



# New Homes at Edenham

## Round 2 public consultation events

Tuesday 16 February 2021  
5.30pm to 6.30pm

Saturday 20 February 2021  
10.30am to 11.30am

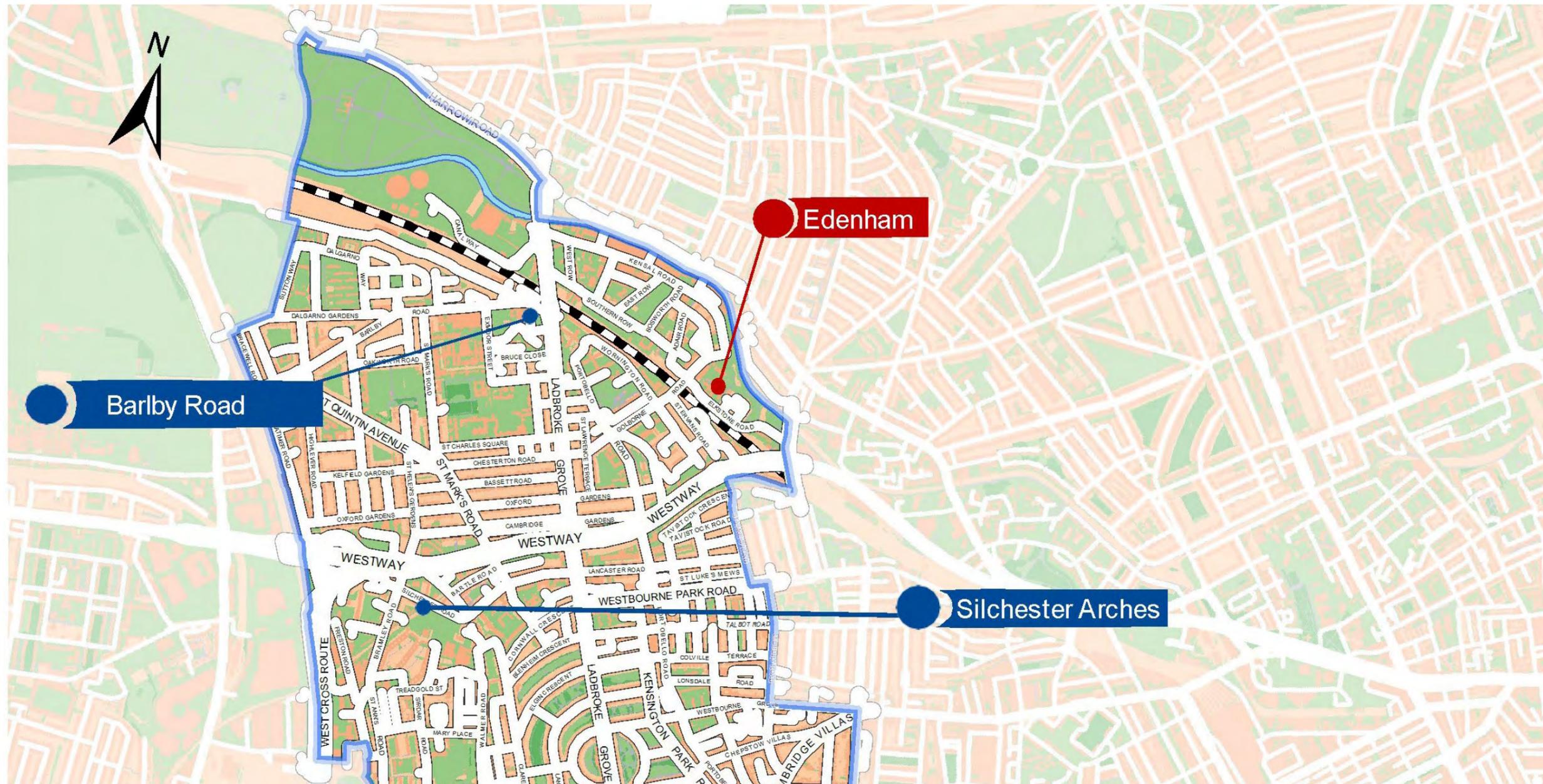
**Building  
for the  
Future**



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

# New Homes Delivery Programme Phase 2 Sites

Planning permission has now been obtained for the first four sites to deliver 'Phase 1' of our programme which will be starting construction shortly. A further three sites have been identified which could form the second phase of the programme. These are shown on the location plan below.



# The project team



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

HaworthTompkins

LICHFIELDS



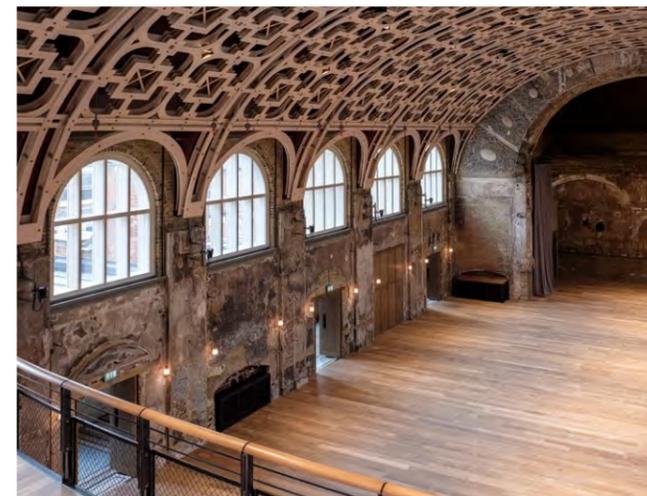
RBKC have appointed Haworth Tompkins as architects for the Edenham project, working together with planning and engagement consultants, Lichfields and landscape architects, Outerspace.



SILCHESTER HOUSING



COIN STREET HOUSING

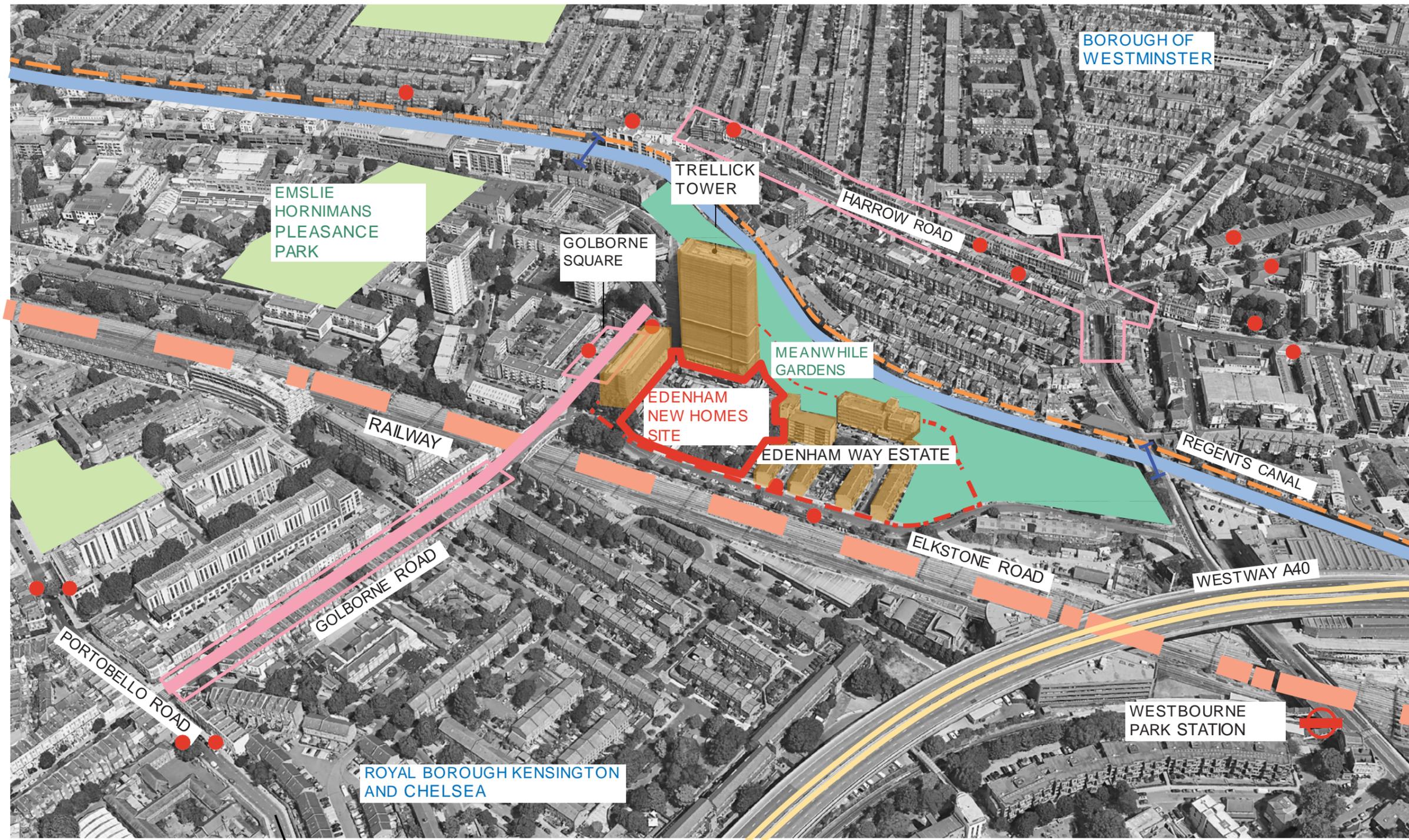


BATTERSEA ARTS CENTRE



FISH ISLAND HOUSING

# Site context



 LADBROKE GROVE STATION

- |   |   |  |
|---|---|--|
|  |  RAILWAY           |  BUS STOP |
|   |  WESTWAY           |  STATION  |
|   |  BOROUGH BOUNDARY  |  BRIDGE   |
|   |  CHELTENHAM ESTATE |  MARKET   |
|   |  SITE BOUNDARY     |  |

# Thank you for your feedback!

**98** feedback forms were received

**49** local residents, organisations and businesses attended our two live chat sessions.

## Your thoughts on:

### • the plans for new homes



Over **1/3rd** of those who responded supported the plans



**49%** objected due to concerns about loss of recreation space and loss of the graffiti wall

### • size of new homes



**25%** one bed  
**37%** two bed  
**31%** three or more

### • improvements you'd like to see on site



**58%** street lighting



**55%** accessible green space



**50%** feeling safe

### • most important aspects of the site

**29** comments on public art space/graffiti

**27** comments on recreation/sports /play spaces

**20** comments community /culture/history

## Thank you to:

- All local residents and businesses
- The Council of Meanwhile, Metronomes, Edenham and Trellick (CoMMET)
- Meanwhile Gardens Trust
- Graffiti artists and writers
- Ward Councillors

In addition to the online consultation we have also had focused discussions with local groups including CoMMET to obtain their views.

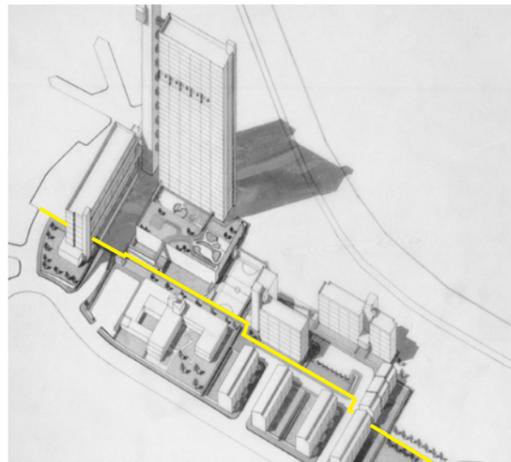
We have taken on board your comments and feedback to shape the design proposals.

# How we are addressing your feedback in our proposals

**1.** Providing improved public green spaces and streetscape.



**2.** Improving connectivity and providing safe and secure public spaces with good street lighting.



**3.** Providing improved space for ball sports.



**4.** Incorporating permanent spaces for public art and graffiti.



**5.** Respecting the heritage of Trellick Tower and the surrounding Estate in the designs.



# How we are addressing your feedback in our proposals

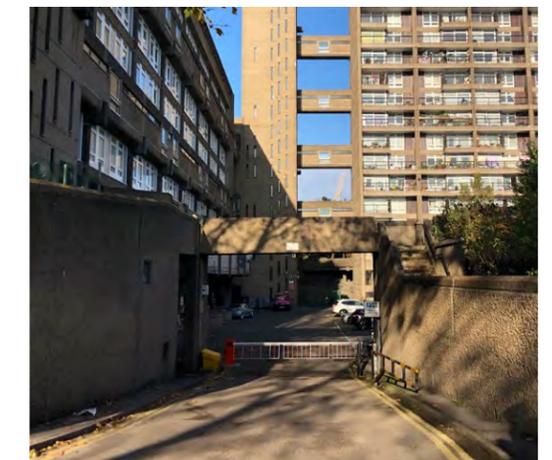
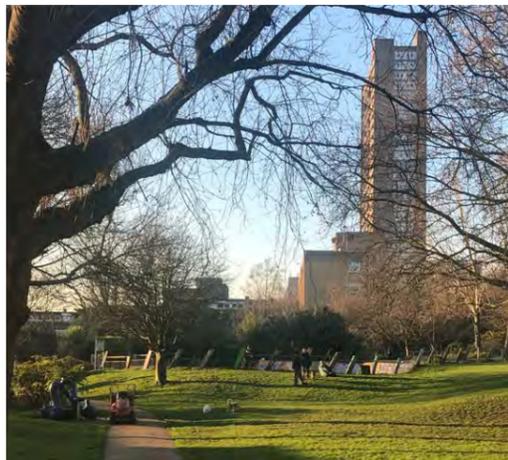
**6.** Collaborative approach to proposals for the surrounding area including Meanwhile Gardens and Golborne Road streetscape and place-making improvements.

**7.** Exploring opportunities for introducing new spaces for employment and local organisations to benefit the community.

**8.** Enhancement of existing shops and community uses at the base of Trellick and Golborne Road.

**9.** Delivering new homes for rent to meet local need, focusing on social rent, keyworker and larger homes.

**10.** Addressing uninviting areas such as the existing service yard and spaces within the base of Trellick Tower (Block A).



We have taken on board your comments and the following slides demonstrate how your feedback has shaped our initial proposals. You can have your say on the following proposals via the feedback form provided at the end of the presentation.

# Aligning with other projects in the surrounding neighbourhood

Streetscape and public space improvements to Golborne Road and north of Trellick Tower



Enhancements to the existing shops and community uses on Golborne Road frontage and at base of Trellick Tower (Block A)



Proposals for Meanwhile Gardens and Factory Site



Continuing the collaboration with surrounding groups, organisations and the local community



# Existing site

## Existing public outdoor space: 2200m<sup>2</sup>

We proposed to increase and improve the outdoor space available. The area outlined in blue shows the existing outdoor areas this is based on.

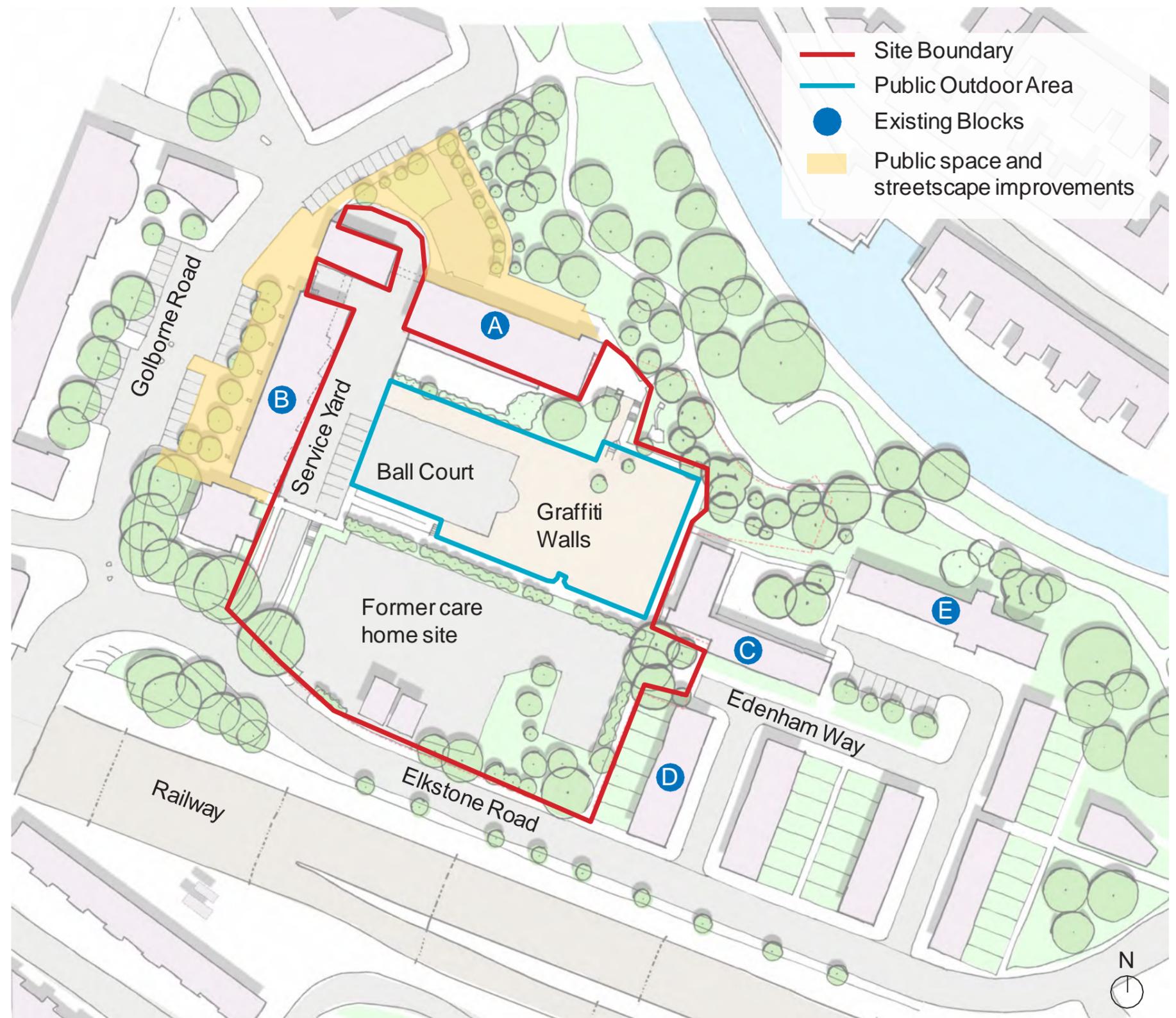
Funding is also being made available to look at how we can improve the streetscape and public spaces adjacent to the site in the locations shaded in yellow on this slide.



Service yard entrance



Existing Block B from the east



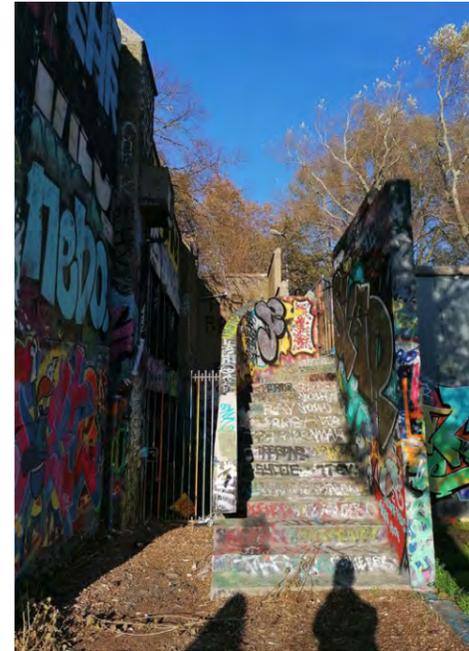
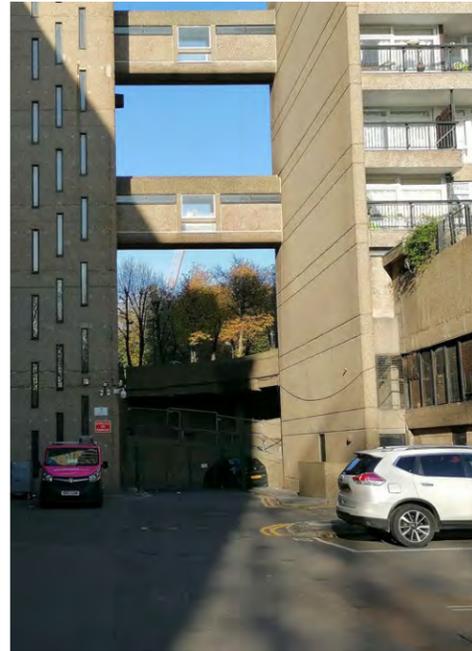
Site plan showing proposed block layout and public spaces

# Site analysis: opportunities and constraints

One of the key constraints is the varying levels within different sections of the site. This will be addressed as part of the proposals shown. The following slides will also highlight other key constraints and opportunities.

## Northern Edge

- Opportunity to activate frontages at the base of Trelick Tower
- Improve access from Golborne Road
- Connection to Meanwhile Gardens



## Eastern Edge

- Improve public realm between development site and the existing Edenham Way Estate
- Introduce a new route from Elkstone Road to Meanwhile Gardens
- Creating a good relationship to existing homes



# Site analysis: opportunities and constraints

## Southern Edge

- Maintain pedestrian routes to existing Edenham Way
- Improve the street frontage along Elkstone Road



## Western Edge

- Opportunity to enhance the service yard providing safe and secure public spaces and streetscape
- Improve pedestrian routes into the site whilst maintaining servicing functions



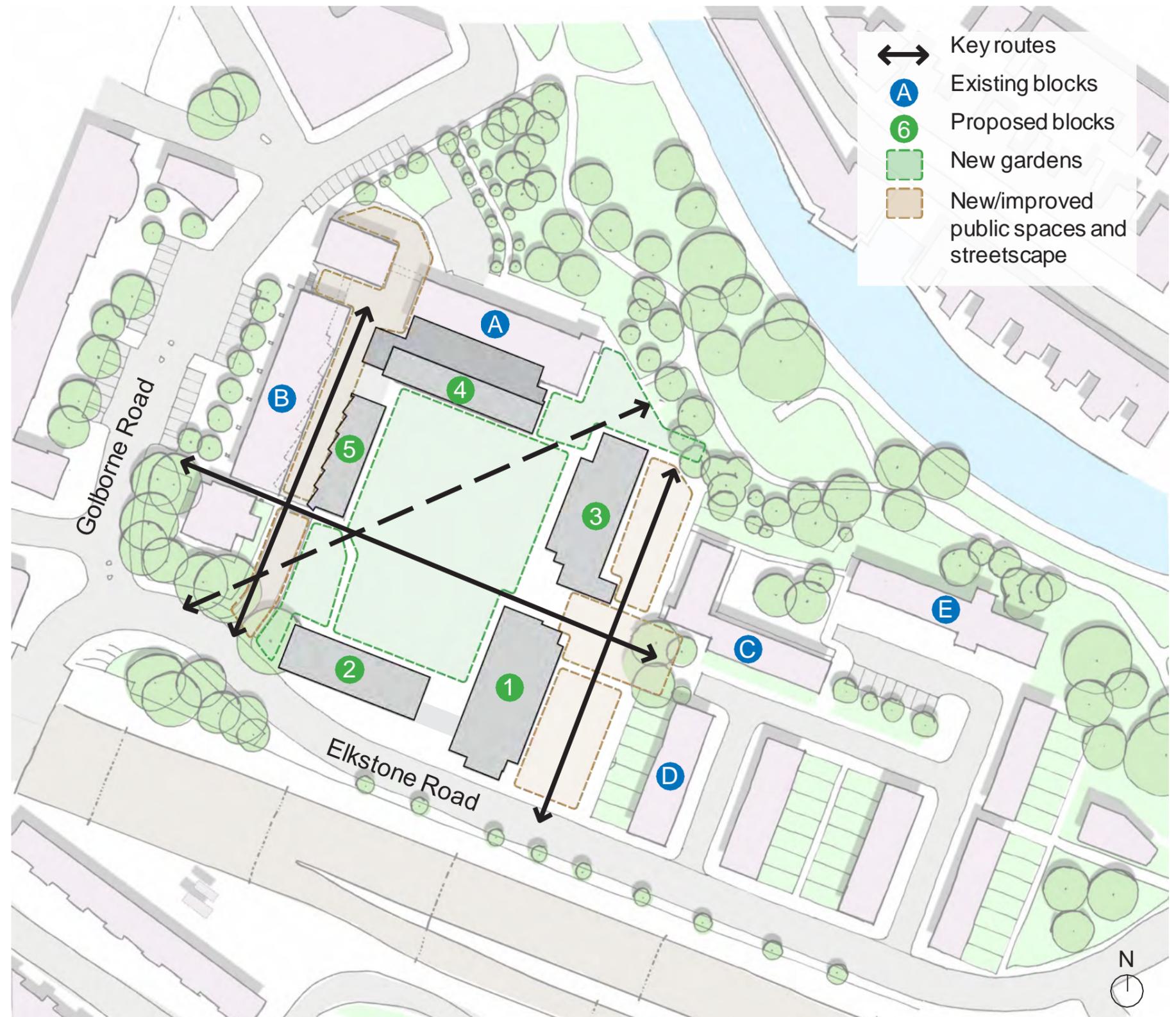
# Proposed site layout

Based on your feedback so far we have looked at the site layout and potential locations of green space, community/employment, public art and ball court areas. We would like your comments on the following slides that outline proposals for these key elements.

This slide shows our current thinking for the potential location of the new building footprints within the site. The development of the shape and height is shown on the following slides, as well as the treatment of varying levels.



View of a transformed service yard



Site plan showing proposed block layout and public spaces

# Proposed connectivity and uses

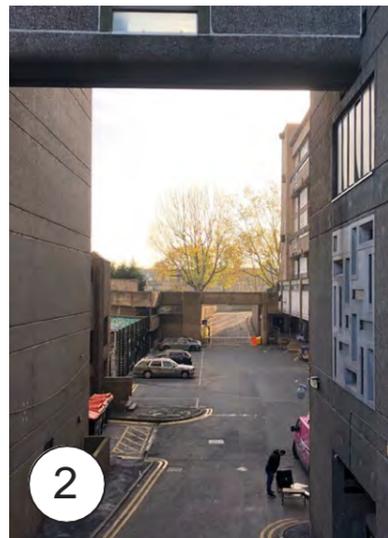
Key routes have informed the design process with the aim of improving the connectivity of Edenham Way, Golborne Road and Meanwhile Gardens:

1. Route from Golborne Rd to Edenham Way
2. Service Yard
3. Proposed Meanwhile Way
4. Route through site to Meanwhile Gardens

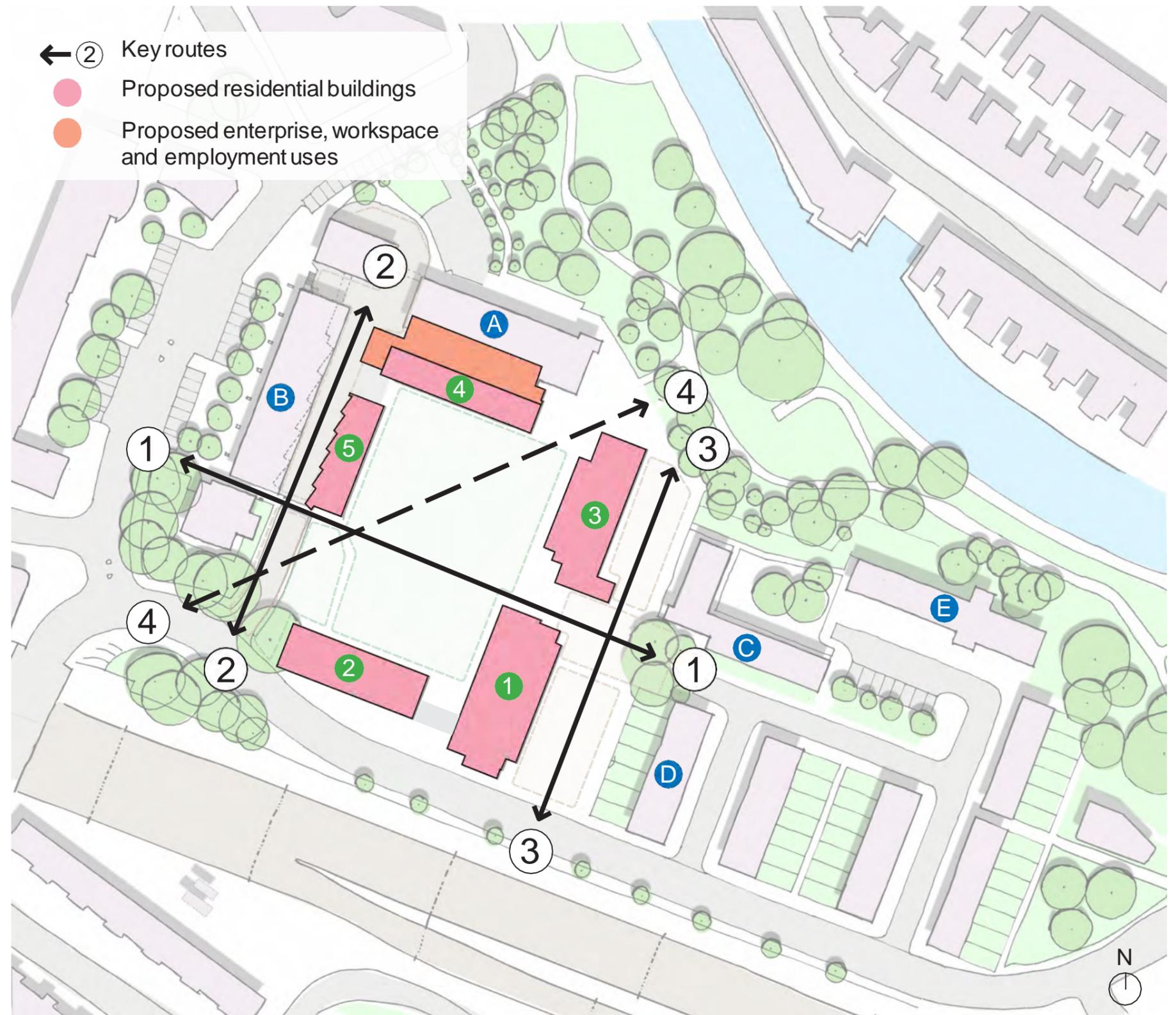
Potential locations for public art and ball court areas within these proposals are shown on the following slides.



1 View looking east



2 View looking south

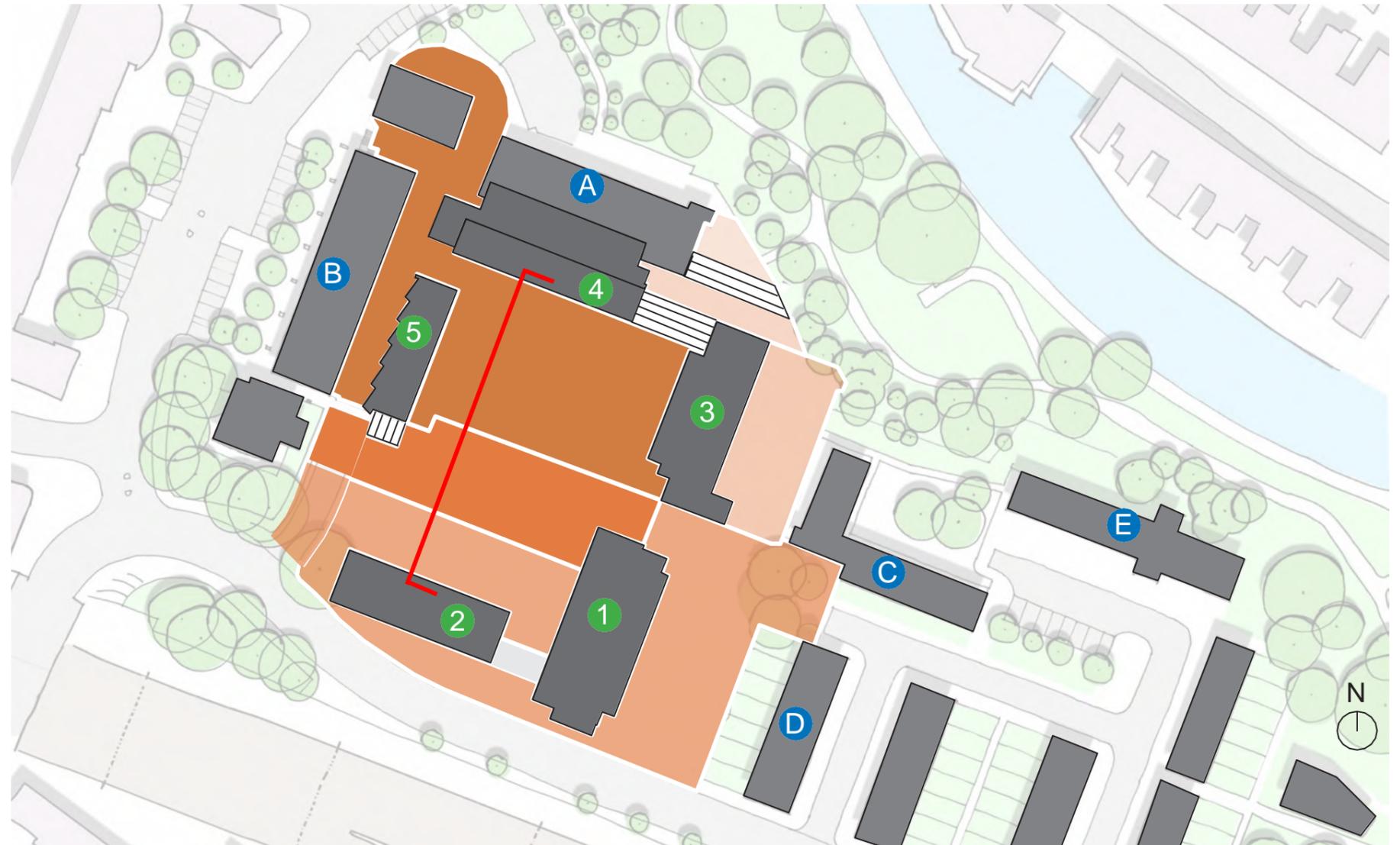
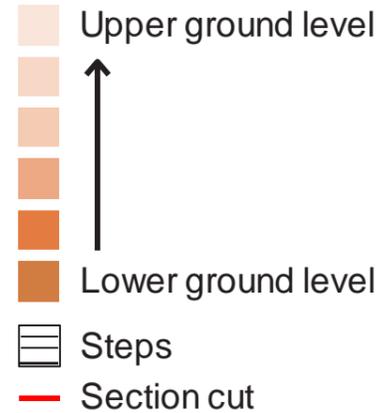


Site plan showing proposed uses and routes

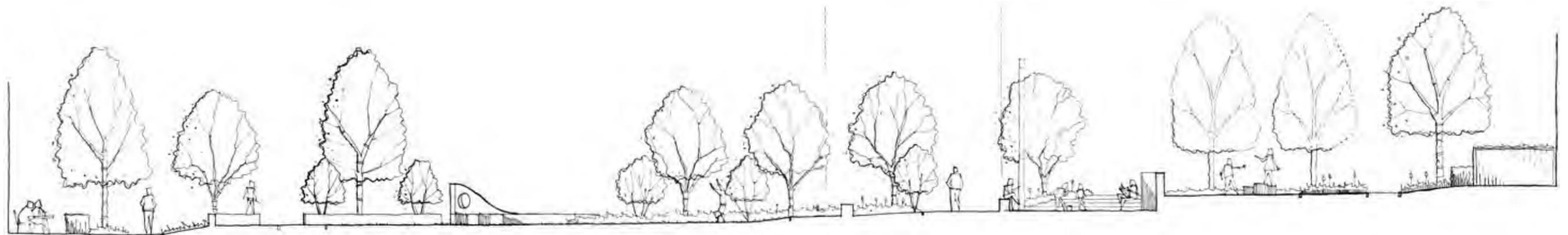
# Landscape levels and connectivity

We want to provide high quality public outdoor space for the local community.

The landscape levels of the site are complex and we are working to ensure these spaces are successful, whilst negotiating the different heights, to ensure that is as accessible as possible.



Site plan with colour-coded landscape levels



Site section through the central garden

# Public outdoor space and landscape uses

How would you like to use the proposed outdoor spaces?

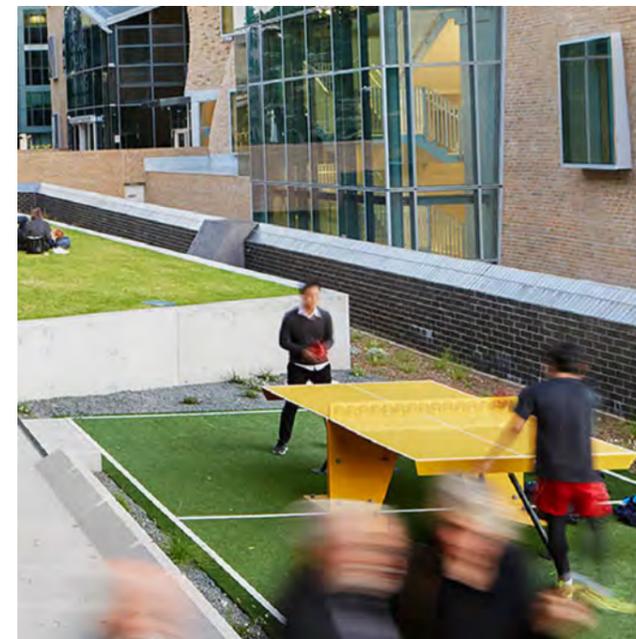
**Space to move**



**Space to grow**



**Space to meet**



**Space for play**



# Proposed green spaces and streetscape

You said you were concerned about the loss of existing public outdoor space (2200m<sup>2</sup>). This proposal shows an increase in this space to 2900m<sup>2</sup>, plus incorporation of additional outdoor space to provide an overall total of c.6500m<sup>2</sup>.

Things to consider when providing us with your feedback:

What would you like to see?

What is important to you?

How would you use a communal garden?

What would this proposal do for you?

- Public outdoor space is increased in area and quality.
- This proposal provides public and private outdoor space and potential ball court area.



Illustration of approach to site from Elkstone Road



Site plan showing areas 1 to 6: total approximate area 6500m<sup>2</sup>



# Existing ball court area

You told us that the existing ball court is important and that you would like to see it incorporated and improved in any proposals.

We have looked at the alternative locations for a replacement ball court area. These are shown on the following slide and we would like your comments on them.



Existing ball court



Site plan showing existing ball court area

# Proposed ball court area

Which of these locations do you prefer?

For both options below, areas of use will need to be designed so that they respect surrounding neighbours and accessible at all times within agreed hours of operation.

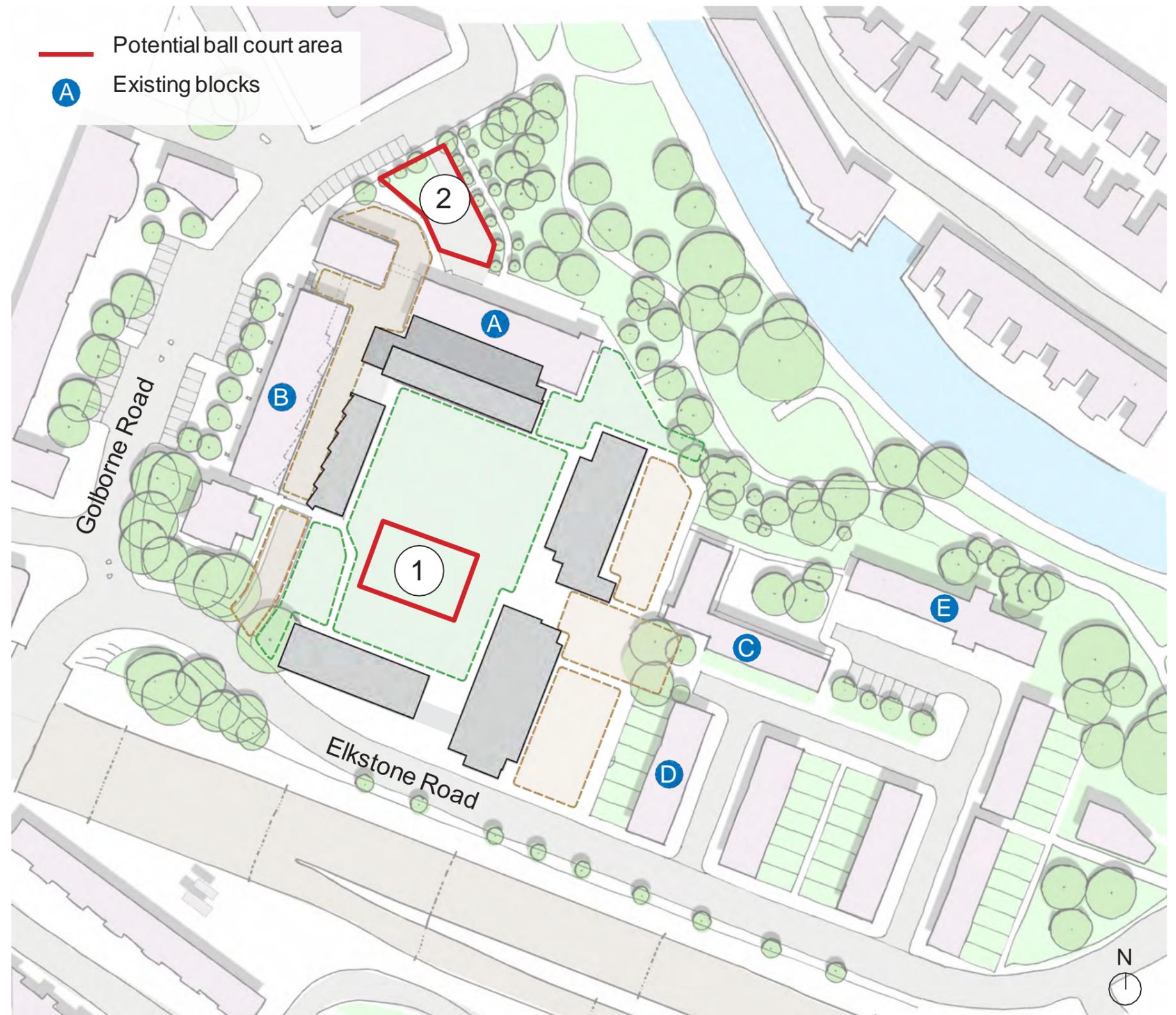
**Option 1:** Within the proposed green space



**Option 2:** North of Trellick Tower



A defined space will need to be agreed within the space available.

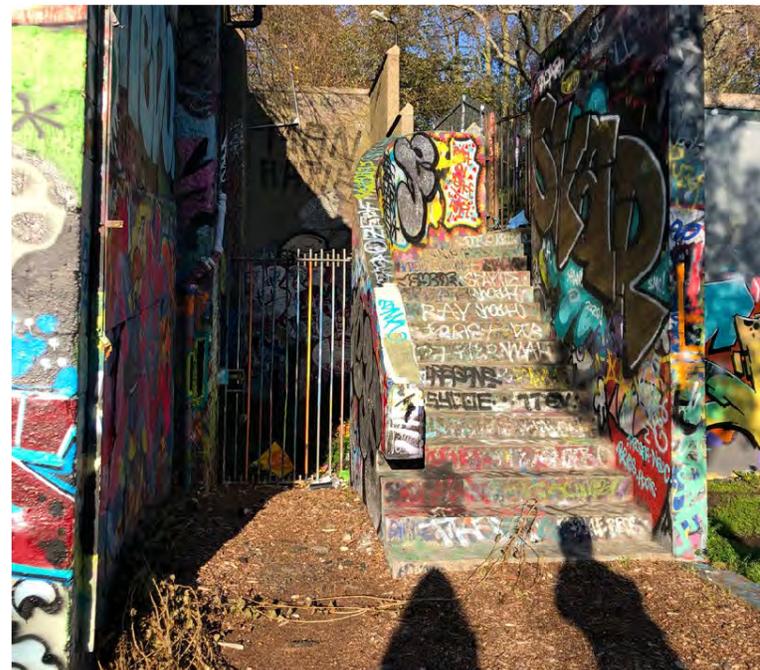


Site plan showing potential ball court area locations

# Public art / graffiti wall: existing

In order to create a new and improved landscape and deliver new homes, it would not be possible for the graffiti wall to remain in its current location. We understand the importance of public art in the local area and propose to create new permanent areas for public art.

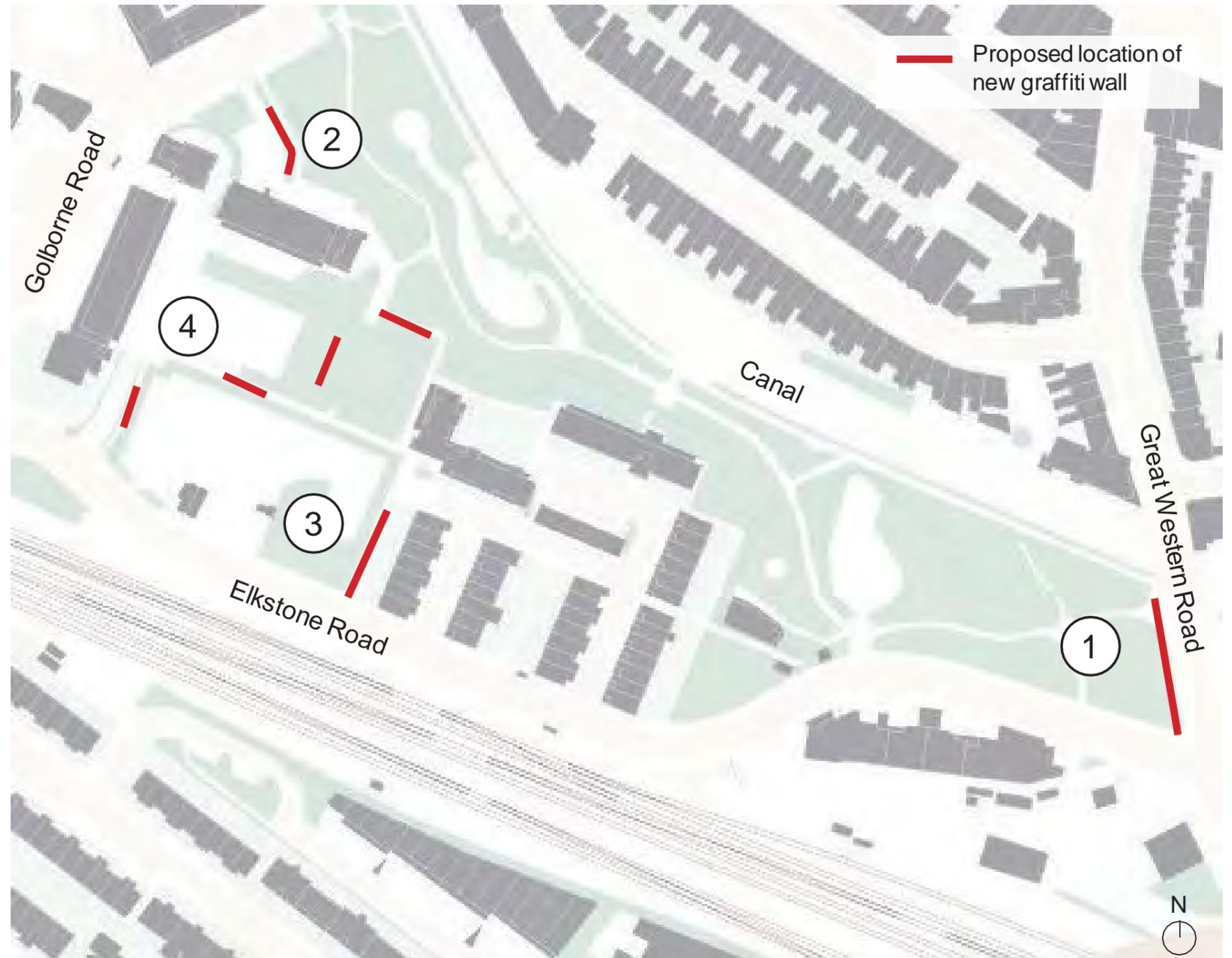
We will be engaging with the street artist groups as part of our consultation process.



# Public art / graffiti wall: opportunities for discussion

This area is known as an internationally acclaimed location for public art and we acknowledge there is an opportunity to create spaces for public art across the site and the wider area. We have looked at potential locations for public art and would like your comments and feedback on the options on the following slides.

It is possible that a combination of these options could be implemented to provide a variety of spaces for public art.



Site plan showing potential graffiti locations

# Public art / graffiti wall: opportunities for discussion

## Location 1:

Eastern Section of Meanwhile Gardens/ Great Western Road Bridge

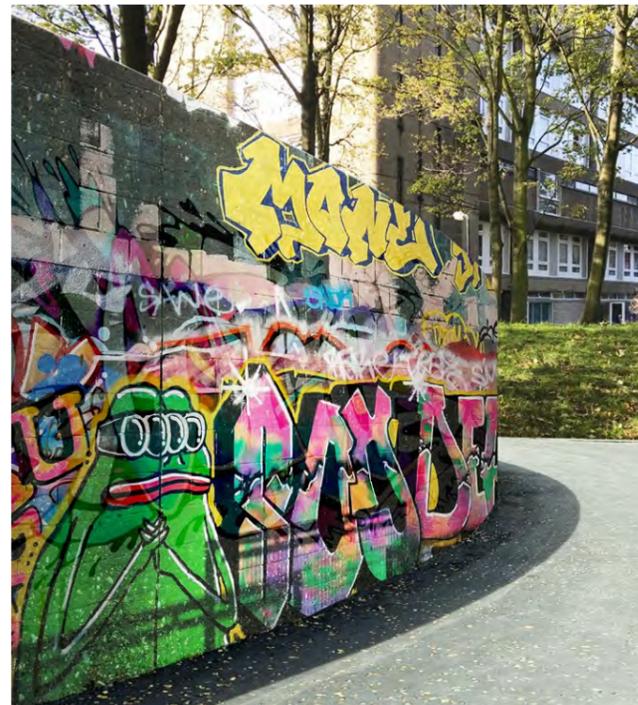
Public art areas to perimeter of bridge



## Location 2:

North of Trellick

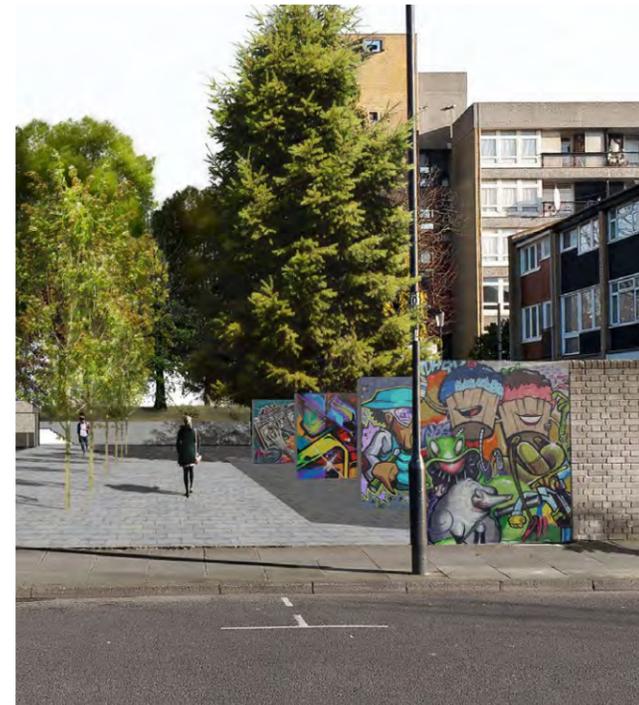
Curved wall incorporated adjacent to Meanwhile Gardens for public art



## Location 3:

West of Edenham Way Estate (Block D)

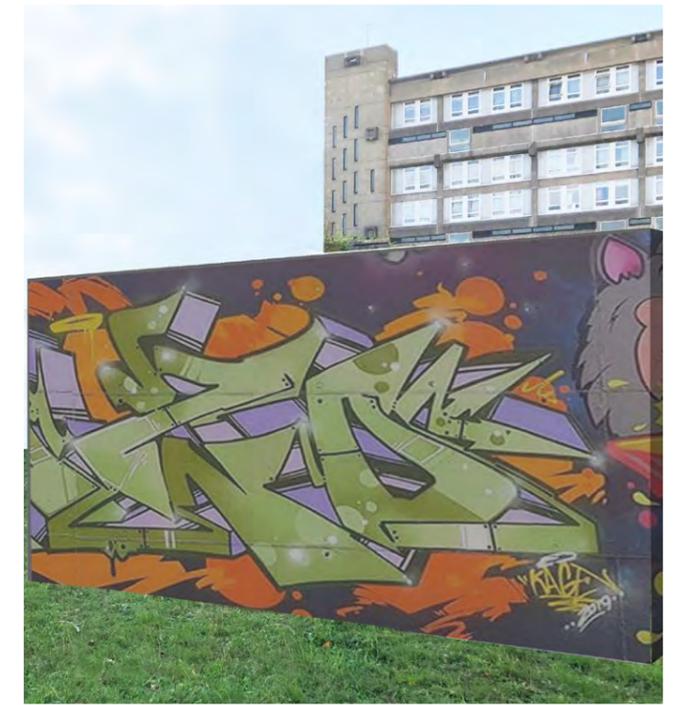
Public art space on the proposed route to Meanwhile Gardens



## Location 4:

Integrated into the newly created Edenham Gardens

A series of walls within the newly created Edenham Gardens



# Creating a new mews street leading to local enterprise and employment space

You told us that the existing service yard area needs improving and we are suggesting the following:

- Improvements to the lower level basement area elevations.
- Create an attractive, safe and secure mews area.
- Enhancements to the paving and lighting to the new area.
- Creation of a new elevation to the eastern side of the mews with residences to create vitality and provide a new arrangement that is typical of a mews street.

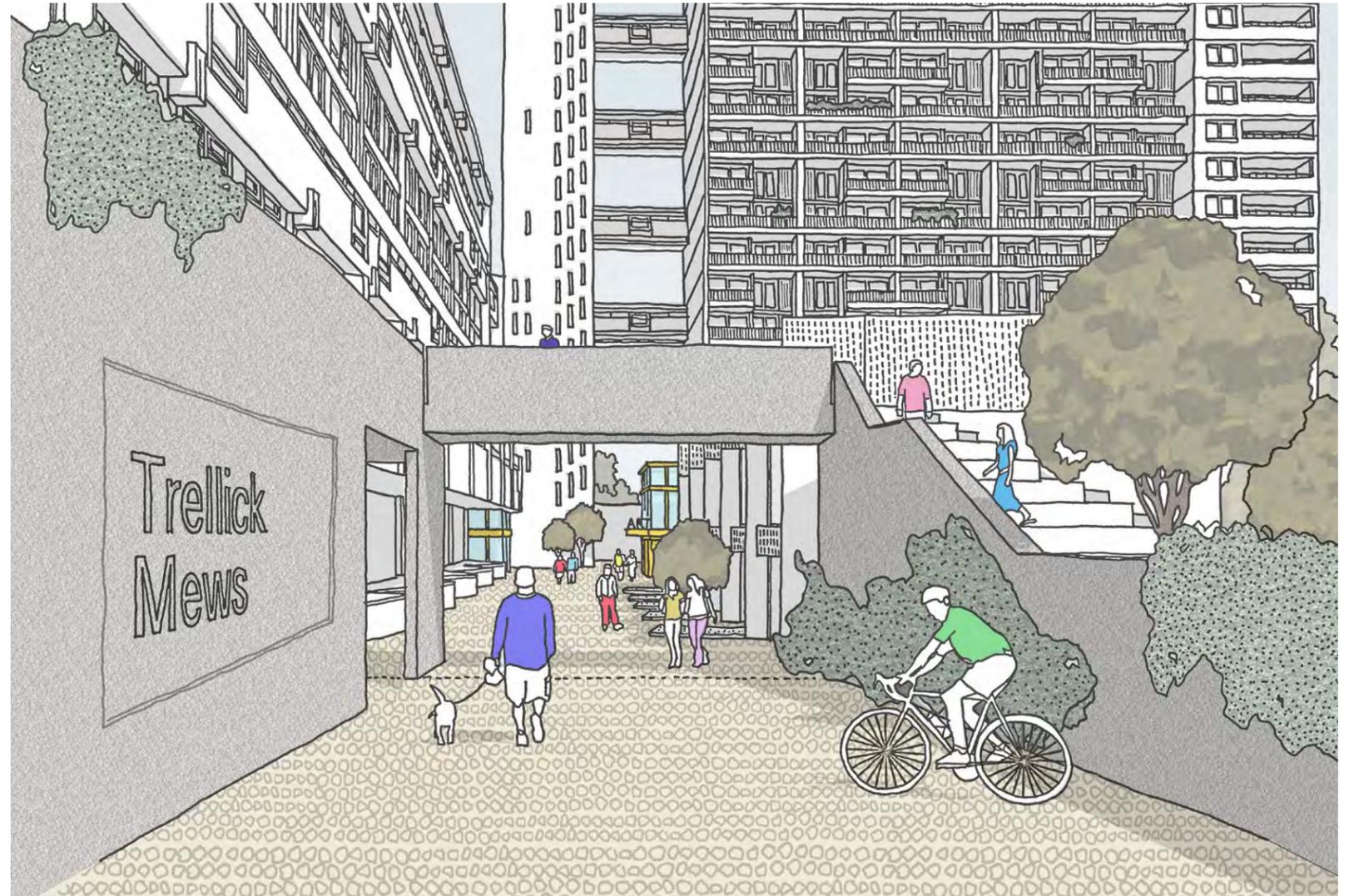


Illustration of the transformed service yard



Typical mews street, Silchester Estate



Existing service yard

# Spaces for employment, small businesses and local enterprises that serve the community



We want to provide flexible, affordable workspace or enterprise use at the base of Trellick Tower to encourage local enterprises, learning and training opportunities.



Site plan showing location of enterprise and employment space in the base of Trellick Tower



Potential to provide new workspace to the east of Trellick Block B and the service yard, and unused spaces at the base of the main Trellick Tower (Block A).



Potential to provide flexible accommodation by utilisation of unused areas, rebuilt to create attractive modern spaces.

# Spaces for employment, small businesses and local enterprises that serve the community

Transforming the existing spaces at the base of Trellick Tower to provide new community and employment spaces.

What uses would you like to see in these spaces?



Example of community and employment space that could be created at the base of Trellick Tower



View from base of service tower



View of community/workspace within the base of Trellick Tower

# Providing new homes

We aim to deliver:

- As many new new homes as possible that will be built, owned and managed by the Council
- 50% social and keyworker housing (focusing on 2 and 3 beds)
- 50% market rent (focusing on 1 and 2 beds)
- 10% of the homes provided will be accessible
- A tenure blind development
- Both private and shared outdoor space for all homes
- High quality design
- Homes that meet sustainability targets with the aim to move towards net zero carbon

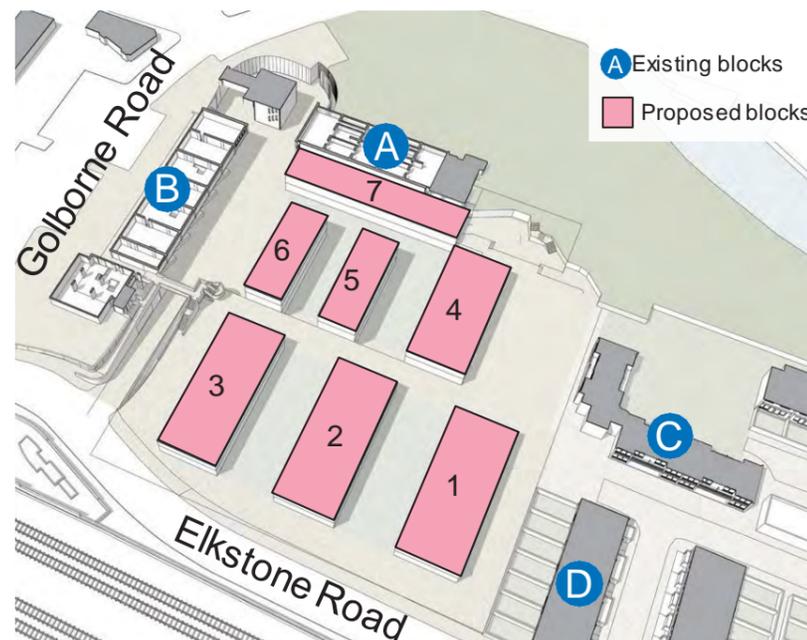


# New homes and open space: Site layout design development

Approach and options considered as part of the design process

## ✘ Site Layout 1

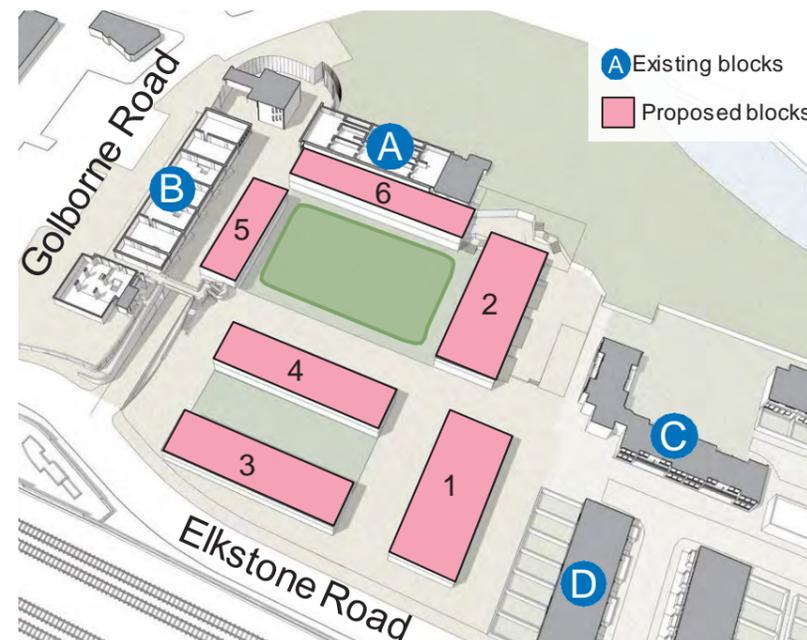
North-South blocks and terraces



- Creates gable frontages to Elkstone Road
- Limited provision for shared outdoor space and play space
- Restricts views and connectivity across the site between Meanwhile Gardens and Golborne/Elkstone Road

## ✘ Site Layout 2

Blocks 3+4 oriented parallel to Elkstone Road



- Small communal garden
- Buildings in close proximity to existing Block D
- Poor east-west connection from Golborne Road to Meanwhile Gardens

## ✔ Site Layout 3: Preferred

North-South orientated block 1, and block 2 parallel to Elkstone Road



- Legible routes that define generous open spaces and gardens.
- Large, clear, open space in the centre of the site.
- Create an attractive and inviting entrances from Elkstone Road
- Respects views of Trellick Tower

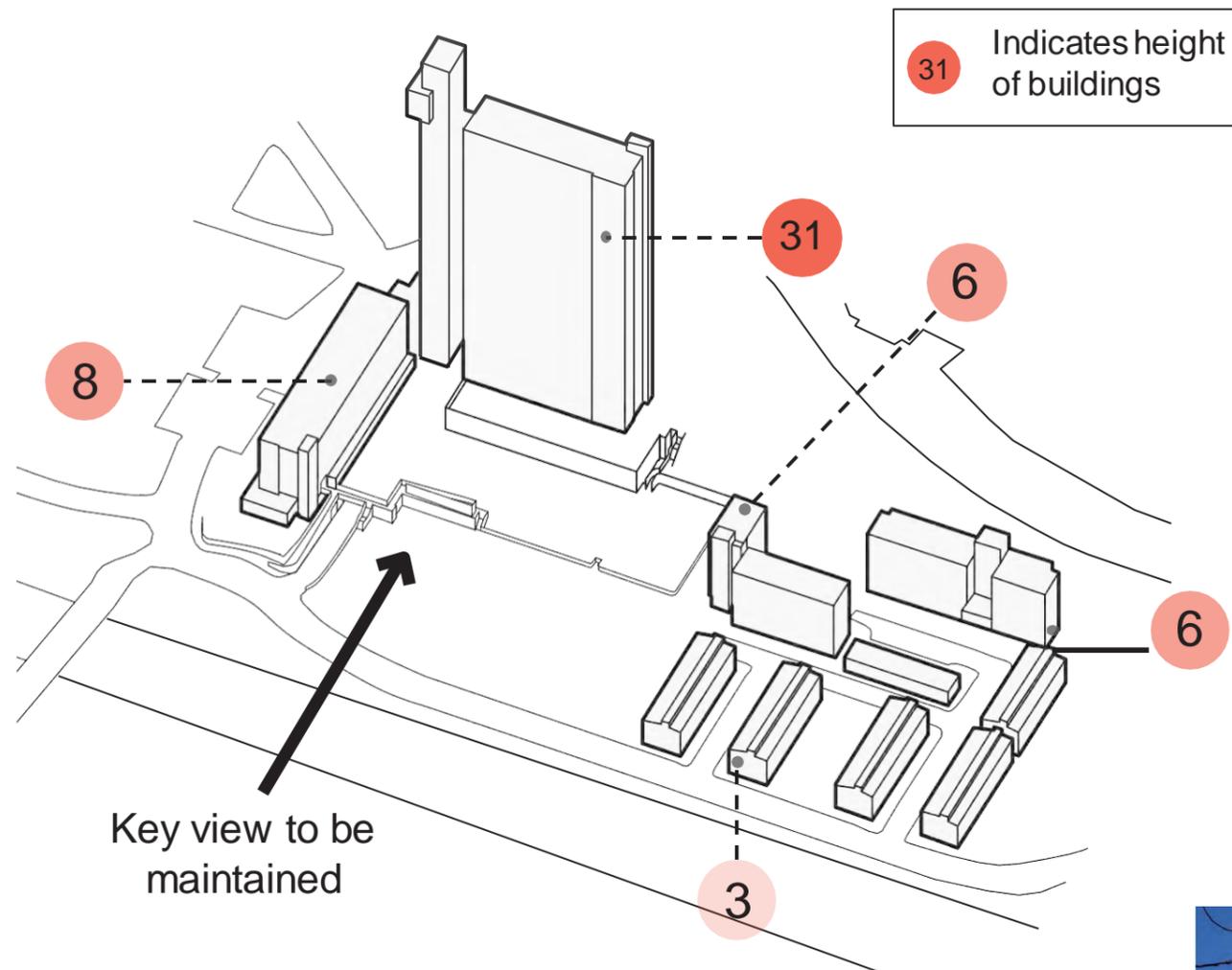
# Scale and height

There is high demand for new homes within RBKC and most importantly the need for affordable homes. The Council has a limited number of suitable sites within our ownership to address this pressing need.

The Edenham site provides an excellent opportunity to deliver as many new homes that can be delivered on this site whilst finding the appropriate balance in the context of the heritage of the existing listed buildings designed by Goldfinger, the existing homes in the immediate area, scale and shape.

The following slides demonstrate how our emerging design proposals consider these key issues and what alternative options could look like.

The following scenarios are based on 'Layout 3' shown on the previous slide. We would like your thoughts and comments on the following options.



Storey heights of existing buildings



View to north-west from Elkstone Road

# Delivering as many new homes as possible

Getting the balance right

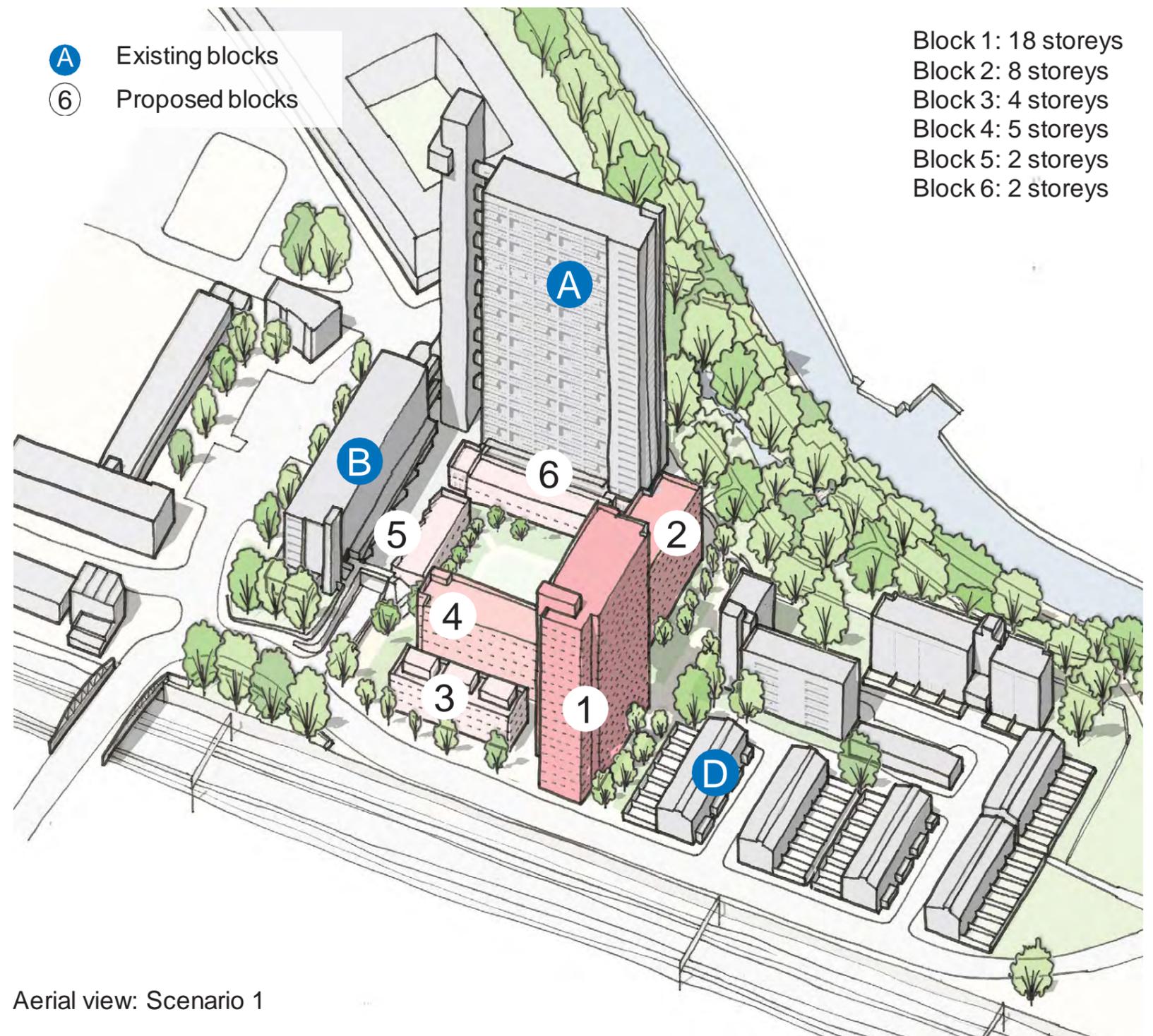
## ✘ Scenario 1

Number of New Homes: c.160  
Minimum increase in outdoor space  
Tallest Building: 18 Storeys

This arrangement was discounted because the central garden space was deemed too small despite achieving a high number of new homes. Block 1 is also too close to the existing Block D to the east.



Indicative view from Golborne Road of 'Scenario 1'



Aerial view: Scenario 1

# Delivering as many new homes as possible

Getting the balance right

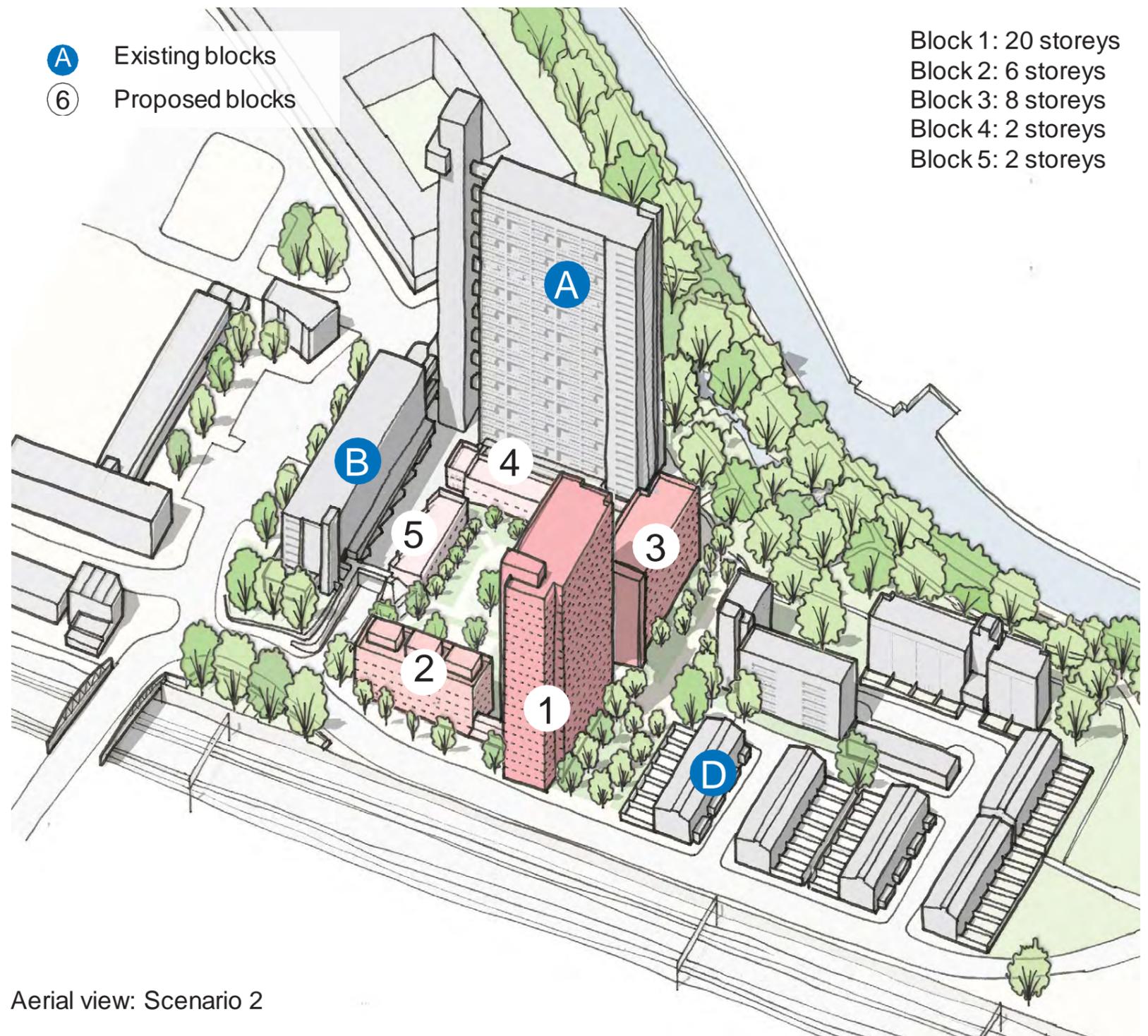
## ✘ Scenario 2

Number of New Homes: c.153  
Significant increase in outdoor space  
Tallest Building: 20 Storeys

This test scenario has been discounted because 20 storeys is felt to be an inappropriate height for Block 1 and the increased height of Block 2 interrupts view of Trelick Tower from the south.



Indicative view from Golborne Road of 'Scenario 2'



Aerial view: Scenario 2

# Delivering as many new homes as possible

Getting the balance right

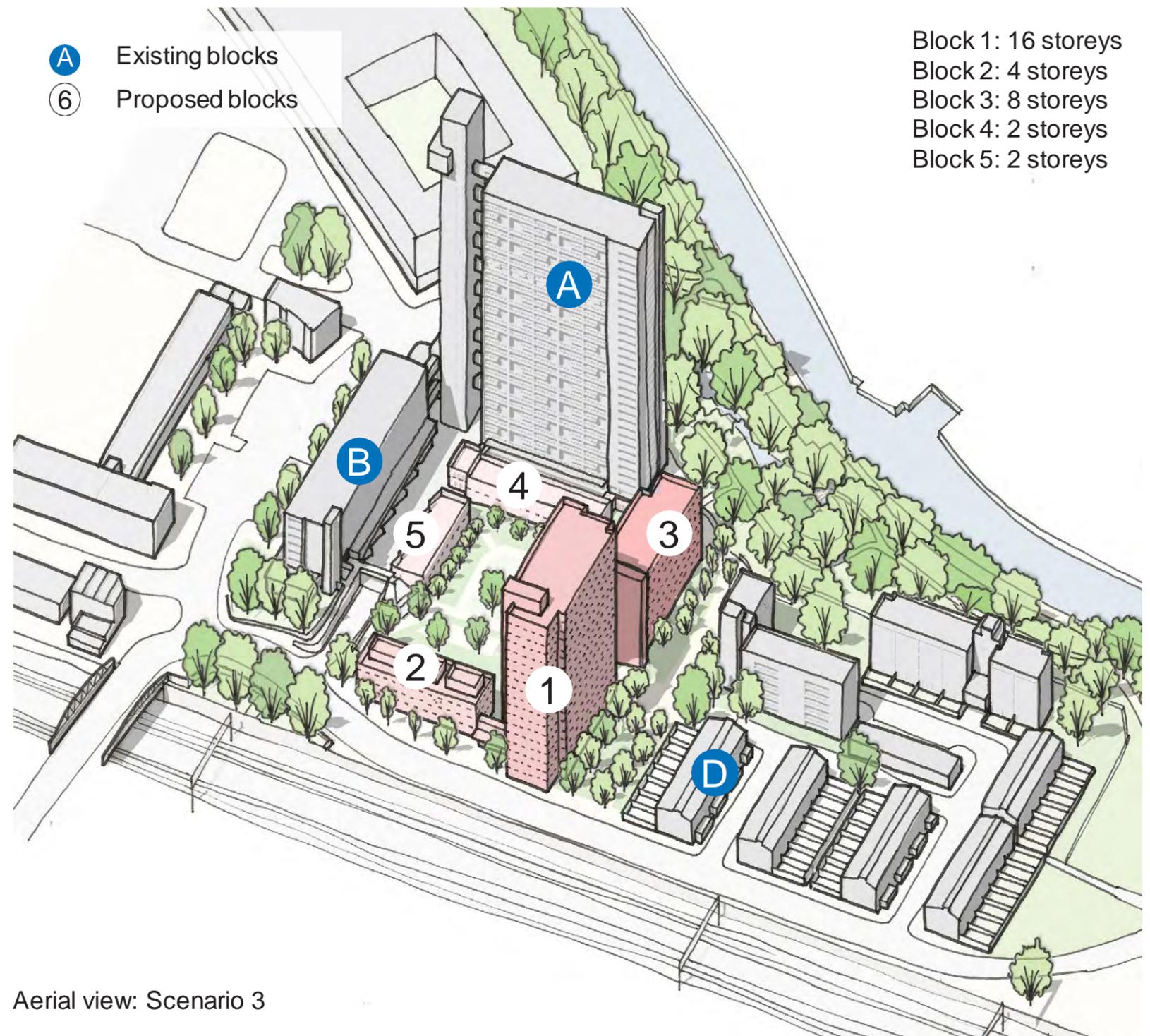
## ✓ Scenario 3: Preferred

Number of New Homes: c.127  
Significant increase in outdoor space  
Tallest Building: 16 Storeys

Our preferred scenario finds a good balance between height and open space. Whilst less homes would be provided, we think the scale of the development is appropriate for the site and surrounding estate.



Indicative view from Golborne Road of 'Scenario 3'



Aerial view: Scenario 3

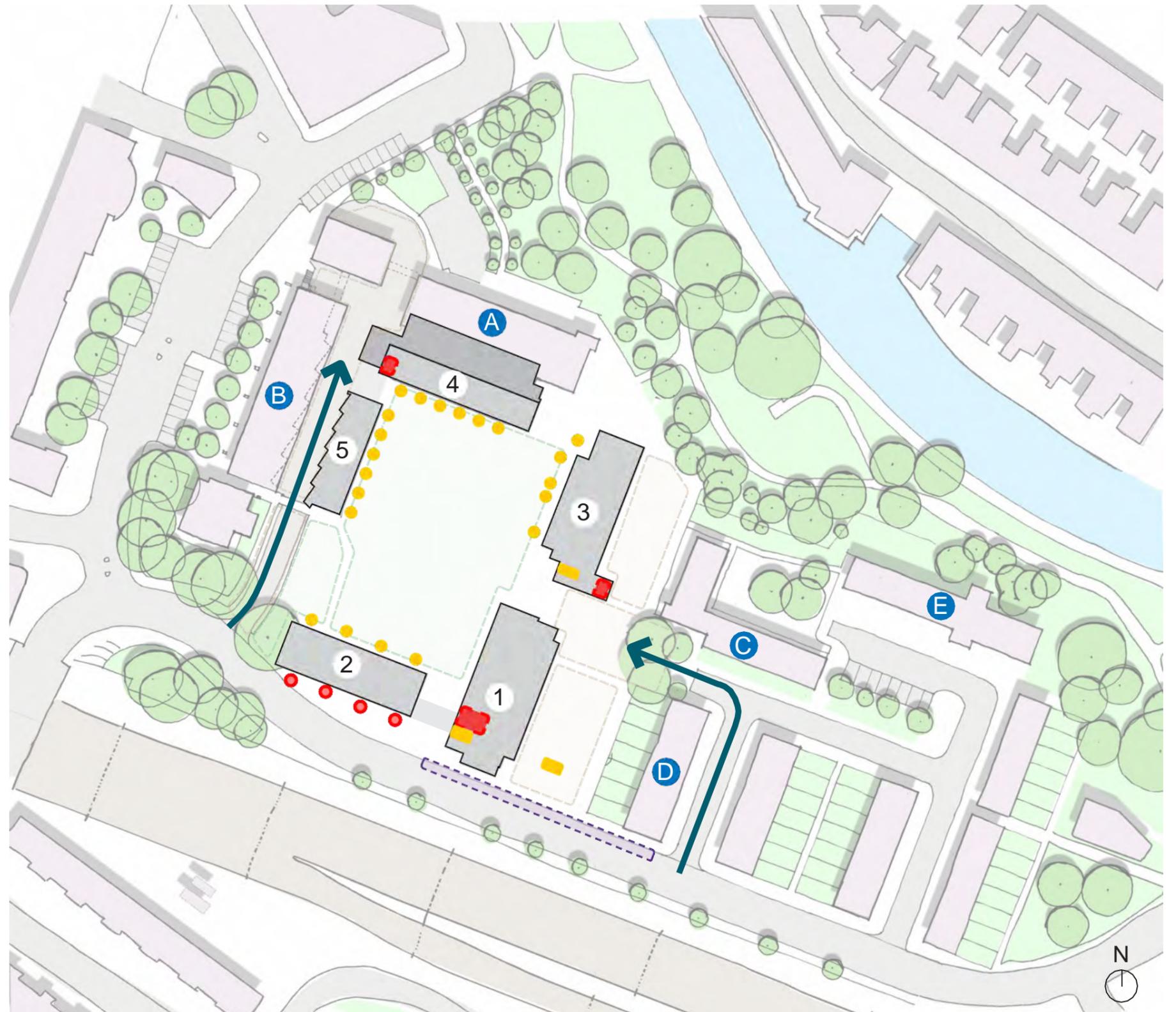
# A new central garden



Illustration of the upper level of central garden from the south

# Servicing, parking and access

- Car-free development with accessible parking that includes provision of electric car charging points.
- Cycle parking provision forms part of our sustainability agenda for the development.
- Existing service yard and estate streets utilised to service development helping to maximise the central garden space for pedestrians only.



- Bike stores
- Bin store locations
- Wheelchair parking spaces and charging points
- ➔ Site servicing

Site plan showing locations for servicing, parking, cycle storage and access

# We want your feedback!

We want to obtain your comments on the design proposals, different options and other opportunities shown within this presentation.

Click on the link below to access feedback forms so that we can obtain comments on the key aspects of these proposals.

<https://consult.rbkc.gov.uk/communities/new-homes-delivery-programme-edenham-round-2/consultation/subpage.2021-02-08.2119162487/>

We will be hosting virtual Q+A sessions where you will be able to discuss this presentation with members of the project team on:

**Live Chat Session 1 – Tuesday 16 February from 5:30pm - 6:30pm**

**Live Chat Session 2 – Saturday 20 February from 10:30am - 11:30am**

You can access these and find out more about the proposals on the project website:

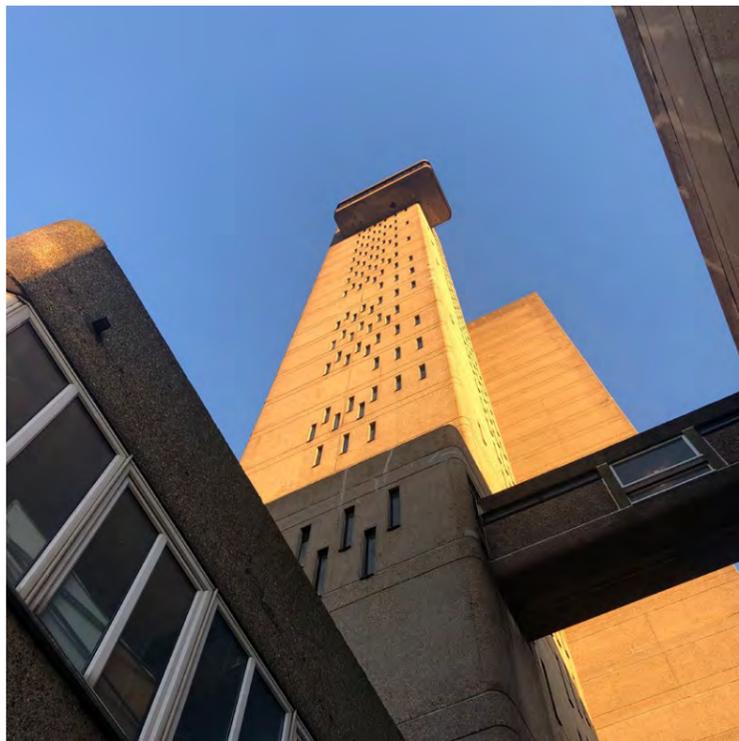
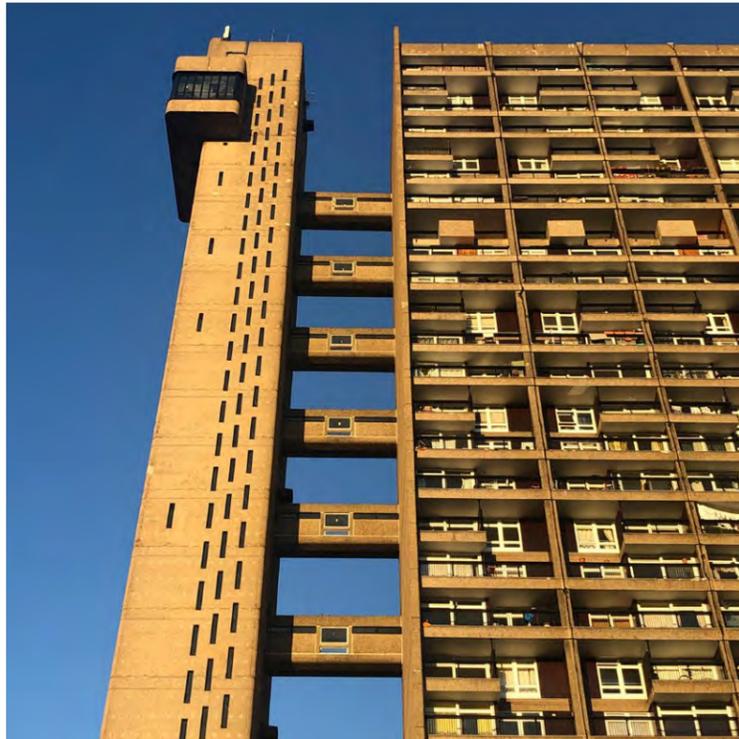
<https://www.rbkc.gov.uk/housing/new-homes-consultation/edenham>

The website will also be updated regularly with details of our future consultation events.

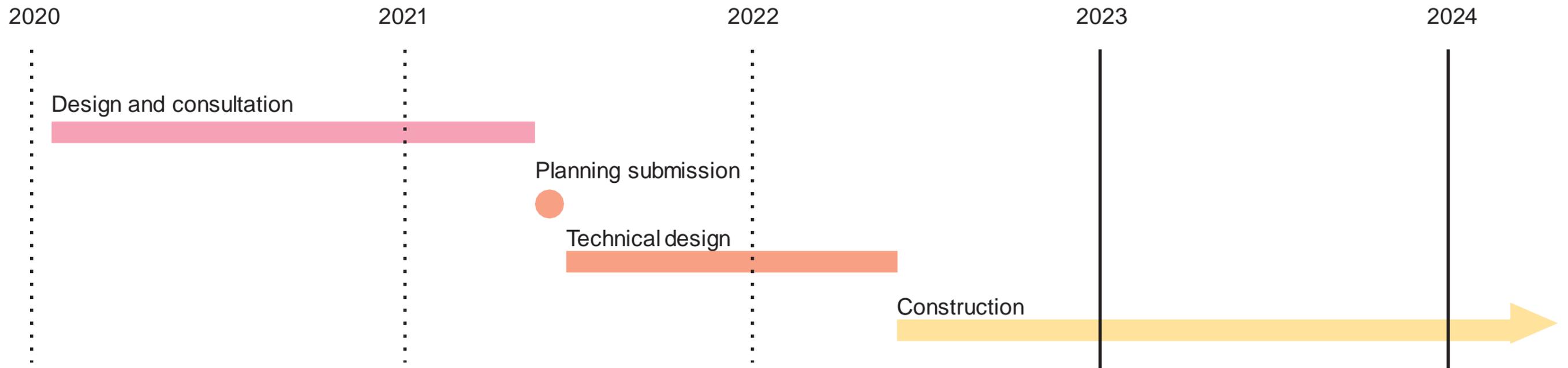
For all enquiries please contact us via email at - [newhomesenquiries@rbkc.gov.uk](mailto:newhomesenquiries@rbkc.gov.uk)

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

[NewHomesEnquiries@rbkc.gov.uk](mailto:NewHomesEnquiries@rbkc.gov.uk). If you require the consultation materials in another language please call **07739317294** between 9am and 5pm. Please note these materials can also be provided in another language if required.



# Target Project Timeline



# What happens next?

- We will collate all the feedback received in this round and the previous round of consultation to shape a final proposal that has been refined.
- We will have further discussions with key stakeholders, residents, groups and CoMMET to obtain their feedback.
- We will then carry out a virtual exhibition of the revised proposals for the site for your final comment before we submit a planning application, target Summer 2021.



**Thank you for watching**

Find more details at  
[www.rbkc.gov.uk/  
new-homes-edenham](http://www.rbkc.gov.uk/new-homes-edenham)

**Building  
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