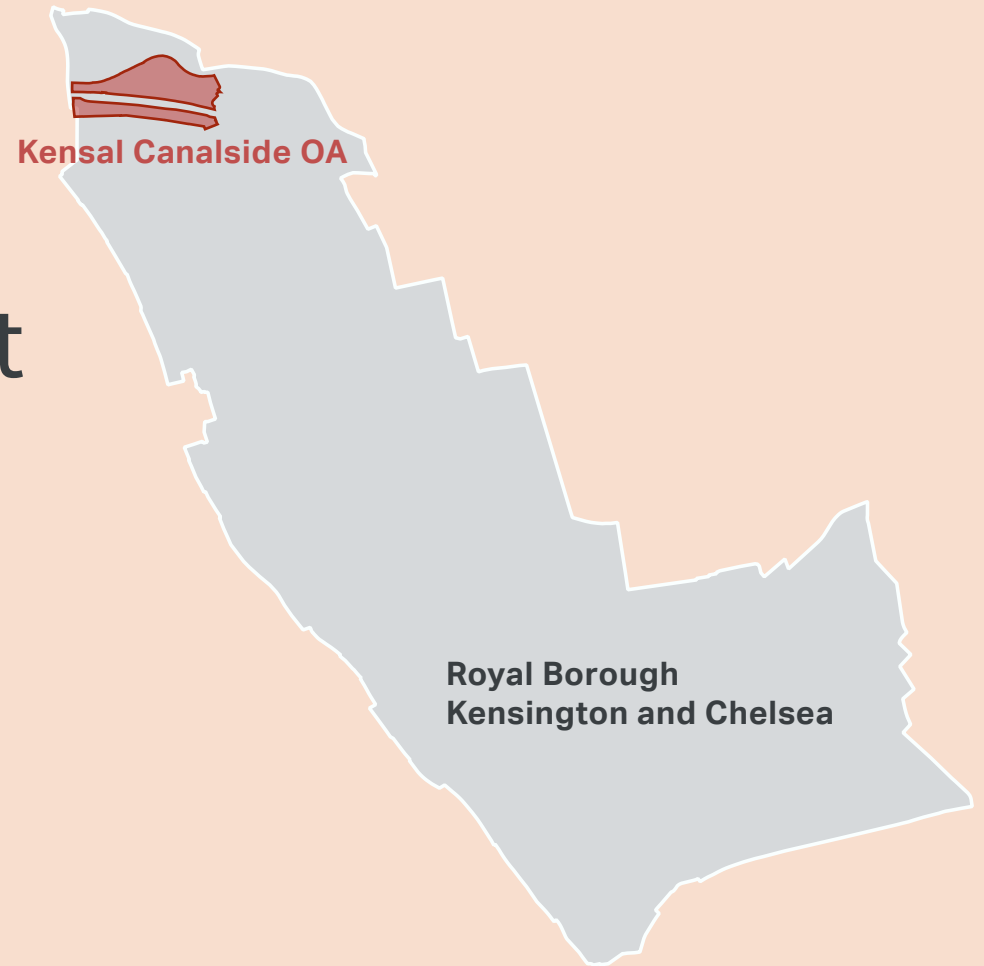


# Opportunity Area Portrait

## Kensal Canalside



# Introduction

## List of acronyms and abbreviations

- OA: Opportunity Area
- LP: London Plan
- GLA: Greater London Authority
- TfL: Transport for London
- OAPF: Opportunity Area Planning Framework
- CAZ: Central Activities Zone
- LESD: London Employment Sites Database
- SHLAA: Strategic Housing Land Availability Assessment
- LB: London Borough
- RB: Royal Borough
- AAP: Area Action Plan
- SPD: Supplementary Planning Document
- SIL: Strategic Industrial Land
- LSIS: Locally Significant Industrial Sites
- BID: Business Improvement District
- CEZ: Creative Enterprise Zone

# Introduction

## Purpose of this document and clarifications



### What is a pen portrait:

- A strategic analysis/ summary of an OA.
- We collected a series of data on delivery of homes, jobs, town centres and high streets, transport, land use and industrial land to assess local change at a strategic level, to better understand places in the OAs, and evaluate how they are performing against the expectations in the London Plan 2021.



### How will this information be used?

- This evidence base supports the OA propositions in the Towards a new London Plan document.
- The OA propositions include:
  - change in the status of the OA to reflect the housing and/or infrastructure delivery since 2019
  - highlight opportunities to review the OA boundary and/ or OA designation.



### Data sources and clarifications

#### Homes

- The London Plan 2021 identifies indicative homes capacities (10 year, 22 year).
- The indicative homes capacities are based on the SHLAA 2017.
- The monitoring year for the London Plan 2021 starts in 2019.
- This document includes an overview on the progress against the SHLAA 2017 to understand what has happened in the OA.
- Acknowledging that a lot has changed since 2017, including the adoption of new development plans, the current document provides an overview of site allocations based on the latest publicly accessible information.
- All spatial data is available in the London Datastore, unless stated otherwise.
- All data relating to development progress is available via the Planning Data Hub, unless stated otherwise.

# Introduction

## Purpose of this document and clarifications

### Data sources and clarifications

#### Jobs



- The LESD is a database that records recently completed employment developments and those in the pipeline in London to produce an estimate of London’s additional employment capacity.
- Since the adoption of the London Plan 2021, a new London Employment Sites Database was produced in 2021. This provides up to date estimates by OA.
- A jobs dashboard has been produced to monitor the jobs’ performance in the OAs.

#### Local Plan status



- Local Plan status information is based on publicly available data, or information received by the boroughs.

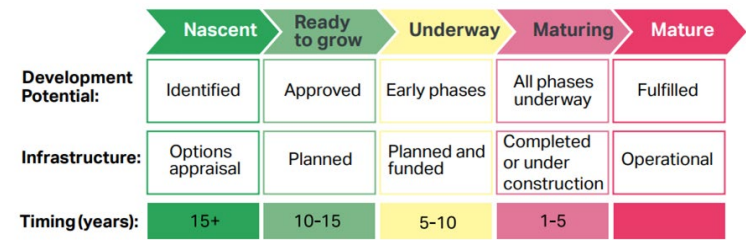
#### OA boundaries

- The London Plan designates OAs, whilst the boundary can be adopted through development plans. See more on [OA boundaries](#).

### OA status - London Plan 2021

- The OA categorisation in the Key info refers to the London Plan 2021 Figure 2.2 - OAPF process diagram, also shown below:

Figure 2.2 - OAPF process diagram

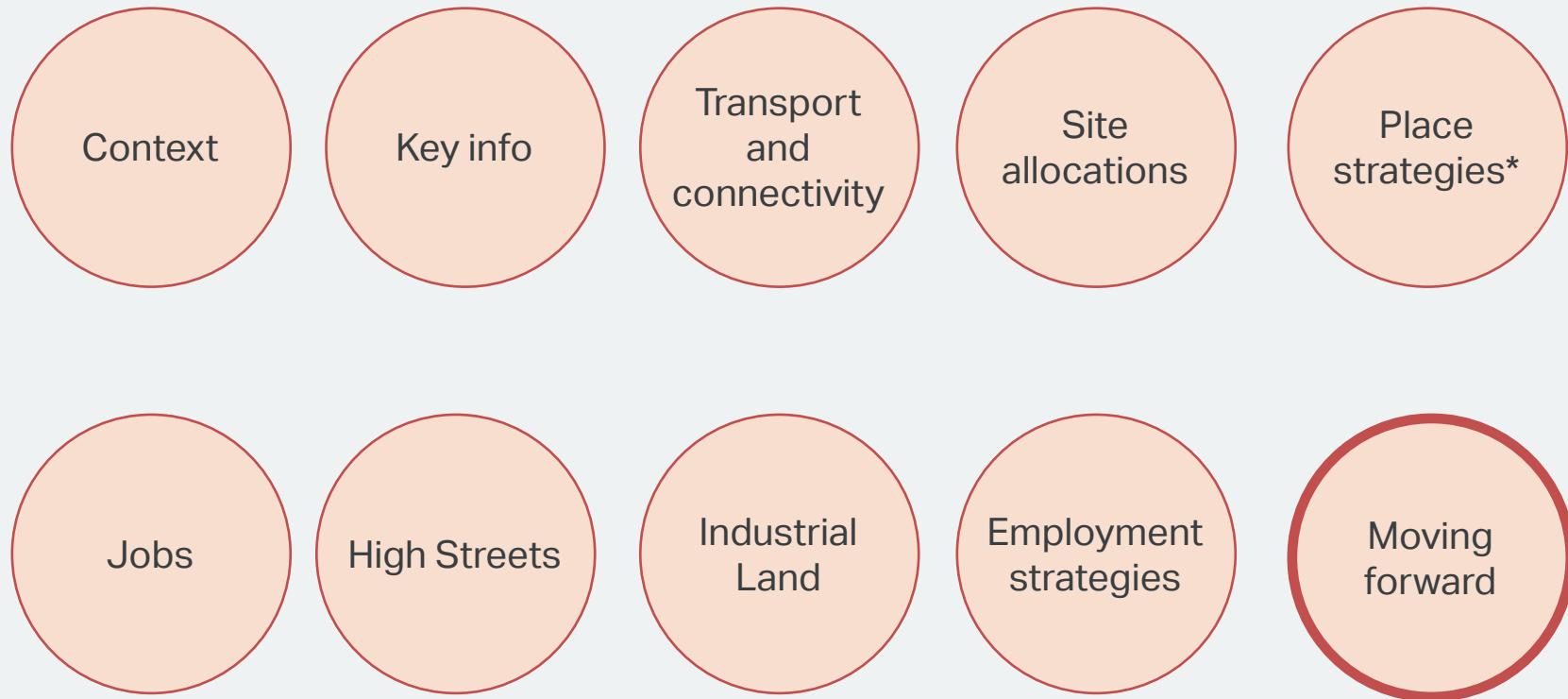


### Additional resources

- Growth Corridors: [Engagement summaries from Planning for London events \(November/December 2024\)](#)
- Opportunity Area monitoring GLA [webpage](#).

# Introduction

## Contents



\* This section refers to existing/ emerging strategies for the OA.

# Kensal Canalside Context

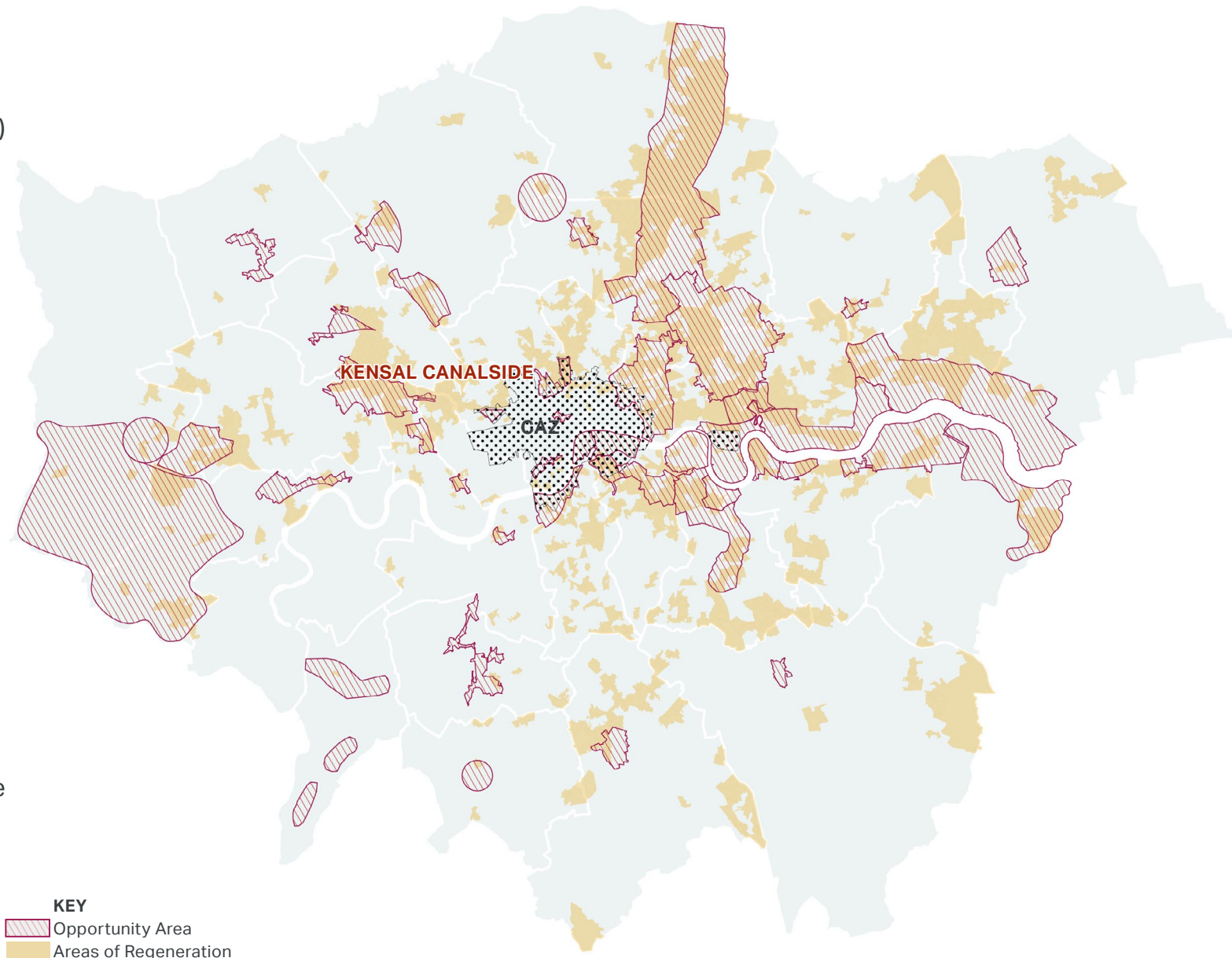
## OAs in the CAZ

- King's Cross (Maturing)
- Tottenham Court Road (Maturing)
- Victoria (Maturing)
- Waterloo (Maturing)
- London Bridge/ Bankside (Maturing)
- Euston (Ready to Grow)
- VNEB (Underway)
- Elephant & Castle (Underway)
- Part of City Fringe/ Tech City (Underway)
- Paddington (Underway)

The OA is not within the CAZ.

## Areas of Regeneration

The current London Plan identifies Strategic Areas for Regeneration (based on 20 per cent most deprived lower super output areas in England). Some of these areas are within the OA.



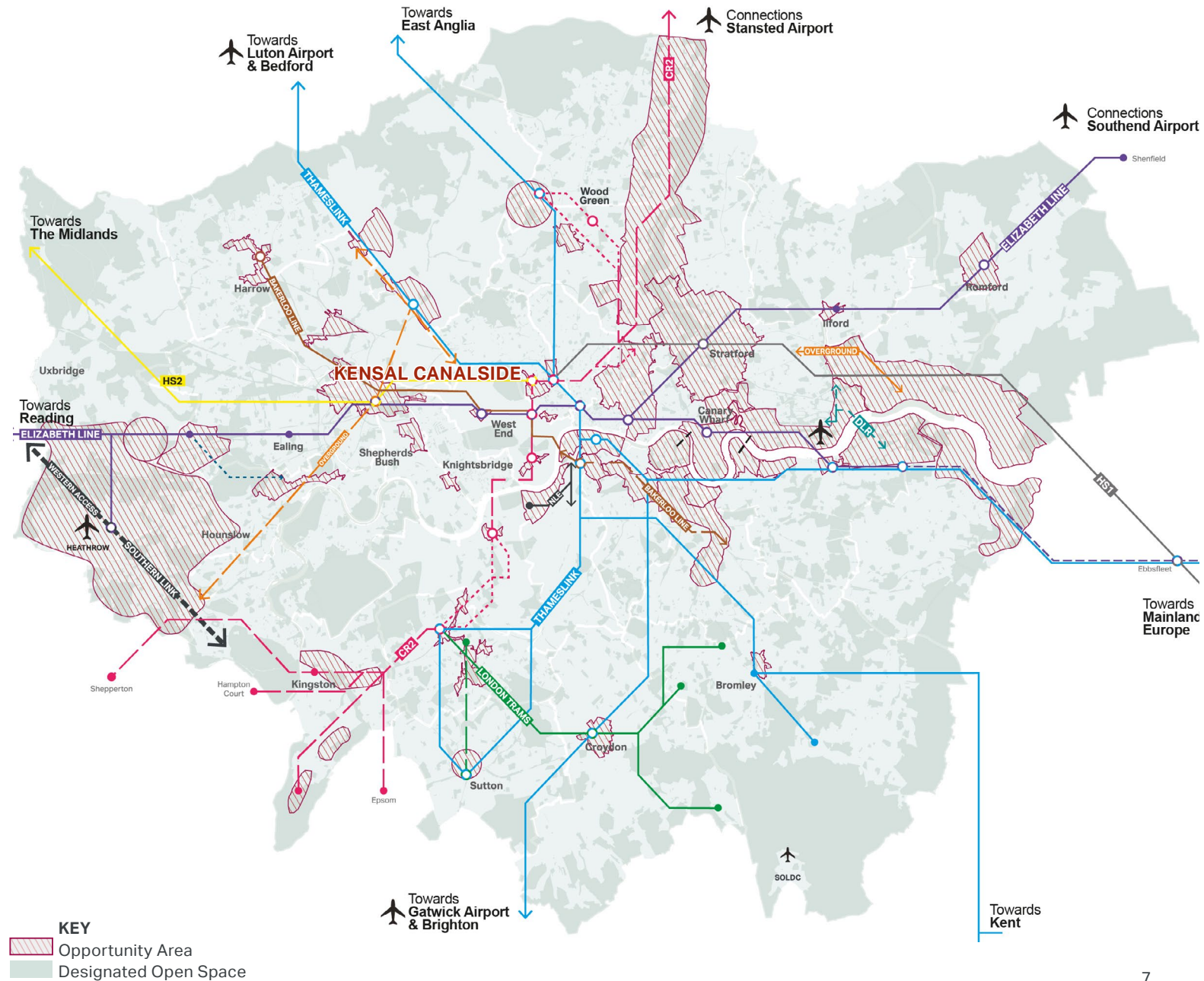
Source: Areas of Regeneration as per London Plan 2021



# Kensal Canalside Context

## Transport and Growth Corridors

- The OA sits within the Heathrow/Elizabeth Line West Growth Corridor.
- The Local Plan for Kensington and Chelsea was adopted in July 2024 safeguards land for a Crossrail station. This is currently unfunded.
- The OA is reliant on the delivery of a series of bridges to connect the north and the south part of the site allocation.

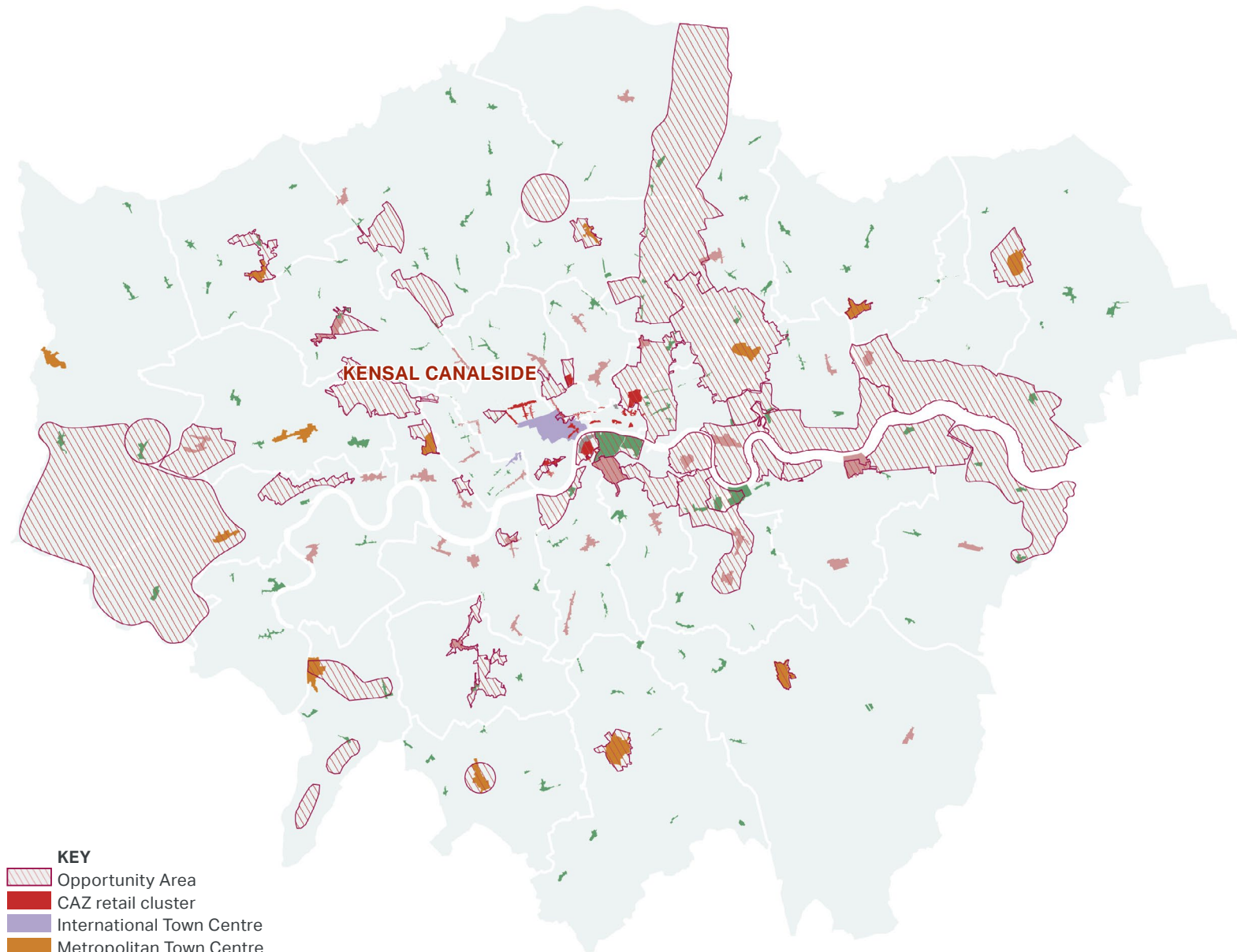


# Kensal Canalside Context

## OAs and Metropolitan Town Centres

- Olympic Legacy (Maturing)
- Harrow & Wealdstone (Underway)
- White City (Underway)
- Croydon (Ready to grow)
- Romford (Ready to grow)
- Ilford (Ready to grow)
- Wood Green (Nascent)
- Kingston (Nascent)
- Bromley (Nascent)
- Sutton (Nascent)

There are no town centres in Kensal Canalside OA. Proximity to OPDC and Earls Court.



Source: Planning Data Map



# Kensal Canalside

## Key info

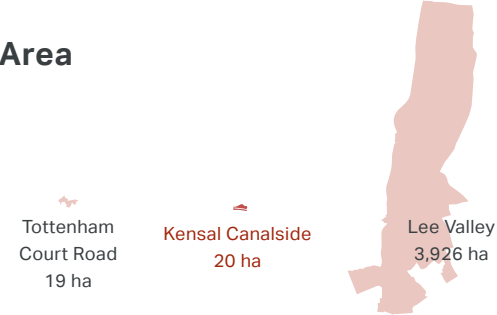
### London Plan Designation Year

2004	2008	2011	2016	2021
------	------	------	------	------

### Borough

RB Kensington and Chelsea (RBKC)

### Area



### OA specific plans

Kensal Canalside Opportunity Area SPD (2021)

### Local Plan status

Adopted in July 2024

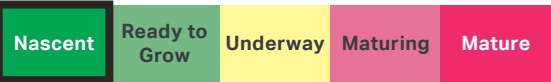
### Growth Corridor

Heathrow/Elizabeth Line West

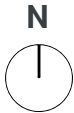
### Housing Delivery Test 2023

Presumption

### OA status (London Plan 2021)



London Plan 2021 capacities by 2041



Source: Google Earth

KEY  
Opportunity Area

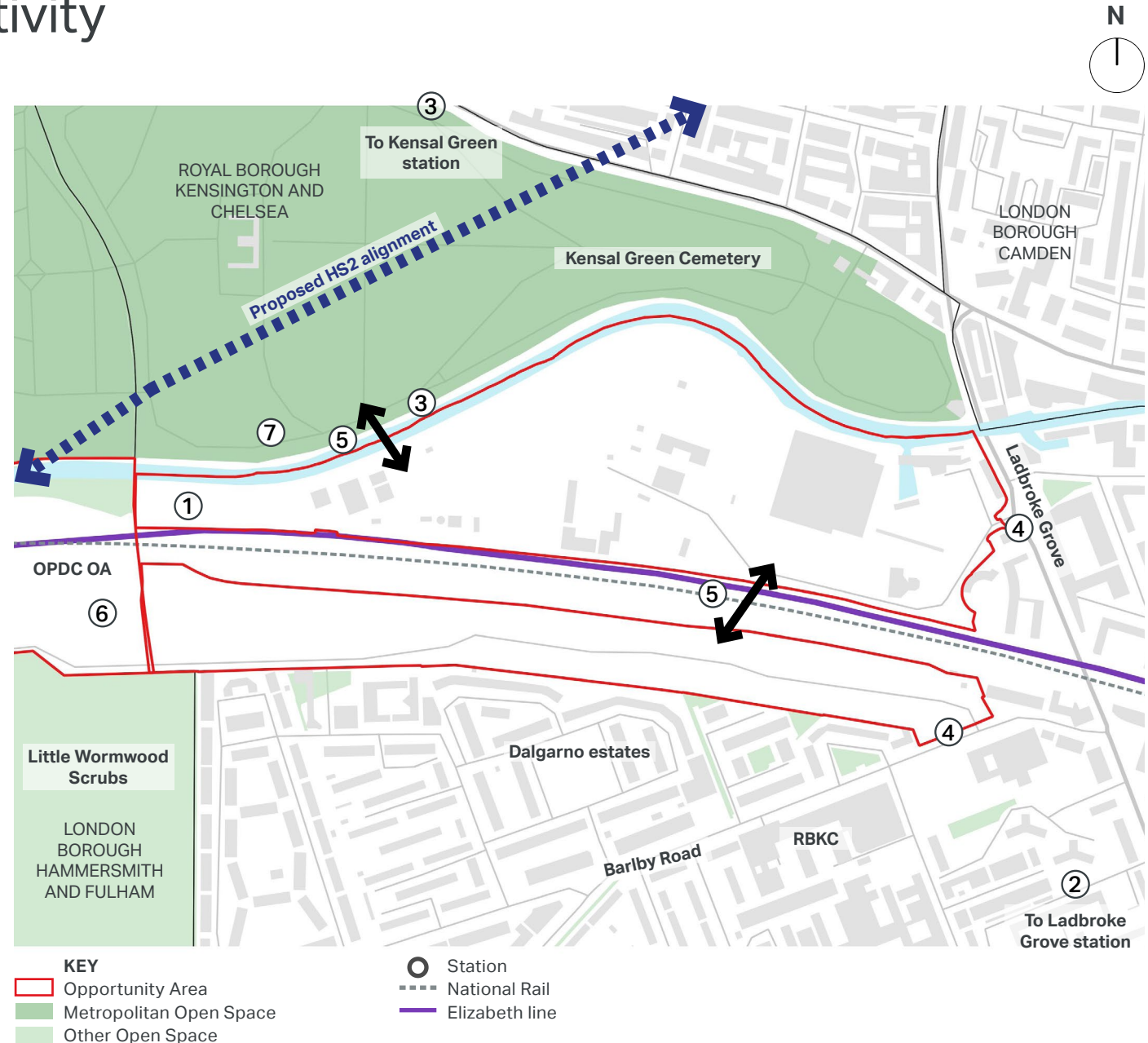
\*\*Note that the LESD (2021) decreased the capacity to 1,400 new jobs



# Kensal Canalside

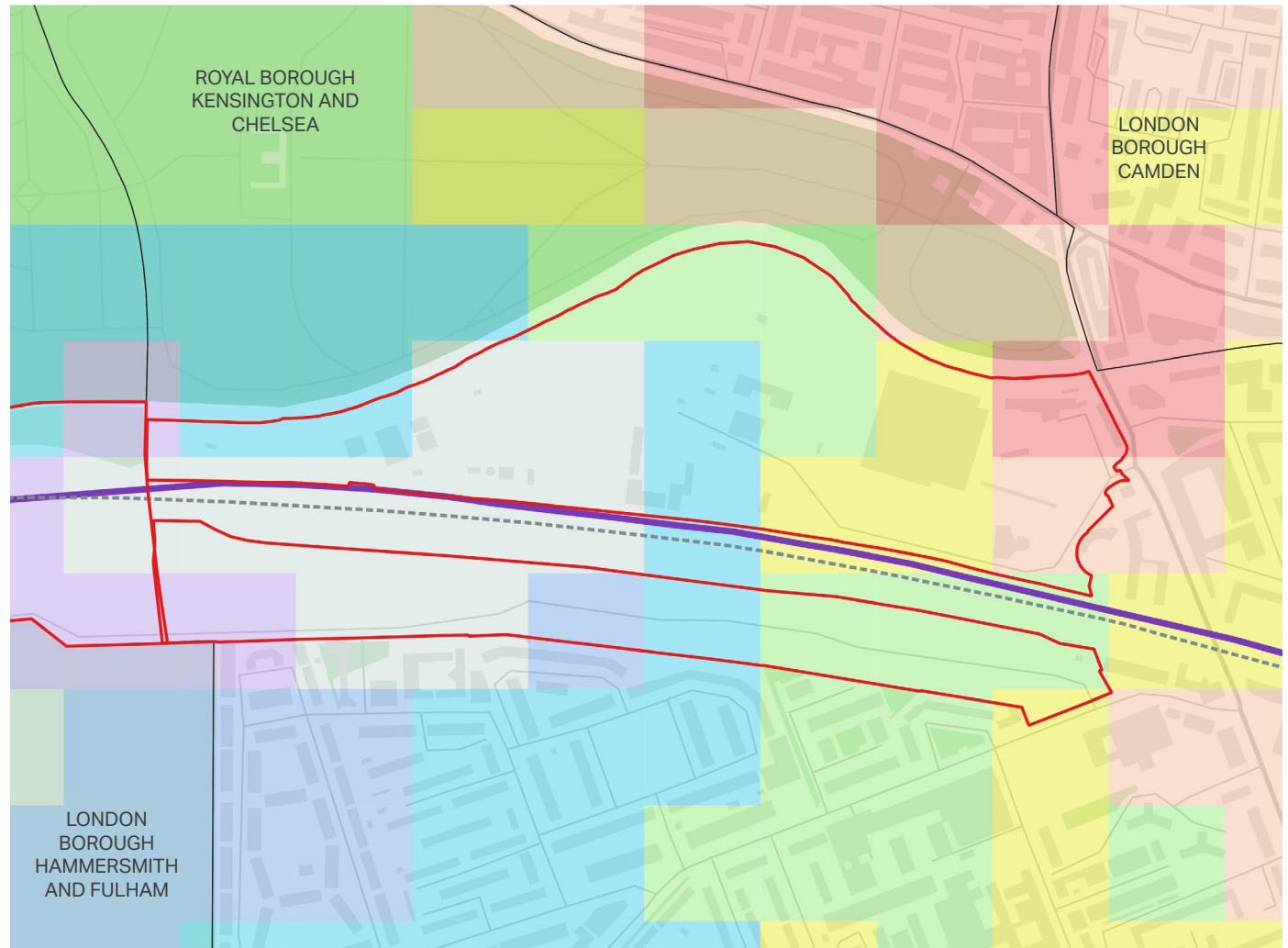
## Transport and connectivity

- ① RBKC Local Plan safeguards land for a Crossrail station. This is currently unfunded.
- Station access:
- ② Ladbroke Grove is a 16 minute walk from the entrance of the site but transport access from deeper within the site will be much longer.
- ③ Kensal Green station, is equally close and potentially 'closer' subject to future planned bridges/ access provision.
- ④ Access to the site from the main road to the east.
- ⑤ Development dependant on new cycling and walking bridge across the Great Western Railway.
- ⑥ Opportunities to improve connections between OPDC and Kensal Canalside and safe access for pedestrian and cyclists on the shared route along the north of the site (along the canal).
- ⑦ Concerns about safety at night re access across cemetery.

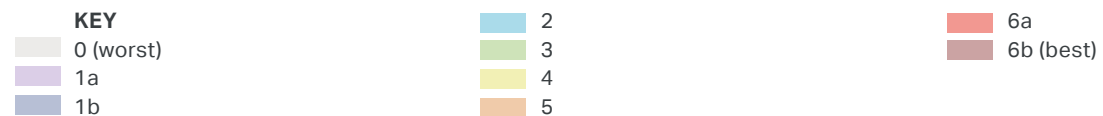


# Kensal Canalside

## Transport and connectivity: PTAL 2031



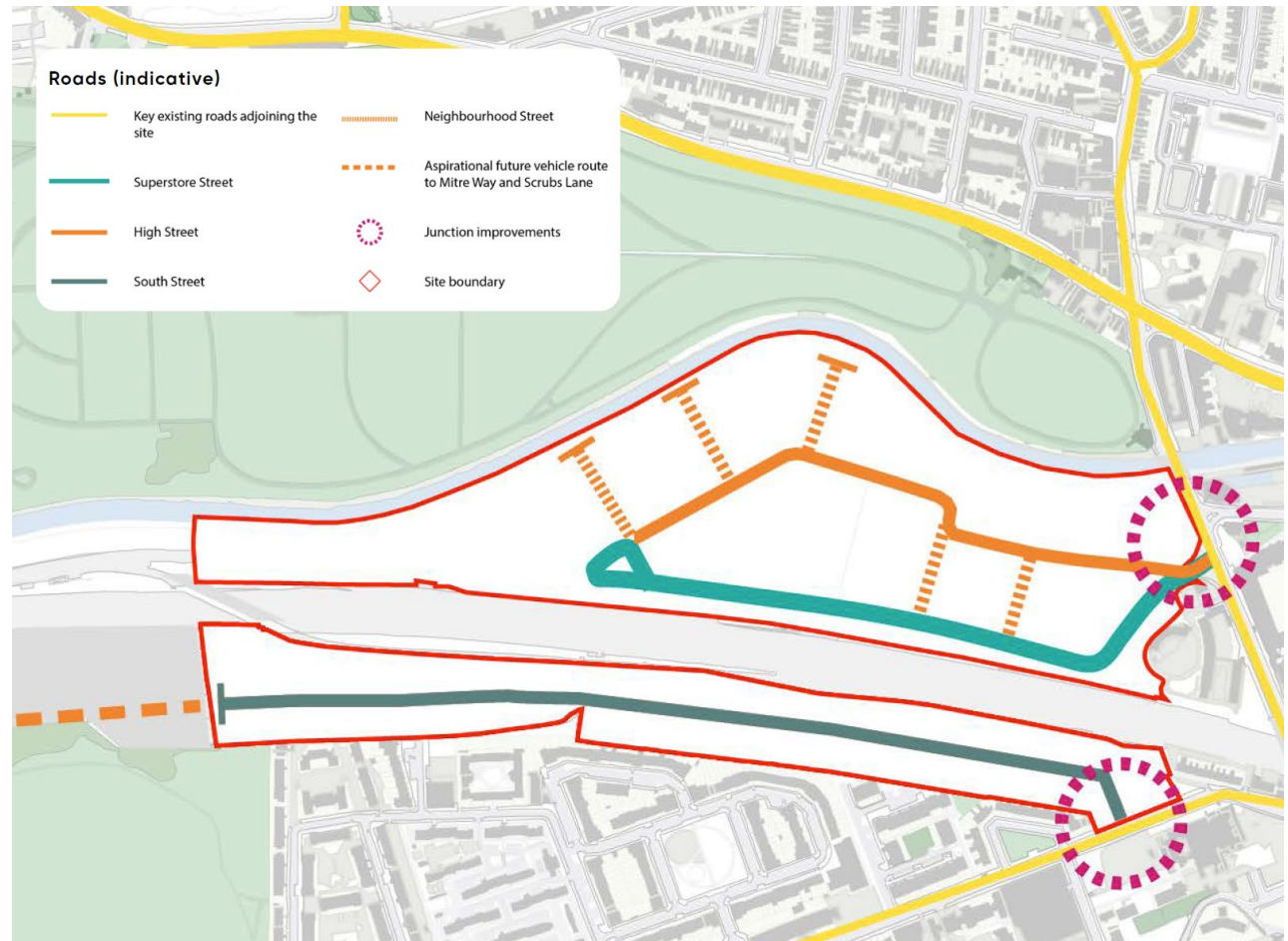
Source: Transport For London



# Kensal Canalside

## Transport and connectivity: OA SPD (2021)

- The Council developed the [Kensal Canalside SPD \(2021\)](#) to help guide the development in the OA and promote placemaking.
- Establishing a new network of streets and improving access and connectivity is at the heart of the SPD.



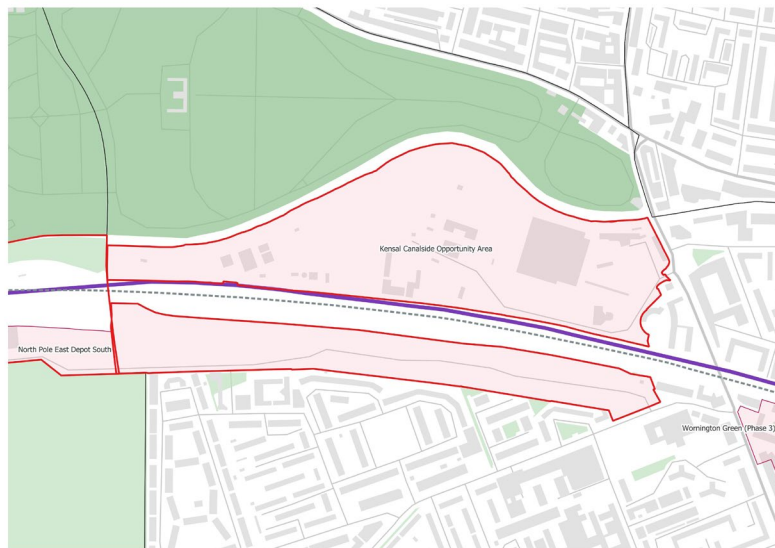
Source: Kensal Canalside SPD (2021)



# Kensal Canalside

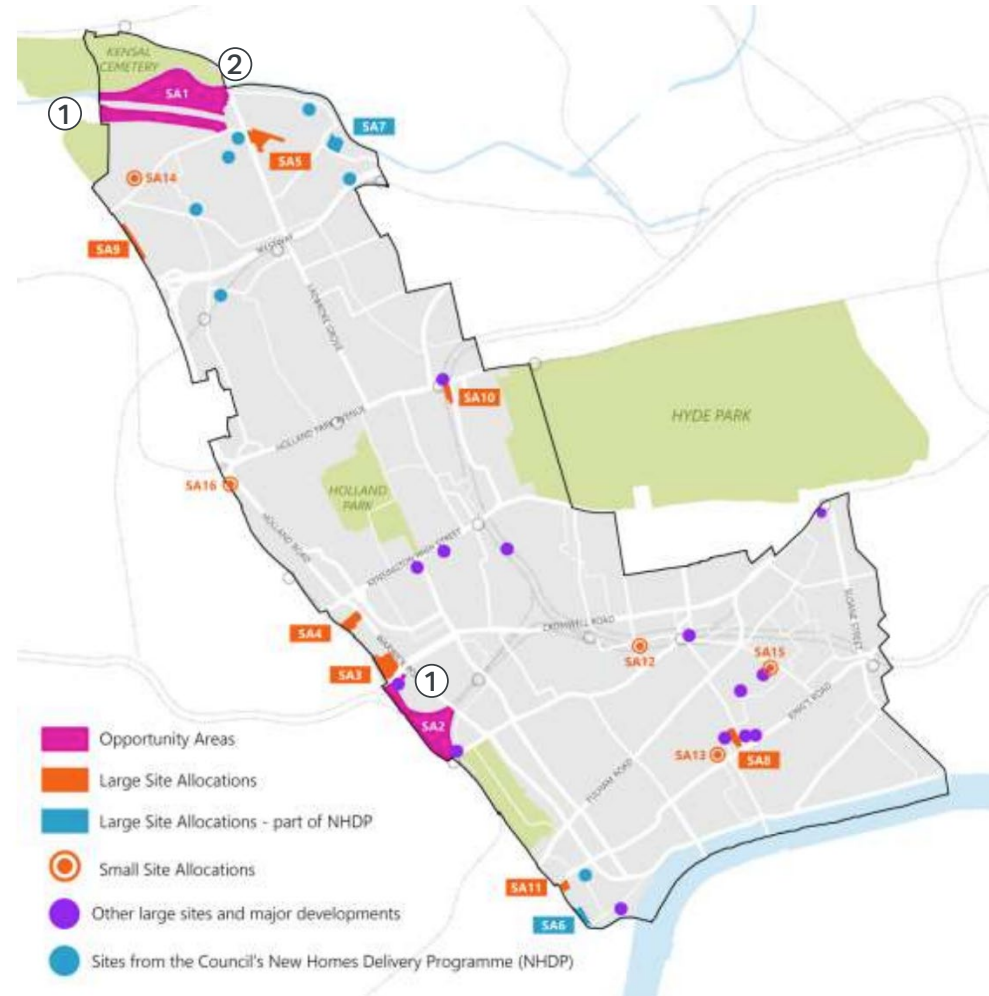
## Site allocations: RBKC Local Plan

- RBKC adopted their new Local Plan 2024 on 24 July 2024.
- ① According to the local plan, Kensal Canalside and Earl's Court are the two areas that will accommodate significant growth in the borough.
- ② Effectively, the whole OA is a Site Allocation SA1: Kensal Canalside Opportunity Area.
- The OA is expected to contribute to open space requirements, providing accessible and inclusive open, green space and leisure opportunities.



### KEY

- Opportunity Area
- Site Allocations (RBKC)



Source: Local Plan RBKC.



# Kensal Canalside

## Site allocations: Land ownership

- There are different landowners within the opportunity area. Ballymore own most of the northern part of the site allocation, and Department for Transport holds ownership of the southern part.

- ① Western site - National Grid
- ② National Grid St William
- ③ Central site – Ballymore
- ④ Eastern site - Sainsbury's
- ⑤ Southern site - Department for Transport
- ⑥ Canalside House - Royal Borough of Kensington and Chelsea
- ⑦ Boathouse Centre - Catalyst Housing Limited
- ⑧ Water Tower - private individual
- ⑨ Canal and towpath – British Waterways
- ⑩ National Rail



Source: Kensal Canalside SPD (2021)

# Kensal Canalside

## Site allocations: Development progress

- In 2023 Ballymore and Sainsbury's submitted a hybrid application for the redevelopment of Plots 1, 2, 4, 5 and 6 of the masterplan site through demolition of all existing buildings and structures.
- Creation of a mixed-use development of residential, retail, commercial, and community uses (up to 339,458.9 sq.m GEA), in buildings ranging in height up to 29 storeys with associated public realm and infrastructure. **Proposed new homes: 2,519.**
- GLA officers raised objections to the **height and massing of the proposals; the impact on heritage assets; the scale of public spaces.**
- **Masterplan and development quantum is reliant on new connections increasing accessibility of the site.**
- The delivery of the two pedestrian and cycle bridges as identified within the Kensal Canalside SPD are fundamental to the successful creation of a new community at this site.



Source: FaulknerBrowns Architects



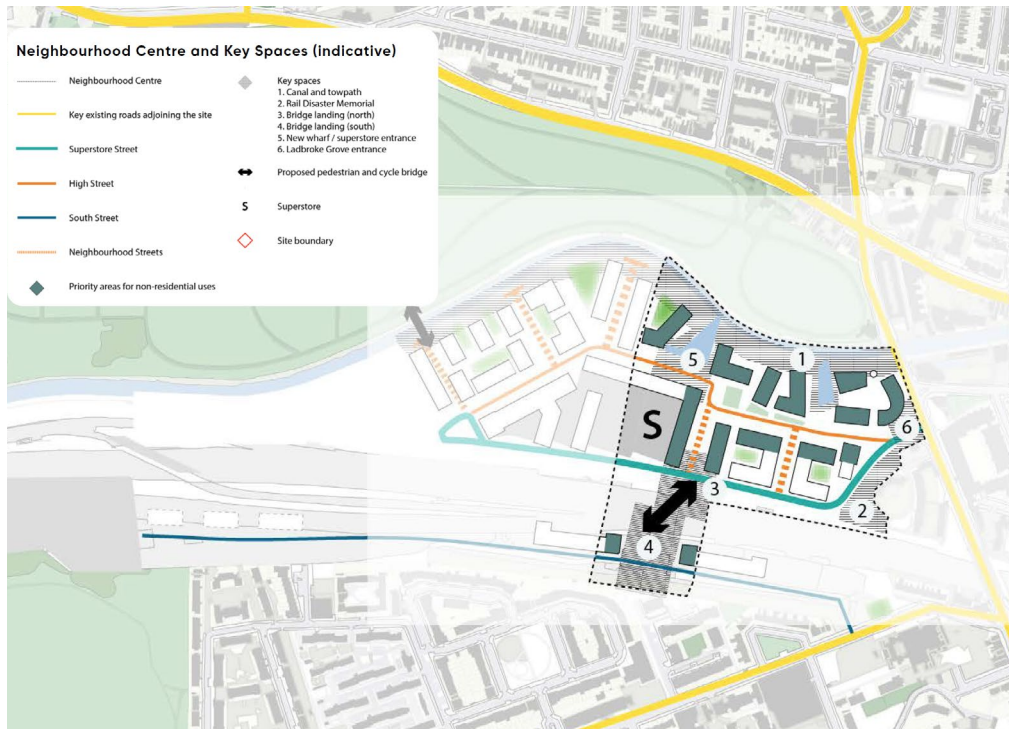
Source: FaulknerBrowns Architects



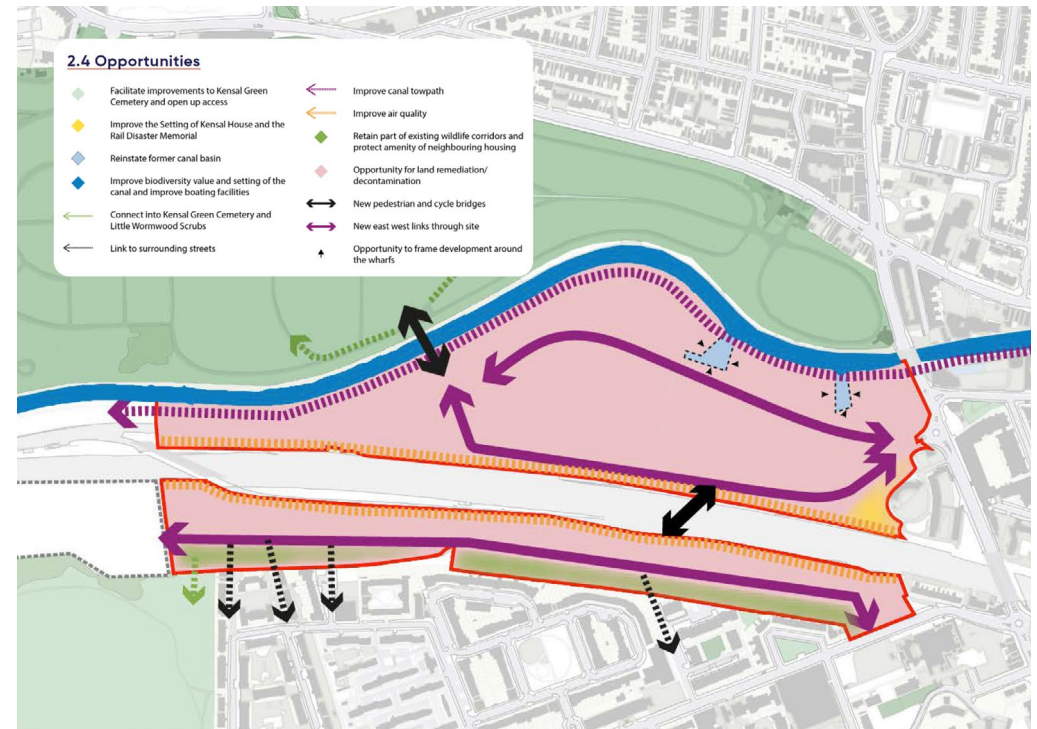
# Kensal Canalside

## Place strategies: Supplementary Planning Document (SPD) (2021)

- The Council developed the [Kensal Canalside SPD \(2021\)](#) to help guide the development of the site in conjunction with the landowners and local community. As part of this an encompassing vision has been developed.
- It sets a framework for the delivery of minimum **3,500 new homes, or more, and employment spaces, including creative studios.**
- Aspiration is for the area to be transformed into an **inclusive and well-connected area.**
- Emphasis on the needs of **local young people.**



Source: Kensal Canalside SPD (2021)

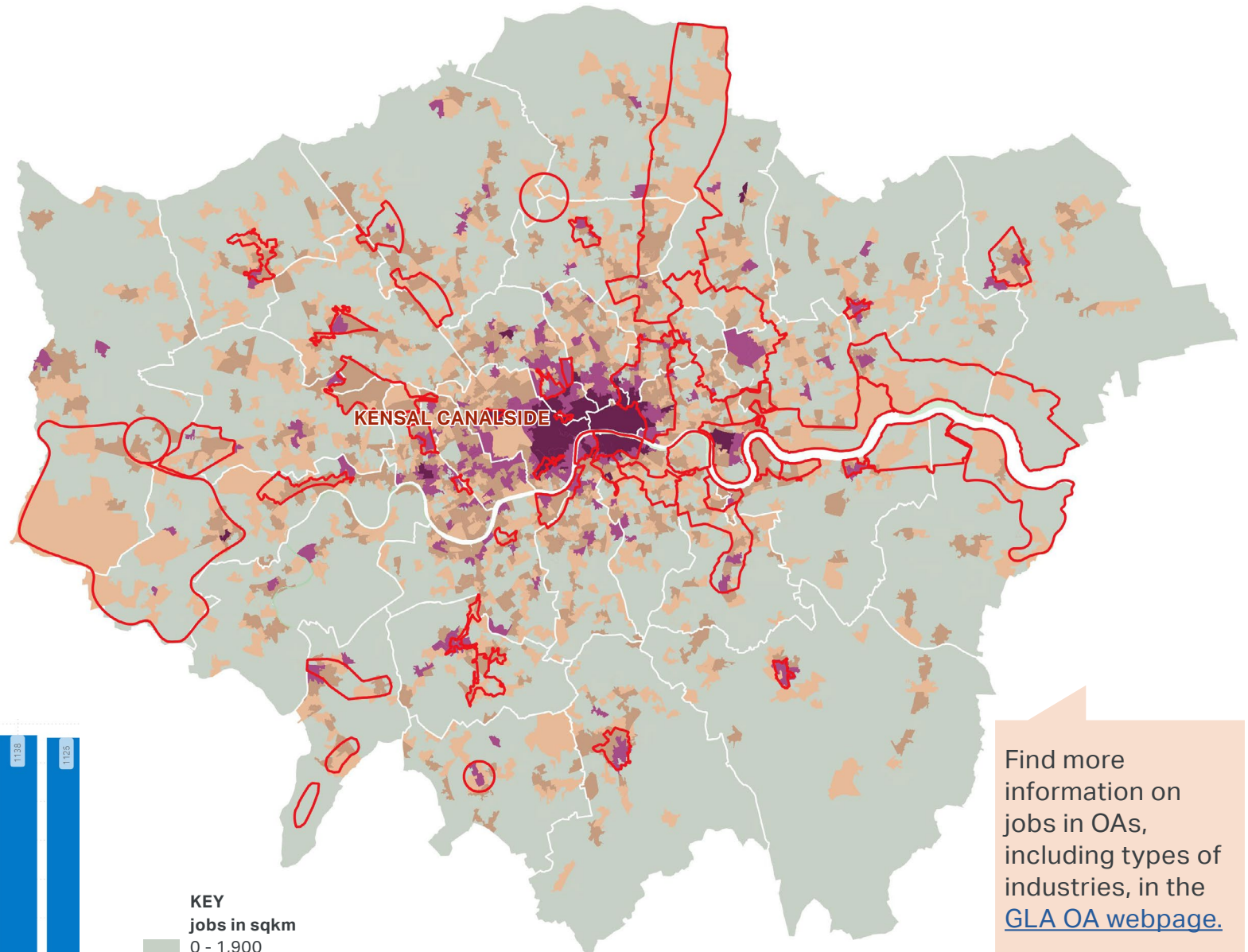


Source: Kensal Canalside SPD (2021)

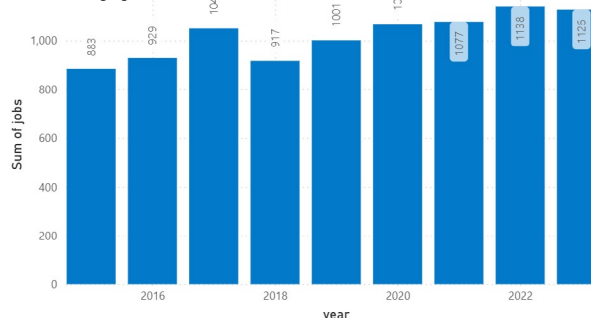


# Kensal Canalside Jobs

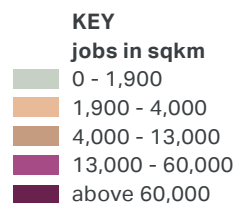
- Relatively low jobs density across the OA.
- In 2023, there were 1,126 jobs in the OA, which accounts for almost 1 per cent of jobs in RBKC.
- Between 2019 and 2023, more than 120 jobs were created in the OA. This is a positive step towards the LESD indicative jobs number by 2041.
- There are at least 70 charities located in Kensal, employing almost 800 people.



Jobs by year in the OA



Source: Census, Business Register

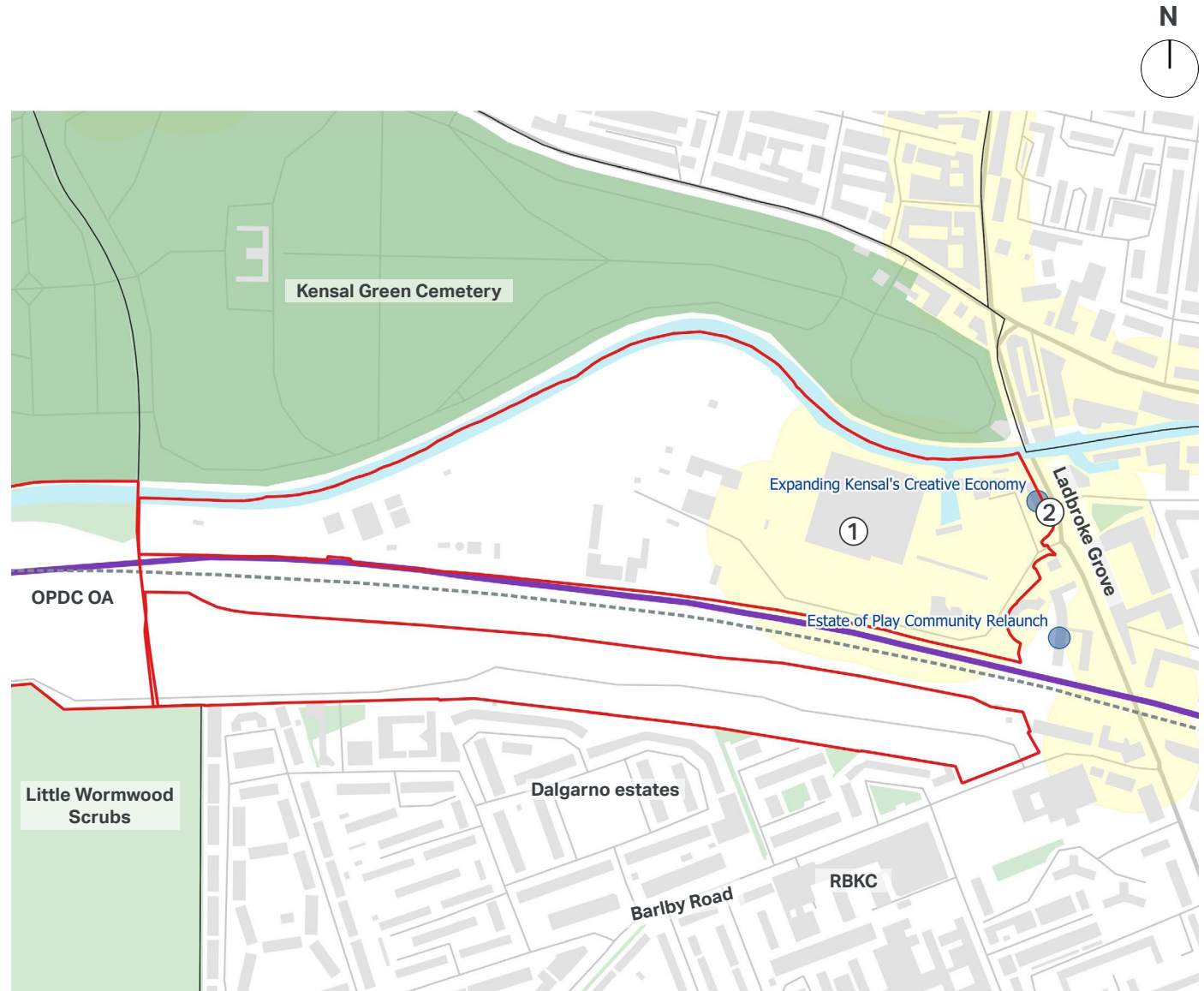


Find more information on jobs in OAs, including types of industries, in the [GLA OA webpage](#).



# Kensal Canalside High Streets

- Opportunities for the proposed network of streets and land uses within the OA to complement the existing high streets.



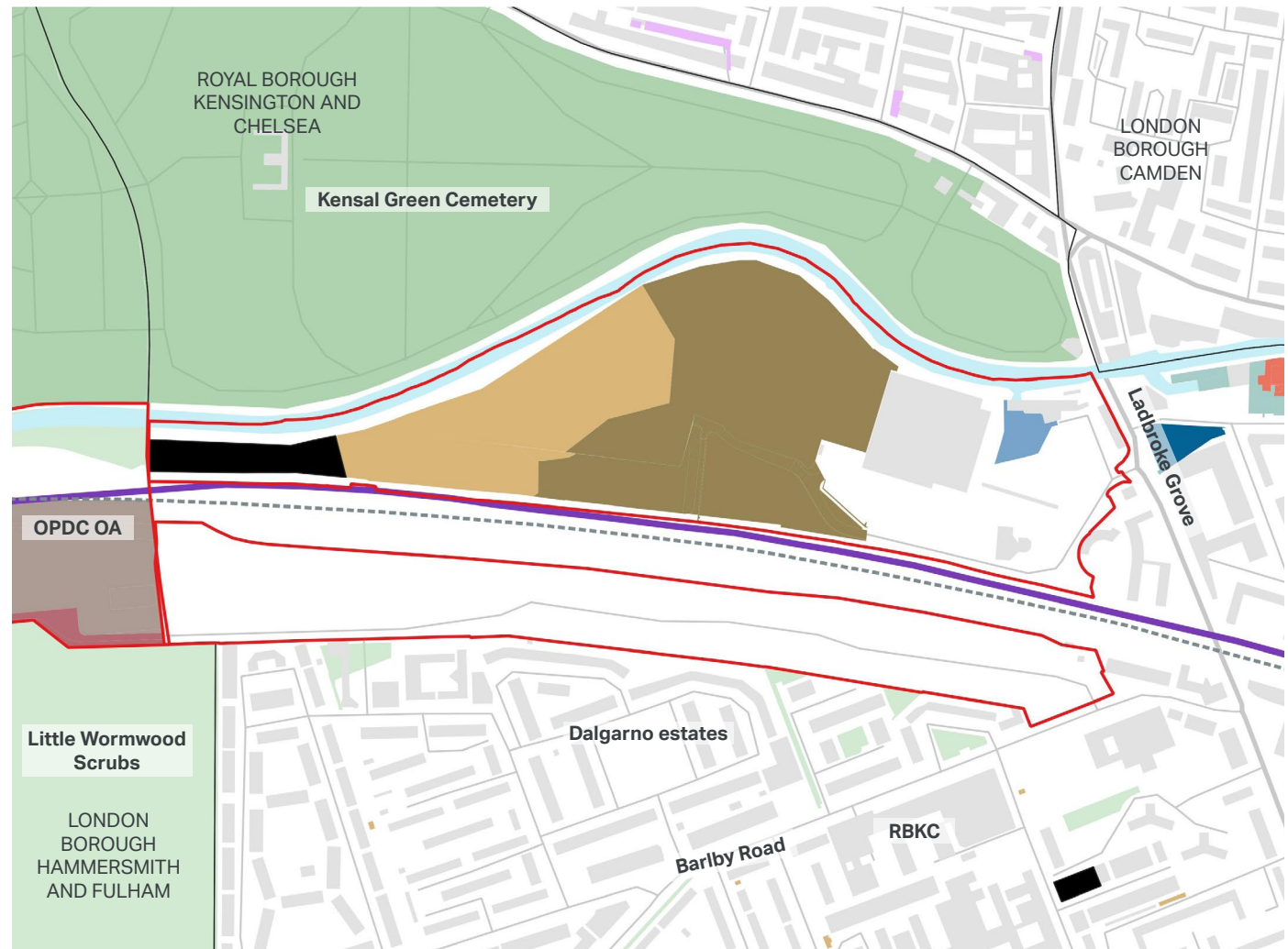
**KEY**  
 High street



# Kensal Canalside

## Industrial land: Types of industry

- The closure of the gasworks in the 1970s gave further opportunities for retail, leisure and mixed use developments.
- The Kensal Canalside site is currently home to a large superstore, 16 homes, a third-sector community office building, an outdoor water activity centre with wharf, former railway land and sidings, a residential converted water tower and an underutilised former utilities site (gas holders).



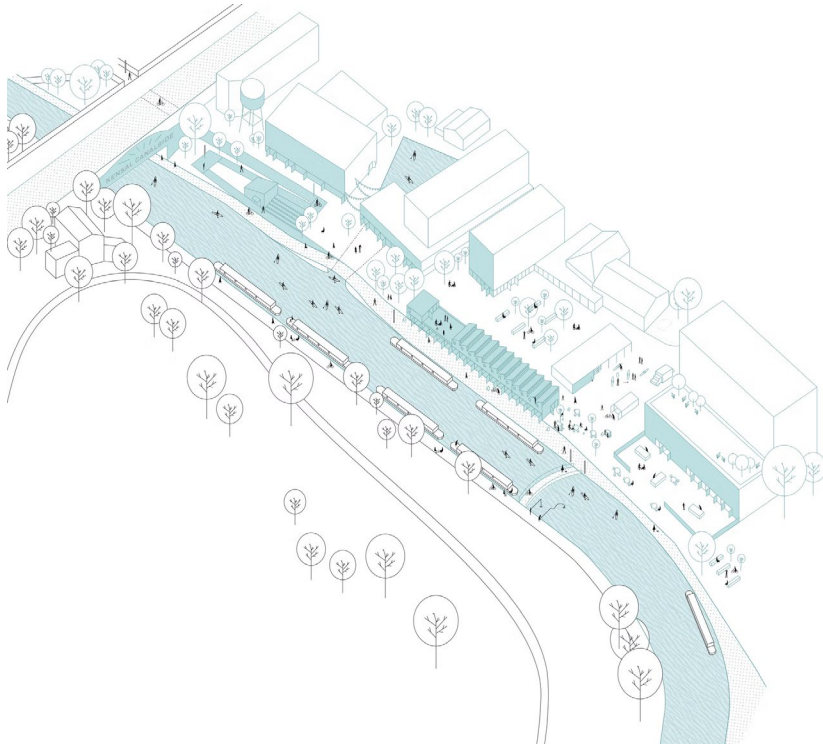
Source: London Industrial Supply Study

KEY	
<span style="color: blue;">■</span>	Docks
<span style="color: purple;">■</span>	General Industry
<span style="color: orange;">■</span>	Community Services
<span style="color: brown;">■</span>	Land for rail
<span style="color: grey;">■</span>	Land with vacant buildings
<span style="color: teal;">■</span>	Light Industry
<span style="color: olive;">■</span>	Open storage
<span style="color: red;">■</span>	Self storage
<span style="color: gold;">■</span>	Utilities
<span style="color: black;">■</span>	Vacant industrial land
<span style="color: maroon;">■</span>	Warehouse
<span style="color: darkblue;">■</span>	Mixed-use (including industrial)

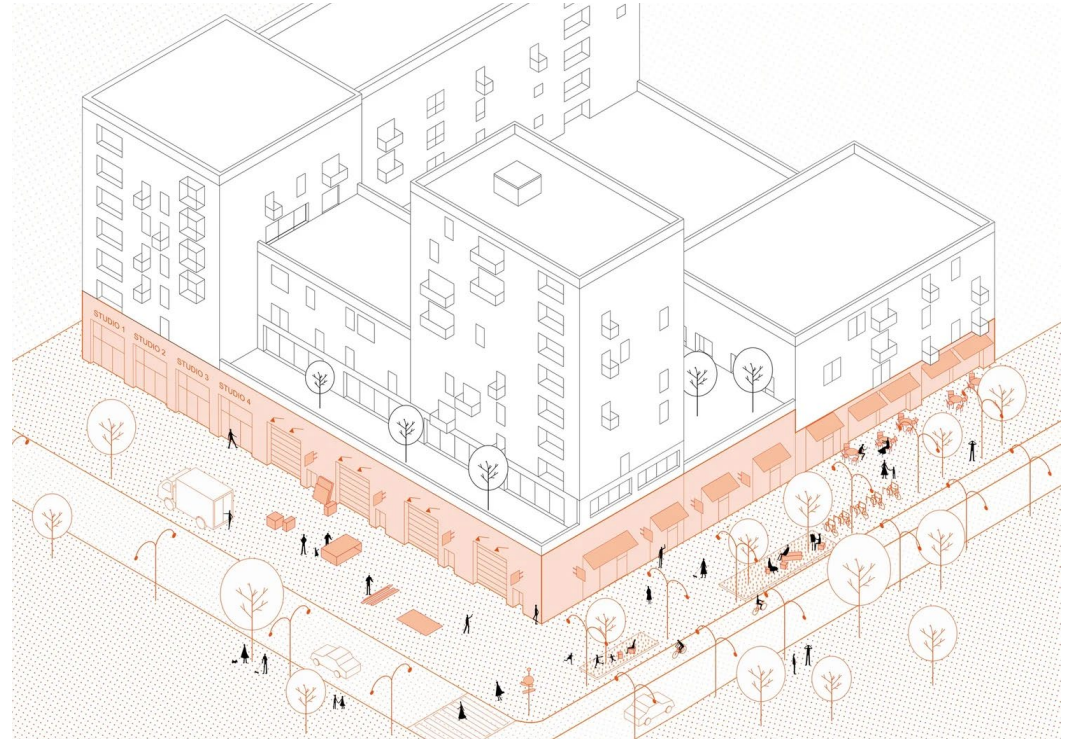
# Kensal Canalside

## Employment space strategies

- The SPD identified diverse employment opportunities, including jobs for young people, during and upon development completion.
- We Made That led on a [spatial framework](#) for the expansion of Kensal's creative economy as part of Kensal Canalside Opportunity Area.
- The framework identified the opportunity for strong links between the creative and civil society sectors in the area, particularly in the context of post-Grenfell recovery.



New clustering of creative and cultural uses. Source: We Made That



Co-location of creative economy workspace and housing. Source: We Made That



# Kensal Canalside

## Moving forward

- Kensal Canalside is **one of the last remaining major brownfield sites** to be developed in London and the largest in the Royal Borough of Kensington & Chelsea (Potential for GLA support / OA prioritisation).
- **No significant development** has been approved/ started/ completed since OA designation.
- Currently the OA is an 'island', **with poor pedestrian and cycling connectivity**. Example of how poor connectivity (not necessarily a 'big ticket' infrastructure scheme) can impede growth.
- Masterplan and development quantum is **reliant on new connections that are needed to increase accessibility** of the site.
- **The delivery of the two pedestrian and cycle bridges** as identified within the Kensal Canalside SPD are fundamental to the successful creation of a new community at this site.
- **Ballymore and Sainsbury's submitted a planning application for a large part of the site allocation (2023)**. There is no decision yet.
- **Land remediation** is another key challenge for the site.
- **Phasing and meanwhile uses** could be crucial for delivering an inclusive and safe new part of West London.
- Opportunity for a landscape/ biodiversity - led plan.

### Proposition

- OA to be retained as 'Nascent'.
- Potential for GLA support to resolve focus - opportunity for an inclusive and green new neighbourhood right next to OPDC.



Ballymore and Sainsbury's joint venture plans for major new canalside neighbourhood in Ladbrooke Grove