

PORTOBELLO SQUARE

PHASE 3 PLANNING APPLICATION RESUBMISSION

INTRODUCTION

After the masterplan was approved 2010, we began designing the detailed proposals for Phase 3 in 2017. We submitted a planning application for this phase in November 2021. Following the statutory consultation, we have been asked to review our planning submission and make changes in the following areas:

- Highways Design
- Landscape
- Affordable Housing Mix

Additionally, we have also reviewed:

- Fire Safety Strategy
- Energy Efficiency

Whilst the submitted scheme was fully compliant with building regulations, the review of the fire and energy strategy has been to ensure the design is future proofed for forthcoming changes to building regulations.

How to comment

We will be submitting the updated information shortly. The application reference is the same as before, it is:

PP/21/07028

Search on the Council's planning portal at **www.rbkc.gov.uk/planning/searches**.

We are hoping for a decision from the Council in Spring 2023. The Council will accept comments until Committee.

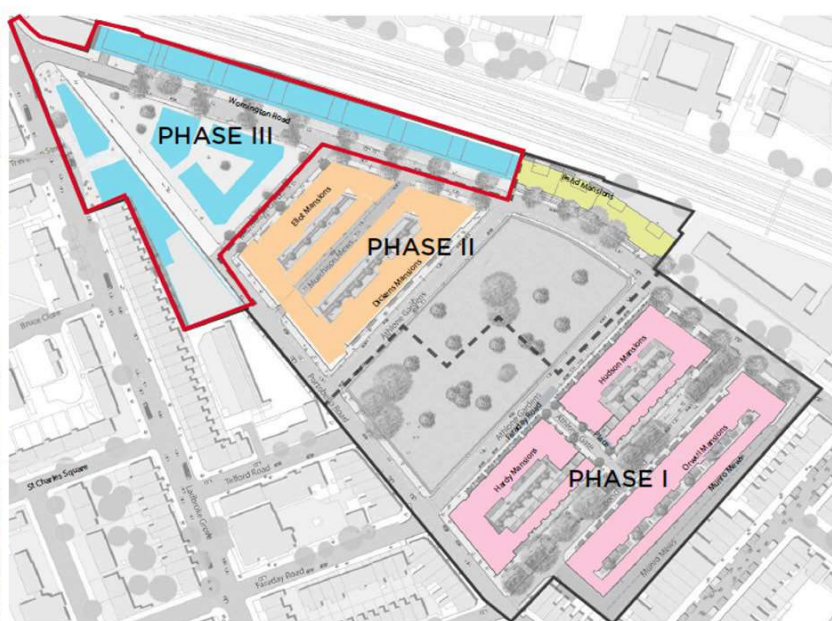
PHASE I: TRADITIONAL LANGUAGE
PHASE II: TRANSITION PHASE
PHASE III: MORE CONTEMPORARY PHASE



PHASE II
BY CONRAN AND PARTNERS



PHASE II
BY CONRAN AND PARTNERS



PHASE II, BLOCK 4
BY CONRAN AND PARTNERS



PHASE I
BY PRP ARCHITECTS

PORTOBELLO SQUARE

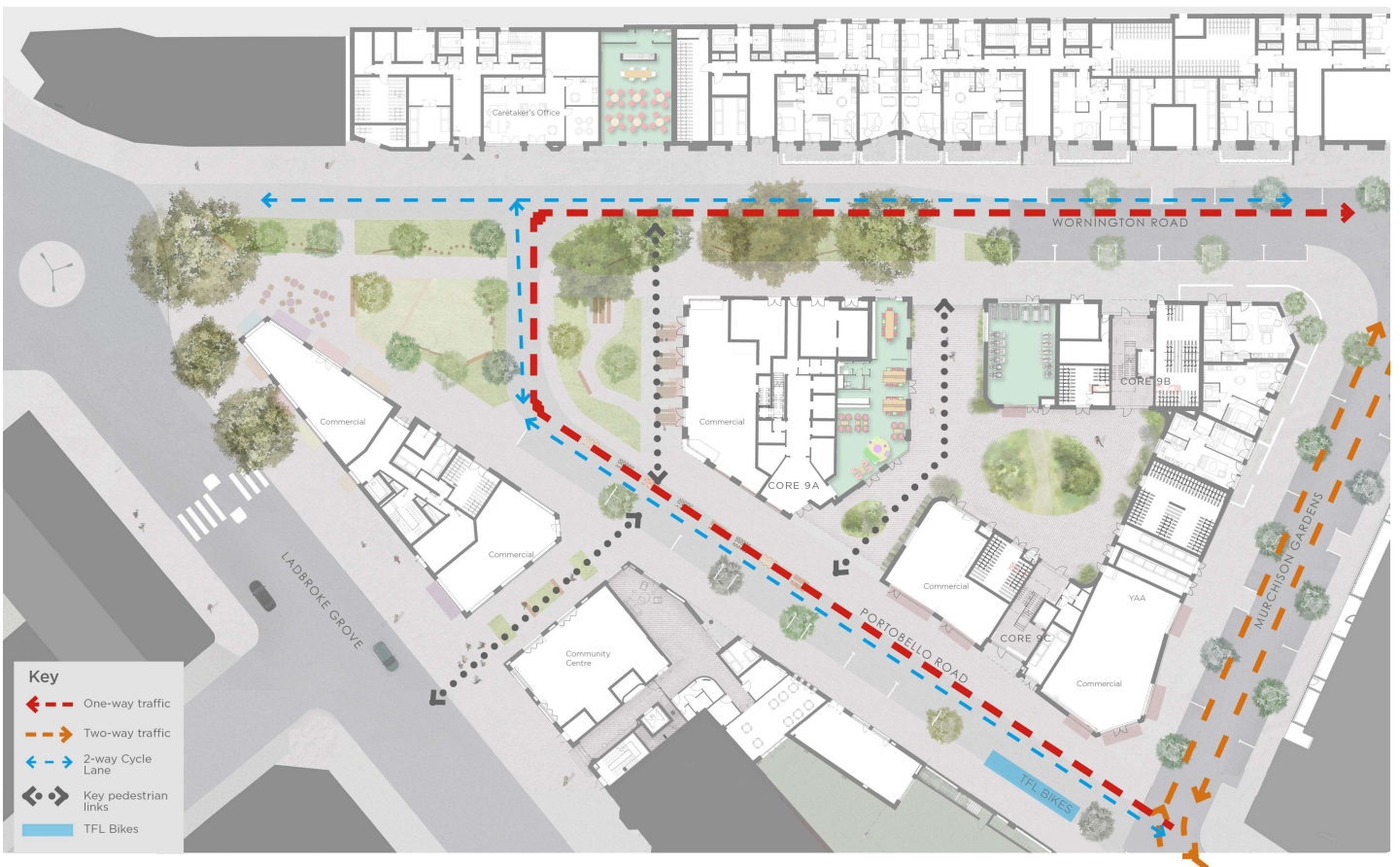
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HIGHWAYS DESIGN

Submitted December 2021



Proposed December 2022



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HIGHWAYS DESIGN

Submitted December 2021	Proposed December 2022
One way traffic up Wornington Rd.	Closing off vehicular access into and out of the development at the Barlby Roundabout.
One way traffic up Portobello Rd.	One way traffic looping around the front of Block 9.
Traffic allowed to exit onto Ladbroke Grove.	Emergency, pedestrian and cycling access only from Ladbroke Grove.
Pedestrian friendly 'shared surface' along Portobello Road.	Shared surface extended along Wornington Road creating a more pedestrian friendly environment.
Public neighbourhood landscaped square dominated by road and hard landscaping	One way vehicular system through the neighbourhood square. Reconfiguration of the road provides opportunity for additional tree retention, increased soft landscaping and additional tree planting.

AFFORDABLE HOUSING MIX

Following feedback from officers we have reviewed the mix/sizes of the rented homes.

- Overall number of homes has reduced from **373- 377** to **370-372**
- There have been minor changes to the mix of homes to increase the number of bed spaces, e.g. **2 Bedroom 3 Person** to **2 Bedroom 4 Person** and **3 Bedroom 5 Person** to **3 Bedroom 6 Person**
- Market sale and shared ownership unchanged
- The overall level of affordable is **58%** by floorspace

The total number of homes delivered across all three phases, once the scheme is fully built will be between **1013-1015** homes.

ENERGY AND FIRE STRATEGY REVIEW

We have reviewed the fire strategy and have made changes to the previously submitted scheme. Whilst the original submission was fully compliant with current building regulations, this is to future-proof the new homes in-line with proposed changes to fire regulations.

We have improved the energy efficiency and performance of all blocks. This has led to marginal increases in wall thickness of all blocks.

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LANDSCAPE

Proposed ground floor uses and landscape



Images showing ground floor uses and changes to landscaping. Following the changes to road layouts we have **increased** the amount of **public space by over 350 sqm** and are able to **keep 1 more tree** adjacent to Barlby Roundabout.