



**Building
for the
Future**

New Latymer Community Church and Bramley Road homes

First community
engagement events

In-person event

Saturday 11 December 2021,
from 10.30am to 12.30pm at Latymer
Community Church, Bramley Road

Online event

Wednesday 15 December,
from 5.30pm to 7pm

You can join via the Zoom
link: [https://zoom.us/j/
96962497961](https://zoom.us/j/96962497961)



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

What are we here to talk about?



It all adds up to

Livability



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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.

Following an approach to the Council by the church and the charity who own the building, Livability, a collaborative approach has been agreed 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 social rent and key worker homes, and open market homes to rent. With 2,100 people on our housing waiting list living in temporary accommodation, this will contribute to 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 would welcome your ideas and feedback to help us shape the designs for this scheme.

How will we engage with the Community in the development of Latymer Community Church and Bramley Road New Homes?

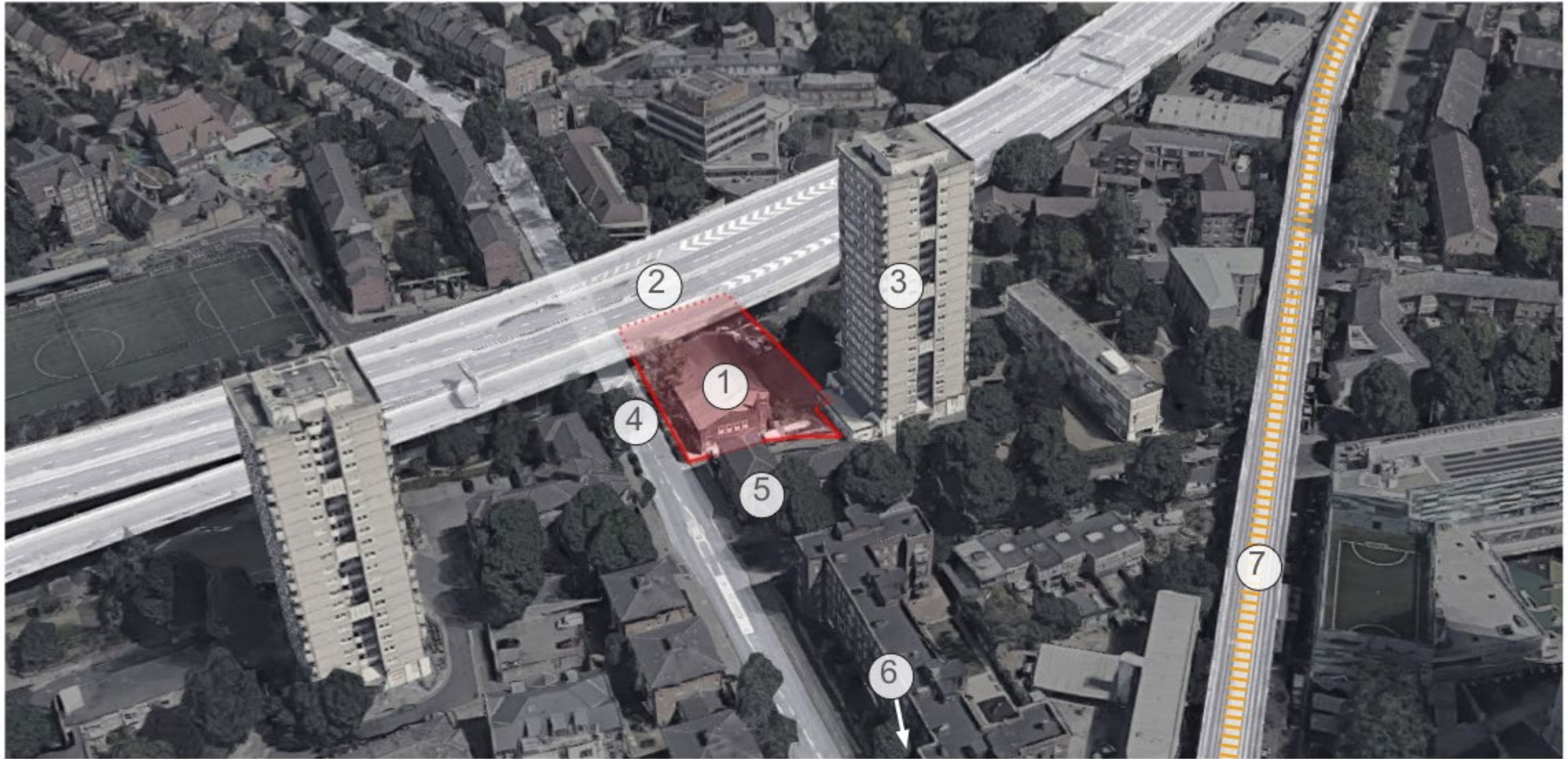
Following the first round of engagement sessions, we will compile the comments and feedback received and use it to develop proposals which we present in a second round of engagement.

We expect to use the second round of engagement sessions to consult on and develop final design proposals which will be presented at a third “Exhibition’ stage.

Designs presented at the Exhibition stage will then be submitted for planning approval, where there will again be opportunities for stakeholder engagement through the statutory planning process.

The Council will use feedback received through all the stages of community engagement to develop the designs for the new building, balancing the community needs against the constraints of financial viability in final decision making.

Site Context



KEY

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

SITE

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.

Proposed Site



① Latymer Community Church

The potential site area under consideration for these proposals is indicated on the right. These include the existing Latymer Community Church and areas of Council land adjacent to the east of the church property.

KEY

- ① Latymer Community Church
- ② Latymer Community Church Car Park
- ③ Council land



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 + emerging 'Ecology Centre' proposals by the local community



② 'Wall of Truth' Memorial beneath the Westway



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



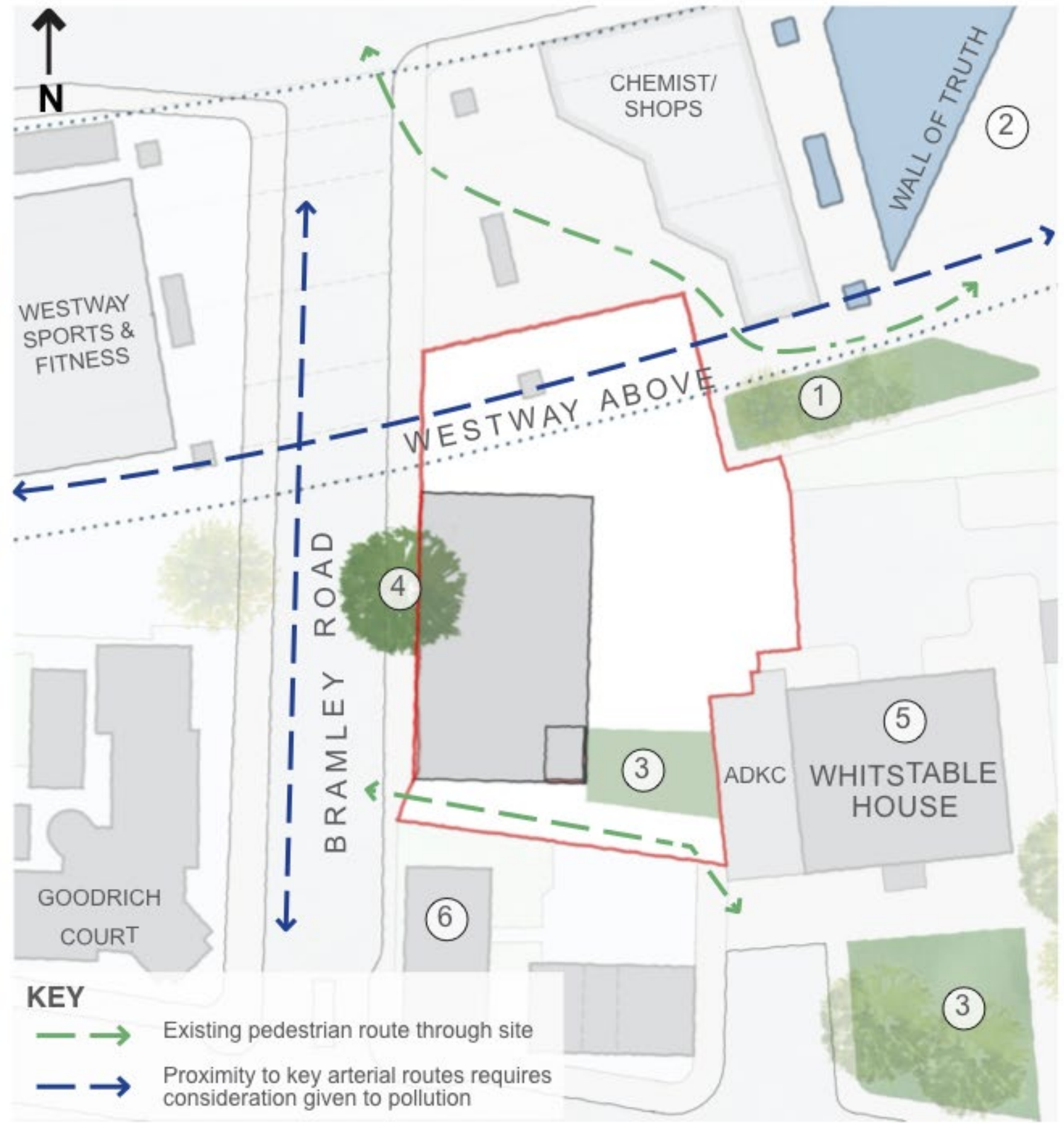
④ Bramley Road, with London Plane tree which will be respected in consideration of any design



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



⑥ 'Arthur Court' existing residential building



Site Surroundings



Bramley Road looking North



Latymer Community Church

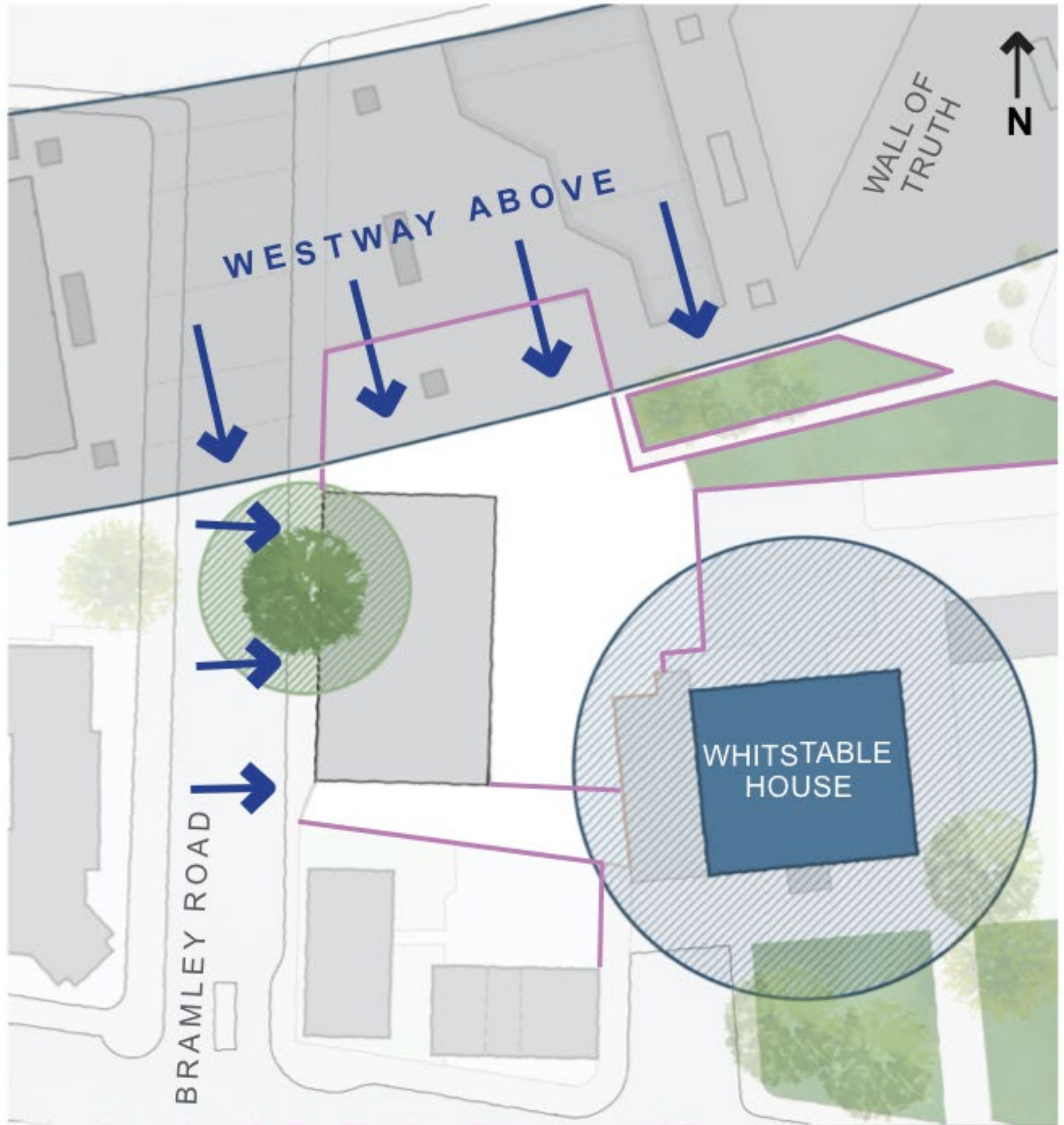






Bramley Road looking South



Pathway from Bramley Road to Whitstable House

Site Constraints



- KEY**
-  Air quality and noise level from adjacent roads to be considered. Primarily the Westway above
 -  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

What are the opportunities for the site?



Enhanced Community Garden and improved spaces for Latymer Community Church



Protect and provide easier public access to Hope Garden and wall of truth



- A new Latymer Community Church to provide an improved range of facilities for the North Kensington area.

A collaborative exercise will be undertaken with the church representatives to ensure their comments and requirements are taken on board.

A new ground floor 'Stay and Play' facility for local children to provide a permanent home for the facility temporarily located at 'The Curve'

A collaborative process will take place with RBKC Children's Services team and parents to inform the designs.

- New social rent, key worker and open market homes to rent to meet the pressing housing need in the borough.

A minimum of 50% of any homes would be social rent or 'key worker' and the Council would retain ownership of all homes on completion.

- Improved pathways, landscaping and safe well lit areas which enhance and respect the retained Hope Garden











Engagement will be undertaken with local stakeholders and the community to ensure their views are taken on board.

- An enhanced 'Community Garden' area
- Residents and stakeholders involved with the existing garden will be asked to work together with us on developing the plans for this area.

Initial Design Ideas - Potential Ground Floor Layout

The existing features and site constraints mean that the potential ground floor footprint and location of uses requires careful consideration.

Initial thoughts on potential location of uses is shown on this concept plan - we'd like your thoughts and comments on this to feed into the architects designs.

- KEY**
-  Pedestrian routes through site
 -  Community Church Entrance
 -  New Homes Entrance
 -  Stay & Play Entrance
 -  Enhanced Community Garden
 -  Latymer Community Church
 -  New Homes
 -  Stay & Play
 -  Parking
 -  Tree canopy above



Initial Design Ideas - Location of Upper Floors

To enable any proposals to respect the site's existing surroundings, careful consideration of the arrangement of the upper floors is essential. This will be carefully considered to provide new church facilities and homes, as well as scale and massing.

This initial concept plan indicates initial thoughts on the location of the upper floors within the proposals. We'd also welcome your views to feed into the designs.



KEY

- ① New Homes and Church
- ② Communal amenity terrace for residents
- ③ Enhanced Community garden on Ground Floor

Enhanced Site Surroundings

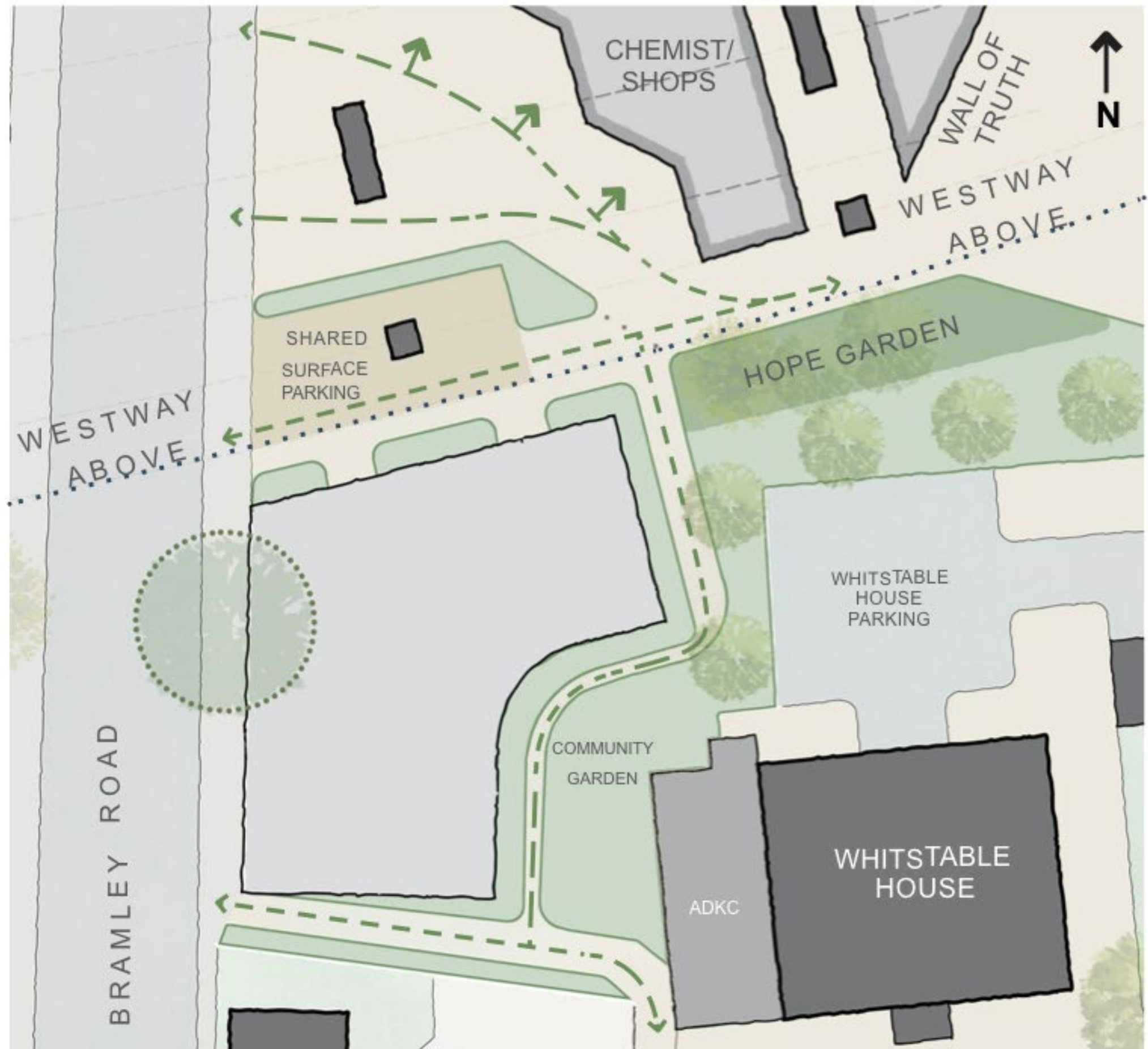


Discussions with local residents will be had about the potential to reconfigure or remove existing fences and railings around areas of the site. This will allow for more accessible pedestrian access through the area and green spaces.

We will work with the Community representatives managing the Hope Garden to explore options to enhance and improve this asset

KEY

-  Pedestrian routes through site
-  Existing and Proposed Green Space
-  Existing Memorial Garden could be extended into adjoining green space
-  Shared Surface Parking Area
-  Shared Surface Pedestrian Area



Proposed Massing



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 6 floors.

This sketch indicates how this might look in the context of the adjoining buildings looking east from Bramley Road.

Proposed Massing

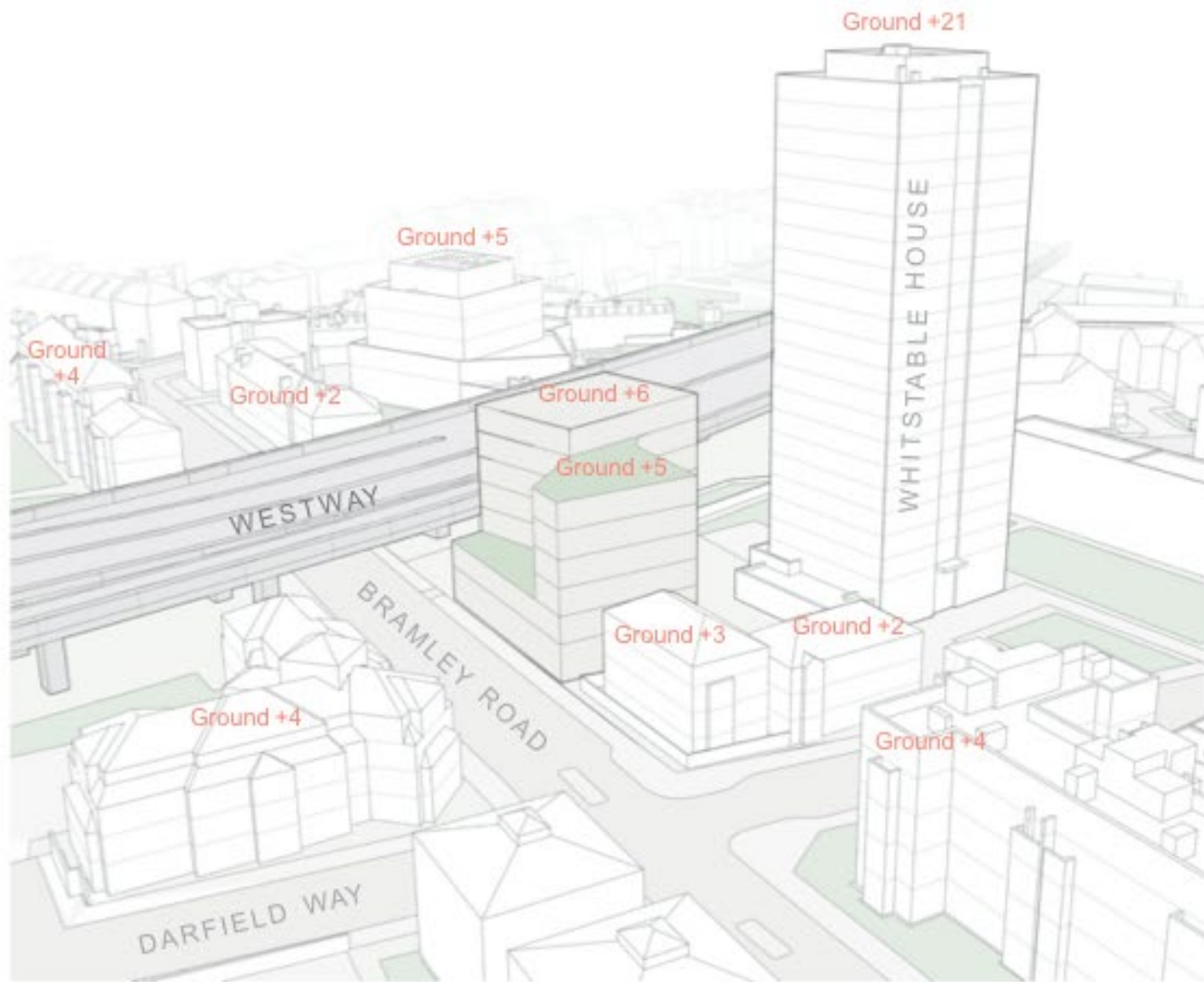


Diagram showing the proposal relative to the surrounding context



Sketch view of the proposal from the intersection of Bramley Road and Darfield Way

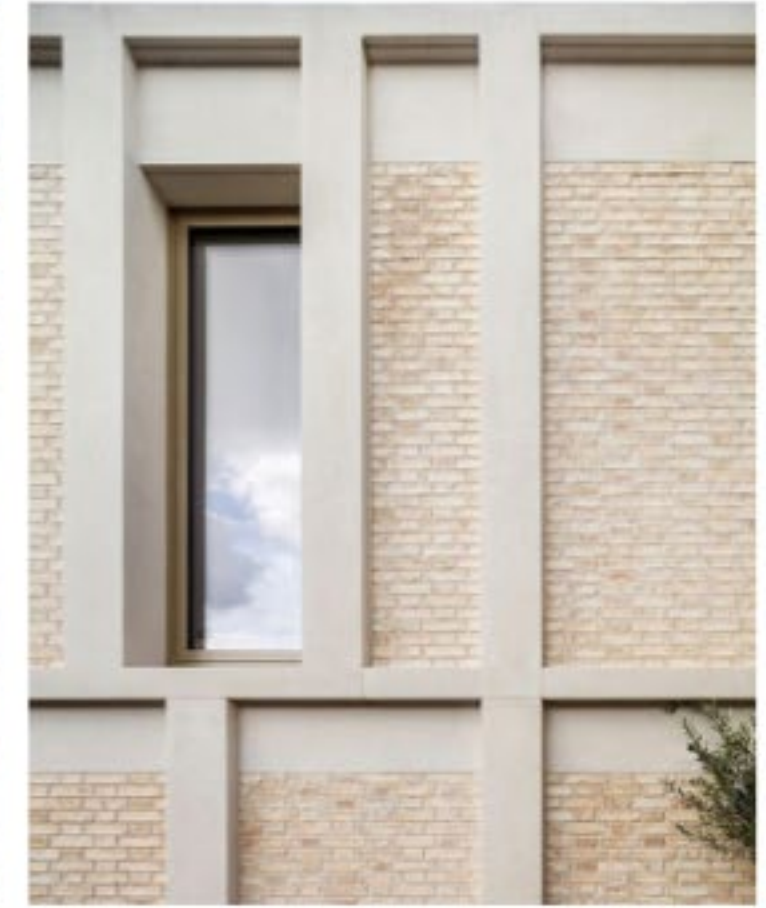
The image on the left shows the scale and massing of adjoining buildings to give an indicative idea how the massing levels proposed might look for the Latymer site.

The image on the right shows an illustrative street view of the proposed site looking north along Bramley Road. This is based on ground plus five floors with an additional floor to the northern section of the site. This also reflects the retained tree with Arthur Court in the foreground.

We'd like your comments on the proposed massing and scale of the new building as part of the engagement sessions.

We would like your feedback

- Do you support the principle of proposals for a new church and improved community facilities and are there any ideas or suggestions?
- What are your thoughts on the types of housing to be built here?
- These images show a palette of brick materials which could be considered for the elevations of the church and new homes – we'd like your views on these
- Are there any issues important to the local community that have not been mentioned here?



What Happens Next?

First Community Engagement Events

First Event

Saturday 11 December 2021,
from 10:30am to 12:30pm at
Latymer Community Church,
Bramley Road

Following Event

Wednesday 15 December 2021,
from 5:30pm to 7pm Online
You can join via the Zoom link:
<https://zoom.us/j/96962497961>

- We will take away your comments and work with the church and other key stakeholders to work up design proposals
- Once the design progresses we will hold further engagement events to show you how we have included your comments when developing the design, and obtain further feedback.

Thank you for watching.

You can find more details at

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

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