

StQW and St Helens Residents Association

Open meeting
18th July 2018
(Part 2 of 2)

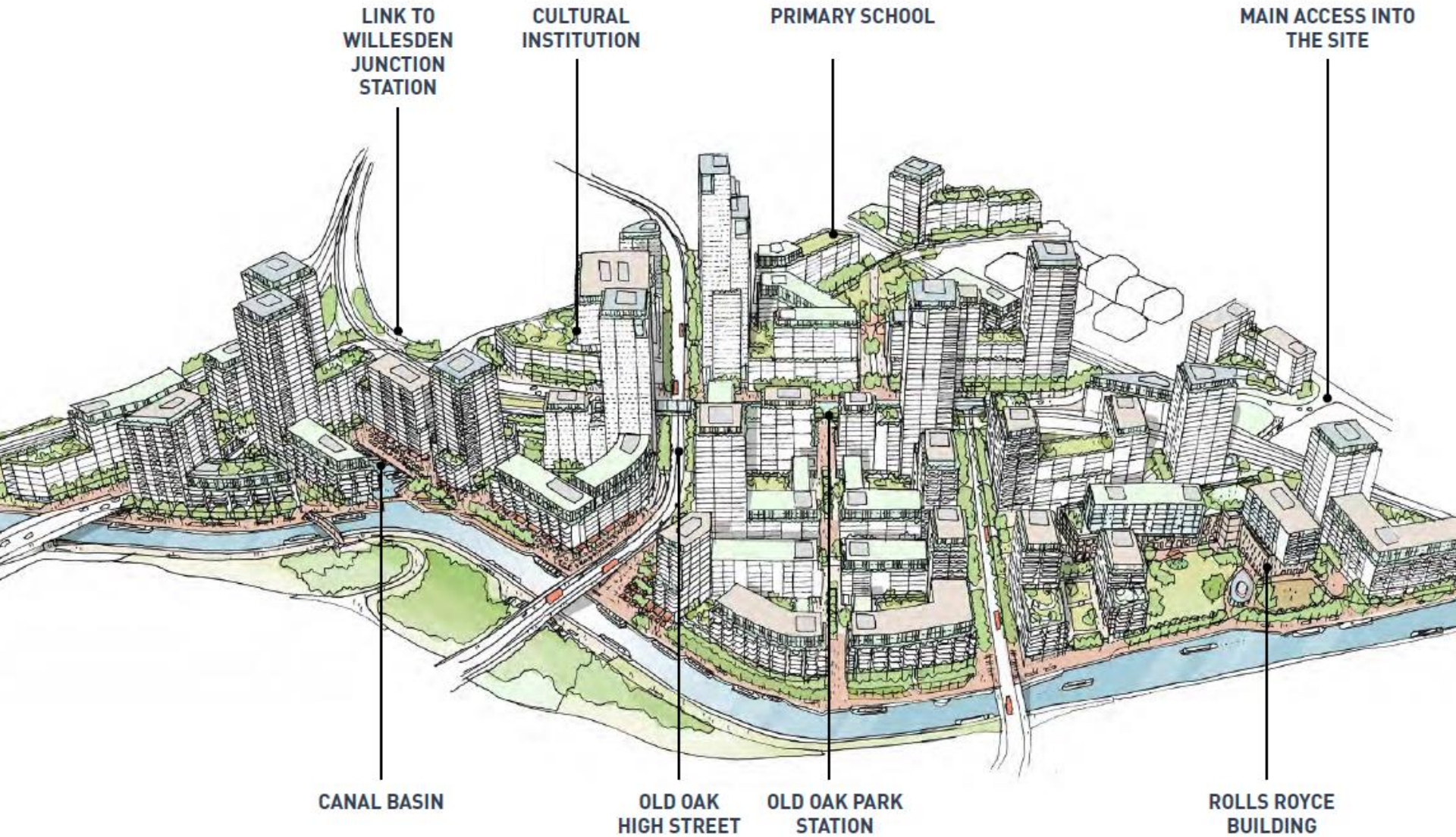


Proposed Mitre Yard scheme looking north from 'North Kensington Gate' development



Proposed scheme for 2 Scrubs Lane, including replacement on ground and first floor for the existing City Mission church and day nursery

Cargiant/London & Regional Properties 2016 masterplan



StQW response to OPDC

The London Plan target of 24,000 new homes has driven OPDC plans for Old Oak since 2015

The initial justification for this target was slim

The Development Corporation has refused to accept this target is unrealistic

All Strategic Industrial Land remains protected from mixed use including residential

Transport projects justifying high density now uncertain – TfL funding gaps emerging

Is this a 'sound' Local Plan?

OPDC 'Community Review Group'

OPDC are recruiting local people to join a 'Community Review Group' to assess planning applications for major schemes

This will work alongside the existing 'Place Review Group' made up of architects/planners

If anyone interested in applying more details are available

Closing date is 25th July

Latimer Road and North Pole Road

Latimer Road office buildings are seeing growing vacancy levels once again

StQW Plan allows mixed used redevelopment of light industrial units 1-14 but no such plans yet

RBKC now keen to encourage more housing use

North Pole Road increasingly congested

Shop units at No.8, 14, 18, 20 all vacant (No 6 has re-opened as Ranya's barber shop)

What can we do to make both streets better places?

Good Growth bid

StQW has submitted a bid to the Mayor of London's Good Growth Fund for £20k of funding

This would allow us to use consultants to prepare a 'placemaking strategy' for Latimer and North Pole Roads

Westway Trust doing similar work on their 23 acres beneath the Westway

The project would look at traffic/transport, housing options, viability of shops, design guidelines, streetscape.



ST QUINTIN GARDENS

HIGHLEVER ROAD

KINGSBRIDGE ROAD

KELFIE

BALLIOL ROAD

CALDERON PLACE

316

SNARSGATE STREET

WESTVIEW CLOSE

296

290

DG

LATIMER PLACE

NORTH POLE ROAD

14

13

12

11

10

9

8

7

6

5

4

3

2

1

LATIMER ROAD

Tab

204

Gos

337

329

325

327

315

EYNHAM ROAD

CAVERSWALL STREET

GLENROY STREET

FOOT STREET

INFELD STREET

Latimer Road



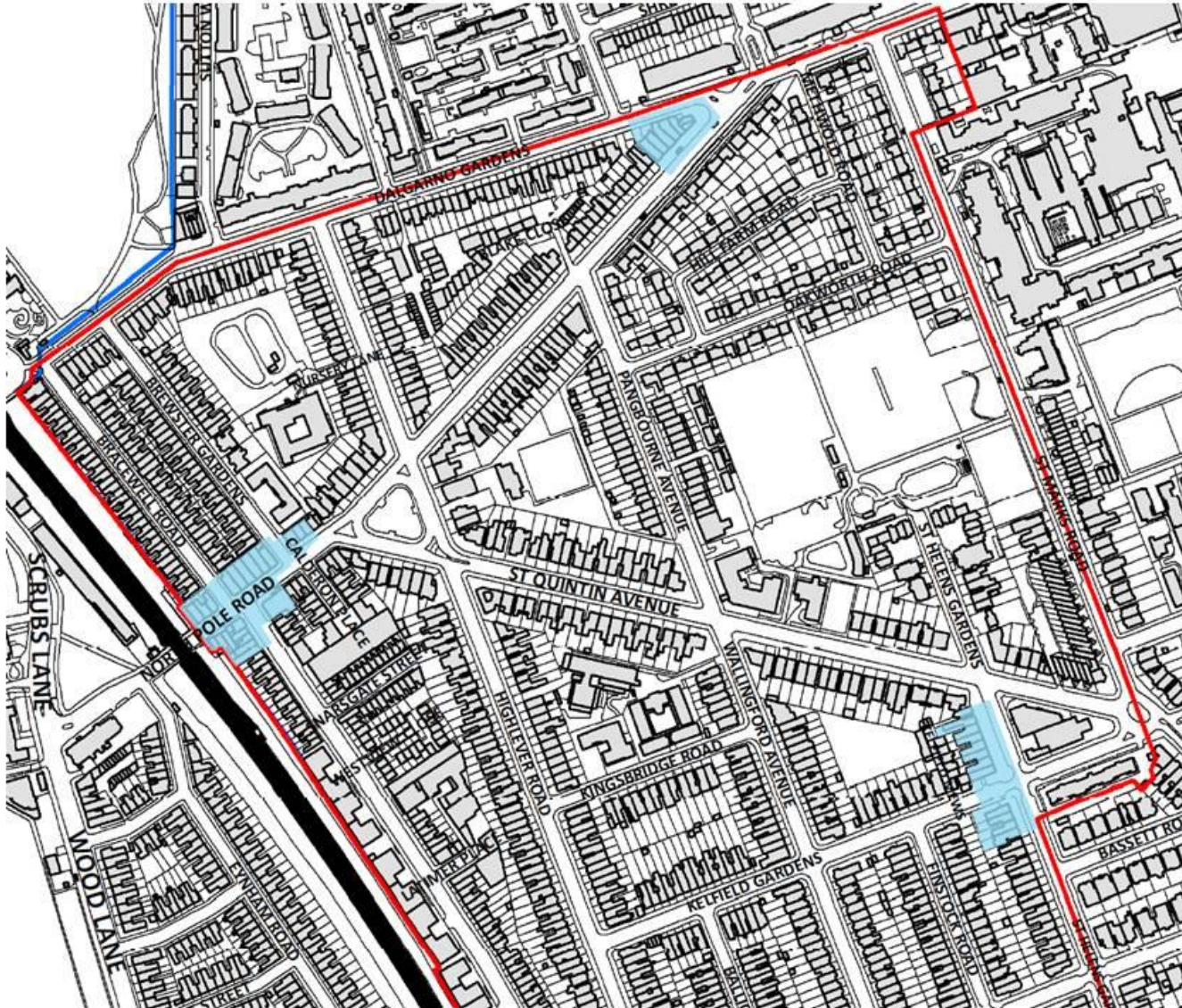
StQW Plan allows for redevelopment of Units 1-14 with housing above employment use.

Latimer Road underpass

A 'planning obligation' agreed by Imperial. Long delays. Latest forecast completion date late 2019.



Our shopping parades



StQW shopping policies

Allow change of use from A1 (retail) to other A class, B class or D class uses (cafes, offices, estate agents, educational use).

Do not allow change of use to residential

St Helens parade has 1 vacancy (Dotty Dots) with St Helens Café re-opening soon

Barlby Road parade currently all occupied



North Pole Road – what to do?

RBKC has written to owners of vacant shops asking why they remain empty

Is the traffic deterring new shops?

Has the Cycle Quietway helped or hindered?

Could Tesco move its trolleys and/or its entrance round to Latimer Road?

Should the bus stop be relocated?

Should the western section become housing at street level, shrinking the parade?

What uses would survive? Deli? Office supplies?
Hardware/household goods?

Any other business

Repowering London – use of solar panels on school and community buildings

<https://www.repowering.org.uk/>

Pitch drainage project in St Marks Park starts on July 30th.