



# New Homes at Edenham

## Round 3 consultation events

### Online event

**Wednesday 14 July, from 5.30pm to 7pm**

You can join via the Zoom link

<https://zoom.us/j/98519034309>

### In-person event

**Saturday 17 July 2021, from 10am to 12pm**

Outside Trellick Tower main entrance, Golborne Road

### In-person event

**Saturday 24 July 2021, from 10am to 12pm**

Outside Trellick Tower main entrance, Golborne Road

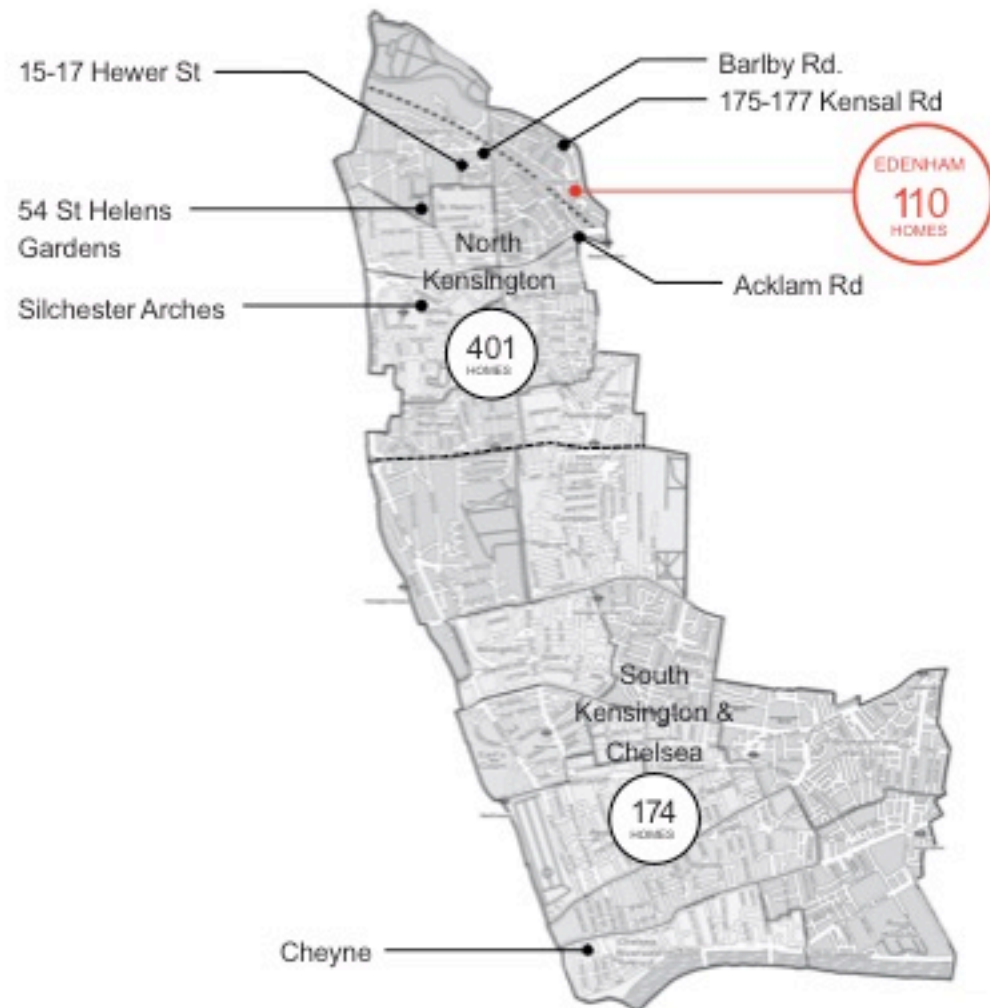
**Building  
for the  
Future**



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA



# New Homes Delivery Programme



*'The New Homes Delivery Programme aims to tackle the pressing need for affordable homes in our borough. We have 2,100 people on our housing waiting list and its important that we maximise the use of our land so that we can start addressing this acute housing shortage.'*

Cllr Kim Taylor-Smith

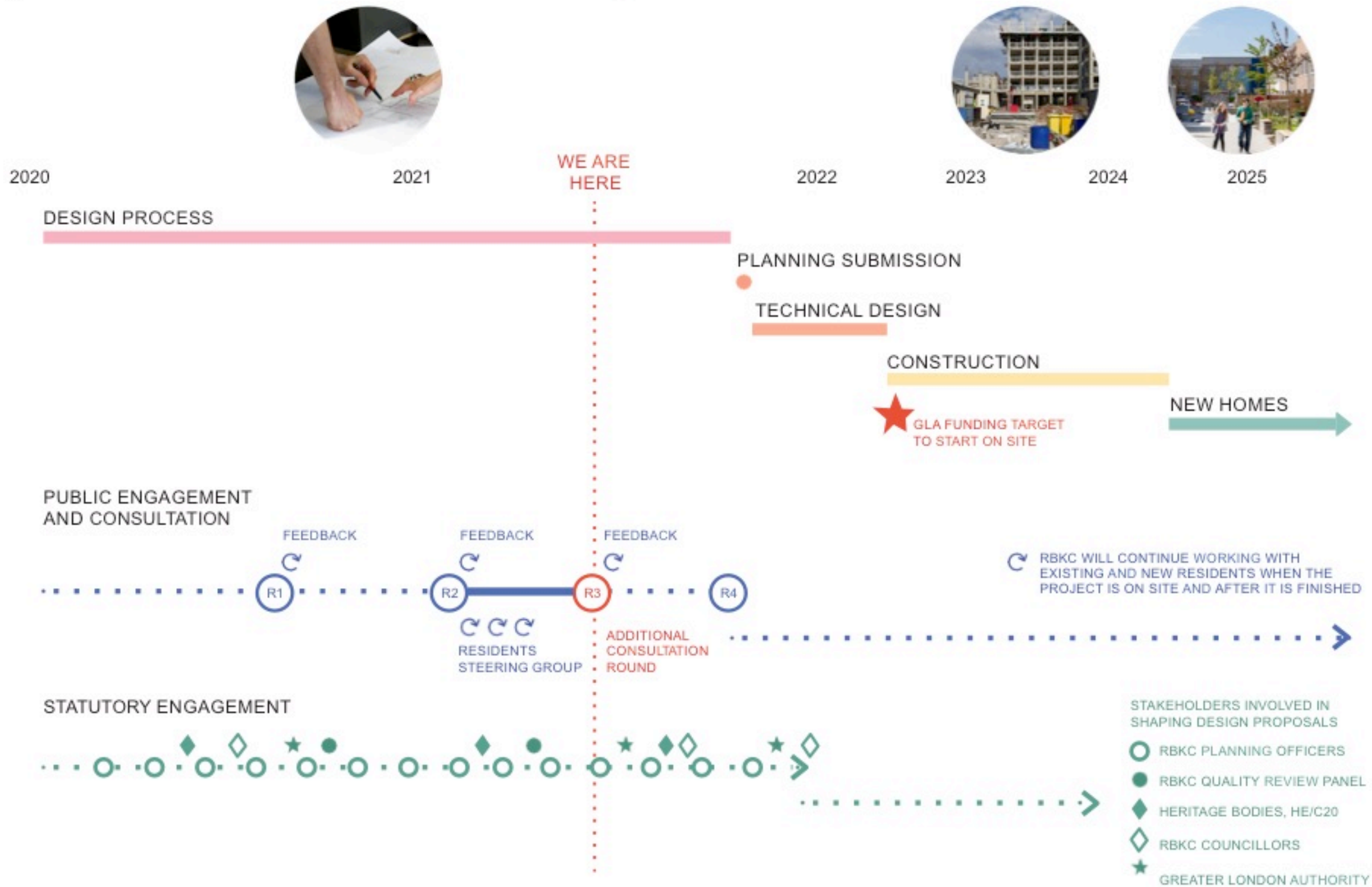


The council is committed to delivering:

- 600 new homes
- Minimum 50% that are for social rent including key workers
- Prioritising 2 and 3 bed social rent family homes to meet our needs
- No loss of existing homes
- New community and employment spaces alongside new developments
- Commitment to high standard of design and sustainability



# Project Timeline - where are we in the process?





# What are the priorities the Council and community share?

## NEW AFFORDABLE HOMES



New homes for social rent and key workers and families

Tenure blind

High quality of design

## HERITAGE



A design which respects the existing character of the estate and improves the setting of the listed assets

Does not challenge the iconic status of Trellick Tower

Retain space for graffiti

## COMMUNITY SPACE



New purpose-built community spaces and facilities

Serving local needs

## IMPROVING ESTATE CONNECTIONS



Improved routes and views from Edenham Way to Golborne Road

Make the estate accessible to everybody

## RESOLVING ESTATE ISSUES



Improve isolated and problematic spaces within the estate

Improve safety and security

## NEW PLAY SPACE



Generous and well-designed play spaces for different age groups

Shared by existing and new residents

## A NEW BALL COURT



Space for ball sports within the estate

## SHARED SPACES + LANDSCAPE



Generous, shared open spaces that promote well-being

High quality design

Well maintained spaces, involving the community





# What you told us - engagement with community and place

1



We are concerned the proposed service route via Edenham Way will cause disruption to existing residents

We have changed the service route to Block 3 to access via Meanwhile Way, avoiding going through Edenham Way

The new development will be car free, aside from disabled parking spaces

We are working with specialist consultants and testing the scheme to understand and minimise any impact

2



We want improved entrances to and connections across the estate

Improving the accessibility and safety of the whole site, including the service yard and coach park, is a priority

We are working to improve and open up existing routes and connections, and a new north-south route up to Meanwhile Gardens along Meanwhile Way

3



We want to be engaged in the design process

Since the second round of consultation we have been working very closely with residents, leaseholders and CoMMET to develop the scheme and respond to feedback and residents concerns

We have added an additional round of consultation, scheduled a series of live and online events, surveys and presentations to reach as many residents as possible





# What you told us - landscape and community space

1



We value our open spaces

We want improved landscaping with new seating and trees

We want new play spaces for children

We understand open space shared by the whole estate is a top priority and have been able to take a lot of your feedback on board

We have increased the site boundary and amount of public open space from 2200m<sup>2</sup> to 6850m<sup>2</sup>.

We welcome your thoughts on our design proposals presented here and how these spaces can be used

2



We want to be consulted on proposals for a new ball court

We want to keep space for graffiti

We are proposing to provide a new ball court and want your feedback on the ideas in this presentation.

We are aware of concerns about noise impact near to homes and are looking at design solutions

We understand the value of the graffiti wall and its legacy. Proposals now include retaining 'the Beach' walls as part of the landscape with improved accessibility and lighting

3



We would like new community spaces

We understand space that can be shared by the whole estate is a top priority and have been able to take lots of your feedback on board

We welcome your thoughts on the design proposals presented here and how these spaces can be used and plan to set up a focus group to work with the community on these spaces





# What you told us - new homes

1



We are unhappy with the principle of developing the site for new homes and community uses

The borough faces a critical housing shortage with 2,100 people on the housing waiting list

The Council needs to optimise use of its land to deliver new homes in order to address this, and appreciates your engagement in the process

2



We think that the development is too dense

We have reduced the size of overall development by a third and reduced the number of new buildings from 6 to 5 since Round 2

Providing generous, accessible open space is a priority.

The scheme will improve and increase visibility and connections across the whole of the Cheltenham Estate

3



We are unhappy with the proposals for a tall building

We appreciate this has been a divisive issue and we have tried to minimise the impact of development for all

A taller building allows us to provide larger open spaces and community benefits as well as providing new homes. Block 1 has been reduced in height to 14 storeys





# Finding the right site layout for new housing and open space

The design team have tested various layouts and strategies to optimise the number of new homes and public open space on the site. Two different approaches have emerged which we illustrate here. We consider the “Buildings in the Landscape” to be the right layout for this site and it is the approach that the Planning Department supports. It is in keeping with Goldfinger’s Modernism, in creating open spaces and dynamic relationships between a mix of building heights. Providing a large open space directly in front of Trellick Tower respects the iconic status of such a significant building which we know is important to residents.

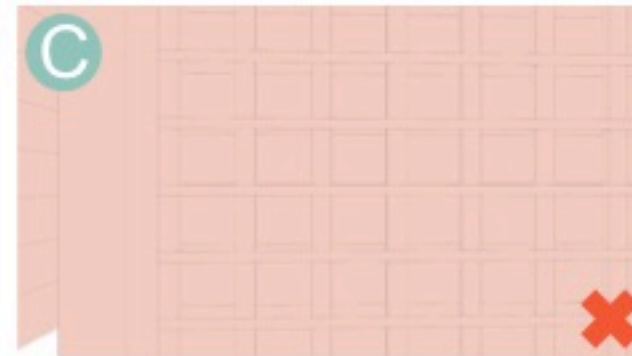


The medium and lower rise “Urban Block” approach which covers most of the site with housing development and limits the amount of public open space.

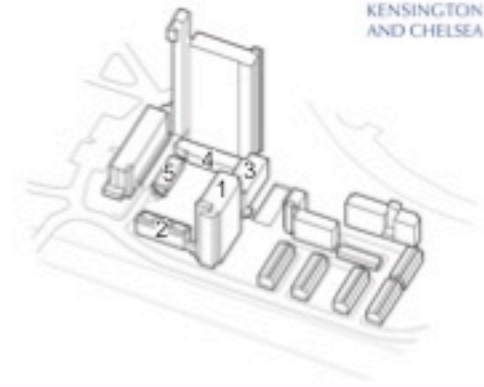


The high, medium and low rise “Buildings in a Landscape” approach which reduces the footprint of housing development and provides generous amounts of open space.

COMPARING THE VIEWS OUT FROM EXISTING TRELICK AND EDENHAM WAY BLOCKS:



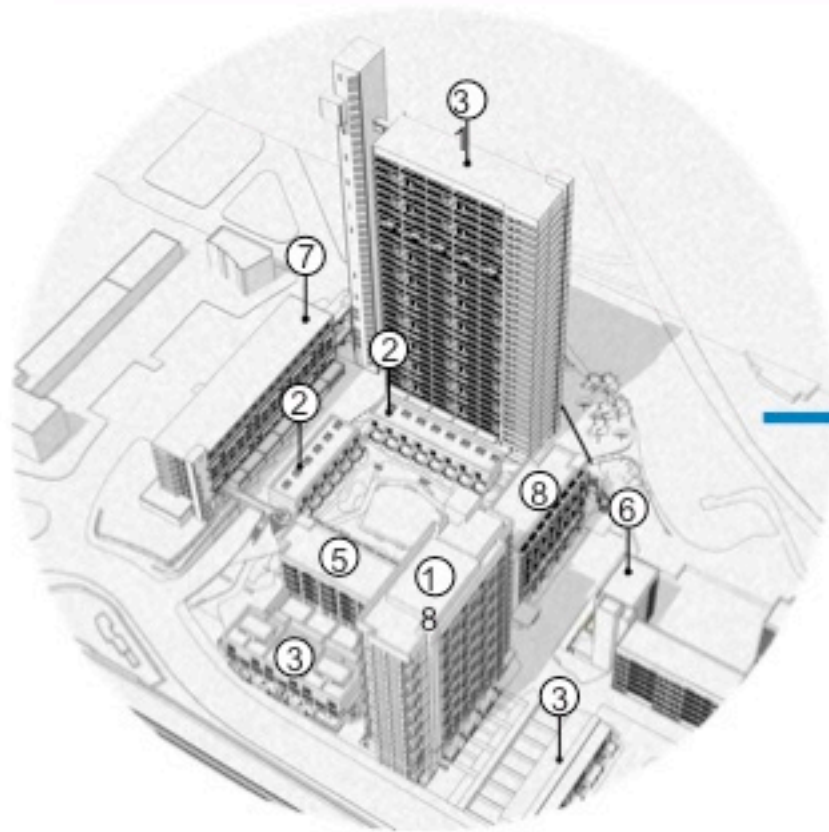




# Our Response - how the design has changed

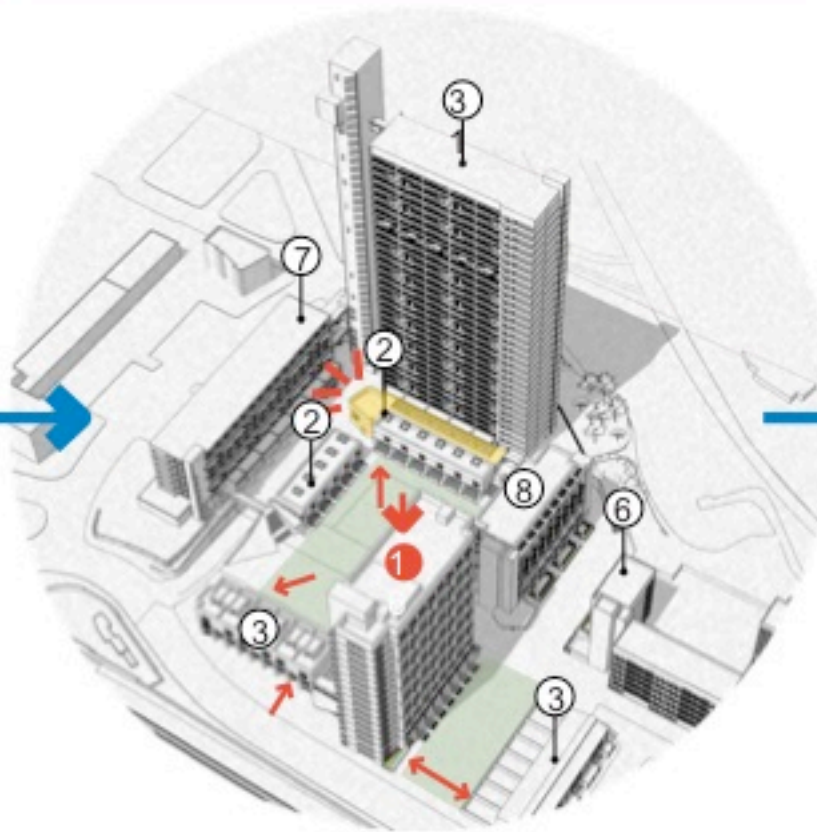
It was clear from previous rounds of consultation that density and height is an area of concern. The updated proposal attempts to strike a balance between density, height and open space; reducing the number of homes by a third and reducing the number and height of the blocks.

INITIAL PROJECT BRIEF - 160 UNITS



- 6 new buildings
- Block 1 18 storeys
- No community facilities

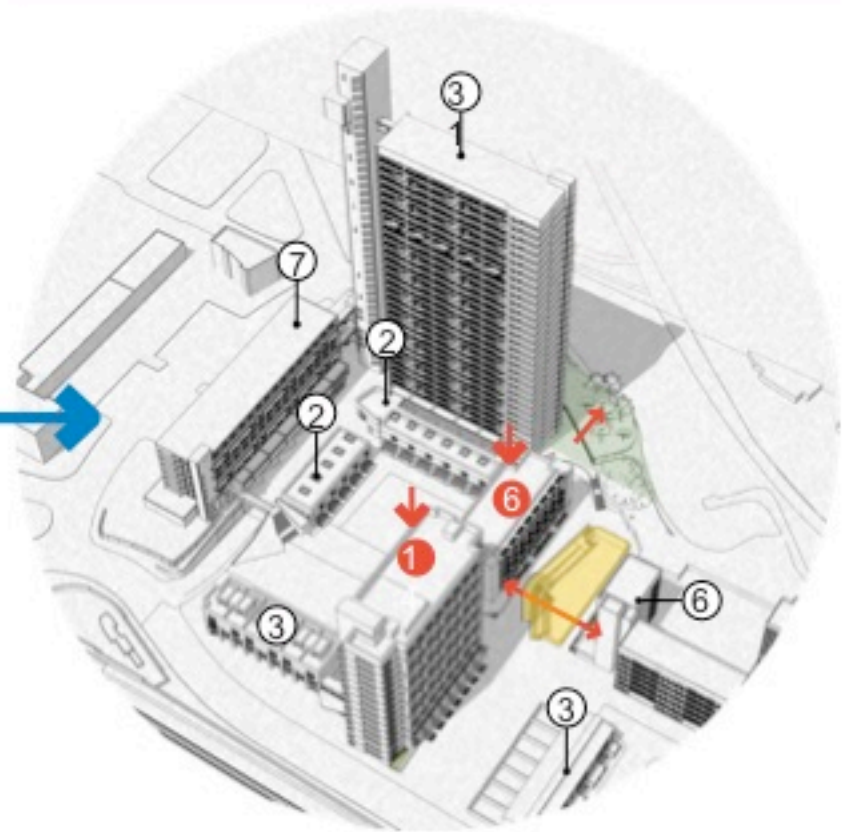
ROUND 2 SCHEME - 128 UNITS



## KEY CHANGES

- Reducing number of new buildings to 5
- Increasing the amount of public open space.
- Reducing the height of Block 1 from 18 to 16 storeys
- Increasing the distance between the new Block 1 and existing Block D
- Creating new community space at the base of Trellick Tower

ROUND 3 SCHEME - 110 UNITS



## KEY CHANGES

- Retaining 'The Beach' walls for graffiti and landscape
- Extending site boundary to include area to north of Trellick
- Reducing the height of Block 1 from 16 to 14 storeys
- Reducing the height of Block 3 from 8 to 6 storeys
- Increasing the distance between the new Block 3 and existing Block C

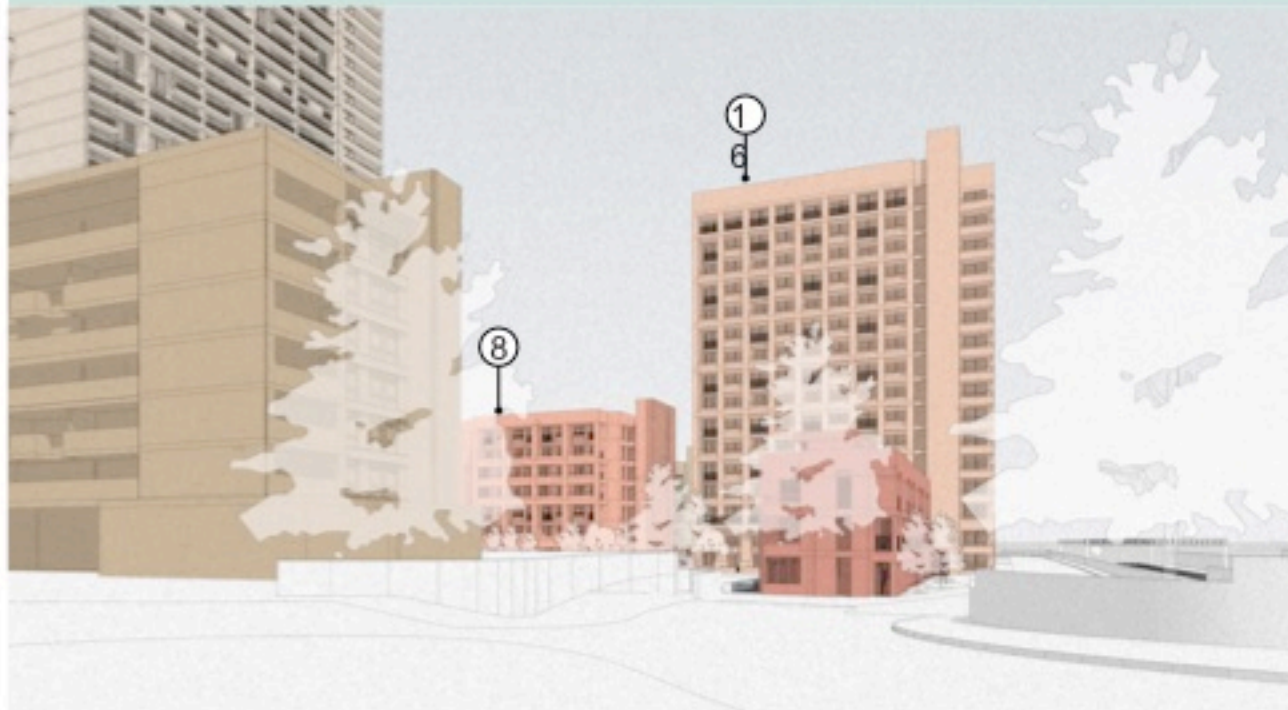




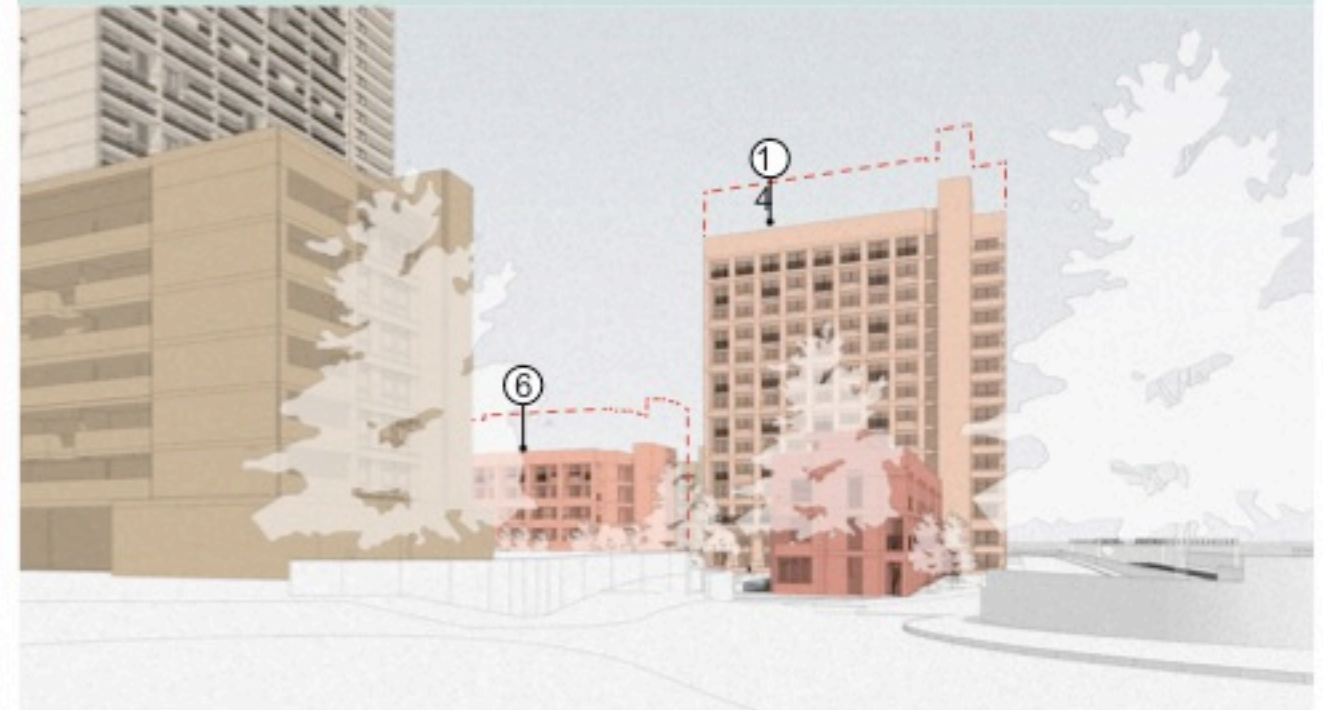
# Our Response - Reducing the height of blocks 1 and 3

The revised proposals reduce the height of both Blocks 1 and 3 by two storeys. This reduction in height improves the visual connections across the estate and creates a greater harmony between the existing and new homes, whilst maintaining a mix of heights in keeping with Goldfinger's original design.

ROUND 2 SCHEME - 128 UNITS

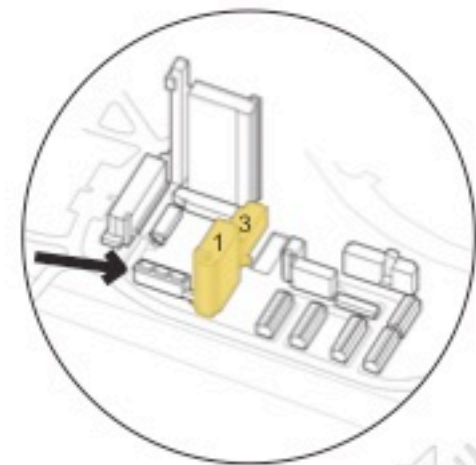


ROUND 3 SCHEME - 110 UNITS



## KEY CHANGES

- Reduction in height of Block 1 from 16 to 14 storeys
- Reduction in height of Block 3 from 8 to 6 storeys
- Improved visual connections across the estate

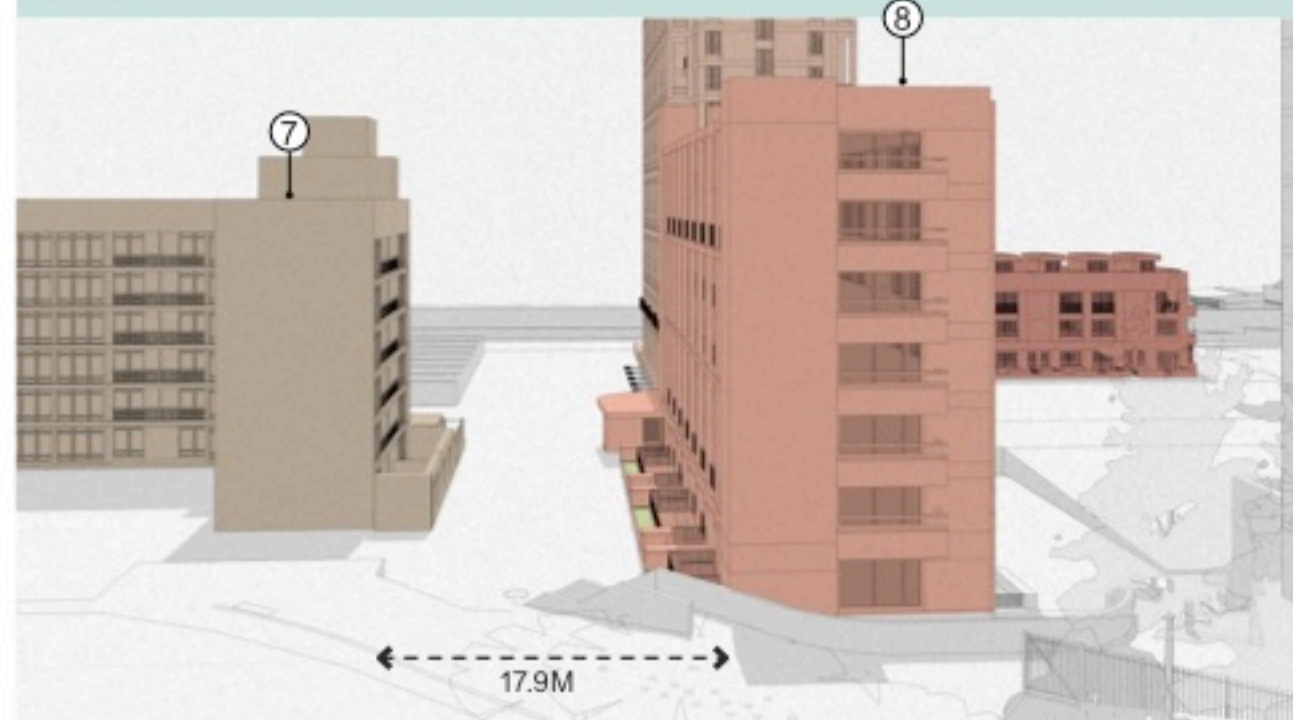




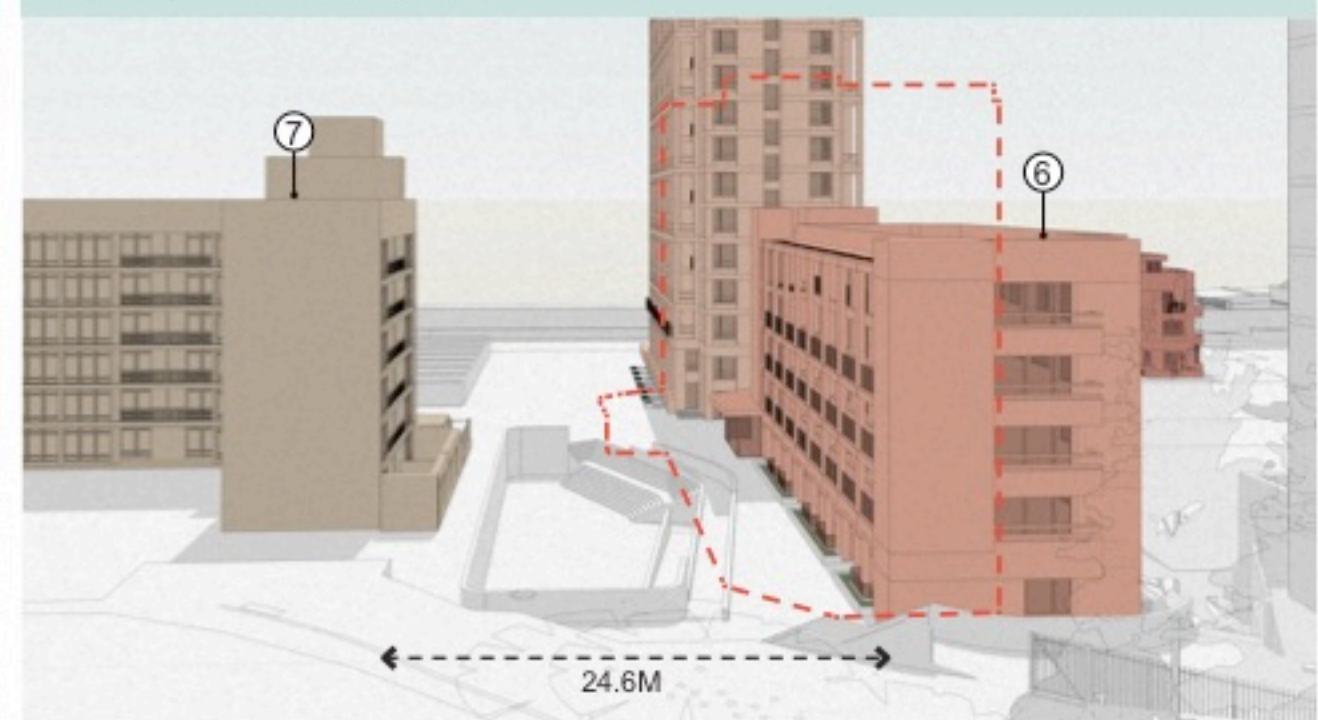
# Our Response - Integrating 'The Beach'

From the previous round of consultation we understood the importance of the site as a space for graffiti artists and their community. In the revised proposals the walls forming the original ball court, known as the 'The Beach' are integrated into the landscape of Meanwhile Way as a multi-purpose space for graffiti, play and events.

ROUND 2 SCHEME - 128 UNITS

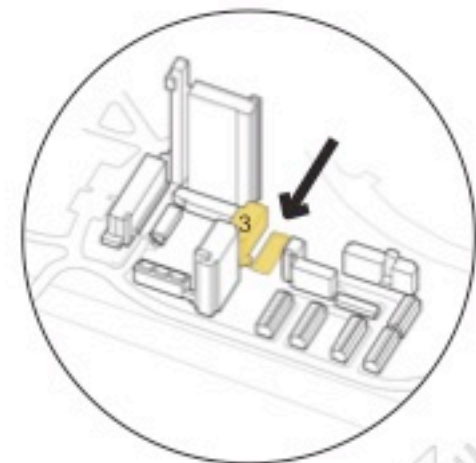


ROUND 3 SCHEME - 110 UNITS



## KEY CHANGES

- Increasing the distance between the new Block 3 and Block C
- Incorporate 'The Beach' wall into Meanwhile Way for graffiti and event space
- Reduction in height of Block 3 from 8 to 6 storeys





# Our Response - Meanwhile Way, servicing and deliveries

The view along Meanwhile Way has been amended through the reduction of building heights and increase of distances between blocks to provide a generous landscaped route with doorstep play for younger children and new trees. Servicing access to both Blocks 1 and 3 will be along this route, accessed directly from Elkstone Road in response to concerns raised previously by local residents. The new development will be car free, aside from disabled parking spaces.

ROUND 2 SCHEME - 128 UNITS

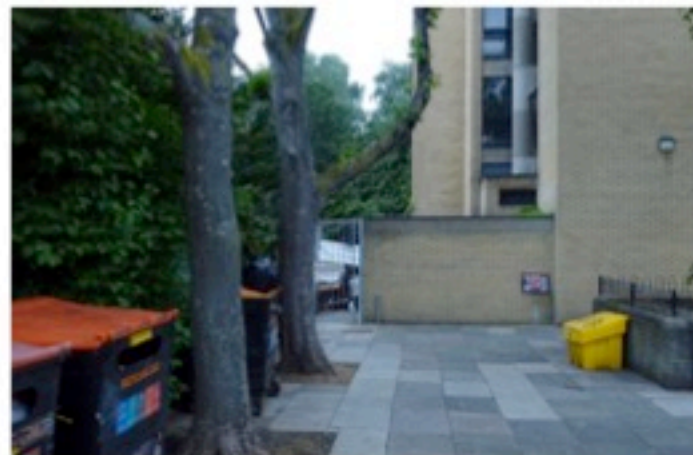
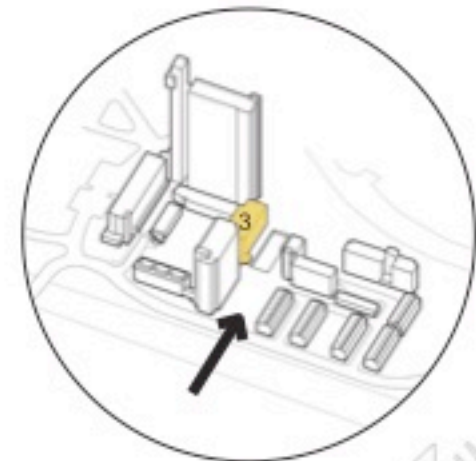


ROUND 3 SCHEME - 110 UNITS



## KEY CHANGES

- Service access along Meanwhile Way
- Improved feeling of openness of the proposed public open spaces
- Reduction in height of Block 1 from 16 to 14 storeys
- Reduction in height of Block 3 from 8 to 6 storeys
- Increasing the distance between the new Block 3 and Block C
- Incorporate 'The Beach' wall into Meanwhile Way for graffiti and event space

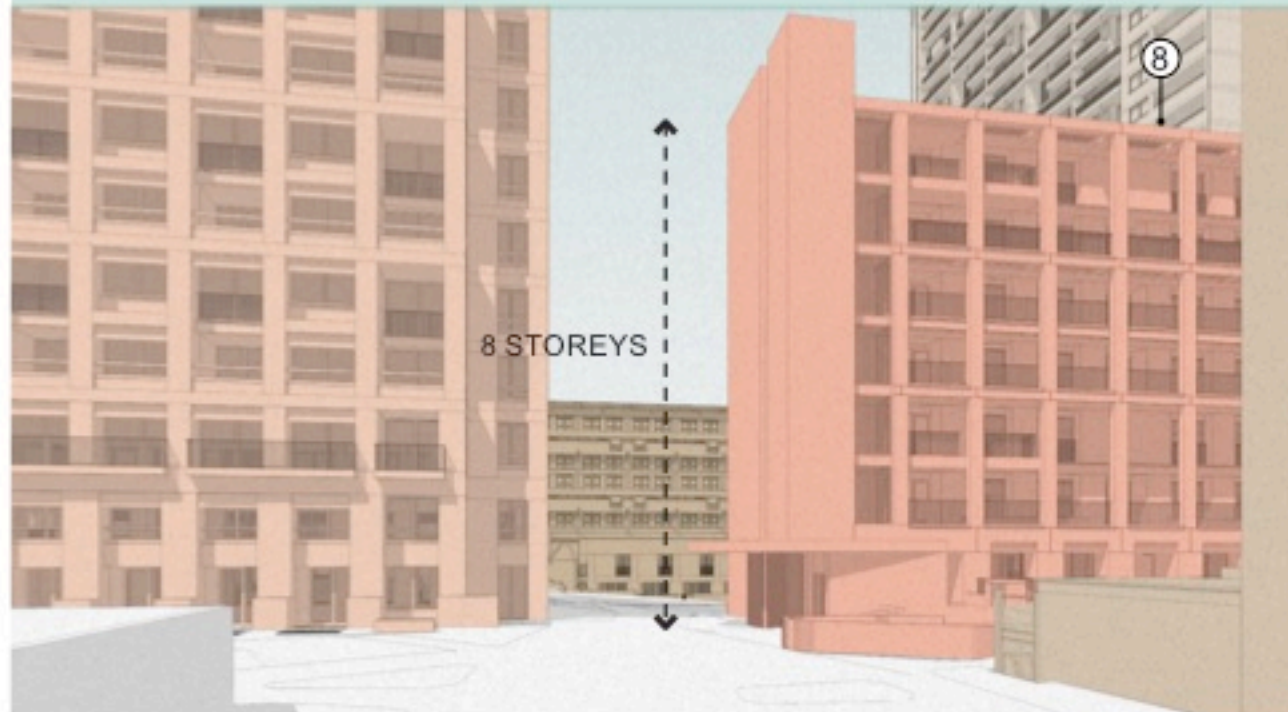




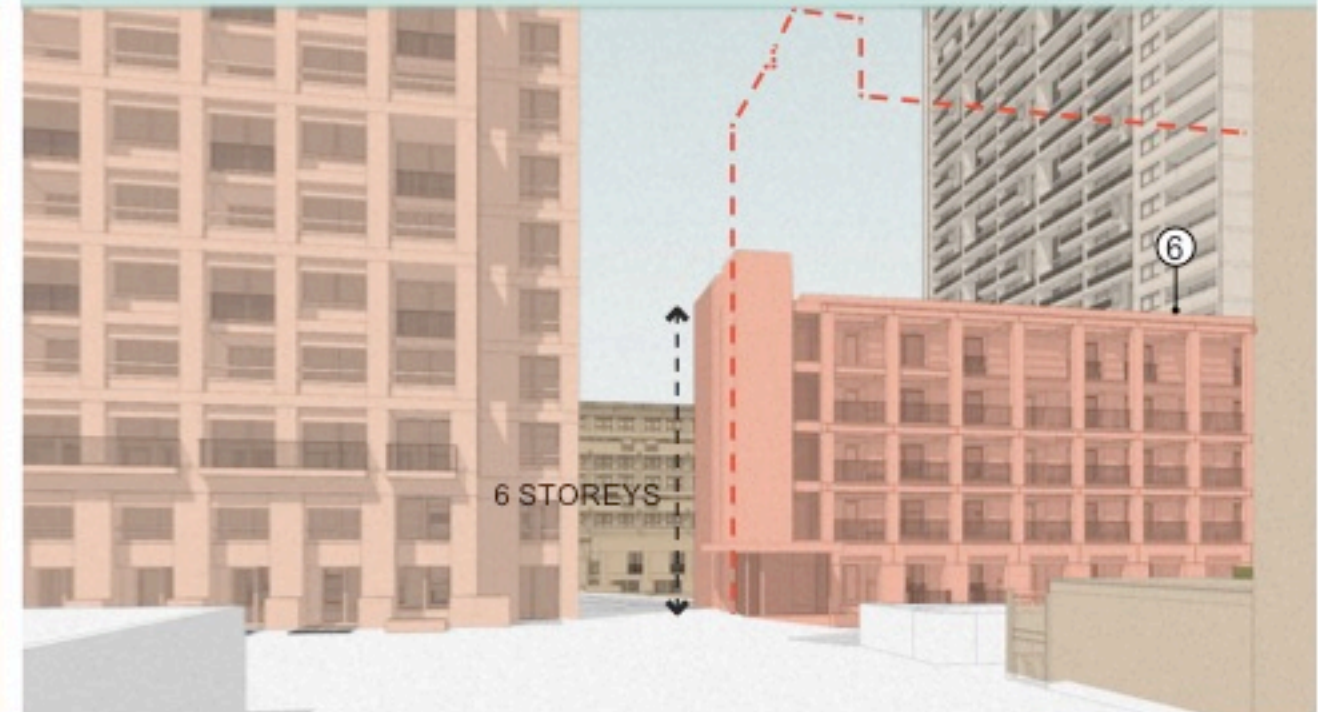
# Our Response - Increasing the distance between Block 3 to Block C

Re-design of Block 3 addresses concerns raised in Round 2 that the development severs the visual relationship between the Edenham Way Estate and the rest of the site. The scheme will increase visibility across the whole of the Cheltenham Estate, improve existing connections and make new routes that will connect the estate with the wider neighbourhood.

ROUND 2 SCHEME - 128 UNITS

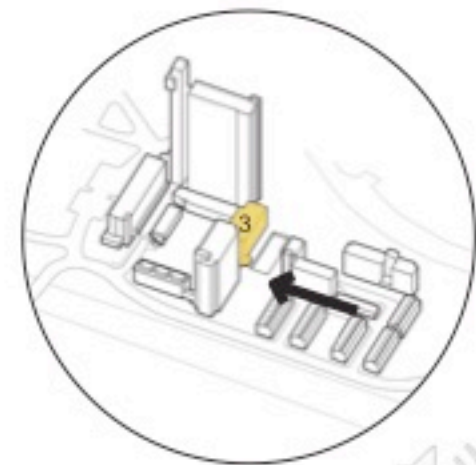


ROUND 3 SCHEME - 110 UNITS



## KEY CHANGES

- Improved visual connection between Edenham Way and Trellick Tower
- Reduction in height of Block 3 from 8 to 6 storeys
- Increasing the distance between the new Block 3 and Block C

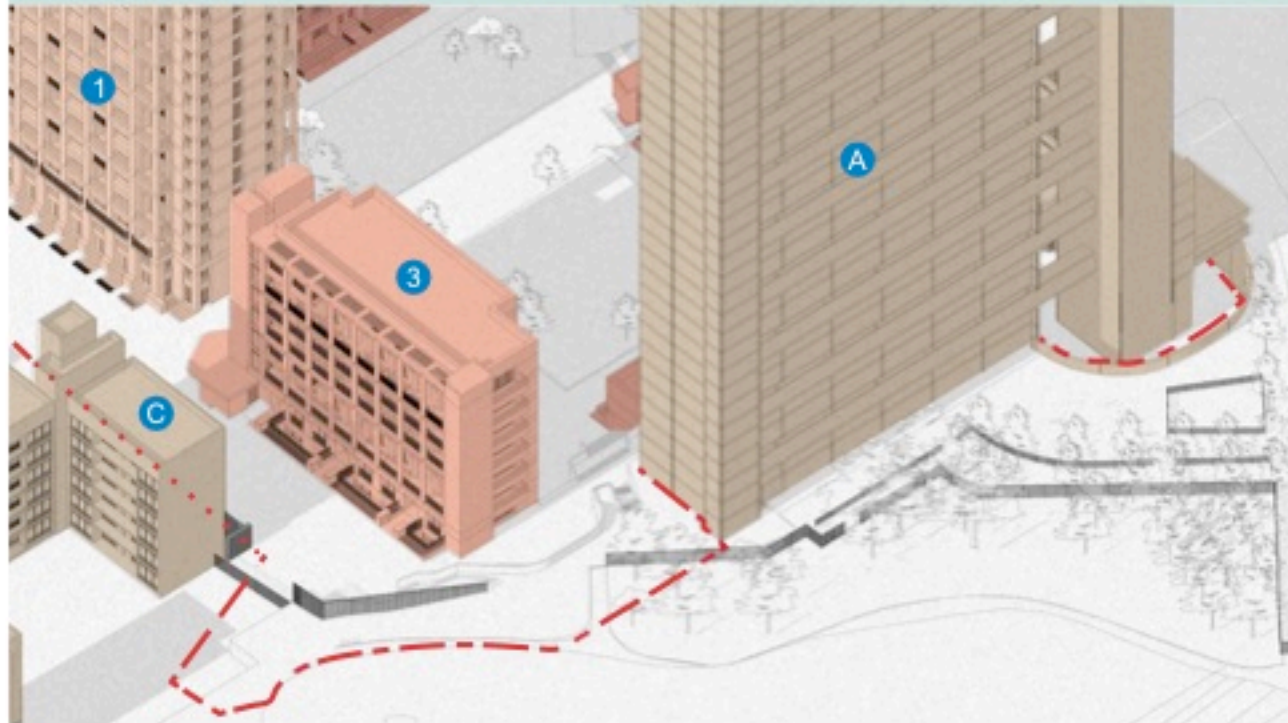




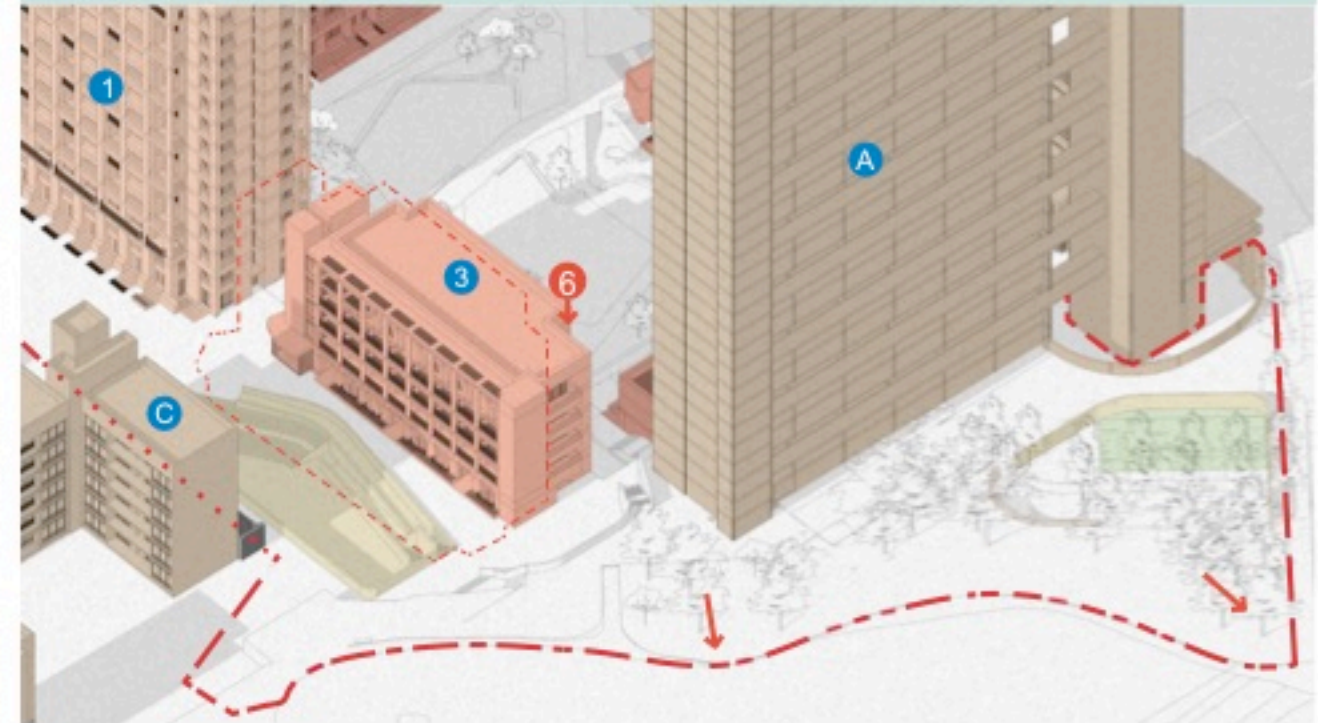
# Our Response - transforming the area to the north of Trellick Tower

The need to re-provide a designated space for ball sports is a priority for residents. Extending the site boundary to the underused area to the north of Trellick Tower provides an opportunity to consider a ball court in this location alongside other much-needed improvements to the public space and its connection to Meanwhile Gardens.

ROUND 2 SCHEME - 128 UNITS

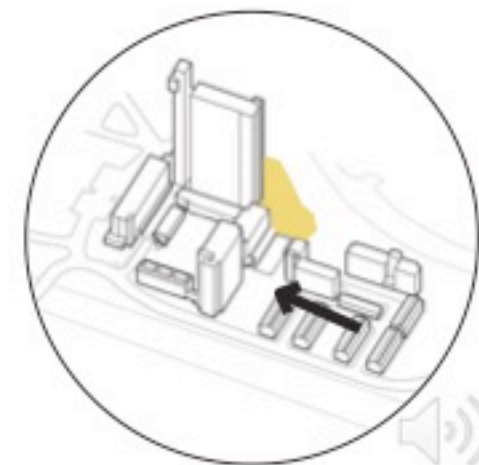


ROUND 3 SCHEME - 110 UNITS



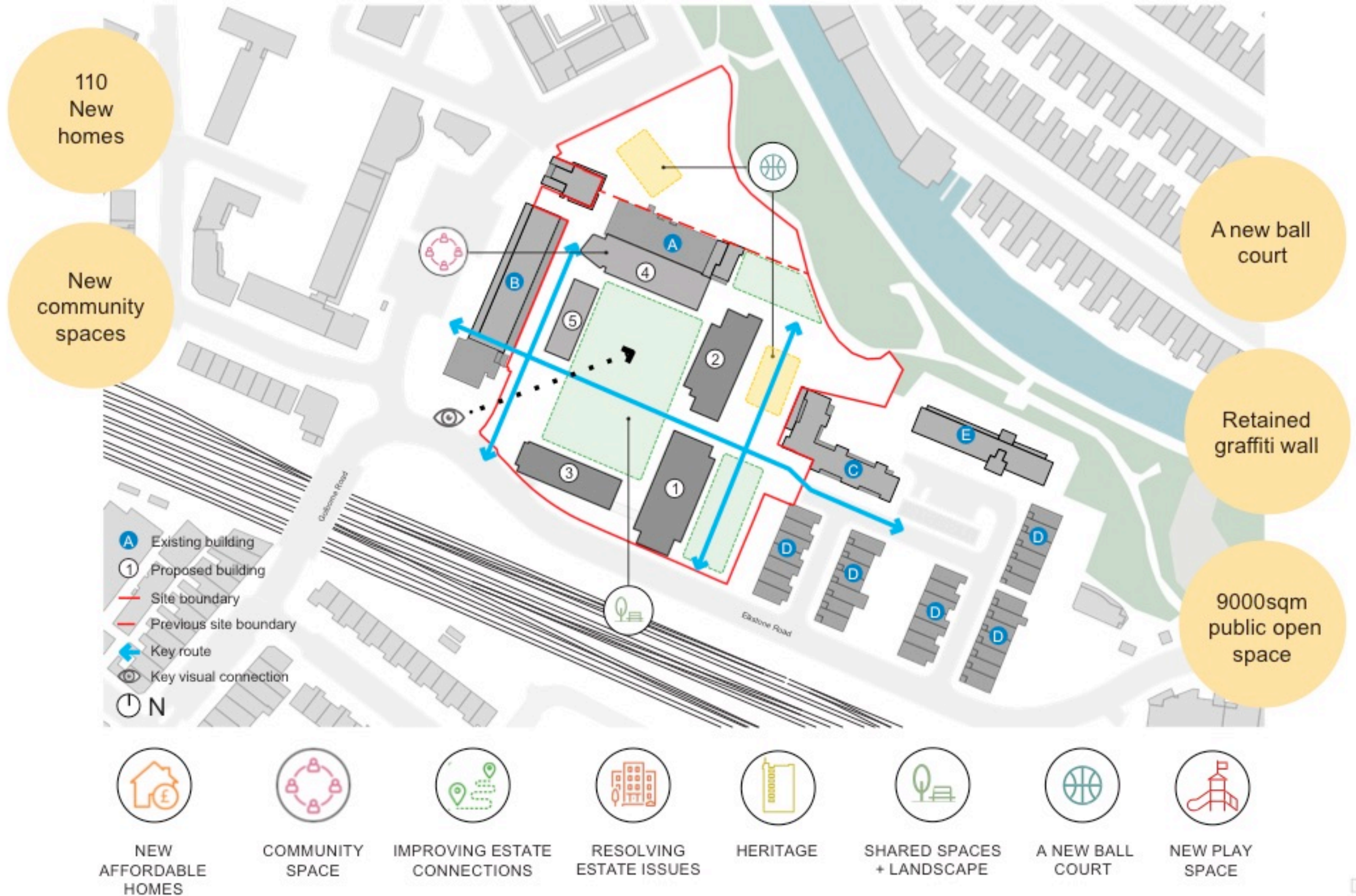
We would like your input to better understand the issues and opportunities in this space. These include:

- Removal of railings
- Create a more inviting forecourt to the community space and Trellick Tower
- Connection to Meanwhile Gardens
- Provide an enclosed space for ball sports
- Expand wall space for graffiti





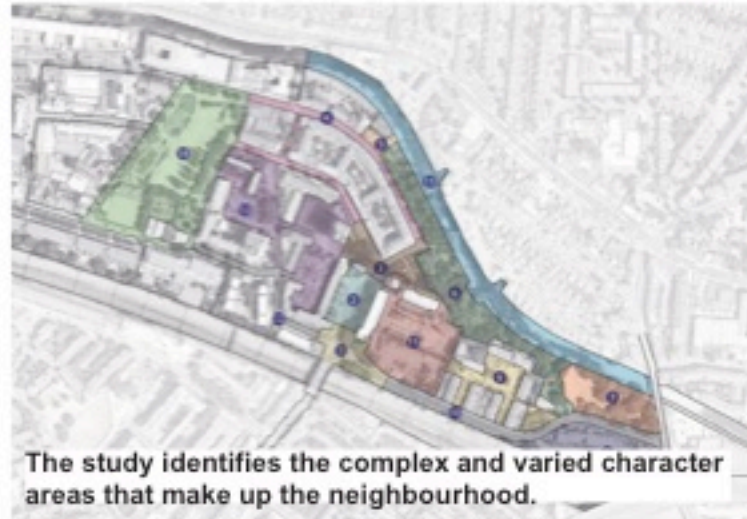
# Project overview





# Trellick Island - looking to the future

The proposed development forms part of the aspirations for wider enhancements to the surrounding area being developed by the Council. Defined by large transit routes; road, rail and water, this area, described here as "Trellick Island" has a unique character. We have undertaken a study to understand the wider physical, social and cultural context for the Edenham New Homes development, and ensure changes bring the widest benefits to the community.



Development of tall buildings in relation to transit corridors



Neighbourhood overview



Golborne Road, Meanwhile Gardens





# Golborne - A Vision for the Square

Transforming Golborne Square in the future is an aspiration shared by the Council and the community. Creating a place where pedestrians are the priority and providing an opportunity for Golborne Market and Meanwhile Gardens to expand and flourish. The new Edenham Square that sits within the development site is envisaged as a landscaped garden offering an oasis away from the street bustle and activity of Golborne Square.



Golborne Square today



Extending the market into Golborne Square

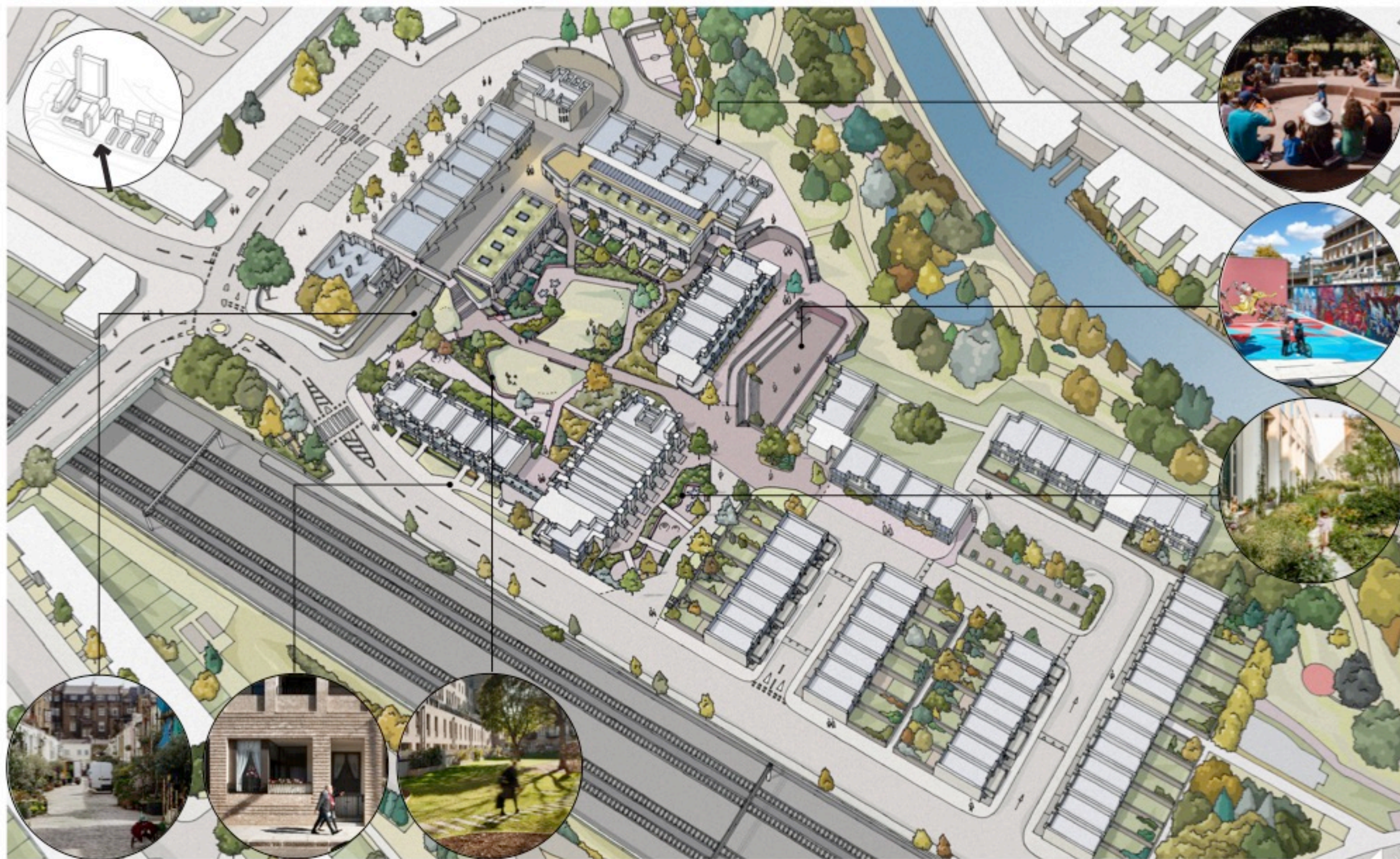


Carnival route





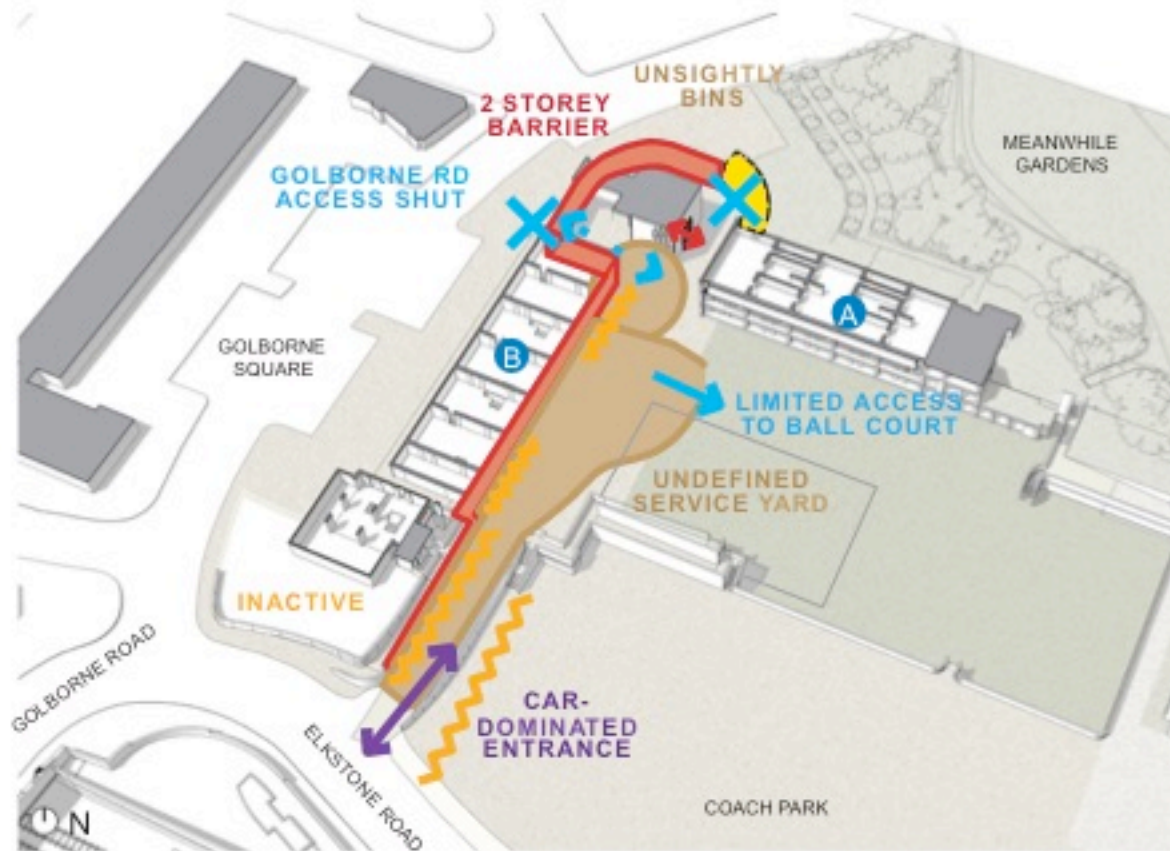
# Transforming the estate with landscaped open space for the community



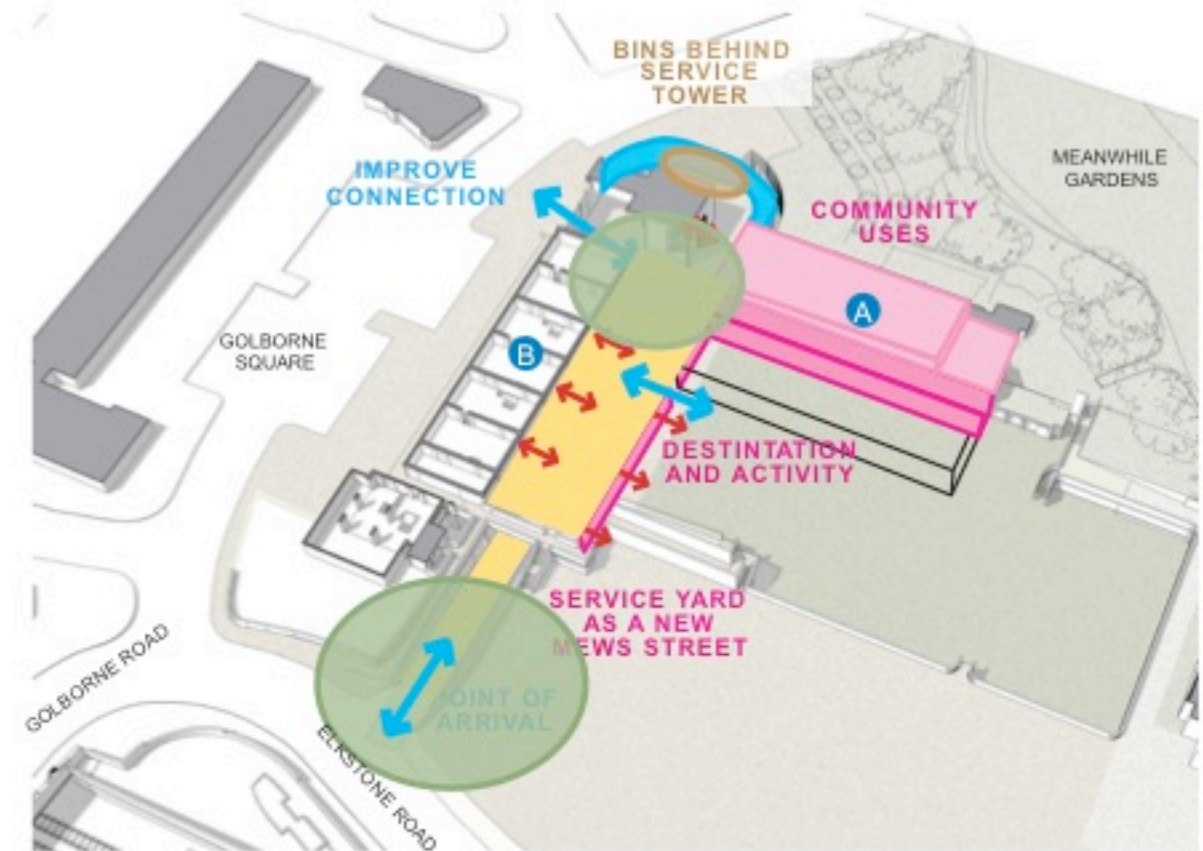


# Opportunities for the Site - western service yard area

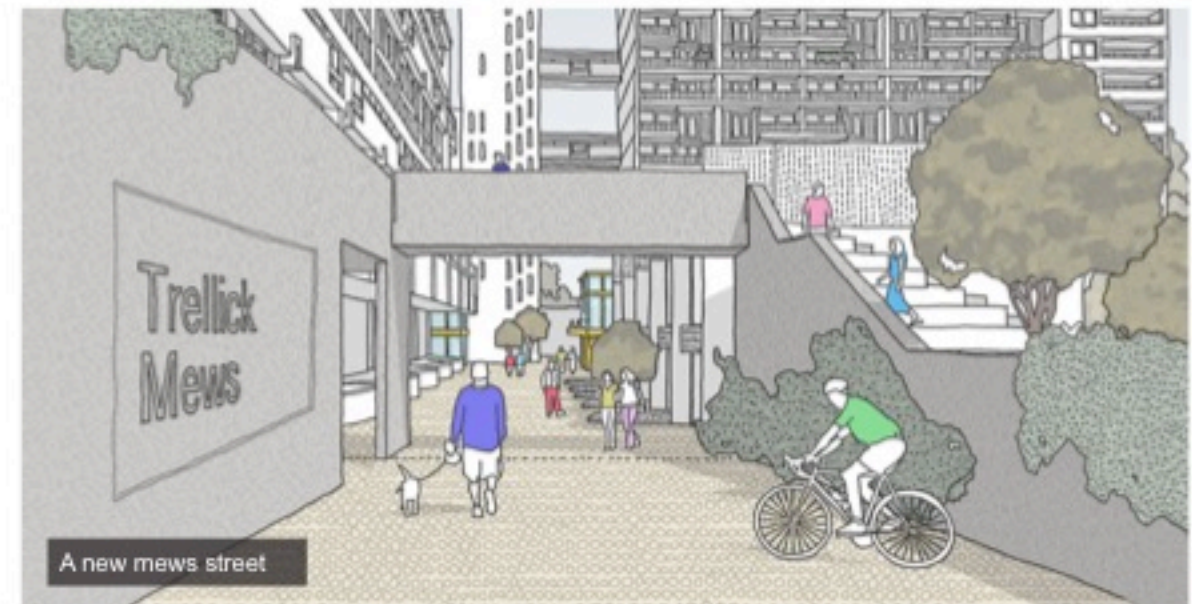
EXISTING:  
AN UNDER-UTILISED AND INSECURE SPACE



TRANSFORMING THE SITE: A NEW MEWS STREET COMBINING  
COMMUNITY, COMMERCIAL AND RESIDENTIAL ACTIVITY



Existing service yard



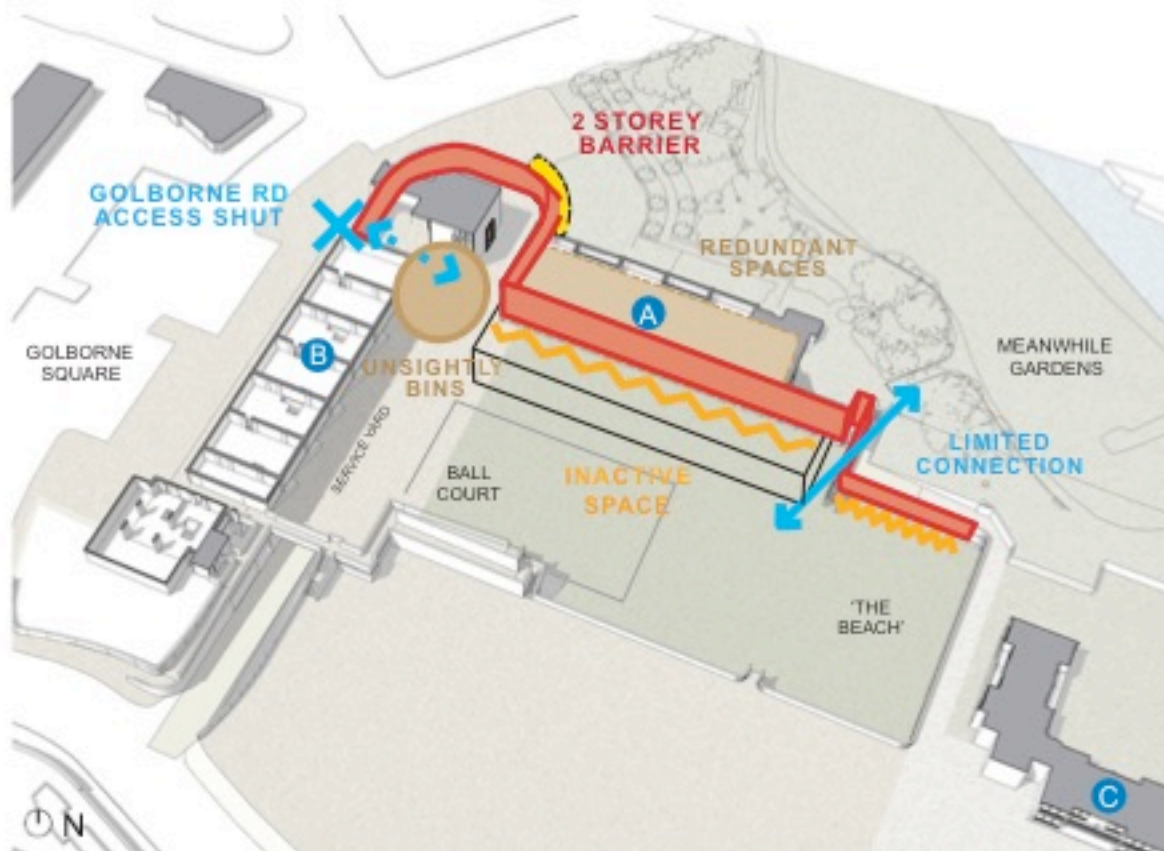
A new mews street



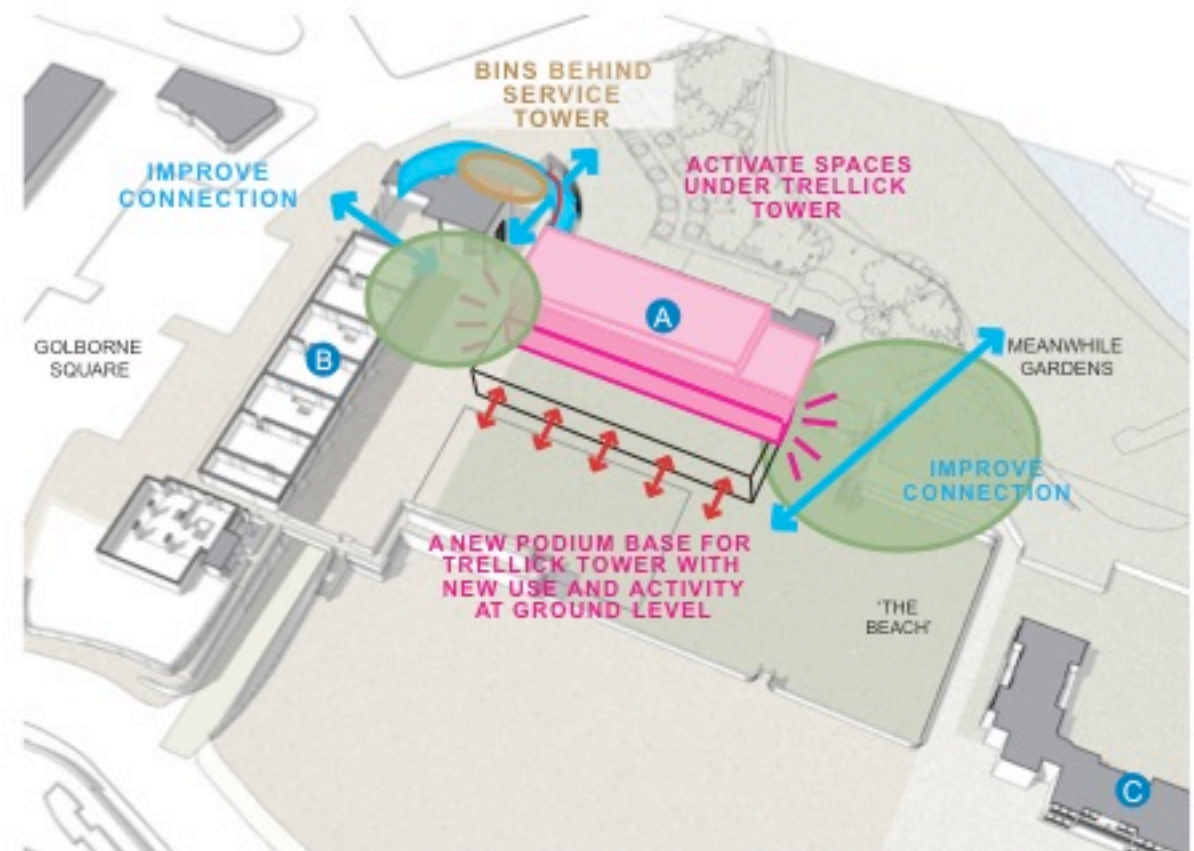


# Opportunities for the Site - northern podium edge

EXISTING: UNDER USED SPACES, LIMITED ACTIVITY AND LACKING CONNECTION TO MEANWHILE GARDENS



TRANSFORMING THE SITE: REINSTATE PODIUM BASE OF TRELLICK TOWER WITH A NEW COMMUNITY USE, CONNECT TO MEANWHILE GARDENS





# Arriving at Edenham Square and Trellick Mews





# A new Mews Street

We are creating a new mews street that will continue to provide service access to the commercial spaces, workshops and Trellick block A & B, and will provide access to new family homes and community space.

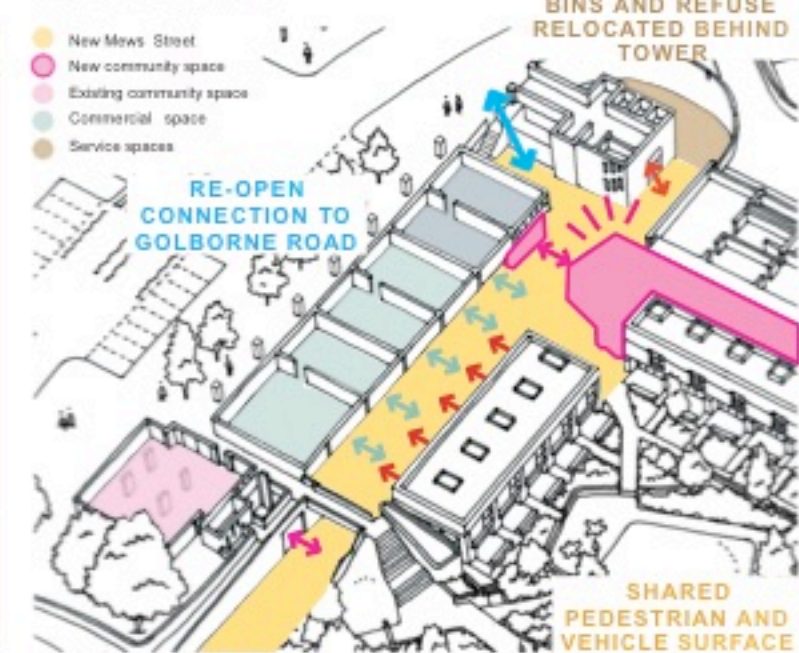
## A MIXTURE OF DIFFERENT ACTIVITIES



## A NEW ENTRANCE TO THE COMMUNITY SPACE



## SITE OVERVIEW



HISTORIC MEWS CHARACTER



INTEGRATING SERVICING  
NEEDS



A MIXTURE OF ACTIVITIES



HOME WORKING



WORKSHOP AND MAKING



NEW COMMUNITY  
SPACE, ATRIUM





# A new Community Space at the base of Trellick Tower

We are reusing existing spaces at the bottom of Trellick Tower to provide these new community spaces. The priority is to create spaces that are accessible and bring people together, and provide for local needs.

## REUSING EXISTING REDUNDANT SPACES IN THE BASE OF TRELICK TOWER



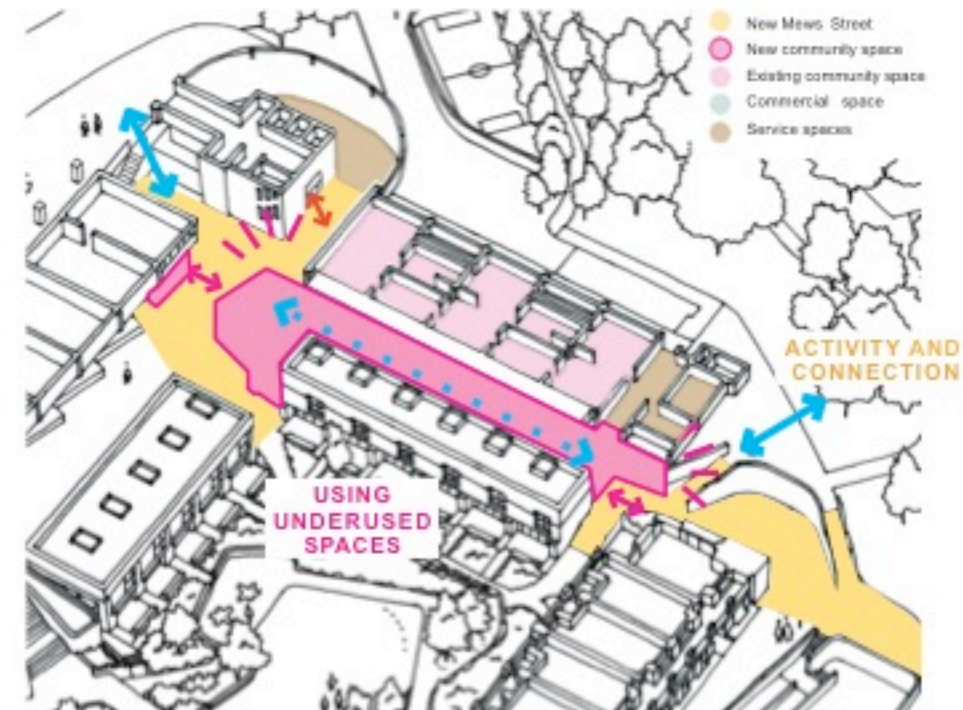
REINSTATE TRELICK RESIDENTS STORAGE

NEW COMMUNITY SPACE

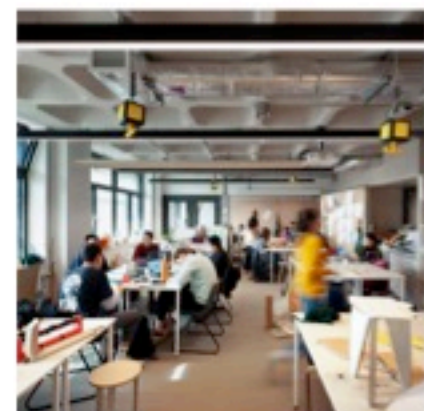
NEW HOMES

EDENHAM SQUARE

## SITE OVERVIEW



## WHAT WOULD YOU LIKE TO SEE IN THIS SPACE?



SHARED WORKSPACE TO SUPPORT LOCAL RESIDENTS AND ENTERPRISE



ATRIUM



HEALTH, WELL-BEING AND LEISURE



CHILDREN'S, FAMILY AND NURSERY SPACE



TOP LIT SPACES



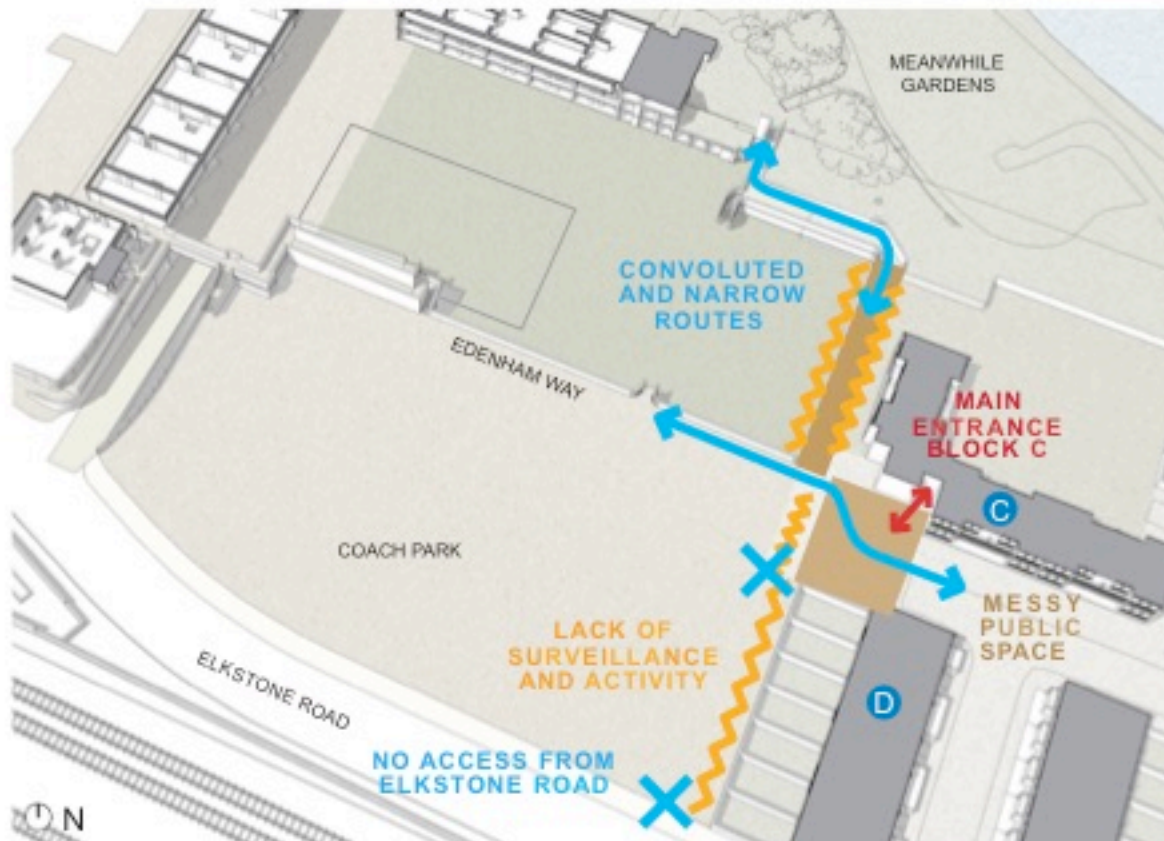
CREATIVE WORKSPACE AND COMMUNITY SPACE



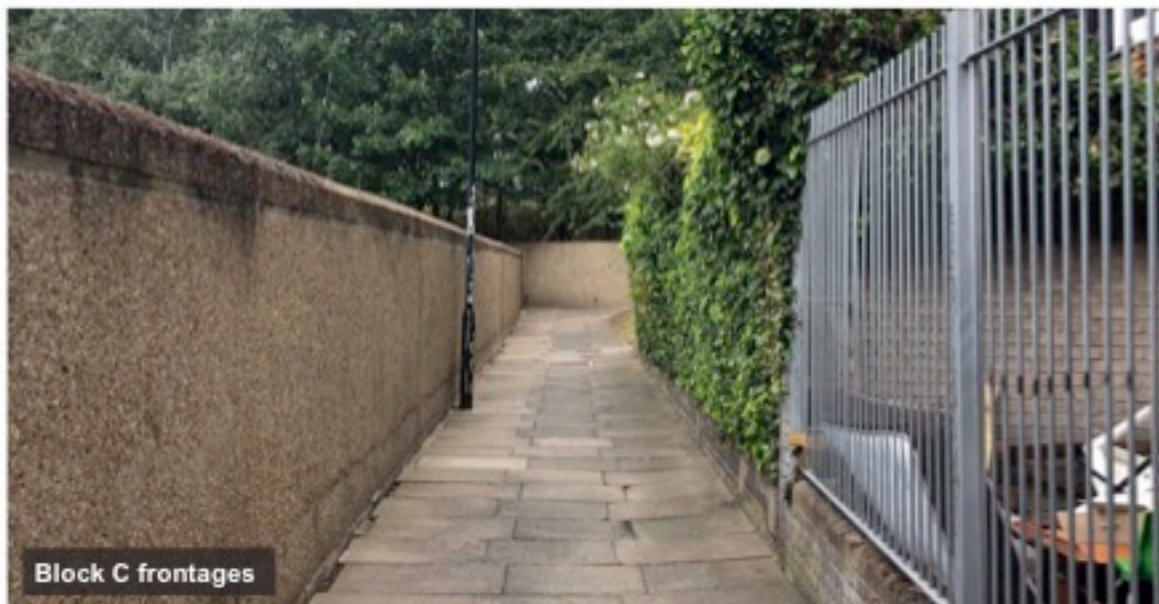
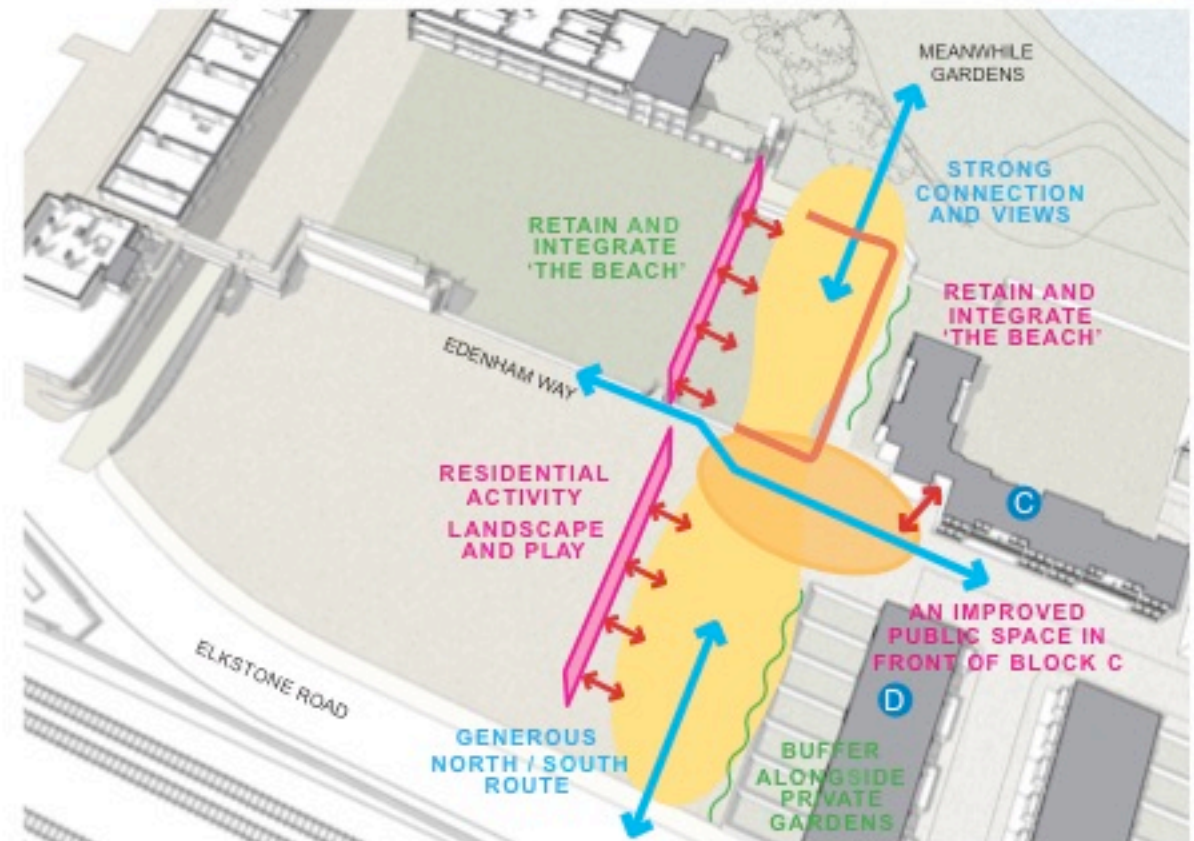


# Opportunities - eastern edge alongside Blocks C and D

EXISTING: CONVOLUTED AND NARROW PEDESTRIAN ROUTE THROUGH THE ESTATE



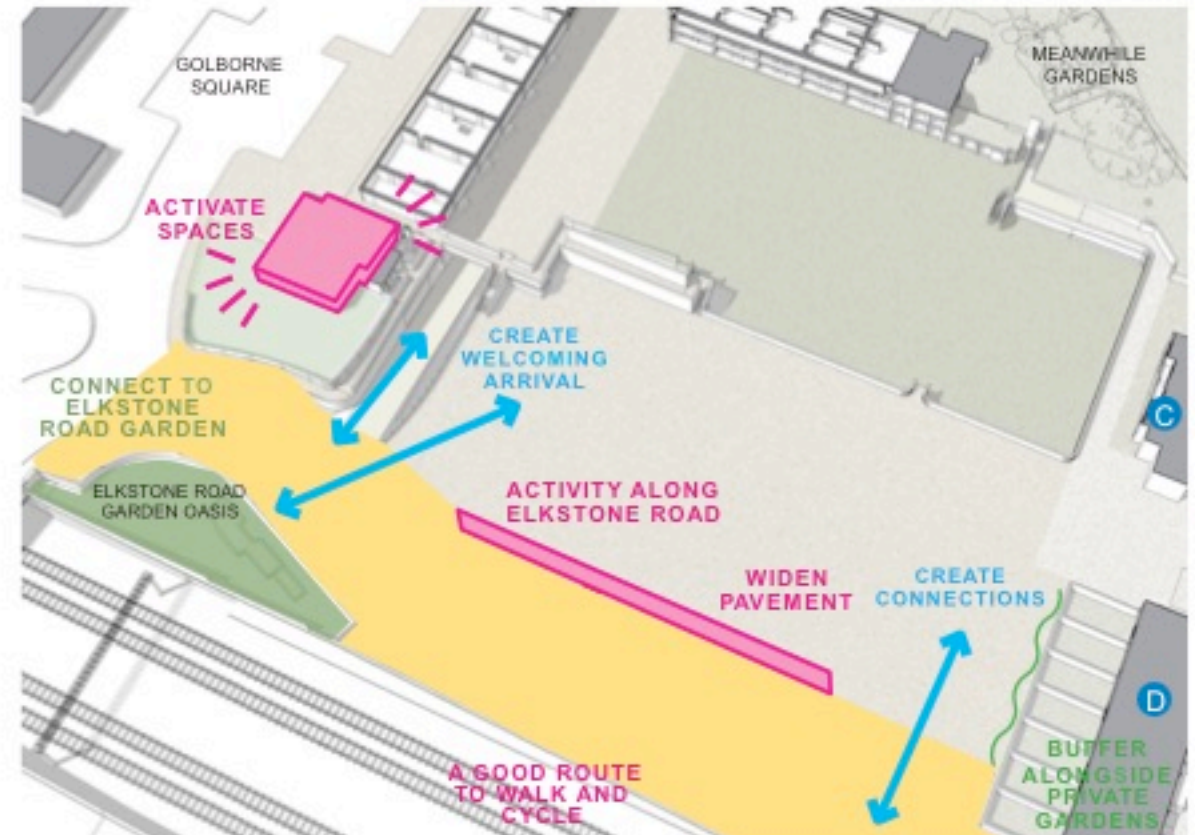
TRANSFORMING THE SITE: CREATING A GENEROUS NORTH-SOUTH LINK BETWEEN ELKSTONE ROAD AND MEANWHILE GARDENS





TRANSFORMING THE SITE: CREATING A SAFER ROUTE, WITH NEW LANDSCAPING, WIDER WALKWAYS, AND ACTIVITY

TRANSFORMING THE SITE: CREATING A SAFER ROUTE, WITH NEW LANDSCAPING, WIDER WALKWAYS, AND ACTIVITY





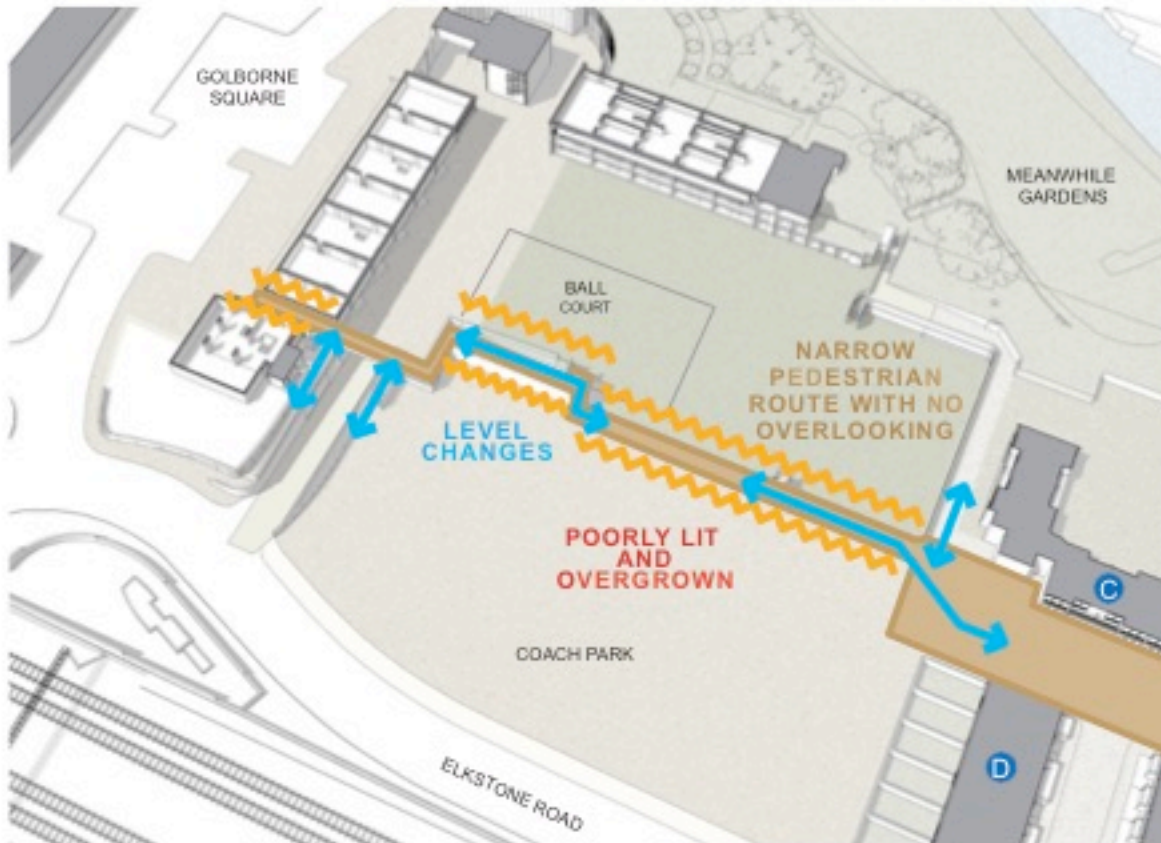
# Meanwhile Way - creating a connection to Meanwhile Gardens



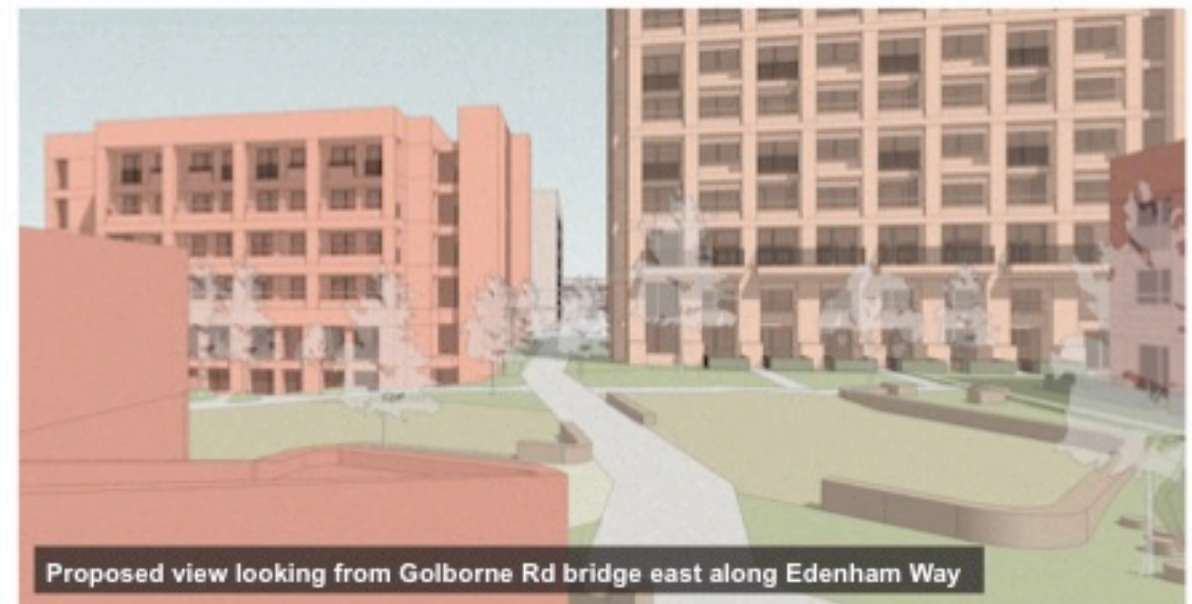
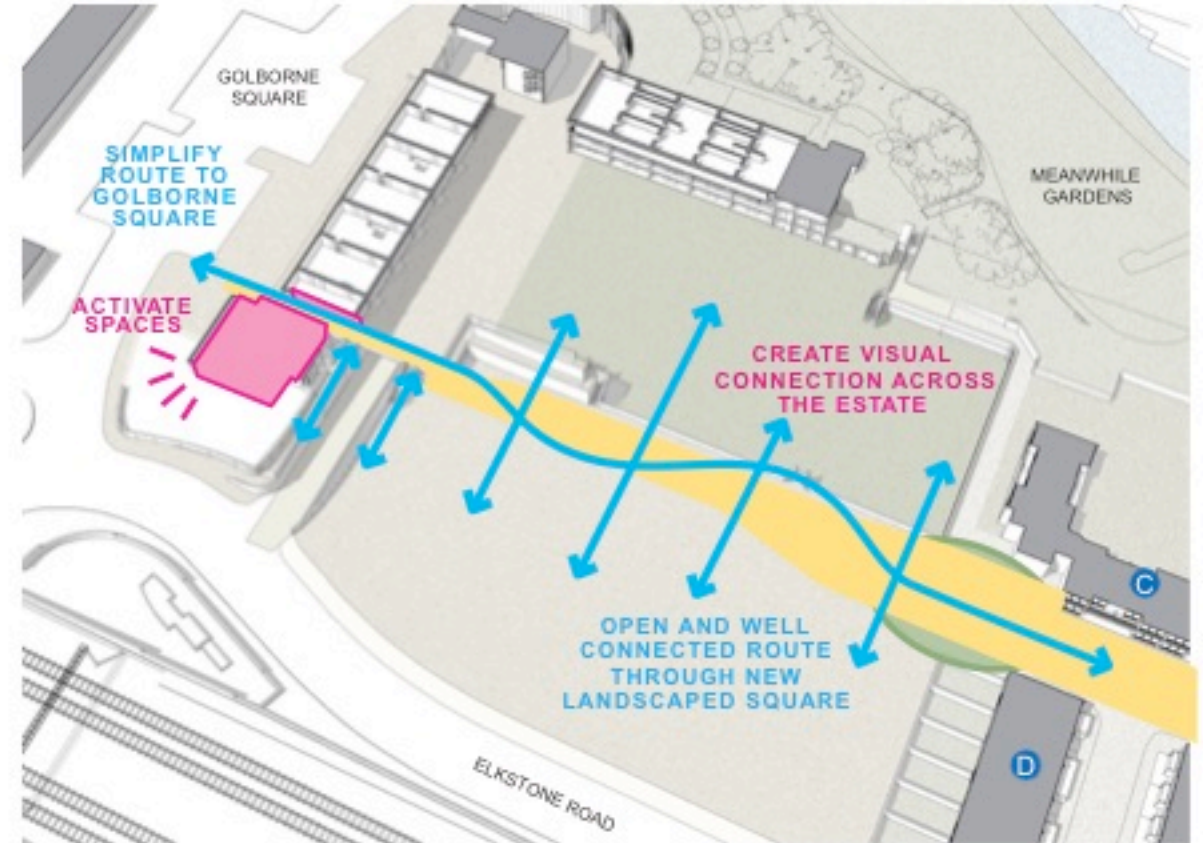


# Opportunities - opening up Edenham Way

EXISTING:  
AN INACCESSIBLE AND UNSAFE ROUTE



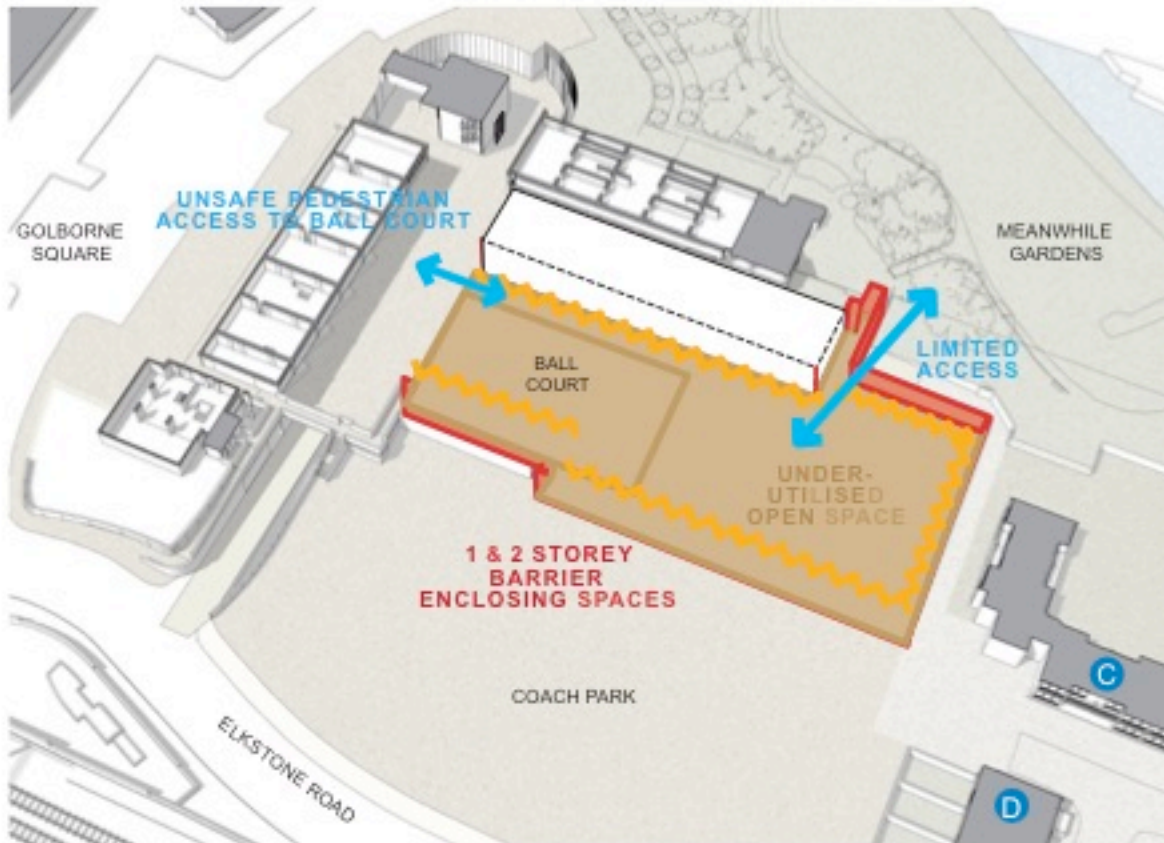
TRANSFORMING THE SITE: CREATING A WELCOMING, OPEN AND SAFE ROUTE CONNECTING THE ESTATE



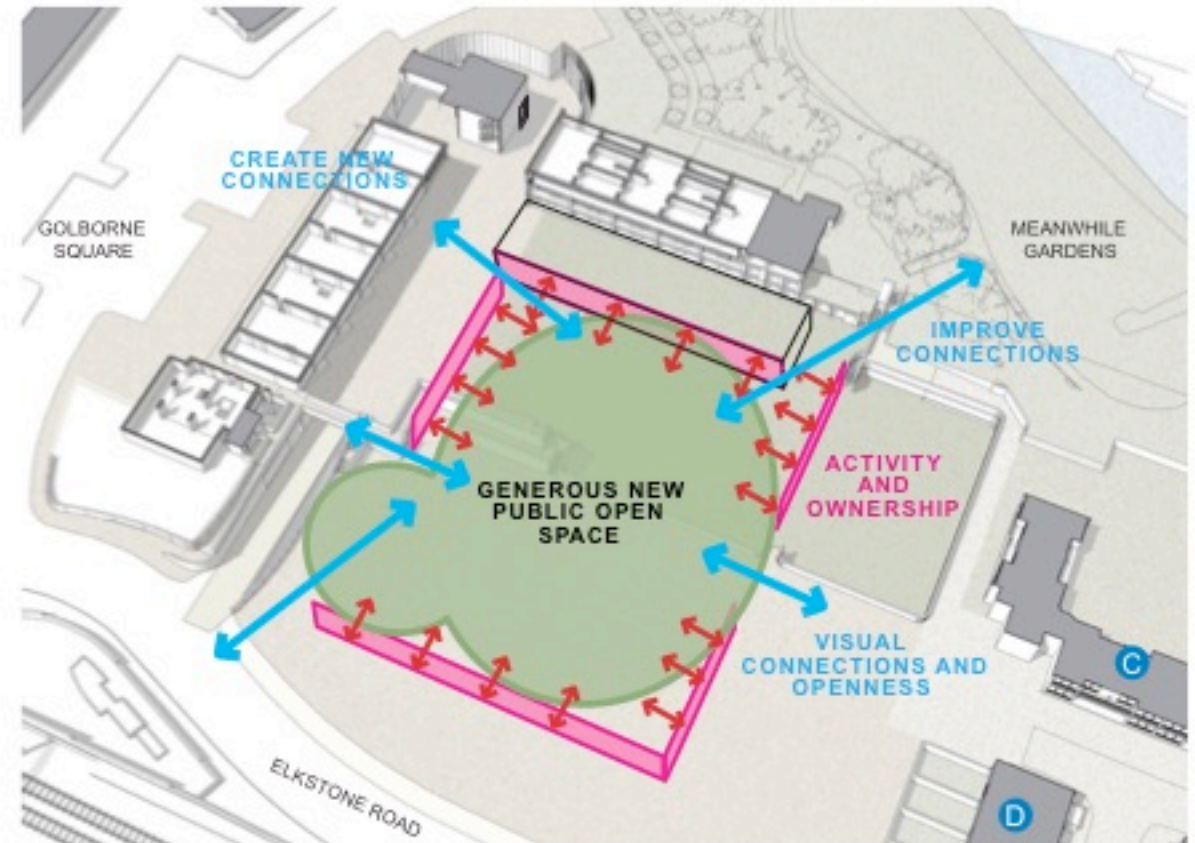


# Opportunities - creating accessible public open space

EXISTING: LIMITED ACCESSIBILITY, CONNECTION AND ACTIVITY



TRANSFORMING THE SITE: A GENEROUS, WELL-DESIGNED OPEN SPACE AT THE HEART OF THE CHELTHENHAM ESTATE





# Edenham Square - a new landscaped square for the estate





# Goldfinger's design principles - buildings within a landscaped setting

The design of the estate is typical of Goldfinger's Modernism and places buildings within a landscape setting, creating open spaces and dynamic relationships with a mixture of building types and heights. Our proposals build upon this significant heritage.



Local map, overlay. A new urban grain of object buildings and open spaces



Golborne Road, 1962. Historic street pattern of terraced housing.



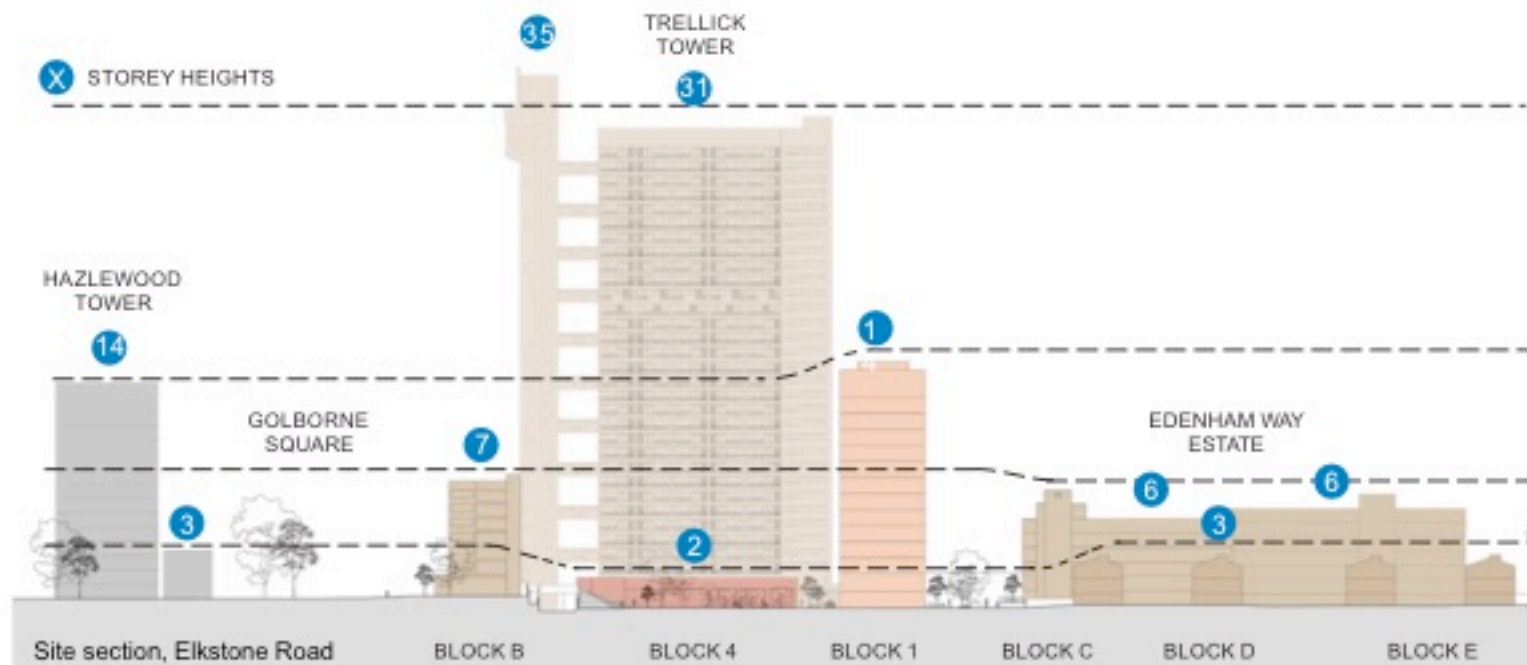
Erno Goldfinger's Brownfield Estate, Poplar. Following similar principles of Modernist urban planning.



Cheltenham Estate, 1972. A mixed development, with Trellick as the apex



New blocks, building on the same layout principles



A view across Edenham Way Estate towards Trellick Tower from Block D



## WHO IS ERNO GOLDFINGER?

Goldfinger is a key figure within Modernist architecture and designed many well-known buildings including the Cheltenham Estate. Modernist housing often incorporates tall buildings so that generous public space can be provided at ground level.



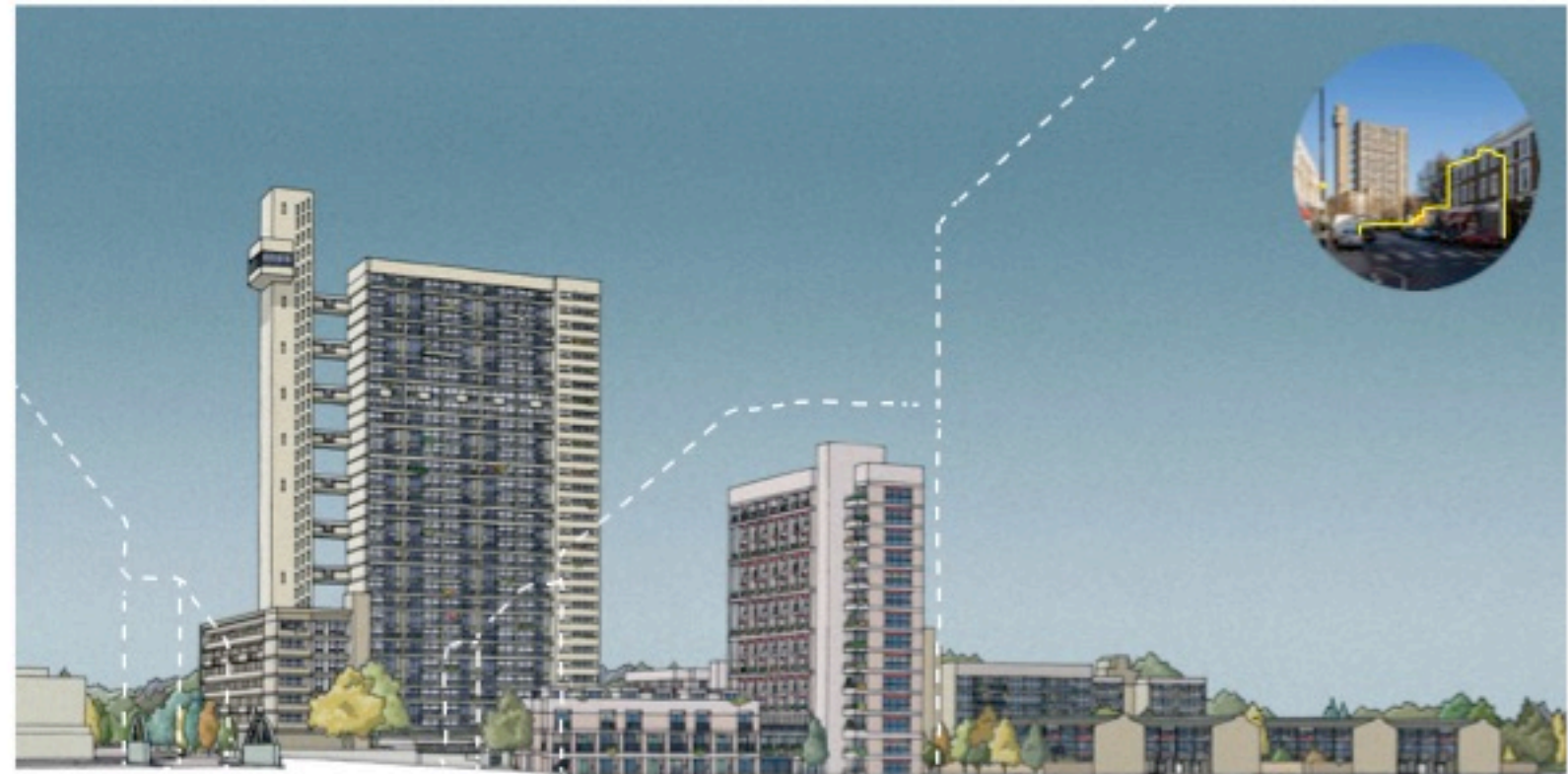


# Goldfinger's design principles - mixed development of varying block heights

Being respectful of the importance, scale and original design principles established by Goldfinger for the Cheltenham Estate, is at the heart of our proposal. The new housing blocks retain and add to the visual drama created by the existing ensemble of buildings within the estate, whilst ensuring Trellick Tower remains the dominant landmark.



Golborne Road view towards Trellick, 1972 RIBA



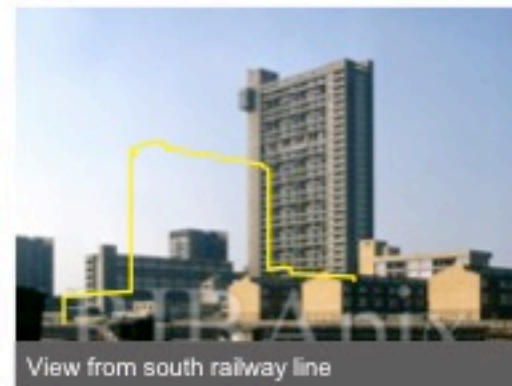
Building on Goldfinger's principles



Westborne Park Road, north-west



Grand Union Canal, west



View from south railway line



Golborne Road, north-west



Portobello Square, north-east

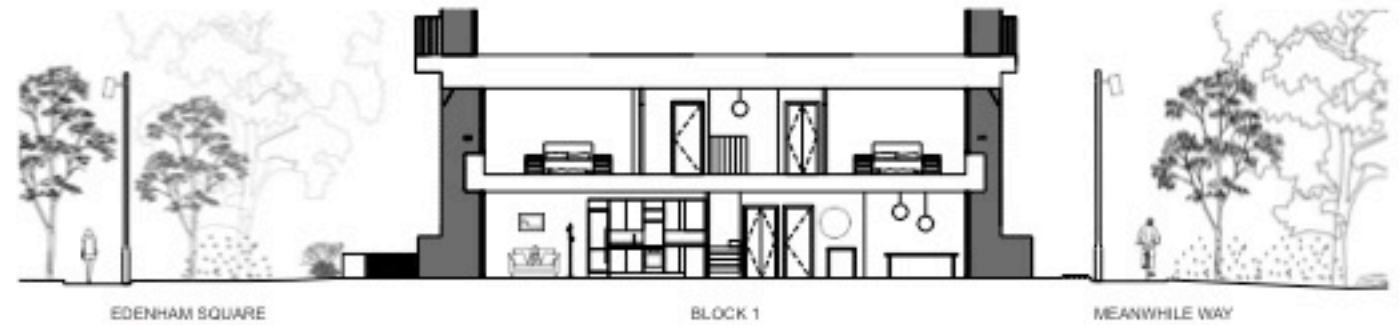
KEY VIEWS - LANDMARK STATUS OF TRELICK TOWER

Outline of proposals (unverified)

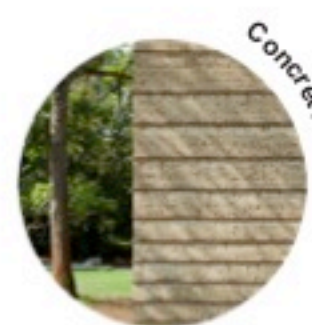
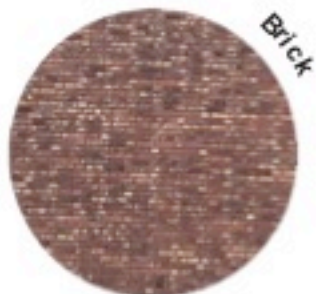




# Providing New Homes - What will the new buildings look like?



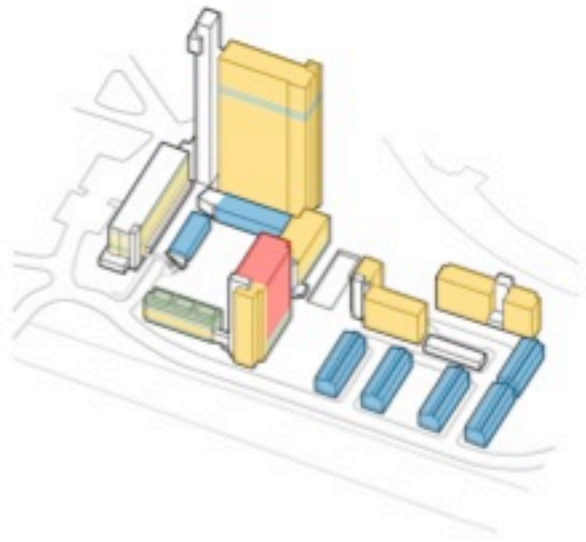
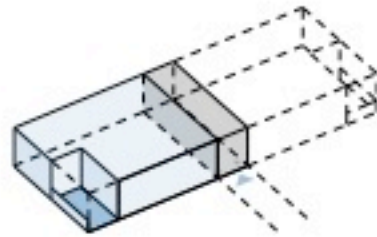
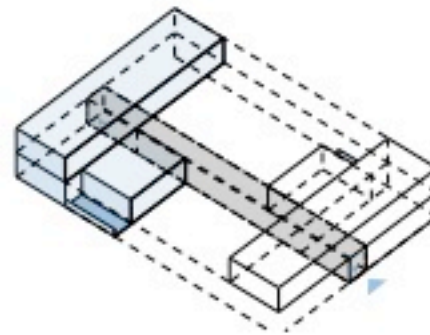
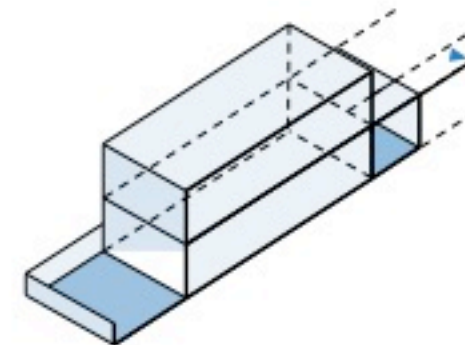
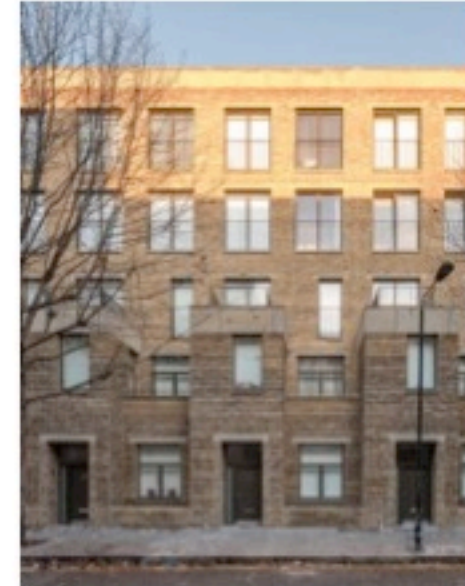
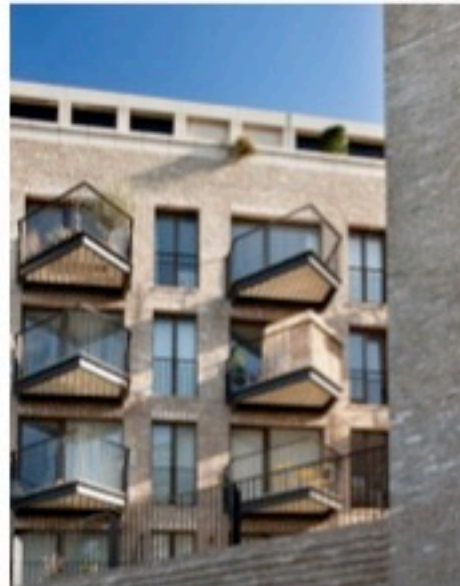
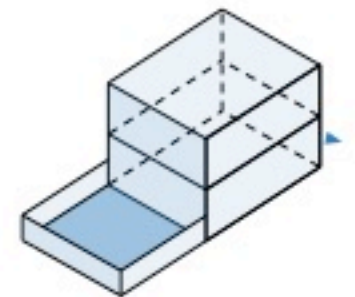
A RICH PALETTE OF MATERIAL, COLOUR AND TEXTURE





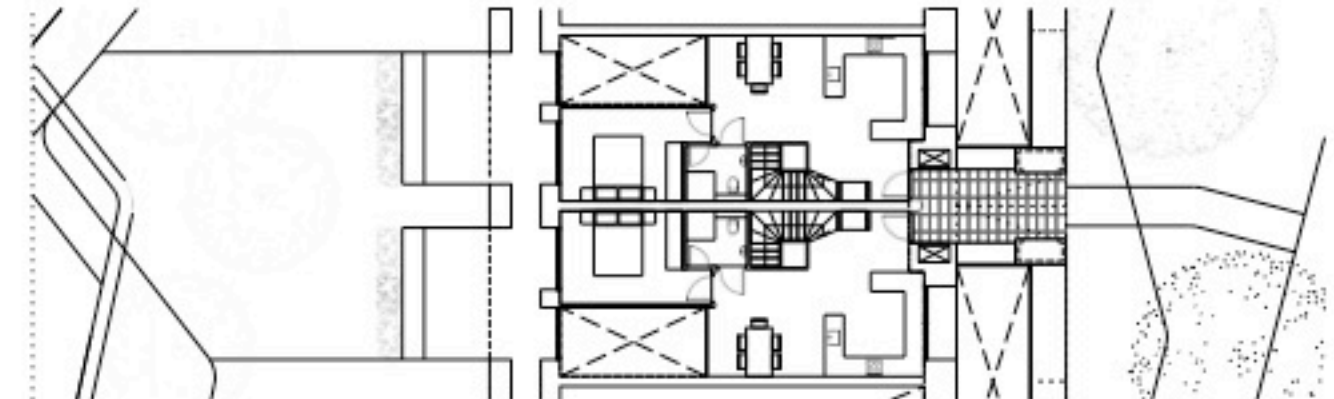
# Providing Different Types of Homes

In the spirit of the existing estate, the proposal provides a variety of new homes. These different home sizes and arrangements are designed to suit a range of different families.

**FLATS****INTERLOCKING FLATS****MAISONETTES****TOWNHOUSES**



# Providing New Homes - Spaces for Living





# New Landscape Spaces - how would you like to use these spaces?

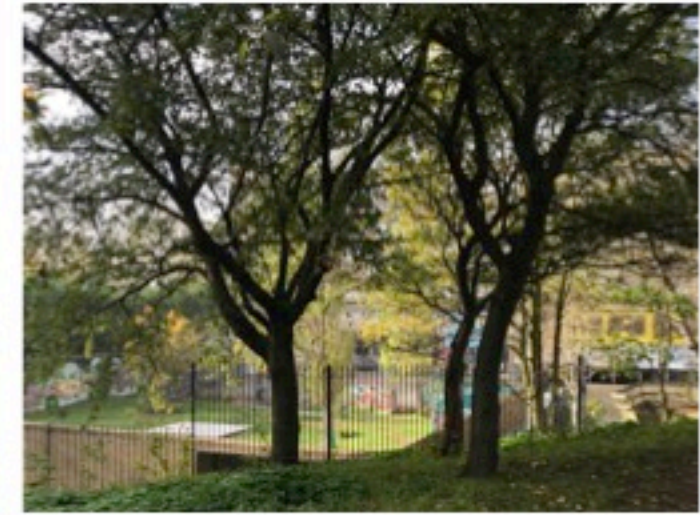
## EDENHAM GARDENS



WORKING WITH THE CHANGE IN LEVELS



SPACES FOR COMMUNITY ACTIVITY



PROVIDING CONNECTIONS TO  
MEANWHILE GARDENS

## MEANWHILE WAY



EMBRACING THE EXISTING BIODIVERSITY OF  
MEANWHILE GARDENS



PLAY SPACES FOR ALL AGES







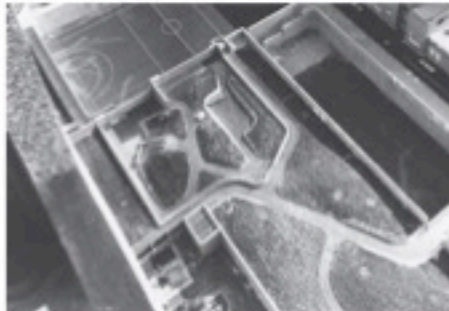











INTEGRATING PLAY INTO A HERITAGE SETTING





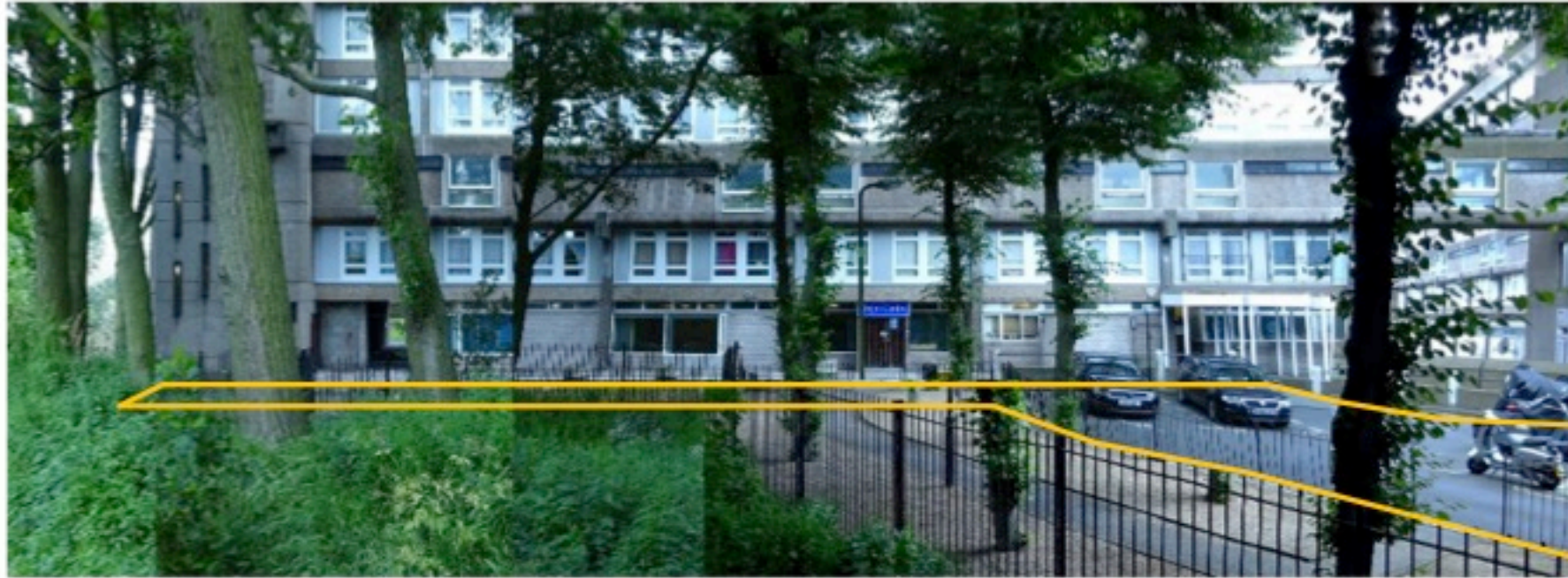
# New Landscape Spaces - A variety of play spaces for all ages

|       | Natural, calm   | Enclosed   | Hard  | Integrated  |
|-------|---|--|---|---|
| Age   |   |  |   |   |
| 0-5   |    |    |    |    |
| 6-11  |   |   |   |   |
| 12-18 |  |  |  |  |
| 18+   |  |  |  |  |





# Trellick Garden - what are the problems to solve in this area?



CONSTRAINED FORECOURT AT THE BASE OF TRELICK TOWER



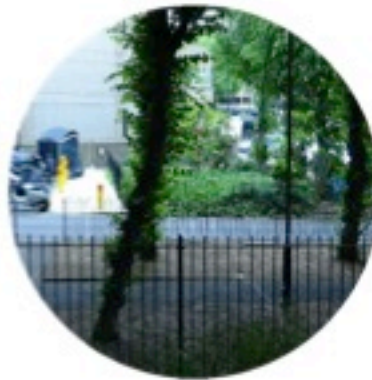
CAR DOMINATED ACCESS



DENSE UNDERGROWTH,  
UNLIT AND UNSAFE



LACKS CONNECTION TO  
MEANWHILE GARDENS



MULTIPLE FENCE LINES CUT  
OFF SPACES



LIMITED OPENNESS AND  
ACTIVITY



POOR PUBLIC SPACE IN  
FRONT OF COMMUNITY  
CENTRE

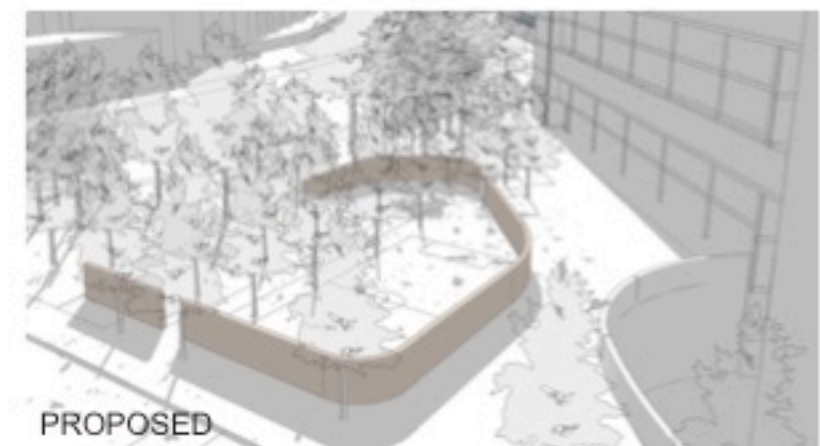
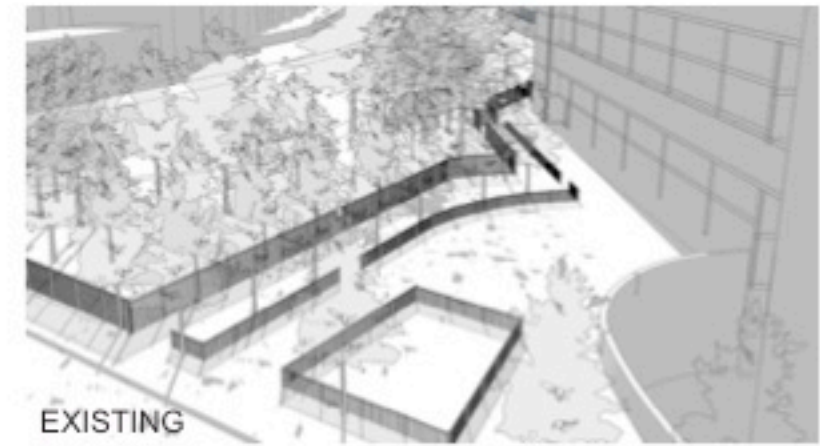
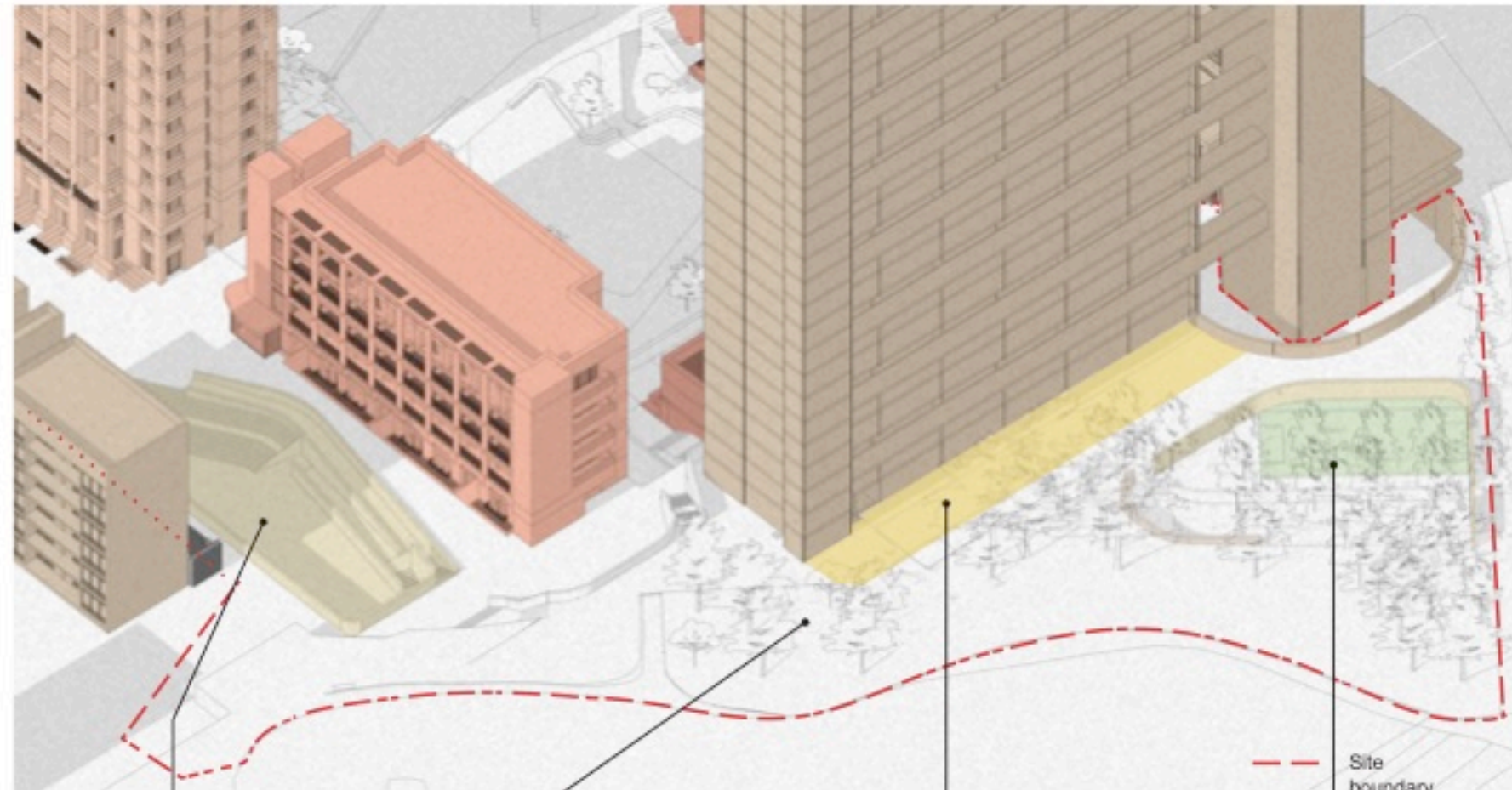


CONSIDER SOUND NUISANCE  
TO BEDROOMS ON NORTH  
ELEVATION





# Trellick Garden - what are the opportunities in this area?



INFORMAL BALL SPORTS IN  
'THE BEACH'



RETAIN EXISTING TREES



CREATING NEW PUBLIC  
SPACE FOR THE COMMUNITY  
SPACES TO OPEN OUT ONTO



CREATING A DESIGNATED  
BALL SPORTS FACILITY



PLAYFUL CHANGE IN LEVELS  
AND IMPROVED  
CONNECTIONS



IMPROVING THE HERITAGE  
SETTING OF TRELICK





# We want your feedback on the following topics

You can access the feedback forms and find out more about the proposals on the project website:  
[www.rbkc.gov.uk/new-homes-edenham](http://www.rbkc.gov.uk/new-homes-edenham)

For all enquiries please contact us via email at  
[newhomesenquiries@rbkc.gov.uk](mailto:newhomesenquiries@rbkc.gov.uk)

If you are having accessibility issues to view these materials presented or access to the feedback form, hard copies can be requested via our email.

If you require hard copies of any of the consultation material or require it in another language please call 07739 317294 between 9am-5pm, Monday to Friday.



NEW COMMUNITY SPACE



DESIGN OF THE  
LANDSCAPE AND OPEN  
SPACE



PLAY SPACE



'THE BEACH'



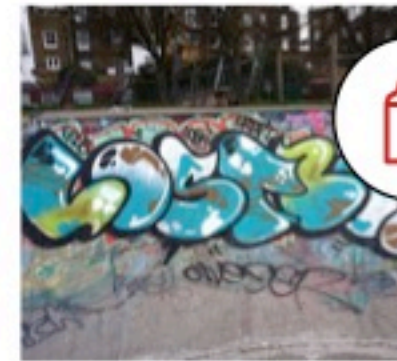
TRELICK GARDEN



BALL COURT FACILITIES



SERVICING STRATEGY



GRAFFITI

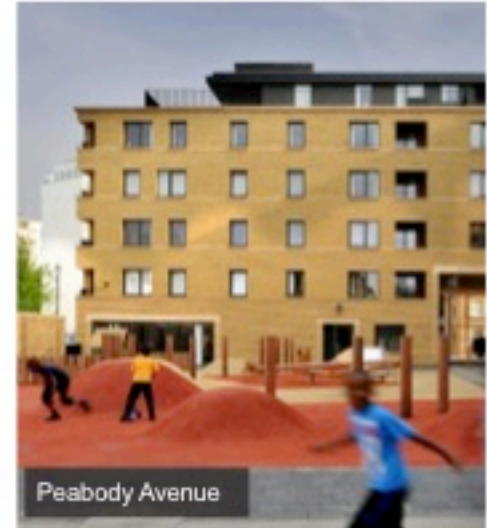


OTHER THOUGHTS AND  
COMMENTS





## RELEVANT EXPERIENCE



## THE TEAM

Haworth Tompkins is an award-winning architectural studio. They have been appointed by RBKC for the Edenham project to bring their experience working with some of the UK's most significant Modernist buildings, and local authority social housing schemes.



HaworthTompkins





# Thank you for watching.

You can find more details at  
**[www.rbkc.gov.uk/new-homes-edenham](http://www.rbkc.gov.uk/new-homes-edenham)**

**Building  
for the  
Future**



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA