

## **PLANNING APPLICATION PUBLIC COMMENT**

Application number: PP/17/01637  
Site Address: Site A (Portobello Green Arcade), Site C (Acklam Car Park) and Site D (Acklam Village), LONDON, W10 5TZ  
Proposal: Mixed use development under and next to the Westway flyover to provide new arts, culture, enterprise, retail and affordable housing development, including:  
Site A - refurbishment (including demolition) at for shops use Classes A1 and A3, and/or Class B1 business use; demolition of building accommodating market storage and outdoor advertising board,  
Site C - erection of 4 storey building for Class A1 shops use and 13 x Class C3 dwelling houses, including change of use of private car park;  
Site D - for Class A1 shops and/or Class B1 business use, and/or Class D1 non-residential institutions use; Class A4 drinking establishments and/or Class D1 non-residential institutions use, market facilities and associated new access from Acklam Road; public realm works, including demolition of existing planters and hoarding; retained use of public realm for market stalls and tables and chairs; new cycle parking; and other associated works (Major Development)

**Comment received:** Up until about 2 years ago I ran The Flyover at 3-5 Thorpe Close where over a 4 year period we developed a regular performance programme of locally focussed but nationally and internationally significant cultural events, working with over 70 arts organisations / groups, providing regular employment to a staff of 25 mainly local people and reaching a broad audience from a range of communities. The work we produced is yet to be matched on or around the Westway estate in terms of quality and diversity. For the last ten years I have also worked for the country's leading arts development agency where my role includes supporting, monitoring and funding major arts capital build projects. I feel well qualified to comment on the proposed arts / cultural spaces listed at Site D of the plans.

I am fully in favour of new spaces locally for the development, promotion and presentation of arts and culture, however I do have the following reservations about the proposals:

Firstly I would question whether adequate consultation has been undertaken to ascertain what size and types of spaces are needed in the area and how they fit into the local and wider ecology of provision. Those listed within the community involvement statement attached to this planning application do not provide confidence that Westway or their architects have gained sufficient understanding of the needs for arts and cultural spaces in the area or what form these should take. I would suggest it is too early to submit a planning application until a better understanding of what spaces are

needed is achieved.

The application also raises several questions about how the development of any cultural spaces will be funded and who will run them. For example will Westway manage the cultural spaces themselves or will they lease them? If the former I would question, based on their recent track record, whether they have the expertise to do this effectively and if the latter, what assurances are there that leases won't just be offered to the highest bidder rather than ensuring an offer that fully and authentically meets the needs of the local people whilst also making a unique contribution to the wider cultural landscape?

My other main concern is that with housing shown on the plans at Site C proposed to be even closer than existing housing, I foresee soundproofing being a huge risk to a wide range of cultural uses for the spaces at Site D. From the plans submitted the proposed structures appear likely to result in massive noise bleed. The application would have benefited from more consideration of noise pollution from the structures shown at Site D to both existing and proposed new neighbours.

Sent by:

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General Comment