

Latymer Community Church and Bramley Road new homes

Round 2 engagement events

In person event

**Saturday 16 July 2022,
from 10am to 12pm** at Latymer
Community Church, Bramley Road, W10 6SU

Online event

**Wednesday 20 July 2022,
from 6pm to 7.30pm.**

You can join via the Zoom link
[https://us06web.zoom.us/
j/88361647664](https://us06web.zoom.us/j/88361647664)



**Building
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Future**



THE ROYAL BOROUGH OF
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What are we here to talk about?



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

The Latymer Community Church in Bramley Road is a valued local community facility that has provided a variety of services and support to the North Kensington community for nearly 160 years.

A collaborative approach has been agreed between the Church and Council to explore the opportunities to provide a new church together with other facilities for the local community.

Alongside this, we would like to provide new homes to rent including social rent and key worker homes, as well as open market rent homes. With 2,100 people on our housing waiting list living in temporary accommodation, this will help alleviate the pressing housing need in the borough.

In order to fund the re-provision of the Community Church and deliver the new site improvements outlined in this presentation, we need to build a minimum of 25 new homes.

We appreciated your ideas and feedback at our first events in December 2021 which has helped us shape the designs for this scheme. We have taken these on board and would now like your feedback on the materials within our presentation for this second round of engagement events.



Thank you for your feedback!

Thank you to all individuals and groups who provided feedback at our first round of engagement events, in focused stakeholder discussions and on the feedback forms. The key themes emerging from this consultation and key stakeholder meetings are outlined below and full details of the feedback received is available on the Council's website: www.rbkc.gov.uk/new-homes-latymer

- There was clear support for providing community facilities, new homes and a “stay and play” facility on the site
- You wanted to see a design proposal that improved the areas of landscaping and pedestrian access around the site and enhanced the community garden areas
- More than three quarters of you thought that a building of ground plus five stepping up to ground plus six floors was “about right” in terms of fitting into the surroundings. Some thought it to be too tall while other thought that it could be higher.
- Addressing air quality and acoustic issues in the design was raised as being important because of proximity to the Westway
- Your preference was for two bedroom homes followed by one bedroom and then three bedroom properties
- There was support for improvements to lighting around the site to increase the feeling of safety

We have taken on board your comments and feedback to shape the evolving design of the scheme. This is outlined in the following presentation.



Proposed Site



①

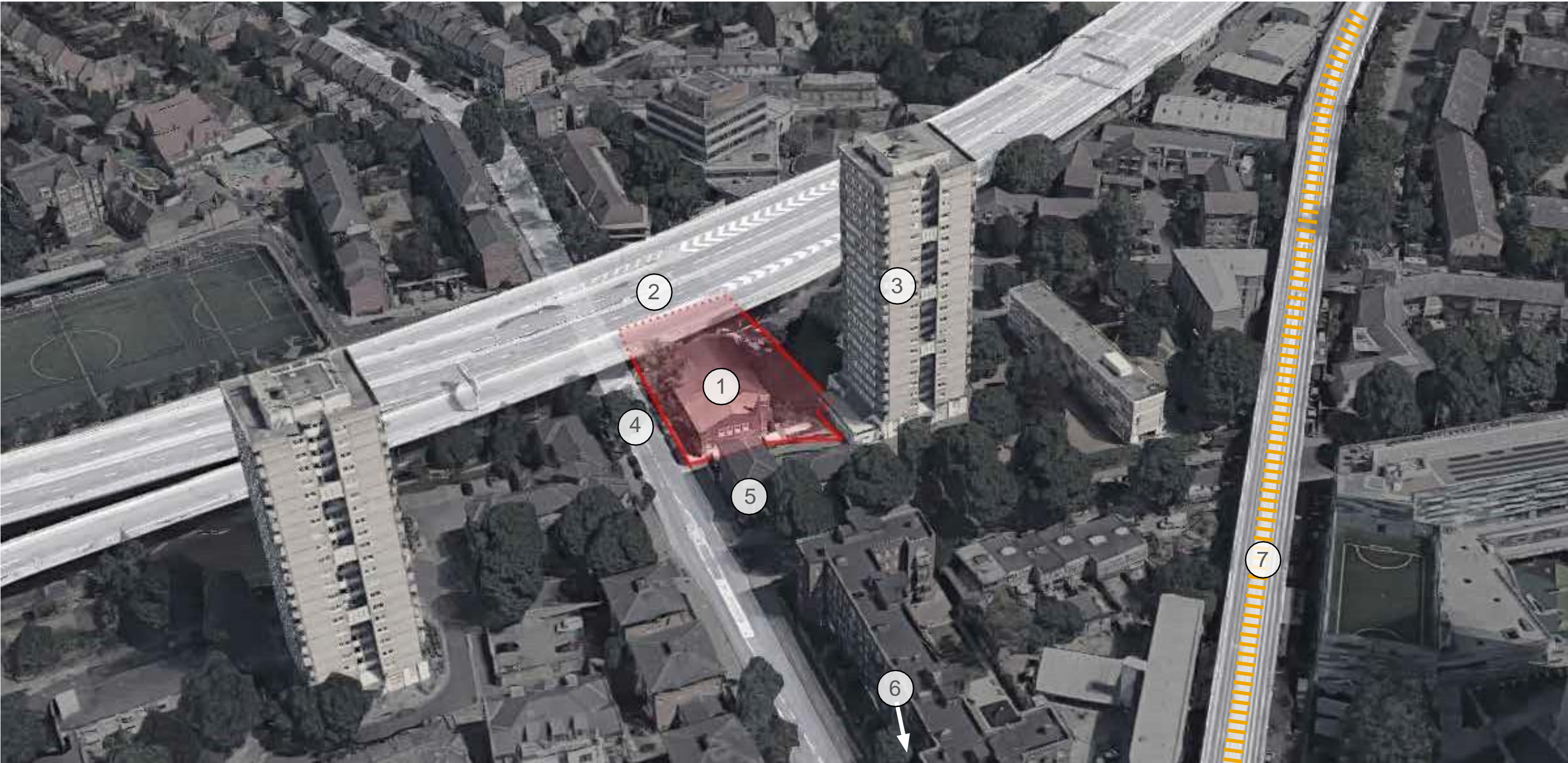
The potential site areas under consideration for these proposals is indicated on the right. These include the existing Latymer Community Church which has been acquired by the Council, together with areas Council land adjacent to the east of the church property. This land also has existing stakeholders who use part of the Council land as a Kitchen Garden.

KEY

- ① Latymer Community Church
- ② Church car park purchased by the Council
- ③ Council owned land
- ④ Kitchen Garden utilising Council land



Site Context



KEY

- ① Latymer Community Church (the site)
- ② Westway
- ③ Whitstable House
- ④ Bramley Road
- ⑤ Arthur Court
- ⑥ Latimer Road Tube Station
- ⑦ Circle/Hammersmith & City Line

The location of the existing Latymer Community Church is shown on this aerial image.

The site is bounded by Bramley Road to the west, Whitstable House and the Hope Garden to the east, and the raised Westway route to the north.



Site Context + Key Considerations

The Latymer site is adjacent to a number of existing features and buildings which will need to be considered and respected when shaping the design proposals, including:



1 Grenfell Hope Garden



2 'Wall of Truth' Memorial beneath the Westway



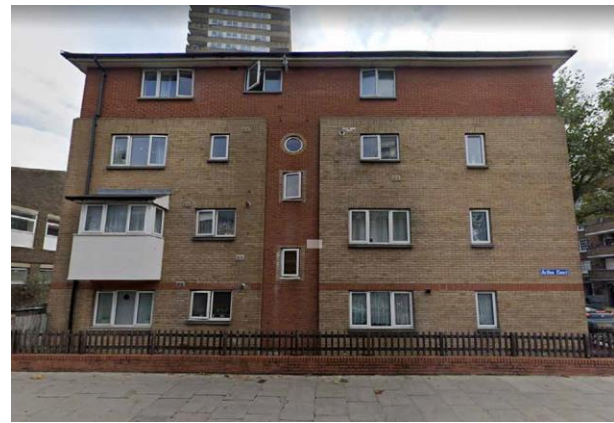
3 The Community Garden, used by local residents to grow vegetables and produce



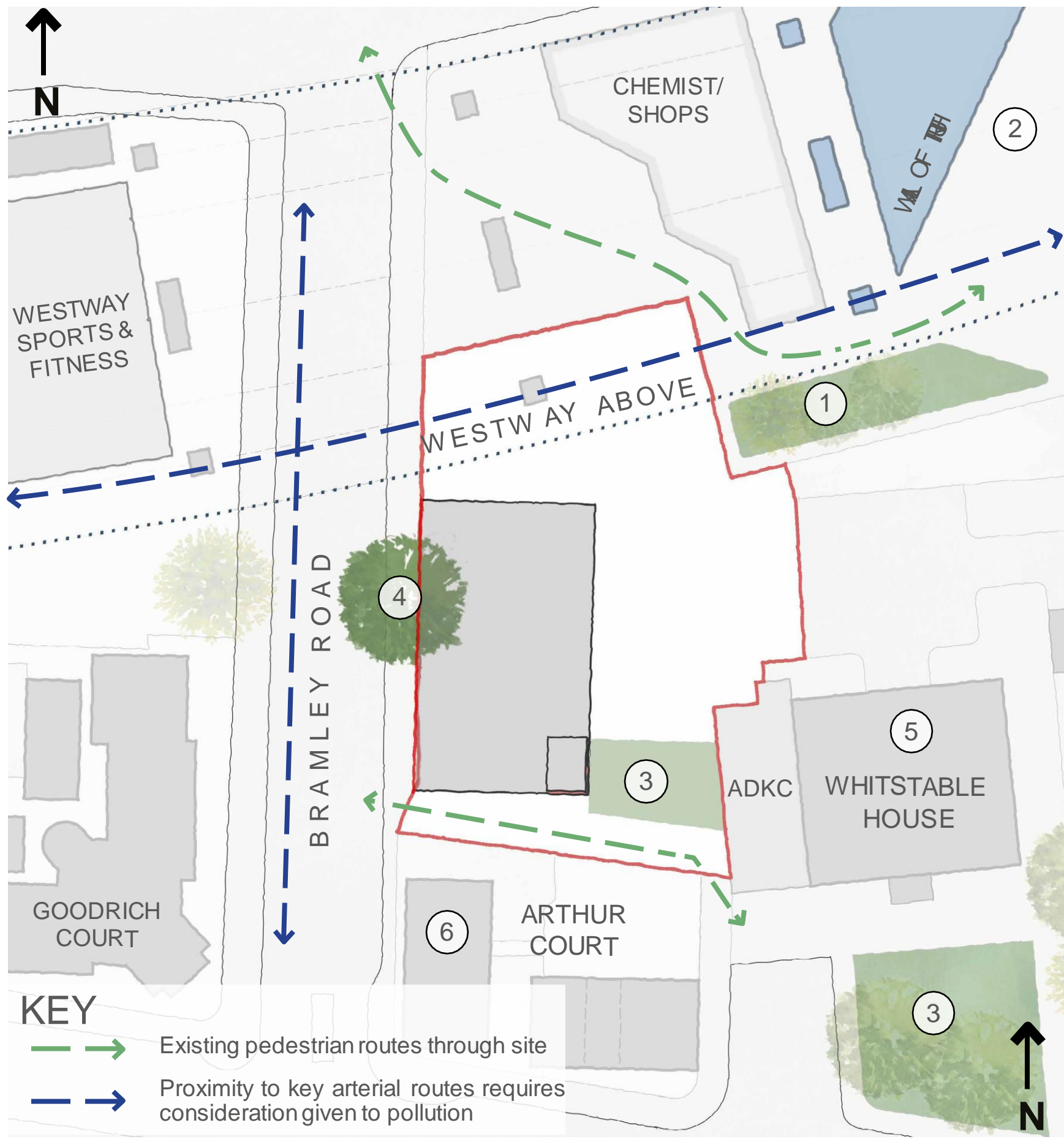
4 Retaining the London Plane Tree on Bramley Road



5 Whitstable House – existing RBKC residential building with landscape and parking areas







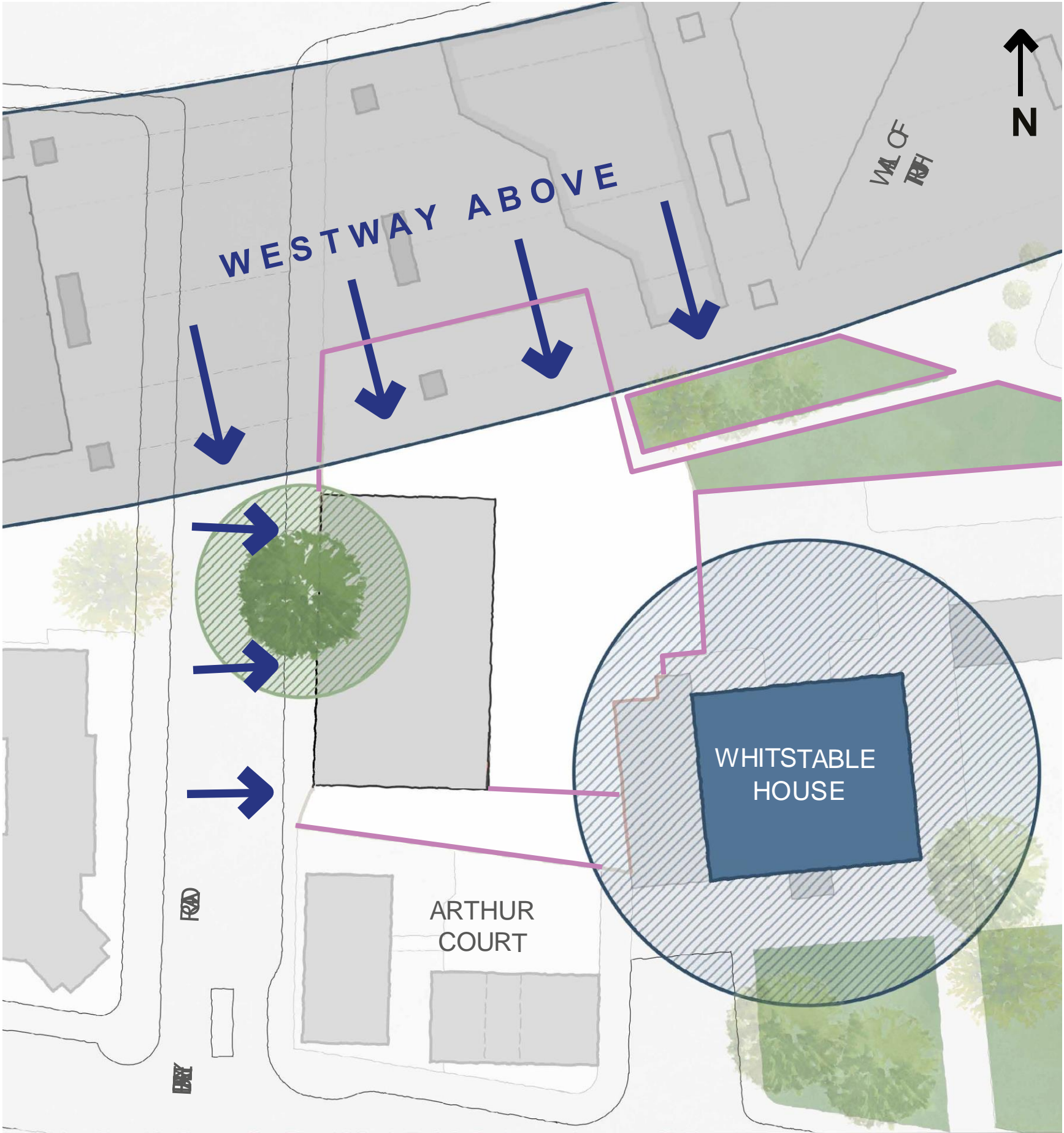
6 Arthur Court existing residential building



Site Constraints



- KEY**
-  Air quality and noise level from adjacent roads to be considered, primarily the Westway.
 -  Fences and railings restrict movement through the area and close off green spaces from the public
 -  Existing tree on Bramley Road - To be retained and respected with provision for canopy and future growth
 -  Whitstable House - Consideration given to existing housing and residents



Responses to Feedback within the Design

The following presentation will show the emerging more detailed design ideas and proposed solutions to the priorities and concerns identified in the first round of community engagement events.



As Shown at the First Round of Pubic Consultation

Landscape Design

The feedback showed that the majority of people supported the approach to improve areas of landscaping around the site, including improved pathways and safe well-lit areas, and the reconfiguration of barriers around the site.

There were a lot of responses to these design ideas which mainly focused on the following points:

- Accessibility of pathways
- Children's play space
- Safety and comfort
- Biodiversity
- Wayfinding and visibility

- The initial landscape design ideas shown in the following presentation materials have tried to encompass these ideas.
- We would like your feedback and any other ideas to help provide input into the landscape design.
- We will continue to work with the community representatives, such as those managing the Hope Garden and the Westway Trust, to co-design an improved space that works for the stakeholders of the site and respects the existing Wall of Truth.
- The landscape design will include additional lighting, both under the Westway and around additional pathways to create a more secure area.



As Shown at the First Round of Pubic Consultation

Community Spaces and New Homes

The feedback showed that the majority of people supported the idea of re-providing a space for Latymer Community Church, the inclusion of a 'Drop in Stay & Play' facility, and provision of new homes on the site.

Several comments from the survey related to the amount of social rent homes that would be provided.

- We will be providing a mix of social rent, key worker rent and open market rent homes. At least 50% of the New Homes will be social rent tenure.

One comment from the survey related to the concern for safety around the Stay & Play.

- We have responded to this by providing the Stay & Play with dedicated enclosed outdoor space adjoining it and the surrounding landscape will have increased visibility and lighting.

- Latymer Community Church
- Residential Entrance and Services
- Stay and Play



As Shown at the First Round of Pubic Consultation

Height and Materials

The feedback told us that the majority of people felt that the height of the building shown (Ground plus five floors with additional floor to the North) was 'about right' in terms of respecting its surroundings. A few respondents felt that this was 'too tall'.

- Following this feedback and further conversations with the planning team and other consultees we have developed two options for height in this presentation that we would like your feedback on.

There were a number of comments about environmentally friendly solutions and materials, including one regarding the use of safe materials.

- The current design intention is to use brick to fit into the local context, ensuring the use of safe materials and using sustainable materials where possible.
- We aim to reduce residents' fuel bills in the building through high levels of insulation and the use of sustainable technologies such as air source heat pumps, following RBKC's commitment to sustainable development.
- The entire building would also have sprinkler systems to optimise fire safety

We would like your feedback and suggestions about the materials proposed for the design.



Surrounding Landscaping

During the first round of consultation there was generally strong support for enhancing and improving the existing community garden areas and the potential to remove or reconfigure barriers to improve access on site. We have also held meetings with relevant local groups as well as the Council's planning team and independent design review panel to ensure a high design quality on the scheme.

The following shows the changes to the landscape design responding to this input, and we would like your further feedback on these designs.



First Round of Public Consultation

- ① Enhanced Community Garden spaces with public pathway.
Responding to feedback from the first round of consultation and representatives of community groups that will use these spaces the design approach we are proposing is a series of dedicated spaces for the church and "Stay and Play" that link into the wider landscaped areas.
- ② Improvements to the existing pathways to enable better access for all
- ③ Opening up green space to be used by the community
- ④ Improved lighting to improve the safety under the Westway flyover
- ⑤ Ensuring the mature trees around the site are retained
- ⑥ A south facing roof terrace for residents of the new building



Updated Proposal

- ① Enhanced/Enlarged Community Kitchen Garden
- ② Outdoor Space for Latymer Community Church
- ③ Outdoor Play Space for the Stay and Play facility
- ④ Improvements to the existing pathways to enable better access for all
- ⑤ Opening up green space to be used by the community and improving visibility and accessibility to the Hope Garden
- ⑥ Improved lighting to improve the safety under the Westway flyover
- ⑦ Ensuring the mature trees around the site are retained
- ⑧ A south facing roof terrace for residents of the new building



Surrounding Landscaping

Enhanced Community Garden Areas

During the first round of consultation there was strong support for enhancing and improving the existing community garden areas.

The landscape design aims to enhance the existing community garden space by providing a new allotment space with increased bed sizes. This includes retaining, relocating, and where necessary replacing a number of the young trees within the existing orchard.

A peaceful outdoor space will be provided for Latymer Community Church to use.

It will also provide safe dedicated outdoor space for the 'Stay & Play' together with more informal play space in the surrounding area.

We will continue to work with the community representatives managing the Hope Garden, Community Kitchen Garden and the Westway Trust to explore options to enhance and improve these spaces. We will also encourage ideas and comments from residents of Whitstable House and Arthur Court adjacent.

We would like to hear your feedback on the design approach for these community garden spaces.

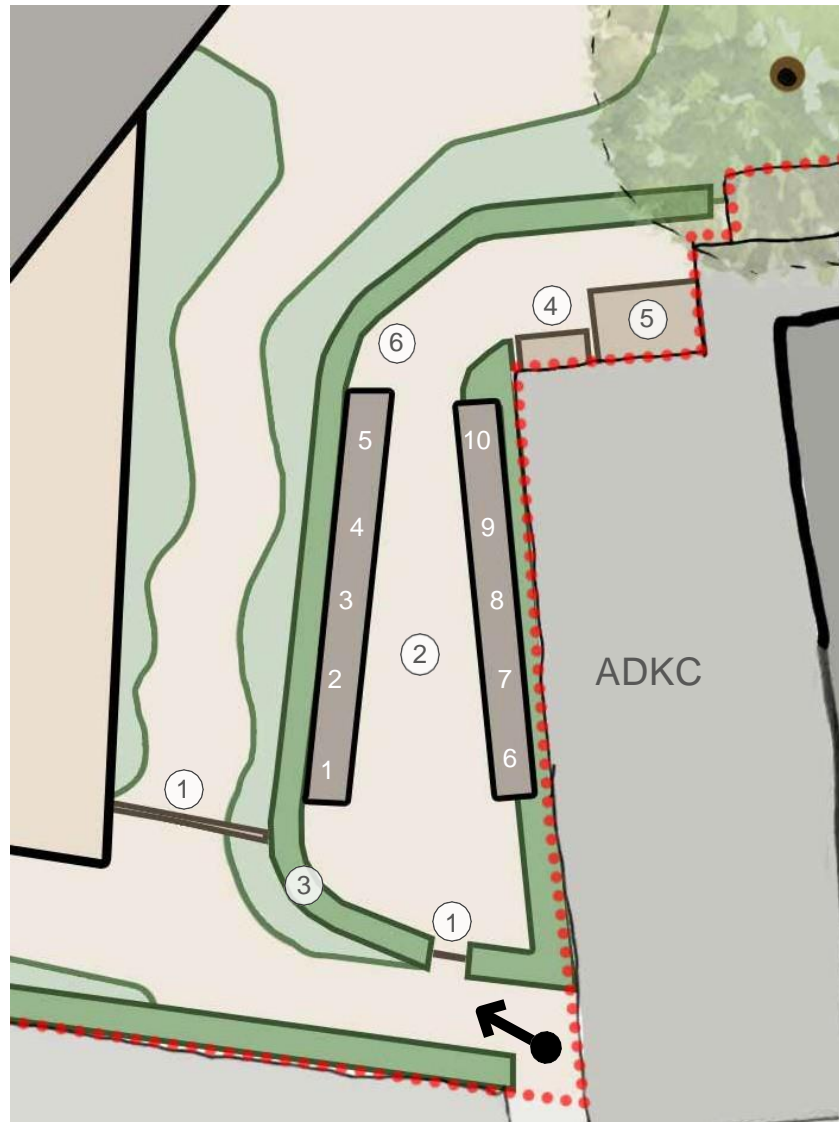
KEY

-  Garden Entrance for Latymer Community Church
-  Garden Entrance for 'Stay & Play'
-  Enhanced Community Kitchen Garden with secure storage area
-  Outdoor Space for Latymer Community Church
-  Provide protected play space for the 'Stay and Play facility'










Surrounding Landscaping

Enhanced Community Garden Areas



Indicative Plan of Kitchen Garden

KEY

-  Location of View
-  Gate access to secure garden areas
-  Kitchen Garden allotments
-  Fruiting hedges and trees enclose the allotment area
-  Compost bin
-  Small store shed
-  Water tap

Indicative Sketch View of Kitchen Garden and community church elevations

These indicative sketches show ideas for the sheltered courtyard to the south of the design which incorporates the enhanced existing community Kitchen Garden. These early design ideas are based on the feedback from the first round of consultations which outlined the following aspirations for the area.

- Improvements to the community garden and expansion of the Kitchen Garden allotments
- The reconfiguration of barriers around the site to improve pedestrian access and wayfinding
- A safe and comfortable place for people to gather in or pass through with improved lighting
- Introducing plants and encouraging biodiversity throughout the site

These ideas are also informed by conversations with the representatives from the Hope Garden and Community Kitchen Garden and we will continue to work with them to help provide further input into the design approach.



Surrounding Landscaping

Improvements to the Public Realm

During the first round of consultation there was generally strong support for improvements to the public space around the site and the potential to remove or reconfigure barriers to improve access.

- The design approach includes the removal of hard barriers such as railings and introduces softer barriers of planting, street furniture and car bollards to allow improved pedestrian access while maintaining parking areas

There were several comments in the first round of consultation relating to the accessibility and wayfinding of areas and pathways surrounding the site.








- The design ideas for the landscape involves the improvement of existing pathways and the addition of new ones to provide easy access around the site and links from Bramley Road.

There were several comments related to the lighting around the site area.

- The landscape design will include additional lighting, both under the Westway and around additional pathways to create a more attractive and secure area.

We would like your feedback on the design approach for the public spaces and pathways around the site.

KEY

-  Entrance for Latymer Community Church
-  Potential for 'opening up' main church space for community events
-  Entrance for Stay & Play
-  Improved pathways
-  Improved lighting
-  Soft barriers to shared surface car parking
-  Opening up of Green Spaces to the Community
-  Potential for collaboration with Westway Trust to enhance paved area to North of the site



Surrounding Landscaping

Retaining the Existing Trees

We are working with a Tree Specialist and the Council's Tree Officer in order to ensure the mature trees to the rear of the site and the London Plane tree on Bramley Road are retained and respected.



1

Retaining the London Plane tree on Bramley Road



2

Retaining the Ash tree and 'Trees of Heaven' at the rear of the site

3

Roof terrace for residents of the new building



Residential access to roof terrace
















Community Spaces - Ground Floor

During the first round of consultation there was generally strong support for providing a new long term facility for Latymer Community Church, and a long term home for a 'Stay and Play' facility. We have had discussions with the church and Stay & Play representatives to obtain their input in the design process.

The image to the right shows ground floor layout of the proposed design as it currently stands with the relevant feedbacks and inputs from various stakeholders. It is subject to further adjustments, depending on continued engagement with the church, 'Stay & Play' as well as with all other relevant parties.

KEY

-  Entrance to Latymer Community Church
-  Entrance to residential
-  Entrance to Stay & Play
-  ① Community church entrance and dining space
-  ② Community church kitchen
-  ③ Community church main hall
-  ④ Community church welcome office
-  ⑤ Community church prayer rooms
-  ⑥ Community church meeting rooms
-  ⑨ Community church ancillary spaces
-  ⑩ Stay & Play
-  ⑪ Residential entrance
-  ⑫ Residential ancillary spaces




Community Spaces - First Floor

The primary public spaces for Latymer Community Church would be on the ground floor, whilst some appropriate facilities for the church would be located at first floor level.

The image to the right shows the first floor layout. Some church facilities such as office spaces and meeting rooms would be located on this floor, as well as a number of new homes.

KEY

-  Balcony for Community Church
-  Balconies for new homes
-  ① Community church office space
-  ② Community church meeting rooms
-  ③ Community church main hall (below)
-  ④ New homes
-  ⑤ Main stair and accessible lift access
-  ⑥ Additional escape stair and lift



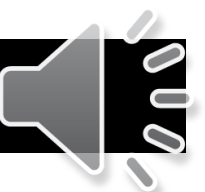
Typical Residential Layout - Lower Floors

During the first round of consultation you asked us about the number and mix of rental tenure for the proposed new homes. The following outlines the principle of the design ideas for the new homes and typical layout on lower floors above the community spaces.

- We would provide a mix of social rent, key worker rent and open market rent units. At least 50% of the new homes would be social rent tenure. All units would be designed to the same specification (tenure blind).
- A variety of unit sizes are proposed to accommodate different needs and facilities including a number that are fully accessible, and lift access to all units.
- Homes with multiple bedrooms would have an ensuite bathroom in addition to a family bathroom.
- Balconies in each home facing away from the Westway, along with access to a communal roof terrace
- A number of fully accessible homes will be included in the design, as well as lift access for all apartments and church facilities where required.
- A second escape stair core is incorporated into the design as an additional safety feature.
- Aim to reduce residents' fuel bills through enhanced levels of insulation and the use of renewable energy where possible and practical, following the Council's commitment to sustainable development.

KEY

- New homes
- Balconies to new homes
- ① Main stair and accessible lift access
- ② Additional escape stair and lift



Typical Residential Layout - Upper Floors

This plan indicates what the arrangement of new homes on the upper floors could look like.

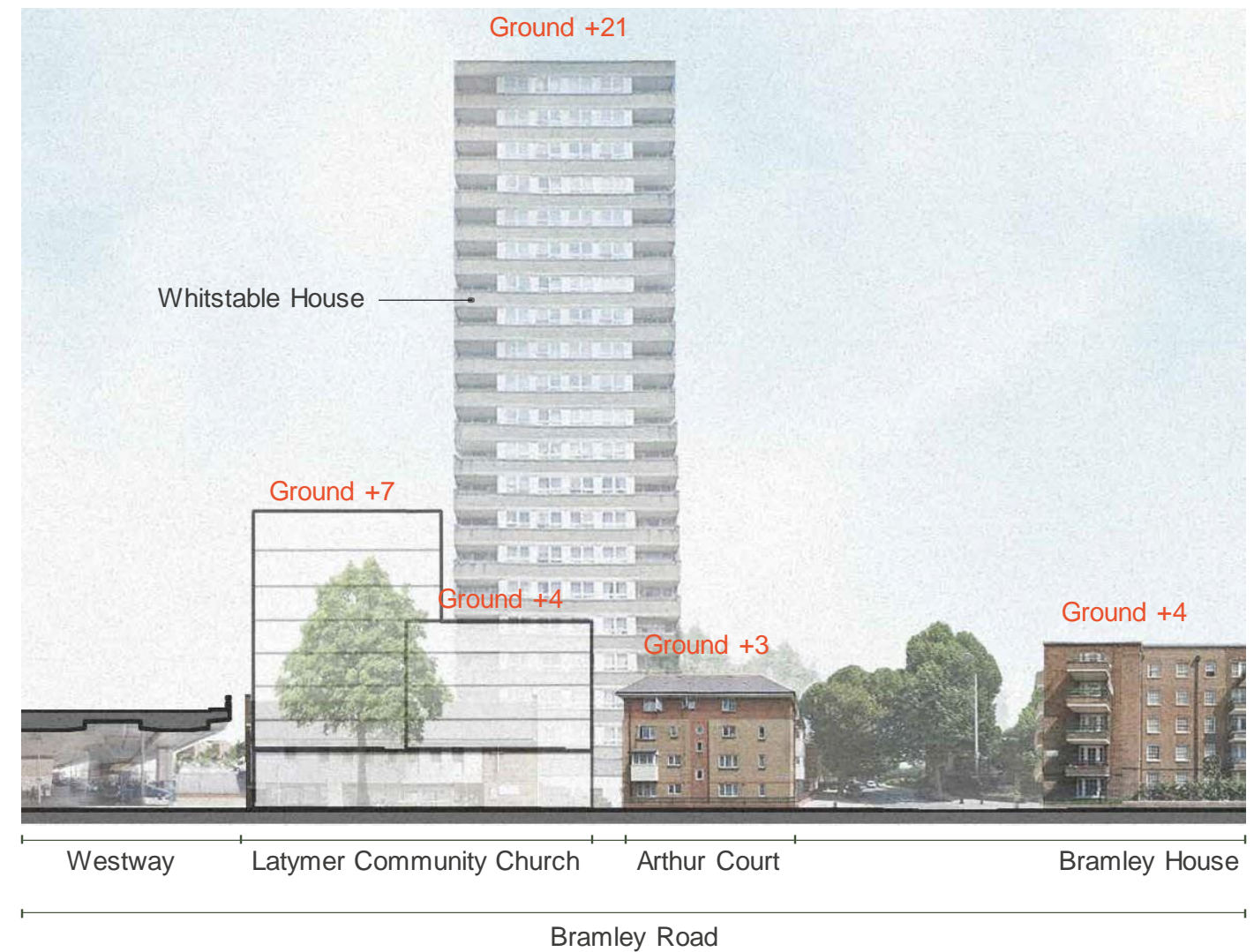
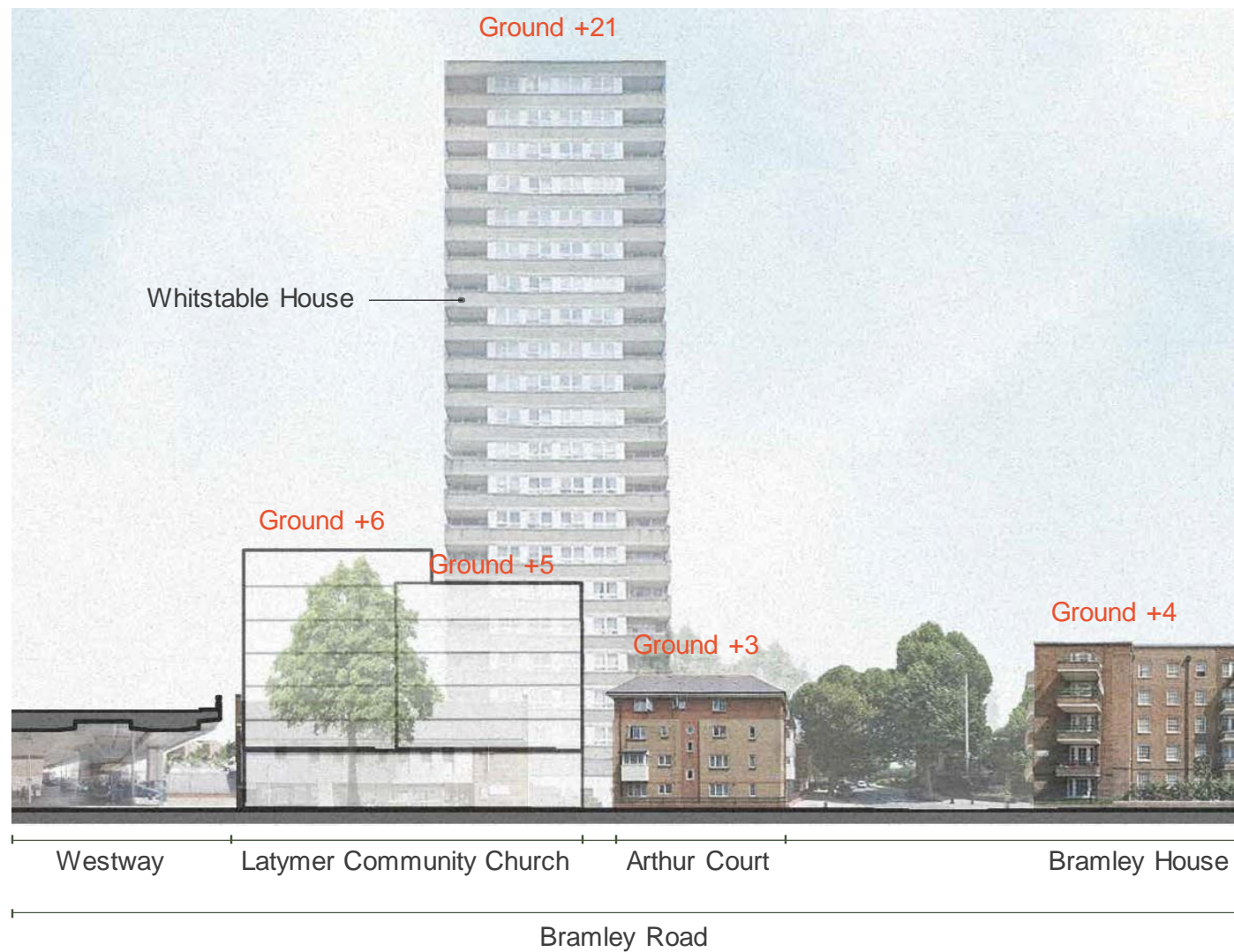
KEY

- New homes
- Balconies to new homes
- 1 Main stair and accessible lift access
- 2 Additional escape stair and lift
- 3 Communal roof terrace for residents of the building



Building Height - Options

In order to fund the new church and community improvements, the Council would need to deliver at least 25 new homes on the site. Preliminary concept proposals would suggest that this would require heights of at least ground plus five rising to ground plus six floors. The options below show two different approaches and we would like your feedback on these.



Option 1 - as shown in the first round of consultation

During the first round of consultation we presented an option with the indicative massing at Ground plus five stepping up to Ground plus six storeys. More than three quarters of respondents thought that a building of ground plus five rising to ground plus six floors was “about right” in terms of respecting the surroundings.

Option 2 - reduced height to the south

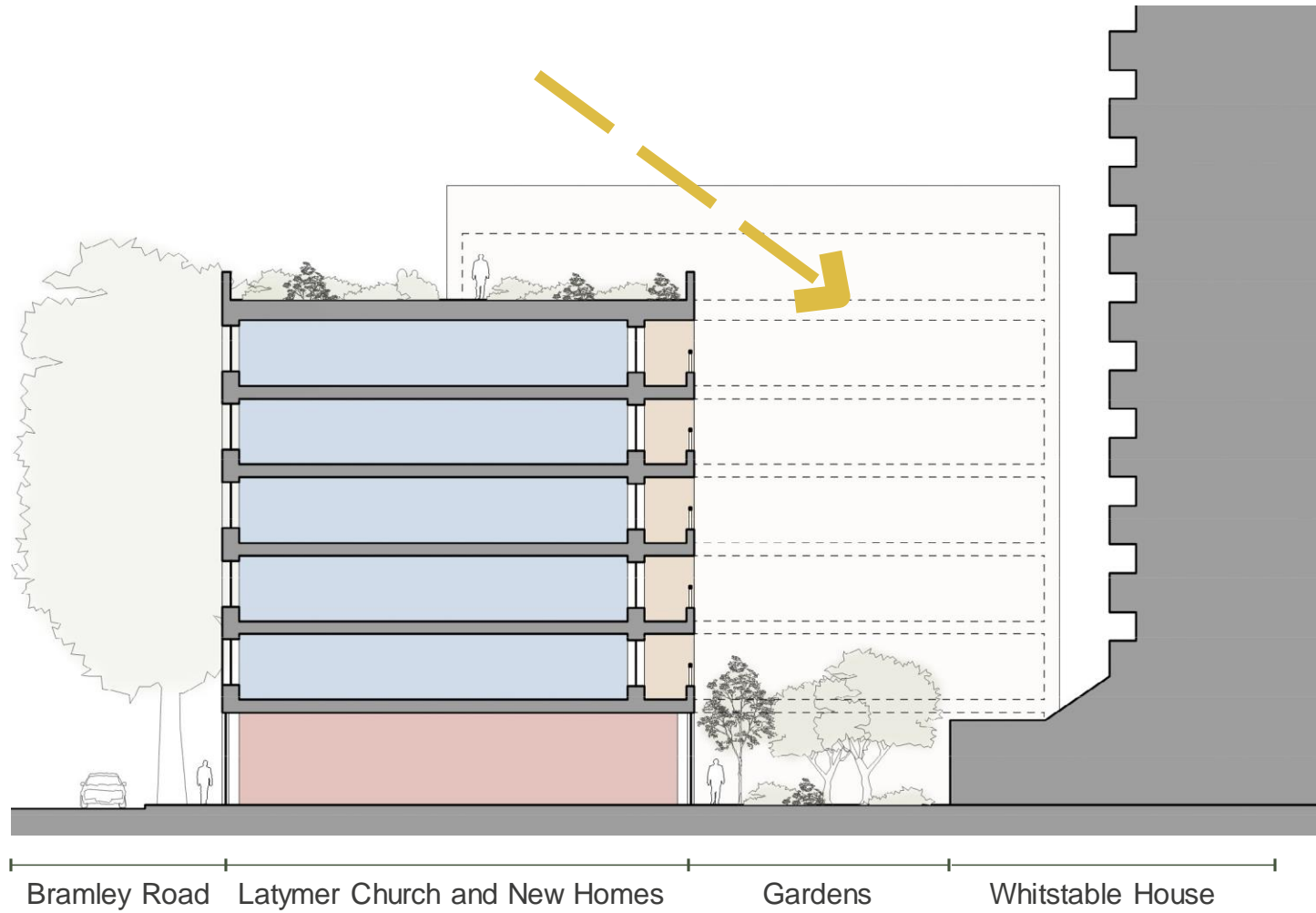
Having further reviewed the approach to building heights and carried out further daylight and sunlight testing we now feel that Ground plus four stepping up to Ground plus seven should also be considered. In this alternative option the building has a closer relationship to the height of Arthur Court and has fewer floors to the South-West of Whitstable House, with the higher element adjacent to the Westway.

We would like your comments on these two alternative approaches



Building Height - Sunlight/Daylight Considerations

As part of the review of the building heights of these proposals, further work has been undertaken to consider the factor of sunlight and daylight. The initial findings are illustrated below and we would like your feedback on the two options. The sections below show the lower element to the south of the proposed building at ground plus four and ground plus five floors.



Option 1 - as shown in the first round of consultation

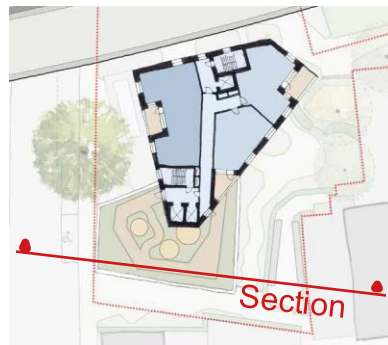
Ground plus five stepping up to ground plus six provides a design with a lower overall height. The majority of the sunlight to the site is from the South-West, however, resulting in the ground plus five block lying the sun's path.



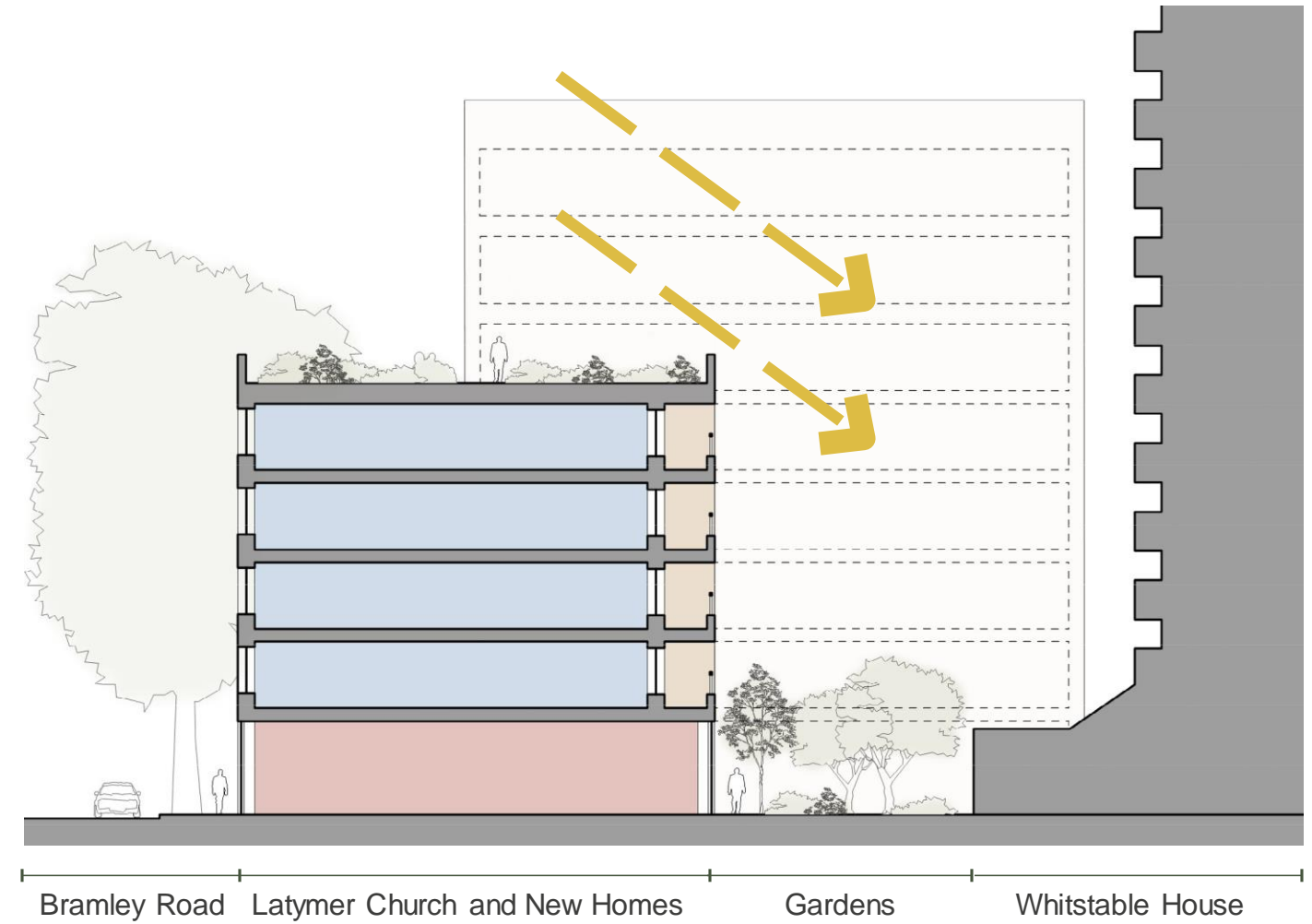
Ground Floor Plan



Typical Lower Floor Plan



Typical Upper Floor Plan



Option 2 - reduced height to the south

Following further daylight analysis and discussions with the planning team we feel that ground plus four stepping up to ground plus seven may be more successful by allowing more daylight through to the community gardens and Whitstable House and having fewer floors overlooking the gardens from the West. The taller block to the North assists in screening to the Westway.

KEY

- Latymer Community Church
- New homes
- Balconies to new homes
- ➔ South western sunlight



Building Height - Street Context

The images below provide a view of what the two options for height could look like. We would like your feedback on these two options.



Option 1 - as shown in the first round of consultation

The image above illustrates an indicative view from Bramley Road with a design of ground plus five stepping up to ground plus six storeys, with the taller element next to the Westway and the lower element adjacent to Arthur Court. The resulting design appears as a single building on approach from the street and is higher adjacent to Arthur Court.



Option 2 - reduced height to the south

The image above illustrates an indicative view from Bramley Road with a design of ground plus four stepping up to ground plus seven storeys, with the taller element next to the Westway and the lower element adjacent to Arthur Court. The resulting design creates a more noticeable difference in height to be presenting as two separate smaller blocks. The height is also reduced adjacent to the neighbouring Arthur Court.



Materials

During the first round of consultation a number of images of potential materials were provided to show what the building could look like. The following outlines the progression of the design approach which we would welcome your further feedback on.

- The typical building material in the area is brick, therefore we propose to use brick in order to fit in with the local context.
- The colour of brick used in the area varies and so we will aim to use a brick that will complement the surrounding buildings. Examples of the type of brick colours we are looking at are shown to the right. We would like your further input on these.
- The landscaping throughout the site will include new accessible pathways and improvements to the surrounding paving. We would like your input and involvement on the types of paving and materials used in the design of the surrounding landscape and pathways.
- We will aim to find sustainable alternatives for building materials wherever possible.



Indicative view from Bramley Road showing height Option 2

①



②

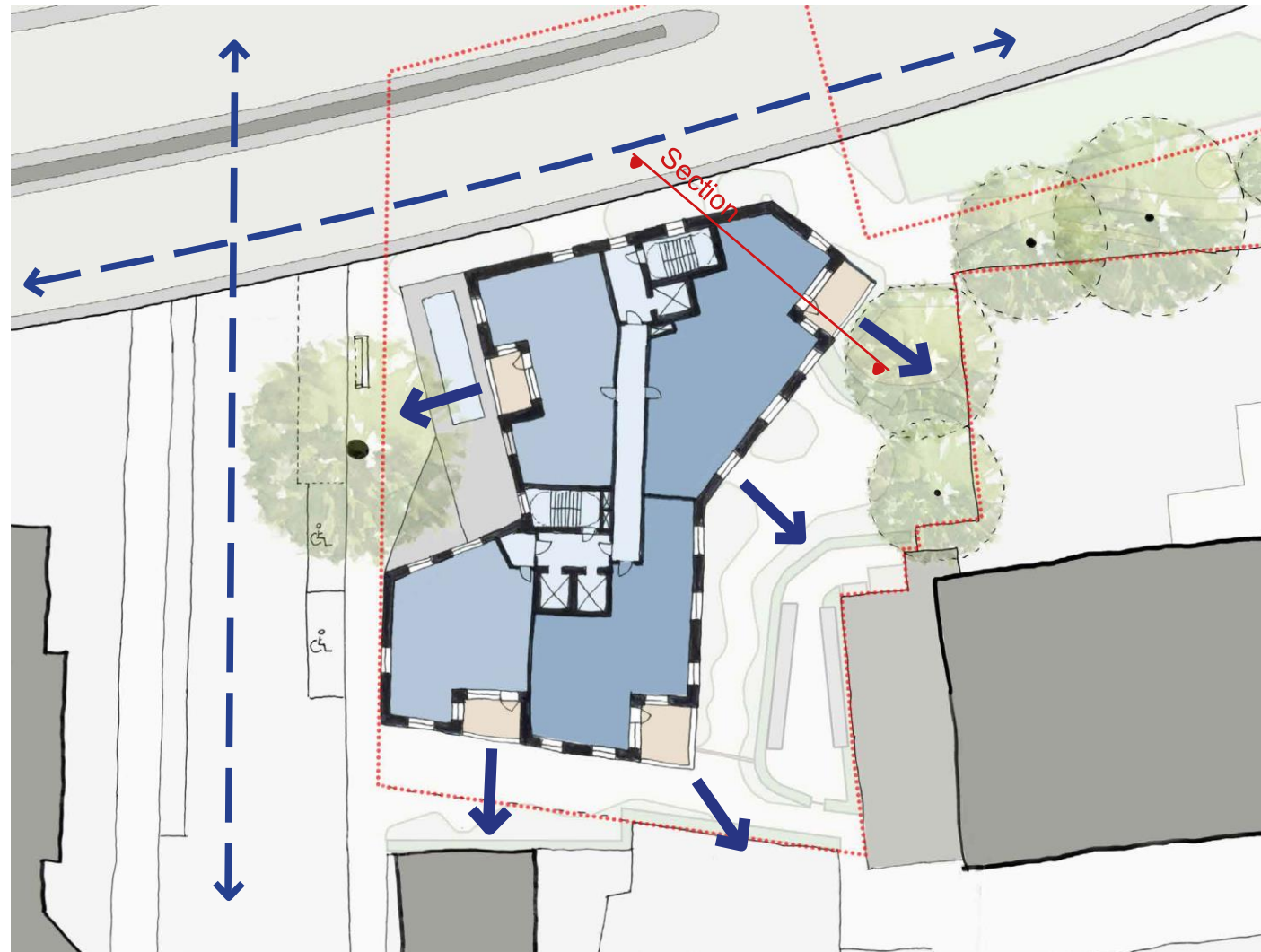


③









Responding to the Westway

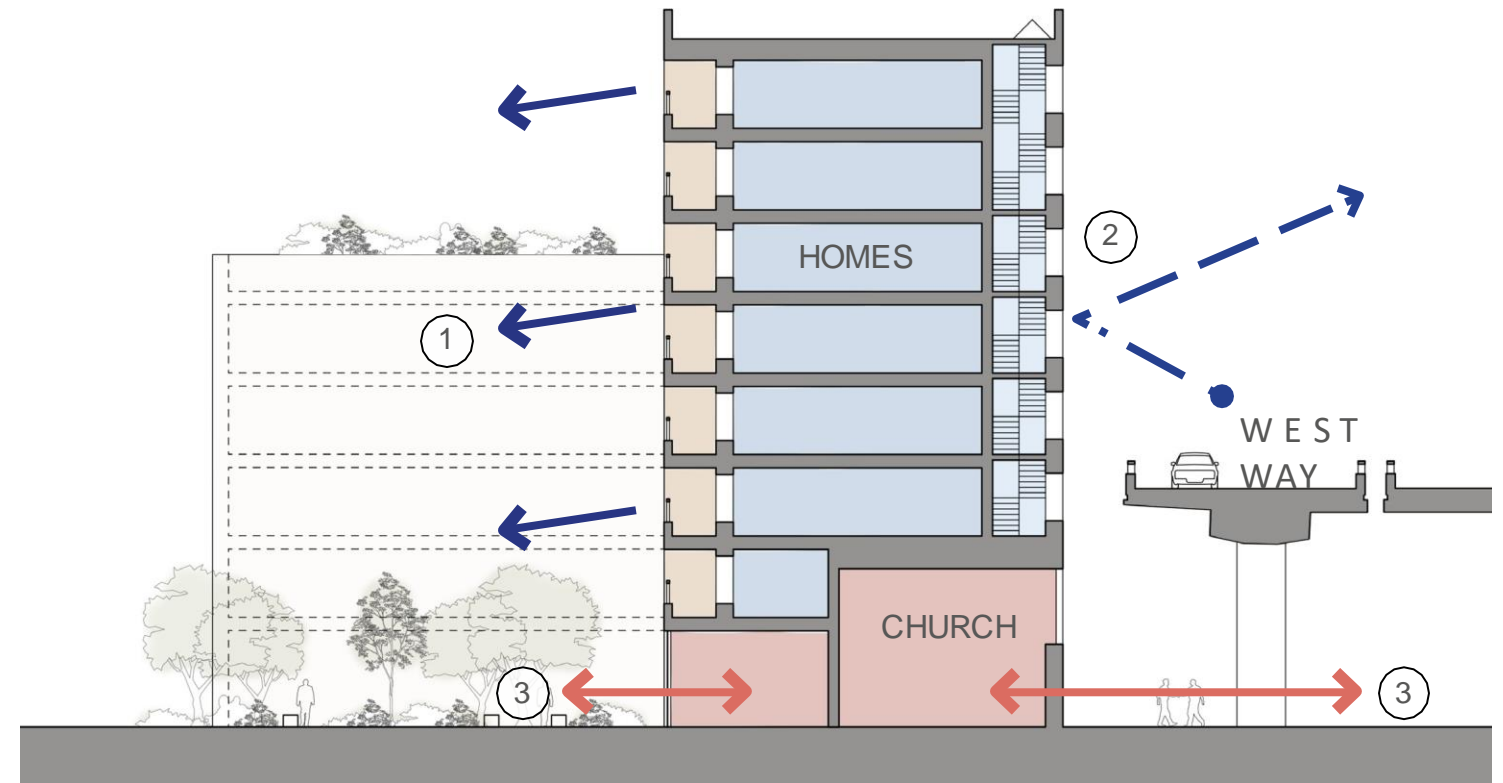
During the first round of consultation there were a number of questions about how our proposal would address air quality and acoustic treatment as a result of the Westway. We have outlined below a number of design strategies to address these key issues.



Plan showing direction of primary outlook

KEY

-  Outlook from balconies and primary windows
-  Connection between Church and external spaces
-  Impact of sound from Westway and Bramley Road
-  Latymer Community Church
-  New homes & common access areas
-  Balconies to new homes



Section showing proximity to the Westway Flyover

- ① Residential outlook primarily to the South and away from the Westway.
- ② Minimal windows to the North with building acting as buffer to Westway.
- ③ Community Church spaces with visual and physical connection to community gardens and public space beneath the Westway to enhance connectivity

The principle of the design is to create open ground floor frontages which activate the community garden areas and public space under the Westway. The residential levels above turn away from the Westway, providing good quality outlook and daylight to the apartments and sheltering the community gardens to the South.

The impact of noise and air quality will be reduced by locating primary opening residential windows and terraces facing west, east and south. The internal air quality will be maintained by the use of mechanical ventilation. We would also propose to use environmentally friendly alternatives for heating such as an air source heat pumps.



**We would like your comments following your visit to today's event.
You can write these on 'post-it' notes and stick them on this board.**

What Happens Next?

Community Engagement Events

Current Round Events

'Live Event' Saturday 16 July 2022, from 10:00am to 12:00pm at Latymer Community Church, Bramley Road

Online Event Wednesday 20 July 2022, from 6:00pm to 7:30pm Online.

You can join via the Zoom link:
<https://us06web.zoom.us/j/88361647664>

Future Events

Once the feedback from the second round of engagement has been considered and reflected where possible into the design proposal, a public exhibition will be held in September 2022 to show you how we have addressed your comments.

The specific dates and times will be confirmed closer to the event.

We will take away your comments and work with the church and other key stakeholders to work up design proposals to show you before a planning application is submitted. For further information or to leave your feedback via our feedback form visit:

www.rbkc.gov.uk/new-homes-latymer

Get in Touch

Email us at newhomesenquiries@rbkc.gov.uk for further information. If you are unable to access the internet, we can make arrangements to post a hard copy of the presentation and feedback form to you. Please call **07739 317294** Monday to Friday during work hours.



Thank you for watching.

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

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