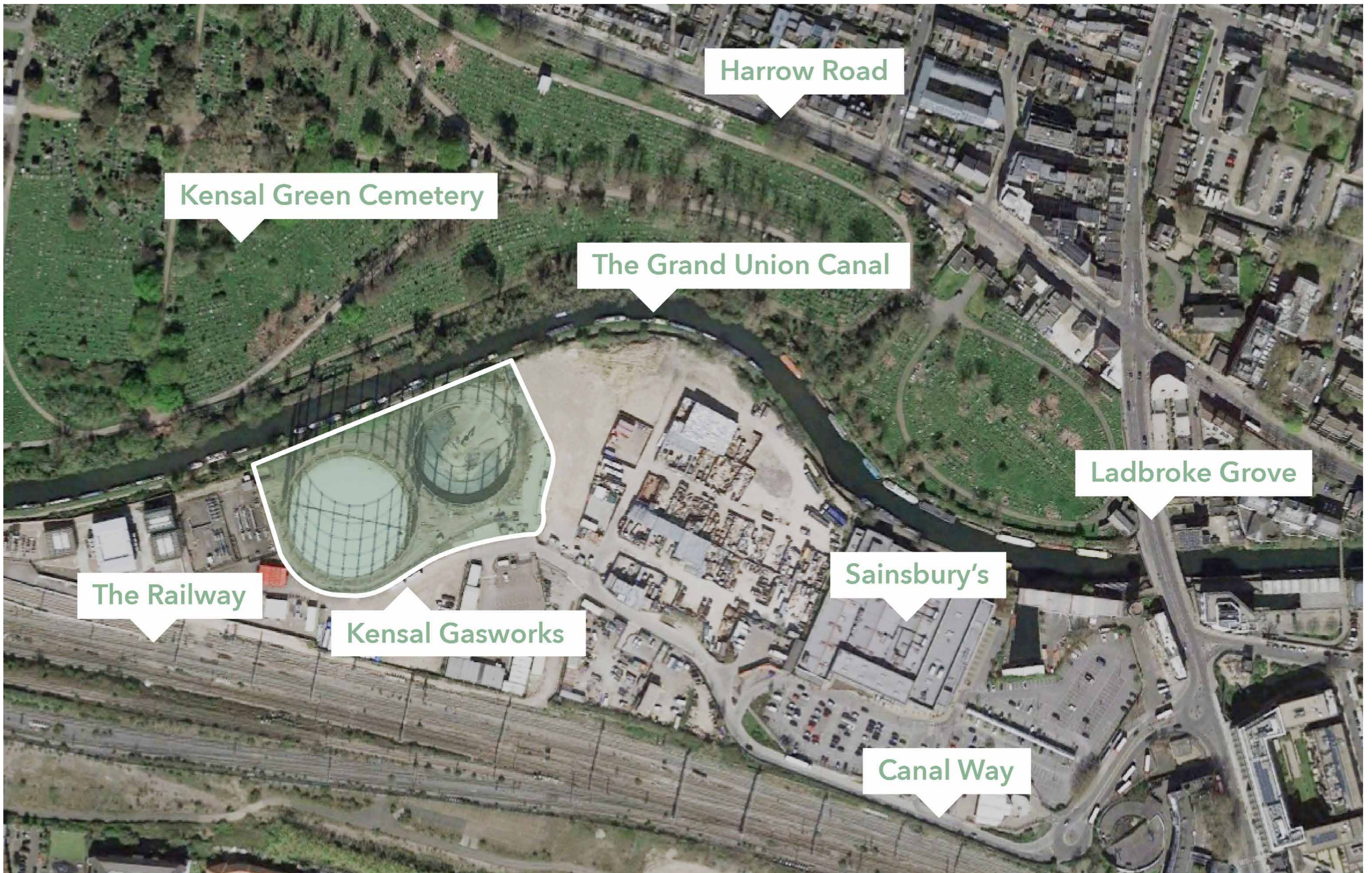


## WELCOME



## WELCOME TO THE SECOND PUBLIC CONSULTATION FOR KENSAL GASWORKS.

St William is the developer for Kensal Gasworks, which is part of a wider site identified for redevelopment called the Kensal Canalside Opportunity Area. St William is working closely with neighbouring landowners and in particular, Ballymore and Sainsbury's, who own the land adjacent to Kensal Gasworks and are also bringing forward their site for redevelopment.

St William is a joint venture between the Berkeley Group and National Grid (who currently own the site), specialising in the redevelopment of redundant gasworks sites across London and the south east. Our goal is to unlock some of the most technically complex regeneration sites, transforming them into beautiful places for people to live, work and spend time.

The redevelopment of the former gasworks will deliver new high quality housing, including affordable homes. It will also help to improve the local environment and offer opportunities for the surrounding community, including a new public park, safe pedestrian and cycle routes, café and improved access to the Grand Union Canal.

## TELL US WHAT YOU THINK

We are keen to hear your feedback on our design proposals.

Tell us what you think by filling in our feedback form. Scan the QR code opposite to fill this in online.

## KEEP IN TOUCH

Please let us know if you would like to be added to our mailing list.

For more information you can visit our project website.

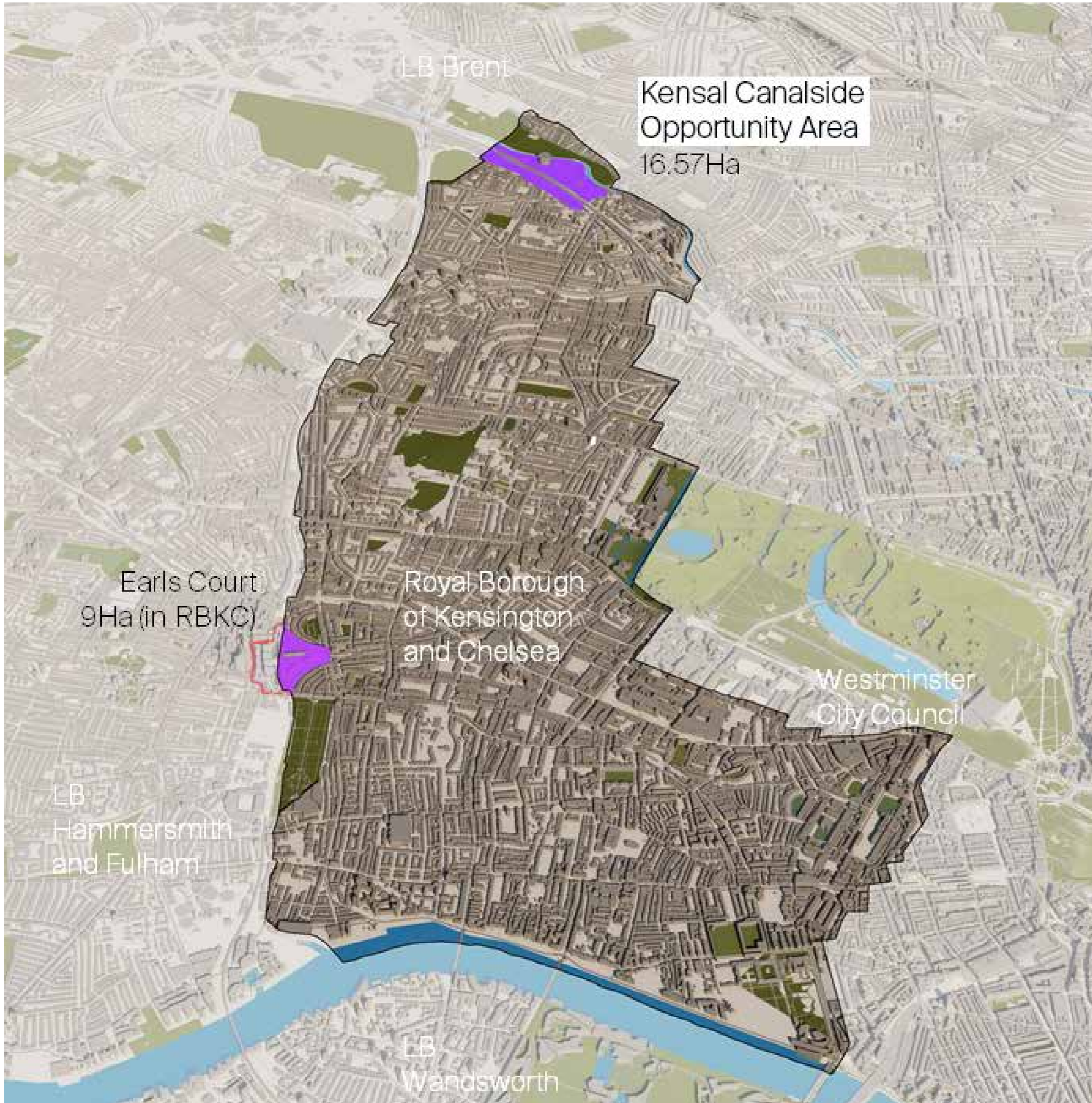
[www.kensalgasworks.com](http://www.kensalgasworks.com)

Email: [info@kensalgasworks.com](mailto:info@kensalgasworks.com)

Telephone: 020 3675 1502



## OPPORTUNITY FOR DEVELOPMENT



Kensal Canalside is one of only two Opportunity Areas within RBKC. It will play a strategic role in meeting local housing needs

The site lies within one of two 'Opportunity Areas' within the Royal Borough of Kensington & Chelsea. Opportunity Areas are development opportunities to accommodate new homes, jobs and infrastructure.

The Kensal Canalside Opportunity Area Supplementary Planning Document, which was adopted in July 2021, provides guidance on the type of development that would be acceptable and outlines potential opportunities for new connections and infrastructure improvements.

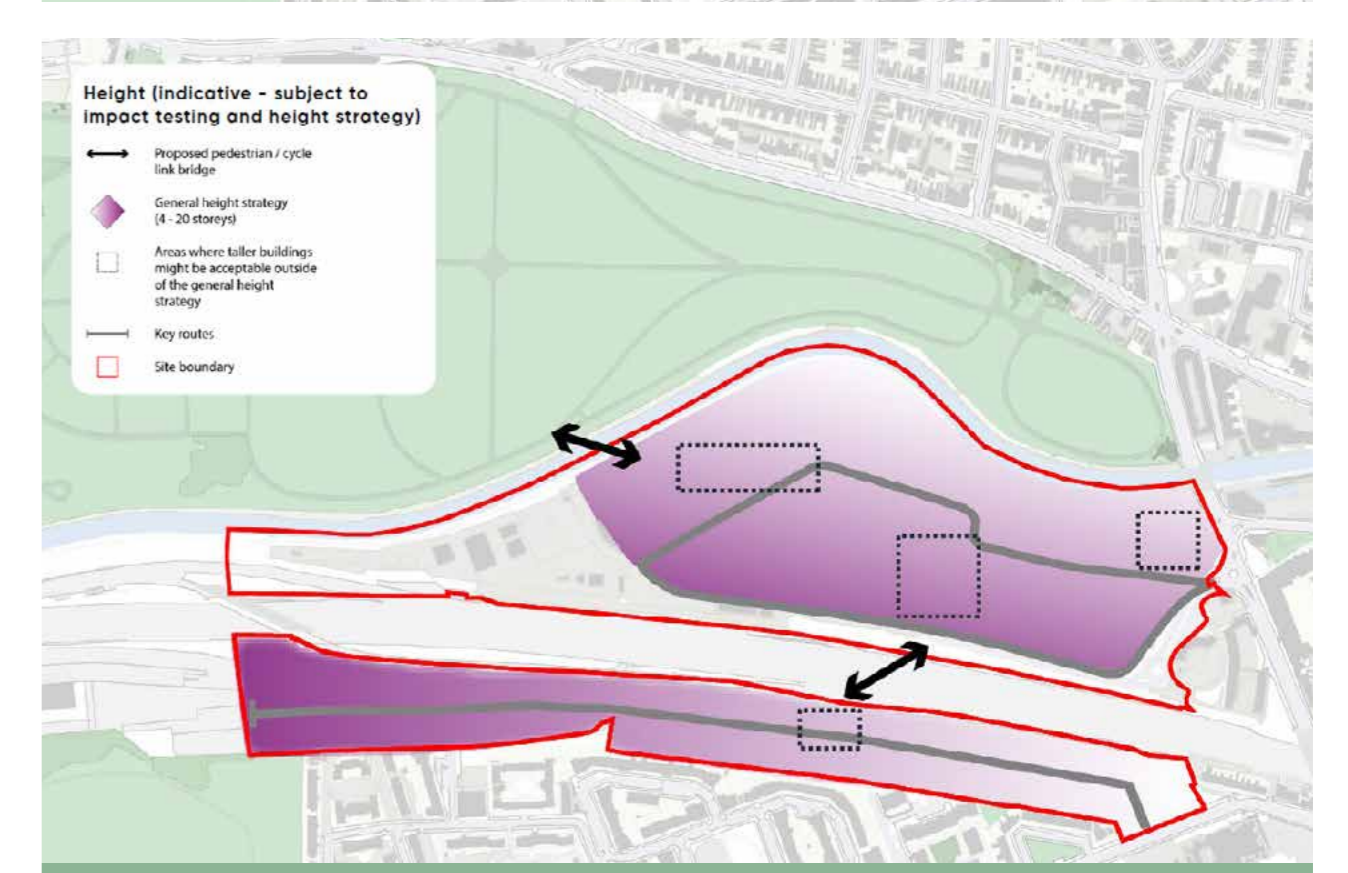
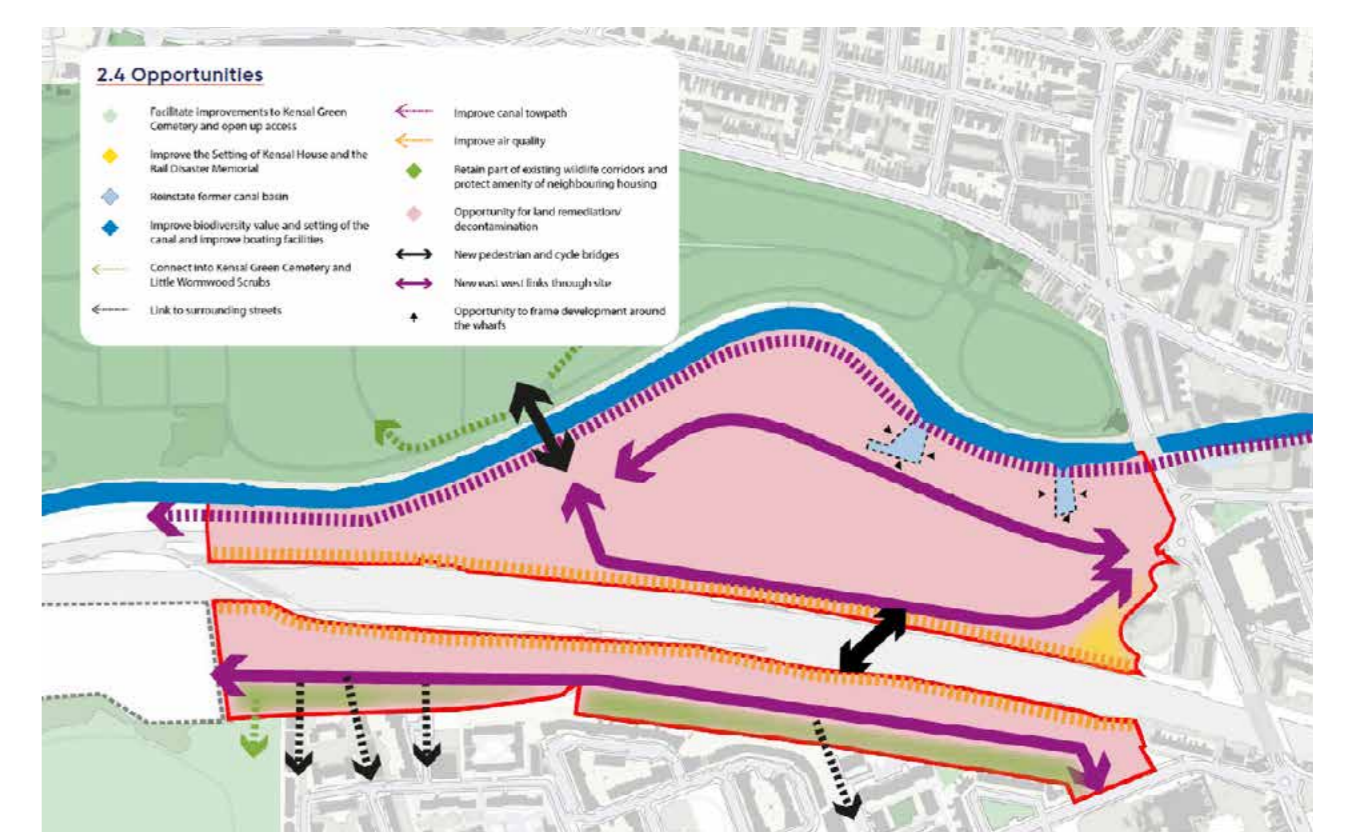
This Supplementary Planning Document has informed our proposals, as has working collaboratively with the Council.



Landowners within the KCOA

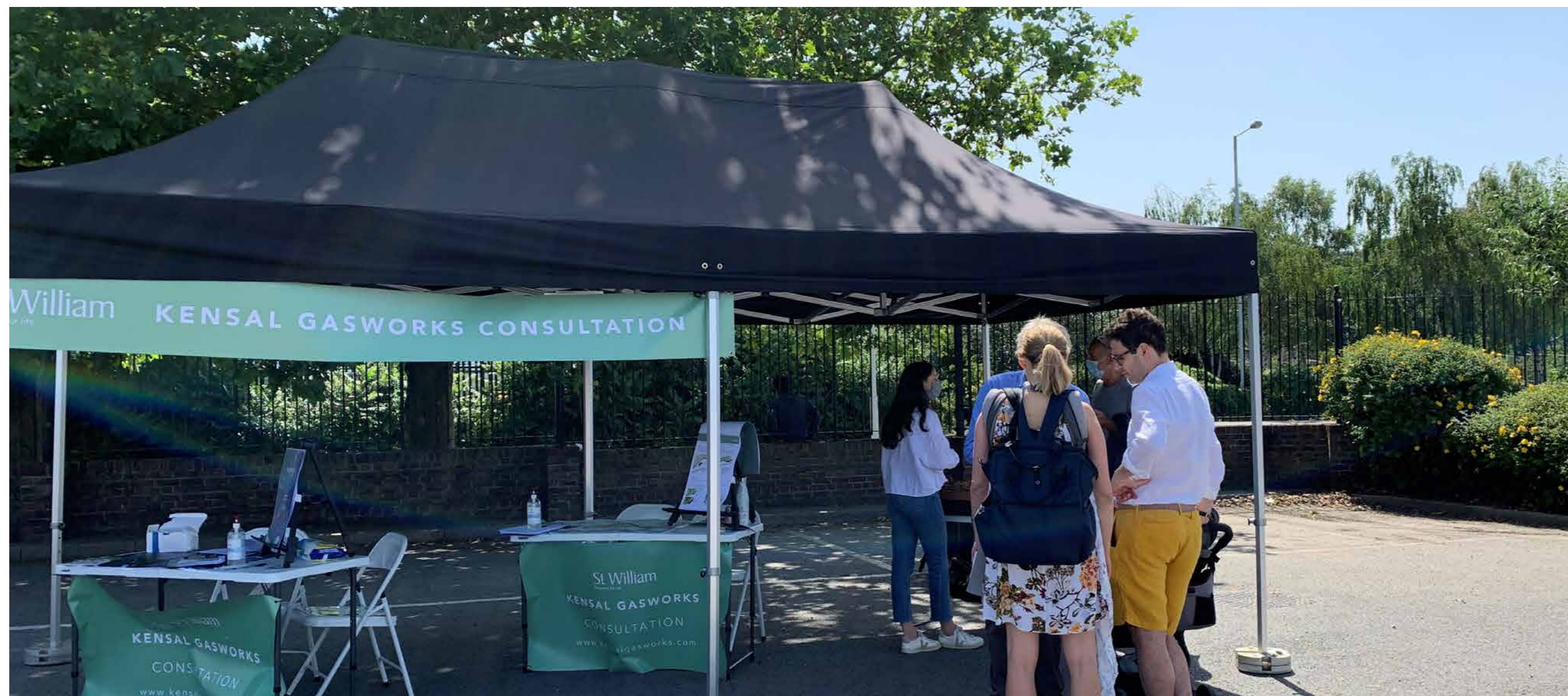


Aerial view of the gasworks site

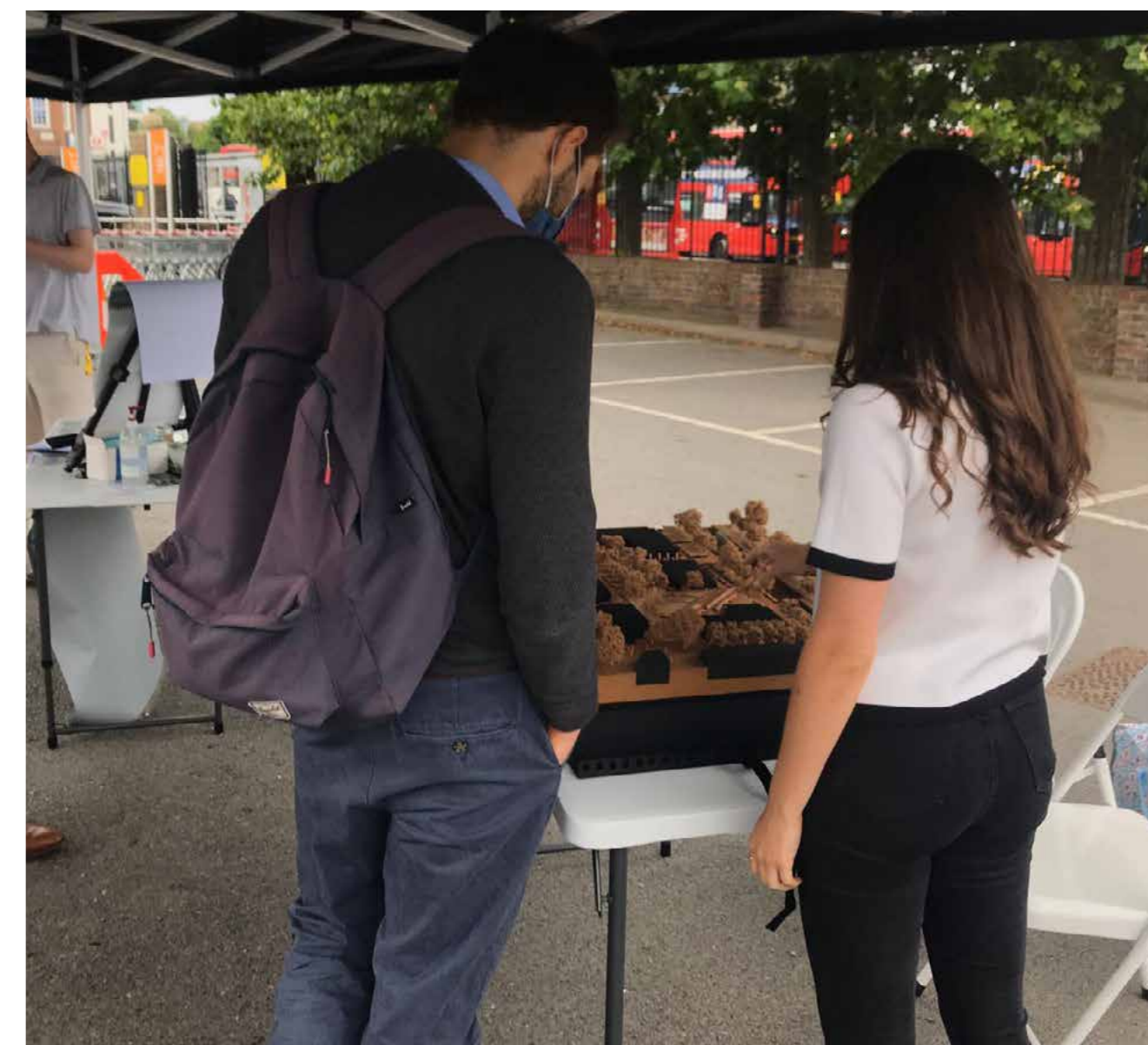


Extracts from the adopted Kensal Canalside SPD which calls for new north south connections and allocates zones for tall buildings

## YOUR FEEDBACK SO FAR



Pop-up consultation event, July 2021



Pop-up consultation event, July 2021

We held an initial online engagement exercise earlier this spring where we asked people to tell us their priorities for the redevelopment, how we should work with the community and suggest any local groups we should meet with.

In July 2021 we held two in-person consultation events to show people our initial designs and gather feedback.

The events were complemented by two online videos presenting the design material and meetings with community groups.

We received a great response and would like to thank everyone who took part.

**The community raised the following key topics which have informed our emerging proposals:**

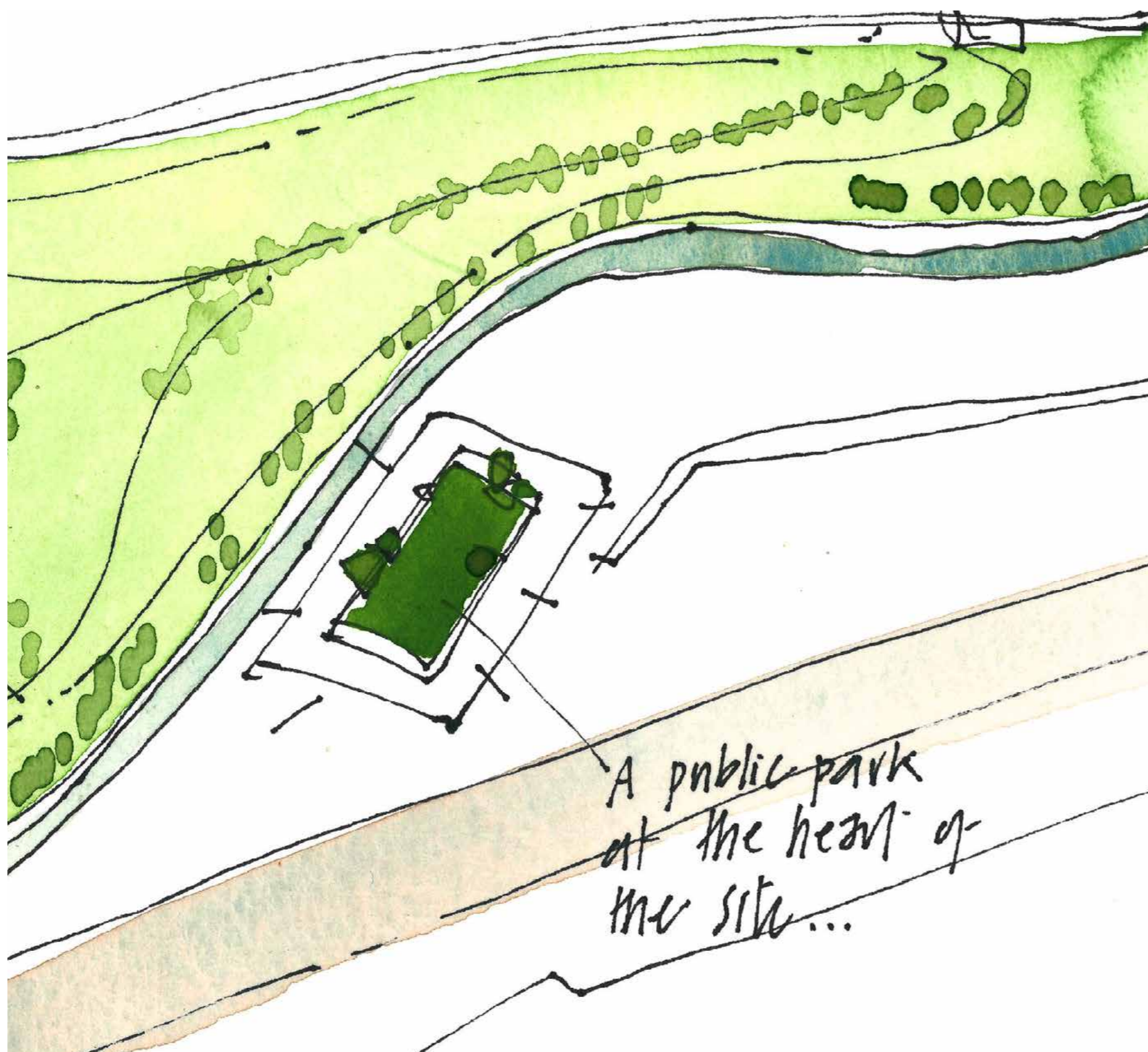
Topic raised	Our response
<b>Inclusive and welcoming spaces</b>	The proposals include a new public park open 24/7, a café and canalside square, all designed to feel welcoming and fully inclusive.
<b>The need for high quality, iconic architecture</b>	Renowned architects Pilbrow and Partners have been appointed, they would like to work with the local community to understand their ideas and preferences around architecture.
<b>Include a memory of the gasholders</b>	St William intend to reference the site's industrial past in the landscape designs, drawing inspiration from the geometry of the gasholders.
<b>Appropriate building heights</b>	We have designed a taller building marking the western end of the Opportunity Area and onward connections. By including a taller element, more space at ground is given over to public open space. A taller elegant building will allow sunlight into homes and the public spaces producing a high quality living environment. Lower buildings are set against the canal, creating a well-defined urban edge. We provide more information about building heights on later boards.
<b>Affordable housing</b>	Around 650-750 new high-quality homes will be provided, with an aspiration to deliver 35% affordable housing.
<b>Improving transport connections</b>	We know traffic congestion is a concern locally and we are prioritising routes for pedestrians and cyclists. By opening up the area we will be providing new routes through and within the site. We are also exploring opportunities for new linkages to the north including a new pedestrian bridge across the canal to Kensal Green Cemetery.
<b>Public transport</b>	As part of the wider development, including the Ballymore and Sainsbury's proposals, public transport will be significantly enhanced, including more frequent bus services and extended routes and a new cycle hire docking station.
<b>The importance of sustainability, green and biodiverse spaces</b>	The development will deliver a new public park comprising high quality green space. The landscaping will be carefully developed to ensure that it is ecologically-rich and improves biodiversity on the site, linking to existing open spaces in the area. Our approach to sustainability is outlined on later boards.
<b>Sensitivity to the canal</b>	Lower buildings are set against the canal, creating a well-defined urban edge and preserving good levels of daylight to the towpath and cemetery. Taller buildings are set away from the northern edge of the site. A small café provides a moment of activity within what will otherwise be a tranquil residential neighbourhood.
<b>Social infrastructure</b>	Alongside the new public park, there will be significant public realm improvements, opening up access to the Canal and providing a Canalside square and café.

**We would now like to share our latest design proposals for the site. Tell us what you think!**

## 4 KEY DESIGN PRINCIPLES

### 1. A NEW PUBLIC PARK

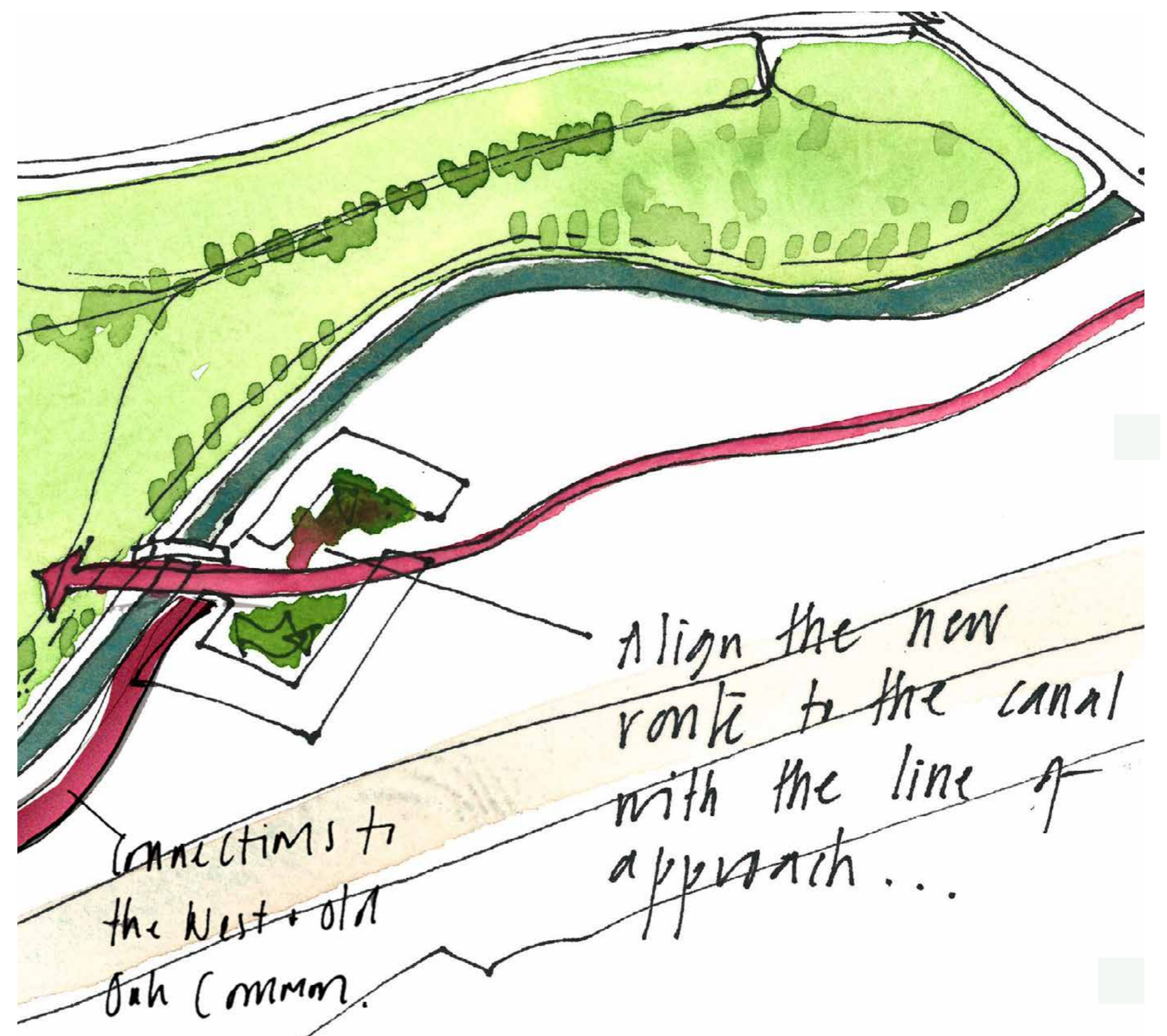
We would like to create a new biodiverse public park at the heart of the development - extending and connecting to the existing local green spaces. This will offer opportunities for play, relaxation and be open to the community 24/7.



A new public park

### 2. NEW CONNECTIONS

We would like to create new pedestrian and cycle links through the site, towards the canal and west towards Old Oak Common. Working closely with local stakeholders, we are also exploring opportunities for a new pedestrian bridge across the canal to Kensal Green Cemetery.

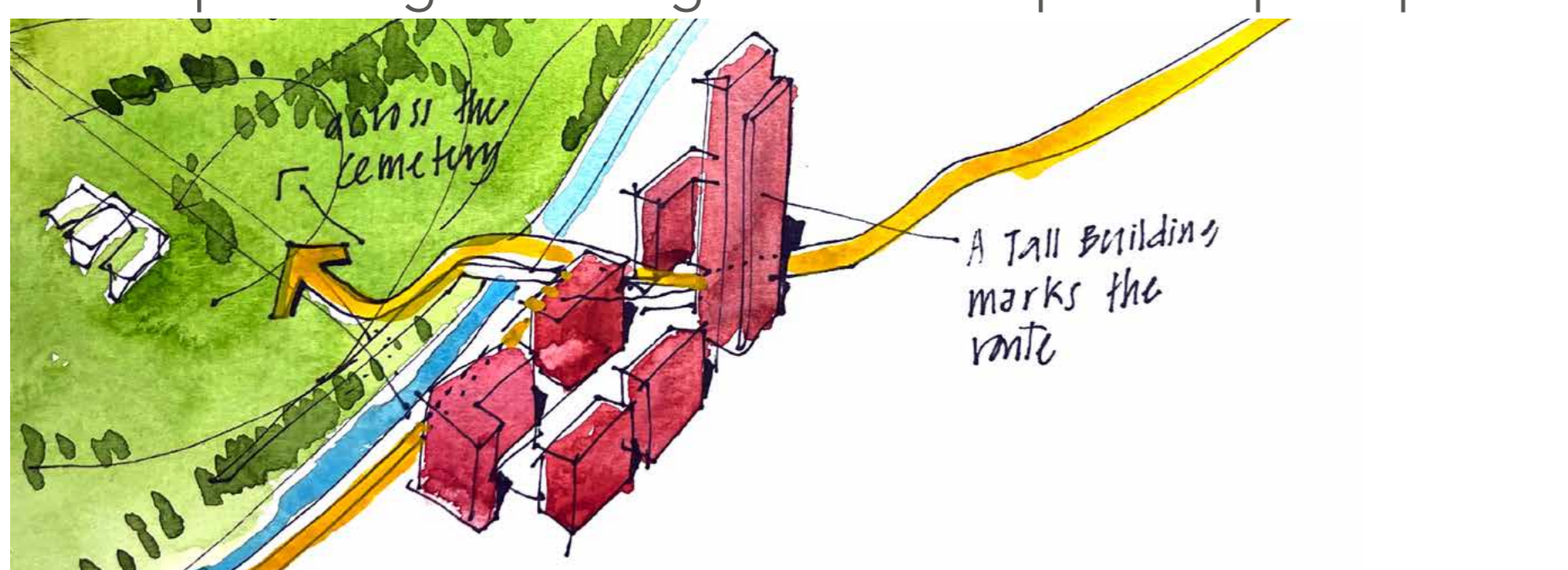


New connections

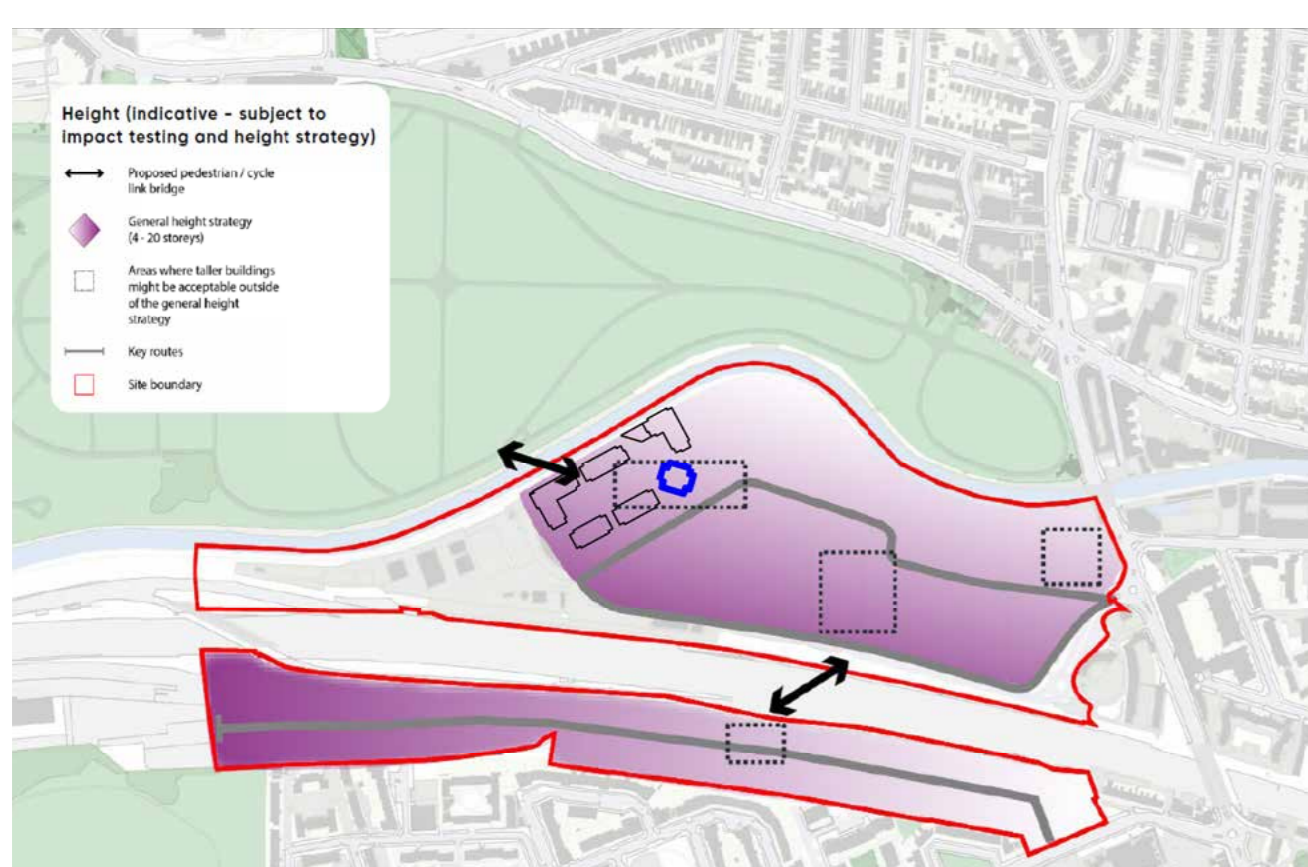
### 3. NEW HOMES

The site could deliver in the region of 650-750 new high quality homes, including affordable housing, which would frame the new public park.

A taller building could mark the western end of the Opportunity Area and signpost the canal path route towards Old Oak Common. By including a taller element, more space at ground is given over to public open space.



New homes frame the park



Our proposed tall building directly aligns with with SPD guidance as shown opposite

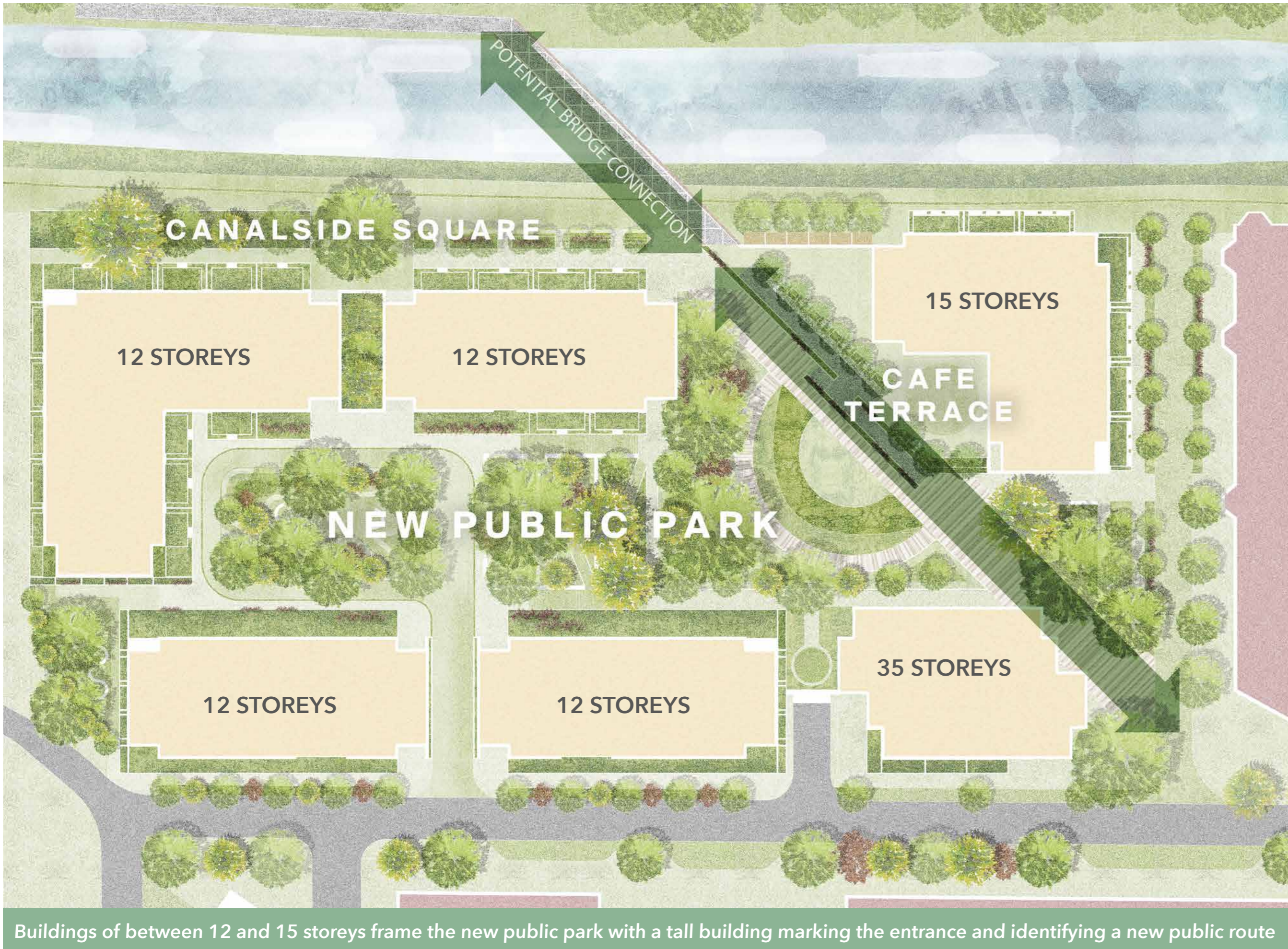
### 4. IMPROVING THE CANAL

We would like to make significant public realm improvements, including opening up access to the Grand Union Canal as well as a Canalside Square with the opportunity for small commercial uses such as a café.



A new cafe and potential footbridge over the canal

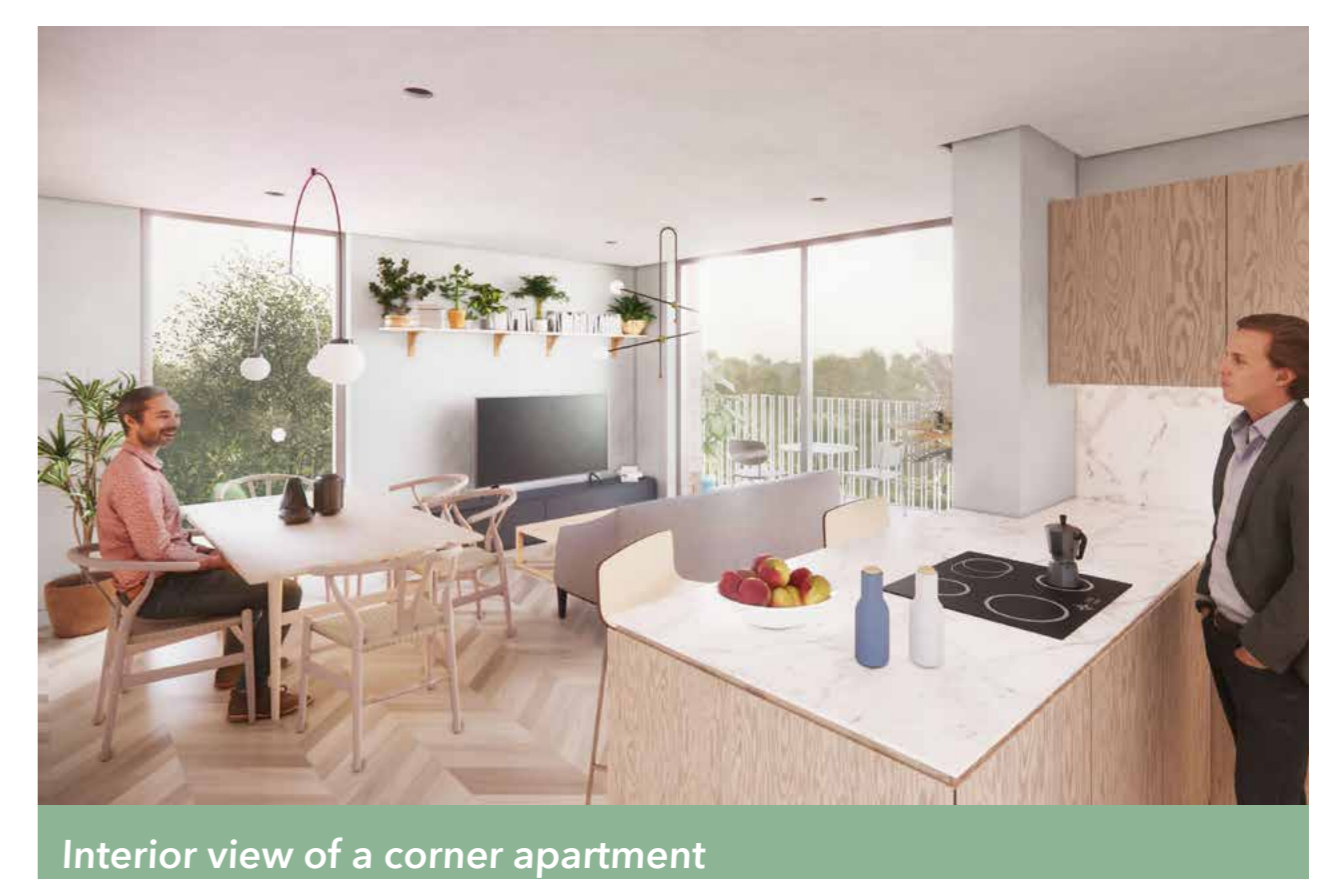
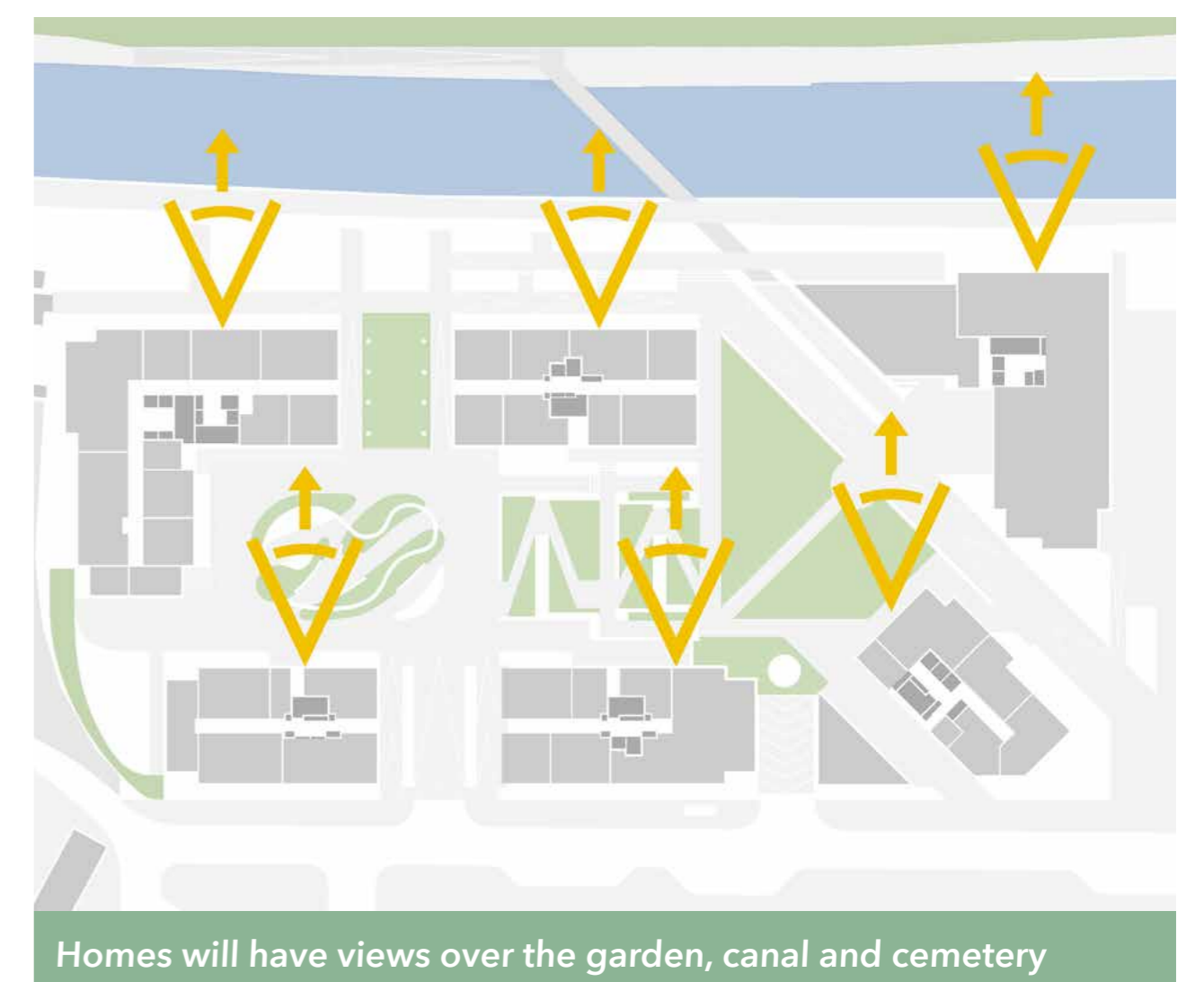
## A GREEN RESIDENTIAL NEIGHBOURHOOD



The proposals include a new public park at the heart of the site, framed by 12 storey to 15 storey buildings, creating a legible urban setting in the style of traditional Kensington garden squares.

A tall building in the south east corner identifies a new public route that will allow pedestrians and cyclists to access the towpath and possibly cemetery via a potential new bridge.

The majority of new homes will be dual aspect and benefit from views over the park, canal or cemetery, establishing a strong connection to nature.



## A NEW PUBLIC PARK

The proposals will deliver a new park—a green and ecologically rich public space at the heart of the development offering spaces for play, contemplation and relaxation.

St William intend to reference a memory of the site's industrial past in the landscape designs, drawing inspiration from the geometry of the gasholders.

Circular mounds will provide spaces for seating and gentle play as well as visual interest within the public garden.



The garden at the heart of the proposals provides a new public open space



The proposals reference traditional Kensington garden squares



Landscape references

## CANALSIDE EDGE

Buildings to the west of the site will be set back from the canal edge, creating a new public square which opens onto the canal.

The square aims to bring life and activity to the area bound by a mix of residential buildings with shared entrances and a raised cafe and terrace overlooking the canal and cemetery.

Working closely with local stakeholders, we are also exploring opportunities for a new pedestrian bridge over the canal providing connections to the cemetery and beyond to Kensal Green, the closest underground station.

Opening up access to the canal will also improve local pedestrian and cycling routes through and across the site, west to Old Oak Common and east towards Ladbroke Grove.

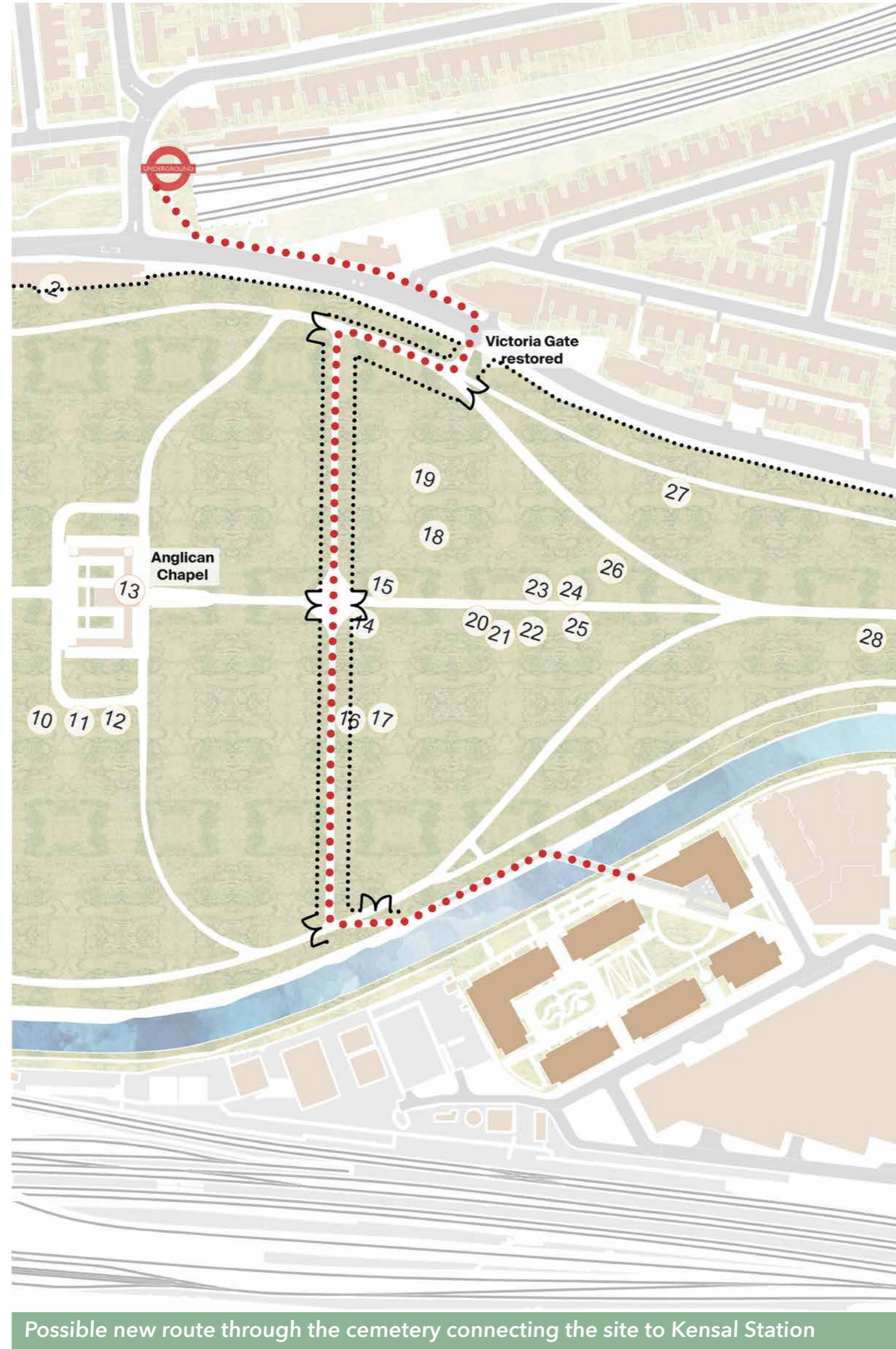


Wharf buildings along the canalside edge

## POTENTIAL HERITAGE BENEFITS



Watercolours of the Anglian Chapel

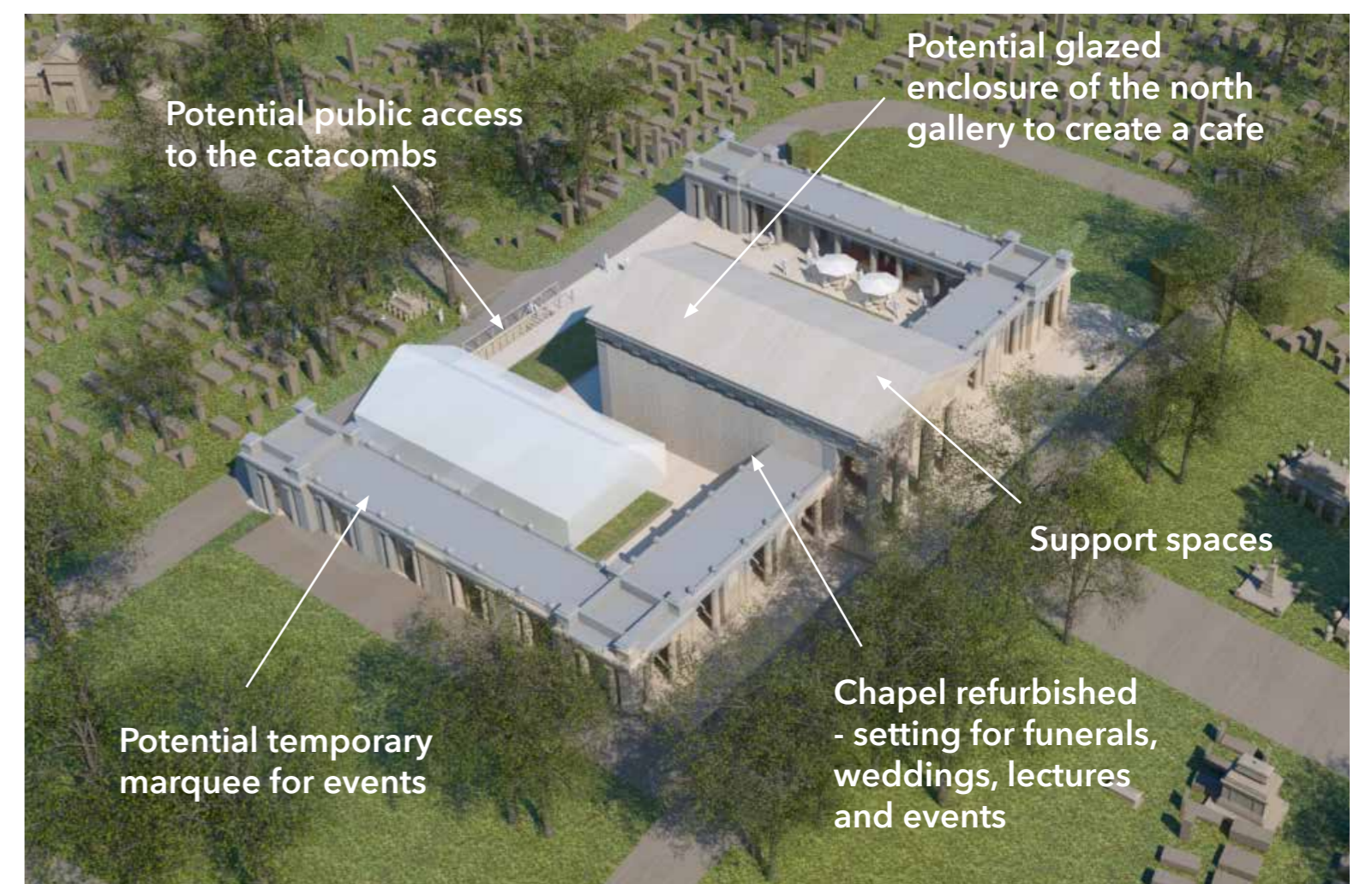
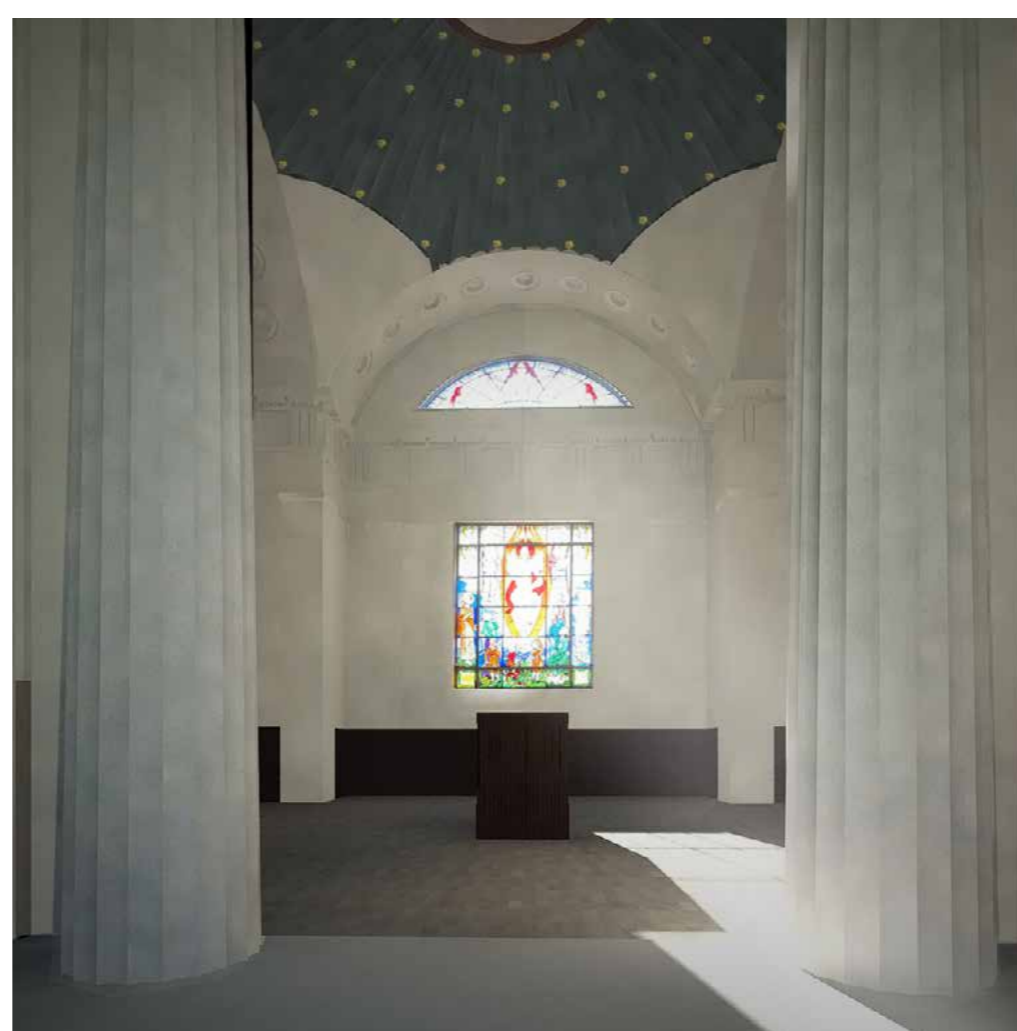
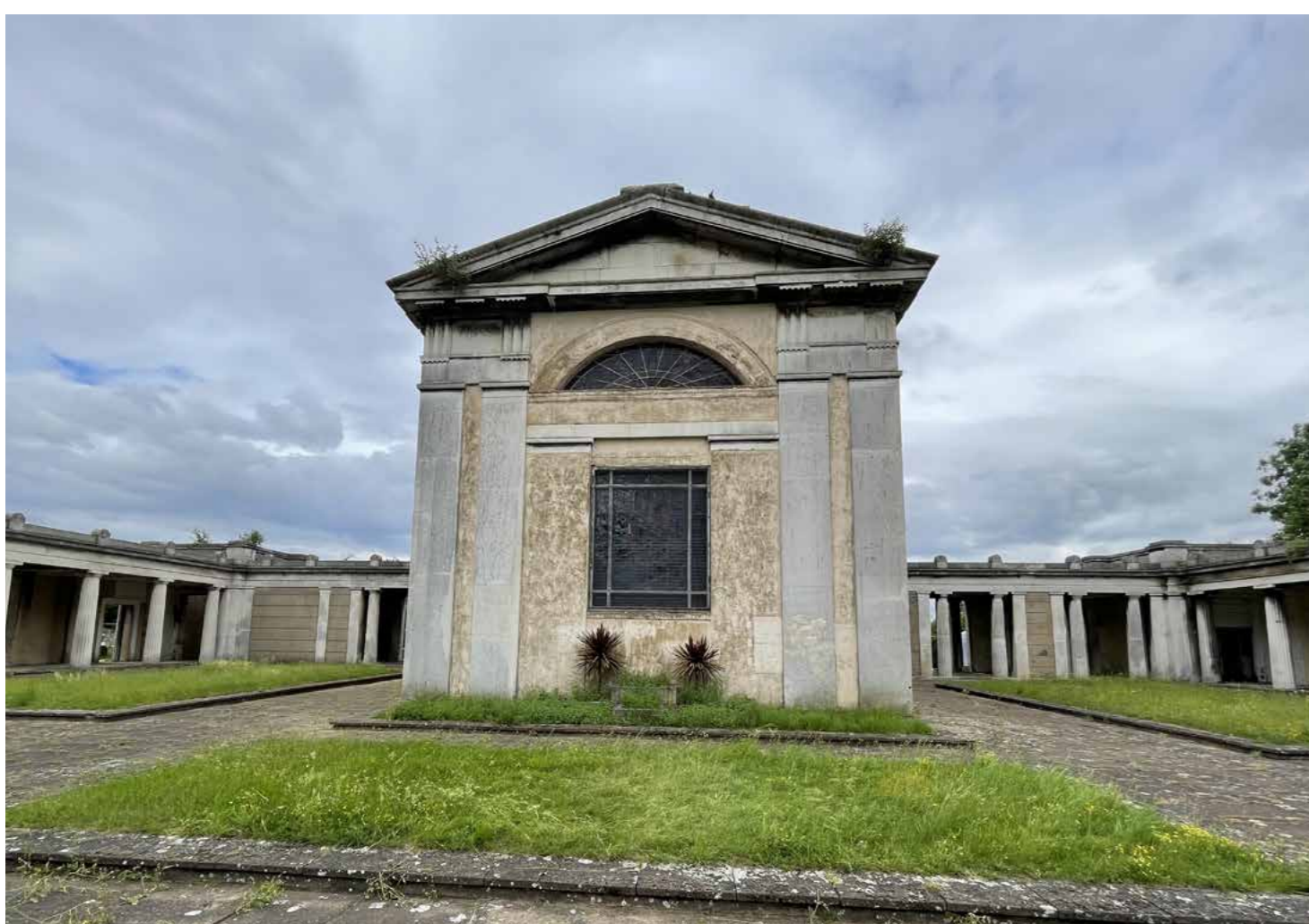
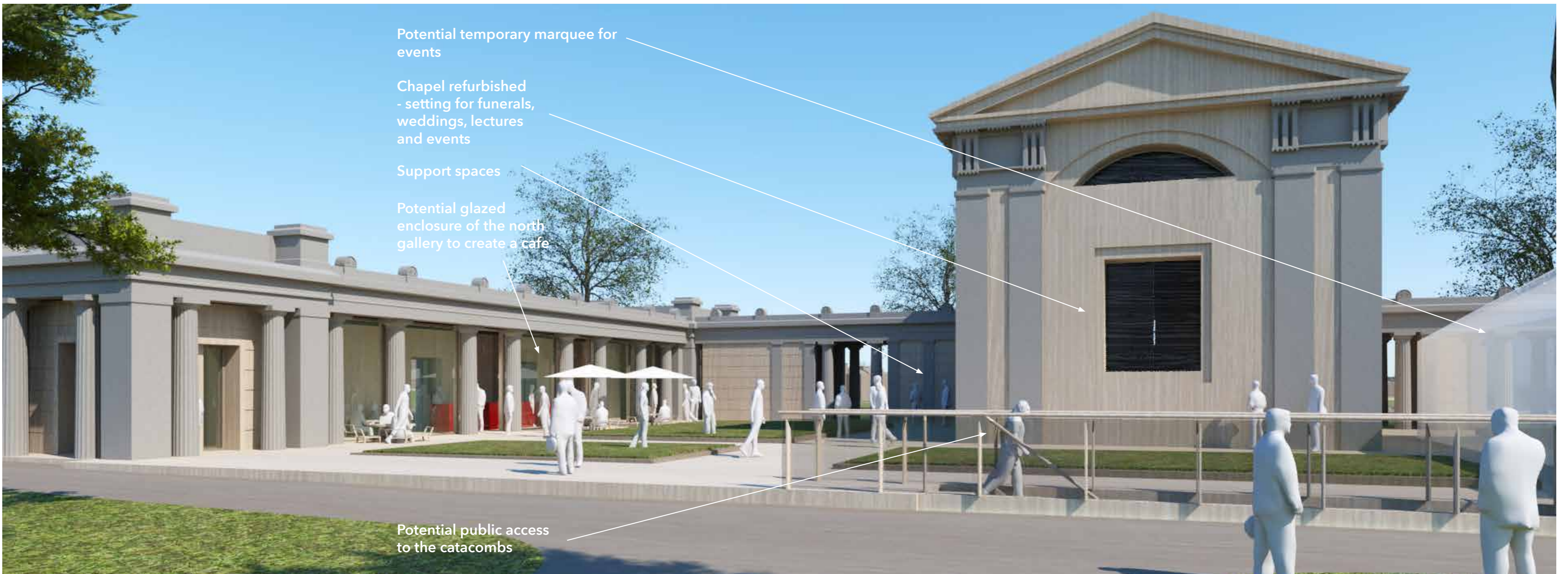


Possible new route through the cemetery connecting the site to Kensal Station

The proposals will form an important backdrop to the Grade I listed Kensal Green cemetery and the buildings' orientation and height will respond sensitively to the surrounding context.

As part of the proposals, the team are currently looking at options to help positively contribute towards the long-term future of Kensal Green Cemetery and help restore its monuments and listed structures. Together with Historic England and the Cemetery trustees, a management plan is being prepared which will look at options to restore and maintain these assets through sustainable initiatives, including the Grade I Anglian Chapel. It is envisaged that St William will help contribute towards funding some of these initiatives as part of a future planning application for the Gasworks site.

We are also working closely with stakeholders to explore a pedestrian bridge over the canal, which is an aspiration in the Council's SPD to improve connectivity to Kensal Green underground. As part of that, we are exploring options for an accessible route through the Cemetery.







## KEY COMMUNITY BENEFITS



Internal view of the new canalside café

Opening up this closed-off site will help to improve the local environment and offer opportunities for the surrounding community including:

### NEW HOMES

- Around 650-750 new high-quality homes, with the aspiration to deliver 35% affordable housing.

### NEW OPEN SPACES

- A new publicly accessible park at the heart of the scheme, open to the community at all times. This will include new play space and landscaped areas designed for a range of age groups.
- Significant public realm improvements including opening up access to the Grand Union Canal and a Canalside Square.

### IMPROVED CONNECTIONS

- Improved local pedestrian and cycling routes through and across the site, west to Old Oak Common and east towards Ladbroke Grove.
- Working closely with local stakeholders, we are also exploring opportunities for new linkages to the north including a new pedestrian bridge across the canal to Kensal Green Cemetery.

### NEW COMMUNITY SPACES

- A small café will be provided on the canalside, along with a terrace and a square.

### FINANCIAL CONTRIBUTIONS

- St William will provide financial contributions determined in partnership with the Council through a Section 106 agreement. These will contribute towards local services such as education, health, and transport to help support the regeneration of the wider area.

## NEXT STEPS

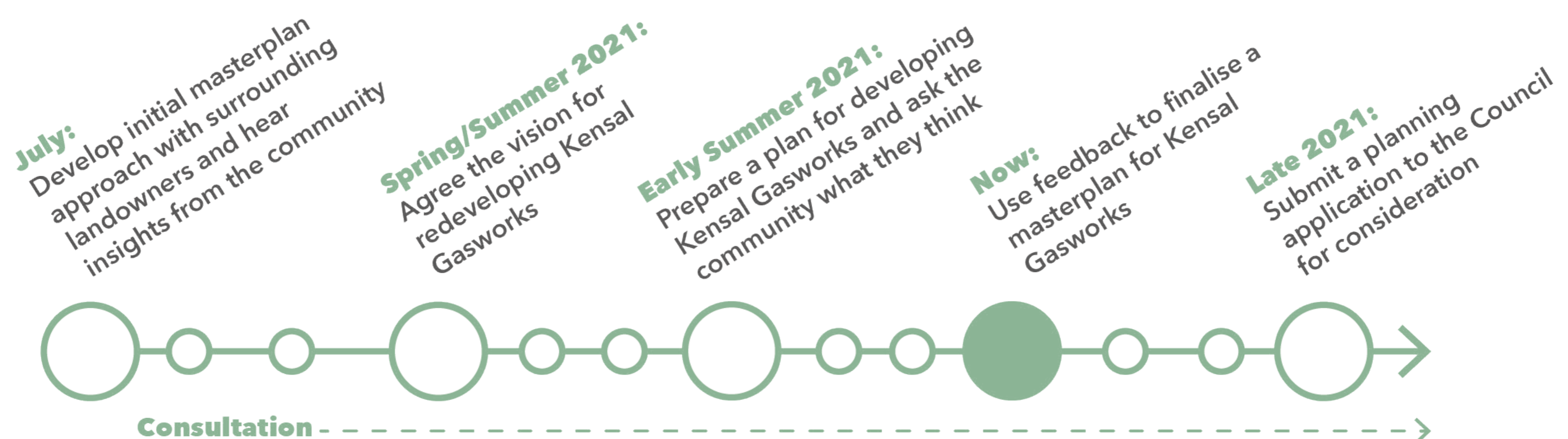
Thank you for taking the time to view our draft proposals for Kensal Gasworks.

Our next steps will be to:

- Review all feedback from the public consultation;
- Continue to evolve our design proposals in consultation with stakeholders; and
- Prepare to submit a planning application for the site later this year



## TIMEFRAME



## HOW CAN YOU GET INVOLVED?

We would like you to tell us what would work best in your community and give us your own suggestions, so that we can work with you in a way that is inclusive and valuable for all.

Visit our project website to find out more and share your feedback, or contact us using the details below:

**Website:** [www.kensalgasworks.com](http://www.kensalgasworks.com)

**Email:** [info@kensalgasworks.com](mailto:info@kensalgasworks.com)

**Phone:** 020 3675 1502

**Post:** The Kensal Gasworks Team, St William Homes LLP, Berkeley House, 15b St George Wharf, London, SW8 2LE