

New Homes Delivery Programme

Latymer Community Church and Bramley Road New Homes

Analysis of Round Two stakeholder consultation

September 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.

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.

Consultation methodology

The Council launched a second round of consultation on 5 July 2022, running to 25 August 2022, to gather stakeholders' views on development of the emerging plans since the first round of consultation which concluded earlier in 2022. 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 an in person and online session were organised for stakeholders to ask questions about the proposals and provide feedback. A session was also organised with Silchester Residents' Association. 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, newsletter social media, the Council's website, enewsletters, posters, Latymer Community Church and via local voluntary and community groups. The Council's engagement partner SP Broadway carried out on street engagement sessions to encourage completion of the survey, which helped to boost consultation responses.



Introduction

Report

A total of 57 surveys were returned by the deadline and a total of 30 stakeholders attended across the three discussion sessions. This report contains an analysis of survey responses and a summary of feedback from the discussion sessions. The graphs in this report show the actual number of responses as percentages can be misleading with a limited number of responses. A separate appendix report is available on request which details all comments made by respondents to the questions within the survey.

Community Liaison Group

A Community Liaison Group has also been established to enable the Council to fully understand the views of residents, businesses, and other stakeholders in the area. The Group is a forum for residents' representatives, stakeholders, and community leaders. A summary of discussions from the first meeting is included in this report.

Acknowledgements

The Council would like to thank all residents and stakeholders that took the time to feedback their views.



Results at a glance: Feedback from the survey

Below is a summary of the feedback from the 57 surveys completed by stakeholders as part of the consultation process.

Community spaces

Respondents were given the opportunity to comment on the proposed layout for outdoor spaces. The top three themes related to support for the proposed layout (12), providing suggestions for additional activities/uses (nine) and support for the flexibility of the space (six).

Enhanced community gardens

Respondents were given the opportunity to comment on the proposed layout for outdoor spaces. The top three themes related to support for the proposed layout (19), suggestions for additional activities/dedicated spaces (seven) and concerns raised around maintenance and security (six).

Improvements to the public realm

Respondents were given the opportunity to comment on the proposed changes to the surrounding public space. The top three themes related to support for the proposed layout (18), concerns raised around maintenance and security (14) and general comments on what the space means to the respondent (four).

Building height options

There was a fairly even split between the two height options proposed with 27 respondents selecting Option 1 (ground plus five storeys, stepping up to ground plus six storeys) and 26 respondents selecting Option 2 (ground plus four storeys, stepping up to ground plus seven).

High quality materials

Just under two thirds (36) of respondents either strongly supported or supported the proposed colour and materials to be used for the outside of the building.

Other comments and suggestions

Respondents were given the opportunity to share any other thoughts or comments on the presentation or site generally. The top two themes related to support for the proposed layout (eight) and environmental/pollution/economic concerns (seven).



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. Three board members attended an online discussion with Silchester residents association on 11 July, 22 stakeholders attended the in person event on 16 July 2022 at 116 Bramley Road and five stakeholders attended the online event on 20 July 2022, held via Zoom.

Summary of feedback received from the events

- Option 2 building height is preferred (Ground +4 / +7). This option has a better relationship to the surrounding buildings (i.e. Arthur Court), and it feels more nuanced and sensitive from a pedestrian perspective. Additional sunlight reaching green space adjacent to Whitstable House is also appreciated.
- Appreciation for proposed balconies and glazing to be kept orientated away from the Westway to protect residents from noise/air pollution.
- Parking: Residential street parking is an acceptable proposal, but clear demarcation of where parking stops and starts is suggested and clear offering of disabled parking.
- People were happy about the inclusion of the 'stay and play' facility (as currently it only has a temporary location).
- There was consistent support for improved landscaping and making the area more accessible to green space and the Hope Garden.
- Questions were asked about how the local services/infrastructure could cope with the occupants of the 25 new homes.
- There was support for the provision of social/affordable homes and a question was asked about how many new homes will be affordable for families.
- Noise needs to be minimised for new residents of the scheme.



Section 1:

Stakeholder survey



Community spaces

Respondents were shown the proposed layout for the first floor of the church and asked if they had any thoughts or comments on the proposal. Respondents were given space to write their comments.

There were 53 responses to this question. Comments made have been themed and those with three or more comments are summarised in the table below.

Examples of comments made can also be seen on the next page, with the full list of themes and comments made found in the appendices report.

Theme	Count
Supports the proposed layout of the church	12
Suggested additional activities/uses	9
Supports flexibility of the space	6
General comment on what the space means to the respondent	6
Does not support the proposed layout of the church	4
Unsure of the proposed layout of the church	3



Comment examples

“Have a learning centre for children. Maybe a small library. Research area for vegetable garden. Cooking classes from the kitchen. Gardening classes. Mindful space and meditation.”

Suggested additional activities/uses

“It seems like a good idea to have multiple uses - I think open planned is good and moveable seating and partitions.”

Supports flexibility of the space

“Limited space, not happy about the idea of increased footprint.”

Does not support the proposed layout of the church



“Church fundamental to area, but dilapidated. Kitchen refurbishment.”

General comment on what the space means to the respondent

“I like the visible street presence on Bramley Road and the way that the entrance draws you into the church space. The flexibility of the church main hall, welcome and dining areas looks good. I am positive about the interaction with the outdoor space. Clearly important that this is being co-designed with the church such that it meets their needs and is appropriately designed to support full accessibility.”

Supports the proposed layout of the church

“I have a baby and anything basically good for meeting other parents is good at the moment. Pre and post natal Pilates would be good as there used to be another one. Some sort of space for fitness.”

Suggested additional activities/uses



Enhanced community gardens

Respondents were shown the proposed layout for outdoor spaces and asked if they had any thoughts or comments on the proposals for enhanced community gardens and provision of an enhanced secure vegetable growing area for local residents. Respondents were given space to write their comments.

There were 52 responses to this question. Comments made have been themed and those with three or more comments are summarised in the table below.

Examples of comments made can also be seen on the next page, with the full list of themes and comments made found in the appendices report.

Theme	Count
Supports the proposals for community gardens and secure vegetable growing area	19
Suggestions for additional activities/dedicated spaces	7
Concern raised around maintenance and security	6
Request for more/alternative plants and greenery	5
General comment on what the space means to the respondent	5
Accessibility concern raised (access and seating)	3
Unsure on the proposals for community gardens and secure vegetable growing area	3



Comment examples

“There should be more greenery than just the expanded community garden.”

Request for more/alternative plants and greenery

“This aspect of the design has progressed well, great that there are dedicated garden areas for the church and the stay and play and that allotment area has been carefully designed to fit in with the overall plans.”

Supports the proposals for community gardens and secure vegetable growing area



“The community garden should be secured to ensure this does not become an area for ASB to take place. Fences should run in line with the building to keep clear lines of sight and avoid places where people can hide late at night.”

Concern raised around maintenance and security

“Exercise space, herb garden, space for entertainment pop-ups.”

Suggestions for additional activities/dedicated spaces

“I like the idea of better community space I am active in the community.”

General comment on what the space means to the respondent

“It is difficult to visualise the practical layout from the simple schematic.”

Unsure on the proposals for community gardens and secure vegetable growing area



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Improvements to the public realm

Respondents were shown the proposed changes to the surrounding public space around the site and asked if they had any thoughts or comments about the revised designs and the approach to improvements to the public realm. Respondents were given space to write their comments.

There were 48 responses to this question. Comments made have been themed and those with two or more comments are summarised in the table below.

Examples of comments made can also be seen on the next page, with the full list of themes and comments made found in the appendices report.

Theme	Count
Supports the revised designs and the approach to improvements to the public realm	18
Concern around accessibility and security	14
General comment on what the space means to the respondent	4
Request for lighting	4
No additional comments	2
Comment on parking availability	2
Unsure on the revised designs and the approach to improvements to the public realm	2
Request for more greenery	2



Comment examples

“More greenery to offset impact of Grenfell disaster for the local community.”

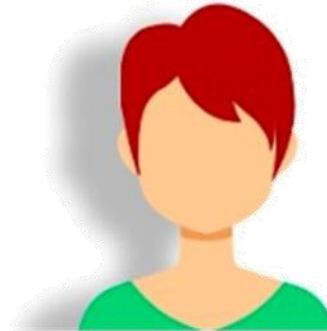
Request for more greenery

“Without looking at the plans in detail and not being totally familiar with current legislation for universal access, I assume that these are being met and all those who are mobile via wheels, whether able or disabled will have access to all areas interior and exterior.”

Concern around accessibility and security

“Definitely want more lighting and to loop into Hope Garden. More appealing green spaces.”

Request for lighting



“More parking for community members.”

Comment on parking availability

“Green area good for community, sports facilities useful for local kids, bowls.”

General comment on what the space means to the respondent

“I am positive about the re-design of the area around the Hope Garden as this will enhance this area. Also good to see increased visibility/permeability through the area under the Westway which will help to improve the sight lines and intuitive wayfinding.”

Supports the revised designs and the approach to improvements to the public realm



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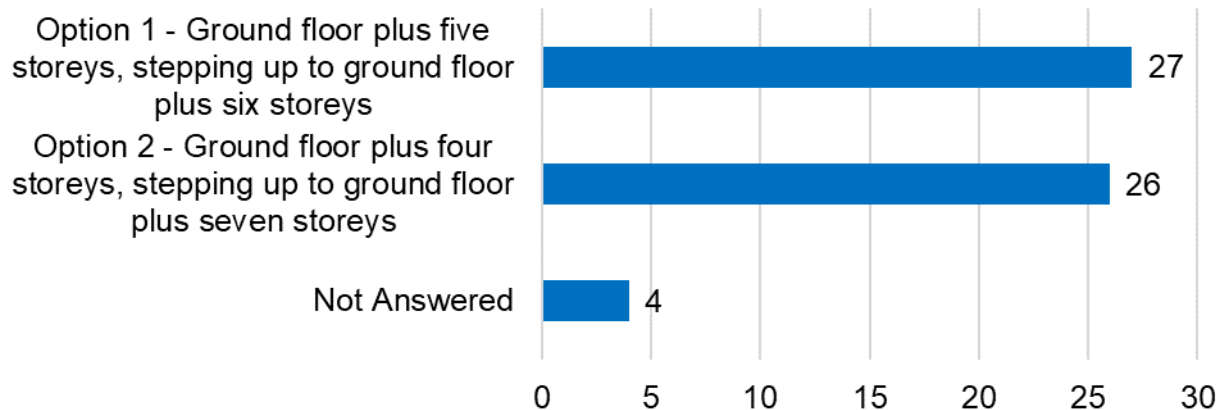
Building height options

Respondents were shown two options regarding the height of the Latymer Community Church project.

- Option 1 - as shown in the first round of consultation. With the massing at ground plus five storeys, stepping up to ground plus six storeys.
- Option 2 - reducing height to the south. Ground plus four storeys, stepping up to ground plus seven.

There was a fairly even split between the two options with 27 respondents selecting **Option 1** and 26 respondents selecting **Option 2**.

Which of these two options do you prefer? (Please note both options will deliver the same number of homes)



Base: All responses (57)



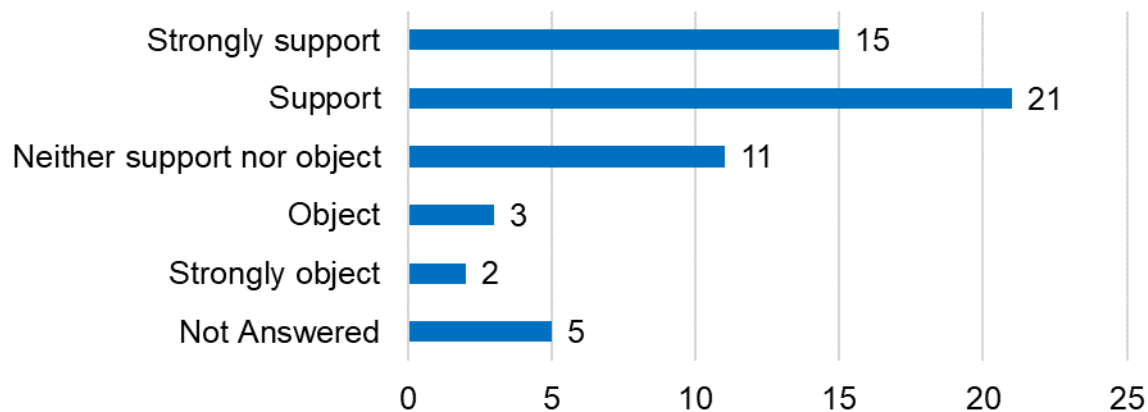
High quality materials

Respondents were asked how strongly they supported, or objected to, the proposed colour and materials to be used for the outside of the building.

- Just under two thirds (36) of respondents either '**strongly supported**' or '**supported**' this proposal.
- However, five '**strongly objected**' or '**objected**' to this and 11 respondents responded neutrally.

Those that objected to the principle were asked to comment on why this was. There were 30 comments received for this part of the questions. Comments made have been themed and those themes with two or more comments are summarised in the table on the next page alongside some examples.

We have suggested using brick which will complement with the surrounding buildings. How strongly do you support, or object to, this approach?



Base: All responses (57)



High quality materials – Objection comments

Theme	Count
Prefer lighter brick	7
Lack of character/creativity	5
Must work with the surrounding buildings	5
Prefer darker bricks	4
Needs to be fire safe	3
Specific request	2
Object to stone banding	2
Support	2

“I like the use of brick, but not the use of stone banding as shown in the second image which detracts from the brick. Please refer to the wider context of Notting Hill and Holland Park for example of attractive buildings.”

Must work with the surrounding buildings

“Light brick, and safe cladding. Nothing to dark in colour.”

Prefer lighter brick

“Fire proof. Don’t like any new build bricks. I think they are thoughtless. I like the old builds as they were different and not uniform. It is boring. For all the money, it could be more creative. All for brick, windows, balconies, don’t like glass and steel. But there is no character.”

**Lack of character/creativity
Needs to be fire safe**

“Lancaster Estate lighter bricks, gets discoloured. Darker is better. Lancaster West still looks brand new due to the colour of the bricks.”

Prefer darker bricks



Other comments and suggestions

Respondents were asked if they had any other thoughts or comments on the presentation or site generally and given space to write their comments.

There were 45 responses to this question. Comments made have been themed and those with three or more comments are summarised in the table below.

Examples of comments made can also be seen on the next page, with the full list of themes and comments made found in the appendices report.

Theme	Count
Support the revised designs	8
Environmental/pollution/economic concern raised	7
No additional comments	6
Opposed to the height	5
Must work with the surrounding buildings	5
Specific request	4
Affordability is important	3



Comment examples

“The design seems to be progressing well and appears to have taken account of the feedback received in the first round of consultation. I welcome the improved provision for the church, which is an important community resource and that a permanent home is being provided for the stay and play.”

Support the revised designs

“More housing is always a good idea, but not too tall. Lets still be able to see they sky and feel the sun.”

Opposed to the height

“I am against a building of multiple storeys. Give us a flat building of all one height. Use classical principles in your design, not abstract shapes which will make our area worse not better.”

Must work with the surrounding buildings

“PLEASE make sure that this building is eco-friendly in every aspect from the electricity through to the windows through to solar panels on the roof, through to living walls - PLEASE consider the environmental impact of every part and minimise it in any way you possibly can.”

Environmental/pollution/economic concern raised



“Destroying the community totally, if they restore it for the community then it’s good. Rent is far too high already, these are not affordable. I don’t care how you cloak it, they should be prioritising Grenfell. My priority is affordable housing. This area was rich RBKC. Only in favour if it is for people in need...”

Affordability is important

“Space for a church cafe. Could employ someone from the local community. Partner with the Co-op for supplies.”

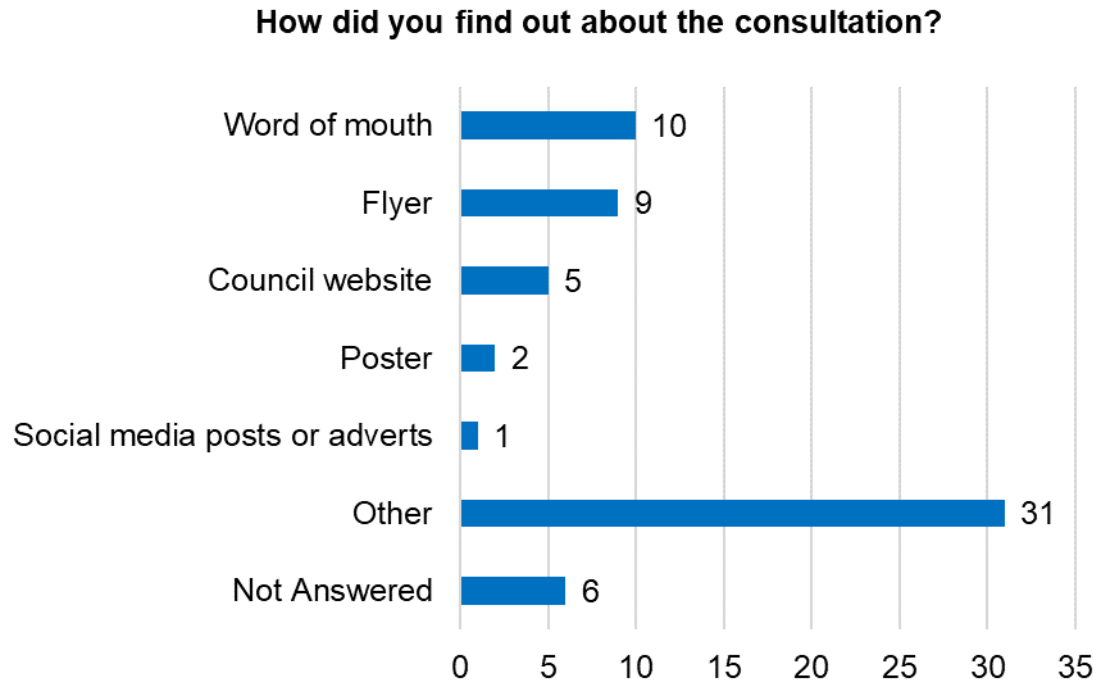
Specific request



The consultation exercise

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

- A total of 31 respondents selected '**other**'. These answers were specified as either canvassing, street surveys or from the Council.
- Ten respondents had found out about the consultation via '**word of mouth**'.
- Nine had found out by a '**flyer**'.
- Five had found out by a '**flyer**'.
- Five had found out via the '**Council website**'.



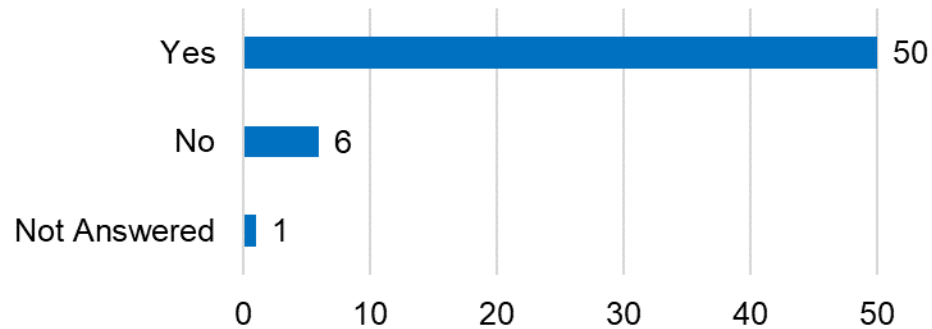
Base: All responses (57)



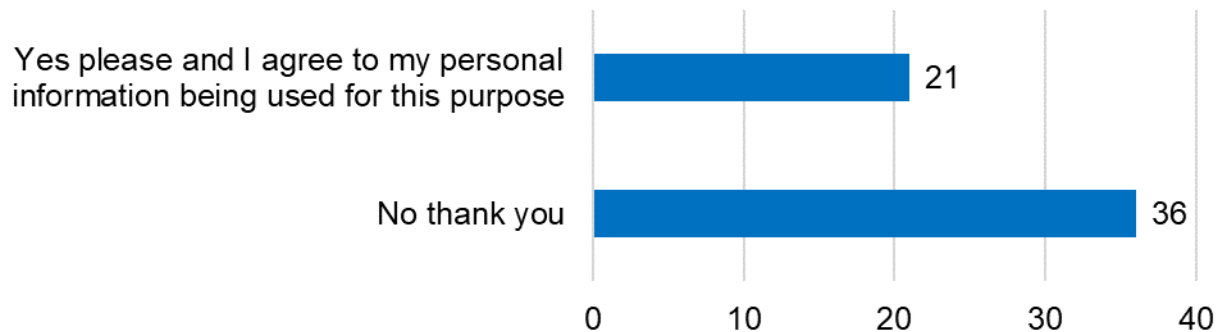
The consultation exercise

Respondents were asked a series of questions about the consultation exercise and future communications.

Do you feel that the presentation informed you how you can provide your thoughts and input as part of the process?



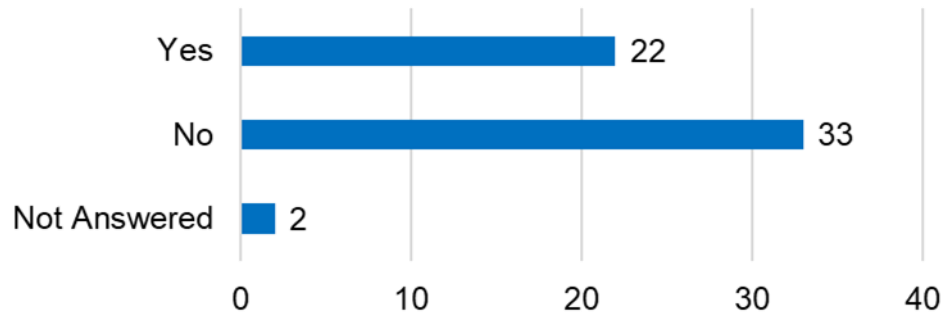
Would you like to be contacted about future events or other new homes proposals?



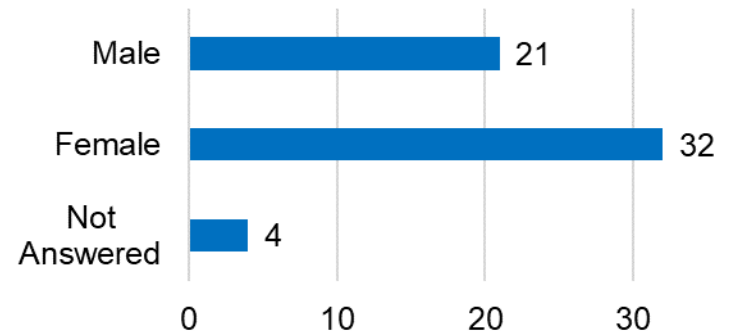
Profile of respondents

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

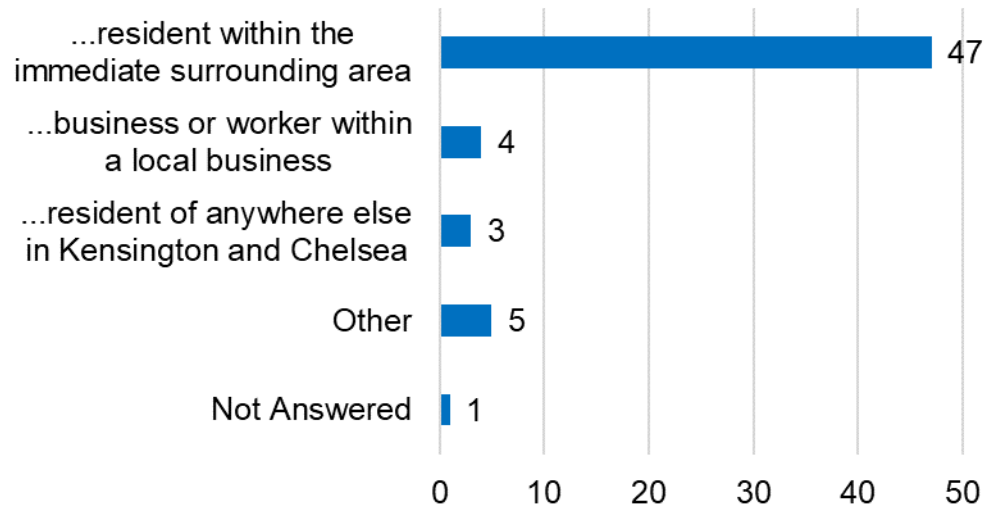
Have you attended any events or used the Community facilities in the Latymer Community Church in the past?



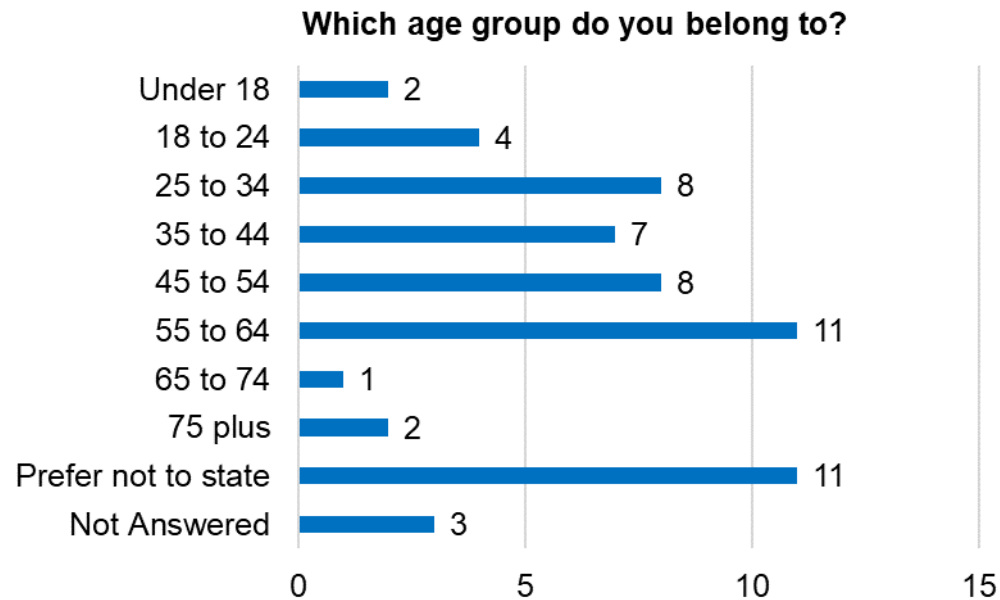
What is your sex?



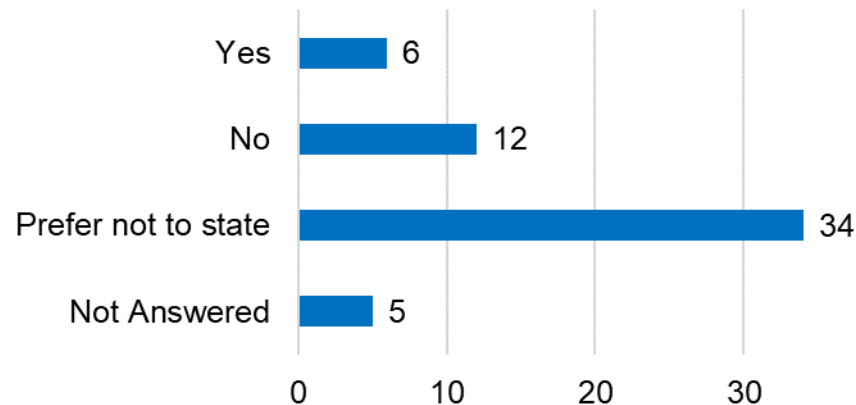
Are you a...



Profile of respondents

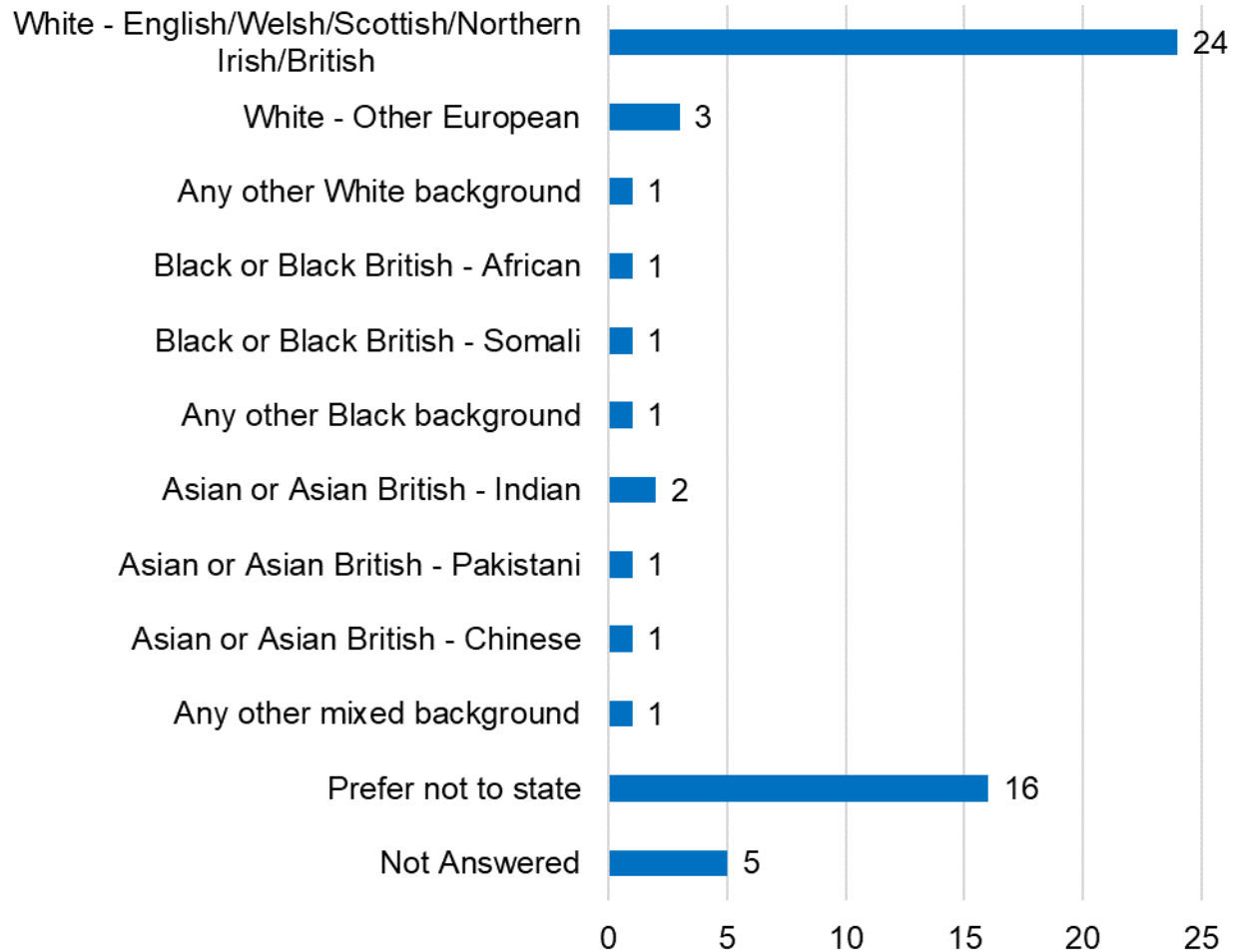


Do you have a long-term illness, health problem or disability which limits your daily activities?



Profile of respondents

How do you describe your ethnic origin?



Base: All responses (57)



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.

Summary of feedback received from the events

Silchester Residents Association meeting – Monday 11 July (4.30pm – 5.30pm)

- Silchester Residential Association are not representative of Whitstable House, they are an association and advocate for Whitstable House residents.
- Option 2 building height is preferred (Ground +4 / +7). This option has a better relationship to the surrounding buildings (i.e. Arthur Court), and it feels more nuanced and sensitive from a pedestrian perspective. Additional sunlight reaching green space adjacent to Whitstable House is also appreciated.
- Appreciation for proposed balconies and glazing to be kept orientated away from the Westway to protect residents from noise/air pollution.
- Parking: Residential street parking is an acceptable proposal, but clear demarcation of where parking stops and starts is suggested.

Face-to-face Public Consultation Event – Saturday 16 July (10am – 12pm)

- The majority of attendees said they were excited about the idea of a better church and supported the proposals.
- People were happy about the inclusion of the 'stay and play' facility (as currently it is only has a temporary location).
- There was consistent support for improved landscaping and making the area more accessible to green space and the Hope Garden.
- Post-it notes were available for members of the public to write their thoughts about the scheme.



Stakeholder meetings - Continued

Virtual Public Consultation Meeting – Saturday 20 July (6.00pm – 7.30pm)

- Concerns were raised about the height of the proposed scheme.
- Questions were asked about how the local services/infrastructure could cope with the occupants of the 25 new homes.
- There was support for the provision of social/affordable homes and question asked about how many new homes will be affordable for families.
- Pointed out the possible difficulties with keeping the windows clean/well-maintained, with it being so close to the Westway.
- Greening within the scheme is positive but questions were asked concerning whether trees are being lost as part of proposal and whether green walls are being incorporated.
- Assumed that the Council will use 'local talent' to landscape the new garden as money should 'stay in the area'.
- Noise needs to be minimised for new residents of the scheme.
- Disabled parking provisions, happy to see that the church will have an improved disabled access.



Section 3:

Community Liaison Group (CLG)



Community Liaison Group

Kensington and Chelsea Council, supported by SP Broadway (community consultation specialists), have established a Community Liaison Group (CLG) for the scheme.

Purpose and membership of the Group

The CLG will enable the Council to fully understand the views of residents, businesses, and other stakeholders in the area. The Group is a forum for residents' representatives, stakeholders, and community leaders to:

- Help ensure a comprehensive consultation takes place.
- Be kept informed of plans for Latymer Church and Bramley Road as they develop.
- Enable stakeholder views to be expressed.

Meeting frequency

It is planned that the CLG will meet approximately three times, further meetings could be arranged if wished.

Feedback from first CLG meeting on 19 July 2022

The first meeting took place during round two of the consultation process on 19 July, seven stakeholders were in attendance. A summary of comments, feedback and questions raised can be seen below:

- Comments and questions were made (and responded to) about the impact of the development on light for the gardens and surrounding area.
- Concern was expressed about density and access to public services and reassurances sought on amount of social housing.
- Mitigation on traffic and noise during construction was sought.
- Stay and Play proposals were generally supported and incorporating gardening into Stay and Play proposals was suggested.
- Questions raised (and answered) in relation to accessibility of the homes
- Plans for the gardens were discussed, including happiness with the lighting aspects and the possibility of waiting lists for plots
- The Church redevelopment was discussed, including excitement from the Church at the redevelopment plans, improvements to accessibility and the design of a flexible space that will benefit the community.

