

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: I wish to object to the Westway Trust's plans for the development known as the "Portobello Scheme".

For five years I worked on the proposed site as Project Director of 'The Portobello Pop Up Cinema', Bay 56. I know the area well.

(1) It is my considered opinion that moving current the stall-storage Bay 55 to Bay 58 will be highly dangerous. This is because the 4-ton forklift truck, that currently has access to the Portobello roadway, will have to travel along the 'newly designed public realm', past shops with café seating and pedestrians. This could cause accident and lose of life. The stall storage should remain in its current location, Bay 55, where its best supports the market economy and public health and safety. Equally Bay 55 should be carry a condition CK1 that is for community use.

(2) The public realm, as currently designed Thorpe CI to Acklam Rd, is real hazard to the public. The landscaped ziggurat steep step design is not right or suitable for the heavy-traffic, the tens of 1000's that use the this area during the market and at Carnival. Any stamped or rush could easily lead to a Heysel style incident. This could cause accident and lose of life.

(3) The sighting of the proposed housing, Norfolk PI, so close to the Motorway also represents a danger and could set a unhealthy precedent. No housing should be so few metres away from such an identified and agreed- by all government agencies-

pollution source. Also the proposed housing causes light and access issues for the houses in Thorpe Cl. The housing should not be located at this sight. RBKC should also carry out an environmental pollution test.

(4) Bay 56 should be zoned as a CK1, a space for community use, as set out in the RBKC Westway Plan, as a space for a Pop Up Cinema and for other community art uses. This is important to secure the site for the purpose as stated.

I also further believe this application could be in breach of the following Local Plan policies:?

CO2 - 'fostering vitality to contribute to the well-being of borough residents'. There is little commitment to any benefit to local residents.?

CO7 - 'respecting environmental limits .. mitigation of effects of air quality'.. This application is seemingly negligent.

?CP8 - re Westway. 'requires development to include appropriate measures to improve quality of the environment'. The application does little to improve the quality of the environment. it is a missed opportunity, the public realm from Thrope Cl to Blagrove Rd should be a 'green centred' multi use space that has the market at its economic centre, one that is a place to meet during day times. While at night the design should reduce crime and anti social behaviour.

C1 - 'Seek prescriptive, compensatory or mitigatroy measures to secure the necessary social, physical, green or environmental infrastructure'. The application does not meet this requirement. It is a missed opportunity and needs to be redrawn.?

CK1 - 'social and community use'. The change of use of Acklam Village to a range of private enterprises demands a change of use. The purpose of this application appears to be to remove social and community use altogether.

Bay 55, 56, 57, 58 should have a condition placed for community, arts, and market use.

Over all the plans including the overall design, need a pause, a rethink. The shops to the right are just about o.k. No one is against redevelopment, just the proposed plans have hazard and are seemingly poorly thought through, and as stated represent a missed opportunity for the Portobello area, its culture and future economy.

The Portobello redevelopment is real opportunity to be bold and innovative in terms of place making. This sadly is not it.

Sent by:

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