

## **St Helens Residents Association and St Quintin & Woodlands Neighbourhood Forum AGM**

8pm Wednesday October 23rd 2019

St Helens Church Hall, St Helen's Gardens, W10

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### **Presentation by Henry Peterson**

#### **Update on RBKC plans for Kensal Canalside and infill housing schemes nearby**

Kensal Canalside info from RBKC consultation boards:

About the site: Kensal Canalside has been allocated as an Opportunity Area within the London Plan.

This means it is an area for growth that can deliver high numbers of new homes and new jobs.

<https://www.rbkc.gov.uk/planning-and-building-control/kensal-canalside-opportunity-area>

Info from RBKC consultation boards

- 3,500 homes (minimum)
- 10,000sq.m new office space
- 2,000sq.m new non-residential floor space (social & community uses; local shopping facilities)
- Re-provision of Sainsbury's superstore
- Improvement and re-provision of uses within Canalside House & Boathouse Centre
- Keeping the access to the memorial site for victims of Ladbroke Grove rail disaster
- Station on Elizabeth Line
- New junction on Ladbroke Grove
- New bridge over the railway line
- New pedestrian/cycle bridge over canal
- On-site renewable energy sources –contributing to heat and energy demand
- On-site waste management services
- New useable and flexible public spaces
- Suitable setting for the designated heritage sites and buildings

There were queries as to how they will be able to get all the housing/office space on the site without skyscraper buildings and how architects would be selected for the housing infill schemes. HP said that he understood that RBKC used Government framework agreements, and would find out more.

Kensal Canalside Team Leader: Daniel Massey

Senior Planner: Mega Rowe

Senior Planner: Eleanor Selby

For more information you can email: [kcoateam@rbkc.gov.uk](mailto:kcoateam@rbkc.gov.uk)

<https://www.givemyview.com/kensalcanalside>

#### **Latimer Road and North Pole Road – RBKC and StQW ideas for a Supplementary Planning Document (SPD)**

Sections of Latimer Road have been classed by RBKC as an Employment Zone since 1996 The StQW Neighbourhood Plan argued this policy had led to empty offices. StQW made the case for more mixed use with more housing. This was supported by the independent Examiner of the

neighbourhood plan, and mixed use is now allowed in the EZ sections (including residential at Units 1-14).

RBKC now actively wants to encourage more housing development. Planning officers are working with StQW on a Supplementary Planning Document to the new RBKC Local Plan – initial meeting held 15th Oct. Council helping with viability checks. Building owners and lessees in the street are being involved, and residents will be invited to the next meeting.

It was decided that Shop Frontages on North Pole Road needs to be included in the SPD. There was a call for more CCTV around North Pole Road to help with security.

Proposed Latimer Road underpass – still no firm date. A decision is needed as to who takes responsibility for the structure in the long term. LBHF appear reluctant to do so and Imperial are ineligible for this role.

If anyone has contacts at Imperial that we could put pressure on, please let Henry Peterson, StQW know, and HP will put pressure on LBHF. Meanwhile a further letter will be sent from StQW to all parties

### **New Housing in North Kensington**

RBKC are under pressure on failing to meet their annual housing targets. Government sanctions could apply from November 2020. The Council agreed last year to build 600 new homes, including 300 for social rent. A current consultation on 3 sites for new housing in Dalgarno and St Helens ward:

- Barlby Road/Treverton Street (next to new school) – Estimated numbers not yet published but perhaps 80 homes
- Hewer Street - estimated numbers 10 social homes and 10 other
- 54 St Helens Gardens – estimated numbers 4 social homes 4 other

SHRA/StQW will review planning application for St Helens Gardens scheme

### **Old Oak and Park Royal Development Corporation (HS2, Cargiant and Scrubs Lane) plus proposals in Wood Lane**

OPDC proposals not going to plan – 3 years behind original plan

- HS2 project being reviewed on a 'go or no go' basis, by Dec 2019
- HS2 and Crossrail (QE Line) both delayed by several years
- Proposed new Overground at Hythe Road unfunded and 'off the table'
- OPDC want to build a road through parts of the Cargiant landholding
- Planning Inspector has said this is 'not viable' as CPO costs too high
- OPDC told to take 6,000 new homes off their 24,500 target
- OPDC Local Plan has to be revised and re-consulted on – adoption delayed to 'Spring 2020' at the earliest (3 years late)
- Developers in Scrubs Lane (City & Docklands) submitting 'minor alterations' on their planning permissions for residential towers.

### **North Kensington Gate /Mitre Yard Scheme**

Aurora Capital and Docklands revising scheme for Mitre Yard and will be adding more housing and height – up to 40 more homes. Concerns that there is no infrastructure, no Overground at Hythe Road and will add to congestion on Scrubs Lane. Suggestions to monitor air quality on Scrubs Lane/Wood Lane (Barlby Road and North Pole Road). For the North Kensington Gate schemes see at <https://www.alliesandmorrison.com/project/north-kensington-gate/>

### **Imperial's White City South Campus**

#### **Womens Pioneer Housing Site in Wood Lane**

Location: Opp the Imperial Tower on Wood Lane

Womens Pioneer scheme for 227 Wood Lane. Developers claim that *The building should provide a fitting gateway to Wood Lane by pairing with the tall building on the Imperial College site.* Planning application expected in December 2019.

Concerns were raised about the poor quality 'co-living' accommodation, design & environmental impact – particularly wind. Building Better Building Beautiful Commission and the new National Design Guide.

### **Memorial Park and plans for a new cafe and changing rooms**

Outcome of RBKC consultation:

The Council has consulted on refurbishing or replacing these buildings: The kiosk, changing rooms, grounds maintenance depot and public toilets. The works could potentially range from a straightforward refurbishment of the existing buildings through to redesign and relocation of the buildings. The football pitches are back in action with new drainage and new turf (SHRA/StQW campaigned for this as an alternative to a floodlit and enclosed set of pitches, a couple of years back). There is £400,000 budget for the buildings.

Queries as to how architects are chosen for these sort of projects, and how local architects can get on the RBKC preferred supplier lists. HP to follow up.

Survey concluded:

All buildings remain in the current position and are refurbished 63% support

All buildings relocated to one central hub 30%

Modern style 64%

Traditional Styles 27%

### **Local action on climate change – flood risk and front gardens**

#### **What can we do locally?**

Risk of surface water flooding as a result of very heavy rainfall is a real one in our neighbourhood. Counters Creek main sewer/drain has been overloaded for years. Future flood risk from extreme events is estimated to be high in this part of the Borough. Based on the Drain London surface modelling outputs, approximately 22,250 properties are estimated to be at risk from flooding during a rainfall event with a 1 in 200 annual chance of occurring.

The meeting was reminded of *StQW Policy 2d Policy 2d) to resist the introduction of non-permeable surfaces to front garden areas (above size limits within Permitted Development rights) other than for*

*the replacement of existing main paths or where approved hard standing for parking, and crossovers is already in place.*

*RBKC Policy CE2 Policy CE2 Flooding The Council will require development to address and reduce flood risk and its impacts. To deliver this the Council will: i) resist impermeable surfaces in gardens and landscaped areas.*

Paving over front gardens contributing to drain overload – many front and back gardens are being paved over so that rainwater, unable to soak into the ground, runs off into drains. This is a recurring problem when basements are built. Currently there is a lack of enforcement - suggestions that volunteers photograph front gardens to keep record and report any building work that does not adhere to approved drawings to RBKC. Also, it was suggested that we need to communicate benefits of permeable surfaces to residents, possible through a leaflet. There are funds potentially available in the City Living Fund for this.

**AGM business – election of StQW and SHRA management committees and SHRA financial report**  
SHRA and StQW remain as bodies with separate constitutions but same membership (over 420 members) and shared open meetings StQW Forum is the body legally ‘designated’ for the neighbourhood plan. The Forum applied successfully for renewed designation, which runs for 5 years until July 2023.

The two management committees share several of the same members and have been meeting together as one committee since 2016/7 to keep things simple 6 vacancies on each management committee.

#### **St Helens management committee elections**

Proposed officers – re-appointed

Chair: Henry Peterson

Treasurer Maggie Tyler

Secretary Tania Martin

Other current management committee members:

Jenny Harborne, Catherine Mannheim, Ben Joseph, David Marshall, Fiona Withey, Jimmy Makromallis.

Constitution allows for up to 14 members, so there are 5 vacancies.

StQW management committee: current members re-elected for a further year, Andre Michaud (Bracewell Rd) Richard Ehrman (Latimer Road building owner) Jenny Harborne (Highlever Road) Tania Martin (Highlever Road) Henry Peterson (Chair) (Highlever Road) Fiona Withey (Kelfield Gardens) David Marshall (Finstock Road) Steve Divall (St Helens Church)

#### **Any other business**

RBKC is installing ‘cycle hangars’ in nearby streets

- Cycle hanger exists at the Ladbroke Grove end of Oxford Gardens

- Interested residents seeking a hangar near them to email support to RBKC

20 mph limit in St Helens ward – pilot scheme

- It was felt that 6 months is too short to change driving behaviour
- Need for speed traps
- Introduce flashing speeding signs with number plate – this is very effective – in other councils several infringements lead to fines being issued.

HP to pass on these comments and suggestions to RBKC

**Action Points:**

<b>Latimer Road Underpass</b> Any residents who have contact at Imperial to pass on to STQW.	HP to put pressure on LBHF
<b>North Pole CCTV</b> £55K fund	Interest already registered with RBKC
<b>North Kensington Gate</b> Is there a possibility to monitor Air Quality on Scrubs Lane/Wood Lane (Barlby /North Pole)	Monitoring sites to be checked (HP)
<b>Memorial Park and new housing schemes</b> Find out how local architects can put themselves forward for this project	HP
<b>Local Action on Climate change</b> Design leaflet letting local residents know what they can do to help – including not paving over front gardens/using permeable surfaces. Apply for funds from City Living Fund. Photograph & record front gardens Check building works against approved plans and report to Enforcement Officers/ StQW/SHRA	Management Cttee to progress
<b>Cycle Hangers</b>	Interested residents to email RBKC to support Scheme
<b>20 MPH Signs</b>	HP to write to RBKC Transport