



Re-provide, or increase office provision, as part of redevelopment of Newcombe House

The Council has a policy to retain offices. Earlier this year the Council was given an exemption from the new government policy to allow offices to be converted to residential use. This is due to the high demand for the office space in the borough.

The office market assessment carried out for Notting Hill Gate has reiterated the need to retain and even increase office space.



Refurbish offices above Astley House. Allow some shops to become entrances for these refurbished offices

Research has shown that demand is for flexible space suitable for creative industries as well as large floorplate offices. There may be an opportunity to encourage further development of the cluster of creative businesses in Notting Hill Gate by providing a business hub with shared facilities like conference rooms and a ground floor entrance from the street.



Ensure any new housing includes affordable homes

Redevelopment gives an opportunity to provide new housing. Affordable homes would include a combination of social rented, affordable rented (no more than 80% of local market rent) and intermediate housing (e.g. shared equity).

Proposed locations for Farmers' Market

Farmer's Market

The Saturday Farmers' market held in the car park of Newcombe house might need to be relocated if this building is redeveloped. Should it be retained? If so, where do you think it should go? ...behind Astley House if the service yard was redesigned ...behind Campden Hill Towers, again if the service yard was redesigned ...in front of Boots where the pavement is wide?

Somewhere else?



Farmer's market

Place a sticker on your preferred location



Comments

What do you think? What do you like and dislike about these ideas? Is there anything else you think should be considered?



Appendix C 3 Photographs of exhibition boards showing red dots used



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Strengthening the identity of the town centre



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... behind Campbell Hill Towers, again if the service yard was redesigned

... in front of Busc's where the pavement is wide?

Somewhere else?



Asparagus

Place a sticker on your preferred location



Strengthening the streets and public spaces

Remove pedestrian guard rails and unnecessary street clutter

The unplanned introduction of street furniture, signage and guard rails can create obstructions for pedestrians and make the street look untidy. It is particularly important to rationalise these elements when there is a need to increase space for pedestrians. This 'decluttering' approach has been taken elsewhere in the Borough and has proved very successful.



Legible London's signage

Make the area more welcoming for visitors to Portobello Road Market by improving signage and wayfinding

Some progress has already been made with the introduction of the Legible London wayfinding system. There may be room for further improvements to direct the large number of visitors to Portobello Market.

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Is there anything else you think should be considered?

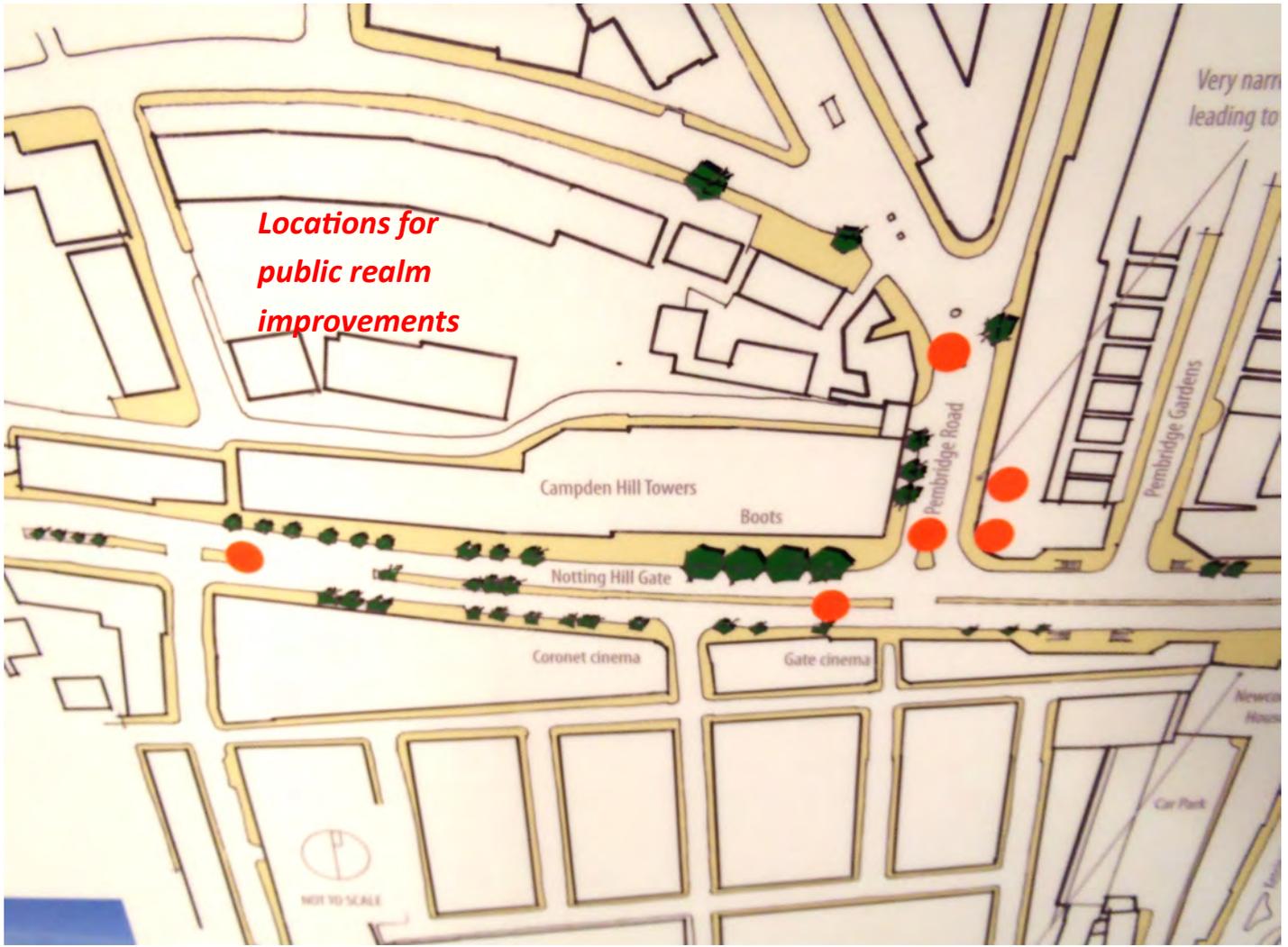
Locations for public realm improvements

Where would you prioritise public realm improvements?

Place a sticker on your preferred location



Some examples of Notting Hill Gate have already been improved



**Locations for
public realm
improvements**

Improving the streets and public spaces



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refurbish

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