



# Barlby New Homes

## Second round of Public Consultation Events

Face-to-face

**Saturday 19 June**

10.30am to 12.30pm

Online chat session

**Monday 21 June**

5.30pm to 6.30pm

**Building  
for the  
Future**



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**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.

Within the borough we are committed to tackling the urgent need for good quality affordable homes.

As part of this commitment the Council is delivering over **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, without loss of existing homes.

We would like to talk about one of our sites in the New Homes Delivery Programme at Barlby Road.



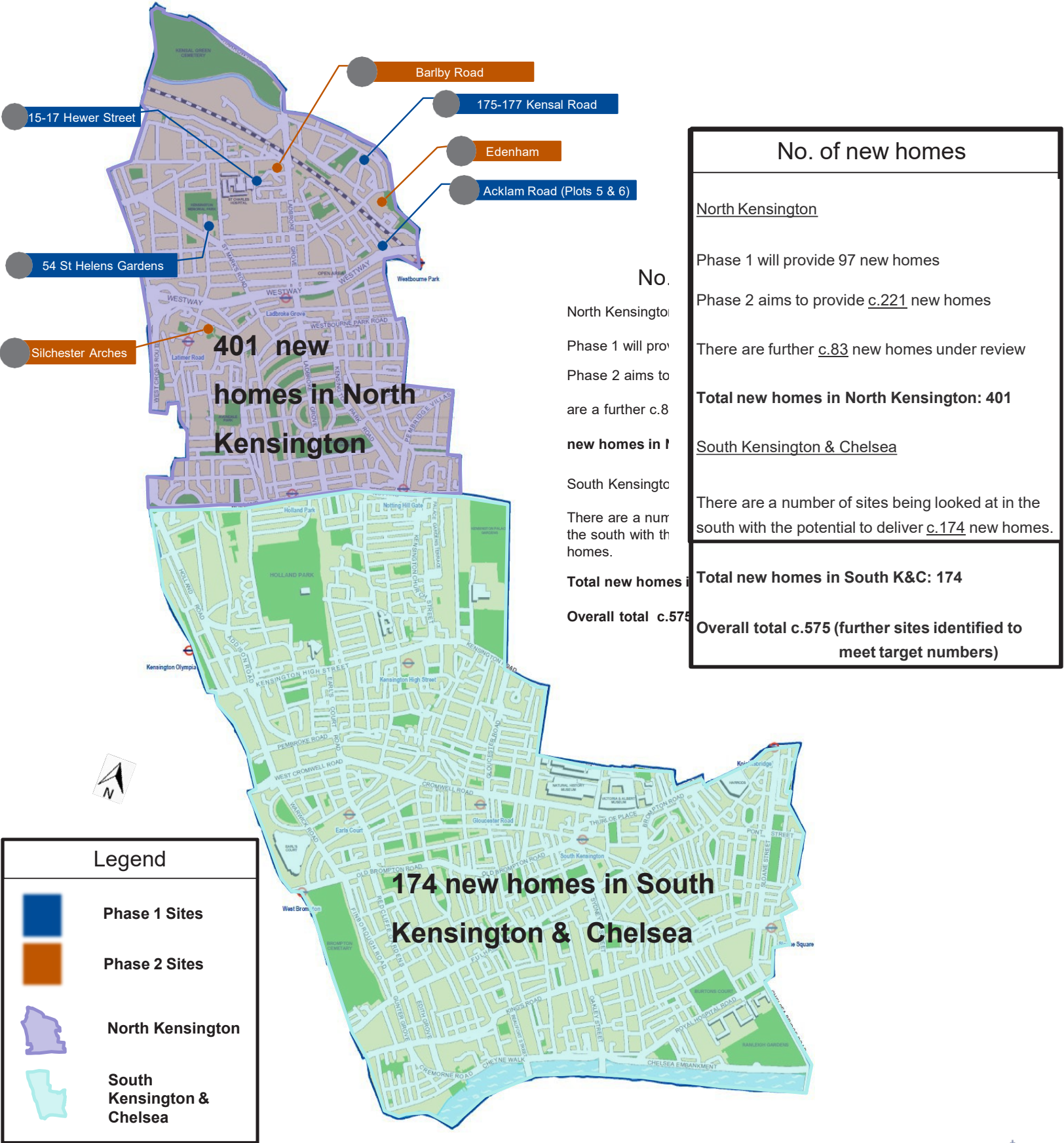
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What are we here to talk about?

We have consulted on Phase 1 sites, which will deliver 97 homes and construction has now commenced on two sites. The location of the Phase 1 sites is shown on in blue on the plan.

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.



## Barlby new homes

### Phase 2 Sites

The location of the sites in our Phase 2 programme is shown on this slide.

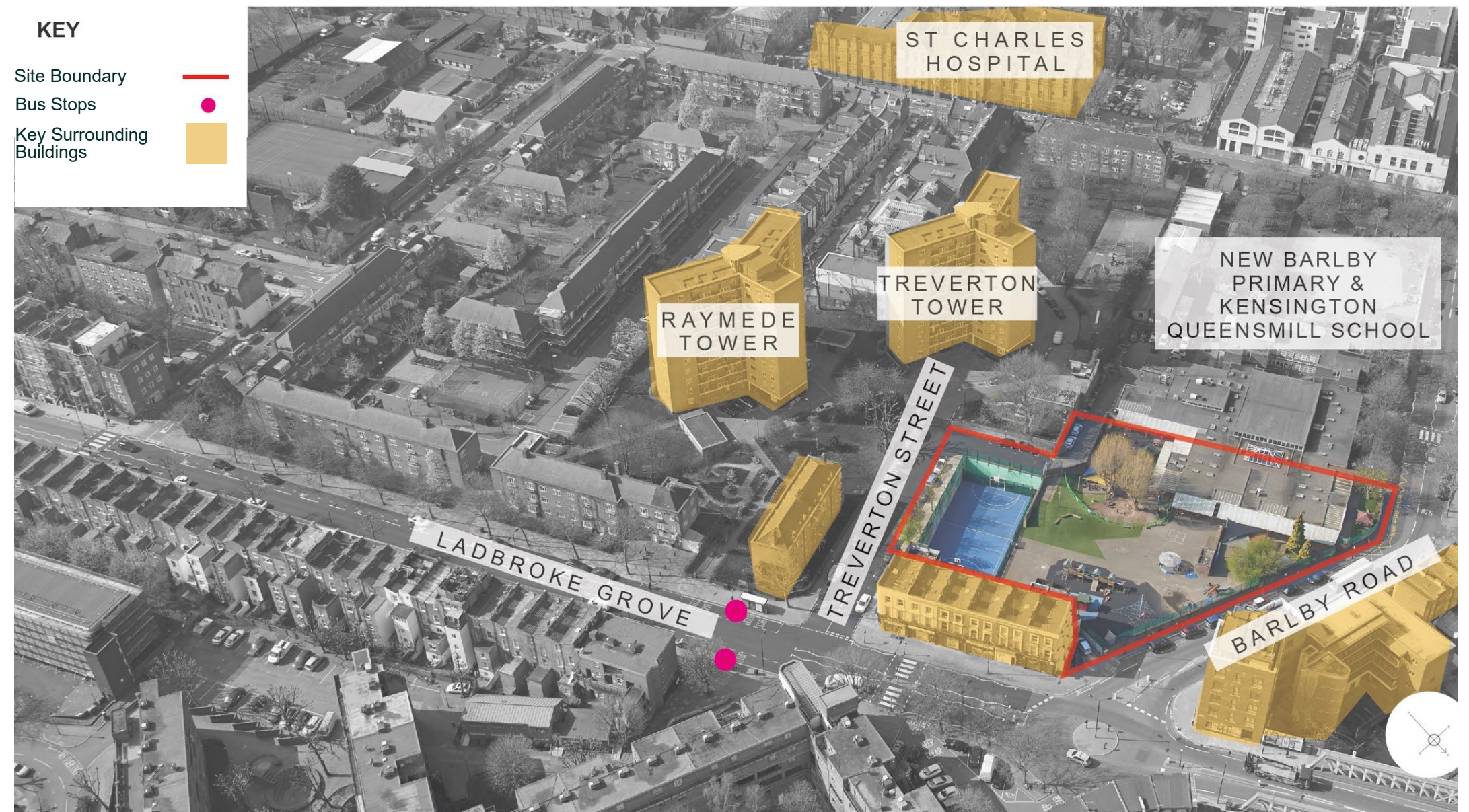


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## Site context

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).



Aerial Photo - As Existing



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## Thank you for your feedback!



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

- + **Delivery of New Homes**  
Desire for new keyworker housing
- + **Affordability**  
Rent levels for affordable homes
- + **Sports Facility**  
For use by the community
- + **Accessibility**  
Improve access from Barlby Road to Treverton Street
- + **Safety and Security**  
Better street lighting and safe pedestrian routes
- + **Local community and business needs**  
Enhancement of community garden & NHS dental practice space

### **We would like to thank:**

- + All local residents and businesses
- + School staff at Barlby School
- + Ward councillors



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Project priorities

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

New Homes



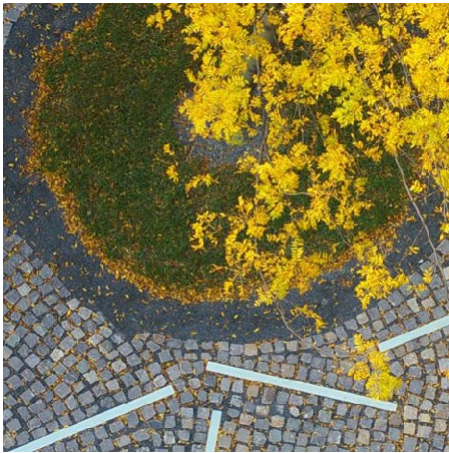
- + New homes that are safe and secure, including affordable and 'key worker'.
- + Optimise number of homes and family sized homes.
- + All homes to be of high quality specification - tenure blind.

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



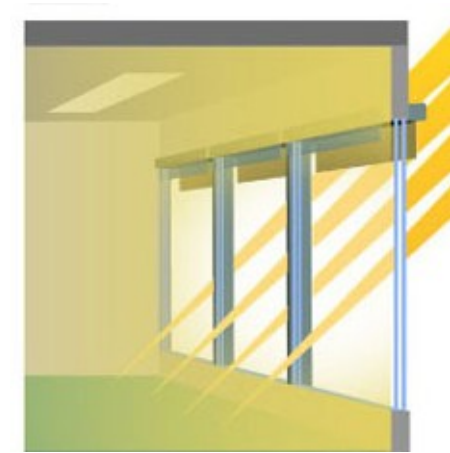
- + Green space, biodiversity and play space to be maximised.
- + Provide residents with a safe and relaxing outdoor area.
- + Work with residents to consider the plants and trees to go into the courtyard garden.
- + Provide opportunities for local volunteers to work with landscape team to sustain it.

High Quality Architecture



- + We'd like your comments and input on the design materials, such as choice and colour of brick that is sympathetic to the local context.
- + The new building 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

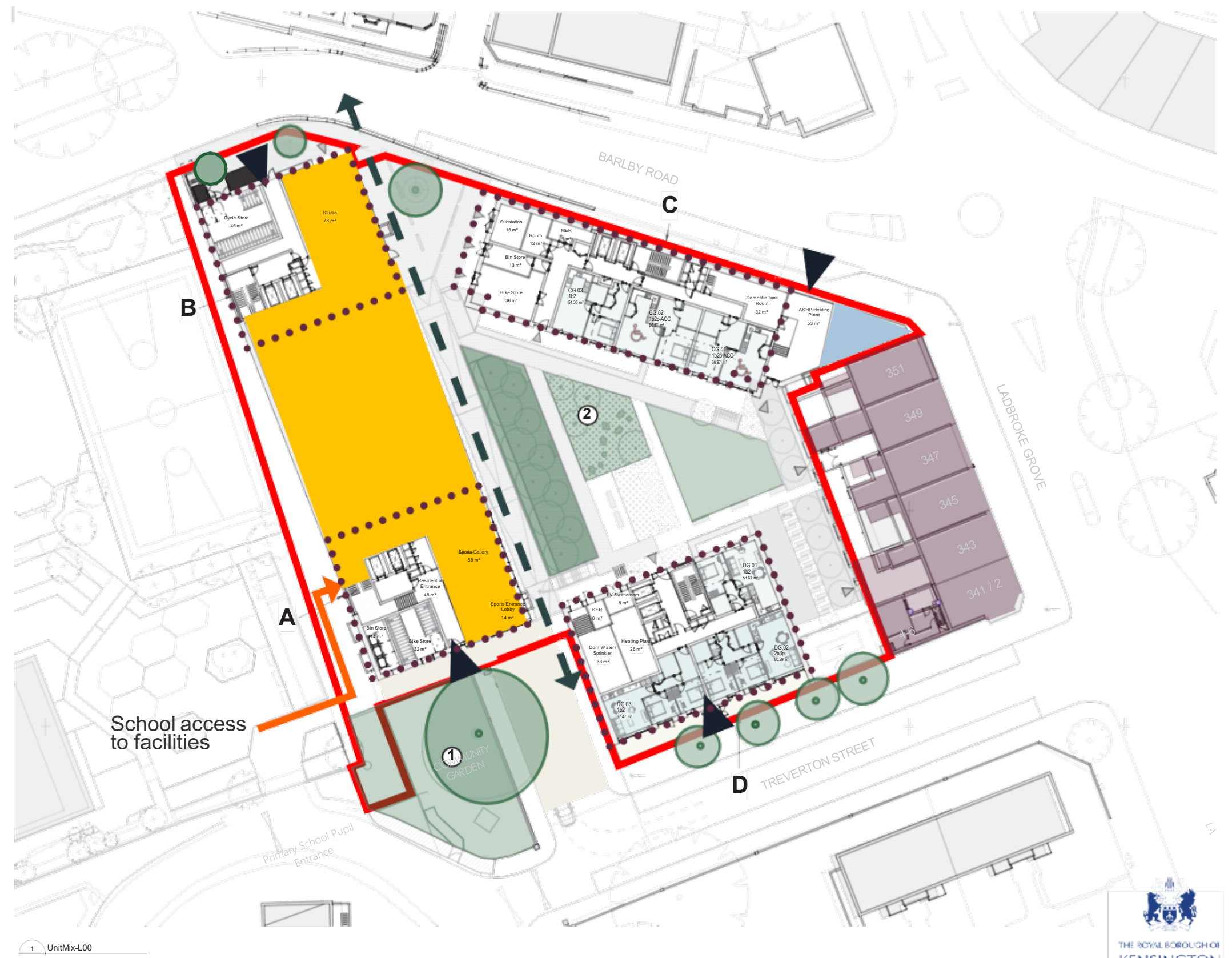


- + New sports facilities for use by local schools.
- + Working with the local community to explore ideas for the use of facilities and event space.



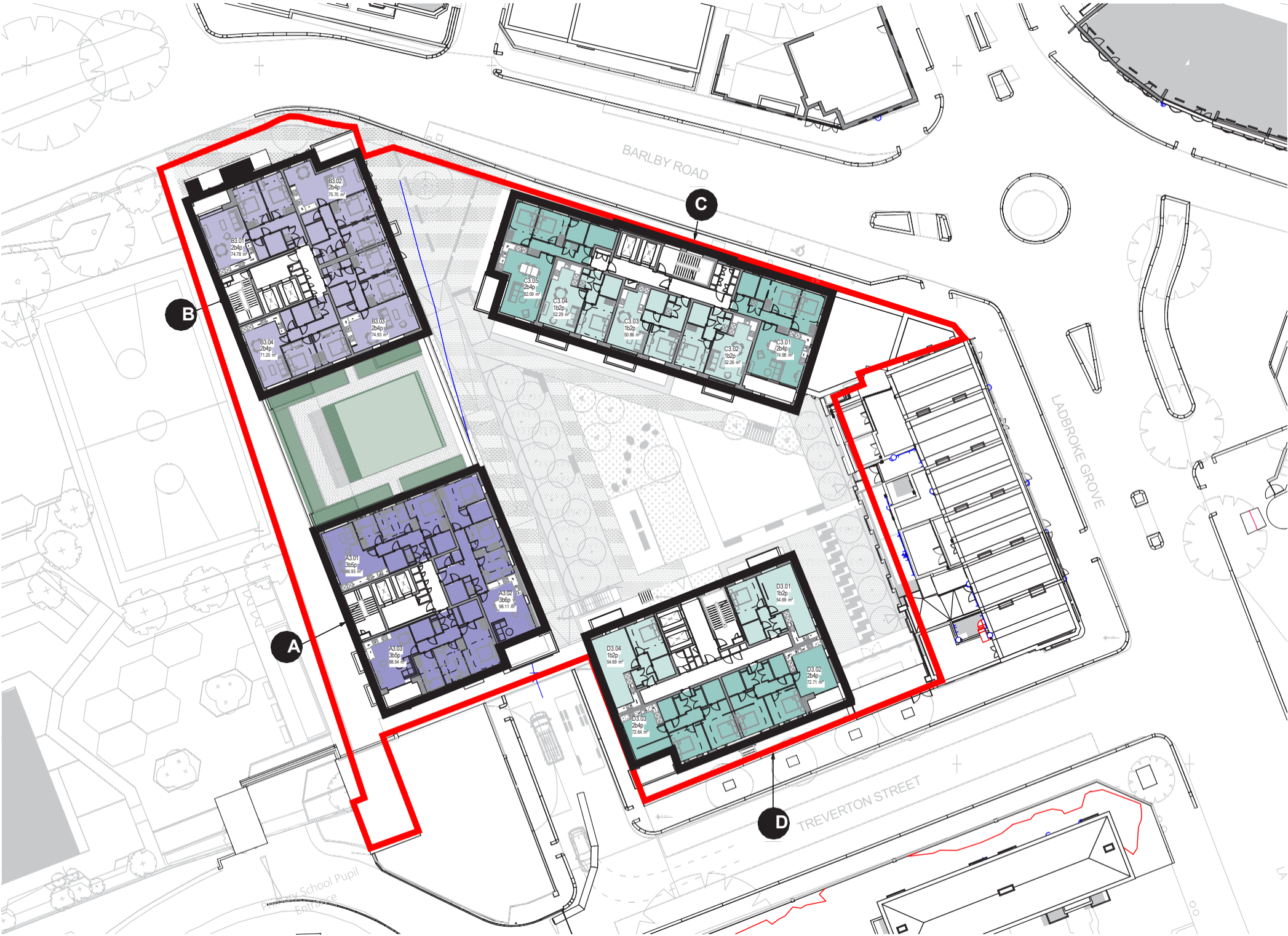
# Proposed site layout

-  Residential buildings
-  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 in Context  
Layout of Residential Buildings



- Key:
- A Building A
  - B Building B
  - C Building C
  - D Building D





## The Proposal

Initial illustrative view from Treverton Street looking North



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## The Proposal

Initial aerial view from Ladbrooke Grove looking West



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## The Proposal

Initial illustrative view from Ladbroke Grove looking West along Treverton Street



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## How we are addressing your feedback

### Delivery of new homes

Height and scale of the proposed development has been carefully considered.

The proposals range from ground plus 4 to ground plus 7 storeys, lower than the neighbouring Treverton and Raymede Towers, which stand at ground plus 10 storeys.

This aims to take account of the scale and character of the existing homes surrounding the site.

Taking on board your comments we have shaped the scale and location of blocks C and D to the west of the existing Ladbroke Grove terrace and the properties opposite to the north of Barlby Road.



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# What would the new homes look like?

## Surrounding Context

- + We will be exploring local materiality and details to ensure the scheme fits into the existing context of the area



Ladbroke Grove Terrace



St Lawrence Terrace



Raymede Tower



Barlby New Schools





# What would the new homes look like?

## Materiality and Design

- + **We'd like your comments and input on the design and materials, such as choice and colour of brick that is sympathetic to the local architecture and surroundings.**

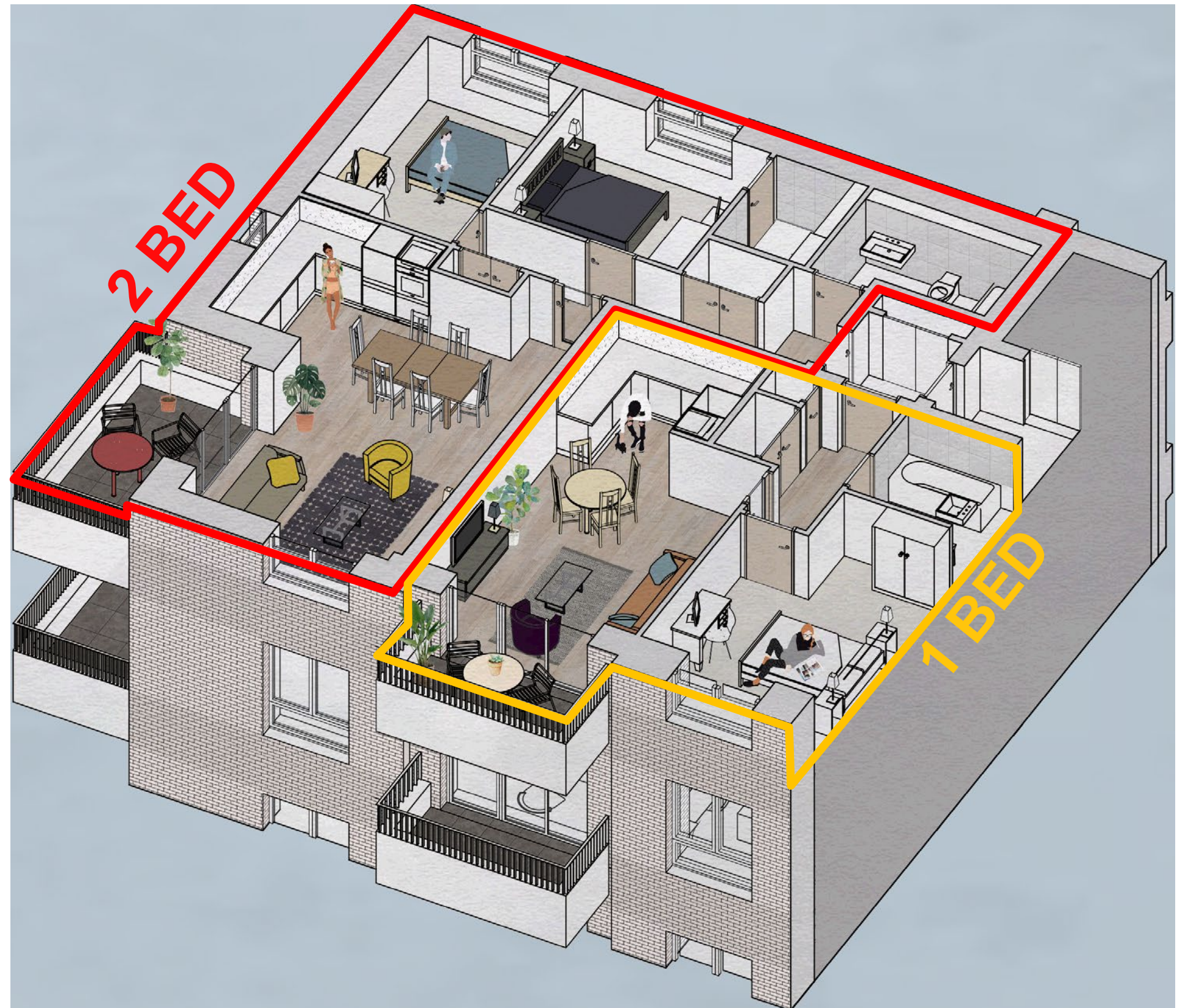


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## New homes for local people

- + All new homes would be for rent and would be owned and managed by the Council.
- + Good quality design - tenure blind.
- + Individual and communal outdoor space.
- + All homes with two or more bedrooms would have en-suite bathrooms which you told us was important.



Concept view of new homes



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# How we have responded to your feedback

## Provision of affordable homes

We have taken on board your comments about the importance of key worker and social rent 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 wheelchair accessible.

The social rent 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



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# What you told us you would like to see in the new home design

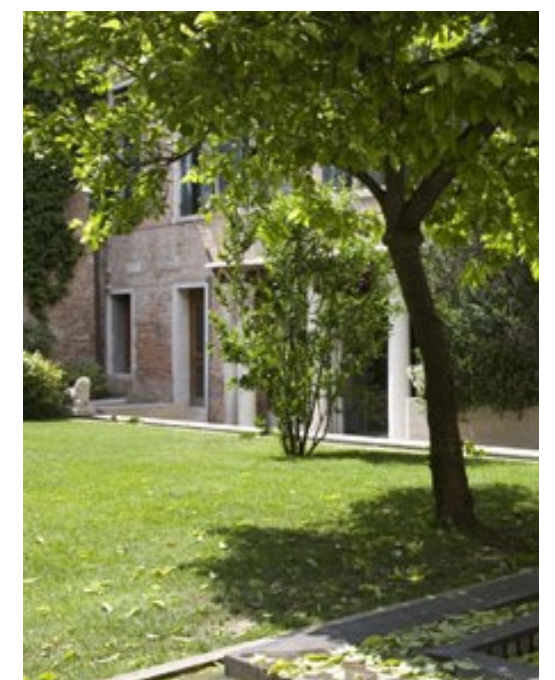
## Key features of new homes

You said that you wanted to see:

- + The outdoor courtyard area well managed and secured outside daylight hours.
- + Homes of good quality design that complement the surrounding buildings.

This proposal will also aim to...

- + Optimise dual aspect homes (currently 80%).
- + Create well insulated homes (reducing fuel bills).
- + Provide each home with its own outdoor space as well as shared outdoors area.
- + Ensure ground floor courtyard homes are accessible and have terrace area.
- + Deliver secure cycle storage.
- + Be car free with the exception of on street parking spaces for blue badge holders.



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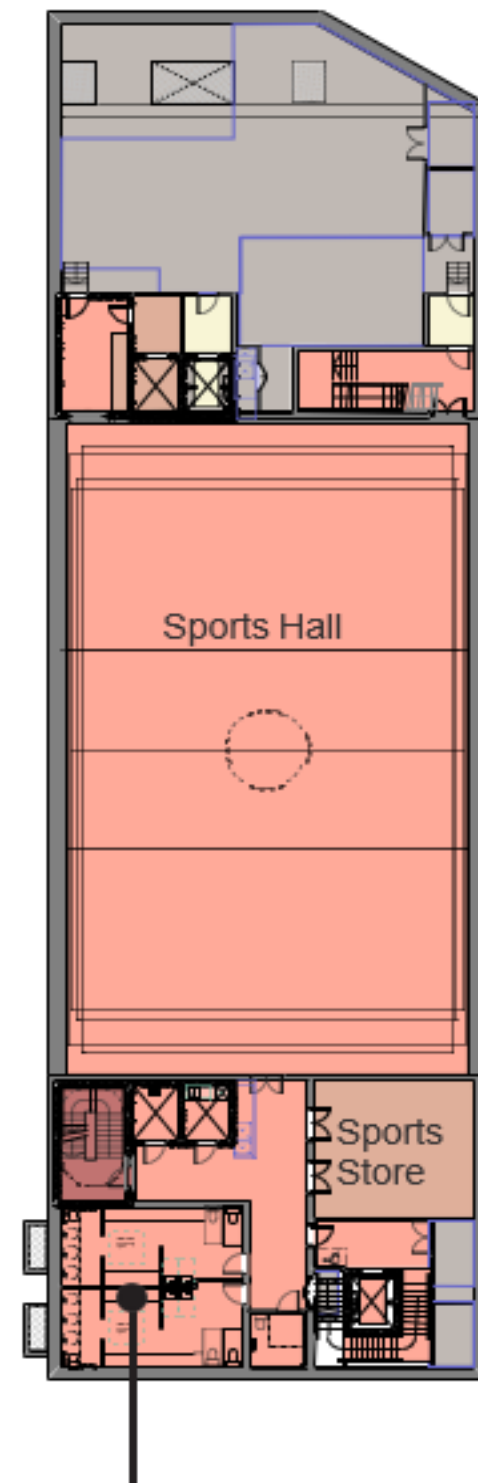
## A new flexible sporting facility for the local area

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.

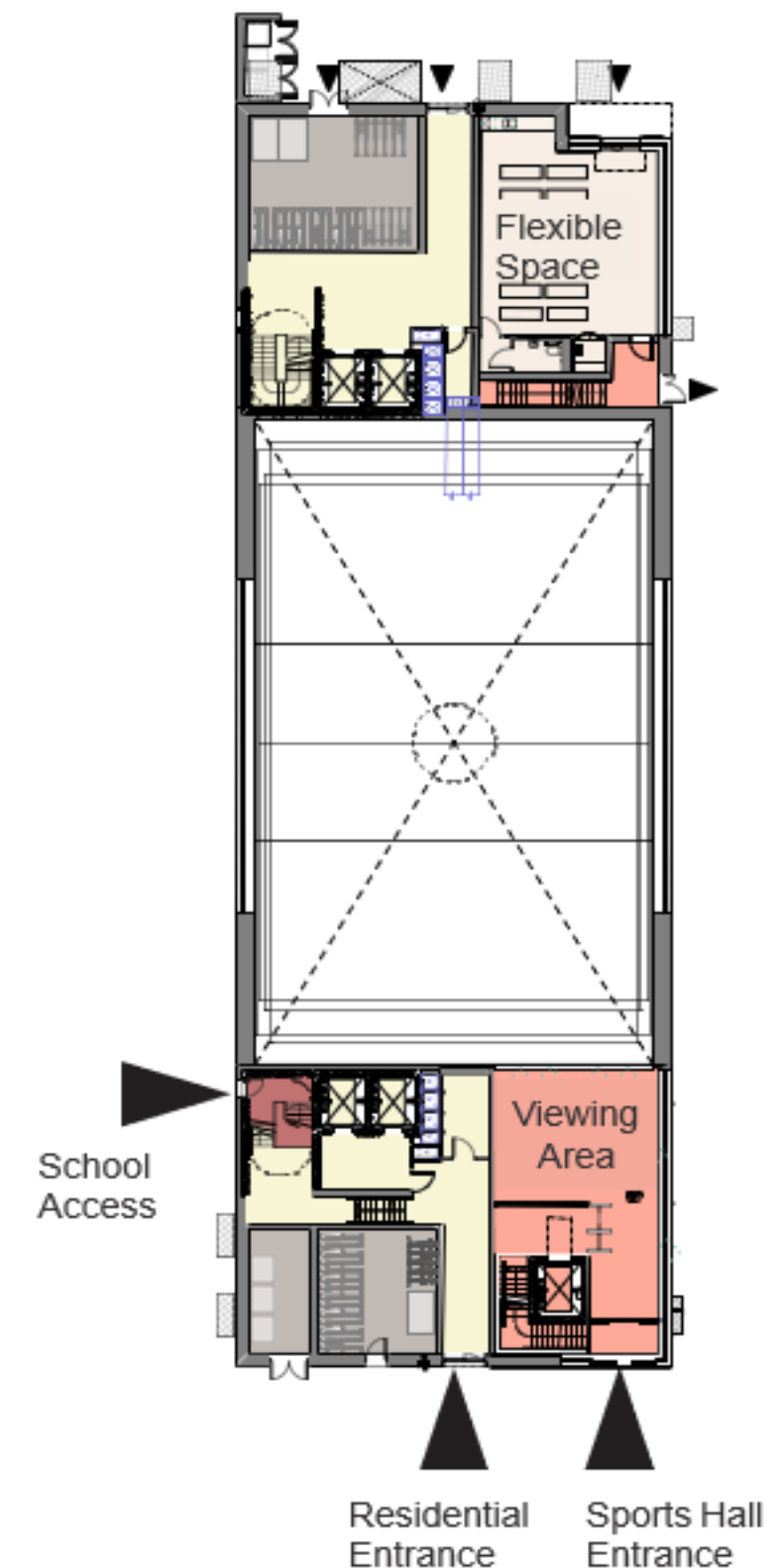
If the proposals are approved we will work with you to see how the space could be used to meet the needs of the local community.

Basement Level



Showers and  
changing

Ground Floor

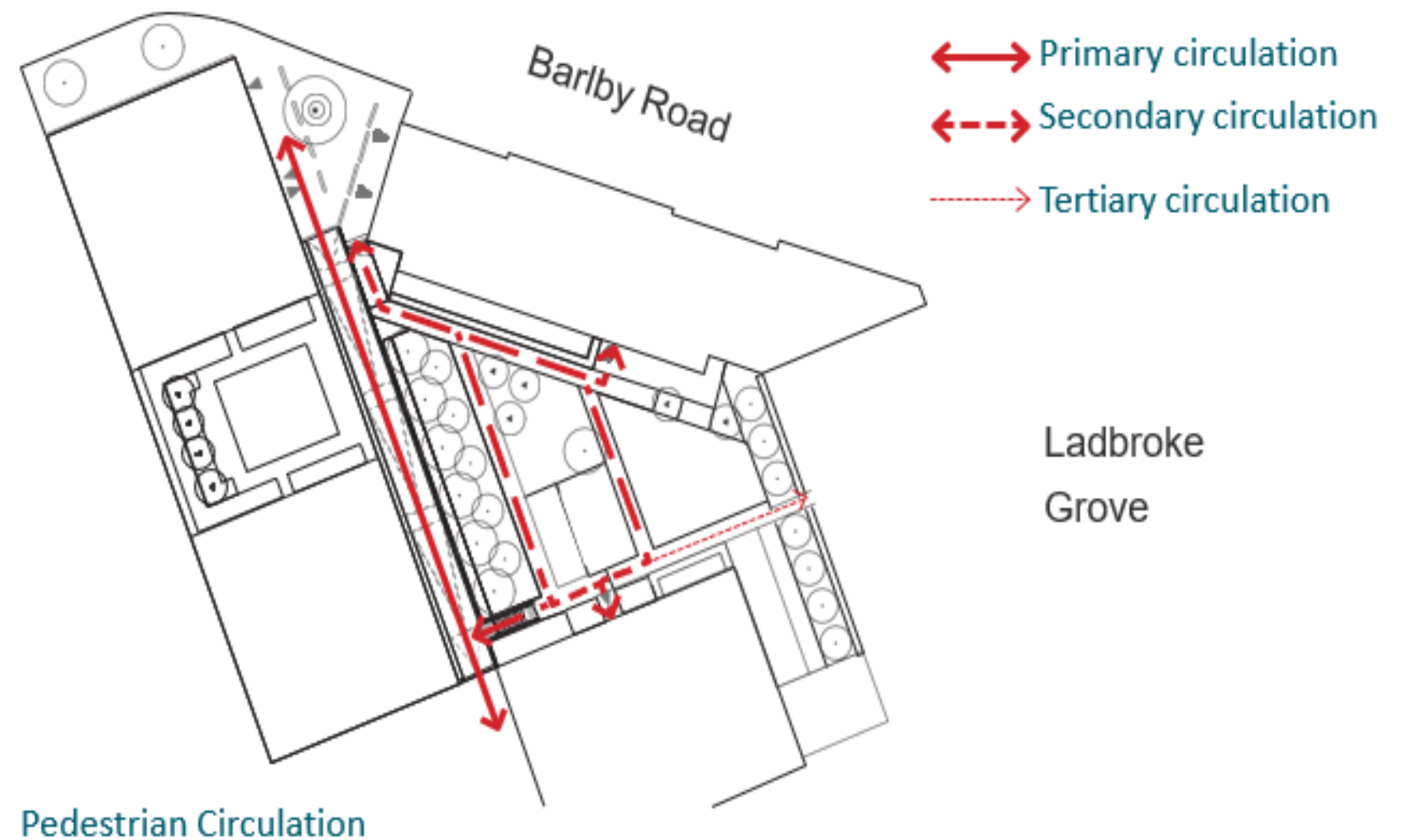




## Responding to your comments

### Accessibility and safety of the site

- + Enhanced pedestrian access between Barlby Road and Treverton Street.
- + The new route through site is to be well lit and is overlooked by the residential buildings.
- + Proposed pathway with clear views and sight lines.
- + We would like your views about securing this route outside daylight hours and during the Carnival period.

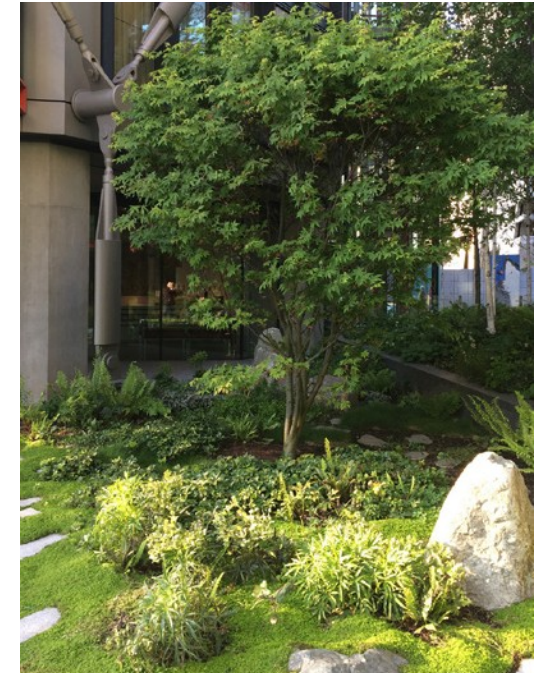
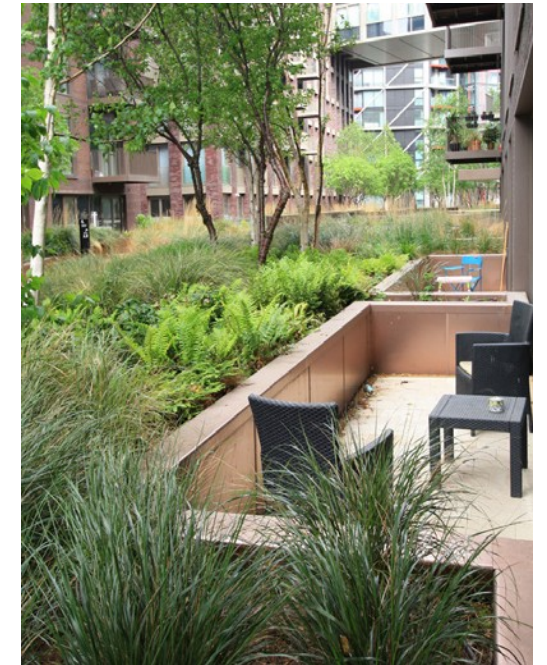




## Responding to your comments

### Outdoor space: central courtyard garden

- + As designs develop we will work with local residents so we can look at the types of plants and trees you would like to see in the central courtyard area, maximising biodiversity.
- + Aims to provide easy access across the space, adjusting levels and creating wide footpaths between raised planters.
- + Planting will be used to create a lush environment including potential for a community focused herb or food growing area.
- + Seating provided to help provide an area where residents can interact and have a place to use as their own for resident focused events.
- + **We would like your feedback on security provisions and potential community and well-being use of the courtyard.**





## Responding to your comments

### Outdoor space: community garden

- + We will be upgrading and enlarging the existing community garden in consultation with local residents. Input will be welcomed from the community on the design of the extended garden.
- + 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



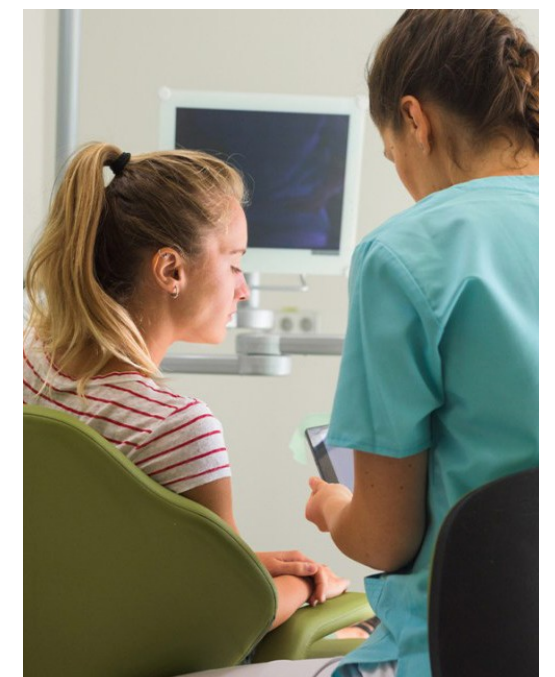
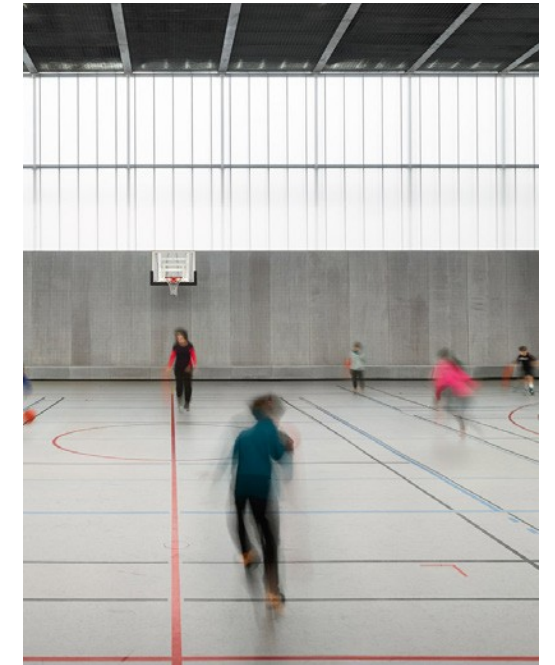
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## Responding to your comments

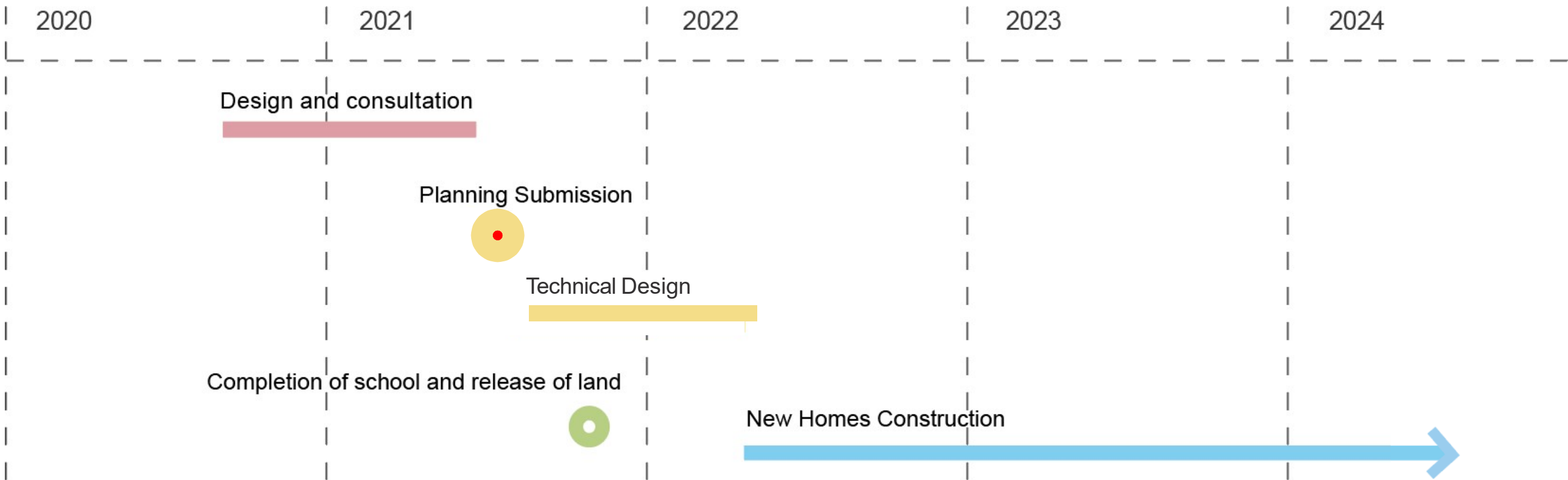
### Improvements for the local community

- + Additional green space and landscaped areas.
- + Indoor Sports Facility and Events 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.





Target project time-line



Target completion  
Spring 2024



## What happens next?

- + We will collate all the feedback received in this round and the previous round of consultations to shape a refined proposal.
- + We will continue to have an open dialogue with other stakeholders including the schools (i.e. Barlby Primary and Kensington Queensmill), residents and the local community.
- + The final designs for the site will be presented either online (due to possible Covid restrictions) or in face-to-face sessions in summer 2021 with a view to applying for planning permission later in the year.



Approach from Treverton Street



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## We want your feedback

We want to understand what is important to you about the future of this site and the surrounding area.

You can leave your feedback via our feedback form located on the Barlby New Homes website.

We will be hosting virtual, and face to face chat sessions (subject to safety guidelines and advice) where you will be able to discuss this presentation with members of the project team. You can attend either or both sessions:

**Session 1: Saturday 19 June 2021 - 10.30am to 12.30am (Face to Face)**

**Session 2: Monday 21 June 2021 - 5.30pm to 6.30pm (Virtual Chat)**

You can access these and find out more about the proposals on the project website:

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

The website will also be updated regularly with details of our future consultation events. For all enquiries please contact us via email at - [newhomesenquiries@rbkc.gov.uk](mailto:newhomesenquiries@rbkc.gov.uk). If you are having accessibility issues viewing these materials or accessing 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.**



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## Project team

RBKC have appointed Stiff and Trevillion Architects to produce new proposals for the Barlby Road site, working together with planning consultants CBRE and Lichfields consultation and engagement specialists.

Examples of the architects work is shown on this slide.



Stiff + Trevillion



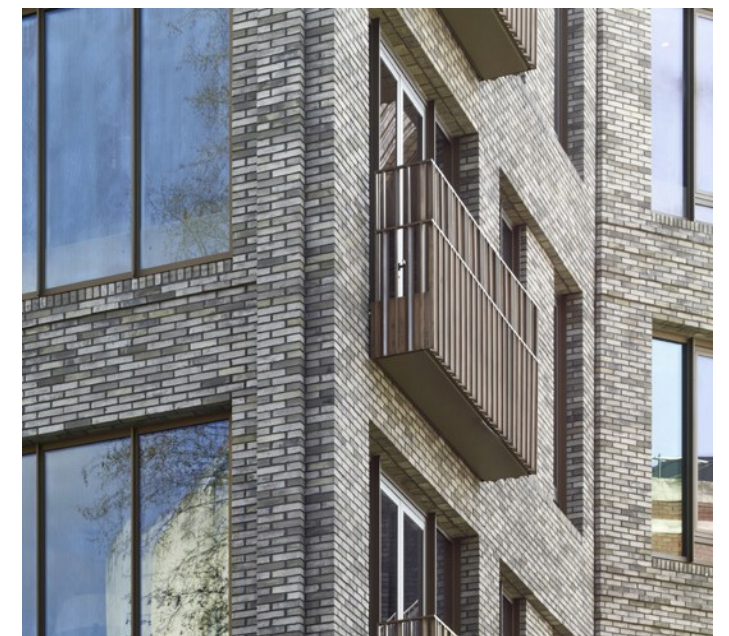
Hathaway House, W9



Westbourne House, W2



Queens, W2



55 Victoria Street, SW1



# Thank you for watching.

You can find more details at  
**[www.rbkc.gov.uk/new-homes-barlby](http://www.rbkc.gov.uk/new-homes-barlby)**

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