

New Homes Delivery Programme

Latymer Community Church and Bramley Road New Homes

Analysis of Phase One stakeholder consultation

January 2022

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**THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA**

Introduction

Background

The Council is building 600 new homes in the borough including a minimum of 300 at social rent. This will be achieved without the loss of any existing homes. There is an urgent need for social rent and key worker homes in the borough and our New Homes Delivery Programme will go some way to tackling our housing shortage.

It is proposed that the Latymer Community Church and Bramley Road new homes scheme will be the first of our Phase 3 schemes. We are in discussions with Latymer Community Church and the charity Livability about providing a brand new and improved community church on its existing site on Bramley Road alongside new homes and community improvements.

The idea stemmed from the Latymer Community Church who are the long-term tenants, and Livability, which owns the Bramley Road site, who were both interested in providing an enhanced new facility on the site together with the Council.

The land is currently owned by Livability with the adjoining land owned by the Council. The proposal is for the Council to purchase the land from Livability and provide an improved community facility.

Alongside plans for a new church facility, the slightly enlarged site could provide other local benefits including homes for social rent and key workers, as well as a permanent children's 'drop-in stay and play' facility for local children, to house the existing facility which is temporarily located at The Curve.

Consultation methodology

The Council launched a first round of consultation on 6 December 2021, running to 17 January 2022, to gather stakeholders' views on the emerging proposals. A dedicated page was set up on the Council's website with details of the proposals and consultation, this included a presentation. Stakeholders were encouraged to provide feedback via an online survey and one in person and one online session were organised for stakeholders to ask questions about the proposals and provide feedback. To ensure those without access to the internet were able to participate, paper copies of material was available on request, as was support in alternative formats (e.g. support for those whose first language is not English).

The consultation was promoted via a variety of channels, including; leaflet drops, social media, the Council's website, e-newsletters, posters, Latymer Community Church and via local voluntary and community groups.



Introduction

Report

A total of 22 surveys were returned by the deadline and a total of 25 stakeholders attended across the two discussion sessions. This report contains an analysis of survey responses and a summary of feedback from the discussion sessions, as well as feedback sent by email. The graphs in this report show the actual number of responses as percentages can be misleading with a limited number of responses.

Acknowledgements

The Council would like to thank all residents and stakeholders that took the time to feedback their views. There will be further opportunity for residents and stakeholders to comment on the plans in the second round of consultation which is due to launch in February 2022.



Results at a glance: Feedback from the survey

Below is a summary of the feedback from the 22 surveys completed by stakeholders as part of the consultation process.

Support for aspects of the scheme

- The vast majority (19 of 22) supported the principle of a scheme that re-provides the existing Latymer Community Church and provides improved community facilities.
- Again 19 of 22 respondents supported the inclusion of drop-in stay and play provision as part of the proposal.
- The majority (18 of 22) supported plans to provide new social housing, key worker housing and open market homes to rent on the site.

Types of housing

- The most popular size of property respondents would like to see on the site was two bedroom properties (16), followed by one bedroom properties (15) and three bedroom properties (13).

Building height

- The majority (18 of 22) felt the proposed building height (ground plus six floors) was about right.
- However, four respondents felt the building would be too tall.

Landscaping, fencing and community garden

- The majority (20 of 22) supported the proposed approach to landscaping on the site.
- Most (18) would like to see existing fencing and railings removed or reconfigured to improve pedestrian access through the area and to green spaces as part of the development.
- The majority (17) would also like to see improvements to the enhanced community garden area.
- When asked about improving the community garden, respondents commented on plants, biodiversity, seating and safety.
- Similar themes emerged when respondents were asked about landscaping around the site.

Other comments made

- Respondents were given the opportunity to comment further on the presentation or site. Most common themes related to community use/church/stay and play, design/building material and comments in relation to housing.



Results at a glance: Feedback from stakeholder meetings

In addition to the feedback survey, the Council organised information sessions in order for residents and other interested stakeholders to ask questions and provide their feedback on the proposals. A total of five stakeholders (plus members of the Church) attended the online event on Wednesday 15 December 2021, held via Zoom and 20 stakeholders attended the in person event on Saturday 11 December 2021 at Latymer Community Church.

Summary of feedback received from the events

- The majority said they were excited about the idea of a better church and supported the redevelopment, in principle. Many noted the importance of the Church as a 'hub' within the community.
- People were very supportive of the provision of the 'stay and play' facility.
- The majority were happy with the proposed residential mix (i.e. 50 per cent affordable (social rent and key worker homes) and 50 per cent market rent), so long as 50 per cent are definitely affordable.
- The majority were happy about proposals for improved landscaping and making the area more accessible to green space and the Hope Garden.
- Some said a height of five to seven storeys was acceptable.
- A few were worried about air quality for future residents, particularly given its location next to the Westway.
- A few were worried about the construction stage and noise impacts on the surrounding environment.
- One felt the proposals could work better if a comprehensive approach to redeveloping the area took place – i.e. incorporating the surrounding environment (e.g. by joining up with Arthur Court) within the red line boundary.



Section 1:

Stakeholder survey



Survey findings: Church and community facilities

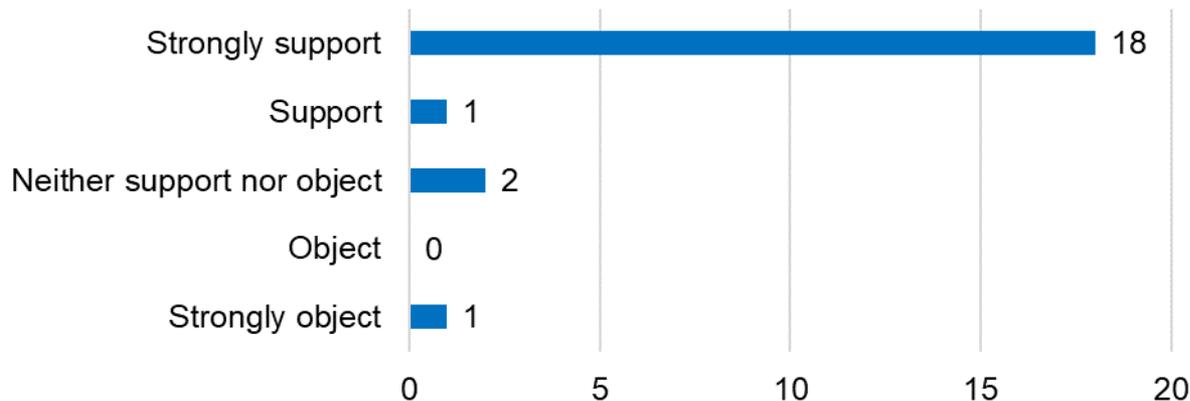
Respondents were asked how strongly they supported, or objected to, the principle of a scheme which re-provides the existing Latymer Community Church and provides improved community facilities.

- The majority (18) '**strongly supported**' this principle, with one respondent '**supporting**' the principle.
- However, one respondent '**strongly objected**' to this principle and three responded neutrally.

Those that objected to the principle were asked to comment on why this was. One comment was received:

- *“Quality of life for existing residents is zero, cramming more and more people and places in to a confined space.”*

How strongly do you support, or object to, the principle of a scheme which re-provides the existing Latymer Community Church and provides improved community facilities?



Base: All responses (22)



Survey findings: 'Drop-in stay and play' facility

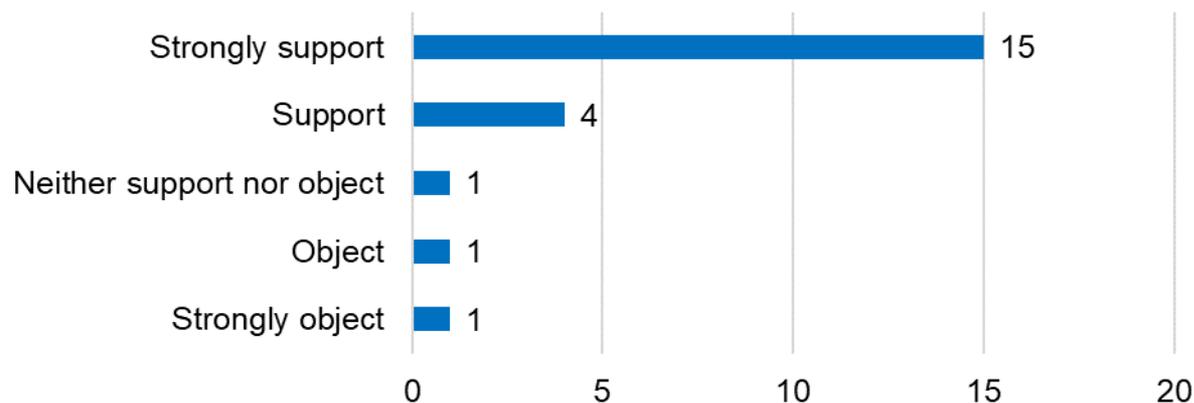
Respondents were asked how strongly they supported, or objected to, the proposal to include a 'drop-in stay and play' facility.

- The majority (19) either '**strongly supported**' or '**supported**' this proposal.
- However, two '**strongly objected**' or '**objected**' to this and one respondent responded neutrally.

Those that objected to the principle were asked to comment on why this was. Two comments were received:

- *"Concerns of safety - risks of neglect or abduction of children - or abuse of service and staff."*
- *"Got that up the road by St Marks Road, why need another one?"*

How strongly do you support, or object to, the proposal to include a 'drop-in stay and play' facility for local children on the site?



Base: All responses (22)



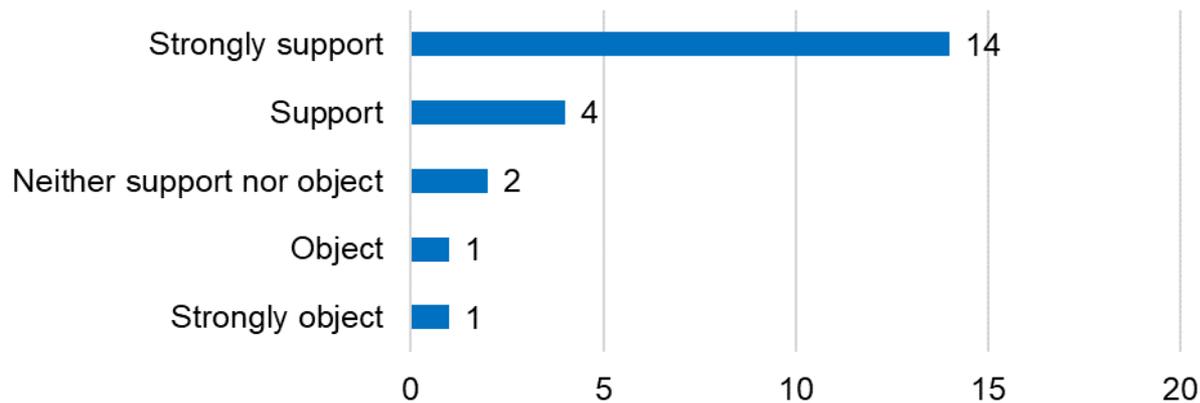
Survey findings: Housing

Respondents were asked how strongly they supported, or objected to, the plans to provide new social housing, key worker housing and open market homes to rent on the site.

- The majority (18) either '**strongly supported**' or '**supported**' these plans.
- However, two '**strongly objected**' or '**objected**' to this and two respondents responded neutrally.

Those that objected to the principle were asked to comment on why this was. Six comments were received, these can be seen on the next page.

How strongly do you support, or object to, the plans to provide new social housing, key worker housing and open market homes to rent on the site?



Base: All responses (22)



Survey findings: Comments in relation to housing on the site

Comments made in relation to providing housing on the site can be seen below. Some comments centred on providing social housing or truly affordable housing. Some comments related to who would be prioritised for housing on the site.

“As for reasons outlined, no space, parking already at a premium etc.”

“Priority to move should be to people who live within the immediate vicinity.”

“I would ideally like them all to be for social rent.”



“The plans to build new homes is worthwhile but WHO THE HOMES go to is the issue. Your flyer says social renting and I would like to know what percentage of the at least 25 new homes goes to provide a step on the ladder for those who need and require to live in the borough. Open market homes was not presented at your face-2-face engagement.”

“I am supportive of the provision of new social housing and key worker housing, but I strongly believe that the scheme should also include shared ownership and/or private housing - I believe in mixed communities and currently the North Kensington area is largely social housing, with a lack of social housing elsewhere in the borough. I believe that mixed tenure housing is the way to address this and create genuinely mixed communities.”

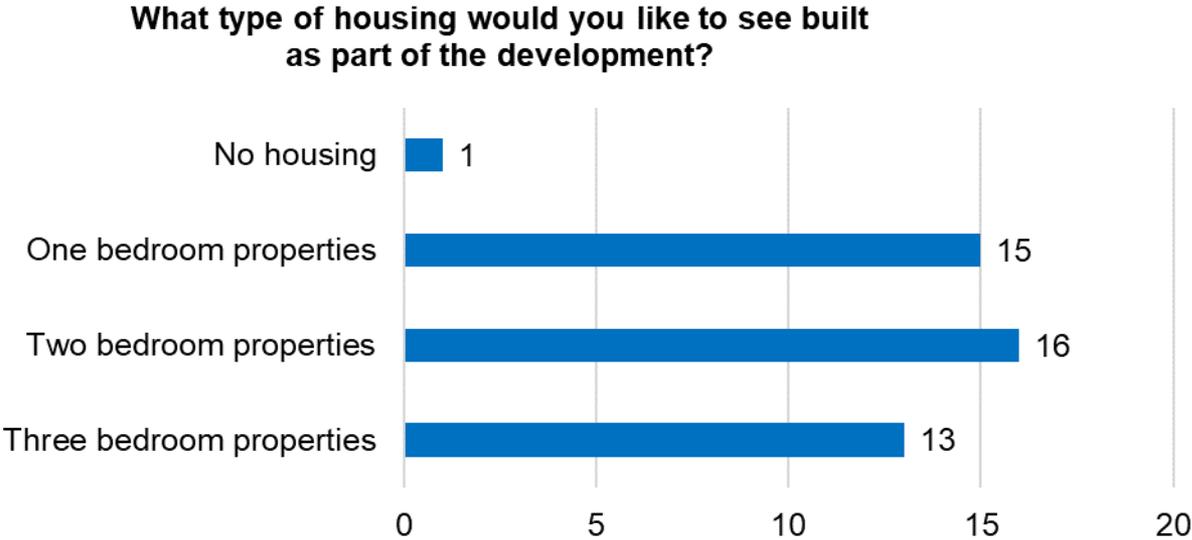
“I would like to see most of the homes to be for truly affordable social housing.”



Survey findings: Types of housing

Respondents were asked what type of housing they would like to see built as part of the development. Respondents were able to select all types of property they would like to see.

- A total of 16 respondents would like to see **'two bedroom properties'** as part of the development.
- Whilst 15 would like to see **'one bedroom properties'** as part of the development.
- Slightly less (13) would like to see **'three bedroom properties'** as part of the development.

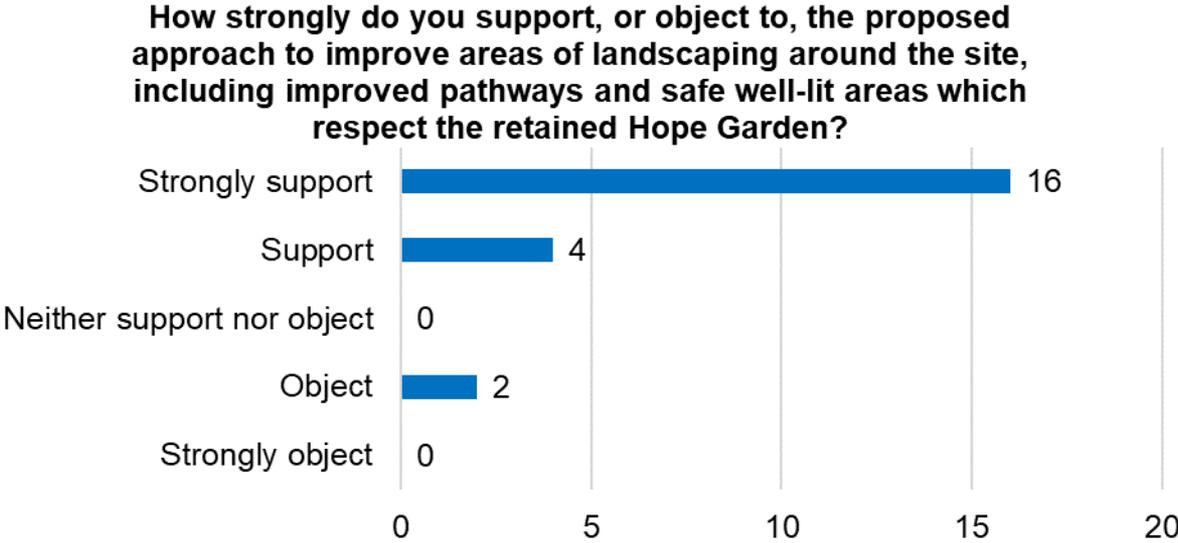


Base: All responses (22)

Survey findings: Landscaping

Respondents were asked how strongly they supported, or objected to, the proposed approach to landscaping around the site.

- The majority (20) either '**strongly supported**' or '**supported**' the proposed approach.
- However, two '**objected**' to the proposed approach.



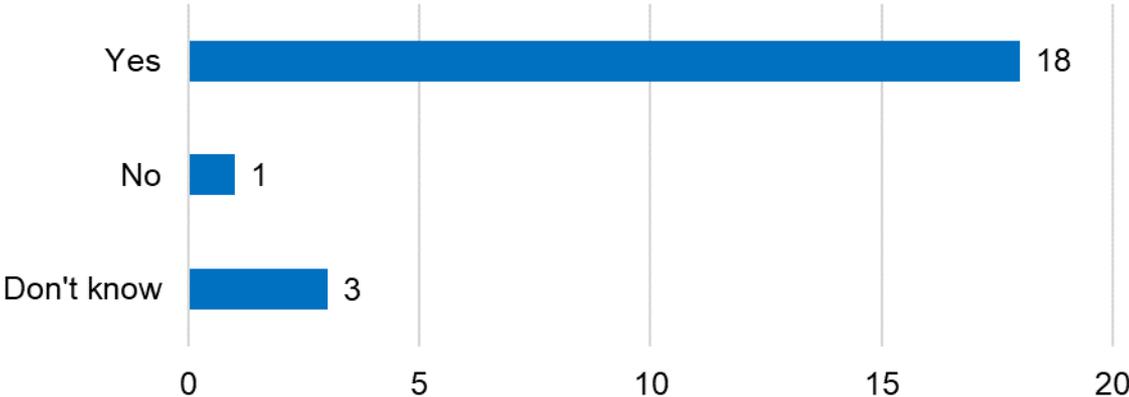
Base: All responses (22)

Survey findings: Fencing and railings

Respondents were asked if they would like to see existing fencing and railings removed, or reconfigured, to improve pedestrian access through the area and to green spaces as part of the development.

- The majority (18) indicated **'yes'** they would like to see fencing and railings removed or reconfigured.
- One respondent would not like to see this and three **'did not know'**.

Would you like to see existing fencing and railings removed, or reconfigured, to improve pedestrian access through the area and to green spaces as part of the development?



Base: All responses (22)

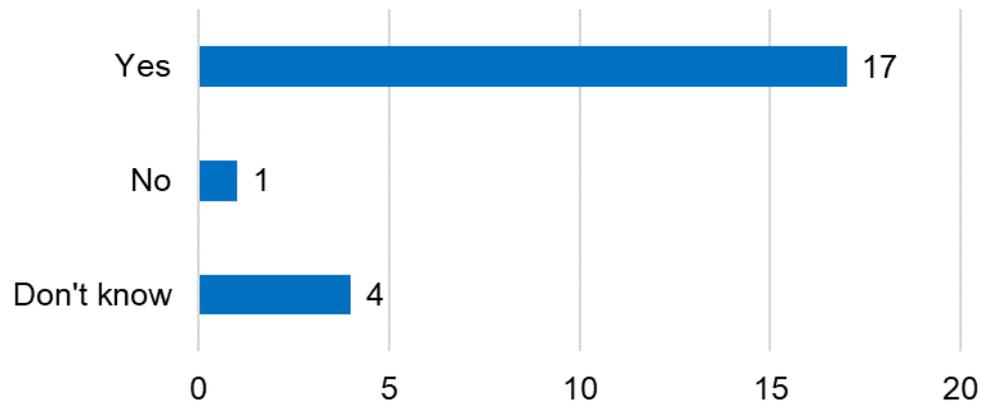
Survey findings: Community garden

Respondents were asked if they would like to see improvements within the enhanced community garden area.

- The majority (17) indicated **'yes'** they would like to see improvements to the community garden area.
- One respondent indicated **'no'** they would not like to see improvements and four **'did not know'**.

Those indicating they would like to see improvements, were asked what they would like to see. These comments are explored on the next page.

Would you like to see any improvements within the enhanced community garden area?



Base: All responses (22)



Survey findings: Community garden improvements

Comments made in relation to improvements to the community garden can be seen below. Some comments centred on access to the site, plants, biodiversity, seating and safety.

“A more integrated approach with pathways through the green space.”

“All of the landscaping in an around the plot could be improved enormously in order to enhance the experience for residents AND for all pedestrians passing through. The concept of allocating some of the landscaped area for a "children's garden" which could be used safely by the "Stay and Play" team would be a great idea.”

“Better access, and especially for people with disabilities. The sound of water is very soothing, so maybe a fountain?”

“Biodiversity.”

“Creating space that is comfortable for people to gather, spend time and pass through - that is welcoming and feels safe.”

“Easy access-benches.”



“Encouragement for natural wild life, such as birds.”

“Integration of the grass area, better lighting, cleaning up and improving the wall of truth area.”

“Kids play areas, benches, exercising space and equipment.”

“More flowers that aren't toxic to cats.”

“Remove railings and make garden more accessible.”

“Some tropical plants would be nice.”

“Well lit, CCTV monitoring and benches to enable people sit and observe the area. Please no private gardens for residences of the housing scheme to have access to.”



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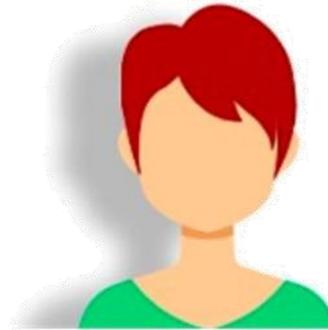
Survey findings: Landscaping around the site

Respondents were asked to comment on what they would like to see in relation to landscaping around the site, all comments can be seen below. Some comments centred on design of the space, plants, biodiversity, safety and lighting.

“Afraid I do not know the community garden well enough to comment constructively.”

“Biodiversity.”

“I would like to see better sight lines and more intuitive wayfinding that improves the permeability of the area and improves safety by design.”



“Some of the pedestrian pathways could be brought into the landscape concept... with paths running “through the gardens”. The idea of “safe areas” for children requires a simple fence and gate system, but this is of course NOT to exclude anyone’s use, only to protect small children from accidentally roaming into unsafe areas.

“Can we have an open space area that all ages can benefit from, like an exercise area and section for outside child play.”

“Council use the best people to design landscape.”

“Don’t make it attractive for public access or random sunbathers in summer - but accessible for residents or church visitors.”

“Gardening for that local community.”

Better lighting, but perhaps not “flood light” to integrate gentle lighting into the landscape. Use of fragrant plant stock for visually impaired residents, and careful use of plants which provide a 12 month seasonal impact.”

“Working with Trees for Grenfell as they develop their plans. Green/living walls. Solar panels. Eco eco eco in every aspect please.”

“If not too expensive - Japanese garden-like the one in Holland Park.”

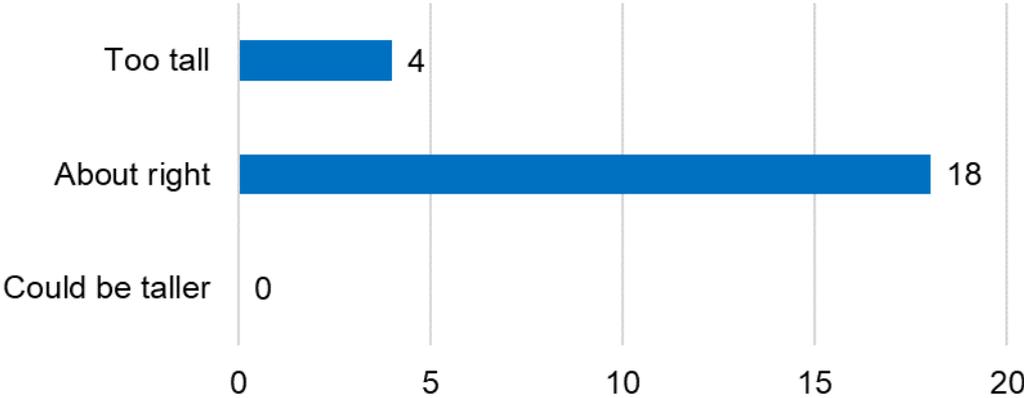


Survey findings: Building height

Respondents were asked what they thought of the proposed height of the new building in comparison to the scale of the surrounding buildings and its environment.

- The majority (18) felt the height was **'about right'**.
- However, four respondents felt the height was **'too tall'**.

What do you think about the proposed height of the new building (ground plus six floors) in comparison to the scale of surrounding buildings and its environment?



Base: All responses (22)

Survey findings: Other comments made

Respondents were given the opportunity to comment on the presentation or site generally. Comments made have been themed and the themes are summarised in the table below. Examples of comments made can be seen on the next page, with all comments in appendix one.

Theme*	Comments
Community use/church/stay and play	4
Design/building material	4
Rented/social housing/key worker housing	3
Further improvements to buildings/area suggested	2
General support for proposals	2
Height/density	2
Allocation of housing/prioritisation	1
Community safety/safety	1
Disability living	1
Eco-friendly	1
Presentation was informative	1



Survey findings: Other comments made

“Don’t make it look like a toy building.”

Design/building material

“Fed up of more and more people being crammed in. E.g. Bomore Road flats. It's too much.”

Height/density

“Ground and 6 floors is too high because of being next to flyover due to noise and traffic pollution.”

Height/density

“I support the provision of rented housing on the site and hope the plans will include adaptable space for community use as well as a replacement church.”

Rented/social housing/key worker housing

“Please do everything you can to make it as eco friendly, cost saving, accessible and beneficial to the community, future residents and users and the world!”

Design/building material



“I think this is an exciting opportunity that gives long term security to Latymer Community Church that is a valued local organisation as well as proving a long term solution for the stay and play facility. I am supportive of the creation of new homes for social rent/key worker occupancy and would want to see as many of the flats as possible designated in this way.”

Community use/church/stay and play

“It is really important that the housing is weighted towards being genuinely affordable and /or social housing. And it would be great for local people to be given priority, especially those in Whitstable House who may have mobility issues which make using the lifts difficult. Also, as Latymer is a valued community facility and is a local church for local people it would be great if one of the affordable units was available for a key worker/volunteer at Latymer who was also doing a job that was of social value.”

Rented/social housing/key worker housing

“Really positive about the scheme. If it can also improve the area outside the chemist and other shops in Maxilla Walk that would be a bonus. Could ADKC building be given a refurbishment or renewal or it may look dowdy alongside the new scheme?”

Further improvements to buildings/area suggested

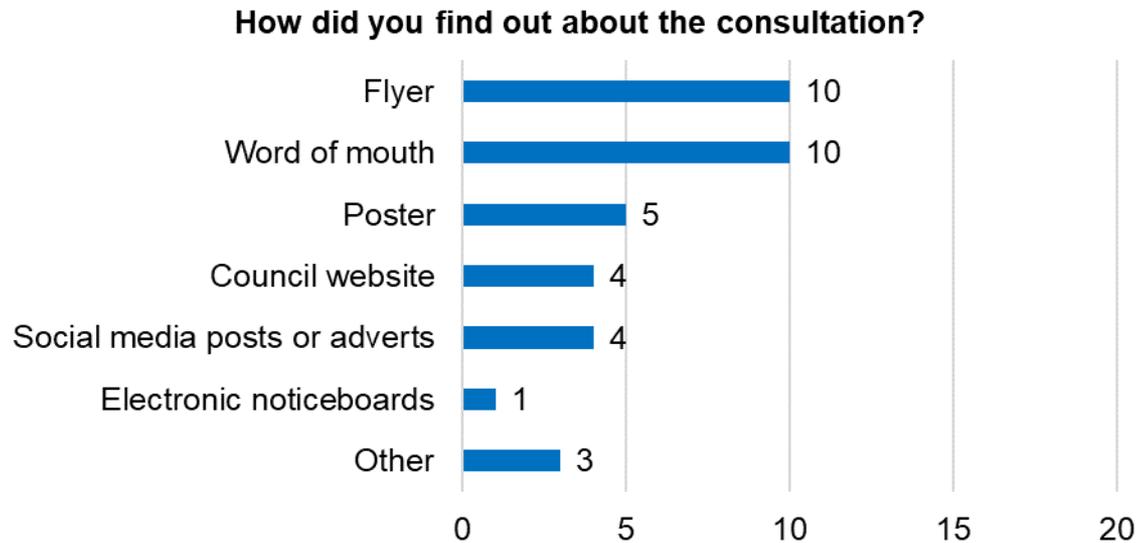


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Survey findings: Finding out about the consultation

Respondents were asked how they had found out about the consultation. Respondents were able to select as many answers as applied.

- Ten respondents had found out about the consultation via a **'flyer'**.
- The same number had found out by **'word of mouth'**.
- Five had found out via a **'poster'**.
- Three respondents had found out by other means. Two respondents commented that they had found out via Latymer Community Church and two via North Ken News.

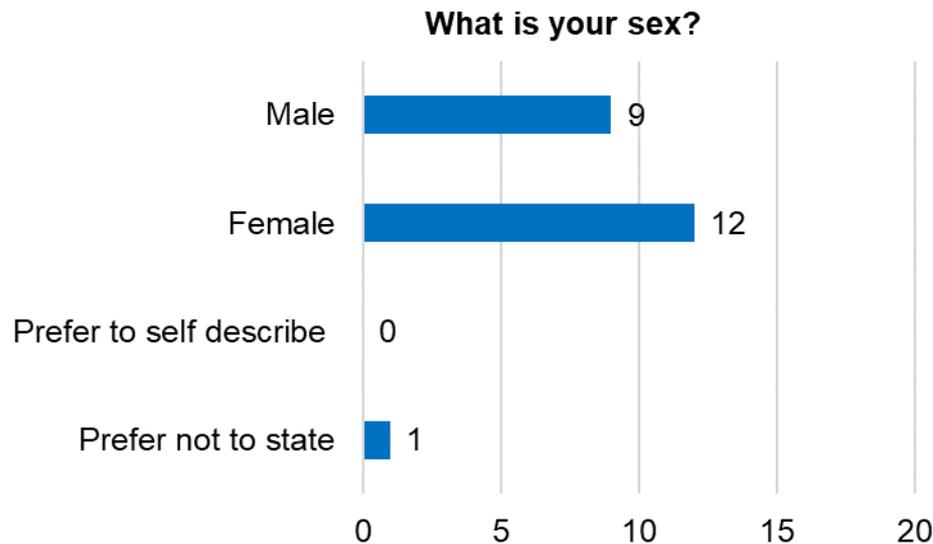
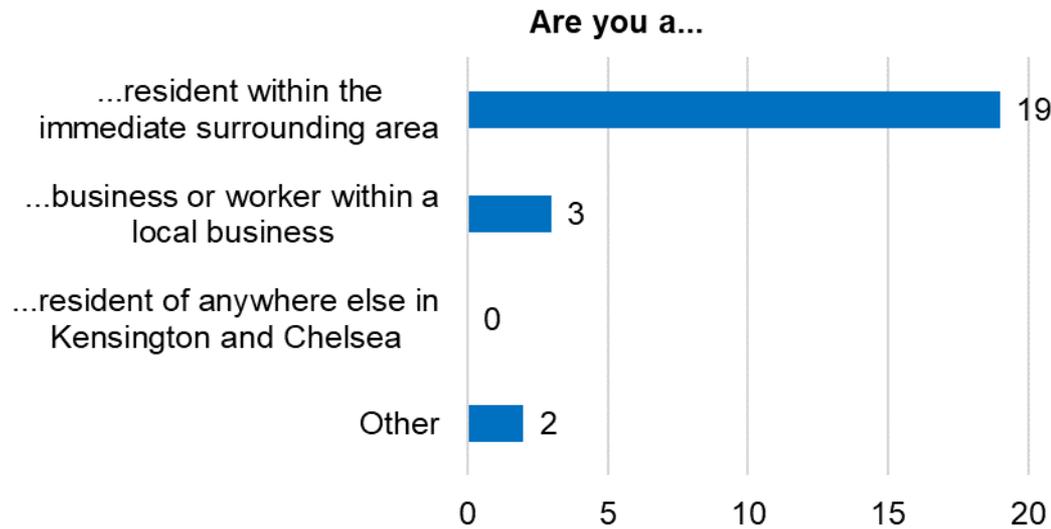


Base: All responses (22)



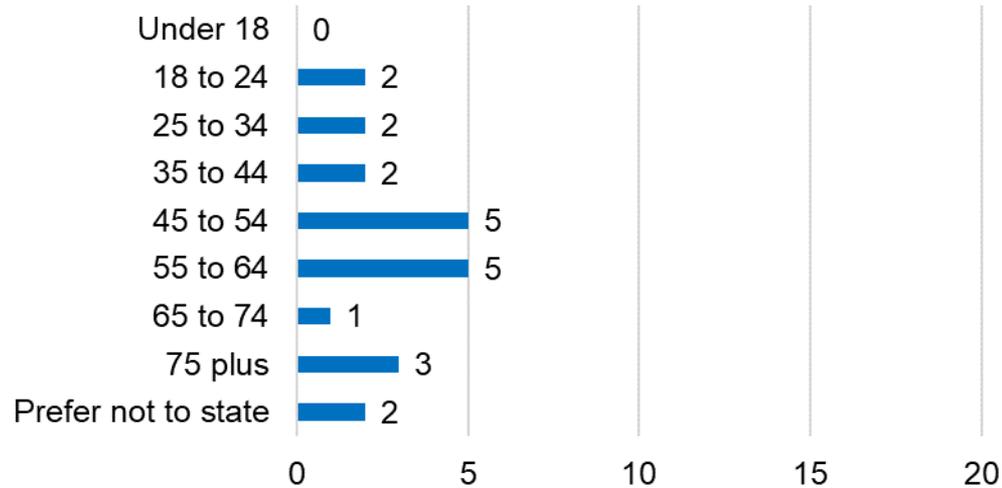
Survey findings: Profile of respondents

Respondents were asked a series of questions about themselves, to understand who had responded to the consultation.

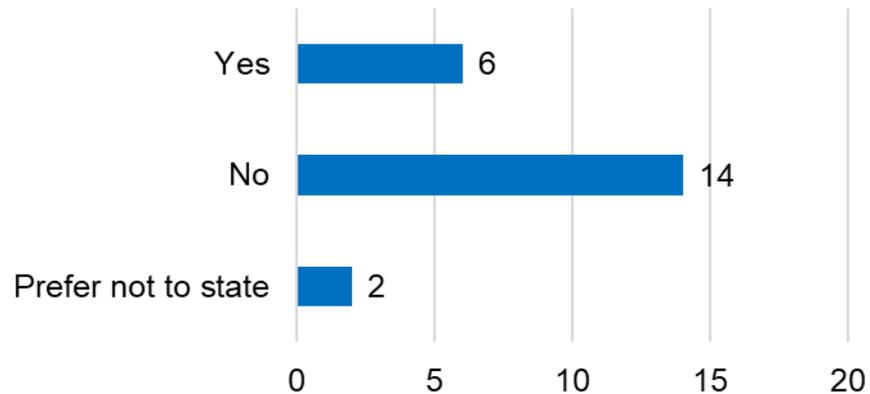


Survey findings: Profile of respondents

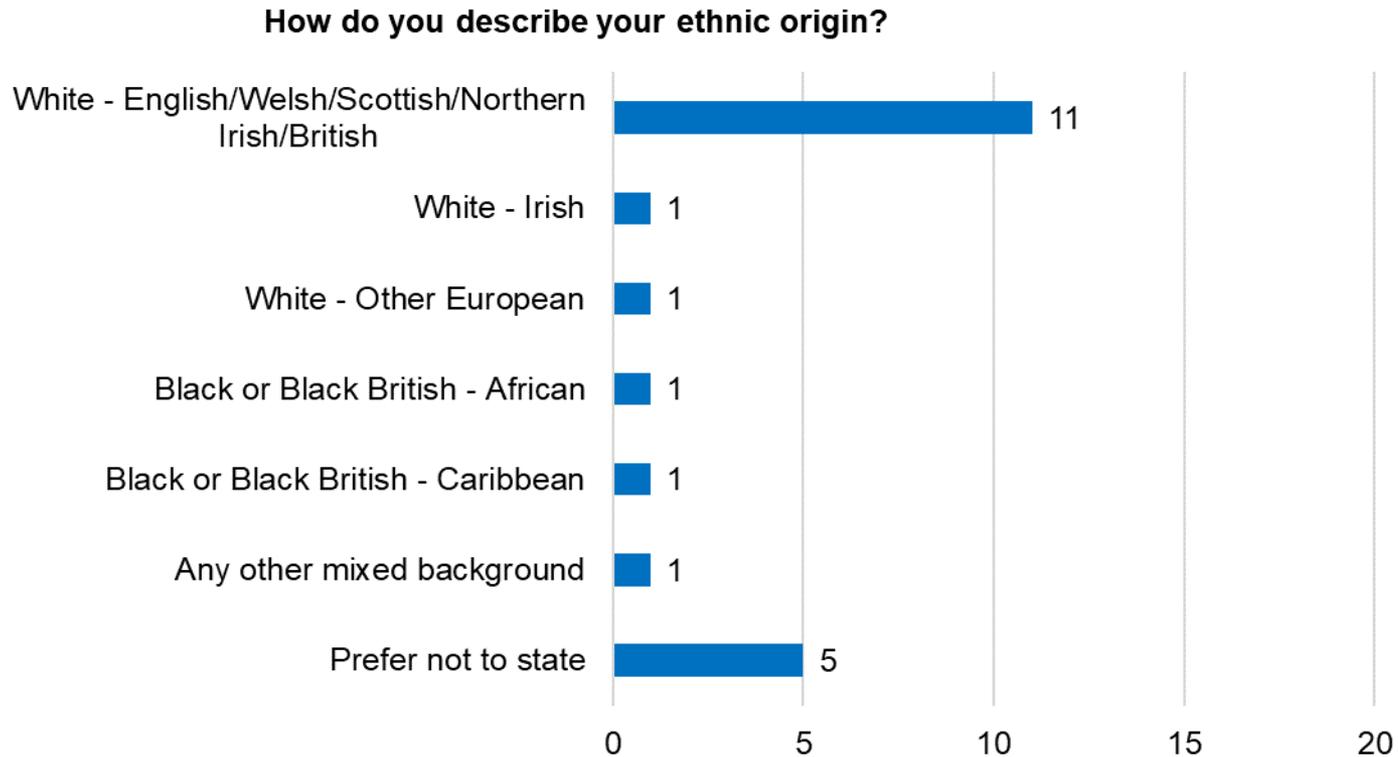
Which age group do you belong to?



Do you have a long-term illness, health problem or disability which limits your daily activities?



Survey findings: Profile of respondents



*Ethnicities shown where responses received from
Base: All responses (22)*



Section 2:

Stakeholder meetings



Stakeholder meetings

In addition to the feedback survey, the Council organised information sessions in order for residents and other interested stakeholders to ask questions and provide their feedback on the proposals. A total of five stakeholders (plus members of the Church) attended the online event on Wednesday 15 December 2021, held via Zoom and 20 stakeholders attended the in person event on Saturday 11 December 2021 at Latymer Community Church.

Summary of feedback received from the events

- The majority said they were excited about the idea of a better church and supported the redevelopment, in principle. Many noted the importance of the Church as a 'hub' within the community.
- People were very supportive of the provision of the 'stay and play' facility (as currently it only has a temporary location).
- The majority were happy with the proposed residential mix (i.e. 50 per cent affordable (social rent and key worker homes) and 50 per cent market rent), so long as 50 per cent are definitely affordable.
- The majority were happy about proposals for improved landscaping and making the area more accessible to green space and the Hope Garden.
- The majority welcomed the idea to make the church safer and more secure (e.g. with increased lighting), and were interested to see how the scheme develops in this regard.
- Many felt it was a good idea for the church to join forces with the Council to provide a bigger plot for the proposals.
- Some said a height of five to seven storeys was acceptable.
- A few were worried about air quality for future residents, particularly given its location next to the Westway.
- A few were worried about the construction stage and noise impacts on the surrounding environment. Although many people acknowledged that the 'end result' would be beneficial for the community.
- One was unhappy about the Council's involvement in the scheme and wanted them to be left out of the church's redevelopment
- One suggested that the angular shape of the proposed building represented 'architectural disharmony' with the surrounding environment. They suggested that straight lines would work better than angles/curves.
- One felt the proposals could work better if a comprehensive approach to redeveloping the area took place – i.e. incorporating the surrounding environment (e.g. by joining up with Arthur Court) within the red line boundary.



Section 3: Emails received



Emails received

Following the consultation period, one email was received in relation to the proposed development. The anonymised email can be seen below, expressing concern about the proposed development.

Email detail:

We were shocked to find out about the proposed redevelopment of Latymer Christian Centre and absolutely appalled by how RBKC are handling this situation.

Initially we heard whispers about the redevelopment and started to investigate. It was not easy to find any kind of information at all. Later we received a leaflet asking us to participate in the consultation about the proposed redevelopment of Latymer Christian Centre but those leaflets arrived THREE days after the time for consultation had closed.

It looks like RBKC has learnt nothing from prior mistakes trying to push redevelopments through against the wishes of the community e.g. Silchester Estate redevelopment and Grenfell Tower residents flagging major design faults before the fire.

We strongly object to the redevelopment of Latymer Christian Centre on the grounds that it will be too close to existing buildings taking natural daylight away. It will also destroy a community kitchen garden and a flourishing orchard.

We already live in a concrete jungle. Our area must rival modern day China with the continual growth high rise buildings and the endless loss of green spaces.



Appendix one

Survey comments



Survey comments

The majority of comments have all been included in the main body of the report. However, not all responses to the question *'Do you have any other thoughts or comments on the presentation or site generally?'* were able to be included in the main body of the report, as there was not enough space. All comments can be seen below:

- Don't make it look like a toy building.
- Fed up of more and more people being crammed in. E.g. Bomore Road flats. It's too much.
- Ground and 6 floors is too high because of being next to flyover due to noise and traffic pollution.
- I am hoping council design everything right.
- I support the provision of rented housing on the site and hope the plans will include adaptable space for community use as well as a replacement church.
- I think this is an exciting opportunity that gives long term security to Latymer Community Church that is a valued local organisation as well as proving a long term solution for the stay and play facility. I am supportive of the creation of new homes for social rent/key worker occupancy and would want to see as many of the flats as possible designated in this way.
- It is really important that the housing is weighted towards being genuinely affordable and/or social housing. And it would be great for local people to be given priority, especially those in Whitstable House who may have mobility issues which make using the lifts difficult. Also, as Latymer is a valued community facility and is a local church for local people it would be great if one of the affordable units was available for a key worker/volunteer at Latymer who was also doing a job that was of social value.
- Please do everything you can to make it as eco friendly, cost saving, accessible and beneficial to the community, future residents and users and the world!
- Really positive about the scheme. If it can also improve the area outside the chemist and other shops in Maxilla Walk that would be a bonus. Could ADKC building be given a refurbishment or renewal or it may look dowdy alongside the new scheme?
- The land is being purchased from Livability Charity. It would be nice if the development reflects giving disabled persons within the community an opportunity to own their home and provide disabled access living on the ground floor of this development.
- The marriage of the Latymer Church with a great community resource such as the "LWCCN Stay and Play" is a brilliant idea - offering really local need resources in the heart of the community. Hoping that this will be a catalyst to inspire the whole area to engage more with its context, to further develop and nurture the community.
- To make sure, as far as possible-all the materials used will be fire resistance, following the Grenfell tragedy.
- Very informative.



Survey comments

- "The area in question suffers from a sense of fragmentation, both architecturally and in terms of pedestrian permeability. Way finding and visibility for those passing through the area are poor. This is caused by the immediate area being made up of disparate and separate blocks, rather than cohesive streets. This makes passing through uncomfortable, particularly late at night when the area feels dangerous – you never know who is going to be around the next corner. I believe there is a real opportunity to think bigger picture and incorporate some of the surrounding buildings into the scheme to create a more cohesive and friendlier neighbourhood. Specifically I believe that the local Peabody Silchester Estate building serves a good model as to how to incorporate an existing building into new development, providing new homes whilst retaining an existing tower block and creating a secure community garden which can be safely used by children. I say this as a resident of the Silchester development, which I believe to be a highly successful development. I believe that the neighbouring Whistable House and Kingsnorth House could successfully be incorporated into the development without the loss of any homes. I understand that Catalyst own two of the neighbouring buildings at Arthur Court. My suggestion would be to approach Catalyst to see if they could be brought into the scheme (e.g. via a joint venture) to create a higher quality scheme that provides more homes; uses the area more efficiently; creates more of a sense of cohesion in the area and reduces a sense of fragmentation; increases security; and provides a decent place for people to live. This would allow the creation of streets with hard frontage which in turn would lead to improved wayfinding and better security in the area, as well as allowing the creation of an enclosed community space in which children could safely play. I would also like to see improved permeability from Kingsdown Close through to Bramley Road, including vehicle use if possible (cul-de-sacs make it harder for police to fight scooter crime). If this area were opened up and commercial space were provided at ground floor level, this would allow for the creation of a community hub in the area near the existing pharmacy and Maxilla social club. On materials, I am supportive of the creation of a brick building. However I would like for this to be sensitive to the London character and create more of a sense of cohesion in the area, rather than exacerbate the existing architectural fragmentation. My suggestion would be to look to the Peabody Silchester Estate for inspiration, as I believe this to be a beautiful scheme. I am not supportive of the current proposals to cut the building back at an angle to allow for the existing plane tree. Whilst I understand (and support) the desire to keep the tree and efforts to do so should be applauded, the architectural style should not create a sense of dissonance in an area which (as I have mentioned) already feels fragmented. I would therefore like to see the lines of the building aligned with the streets. If this creates viability issues I would support the addition of a further story (up to ground + 7 stories) in order to create a building which creates a sense of unity and cohesiveness in the area. I am very supportive of the site being redeveloped, but it needs to be done in a way which solves existing problems with historic urban planning, rather than ignoring those problems and doing nothing to solve them. I implore you to dream big for our area and make this a better place to live by embracing the challenge and seizing the opportunity available."

