

Proposals for Nursery Lane

StQW Neighbourhood Forum

December 16th 2014

Land at Nursery Lane



Latest position

- Legard family marketed site April 2014
- Knight Frank invited bids for a 'residential development opportunity'
- 80 bids submitted, with 12 shortlisted
- StQW advised Legards/CgMs of planning obstacles
- Neighbouring residents offered to by as communal garden
- Offers from Octavia Hill and local developer turned down as too low
- London Realty make contact November 2013

The developers

Metropolis (an investment fund) are the new owners of the site, purchased unconditionally

London Realty are project managing the development

Rolfe Judd are the architects

Rolfe Judd Planning Ltd are acting as planning consultants



Landscaping view down access road



Artist's impression - view looking south

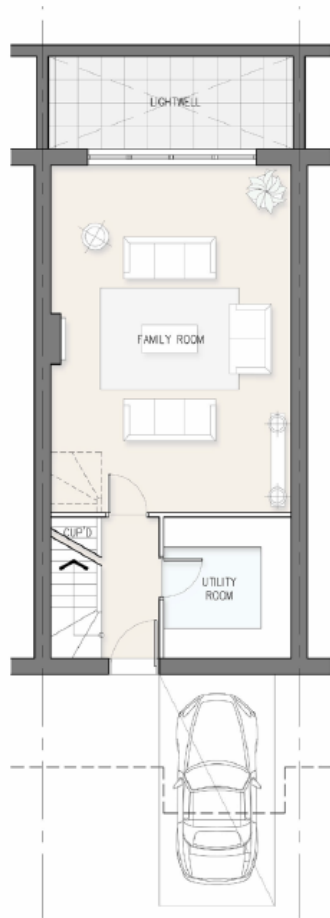


Artist's impression - view within site looking west



Artist's impression - view from Nursery lane looking north -west

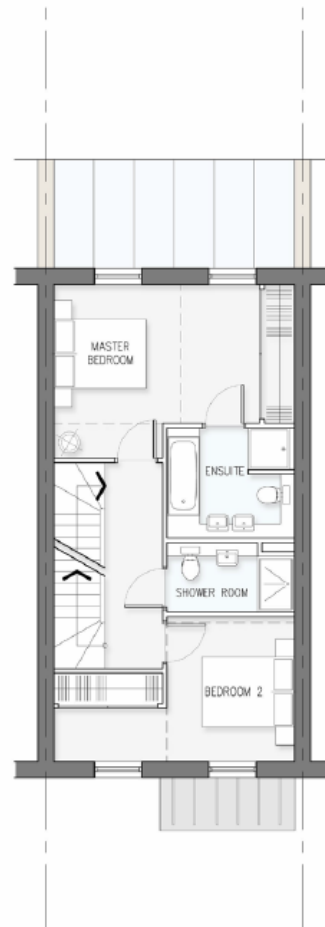
Typical House Plan



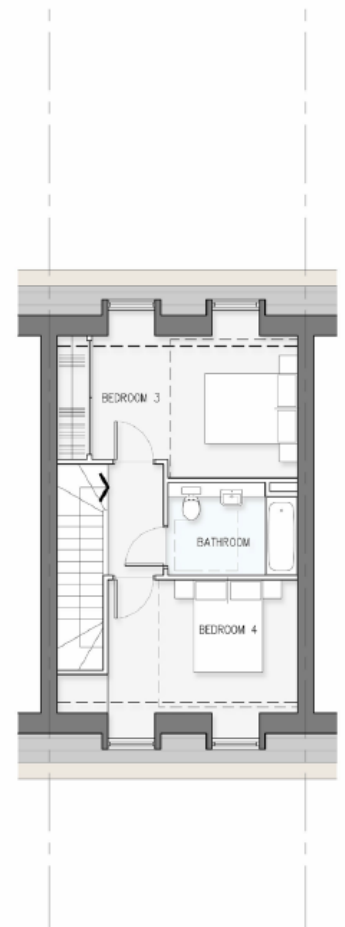
Basement



Ground



First



Second (roof)

Typical Street Elevation



Rolfe Judd

Points to note

- Basement under entire footprint of the site (less the rear gardens)
- Basement living rooms for each house, plus one basement parking space for each house
- ‘Shared surface’ routes to allow deliveries and pick-up/drop-off (will parking restrictions work?)
- All trees to be felled. 50 new trees proposed around perimeter of site.
- Counters Creek and diversion of groundwater?

Planning history

- Originally created as space for communal sports and recreation - part of St Quintin Estate layout
- Ashfield Tennis Club until World War 2
- Offered to Council in 1952 as public open space
- Garden nursery business since 1953 (Clifton Nurseries from 1964)
- RBKC propose housing in 1970. Planning Inquiry 1972 rejected these plans but allowed old persons housing on southern part.
- Planning appeal rejected Legard's scheme for 23 houses in 1982.

What RBKC said in 1982

- *It is considered that the proposed development results in an unacceptable loss of outlook and open space amenity and is detrimental to the traditional character of the area. The proposal makes no contribution to the preservation or enhancement of the character of the Conservation Area and is strongly opposed to by the local community'*

Inspector's conclusion in 1982

- *I found the backland open spaces a feature of this part of the St Quintin/Oxford Gardens CA. While some development has taken place in other similar pockets it has generally been of relatively small scale. I agree with you that the access here is better than elsewhere.....*

Inspector's 1982 conclusion

- *Nevertheless I have come to the conclusion that the communal spaces behind Dalgarno Gardens and Highlever Road would not adequately retain the openness of the area and that the appeal site is accordingly incapable of satisfactorily absorbing the 23 houses proposed.*
- *In my view the project would not enhance the character of the Conservation Area.*

What was a good decision in 1982
should remain a good decision now

The StQW Neighbourhood Plan

- Important that we are not ‘nimbys’ opposing all development and change
- We are saying there are better locations for new housing (Latimer Road west side, above commercial premises)
- The Plan can allocate sites and designate certain uses.

Local Green Space

2014 National Planning Policy Framework states:

- 'The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*
- where the green space is in reasonably close proximity to the community it serves;*
 - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - where the green area concerned is local in character and is not an extensive tract of land'.*

What can we all do now?

- Sign the Petition organised by the Action Group
- Send emails to info@stqw.org supporting the proposals in the StQW Draft Plan to designate Nursery Lane as Local Green Space and to locate new housing in Latimer Road (by Jan 25th)
- Copy to ward councillors in Dalgarno and St Helens wards
- Be ready to respond to planning app late Jan