

## **PLANNING APPLICATION PUBLIC COMMENT**

Application number: PP/17/00253  
Site Address: 128A Lancaster Road, LONDON, W11 1QS  
Proposal: Demolition of existing youth centre buildings (Class D1 use) and construction of mixed-use four storey building comprising library, replacement youth centre, external multi-use-games-area (MUGA) and education space (Class D1 use), together with associated hard and soft landscaping. (MAJOR APPLICATION)

**Comment received:** I am commenting as a local resident who has lived near and used the current library for 20 years and am currently elected Councillor for Colville Ward where the new library will be located.

As regards the architecture:

The current design is not worthy of a major community asset at the centre of North Kensington life and to replace the current iconic library building. It has no outstanding features for the community to be proud of, reflecting as it does current generic office buildings in the city of London.

The frontage is too large and bulky and overwhelms the neighbouring houses at either side. It should only be as high as the neighbouring Victorian buildings and it should be easy enough to put more height at the back to achieve the same volume, as it would only overlook the Westway.

The bricks used should also match the local architecture.

The benches, planters and street furniture at the front need to be reviewed as regards night time use. - current plans at the front have benches and dark areas leading to the side entrances and don't take into account the safety of walkers passing the front of the library at night and its use rough drinkers/sleepers and late-night revellers/groups from the Portobello Road and Ladbrooke Grove in an area where residents experience regular late night noise & nuisance.

Following a number of meeting with the architects and Corporate Property the following specific problems and concerns were noted at our last meeting in December 2016 and have yet to be addressed.

As regards the Community Access Management Plan. Circulation and room plans for the ground floor - there is a need for a separate children's toilets so they don't have to go to the adult ones alone; the meeting rooms should be off the informal space near the front not the quiet study area at the back as the comings and goings will be

disruptive and there is no waiting area at the back (i.e. people waiting for Cllr surgeries), the adult toilets can then be moved to the back.

The open children's library just off the main entrance poses a safety concern as many unaccompanied children use the library after school and we understand there will be no dedicated staff.

There needs to be improved access by lift to the Youth Centre - currently a lift from the YC area goes to the YC floor but no further. Planners are expecting users to use the stairs or go to the other "commercial user" entrance for the lift up to MUGA. We think there's a case for 2 lifts at the YC entrance given that there are YC classes for young wheelchair users twice a week.

Public sector occupants cannot be inconvenienced by the private sector ones - e.g. on matters such as who uses whose lift when one is broken down, separate entrances, sharing the MUGA etc. This should be secured either by planning conditions or in the lease with the private sector occupant.

Re the Air Quality Assessment: The impact of pollution from the Westway on children playing in the MUGA has yet to be established as safe, we are told the Council is currently monitoring levels but we have no information on this and this is a major concern for some parents at Chepstow School who will lose their ground level playground. We feel the area should be better protected or covered given the high levels of pollution from the Westway. The Air Quality Assessment paper notes that the proposed development site is within an existing AQMA, declared by RBKC due to high levels of nitrogen dioxide (NO2) and particulate matter (PM10) attributable to road traffic emissions, but focused mainly on the impact of construction and appears to be mainly a generic document. It gives little attention to and is not convincing on measures taken to protect children playing on the MUGA.

The cafe is not necessary, there are so many in the area, and as it is planned as open to the children's library its use by the general public poses a safety concern for unaccompanied children and it will cause unnecessary noise and nuisance.

The opening hours of the children's library needs to be reviewed and extended as 6p.m. closure is too early for many working parents.

Sent by:

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Councillor Colville Ward RBKC  
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