



Wornington Green

Phase 3 submission newsletter – Winter 2021/2

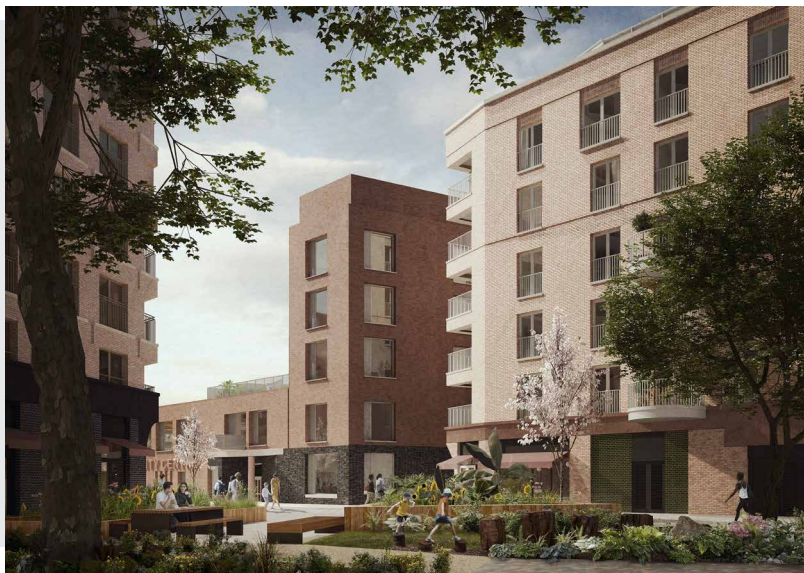


Portobello
Square



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Introduction



View of the proposed community centre

Catalyst has submitted a planning application **PP/21/07028** for the third and final stage of Portobello Square, the regeneration of the Wornington Green Estate. This has been a culmination of three years of engagement with the community, planning officers and other key stakeholders. We would like to thank all of you who have given your feedback and taken part in our events.

This newsletter provides a summary of what we have submitted to the Royal Borough of Kensington and Chelsea's (RBKC) planning department for the Planning Committee to make a decision.

If you would like to read the full application documents, you can do so by searching for the application reference **PP/21/07028** on the planning portal:
www.rbkc.gov.uk/planning/searches

The application includes:

- Up to **377** new homes, including up to **213** for affordable rent, **7** for shared ownership and **157** for private sale
- A re-provided Community Centre and adventure playground
- New retail and commercial space
- New public open spaces and landscaping, including a new neighbourhood square at the junction of Portobello Road and Ladbroke Grove
- Community kitchen garden

This newsletter also includes details of upcoming events where you will be able to discuss the proposals with the team - please see page 16 for more information.

Our commitments to you

Our commitments to you

In 2010, Catalyst made some commitments to residents living on Wornington Green, which will be kept throughout the redevelopment programme. These are part of Catalyst's Residents' Charter for Wornington Green, which sets out our full offer, services and support for residents.

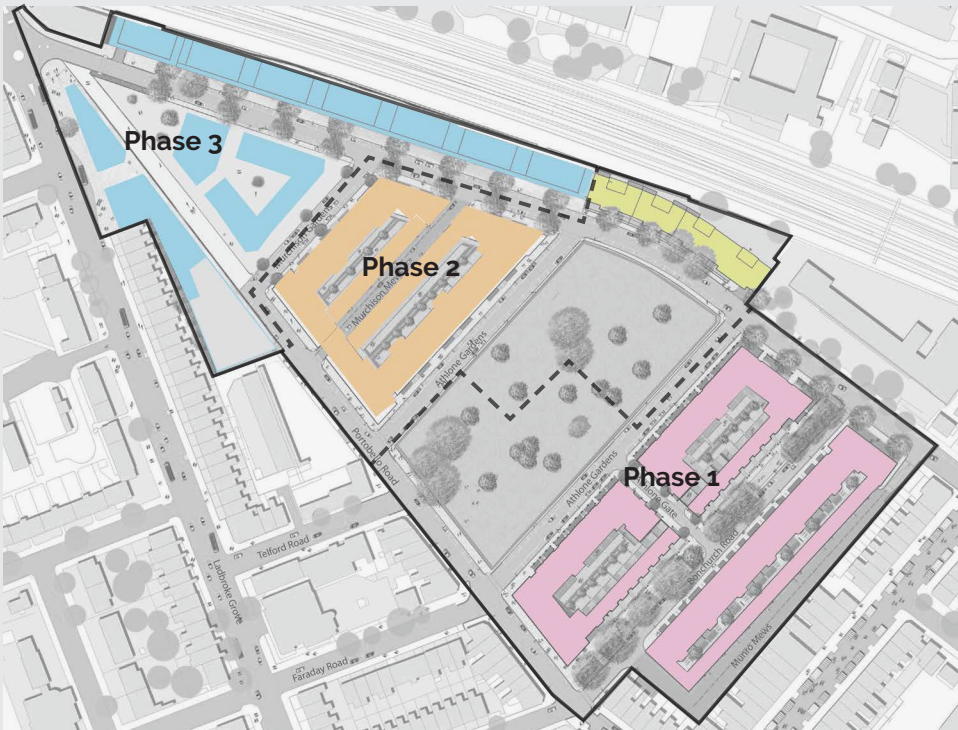
1. Offer a home in the new development for all existing Catalyst residents who would like one
2. End overcrowding by building homes of the right size to suit the needs of residents
3. Build homes to similar space standards as existing
4. Build homes that can be adapted as residents' mobility or medical needs change
5. Provide all new homes with private outdoor space (either a balcony or private garden)
6. Work to create local jobs, training and apprenticeships for Wornington Green customers and the wider community
7. Throughout the redevelopment phases, continue to provide a good repair service to the existing homes and have a budget set aside to undertake the Decent Homes Programme which includes re-wiring, new kitchens and bathrooms, where needed
8. Charge the same rent levels as now

All references to "Residents" refer to the current Secure and Assured Tenants (as of December 2007, when the first resident was re-housed as part of the regeneration process) of Catalyst who live on the Wornington Green Estate AND eligible adult household members and hidden households.

The Masterplan

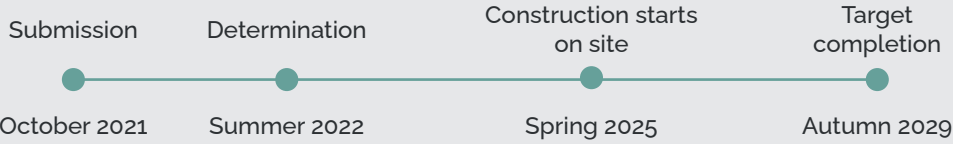
The outline masterplan for the redevelopment of the estate was approved in 2010, setting out a framework to deliver up to 1,000 new homes, new commercial spaces, new and improved public spaces and a reprovided community centre and park.

The image below shows Phase 3 in blue.



Phasing of regeneration

Timetable for Phase 3



New homes

The application will deliver more homes for social rent than envisioned in the outline application. The proposed tenure mix is below:

Social/Affordable Rent	Up to 213 (up to 15 more than outline)
Shared Ownership	7 (3 fewer than outline)
Market Sale	157 (8 more than outline)
Total: up to 377 (20 more than outline)	

The new homes will be in a variety of sizes to meet a range of needs – the mix of rented homes has been informed by the Housing Needs Survey undertaken for those existing residents. The mix of homes of all tenures is shown below:

Studio	11
1 Bed	178
2 Bed	142
3 & 4 Bed	56

The proposals include:

- A 15-storey landmark building (Block 9) which faces on to the new public square at the junction of Portobello Road and Wornington Road.
- A courtyard building of 4-6 storeys to the rear of this.
- A 6-8 storey terrace on Wornington Road; and a 6-storey building at the junction of Ladbroke Grove and Portobello Road.



View of the proposals from Portobello Road

Architecture

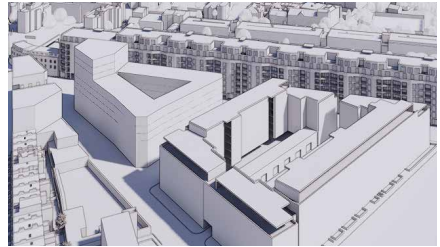
We have worked through several different options for the shape and size of block 9.

These options considered:

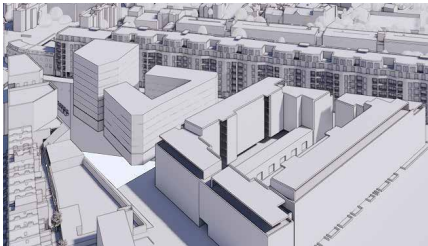
- Size and footprint of the building and how bulky it looked
- The location and height of the buildings in relation to one another
- Sunlight/daylight to the homes, as well as the courtyard, neighbourhood square and the streets
- Size of public space



Option 1



Option 2



Option 3



Option 4



Option 5



Option 6



Option 7

The reasons why we chose the proposed design of the 15 storey building were:

- The footprint and bulk of the building we have submitted in our application is smaller than other options tested
- The height is concentrated in one small area at the top of the estate and steps up to this point
- Sunlight/daylight to the homes, the courtyard/neighbourhood square as well as the streets is better than under alternative options
- The building will have a shadow that is smaller compared with the other proposed options and will move quickly throughout the day
- This design allows us to maximise public space



CGI of Block 9

Materials

Throughout the design process we have considered the impact on neighbours, as well as feedback from residents, the Council, the Greater London Authority and local stakeholders.

The choice of materials complements local architecture – including Phases 1 & 2 of the development – using predominantly pale materials, including brick.

The approach to building design and materials has taken inspiration from local architecture and feedback received during consultation from the Council and local people.

Brick types for each of the blocks



Blocks 8, 9A, B, C



Blocks 9B & C Courtyard Elevations



Blocks 5 & 10, Wornington Road



Community Centre

Landscape and trees

Our approach to landscaping and the public realm seeks to create an attractive, distinctive and inclusive place for future residents and visitors alike.

We have also looked at the streets in Phase 3 to ensure that they are attractive, including wide footpaths, tree planting and cycle parking. This will ensure that the streets are active and lively for all to enjoy.

We will also have green roofs, additional tree planting and the community kitchen garden is being reprovided in Phase 3.

Neighbourhood square

A new neighbourhood square at the junction of Wornington Road and Portobello Road will be a focal point for the area, in which people will be able to meet, gather and play.

The public square will include significant green space and play equipment for children, as well as benches and picnic tables allowing people to socialise and relax. This is also one of three areas we could place the public art, which will be subject to further consultation with you in the future. We will look to provide one area or piece of art in Phase 3.



Neighbourhood square

Courtyard garden

A garden at the centre of Block 9 will provide space for residents to play and socialise – planting and trees will make the space attractive and create an ideal setting for residents to relax. It will be surrounded by the residents' gym, lounge and co-working space, creating a hub of resident activity.

The garden itself can be closed and gated at night to prevent anti-social behaviour – with the route connecting Portobello Road to Wornington Road kept open to allow for easy movement through the site.



Entrance to the courtyard

Community Kitchen Garden

The reprovided community kitchen garden will be on the roof of building 10a. This option is the preference of the Community Kitchen Garden Group and we are looking forward to working with them further to develop the detailed design of the new garden.



View of tree planting in the public square

Trees

To be able to build the new homes we will need to remove some trees. However, we have reviewed our plans and changed the road layout to retain more trees, as well as planting more trees than are removed, and planting semi mature trees.

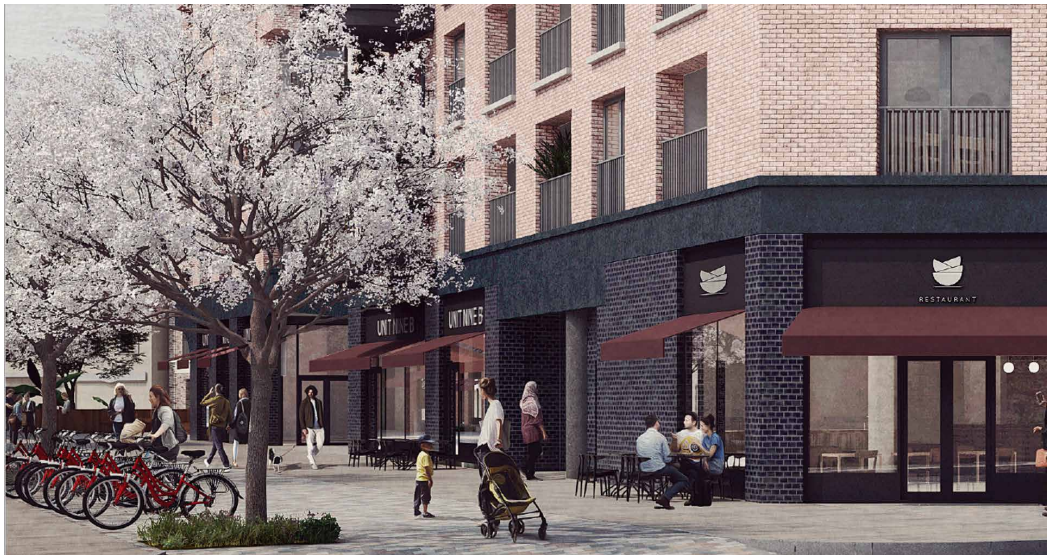
Our plans will see us:

- Plant 41 new trees
- Retain 11 mature London Plane trees

The majority of the new trees will be planted in the public realm and will eventually be adopted by the local authority. We've been working closely with the Royal Borough of Kensington and Chelsea to ensure that we have an appropriate mix of species and ages that allow for better maintenance and a more biodiverse and resilient local environment.



Opportunities for play along Wornington Road and tree planting



CGI of tree planting and TFL bikes

Community centre, community use and commercial use

We have considered the location and types of commercial spaces in Phase 3. We have proposed a range of flexible spaces that will attract independent businesses to the area.

We have been working closely with the community centre working group to design a new space that is suitable for the whole community. We have changed the location of the community centre, and the new location allows two entrances to be visible on both Ladbroke Road and Portobello Road. The lobby has been designed to create a welcoming space for the whole community.

The new community centre will include:

- Increased floor area compared to the current Venture Centre, including flexible space for a nursery, music room, steel pan workshop, a community hall and kitchen facilities
- Adventure playground
- Cycle parking, landscaping and public realm improvements.



CGI of the community centre from Ladbroke Grove.

Transport and connections

Phase 3 allows us to reinstate the historic street pattern of the area, helping people find their way around the area more easily and providing a new pedestrian friendly part of Portobello Road which can be closed for events such as markets.



View showing what the market could look like

New routes and connections

We have improved the proposals from the outline application to create better pedestrian routes through the estate.

A new pedestrian route through the site will be created, running from Ladbroke Grove to Wornington Road. This will also expand pedestrian access to the wider area, including Barlby Road and Trevorton Street.

Shared surfaces and traffic calming

Traffic calming measures will be used on Wornington Road. A one-way system will be used on Portobello Road and the top of Wornington Road, to improve safety for residents and to promote walking and cycling.

Shared surfaces and landscaping will be used on the northern end of Portobello Road to discourage car access and limit parking and the road may be closed occasionally for special events.

Cycling

Cycle racks will be provided on Portobello Road, as well as TfL bicycles.

Car club

A car club on site will reduce the need for residential parking space, as well as promoting more sustainable modes of transport such as walking and cycling.

You said we did

You said	We did
<p>Trees</p> <p>You wanted to keep as many of the mature trees on the estate as possible</p>	<p>54 new trees will be planted. (13 will be delivered as part of phase 2). Also, there will be significant planting in the new public square. We have changed the new road realignment to retain more of the existing mature trees.</p>
<p>New Homes</p> <p>Whilst the majority of residents welcomed the delivery of new homes, including affordable homes, several people called for a higher proportion of affordable housing to be delivered, given the overall increase in the number of homes on the site</p>	<p>The planning application is proposed to be for up to 377 homes, this is 20 more homes than the outline consent. Our plans include up to 213 homes for social rent, 15 more homes than the outline consent.</p> <p>This means that the majority of the additional homes (compared with the outline planning consent) are for social rent. We need to deliver market sale housing to fund our programme of affordable housing. Any surplus that is made on any of our schemes is used to subsidise affordable housing delivery.</p>
<p>Landscaping and greenery on-site were key priorities for respondents. People said they would welcome an increase in public green space in the plans.</p>	<p>We have designed a flexible outdoor space, with plenty of greenery</p> <p>All of the public spaces will be well-lit in order to create a safe and secure environment</p> <p>We are also including incidental play both in-between the retained trees and within the neighbourhood square.</p>



Image of landscaping and potential ground floor use

You said	We did
<p>Tall building designs</p> <p>You wanted the design of the taller building to be more distinctive in character. There were concerns about the height of the building from some residents.</p>	<p>A review of our design approach found that a 15-storey building is still the best way to deliver the required number of homes while giving the best possible levels of daylight/sunlight</p> <p>We have changed the form of the building to have a pentagonal (5-sided) shape rather than a square one. This gives the building a more residential feel and makes it more elegant and less imposing. This also allows for a greater proportion of dual aspect homes and better-quality homes.</p> <p>We have included different materials on the building to make it less formal and more inviting. We have also looked carefully at the way the building meets the ground, to ensure it feels inviting at ground level</p>
<p>Non residential uses</p> <p>You wanted more local businesses and to avoid retail chains in the new development. This also included uses that do not compete with local markets and supermarkets including farmers' markets.</p> <p>You also wanted more family-oriented community spaces which also include well-being spaces.</p>	<p>We have designed a number of small commercial spaces for as wide a range of commercial spaces as possible and have worked with our agents and RBKC to ensure we provide the right amount of commercial space and make it viable and beneficial to the local community</p> <p>We have designed flexible outdoor space for regular and seasonal market stalls</p> <p>We will look to avoid retail chains to complement existing uses.</p>
<p>Roads, Paths and Public realm</p> <p>You wanted user-friendly roads and you supported pedestrianisation of Portobello Road.</p> <p>You felt that children should be a focus of the design of the public realm,</p> <p>You felt that daytime use of Block 9 courtyard for ground floor units was important.</p> <p>You raised concerns about parking and delivery to homes.</p> <p>You also wanted cycle hire schemes to be provided.</p>	<p>Phase 3 roads will be user-friendly. Their width and layout have taken into consideration the servicing of the blocks and the traffic needs of the neighbourhood</p> <p>Phase 3 is intended to ensure the connection of Ladbroke Grove with Portobello Road, and ensure the easy navigation of the area</p> <p>The Block 9 courtyard will be accessible to the public during the daytime and will include doorstep play.</p> <p>We will provide a new TfL Bike dock. Also, there will be delivery and servicing bays along Portobello Rd.</p>

Conclusion and next steps



View showing the corner of Wornington Road



View of Wornington Road Block

We would again like to thank all the residents and stakeholders who have contributed to our consultation process, which has informed the application that we have submitted to the Council.

Further information on the application may be found in the detailed planning documents available on the RBKC planning portal:

www.rbkc.gov.uk/planning/searches

The application may be found by searching for the reference **PP/21/07028**. We have also updated our own website at portobellosquare.chg.org.uk with links to some of the key planning documents.

If you have any questions or would like to speak to a member of the team, come along to our online sessions:

Saturday 15th January 2022 11am - 12.30 pm

and

Wednesday 19th January 6pm -7.30pm.

If you would like to attend the online sessions contact the team on the details below and they will send you the link to join.

If you are unable to attend these events and want to book a phone call with the team please contact us on the details below.

We are committed to continuing to engage with interested residents and stakeholders throughout this process – should you have any questions or comments, please do get in touch with the team using the details below.



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