

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

Open meeting at St Helens Church Hall  
Tuesday 29<sup>th</sup> November 2022

# Agenda for this evening

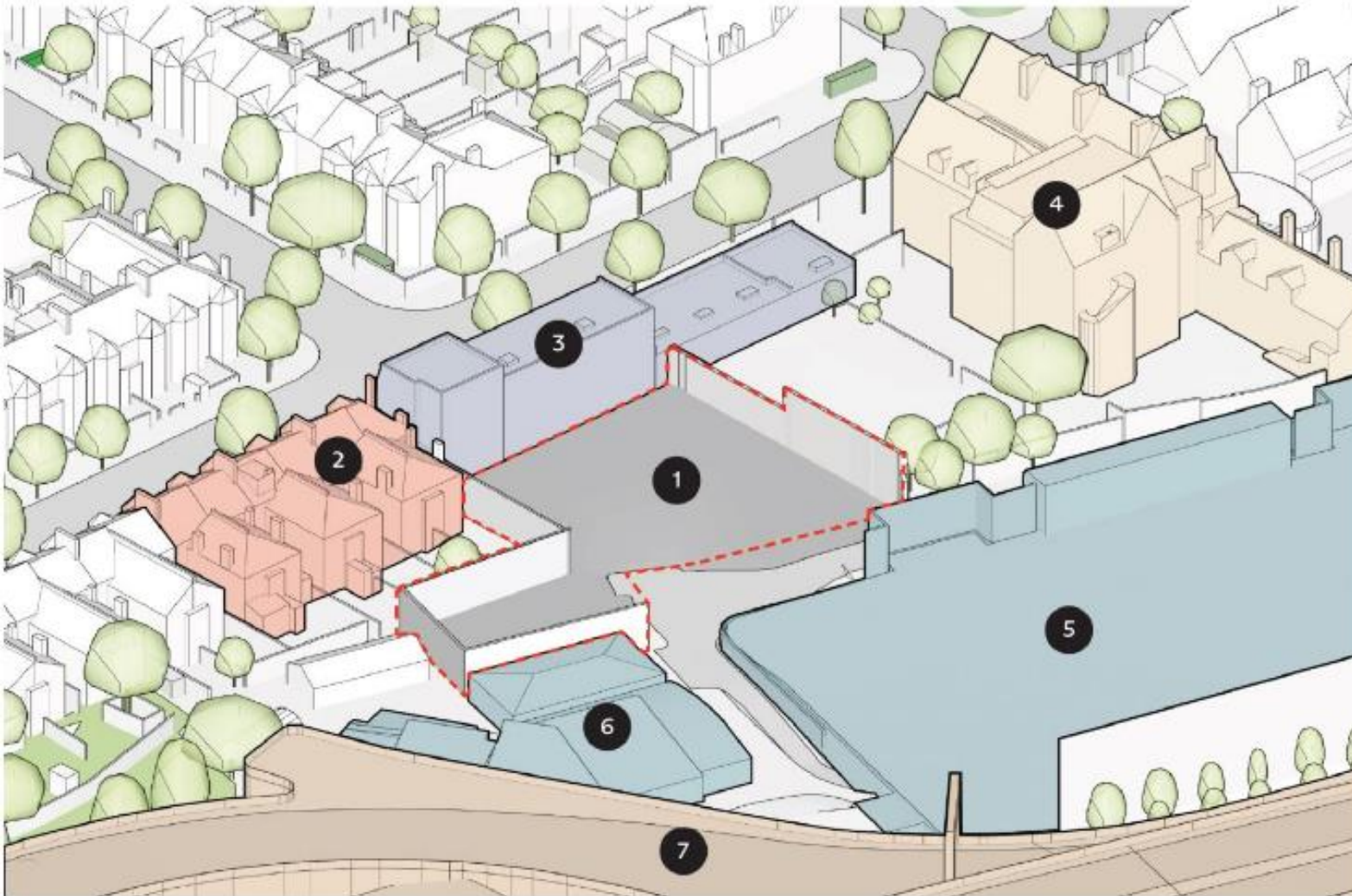
1. Steve Divall – reflections on local community action
2. St Helens streetscape work – what feedback should we give RBKC?
3. Proposed development at 3-5 Crowthorne Road
4. RBKC consultation on the Borough's new Draft Local Plan
5. Update on OPDC and HS2 station at Old Oak Common
6. Any other business



Will and Kate at St Helens for the Queen's Jubilee – 4<sup>th</sup>/5<sup>th</sup> June 2022



# 3-5 Crowthorne Road



1. Site
2. Oxford Gardens Residential Terraces
3. Lichfield Studios
4. Oxford Gardens Primary School
5. Westway Sports Pitch
6. Westway Sports & Fitness Center
7. Westway, A40



Planning application for a seven-storey residential scheme refused based on its negative impact on commercial/ employment opportunities in the area and inappropriate massing and aesthetic.

2013 application - refused



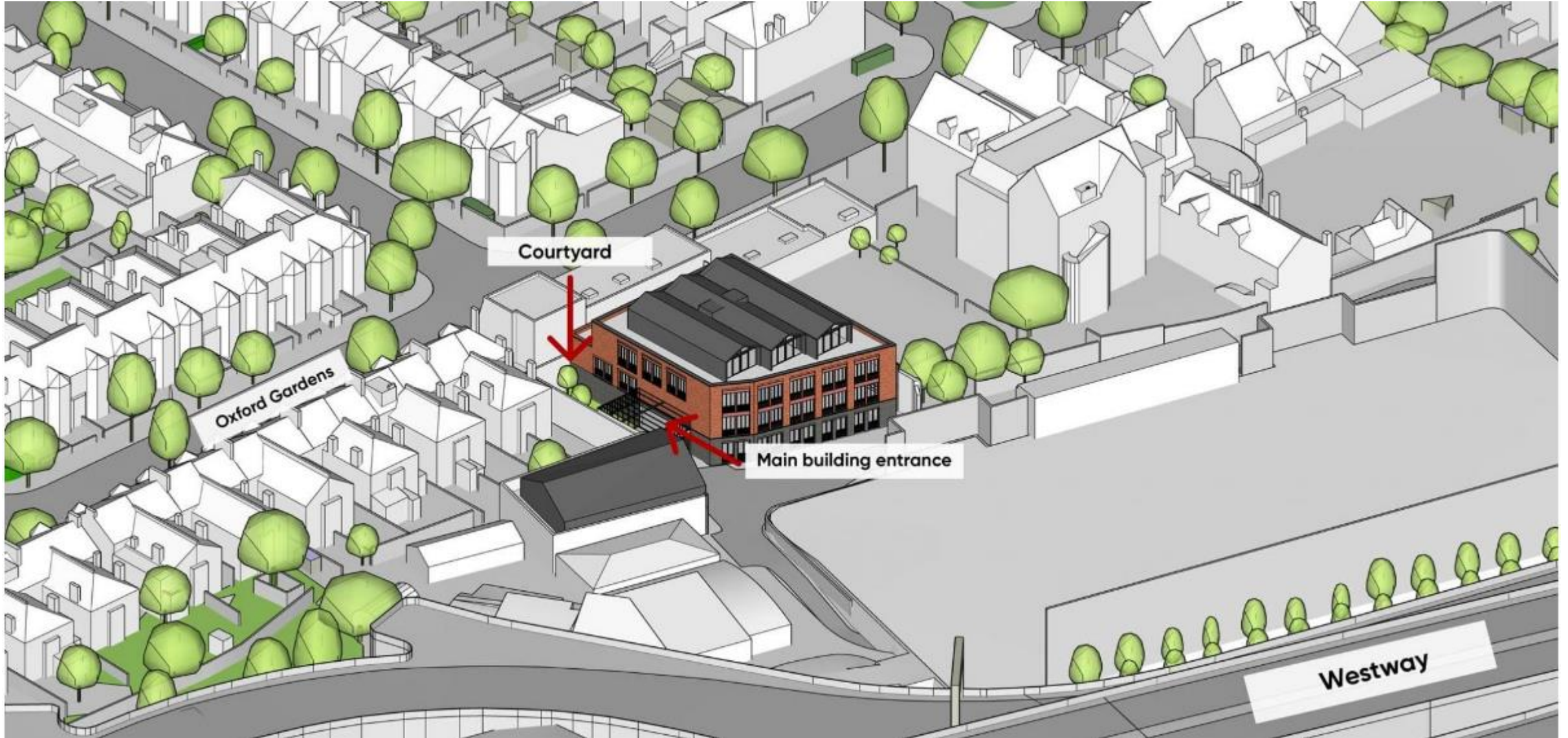
Planning permission was granted for a mixed-use extension of the existing building development designed by Stiff + Trevillion – the same architects designing this proposal.

Approval was given for the creation of five small to medium-sized office units and eight residential units, but realisation was prevented by underlying structural issues and has since expired.

2016 permission granted, but not built and now lapsed



# 3-5 Crowthorne Road – proposals







CGI view of  
courtyard  
from  
Crowthorne  
Road





CGI image  
from  
Crowthorne  
Road



After

CGI of  
completed  
development  
from  
Wallingford  
Avenue



# St Helens Gardens streetscape works

Original programme was 20 weeks with completion by 4 November

Revised to 25<sup>th</sup> November

Loss of parking and traffic diversions has had a big impact on shops

Problems of over supply of paving blocks – hence some areas have temporary tarmac surface

Pedestrian crossing on St Quintin Avenue should reduce speeding

StQW Forum bid for Neighbourhood Community Infrastructure Funding (NCIL) has been approved. Two speed indicator signs to be installed in St Quintin Avenue at Pangbourne Avenue/Wallingford junction



# The Borough's Local Plan

Current RBKC Local Plan was adopted in 2019

This version did not include updated housing proposals, as the Council pulled these from the Draft Plan following the Grenfell fire

The Planning Inspector approved this Plan on the basis that work would start at once on a new Draft Plan (instead of the usual 5 years gap)

The major changes in this latest version are on:

- Housing policy (moving away from major 'estate regeneration' schemes)
- New material on 'Blue/Green policies (sustainability and zero carbon)
- The plan is more specific on 'suitable locations' and 'appropriate heights' for tall buildings.

# Process and timetable

This version is at 'Regulation 19' stage – a near final draft on which comments need to explain why a draft policy is 'unsound'.

Four tests of 'soundness'. Is a proposals

- a) Positively prepared – will it lead to 'sustainable development?
- b) Justified – i.e. appropriate taking into account alternatives
- c) Effective – deliverable over the plan period of 2022-42
- d) Consistent with national policy and 2021 London Plan policy.

There is little or no point in sending in comments which simply say *we don't like this proposal, or we want something completely different.*

Final draft will be submitted for 'Examination in Public' in early 2023.



# Feedback on the previous Regulation 18 Draft

Previous consultation earlier this year prompted 43 responses, from amenity groups, residents associations, developers, individuals. Some of the themes noted by RBKC were:

- A need for a succinct and jargon free vision, which does not over promise
- Greater support for a walkable neighbourhood and for the protection of those facilitates values and uses by residents;
- Need to provide new homes, but particularly those needed by local people. Support for various forms of affordable products;
- There is an over emphasis of the promotion of cycling and a need to reflect the difficulties associated with cycle lanes;
- Emphasis on high quality design and protection of existing heritage

# New Overground station at 'Westway Circus'

StQW has been proposing an additional station, beneath the Westway Roundabout, for the past 8 years. The idea is supported by the West London Line group.

TfL have given RBKC a disappointing comment:

*The West London Line station in the north Kensington area at Westway Circus is not currently viable. This is because there are Underground stations within walking distance of the proposed site and a station in this location is unlikely to have a strong business case. The benefits to people living and working in the area would be limited, and an additional station would lengthen journey times along the line. This is unlikely to be justified by the demand generated by a new station in this location.* Have TfL done any serious study of demand?

We pointed out that the proposed 'Hythe Road station' has been abandoned, as has an Elizabeth Line station at 'Portobello North'



# New or changed policies affecting our neighbourhood

The StQW comments on the previous version of the Draft Local Plan have largely been taken on board:

- StQW Neighbourhood Plan policies should continue to take precedence over Local Plan policies (where different). The Draft Local Plan confirms continued support for all or policies and site designations.
- This means that our 3 Local Green Space designations (the Bowling Club, Kelfield 'sports field, and Nursery Lane) continue to protect these backlands against development (but Legard family 'up to something').
- In Latimer Road, a new bespoke Employment Zone policy dropping the requirement for any redevelopment to provide '*a significant uplift in the quality and quantity of employment floorspace*' (see para 6.25 and relevant to Unit 10 and Ivebury Court proposals).

# Sites identified for development in our area

Kensal Canalside Opportunity Area (no sign yet of revised plans)

Latimer Road Industrial Estate (Units 1-14 and airspace above).

3a Crowthorne Road (as discussed)

136 Bramley Road (office scheme by Frasco consented in 2016 but not implemented. Permission now expired)

The land beneath the Westway (no firm plans at the moment)

142A Highlever Road (Highlever Garage site – could accommodate a handful of mews houses)

# Housing

*The median house price in the Borough is 36 times the median income level in the Borough making this ratio the highest by far anywhere in the country. This is eight times more than the mortgage a bank would offer based on incomes.*

*There are about 3,090 households on the housing register with 2,133 in temporary accommodation.*

RBKC has a London Plan target, which is currently 4,480 new homes over 10 years. The Council has not achieved its housing target for many years – hence RBKC is subject to the ‘tilted balance’ in favour of a grant of planning consent. Planning Inspectors take note, on any appeal.



# Site allocation for Latimer Road

## ***Policy SA9: Units 1-14 Latimer Road Industrial Estate***

*A. The site to deliver mixed-use development, providing:*

### ***Land use***

*B. A minimum of 75 homes on upper floors.*

*C. Retention of existing Class E at ground floor floorspace.*

### ***Principles***

*D. Active street frontage to Latimer Road.*

*E. Creation of a successful mixed uses street, combining a range of flexible Class E commercial and service uses with residential uses on upper floors.*

*F. High quality design that reflects the mixed character of the area and respects the Employment Zone identity*

# Sustainable retrofitting

## GB1: Sustainable Retrofitting

- A. *Sensitive, sustainable and safe retrofitting of all our existing building stock is supported .....*
- B. *Retrofitting of historic and listed buildings as well as properties within conservation areas must be carried out so that it does not harm the special historic or architectural interest of the building or character and appearance of the conservation area.*
- C. *Sensitive installation of double-glazed window replacements is supported subject to fulfilling the Council's statutory duties in relation to conservation areas and listed buildings.*
- D. *Sensitive installation of solar panels in an appropriate position to maximise solar gain is supported subject to fulfilling the Council's statutory duties in relation to conservation areas and listed buildings.*

# Suggested points for StQW response

- Our access to public transport (Overground, Underground) is not great.
- We really do want Imperial to honour its commitment to the underpass between Wood Lane and Latimer Road, giving access to the Central Line.
- TfL need to do a proper study of demand for an Overground at 'Westway Circus, given continued development in Scrubs Lane/Wood Lane.
- We welcome the bespoke EZ policy for Latimer Road, which should help to make mixed use redevelopment viable at lower building heights.
- On tall buildings, it is essential that RBKC does not give way at Kensal Canalside, after resisting this building typology for many decades.
- We support the greater flexibilities for refurbishing existing homes in a sustainable way, to help RBKC achieve a zero carbon future.



Boundary of the OPDC area  
(This Mayoral Development Corporation has been the planning authority since 2015).

# Update on Old Oak and Park Royal Development Corporation

The HS2 project survived the Autumn Statement despite its £100bn budget

Old Oak Common Station (HS2/Queen Elizabeth Line/GWR) not scheduled to open before 2029-33

Still no plans to provide vehicular access at the eastern end (on Wood Lane/Scrubs Lane. Western entrance/exit on Old Oak Common Lane

OPDC hoping to have public land transferred at 'Old Oak West' once HS2 construction is completed.

But what will OPDC be doing for the next decade?

Projects on the Scrubs nearing completion, and the restoration work will take place.

# Any other business

Ariadne Nektar pub (294 Latimer Road)

Sale of the property by UK International Ltd has been postponed until after the expiry of the 6 month 'moratorium' (March 9<sup>th</sup> 2023)

We are still looking for a prospective new owner who wishes to re-open the building as a pub bistro. Savills are the agents acting for UK International.