

## Exhibition Board Responses Notting Hill Gate 10<sup>th</sup> -19<sup>th</sup> September 2013: Identity

### Identity: Intro

1. Put more trees and foliage everywhere
2. Pedestrianise Portobello Rd, don't increase building heights as this will cause shading wind tunnels.
3. High buildings do overshadow a street level.
4. Don't increase buildings heights along the Gate as risk of overshadowing and change character of nearby conservation area at Hillgate Village. Allow Hillgate Village to add another floor up. The homes are too small and everyone overlook upper floors anyhow. [in reply to this comment there were two comments] "No" and "No again"
5. In Paris the Marais is pedestrians on Sunday. Could Portobello & NHG do the same to cope with the >100k people visiting? It's also just a nice environment on weekends.
6. Portobello really needs to be pedestrianised between centre and HRS.
7. Need useful local shops eg Tylers, Calder Chemist, Video City etc. Not more chains and coffee bars. Need more offices not more expensive flats which will be bought by foreigners and left empty. Yes property prices are (too) high but there are many long-term residents in the area who need normal amenities,
8. The Council should encourage upmarket shops rather than affordable ones! The area should get smarter – not have a flea market spirit.
9. Affordable rent and business rates to encourage more independent shops and businesses. We do not need any more fashion shops, particularly chains, Kensington High St, has them all!
10. Need a more modern tube station and attractive signage to be Portobello Rd.
11. Notting Hill Gate too much traffic too polluted. Why was congestion charge relaxed?
12. Keep farmers' market and Tylers. Need a high end food supermarket- Wholefood Market? Or at least a Waitrose – as an anchor for a variety of retailers and cafes.
13. The market need local, independent tenants fewer chains, but this is not the way it's going. Be kind to stallholders.
14. What Identity?
15. What Town Culture?
16. I think that the mix of office and retail in NHG is very important and symbolic. Portobello Rd is a huge asset – even though it is not to everyone's taste.
17. Sketch of new plaza
18. Rubbish! It's 60,000 on Saturday and approx 30,000 during the rest of the week.
19. Is Portobello the new "Spanish quarter"
20. The Council thought about small shops for real people- but has already decided to ignore the idea.
21. NHG is not a centre at all. It's a road junction.
22. Reference to "the Gate" what is that all about?
23. Information (permanent, all languages) telling people how to get to Portobello.
24. We need publicity funded works for ordinary people – not public art.
25. Affordable housing mix please.
26. Like the idea of an art gallery. Get rid of the elephant!
27. Variety of independent shops good but the cheap tourist shops bring the area down and it look tacky.
28. Specialist food stores – I think there is a market- valentine seems to be doing very well.
29. Think Craft Workshops?
30. Let Notting Hill Gate Change organically as it mainly always has.
31. Tube entrances need escalators.
32. Knock down everything possible- begin again.
33. No need for yet more cultural. Spend on housing for ordinary people.
34. Workshops, painters, fashion, jewellery makers.
35. No architectural style, no quality shops, nothing stylish or nice (one or two shops only) A rich area and Notting Hill gate is full of tat!
36. Get rid of MacDonald's, lowers the tone of the area.
37. Nothing stylish or nice in the way of shops or shop fronts at the moment apart from Jamie's) interior of shops badly presented too (Tylers). Scruffy. It is a rich area and this needs to be reflected in choice of shops/cafes/green spaces.
38. Shops leading to Portobello are scruffy.

39. Too many visitors at Portobello – what about local?

**Identity: Refurbish**

1. The beauty of Notting Hill is its village like feeling getting away from High St. feeling and making land owners responsible for keeping its identity is important.
2. What village feel? Too much traffic!
3. In favour of an art gallery.
4. NHG was lovely during recent road works because of the lack of traffic. Would be great to make it pedestrian zone during weekends.
5. Newcombe House should have a nice court in front. Access to the market area should only be from Kensington Church St.
6. Bring a new building in line with other and provide interesting entrance to a permanent square behind, which would be a farmers markets and perhaps other events? Etc. Music, exhibitions.
7. Focus on residents.
8. Not sufficient to just 'encourage' business – will not have enough impact.
9. Change entire facade of David Game House, ugly, ugly, ugly.
10. Most replacements for David Game House are worse! At least the present building is colourful!
11. These are an eyesore!
12. Marylebone High St excellent model to emulate.
13. No refurbishment that benefits only the plutocrats and profiteers,
14. Notting Hill Arts Club, Not and arts club – drinking/dance club – too much noise when crowd exits.
15. Arts Club and Tex Mex next door licensed until 2.30 am – noisy drunken kids on street- residents woken up, why licensed so late?
16. Enough promotion already.
17. Promote existing arts and establish relationship with new design museum in the area.
18. Luxury housing to support the retail. Rising tide with all values.
19. Better selection of restaurants and more retail shops eg. Uniqlo clothing, HMV/Blockbuster for sites etc.
20. Value the small gems – The Gate Cinema, The Gate Theatre, The Coronet, and yes the Blag Club. These have the slightly shabby charm that has been the attraction of NHG.
21. Protect buildings like the Coronet and venues like the Gate.
22. Residents? RBKC doesn't even know many people live in NHG!
23. Only RBKCD could suggest not providing more housing, They even suggest doing so will help retain 'vitality', vitality means life!
24. Please protect traders like Retro (vintage clothes, records etc.)
25. Please create some low cost retail space- can we recover some of the Portobello vintage occupants who lost out to greed?
26. Love farmer market but put somewhere nice!
27. Please bring back more independent food shops,
28. No more boring clothes chains please!
29. Get rid of the ghastly elephant!
30. Stop landlords making it impossible for small shops to survive shops that we need i.e. Chemists, Tylers local shops. Not all fast food chains.
31. Marylebone High St. formal works well because of one landlord- but managing the mix is crucial.
32. This 60s facade a particular eyesore (David Game House)
33. Ugly, ugly building - destroy. Put back Victorian antique shops. Particular eyesore. Facia to and building above Book Warehouse.
34. Yes encourage landowners to manage lettings to achieve best mix of uses.
35. Refurbish: The identity of the area is found in the independent cinemas (electric, coronet, the gate) and independent night venues (arts club) which have all developed organically. It will be lost if the independent shops are replaced with new commercial venues. Shops should not be replaced by office foyers. Additional office space is not needed, Farmer's market should be given a better location. Bring back antique shops to Portobello Rd it's why visitors came to Notting Hill! Keep Portobello independent. I agree with refurbish rather than rethink.
36. Please keep the farmers Market and my favourite useful shops, Tylers, homecare" these are probably enough, restaurants and cafe's we don't need a museum.

37. This was once an area of independent shops and a great community feel. We need to do everything we can to maintain this.
38. Get rid of Macdonald's, lowers tone of the area- poor quality shop, good quality shops and presentation important both exterior and interior shops, why can't we attract top quality shops. It is a rich area and people would want to shop here.
39. The 1950s buildings area currently unfashionable but they will be more appreciated in the future. Keep them! Keeping shops and offices far more important than more second homes for rich people.
40. Very important to keep independent shops which will leave if rent is increased too much. (e.g. Calders de Winters are real gems should not be forced out)
41. Love the idea of the Marylebone High St. mix of individual shops and cafes.
42. Important to retain the individual shops of Notting Hill with their traditional appearance- not uniform!
43. There is no "atmosphere" if development is to go ahead with higher buildings anything that still exists will be destroyed. It needs turning into a Marylebone High St. venture with better more friendly shops. At the moment it is just a traffic route to the west.
44. I think the area has its own character. I think a tidy up is what it needs.
45. Allow the return of family who had a florist stall near the Portobello exit of the tube station. The stall could be moved towards the bank on Saturdays when people traffic is high. Allowing this family who had the pitch selling flowers for many years to return would bring the priceless sense of tradition and community, which provides a unique character back to Notting Hill. There is a business handed from generation to generation.

#### **Identity: Refresh**

1. Relocate 'brand museum' to the Gate. Expand and fund by 'special exhibition' sold to major current brands. (Jeff)
2. There is already a lot of 'council flats' around. Multiplying affordable housing is putting the residents security at risk and pushing away business,
3. Important not to make occupants at accommodation- Newcombe House feel they are being pushed out careful thought needed 'mixed' housing creates variety.
4. Definitely include affordable housing- good to have ea mix of people.
5. There is so much expensive housing in area. Need more affordable housing to maintain mix of local population.
6. Fox primary school car park. Where it used to be.
7. Will these constructions respect the 'right to light' of Campden Hill Towers? And Housing behind Campden Hill Towers
8. Pedestrianise NHG on the weekend and put farmers makers along the road. – Great Idea I love it!
9. Retain existing location of Farmers' Market, improve and refurbish the buildings surrounding.
10. Keep the Farmers' market and create an open space for it, for art exhibitions events and cafes
11. Keep the farmers market, if you had to relocate, don't relocate on pavement outside boots. Behind Astley House may lose trade for market as less passing footfall.
12. Farmers Market visible!
13. The market is lovely because it takes place in a parking place, when the increased noise and smells and dirt disturbs no one. Campden hill Towers is a private residence, and it would be a scandal to disturb it with the market. Even outside Boots would make the 'class' of the building go down. – I definitely agree with this!
14. Distance to Farmers' market is relative. Behind M&S is close for many
15. Affordable shopping and places to live before profit.
16. Keep Farmers' Market where it is but improve presentation and signposting. Create a market square ambience.
17. Farmers' market ideal where it is currently located as close to tube, bus stops behind M&S location too remote. In front of Boots too small- we do not want a reduction in stalls – rather an increase.
18. Farmers Market is a gem it should be kept- whatever is west.
19. A 'lightweight structure' (like under the bridge in Portobello market) would improve the current location which is windy and unpleasant in bad weather. More obvious access from the street would be good.

20. It would be a good idea to outside Boot when the food would be exposed fumes/dust from passing traffic.
21. Definitely not in front of Boots- Not big enough!
22. There should definitely be enough social and affordable housing to maintain a 'normal' population.
23. New housing must include a large percentage of affordable homes. The population of the area is changing rapidly to wealthy overseas buyers and we are losing neighbourliness and a good mix of people.
24. Affordable housing yes but 80% too expensive!
25. Local needed refurbish of offices over Astley House and remove air conditioning units.
26. Essential to retain it as an area for local shopping- current now retail non chain businesses must be retained eg. Tylers. Opportunities for other local businesses to have shop units therefore availability of mixed size units (as now), listed buildings retained.
27. Why not turn the car park where the market is into a plaza and make it open to the street on the east side facing Kensington Church Street.
28. Newcombe House - new building, public space, theatre?, exhibition space. Example Kings Place (Guardian HQ) Kings Cross.
29. NHG is a story for good modernism. Only two examples to date. Jamie Oliver and modern block which house to south, in village.
30. Like: Tylers, Valentina's, Tesco and M&S useful, Love cinemas, theatre, esp Gate Theatre and Cinema.
31. Pembridge fantastic retail
32. With IT networking, home working, all new space should be looked as 'what is most flexible' so street based shops/offices workshops homes that look like 'work' and vice versa.
33. Make NHG 'market quarter' refresh Portobello growing size, farmers have new market, food only market, cooked food market, Christmas markets, French market.
34. Where are the local councillors?
35. Long live the farmers market!
36. Any place, so long as it stays nearby! It's a huge asset to the neighbourhood.
37. Keep Farmers Market where it is or behind Astley House
38. Farmers Market both- couldn't park vans, parking is an issue lots of space lost to, no objection.
39. Keep farmers market in NHG.
40. Keep farmers market in Notting Hill not matter what- if possible increase size but do not make it smaller.
41. I work in Astley House. I enjoy its height, it is easy for clients (I am a solicitor) to find.
42. There are very few firms in Kensington serving the local community Oliver Fisher do this, it would be sad if we had to leave. Good idea- (refurb offices above Astley House allow shops to become entrances).
43. Affordable rented properties a priority.
44. There is a flow of people down Portobello 7 days a week.
45. Any redevelopment plans should not permit Newcombe House to go any higher – Notting Hill is a vibrant community with a village atmosphere not a sort for further high rise developments.
46. Don't like elephant- dangerous, scrappy bits of sculpture- not thanks, water features – no thanks, would like flower tubs.
47. Public lavatories with a look like Westbourne Grove but more so.
48. No more coffee shops please! Too many already need a better retail mix.
49. Yes let's keep the social mix in the area with affordable homes.
50. Farmers market is vital- please give it proper space- don't squash it anymore. [in response] Hear Hear!, Yes!
51. Need for affordable housing not another wealthy ghetto.
52. Please, Please. Please keep independent shops! Not true that there are vintage shops in Pembridge Rd! Going, going, gone!!
53. Marylebone High Street works because low rents charged for key tenants otherwise afford to rent.
54. No more offices or office space! Do not add anything to area people came to area only to work, then leave. Could be mixed with residential but building should have character. No tower blocks. Need high end shops and residential.

55. Affordable housing to be included in any redeveloped sites, not elsewhere in borough. [in response] I agree!
56. Genuinely affordable housing is desperately needed here! Not in Essex etc.
57. The Farmer's market is an asset to the area, assuming the existing site is to be developed, can the market be relocated and perhaps become a street market somewhere near its existing location?
58. Affordable housing is very important to maintain though to maintain the still mixed character of the area. We don't want to become Chelsea!
59. The thing about affordable housing is that the lucky tenant then sub-let for market rates to those wishing to live here – and profit handsomely!
60. Keep current mix, with higher building quality, farmer's market, affordable housing.
61. The Farmers Market behind Tesco, Marks & Spencer.
62. Farmers Market suggest pedestrian paved area outside all saints church (near Powis Square), Also how about a school playground i.e. Fox.
63. The Farmer's Market must be relocated to a local site – pavement in front of Boots- not allowed to close for any time while building works in progress.
64. The Newcombe House car park should be opened up to allow goods access to cafes pedestrian area, Farmer's market ice skating in winter.
65. With development of the piazza outside Newcombe House the farmer's market should stay where it is but better access should be made and signage.
66. No more high buildings please! Greed eh? So ugly – takes the light away.
67. Farmer's market – under the town hall!
68. Boots Pavement would be blocked by Saturday pedestrians. Either car park would be ok.
69. The Farmer's market is important and should be accessible.
70. Agree Farmer's market should stay where it is or move behind Campden Hill Towers if redesigned. Not enough room outside Boots especially on Saturday.
71. Marylebone High St ideal model as well as Hampstead etc. Attempt to reclaim "village" atmosphere increase independent good quality restaurants/ coffee shops only. Contract proliferation of poor quality fast food outlets. NB. Residential area very important to remember noise levels late at night.
72. Let's keep the Farmer's market as is or close by.
73. Let's look after the farmer's market. If relocated- can't it be more attractive?

#### **Identity: Rethink**

1. Outdoor/covered Market House either where Waterstones is or Jamie Oliver site.
2. Museum/Gallery with Cafe to be included.
3. Small unit for local artists to display this week – Not large faceless gallery or museum.
4. You can easily make NHG more attractive by making all ground floors accessible for pedestrians.
5. Moving brands museum would be a good idea.
6. I like the idea of bring in an art gallery showing local artists work.
7. I would combine design with high tech and try to get Google or like to locate here.
8. An effort to improve the cultural and art facilities in the area would increase greatly the sense of identity for Notting Hill and environs.
9. Whatever you want as long as people come before profit.
10. All options will disrupt life for locals, so go for broke and redesign the whole thing- remove or at least re-clad all the ugly buildings. [in response] They will destroy life for locals! I agree
11. I like the idea of gallery space along with accommodation and workshops for artists and craftsmen to make Notting Hill Gate a Destination rather than just a tube station exit with virtually nothing of interest will before you get to Portobello Rd.
12. Notting Hill to many people means the carnival. Why not have a museum of multi-cultural London where community would show their art or even cuisine.
13. A museum or exhibition space to do with media and design combined with attracting design and media business as tenant could create a new identity for t area eg. Old street, silicon roundabout.
14. Green, plants, sunshine > shade, space to breathe.
15. NHG – a destination for tourists, wander around, visit independent shops, have coffee in non-chain store.

16. Don't drop the new structure from the clouds- make it feel that it is an organic part of Notting Hill Gate. Mix small, large, new and old, traditional and modern. Not only glass and stainless steel.
17. Agree, we need a doctors surgery not more coffee shops.
18. Notting Hill Gate is a "village" not a town or a city. Need for a doctor not a museum.
19. There is not cultural centre, just a few lingering sheds of real life and traffic!
20. How can this project be considered without mentioning Westfield, soon to be enlarged by 500,000 sq ft?
21. But this is Southwark where the Council cares about people.
22. Looking at the whole Joint promotion a good idea. Do any existing people need more space.
23. Museum is an interesting idea good to be a cultural thing that gets maintained needs longevity.
24. Critical mass of attractions and people pour in. But has to be a shopping centre for local people.
25. Not so keen on elephant – people walk into it, mosaics- personal.
26. Pubs and cafes need to be built in.
27. Make NHG a destination (not just Portobello) something make the connection with antiques heritage as legacy of Portobello.
28. Must not lose sight of needs of local residents.
29. Waitrose surprising it's not here. Would bring in people like Marylebone High Street. This is more complex.
30. Art/Design Museum – Great!
31. Like the idea of cultural attraction. Provides something for teenagers.
32. New gallery would be excellent.
33. The galleries idea is a win/win – provide space for artists who need it – they can then hold exhibitions which draw in residents and tourists to the area...
34. This is fraught with potential problems – do not "rethink" NHG.
35. Too ambitious/dangerous to rethink
36. Great opportunity and about time. Include the tube station.
37. Keep Offices – good transport – extra trade during day and improved night time (cinemas, theatre, cafes, pubs, restaurants) develop further.
38. Portobello Rd Markets/ High Street Kensington = shopping. Notting Hill Gate thus = Nightlife.
39. What about a public performance area? Musicians jugglers, magicians?
40. Greening the gate – trees and climbers at all levels like Mile End Bridge and athenaeum Piccadilly.
41. This does nothing for the character of NGH, these are generic charmless buildings. Not like this please!
42. Remove United, Astley and Newcombe all ugly.
43. This is a good idea for residents and visitors.
44. Yes to an art gallery.
45. Art gallery! Excellent idea
46. Art gallery excellent idea. Maybe like the ice house in Holland Park with short-term changing exhibitions but must be well advertised (and subsidised?) what about exhibitions from arts students of the Royal College of Art – or elsewhere?
47. Love the idea of the arts depot
48. Great idea have an arts depot!
49. Who could object to this? Great if you can attract an existing museum. Would have to go with improved rube entrance.
50. Great idea but where and how? What is the reality =?
51. Why more museums/galleries – K & C already has more museums than any other borough eg V&A etc.
52. Pedestrianise the area – when they closed the street for Thames waster the residents loved it!
53. No to "new town centre", yes to "village" atmosphere, no to "arts centre", we have sufficient at s. Kensington, yes to relocate farmer's market in town hall precinct, Yes to cycle and pedestrian facilities.
54. Please no more Art Galleries (unless down Portobello area) Notting Hill with a 'village' atmosphere not a town centre. Local- we like it and tourists love the village atmosphere.

The museum? We have enough within walking at S. Ken tube already and wonderful there not here. Please keep us as we are. Avoid high rise blocks. Too many glass and chrome buildings sneaking in residential areas gets too much noise. Especially with late drinking laws now.

### **Exhibition Board Responses Notting Hill Gate 10<sup>th</sup> -19<sup>th</sup> September 2013**

#### **Public Realm: Intro**

1. A large clock on the central reservation between Boots and the Gate cinema
2. Whatever you know about cyclists, discourage and keep them off the pavement!
3. We really need a congestion charge! [in reply] No we don't
4. We do not need a congestion charge!
5. More cycle lanes [in reply] agree completely, agree, yes please.
6. Too polluted need congestion charge back and less heavy lorries – buses should all be environmental.
7. Bus stops (52 etc.) need moving as current location causes congestion especially. When combined with tourist trail to Portobello [in reply] agree!
8. Entire public space needs a rethink
9. Why are bike racks by the enhancement to the tube – it blocks the way when it is busy. Should put in the middle of the street?
10. Quality signage needed for Portobello Market [in reply] agree! Much needed signage, Yes Please, agree, agree too!
11. Long live Mish Mash!
12. The proposal to widen Pembridge Road as it is impossible where most pedestrians spill onto the road.
13. Changing tube exits might help (not sure how!)
14. Direct visitors to Portobello Market down Kensington Park Road.
15. Public lavatories are needed for the alleged 150,000 people going to Portobello every week. The true figure is 90,000
16. We need street trees and a huge green wall and fountains - anything to create a sense of place.
17. Nice loos please
18. Please more trees plus mini piazza somewhere
19. Keep pedestrian barriers and channel crossing by lights.
20. Cyclists need to obey the rules of the road, have a registered number plate and wear a helmet if they are to share the roads with other users.
21. Pretty pictures but what does this mean? We need bike lanes (to avoid more accidents- see white bike where girl perished)
22. Unwelcoming to tourists [in reply] yes but it doesn't put them (the tourists) off!

#### **Public Realm: Refurbish**

1. A decent public 'loo' (preferably with an attendant) in the Notting Hill area, would be an attraction and serve to allow tourists spend more time there.
2. Proper signage for Portobello Market needed- not legible London (too complicated) but simple linger- posts. This would greatly reduce the clutter caused by lost tourists.
3. More obvious decent signage for markets.
4. Move tube entrance to side of street.
5. Don't remove guard rails keep children one side cyclists the other (in the road).
6. Please de-clutter
7. Remove this clutter (Pembridge Rd) [in reply 3 comments] Yes, Yes, Yes
8. Remove rails and clutter.
9. Demolish Newcombe House, Re-align parallel to Kensington Church Street, Build higher tower to reflect "the gate" to Notting Hill, open up public square – shops, cafes, farmers market and piazza.
10. Remove coloured glass squares on David Game House.
11. Please could we have some nice signs to direct tourists to Portobello road? The book warehouse has to put up temporary (and very tacky) signs every Saturday.
12. Someone should vet the shop windows to improve quality of appearance.
13. Let them find their own way – it's part of the joy of exploration.
14. Trees, a huge green wall.

15. New entrances to NHG station with escalators, proper signage, rubbish bins, public lavatories and public seating.
16. Don't remove street furniture, old people will fall onto the street and get killed.
17. Discourage ever more visitor to Portobello road spending each spending more are needed.
18. Sign to Portobello.
19. Crowding tourists happens only on Saturdays focus on local resident's day to day needs.
20. Don't keep changing the pavements for no reason (when no broken) – wastes money.
21. More bins
22. New paving and fewer signs would improve appearance and be less hazardous for pedestrians- very tatty currently.
23. Remove Campden Hill towers – Book warehouse etc. Make large piazza low level shops/cafes.
24. More seating, less clutter, better crossings, more plants
25. Yes (remove guard rails and unnecessary street clutter) Crossing outside Barclays too, better signs, clean the buildings.
26. Attracting more tourism, Portobello road, Pembridge Rd, very dangerous pedestrians step into the street, 2 way bus traffic road too narrow,
27. Opportunity, new public space for meeting- could be another Westbourne grove with public toilets, al fresco eating and public art. Better above ground crossings NHG. More planting.
28. Persuade TFL to allow all road crossing at Pembridge & Church St
29. Also shops around station entrances/exits are tatty.
30. Eliminate the infuriating railings along the middle of the road. I am a resident. Why should I have to add to the crowding in the underground by having to go down and up stairs through the subway just to go to the shops across the road? My High St.
31. Bicycle parking in NHG is squeezing pedestrians both ways. At rush hour it is very difficult to pass through narrow gap – please relocate.
32. Signs need to be posted far more clearly from tube station to Portobello Rd.
33. A public toilet (could refurbish the one at NHG tube station)
34. I like the railings. They make me feel safe. It is not correct to assume that replication of Kensington high street would be welcomed by everyone here.
35. Signage is a secondary issue for Portobello market after pavement congestion at weekends. Perhaps close Pembridge Rd at weekends – except for resident access?
36. Not just about removing barriers but adjusting the timing on lights to give more priority to pedestrians. This would reduce j-walking and possible accidents at the moment not enough.
37. Oh dear, better signage should be a priority! This is one of London's top 10 tourist destinations.

### **Public Realm: Refresh**

1. More provision for cyclists – one death already in NHG
2. Re-locating tube entrances complete waste of money
3. Area used by residents, workers etc. As well as tourists
4. Central Islands are good as traffic comes from all directions, Good idea to move the bus stop.
5. Yes please Kensington high street reservation
6. There isn't overcrowding on the pavements at top of KCS so you don't need pavement widened here.
7. Yes very good idea moving bus stop from Pembridge Rd to NHG
8. Good idea loading bay on NHG
9. More provision for cyclists- one death already on NHG! Re-locating tube entrances complete waste of money. Area used by residents workers etc. As well as tourists.
10. Don't think it will make any difference. Pedestrians walk in the street on Saturday, everything comes to a halt.
11. Traffic going in different directions, central island is very useful is very useful- too wide not to have it.
12. What is Point!
13. Pavement widening good.
14. 20 MPH speed limit.
15. Improve pavement size.
16. Be careful not to increase traffic congestion in NHG as the noise and pollution would be unpleasant.

17. Examine use for current empty first floor space/ or lower ground. This to facilitate attracting those who can't afford street level retail space: eg. Artisans in cafe, glass blowers, jewellers, unusual old crafts. One side being simple cafe with the other demonstrations. Could encourage teaching techniques hands on for visitors.
18. Top of Kensington Church Street- No! Don't remove island.
19. Not just benches, we need places where you can communicate, sit opposite of each other, have a coffee.
20. Pedestrian crossing at bottom of Camden Hill Rd.
21. Improvement of underground entrance (especially escalators – people with disabilities have major problems)
22. Creation of Interactive experiences. Could be discussion, lecture, talk, tactile or audio- involve charities carefully selected to use space for education. Corporate sponsors – use space above and below street for these less revenue driven, but interesting activities to bring people and provide pause.
23. Important to retain Farmer's Market in current site but improve access and appearance.
24. No more hideous buildings please.
25. Portobello Market, direction discs in the pavement.
26. Please keep the greenery.
27. Should be multilingual directions inside the station to Portobello
28. Reduce flow of traffic and increase pavement space on NE side (near tube station) especially broaden central road into green walkway
29. Road narrowing No.1 priority.
30. Keep the bus stops on Pembridge Road more easily accessible to school children.
31. Maintain and increase the "greening" of NHG – trees, central plants, hedges
32. Do not narrow the road, there's too much traffic
33. If traffic can take it reducing lanes is good
34. Good idea find better bus stop.
35. Really think reducing the lanes of traffic and widening pavements is an excellent idea! Improves atmosphere which is grotty at present and apart from improving safety and pollution.
36. Should be more public space in the NHG area. Currently there is not enough.
37. Create a hub, piazza space for recreation.
38. Good Idea to relocate the bus stop.
39. Don't remove all the railings, make people stop and thinking twice, safer for children.
40. Yes wider nearside lanes to accommodate cyclists.
41. Loose motorcycle bay opposite Pembridge – negative?
42. Pavement quality buses shouldn't park on the corner – the place is too important and it makes it unfriendly.
43. Move all the bus stops to Notting Hill Gate and away from all side streets.
44. Please remove those recycle and rubbish bins outside NHG station as in very busy times they create a dangerous bottleneck.
45. Create a clearly identified route to Portobello Road? All you need is a large clear map. Part of the tourist experience in the crowds (ok which I hate – but to de-sanitise it is to devalue the experience)
46. Portobello Local?
47. Improving signage to Portobello should be art of whatever we do even least intervention.
48. Signage for Portobello Road not a driver for redeveloping Notting Hill Gate.
49. Public loos before Art! Don't even think of providing a public art gallery when it is ever packed with visitors. These are no public loos- even in the train station.
50. Re-instate VIP public loos.
51. Wide pavements get misused by young cyclists – treat people as station poles.
52. Improve streetscape with: soft landscaping, de-clutter of street furniture, template for shop signage, at the moment random signage and shop frontage makes the area look cluttered, same paving across area rather than mish mash.
53. Motorway style lights. Traffic lights on gantry (Camden Hill Road) should be replaced by lower/ original style lights. Fencing down the centre of NHG should be removed. Current design encourage motorway driving and not to consider this a residential area.
54. Consider improving layout/ management of the bus stop (southbound) in Palace Gardens Terrace. If only by moving head stop for 390 which blocks all the other buses when it unloads.
55. Once pavement widened then consider if bus stop sill needs to be moved,

56. Junction of Campden Hill Road and Notting Hill Gate is dangerous for pedestrians to cross. Many school children cross here and one has already been hurt. Pedestrian crossing is needed.
57. Won't buses turning right to go down Palace Gardens terrace cause blockages if their bus stop is relocated here?

### **Public Realm: Rethink**

1. Guard rail needed.
2. Disabled/wheelchair access to the tube needed
3. An exit from the tube at Pembridge Road. Would be too crowded such a narrow space. Option 3 is the best.
4. Problems with crossing Campden Hill Road. Need another crossing from M&S to Valentina's, currently no time when traffic not going down Campden Hill Road. Need all traffic to stop so can cross diagonally – very important for school children.
5. Campden Hill Road – should have a straight across – could almost have Oxford St idea stopping all traffic.
6. Pave the street and footpath like Exhibition Road.
7. Crossing gap currently take ages to change lights so everyone ignores.
8. Diagonal crossing as Oxford Circus. Marking the road to indicate safe crossing areas.
9. Need escalators up and down on four exits for underground and improved signage for Portobello market at each exit.
10. Need plaza with cafe and space for farmers market at weekend.
11. Need more signage to Portobello Market and around station.
12. Need signage to Kensington Palace and Kensington Gardens- finger posts.
13. Underground should include step free access to platforms.
14. Oxford Circus diagram crossing.
15. It's difficult being a pedestrian at NHG the tube foyer is used as a thoroughfare because crossing the road is so difficult it takes longer. Ramps for suitcases would be a great help at the tube entrance. Vast numbers of tourists have to heave heavy cases up and down and this causes blocking.
16. If drawing not to scale – this whole exhibition is a travesty and distortion of reality. A disgrace for this borough.
17. Entrance needs to be bigger and maybe the in/out floors should be separated. Escalators/lifts would be great for people with luggage. (lots of hotels in the area)
18. Let the tourists find their own way they're not all stupid!
19. Compared with Exhibition Road I think Notting Hill Gate has more heavy through traffic. So while I think more emphasis should be given to the needs of cyclists and pedestrians, the degree to which this can be met is probably limited.
20. Yes less clutter but not as radical.
21. Signage and pedestrians flow to Portobello markets has to be improved.
22. No need to priorities cyclists, they don't obey the rules anyway.
23. School sign or 'children at play' signs – Campden Hill Road and Fox school.
24. Safe cycling especially uphill from Holland Park. Could we use the wide pedestrian area? (Lancaster Gate is a death trap) eastbound.
25. I cycle (using the Barclays Cycles) but so not cycle in Notting Hill Gate as I think it is too dangerous. There needs to be separation of cyclists from other traffic.
26. Yes (radical measures)
27. Create pedestrian plaza junction of Pembridge Gardens/ Notting Hill Gate with tree perimeter.
28. Relocate tube entrances but not into Kensington Park Road!
29. Given that it's the A40, not convinced we could achieve Exhibition Road but do improve crossings!
30. Direct visitors to the market down Kensington Park Road.
31. Not worth relocation of tube entrances – too expensive.
32. No point putting lift into the station if no step free access to trains- but needs smartening up.
33. As NHG is on major route to A40 might create jams at each side – needs a lot of planning.
34. Like Oxford Circus idea
35. Remove Astley House and Newcombe House and create public piazza, centre kerbs.
36. The pavement cafes and shops under David Game House offer a good location to sit and drink coffee but are very badly kept and dirty.
37. It was good when the hole was there, so simple to cross the road.

38. Would shared surface work here with the buses.
39. Both Oxford Circus and Exhibition Rd work really well and could look good too.
40. NGH is a through route.
41. Refurb is a "half-done job" Go further re-think tube/ bus make NHG an ideal transport hub to be developed. Lift access to all platforms is essential – get developers to contribute to the cost. Idea of "business cubes" of shared offices and hot desk. IT business is good. I have seen it work in Cardiff and Swansea.
42. Must be iconic, quirky, public open space is essential increase Newcombe piazza.
43. More radical measures to give priority to pedestrians and cyclists is a good idea.
44. Direct Saturday visitors down New Park Road – nor Pembridge.
45. All good ideas. Streets not fit for purpose today
46. Foxton's tube entrance could go there and underground shopping arcade.
47. Get Transport for London to join in with escalators up to green atriums above ground level.
48. Make a signal controlled crossings on Pembridge Road crossings (both) giving local drivers at least a chance of not waiting 10 minutes (I exaggerate only a little) for pedestrians.
49. We need more trees please (mops up the carbon monoxide) resident friendly, visual amenity.
50. Less cars: looks like a motorway, more trees, nicer street, like Kings Road.
51. Longer green man crossing from centre of road towards Gate Cinema
52. Close off Pembridge Gardens to give more space for relocated bus stops.
53. More pedestrian friendly – better to sit outside (like when roads close for water repairs!) slow down and "discourage" traffic.
54. Something must be done about cyclists rising on the pavements. Please before I get killed.
55. Agreed but we should give them cycle lanes so they don't get killed.
56. Agree with all points about improving access to NHG station.
57. NHG station should be made accessible to disabled as it is such an important hub. Could not escalators be put in to access the D and C line? Continental underground stations have escalators from street that are activated when stepped on. Could these be installed at at least one street entrance? Signage to Portobello Rd must be improved. Cycle route no good unless continuous. Traffic flow is important. Close ped crossings (some) in rush hours.
58. Re-design underground entrances- relocate street furniture – no crossing very near junctions.
59. There needs to be a compromise on pedestrian/car users but making an Exhibition.
60. Ironically the original Notting Hill Gate station did have lift access to street level (78 Notting Hill Gate) but the above ground station was demolished as a result of the 19050s/60 planning/ road priority mindset.
61. Shared surface would be a disaster for children. They see what looks like pavement and they treat it like a pavement. NHG is so busy you would be asking for trouble.
62. Church St should be reverted back to two-way and not one-way. Kensington mall should not be a channel for southbound traffic. [an example of returning to two-way flow is Pall Mall. Westminster Council reversed their original design 50 years ago.
63. Kensington Church St- one-way system- traffic calming measures!
64. A pity the traffic can't be moved underground. The NHG area will never be attractive with the quality of traffic going through it.

### **Exhibition Board Responses** **Notting Hill Gate 10<sup>th</sup> -19<sup>th</sup> September 2013: Buildings & Built Form**

#### **Buildings: Intro**

1. Considering that Campden Hill Tower is a huge visual landmark and part of movie-history ("Alfie"), should the Council consider financing an outside make-up (that the Leaseholders could not afford?)
2. Redevelop with Plaza, trees, a nice 'functioning' fountain. Mixed usage of built space. Should colours be kept on adjacent building? Use colour eg. Piano buildings - also ties in with carnival tradition.
3. Knock them down and build something attractive and eco-friendly- including a green wall
4. 10 Campden Tower – No More Height!
5. All new building must provide 30% affordable housing by floor area.
6. Green walls really nice.
7. Don't make too tall – beware of wind tunnels and loss of light.
8. Rid us of this eyesore – give me back my heritage
9. Czech Embassy - Worst building in London – Get rid of!

10. Astley House- eyesore again- back to before
11. Czech Embassy – ugly, ugly, ugly destroy now!
12. Making the large buildings green- living walls (as at Westfield) – make a huge difference

#### **Buildings: Refurbish**

1. Knock down Newcombe House – Rebuild. Clean up David Game House
2. No. 4 [Book Warehouse] desirable and possible. No. 3 [David Game House] redesign and replace horrible 60s Facade.
3. In favour of all buildings being refurbished and re-clad, for example. Jamie Oliver, M & S
4. Buildings 4 [Book Warehouse] area is a disgrace and should go before anything else. The Corner one is *really* ugly, the terrace of 3 is falling apart and the rest is just higgledy piggledy rubbish, apart from Lloyds and Natwest. No. 7 [United House] need external refurb, which is not stupidly expensive
5. Is it possible to vet shop fascias so that hideous ones are eliminated? The Book Warehouse makes that corner a real eyesore.
6. Demolish, Newcombe House, Astley and Davis Game Buildings, Totally Redevelop site to include gallery/museum.
7. Turn Farmers' Market Square into a tree lined square adjoining a plaza at the ground/ 1<sup>st</sup> floor of a new building replacing Newcombe House, which could be taller providing luxury and affordable housing plus plaza shops. Entrance and extension to plaza in new building in place of Newcombe House by a bridge – covered – from south side of highway
8. No. 7 [United House] – re-clad would be most be economical,
9. Tenants paid for this, look at Bolebec House, Howndes St cladding
10. These building are all past their sell by date – refurbishment would be better than nothing but not much.
11. No tall buildings – refurbish.
12. Refurbish Coronet, Reinstate?
13. We could improve the appearance by these iconically ugly blocks by exterior embellishment - think Hundertwasser (Vienna) hanging gardens, planted roof terraces and balconies etc.

#### **Buildings: Refresh**

1. No 8 & 9 be careful to respect the west views and right of light of E.H. T.
2. Remove 1960s buildings (if possible) put back good new buildings for offices and shops. Make it all more attractive for residents and visitors.
3. Maintain shops on the ground floor- independent not multiple.
4. High rise residential views! Replace Newcombe House & David Game widen sidewalks restrict traffic.
5. Not too high on the buildings- try to give a decent vista to the current residents- but get rid of the ugly buildings.
6. The current tower blocks have spoilt the area since the 50s/60s. Please don't plan to increase the height of any of the existing lower buildings. Scale is very important to the friendly feel of an area.
7. (refers to 10) One tower on Notting Hill Gate is enough.
8. Re-clad. Campden Hill Tower, Newcombe House, with stainless steel or a similar high tech material.
9. Looking down Pembridge Road and coming down Camden Hill Road the low level of the buildings is a positive asset.
10. Shop fronts between Linden Gardens and Pembridge Gardens are Ugly and out of proportion with the historic buildings behind them. Can something be done to require the owners so improve the look of the shops and their architecture?
11. Tidy up shop facades/signage.
12. Create some open space.
13. No. 5 Hobson house No height as would dwarf listed cinemas
14. Notting Hill is fundamentally human scaled – skyscrapers should be anathema- Hopeless!
15. Sixties architecture will become more appreciated as a valid period statement, with strong functional qualities. They do however need sympathetic maintenance. Notting Hill

- Gate is too linear along the wide road and greening should be further increased and traffic calmed and invited to a share rather than dominate the road. No to more high rise!
16. Better than refurbish but not very radical.
  17. I don't have an objection to new slightly higher rise buildings but I am in favour of bold new design.
  18. I have worked in Astley House for 7 years. I do not need my own front door! This would only increase the rent.
  19. No Walkie-Talkie all glass buildings.
  20. Why do we need open space when Holland Park/ Kensington gardens so close?
  21. Do not raise heights- I agree too!
  22. Please no more buildings. Notting Hill Gate is on a hill they cause the wind to whirl around some existing tall buildings - be better lower.
  23. No extra height on any of these buildings. Redevelop car park behind Newcombe House – either retail or residential.
  24. Change opening of tube with old GP ticket hall. Needs to be enhanced therefore do whatever buildings you want.
  25. Campden Hill Towers re-clad in nice cladding. Rebuild Newcombe House.
  26. Astley House forms pedestrian plaza behind in service area.
  27. Newcombe House pedestrianise and form plaza in car park open up ground floor into plaza.
  28. What about greening the gate (athenaeum effect on Campden Hill Tower. Newcombe trees at upper plaza).
  29. Thinking the mile end pedestrian bridge which is a park link up to other parks.
  30. Height of buildings should not be increased. Refurbishment only.

#### **Buildings: Rethink**

1. Totally out of scale tall tower and will add to wind tunnel.
2. Will TFL eventually not require the transferred building to allow a plaza between Waterstone's and the frozen yogurt shop?
3. Rebuild 60s buildings Newcombe House to be the only tall building unless tube (no stair) entrance can be achieved.
4. Increasing height of buildings will make the area even more of a wind tunnel.
5. Please do not increase building heights, issues include character of townscape, overbearing and wind issues on micro climate and feeling of overpowering skyline for surrounding low rise buildings eg. Hillgate Village.
6. A focus on refurbishment is the best approach. Tall buildings would change 'the village – local' character of the area. It could create a sterile Canary Wharf type of feel in what is still a residential district. Also it would increase the wind tunnel effect.
7. Yes/Positive Buildings 1, 3, 4, 5 7 [Astley House, David Game House, Book Warehouse, Hobson House, United House] No/Negative Building 2, 6 8, 10 [Newcombe House, Foxton's, M&S, Campden Hill Towers].
8. Taking away light from Broadwalk Court flats, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup> floors! (increase Astley House)
9. Don't build higher buildings but clean up what's there.
10. No increase to height of Campden Hill Towers or new tower at Newcombe House unless no increase in wind tunnel affect can be guaranteed.
11. Re-clad Campden Hill Towers – anything would be an improvement.
12. Idea of plaza behind Newcombe House good. Lower height of N. House.
13. Don't need tall buildings v. concerned about wind from tall buildings.
14. In favour of cladding Campden Hill Towers.
15. Create plaza behind Newcombe House – an open space is badly needed for cafe's, markets etc. High St. Kensington doesn't have one – we should.
16. Phase building to limit disruption.
17. No taller buildings, remove wind friendly area under Newcombe House, what's going to happen to London underground electrical building on Jameson St?
18. No. 10 to be re-clad if possible.
19. The height of buildings should be minimised. High towers create the wind tunnel effect, which would not enhance the attractiveness of this area.
20. The Book Warehouse building- it would be possible to 'fill in' the empty space but should not be too tall.

21. Tube entrance inside Foxton's – Excellent Idea!
22. Add luxury apartments on top of Campden Hill Towers to subsidize a refurbishment.
23. It should be possible to keep 2 cinemas – retain. The wind tunnel effect of Notting hill Gate should be addressed is this cause by current high rise buildings. Suggest no extra height on current high rises.
24. Newcombe car park now a real eyesore.
25. Retain Campden Hill Towers as is. No Penthouse Please! Would like to see Astley House replaced – perhaps as boutique hotel?
26. The last thing NHG needs is to replace one high rise (Newcombe House) with another.
27. Extend central plated reservation to east of Pembridge Road
28. Narrow NHG from 6 to 4 lanes.
29. Building No 4 [Book Warehouse] as is but restored. Roof Gardens, and vertical garden on ugly wall of adjacent building. Sculptural tall trees in angular gap? Book Warehouse to go
30. No. 1 Astley House possibly [rethink]
31. Promote use of wide pavements cafe society
32. Rethink guys – it's a no brainer.
33. Astley House redevelopment taller building on corner to act as 'gateway' Campden Hill towers- re-clad West Block [with] Additional accommodation= gateway. 2 gateways and a 'focus' (as sketch)
34. Refurbish Newcombe House leave 2 floor space at ground level to open up public space beyond.
35. M&S add height
36. Astley House, Newcombe House, David Game House – improve appearance
37. The 50s/60s buildings are dreadful. Knock them down!
38. This would be my choice- not worth keeping the old 50s and 60s tat!
39. None of the existing buildings is worth keeping – redevelop best option.
40. Notting Hill is a pace for pleasure not corporate harshness.
41. Additional floor space a 'thin building' on the site of Astley House would be disruptive and increase office rents.
42. Tall buildings cause the rubbish to dance – need to be designed to prevent this.
43. My concern with this project, which I suspect is the reason for this 'consultation' is that Notting Hill will end up with three town blocks accommodating offices, expensive flats, which will make the area feel cramped with little light.
44. I am also concerned that the towers will have little architectural merit and will be just make Notting Hill look like Kensington High St or worse Oxford St.
45. In principle – rethink but that it must be wow! Especially good idea for Campden Hill Towers.
46. Concerns shop rents will go up- but they probably should do. Important that it comes forward as a scheme- not separate buildings – harmony yin and yang.
47. Don't obliterate residential nature.
48. Opportunity to be better than everywhere else – it's already got the name.
49. No. 4 [Book Warehouse] Go Higher.
50. Put another tower but create an open space.
51. Go high has to be elegant like the Gherkin (not the same) wow factor had to be taller than Campden Hill Towers not keen on a nest of towers like Croydon.
52. Make all the architecture what people come to see – wow factor. Go for it – you can't be a little bit pregnant.
53. How nice it would be if the design could be innovative and stylish- no very tall buildings, not endless glass boxes.
54. Build no 11, 8, 9, 7 take more height. Redevelop building No 6. Trade off = better entrance to NHG tube. Newcombe House is quite high enough and creates a wind tunnel ditto Campden Hill Towers.
55. Optimise the surviving Victorian terrace shop fronts (north side of Bayswater Road – controlled shop front displays etc. Some good brick facades exist here which should be enhanced close down the Waterstones or improve it as a green public space? Relocate farmers market to the town hall precinct.
56. Think not only of right to light but quality of life of other occupiers.
57. Keep as is with a few changes.

58. NHG is a wind tunnel already this needs to be considered when changing height of building.
59. Shape of high building more crucial than height.
60. Agree! You need to demolish ugly tower blocks and replace them with interesting buildings.
61. It is important to ensure that the improvement regeneration of an area and physical improvement to the public realm and built form is inclusive and not made to feel like it is targeted to a specific crowd i.e. Exhibition road / Kensington where ever day people feel intimidated to go.
62. Need for real joined up thinking between all developers of place as whole- opportunity tube stations to higher levels.
63. Demolish Newcombe House it's a disgrace in every way! Preserve/list the flats behind Astley House. Also the book shop on corner opposite.
64. No more tower blocks Newcombe House and Campden Hill towers out of scale with the rest of the area and overshadow the terraced streets.
65. Redevelop Foxton's corner as a plaza entrance under a new apartment block.
66. Green Campden Hill Towers like athenaeum Piccadilly
67. Need to think of place as a whole from tube station to high levels – atrium above David Game House. Upper level public realm.
68. Please demolish all these buildings with the exceptions of the two cinemas.
69. Not ambitious enough!
70. Waste of time and money to tart things up- might as well do the full job. I agree
71. The redevelopment should take into consideration the historic character of Notting Hill (in terms of the built environment and character of independent shops and venues). The supplementary development plan should include this consideration tall glass and steel building mass chains would change the character of the area permanently and Notting Hill will become a generic UK high street.
72. Public access. If you have the chance to have a tall building it would be great to have public access to a cafe at the top. So any one would see the surrounding area. (Live the cafe at the top of Peter Jones in Sloane Square.)
73. Increasing the height of Newcombe House would not be in keeping with the area, it is currently 12 stories. Number 1 at Hyde Park is 10 storeys and relatively attractive, can you consider such a structure in place of Newcombe House and stretch of buildings of Kensington Church St.
74. No more tall buildings – create horrendous wind it's really bad!
75. Newcombe House rebuild – tall replacement acts as focus especially if set back from road as now ( not like "1 Hyde Park")
76. New and different shapes, spires and curves
77. .Architecture needs to be addressed. It is tatty, boring with no style or interest. Block upon horrible block something drastic needs to be done!
78. 60 years ago the 'new NHG' would have caused very different views – so whatever you do won't be universally welcome – or seen as a total success in another 60 years!
79. Building Height, Do not introduce any taller buildings or increase in height existing ones they make the area seem bleak.
80. Almost any building along NHG could do with developing – many 60s ones poor, but also older ones (opp Astley House) and whole stretch from coronet need a policy for all to work with developers as they propose plans.
81. Pull down Newcombe House to build something beautiful!
82. Wind tunnel created by these buildings (high) awful skyline!
83. Ok so long as height/ volumes of buildings not increased.
84. We need a full consultation with everyone in the area.