

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 OBJECT to the application for the following reasons:
- Significant change and damage to the character of the area: It is not clear or apparent that the development will enhance local community use of the space.
- Significant change and damage to the character of the area: The design of the buildings and surrounding streetscaping and the architect firm used is not in keeping with an area known for unique culture and creativity. This is also in breach of Policy CL2 - Context and Character, requiring ALL development to respect the EXISTING context, character and appearance.
- Further in breach of Policy CL1 'Respond to local context': This development has not sufficiently responded to local context, as its consultations have not addressed numerous concerns by the local community who are the beneficiaries of the Westway Trust.
- Further in breach of Policy CL1 'Require a comprehensive approach': This development will prejudice future development potential and quality, as it has been rushed ahead without sufficient consultation to answer local community concerns, including the re-provision and guarantee of adequate community space and arts and cultural space.
- In breach of Policy CL2 'Locally Distinctive': This development is in no way locally distinctive and in fact looks entirely indistinct and lacking in full appreciation of local context.
- Significant change and damage to the character of the area: It is unclear how the development will protect and retain the Carrie Reichardt Mosaic mural within the Acklam Village site.
- In breach of Policy CR3 'Street and Outdoor Life': It is not clear

how this development will maintain the amenity of the bric-a-brac market on Acklam Road, a vital amenity and local community resource and place of employment for local residents.

- In breach of Policy CF7 'Arts and Cultural Uses': This development does not protect, nurture or encourage institutions or facilities that already exist, neither is it re-providing arts and cultural use to an equivalent or better standard. It provides less space on the Acklam site than is currently available for arts and cultural use. It is not in any way an expansion and it seeks to turn space currently available for arts and cultural use into retail and business space. It is in direct and substantial breach of CF7, as it will limit the local community's ability to lead significant cultural and arts activities that draw large numbers of visitors.

- In breach of Policy CF4 'protect all of the borough's street markets': It is unclear how the bric-and-brac market traders will be protected or how they have been consulted in any meaningful way.

- In breach of Policy CK1 'Neighbourhood facilities': The area open for community use is much-reduced by this proposed development. It does not offer an amount of community-accessible space that would represent "increasing the number of facilities where appropriate opportunities arise". This is despite this being an appropriate opportunity.

- In breach of Policy CK1 'Ensure social and community uses are protected': This development reduces community use in favour of retail and business.

- In breach of Policy CP7: This development does not promote Portobello's unique retail character as it is not a sufficiently unique or high standard design or in keeping with the heritage or culture of the local area.

Sent by:

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Comment type:

Objection