

Notting Hill Gate Draft SPD – consultation comments [Site 4 - West block]

Document Section	Respondent name	Respondent company / organisation	Comment	Council response	Recommended change to draft SPD
Site 4. 1: West block	Yashmin and Alex Jeffries		Site 4: West Block I do not support any proposal to increase the height of this ugly block. Instead, I would support all attempts to 'beautify' this building, perhaps considering more attractive materials with which to face it. What we do not need is higher buildings on a Notting Hill Gate already defaced and blighted by 1950s development.	Raising the height of buildings at Site 4 would bring this block in line the prevailing townscape along Notting Hill Gate. Detailed design of future proposals will be determined via the submission of a planning application. The applicant will have to demonstrate townscape impact has been considered via a visual townscape assessment.	No change
Site 4. 2: West block	Laure Ghouila-Houri		I like the M&S building It is the only one with character around here	Support for preservation of the present building containing Marks and Spencer retail shop noted. If redeveloped, Site 4 will deliver improvements in the quality and character of broader area around Notting Hill Gate. Any redevelopment of the Marks and Spencer building would have to be of the highest architectural and urban design quality.	Noted. No change
Site 4. 3: West block	Irving		The period houses behind this block are typically 3 stories high and the West Block is already 3 stories high. Therefore I reject the proposal to add two or more	Raising the height of buildings at Site 4 would bring this block in line the prevailing townscape along Notting Hill Gate. The SPD suggest a marginally taller	No change

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			extra storeys on the West Block. Any additional height would be unacceptably out of scale with the surrounding period buildings. Furthermore it is important that any redevelopment not be monolithic.	element at the West of the site, which would terminate the view from Campden Hill Road. Detailed design issues will be subject to a planning application and developers will be required to consider impact on the townscape through a visual townscape assessment.	
Site 4. 4: West block	G. Keating		Extra stories should be limited so as to create a transition from the higher buildings to the East towards the lower ones to the West. I also believe that this developments should be set back from the road to reduce the dominating effect any increase in height might have, as well as creating extra pavement space to connect with the proposed widening of pedestrian access to Victoria Gardens	Raising the height of buildings at Site 4 would bring this block in line the prevailing townscape along Notting Hill Gate. Detailed design of future proposals will be determined via the submission of a planning application. The applicant will have to demonstrate townscape impact has been considered via a visual townscape assessment.	No change
Site 4. 5: West block	Bulmer Mews Management Limited (J Gardner)	Bulmer Mews Management Limited	p48 - again please add existing heights v proposed heights. Why is the block fronting Notting Hill proposed to have 5 and 6 storeys - why not just 5 on both, as per the 3 on each new block at the rear? In fact why is this showing as two blocks at all, rather than one of 5 storeys, as this would give a sleeker and more refined look along this end of Notting Hill	The map on P48 is designed to demonstrate design principles for <i>future</i> development. Placing existing building heights on these maps would cause unnecessary confusion. An additional storey at the east end section of the site would terminate the view along Camden Hill Road and provides some variety within the townscape. This map is exploring the maximum building height, it	No change

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			<p>Gate? Given the houses in Victoria Gardens and Ladbroke Grove are 3 storeys and Ivy Lodge is 5, I think 6 is completely inappropriate given how close they are to these smaller houses. Any buildings fronting Notting Hill Gate here should be 5 storeys only (or less). No consideration seems to have been given to the turning circle for the HGV lorries which deliver to Tesco along this service road (Bulmer Place) and currently turn at or just after Victoria Gardens. Nor is it clear if the proposal is to open up Victoria Gardens to traffic to and from the 3 and 5 storey buildings or Bulmer Place (e.g. could Bulmer Place become one way with vehicles exiting in Victoria Gardens). I doubt this will be v popular, but I am surprised it is not an option for discussion. Whilst I cannot comment on the rights to light etc of any houses/flats in Ladbroke Terrace backing on to this area, could you not have a wider block fronting Notting Hill Gate, rather than a front and rear block. What is the point of the yellow area in between - is this intended to be gardens or parking or....</p>	<p>would not preclude a single block design coming forward.</p> <p>4.4 of the revised SPD makes it clear that where off-street servicing exists redevelopment must include the ability to service off-street and proposals must set out how servicing will be managed.</p> <p>The improved links to Victoria Gardens proposed are for pedestrians and cyclists not vehicles.</p> <p>There are no proposals for Bulmer Place.</p> <p>There are particular problems in this location with changing ground levels.</p> <p>The yellow area between the blocks is identified for public realm improvements. It is needed to provide vehicular access, but it may also be possible to provide some hard and soft landscaping.</p>	

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Site 4. 6: West block	Shala Kaussari-Dick		I do not support any proposal to increase the height of this ugly block. Instead, I would support all attempts to 'beautify' this building, perhaps considering more attractive materials with which to face it.	Lack of support for additional height noted. The SPD determines that there is scope for additional storeys at this block. Council policies ensure that any redevelopment must be of the highest architectural and urban design quality.	No change
Site 4. 7: West block	Shala Kaussari-Dick		I do not support any proposal to increase the height of this ugly block. Instead, I would support all attempts to 'beautify' this building, perhaps considering more attractive materials with which to face it.	Repetition of comment above.	No change
Site 4. 8 West block	N. Lindsay-Fynn		Site 4: West Block We do not support any proposal to increase the height of this monster. Instead, it should be 'beautified'. No taller buildings on Notting Hill Gate. The streets are already defaced and blighted by 1950s development.	Lack of support for additional height noted. Raising the height of buildings at Site 4 would bring this block in line the prevailing townscape along Notting Hill Gate. Detailed design of future proposals will be determined via the submission of a planning application. The applicant will have to demonstrate townscape impact has been considered via a visual townscape assessment.	No change
Site 4.9: West block	Roger Hudson		6.26 and 27 West block. If a similar deal to Astley House above can be done, excellent.	Support for the plans outlined for the West block in paragraphs 6.26 and 6.27 noted.	No change
Site 4:10 West block	Gerald Eve LLP (Samuel Palmer)	Gerald Eve LLP	Site 4: West Block Paragraph 6.27 states: "The Council will permit the following providing that the pedestrian link to	Text has been re-worded	Site 4 text has been re-worded.

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			<p>Victoria Gardens is widened and improved: - Additional residential storeys so that the height is similar to adjacent buildings either side - Residential development on the land to the rear."As set out above, the principal of whether additional storeys are acceptable in townscape terms should not be dependent on the extent to which other aspirations of the Council, which are not directly related, are achieved. The West Block is located opposite the junction of Campden Hill Road and Notting Hill Gate which forms the closing vista of Campden Hill Road. As such this part of Notting Hill Gate has a distinct identity to other parts of the street. Whilst Notting Hill Gate is a major east-west route it is also a significant district centre and hub for commercial activity. This activity is located laterally along Notting Hill Gate and is more intense around road junctions such as that with Portobello Road and Pembridge Road. This intensity is signified architecturally with buildings which 'break' the implied cornice lines along Notting Hill Gate and which often also serve to indicate the road</p>		

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			<p>junction as well as helping pedestrians and road-users orientate themselves. Opposite the junction of Campden Hill Road and Notting Hill Gate there is an opportunity to both indicate the commercial nature of Notting Hill Gate and to satisfactorily terminate the view along the vista. In addition, building forms in this location of a similar height to their neighbours would merely serve to emphasise the linear nature of Notting Hill Gate without giving any clues as to orientation along Notting Hill Gate. There is therefore an opportunity for an increase in height greater than the surrounding buildings at this particular location so that a building could both serve as an orientating marker and as a satisfactory termination to the Campden Hill Road vista. It is therefore suggested that paragraph 6.27 is reworded as below: "The Council will permit:</p> <ul style="list-style-type: none"> - Additional residential storeys, the precise height of which will be subject to design justification; - Residential development on the land to the rear subject to design. As part of any application submission the Council will encourage the 	<p>The Council does not agree with this analysis, the opportunity for an additional storey to terminate the view from Campden Hill Road has been identified. The Council does not think a taller building would be appropriate in this location.</p>	

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			widening and improvement of the pedestrian link to Victoria Gardens”		
Site 4 11: West block	Way West Press (Tim Burke)	NHIG	WEST BLOCK- Northside Notting Hill Gate. For such a large part of the Notting Hill Gate estate, approximately one third of the redevelopment potential, there is a surprising lack of vision regarding the West Block. This needs to be addressed. The Pears Group must be more actively involved in the redevelopment of Notting Hill Gate. With regard to extra two stories and re-clading of Campden Hill Towers, the Group reiterates that any such re-modelling must be realised to a very high architectural standard if this proves to be the best way forward. RBKC must express some form of forward guidance with regard to the West Block: we suggest that the majority of 1955 development (including current service areas) to be demolished and that some form of planning gain should be offered. We suggest a 200% increase in residential sq.m than at present, which could be spread over 3 x medium height block. Demolition of the 1955 development, including the Westblock, must be a residing	The SPD identifies this as a site that will require redevelopment rather than refurbishment and has identified the building heights that would be appropriate in this location, as well as the opportunity to improve pedestrian links to Victoria Gardens. In relation to Campden Hill Towers this option is now thought unlikely to come forward and it has been removed from the SPD. The Council is unable to exert control over if and when individual landowner decides to bring forward a site for development. However, once a planning permission is granted work must commence within a specified timeframe or the permission will lapse.	No change

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			<p>central tenet of the SPD, a „ten year timescale to act? must anchor planning policy. The more residents the better the Gate will work. Any owner of the West Block should, if possible, act within a ten year timescale or the SPD's planning gain would fold.</p>		
<p>Site 4: 4.12 West block</p>	<p>C Pinder</p>		<p>I do not support any proposal to increase the height of this ugly block. Instead, I would support all attempts to 'beautify' this building, perhaps considering more attractive materials with which to face it. What we do not need is higher buildings on a Notting Hill Gate already defaced and blighted by 1950s development.</p>	<p>Lack of support for additional height noted. Raising the height of buildings at Site 4 would bring this block in line the prevailing townscape along Notting Hill Gate. Detailed design of future proposals will be determined via the submission of a planning application. The applicant will have to demonstrate townscape impact has been considered via a visual townscape assessment.</p>	<p>No change</p>