WORNINGTON GREEN
PHASE 2
February 2014

Design Statement
# Contents

1 INTRODUCTION 1
2 THE SITE 4
3 PRE-PLANNING CONSULTATION 9
4 DESIGN OVERVIEW 13
4 PRE-PLANNING CONSULTATION 9
5 APPEARANCE 19
  5.1 PORTOBELLO ROAD 21
  5.2 MURCHISON MEWS 27
  5.3 ATHLONE GARDENS 33
  5.4 WORNINGTON ROAD 41
  5.5 MURCHISON GARDENS 47
  5.6 BLOCK 4 53
6 LANDSCAPE AND PUBLIC REALM 67
7 ACCOMMODATION SCHEDULE 77
8 HOMES 81
9 HOUSING NEED FLEXIBILITY 89
INTRODUCTION

On behalf of Kensington Housing Trust (KHT) (now subsumed into Catalyst Housing Limited (CHL)), CBRE Limited (CBRE) submitted in November 2009 to the Royal Borough of Kensington and Chelsea (RBKC) an Outline Planning Application (OPA) (reference PP/09/02786), with full details in respect of Phase 1, for the comprehensive residential-led redevelopment of Wornington Green. The OPA was accompanied by a number of formal and supporting drawings and documents, including (inter alia) an Environmental Statement, parameter and phasing plans. RBKC granted Outline Planning Permission (OPP) in March 2010, subject to conditions and a Section 106 Legal Agreement.

The OPP was subsequently implemented, with the Phase 1 works now at an advanced stage. Following the grant of the OPP, CHL and its design team continued to test and explore a number of options to enhance and hasten the progress of the redevelopment. This included (inter alia) reviewing the approved phasing sequence to allow tenants who have been temporarily decanted away from the Wornington Green estate to return as promptly as possible and to deliver the re-provided Athlone Gardens much earlier than originally anticipated. Following the completion of this exercise, CHL considered it prudent to amend the OPP to reflect the elements which would enhance the redevelopment.

CHL therefore instructed CBRE to submit an application (reference PP/13/04516) in accordance with Section 73 of the Town and Country Planning Act 1990 (as amended) for removal or variation of condition pursuant to the OPP (a Section 73 application). The Section 73 application principally sought to (inter alia) amend the approved phasing and parameter plans to allow the optimal and expeditious progression of the redevelopment. It was formally approved on 31st January 2014.

CHL has now instructed CBRE to submit an application for Reserved Matters approval, with details of means of access, appearance, landscaping, layout and scale, in respect of Phase 2 of the redevelopment. Phase 2 comprises 321 dwellings and approximately 710 sq m GEA of non-residential floorspace (Use Classes A1, A2, A3, A5 and / or B1) and broadly includes:

- Block 4 – a 7-storey (i.e. 6-storey with a recessed top storey) residential block with a Combined Heat and Power (CHP) unit in the basement; and
- Block 6 – a 6/7 storey (i.e. part 5-storey with a recessed top storey and part 6-storey with a recessed top storey) residential block, 3-storey mews houses and non-residential accommodation.

The submission of the Reserved Matters pursuant to the Section 73 permission follows an extensive period of discussions with Officers at RBKC, residents and local stakeholders. The proposals have been shaped, informed and developed during this period of pre-application discussion. A summary of the consultation undertaken is summarised in the Statement of Community Involvement submitted as part of the Reserved Matters. This document forms part of the Reserved Matters application. The information included within it should be considered in the context of all other formal and supporting drawings and document included as part of the application.

Other Documents submitted as part of the Reserved Matters Application include:

- Cycle Parking Information
- Daylight and Sunlight Report
- Housing Needs Assessment
- Subterranean Construction Method Statement
- Sustainability Appraisal
1.0 The Masterplan and Design Code

The Masterplan and Phase 1 architects prepared a Design Code to establish some high level design principles to assist in informing ongoing phased within the masterplan relating to building and landscape elements.

This was submitted as part of the Outline Planning Application and subsequently revised to discharge Condition 48 pursuant to the Outline Planning Approval in August 2013.
1.2 Parameter Plans Approved 2014
THE SITE

PHASE 2
2.0 The Site - context

The local area is a thriving and multi-cultural neighbourhood with long-established Spanish, Portuguese and Moroccan communities living among British and Afro-Caribbean communities.

Architecturally, the neighbourhood represents a cross section of Kensington and Chelsea architectural typologies ranging from the traditional Victorian London terraces to the brutalist Grade II* Listed Trellick Tower by Erno Goldfinger.

The area also boasts the famous Portobello Market which adds a vibrant character and atmosphere bringing together people and cultural references from all over the world.
2.1 The Site - existing

Built between 1964 and 1985 Wornington Green estate consists of 538 homes made up mainly of flats in six-storey connected blocks.

Phase 2 sits within the centre of the site and is bound on the north side by the mainline west railway, and to the south-west by Portobello Road.

The existing homes represent a mixture of architectural styles and typologies and include:

- Pepler House, which lies along the railway boundary to the north of the estate. These date back to as early as 1964.

- Wells House, Murchison House, Katherine House, Macauley House, Chesterton House, Breakwell Court, Chiltern house, Watts House. - medium rise, deck access flat blocks between 4-7 storeys high with little or no relationship to a traditional street pattern

- Edward Kennedy House, is a 4-storey block of two-bed room flats and two 2.5-storey Wornington Road houses.
As a member of the Phase 2 Design Group, Shaip has been instrumental in helping architects Conran and Partners understand the needs of Wornington Green’s residents, and he has seen first-hand how their suggestions and requests have been incorporated into the plans for the new homes.

“We’ve given our feedback on things like layout, communal areas and the types of windows and doors that are used,” says Shaip, “and where possible adjustments have been made to reflect our opinions. It’s like having a tailored suit: if you want it to fit you well, then you have to get involved while it’s being made.”

Even elements of Phase 2 not entirely under the architects’ control are looked into, and adjusted if at all practicable and reasonable. Shaip continues: “One area we asked about was the balconies. The plans included recessed balconies, in line with the Royal Borough of Kensington & Chelsea’s design guidelines for the area, but we asked if it was possible to have them extending out from the building. The architects said they could only do it with the Borough’s permission, but they’ve now asked them and we’re waiting to hear back. It’s a sign of how willing people are to listen to our requests.”

Shaip first moved to Wornington Green in April 2000, since when he has become an important part of the community and, in his own words, “from a house made a home” with his family. It was the independent tenants’ adviser who originally suggested to Shaip that he might want to be involved with the Phase 2 Design Group, and despite not being scheduled to move himself until the Phase 3 of the regeneration, he decided to give it a go.

The group, which has met 4 times to date has up to 12 members, but as not everyone can make it to every session the number of attendees is typically around six or seven. “It’s important to get involved in things such as this that are affecting your community,” says Shaip, “and we’re learning things all the time. There’s elements of Phase 2 that are improvements on Phase 1, and I’m sure by the time the plans for Phase 3 are being drawn up we will have learned some further lessons from our current experience. Everything builds on what went before.”

With the first residents now moved into Block 1, and work continuing on the remaining buildings within Phase 1, there is more and more interest in how the new homes are going to look. “At the start, when I first joined the Phase 2 Design Group, people perhaps didn’t think the regeneration was actually going to take place, and as a result weren’t that interested in giving their opinions and thoughts to anyone,” says Shaip. “But now they can see the buildings rising, and they have friends and neighbours that have moved into their new homes, they realise they have a chance to shape the future of their community. People are generally more keen to provide their input, with Phases 2 and 3 better-suited to residents’ needs as a result.”

“I was a bit sceptical about it at first. I wasn’t sure if the architects would actually take our thoughts into account, but to be fair to them they really have done their best to listen to our opinions. It’s great to be part of the process that’s designing our new homes.”
PRE-PLANNING CONSULTATION
To seek approval for:
• Changes to extent of Phase 2
• Changes to overall plan
Consultation has formed an essential part of the brief development and design process.

Consultation with residents’ groups is a continual and ongoing process that continues to inform the design right up to final construction and occupation.

The design of this phase has been presented in stages to the Royal Borough of Kensington and Chelsea Planning Departmental a series of meetings and the Planning Officer and Urban Designer’s points addressed.

Presentations and workshops have also been held with the Residents’ Steering Group, and, separately, by open invitation, with residents of the estate, and all comments made at these meetings have informed the development of the design.

Public exhibitions of the design proposals were displayed in February and June 2013 to inform those within and outside the development area of what is proposed. Summary of consultation meetings:

Residents Steering Group dated:
12.02.2013

Public Exhibition dated:
23.02.2013

Residents Steering Groups dated:
12.03.2013, 09.04.2013, 07.05.2013, 04.06.2013

Public exhibition dated:
15.06.13

Pathways to Progress workshop dated:
21.05.2013

RBKC Planning meetings dated:
Phase 2 aims to:
1. Deliver as much park as possible by the end of Phase 2.
2. Re-house as many existing residents as possible without the need to double decant.
3. Allow the Community Centre to continue to function uninterrupted until such time as a new facility is available.

In addition to the above, other relevant considerations are:
2. Planning Guidelines (e.g., Worthington Brief, London Housing Design, Lifetime Homes, CFSH, Secure by Design).
3. Outline Planning approval.
4.0 Phase 2 Principles

Strategic Design

The Building Blocks - Typologies and Relationships

Type 1
1. facing amenity space
2. Bay proportions match
3. elevational treatment to suit orientation and context
4. Central / symmetrical entrances

Type 2
1. facing street
2. Ray proportions match
3. elevational treatment to suit orientation and context

Type 3
1. facing street scape and Park
2. Bay width proportions similar to Wornington - sets up rhythm for continuing terrace in future phases

Athlone Gardens - 3 bays
Murchison Gardens - 2 bays
Wornington
4.1 Phase 2 Layout

- Width of mews designed to provide feeling of intimacy of traditional mews
- Private amenity space to mews and maisonettes offering a retreat for larger families at ground floor
- Limited number of units around a typical core
- Cores set back to enable a continuous active street frontage
- Key corners - way-finding and place making
- Dual aspect homes for 2 bed units and above
- Width and depth of mews entrance adds an element of discovery
- Single aspect south and park facing or dual aspect units

* Working titles
4.2 Creating a new setting

Portobello Road existing

Portobello Road - new park and London Square
4.3 Creating a new vibrant street scene

Portobello Road existing

Portobello Road - new active street scape
5 APPEARANCE
5.1 PORTOBELLO ROAD
5.1.0 Designing with Context - Facade and Activity

Character
Southern Portobello Road, vivid colour, painted render. Northern Portobello Road, calm upper storeys, predominantly brick

Shop frontages
Colourful, vibrant, street presence, awnings

Hierarchy
Proportion, setting out, detail

First and second storey windows centred on bay/shop frontage

Expressed roof line
2nd storey
Proportions and setting out tie in with first storey
Less ornament than first storey

1st storey
Detail, decoration, railings

Shop storey
Strong active base. Colour, awnings, display

Proposed bay
First and second storey windows centred on bay/shop frontage
Paired as local shop fronts
5.1.2 Designing with Context - Mews and Colour

Discrete and Delightful
Blocks to remain visually separate
Activity and delight turn corner
Gateway provides vitality and link - provides 'keystone' for colour and texture throughout scheme
Local Influences
5.1.3 Designing with Context - colour

There is an opportunity with Phase 2 to create an equally strong, but different identity for this area through the use of colour and materials. We wish to create an ambience that mirrors the rhythm of the Portobello Road, but brings individuality and distinctness to the new neighbourhood... a local Palette.

Colour is imposed through glazed coloured tiles and part of the architecture at the base around the shop frontages.

The base colour changes at every bay - as it does traditionally on Portobello Road. Bays are therefore also articulated and legible.

Ensures colour is part of the backdrop and encourages further characterful additions through shop windows, and street edge.

Pavements are purposefully wider than average to enable the external space outside the units to be activated and used.