

Responses to leaflet from WEBSITE				Gaps where no input was submitted have been removed			Blue text sections have been extracted onto separate sheet for legibility
ID	Strengthening identity of town centre	Improving streets and public spaces	Improving buildings and architecture	Strengthening identity of town centre	Improving streets and public spaces	Improving buildings and architecture	
	e f r i s h	R e f r s h	R e t h i n k	NB Nos 1-399 are postal responses			
400	1	1	1			these buildings are horrid and not in keeping with the Victorian high street construction	
401	1	1	1				
402	1	1	1				
403	1	1	1	Anything short of a rethink is a missed opportunity for the area for a generation. During the recent road closure it was clear for all locals to understand the impact traffic has on the centre of the area. Reducing the number of lanes increasing pedestrian introducing cycle lanes in a must. Developers should be encouraged to construct new high rise building to tie in with some of the existing residential stock in the area and create a new vibrant centre to be enjoyed by locals and tourists who come for the market but have a shocking first impression of one of the more beautiful areas in Holland Park and Notting Hill behind. Thank you for taking your time in reading my comments and in conclusion please don't miss this opportunity for a total rethink of the area.	its clear that the tube station entrance cant copy with the number of visitors and the streets are too narrow to cope. Reduce the road width and increase building footprints and footpath for people who live there.	Tall buildings on their own can look out of context so it should be encouraged to allow developers to demolish and build taller buildings to match in with these three large 50/60s buildings. The mayor encourages higher rise buildings next to public transport sites	
404	1	1	1				
405	1	1	1	I am supportive of anything that enhances thee dynamic, family-friendly aspect of the area. Also would be greatly supportive of a subway that funnels people onto Pembridge Road instead of the crowded sidewalks of Notting Hill Gate.			
406	1	1	1	The whole area needs to be pulled together to give it some common identity. As the Portobello Road becomes more downmarket and more popular! - it would be great to have another cultural institution or live venue.	Agree with all the above. And think about safer cycling routes.	Taller will take longer - mid-height can still be elegant but will need clean modern design.	
407	1	1	1	Streets - the Gate will never be pleasant until the dual-carriageway is tamed and walking and cycling are made easier	The Gate is a major arterial route into central London - working with Westminster Council it could be possible to introduce a segregated cycle route which would shift the balance of traffic away from cars and lorries towards calmer and greener transport modes		
408	1	1	1				
409	1	1	1				
410	1	1	1	Maintain its unique character to distinguish it as a destination different from Westfield. Secure the future of the farmers market by finding a permanent home for it		Use some taller buildings to free up space at ground level for open spaces for pedestrians, trees and events such as markets.	
411	1	1	1	Pedestrianized section or narrowing traffic to one side of the existing road width. The recent prolonged water/gas works did not appear to cause unmanageable traffic flows.		Improved condition of many buildings would instantly lift street. Maybe some of colour panels, although possibly in line with original designs, look dated and shabby.	
412	1	1	1	Notting Hill Gate is currently a major barrier for cycling in the borough, and London as a whole. The entire junction is horrible; an essentially 1970s design that encourages large volumes of traffic motor to move through the area at dangerously high speeds, leading to pedestrian and cycling fatalities and actively suppressed rates of walking and cycling. Visitors can still see a white bike with flowers in memory of Eilidh Cairns who was tragically and unnecessarily killed in Notting Hill Gate by a lorry driver in 2009 Additionally, the entire area has illegal levels of air pollution and nitrogen dioxide levels that rival Beijing. In fact, a specific stretch of Notting Hill Gate is one of the most polluted streets in London. The easiest way to solve both these problems is to radically redesign the entire area to provide safe, segregated cycle routes through Notting Hill. When this has been done in New York it has led to an over 50% rise in local spending, as areas were transformed into 'people places', rather than motor traffic hell. Notting Hill Gate would also benefit from more, and easier pedestrian crossings (including zebra crossings), and a 20 mph limit. The Westway is only a few miles north and provides a quick, direct route for motor traffic into Central London. There is no reason, therefore, why Notting Hill Gate should not be re-thought and re-designed as an area that prioritised cyclists and pedestrians (if only because these people don't use vehicles that emit illegal levels of air pollution which lowers everyone in the area's life expectancy. One of the council's core aims is to encourage alternative transport to private car use, such as cycling and walking. The council would be ignoring and actively refuting its core aims if it did not, therefore, use this	Notting Hill Gate is currently a major barrier for cycling in the borough, and London as a whole. The entire junction is horrible; an essentially 1970s design that encourages large volumes of traffic motor to move through the area at dangerously high speeds, leading to pedestrian and cycling fatalities and actively suppressed rates of walking and cycling. Visitors can still see a white bike with flowers in memory of Eilidh Cairns who was tragically and unnecessarily killed in Notting Hill Gate by a lorry driver in 2009 Additionally, the entire area has illegal levels of air pollution and nitrogen dioxide levels that rival Beijing. In fact, a specific stretch of Notting Hill Gate is one of the most polluted streets in London. The easiest way to solve both these problems is to radically redesign the entire area to provide safe, segregated cycle routes through Notting Hill. 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413	1	1	1				
414	1	1	1	tenants who have leases on the north side of Notting Hill Gate. Retail shops			
415	1	1	1				
416	1	1	1		Notting Hill Gate is currently fairly awful for both walking and cycling. Pedestrians and cyclists are surrounded by six lanes of fast moving, polluting traffic, making this a fairly unpleasant location. The area desperately needs wider pavements (currently it can get very crowded on the Pembridge Road / Notting Hill Gate corner) and high quality, dedicated cycle lanes separated from both the road and pedestrians. If anything were to make Notting Hill Gate a more attractive destination it would be this.		
417	1	1	1	The weekly Farmers Market in the car park is absolutely fantastic, and is now an integral part of Notting Hill. Any/all plans that are developed must include a central and workable space for the market to thrive as it now does with generous space for the stalls and people who visit.			
418	1	1	1		I'd like to add the following, and emphasis that it can be repeated for almost anywhere you chose in the whole of London, cycling and walking is a horrible experience except in parks and along bits or the river. It should not be the case that a relatively flat and compact city is so dominated by motor vehicles. And that motor vehicle use is prioritised over ALL other forms of mobility. Notting Hill Gate is currently a major barrier for cycling in the borough, and London as a whole. The entire junction is horrible; an essentially 1970s design that encourages large volumes of traffic motor to move through the area at dangerously high speeds, leading to pedestrian and cycling fatalities and actively suppressed rates of walking and cycling. Visitors to the area can still see a white bike with flowers in memory of Eilidh Cairns who was tragically and wholly unnecessarily killed in Notting Hill Gate by a lorry driver in 2009. It is right that this 'ghost bike' remains near the spot where she was killed, both in memory to Eilidh and to remind the Council that something desperately needs to be done to prevent more wholly avoidable deaths occurring here. Additionally, the entire area has illegal levels of air pollution and nitrogen dioxide levels that rival Beijing. In fact, a specific stretch of Notting Hill Gate is one of the most polluted streets in London. The easiest way to solve both these problems is to radically redesign the entire area to provide safe, segregated cycle routes through Notting Hill including bus stop by-passes for cycling. When this has been done in New York it has led to an over 50% rise in local spending, as areas were transformed into 'people places', rather than motor traffic hell. Notting Hill Gate would also benefit from more, and easier pedestrian crossings (including zebra crossings), and a 20 mph limit.		
419	1	1	1	Notting Hill Farmers market should be supported and relocation would not be ideal - especially if it was to a lesser known area. It is unique to the area and would be a great disadvantage to lose it / move it.		tall buildings are not necessarily the way forward. we need to work with what we have and make them look the best they can be - this could mean restructuring the facades / rebuilding these blocks to update and modernise them but keeping to the same height in order to ensure a consistent look and feel are kept - and the area maintains its character	
420	1	1	1	The Saturday Farmers' Market is one of our family's favourite parts of Notting Hill. It would be great to give it a new, more visible home if needed (although it's certainly crowded enough already!). It is a vital and wonderful part of this community, and we strongly support doing whatever is necessary to keep it as part of the neighbourhood.	In this case, the Tube station entrances/exits and signage marking the way to Portobello could really be improved - right now that area is a mess on weekends, and during the summer, and honestly I try to avoid it as much as possible during that time.		

421		1		1		1	For sure a popular tourist and living destination I've always thought NHG is not realising its potential. The towers need to be demolished and Bayswater road should be modernised. It should more resemble Ken High Street's art deco design than an east end suburb. The area from NHG station to Kensington gardens is particularly grotty, made worse by kebab shops and that grimy record store. Rather than an short term refresh a radical rethink is badly needed and should really have been completed years ago.	For sure a popular tourist and living destination I've always thought NHG is not realising its potential. The towers need to be demolished and Bayswater road should be modernised. It should more resemble Ken High Street's art deco design than an east end suburb. The area from NHG station to Kensington gardens is particularly grotty, made worse by kebab shops and that grimy record store. Rather than an short term refresh a radical rethink is badly needed and should really have been completed years ago.	For sure a popular tourist and living destination I've always thought NHG is not realising its potential. The towers need to be demolished and Bayswater road should be modernised. It should more resemble Ken High Street's art deco design than an east end suburb. The area from NHG station to Kensington gardens is particularly grotty, made worse by kebab shops and that grimy record store. Rather than an short term refresh a radical rethink is badly needed and should really have been completed years ago.
422	1		1			1	Please keep the wonderful Farmers Market		
423				1		1	important to keep the market		
424		1		1		1			
425	1		1			1	Yes, allowing some shops to become foyers for refurbished offices above will do nothing positive towards making Notting Hill Gate a more vibrant place to stop and spend some quality time.	Given that Notting Hill Gate has been closed to traffic recently for a period of months, any work would have to take into consideration the frustration of drivers in the area at this situation and try not to negatively impact their day-to-day movement. More signage is definitely required for Portobello Rd market. Pavement do not necessarily require widening, however making the roads more easy to stop and potentially bringing in a reduced speed limit will make it more people friendly.	
426		1		1					
427							The Saturday farmers market in the car park behind Waterstones is a great place to buy excellent produce and is a great meeting place fro the local community and people from further afield. I come every week from Shepherds Bush. There needs to be a place, easily reached by public transport for a market.		
428		1		1		1	The Saturday farmers market is a local godsend, a new home must be found.		Ensure sufficient housing is created, and make sure it's affordable for the majority not only the wealthy
429		1		1		1	I am not sure why, but I just love the atmosphere at the Sat morning farmer's market. The size and "non-commercial" almost country like feeling makes it such a genuine experience. Please please don't loose this local feeling by making it more touristy. I am on first name terms with 3 or 4 store holders and have visited one of the Somerset farms. It is so unpretentious! Thanks	I go to the farmers market by bike. Lack of bike stands doesn't worry me, as most people appear to walk there.	Notting Hill shopping area has a lot to be desired, looks old and tired.
430	1			1		1	The farmer's market is an integral part of the community. It is our favourite part of the community and we go every Saturday to pick up produce, eggs and chat with our neighbours. We cannot lose our market!	It is so hectic using the tube on the weekends because of all the crowds going to Portobello Road. There needs to be better signage (and in Spanish) as well as more space for pedestrians. There are too many cars moving at high-speeds for the amount of pedestrian traffic.	
431		1		1		1			
432	1			1		1	The most important aspect of Notting Hill Gate for me is the farmers' market. I go every week to do all my non-supermarket shopping there as I rely on contact with the farmers to establish the nutritional value of my food. Second in line is the Gate cinema, which we go to a dozen times a year.	Cycle lanes would be helpful, but I suspect that is complicated. We cyclists have to take our lives in our hands, particularly on the mini roundabout on the way to Portobello market	Not more tall buildings! It will change the character of the area, and detract from the village atmosphere
433		1		1		1			
434		1		1		1	Refresh but maintain farmer's market - it's charm an exceptionally delicious produce brings life to this otherwise desolate area, making it a must for locals.		
435		1		1		1			
436		1		1		1			
437		1		1		1			
438	1			1		1			
439	1								
440		1		1		1	Honestly, I think any of these ideas could work. I would love to see Notting Hill Gate be a more welcoming area. And I would love to see a museum or gallery as well -- anything that would encourage arts / artists and/or lingering in the area would be good. I did want to make a specific plea for the farmer's market -- we go there nearly every week and love the market. Please make sure plans are made to keep it! Moving it isn't a bad idea, actually, as the space it is in isn't a) attractive or b) easy to find for newcomers to the market. I live closer to the northern end of Portobello and confess that I don't make it down to NHG that often partly because there's nothing to attract me there. I'd love to see neighbourhood space for classes (We used to live in St. Petersburg, Florida and they had an amazing Arts Center - http://www.theartscenter.org/ that had gallery exhibitions as well as classes on a variety of topics and was well supported by the community that helped revitalize downtown). And, as a local author, I'd love to see things like http://www.amusingplanet.com/2012/09/britains-telephone-box-libraries.html -- something that locals could use.		Please encourage local (non chain) businesses! Make Notting Hill Gate special and not just another cookie cutter high street area with exactly the same shops as everywhere else!
441		1		1		1	Pedestrians and cyclists chiefly. Both should have their own separate safe spaces. Pedestrian seating and cyclist secure parking the latter under roofing - cycle air pumps. Reduce the need for traffic - 20mph zone. Encourage more non chains and affordable housing higher %	I see you've included pedestrians and cyclists! add segregated cycle lane	Only if this includes pedestrian and cyclist consideration at its heart PLUS more affordable housing
442	1		1			1			
443	1		1			1	I would rather the Farmers market remains as is rather than be moved or cancelled.		
444		1		1		1	There are some low storied buildings on the north and south sides of the Gate., particularly opposite Kensington Church sty, and next to the Coronet. A couple of floors could be added. However the style of architecture should reflect and respect the essence of this Kensington , Notting Hill ambience. The area is attractive because of the villa, stucco, turn of the century style. The area would have more presence and more coherence if this was adhered too. The value of the area is that it looks like it does, and not like Croydon. How will the modernist philistines who allowed Newcombe house and Camden heights be dissuaded from inflicting this third rate architecture on a famous and well loved area, of local, national and international importance? The style cues must be of the villas of the garden squares. Tough on the modernists, but they don't have to live here. Newcombe house and Camden heights, could be Reclad, with glass balconies and non grey gravel cladding. Look at the re class on Eastbourne Tce, Paddington. Fine lighting in strips, could enhance and add excitement and some glamour to these turgid buildings. This would also add presence and prestige to the night time economy. Many much finer cities in Europe have done this. The car park behind the tube station could be raised to accommodate mews style dwellings, and have public / private parking. Why not re locate the Saturday's farmers market to the street north of the gate , where the Barclays bikes are. This street could be partially blocked off for Saturday mornings. It would encourage customers and vendors if the market was more visible. The type of products on offer is not a conflict with Portobello market. Speaking of which, better signage around the gate area would help first time visitors to the area to find Portobello market. These signs could be tastefully and attractive, like the village signs you see in Norfolk, or how much pub signage has been done. I'd be happy to design for free. To keep the Gate healthy, commercial offices are essential, and has been indicated shop fronts as foyers could be utilised. Tree planting has been successful, but more evergreen trees would be preferred, as the winter is		
445	1		1			1	Which ever method of development is employed for this area certain amenities need to be retained, in particular the farmer's market, and the allowance for small, independent shops/ businesses, with relatively low rent. A museum/ art gallery may be nice, but does not have the track record to prove it is required by local people, whilst the farmer's market and independent shops have such a track record. Removing the farmer's the market would remove an extremely valuable local amenity. It has grown into what it is today due to local need and desire for such a facility. At all costs an open area for a farmer's market is essential, keeping a similar form to what is currently is. An open area, easy access for stall holders, same rents per stall as is currently collected. To be clear, space for around 30 stalls, in an area of approximately 400 Sq M. We do not want an area where only large chain stores or exclusive designer boutiques can exist, this would wreck the area.	This is an important route through London. Restricting traffic here, will push it into side streets and other routes, leading to traffic jams and overcrowded areas. the easy flow of traffic also brings tremendous trade and business to the area.	A balance of housing and office space is important, but the retail areas should not be overdeveloped so that independent shops are driven away from the area. This erosion of independence has already been seen in Portobello road, and is not what local people desire or want.
446		1		1		1	The Gate needs to be completely redeveloped. It has been an eyesore for many years and the number of tourists coming every year through Notting Hill Gate totals 18 million people and nobody has ever had anywhere to shop and eat. The buildings on the gate particularly on the north side which is where the bulk of the footfall movement is need to be ground breaking and more powerful in size and profile as well as along Pembridge Road.	The underground should be linked in with the retail if possible on both the south and north sides in order to create a ground and basement linkage. This would also create wonderful retailing possibilities.	Newcombe House is the major eye sore on the Gate. That being said it is also where there should be some public art or even a public museum. The buildings on the north side should be in line and have the same sort of presence as the south side.
447		1		1		1			
448		1		1		1			
449		1		1		1			
450		1		1		1			

451	1			1	1	1	<p>If one of the ultimate goals of this redevelopment strategy is to increase Notting Hill Gate's popularity among visitors (and residents alike), then option A seems right to me.</p> <p>Option B i.e. increasing office space, allowing some shops 'to become foyers for refurbished offices above' and authorizing the construction of new, high-rise buildings (with or without affordable housing) would be detrimental to NHG's appeal as a nice place to live or visit, and would lead to further loss of its identity. Also, the Saturday Farmers' Market is a very important and particularly pleasant aspect of life in NHG, and every effort should be made to encourage it.</p> <p>Option C is, however, also very interesting. A museum (of what?) is perhaps a trifle too ambitious, but providing a large exhibition space would enable many different cultural events (exhibitions of painting or photographs, perhaps small concerts, trade e.g. handicraft fairs, etc.) to be held in NHG and would no doubt attract many people.</p>	<p>NHG will always be a major thoroughfare, and there seems little scope to 'reduce the impact of traffic'. Creating a clearly identifiable route to Portobello Road (e.g. LARGE signs) is, however, an excellent idea, as would be redesigning the zebra crossings and removing the pedestrian guardrails, etc. (or perhaps merely creating a passage half-way through them).</p>	<p>As ugly as they may seem to some, these buildings have been part of Notting Hill Gate for decades and have to some extent shaped the area's character. They should be refurbished.</p> <p>If, however, plans go ahead to replace some of them e.g. Newcombe House with new developments, these should be carefully selected. Notting Hill must avoid making the same mistakes as others i.e. allowing modern buildings of glass and steel with little or no merit to be built to the tune of much architectural hype and misplaced hubris.</p>
452	1			1	1	1	<p>I live in Brook Green, and I attend the Farmer Market every Saturday morning - travelling either on my bike or occasionally by car. There have been numerous occasions when I've been accosted by tourists emerging from the tube on the High St, clearly expecting a tourist haven, and bewildered by the multiple lanes of heavy motor traffic and uninviting shops. I usually point in the direction of Portobello Road. Notting Hill Gate doesn't need a new gallery as a tourist attraction - tourists are already flocking there. To encourage tourists and locals to linger on the High St, the motor traffic needs to be tamed considerably - at the moment the High St is noisy, and it stinks of car exhaust and as a pedestrian, it feels very threatening. Why would anyone want to linger? To solve this problem, remove some traffic lanes AND reduce the speed limit to 20mph. (I assume that most of the motorized traffic is passing through Notting Hill Gate to a destination elsewhere, rather than stopping to spend money in the local area, so encouraging large volumes of fast moving traffic through the centre is counter productive to the local economy.) Add a cycle lane (and more cycle parking) to provide an alternative to public transport and encourage more, less confident people to travel by bicycle. Widen the pavement, and encourage cafes to provide seating outside on the pavement. Remove the cheap looking pound shops and mobile phone shops and encourage interesting independent shops to open instead.</p>	<p>Pedestrians and cyclists are the people spending money in shops, not people sat in motorcars. I work near Goodge St and travelling through Notting Hill Gate is the fastest way for me to commute to work from Brook Green on my bicycle. However I avoid it at all cost during the week because it's very unpleasant on a bike. Instead I add an extra 1.5 miles to my cycle journey using Kensington Gardens, and after sunset when the park is closed, the back streets of South Kensington. If I could cycle safely through Notting Hill I would stop and shop at the supermarkets and the lovely Italian deli on my way home from work. Sadly the environment is too car centric to make that viable for me at the moment.</p>	
453		1			1	1			
454		1			1	1	<p>Changing Notting Hill Gate but retaining Newcomb House for the public art displays</p>	<p>Changing Notting Hill Gate but retaining Newcomb House for the public art displays</p>	<p>Changing Notting Hill Gate on the north side only but retaining Newcomb House for the public art displays</p>
455		1	1			1	<p>Notting Hill Gate generally needs an infusion of non-chain high street stores. The area is getting to generic! Essential is also a great home now and in the future for the Saturday Farmers' Market - this is essential and key to our community! Thank you -</p>		<p>Notting Hill Gate already has some dreadful architecture - refurbish to be more in line with it's streets and history would be nice.</p>
456	1					1	<p>My husband and I use the farmers market behind Waterstones pretty well every week. The produce is fantastic and in some cases better value than supermarkets. The organic and non pesticide foods are a real choice over and above supermarket foods. Please ensure that this market is kept. When visiting the market we then frequent the shops and nearly always buy a coffee in Apostrophe thereby contributing to the footfall of the shops as well. I think it is important to keep the eclectic and also independent variety of shops in NHG. Don't make it like any other high street.</p>	<p>Most of the pavements are wide enough and as a cyclist I don't find it difficult or dangerous cycling in NHG</p>	<p>Try to avoid Tower blocks or too tall buildings. Agree Newcombe House is very ugly.</p>
457						1	<p>We do not want NHG to become a building site for ten years. We do want NHG to be an improved thoroughfare by creating a proper bicycle lane, allowing one lane of motorised cars each way, widening the pavements, and perhaps adopting the same scheme as Exhibition Road. Any refreshment would be welcome but it is absurd to be suggesting affordable homes in one of the most expensive property areas in the world.</p>	<p>Great</p>	
458		1				1			
459		1				1			
460		1				1			
461			1			1	<p>It's crucial for the commercial and social diversity of the area to provide adequate and on-going space for the Farmer's Market. The more prominent and attractive the space, the better, for both stall holders and shoppers.</p>		<p>The area is a mess. A botched job. A dismal legacy of misguided generations of planners and developers. The more we can do to transform the environment, the better.</p>
462			1			1			<p>None of the above</p> <p>The buildings in the 1960 rebuilding of NHG are the worst in the Royal Borough. Knock them all down and start again</p>
463	1					1	<p>I would like the Farmers Market to remain where it is. If it's moved it needs to be nearby. I have bought all my food from there for many many years. What I eat is important for me. I do not eat from Supermarkets. I now know all the store holders. This place is a lifeline for those who like to know where their food comes from and to know that it's uncontaminated with chemicals, as in being organic or unsprayed. I really do not know what I would do without this place. It's convenient and easy to get to.</p>	<p>Leave the Farmers Market where it is.</p>	
464	1		1			1			
465			1			1	<p>We must find a space for the farmers market if the car park is not to be retained. In addition too many of the 'shopping' options on Notting Hill Gate are shoddy and there is nothing much other than the cinemas to make you want to spend any time there.</p>		<p>Not too many tall buildings on the street frontage, please. The place will look like a canyon!</p>
466	1					1			
467		1				1	<p>keep farmer's market in the area because it is a centre for all sort's of people and attracts them to NH.</p>		
468	1					1	<p>Sort out rubbish collection. Any day, any time, there are always bags of rubbish on the pavements which looks really unsightly. Why not introduce under-pavement skips as used in Spanish cities? Also, try to encourage some more high-end shops to the area. Look at how west part of Westbourne grove has improved.</p>	<p>Better bus stops would be a huge improvement.</p>	
469			1			1	<p>Preserving adequate space for the Saturday Farmer's Market is a vital component to plans for improving Notting Hill's centre. I have been going to the Market since it started and would probably not patronise any of the High St shops there if not for the market.</p>		
470						1	<p>Keep the farmers market, ensure it has a new home if necessary- such as the UCK car park in Victoria Gardens</p>		
471						1	<p>The Farmers Market is an important part of the community feel of the area, so I would be sure that it is still centrally located.</p>		
472	1					1		<p>Complete re-think needed. Priority should be given to active travel modes by increasing pedestrian space and providing protected (segregated) cycling facilities. Traffic volumes here are too high and should be reduced to reduce pollution.</p>	<p>Realistically A would be a good start, but a total rethink would be good if funding exists. This should be not be driven purely by commercial goals though - for example redevelopment might provide an opportunity to acquire strips of land to help provide space for pedestrians, cafes, cycle tracks.</p>
473			1			1	<p>I think we need to encourage the use of empty shops, get landlords to lower rents in order to keep the local community using what there is already there. COUNCIL TO LOWER RATES , MAYBE FOR A LIMITED TIME TO ALLOW NEW SHOPS TO OPEN AND BECOME VIABLE. Keep the farmers market, always full and keeping local producers in business, less packaging to be thrown away< less air miles all together more environmentally beneficial. do we need more office space? we do need more affordable housing< don't need more expensive flats to be bought by foreign buyers> housing that is affordable please.</p>	<p>plus improve the alley way to the car park-></p> <p>keep spending down and only do what is need to improve signage, clear pavements, improve signage, reposition bus stops if necessary, clear clutter, we need the traffic to flow so keep the pavements as they are< better signage</p>	
474		1				1	<p>Please consider cycling and putting in segregated lanes for cyclists. This areas is currently very intimidating for cyclists and could be massively improved by giving over road space to the many many cyclists who make use of the area.</p>	<p>Don't forget more cycling parking and filtered permeability making walking and cycling more attractive than cycling.</p>	
475			1			1	<p>Please give the market a nice new home. It is the reason we come to Notting Hill every week.</p>		
476		1				1	<p>What ever happens you must keep the Saturday Farmers' Market - it enables everyone to purchase fresh, organic and reasonably priced food and attracts residents and visitors alike. In fact if you really wanted to attract additional residents and visitors you could develop an indoor market on the current site (as an example of architecture you could look at the new indoor market in La bauble, France).</p>		
477						1			
478						1	<p>The farmers' market is a really important local resource; please make sure it survives.</p>		
479						1	<p>I think it is vitally important that the Farmers Market is kept and developed. It's a real local draw card and is loved and used by many! If it is relocated to a 'prettier' location and promoted properly it would draw even more people I'm sure.</p>	<p>The crowded pavements are a nightmare to navigate - but so much traffic moves through the area it is difficult to find the balance. I think relocating bus stops might be a good idea - to less congested areas...</p>	
480						1	<p>Please do everything you can to give the Farmers Market a really good place to be - its a vital part of the community and we really need it</p>		
481		1				1	<p>Please allow it to continue through the development phase as well</p> <p>The quality of the buildings around the car park where the Farmers Market is located is poor and, ideally, they should come down. However, that would entail major disruption for all concerned and perhaps their owners could be persuaded to refurbish them.</p>		<p>What we do not want are more soulless office blocks or buy to rent apartments.</p>

482	1		1	1	1	<p>Gentle renovations would go a long way:</p> <ul style="list-style-type: none"> - The road needs a cycling track - There court yard in front of Newcombe House needs to be refreshed (maybe by adding a conservatory with cafe to the front, or by allowing the adjacent cafe (currently Frae Frozen Yogurt) to have seats outside where the metal-elephant-artwork is) - Improving the space at Newcombe House, possibly by adding a roof terrace above Waterstones - Allowing Paul Rhodes to have seats outside (except Saturday) - Renovating Astley House in line of the Cafe Nero-Part of Newcombe House - Making use of the car-park behind Newcombe House outside of Saturdays. This space needs to be refreshed or built upon. 	<ul style="list-style-type: none"> - a cycling Route is necessary. - Also, the pedestrian space needs improvements on Saturdays. 	<p>The buildings are iconic and need to be protected. They could be improved by adding conservatories (in front of Newcombe House), roof terraces (Newcombe House above Waterstones and above the dry-cleaner in Kensington Church Street, or some light roof buildings).</p>
483	1		1	1	1	<p>KEEP: Farmers Market (Priority!), Tylers, Calders., Waterstones / Book Warehouse, Chegworths, Post Office, pubs, banks and restaurants.</p> <p>REPLACE : The much-missed Kensington Place doctors surgery.</p>	<p>Re-site the bicycle racks outside the FRAE shop - they block half the pavement and seriously impede pedestrian flow when there are crowds, e.g. on Saturdays.</p> <p>Remove the ridiculous "sculpture" (supposed to represent an elephant?) outside Newcombe House, by Waterstones. You could put the relocated bicycle racks here.</p> <p>Don't waste the rate-payers money on publicly-funded "artistic installations". They appeal to few, annoy many and are ignored by most - and have as short an appreciated life as does the artistic fashion that inspired them. Marylebone High Street didn't need them, and neither do we.</p>	<p>The tower blocks - particularly Newcombe House - are an eyesore and always have been : out of scale and in conflict with the prevailing architecture.</p> <p>Option C "transform the centre with a number of taller buildings" is a dreadful idea and should be firmly resisted. Apart from their ugly intrusion into this predominantly low-rise area, tall buildings cause what the report refers to as a micro-climate - and we call wind squalls - whenever the wind blows.</p>
484		1			1	<p>The comment you make about it being a thoroughfare is the most important - it's a horrible multi-lane carriageway where priority is given to cars driving through rather than to the people visiting. This is the fundamental change that needs to be made.</p>	<p>Absolutely rethink - with a properly innovative way of giving more space to pedestrians and proper safe and segregated tracks for cyclists (not shared pavements).</p>	<p>I actually quite like some of that architecture but realise it's probably not to everyone's taste.</p>
485		1			1			
486		1			1	<p>The farmer's market is one of the best aspects of shopping in NHG and I hope it will be a priority to retain it and provide a god central space for it</p>		<p>The post-war buildings have little architectural merit and appear to be beyond repair. I think it would improve the aspect of the south side if the building line were pushed further back</p>
487			1		1	<p>This is an extension of Oxford sty and a key tube interchange. Traffic flows every day and people flows on market days do not make it a place to linger and it is hard to see how this could be changed.</p> <p>The Farmers market is presently an oasis of community and a treasured respite from the traffic. It would be a shame if this baby was thrown out with the bathwater!</p>		<p>I think the liveable city idea should trump the visitor experience and developers delight scenario. Where affordable housing exists it should be preserved. A mixed resident pool makes for a better and more characterful neighbourhood than a rich 'ghetto'</p>
488		1			1			
489		1			1	<p>I do not think we need go as far as introducing another tourist attraction - Portobello Road is quite enough!</p>	<p>There does not seem a lot to chose between options B and C. Relocating the tube stations would be extremely expensive - and feasible only if substantial redevelopment was allowed - so not very realistic in my opinion.</p>	<p>The current opportunity to redevelop NH should be seized - but not if it means replacing it with another tower.</p>
490		1			1		<p>As a Fox Primary Parent I feel there are 2 pedestrian areas that need addressing:</p> <p>(1) The small, divided pelican crossing (from Holland & Barrett/GAP to EQ Hair/Video City) on Notting Hill Gate. Cyclists & vehicles drive straight through it, as they often don't even realise it is there. Also, the crossing light takes a long time to change so many pedestrians end up crossing on a red light.</p> <p>I believe this crossing needs to be made more visible for road traffic vehicles (cars, motorbikes and cyclists). The signal button needs to make the lights change sooner, especially during school rush hour (8-9am and 3-4pm). Ideally, we would like to have a single crossing that would give pedestrians enough time to cross Notting Hill Gate in one go.</p> <p>(2) The bottom of Campden Hill Road, where there is no proper pedestrian crossing over Campden Hill Road between Metro Pizza (west side of Campden Hill Road) and Valentina's (east side). Children who cross Notting Hill Gate (from Marks & Spencer to Metro Pizza) and want to get to Fox school, are currently forced to jaywalk to get across Campden Hill road despite the danger of three-way traffic. Holland Park students also frequently use this crossing.</p> <p>I believe this problem would ideally be solved by installing a single pedestrian traffic light crossing from Marks & Spencer (on North side of Notting Hill Gate) to Valentina's (on South side). As well as a crossing f this is pedestrian crossing between Metro Pizza and Valentina's is another option.</p> <p>Both of the above mentioned crossings currently create a potentially dangerous situation for our children and it is only a matter of time before</p>	<p>No tall towers</p>
491		1			1	<p>Streetscape: reconfigure in the spirit of what was done on High Street Ken. Play on the positives of a wide thoroughfare and the vistas, the impression of space it provides. Does the North end of Ken Church St need to be this wide though?</p> <p>Retail: Marylebone High Street is a successful template</p>		<p>Taller buildings can work. Terrace shops (currently shabby) can be improved following the example of what was done on Gloucester road (at the Queen's Gate Terrace level)</p>
492			1		1	<p>As a Fox Primary Parent crossing Notting Hill Gate regularly, I believe that it is of utmost importance to develop a safer pedestrian crossing system in this area. Two especially dangerous crossings need addressing:</p> <p>(1) The small, divided pelican crossing (from Holland & Barrett/GAP to EQ Hair/Video City) on Notting Hill Gate. Cyclists & vehicles drive straight through it, as they often don't even realise it is there. Also, the crossing light takes a long time to change so many pedestrians end up crossing on a red light.</p> <p>I believe this crossing needs to be made more visible for road traffic vehicles (cars, motorbikes and cyclists). The signal button needs to make the lights change sooner, especially during school rush hour (8-9am and 3-4pm). Ideally, we would like to have a single crossing that would give pedestrians enough time to cross Notting Hill Gate in one go.</p> <p>(2) The bottom of Campden Hill Road, where there is no proper pedestrian crossing over Campden Hill Road between Metro Pizza (west side of Campden Hill Road) and Valentina's (east side). Children who cross Notting Hill Gate (from Marks & Spencer to Metro Pizza) and want to get to Fox school, are currently forced to jaywalk to get across Campden Hill road despite the danger of three-way traffic. Holland Park students also frequently use this crossing.</p> <p>I believe this problem would ideally be solved by installing a single pedestrian traffic light crossing from Marks & Spencer (on North side of Notting Hill Gate) to Valentina's (on South side), as well as an additional pedestrian crossing between Metro Pizza and Valentina's for those walking up / down the south side of the road.</p>	<p>As a Fox Primary Parent crossing Notting Hill Gate regularly, I believe that it is of utmost importance to develop a safer pedestrian crossing system in this area. Two especially dangerous crossings need addressing:</p> <p>(1) The small, divided pelican crossing (from Holland & Barrett/GAP to EQ Hair/Video City) on Notting Hill Gate. Cyclists & vehicles drive straight through it, as they often don't even realise it is there. Also, the crossing light takes a long time to change so many pedestrians end up crossing on a red light.</p> <p>I believe this crossing needs to be made more visible for road traffic vehicles (cars, motorbikes and cyclists). The signal button needs to make the lights change sooner, especially during school rush hour (8-9am and 3-4pm). Ideally, we would like to have a single crossing that would give pedestrians enough time to cross Notting Hill Gate in one go.</p> <p>(2) The bottom of Campden Hill Road, where there is no proper pedestrian crossing over Campden Hill Road between Metro Pizza (west side of Campden Hill Road) and Valentina's (east side). Children who cross Notting Hill Gate (from Marks & Spencer to Metro Pizza) and want to get to Fox school, are currently forced to jaywalk to get across Campden Hill road despite the danger of three-way traffic. Holland Park students also frequently use this crossing.</p> <p>I believe this problem would ideally be solved by installing a single pedestrian traffic light crossing from Marks & Spencer (on North side of Notting Hill Gate) to Valentina's (on South side), as well as an additional pedestrian crossing between Metro Pizza and Valentina's for those walking up / down the south side of the road.</p>	
493		1			1	<p>We think that Notting Hill gate is very polluted and that the crossings are dangerous, especially for children. Generally, balustrades could be used near the crossings - which is the case for some crossings but not all, and importantly not for the main crossing (from the Gate cinema to Recipease). Regarding pollution, simple measures such as wide pavements could help. More fundamentally, it would be great to rethink Notting hill gate and Kensington church street as they are currently capturing a lot of traffic and therefore pollution, while there is no alternative routes for pedestrians. We see a lot of children in pushchairs or walking in both Notting Hill gate and Kensington church street.</p> <p>(1) the main crossing (from the Gate cinema to Recipease): it is very busy with pedestrians, and noisy. With small children, it is very difficult to cross safely as they are distracted by the cars and buses which are going in various directions. One solution would be to create a bridge for pedestrians to walk on so that there is no risk when crossing to be hurt. The drawback of the bridge is obviously for pushchairs and wheelchairs which could hardly go on it. One solution would be to start the bridge between the back of the Pain quotidian and the Gate cinema so that the slope is progressive and doesn't rely only on stairs. On the other side of the crossing, the slope could end towards the end of Recipease and there could be stairs ending before Recipease. If the bridge cannot be equipped with an easy access for wheelchairs / pushchairs, then the other crossings available on Notting Hill Gate could be used (as long as they are improved - see below). If the 'bridge' idea is not feasible, perhaps it would be possible to create a tunnel so that pedestrians could cross under the road.</p> <p>I also agree that the two especially dangerous crossings which follow need to be addressed:</p>	<p>We think that Notting Hill gate is very polluted and that the crossings are dangerous, especially for children. Generally, balustrades could be used near the crossings - which is the case for some crossings but not all, and importantly not for the main crossing (from the Gate cinema to Recipease). Regarding pollution, simple measures such as wide pavements could help. More fundamentally, it would be great to rethink Notting hill gate and Kensington church street as they are currently capturing a lot of traffic and therefore pollution, while there is no alternative routes for pedestrians. 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494	1				1	<p>The Saturday Farmers' Market is an absolute essential to me. It is one of just two true farmers' markets in central London that opens from 9am on Saturday. I am a vegetarian and having high-quality vegetables that actually taste like something and aren't overpackaged is very important to me. Please do not relocate it if possible. It is so convenient to both the Tube station and to a Barclays bicycle docking station.</p>	<p>(1) The small, divided pelican crossing (from Holland & Barrett/GAP to EQ Hair/Video City) on Notting Hill Gate. Cyclists & vehicles drive straight through it, as they often don't even realise it is there. Also, the crossing light takes a long time to change so many pedestrians end up crossing on a red light.</p>	<p>(1) The small, divided pelican crossing (from Holland & Barrett/GAP to EQ Hair/Video City) on Notting Hill Gate. Cyclists & vehicles drive straight through it, as they often don't even realise it is there. Also, the crossing light takes a long time to change so many pedestrians end up crossing on a red light.</p>
495		1			1	<p>Need to retain the character of independent shops and keep any architecture in line with the character of those shops.</p>		
496		1			1	<p>Farmers market is not visible enough.</p> <p>There needs to be a square or meeting place where people can meet and hand out centrally. There's no real centre to Notting Hill</p>		

497		1		1		1	Notting Hill Gate looks terrible and nothing but a thorough fare. Really needs complete rethinking with plenty of desirable retail shops for locals and not the touristy tat or estate agents. Ban any more licenses for estate agents. Please please keep the farmer's market. Access to quality affordable organic is essential to the enjoyment and benefits to living around here. it's part of my weekly routine!		
498	1			1		1		As a Fox Primary Parent crossing Notting Hill Gate regularly, I believe that it is of utmost importance to develop a safer pedestrian crossing system in this area. Two especially dangerous crossings need addressing: (1) The small, divided pelican crossing (from Holland & Barrett/GAP to EQ Hair/Video City) on Notting Hill Gate. Cyclists & vehicles drive straight through it, as they often don't even realise it is there. Also, the crossing light takes a long time to change so many pedestrians end up crossing on a red light. I believe this crossing needs to be made more visible for road traffic vehicles (cars, motorbikes and cyclists). The signal button needs to make the lights change sooner, especially during school rush hour (8-9am and 3-4pm). Ideally, we would like to have a single crossing that would give pedestrians enough time to cross Notting Hill Gate in one go. (2) The bottom of Campden Hill Road, where there is no proper pedestrian crossing over Campden Hill Road between Metro Pizza (west side of Campden Hill Road) and Valentina's (east side). Children who cross Notting Hill Gate (from Marks & Spencer to Metro Pizza) and want to get to Fox school, are currently forced to jaywalk to get across Campden Hill road despite the danger of three-way traffic. Holland Park students also frequently use this crossing. I believe this problem would ideally be solved by installing a single pedestrian traffic light crossing from Marks & Spencer (on North side of Notting Hill Gate) to Valentina's (on South side), as well as an additional pedestrian crossing between Metro Pizza and Valentina's for those walking up / down the south side of the road.	
499	1			1		1	Retain the pleasant mix of less expensive, ethnic cafes and shops with the prestigious ones on Church Street. The market is important. It has a loyal following of locals who presumably also patronize other shops.		I believe less central control is better. Let things develop organically.
500			1			1	The Saturday Farmer's Market must be of central focus to any revitalisation project. It is a vital part of the neighbourhood and is supported by faithful clientele who arrive week after week, rain or shine. We rely upon the weekly arrival of local farmers for the bulk of our comestibles. It is not merely a place to procure the best food possible; it is a community hub of conversation, activism and general joi de vivre. Relocation should be considered as a last resort and only temporarily. There should be no suspension in Farmer's Market activity as this would leave both farmers and residents in the lurch.		We should aim to retain certain key architectural structures as evidence of the evolution of Notting Hill Gate
501	1						I would suggest making it more green not more concrete. Plant trees. There are enough art galleries in the locale. The market is in a good site for locals and those of us who travel by bus and has been for several decades. Perhaps put a large roof over the Farmers Market such as the one in Holland Park opera, rather than make it airless and solid with a concrete. Why weren't the stall holders informed? Most of them hadn't a clue until I handed out the yellow pages left on the side of a new stall holder. These are the people, along with the long standing customers who have a right to say how they feel.	The old half empty 60s or 70s buildings are the only things to be refurbished.	Not tall buildings, it will ruin the skyline as much as the current dilapidated ones.
502			1			1	I would like to see the plans ensure the Saturday Farmers' Market is allowed to continue to exist, and if there is a need to relocate it, that it is provided a space that allows a greater number of people to be aware of its existence, support local farmers, and get access to great produce not often available in supermarkets.	Making the area more cycle-friendly would be of great benefit to locals and tourists alike, and I think should be considered a priority.	
503			1			1		As a parent of children at both Fox Primary & Holland Park School I cross Notting Hill Gate regularly and believe that it is of utmost importance to develop a safer pedestrian crossing system in this area. Two especially dangerous crossings that need addressing are: (1) The small, divided pelican crossing (from Holland & Barrett/GAP to EQ Hair/Video City) on Notting Hill Gate. Cyclists & vehicles drive straight through it, as they often don't even realise it is there. Also, the crossing light takes a long time to change so many pedestrians end up crossing on a red light. We believe this crossing needs to be made more visible for road traffic vehicles (cars, motorbikes and cyclists). The signal button needs to make the lights change sooner, especially during school rush hour (8-9am and 3-4pm). Ideally, we would like to have a single crossing that would give pedestrians enough time to cross Notting Hill Gate in one go. (2) The bottom of Campden Hill Road, where there is no proper pedestrian crossing over Campden Hill Road between Metro Pizza (west side of Campden Hill Road) and Valentina's (east side). Children who cross Notting Hill Gate (from Marks & Spencer to Metro Pizza) and want to get to Fox school, are currently forced to jaywalk to get across Campden Hill road despite the danger of three-way traffic. Holland Park students also frequently use this crossing. We believe this problem would ideally be solved by installing a single pedestrian traffic light crossing from Marks & Spencer (on North side of	
504			1			1	NHG is such a tragedy. Ugly shop front extensions hide attractive old buildings opp Kensington Church Street; the tower blocks are poor examples of cheap postwar modernism; the 3-way junction between Ken Park Road, Pembridge Road and NHG remains ungainly; Pembridge Road down to Portobello Road remains dangerous; the retail estate is unnecessarily dowdy and incoherent. Instead of a successful public-private partnership it has been a bodge of public planning (when the Gate was straightened) and commercial tenacity. Various attempts to green and brighten it have made the best of a bad job. We need a competition not just for a gallery or museum but to rethink the whole area. Congratulations to RBKC for thinking this through.		See previous comments on front page.
505		1							
506		1				1	to make all the road crossings on Notting Hill gate av, more secure especially to go to Fox Primary school. It is TOO dangerous, children by foot and / or scooters are unpredictable. Thank you		
507			1			1	Another important topic is safety. Many parents need to cross Notting Hill Gate in the morning for school runs. Currently there is no safe cross over for Campden Hill Road from Valentina's to the other side of the road and vice versa. A pedestrian light would be very welcome. In addition it would be helpful to give pedestrians time to cross on one light as opposed to two (from M&S to Valentina's but also from Gap to EQ Hair). The crossing from GAP to EQ Hair is currently taking a very long time, which causes unsafe crossing, because the wait is too long. Also it seems for that particular spot that cyclists and vehicles often don't realise there is a crossing and drive through it. Of course, this results in a potentially dangerous situation for our children.	In terms of crossings see previous page	
508	1					1			
509			1			1	Some of the architecture is really interesting but you do not really see it! The original row of shops along the L/H side from Notting Hill Tube towards the West End in particular. They are in a poor state. Many have terraces above the shops that could be developed into green outside space for the offices, shops, or flats above ... it could look stunning, as in does in Westbourne Grove nr the Old Post Office.		
510			1			1			
511			1			1		Notting Hill Gate is incredibly ugly! It is also extremely windy, and I would look to redesign the entire stretch from Jamie Oliver to Marks and Spencers with very clearly marked route to Portobello Road.	Again, these buildings are brutal and it is a wind trap

512		1		1		1	Street crossings	<p>I lived in RBKC for 5 years (having just moved to Shepherds Bush in late 2012). As my children have all attended (and one still attends) Fox Primary School in Notting Hill Gate, the area remains a daily part of my routine. I love it, but welcome the suggested changes to bring the Gate in line with the rest of surrounding areas--all of which are beautiful. I understand that the Borough is inviting comments regarding its redevelopment and I wanted to add my thoughts. There are four street crossings that are less safe and convenient than they should be.</p> <p>The crossing at Notting Hill Gate between Holland & Barrett and Video City is besieged by buses, cars and cyclists who constantly threaten to overtake even when the green man is still flashing. Moreover, it takes a LONG time to cross. It deserves a puffin crossing that permits pedestrians to cross the entire way (instead of stopping in between to begin the process anew) in the necessary time.</p> <p>The crossing at Campden Hill Road and Notting Hill Gate is patently unsafe. It has no formal crossing, so we pedestrians just have to look in 3 directions and hope for the best. I rarely cross there with my children because I deem it too risky. Surely there is a way to redress this as it make me disinclined to custom the businesses west of Campden Hill Road.</p> <p>The crossing at Ladbroke Terrace is equally unsafe with many cars and cyclists and no formal crossing venue for pedestrians.</p> <p>Finally, the crossing at Kensington Place next to Fox Primary deserves a zebra. There should also be more speed bumps on Kensington Place. There are too many children crossing this road not to address the speed and safety matters that concern them.</p> <p>Otherwise, we look forward to improved facades on the buildings of</p>	
513		1		1		1			
514			1			1	Traffic management and safety of pedestrians. Separate tourist flows and other people.	<p>I feel it is very important to improve the safety of the pedestrian crossings.</p> <p>The one that connects Gap to EQ Hair across Holland Park Ave is dangerous. The pedestrian green man is very infrequent which encourages people to dodge the traffic. One stream is often stationary, giving the illusion of safety. I crossed the other day with my daughter and we were nearly knocked over by a cyclist speeding down the hill westward on the inside lane. I would recommend one continuous crossing or more frequent changes of lights. The crossing at the top end of Campden Hill Road is also very slow and hardly ever seems to give pedestrians a chance to cross. It is also very dangerous. So improvements to these crossings should please be a priority in your plans. Thank you!</p>	
515	1				1	1			
516	1		1			1		<p>the small, divided pelican crossing (from Holland and barrette/Gap to Video City) on Notting Hill Gate needs to be made more visible for road traffic vehicles. The signal button needs to make the lights change sooner. Ideally we would like to have a single crossing that would give pedestrians enough time to cross in one go. Issue: children safety with Fox school nearby. The bottom of of Campden Hill Road where there is no proper pedestrian crossing over Campden Hill Road despite 3 way traffic. Children end up jay walking to get across. Installing a pedestrian traffic light crossing would help. Again there is an issue with children safety with Fox school nearby.</p>	<p>Notting Hill Gate appears unattractive due to some run down 50s buildings that look out of place in this generally charming neighbourhood. Something also needs to be done with street rubbish, which is an issue in the area.</p>
517			1			1	<p>1.) Notting Hill Gate and Campden Hill Road (outside M&S) a very busy three way intersection with pedestrian option (staggered) on only one of the three junctions. There is nothing on Campden Hill Road where the pavements are particularly narrow. On the East side of the junction there is nothing. This is a key route to from Holland Park secondary and Fox Primary school and with cars coming from 3 directions it is only a matter of time before there is an accident involving a school child.</p> <p>2.) Pedestrian Crossing between video city and tescos. This is staggered and the delay on pressing the button is about 90 seconds to 2 mins. This crossing is used by children extensively and with the delay and the stagger there is a lot of crossing on red. Suggest this is re-timed and the stagger removed.</p> <p>3.) Eastern side of Notting Hill Gate and Pembridge Road (outside Foxtons), the barriers in the central reservation are incomplete since the water repair works leading to people attempting to cross here, including children (they should obviously go on the Western side, but children/people don't always manage to be smart). This is exacerbated by the illegal parking, by mostly Foxtons staff, outside their office on the corner which obscures visibility and causes traffic from Pembridge to be blind as they come around the corner. Maybe some CCTV to enforce the double yellow lines?</p> <p>Aside from that: The market space could be used more often than Saturdays and particularly the access from Notting Hill gate needs cleaning up. There is no need for car parking with the level of public transport that the area has, so the area could be used much more than once a week. Some kind</p>	<p>Repeated from previous page: 1.) Notting Hill Gate and Campden Hill Road (outside M&S) a very busy three way intersection with pedestrian option (staggered) on only one of the three junctions. There is nothing on Campden Hill Road where the pavements are particularly narrow. On the East side of the junction there is nothing. This is a key route to from Holland Park secondary and Fox Primary school and with cars coming from 3 directions it is only a matter of time before there is an accident involving a school child. 2.) Pedestrian Crossing between video city and tescos. This is staggered and the delay on pressing the button is about 90 seconds to 2 mins. This crossing is used by children extensively and with the delay and the stagger there is a lot of crossing on red. Suggest this is re-timed and the stagger removed. 3.) Eastern side of Notting Hill Gate and Pembridge Road (outside Foxtons), the barriers in the central reservation are incomplete since the water repair works leading to people attempting to cross here, including children (they should obviously go on the Western side, but children/people don't always manage to be smart). This is exacerbated by the illegal parking, by mostly Foxtons staff, outside their office on the corner which obscures visibility and causes traffic from Pembridge to be blind as they come around the corner. Maybe some CCTV to enforce the double yellow lines?</p> <p>Also the speed of traffic through what is a pedestrian/shopping area can be very high particularly heading West. Priority to cyclists (cycle lane) and crossings (see above) should help address this.</p>	<p>West London doesn't need another Westway, so a mix of buildings/functions suits the area.</p>
518		1		1		1	<p>The quality of the streetscape is very poor at present - it is vehicle-dominated and six lanes wide in places. This means that it is very much a place to go through and "not" a place to go to.</p> <p>By reallocating space away from motor traffic towards cyclists and pedestrians, a higher quality place would be produced.</p>	<p>This is a heaven-sent opportunity to use a very wide carriageway to provide safe space for cycling, that will keep cyclists separate from cars, buses and taxis and allow continuous connections to the off-carriageway cycle route in Kensington Gardens.</p> <p>Lots of people (including me) cycle through Notting Hill Gate every day - none of us feel safe in the current environment.</p> <p>For examples, see here: http://www.aviewfromthecyclepath.com/2010/08/comparisons-of-british-vs-dutch-streets.html and here: http://www.aviewfromthecyclepath.com/2009/11/costings-of-improvements-for-cyclists.html</p>	<p>These buildings are part of the identity of the area and could do with a refurb; however, streetscape changes will have a much bigger impact on the quality of the place.</p>
519									
520		1				1			
521		1		1		1	<p>Would be lovely to have cafes with tables on the wide stretch of pavement, more plants.</p> <p>Design Museum will be in Holland Park....hope they will have a lovely outdoor cafe.</p>		
522			1			1	<p>When you look above street level, NHG is looking very tired. The lack of any maintenance to period buildings has become an eyesore and the 60's office blocks need renovation or redesign.</p>	<p>There are too many pedestrians at peak times during the year not to radically rethink the layout of NHG</p>	
523		1				1			
524			1			1	<p>The ticket office area for LT underground at Notting Hill is very cramped. As part of the re-think, The access to the underground station should be re-designed and enlarged.</p>	<p>The whole street needs to be re-designed and the architecture made more appealing.</p>	<p>In general, taller buildings deprive those in smaller, adjacent buildings of light and start dominating the skyline. The unfortunate re-development of Charles House on Kensington High Street with taller buildings coming right up to the street are a case in point. Moreover, taller buildings set precedents for other developments to follow. Who would wish Notting Hill to resemble Manhattan?</p>
525	1					1			
526	1					1		<p>As a Fox Primary Parent crossing Notting Hill Gate regularly, I believe that it is of utmost importance to develop a safer pedestrian crossing system in this area. Two especially dangerous crossings need addressing:</p> <p>(1) The small, divided pelican crossing (from Holland & Barrett/GAP to EQ Hair/Video City) on Notting Hill Gate. Cyclists & vehicles drive straight through it, as they often don't even realise it is there. Also, the crossing light takes a long time to change so many pedestrians end up crossing on a red light.</p> <p>I believe this crossing needs to be made more visible for road traffic vehicles (cars, motorbikes and cyclists). The signal button needs to make the lights change sooner, especially during school rush hour (8-9am and 3-4pm). Ideally, we would like to have a single crossing that would give pedestrians enough time to cross Notting Hill Gate in one go.</p> <p>(2) The bottom of Campden Hill Road, where there is no proper pedestrian crossing over Campden Hill Road between Metro Pizza (west side of Campden Hill Road) and Valentina's (east side). Children who cross Notting Hill Gate (from Marks & Spencer to Metro Pizza) and want to get to Fox school, are currently forced to jaywalk to get across Campden Hill road despite the danger of three-way traffic. Holland Park students also frequently use this crossing.</p> <p>I believe this problem would ideally be solved by installing a single pedestrian traffic light crossing from Marks & Spencer (on North side of</p>	
527		1				1			

528		1		1		There are way too many cafes chains/chi chi manicure bars/estate agents!! .We must have something cultural that links back to why all these tourists come in the first place! Where are Notting Hill's roots? dug up and replaced with multi million pound empty properties. Please consider the original community that was here in the 50's and get inspired by this thought instead.		It depends what you mean by deteriorate, as banding this word around will just give developers an opportunity to build higher and bigger. Are they unliveable? Unworkable? Do they need a facelift only?
529	1		1		1	Refurbishment should include the tube station.		
530		1		1		I think the crossings on Notting hill should be rethought as they are dangerous and have led to tragic deaths. Please can the crossing by the telco be a coordinated crossing so both lights turn as they are never in synch and it is terrifying being in the middle with a child or a buggy. Also please consider a crossing at the light at the bottom of Campden hill road to consolidate that light as so many children cross there throughout the day.	maybe what I have outlined is I this section?	keep the look reflecting the vibrant mix and diversity of the area - try not to have too many high street stores. make it a colourful gateway to Portobello road.
531	1			1				
532				1		It is not just the visitors (principally on Saturdays) to Portobello Market who swarm through the station but, once-a-year, the Notting Hill Carnival makes the centre more of a thoroughfare. These considerations make easy & adequate access & exits important in planning the future & satisfy the need for cafes, coffee shops & fast food-outlets.	See my previous comments	The area does not need any more tall, slender, buildings. The creation of additional housing or office spaces will increase the need for parking, off-street or otherwise.
533	1		1		1			
534	1			1				
535		1		1		1. Vital to keep the Farmer's market as a community hub on Saturdays-if relocated should be kept in 200-300 yards radius. If you destroy this asset it would be a huge mistake. 2. Newcombe House is an eyesore at ground level, mainly because of heavy concrete facade/barriers, which make the tiny piazza in front a windswept, impractical place. Need more opened up, planted space. Doubt that this is cost-effective for office developers.	Improvement of street furniture and ending the "car canyon" effect will be welcome. but reducing traffic flow in this major East-West artery will simply create rat-run pressure and associated problems for residents in the area. Is there a possibility of re-routing some of the traffic flow North of the Gate, earlier?	Do NOT raise the height of Newcombe House, instead open it up at approximately the same height.
536			1			Anything that improves the absolutely unattractive appearance of N Hill Gate. Friends and visitors are always amazed at how such a famous area, with such fine architecture and wonderful parks, can have such a shabby/scuzzy looking High Street! I have to agree with this analysis and look forward to seeing the proposals.		
537	1			1	1	Improve the green spaces and add more trees along the streets.	Install zebra crossing opposite MacDonald's and also between M&S and Valentine's. Increase pedestrian and green spaces.	Refurbish/rejuvenate existing buildings. Make better use of existing buildings. Do not build or replace tower blocks.
538		1		1		The Saturday Farmers Market is quite unique feature of Notting Hill gate area which also benefit both farmer and local residents. The location is also convenient and does not affect any social or civil activities. It is better to keep the Saturday Farmers Market at this current place. Other proposals are good and need to be considered.		
539		1	1		1	Notting Hill has no distinct character at the moment, with little reason for visitors to linger -- usually it's a spot to get through on the way to Portobello. More independent shops would help this , but the landlords will have to make the rents affordable!	Really obvious, really LARGE signage to Portobello is the obvious answer -- starting from inside the tube station. The pedestrian crossings are fine, and people can cross under the road, too.	Newcombe house looks so dilapidated ! Something smarter, less tall?
540			1		1			
541				1				
542		1		1			As a Fox Primary Parent crossing Notting Hill Gate regularly, I believe that it is of utmost importance to develop a safer pedestrian crossing system in this area. Two especially dangerous crossings need addressing: (1) The small, divided pelican crossing (from Holland & Barrett/GAP to EQ Hair/Video City) on Notting Hill Gate. Cyclists & vehicles drive straight through it, as they often don't even realise it is there. Also, the crossing light takes a long time to change so many pedestrians end up crossing on a red light. I believe this crossing needs to be made more visible for road traffic vehicles (cars, motorbikes and cyclists). The signal button needs to make the lights change sooner, especially during school rush hour (8-9am and 3-4pm). Ideally, we would like to have a single crossing that would give pedestrians enough time to cross Notting Hill Gate in one go. (2) The bottom of Campden Hill Road, where there is no proper pedestrian crossing over Campden Hill Road between Metro Pizza (west side of Campden Hill Road) and Valentina's (east side). Children who cross Notting Hill Gate (from Marks & Spencer to Metro Pizza) and want to get to Fox school, are currently forced to jaywalk to get across Campden Hill road despite the danger of three-way traffic. Holland Park students also frequently use this crossing. I believe this problem would ideally be solved by installing a single pedestrian traffic light crossing from Marks & Spencer (on North side of Notting Hill Gate) to Valentina's (on South side), as well as an additional pedestrian crossing between Metro Pizza and Valentina's for those walking up / down the south side of the road.	The town centre should not become too dense with tall buildings. A couple, tall, nicely designed constructions should be sufficient to bring new commercial (office + retail) and housing space, without overcrowding the centre.
543		1	1		1	More table and chair licenses could make the area more of a social destination. Portobello tourists could be advised to go to Ladbroke Grove, in the same way that tourists are advised not to get off at Covent Garden, but at Leicester Square. The farmers' market is one of the best amenities for locals in the area. Please make sure it is relocated nearby if it is not possible to leave it in its current location. You already have two museums nearby: Kensington palace, and the new design museum. It seems that Hyde Park is popular in summer with people playing sports: why not make something linked with what's already popular in the area, rather than trying to compete with the south Kensington side of Hyde park. It seems Bayswater has the go-ahead to redesign, and refresh near Whiteleys, Why not blend the council boundary, combine finances and develop the Bayswater/Notting Hill junction, rather than competing? Finally, please be aware that the independent traders of Kensington High Street, Hillgate Street, some on Notting Hill and many on Portobello road are very much valued, important for their own business, and for the survival of the area. Let's not turn it into another Westfield, please.	Pembridge Road filter is really dangerous. Signs to Portobello should be much clearer. Aside of this we think the traffic/pedestrian balance is OK. Notting Hill Gate is an important traffic thoroughfare and shouldn't be impeded; pedestrians shouldn't be able to cross more easily. (We don't drive - it's adequate for pedestrian crossings.) Improving frontages, adding foliage might help.	We'd support a complete re-design of the 1950's buildings if there were some genuine improvement to the area. However, if this is just adding a tower to an already rag-tag group of buildings, we would not support that, and think that the existing buildings would negatively impact on any new development rather than vice versa. In a way, the whole high street needs redesigning to something less ugly, but that's a huge undertaking. Cladding what is already there seems the most cost effective way to improve the look. It's currently very mediocre, despite having been the centre of creative talent for the past 3 decades. It might be worth looking at Shoreditch's boxparks in the interim period.
544			1		1		As most Fox Primary & Holland Park School children cross Notting Hill Gate regularly, we believe that it is of utmost importance to develop a safer pedestrian crossing system in this area. Two especially dangerous crossings that need addressing are: (1) The small, divided pelican crossing (from Holland & Barrett/GAP to EQ Hair/Video City) on Notting Hill Gate. Cyclists & vehicles drive straight through it, as they often don't even realise it is there. Also, the crossing light takes a long time to change so many pedestrians end up crossing on a red light. We believe this crossing needs to be made more visible for road traffic vehicles (cars, motorbikes and cyclists). The signal button needs to make the lights change sooner, especially during school rush hour (8-9am and 3-4pm). Ideally, we would like to have a single crossing that would give pedestrians enough time to cross Notting Hill Gate in one go. (2) The bottom of Campden Hill Road, where there is no proper pedestrian crossing over Campden Hill Road between Metro Pizza (west side of Campden Hill Road) and Valentina's (east side). Children who cross Notting Hill Gate (from Marks & Spencer to Metro Pizza) and want to get to Fox school, are currently forced to jaywalk to get across Campden Hill road despite the danger of three-way traffic. Holland Park students also frequently use this crossing. We believe this problem would ideally be solved by installing a single pedestrian traffic light crossing from Marks & Spencer (on North side of Notting Hill Gate) to Valentina's (on South side). If this is not possible then installing an additional pedestrian crossing between Metro Pizza and Valentina's is another option. Both of the above mentioned crossings currently create a potentially dangerous situation for our children and it is only a matter of time before someone gets hurt or worse.	
545		1		1	1	We do not want any more high rises. However- the shops , cafes etc will have to complete with the chain stores at Westfield therefore there should be a priority for one off or start up businesses. This can be financed by a good mixture of housing and offices. Affordable housing should be a mixture of owner occupied and rented. I can see advantages in a museum or gallery but I think that would be better in Portobello Road which is close to the existing Museum of Brands.	There should be consideration of the fact the road is quite dangerous for almost all concerned.	High rises will make a windy area worse which immediately makes an area unattractive.
546	1			1	1	I think the area would be improved - and the economy of the local shops - if they could look to introducing more shops that residents would want to use on a regular basis for daily needs. Marylebone High Street has managed it. Also to keep the farmer's market which adds colour and interest - and people who want to buy things - on a Saturday. I'm not against a new museum or art gallery but I do not think that it would be of as much direct help to local shopkeepers or to the residents.		One of the best things about Notting Hill is that it is mainly low rise. This allows you to see the sky and - if you are lucky - the sun set. Taller buildings would take away this charm of actually being able to see the sky.

547	1			1	1	1	1	1	Make Notting Hill Gate a street for everybody and not too exclusive. Good average priced butcher, baker, greengrocer or general store other than M & S. There is always Westbourne Grove and Holland Park to go to. The Underground exits and station need a major revamp. Arriving there makes you feel as if you are arriving somewhere shoddy.		Shop signage improvements and fewer ugly, garish colours. Bright is fine but some are truly shocking colours. Gloucester Road north of Cromwell shopping on west side has some unobtrusive but useful signage which is inoffensive.
548	1			1	1				The most important thing for me is making sure that the Saturday Farmers' Market remains or is relocated to a great location. The farmers' market is clearly one of the core community points for Notting Hill Gate on a weekly basis.		No need for taller buildings
549	1		1		1				As a long-term resident of NHG I would hope that you continue to serve the needs of well established residents by protecting the farmers' market. Portobello Road is the main tourist attraction in the area. If you want to preserve the local colour and attract more people emphasize the market/local village aspect of the area. That is what attracted many residents in the first place and continues to attract visitors. Treat the whole area a "living museum" so to speak, rather than isolating its local colour in a building where it can't live, breathe or serve anyone. This means minimal chains, more local and small UK businesses and maintaining or even featuring the farmers market. Queens Park has done exactly this. As a result that area has appreciated in value massively both financially and in terms of quality of life to all involved, and attracts people outside the area to it.	Definitely better signage to Portobello Road!! I am a cyclist and I park my bike at NHG. Nearly every time I'm there on a Saturday, someone asks me how to get there. And to the farmers market if you feature it as in Queens Park. If you want to attract more visitors to the area you will have to accommodate more traffic of all kinds - foot, cycles, public transport and cars.	Yes! Specifically developing the unique character of the area and retaining its history. It's the Royal Borough of Kensington, not Croydon. Mid-height and taller buildings will destroy the aesthetics and discourage tourism so that it might as well be Acton (or Croydon). Visitors come to see local colour not tall buildings. Long term viability depends on creativity and innovation. The only way that happens is by supporting local businesses that supply products and services locally. Offices and chains do not do this and encourage a brain drain and movement away from the area of the kind of people that add value to it. The kind of businesses that need to be in tall office buildings are in the City of London, or Singapore. So if you want to trash Notting Hill Gate and in the long run devalue it, put in taller, slender buildings so that no one will want to come there except people to have to because of their work (which is gradually relocating to the Far East anyway). The Joseph store on Westbourne Grove is a good example of a new building that kept within the feeling of the area. There used to be a petrol station on that corner. Now THAT was intelligent planning. Put in some controls around the aesthetics of the design of the signage and any new construction that integrate with the local colour of Notting Hill Gate and Portobello Market. Also the Tabernacle in Powis Square is a good example of taking existing buildings, refurbishing them in keeping with the tone of the area but positioning them more upmarket to broaden its appeal to the changing demographics of the area.
550		1		1							
551	1			1					Diversity of character of shops important. Cinemas should be kept. Roads should not be narrowed. Character and shops in Kensington Church Road should be kept as this is a focus for area. Do not think that a museum should be sought. Flats should be divided 50/50 between affordable accommodation and other..	You need parking places and the road should not be narrowed. This is important road	
552			1								
553	1			1					Keep the farmers market please. It serves the local community as well as UK farmers. Rather than a dynamic museum (an oxymoron?), keep the local colour of the area and make the area more dynamic. It is already a tourist attraction.	If you want to attract more visitors you will definitely have to accommodate more traffic of all kinds. Better signage is a must! Every Saturday I am asked directions to Portobello market.	No towers of any height! Notting Hill is known for its quaint charm, the markets and it's history. Towers will detract from the tourism and turn it into another Croydon. Save the office buildings for the city of London and Singapore.
554			1		1						
555			1		1				Must keep the Saturday Farmers' Market. Awful Newcombe House should go.	Please improve the pedestrian crossings, make them safer, easier for cars to spot so they are unlikely to drive straight through them. Ensure the frequency for crossing is enough so people and children are not tempted to cross when they should not. Maybe frequency for crossing could be increased for school drop off and collect times. Please make it safer as a student was hit by a car on Campden hill just last week. Particularly improve the crossing on Kensington church street near Holland and Barrett close to edge street	
556			1		1				Definitely keep the farmers market. Relocate if necessary, but a good new location is vital. The market provides a much wanted service to the local residents, and generally brings people out into the area, benefitting the cafes, restaurants, and shops.	Bearing in mind the redevelopment of Exhibition Road, the tiling pattern on the roads, along with no defined beginning and end to the pavement is confusing to pedestrians and drivers, and must be extremely disorienting to foreign visitors. Let's avoid that on Notting Hill Gate.	Be careful about building heights. Too many tall towers will make it feel like a closed in corridor. Newcombe House is an eyesore.
557	1			1					David Game house should be retained in its present state, and not altered in any way. Although 1950's in style and design, the building is iconic and impacts tremendously on Notting Hill Gate, giving the street its own unique character. Without this building, Notting Hill Gate would be just another bland London thoroughfare with nothing, apart from perhaps the Coronet cinema, to suggest that it is in any way different from any other London high street.	The pedestrian crossing at the southern end of Pembridge Road at the junction with Notting Hill Gate is actually quite dangerous and, if it is to remain as a zig-zag pedestrian crossing, it desperately needs railings around it in order to guide the pedestrians who use it in the right direction. The problem is that, until fairly recently, the crossing went straight from one side of Pembridge Road to the other side. Then, a few years ago, the crossing was split into a zig-zag crossing, causing pedestrians using it to have to take several steps to the left before turning right to cross the far side of the road. Many is the time that I have seen pedestrians use the crossing as far as the centre of the road and then continuing straight across the far carriageway (instead of turning left to walk the few steps to the other half of the crossing) with the result that traffic has to stop in order to avoid hitting those pedestrians who (perhaps out of force of habit) continue to walk straight across. In view of this, the crossing either needs to be straightened out to enable pedestrians to walk directly across both carriageways safely or, if the present crossing is retained, it desperately needs railings around it, in order to guide pedestrians to the correct place that will enable them to cross safely to the far side of the road.	David Game house should be retained in its present state, and not altered in any way. Although 1950's in style and design, the building is iconic and impacts tremendously on Notting Hill Gate, giving the street its own unique character. Without this building, Notting Hill Gate would be just another bland London thoroughfare with nothing, apart from perhaps the Coronet cinema, to suggest that it is in any way different from any other London high street.
558									It appears that no one has looked at the area without thinking about the architecture. What is needed first is to define the area. Is it successful? If not, why? If so, why? The answer is that it is successful in many ways and not so in other. The shops which have survived are ones which we all, those of us who live in the area, value. We do miss the fish monger but Pret can pay more for the space, and out it went. We all love Tylers and use it for odd things needed (hanging hooks and moth balls). The dog shop and nail bar is very popular. Even with Love Films success, video City is where we go in a hurry on a one night when at last we can stay home. Gap is convenient. Butlers is new and actually a good place for gifts and the laundry shop which also repairs shoes where I go when I need another year on my favourite shoes. Post Office is our one remaining one in the north. My husband's hair dresser has been there for 20 years or more. Waterstones is better than ever and a great place for children's books and a good browse. The banks are well used and a great services to both locals as well as the shop owners. We all rely on both Boots and the other chemist. I personally do not like Jamie's. The architecture is like a good tooth in a bad line of teeth. Tylers has better cook ware at less cost. The food is disappointing. We do not need more restaurants and especially ones with take away. Notting Hill Gate does not need to be anything other than what it already is - a central interchange and an area for locals. What we do need is local service shops such as a cheese shop, bakery (though Pan is pretty good), a good deli. We desperately need (regardless of what the NHS says) is another surgery.	Unfortunately not one of the options in Issue 1: Strengthening the identity of the town centre covers what is needed. What is needed is a combination of all. All of A. Refurbish should be done * retain offices and shops in refurbished buildings * encourage landowners to improve the selection of shops and cafes * encourage promotion of the local evening economy. However, all of B Refresh should be done as well: B. Refresh: Refurbish, plus * re-provide or increase office space * relocate the Saturday Farmers' Market if necessary * allow some shops to become foyers for refurbished offices above * ensure that any new housing includes affordable homes. A "dynamic" new museum or art gallery or in fact anything such as the suggestions is not needed. C Re-think is not acceptable.	
559									The structure of this question is very leading so I've chosen not to tick one of the boxes and respond in my own way. This area does need attention, but what we don't want are a bunch of cafes and shops catering solely to visitors as has happened in South Kensington. This is a residential area and the needs of residents MUST be considered. There should be useful shops - a fish monger, a book store, an stationary story such as Rymans, Tylers (what would we do without it!), boutique clothing stores. The Saturday Farmers' market is also important. The antique shops on Kensington Church Street are unique to the area and make the area lovely. Please keep them! Offices for small business above the useful shops are fine. Please no more betting shops or bureaux de change. Luxury flats are NOT necessary as well. What makes Notting Hill special is the diversity of people in it. No more cafes either with tables and chairs on the pavement.	Again, this question is structured in such a way as to be biased. The area is very crowded on weekends and the tube station needs to be improved, especially in light of all the proposed redevelopment. As a resident, I would be opposed to the loss of parking spaces and focus on visitors. Visitors don't pay Council tax. Residents do! The whole focus of this question is on visitors and pedestrians. What about those people that actually live here?	Again, this question is biased and simplistic. Residents do not want taller looming buildings with more people in them. The area is very densely populated and the infrastructure simply can't handle it. It downgrades the quality of life for people that actually live there and frankly makes the visitor experience horrible too. Sure, the building need to be refurbished but not at the expense of residents who pay Council taxes.
560		1			1				Rethink would be valuable but not essential. Retention/addition of offices vital to create enough footfall in the area - popping out for coffee, lunch, buying top up groceries, using banks/PO etc etc. Doesn't require lots of parking and so on which is said to be needed to help high streets	Slowing down traffic and "discouraging" through journeys (should be on Westway!) important to improve feel of area. Was much more pleasant when road was closed for some months recently! Much better cycle and pedestrian provision. Important to include top end of Ken Church St and Pembridge Rd in plans so any improvements don't "fizzle out" as soon as you leave NHG itself	Strategy should be for redevelopment over time of almost any sites - from 60s parts to frankly mostly scruffy late 18-19 century parts. Tall buildings fine if not oppressively sited - back from road like Newcombe House, not like Charles House redevelopment which feels far more "closed in" than previous buildings

561										<p>Notting Hill Gate (NHG) is a key town centre for the northern part of the Borough - its role as a place to shop has been reduced by the loss of shops to other uses and has reduced its effectiveness. It needs to strengthen its focus for its catchment area and take advantage of its strength as a public transport interchange. It needs to capture their interest, trade and loyalty.</p> <p>In its catchment there are competitors for high end shoppers- Kensington High Street, Westfield and Westbourne Grove. There is no point trying to bring in up-market shops - others do it so much better - to do so would alienate the centre's core audience.</p> <p>NHG needs to improve its offer to its catchment for convenience shopping and local services and become what it should be - the social hub for its local community. Kensington Church Street has been known for decades as the world centre for the highest quality antiques. This area seems to be totally forgotten.</p> <p>NHG needs to improve its offer to its core market - local people. NHG's key strength is a public transport interchange - it high public transport accessibility. The Underground station should be the main access point to the new Design Museum and Kensington Palace.</p> <p>The advantage to the shops of office worker should be understood - offices should be maintained and increased with special emphasis on meeting the needs of small and medium-sized enterprises.</p> <p>Eateries are a strong part of the area's offer and along with the cinemas/theatres create the focus for evening economy. It is essential to maintain the quality of the offer, whilst making sure that the balance of uses are not skewed. Increasing the cultural offer may be desirable to</p>	<p>This is the key priority, even though maintaining the attractions is the prior condition. For Notting Hill Gate to be transformed the public realm needs a major, major rethink.</p> <p>People need to be encouraged to change their perception of Notting Hill Gate from a place to go through and get out of as quickly as possible to one where it could become the social hub for the community and have a cafe; culture</p> <p>The main worry here in reviewing the boards at the presentation is that the roads are being thought of separately of the development opportunities. Widely the pavement, taking out the railings, more directions signage is all a plaster on a large sore. It is not a solution - it is an opportunity lost.</p> <p>Again, the answers are a combination of the three presented. What needs to be recognised is that there are more than 14 million people a year go through Notting Hill Gate. It is a major transfer for many people both on the three underground lines (Central, District and Circle) as well as buses from both the north/south link as well as the east/west link. Anyone going to Westfield from the north or south will change to the Central Line. There is of course the concentration of people on Saturdays going to Portobello market but what is often forgotten is the market functions on weekdays too. I would suggest that one of the attractions to market is the crowds.</p> <p>There is an opportunity to address the condition of the underground but also to celebrate it; to make it part of the Gate. This opportunity is not presented.</p> <p>A. Refurbish: ? remove pedestrian guardrails and street clutter ? make the area more welcoming for visitors and the locals by improving</p>	<p>This is the key priority, even though maintaining the attractions is the prior condition. For Notting Hill Gate to be transformed the public realm needs a major, major rethink.</p> <p>People need to be encouraged to change their perception of Notting Hill Gate from a place to go through and get out of as quickly as possible to one where it could become the social hub for the community and have a cafe; culture.</p> <p>Nowhere within the documents or questionnaire is the elephant in the box mentioned. What about the south side of Notting Hill Gate with the second-hand shops, slot machines and shady-looking bureaux de change bringing down the whole estate? Many of us, I included, love the idea of the record shop and the second hand clothes but the appearance of the shops with the half divided ones with a kebab shop on one half and bureaux de change on the other is just sad. This is to some extent inevitable given the tourist attraction of Portobello Road, with demand for attendant money-changing, snacks and souvenir outlets, but an attempt at retail zoning might help. Ultimately there has to be a successful business case if the shops here are to thrive, but given that so much of NHG is in the hands of two or three companies, it should be possible to create more coherence.</p> <p>It is accepted that major problem with the area is the architecture. But what is not on the cards is a wholesale redevelopment. There are 3 developers and multiple other property owners. A piecemeal approach or a planning brief which does not address the whole area could leave us with the gold tooth situation again - parts look good but as a whole the parts not redeveloped will look worst.</p> <p>The whole area needs a radical rethink and the Council should be in the position to push for a coordinated master plan and not accept a developer</p>
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	30%	20%	50%	13%	20%	67%	30%	34%	36%			
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