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## St Helens Residents Association St Quintin and Woodlands Neighbourhood Forum

Thank you to the 40 members who came to St Helens Church hall for an open meeting on November 29th. We discussed the state of play on the St Helens Gardens 'streetscape improvements'. Not a happy story. The project was meant to be completed on November 4th, then November 25th, and remains unfinished. As of yesterday, we are told that the barriers at the St Quintin end of the works will be removed before the Xmas/New Year break.

Vicar Stave Divall and StQW Chair Henry Peterson have contacted RBKC councillors and officers with various concerns. Overnight re-surfacing of the street came as a surprise to many and we have yet to hear a good explanation as to why this work could not have been done in the daytime. St Helens ward councillor Emma Dent-Coad was at the church hall meeting and will also be following up. Once the works are finished we will meet with the Council on site to review the scheme against the original aims and proposals which were consulted on in 2021.

### **The StQW/SHRA response to the Council's Draft Local Plan**

At the open meeting, we also discussed the RBKC consultation on a near final version of the Local Plan for the Borough. This key planning document sets the policies on which planning applications are decided and forms the main part of the 'development plan' for the Borough. This latest version will be 'examined' by a Planning Inspector in early 2023 before its adoption as a replacement for the 2019 Local Plan.

Our own StQW Neighbourhood Plan forms part of the development plan. Its policies apply in our neighbourhood, including when they vary from Borough-wide policies. The new Draft Local Plan confirms full support for the StQW Neighbourhood Plan and its site allocations and policies. These will remain in force after the new Local Plan is adopted.

The Council's [consultation on the new Local Plan](#) runs until December 22nd 2022. The main points that we are making in our response were outlined at our church hall meeting and are as below:

- support for retaining the Local Green Spaces on three of the 'backland' open areas at the Bowling Club, Nursery Lane, and beside Kelfield Gardens.
- welcoming a bespoke Employment Zone policy for Latimer Road, which should make it easier for any redevelopments of Units 1.14 to be financially viable at a lower height than would otherwise be the case.
- objections to the unrealistic target of 3,500 new homes at the Kensal Canalside Opportunity Area, which will lead to very high density housing in towers up to 31 storeys in an area with

poor access to public transport and limited vehicle access (this target would have been plausible were an Elizabeth Line station to be built at the site. The new Local Plan accepts that this is not going to happen in the next 20 years).

- support for a continued campaign to ensure that Imperial College honour their commitment to build a cycle/pedestrian underpass between Latimer Road and Wood Lane.
- support for the idea of a temporary 10 year Overground station at 'Westway Circus' given that the opening of the HS2/Elizabeth Line station at Old Oak Common (north of Wormwood Scrubs) is now delayed until 2030-32 (originally 2026).

The draft of our response to RBKC can be [read or downloaded at this link](#) (warning a long document on a RBKC template). **If you have views or comments on what we intend saying to the Council please email to [sthelensassn@aol.com](mailto:sthelensassn@aol.com) by the morning of the 22nd December.**

### **Proposals for 3-5 Crowthorne Road**

This proposed development has featured in an earlier newsletter and was briefly discussed at our meeting. The planned 4 storey building will face onto Crowthorne Road. The neighbouring Oxford Gardens Primary School are OK with the plans (we are told). Residents in Wallingford Avenue are opposed to the way in which the top of the building will be visible above Lichfield Studios, in views along the street.



The scheme is for 2,580 sq m of flexible office space. Overall the proposals are less attractive than the 2016 mixed use scheme from the same architects, but better than a 2013 proposition. The developers will be submitting an application before the end of the year. Their consultation website remains open at <https://3to5crowthorneroad.co.uk/> if you want to see more details and comment before the application is submitted. StQW/SHRA will be submitting an objection reflecting the comments made to us.

## Imperial College's planning application for more student housing at Wood Lane

It is now over a decade since St Helens Residents Association began its battle with the College over its 'masterplan' of the former BBC site at 'Woodlands' in Wood Lane. The College has recently submitted a planning application for the last remaining plot on the site, known as 'Plot A'.

In the masterplan given outline planning consent in 2013, this corner site was due to be developed as a 3-5 storey administrative block. Imperial has now chosen to build a further 212 units of student accommodation to add to the 606 Gradpads in the 4 blocks on the site, dating from the first phase of construction in 2012.



*CGI of Imperial's proposed student housing development on 'Plot A' Wood Lane.*

We are in touch with Hammersmith & Fulham planning department, and with Imperial, asking how many of these 'studio units' are and will be occupied by Imperial students. Although promoted as a 'university campus', this development feels more like a large-scale student housing complex served by 'last mile' fast food delivery companies. The marketing website for the [Gradpads at Wood Lane Studios](#) makes no mention at all of Imperial. More is made of the proximity of Westfield. So much for collegiate academic life in 2020s London.

The promised 'public square' and cycle pedestrian route have yet to emerge on what has been a construction site for over a decade. Back in 2013 we pointed out that the plot ratio of the original masterplan, on a 2.3 hectare site, was equivalent to that at Canary Wharf. The size and height of several buildings has since increased. This latest new application will cut off any remaining afternoon sunlight to the centre of the site.

Imperial's focus on commercial income-generating development has become extreme. The College's 7 building proposal at [One Portal Way](#) North Acton remains undecided, a year after it

was submitted. This scheme has no academic or university content. StQW/SHRA and the Old Oak Neighbourhood Forum will continue to argue that 'enough is enough' despite the academic and scientific value that Imperial deliver. The application number is 2022/03492/FUL should you want to find the details on the LBHF website at [www.lbhf.gov.uk](http://www.lbhf.gov.uk).

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