

**Notting Hill Gate Liaison Group**  
**Public consultation preview evening**  
**9 September 2013**

**IDENTITY**

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**Group 1:**

**General Comments:**

- Notting Hill Gate is not a key shopping destination but it is a hub for services and transport links
- Kensington Church Street character is high quality and the fear is that it is being lost
- Offices should stay – they provide a good service
- There could be an ‘on the way home’ economy, local people picking stuff up.
- People are getting fed up of Ludgates – ‘Ginger Pig’ is another butchers that would possibly head to Notting Hill Gate
- ‘Vision’ difficult to see when the buildings are in such a terrible state.

**What is on the shopping bag at the moment:**

- Transport interchange, high footfall but people don’t stop here.
- Restaurant/cafe centre for pizza and coffee
- Antiques
- Services: banks, post offices

**What should it have in the future:**

- Capture the literary history of Notting Hill Gate, book shops, writers and the connection with theatres and cinemas in the area
- Retaining shop variety with retained rents but how does this happen with enhanced architecture?
- A ‘one stop shop’ for all your local needs – post office, butchers, bread shop, fruit and veg etc etc
- Farmers market
- Public Open space

**Should we attract another Cultural facility?**

- It depends what it is at the cost of, we shouldn’t allow the developers to get huge units at huge profit for a cultural facility when there is a lot of cultural facilities here that could be enhanced.
- Is there enough space in Notting Hill to allow for more tourists?
- Why should we add another ‘top layer’ of culture when there is already a hub of culture at NHG
- We need public open space rather than another cultural facility.

**Group 2:**

**What is on the shopping bag at the moment:**

- Portobello Road
- Notting Hill the film
- Cultural Hub
- NOT a shopping destination
- Farmers Market

**What should it have in the future:**

- Enhance existing cultural relationships between the cultural uses
- New open space – maybe the space outside Newcombe House
- Enhance farmers market
- Get rid of Tesco’s

- Unique 'weird' place. Needs to retain a serious character
- Space for the production of art as well as display
- Be realistic about profit developers will make and understand rents will change and offer low rent options
- Move the electricity sub station

**Group 3:**

**General comments:**

- The student at the college add vitality, they should be retained
- Huge disagreement about the type of shops that would be useful in Notting Hill Gate, many thing that 'local shops' are in existence and it should be focused on more dynamic evening uses

**What is on the shopping bag at the moment:**

- Transport Hub
- Night economy
- Banks
- Wider Notting Hill Gate Area – attracts people from Kensal Rise

**What should it have in the future:**

- Whitechapel gallery
- Capitalise on 'cultural' tourists that are coming to Portobello with higher evidence of cultural facility
- Put Farmers Market in Fox School
- Public Art
- Area to rear of United House.

**PUBLIC REALM**

**Group 1:**

- Create a destination where people can linger, don't just want more pedestrians travelling through.
- Series of small piazzas as breathing spaces and create a sense of place, use public art e.g. the halo idea.
- The road is not such a big issue – this is London. Notting Hill Gate is never likely to be a London-wide destination.
- It is a local centre providing shopping, offices and nightlife (early evening activities).
- NHG is a transit hub.
- Opportunity to create new public space behind Newcombe House.
- Should be aiming more radical.
- Reducing 2 lanes each way and straight across crossing is the MINIMUM.
- Needs a cycle lane.

**Group 2:**

- Parking for 'pop-in' shopping is very important.
- The starting point needs to be more radical.
- The issues differ on different days – parts of the pavement are not wide enough for Saturdays and the road is not wide enough Monday to Friday.
- Build two buildings on the Newcombe House/Kensington Church Street site to create a piazza between the two – an outside public space with access to the surrounding buildings and the tube.
- Ensure the new crossing at the Pembridge Road junction would not add to the pressure/pedestrian congestion on that corner of the pavement.

- Like the idea of an Oxford Circus style crossing at Pembridge Road/Notting Hill Gate junction.
- Must think about cyclists.

**Group 3:**

- Even despite the cost (estimated £16million), it is worth putting the tube entrances into buildings.
- Need to consider whether new tube stations can cope at Carnival time.
- Bring outdoor cafe seating nearer the centre. Some of the north western stretch between Recipease and M&S works well, apart from the Newcombe House overhang.
- Courtyard style public spaces on the Newcombe site is a nice idea.
- Like the idea of moving the bus stop from Pembridge Road onto Notting Hill Gate – would reduce crowding and therefore make the tube arrival less aggressive/intimidating.
- Make more of the space outside the pub beneath The Gate theatre.

**BUILT FORM**

**Group 1:**

The manager of the Gate Theatre noted that the theatre was the right size and format for their needs, she considered that the ‘cultural hub’ idea should be more about communications between the existing cultural facilities in Notting Hill rather than the provision of new buildings and suggested the creation of a ‘digital space’ and potentially, sharing mailing lists. She also noted the current lack of office space and suggested possible centralised shared office space.

She also noted that the Gate Theatre and Arts Club do share a similar philosophy but both lack a ‘front door’ and strong presence on the street.

The group were invited to comment on the general quality of buildings at Notting Hill Gate. It was noted that the area in general was of a poor quality and the 70’s buildings were particularly poor, however it was stressed that the quality of the shop fronts and streetscape was the most important factor in perception of place. The upper floors of Campden Hill Towers for example project over the footway creating a poor quality public realm beneath.

**Group 2:**

The group identified all 70’s buildings as eyesores and proposed a radical solution; demolishing and rebuilding all 70’s development. Refurbishing and recladding Campden Hill Towers was also proposed, as well as bringing forward the public art proposal ‘halo’ by Dante Leonelli promoted by the Notting Hill Improvement Group.

Participant’s views on height varied from suggesting an increase in the general height of Notting Hill Gate whilst not providing a single very tall tower at Newcombe House to welcoming tall buildings as long as the architectural quality was exceptional.

**Group 3:**

The group identified all 70’s buildings and the Victorian buildings with ground floor shops north of Astley House as eyesores and proposed radical solution of demolishing and rebuilding all 70’s development.

There was no consensus over how future development may come forward, suggestions included:

- Providing slender taller buildings along Notting Hill Gate
- Provide an intense medium rise development at Newcombe House to replace the existing tower
- Create new public space at Newcombe House