



Cheyne Nursery and Children's Centre with Housing  
 Consultation Round 02  
 September/October 2021



HaworthTompkins





# What are we here to talk about?

The response to feedback from round 1 of public consultation on proposals for the re-development at Cheyne Nursery and Children's Centre

New Nursery and Children's Centre



New Homes



The Council's commitment to:

- Provide a new and expanded state of the art Nursery
- Provide a new and expanded Children's Centre to serve children and their families via the new integrated Family Hub model

The Council's commitment to:

- Deliver new homes in the borough
- Social homes, targeting the general housing need of families and households from a range of age groups
- Prioritising 2 and 3 bed family homes to meet the needs of the 2,100 people on our waiting list who are in temporary accommodation

Commitment to a high standard of design, safety and sustainability

# Thank you for your feedback!

## Thank you to:

- All local residents and businesses
- Parents and staff of the Nursery and Children's Centre
- Individuals who signed both petitions received by the Council, see link below for more information
- Ward Councillors

<https://www.rbkc.gov.uk/housing/new-homes-consultation/housing/new-homes-consultation/new-homes-delivery-programme/cheyne>

In addition to the online chat sessions we have also had focused discussions with residents living close to the site and other key stakeholders to obtain their views.

**We have considered your comments and feedback to shape the design proposals.**

# What you told us

Thank you to all groups and individuals who provided feedback at round 1 of the consultation events, public exhibition and through feedback forms. The key themes emerging from this consultation were as follows:

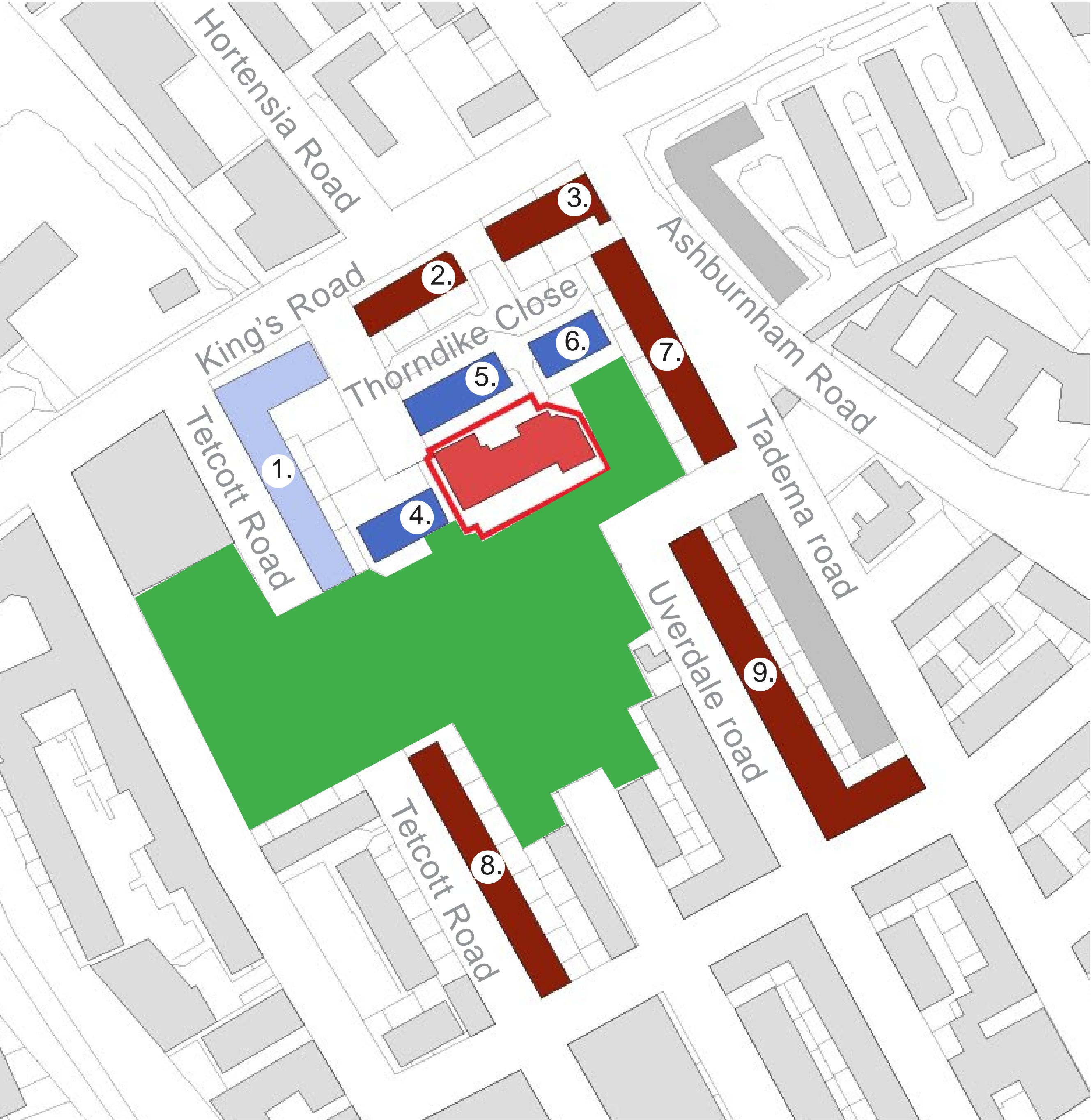
1. Strong support for the Nursery and Children's Centre
2. Objection to the housing and / or height
3. Height should be lower to reflect the surrounding properties
4. Concerns regarding the impact on Westfield Park, particularly the playground
5. Concerns about the impact to existing residents from construction
6. Concerns about noise and traffic arising from the new development

**We have considered your comments and feedback which has shaped the design of the new nursery, children's centre and housing. This is outlined in the following slides:**



# Existing Site Context - Surrounding roads and buildings

- MEDICAL CENTRE
- RBKC OWNED RESIDENTIAL
- PRIVATE RESIDENTIAL



1



Kings Road Medical Centre

2



3



Kings Road Private Residential

4



5



6



RBKC Owned Residential on Thorndike Close

7



8



9



Private Residential on Tetcott & Uverdale Road



# Existing Site Context - Westfield Park



1. Westfield Park Playground



2. Westfield Park looking west



3. Existing passion flower on the southern boundary of the nursery site



4. Westfield Park looking north



Westfield Park and site boundary

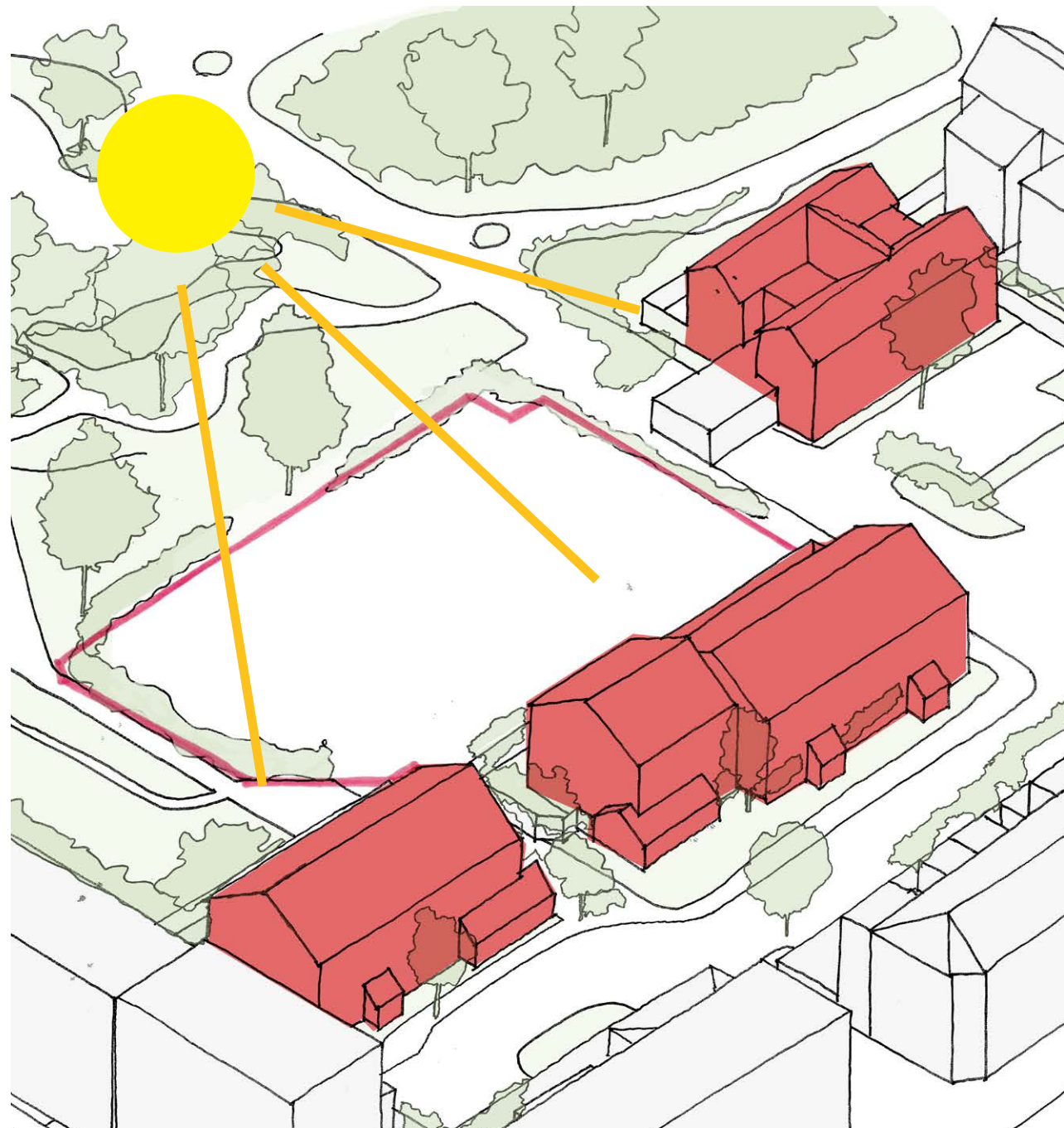


# RBKC Priorities to improve local services for the local community

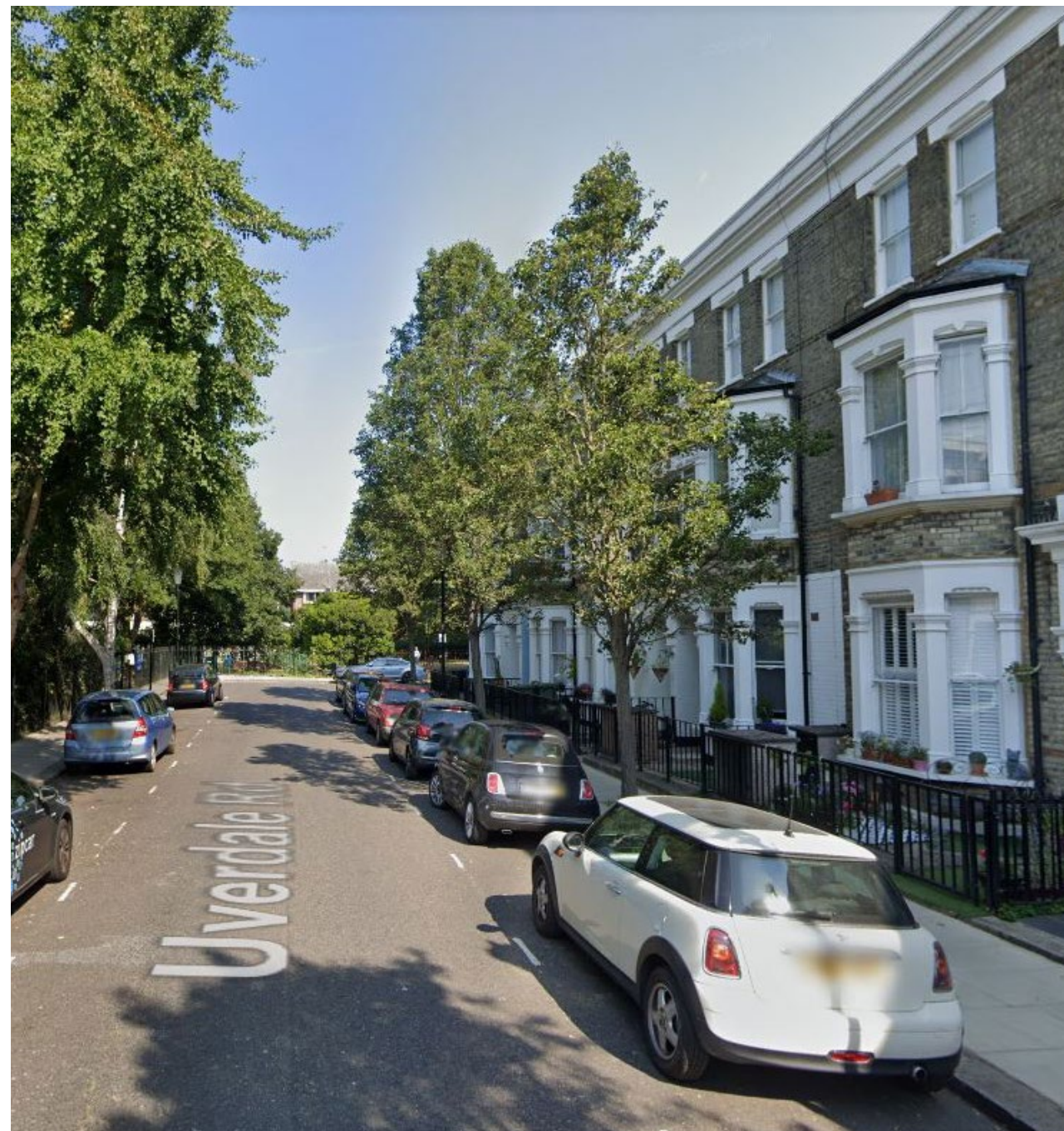
RBKC has a number of priorities for this scheme and how it integrates into the local area, such as:



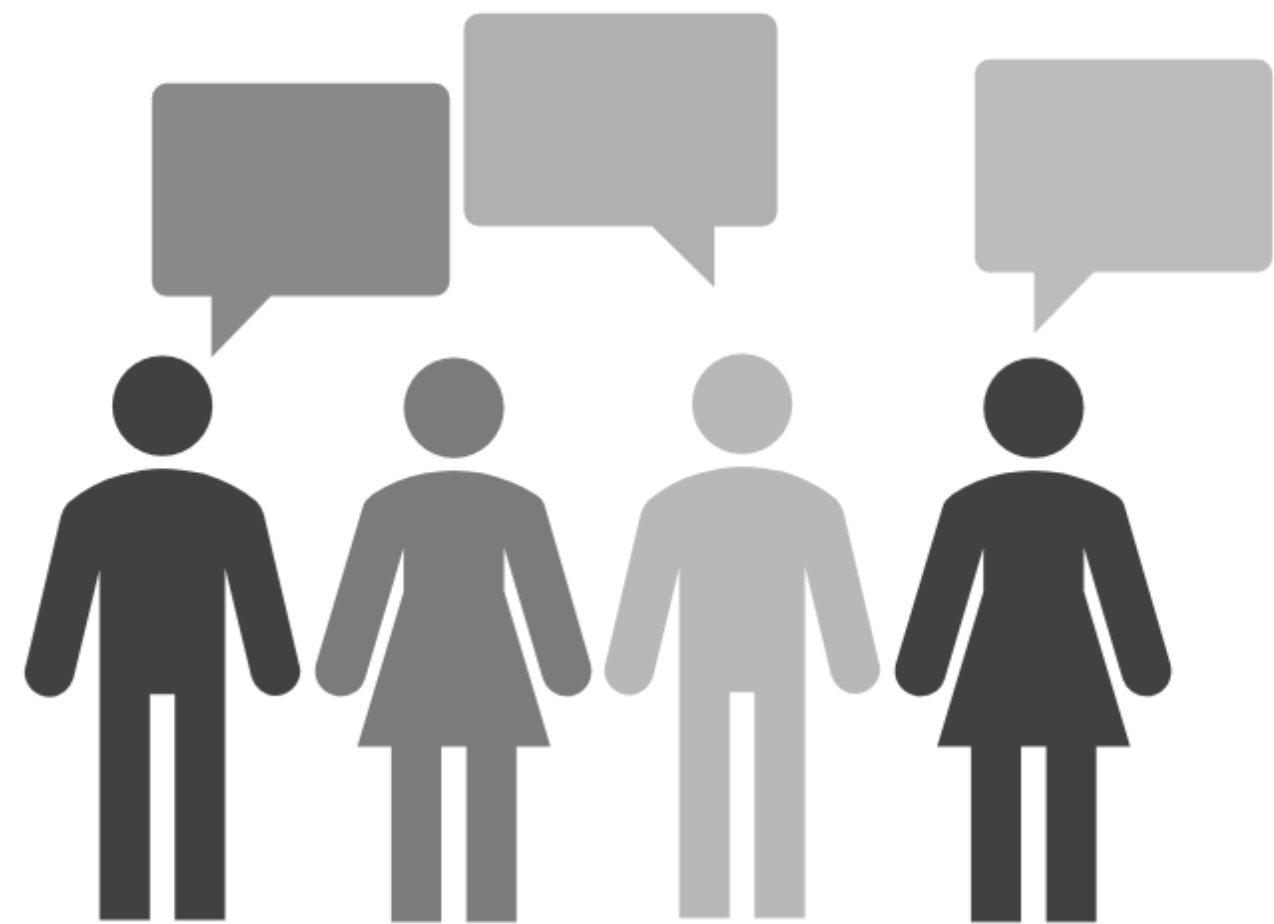
Providing a new state-of-the-art Nursery and Children's Centre in an identified location of need.



Minimising the effect of any loss of daylight/sunlight to surrounding homes.



Make a small but valuable contribution towards meeting local, general housing need for families and households from a range of age groups.

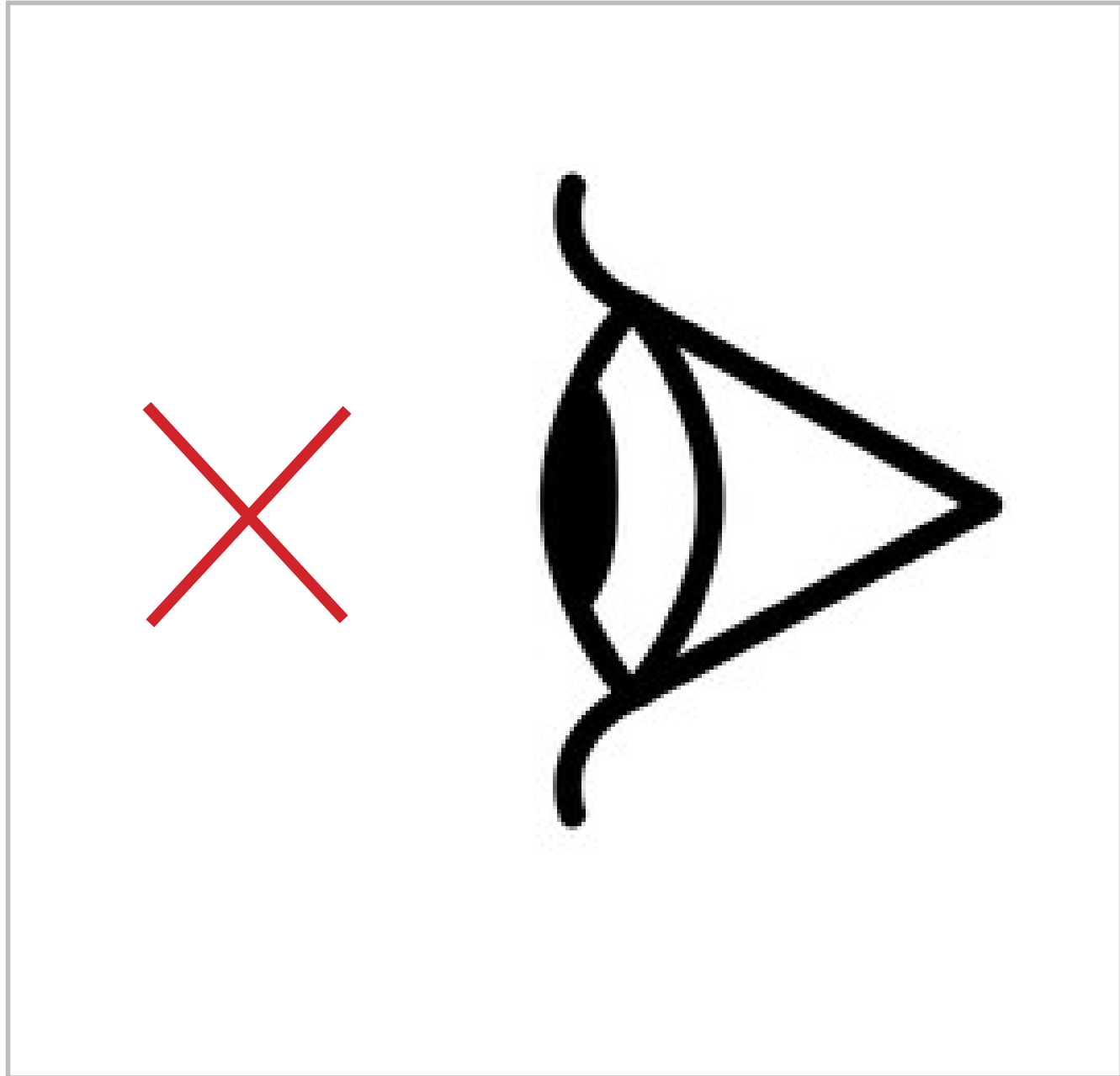


Engaging and working with the local community to minimise the impact of the development on the surrounding area helping to make the borough an improved place to live, work and learn.



# RBKC Priorities - Design of the Proposal

The design must achieve the following:



Deliver quality design that is safe, secure, long lasting and sustainable, considering feedback and ideas from the local community.

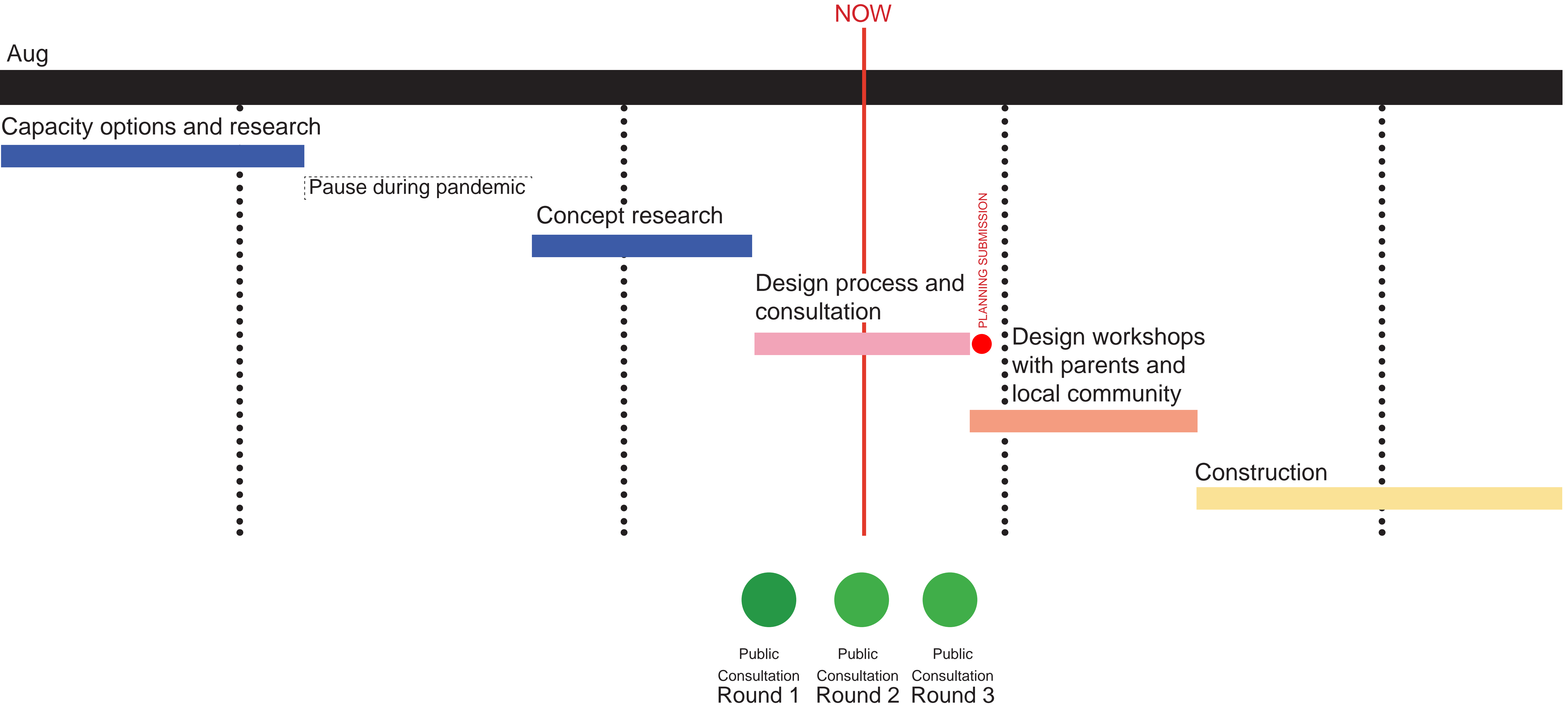
Create a clear separation between the Nursery and Children's Centre and the new homes to ensure the safeguarding of children.

Careful design of residential windows and balconies so they avoid overlooking the nursery spaces.

Contributing to RBKC's net zero carbon targets by 2030. Maximising natural light, ventilation and mitigating acoustic impact in new homes.



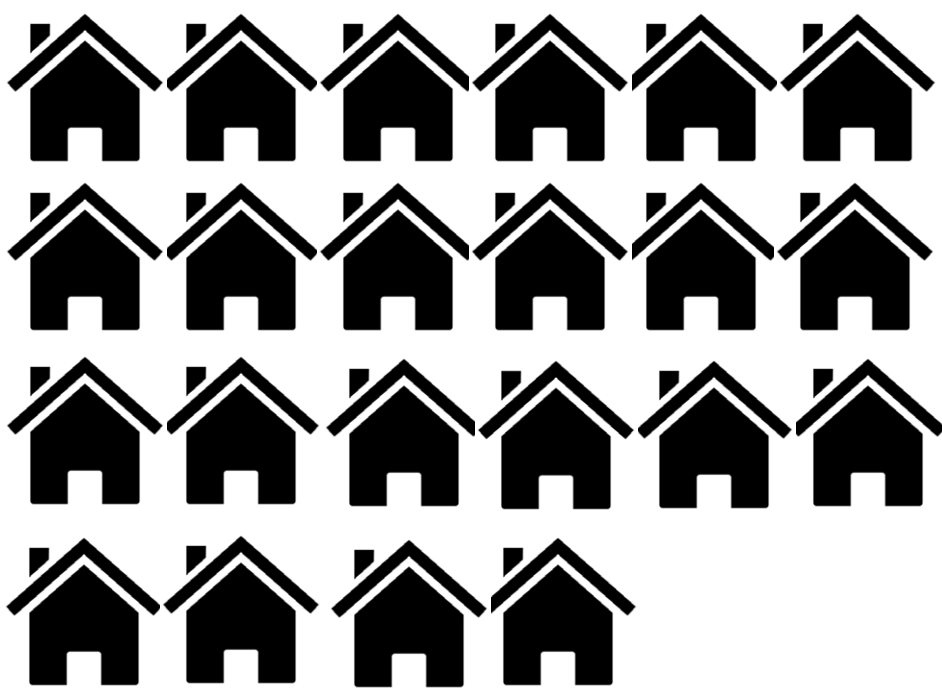
# Overview Of The Process





# You Said, We Did - Density of homes and height of the building

1



The previous proposals could provide up to **22 homes**



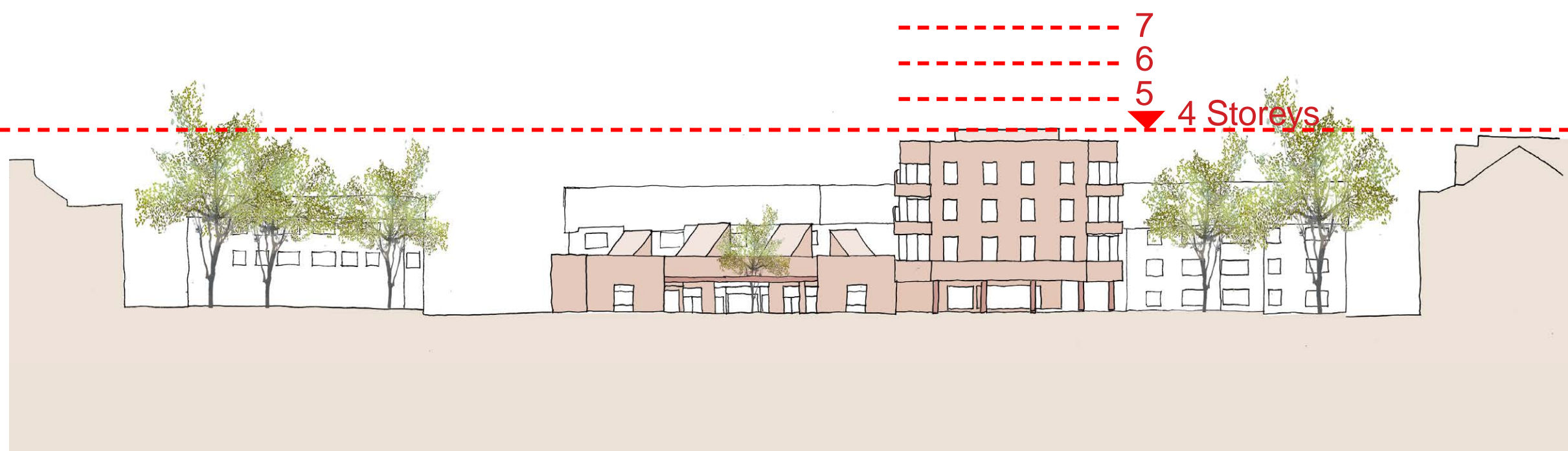
Revised proposals can provide **9 homes**

Concerned that the scheme will be too high and also overcrowded for the area/space

We have carefully considered the feedback received and the need to balance this against the pressing need for homes in the borough. Taking on board the feedback, the number of homes now proposed is **9**. Previously the proposal showed up to **22** homes.

The scheme presents a lower density development with the revised number of 34 residents compared to 76 in the previous proposal

2



Tetcott Rd

Proposed

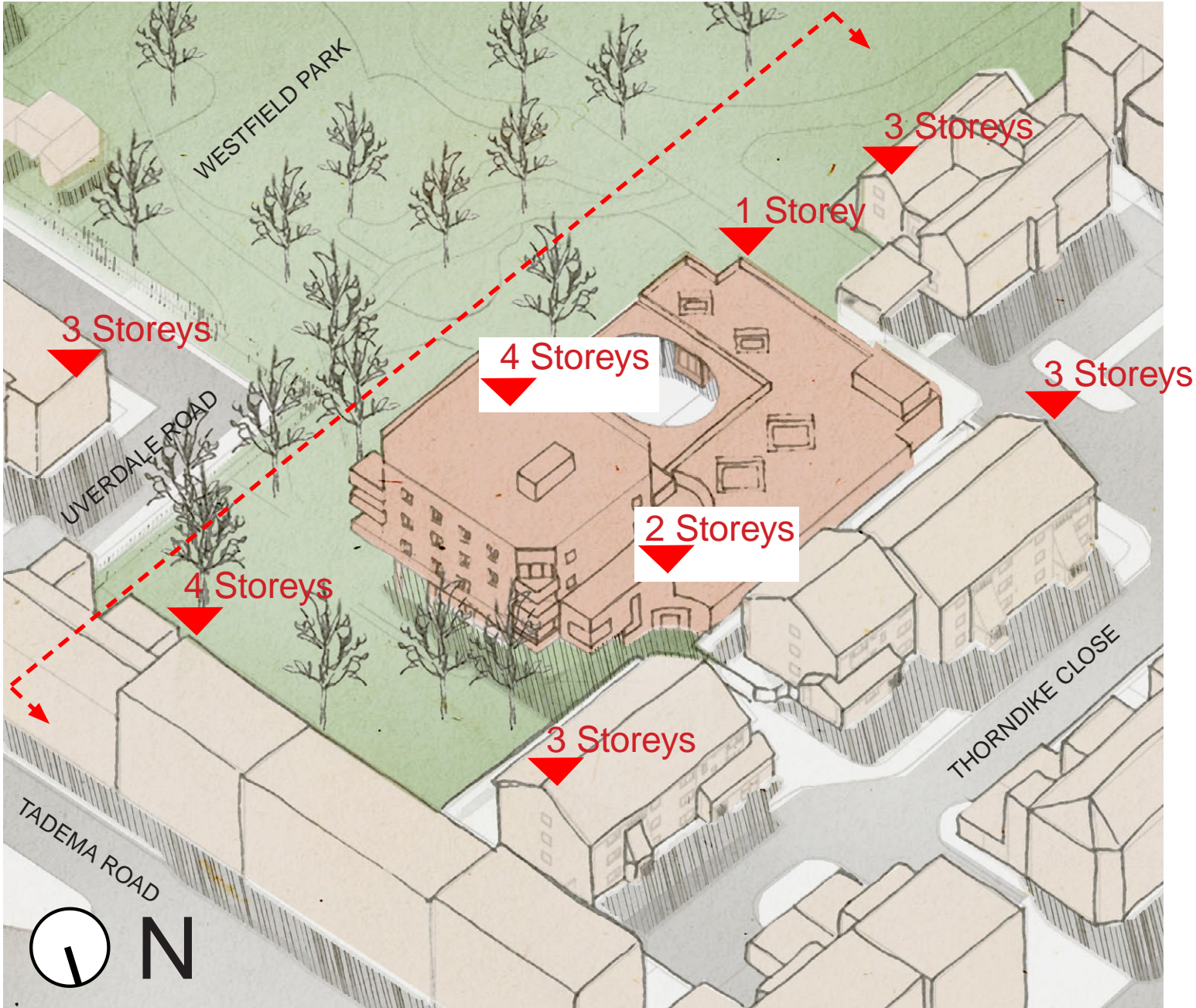
Tadema Rd

The majority would like to see lower heights than the 5, 6 or 7 storeys previously shown

We appreciate this has been a divisive issue and we have tried to minimise the impact of the development for all

We have listened to the feedback and are now proposing a 4 storey (ground + 3) building as opposed to 5, 6 or 7 storeys. See the above drawing which shows the previously proposed 5,6 and 7 storeys in the red dashed lines

3

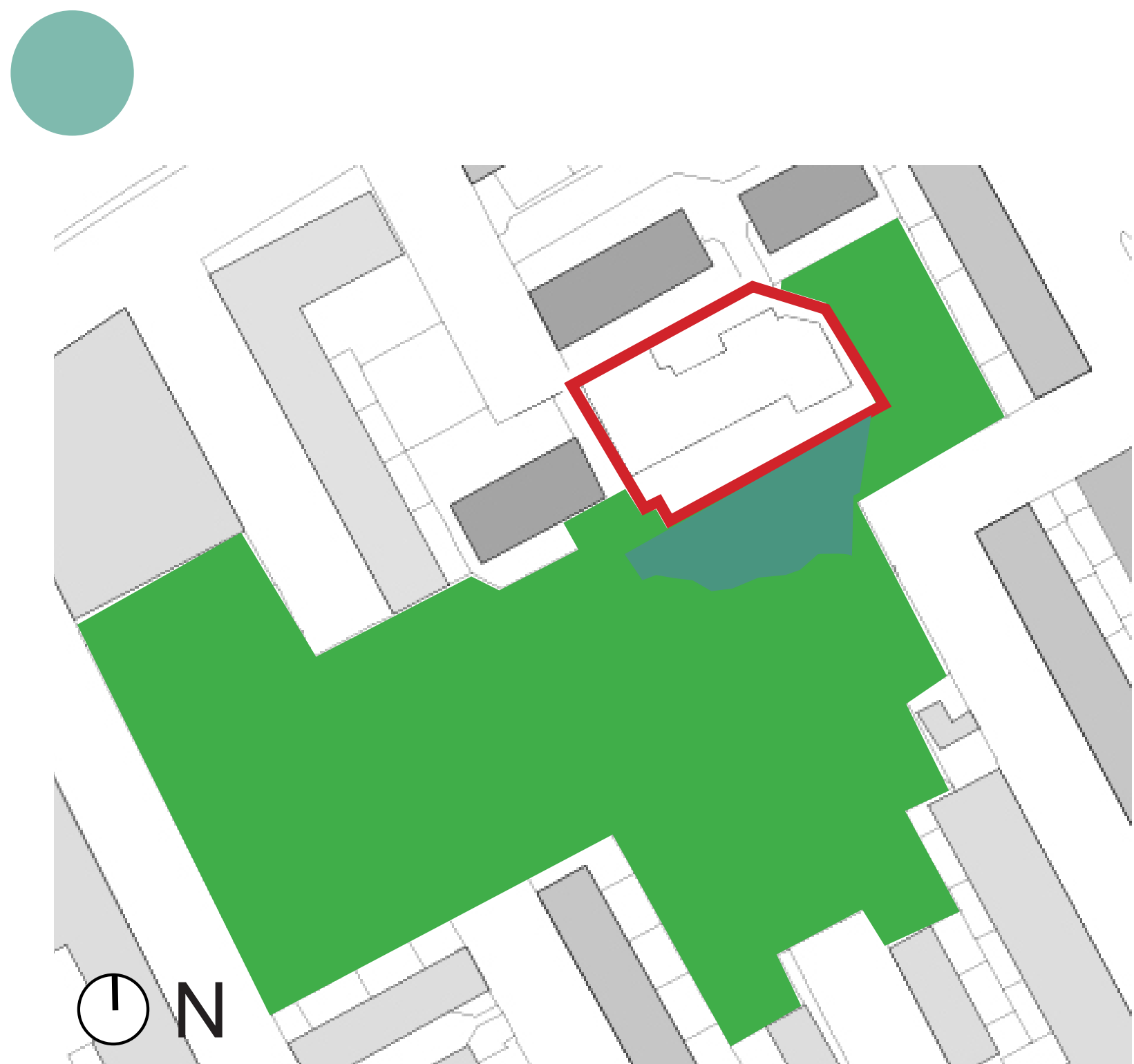


If it has to be built it should be the height of the surrounding buildings and not higher

With the proposed 4 storey (ground + 3) building this is within the maximum number of storeys of the surrounding buildings. See diagram above which shows the number of storeys in relation to neighbouring buildings



# The proposals relationship to Westfield Park



**We are concerned about losing part of the children's playground in the park**

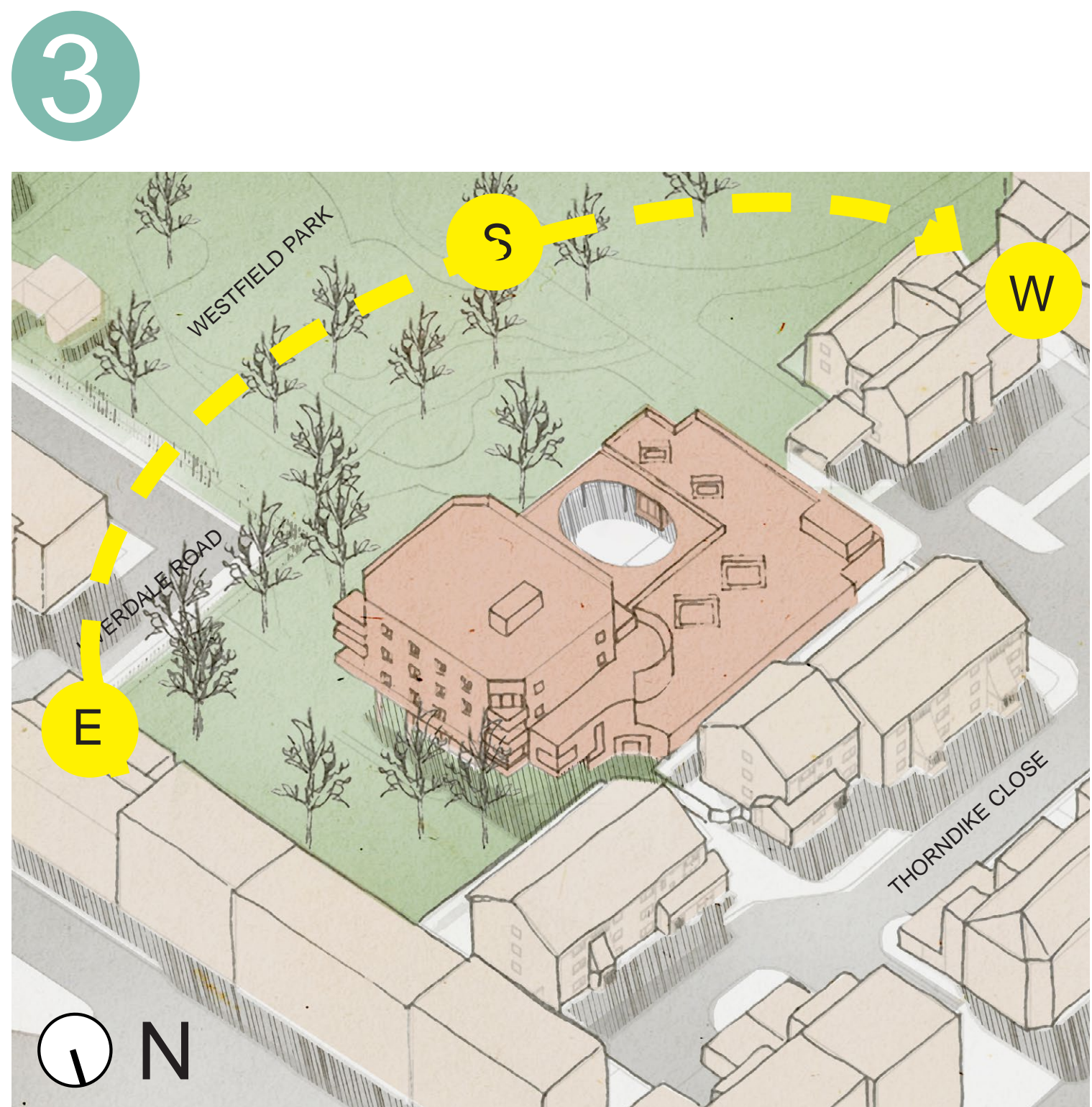
The proposed development will be within the existing site footprint (outlined in red above).

There is an existing public children's playground separate to the site (shown in dark green) and this will not be impacted.



**We are concerned about a loss of views into the park**

The upper floors have been positioned within the gap between existing properties on Thorndike Close to reduce the impact on views from neighbours while also improving the visual prominence of the Nursery and Children's Centre from Kings Road to assist with wayfinding



**We are concerned about the effect of increased overshadowing on the park**

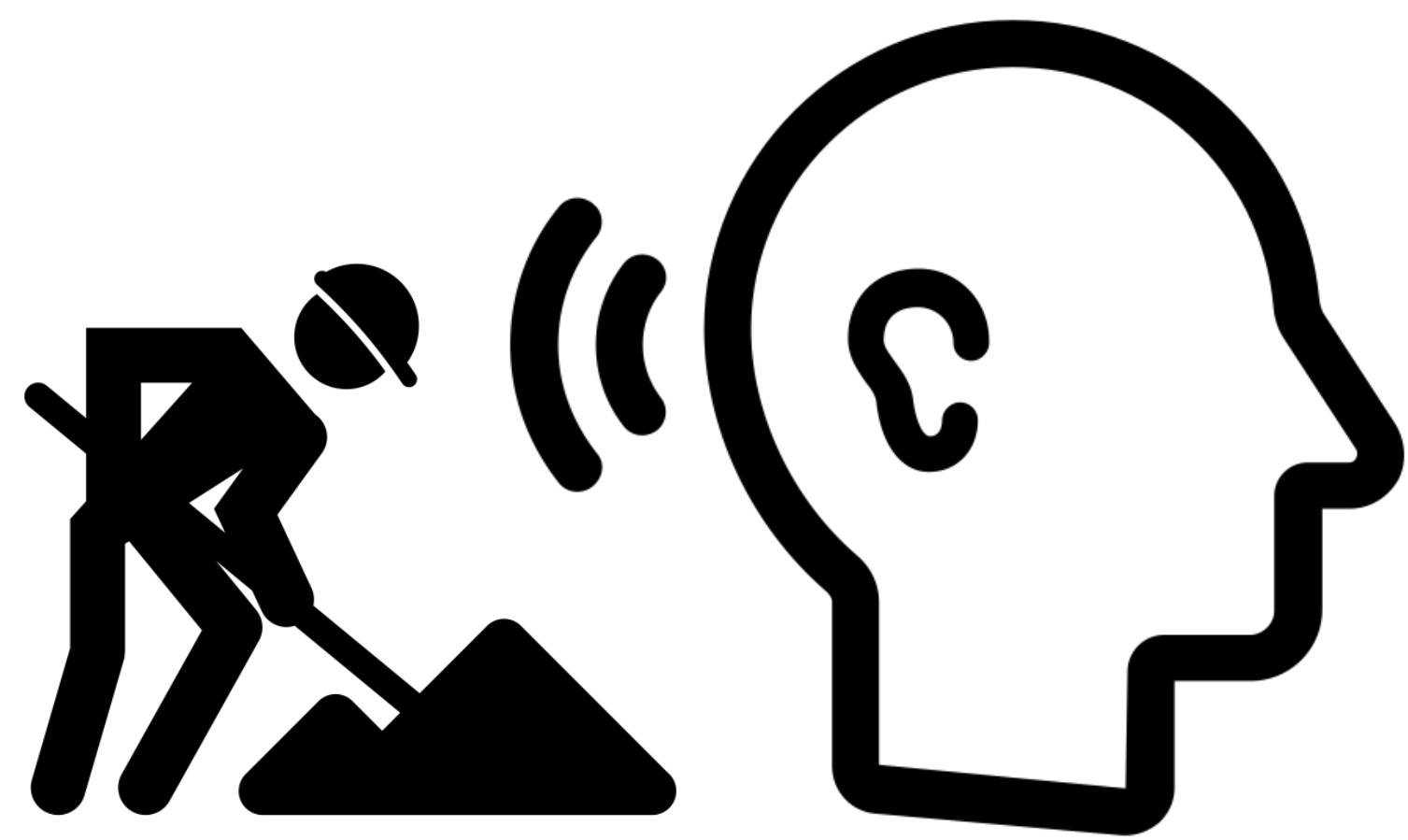
The impact of potential overshadowing on the park has been carefully considered and has informed the design. The positioning of the taller part of the scheme on the eastern part of the site means that the majority of the park will not be overshadowed

The proposed 4 storey (ground + 3) building will have even less of an impact compared to the 5, 6 or 7 storeys previously proposed.



# Concerns about the impact from construction - Further Information

1



**We are concerned about the noise disturbance from the building works**

Measures will be taken to monitor and control noise levels from construction and to restrict periods when noisy work takes place.

Construction works are expected to be completed within the RBKC permitted hours for construction

2



**We are concerned about the impact of construction traffic on the surrounding roads**

A construction traffic management plan is required by the planners before any work can take place. This will set out rules to control the effect of construction traffic on the local area and stipulate any required mitigation measures such as scheduling of deliveries and regular cleaning of the surrounding streets

3



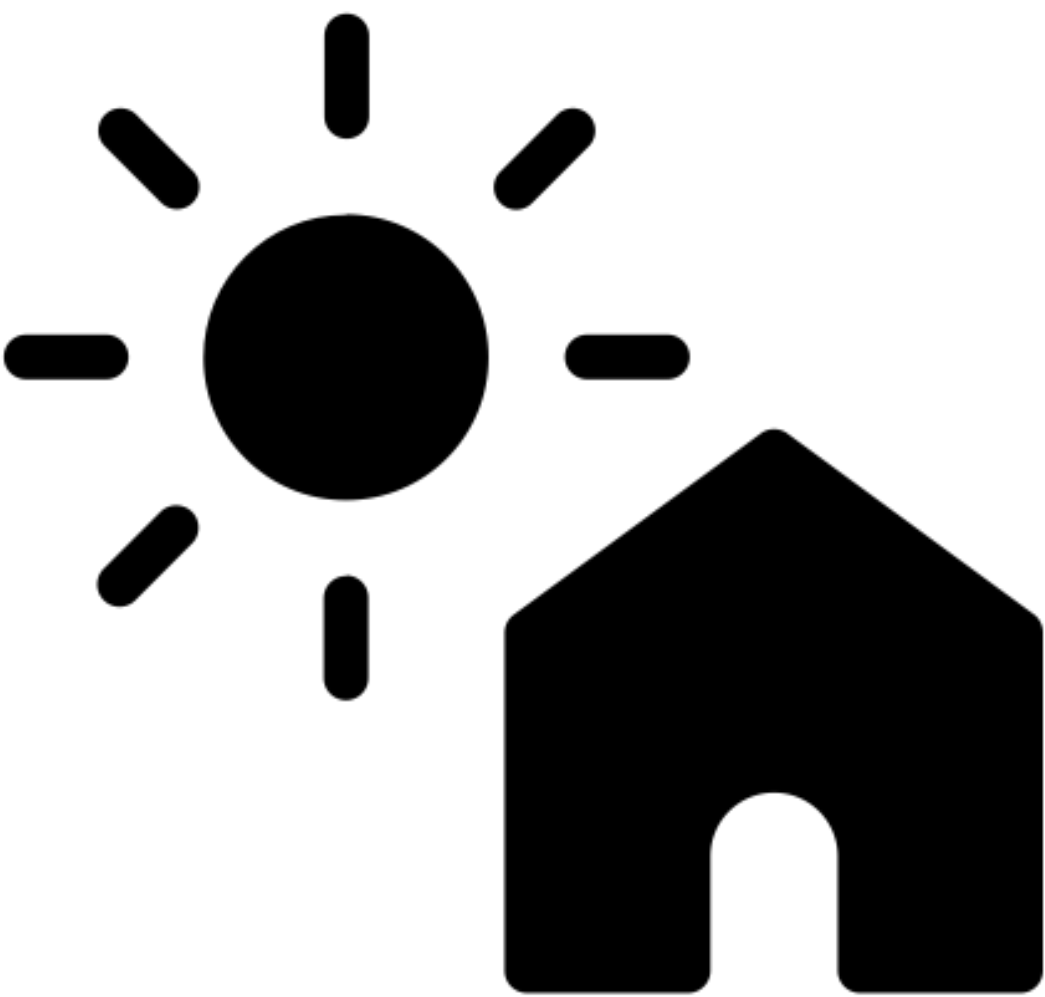
**We are concerned about the impact on air quality during the building works**

Measures to control and reduce the impact of dust and emissions from construction and to prevent nuisance will be submitted to the Council for approval before works can start on site to ensure health is safeguarded.



# Concerns about living next to the new proposals – Further information

1



**We are concerned about the impact that the proposals will have on daylight and sunlight to the existing neighbouring properties**

The effect the development could have on natural light amenity has been a primary concern during the design process. Initial daylight and sunlight assessments have been undertaken to inform the design team of the daylight and sunlight amenity to the proposed flats and to provide guidance and mitigation strategies to limit the potential impacts on existing neighbouring residents.

A Daylight and Sunlight Assessment will be submitted as part of the planning application which will set out how the scheme performs against the relevant standards and guidance.

2

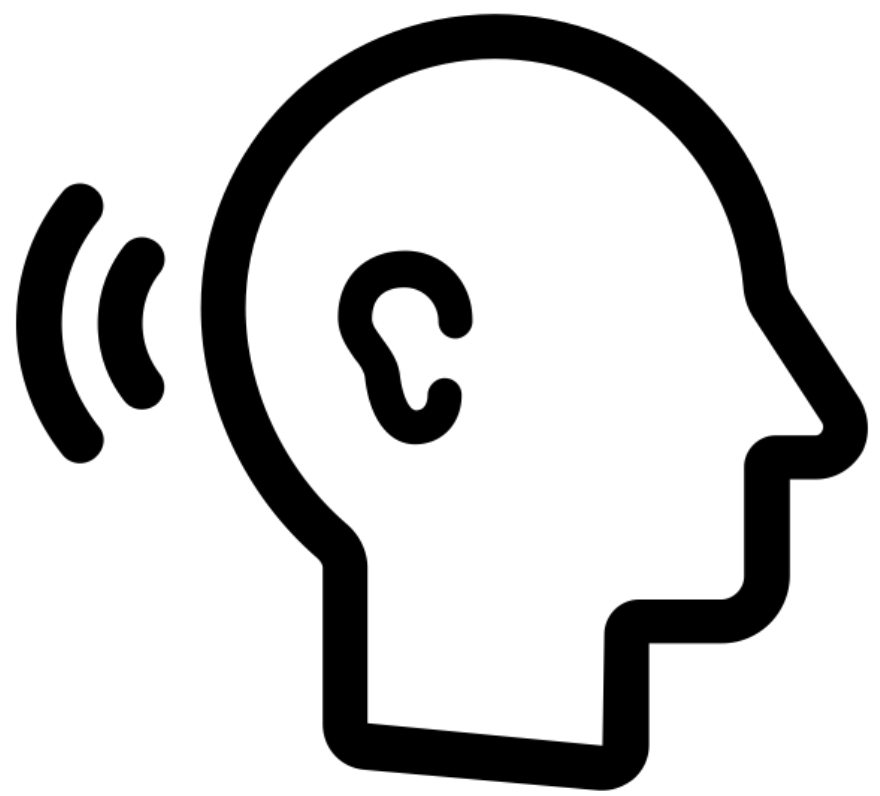


**We are concerned about the impact that the proposals will have on traffic locally**

The proposed development will be ‘car free’ with no parking spaces provided for the new residents. Parents of children at the Nursery and Children’s Centre will be able to drop off their children similar to the existing arrangement. There will be contained bicycle storage for the new residents within the proposal.

Regarding additional traffic for deliveries and servicing, a transport consultant has been appointed and will provide a journey generation assessment to inform the design and establish how vehicle movements are best managed

3



**We are concerned about the impact the new proposals will have on noise levels**

A noise assessment has been commissioned and will model the impact that the proposals will have on the current background noise levels. This will inform any required mitigation measures to be incorporated into the design

These technical reports will be submitted as part of the planning application alongside a suite of other technical and design documents. These will be published for public view and comment on the Council’s planning web-page at that time and will be reviewed by the RBKC planning officers and technical specialists as part of the process for making a decision on the application.

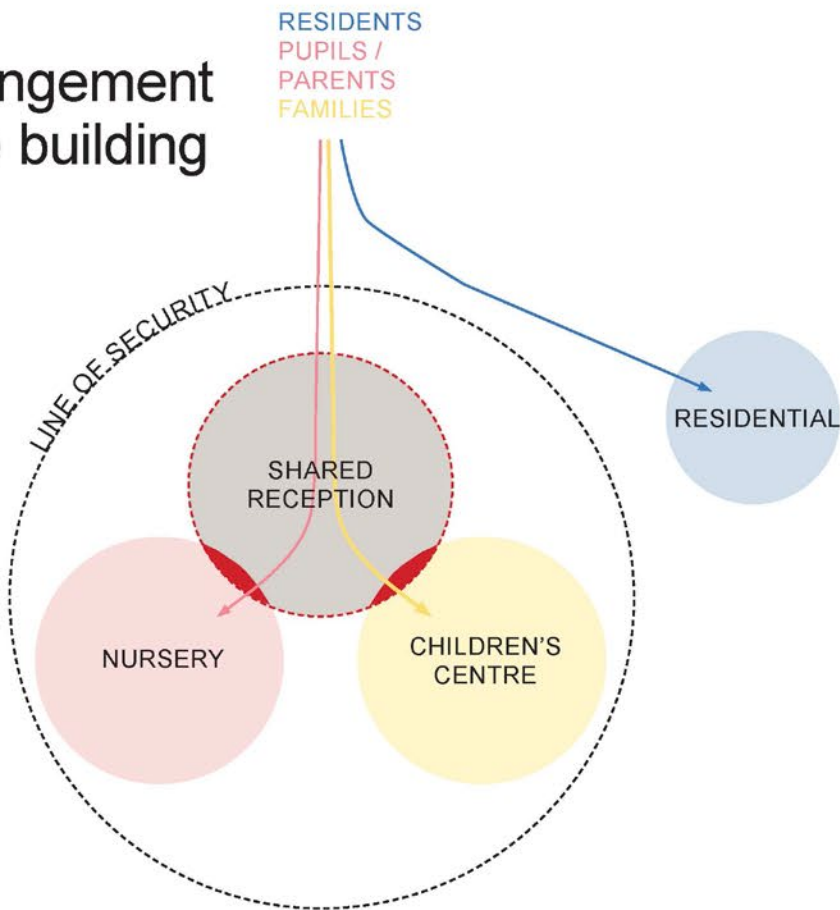


# How the design has progressed

The drawings below show the internal arrangement and the split between the three uses of the building

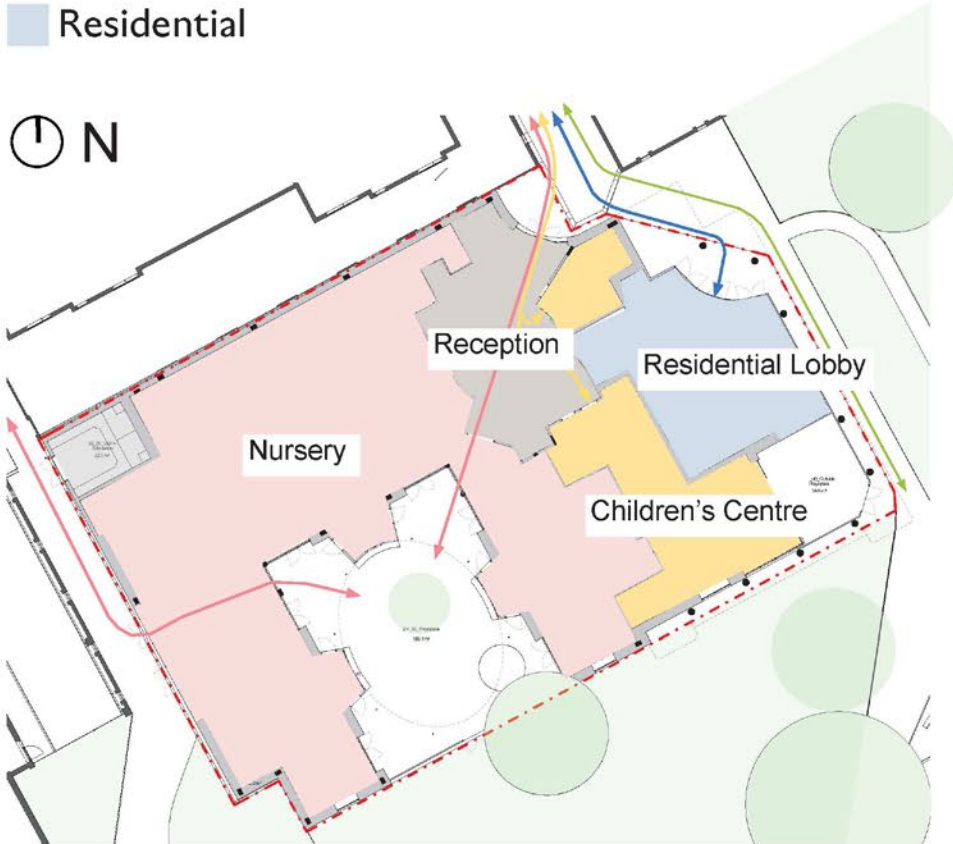


- Nursery
- Children's Centre
- Residential

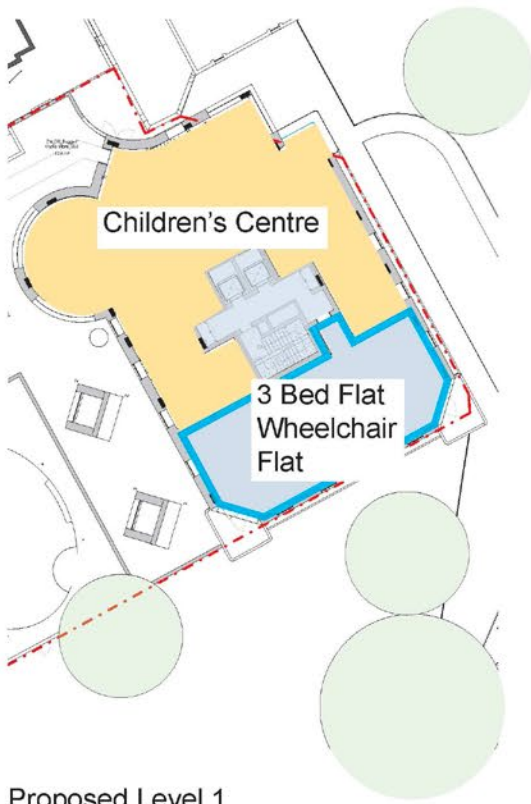


	1b 2p	2b 3p	2b 4p	3b 5p	3b 6p	TOTAL UNITS
Level 0						0
Level 1					1	1
Level 2	2			2		4
Level 3		2	2			4
TOTAL TYPE	2	2	2	2	1	9

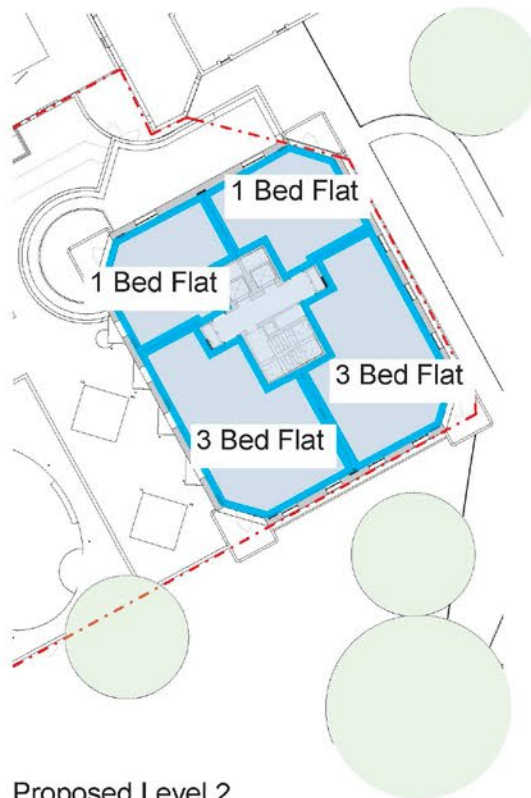
1 - 2 Bed Units 67%  
3 Bed Units 33%



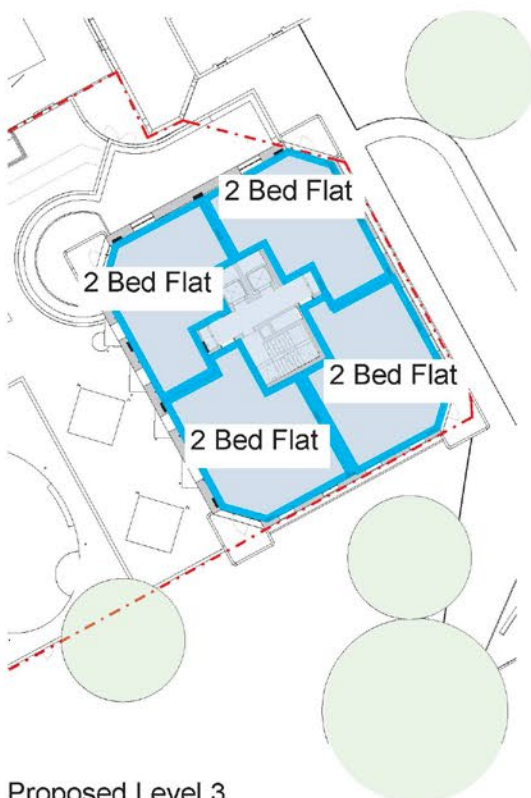
Proposed Ground Floor Level



Proposed Level 1



Proposed Level 2



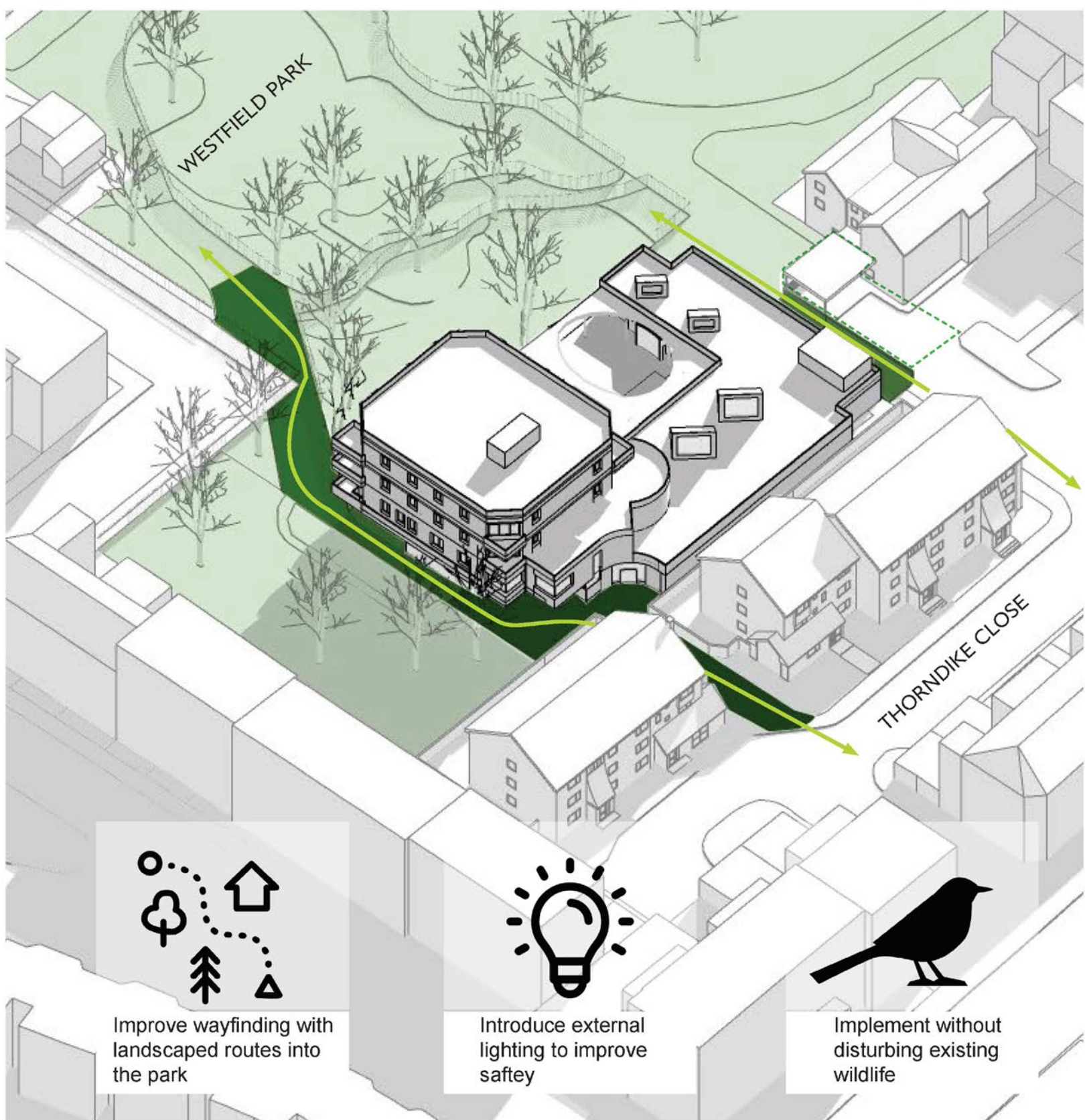
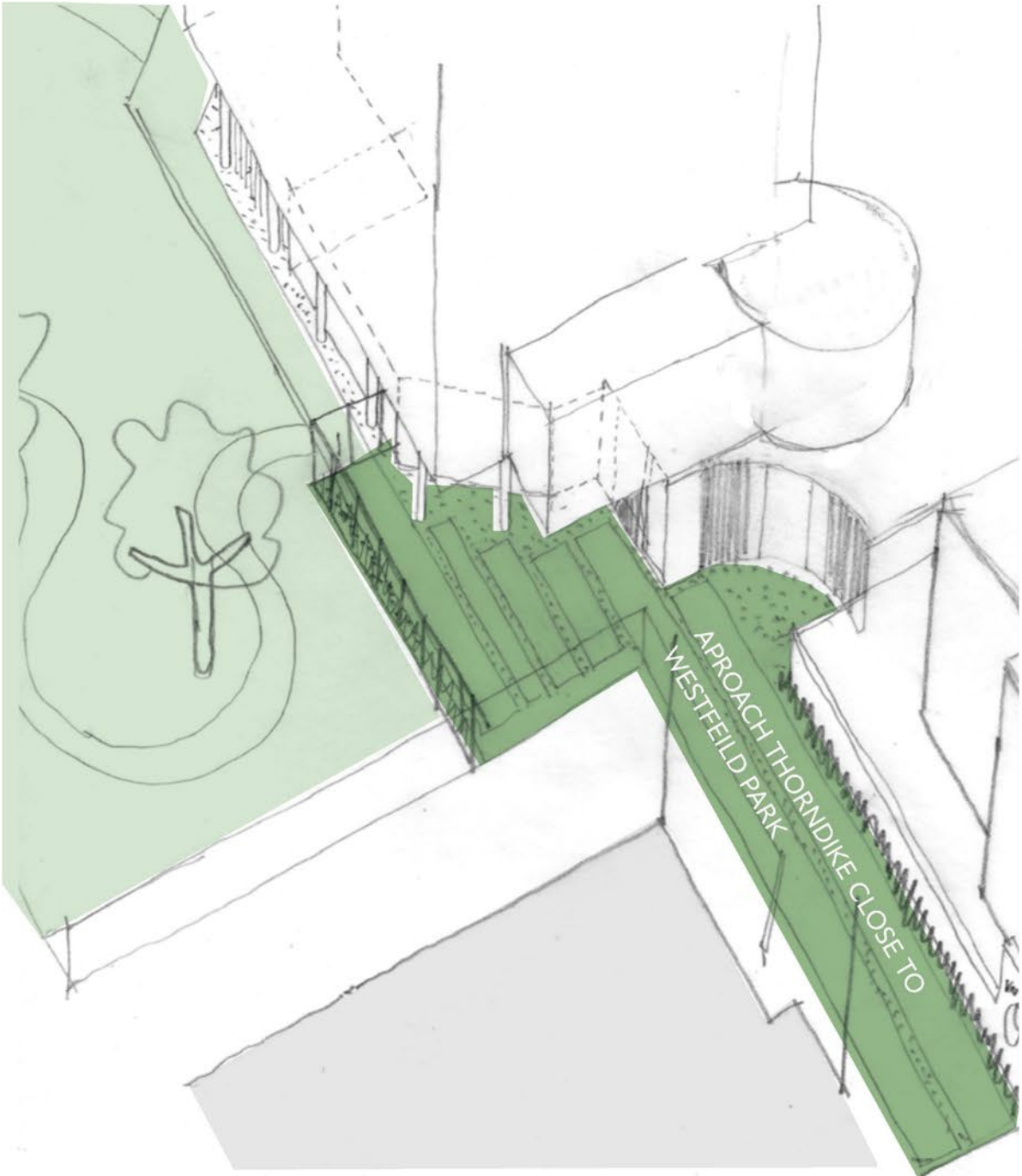
Proposed Level 3



# How the design has progressed

## Improving the access and connection through to Westfield Park

Improve access route from Thorndike Close using hard and soft landscaping, see examples below





# How the design has progressed

More detail on external play spaces, biodiversity and improved landscape

## You Said, We Did:

Concern was expressed that the Nursery external play space would be taken away

The new Nursery external play area will be re-provided as an improved facility (location A) in line with current government standards.  
The Children's Centre will also have a separate external play space (location B)

The new Nursery and Children's Centre external play spaces will retain their direct proximity to the park and be screened for security and privacy



Landscape Plan

Feedback from Public Consultation round 01



1. Biodiverse green roofs



2. Vertical planting re-instated



3. Defined circuit in varying surfaces



4. Decorative materials including, stone and mosaic



5. Encouraging a forest school ethos



6. Nursery playspace courtyard landscaped to instigate creative play



# How the design has progressed

## Proposed building materials - look and feel

### Local brick textures and colours



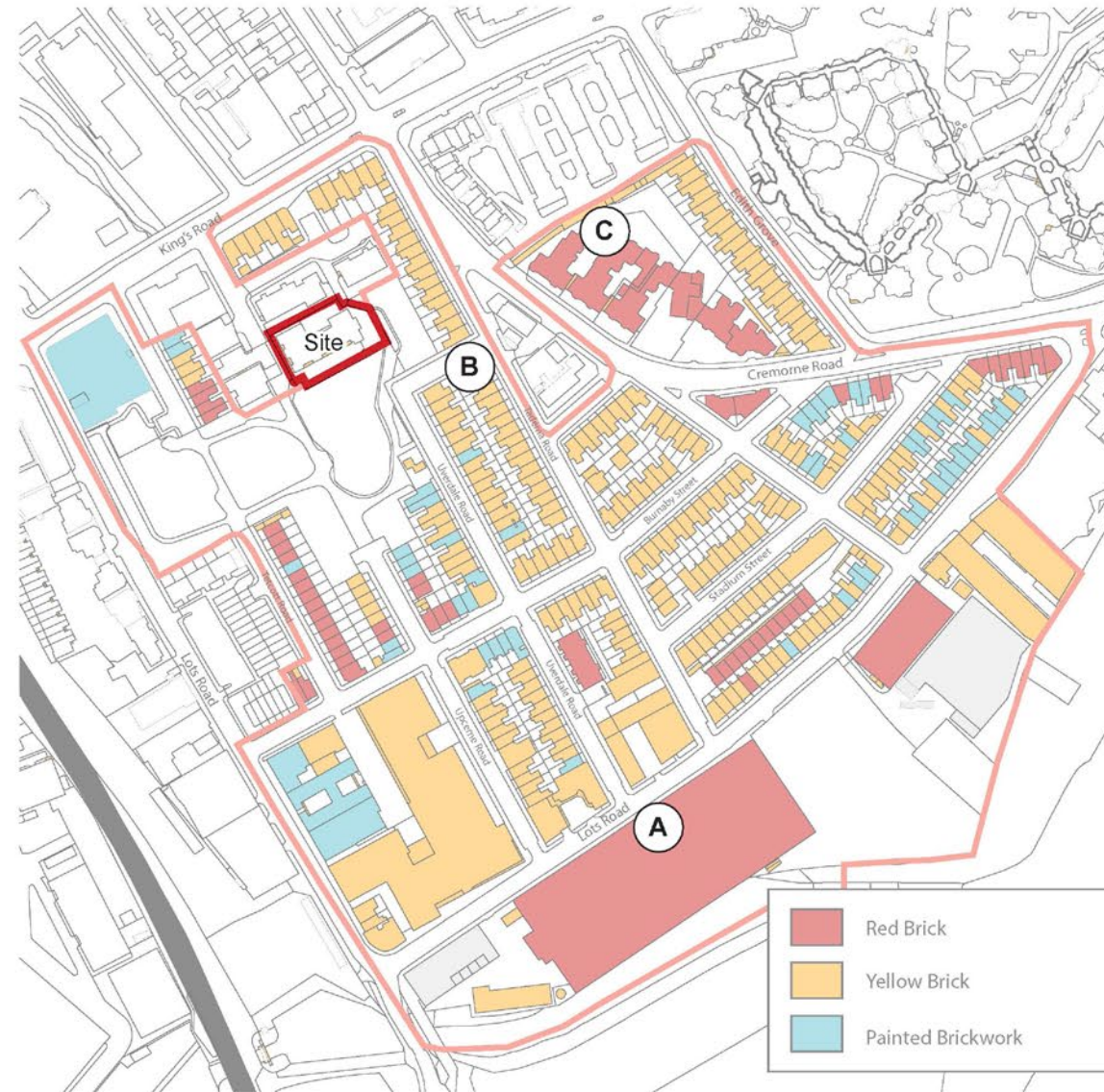
Lots Road Power Station (A)



Lots Village,  
Terraced Housing (B)



Cremorne Road, Mansion  
Block (C)



Materiality Map from Lots Village Conservation Area Management Plan

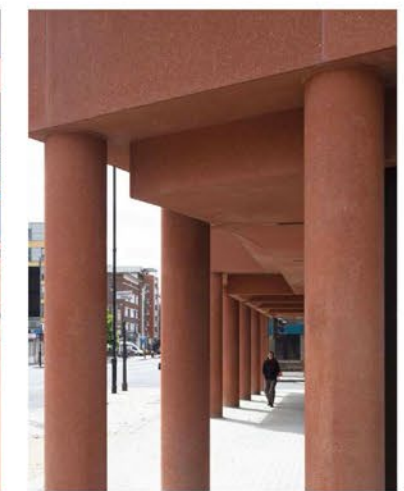
### Precedents



Patterned brick facade  
and precast solid sided  
balconies



Red brickwork deep  
reveals and precast lintels  
and sills



Pigmented precast  
columns



Metal roof lanterns



Glazed brick to courtyards



Fine metalwork screens to  
take vertical planting

The local area has rich examples of unusual crafted brickwork and cast elements, often using red brick. This gives precedent for the materiality of the proposal to be of a crafted and expressive nature. Given the varied context in the immediate locality of the site there is the potential for a bold and unique building on the Cheyne site.



# How the design has progressed

## Proposed building form in context



1. View from the Kings Road showing reduced height from round 1 consultation



2. View from Uverdale Road



3. View on approach



Integrated planting to façades



Brick with expressed detailing



Framed views and screening depending on the privacy of the space



Playful use of colour

Material pallet in development



Aerial view key



# How the design has progressed

Material Studies - We are currently reviewing the materiality of the proposal, some of the tests and examples we have looked at are shown below:



South Elevation



Cast Material with an earthy quality



Expressed Mortar Joints & Varying Brickwork



Brick banding



Henley Halebrown School  
Precast + Brick



Vertical Brick Precast



Material Study A: Precast



Material Study B: Brickwork with Precast Elements



# How the design has progressed

## Nursery interior spaces look and feel



Nursery Interior look and feel examples



View into playroom and exterior courtyard



View from playroom into outdoor playspace



# How the design has progressed

Nursery exterior spaces look and feel



Nursery outdoor playspace visualisation



Nursery exterior look and feel examples: Integrated planting, activity track and 'run in & out play'.



# What are your views?

We want to understand your views on the amended design for the site for consideration as part of the design process. Some questions you might consider in providing your feedback include?

- What are your thoughts on the reduced height and number of homes of the amended scheme?
- In light of the reduced height and number of homes proposed, do you still have concerns about the density of development?
- What are your thoughts on the landscape proposal, including the proposed new playspace for the Nursery and Children's Centre?
- What are your thoughts on the look and feel of the building?

We welcome your feedback on the amended scheme via the feedback form available on the Council's website.



# 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 Cheyne project website.

We will be hosting sessions where you will be able to discuss this presentation with members of the project team. You can attend either or both sessions:

- Session 1 (Virtual Presentation): Monday 20 September - 5.30pm to 7pm
- Session 2 (In-Person Exhibition): Saturday 9 October - 11am to 12.30pm

Address: Carlyle Building, Hortensia Road  
London, SW10 0QR

You can access the virtual meeting and find out more about the proposals on the project website: [www.rbkc.gov.uk/new-homes-cheyne](http://www.rbkc.gov.uk/new-homes-cheyne)

If you would like to speak to the project team, request hard copies of the consultation material, or need support in a different language please email [newhomesenquiries@rbkc.gov.uk](mailto:newhomesenquiries@rbkc.gov.uk) or call [07739 317294](tel:07739317294) between 9am and 5pm.