

September newsletter from the StQW Forum and St Helens RA

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St Helens Residents Association

St Quintin and Woodlands Neighbourhood Forum



Finally ... Imperial consults on plans for the Wood Lane/Latimer Road underpass

It was back in 2012 when Imperial College signed up to a S106 Agreement to construct a pedestrian/cycle underpass between their campus in Wood Lane and the southern end of Latimer Road. In 2014 these proposals reached the stage of planning applications to RBKC and LBHF. Then all went quiet for years while interminable negotiations took place with Network Rail and Hammersmith & Fulham Council.

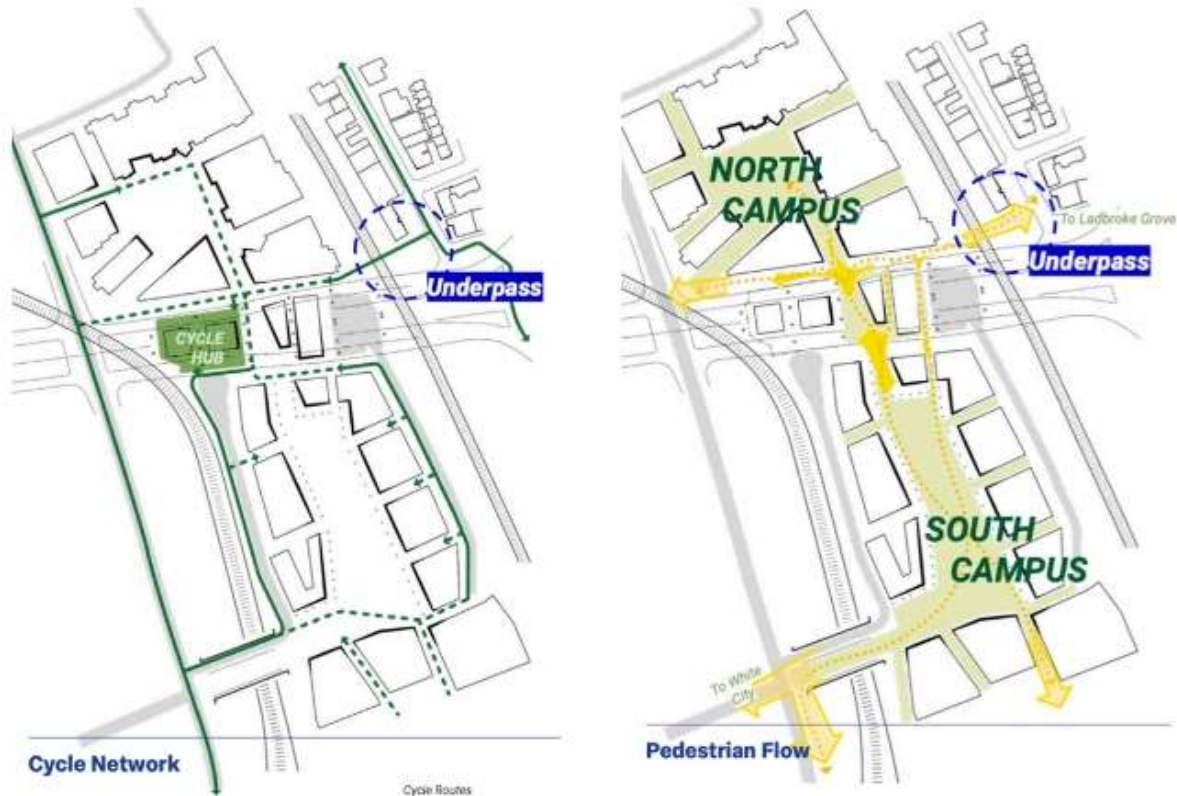
Now Imperial College has launched a pre-application consultation on its proposals. Their website carries more details (but not enough) at this link [East-West link consultation | About | Imperial College London](#)

The plans seem much the same as in 2014, with an underpass entrance/exit at 301 Latimer Road (the site managed by the Westway Trust, currently hoarded and next to the Gumball building - see below).



This project was originally conceived as the major 'community benefit' intended to mitigate the impact of high-rise development on the former BBC site at 'Woodlands'. This site was acquired by Imperial for the series of academic and commercial buildings still under construction on Wood Lane. Imperial subsequently purchased the site south of Westway, and is redeveloping this on phased basis.

Over time a network of new pedestrian and cycle routes will emerge at White City, as shown below:



Back in July, the College promised StQW a meeting before wider public consultation started. This did not happen. We would have suggested that Imperial's flyers and a web content needed to include answers to a series of questions which we have been raising over the past decade (and which are *not* answered in the present consultation material):

- will the underpass have a CCTV system? Will coverage extend to a wider area around the Latimer Road entrance exit? Who will manage the system?
- will cycles/e-bikes and pedestrians use segregated routes in the underpass? (original plans showed a six metre wide tunnel, with a line or surface change dividing cyclists from pedestrians. The image below shows a similar arrangement).
- what measures to prevent graffiti as in the Holland Park/Shepherds Bush underpass?
- are there any forecasts from RBKC or LBHF transport planners on numbers of cyclists and pedestrians using the underpass, in each direction?



CGI of entrance/exit to underpass

The case for a connection across the West London Line has long been supported by both Boroughs. The rail line has divided the wider area since the 19th century, between North Pole Road and Shepherd's Bush. The sole intervening crossing point (via the road bridge giving vehicle access to Westfield from the West Cross Route) is not widely known or used.

But while transport professionals tend to be keen on 'improved connectivity' this can bring changes to a neighbourhood. The StQW Forum's position to date on the underpass has been based on a straw poll of our membership carried out in 2014, in which a two thirds majority supported the project.

The benefits for many residents are significant, in terms of a shorter walking distance to the Central Line at White City, as well as to bus routes on Wood Lane. Our 2018 neighbourhood plan argues for an extra Overground station beneath the Westway roundabout, accessed via the underpass. Employees and employers in Latimer Road, and venues such as the Playground Theatre, would also gain from the underpass.

The main drawbacks identified by those not keen on the project have related to the impact on Oxford Gardens of potential heavy footfall, a perceived extra risk of crime with the underpass providing a quick exit from the neighbourhood, and pressure on parking outside restricted hours (on QPR match days or from visitors to Wood Lane venues). This last concern could be addressed by extended restricted hours in neighbouring streets.

So this pre-application consultation is an important step. Imperial and their consultants Concilio are holding four drop in sessions with dates and locations below, including one at West London Bowling Club (112A Highlever Road and not 12A as is incorrect on the web page):

Consultation event

Date: Tuesday 17th September, 6pm-8pm

Location: UNDR, 3 Thorpe Close, London W10 5XL

Pop Up Event at the I-Hub

Date: Wednesday 18th September, 11am-1:30pm
Location: I-HUB, 84 Wood Lane, London W12 0BZ
See location

Consultation Event

Date: Wednesday 18th September, 3pm-7pm
Location: West London Bowling Club, 112A Highlever Road, London W10 6PL

Consultation Event

Date: Thursday 19th September, 3pm-7pm
Location: The Invention Rooms, Stadium House, 68 Wood Lane, London, W12 7TA

After these events, we will hold an open meeting at St Helens Church hall to discuss all three of the current development proposals in Latimer Road (the underpass, Ivebury Court, and Unit 9). Plus the latest position on plans for opening of the Volunteer pub at No.274 (the former Ariadne Nektar) in early 2025.

We will circulate a date when the timeline for RBKC decisions on applications becomes clear. This will be an opportunity to see if there is any broad consensus on these proposals. For the first three, there will also be separate public consultations to which anyone can respond, carried out by the Council (the RBKC consultation on Ivebury Court is due to restart after further 'validation' material has been assessed).

Imperial's consultation web page includes a link asking users to register 'support' for the proposals (but not one for objections). There is also a link to a survey with a series of questions which are more open ended but do not cover several important issues. We have asked for copies of detailed plans of the proposals.

2024 St Helens Festival

The St Helens Festival, as mentioned in our August newsletter, is going ahead on Saturday September 28th, in St Helens Gardens (with a road closure). Mountgrange Heritage are helping with the design and distribution of posters and flyers (draft below - the event is now planned to run

until 6pm).

A vibrant, flat-style illustration of a festival scene. At the top, a string of purple and white triangular bunting hangs across the frame. Below it, the words "ST HELEN'S FESTIVAL" are written in large, bold, purple capital letters. The central illustration depicts a circular festival area. On the left, a white canopy tent is set up with people sitting at tables underneath. In the center, a group of people are walking dogs. To the right, a band is performing on a stage with large speakers and musical notes floating above them. Below the stage, there's a wooden stall with a striped awning where a person is serving. Further down, a purple food truck with "BBQ" written on its side is parked, with a person sitting on a stool next to it. In the foreground, people are sitting on a bench, and others are standing and talking. The entire scene is set against a light green background with stylized bushes and a lamp post.

ST HELEN'S FESTIVAL

.....
SATURDAY 28TH SEPTEMBER
.....

12 PM – 4 PM

ST HELENS GARDENS, W10 6LP

DOG SHOW - LIVE MUSIC - STALLS - BBQ - ARTS
CRAFTS - COMPETITIONS - FAMILY FUN

Dalgarno Neighbourhood Centre foodbank

The Trussell Trust started its first foodbank in 2001, nearly a quarter of a century ago. Numbers have since grown across UK and these sources of food continue to be relied on by many households.

Dalgarno Neighbourhood Trust's [foodbank](#) at their centre at 1 Webb Close W10 5QB runs every Thursday from 10am – 1pm (to register) and 2 – 5pm (to collect food). Demand has increased and only RBKC residents registering in advance can be given supplies.

Various local supermarkets have arrangements with the foodbank, For those carrying food away, the cloth bags given away by stores as freebies are very welcome. As are empty egg boxes. These can be dropped off at a box by the door at 5 St Quintin Avenue or at the Mug cafe in Dalgarno Gardens. For more information email [Pam Bardouille](#) or call 0208 969 6300.

RBKC Digital Inclusion Partnership

Ever since the pandemic and lockdown, the Council has been working with the NHS and local groups to ensure that residents can keep up with a constant stream of new technologies that become essential to multiple aspects of everyday life.

Most of us have become familiar with email, searching the internet, and online form-filling. But can then falter when instructed to 'scan the QR code' as the only way to carry out what had once seemed a simple task.

There are a number of helplines and drop-ins available in the Borough which can help answer questions and give guidance. These include the Dalgarno Trust Digital Champions. Call **07471 704738** for more information or see more options on the RBKC web pages on [Digital Exclusion](#).

These include information on the Digital Switchover (a major upgrade of the UK's telecoms network, moving from old copper phone lines to digital systems that carry voice calls over the internet. Digital Switchover has now been delayed until January 2027 so broadband providers, telecare providers and consumers 'have more time to adapt'. As will no doubt be needed.

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