



Barlby New Homes

You said, We did Resident Engagement Sessions

In person

Thursday 23 September

3pm to 5.30pm

Outside Treverton Tower

Online

Wednesday 29 September

5.30pm to 6.30pm

**Building
for the
Future**



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KENSINGTON
AND CHELSEA

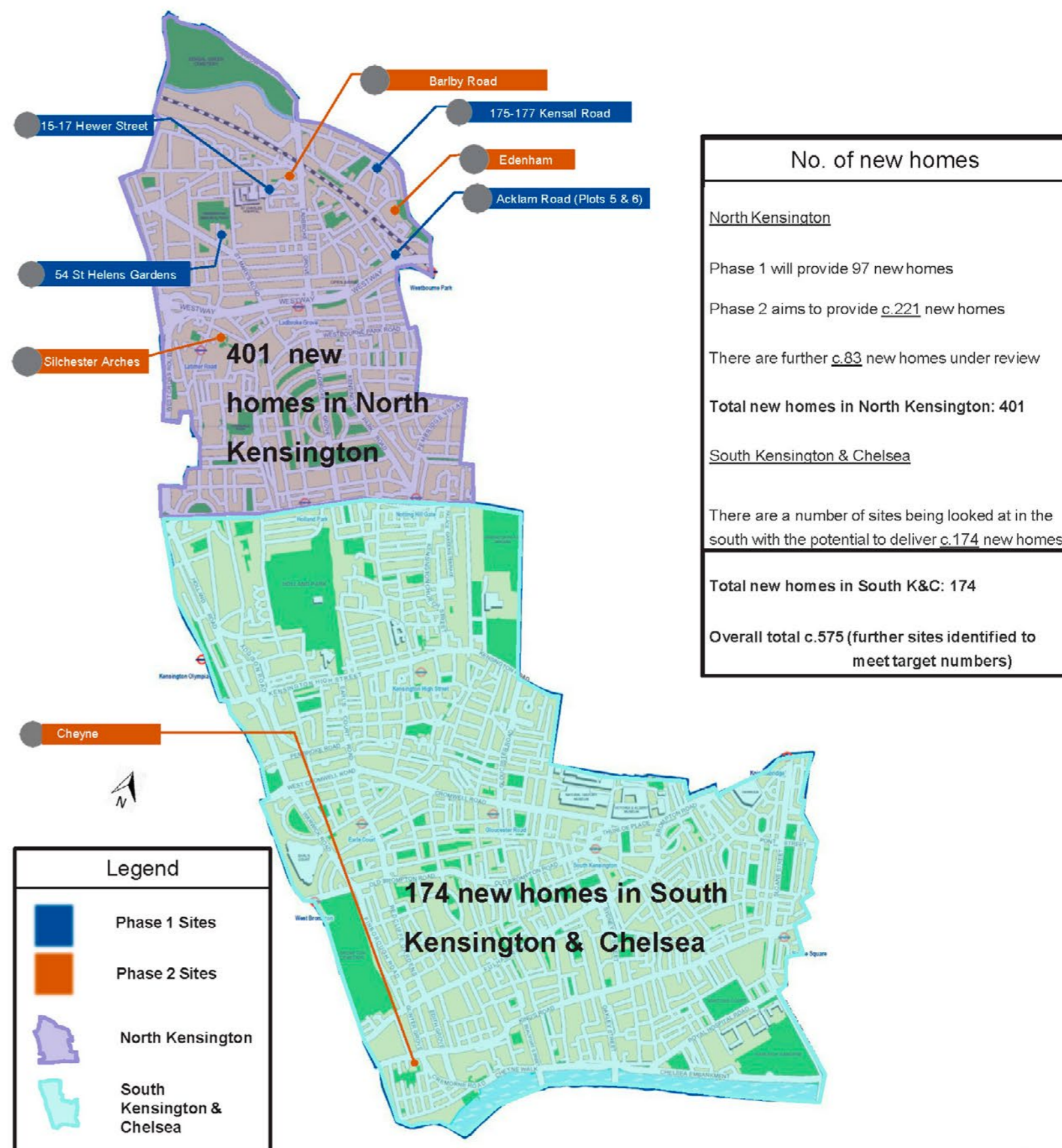
What are we here to talk about?

There is a pressing need for new homes in the Borough with around 2,300 people on the housing waiting list who are in temporary accommodation. As a Council, we are committed to tackling the urgent need for good quality affordable homes.

The Council is delivering **600 new homes** including a minimum of **300 social rent homes**, alongside open market homes to rent and other community and employment facilities as part of this exciting New Homes Programme. All of these new homes will be developed on sites owned and managed by the Council.

We previously consulted on the Phase 1 new homes sites which have since obtained planning permission. Construction on all four sites will have started by the end of 2021.

These four sites will deliver 97 new homes which will be offered at various tenures. Today we would like to talk to you about the Barlby Road Site which forms part of Phase 2 of the programme.



The map on this page shows the NHDP sites in Phases 1, 2 and future potential numbers within the north and south of the borough. Please note that numbers quoted on this diagram are estimated (excluding Phase 1 sites) and are subject to change.



Thank you for your feedback!

Thank you to all those who have attended the previous rounds of consultation on this project and provided feedback. Since the previous consultation we have also had focused discussions with residents living close to the site and other key stakeholders to obtain their views.

A copy of the consultation reports outlining all of the feedback received as part of the previous rounds of consultations are available on the Council's website www.rbkc.gov.uk

We have reviewed all of the comments provided to date to develop the revised design proposals which we now want to present to you prior to submission of a planning application. The following events are being held for you to discuss the proposals with the design team:

Face-to-face Session: Thursday 23 September 2021 from 15:00pm - 17:30pm

Virtual Session: Wednesday 29 September 2021 from 17:30pm - 18.30pm

Full details of these events are available on the project website.

<https://www.rbkc.gov.uk/housing/new-homes-consultation/barlby-road>

For all enquiries please contact us via email at - newhomesenquiries@rbkc.gov.uk if you are having accessibility issues to view these materials presented or access to the feedback form hard copies can be requested via our email address. If you require the consultation materials in another language please call **07739317294** between 9am and 5pm. Please note these materials can also be provided in another language if required.



Thank you for your feedback!

At our previous rounds of consultation, you let us know what you thought of the plans to date and told us what was important to you. We have taken these comments on board in shaping the plans we are showing you in this presentation:



Principle of the Scheme

All respondents supported or strongly supported the principle



Residential Mix

The majority of respondents supported the Proposed Mix in terms of Tenure and Range of Flat Sizes



Site Layout

The majority of respondents supported or strongly supported the layout



Materials

The majority of respondents supported or strongly supported the brickwork proposed



Sports Facility

The majority of respondents supported or strongly supported the proposed sports facilities



Site Improvements

The majority of respondents supported or strongly supported the improvements shown



Height of the Scheme

The majority of respondents supported or strongly supported proposed building heights



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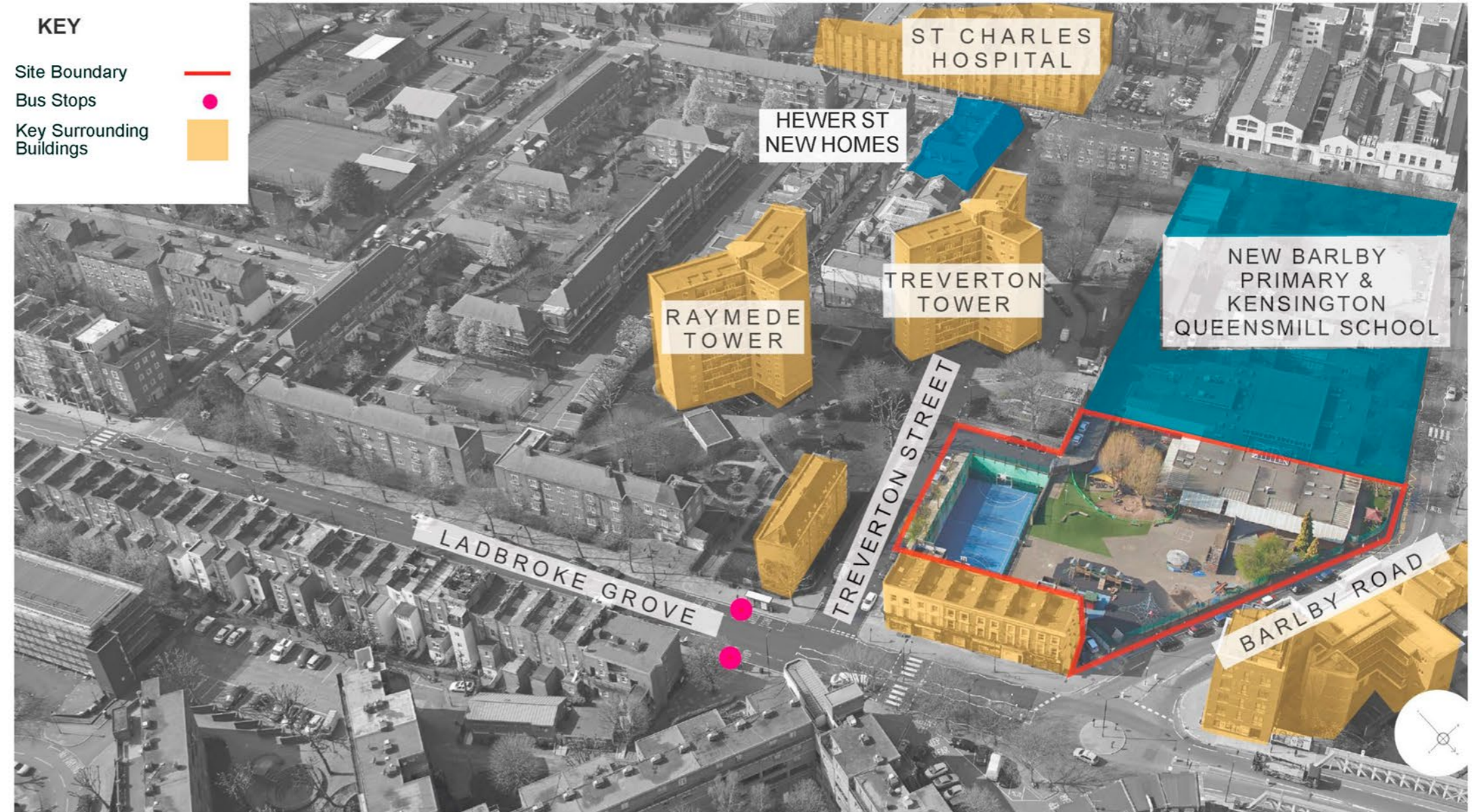


Site context

The site is bounded by the New Barlby Primary School and Kensington Queensmill School (West), Barlby Road (North), the rear terraces/gardens of properties on Ladbroke Grove (East) and Treverton Street (South).



Street View of Treverton Street
from Ladbroke Grove



Aerial Photo - As Existing



Principles of the Scheme

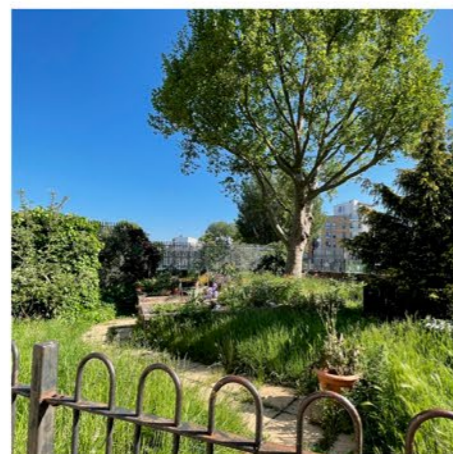
The priorities you identified for the scheme have been addressed by the design team and the response to each is set out below:

New Homes



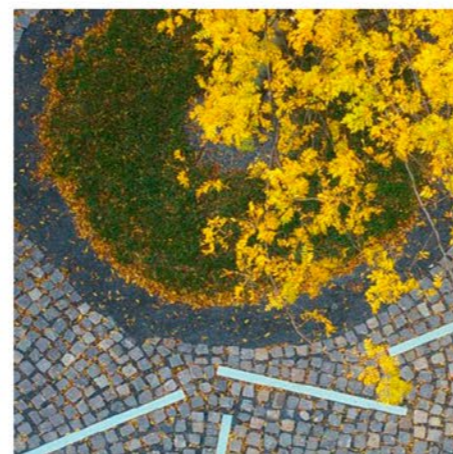
- + New homes that are safe and secure, including affordable and 'key worker'.
- + Optimise number of homes and family sized homes.
- + All homes to be of high quality specification - tenure blind.

Community Benefits



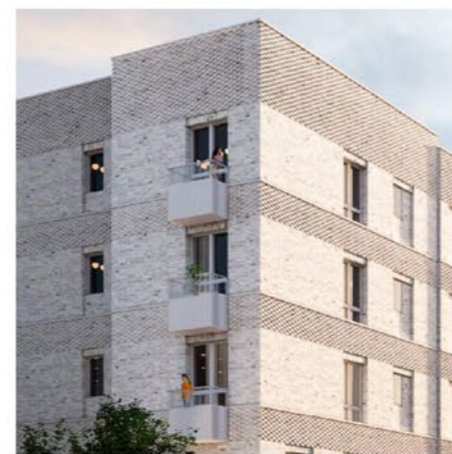
- + Work with local residents on the design to enlarge and upgrade the community garden area.
- + Opportunity to expand existing NHS dental practice space.
- + Refuse and recycling improvements for Treverton and Raymede Towers and the Ladbroke Grove Terrace.

Landscaping



- + Green space, biodiversity and play space to be maximised.
- + Provide residents with a safe and relaxing outdoor area.

High Quality Architecture



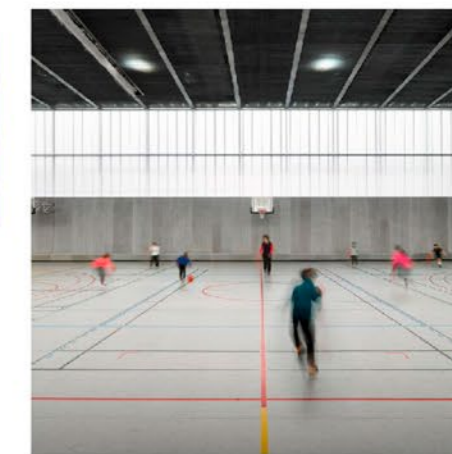
- + You told us your comments and input on the design materials, such as choice and colour of brick that is sympathetic to the local context.
- + The new buildings will be fully sprinklered, and include other design features to focus on fire safety.
- + To minimise disruption to residents and adjacent schools we will consider opportunities for modular construction.

Sustainable Design



- + Energy efficient buildings which incorporate sustainable design principles.
- + Aim to reduce fuel bills for residents through sustainable design.
- + Compliance with Kensington and Chelsea's Sustainability Targets.

Indoor Sports



- + New sports facilities for use by local schools.
- + Working with the local community to explore ideas for the use of facilities and flexible event space.



What you told us - site access & security

Respondents were interested in the security and access arrangements for the pedestrian route.

The intention is to keep the proposed route through the site permanently open. This was requested by the planners. It will be well lit, overlooked by the residential buildings with a clear sight line from Treverton St all the way through to Barlby Road.

Should issues surrounding anti social behaviour arise in the future there will be the opportunity to install gates in order to restrict access outside of daylight hours.

Landscaping Plan



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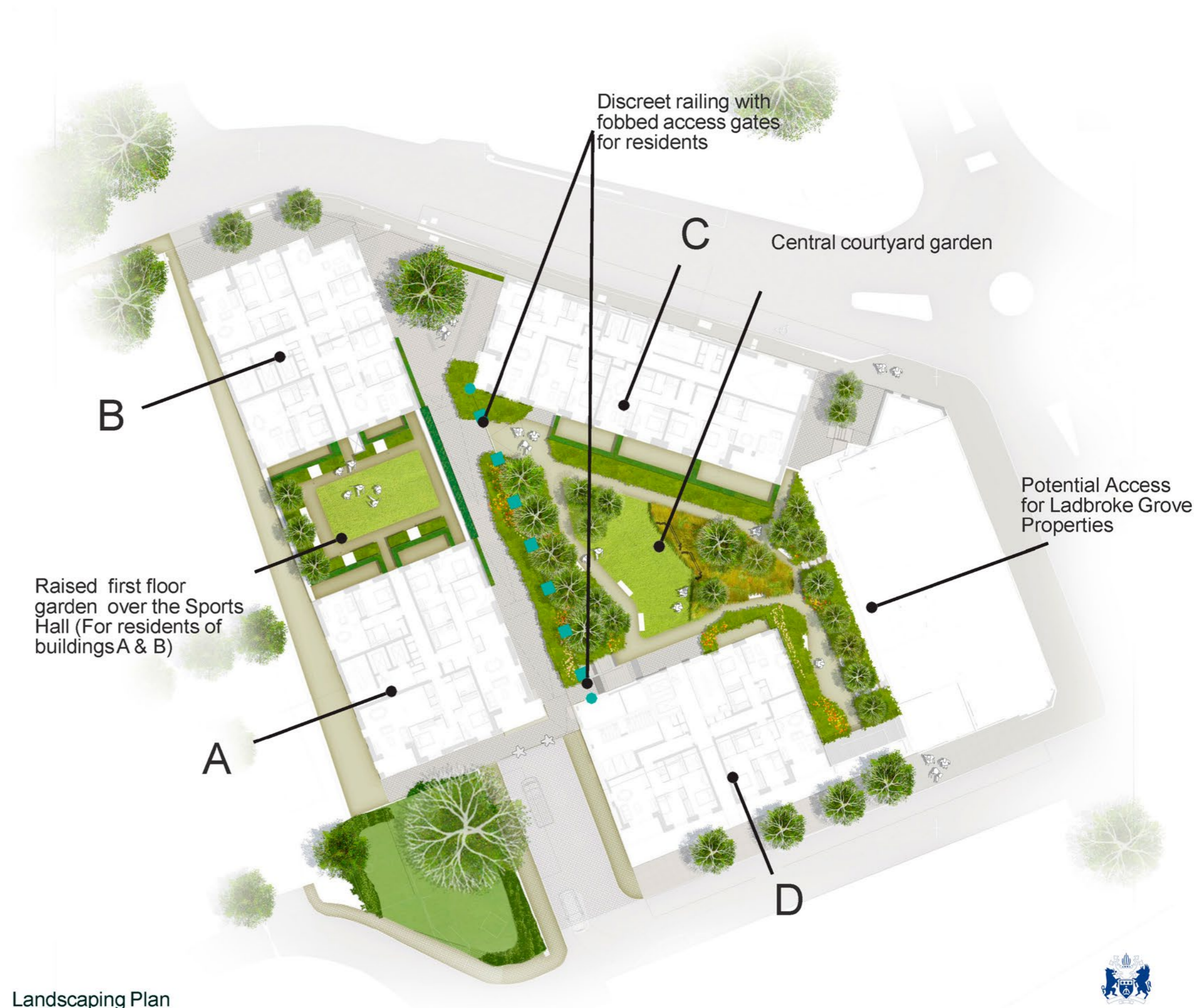


What you told us - site access & security

Respondents were also keen to understand the access arrangements for the central courtyard garden space.

Residents of all four buildings will have equal access to the central garden, as will occupiers of the Ladbroke Grove Terrace.

A discreet railing will separate this space from the public route through the site. An access controlled gate at each end of the garden will give residents access.

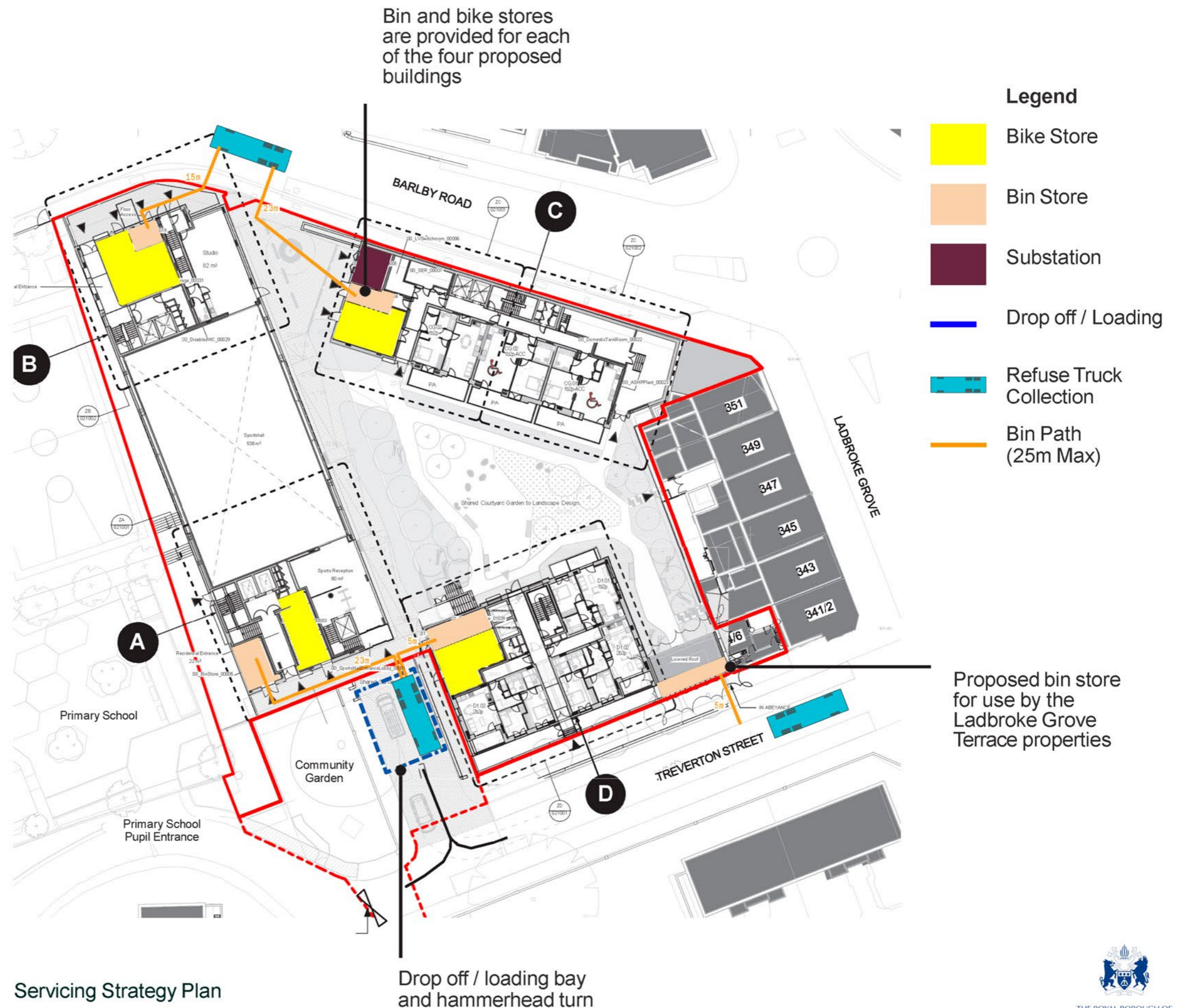


What you told us - Transport & Servicing

Concerns were raised at the event in June regarding parking.

It is proposed to provide a car-free development with the exception of on street parking spaces for blue badge holders.

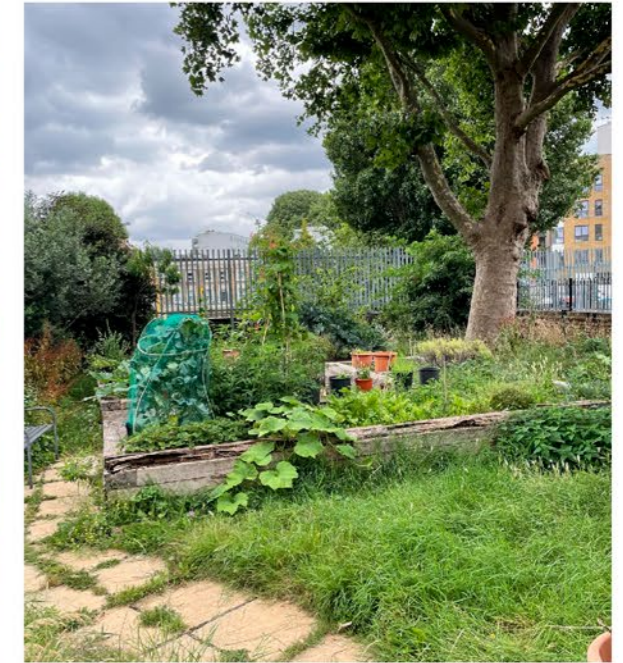
It is not proposed to provide any vehicle access to the site, and it is anticipated that all deliveries, refuse collection and emergency vehicles will all be undertaken on-street from Treverton Street to the south or Barlby Road to the north.



What you told us - Green Spaces

Outdoor space: community garden

- + We will be upgrading and enlarging the existing community garden as Green space improves air quality and well-being. Growing food locally can also help educate and engage young people with how food is grown.
- + The existing London Plane tree within the community garden will be retained.
- + The community requested a new external water point and this will be provided to enhance the long term sustainability of the community garden.



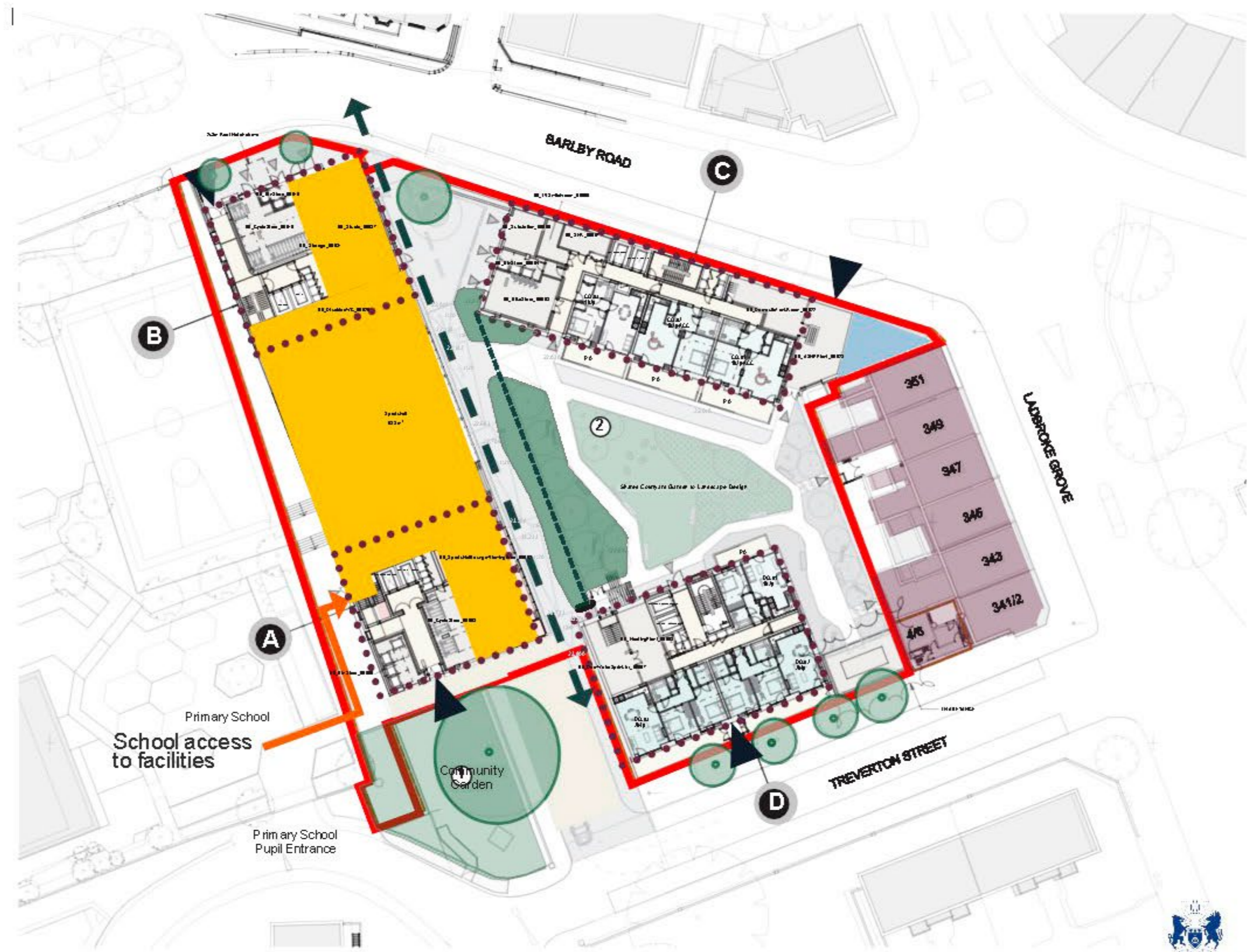
Existing community garden



The Proposal

Site layout

-  Four residential buildings (A,B,C & D)
-  Residential entrances
-  Indoor Sports Facility with routes from neighbouring schools
-  New NHS Dental practice extension
-  Pedestrian route through site
-  Existing Ladbroke Grove Terrace
-  ① Community Garden
-  ② Courtyard Garden
-  Trees



The Proposal

Provision of affordable homes

This proposal would provide **83** new homes including 42 new affordable homes to meet the need in the borough, 8 of which will be fully wheelchair accessible.

The social rented homes would focus on larger two and three bed units, whilst key worker and open market homes to rent would be one and two bed homes.

All the new homes would be of the same quality and specification.

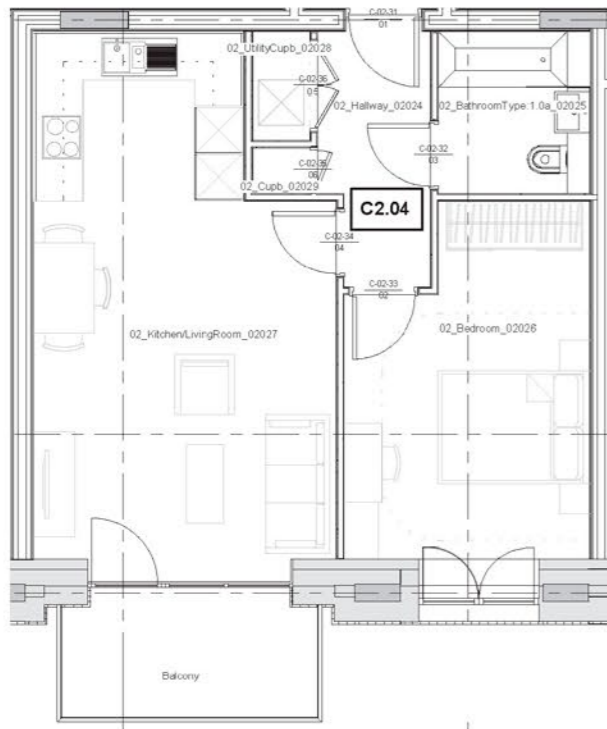
- 38 Social Rent
- 4 Intermediate / 'Key Worker'
- 41 Open market to rent

Please note that these quantities remain unchanged from the previous round of consultation.

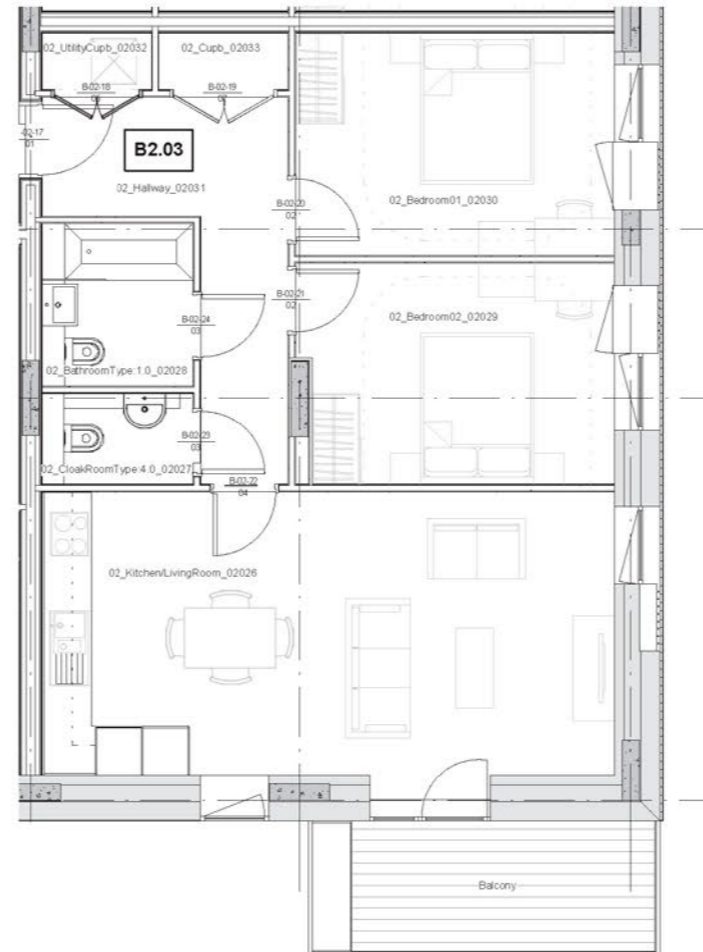


The Proposal

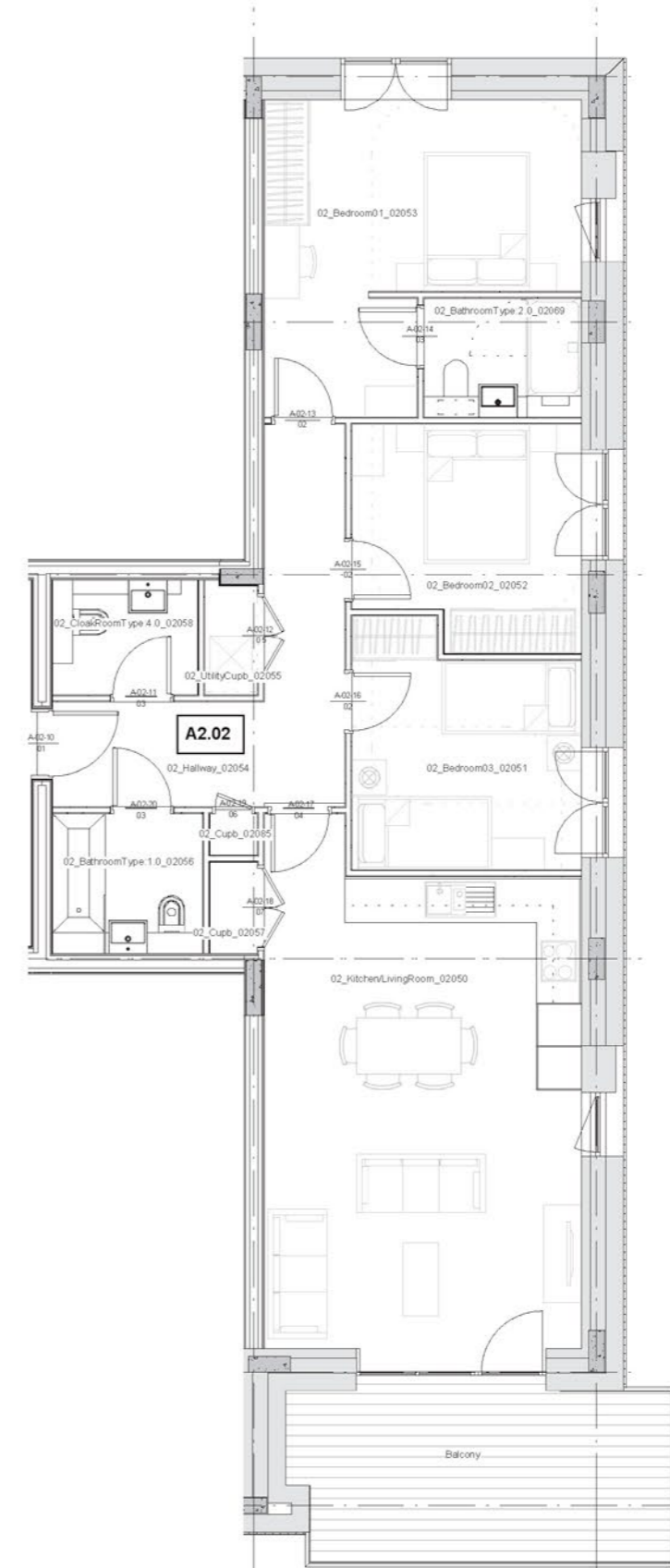
Typical Apartment Types



Typical 1 Bedroom Flat



Typical 2 Bedroom Flat



Typical 3 Bedroom Flat



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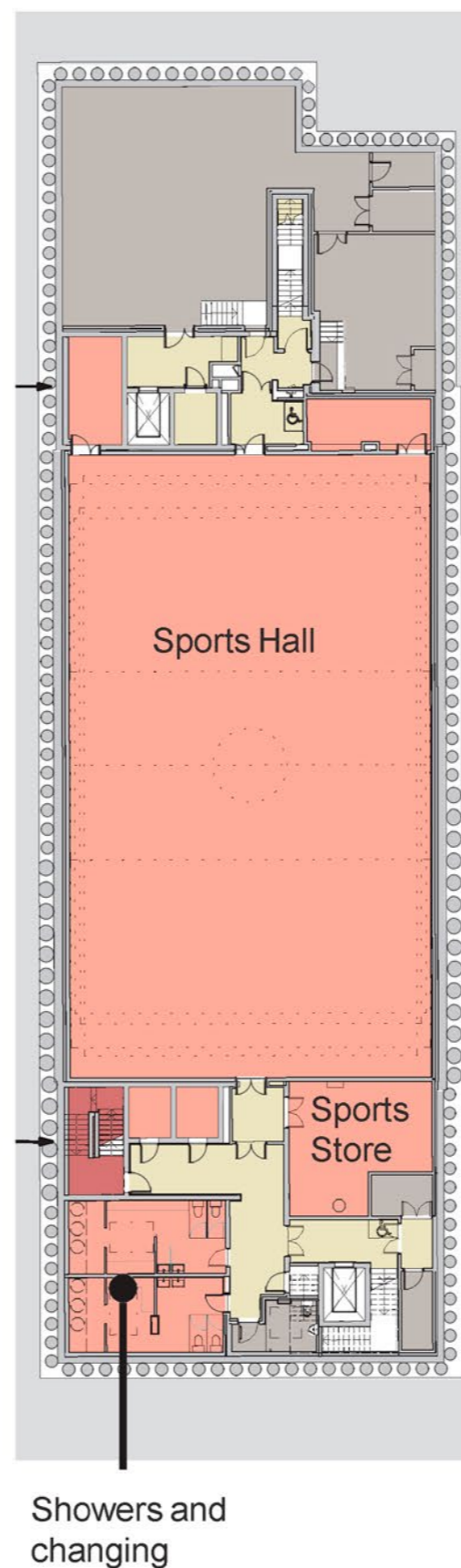
The Proposal

A new flexible sporting facility for the local area

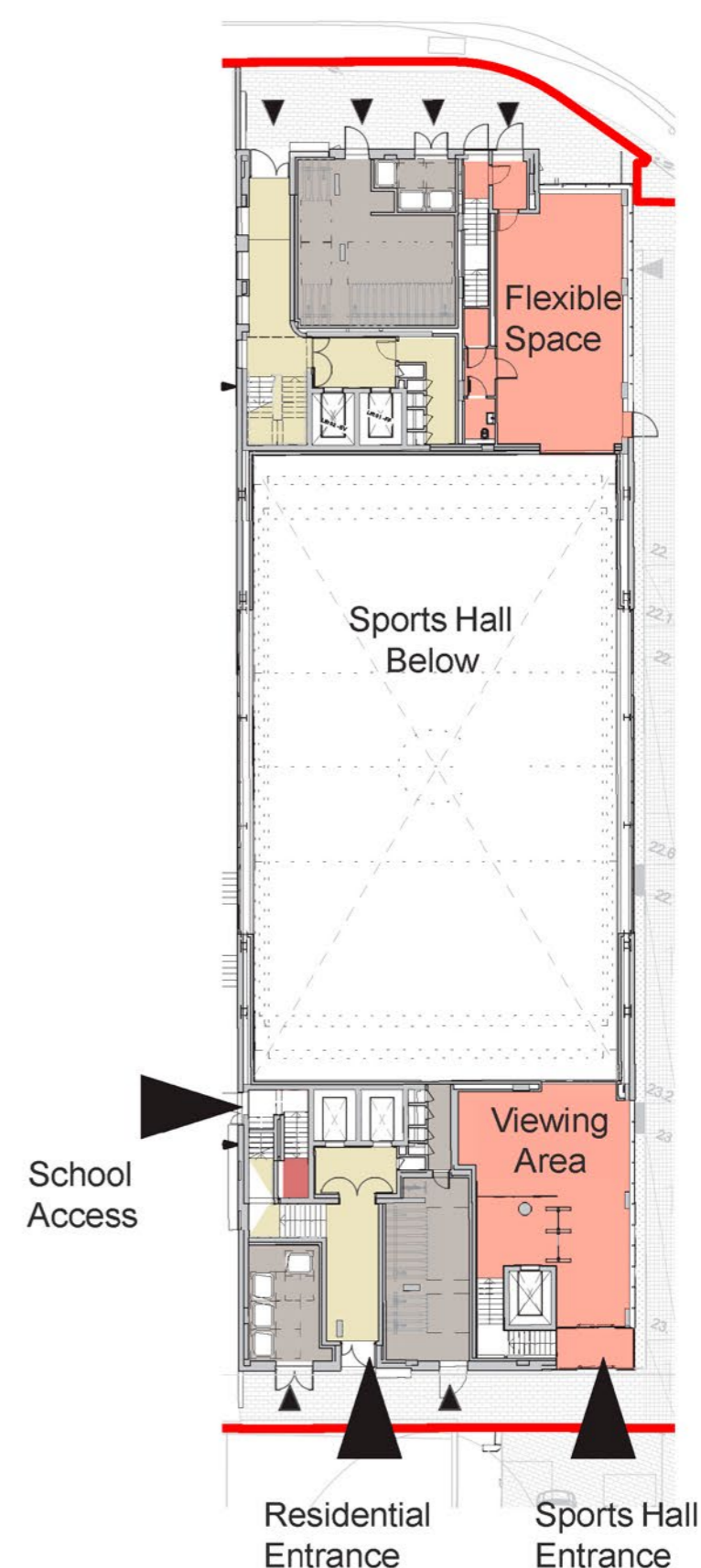
This exciting new sports facility would be owned by the Council. As well as use by local schools, the flexible space provides the opportunity for a variety of sports including 5-a-side football, basketball, volleyball, badminton and tennis, as well as smaller events space for local grassroots organisations and well-being classes outside school hours.

The layout would provide a ground floor reception space with viewing gallery, and a secure dedicated entrance for the adjacent Barlby Primary school and Kensington Queensmill school.

Basement Level



Ground Floor

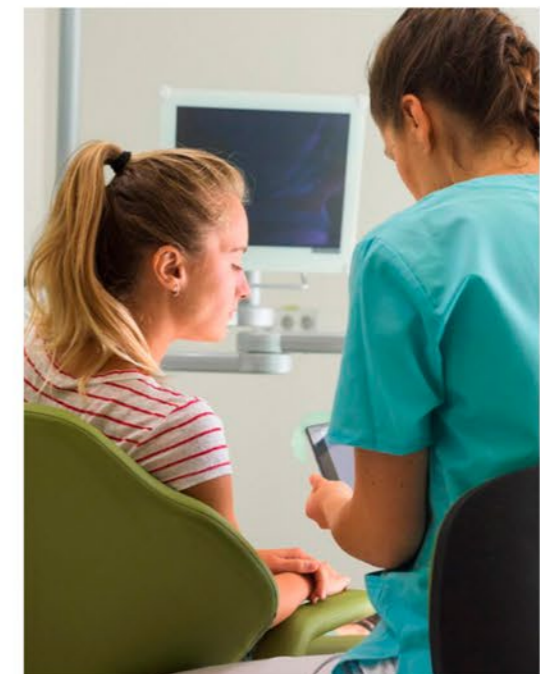
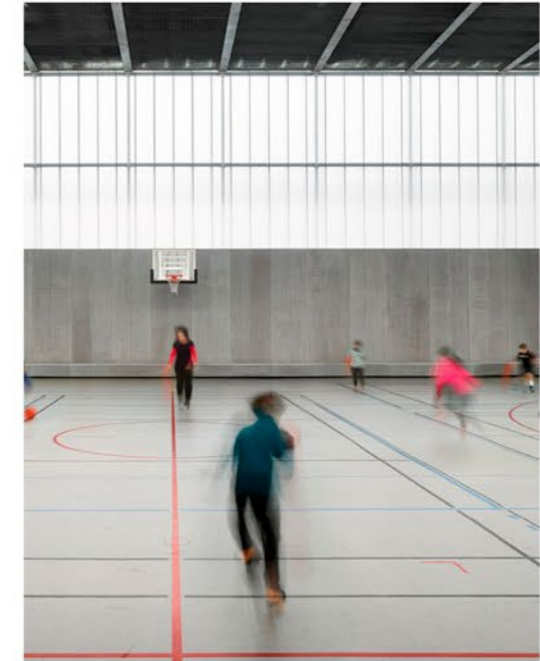


The Proposal

Community Benefits

The scheme provides the following Improvements for the local community:

- + Additional green space and landscaped areas.
- + Indoor Sports Facility and Flexible Space.
- + Enlarged community garden with water supply.
- + Opportunity to extend NHS dental practice to meet local need.
- + Opportunity to improve Treverton Estate refuse and recycling areas on Treverton Street.
- + Provision of dedicated refuse area to Ladbroke Grove Terrace residences and businesses to eliminate refuse being left on pavement areas.
- + Improved access from Barlby Road and Treverton Street.



The Proposal

Illustrative view from Treverton Street looking North



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The Proposal

Illustrative view from Barlby Road looking South



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The Proposal

Illustrative view from Barlby Road looking East



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The Proposal

Illustrative view from Ladbroke Grove looking West



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What happens next?

- + The project will shortly be submitted for planning permission.
- + Once validated the planning documents will be publicly accessible online via the planning portal.
- + You will be able to provide formal comments on the scheme to the Council's Planning Department as part of the public consultation period once the planning application has been submitted.



Approach from Treverton Street



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We want your feedback!

Following submission, the proposal will be visible on the Council's planning application page - www.rbkc.gov.uk/planning/searches/. We will also publish a link on the project website and through social media so that the public are aware of the submission and can access the link to provide comments. The Council's Planning Department will also erect a notice on the site confirming details of the consultation process.

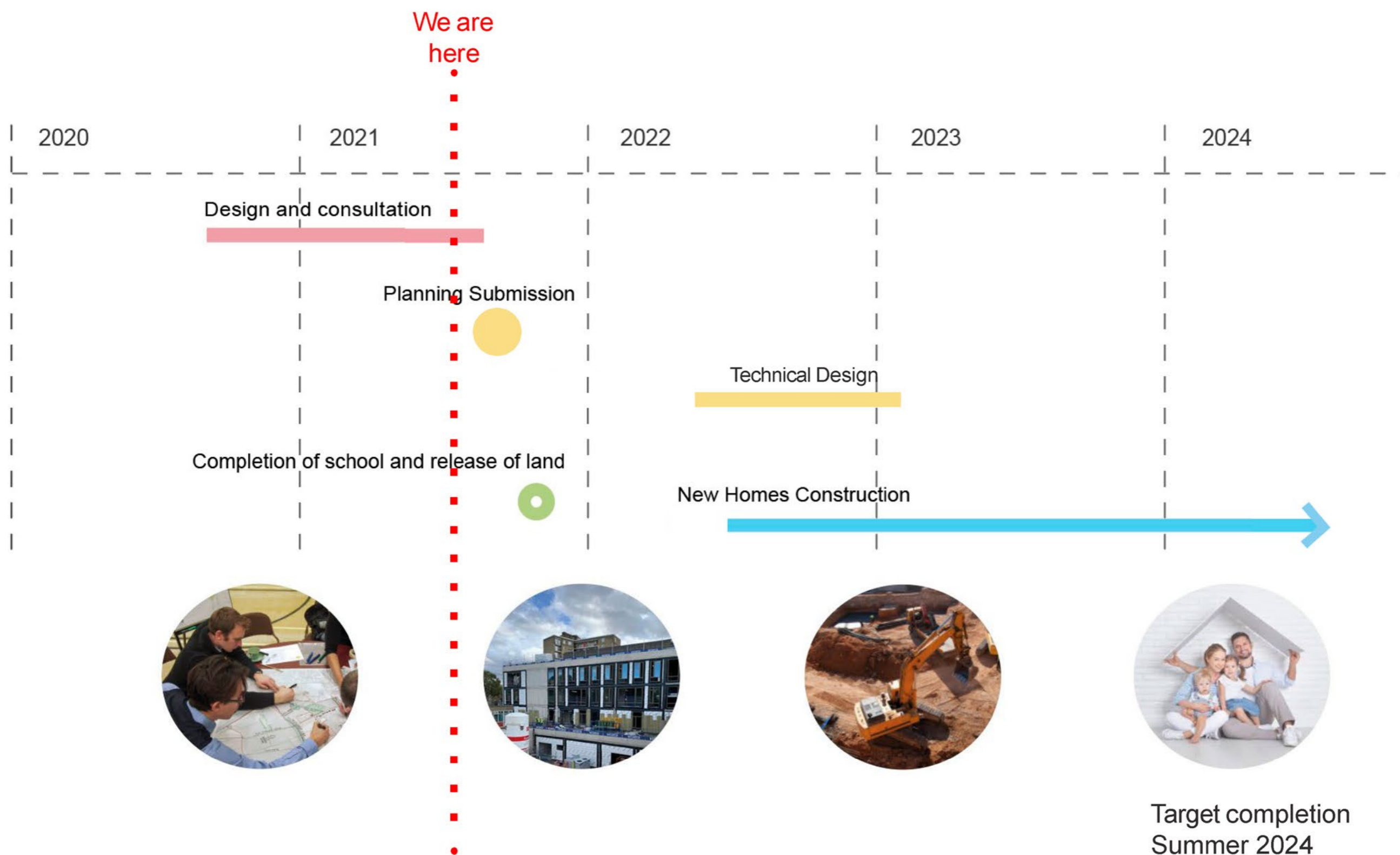
Once the application has been submitted, there is a statutory three week public consultation period. Comments can be made:

- Online - via the link which RBKC will post
- Via email - to planning@rbkc.gov.uk
- In the post - to Strategic Development Team, Royal Borough of Kensington and Chelsea, Town Hall, Hornton Street, London W8 7NX

Any comments provided will then be considered by the Planning Department as part of the determination process of the application.



Project time-line, where are we in the process?



Thank you for watching.

You can find more details at
www.rbkc.gov.uk/new-homes-barlby

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