



# Developing a Neighbourhood Masterplan for Lancaster West and beyond

Project Board Meeting  
9<sup>th</sup> June 2021



# Agenda

- 1. Welcome (James Caspell)**
- 2. Final Terms of Reference (Chrissy Galerakis)**
- 3. Update on procurement of masterplanners (Shaun Haden)**
- 4. Feasibility of New Social Rent Homes (Shaun Haden)**
- 5. Update on Future Neighbourhoods bid (Hannah Smith)**
- 6. Potential early partnerships (Chrissy Galerakis)**
- 7. Conclusion and next steps (James Caspell)**

# 2. Final Terms of Reference

## Purpose

To oversee and shape the development of the **Lancaster West Neighbourhood Masterplan**.

- Provide a forum for representatives of the local community **to meet to discuss any issues** of concern in relation to the development of the master plan, **ensuring services are mapped, partnerships are formed and the use of neighbourhood assets maximised**.
- **Monitor the management and implementation of the masterplan** and to allow members to receive reports on the progress.
- **Inform and involve residents and key stakeholders in the decision-making process** and ensure that the views of local people are adequately considered in the evolving design and development of the master plan. **Ensuring mechanisms are in place for the involvement of individuals with diverse needs, as well as channels for children and young people**.
- **Advise and guide partners on the approach to community consultation and engagement** to ensure the views of the local community on progress are recorded and taken into consideration.
- **To report progress, discuss and make recommendations to the OPE Programme Board** for how other local funding could support other initiatives in Notting Dale.

## Membership

**LWRA, LWNT, NHS, CCG, LFB, KAA, TFL, GLL, RBKC, community & voluntary sector and key stakeholders**

## Chair

**James Caspell, Neighbourhood Director for Lancaster West**

## Meeting Frequency

**Monthly project board**

## Decisions

**Will be made by this Board and ratified by the OPE Programme Board to ensure alignment with funding requirements.**

# 3. Update on procurement of masterplanners

<b>Masterplanner submissions received</b>	28 May 2021
<b>Review, moderation and interviews</b>	30th June 21
<b>Masterplanners appointed</b>	1st July 21
<b>Engagement commences</b>	Late July 21
<b>Initial feasibility study developed</b>	1st October 21
<b>Draft masterplan ready for review</b>	1st December 21
<b>Residents and stakeholder feedback</b>	1st January 2022
<b>Resident and Project Board Sign Off</b>	1st February 22
<b>Finalisation and Publication</b>	31st March 22

# 3. Update on procurement of Masterplanners

**LANCASTER WEST NEIGHBOURHOOD TEAM**  
**WTT**  
part of Kensington and Chelsea Council

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA**

## Developing an eco-neighborhood Masterplan for Lancaster West and Notting Dale

Proposal  
May 2021

ARUP

### Lancaster West Eco-Masterplan

**Lancaster West Estate Tea Garden**

**FARRELLS**

### Lancaster West Estate Garden Estate Masterplan

28 May 2021

Mæ

# 4. Feasibility of New Social Homes



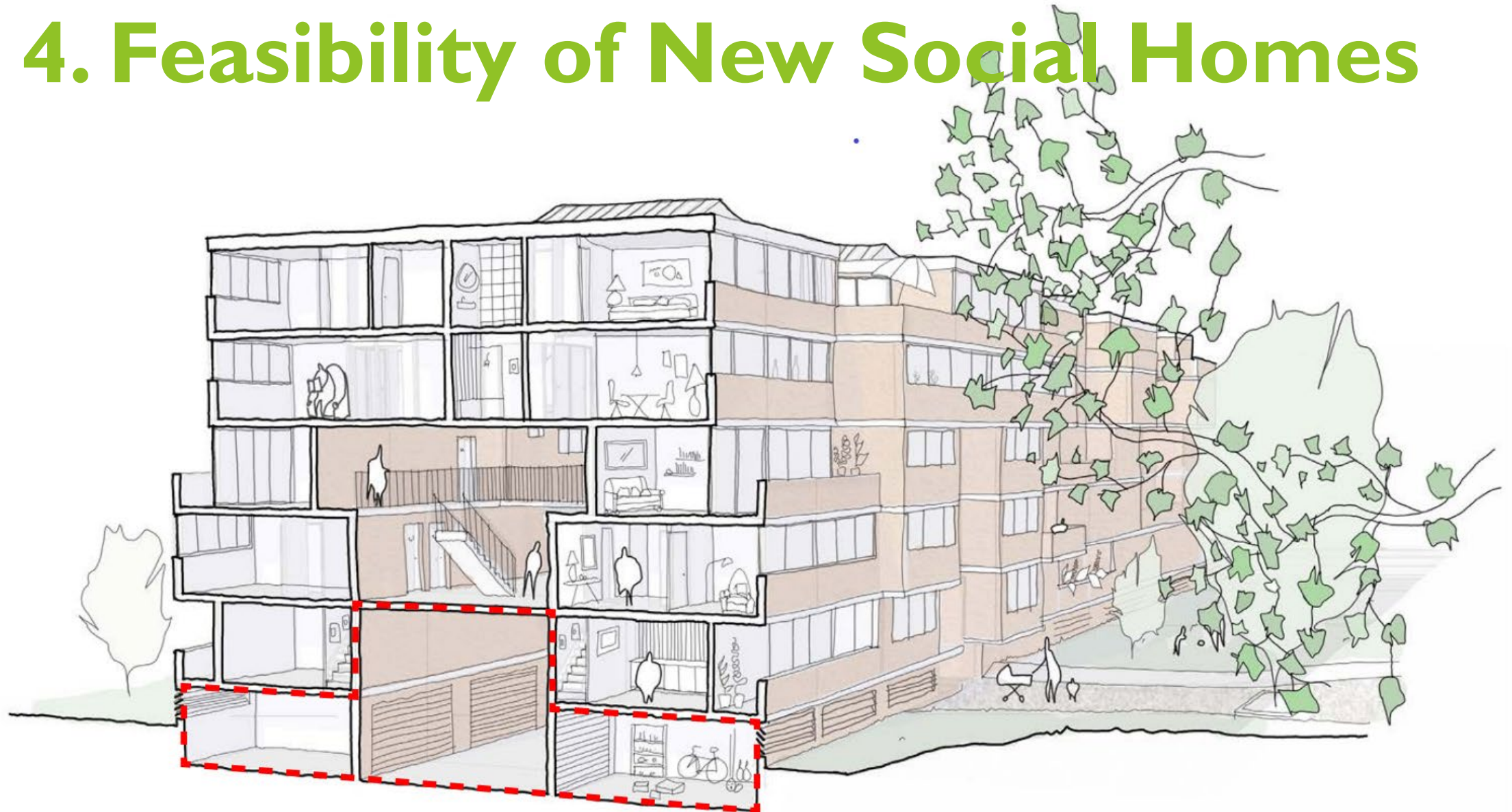
Repurposing of garage units under Hurstway and Testerton Walk.

Current thinking:

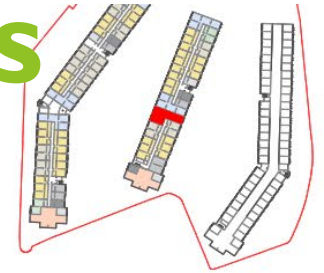
- 34 new homes
  - 100% social rent
  - Flat level access
  - Larger homes to meet demand on LWE
- 
- **Bid submitted to the Brownfield Land Release Fund administered by the LGA, Cabinet Office – Decision end of July**
  - **Approximately £509k for enabling works to the delivery of new social homes in garages**

Type	How Many Homes?	
1 bedroom	3	9%
2 bedroom	12	35%
3 bedroom	13	38%
4 bedroom	6	18%

# 4. Feasibility of New Social Homes



# 4. Feasibility of New Social Homes



Private garden staircase allowing direct access to the courtyards and a positive private / public realm relationship

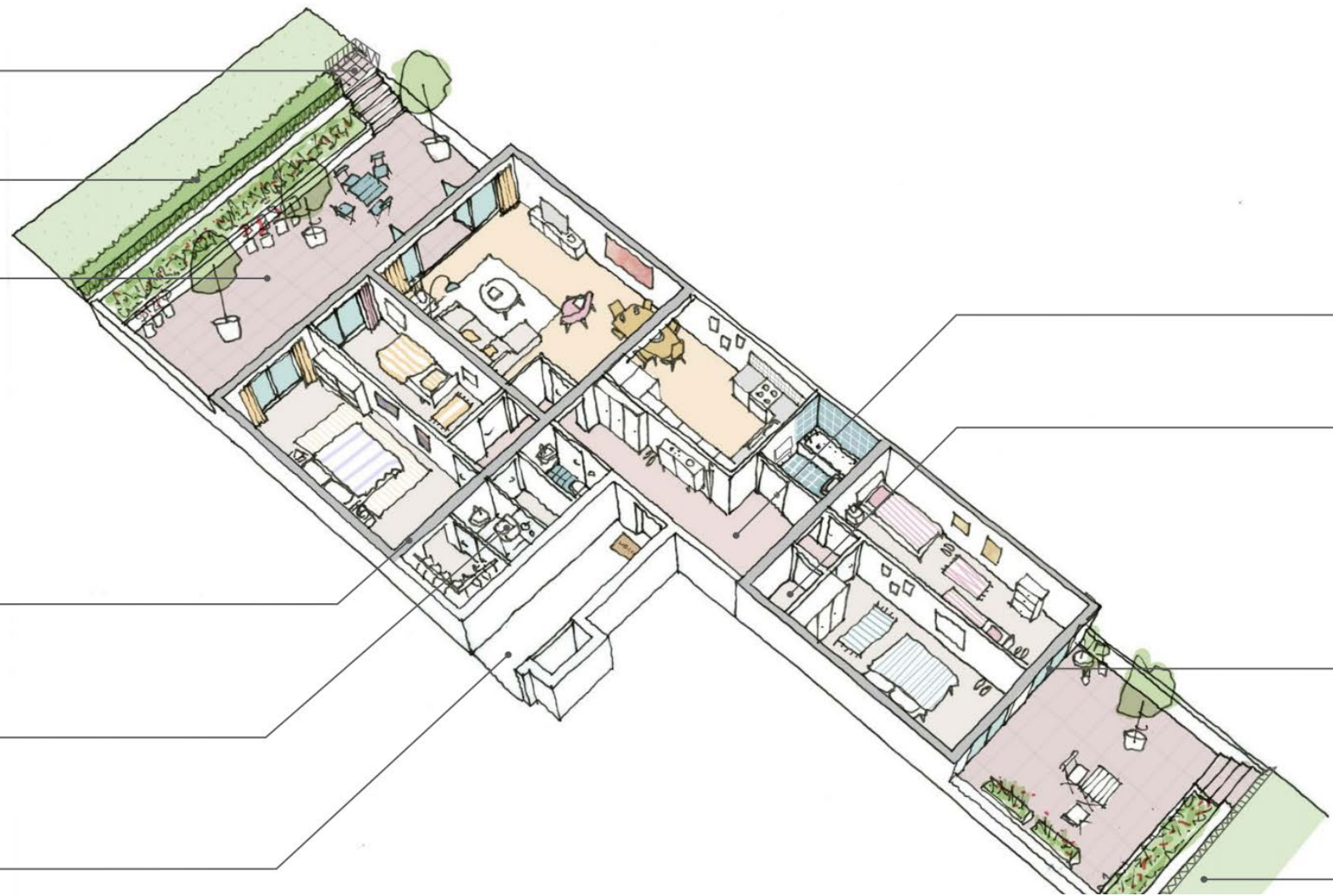
Planted edge to courtyard

Generous private terraces within excavated areas providing outdoor amenity and daylight to rooms

Structural walls retained wherever possible, minimising the requirement for significant structural works to party walls

Bathrooms, WCs, en-suites and kitchen drainage all located within central spine in the centre of the plan

All homes accessed from generous and secure central hallways



Rational plans combined with simple structural solutions ensure that buildings are buildable and cost effective

Generous storage areas in all flats, exceeding required minimum standards

Generous windows located within alignment of existing structural openings

Planted edge on line of new retaining wall, creating appropriate privacy for



# 4. Feasibility of New Social Homes

A slim ceiling build-up maximises head height and conceals new Mechanical Ventilation Heat Recovery and sprinkler systems.

High-performance triple-glazed windows to maximise heat retention and minimise residents' bills.

Purpose-built planters provide growing space for residents and negotiate the level-change between terrace and courtyard.



Private staircase to courtyard via a garden gate.

Highly insulated floor slab with robust finishes that will withstand the demands of everyday life.



# 5. Future Neighbourhoods Bid

Putting a **Green Recovery** at the heart of  
**Grenfell Recovery**



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA





# Future Neighbourhoods 2030

To help support a green recovery from the COVID-19 pandemic, **the Mayor has launched a new funding programme** called Future Neighbourhoods 2030.

It aims to tackle some of London's defining environmental challenges, including the climate emergency and toxic air quality, whilst creating jobs, developing skills and supporting a just transition to a low carbon circular economy.

# Notting Dale 2030 – Vision

**Our vision is for Notting Dale to become the UK’s largest eco-neighbourhood, putting a green recovery at the heart of Grenfell recovery**

We will do this by:



Taking a fabric first approach to **decarbonising buildings**, and providing **clean, green, local energy**



**Improve air quality, health and wellbeing**, and grow a **network of “garden estates”**



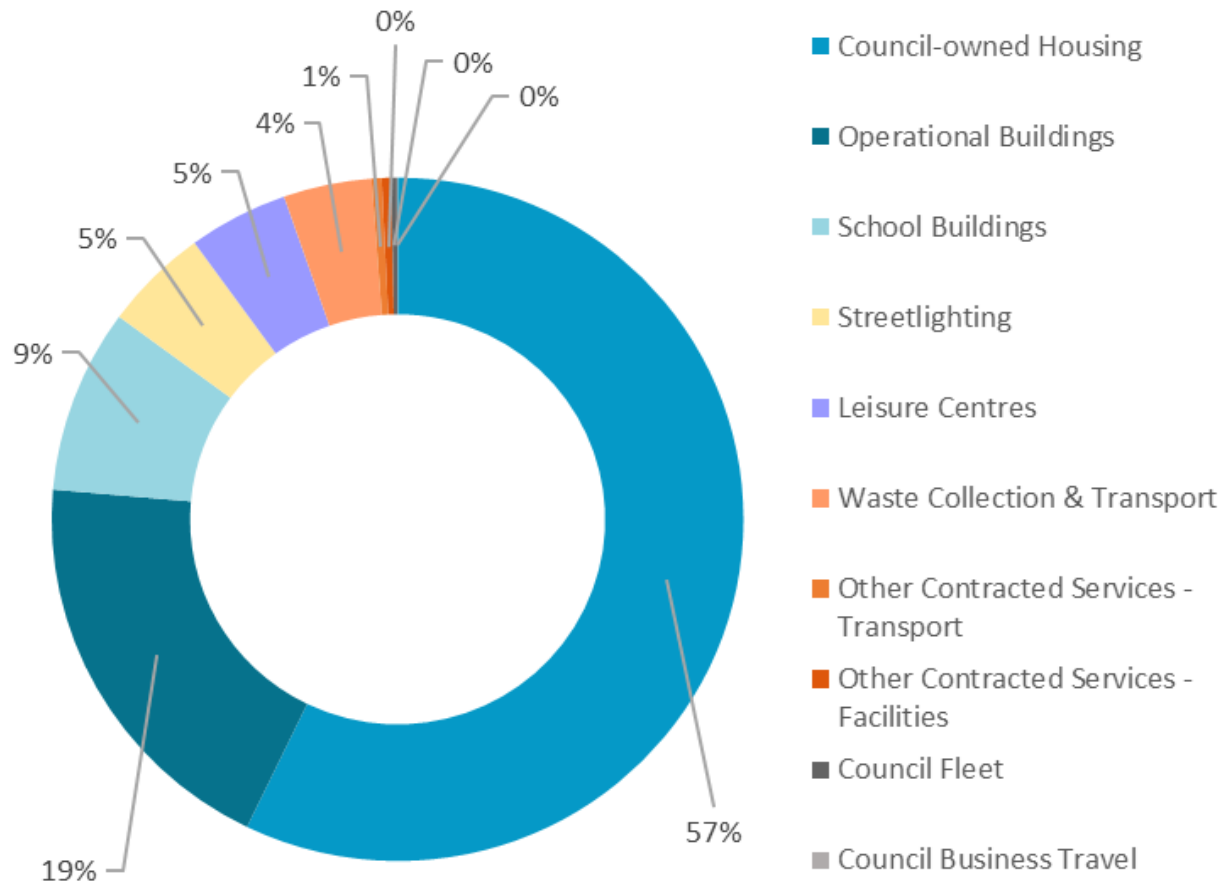
Co-design with residents a strategy to ensure we deliver a **thriving local circular economy**, with **new jobs, skills and high levels of engagement**.

# Making the vision a reality

## Five potential workstreams

1. **Fabric First:** Notting Dale Goes Net Zero
2. **Powering Up for the People:** Generating Clean, Green, and Local Energy
3. **Creating a cleaner and healthier Notting Dale**
4. Growing a **Green Neighbourhood Network**
5. Delivering new **green jobs and skills** in a circular economy

# Fabric First – Notting Dale Goes Net Zero



# Powering Up For The People: **Generating Clean, Green, Local Energy**

## **Notting Dale Heat Network**

Could produce zero carbon heat for up to 2,000 properties.  
Enables these homes to meet 2030 commitment

Four renewable sources being analysed:

- Air source heat pump
- Ground source heat pump
- Sewer source heat pump
- Water aquifer heat pump





# Creating a cleaner and healthier Notting Dale

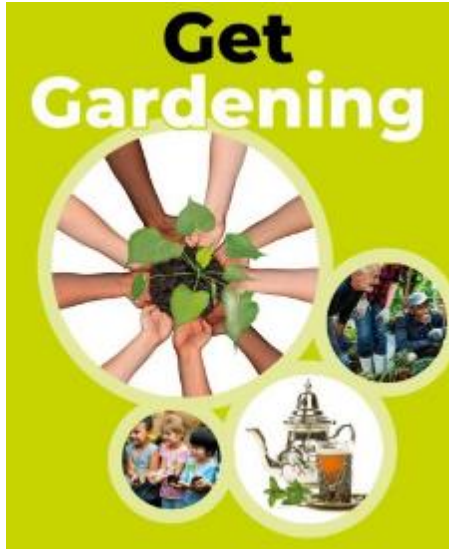
**LWNT has a 100% electric or  
peddle-power fleet.**

**We want to roll this approach  
out across the Notting Dale!**





# Growing a Green Neighbourhood Network



# Delivering new green jobs and skills in a circular economy

- **Launching a Green Building Skills Academy: Retrofit Coordinator training for project managers, practical training opportunities with AECB. Developing a online multilingual training hub**
- **Creating sustainability work opportunities for residents through already funded investment, such as LancWest Works scheme**



# 6. Potential early opportunities

Reminder of what the masterplan process will do

- 1. Map existing services** currently offered
- 2. Map existing community assets** and **potential future neighbourhood hubs**
- 3. Understand and visualise existing needs - and aspirations of residents**
- 4. Establish a resident-led vision for the future, and a plan of how we get there**
- 5. Bring all of the above to life – and set out the blueprint this co-designed vision**

# 6. Potential early opportunities



# 6. Potential early opportunities

## Community assets

- Accessible community centres
- Range of spaces
- East side of the estate community centre

## Equality and Diversity

- Tackling inequality for BAME communities
- Language services
- Occupational segregation

## Employment

- Child care support for working parents
- Incentives for small and online businesses
- Local job opportunity promotion – LancWest Works

## Health and Wellbeing

- Services for pregnancy to 5 year old
- Physical and mental wellbeing services - pop up assessment clinics
- Fires safety events

## Housing

- Flat level access properties
- Storage spaces for overcrowded families
- Increase supply of social rented homes

## Sustainability

- Waste, food waste and recycling facilities
- Solar panels across buildings
- Improve air quality and pollution

## Skills Building

- Intergenerational opportunities
- Music studio for young people
- Digital champions programme

## Transport

- Lift for tube station
- Electric vehicle hub
- Integrate cycle and tube facilities on latimer and Ladbroke grove

# 6. Potential early opportunities

	A	B	C	D	E	F	G	H
1	<i>In the next 6 - 12 months...[WHO], in and around Lancaster West Estate and broader Notting Dale Ward, will be....</i>							
2	Who	Community Assets	Diversity	Employment	Education/ Skills Building	Green Spaces	Sustainability	Health and Wellbeing
3	<i>What organisation you work for?</i>	<i>Community spaces, centres, etc.</i>	<i>Inclusion, Affermative Action in community tc.</i>	<i>Job opportunities, volunteer opportunities, etc.</i>	<i>Training opportunities, mentoring programmes etc</i>	<i>Gardens, allotments, playgrounds etc.</i>	<i>recycling, waste management, energy efficient practices etc.</i>	<i>health services in area etc.</i>
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								

# 6. Potential early opportunities

## Community assets

- Accessible community centres
- Range of spaces
- East side of the estate community centre

## Equality and Diversity

- Tackling inequality for BAME communities
- Language services
- Occupational segregation

## Employment

- Child care support for working parents
- Incentives for small and online businesses
- Local job opportunity promotion – LancWest Works

## Health and Wellbeing

- Services for pregnancy to 5 year old
- Physical and mental wellbeing services - pop up assessment clinics
- Fires safety events

## Housing

- Flat level access properties
- Storage spaces for overcrowded families
- Increase supply of social rented homes

## Sustainability

- Waste, food waste and recycling facilities
- Solar panels across buildings
- Improve air quality and pollution

## Skills Building

- Intergenerational opportunities
- Music studio for young people
- Digital champions programme

## Transport

- Lift for tube station
- Electric vehicle hub
- Integrate cycle and tube facilities on latimer and Ladbrooke grove

# 6. Potential early opportunities

## Community assets

- Accessible community centres
- Range of spaces
- East side of the estate community centre

## Equality and Diversity

- Tackling inequality for BAME communities
- Language services
- Occupational segregation

## Employment

- Child care support for working parents
- Incentives for small and online businesses
- Local job opportunity promotion – LancWest Works

## Health and Wellbeing

- Services for pregnancy to 5 year old
- Physical and mental wellbeing services - pop up assessment clinics
- Fires safety events

## Housing

- Flat level access properties
- Storage spaces for overcrowded families
- Increase supply of social rented homes

## Sustainability

- Waste, food waste and recycling facilities
- Solar panels across buildings
- Improve air quality and pollution

## Skills Building

- Intergenerational opportunities
- Music studio for young people
- Digital champions programme

## Transport

- Lift for tube station
- Electric vehicle hub
- Integrate cycle and tube facilities on latimer and Ladbroke grove



# 6. Potential early opportunities

## Community assets

- Accessible community centres
- Range of spaces
- East side of the estate community centre

## Equality and Diversity

- Tackling inequality for BAME communities
- Language services
- Occupational segregation

## Employment

- Child care support for working parents
- Incentives for small and online businesses
- Local job opportunity promotion – LancWest Works

## Health and Wellbeing

- Services for pregnancy to 5 year old
- Physical and mental wellbeing services - pop up assessment clinics
- Fires safety events

## Housing

- Flat level access properties
- Storage spaces for overcrowded families
- Increase supply of social rented homes

## Sustainability

- Waste, food waste and recycling facilities
- Solar panels across buildings
- Improve air quality and pollution

## Skills Building

- Intergenerational opportunities
- Music studio for young people
- Digital champions programme

## Transport

- Lift for tube station
- Electric vehicle hub
- Integrate cycle and tube facilities on latimer and Ladbrooke grove

# **7. Conclusion and Next Steps**

