

St Helens Residents Association and St Quintin & Woodlands Neighbourhood Forum

Wednesday March 1st 2023 Part 2





NURSERY LANE, KENSINGTON AND CHELSEA

STAKEHOLDER PRESENTATION

FEBRUARY 2023



Concilio webinar 28th Feb

Attended by William Sawyer from Northcare, the architects, and Savills.

Five residents asked questions via Q&A button Total watching not known.

The 'panel' failed to provide proper answers on

- How they identified the site (*'we use agents looking out for these'*)
- Likely costs for care home clients, in light of self funding and 'top-up'
- How they could claim the quantum of site left as 'open space' (60%?)
- Why they claim that all trees on the site are 'self-seeded' poor specimens

Said 20% of places reserved for NHS referrals. Build would take 20 months. Height of buildings 6m to eaves and 4m roof.

Northcare's project in Glasgow



Application for 65 bed care home on site of Bowling Club (about to dissolve itself)

Refused by Glasgow City Council. Second application reduced to 60 beds also refused. Grounds were loss of open space.

Northcare have appealed to Scotland's equivalent of the Planning Inspectorate.

Scottish Care Inspectorate recommends 60 bed maximum, in light of Covid. English equivalent views 60 beds as minimum likely to be viable for extra care.



Suggested next steps

StQW has asked RBKC for a copy of the BNP Paribas report, so that we can see what case is made for the need for a care home at Nursery Lane.

March 2nd exhibition at Brickfields Hall (Eynham Road) from 3pm to 7pm.

Leaflet to all households surrounding the site.

Comments and questions can be submitted on Concilio website.

If application submitted, there is a strong case for refusal on grounds of 'prematurity' as well as Local Green Space designation in Local Plan.

Unit 10 Latimer Road

Latest proposals



Previous and current proposals in Latimer Road



UNIT 1 Latimer Road - MAY 2019
PP/19/00991 - APPROVED



UNIT 10 Latimer Road - SEP 2020
PP/20/03048 - WITHDRAWN



UNIT 11 Latimer Road - JAN/DEC 2021
**PP/20/05721 REFUSED
+ APPEAL DISMISSED**



RBKC - 2021
SPD + DESIGN CODE

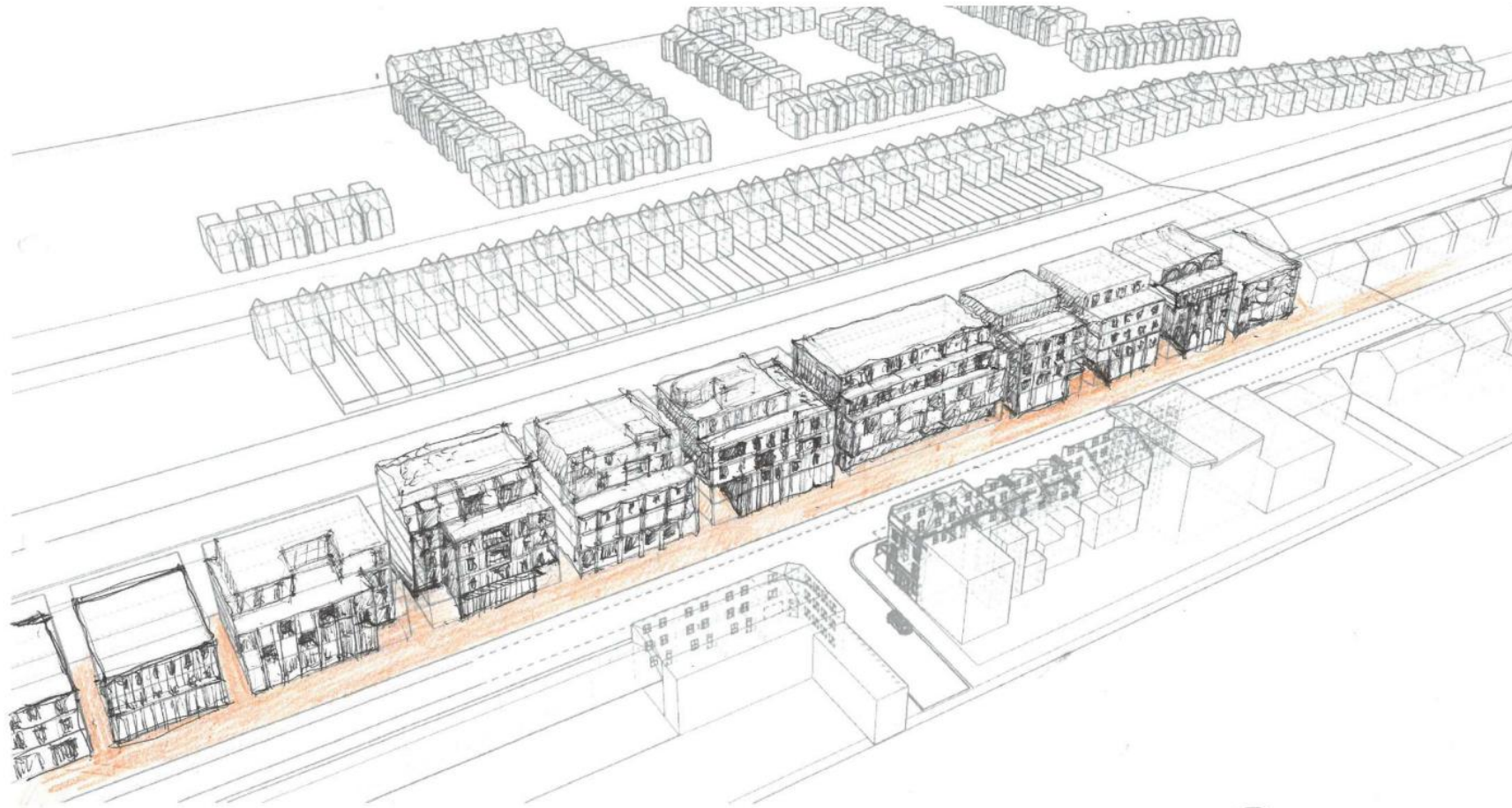


325 Latimer Road - MAY 2022
PP/22/03115 PENDING



Unit 10 'concept sketch' of future Latimer Road

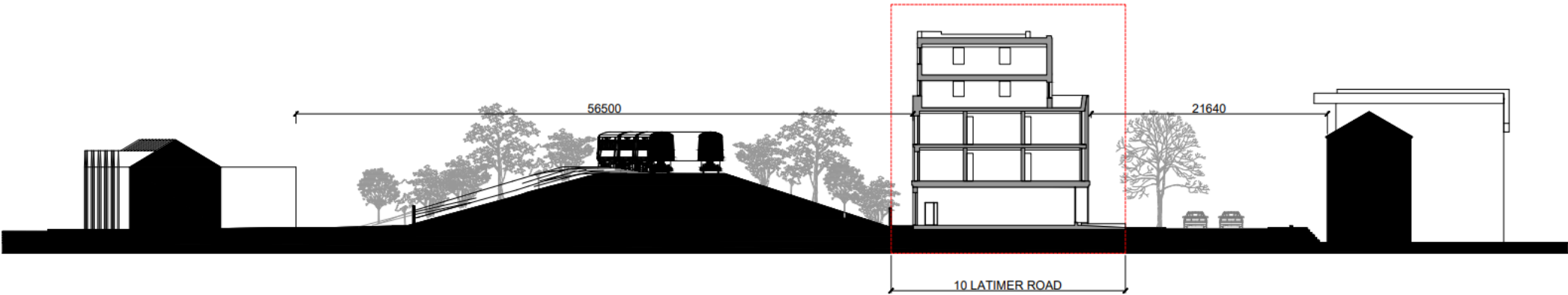
4.6 Concept sketch for development of the industrial sites (Units 1-14)



Rear view from Eynham Road



Section from Eynham Road to east side of Latimer Road



StQW Forum responses to previous proposals

Circulated an information leaflet in June 2020 alerting residents to a series of development proposals in Latimer Road and explaining the StQW policies for the street (Unit 1 approved May 2019, Unit 11 not yet decided and Unit 10 plans).

The StQW Forum submitted a detailed objection on July 9th 2020 to the application for a 6 storey proposal (which was subsequently withdrawn),

Attended the consultation session at the Playground Theatre Dec 2021 on revised proposals and wrote asking the applicants to remove one storey, in light of RBKC relaxing policy requiring a 'significant uplift' in quantity of commercial floorspace before residential accommodation allowed.

Extracts from pre-application advice

“The Latimer Road Design Code prescribes a total of 4 storeys (3 storeys with a setback fourth storey). It further notes that 5 storeys in total (4 storeys with a setback 5th storeys) will be acceptable, provided the applicant can evidence there would be no adverse impact to the sunlight/daylight of neighbouring properties”.

“We have discussed the Appeal Decision for Unit 11 internally and have come to the view that it need not be taken at face value in respect to building heights along Latimer Road. It may be possible to erect 5 storeys subject to sensitive design”

Extracts from the Design Code for Units 1-14

- The total building height for a four storey proposal should not exceed 14.3 metres from ground to roof level. This maximum dimensions are illustrated in diagram 4.1

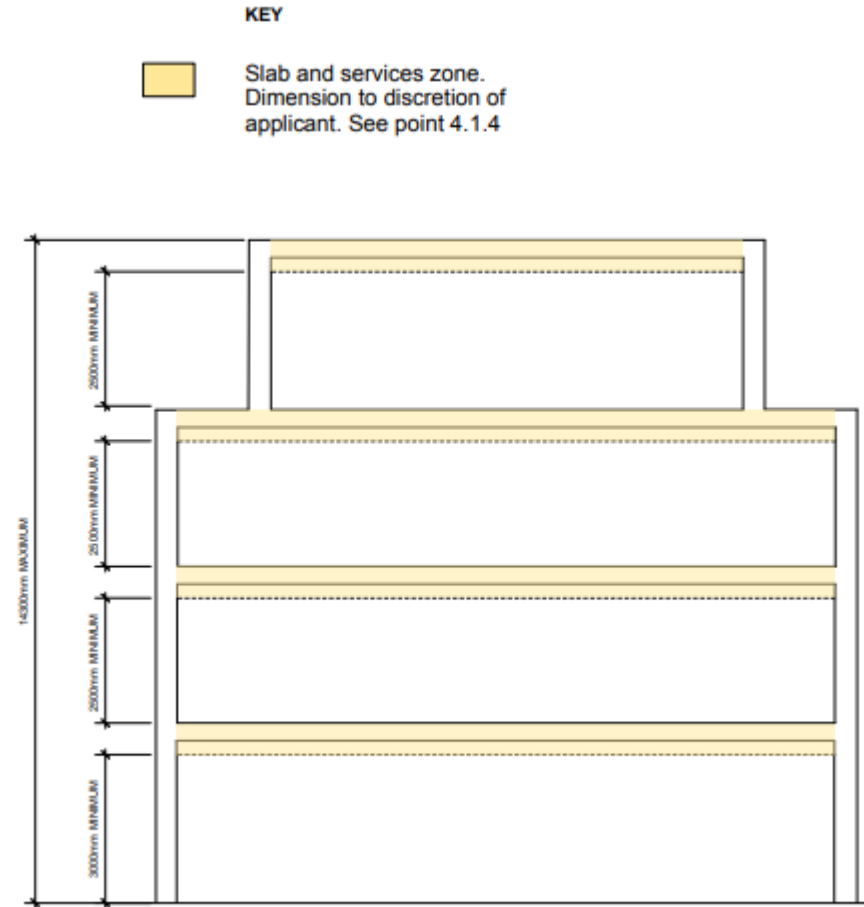


Diagram 4.1: Floor to ceiling heights



Roof height of setback 5th floor is 17.985m.

Daylight/
Sunlight study
concludes
The scheme is
therefore
compliant with BRE
guidance in
relation to sunlight
impacts.

Any other business

To join the Forum and residents association please email
sthelensassn@aol.com

Concilio consultation website is at <https://nurserylanecare.co.uk/>