

Consolidated Local Plan

Royal Borough of Kensington and Chelsea

July 2015

Consolidated with alterations since the Core Strategy (December 2010) incorporating Pubs & Local Character Review (October 2013), Miscellaneous Matters Review (December 2014), Conservation & Design Review (December 2014) and Basements Review (January 2015)



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA



Foreword

This is our Local Plan for future development within the Royal Borough. It sets out the Council's policies towards homes, offices, shops, restaurants, pubs, open spaces, educational establishments and the many other buildings and activities that make this borough such a thriving and successful place. It also lays down policies towards the physical environment in which people live: the preservation of our listed buildings, the conservation of the best of our streets and spaces, the encouragement of better design, the enhancement of character, the conservation of water resources, the improvement of air quality and so on.

The Royal Borough of Kensington and Chelsea is a place of contrasts, with a set of unique circumstances. Those who live and work here and the many thousands who visit its world famous attractions on a daily basis have many different needs and demands. Planning has the difficult challenge of meeting these needs whilst preserving and enhancing the legacy of what we have already.

It is almost five years since the original Core Strategy was adopted, in December 2010. It recognised the need for new social infrastructure and many of the projects it planned are now coming forward. We have opened two new academies, built a state of the art new leisure centre in North Kensington and refurbished the sports centre in Chelsea and there are more big projects underway. The policies in the Core Strategy have been instrumental in helping to bring these projects forward whilst safeguarding the quality of our environment.

But things can change rapidly, in the property market, in tastes and needs, in demographics and in government policy and guidance. Policies sometimes need to be adjusted to meet new circumstances. Since the Core Strategy was adopted, we have taken steps to give better protection to office uses and our public houses and have strengthened our policy to resist the more excessive basement developments in order to limit their impact on the neighbouring residential environment.

This Local Plan refreshes the Core Strategy (national policy uses the term Local Plan rather than Core Strategy). Despite our success over the last five years there is still much to do; there will always be a lot to do. Crucially, we need more homes. There are parts of the borough which still need regeneration. Kensington and Chelsea is part of a vast, dynamic urban region with a rapidly growing population, and a global economy which exerts its own pressures. These pressures are often beneficial, but not always, and we have to deal with them and turn them to the borough's advantage where we can.

Kensington and Chelsea is one of the very best boroughs in which to live and work. We want it to remain that way.

A handwritten signature in black ink that reads "Nick Paget-Brown". The signature is written in a cursive, slightly slanted style.

Cllr Nick Paget-Brown, Leader of the Council

How the Local Plan should be read

A copy of the document is available for download from:

www.rbkc.gov.uk/planning

A hard copy of the plan is also available at the Planning Information Office in the Customer Service Centre at Kensington Town Hall.

We thank you for your support during the preparation of the Local Plan. We appreciate the time that was given for comment and how the document improved as a result.

Please contact us if there are any issues within the document on which you would like further clarification.

Note: For consistency the paragraph numbering reflects that of the 2010 Core Strategy. Where paragraphs have been added through plan alterations, they are identified with a letter after the paragraph number, and where paragraphs have been removed that paragraph number has also been removed from the document.

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Executive Summary

A guide to the structure of the plan

The plan is divided into three sections:

- **The Spatial Strategy**
- **The Delivery Strategy**
- **Supporting Information**

- 1** The first section, the **Spatial Strategy**, sets out:
 - The main issues facing the borough - the 'spatial portrait' (Chapter 2: Issues and Patterns)
 - The locally distinct vision for the borough with supporting strategic objectives (Chapter 3: Building on Success)
 - Where development is planned in broad terms (Chapter 4: Spatial Strategy)
 - How it will affect 14 key places in the borough (Chapters 5-18)
- 2** The second section, the **Delivery Strategy**, sets out:
 - Allocations and Designations (Section 2A). Strategic Site allocations are included in this plan. In addition, this section sets out changes to the proposals map;
 - Policies and Actions (Section 2B). This contains the policies that will be used in determining planning applications (Development Management), and other Corporate and Partner Actions that will deliver the objectives of the plan;
 - Infrastructure (Section 2C), presented as a schedule;
 - Monitoring, Risks and Contingencies (Section 2D), which sets out how we will monitor the plan, and what action we will take if things do not work out as envisaged.
- 3** The third section provides further detailed **supporting information**.

Background to the plan-making system

The system of plan making introduced by the 2004 Planning and Compulsory Purchase Act replaces the UDP with a Local Development Framework (LDF). The Local Plan is the principal document within the LDF. Some policies in the UDP remain relevant, but the vast majority have been replaced by this document.

The 2004 Act introduced the concept of ‘spatial planning’. Planning no longer ‘just’ looks to control the development of land. Instead we must look at wider issues to do with how places are used, and how other public services influence the quality of places – ‘place shaping’. There are four aspects to being ‘spatial’:

- **Geographical**: plans should set out where things will happen;
- **Integrated**: plans should be ‘joined up’ with other public service providers;
- **Delivery**: we must not have vague aspirations, but ambitions that are backed up by evidence of how they will be achieved;
- **Locally distinctive**: we must ensure that our policies are tailor made to the unique circumstances of the Royal Borough.

The Local Plan plans for the period up to 2028. It forms part of the Council’s development plan. The London Plan also forms part of the development plan together with any adopted neighbourhood plans. The significance of this is that the Planning Acts require planning applications to be “determined in accordance with the development plan unless material considerations indicate otherwise”. The process of assessing planning applications is known as development management.

The contents of the plan are shown graphically on the key diagram. This is supported by the vision for the borough and seven strategic objectives, which summarise the Council’s policy.

CV 1

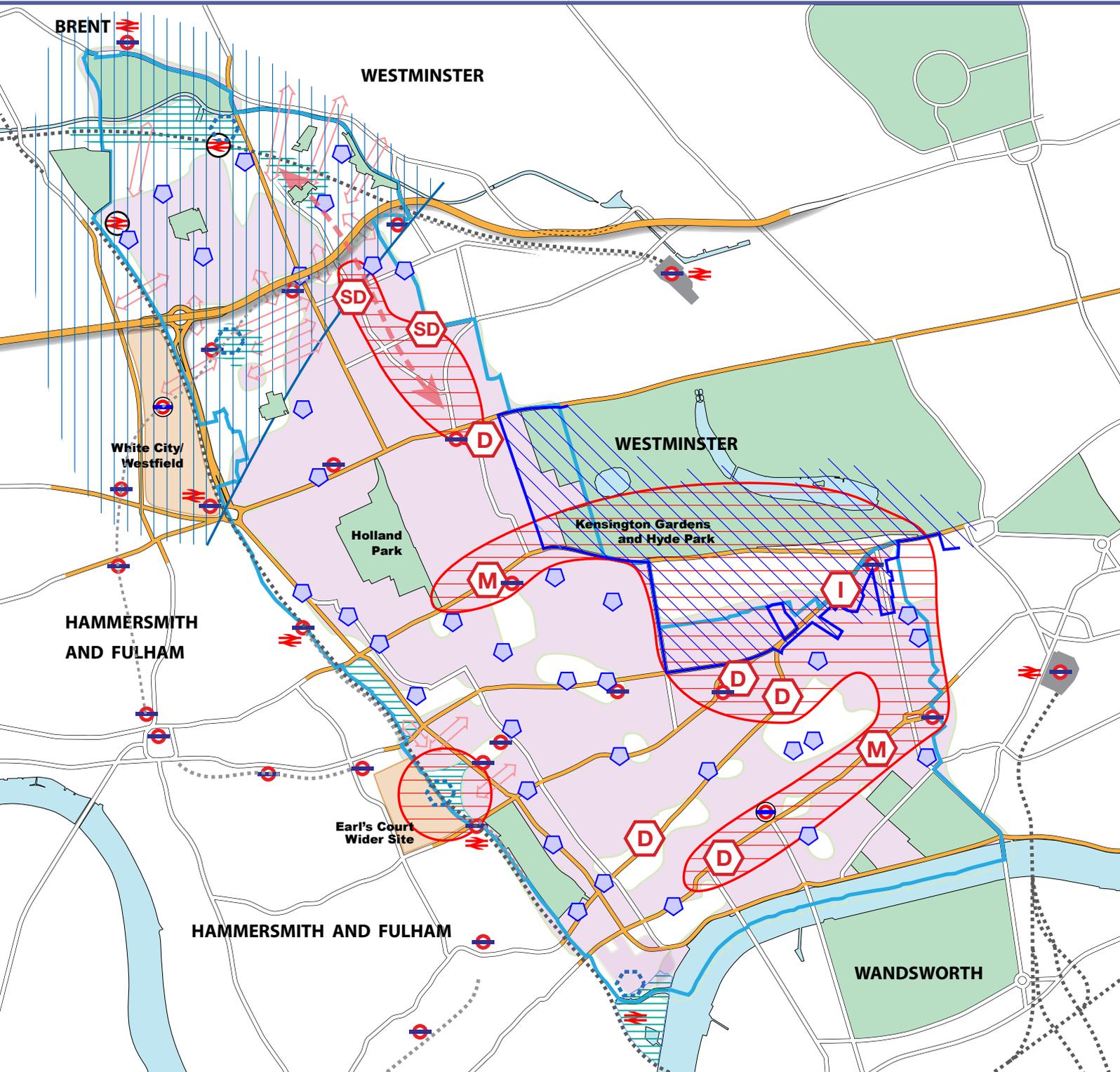
Vision for the Royal Borough: Building on Success

Our vision for Kensington and Chelsea over the next 20 years is to build on success. To further develop the strong and varied sense of place of the borough, we will, in partnership with other organisations and importantly with our residents:

- **stimulate regeneration** in North Kensington through the provision of better transport, better housing and better facilities;
- **enhance the reputation** of our national and international destinations – Knightsbridge, Portobello Road, South Kensington, the King’s Road, Kensington High Street, and Earl’s Court by supporting and encouraging retail and cultural activities in particular;
- **uphold our residential quality of life** so that we remain the best place in which to live in London, through cherishing quality in the built environment, acting on environmental issues and facilitating local living, including through strengthening neighbourhood centres.

KEY DIAGRAM

-  Regeneration
-  Areas with particular National or International Reputation
-  Conservation Areas (largely residential)
-  Central Activity Zone
-  Neighbourhood Centre
-  Possible New Centre
-  International, Major, District and
-  Special District Centres
-  Better connections and legibility needed
-  New stations
-  Metropolitan Open Land/Cemeteries
-  Kensal Notting Hill Gate Connection
-  Thames and Grand Union Canal showing bridges
-  Broad locations of development



A summary of the Council's policy

CO 1 Strategic objective for Keeping Life Local

Our strategic objective to **keep life local** is for strong, effective local centres, for social and community facilities to be widely available, and for neighbourhood functions, including neighbourhood shopping facilities, to be easily accessible, so that residential communities can flourish.

CO 2 Strategic objective for Fostering Vitality

Our strategic objective to **foster vitality** is that the quality of life of our predominantly residential borough is enhanced by a wide variety of cultural, creative and commercial uses which can significantly contribute to the well-being of residents and to the capital's role as a world city.

CO 3 Strategic objective for Better Travel Choices

Our strategic objective for **better travel choices** is that walking, cycling and public transport are safe, easy and attractive, and preferred by our residents to private car ownership and use.

CO 4 Strategic objective for An Engaging Public Realm

Our strategic objective for **an engaging public realm** is to endow a strong local sense of place by maintaining and extending our excellent public realm to all parts of the borough.

CO 5 Strategic objective for Renewing the Legacy

Our strategic objective to **renew the legacy** is not simply to ensure no diminution in the excellence we have inherited, but to pass to the next generation a borough that is better than today, of the highest quality and inclusive for all, by taking great care to maintain, conserve and enhance the glorious built heritage we have inherited and to ensure that where new development takes place it enhances the borough.

CO 6 Strategic objective for Diversity of Housing

Our strategic objective to have a **diversity of housing** is that at a local level it will cater for a variety of housing needs of borough residents, and is built for adaptability and to a high quality.

CO 7 Strategic objective for Respecting Environmental Limits

Our strategic objective to **respect environmental limits** is to contribute to the mitigation of, and adaption to, climate change, significantly reduce carbon dioxide emissions, maintain low and further reduce car use, carefully manage flood risk and waste, protect and attract biodiversity, improve air quality, and reduce and control noise within the borough.

What will we do to stimulate regeneration in North Kensington?

The Council has ambitious plans for North Kensington.

Kensal will be transformed and act as a catalyst for regeneration throughout North Kensington, by the opening of a Crossrail station and the redevelopment of the Gasworks site into a well connected and environmentally responsible townscape of over 2,000 new houses, with a mix of other uses. The employment zone will continue to offer accommodation that will foster the cultural and creative industries. We have identified the Kensal Gasworks sites to deliver this.

Golborne/Trellick will maintain its strong mixed community, enhanced by the renewed Wornington Green estate. Trellick Tower will remain the icon of the area and Golborne Road market and retailers will be secured. We have allocated two sites in the area, namely Wornington Green and the land adjacent to Trellick Tower.

Portobello/Notting Hill will remain locally and internationally vibrant retail centres with improved pedestrian links. Portobello Road, with its antiques and street market will remain a jewel in London's shopping crown, and Westbourne Grove will retain its position as a specialist shopping destination.

Westway will be transformed from an oppressive negative influence into one which celebrates public life and creativity.

Latimer will be transformed into legible built environment, inclusive for all, with a new neighbourhood shopping centre, and borough-wide facilities including a new academy and renewed sports centre. We have allocated the site for the new academy. The employment zone will continue to offer accommodation that will foster the cultural and creative industries.

Specifically, by 2028:

We will have **kept life local**:

- There will be a new academy in the north of the borough on the Kensington Leisure Centre site with an area of no less than 10,000sq.m.
- The public facilities at Kensington Leisure Centre will have been renewed, and remain public facilities, not just those of a school open to residents 'out of hours'.
- There will be two new centres at Kensal and Latimer as part of regeneration proposals. The size of these town centres will depend upon the nature of the development.
- St Charles Hospital will have been renewed to provide improved health facilities, including improving the dental service.
- A new health centre will have been provided in the Golborne/Trellick area.

We will have **fostered vitality**:

- There will be a greater number of successful small businesses in the north, especially in relation to cultural and creative industries, making use of the relatively low land values of the employment zones.
- Mixed use development will have been provided on the Kensal site to provide jobs in retail and business for local people, including the relocation of the present Sainsbury's store.
- Portobello Road will have maintained its position as both a vibrant local centre, and as an international centre for the antiques trade.
- The street markets at Golborne and Portobello will continue to thrive.

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We will have provided **better travel choices**:

- A new Crossrail station will have been built at Kensal.
- Bus services linking the north and south of the borough will have been improved.
- There will be new transport links between White City and Latimer across the West London line.

We will have extended our **engaging public realm**:

- Bridges over the Grand Union canal and Paddington main line will have been provided linking into Kensal Green Cemetery. The canal bridge will be provided between 2011 and 2017 and the railway bridge (the precise location to be decided) to integrate with the wider St Charles area will not be implemented before 2017.
- Wornington Green, Kensal and Latimer will have been regenerated, with street patterns that reconnect these places back into the rest of North Kensington.
- The Crossrail station will have assisted in creating a pedestrian connection to Notting Hill Gate station, down the length of Portobello Road.
- Over 1,000 new trees will have been planted throughout the borough, with over half in North Kensington.
- The Wornington Green development will have reconnected Portobello Road to Ladbrooke Grove at the Barlby Road junction.
- Athlone Gardens, Little Wormwood Scrubs and other public parks will have been improved and achieve Green Flag status.
- The stretch of the Portobello Road north of the Westway will become an attractive and vibrant area to link the Portobello Road market with the Golborne market.
- Wayfinding to Portobello from Notting Hill Gate, Ladbrooke Grove and Westbourne Park Underground stations will have been improved.
- Improvements will have been made to the bridge over the Paddington main line to lift the appearance of the Golborne and Trellick area.
- Latimer Road station will become more of a focal point as part of the reconnection of local streets.

We will have **renewed the legacy**:

- Grade II* listed Trellick Tower will have been restored.
- Colville, Oxford Gardens and Kensal Green Cemetery conservation areas will have been improved and enhanced both through careful control of development and public investment.
- New development at Kensal as part of estate renewal will be to a very high standard, and will be considered for designation as a new conservation area.

We will have **diversified housing**:

- More than 2,500 new homes will have been built in the north of the borough.
- Existing social rented housing stock will have been rebuilt as part of the estate renewal programme, specifically at Wornington Green and Latimer.

We will have **respected environmental limits**:

- District heat and power networks will have been established at Wornington Green, Kensal and Latimer.
- The Grand Union Canal will be used to enhance biodiversity and transport.

What will we do to enhance the reputation of our national and international destinations?

Both Kensington and Chelsea are – to borrow marketing language – international ‘brands’ with considerable reputational value. In addition, there are individual places whose reputations we need to enhance for the good of the borough as a whole. With the exception of Earl’s Court and Portobello Road, these destinations cluster in the south and east of the borough.

Portobello Road will continue to offer a unique retail character and its antique and street market will be centrepiece of this.

Earl’s Court will offer an attractive ‘urban village’ environment with stronger links to the Earl’s Court Exhibition Centre which will remain an important cultural destination, with 500 new homes and several thousand new jobs in the borough, and many more in neighbouring Hammersmith and Fulham. Over 1,000 more homes will be built at Warwick Road. Streetscape and pedestrian improvements to the Cromwell Road will transform the environment. The one-way system will also be returned to two-way working, wherever possible. We have allocated sites at Warwick Road and the Exhibition Centre to deliver these plans.

Kensington High Street will continue its long tradition as Kensington’s high street, serving residents, workers and visitors. It will continue to provide a good range of food retailing and remain a destination for fashion and certain ‘niche’ markets. We have allocated the Commonwealth Institute at the west end of Kensington High Street for destination use.

South Kensington will remain one of the premier cultural attractions in London, also offering good local shopping facilities. Its reputation will be significantly enhanced through the implementation of the Exhibition Road transformation.

Brompton Cross will be promoted as a high quality specialist boutique retail centre with international appeal. Pedestrian links between South Kensington Underground Station and the museums will be improved, and the hospitals will continue to thrive.

Knightsbridge will continue its role as the Royal Borough’s international shopping destination, but also as an important residential quarter and service centre for residents in Kensington and Chelsea, and Westminster.

King’s Road/Sloane Square will remain one of London’s iconic and vibrant shopping streets, containing a lively and diverse mix of shops and restaurants, and will build on the recent arrival of the Saatchi Gallery to ensure the King’s Road remains a first class fashion destination and world renowned cultural attraction.

Specifically, by 2028:

We will have **kept life local**:

- The centres of national and international reputation will continue to serve local communities.
- Local residents and those travelling from afar will continue to benefit from the borough’s world class medical institutions.

We will have **fostered vitality**:

- The rich and varied cultural reputation of the borough will have been improved, with South Kensington remaining one of London’s most important cultural areas.
- The borough’s role in offering some of London’s top retail destinations – Knightsbridge, Portobello, Kensington High Street, King’s Road – will be secure.

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- Knightsbridge, King's Road, Fulham Road and South Kensington will have taken up the limited opportunities to expand retail floor space in these centres.
- The existing relatively large employers will have been retained, and new ones established in the town centres and other highly accessible areas.
- Earl's Court will remain the location for a large convention centre or exhibition function.
- The Commonwealth Institute will have become a centre for cultural and/or exhibition uses.
- Small businesses will continue to be the backbone of the employment economy of the borough.
- The Royal Borough will continue to be a centre for London's cultural and creative industries.

We will have provided **better travel choices**:

- Information for bus services will have been significantly improved, making them a real option for visitors to the borough.
- Wayfinding throughout the borough's main high-trip generating destinations will have improved to make walking through the borough easier and safer.
- South Kensington Underground Station will be transformed in line with Exhibition Road to provide a station befitting the area and create a sense of arrival to the millions of visitors who use the station every year.

We will have extended our **engaging public realm**:

- The single surface roadway pioneered first with Kensington High Street and later Exhibition Road will have been extended to many other parts of the borough, and will be an established approach to public realm design within England.

We will have **renewed the legacy**:

- The quality of our built heritage will continue to be central to the image of the borough.
- Property owners will be accustomed to undertaking restoration and enhancement works as part of development proposals.

We will have **diversified housing**:

- By supporting the need for student accommodation for Imperial College, which is on the border with the City of Westminster.

We will have **respected environmental limits**:

- By demonstrating that our historic townscape can be conserved while taking action to mitigate and adapt to climate change.
- By encouraging new and successful technologies that fight the causes of climate change.

What will we do to uphold the residential quality of life?

The residential quality of life is crucial to maintaining the borough as one of the best places to live in London. The Local Plan does not look at all the residential places. It is focusing on areas of the borough where there is significant change expected, and on all our larger town centres. Those that fall outside the categories of ‘regeneration’ and ‘reputation’ are itemised here.

Notting Hill Gate will be significantly enhanced as a district shopping centre, with a better mix of shops to serve local people, and fewer estate agents, bureaux de change and hot food take-aways. New buildings will be of exceptional quality, and the street will become less traffic dominated and more pedestrian friendly, with less street clutter.

Fulham Road will remain an essential centre providing for the daily needs of local people, while offering a variety of high quality specialist shopping. Monitoring of the food and drink uses will be undertaken to ensure these uses do not undermine its function as a neighbourhood centre.

Lots Road/World’s End will see the opening of the new Chelsea Academy, and the mixed-use development, including 420 homes on the power station site, which already has a planning permission. It will continue to foster cultural and creative uses, and will benefit from improved connectivity through the opening of a new station on the West London line at Imperial Wharf, and improvements to the one-way system that forms a barrier with the rest of the borough.

Specifically, by 2028:

We will have **kept life local**:

- Doctors, primary schools and local shops will be within an easy walk of most of the homes of the borough.
- The majority of the borough’s primary schools will have been modernised and enhanced to provide an ever-improving community function.
- A new academy for the communities of North Kensington will be fully operation in Latimer by 2018.
- Key shops in the Council’s ownership will be managed under the neighbourhood shopping policy to support local shopping needs.
- The leisure facilities at Chelsea Old Town Hall will have been refurbished.

We will have **fostered vitality**:

- The cultural and retail diversity from which the residents currently benefit will be maintained and enhanced.
- Employment opportunities will have been maintained and enhanced throughout the borough and low value land uses (many of which are beneficial to residents) will have been protected in the borough’s employment zones.

We will have provided **better travel choices**:

- A new Crossrail station will have been opened by 2017 serving residents across the north of the borough as well as those in neighbouring authorities.
- A new station on the West London line, which will have opened at Imperial Wharf in 2009 in the London Borough of Hammersmith and Fulham, will serve the far south west of the borough.
- The Earl’s Court one-way system will have been unravelled, making a significant improvement not only to Earl’s Court and Fulham Road town centres but also to the residential quality of life along Earl’s Court Road and Warwick Road.
- A greater proportion of journeys will be on foot and by bicycle, as a result of the

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removal of barriers to movement and improvements to streetscape, making walking and cycling both easier and more attractive.

- The London Cycle Hire scheme will be well established and an integral part of London's transport offer.

We will have extended our **engaging public realm**:

- All redundant and non-essential street furniture will have been removed, and Yorkstone paving will have been laid in over 85 per cent of the borough.
- The disconnected street networks in parts of North Kensington will have been removed and replaced with safer, more legible and better connected routes to encourage walking and cycling and provide better connections to other communities and facilities.
- Chelsea Creek will have been enhanced for recreation and wildlife.
- The open spaces and waterways which provide the borough with so much natural life, will continue to flourish and access to Kensal Green Cemetery and Little Wormwood Scrubs will provide more variety for residents.

We will have **renewed the legacy**:

- Our historic townscapes will have been cherished and will appear much as they do today.
- Our listed buildings will have been preserved.
- There will be new buildings and regenerated areas of exceptional design quality, creating a legacy for the future.
- Eyesores will have been replaced with buildings more appropriate to their context.

We will have **diversified housing**:

- More than 7,000 new homes will have been built, including at least 1,600 affordable homes.
- New housing will address shortcomings in the mix of the existing building stock.
- More larger family housing will have been provided, both through new build and through 'de-conversions'.
- There will be more accommodation suitable for older people.
- New homes will be lifetime homes compliant and ten per cent will be wheelchair accessible.

We will have **respected environmental limits**:

- New homes will be achieving exceptionally high standards of environmental performance, with carbon neutral having been the national standard through building regulations for ten years.
- Much of the existing building stock will also be retrofitted to achieve high standards of environmental sustainability.
- A district heat and power network will have been established in large parts of the borough, especially Earl's Court and in the north of the borough.
- Waste production will have become very low, and the waste we do produce will be reused, recycled or disposed of in or very near to the borough.
- Counters Creek combined sewer and storm drain will have been upgraded to accommodate flood events.
- Sustainable urban drainage systems will be commonplace in all developments.
- Developments at risk of flooding will incorporate measures to mitigate that risk.
- Air quality and noise will have significantly improved.
- the biodiversity value of the borough will have been enhanced.