

# Representations received by the Royal Borough of Kensington and Chelsea

Avondale Conservation Area Extension – Consultation Period 12 September - 24 October 2012

	Name	Organisation/ Address (where given)	Representation	Object/ Support
1	Michael Bach	Kensington Society	<p>The Kensington Society has been pressing for a number of years to get a new conservation area declared in the Avondale area to include the post-WW1 redevelopment of this area – an area with some of the highest levels of poverty shown on the Booth Map – to produce some of the Homes for Heroes following from the 1919 Housing and Town Planning Act.</p> <p>These houses are now under threat from unsympathetic development, and to preserve the character and appear and of this area the Society supports the designation of this area as a new conservation area.</p>	Support
2	Amanda Frame	Kensington Society	<p>The Kensington Society strongly supports the proposal for the designation of a new conservation area in Avondale. This area consists of terrace houses built between 1870 and 1895 which represent a different aspect of late Victorian residential development in Kensington. Most of the houses are modest in scale and unassuming in appearance, however, as a group they are rich in historic and social interest. The Society has been concerned for some time that without conservation protection much of the architectural character of the area could be lost, which at present makes a significant contribution to residential quality of life. We hope that by designating the area as a conservation area the designation will enable the Council to issue Article 4 Directions which will ensure the protection of original architectural details, materials and finishes.</p>	Support
3	Graham Lees	Sirdar Road	<p>I have lived in Sirdar Road since the early 70s, when there was still a danger that the Lancaster West Estate would be extended into the area now proposed for conservation. Thank goodness that never happened but, to ensure this interesting area is not faced with such a risk in future, I fully support the proposed conservation area and hope it will go ahead without delay</p>	Support
4	Audrey Mela & Sven Leissler	Treadgold Street	<p>We have received your letter dated 10 September 2012 in which you informed us that the Council is proposing to designate an area around Avondale Park as a new conservation area.</p> <p>We object to such designation on the grounds that we feel there is ample need for improvements in a number of properties in the area outlined in your letter. Any additional restrictions to carry out such improvements will hinder further development which we feel would significantly enhance the overall appearance of properties in this area. We believe that existing regulations will suffice to uphold the overall appearance of the neighbourhood.</p>	Object
5	Anthony Temple	Lansdowne Walk	<p>I support this proposal - and I am sure many other local inhabitants do too.</p>	Support
6	Henrietta Phipps		<p>So glad that there is a proposal to make this a conservation area. It's a delightful 'village' part of North Kensington with a pleasantly low skyline, and green spaces in Avondale Park Gardens, and full of social history. Preserve it!</p>	Support
7	Joy Whitby		<p>Please note my strong support for the The Kensington Society's proposal for the designation of a new conservation area in Avondale. Developers should not be allowed to destroy the character of neighbourhoods which have historic interest not only for ourselves but also for succeeding generations.</p>	Support
8	Martin Frame		<p>I wish to support the proposal for Avondale to become a Conservation Area.</p> <p>This area consists of terrace houses built between 1870 and 1895</p>	Support

			<p>which represent a different aspect of late Victorian residential development in Kensington. Most of the houses are modest in scale and unassuming in appearance, however, as a group they are rich in historic and social interest. The Society has been concerned for some time that without conservation protection much of the architectural character of the area could be lost, which at present makes a significant contribution to residential quality of life. We hope that by designating the area as a conservation area the designation will enable the Council to issue Article 4 Directions which will ensure the protection of original architectural details, materials and finishes.</p>	
9	Philip Roberts	Wetherby Gardens	<p>I write to support the proposal for the designation of a new conservation area in Avondale.</p> <p>This area consists of terrace houses built between 1870 and 1895 which represent a significant aspect of late Victorian residential development in Kensington.</p> <p>As a group these houses are rich in historic and social interest. Without conservation protection, much of the architectural character of the area would eventually be lost, which would reduce its current contribution to residential quality of life.</p> <p>By designating the area as a conservation area, RBKC would be able to issue Article 4 Directions. That would ensure the protection of original architectural details, materials and finishes.</p>	Support
10	Jill Freinberg	St. Ann's Villas	<p>I would like to voice my support for creating conservation protection for the Avondale area. It is a unique and important part of the borough that should have protection rights against unsympathetic development.</p>	Support
11	Georgiana Lebus	St James's Gardens	<p>I am writing on behalf of my family as residents of RBKC and of the Norland Conservation Area, and neighbours to Avondale, to support wholeheartedly the proposed creation by the Council of the Avondale Conservation Area.</p> <p>We are aware that the proposal for designation of this area has been promoted for some time and that it is in need of protection. The houses of Avondale are unique to Kensington a, having been built for occupation by WW1 veteran soldiers and their families.</p> <p>As a group of houses they are rich in historic and social interest – and while modest in scale and unassuming in appearance their architectural character makes them a valuable part of the area.</p> <p>We understand also that several of the houses have in recent years been the subject of alterations including changes to the roof line, the rear gardens areas and the front facades as a result of permitted development.</p> <p>Clearly the time has come – if it is not already overdue – to afford the neighbourhood the protection of conservation status.</p> <p>We very much look forward to hearing that the designation of the Avondale Conservation Area has been confirmed by the Council</p>	Support
12	Ariane M. Braillard		<p>I thank you for seriously considering the designation of a new conservation area in Avondale in Kensington.</p>	Support
13	Mr and Mrs Daniel Kaminski	Russell Road	<p>We strongly support The Kensington Society proposal for the designation of a new conservation area in Avondale. This area consists of terrace houses built between 1870 and 1895 which represent a different aspect of late Victorian residential development in Kensington. Most of the houses are modest in scale and unassuming in appearance, however, as a group they are rich in historic and social interest. The Society has been concerned for some time that without conservation protection much of the architectural character of the area could be lost, which at present makes a significant</p>	Support

			<p>contribution to residential quality of life. We hope that by designating the area as a conservation area the designation will enable the Council to issue Article 4 Directions which will ensure the protection of original architectural details, materials and finishes.</p> <p>Please register our full support to this conservation area.</p>	
14	Friederike Maeda	Courtfield Road	<p>I am writing to you to add my name to the no doubt growing list of RBKC residents , who are very much in favour of the creation of an Avondale Conservation Area .</p> <p>This lovely area , like so many others in our borough and elsewhere in London , is threatened with the loss of its intrinsic character , if unfettered development - particularly in the light of proposed changes to permitted development - is not somehow brought under control .</p>	Support
15	Barbara Austin		<p>I have read the papers concerning the proposal to give the Avondale area protection by creating a new conservation area. I support this plan and look forward to receiving notice that you are able to issue Article 4 Directions to ensure the protection of original architectural details, materials and finishes.</p>	Support
16	Anthony Perry	Penzance Place	I fully support the creation of this Conservation Area	Support
17	George Ll. Law	Phillimore Gardens Close	I am a resident of Kensington and I am writing to support the proposed creation of the Avondale Conservation Area. In my view the Victorian terraces of houses in the area are unique to Kensington and are of sufficient architectural merit as to justify the greater degree of protection from inappropriate development that would be provided by the creation of the area.	Support
18	Libby Kinmonth	Chairman, Norland Conservation Society	<p>I write to fully endorse the Council's proposal to make a new conservation area in Avondale.</p> <p>Permitted development and the Government's current endorsement for development will leave unprotected areas very vulnerable to inappropriate development, especially in terms of scale. This short term approach would do a great deal of damage in an area that has its own particular character, architectural value and historic interest.</p> <p>I was fascinated to read the history of the area, most of which I knew but only in bits and pieces. The residents are to be congratulated for putting together such an interesting overview.</p> <p>Their and the Council's proposal to create this new conservation area are to be fully supported.</p>	Support
19	P S Chapman	Lansdowne Road	I was very pleased to read about the proposals for an Avondale Conservation Area, and I fully support them.	Support
20	Clare Singleton	Highlever Road	I am writing to support the proposal for a conservation area in the Avondale area. It is important to retain the current character of the area, particularly as there is increasing pressure to implement developments of inappropriate size from both individual households and from developers.	Support
21	Cllr Judith Blakeman	<u>Notting Barns Ward</u> Leader of the Labour Group	<p>I am writing formally on behalf of the Kensington and Chelsea Labour Group of Councillors to support the Council's proposal to designate a new Avondale Conservation Area within the boundaries delineated in the Plan on the Council website.</p> <p>In 2008 the Notting Barns Ward councillors conducted a survey of every household within the Notting Barns Ward when it was first granted Ward Initiative funding. Residents living in that part of the ward that is included in the proposed Avondale Conservation Area responded vigorously to say how much they hoped that the area could achieve designated Conservation Area status.</p> <p>This has now become a matter of some urgency as property</p>	Support

			<p>developers are moving into the area and carrying out unsightly and inappropriate changes under the permitted development legislation. These changes are seriously damaging the fabric, appearance and integrity of some of these small terraced houses and at the moment the Council is powerless to stop this practice.</p> <p>As the Council acknowledges, these lovely Victorian terraces do have special architectural and historic interest and merit. We believe that it is entirely appropriate that they form part of a designated Conservation Area – as proposed - to ensure that no further inappropriate changes are permitted to any of these houses without full consideration by the local planners to ensure that no further damage is done to these lovely buildings.</p> <p>We wholeheartedly support the proposal to designate this area as the Avondale Conservation Area.</p>	
22	Jemima Joll		<p>The proposed conservation area may stop home owners carrying out legitimate improvements to their homes in times when the cost of moving has become very expensive. It makes an added layer of control &amp; bureaucracy &amp; cost &amp; hassle which people will have to go through all these additional hoops in future. Having lived in this area for a long time I have been happy with the developments which have been carried out on this street which are generally sympathetic &amp; have upgraded both the properties &amp; the area , when it has not been a conservation area. I have concerns about the benefits of being denoted a conservation area.</p>	Object
23	RBKC Corporate Property		<p>Daniel Watney LLP has been instructed by RBKC's Corporate Property Department to submit representations in respect of the proposed designation of a Conservation Area for Avondale in the Royal Borough of Kensington and Chelsea.</p> <p>RBKC's Corporate Property Department has an interest in the potential designation of the Conservation Area as they own the freehold of Avondale Park Primary School on Sirdar Road, W11. As can be seen from the proposed Avondale Conservation Area boundary reproduced below, the site of Avondale Park Primary School is proposed to be dissected by the Conservation Area boundary with the original Victorian school building to the north included, and the more modern school building to the south excluded.</p> <p>Whilst RBKC's Corporate Property Department does not have an in principle objection to the designation of a Conservation Area for Avondale, recognising the architectural and historical value of the Victorian terraces constructed during the period 1870 to 1895, there are nevertheless some concerns regarding the implications of part of Avondale Park Primary School being included in the Conservation Area.</p> <p>As you are aware, there is significant pressure on school places across the Borough, especially at primary school level where only 64.9% of children starting primary school in September 2012 received their preferred option, while 35.1% of youngsters missed out.</p> <p>RBKC's Corporate Property Department is continuing to work with schools across all levels within the Royal Borough to ensure that their accommodation is of the highest contemporary standard and is able to contribute to the outstanding educational offer of the Royal Borough's schools. In many cases, this involves making significant changes to existing school buildings which, although visually grand and appealing, do often not provide the flexibility, specification, quality and quantum of floorspace that is demanded by the service.</p> <p>Whilst RBKC's Corporate Property Department are not currently considering improvements to the quantum or quality of the accommodation provided at Avondale Park Primary School, it is evident that the existing Victorian school building may not provide</p>	Support with amendments

			<p>the highest quality educational space in terms of flexibility of use, accessibility, environmental performance, classroom layout and various other criteria which are characteristic of Victorian building design.</p> <p>RBKC's Corporate Property Department considers it imperative that should a Avondale Conservation Area be designated, that the accompanying Conservation Area Appraisal does not require the retention of the Victorian school building as a default but rather recognises that whilst it may be considered to positively contribute to the character and appearance of the Conservation Area, it does not provide floorspace which is of a specification or quality that lends itself to achieving the educational standards sought by the Royal Borough or contributing to providing additional school places to address rising demand.</p> <p>To this end, the Local Planning Authority may consider including wording in any future Conservation Area Appraisal which makes it clear that the Council may exceptionally grant Conservation Area Consent for the demolition of the Victorian school building if part of a wider redevelopment scheme that can demonstrate the deficiencies of the existing space to provide on-going educational floorspace of the highest quality. If this case can be made, alongside demonstrating that redevelopment optimises the use of the school site, the Conservation Area designation could then be used to ensure the delivery of a replacement school building of the highest quality which contributes to the enhancement of the Avondale Conservation Area.</p> <p>Whilst we appreciate that the principal reason for designating a Conservation Area is to enhance and preserve the special architectural or historical character of a particular area, we consider that it is equally as important to recognise that as in the case of Avondale Park Primary School, there may be buildings in public service use which do not provide the quality or specification of accommodation required to meet the highest standards of service delivery. These representations are intended to ensure that in such cases, the Conservation Area Appraisal will apply sufficient flexibility to allow the assessment of proposals for the loss of a building located in a Conservation Area in a holistic matter including against quality of replacement accommodation, overall benefits to educational offer, efficiency of use of land and quality and appropriateness of replacement buildings.</p> <p>I trust these representations are of interest when you are considering the allocation of an Avondale Conservation Area and drafting of a subsequent Conservation Area Appraisal.</p>	
--	--	--	--	--