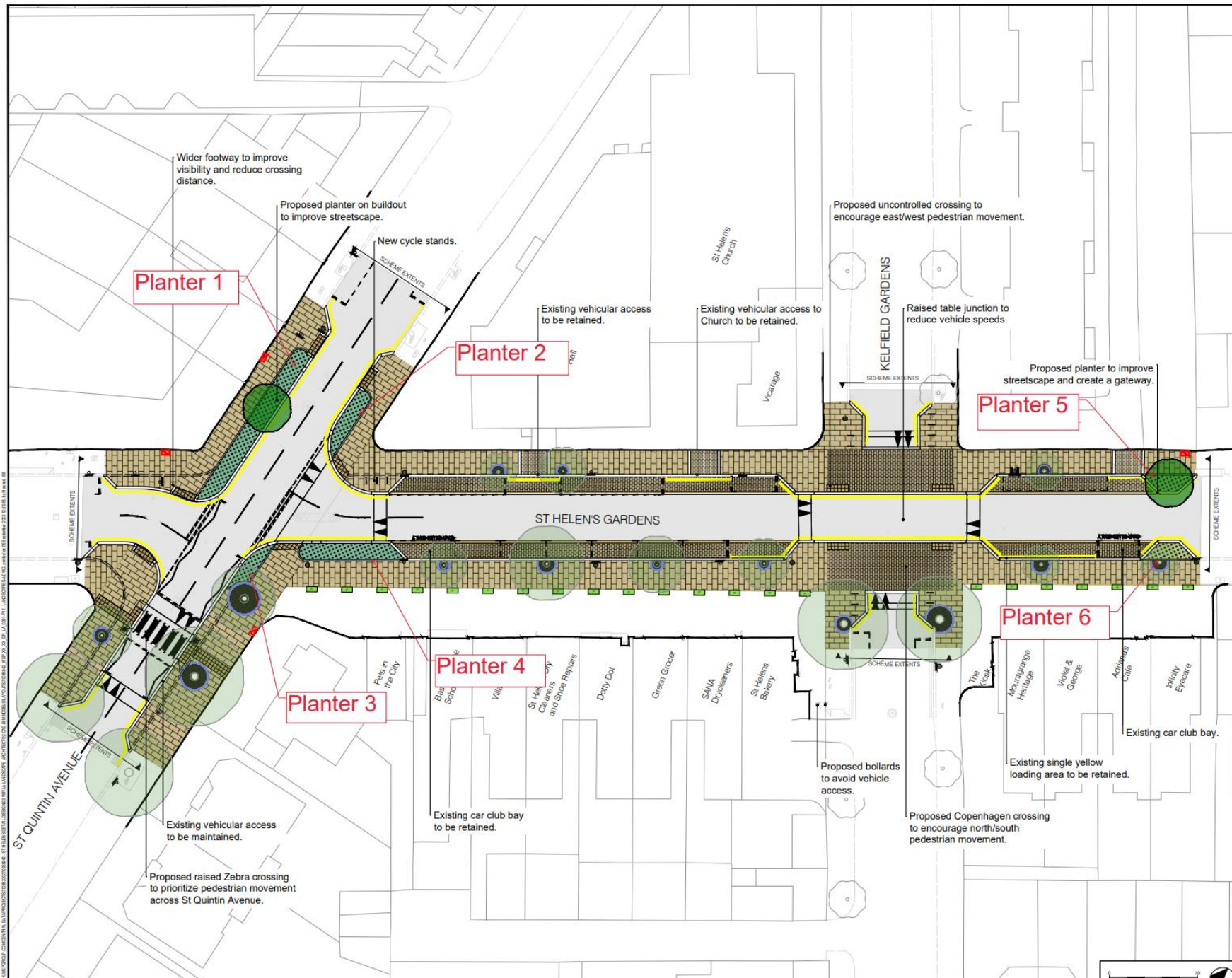
St Helens Gardens streetscape proposals

2016 StQW Neighbourhood Plan included idea of 'pedestrian piazza' with occasional weekend closures and a 'shared surface' of section of the street outside the church.

2021 RBKC consulted on wider plans including St Quintin Avenue zebra crossing and extending to northern section outside Adriana's café and Mountgrange Heritage. Was this consultation enough? RBKC claim 100 responses to leaflet.

June 2021 StQW/SHRA held a Zoom meeting (with 35 members attending). Votes taken on a set of questions about the scheme. Response submitted to RBKC.

Feb 2023 newly formed St Helens Gardens Residents Association met to discuss problems with the near-completed scheme. Including safety of 'Copenhagen crossings' and removal of kerbs at Kelfield Gardens, and £750k costs of project.



DO NOT SCALE

- LEGEND:**
- PROPOSED CARRIAGEWAY SURFACING
 - PROPOSED FOOTWAY PAVING
Scoutmoor Yorkstone, 60mm thick, 600mm wide, random lengths 400mm/900mm
 - COPENHAGEN CROSSING AND PARKING PAVING
Scoutmoor Yorkstone setts, 100mm thick, 175mm wide, random lengths (100 - 350mm), laid in stretcher bond parallel to Yorkstone paving
 - PROPOSED RAIN GARDEN
 - PROPOSED PLANTER
 - PROPOSED TACTILE PAVING
Scoutmoor Yorkstone, 60mm thick, 400x400mm
 - PROPOSED GRANITE KERB (300mm wide)
 - PROPOSED GRANITE KERB (150mm wide)
 - PROPOSED GRANITE BULL NOSED KERB (300mm wide)
 - PROPOSED SCOUTMOOR YORKSTONE SETTS 200mm thick, 100x100mm
 - PROPOSED ROAD MARKING (WHITE)
 - PROPOSED ROAD MARKING (YELLOW)
 - RELOCATED EXISTING PLANTER BOXES
 - PROPOSED TREE PIT
Scoutmoor Yorkstone cubed setts with 1.5mm Britanny Brown meandured sill
 - PROPOSED CYCLE STAND
Black Swivel
 - PROPOSED BOLLARD
Standard ornate style RBKC heavy-duty cast iron bollard
 - PROPOSED NEW TREE
Acer Campestre - Field Maple Elanjik
Tree girth 12 - 14cm Height: 3.5 - 4m
Subject to further investigation
 - EXISTING TREE, TO BE RETAINED

- NOTES:**
- Paving thicknesses as per RBKC paving specs for Scoutmoor Yorkstone flags in footway
 - YS setts design on assumed loading of ...
 - Street lighting and lamp column locations to be reviewed and included at detailed design

P11	23/05/2022	AW	Updates following RSA	PT	PT
P10	12/05/2022	WH	General drawing updates	PT	PT
P08	19/04/2022	WH	Change and paving amendments	PT	PT
P07	13/04/2022	WH	Planter and tree pit revisions	PT	PT
P01	31/03/2022	WH	Covering updates 2	PT	PT
P01	16/11/2021	MR	Final issue	PT	PT
REV	DATE	BY	DESCRIPTION	CHK	APP

SD - WORK IN PROGRESS

4th Floor, 6 Desborough Square, London, EC2M 4YE, UK
T: +44 (0) 207 337 1700, F: +44 (0) 207 337 1701
wsp.com

ROYAL BOROUGH OF KENSINGTON AND CHELSEA			
ADDRESS			
ST HELENS GARDENS			
TITLE			
GENERAL ARRANGEMENTS PLAN			
SCALE & N°	CHECKED	PT	APPROVED
1:200		PT	PT
PROJECT NO.	DESIGNED	DRAWN	DATE
70088042	MR	WH	May 2022
DRAWING NO.			REV
70088042_WSP_XX_XX_DR_LA_0001			P11
© WSP UK Ltd			

StQW responses to consultation 2021

A raised Zebra Crossing in St Quintin Avenue west of the junction with St Helens Gardens is a positive feature of these proposals

76% agreed

RBKC agreed. Zebra crossing installed

Bollards (well located) are essential to stop pavement parking

67% agreed

Some bollards now installed

Additional cycle parking is worth installing

57% agreed

Cycle stands added. Location?

The existing planters are worn out and should be replaced

62% agreed

Not yet clear what is happening

A raised crossing opposite the entrance of the church should be included even if this results in the loss of parking spaces

25% agreed

RBKC agreed with majority against and removed this item

Removal of the traffic island at the junction of St Quintin Avenue and installing buildouts will improve traffic safety

20% agreed

RBKC disagreed. Road layout altered

The traffic island at this location should stay in place

75% agreed

As above. RBKC took a different view

Parking bays in porphyry setts are not needed

70% agreed

RBKC disagreed. Setts installed.

We added that removal of several items from the scheme should reduce the budget, to be spent on other projects

Other further measures by RBKC

Areas of tarmac to be replaced by setts

Problems of ponding in 'rain gardens' to be corrected

Planting to start early March

'New road layout ahead' signs installed

Road Safety Audit conducted 20th February. Report awaited

Video coverage of St Helens/Kelfield junctions (short-term) early March.

Bollards installed on St Helens/Kelfield corner to stop parking on private forecourts

Speed surveys to be undertaken early March

Nursery Lane
Northcare (Scotland) proposals
for a 72 bed care home



Aerial view of the Clifton Nurseries site

Backland behind Dalgarno Gardens,
Brewster Gardens, Highlever Road
Tennis Club until 1940s.

Used by Clifton Nurseries until 2014

RBKC sheltered housing built 1979
on southern part of backland.

Now occupied by Mark Enright
garden nursery business (leaving in
Sept 2023)

Owned by Legard family (Yorkshire)

The land at Nursery Lane – a reminder

Was the subject of a series of development proposals in the 1970's and 1980's (only the sheltered housing was built).

2015 application submitted for 20 townhouses – withdrawn July 2015

StQW/SHRA and Nursery Gardens Action Group campaigned/petitioned

This site and the backlands at the Bowling Club and Kelfield Gardens all designated as 'Local Green Space' via the StQW Neighbourhood Plan

Northcare (Scotland Ltd) now proposing a 72 bed care home. Have an option to purchase the land subject to planning consent.

Consulting on their plans from late February (via agents Savills and Concilio) prior to submitting a planning application.

The planning context

Local Green Space designation gives protection against development (similar to Green Belt) except in '*very special circumstances*'.

RBKC new Local Plan 'fully endorses policies' in StQW Neighbourhood Plan and has now been submitted for examination by an Inspector

RBKC policy GB16 resists development on Local Green Spaces

Northcare/Savills trying a two-pronged approach:

1. Persuade the Planning Inspector that the new RBKC Local Plan is 'unsound' because of lack of extra care beds and that the Local Green Space designation should be removed to allow a care home on the site.
2. Apply for a care home on the Local Green Space arguing '*very special circumstances*' and evidencing the need for extra care beds.

Embarking on route 2 without waiting for Local Plan Examination

Route 1 – the latest situation

Savills representation letter was one of 100 responses to the RBKC consultation on the Local Plan held in late 2020.

RBKC response as now submitted to Planning Inspectorate says:

There is no justification for revisiting the Neighbourhood Plan designation as part of the Local Plan process and indeed the NP is part of the Development Plan for the Borough.

The site designation is not unsound and there is not a critical need for care home accommodation which dictates that a care home needs to go on this site.

Planning Inspector Louise Nurse now appointed so Examination of RBKC Draft Local Plan is now underway.

Route 2 – submitting a planning application

The same route was followed by Metropolis Property in May 2015. Their application was withdrawn in July 2015.

RBKC advised Metropolis on why the application would have been refused. Several grounds including lack of affordable housing and 'prematurity'.

Back in 2015 prematurity resulted from fact that StQW NP was awaiting Examination. In this case the new Local Plan is awaiting examination (which is a bigger deal) and this how now commenced.

StQW wrote to Savills seeking postponement of further sessions of pre-application consultation, prior to the Local Plan Examination. Rejected.

Care for the elderly in RBKC

Northcare have commissioned an analysis of need in the Borough from BNP Paribas Health (a report not necessarily 'independent' given its commissioner).

Argues an under-supply of 1,024 registered beds in the Borough and a potential net need for an additional 3,209 bedrooms by 2037.

New Local Plan allocates 65 gross affordable extra care beds at Lots Road South.
Map on left shows location of sheltered accommodation (not extra care beds).





The selection of images show the condition of the site which is currently being used as a storage area for a landscaping company with no public access.



Entrance to the site from Nursery Lane



Storage facilities



Skip located on site



Poor condition of the site



Vehicles stored on site



New 72-bedroom care home



2.5 storey proposal with partial basement



Publicly accessible community café



Cycle and car parking for staff and visitors



26% of the site dedicated to a community garden



Maximise green infrastructure, with 59% of the site allocated as green space, and additional shrub planting to boost biodiversity