



New Homes at Edenham

Round 3 consultation events

Online event

Wednesday 14 July, from 5.30pm to 7pm

You can join via the Zoom link

<https://zoom.us/j/98519034309>

In-person event

Saturday 17 July 2021, from 10am to 12pm

Outside Trellick Tower main entrance, Golborne Road

In-person event

Saturday 24 July 2021, from 10am to 12pm

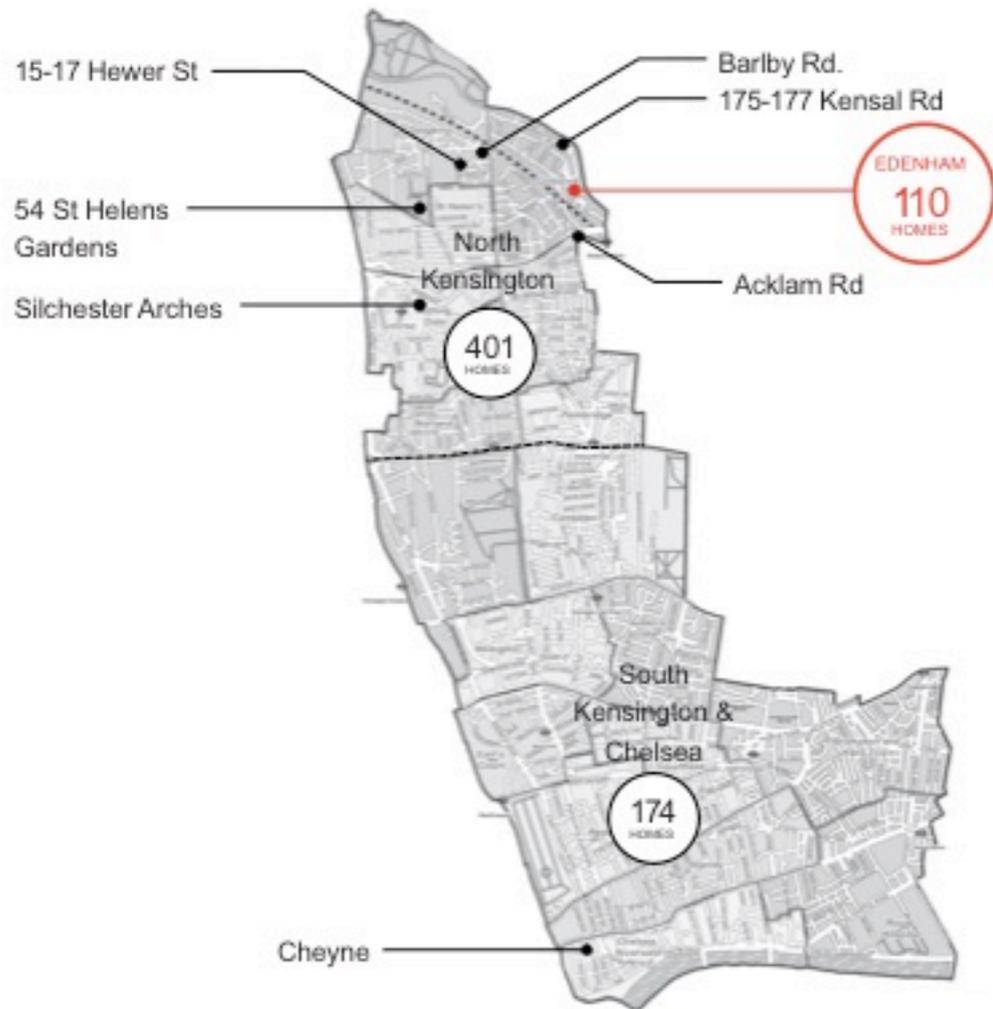
Outside Trellick Tower main entrance, Golborne Road

**Building
for the
Future**



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

New Homes Delivery Programme



'The New Homes Delivery Programme aims to tackle the pressing need for affordable homes in our borough. We have 2,100 people on our housing waiting list and its important that we maximise the use of our land so that we can start addressing this acute housing shortage.'

Cllr Kim Taylor-Smith

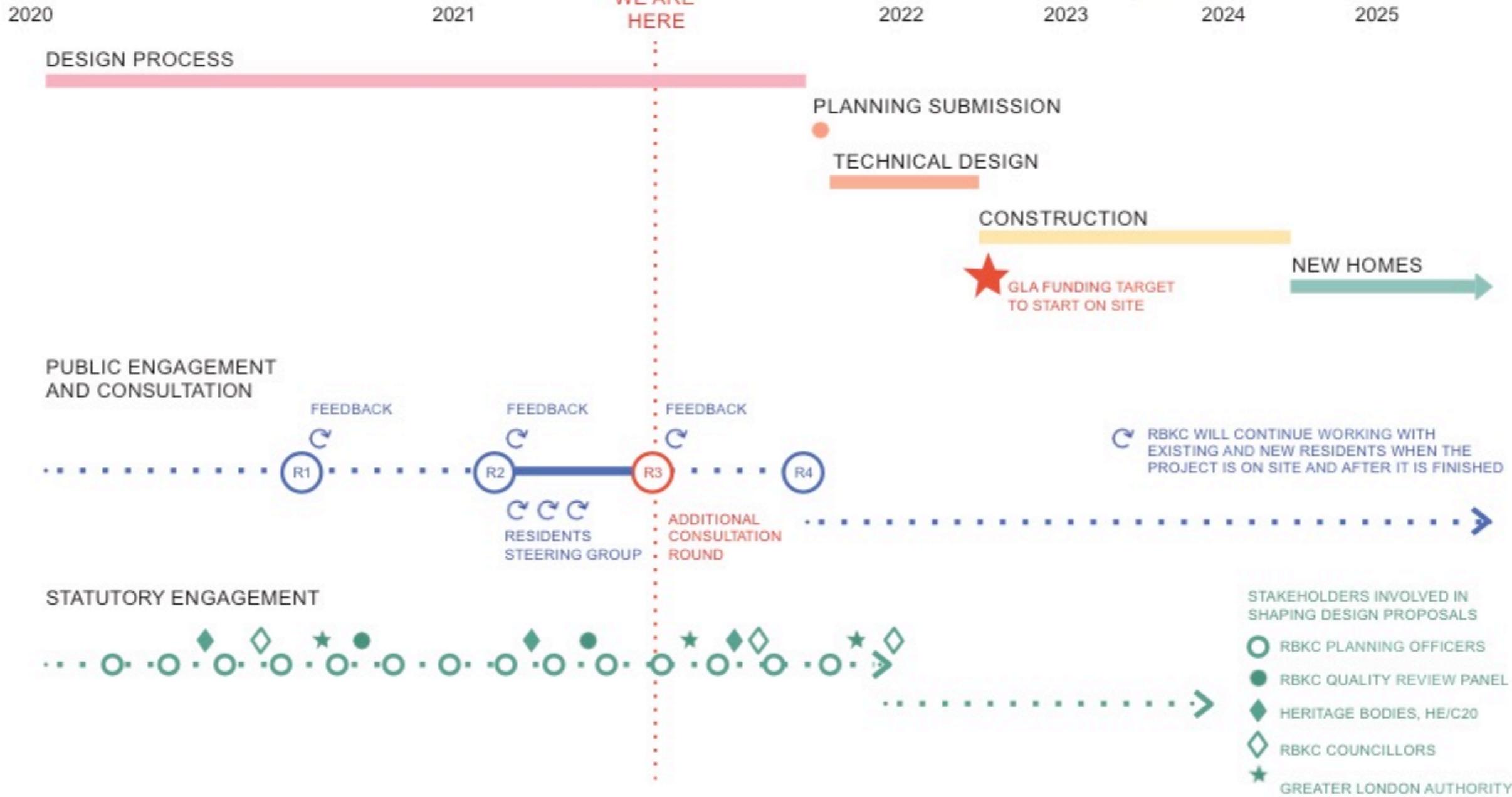


The council is committed to delivering:

- 600 new homes
- Minimum 50% that are for social rent including key workers
- Prioritising 2 and 3 bed social rent family homes to meet our needs
- No loss of existing homes
- New community and employment spaces alongside new developments
- Commitment to high standard of design and sustainability



Project Timeline - where are we in the process?



What are the priorities the Council and community share?

NEW AFFORDABLE HOMES



New homes for social rent and key workers and families

Tenure blind

High quality of design

HERITAGE



A design which respects the existing character of the estate and improves the setting of the listed assets

Does not challenge the iconic status of Trellick Tower

Retain space for graffiti

COMMUNITY SPACE



New purpose-built community spaces and facilities

Serving local needs

NEW PLAY SPACE



Generous and well-designed play spaces for different age groups

Shared by existing and new residents

IMPROVING ESTATE CONNECTIONS



Improved routes and views from Edenham Way to Golborne Road

Make the estate accessible to everybody

A NEW BALL COURT



Space for ball sports within the estate

RESOLVING ESTATE ISSUES



Improve isolated and problematic spaces within the estate

Improve safety and security

SHARED SPACES + LANDSCAPE



Generous, shared open spaces that promote well-being

High quality design

Well maintained spaces, involving the community

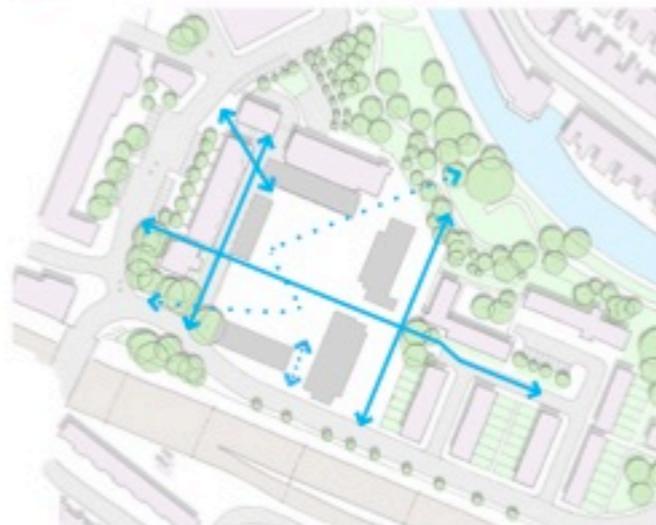


What you told us - engagement with community and place

1



2



3



We are concerned the proposed service route via Edenham Way will cause disruption to existing residents

We want improved entrances to and connections across the estate

We want to be engaged in the design process

We have changed the service route to Block 3 to access via Meanwhile Way, avoiding going through Edenham Way
The new development will be car free, aside from disabled parking spaces

Improving the accessibility and safety of the whole site, including the service yard and coach park, is a priority

Since the second round of consultation we have been working very closely with residents, leaseholders and CoMMET to develop the scheme and respond to feedback and residents concerns

We are working with specialist consultants and testing the scheme to understand and minimise any impact

We are working to improve and open up existing routes and connections, and a new north-south route up to Meanwhile Gardens along Meanwhile Way

We have added an additional round of consultation, scheduled a series of live and online events, surveys and presentations to reach as many residents as possible



What you told us - landscape and community space

1



We value our open spaces

We want improved landscaping with new seating and trees

We want new play spaces for children

We understand open space shared by the whole estate is a top priority and have been able to take a lot of your feedback on board

We have increased the site boundary and amount of public open space from 2200m² to 6850m².

We welcome your thoughts on our design proposals presented here and how these spaces can be used

2



We want to be consulted on proposals for a new ball court

We want to keep space for graffiti

We are proposing to provide a new ball court and want your feedback on the ideas in this presentation.

We are aware of concerns about noise impact near to homes and are looking at design solutions

We understand the value of the graffiti wall and its legacy. Proposals now include retaining 'the Beach' walls as part of the landscape with improved accessibility and lighting

3



We would like new community spaces

We understand space that can be shared by the whole estate is a top priority and have been able to take lots of your feedback on board

We welcome your thoughts on the design proposals presented here and how these spaces can be used and plan to set up a focus group to work with the community on these spaces



What you told us - new homes

1



We are unhappy with the principle of developing the site for new homes and community uses

The borough faces a critical housing shortage with 2,100 people on the housing waiting list

The Council needs to optimise use of its land to deliver new homes in order to address this, and appreciates your engagement in the process

2



We think that the development is too dense

We have reduced the size of overall development by a third and reduced the number of new buildings from 6 to 5 since Round 2

Providing generous, accessible open space is a priority.
The scheme will improve and increase visibility and connections across the whole of the Cheltenham Estate

3



We are unhappy with the proposals for a tall building

We appreciate this has been a divisive issue and we have tried to minimise the impact of development for all

A taller building allows us to provide larger open spaces and community benefits as well as providing new homes. Block 1 has been reduced in height to 14 storeys

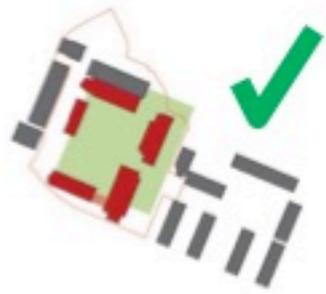


Finding the right site layout for new housing and open space

The design team have tested various layouts and strategies to optimise the number of new homes and public open space on the site. Two different approaches have emerged which we illustrate here. We consider the “Buildings in the Landscape” to be the right layout for this site and it is the approach that the Planning Department supports. It is in keeping with Goldfinger’s Modernism, in creating open spaces and dynamic relationships between a mix of building heights. Providing a large open space directly in front of Trelick Tower respects the iconic status of such a significant building which we know is important to residents.

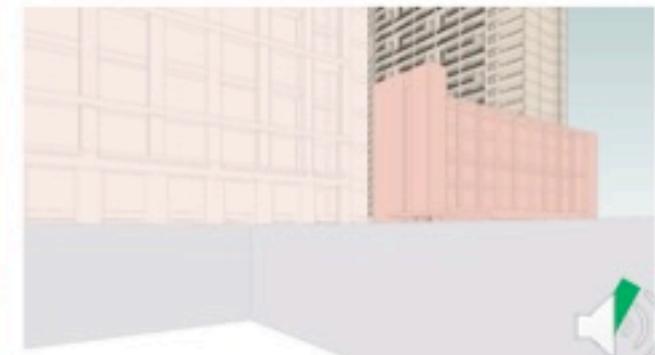
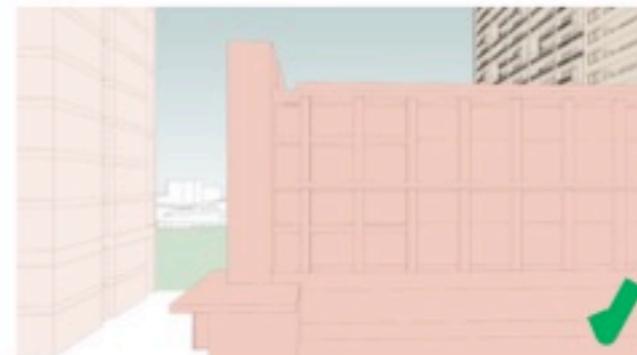
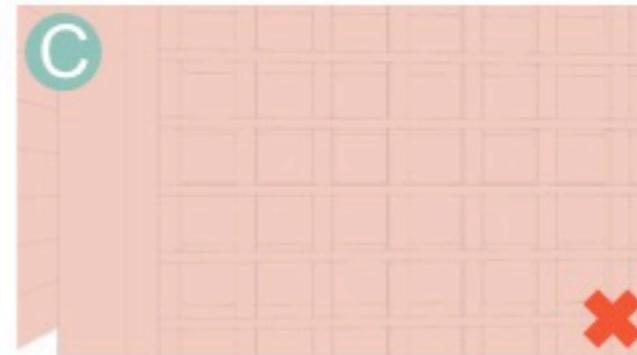
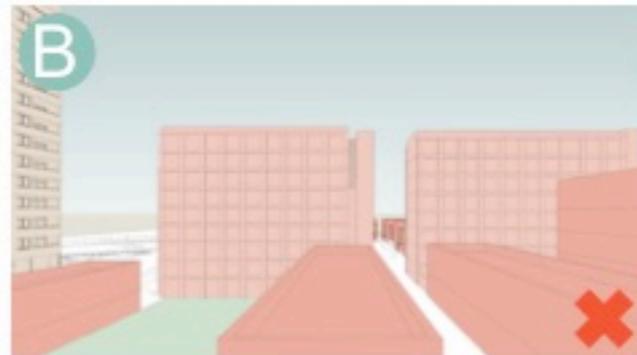
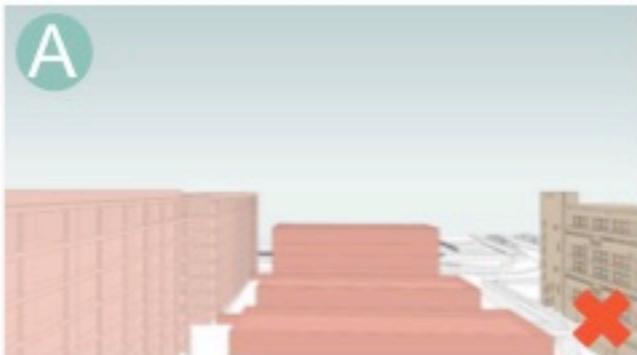


The medium and lower rise “Urban Block” approach which covers most of the site with housing development and limits the amount of public open space.



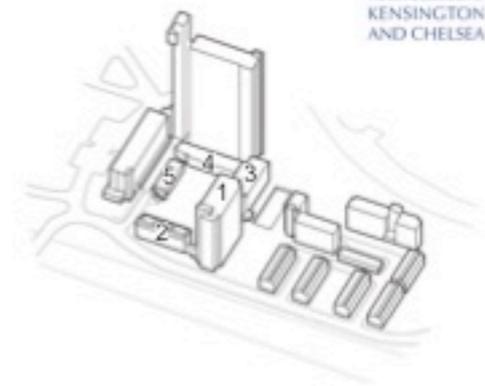
The high, medium and low rise “Buildings in a Landscape” approach which reduces the footprint of housing development and provides generous amounts of open space.

COMPARING THE VIEWS OUT FROM EXISTING TRELICK AND EDENHAM WAY BLOCKS:



Our Response - how the design has changed

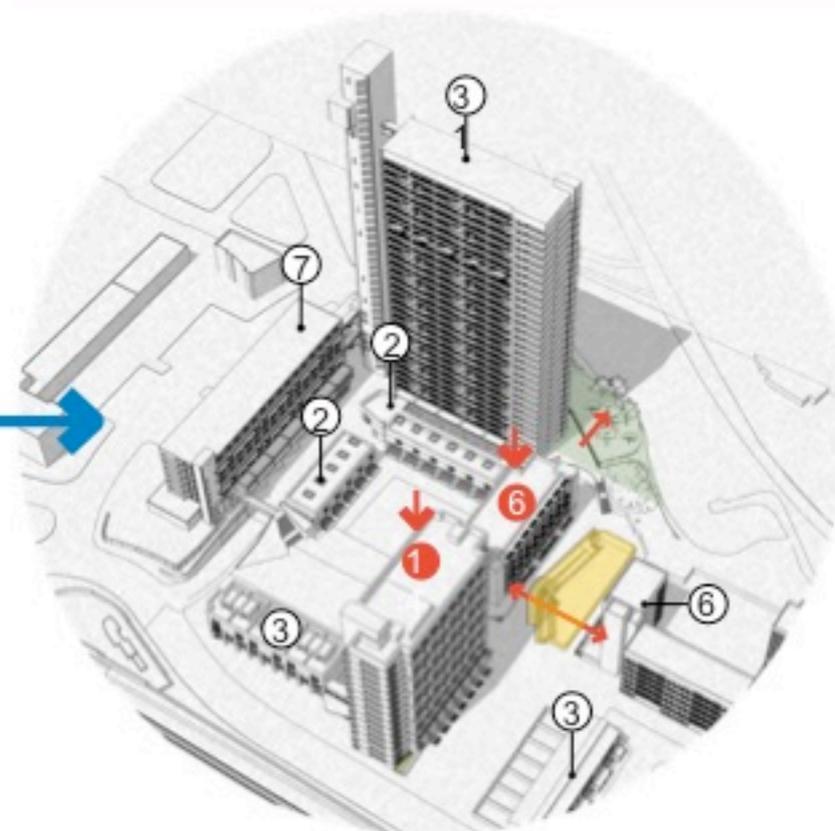
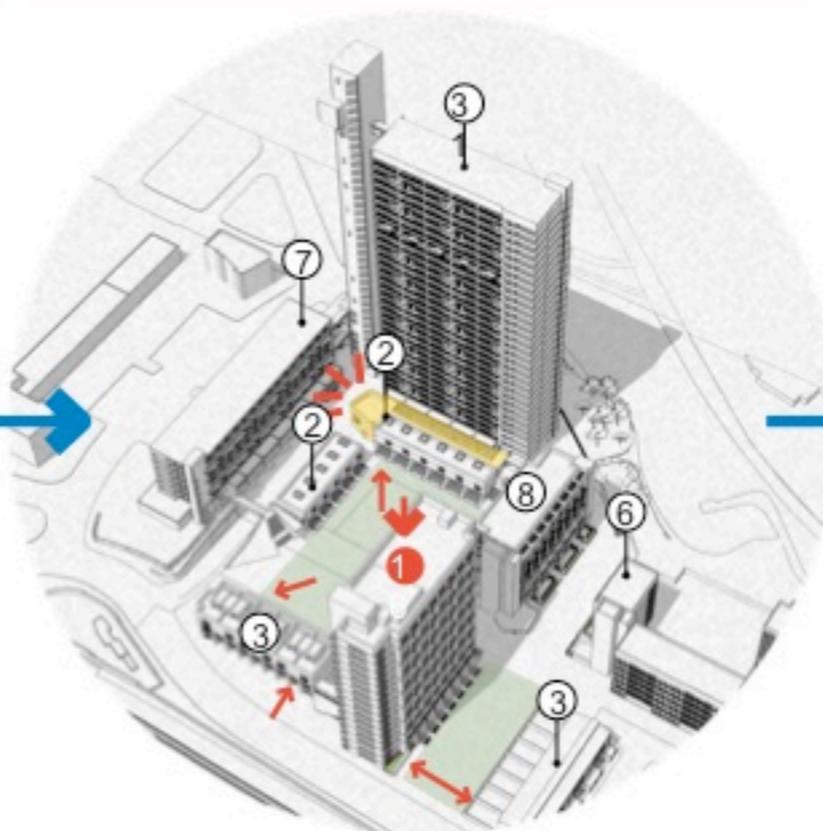
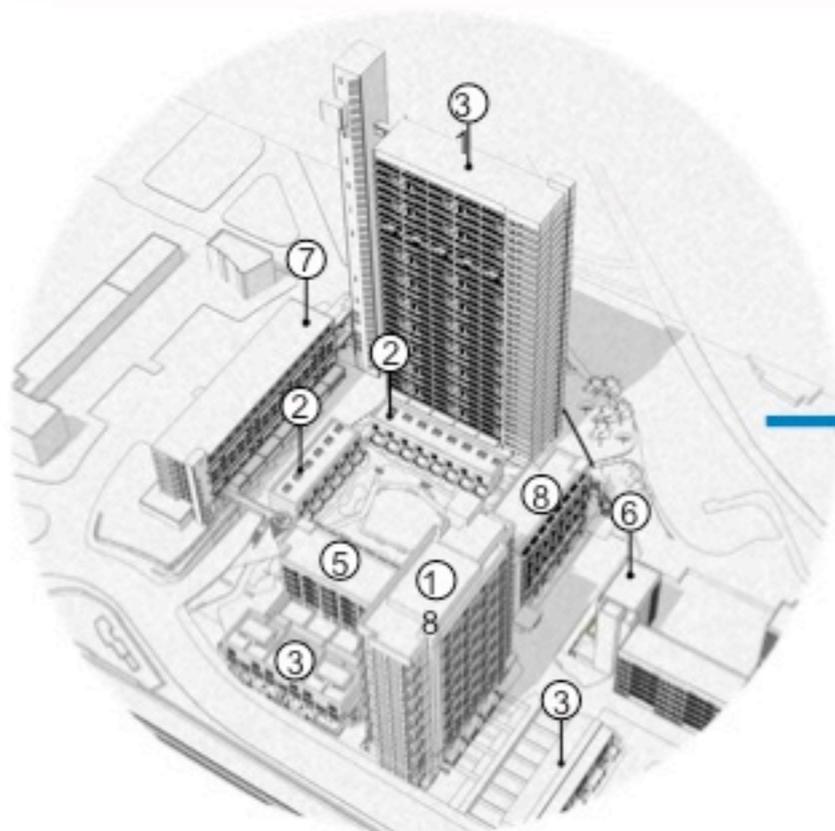
It was clear from previous rounds of consultation that density and height is an area of concern. The updated proposal attempts to strike a balance between density, height and open space; reducing the number of homes by a third and reducing the number and height of the blocks.



INITIAL PROJECT BRIEF - 160 UNITS

ROUND 2 SCHEME - 128 UNITS

ROUND 3 SCHEME - 110 UNITS



- 6 new buildings
- Block 1 18 storeys
- No community facilities

KEY CHANGES

- Reducing number of new buildings to 5
- Increasing the amount of public open space.
- Reducing the height of Block 1 from 18 to 16 storeys
- Increasing the distance between the new Block 1 and existing Block D
- Creating new community space at the base of Trelick Tower

KEY CHANGES

- Retaining 'The Beach' walls for graffiti and landscape
- Extending site boundary to include area to north of Trelick
- Reducing the height of Block 1 from 16 to 14 storeys
- Reducing the height of Block 3 from 8 to 6 storeys
- Increasing the distance between the new Block 3 and existing Block C



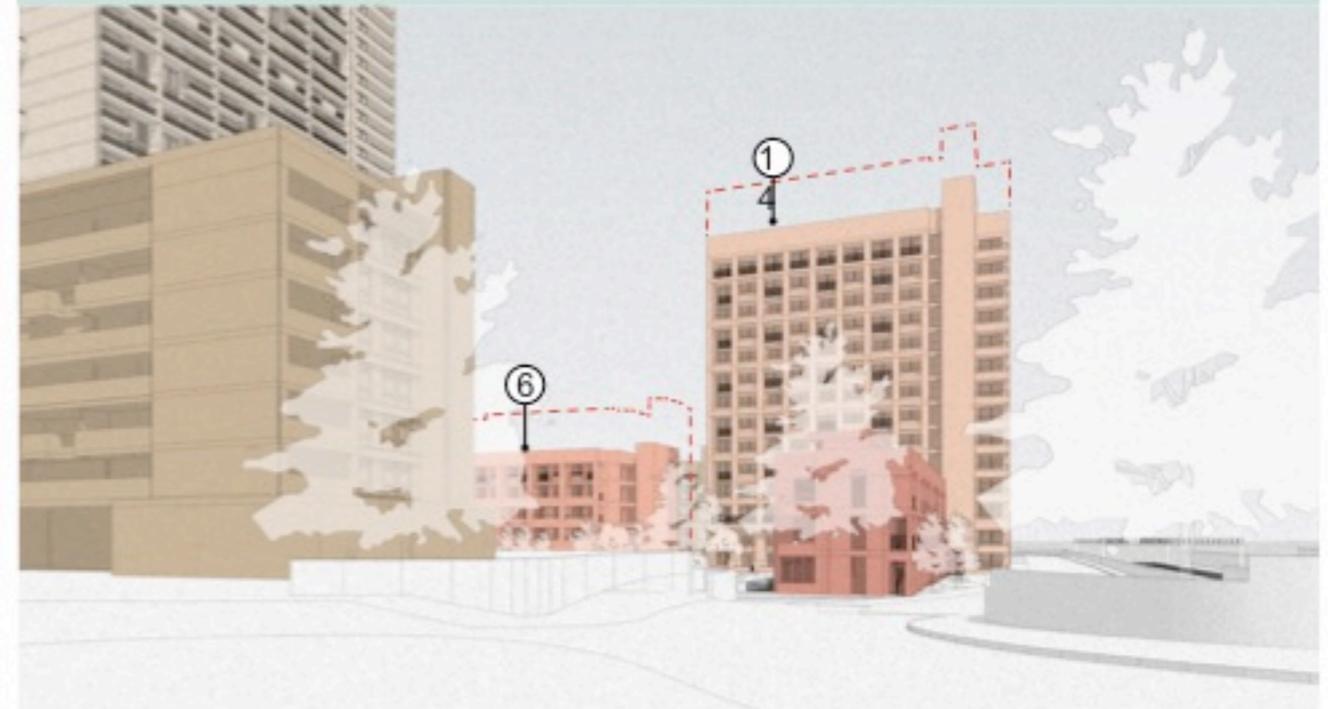
Our Response - Reducing the height of blocks 1 and 3

The revised proposals reduce the height of both Blocks 1 and 3 by two storeys. This reduction in height improves the visual connections across the estate and creates a greater harmony between the existing and new homes, whilst maintaining a mix of heights in keeping with Goldfinger's original design.

ROUND 2 SCHEME - 128 UNITS

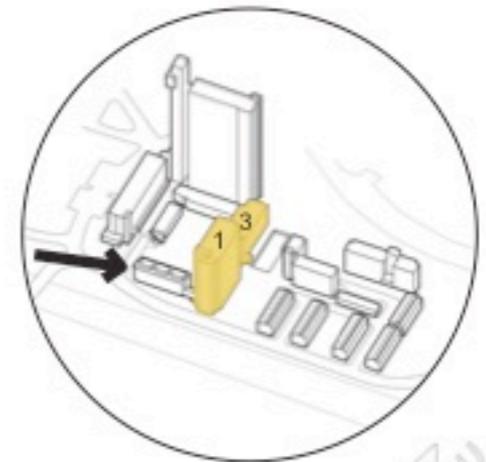


ROUND 3 SCHEME - 110 UNITS



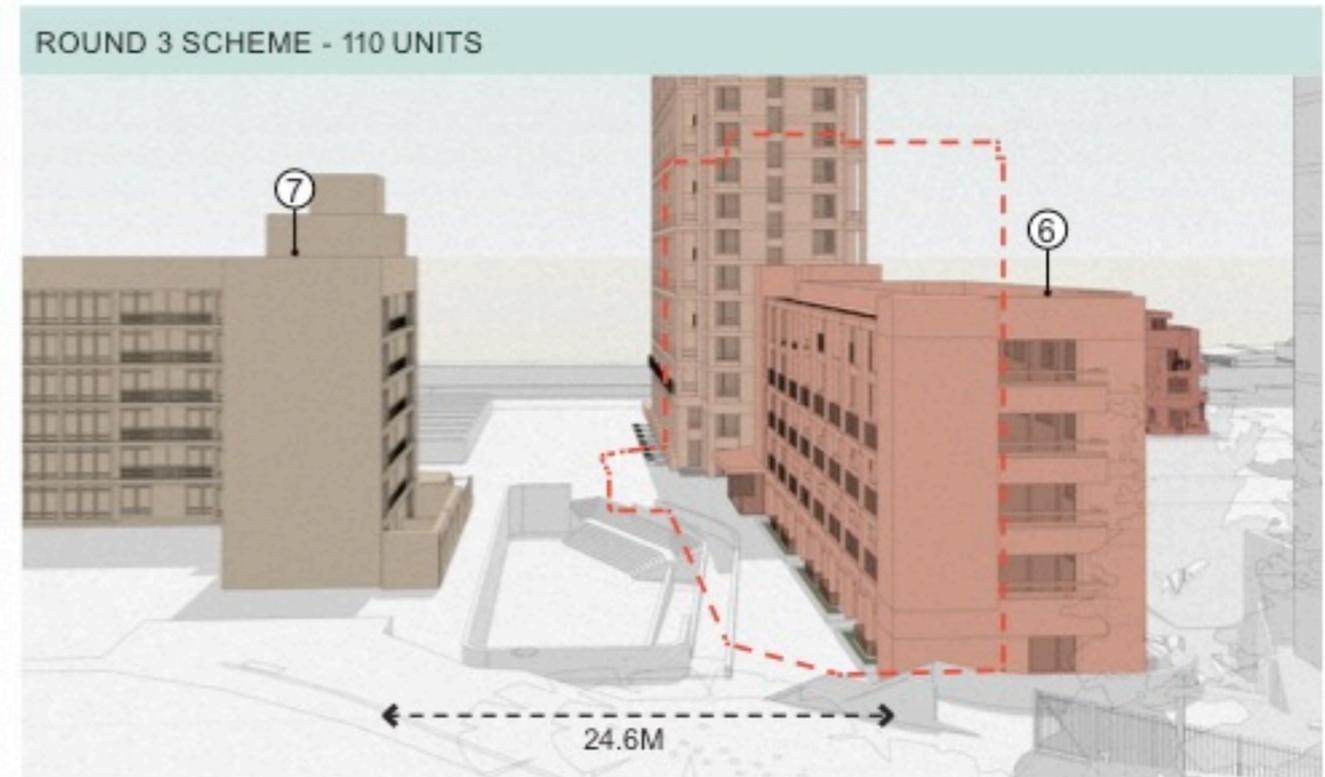
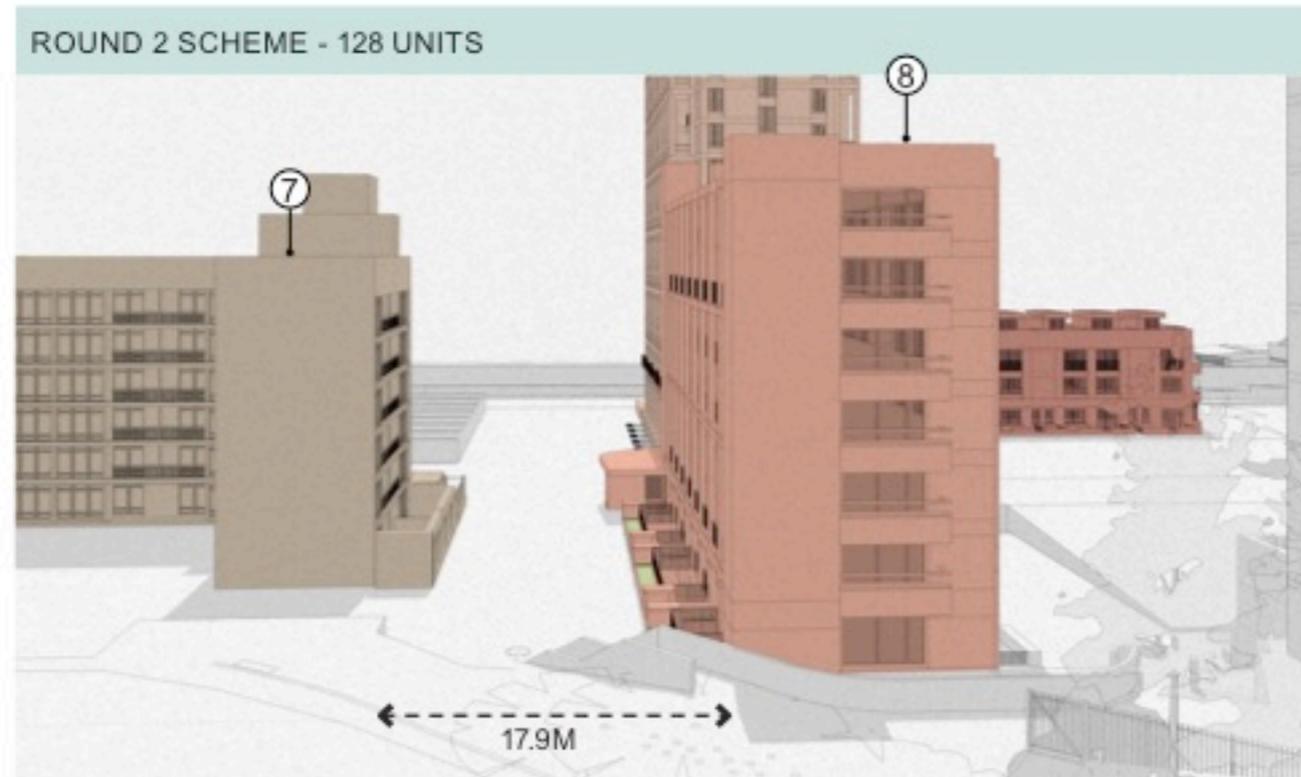
KEY CHANGES

- Reduction in height of Block 1 from 16 to 14 storeys
- Reduction in height of Block 3 from 8 to 6 storeys
- Improved visual connections across the estate



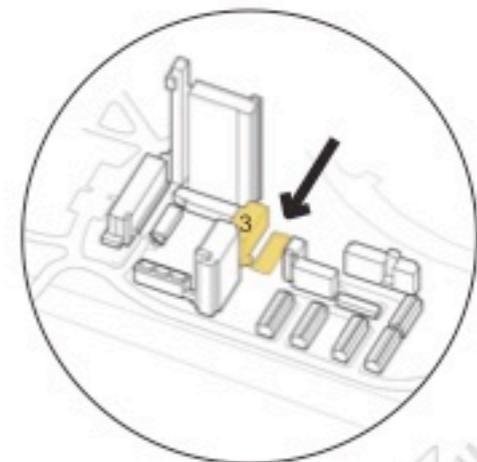
Our Response - Integrating 'The Beach'

From the previous round of consultation we understood the importance of the site as a space for graffiti artists and their community. In the revised proposals the walls forming the original ball court, known as the 'The Beach' are integrated into the landscape of Meanwhile Way as a multi-purpose space for graffiti, play and events.



KEY CHANGES

- Increasing the distance between the new Block 3 and Block C
- Incorporate 'The Beach' wall into Meanwhile Way for graffiti and event space
- Reduction in height of Block 3 from 8 to 6 storeys



Our Response - Meanwhile Way, servicing and deliveries

The view along Meanwhile Way has been amended through the reduction of building heights and increase of distances between blocks to provide a generous landscaped route with doorstep play for younger children and new trees. Servicing access to both Blocks 1 and 3 will be along this route, accessed directly from Elkstone Road in response to concerns raised previously by local residents. The new development will be car free, aside from disabled parking spaces.

ROUND 2 SCHEME - 128 UNITS

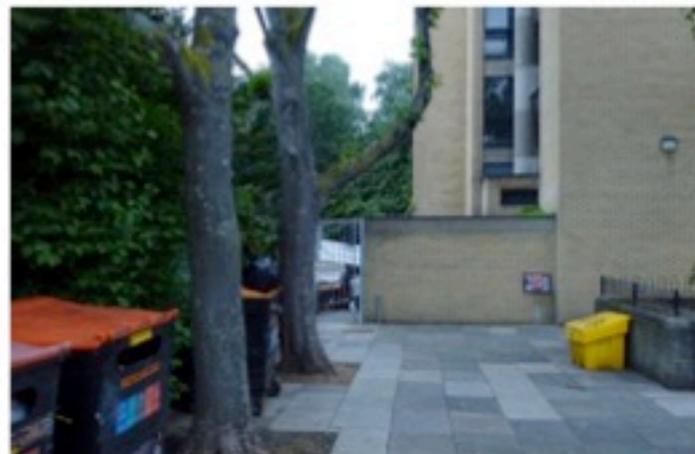
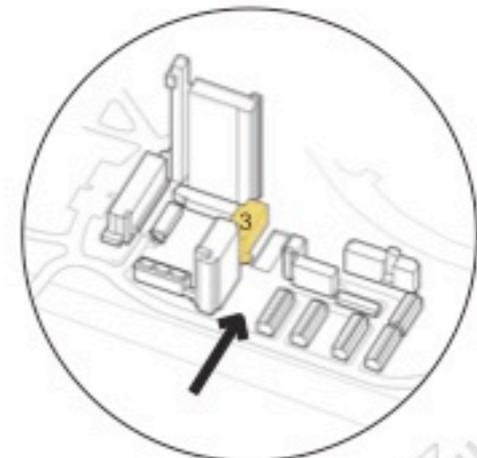


ROUND 3 SCHEME - 110 UNITS



KEY CHANGES

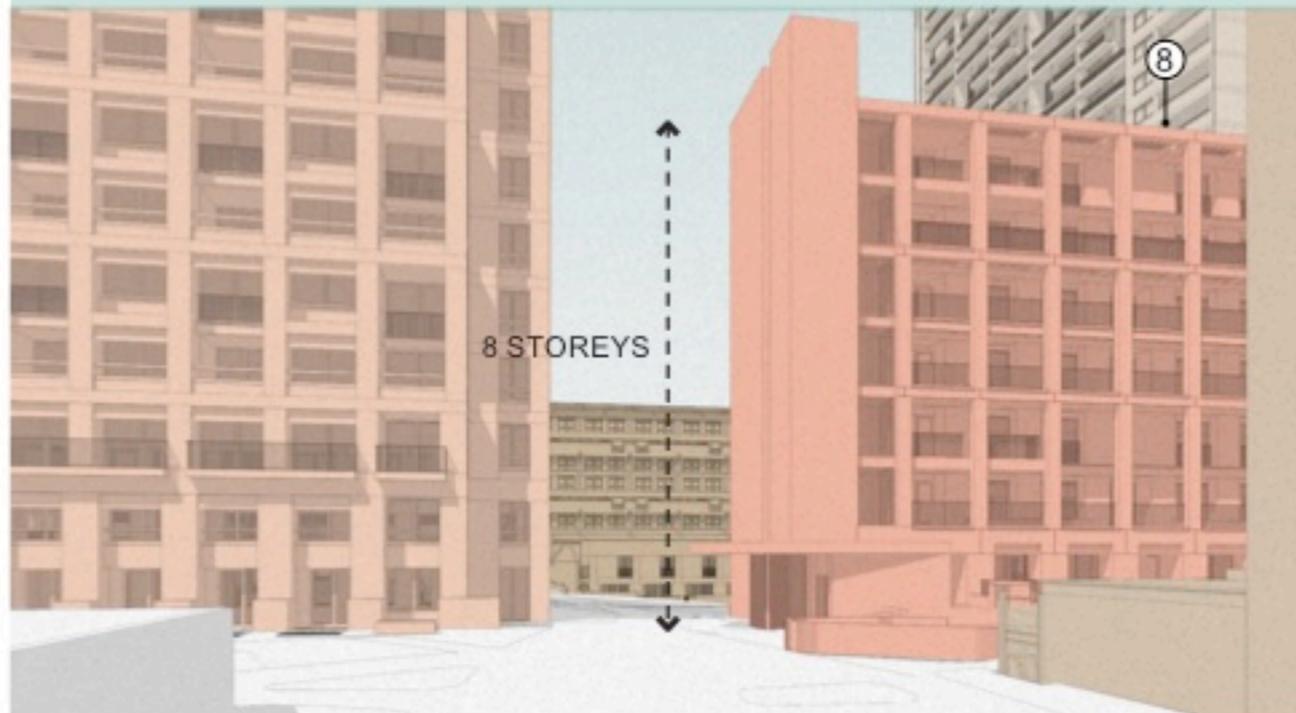
- Service access along Meanwhile Way
- Improved feeling of openness of the proposed public open spaces
- Reduction in height of Block 1 from 16 to 14 storeys
- Reduction in height of Block 3 from 8 to 6 storeys
- Increasing the distance between the new Block 3 and Block C
- Incorporate 'The Beach' wall into Meanwhile Way for graffiti and event space



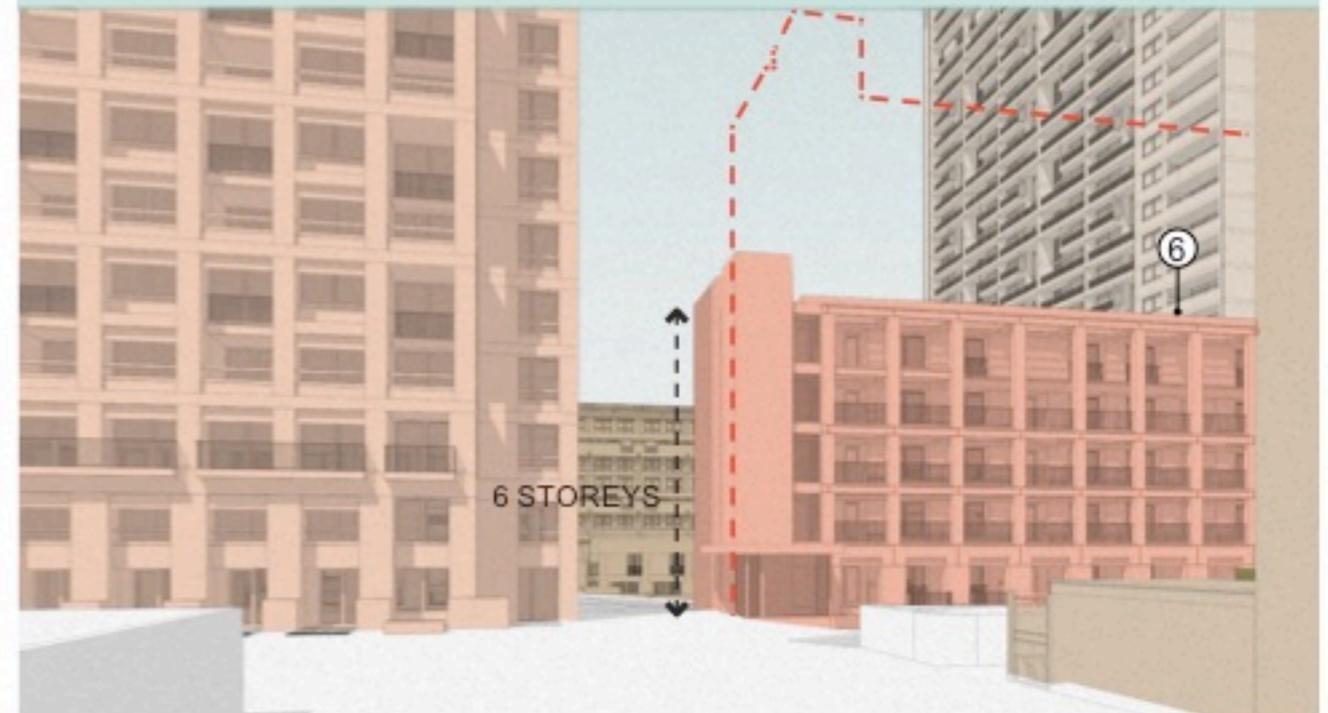
Our Response - Increasing the distance between Block 3 to Block C

Re-design of Block 3 addresses concerns raised in Round 2 that the development severs the visual relationship between the Edenham Way Estate and the rest of the site. The scheme will increase visibility across the whole of the Cheltenham Estate, improve existing connections and make new routes that will connect the estate with the wider neighbourhood.

ROUND 2 SCHEME - 128 UNITS

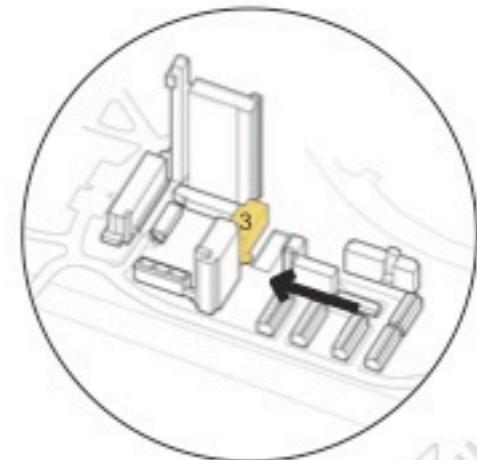


ROUND 3 SCHEME - 110 UNITS



KEY CHANGES

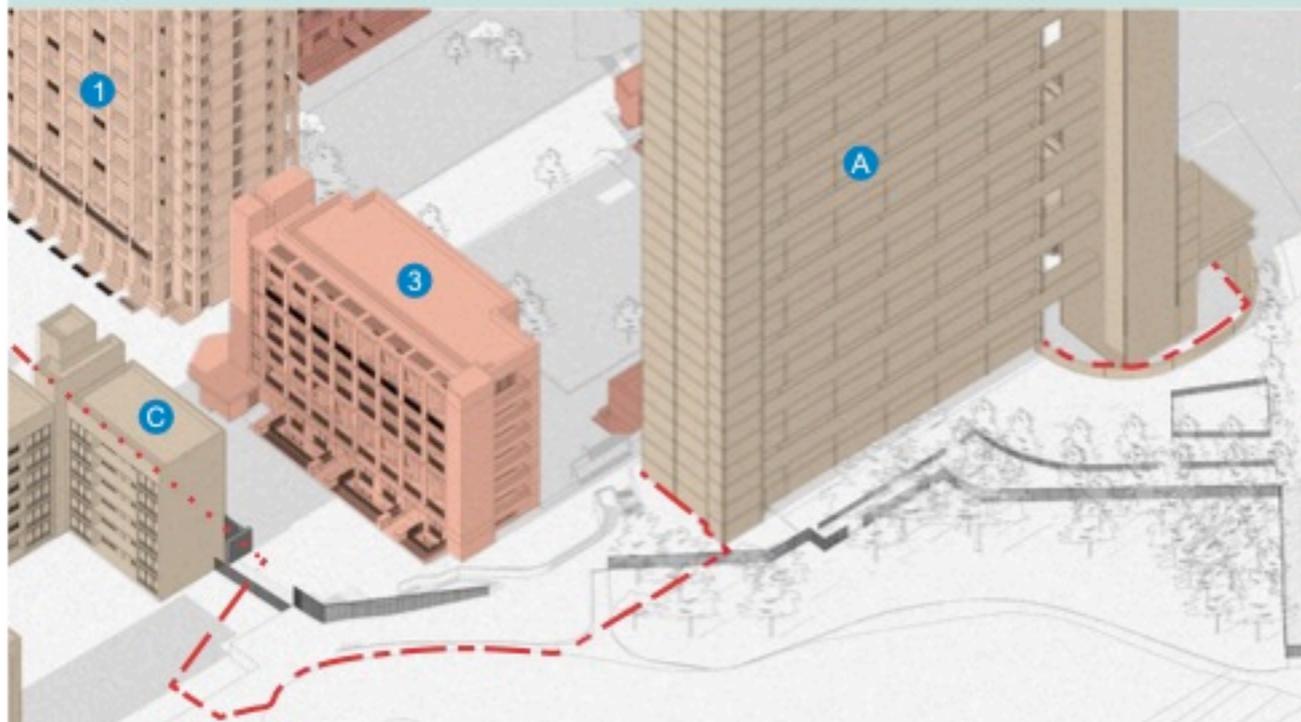
- Improved visual connection between Edenham Way and Trellick Tower
- Reduction in height of Block 3 from 8 to 6 storeys
- Increasing the distance between the new Block 3 and Block C



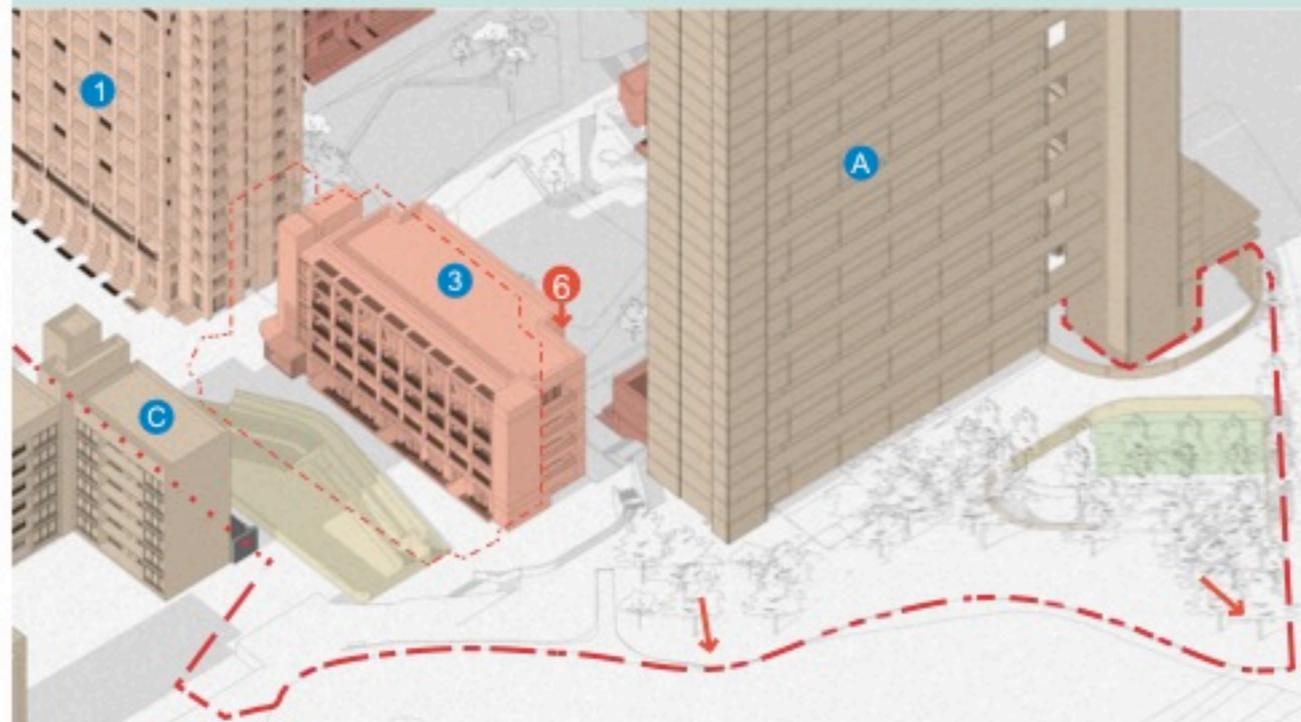
Our Response - transforming the area to the north of Trellick Tower

The need to re-provide a designated space for ball sports is a priority for residents. Extending the site boundary to the underused area to the north of Trellick Tower provides an opportunity to consider a ball court in this location alongside other much-needed improvements to the public space and it's connection to Meanwhile Gardens.

ROUND 2 SCHEME - 128 UNITS

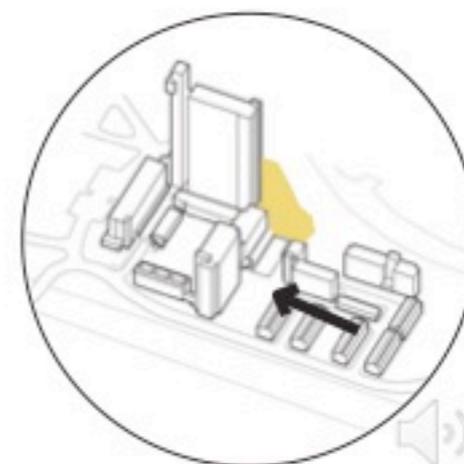


ROUND 3 SCHEME - 110 UNITS



We would like your input to better understand the issues and opportunities in this space. These include:

- Removal of railings
- Create a more inviting forecourt to the community space and Trellick Tower
- Connection to Meanwhile Gardens
- Provide an enclosed space for ball sports
- Expand wall space for graffiti



Project overview

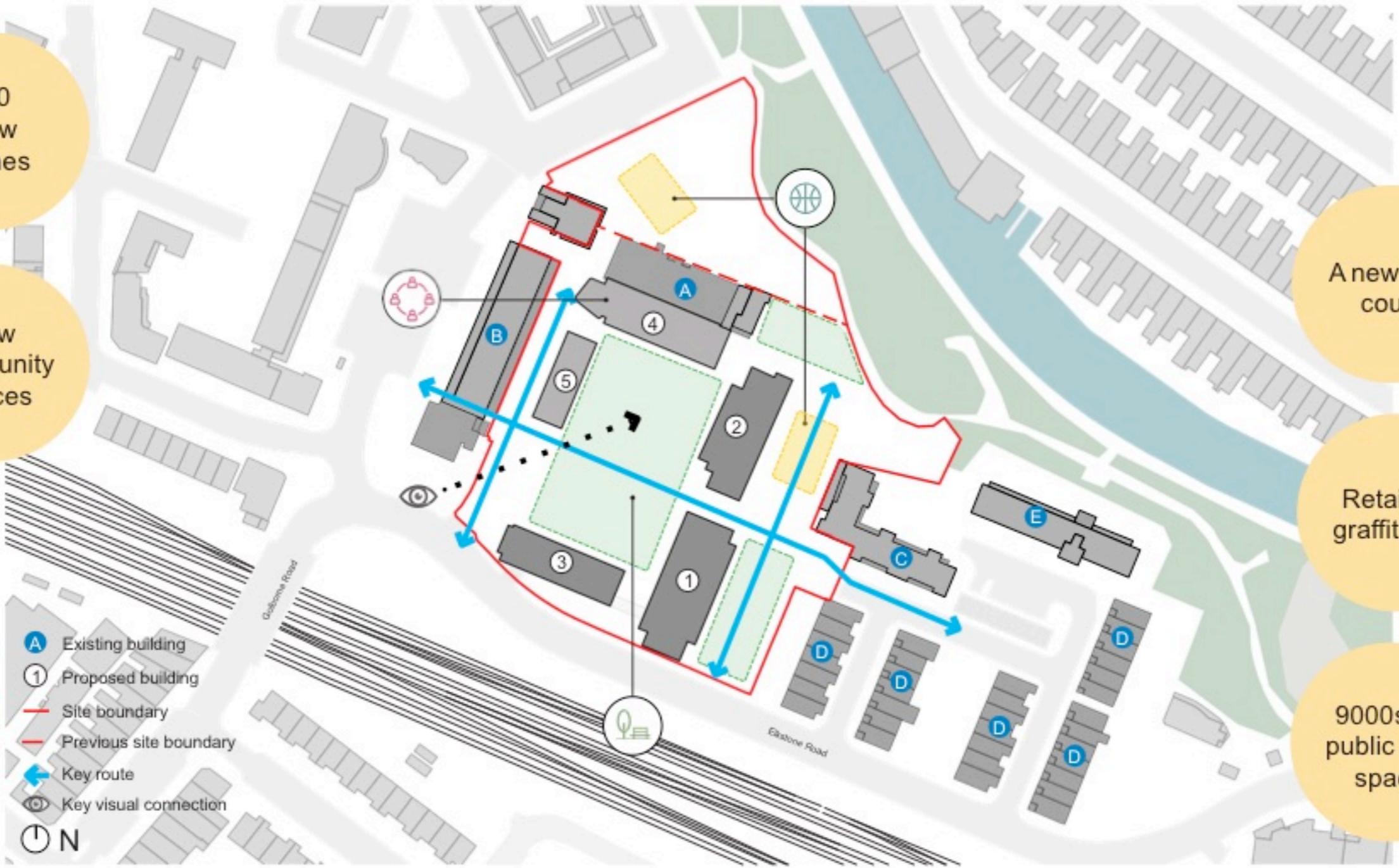
110
New
homes

New
community
spaces

A new ball
court

Retained
graffiti wall

9000sqm
public open
space



- A** Existing building
- 1** Proposed building
- Site boundary
- - - Previous site boundary
- ← Key route
- 👁 Key visual connection
- 🕒 N



NEW
AFFORDABLE
HOMES



COMMUNITY
SPACE



IMPROVING ESTATE
CONNECTIONS



RESOLVING
ESTATE ISSUES



HERITAGE



SHARED SPACES
+ LANDSCAPE



A NEW BALL
COURT

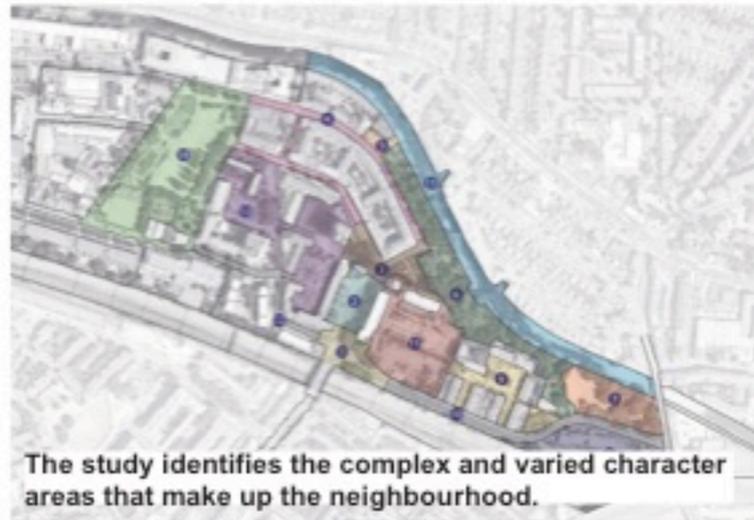


NEW PLAY
SPACE



Trellick Island - looking to the future

The proposed development forms part of the aspirations for wider enhancements to the surrounding area being developed by the Council. Defined by large transit routes; road, rail and water, this area, described here as “Trellick Island” has a unique character. We have undertaken a study to understand the wider physical, social and cultural context for the Edenham New Homes development, and ensure changes bring the widest benefits to the community.



Development of tall buildings in relation to transit corridors



Neighbourhood overview



Golborne Road, Meanwhile Gardens

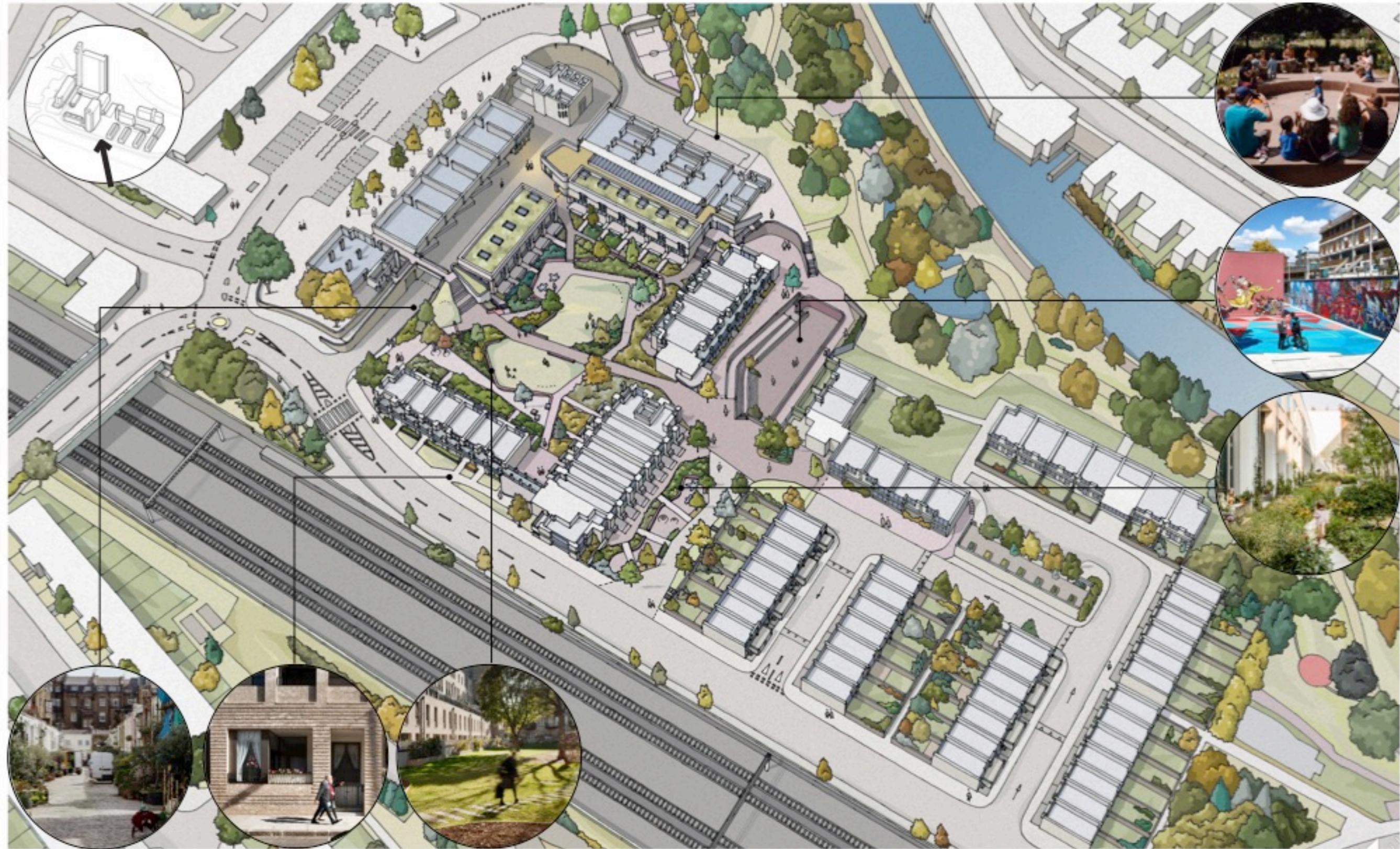


Golborne - A Vision for the Square

Transforming Golborne Square in the future is an aspiration shared by the Council and the community. Creating a place where pedestrians are the priority and providing an opportunity for Golborne Market and Meanwhile Gardens to expand and flourish. The new Edenham Square that sits within the development site is envisaged as a landscaped garden offering an oasis away from the street bustle and activity of Golborne Square.

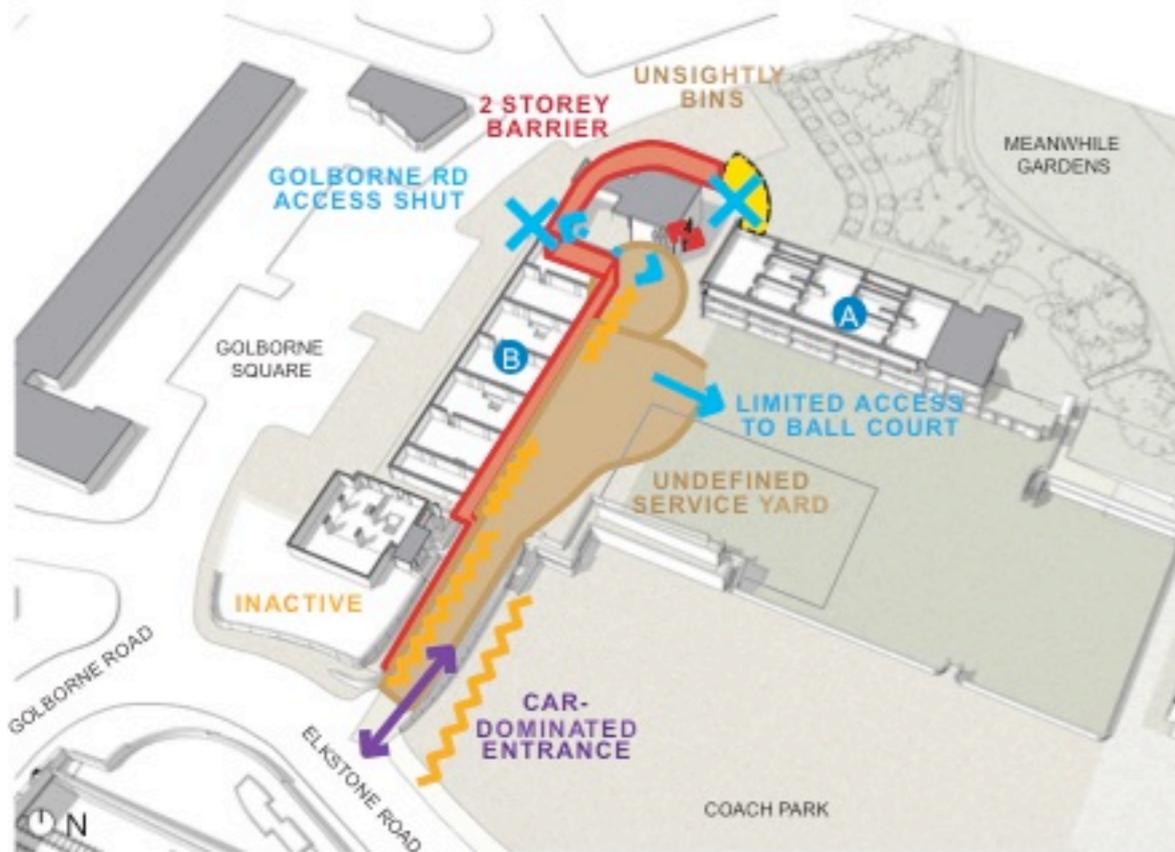


Transforming the estate with landscaped open space for the community

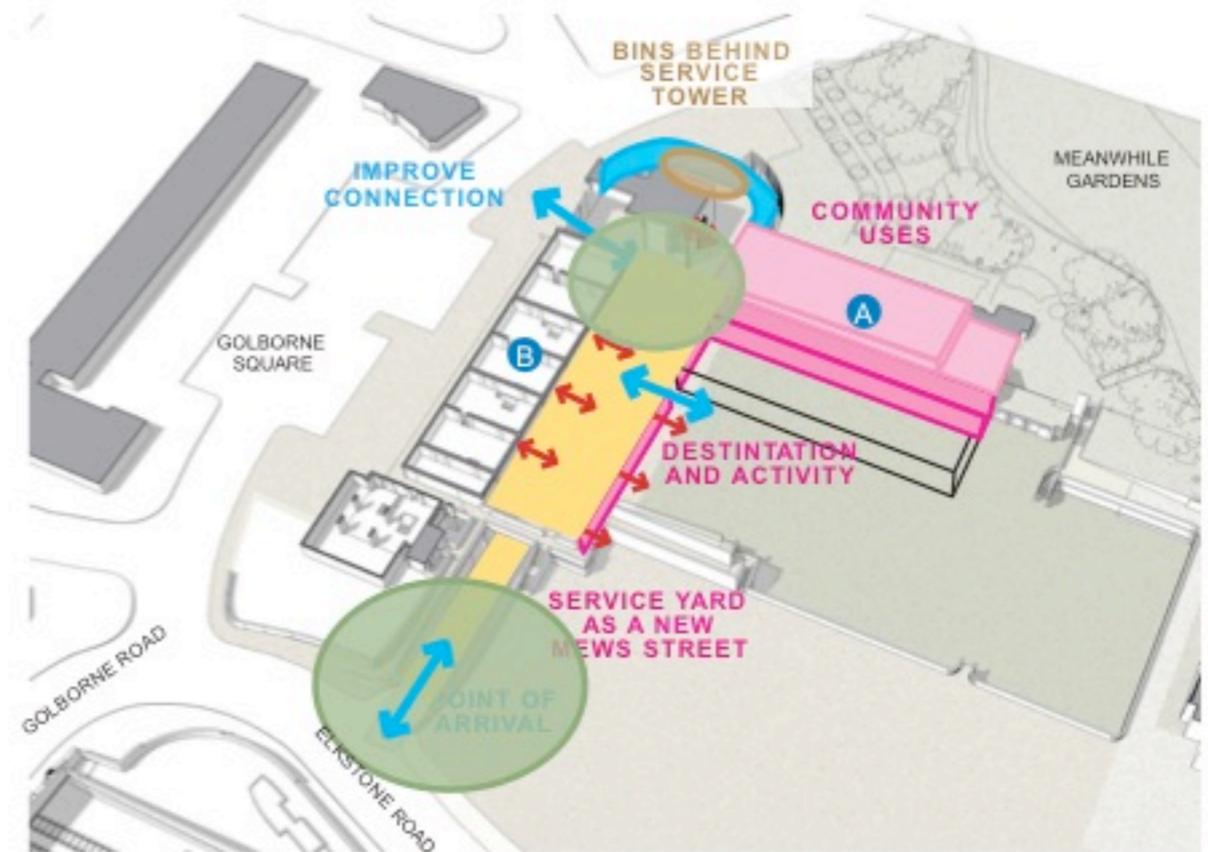


Opportunities for the Site - western service yard area

EXISTING:
AN UNDER-UTILISED AND INSECURE SPACE

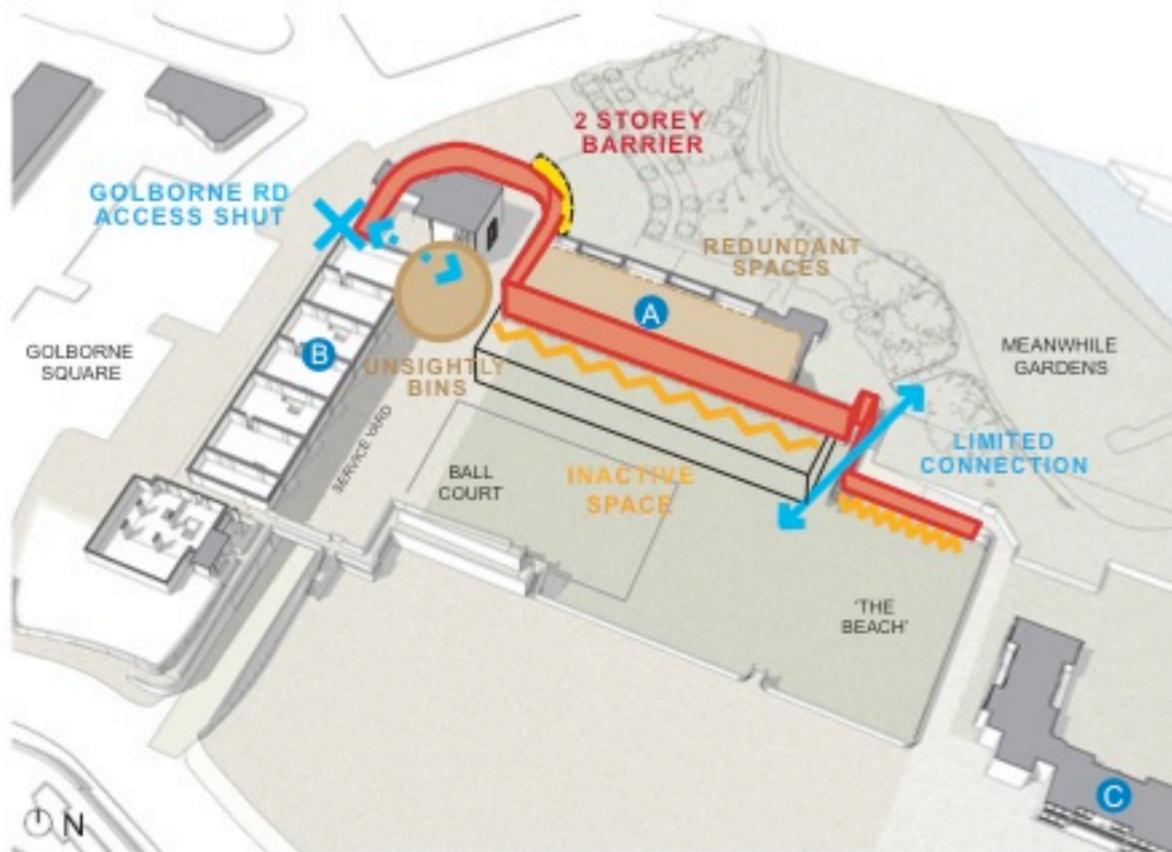


TRANSFORMING THE SITE: A NEW MEWS STREET COMBINING
COMMUNITY, COMMERCIAL AND RESIDENTIAL ACTIVITY

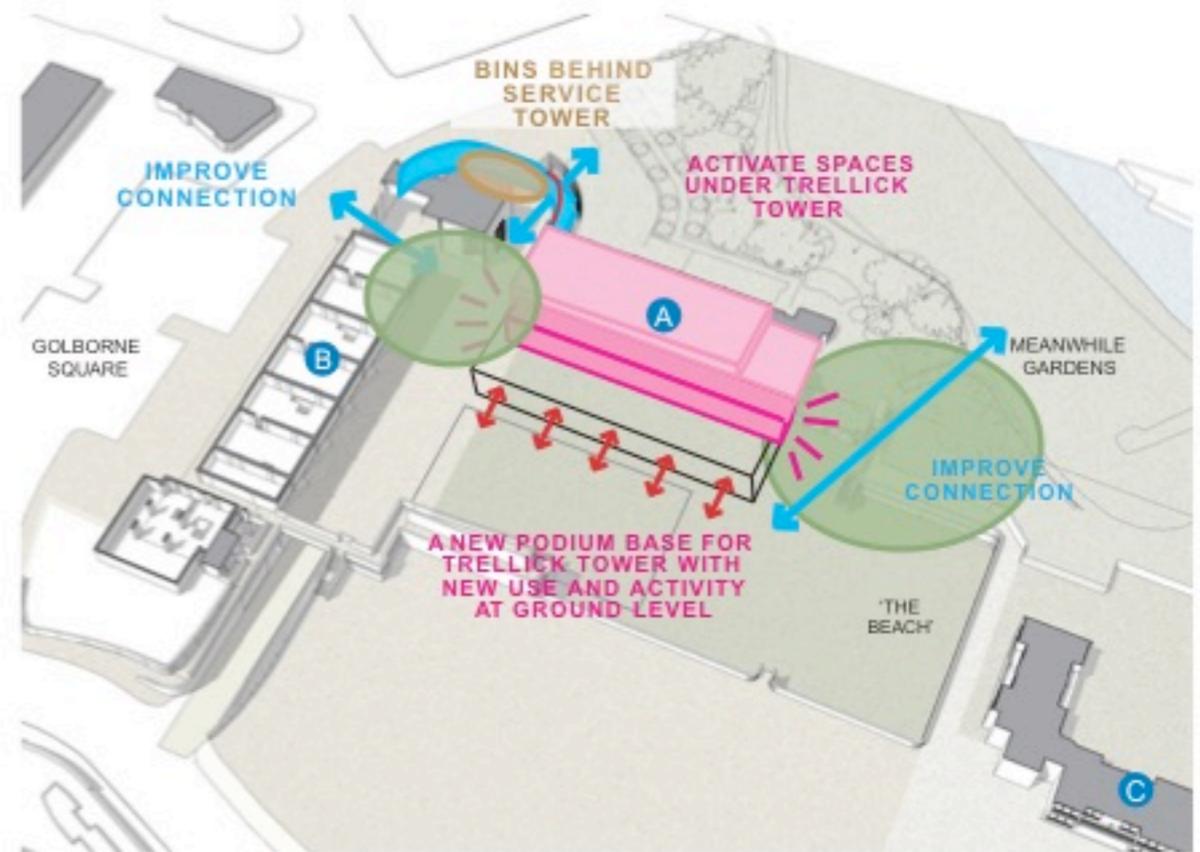


Opportunities for the Site - northern podium edge

EXISTING: UNDER USED SPACES, LIMITED ACTIVITY AND LACKING CONNECTION TO MEANWHILE GARDENS



TRANSFORMING THE SITE: REINSTATE PODIUM BASE OF TRELICK TOWER WITH A NEW COMMUNITY USE, CONNECT TO MEANWHILE GARDENS



Arriving at Edenham Square and Trellick Mews



A new Mews Street

We are creating a new mews street that will continue to provide service access to the commercial spaces, workshops and Trelick block A & B, and will provide access to new family homes and community space.

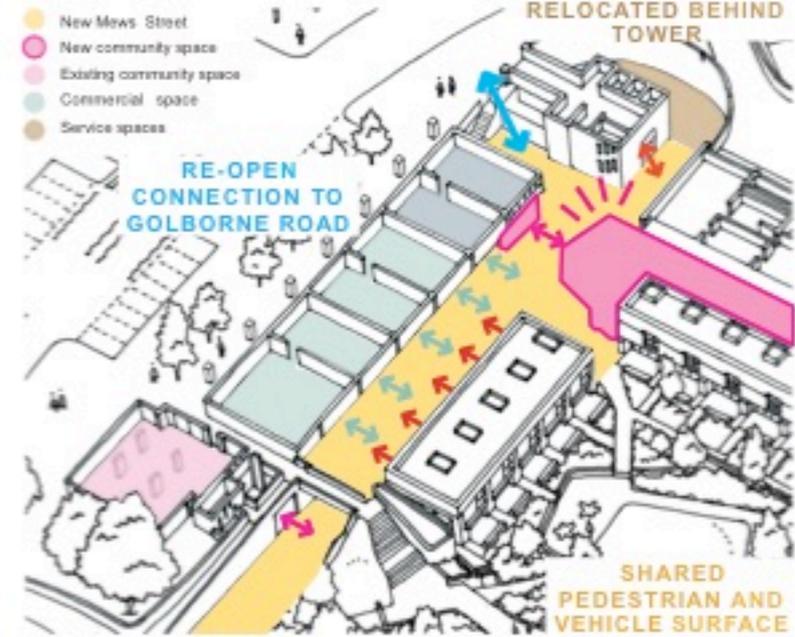
A MIXTURE OF DIFFERENT ACTIVITIES



A NEW ENTRANCE TO THE COMMUNITY SPACE



SITE OVERVIEW



HISTORIC MEWS CHARACTER



INTEGRATING SERVICING NEEDS



A MIXTURE OF ACTIVITIES



HOME WORKING



WORKSHOP AND MAKING



NEW COMMUNITY SPACE, ATRIUM



A new Community Space at the base of Trellick Tower

We are reusing existing spaces at the bottom of Trellick Tower to provide these new community spaces. The priority is to create spaces that are accessible and bring people together, and provide for local needs.

REUSING EXISTING REDUNDANT SPACES IN THE BASE OF TRELICK TOWER



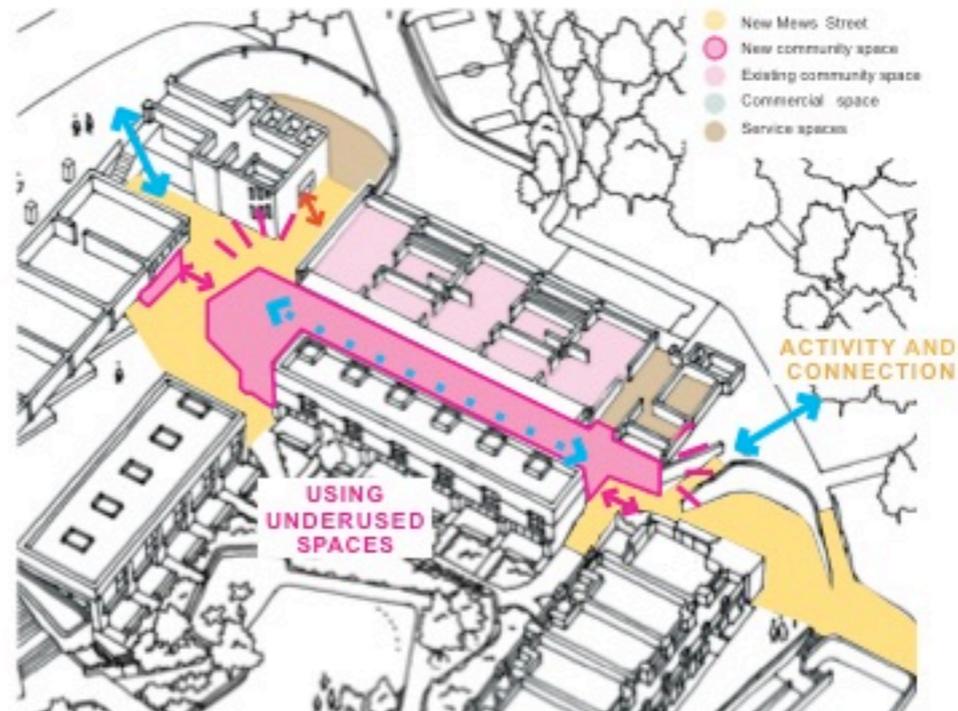
REINSTATE TRELICK RESIDENTS STORAGE

NEW COMMUNITY SPACE

NEW HOMES

EDENHAM SQUARE

SITE OVERVIEW



WHAT WOULD YOU LIKE TO SEE IN THIS SPACE?



SHARED WORKSPACE TO SUPPORT LOCAL RESIDENTS AND ENTERPRISE



ATRIUM



HEALTH, WELL-BEING AND LEISURE



CHILDREN'S, FAMILY AND NURSERY SPACE



TOP LIT SPACES

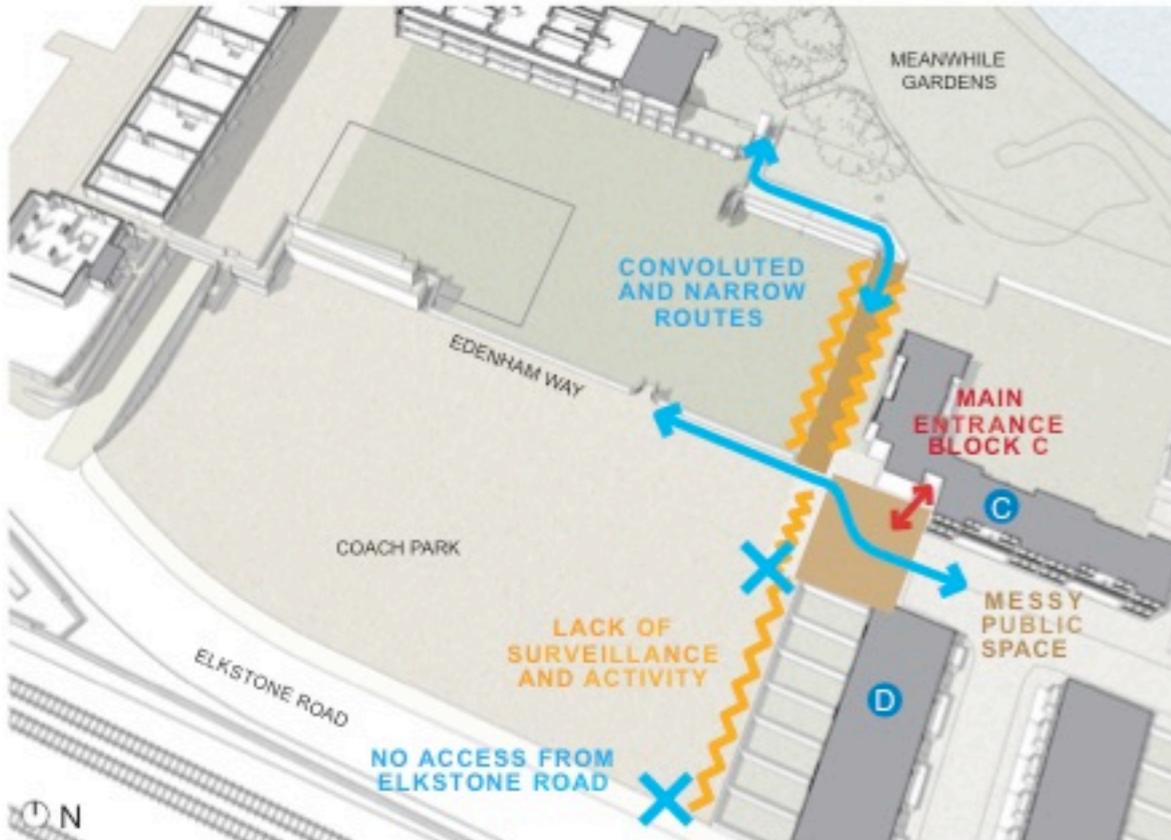


CREATIVE WORKSPACE AND COMMUNITY SPACE

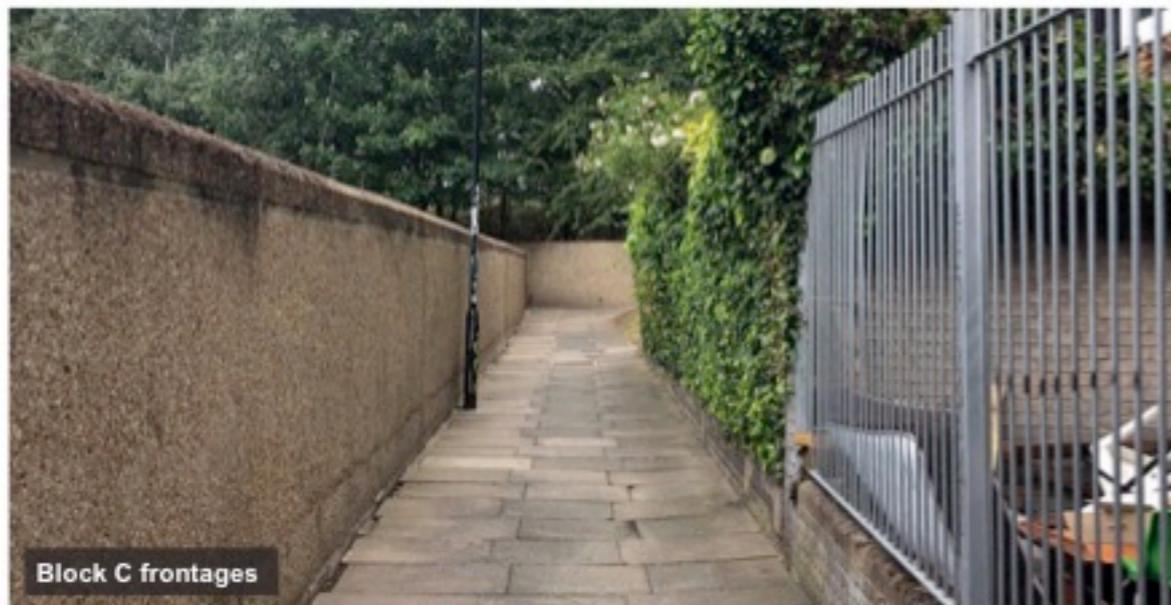
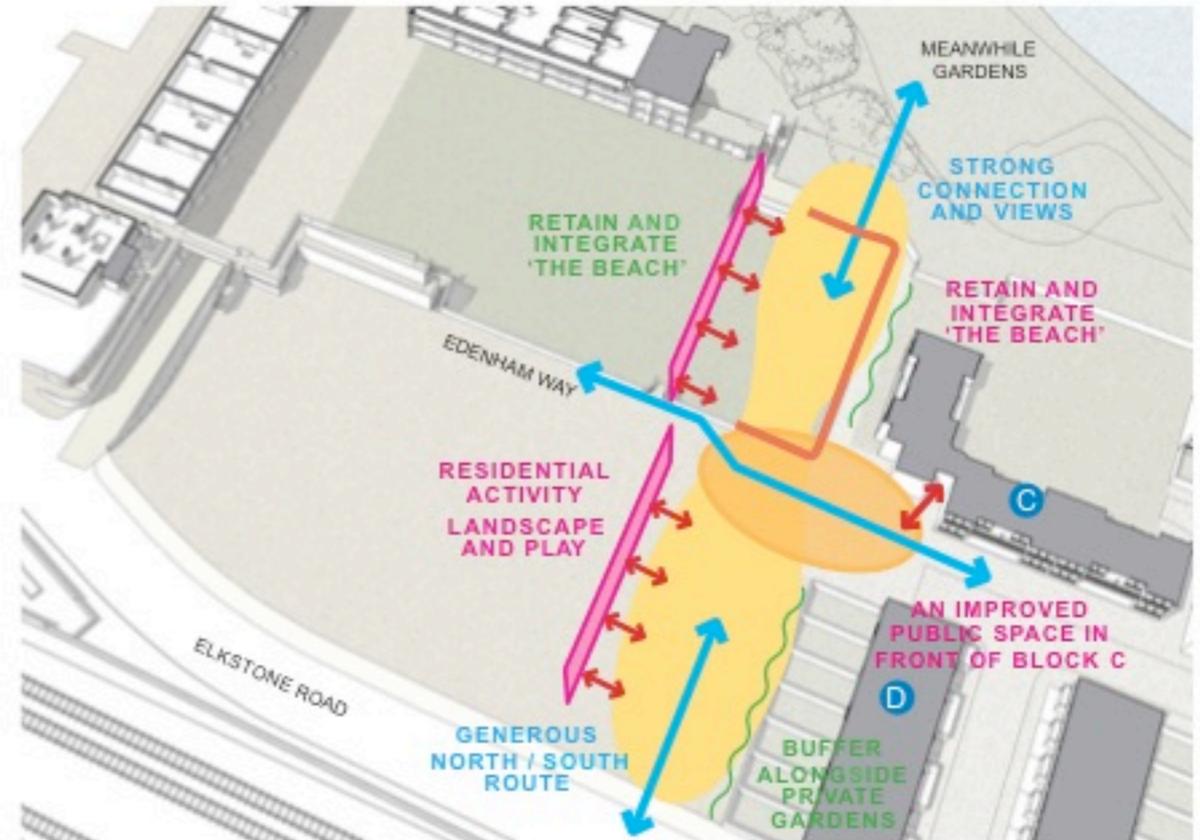


Opportunities - eastern edge alongside Blocks C and D

EXISTING: CONVOLUTED AND NARROW PEDESTRIAN ROUTE THROUGH THE ESTATE

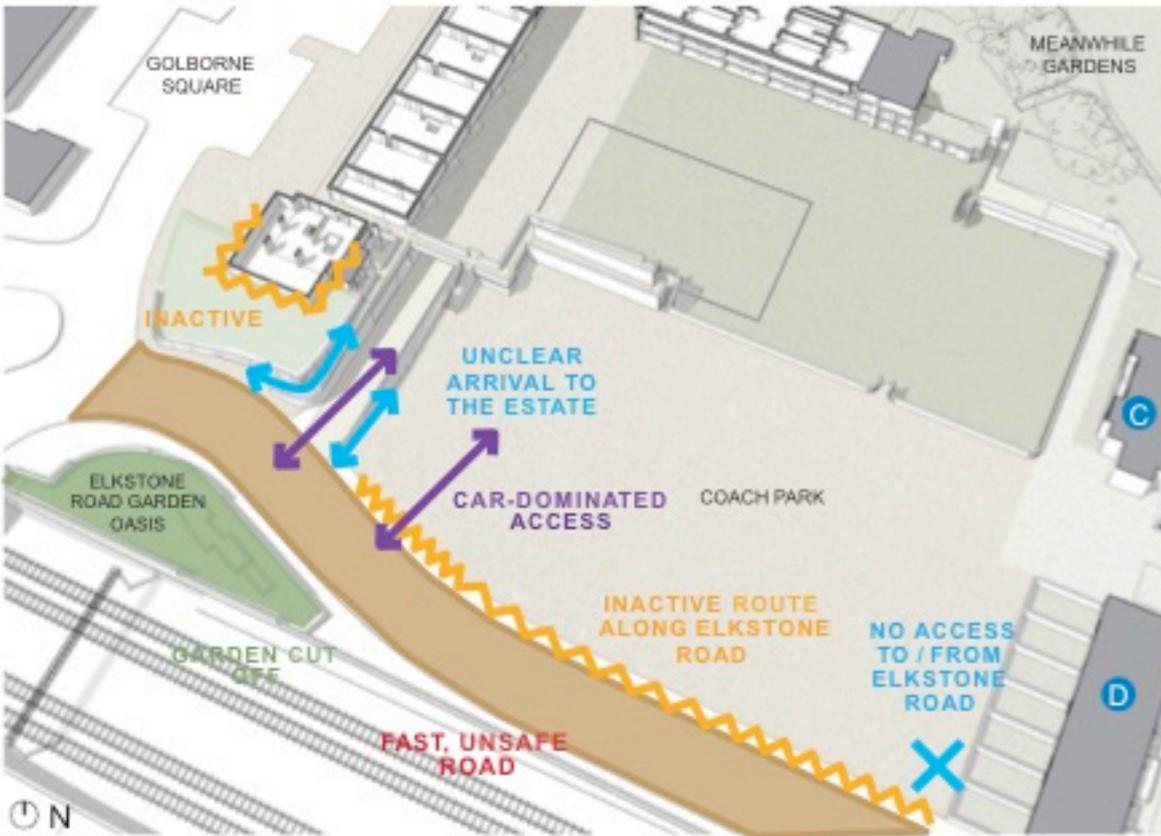


TRANSFORMING THE SITE: CREATING A GENEROUS NORTH-SOUTH LINK BETWEEN ELKSTONE ROAD AND MEANWHILE GARDENS

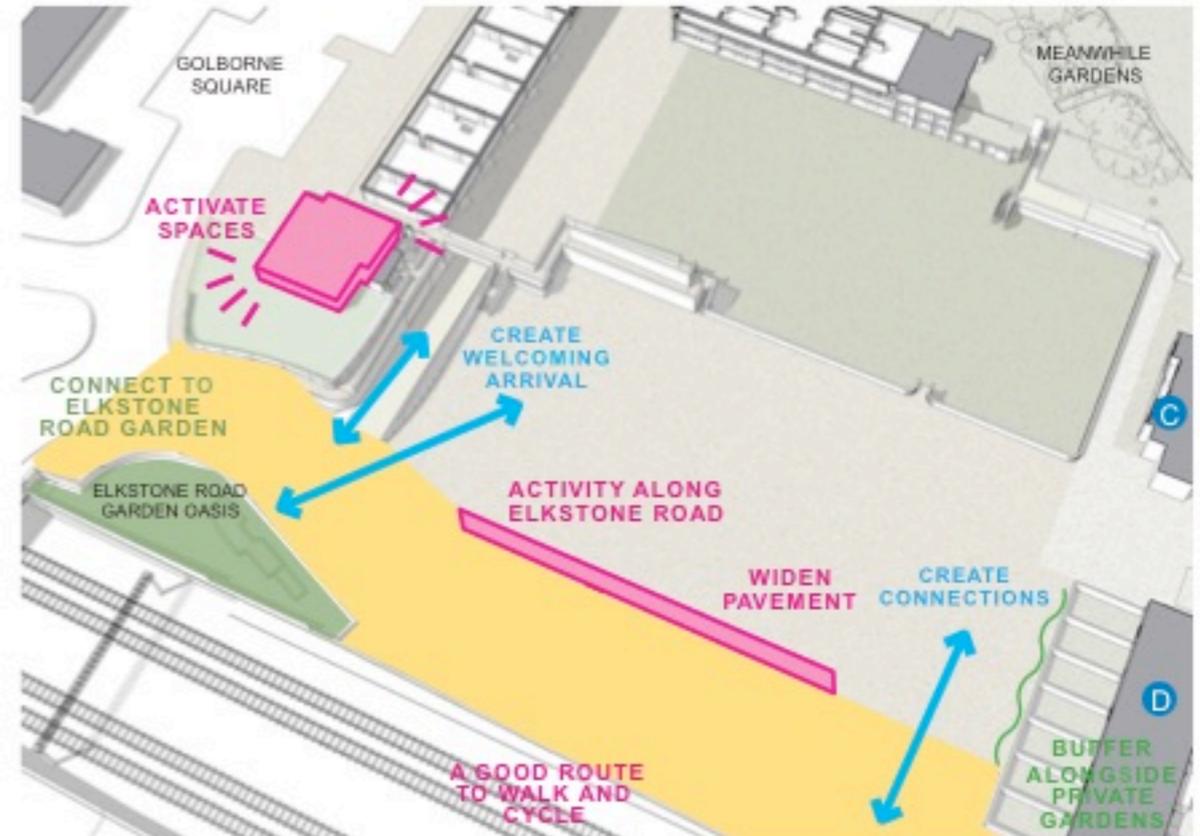


Opportunities - Elkstone Road to the south

EXISTING: A FAST AND UNFRIENDLY ROAD



TRANSFORMING THE SITE: CREATING A SAFER ROUTE, WITH NEW LANDSCAPING, WIDER WALKWAYS, AND ACTIVITY



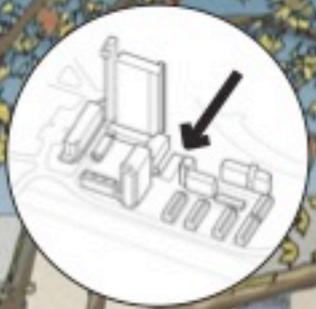
Elkstone Road, a wide and fast route



A safer street with new trees and activity

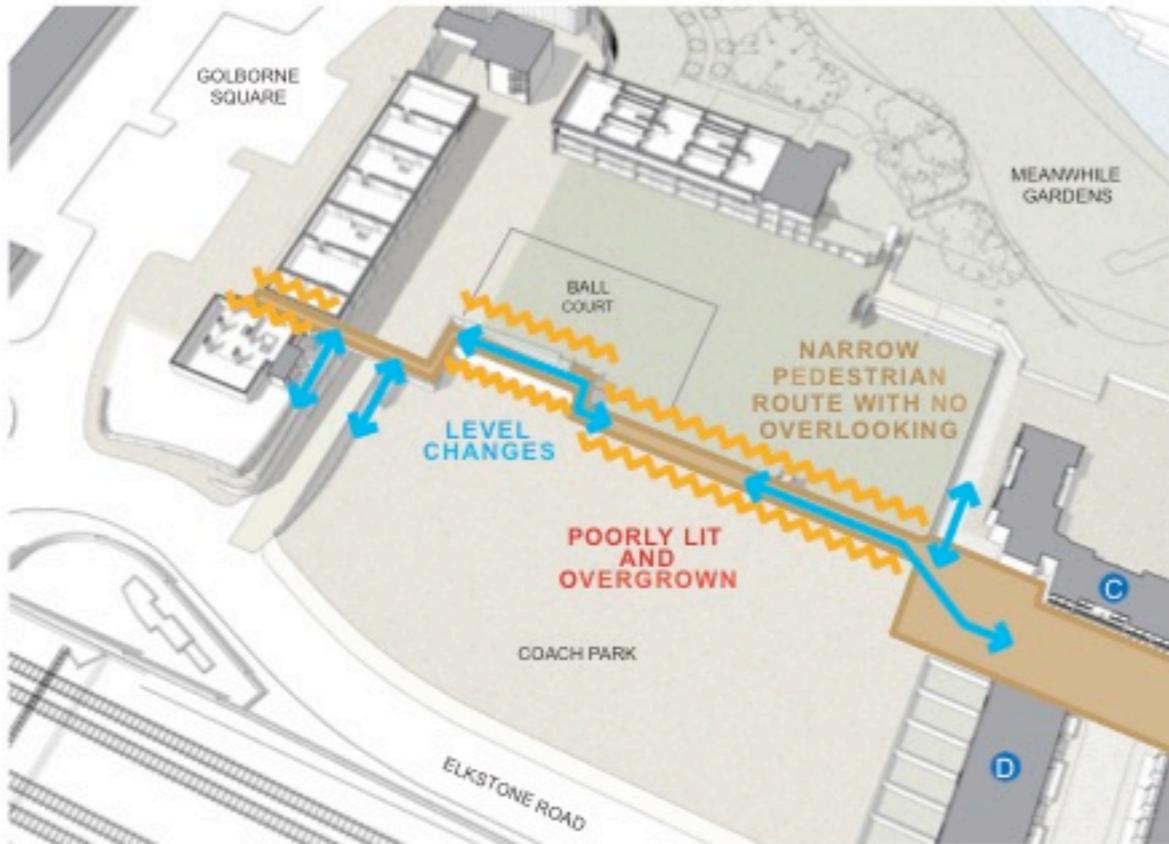


Meanwhile Way - creating a connection to Meanwhile Gardens

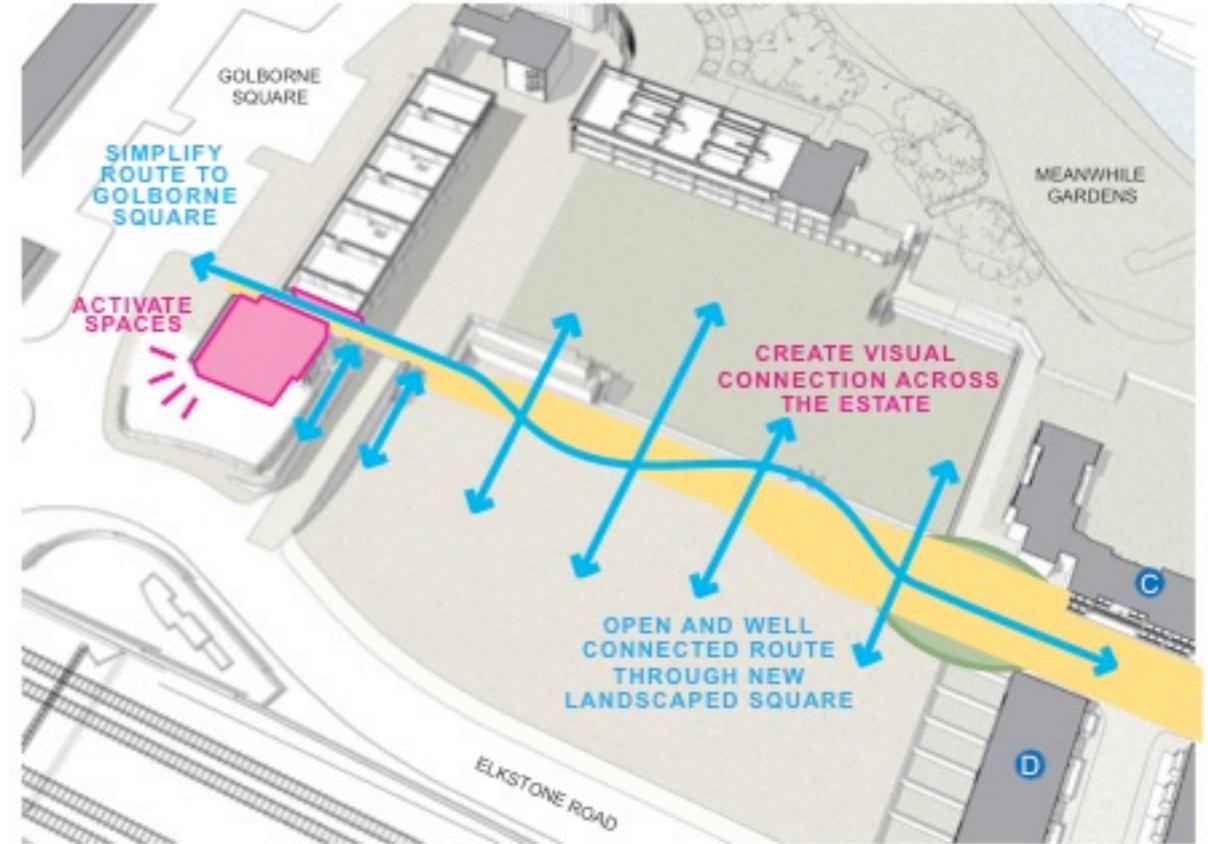


Opportunities - opening up Edenham Way

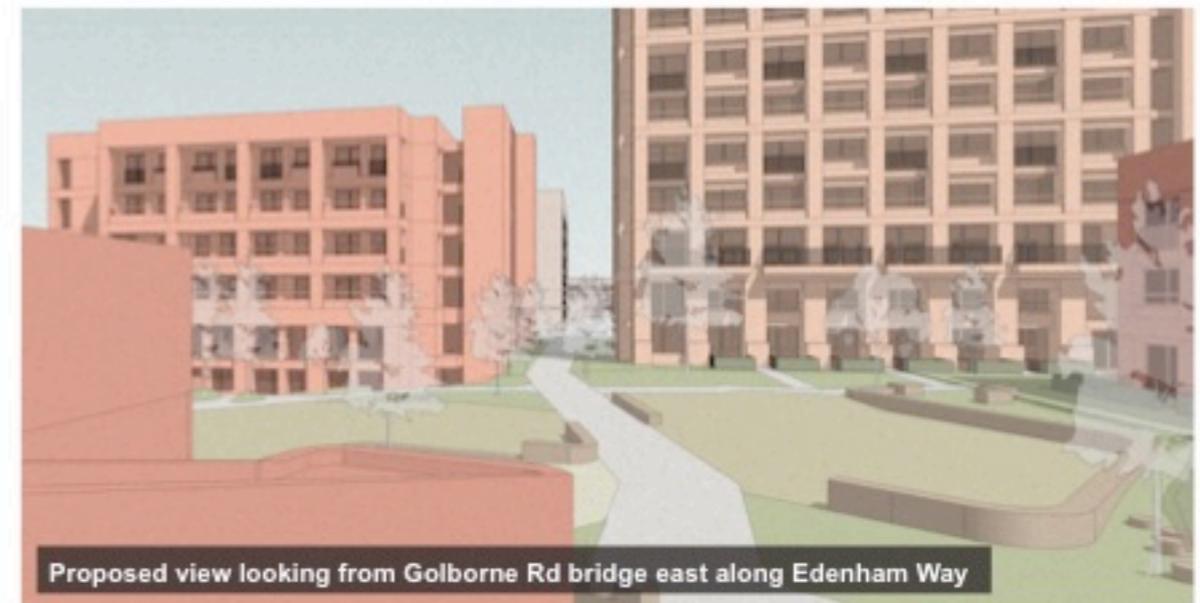
EXISTING:
AN INACCESSIBLE AND UNSAFE ROUTE



TRANSFORMING THE SITE: CREATING A WELCOMING, OPEN AND SAFE ROUTE CONNECTING THE ESTATE



Edenham Way looking east towards Block C

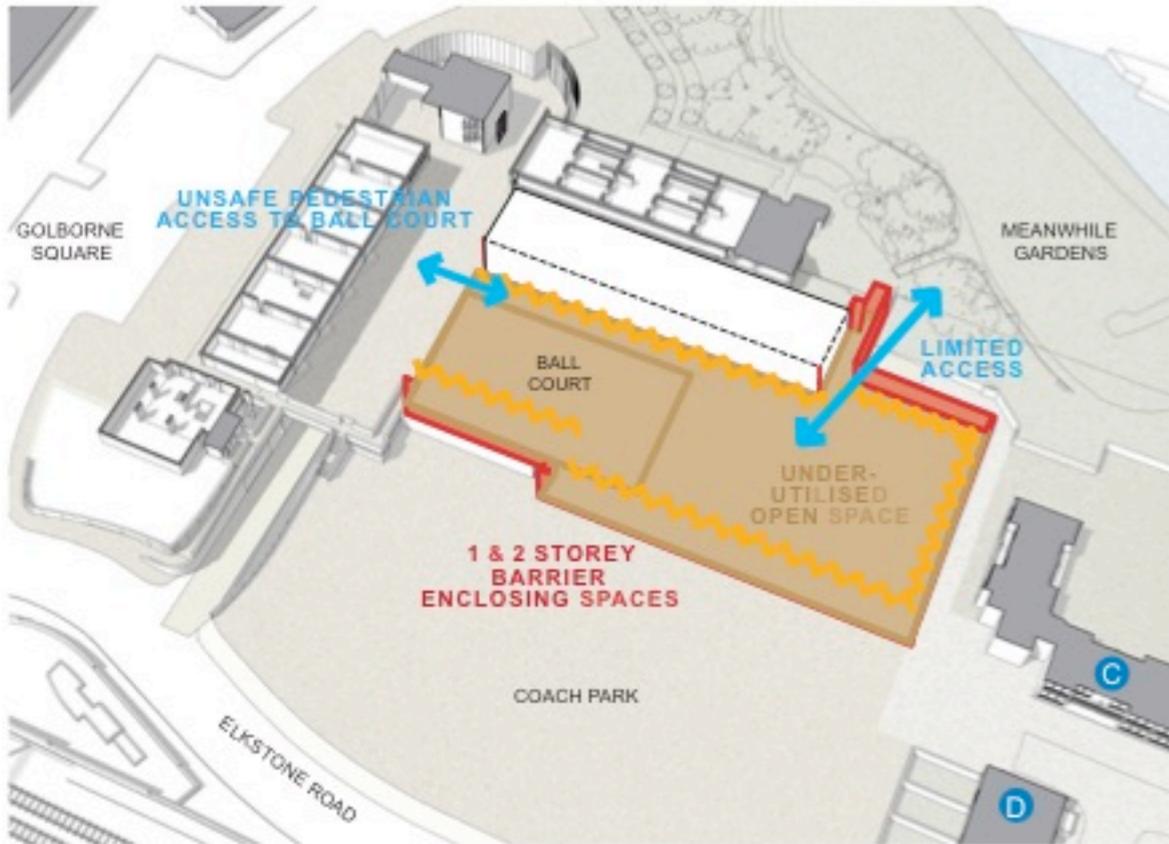


Proposed view looking from Golborne Rd bridge east along Edenham Way

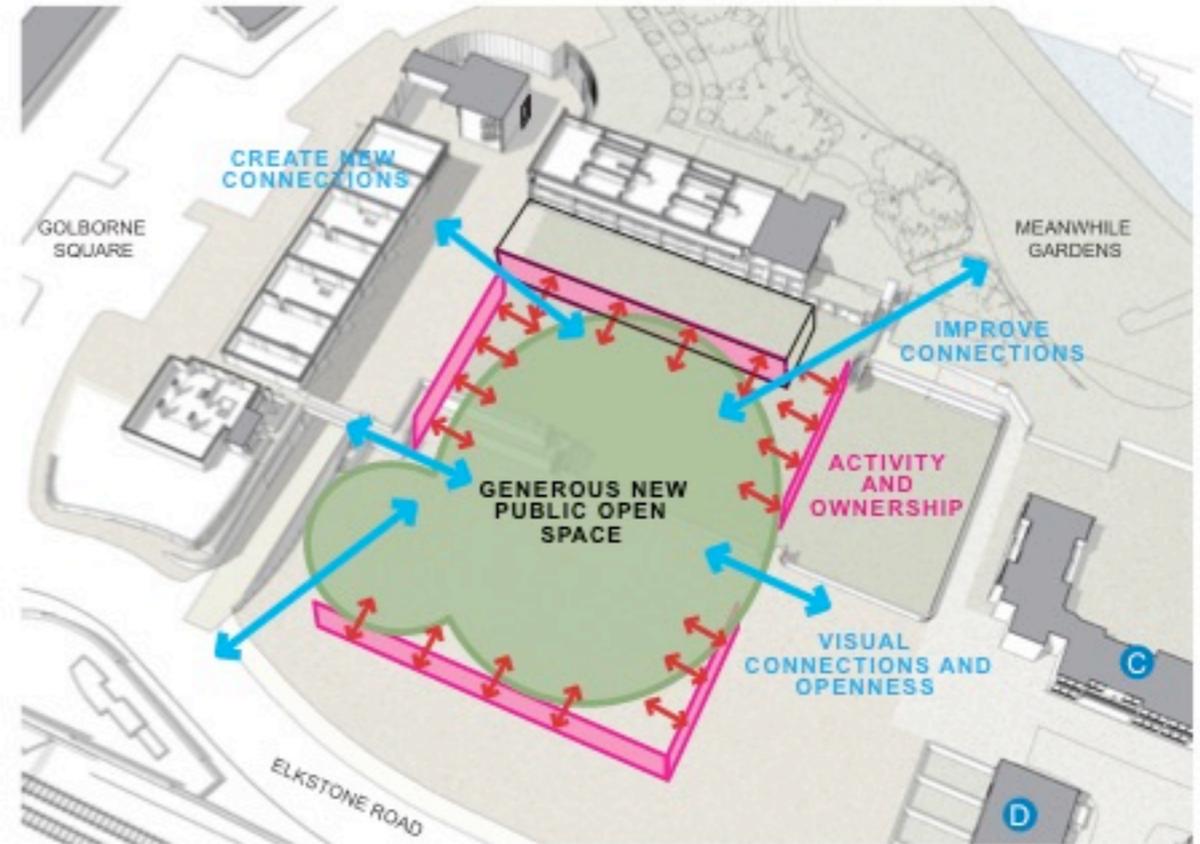


Opportunities - creating accessible public open space

EXISTING: LIMITED ACCESSIBILITY, CONNECTION AND ACTIVITY



TRANSFORMING THE SITE: A GENEROUS, WELL-DESIGNED OPEN SPACE AT THE HEART OF THE CHELTENHAM ESTATE



Existing ball court looking south towards coach park



Proposed view of new open space looking south toward Portobello Bridge



Edenham Square - a new landscaped square for the estate



Goldfinger's design principles - buildings within a landscaped setting

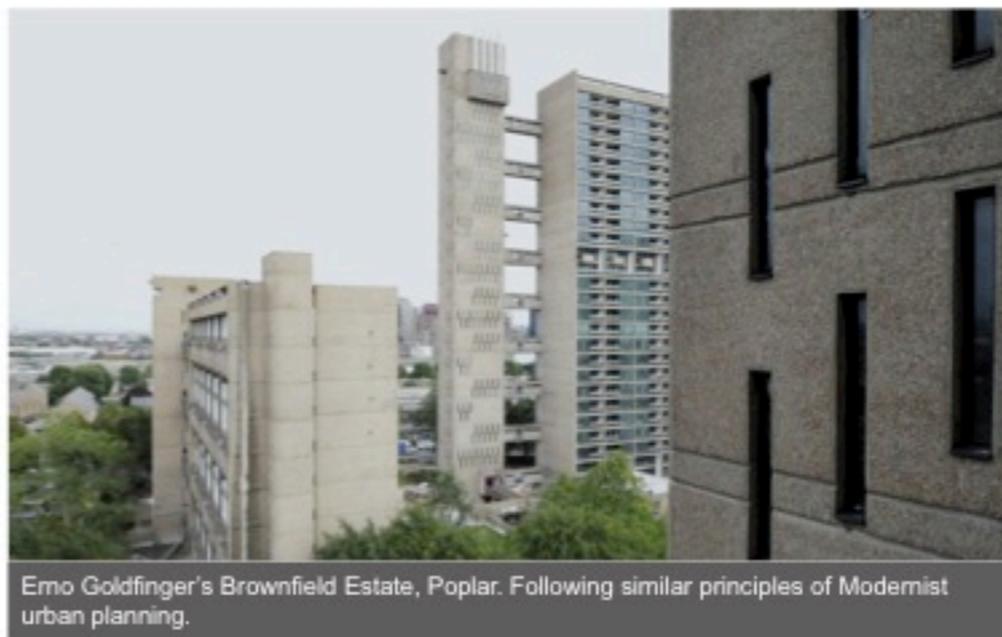
The design of the estate is typical of Goldfinger's Modernism and places buildings within a landscape setting, creating open spaces and dynamic relationships with a mixture of building types and heights. Our proposals build upon this significant heritage.



Local map, overlay. A new urban grain of object buildings and open spaces



Golborne Road, 1962. Historic street pattern of terraced housing.



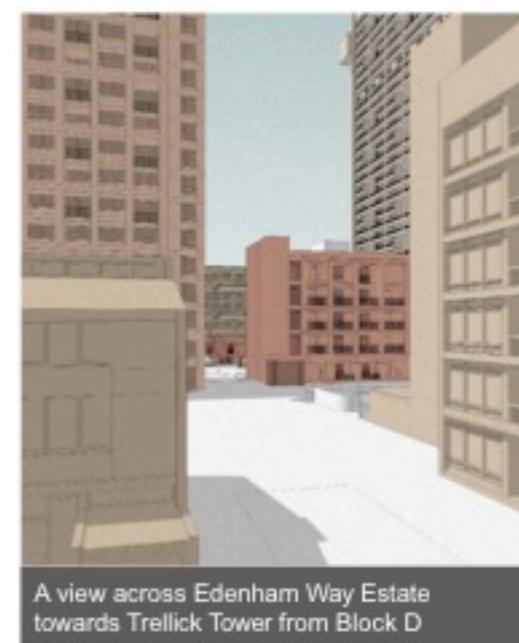
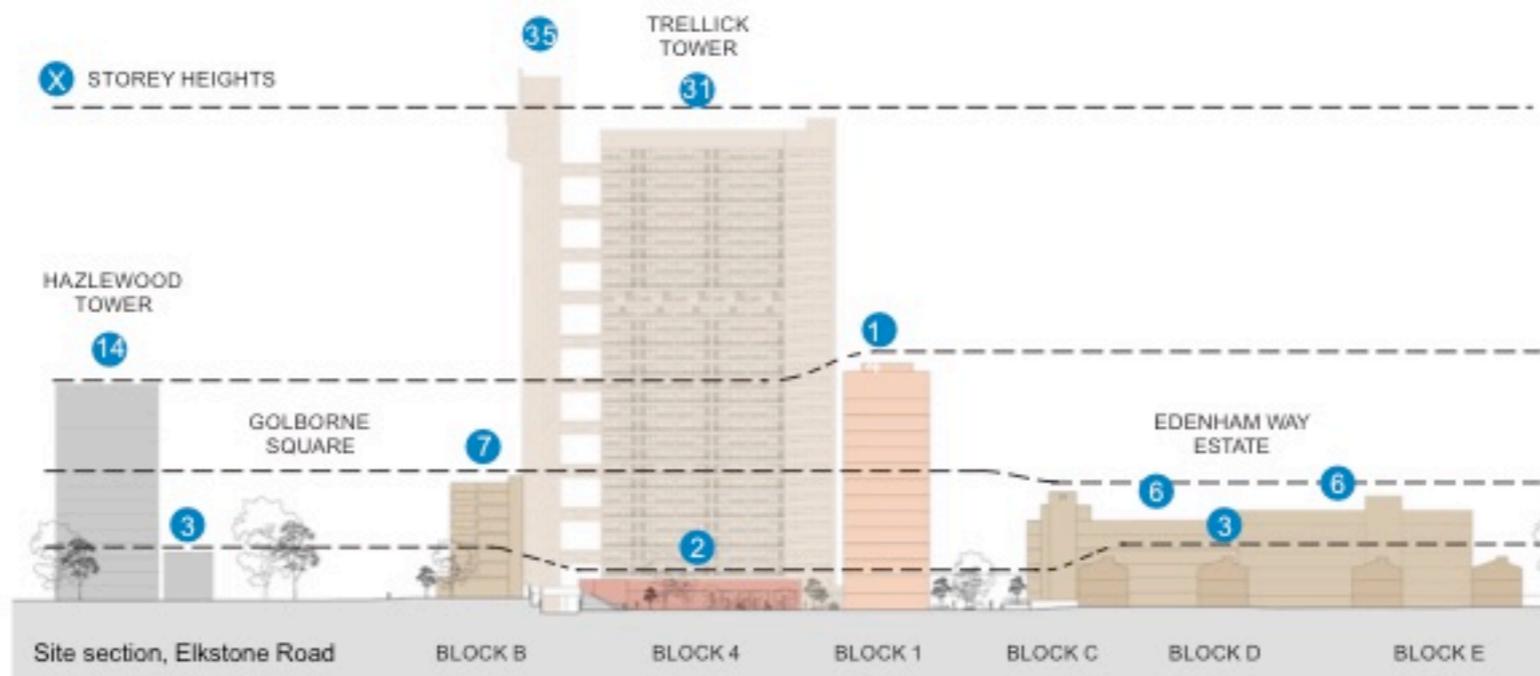
Erno Goldfinger's Brownfield Estate, Poplar. Following similar principles of Modernist urban planning.



Cheltenham Estate, 1972. A mixed development, with Trellick as the apex



New blocks, building on the same layout principles



A view across Edenham Way Estate towards Trellick Tower from Block D



WHO IS ERNO GOLDFINGER?

Goldfinger is a key figure within Modernist architecture and designed many well-known buildings including the Cheltenham Estate. Modernist housing often incorporates tall buildings so that generous public space can be provided at ground level.

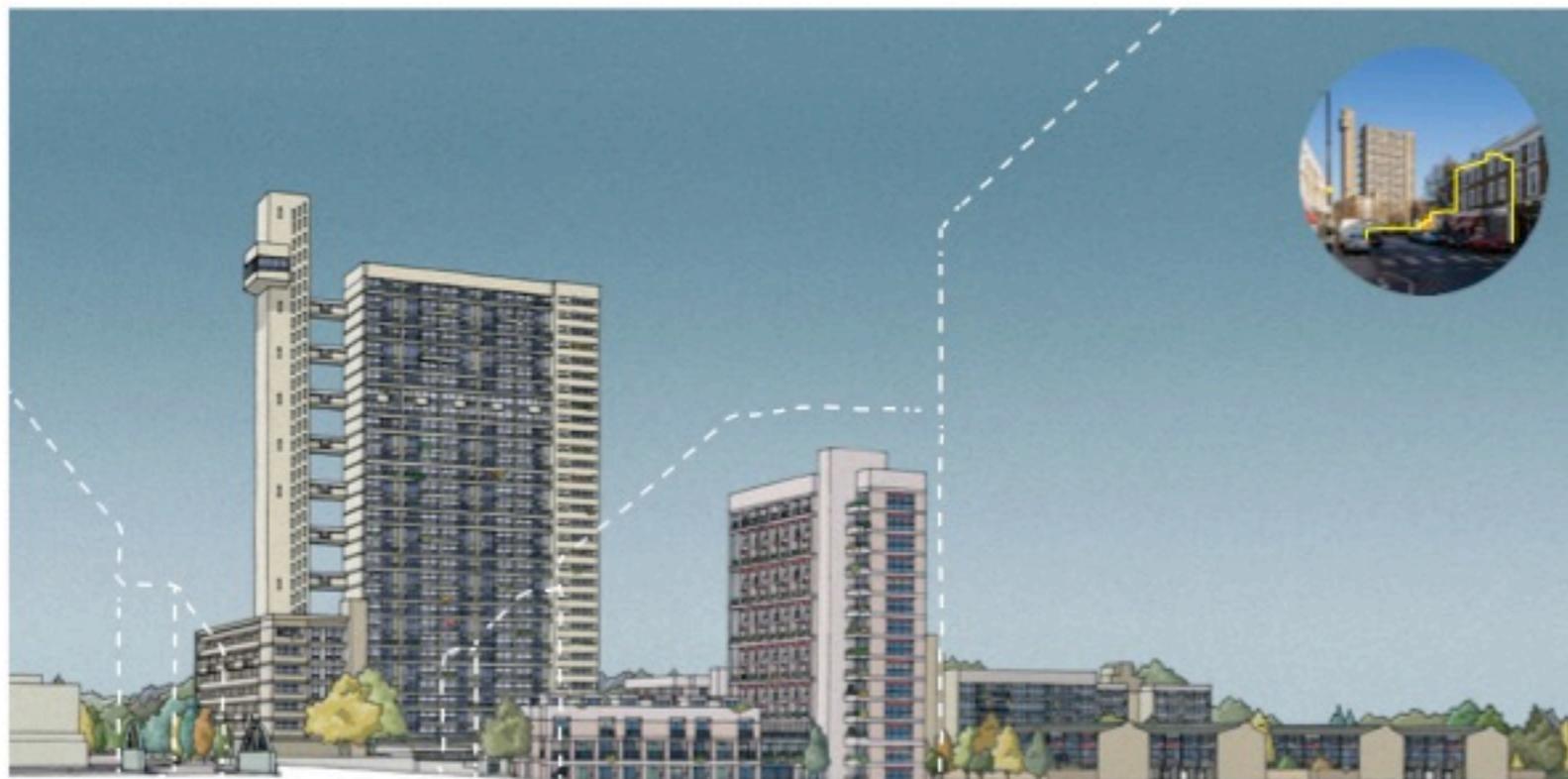


Goldfinger's design principles - mixed development of varying block heights

Being respectful of the importance, scale and original design principles established by Goldfinger for the Cheltenham Estate, is at the heart of our proposal. The new housing blocks retain and add to the visual drama created by the existing ensemble of buildings within the estate, whilst ensuring Trellick Tower remains the dominant landmark.



Golborne Road view towards Trellick, 1972 RIBA



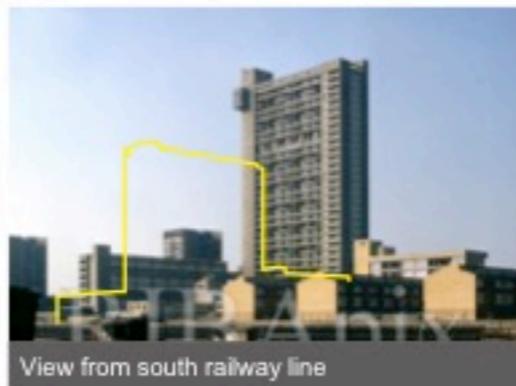
Building on Goldfinger's principles



Westborne Park Road, north-west



Grand Union Canal, west



View from south railway line



Golborne Road, north-west



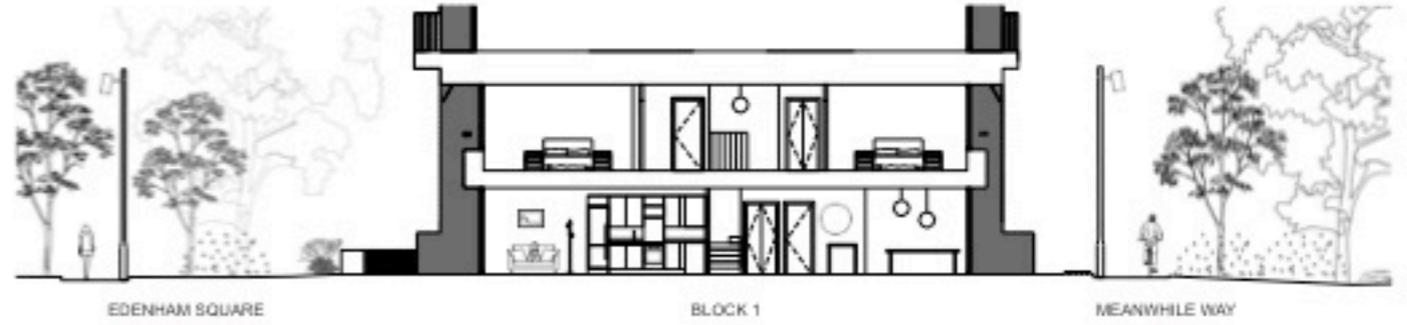
Portobello Square, north-east

KEY VIEWS - LANDMARK STATUS OF TRELICK TOWER

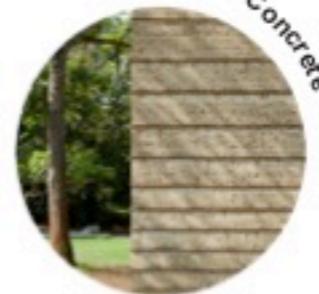
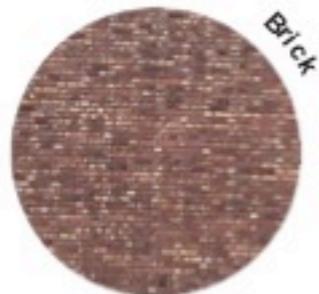
— Outline of proposals (unverified)



Providing New Homes - What will the new buildings look like?

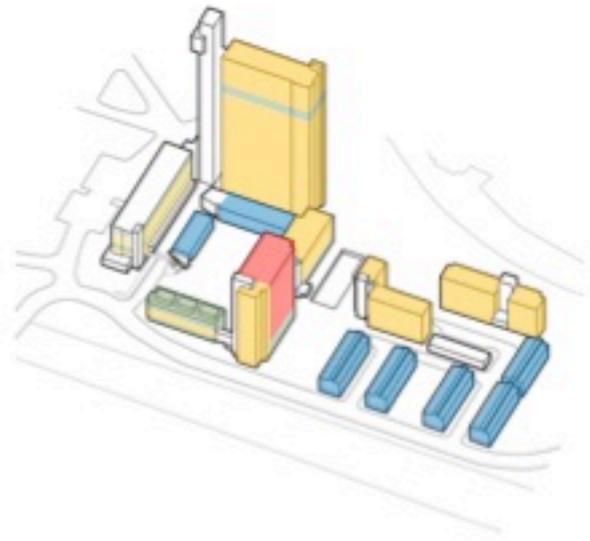


A RICH PALETTE OF MATERIAL, COLOUR AND TEXTURE

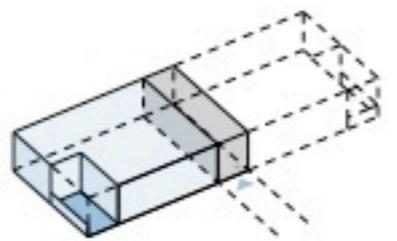


Providing Different Types of Homes

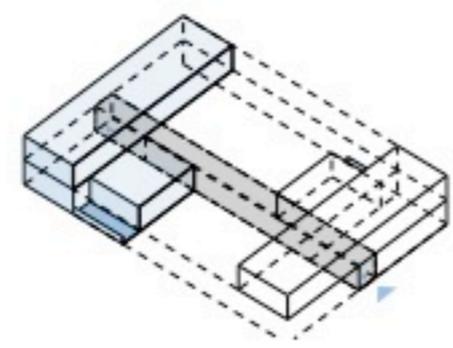
In the spirit of the existing estate, the proposal provides a variety of new homes. These different home sizes and arrangements are designed to suit a range of different families.



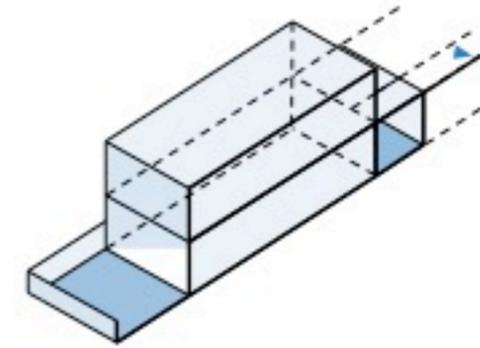
● FLATS



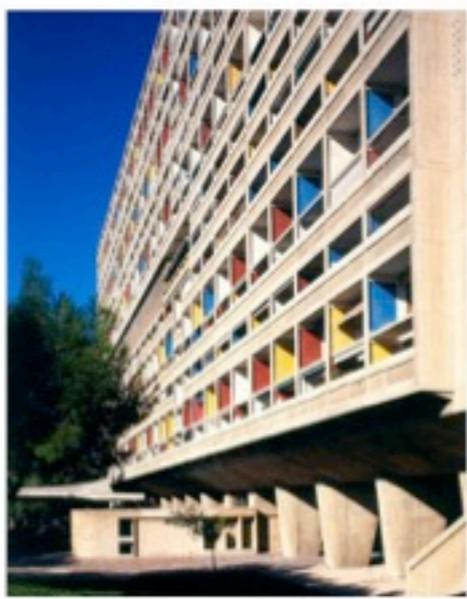
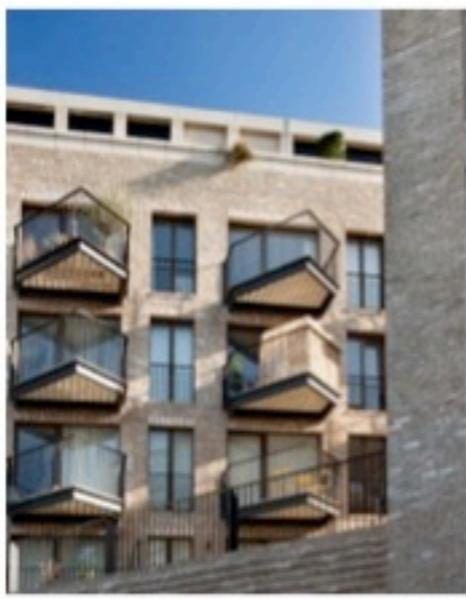
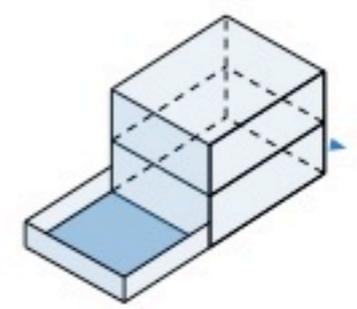
● INTERLOCKING FLATS



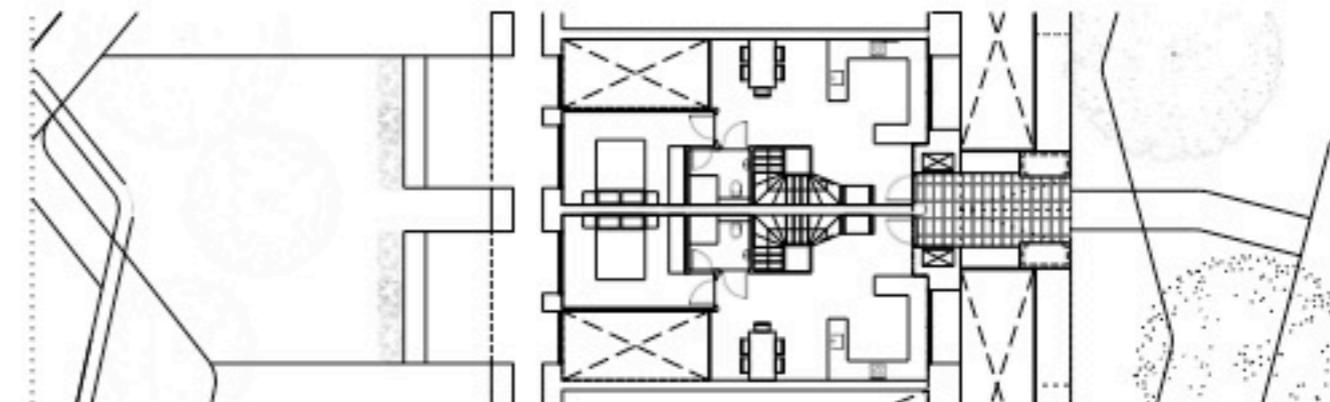
● MAISONETTES



● TOWNHOUSES



Providing New Homes - Spaces for Living



New Landscape Spaces - how would you like to use these spaces?

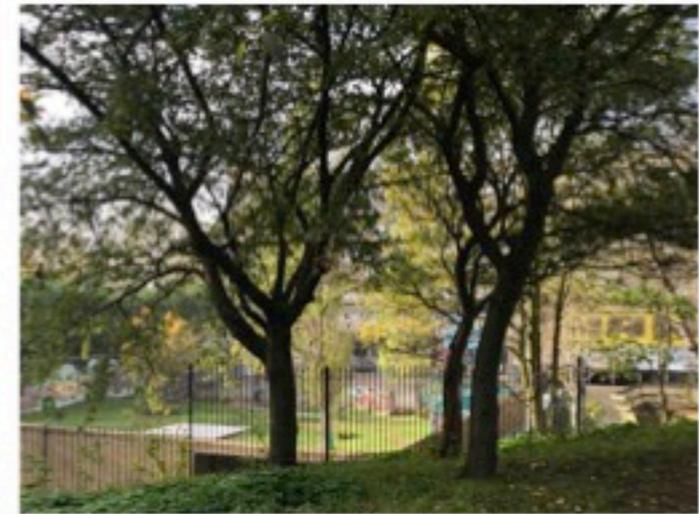
EDENHAM GARDENS



WORKING WITH THE CHANGE IN LEVELS



SPACES FOR COMMUNITY ACTIVITY



**PROVIDING CONNECTIONS TO
MEANWHILE GARDENS**

MEANWHILE WAY



**EMBRACING THE EXISTING BIODIVERSITY OF
MEANWHILE GARDENS**



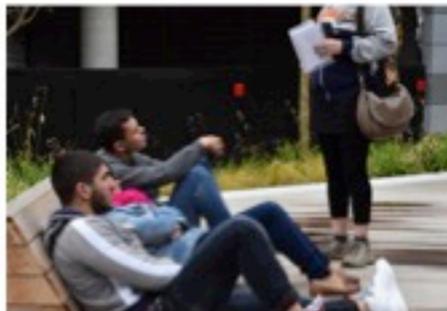
PLAY SPACES FOR ALL AGES



INTEGRATING PLAY INTO A HERITAGE SETTING



New Landscape Spaces - A variety of play spaces for all ages

	Natural, calm	Enclosed	Hard	Integrated
Age				
0-5				
6-11				
12-18				
18+				



Trellick Garden - what are the problems to solve in this area?



CONSTRAINED FORECOURT AT THE BASE OF TRELICK TOWER



CAR DOMINATED ACCESS



DENSE UNDERGROWTH,
UNLIT AND UNSAFE



LACKS CONNECTION TO
MEANWHILE GARDENS



MULTIPLE FENCE LINES CUT
OFF SPACES



LIMITED OPENNESS AND
ACTIVITY



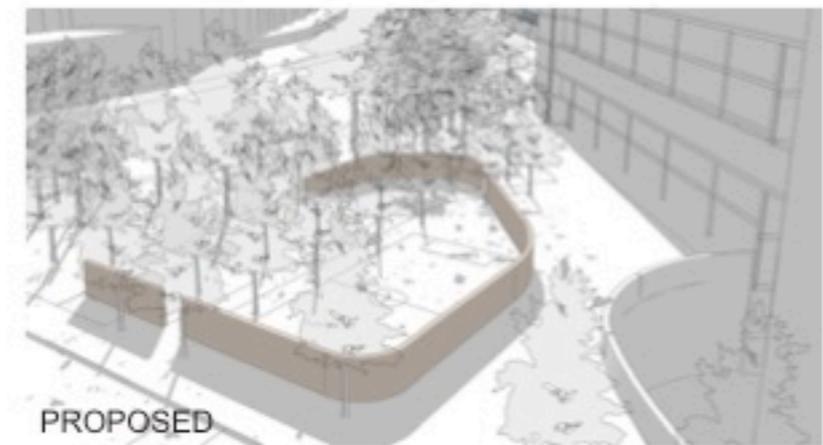
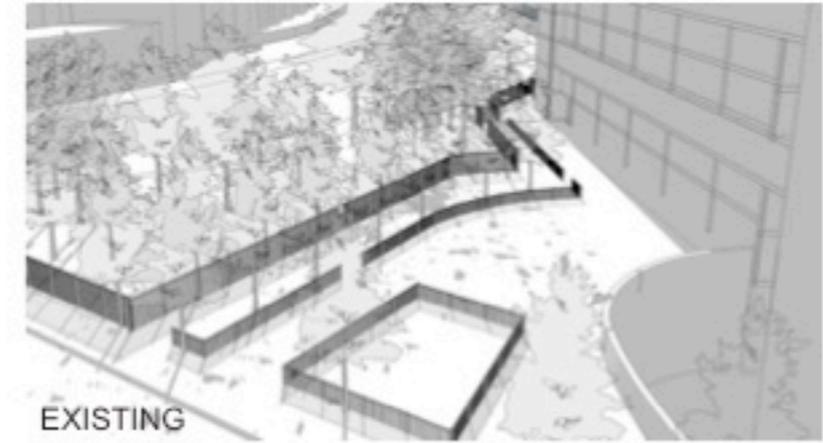
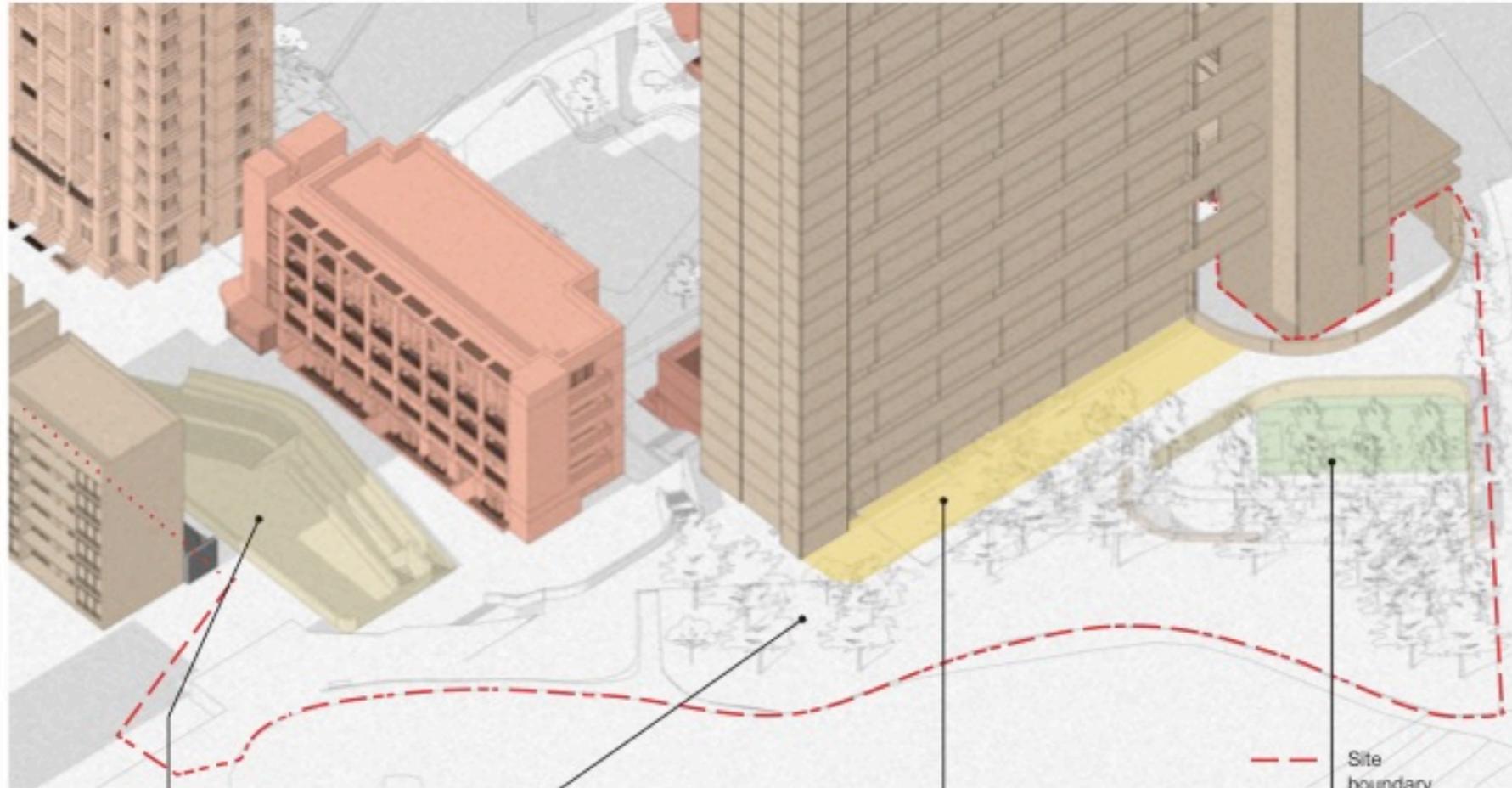
POOR PUBLIC SPACE IN
FRONT OF COMMUNITY
CENTRE



CONSIDER SOUND NUISANCE
TO BEDROOMS ON NORTH
ELEVATION



Trellick Garden - what are the opportunities in this area?



INFORMAL BALL SPORTS IN 'THE BEACH'



RETAIN EXISTING TREES



CREATING NEW PUBLIC SPACE FOR THE COMMUNITY SPACES TO OPEN OUT ONTO



CREATING A DESIGNATED BALL SPORTS FACILITY



PLAYFUL CHANGE IN LEVELS AND IMPROVED CONNECTIONS



IMPROVING THE HERITAGE SETTING OF TRELICK



We want your feedback on the following topics

You can access the feedback forms and find out more about the proposals on the project website: www.rbkc.gov.uk/new-homes-edenham

For all enquiries please contact us via email at newhomesenquiries@rbkc.gov.uk

If you are having accessibility issues to view these materials presented or access to the feedback form, hard copies can be requested via our email.

If you require hard copies of any of the consultation material or require it in another language please call 07739 317294 between 9am-5pm, Monday to Friday.



NEW COMMUNITY SPACE



DESIGN OF THE LANDSCAPE AND OPEN SPACE



PLAY SPACE



'THE BEACH'



TRELICK GARDEN



BALL COURT FACILITIES



SERVICING STRATEGY



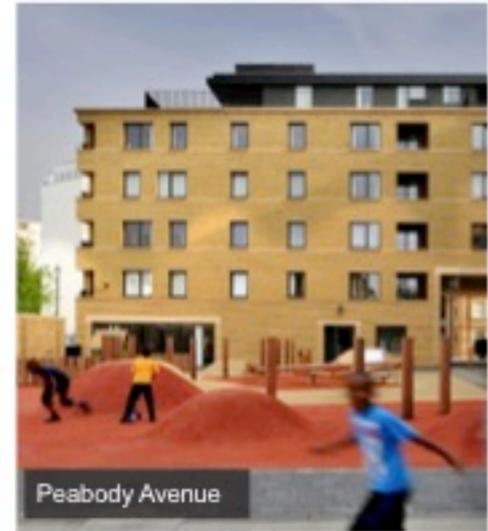
GRAFFITI



OTHER THOUGHTS AND COMMENTS



RELEVANT EXPERIENCE



THE TEAM

Haworth Tompkins is an award-winning architectural studio. They have been appointed by RBKC for the Edenham project to bring their experience working with some of the UK's most significant Modernist buildings, and local authority social housing schemes.



HaworthTompkins

LICHFIELDS



Thank you for watching.

You can find more details at
www.rbkc.gov.uk/new-homes-edenham

**Building
for the
Future**



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA