

**Notting Hill Gate Public Realm Workshop Notes (10/14/18 Sept)  
10 September 2013**

**Group 1:**

- Guardrail is important for safety.
- Need a tube entrance on both sides to disperse people and cater for the volumes of pedestrians.
- Don't like staggered crossings – good to replace them.
- Oxford Circus idea at Pembridge Road might work.
- Noise issue with any major construction proposals.
- The crossings on Kensington High Street work well, same approach would be welcomed.
- Get rid of the elephant.

**Group 2:**

- The combination of lots of buses and lots of people on Pembridge Road is dangerous.
- The rubbish collection needs improving as this has a big impact on the perceived quality of the public realm.
- Address Pembridge Road on Fridays and Saturdays – e.g. reroute buses and make it one way, or even close the road at peak times.
- Important to improve the street to give visitors a better first impression.
- Introduce less noisy, smaller buses.
- The street needs far more landscaping.
- Separate out the tube entrances to 'spread the load'.
- Have clearer signage or reps on the street at peak times to direct people to Portobello and welcome visitors.
- The Oxford Circus diagonal crossing idea would help to spread people out instead on concentrating them into narrow crossing points.
- Like the idea of an Exhibition Road approach, could work on Pembridge Road.
- Being more radical is the only way to make a real difference to the tourist experience.
- Like the idea of improving the links to Hillgate Village – a lot of people take pictures on the link at the end of Farmer Street.
- Create a more welcoming place when you arrive at Notting Hill Gate.
- The farmers' market is an asset.
- People don't realise how close Holland Park and Kensington Gardens are – they should be sign posted.
- Stalls and street artists on the wider pavement near Recipease/Boots would be good.
- A dedicated public space would not be required if you improve the general quality and vibrancy.

**Group 3:**

- Notting Hill gate characteristic = windy, dirty public space.
- Need wider pavements along Pembridge Road.
- There are very good public transport links.
- Moving the bus stop makes a lot of sense.
- The Oxford Circus crossing is a good idea – with a timer showing how long you have left to cross.
- Not particularly bothered about relocating the tube entrance into the Foxton's building given how much it costs.
- Need a public toilet, particularly for older people, families, visitors.
- Have signage and guides showing people the way to Portobello.
- Widening pavements could help ease congestion.
- The space in front of Waterstones is windy and poor quality. Create a chamfered corner at Waterstones. Still need something to stop it feeling unpleasant – e.g. trees.
- Courtyard idea could be a good replacement – could it then be used for the farmers' market?
- Residents probably wouldn't sit out in Notting Hill Gate, visitors may do.
- Like the effect of the wider pavement outside Recipease.
- Like the row of shops at the top of Kensington Church Street.
- Like the outside seating for cafes on the north side of Notting Hill Gate.

## 14 September 2013

### Group 1:

- Notting Hill Gate needs a cycle path.
- Improvements in the quality of the pedestrian environment would outweigh loss of parking on Notting Hill Gate.
- Some parking behind M&S/service road would be good.
- Is there an alternative route to direct people to Portobello to avoid everyone using Pembridge Road?
- Pembridge Road could be made into a one way street or bus only. Residents benefit from all the bus routes.
- Like the idea of putting the tube entrances into the ground floor of buildings.
- It made the environment more pleasant when the roads were closed for Thames Water repairs, but the rerouting of buses was inconvenient.
- The undercroft area at David Game House is unpleasant.
- Put a new public square within the Newcombe House development site with trees and the farmers market.
- Bridge across the road at first floor level to create space for pedestrians without affecting the flow of traffic.
- Cut into part of David Game House to make a new space.
- Could keep the tube entrances where they are if it is possible to create more space around them.
- Make the pedestrian crossing change to green man more quickly.
- Remove the central reservation to make it less like a dual carriageway.

### Group 2:

- There is a lack of greenery. Plane trees are nice. Take the greenery into the buildings as well.
- Have better provision for cyclists. Don't like coloured cycle lanes but could we use ideas from the continent like putting the cycle lanes down the centre of the road? Although some cyclist prefer to be near the kerb.
- Make the farmers' market more visible from the street so that it becomes more of a destination.
- Markets aren't always open air, it could be covered.
- Can Kensington Park Road be used as a bus route to free up Pembridge Road and possibly pedestrianise it?
- Make the most of the space outside Boots – it needs restaurants, green it – add flowers and trees.
- Introduce green walls like on the Athenaeum Hotel and near Green Park Station.
- Mixed opinions of the Exhibition Road approach (shared space) but like the Oxford Circus diagonal crossing idea (as long as there is no major impact on traffic).
- Keep buses moving – they are convenient.
- Introduce a crossing at Campden Hill Road please, it is dangerous.
- Like the Kensington High Street approach to improve pedestrian crossings and the way the central reservation is designed. However, the metal studs at crossings are slippery.

### Group 3:

- Getting rid of clutter is a good thing.
- The recent road closures surprisingly didn't seem to affect the traffic too much but they made the buses inconvenient.
- In general, restrict traffic and cater more towards pedestrians.
- Like the idea to move the bus stop (although, the current location is a convenient place to alight).
- Could remove the central reservation, but actually it gives an opportunity to plant trees.
- More greenery needed in general – plant more trees and have green walls.
- Like straight across crossings, and use of central reservation for bike stands.
- Want cycle lanes.
- Continuing the pavement surfacing across side roads is good as it signals to drivers to look out for pedestrians.
- Improve signage and increase the pavements to cater for visitors.

- The tube entrance relocation options are very expensive – less necessary.
- Upgrade materials so that it is cleaner and tidier.
- The seating outside Boots and Waterstones is used. The area outside Boots makes more sense as it gets the sun.
- Some cyclists prefer a marked cycle lane – feel safer.
- Advance stop lines help cyclists.
- Please look into pedestrianising Pembridge Road.
- Can you buy up Foxtons and create a public space there (sunny side of the street)?

**18 September 2013**

**Group 1:**

- Notting Hill Gate tube station not very 'accessible'.
- Concerns about safety with the straight across crossings and removal of railings.
- If you could discourage traffic speed it would create a more pleasant pedestrian environment and you could have outdoor cafes.
- Encourage pedestrians to cross then drivers will have to take more care (same concept as Exhibition Road uses).
- Wayfinding is a good idea.
- Concerned about moving the bus stop. You could close off Pembridge Gardens and have the pavement continue across the side road to make space for putting the bus stop closer to the tube entrance.
- King's Road does a good job of slowing the traffic. Narrow road (but there is also less traffic).
- Put a crossing at Campden Hill Road.

**Group 2:**

- Good idea to move the bus stop.
- Traffic builds up on the main road from the bus stop on Palace Gardens Terrace – this should be looked at.
- The stepped pavement along Pembridge Road is dangerous – it needs a barrier.
- Has it been considered to direct pedestrians up Pembridge Gardens instead of Pembridge Road?
- Good idea to put the tube entrance into the Foxton's building.
- Like the central median to make it easier to cross the road, but the trees make visibility difficult. Kensington High Street uses similar approach and it works there.
- Straight across crossings are good but have seen some safety issues at the staggered crossing with no barriers – someone tripped on the kerb.
- Don't like the elephant near Waterstones.
- The space near Waterstones is windy, cold, shady, north facing corner.
- Any useful public space for people to enjoy needs to be on the other side, e.g. Foxton's location.
- Lifts in the tube station would be good.
- Cycle lanes are needed, it is currently dangerous. Places in France etc have cycle lanes embedded in the pavement (for example).
- Could you disperse people leaving the tube but having the entrance near Kensington Place?
- The Legible London signs take up pavement space.
- Put the farmers' market outside Boots.

**Group 3:**

- Putting a tube entrance into a building on the north side is more important than doing the same on the south side.
- Could access the Circle and District Lines from behind Newcombe House – but would it be worth the significant cost?
- If you improve Notting Hill Gate for cyclists Holland Park Avenue needs to be addressed too – it is dangerous. Must look at the whole of the route.
- Traffic is more congested near Shepherd's Bush roundabout than at Notting Hill Gate.
- Widening pavement is a very good thing.
- Do as much as possible to improve the public realm, so long as it is modelled and phasing of traffic lights works efficiently etc.

- Could you create a colonnade to give more pavement space around Foxton's where it is busy? People to get their bearings and disperse within the building before they crowd out onto the street.
- Arts are a good thing, but currently higgledy piggledy. Integrate them into the design more so that everything is more coherent.
- Would be nice to see the link to Farmer Street improved.
- Interested in the Exhibition Road approach to improve the route to Portobello.
- Perhaps introduce weekend specific arrangements, e.g. lose another traffic lane.

## **NHG PUBLIC CONSULTATION BUILT FORM 10/09/2013**

### **1<sup>st</sup> Group**

#### **What buildings don't you like currently?**

- Newcombe House
- David Game House
- Astley House
- Campden Hill Towers

#### **What buildings do you like?**

- M&S building – should be listed

#### **General comments:**

- The time of all these changes could have a significant effect on the local residents quality of life. This effect could be unacceptable
- Local residents experienced the loss of the doctors surgery. This should be replaced
- Public Space at Newcombe House should be retained

### **2<sup>nd</sup> Group**

#### **What buildings don't you like currently?**

- Newcombe House

#### **What buildings do you like?**

- All but Newcombe House should be retained and refurbished
- Even with the traffic and harm of demolition, it is still worth it to get rid of Newcombe House

#### **General comments:**

- Farmers Market and a space for it needs to be retained
- Proposals need to be based on use – what each building can and needs to be used for.
- Newcombe House site could be developed more densely across the site
- NHG should NOT be a centre of tall towers

### **3<sup>rd</sup> Group**

#### **What buildings don't you like currently?**

- Foxtons
- Newcombe House the building and the podium deck are not nice

#### **General comments:**

- Newcombe House could go taller so long as it 'took the hit' for other improvements at NHG
- No multiple towers
- New buildings will mean no more affordable rents which will drive people out.
- We should encourage independent shops with individual appearance.

**14/09/2013**

### **1<sup>st</sup> Group**

#### **What buildings don't you like currently?**

- Newcombe house
- Substation behind David Game House
- Astley House
- Czech Embassy
- Book warehouse
- United House
- Campden Hill Towers
- Ivy Lodge

#### **General comments:**

- General concern at the idea of redevelopment

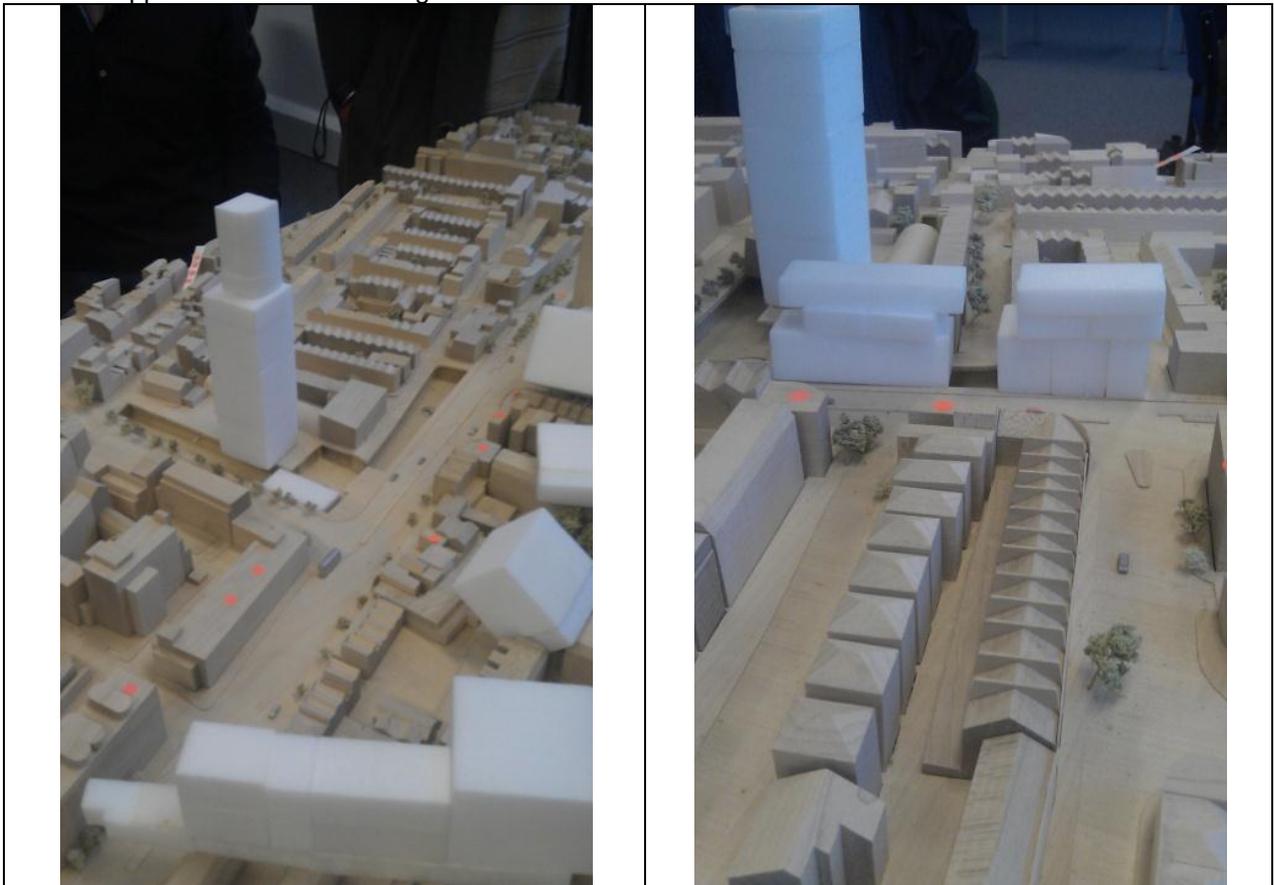
## **2<sup>nd</sup> Group**

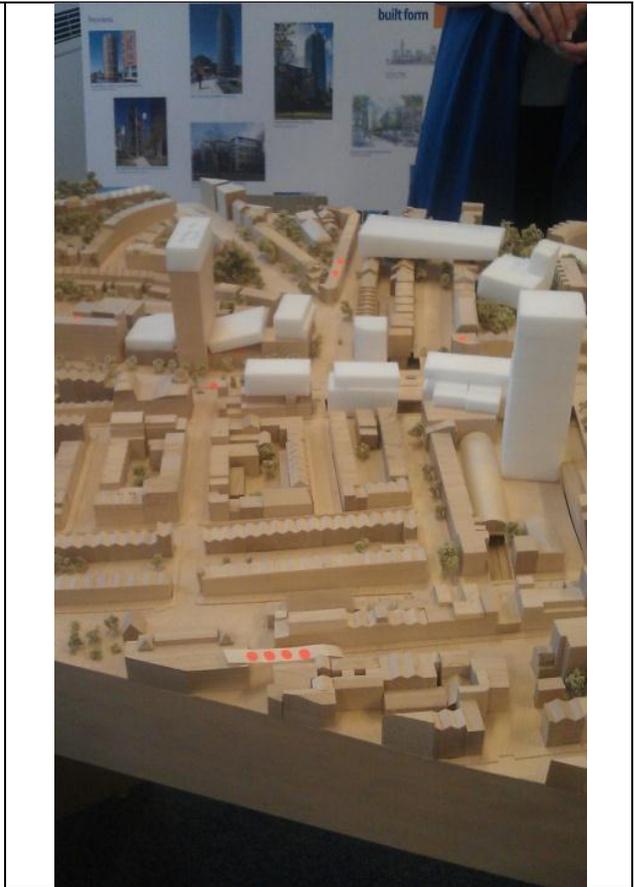
### **What buildings don't you like currently?**

- Newcombe house
- Substation behind David Game House
- David Game House
- Astley House
- Czech Embassy
- Single storey shop fronts opposite Kensington Church Street
- Book warehouse
- Royal Bank of Scotland
- Foxton's
- Terrace in Pembridge Road (tatty appearance)
- United House
- Campden Hill Towers
- Ivy Lodge

### **General comments (see also photos below):**

- If you are going to do anything, take the opportunity to be bold
- Rather than a tall building on the Kensington Church Street corner, set it back, to create public space in front
- Replace David Game with two buildings, to allow the street to reconnect to Notting Hill Gate (not necessarily vehicular, but a pedestrian connection)
- Take in the substation behind David Game to make that a decent sized building, closing, or building over, the service access to the rear.
- Build up the height around the Pembridge Road junction, and build a 'gate' over the road
- Or build up extra storeys on all the buildings, including the Gate Cinema block
- Explore extra height on Campden Hill Towers if that leads to an improvement in the appearance of the building





### **3<sup>rd</sup> Group**

#### **What buildings don't you like currently?**

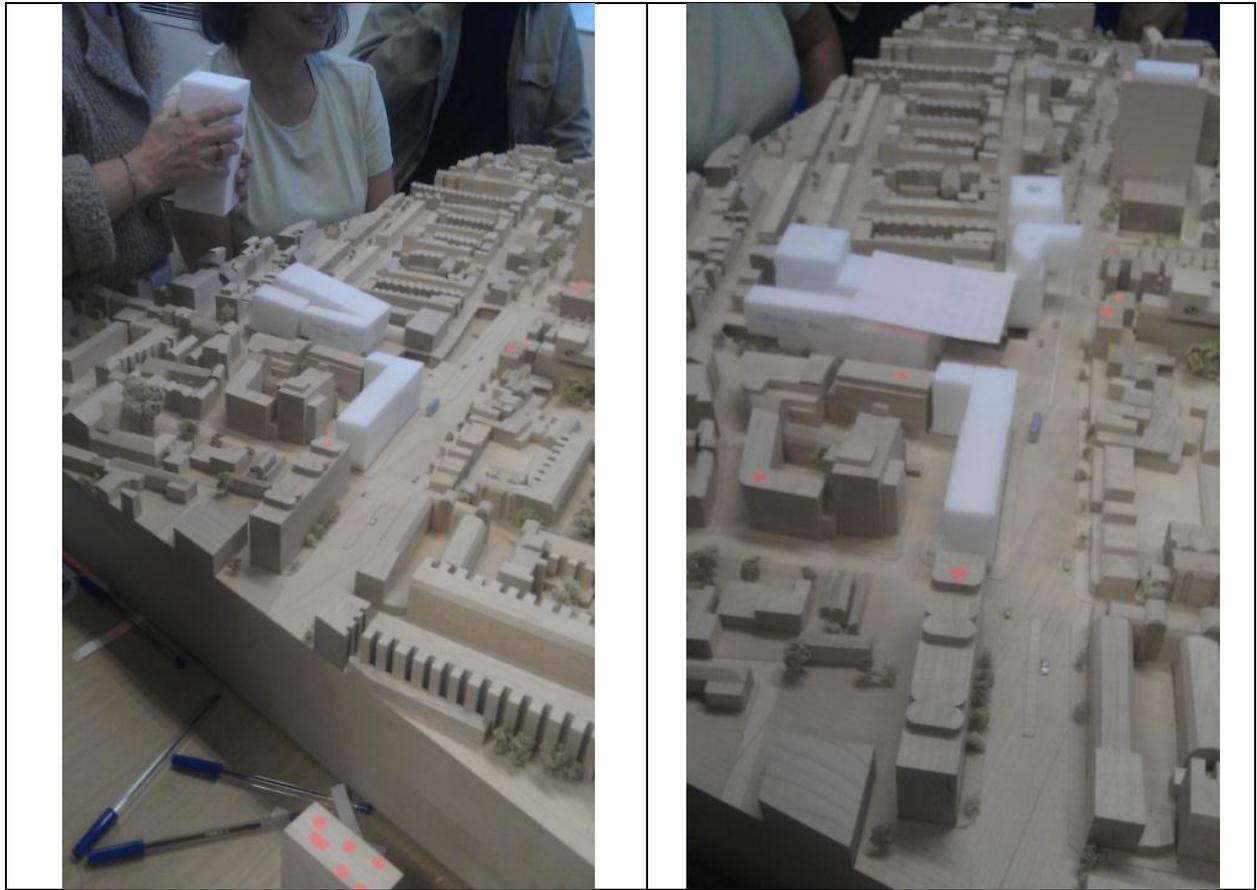
- Newcombe House
- David Game House
- The post-office building
- Astley House
- Czech Embassy
- Book warehouse
- Foxton's
- Terrace in Pembridge Road (tatty appearance)
- United House
- Campden Hill Towers
- Flat roof buildings either side of Campden Hill Towers
- Ivy Lodge
- West block

#### **General comments (see also photos below):**

- Rather than a tall building on the corner of Kensington Church Street, build a 'ground scraper' more like 1 Hyde Park across the site.
- Set it back from the corner to provide open space
- Consider this as a 'winter gardens' with a roof and possibly glazing around, to overcome microclimate issues of north-facing location.
- Build up height by a few storeys on Astley House
- Take out David Game and replace with two buildings, to allow the street behind to connect through to Notting Hill Gate (not necessarily vehicular, but a pedestrian connection)
- Build up height around Pembridge junction
- As an alternative to a groundscaper with winter gardens on Newcombe house, go tall on the corner (if you are going to go tall, don't be shy), and put the public open space on the United

House corner, which would be so much better microclimate. Have a building screening the service yard.

- This open space could be roofed, to allow development over. The sun would still get in especially in the winter.





18/09/2013

### 1<sup>st</sup> Group

#### **What buildings don't you like currently?**

All 60's development including

- Newcombe House
- Campden Hill Towers
- Astley House and
- Czech Embassy

#### **What buildings do you like?**

- Residential areas around NHG, especially High Gate and Pembridge Gardens

#### **General comments:**

- Important to keep the farmers market. Participants either wanted it replaced within its current location at Newcombe House or on the footway outside United House if there is sufficient room.
- Demolish Campden Hill Towers and Newcombe House. The former should be re-clad if demolition isn't viable. Views on the form of the Newcombe House replacement varied from providing taller more slender building as a landmark to the entrance to NHG to providing a medium rise dense Kensington mansion block solution.

### 2<sup>nd</sup> Group

#### **What buildings don't you like currently?**

All 60's development specifically

- Newcombe House and
- Campden Hill Towers

#### **What buildings do you like?**

- None, even the historic buildings along NHG of poor quality.
- David Game House
- Gate Theatre, Cornet and High Gate Village

#### **General comments:**

- Keep majority of buildings and refurbish to minimise disruption to residents
- Replace doctors surgery as part of Newcombe House redevelopment

### **3<sup>rd</sup> Group**

#### **What buildings don't you like currently?**

- Newcombe House and Campden Hill Towers
- Book Warehouse

#### **What buildings do you like?**

- Foxton's

#### **General comments:**

- Redevelopment should prioritise better public spaces
- Reduce traffic speed and make it easier to cross the road by removing the one way system at Kensington Church Street
- Keep local shops Farm Shop, Waterstones and M&S
- Ensure new flats are occupied and not just overseas investment properties
- The development should pay for new tube entrances, consider putting them into the building fronts as they were historically