

or even worse, not respected by applicants and not enforced by RBKC⁴, KSRA's support for the development will be unconditional.

Other Comments

We have a number of comments regarding this application, which were also discussed with the developer. These are set out below:

- 1) We value the updated site design, which orients the site within the community on the East-West axis, which was broken by the creation of the Tube railway lines. In addition, the developer's commitment to release £4million towards step free access for High Street Kensington Underground Station will bring much needed improvement for access benefitting the whole neighbourhood. We believe the developer, possibly with the assistance of RBKC and TfL, should try to work on a solution to gain access over the rail tracks, from Scarsdale Place, considering their desire to develop over the tracks for the construction of the site in particular. There is much room for improvement to the massive existing hotel building design, which we hope will get resolved. However, it is our understanding that currently the developer has not yet been able to gain access to the West side of the tracks due to land ownership issues.
- 2) We understand that redeveloping such a large site will create temporary issues, as buildings need to be renovated or rebuilt, including on Kensington Square with the renovation of three existing houses. With such a large site to be redeveloped, construction traffic is inevitable and cannot provide grounds for opposition. In the proposed Construction Traffic Management Plan (CTMP), the developer has committed to continued engagement with local residents to ensure there is appropriate mitigation of the number of large vehicles to protect resident amenity given that many of the roads surrounding the site (except Scarsdale Place on the other side of the tracks), are challenging for large vehicles. We believe that CTMP can be better managed by considering the point above regarding access over the rail tracks. However, the developer has communicated to KSRA that this is not possible due to the 6-meter level change between the two sides of the track, as well as the fact that there is no direct access to the public highway on the other side of the tracks and this is private land. Perhaps RBKC can facilitate this process. We will want to see other mitigating measures such as timed deliveries, avoidance of school drop-off and pick-up times, car and road cleaning along the route, and of course, noise and vibration monitoring.
- 3) We would have liked the retention of sports facilities (tennis court) for community use. As the tennis court is proposed for removal, and given the lack of swimming pools at RBKC, we would very welcome access to the community to the proposed swimming pool (the residents would be happy if this is by prior arrangement). It is our understanding that the developer feels the swimming pool is not suitable for local resident access, but as they have said their facilities are specifically designed for extra care residents, such local residents could benefit from access to such specialised facilities.
- 4) We support the Community Pavilion, located adjacent to the main entrance of the site at South End and we are also supportive of the playground proposed. We have suggested to the developer to consider holding a consultation with local residents to define how the Community Hall is used and the design of the children's Play Space. The developer has confirmed that it is their intention to do this.

⁴ Following strenuous oppositions for the local community, the redevelopment of Holland Park School, which was escalated to the Mayor of London back in 2008 and approved in 2009, had as a condition the submission and approval of a Community Use Scheme (to include details of hours of use, access by non-school users) (condition 12A). The School and RBKC have been at loggerheads since then, with Holland Park School attempting to restrict access with a highly compromised revised Community Use Scheme refused in April 2015. Holland Park School revised the Community Use Scheme to accommodate RBKC and ensure the condition was discharged in 2015. Since then Holland Park School claims to provide access to the community, as per the Community Use Scheme published on its website. Unfortunately, Holland Park School does not comply with the scheme currently, with multiple resident complaints on compromised access.