

Proposed Submission Core Strategy for the Royal Borough of Kensington and Chelsea with a focus on North Kensington

Development Plan Document

Local Development Framework

Publication Stage Representation Form

Please e-mail this form to: planningpolicy@rbkc.gov.uk

Alternatively send this form to:

Planning Services
Policy Team
Room 328
The Town Hall
Hornton Street
London
W8 7NX

For further information:

Visit our website at: <http://ldf-consult.rbkc.gov.uk>

Phone the LDF hotline on: 020 7361 3879

Responses must be received no later than midday Thursday 10th December 2009

Personal Details

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- the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

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- flexible
- able to be monitored

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Do you consider the core strategy to be Sound?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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6.3.12 Locating a destination use – such as a leisure facility on the Edenham site, might also encourage footfall and stimulate trade along the Golborne Road.

The Golborne Forum urges the Council to look seriously at the regeneration plans for the Edenham site which have been drawn up with local people by architects Novarc Studio Ltd.

Please attach additional pages as required

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6.3.13 The method by which the Government funds social housing and the ongoing need for capital investment means that the Council is carrying out a review of various housing stock options. One way of raising funds to provide good quality homes for existing tenants is through the provision of additional private housing on existing Council owned housing estates. Before making any long term investment decisions, the Council is examining what this might mean in practice with smaller re-development proposals, one of which includes the Edenham site at the base of Trellick Tower. The Council will prepare a brief for this site in 2010.

The Golborne Forum urges the Council to consider the need for more social housing as well as private housing.

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6.3.14 Housing renewal is also being undertaken at Wornington Green, which lies to the north west of Golborne Road. The renewal would be part funded by the provision of new private housing alongside the replacement of the existing social rented housing. The Council has prepared supplementary planning guidance to ensure that the redevelopment is attractive, functional and easily managed for future generations to enjoy. The re-provision of affordable housing complying with 'Lifetime Homes' standards is a driving force for the redevelopment.

Please see the Golborne Forum's detailed comments on the Wornington Green Planning Brief Supplementary Planning

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6.3.15 There are two parks in the area: Athlone Gardens and Meanwhile Gardens, which are considered to be valued amenities to local residents. Athlone Gardens may be relocated as part of the redevelopment of the Wornington Green Estate, but the replacement will be on the same scale and of better quality than the existing park. The Council will support the maintenance and enhancement of Meanwhile Gardens and the canal side environment.

The Golborne Forum advocates that the re-located Athlone Gardens should be bigger than the current park to take account of the proposed increase in housing density on Wornington Green. The Forum welcomes the commitment to

maintain and enhance Meanwhile Gardens but again stresses the urgent need to replace the existing building on the site with a purpose-built community building for use by Meanwhile Gardens Community Association.

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6.3.16 The bridge over the Paddington main line is visually unattractive and acts as a break in Golborne Road. This will be cosmetically improved.

The Golborne Forum wishes to draw attention to the substantial threat posed to the environmental heritage of the Golborne/Trellick area by the proposals from Urban Eye to put glass reinforced polyester cladding on the Victorian iron railway bridge and urges the Council to consider the alternative design from Bownbaby for refurbishing the bridge in a way which respects its integrity. Otherwise, the Forum advocates leaving the bridge alone, rather than covering it in

plastic as proposed by Urban Eye.

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6.3.17 A range of measures will be employed to address the blank façade north of the Portobello Road Market to attract shoppers to the Golborne Road and better wayfinding will be provided between the two markets.

The Golborne Forum continues to promote the concept of ‘Golborne Village’ and to advocate for improved signage, street lighting and public art to attract visitors to continue up Portobello Road and visit Golborne Road with its vibrant shops, cafes and restaurants as well as the street market.

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6.3.25 Development on the Edenham site will need to protect existing biodiversity and attract new biodiversity, especially through opportunities to extend or link existing Green Corridors with the Grand Union Canal. The Council will encourage proposals and design solutions which improve air quality and reduce noise, particularly as a result of the Westway Flyover and the Paddington main line.

The Golborne Forum urges the Council to look seriously at the regeneration plans for the Edenham site which have been drawn up with local people by architects Novarc Studio Ltd.

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6.4.3 Wornington Green Estate redevelopment (see Chapter 21 for site allocation) will comprise a minimum of 538 affordable residential units and 150 private dwellings, subject to detailed design and viability considerations. Additional development through replacement of the Venture Centre, including the Adventure Playground 2,500m² (GEA) (27,000ft²), replacement of open space at Athlone Gardens, including the Ball Court approximately 9,186m² (GEA) (105,000ft²) and tertiary education facilities. A1 to A5 Uses in the order of approximately 2,000m² (21,000ft²), providing these animate the street frontage, extend the retail offer along Portobello Road and help reconnect the link from Portobello Road and/or Wornington Road to Ladbroke Grove. Provision of CCHP to serve the estate, and which can in

future be adapted to serve a wider area, will also form part of the development.

Please see the Golborne Forum's detailed comments on the Worrington Green Planning Brief Supplementary Planning Document.

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8.1.3 At Portobello Road the presence of the Westway Flyover provides a false signal to visitors to the area that the Portobello Road ‘ends’ at this point. The proposed installation of electricity points for the market pitches in the stretch of the Portobello Road north of the Westway could help to overcome this. The underside of the Westway has recently been painted white at Portobello Road, to help to improve the feel of the area. But more could be done here to enhance the quality of the environment and better integrate the area into its surroundings through the introduction of new uses and investment in the public realm, public art and lighting, which would help to turn the Westway from a ‘liability’ into an

'asset'.

The Golborne Forum continues to promote the concept of 'Golborne Village' and to advocate for improved signage, street lighting and public art to attract visitors to continue up Portobello Road and visit Golborne Road with its vibrant shops, cafes and restaurants as well as the street market.

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8.3.12 The eastern end of the Westway should offer small commercial start-up workshop units. Signage and visibility of these units needs to be improved, so that local people know what services are available locally. The skate park adds to the vitality of the area, but does not tend to serve local children. There would therefore be scope for this to become small business workshop space in the future, which could help to foster the development of the existing cultural industries cluster in the north of the Borough.

The Golborne Forum wishes to see the popular skate park retained. The Forum believes that it does cater for local

children as well as attracting parents who bring children from other areas of London and then spend money in Portobello and Golborne. The Forum urges Westway Development Trust to make more effort to attract more local children to the skate park rather than removing a well-used amenity.

Please attach additional pages as required