

LDF

Building on Success

Wornington Green

A Great Place to Live and a Great Place to be

Planning Brief

Supplementary Planning Document - Adopted November 2009

Local Development Framework



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

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Executive Summary

Wornington Green is likely to be redeveloped. A planning application from Kensington Housing Trust is expected this year. This summary is provided to help people that live on the Estate to understand what this means for them if planning permission is granted.

What would happen if the development goes ahead?

If you are currently a tenant on the Estate, and you want to remain at Wornington Green, you will be guaranteed a home on the new development. The Council will require a phasing plan as part of the redevelopment that will allow the vast majority of residents who want to stay on the Estate to move from their old home straight into the new one. You will be offered a new home that meets your housing needs. If you want to own your own home, you will be given the option of shared ownership. This is important so that, as far as possible, the existing community can be kept together.

The Council is requiring at least as many social rented homes as there are at the moment, but this may involve a different mix of unit sizes to meet the needs of existing tenants.

How long would it take?

On a short timescale, it could still take 10 years. The Council will require the scheme to be built in the fastest time practicable to minimise disruption to everyone on and around the Estate. The Council will require plans to keep disruption from dust, noise and construction traffic to a minimum.

What about the park?

The park may well have to move. Building the first phase of development on some of the existing park could significantly reduce the overall time of redevelopment. It would also mean that the Council will be able to avoid the vast majority of residents having to move more than once. If the park stays put, disruption to people's lives could be much greater.

If redevelopment goes ahead, the Council will require:

- a single park to be reprovided that is at least as large as Athlone Gardens and that will be owned by the Council.

- a quality open space at least half the size of Athlone Gardens to be available throughout the period of construction.

What would the new homes be like?

The internal space standards of the new social rented homes will be the same or larger than the existing space standards. Existing tenants will be offered a new home that meets their housing needs. If you have an off-street parking space at present, you will be offered a new off-street parking space. Where possible, the market housing will also meet similar internal space standards. The new flats will be energy efficient and use less water.

What would the new development be like if planning permission is granted?

The Council will allow private housing to be built to help fund the reprovion of the social rented housing. A financial appraisal must be submitted and independently assessed to show how much private housing is required. Kensington Housing Trust will also supplement this funding with a bid to the Homes and Communities Agency to help fund the redevelopment. If there is scope without compromising quality, additional private, social rented and intermediate housing will be provided.

The Council is requiring the size of the units to reflect the current and future housing need. You will not be able to tell the difference between the social rented and market housing from the outside and they must also have similar amenities. The internal space standards in the social rented accommodation will be better.

The development will have the feel of traditional streets with lots of doors and windows opening onto the public areas to make it feel safer. The new development will be built to the highest architectural standards, creating a place that is attractive to residents and visitors. There will be a variety of building heights and from the street the highest building will be 8 storeys. There may be some additional storeys, but these will not be visible from the street or located only where the street is wide enough to minimise their visual impact. The higher the buildings, the wider the streets will need to be.

Portobello Road and/or Wornington Road will be reconnected to Ladbroke Grove, where design and highway measures will be used to avoid attracting unnecessary through traffic.

The Venture Centre and associated community facilities will not be lost, either during the construction or after construction, but improved either in its current location or relocated elsewhere on the Estate.

There will be a mix of uses along the Portobello Road as part of the new development. The quality of the streets will be of a very high standard.

This summary does not form part of the Supplementary Planning Document.

Chapter 1: Introduction

1.1 The purpose of this planning brief

1.1.1 The purpose of this planning brief relates to the development of Wornington Green, which includes the Wornington Green Estate, and the other areas as depicted in Map 1⁽¹⁾.

1.1.2 This document has been prepared by the Council as Local Planning Authority (the “Council”) to provide guidance on the future regeneration of the the Wornington Green Estate.

1.1.3 The pressure for change comes from a variety of sources. Among these are the Government’s *Decent Homes* agenda which means that the 538 homes on the Wornington Green Estate need to be brought up to the ‘decent homes’ standards by 2014. It also derives from Kensington Housing Trust’s commitments to raise standards for its tenants and the Council’s desire to see high quality environments for all its residents. Kensington Housing Trust has indicated its intentions to submit a planning application for the redevelopment of the Estate including Athlone Gardens and the Venture Centre with its adventure playground.

1.1.4 The planning brief will secure a higher standard of development than would have been achieved without it. The brief defines the objectives that shape what will be built and where, how it will work and what it will look like. It also defines the infrastructure that will be required to support the community when the development is occupied.

1.1.5 Any regeneration of an estate of this size presents many challenges, not least how to develop the site while retaining the very strong sense of local community both during construction and for the future.

1.2 The site

1.2.1 The Wornington Green Estate is owned by Kensington Housing Trust (KHT), part of the Catalyst Housing Group. It is located in the north-east of the Royal Borough of Kensington and Chelsea and lies within the Golborne Ward. It covers an area of about 6 hectares (15 acres) and is bounded to the north by the Paddington/ Great Western railway line, to the west by Portobello Road and to the south by Golborne Road. At its northern end it intersects with Ladbroke Grove at the Barlby Road roundabout. The Estate currently contains 538 flats and houses (accommodating approximately 1,700 residents) which were constructed between 1964 and 1985 in predominantly large deck blocks typical of public housing of the period. The form of the Estate replaced the previous Victorian street layout of which limited evidence now remains.

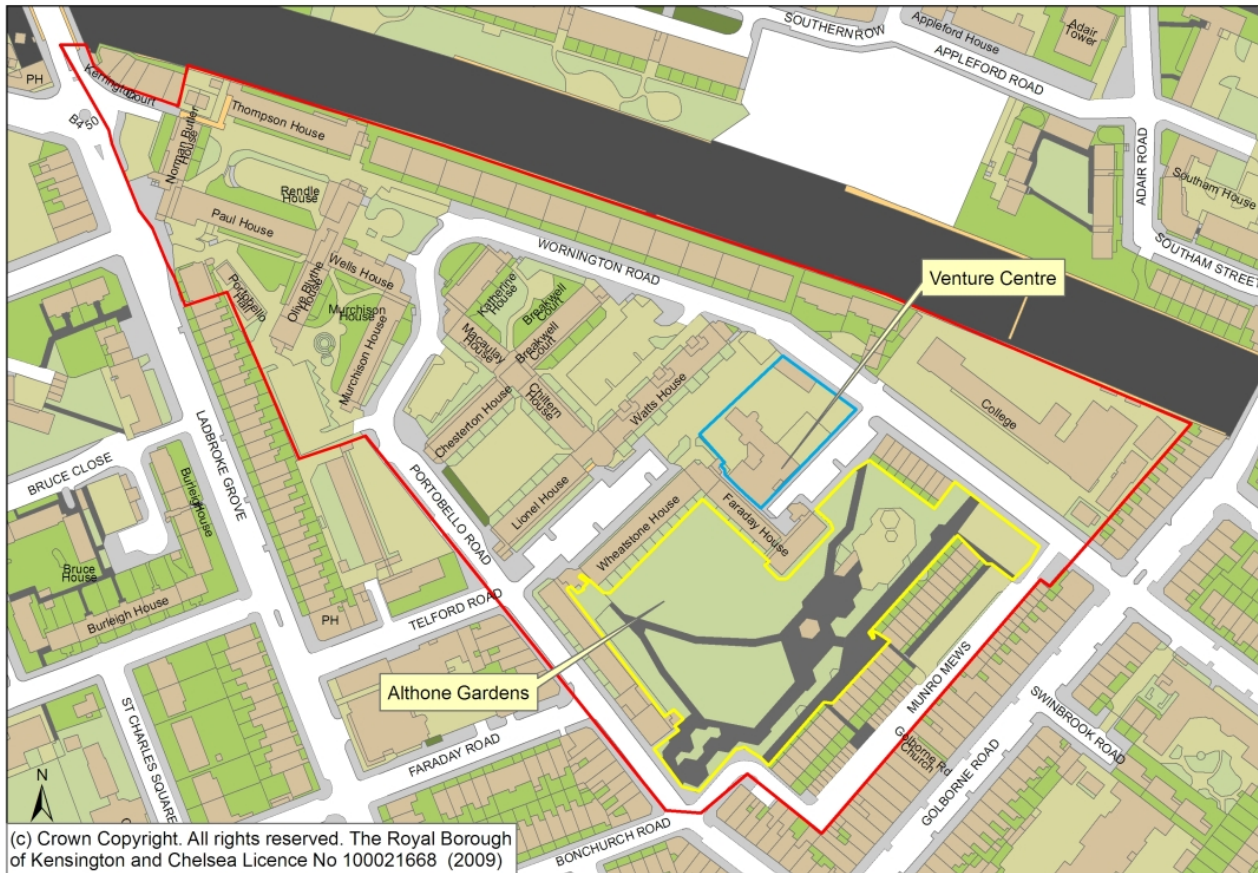
1.2.2 For the purposes of this planning brief, the site is defined as being wider than just the housing estate itself. The area is shown on Map 1. The area includes some land around Wornington Green Estate so that maximum advantage may be obtained from regeneration proposals. In addition to the housing, the site includes:

1. *Athlone Gardens*: a public open space owned by the Council which serves a wider area than the Estate itself.
2. *The Venture Centre*: like Athlone Gardens also serves a wider catchment. It has a protected tenancy with an unexpired lease with less than 10 years remaining, with the freehold owned by the Council.
3. *Kensington Housing Trust Offices*: situated on the Estate and owned by Kensington Housing Trust.
4. *Two retail units: (under Paul House)* situated on the Estate and owned by the Kensington Housing Trust.
5. *The Open Door Friendship Centre*: which is in private ownership.

¹ This planning brief is a Supplementary Planning Document (SPD) and makes up one part of the Local Development Framework of the Royal Borough of Kensington and Chelsea as the Local Planning Authority. It provides guidance, which supplements the Unitary Development Plan (UDP) as amended in September, 2007. It is consistent with national planning guidance and in general conformity with the Spatial Development Strategy for Greater London (the London Plan, February 2008). It reflects the Council’s emerging Local Development Framework (LDF) principles where relevant and applicable, and in particular the Wornington Green Strategic Site Allocation set out in the emerging Core Strategy, and the new Mayor of London’s pronouncements on policy direction. The sustainability appraisal of the draft SPD is available from www.rbkc.gov.uk or by request from the Planning Information Office 020 7361 3012.

6. *Kensington and Chelsea College*: owned by the College.
7. The single storey lock-up garages along Munro Mews: owned by the Council and let in the main to market traders as storage.

1.2.3 The redevelopment of the properties adjacent to the Worlington Green Estate is not a requirement of the brief. However, they are included to provide greater flexibility and to ensure the area is considered and planned for as a whole.



Map 1: Worlington Green Estate

1.3 The need for redevelopment

1.3.1 In relation to the Wornington Green Estate, the Kensington Housing Trust had an options appraisal prepared by PRP Architects and GVA Grimley in March 2006. This investigated how to deliver upgraded housing for the Estate's tenants. Their report concluded that the complete redevelopment of the Estate was the only realistic option to ensure the delivery of better housing for the residents.

1.3.2 The Council would not usually raise 'need' as an issue in the consideration of planning applications or pre-application proposals. Only in limited circumstances – such as the provision of some retail uses – does the planning system normally assess the issue of the need for development.

1.3.3 But this case is different because it is going to affect the lives of more than 500 households and will be highly disruptive to residents and businesses neighbouring the Estate for a considerable period of time. In addition, redevelopment will impact upon major assets owned by the Council, namely Athlone Gardens and the Venture Centre. The Council has therefore needed to ensure that there is a compelling case for redevelopment.

1.3.4 In order to assess if the case is compelling, the Council's Overview and Scrutiny Committee on the Public Realm has considered the Kensington Housing Trust's assessment that redevelopment, instead of refurbishment or a mixture of the two, is the best way forward. The committee considered evidence from:

- local residents who gave their views on a raft of issues to do with poor access, security and management problems;
- Kensington Housing Trust;
- consultants appointed by the Council to assess Kensington Housing Trust's business case.

1.3.5 Advised by the Overview and Scrutiny Committee's findings, the Council's Cabinet (Executive) has accepted in principle that total redevelopment is the best long-term solution for the future of the Wornington Green Estate and the planning brief has been prepared in the light of this conclusion. The Planning Authority therefore considers the complete redevelopment of the site to be the best option, as opposed to refurbishment,

therefore any planning application must contain evidence demonstrating how it complies with the requirements contained in this SPD.

1.4 Ensuring redevelopment will be economically viable

1.4.1 Should redevelopment occur, it can only go ahead if it is economically viable. Kensington Housing Trust are proposing to provide a mix of social rented and private housing. Viability needs to be considered both in terms of the construction of the scheme but also the ongoing maintenance costs of the development when completed.

1.4.2 The Council will expect any applicants to submit a financial appraisal as part of a planning application to ensure transparency and a robust assessment of the proposal. Kensington Housing Trust are required to submit this financial appraisal as part of the bid for funding to the Homes and Communities Agency. The Council will consider the advice of the Homes and Communities Agency when assessing the financial viability of the proposed scheme. The Council may also wish to have this financial appraisal independently assessed at the expense of the applicant.

1.5 Ensuring redevelopment meets the requirements of the brief

1.5.1 The primary use for the proposed development will be for permanent residential accommodation (Use Class C3), comprising a mix of social rented, intermediate and market housing.

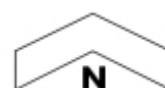
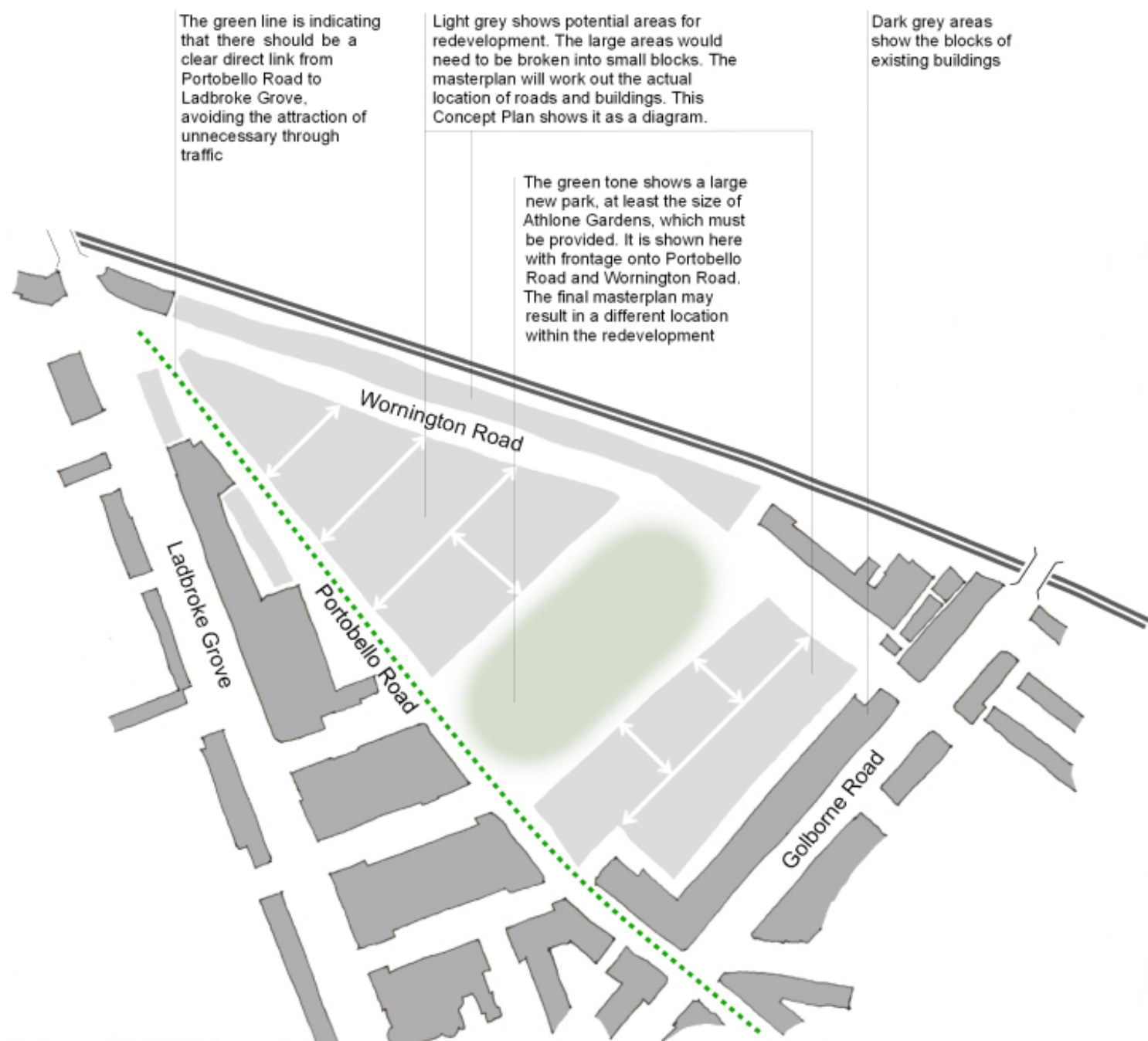
1.5.2 There will be a mix of uses along Portobello Road with new shops, which will extend the retail character towards Ladbroke Grove. This will ensure an active frontage along Portobello Road adding to the vibrancy and natural surveillance of the area.

1.5.3 Athlone Gardens, the Venture Centre and its adventure playground will be improved in situ or reprovided. There is also scope to reprovide Kensington Housing Trusts' offices should it be desirable. The Kensington and Chelsea College is to remain in situ, however, should this change, proposals for its replacement will be considered within the context of this planning brief.

1.5.4 An indicative concept plan (Map 2) is included with this brief. Any planning application will need to include a masterplan for the whole site which meets the requirements of this brief.

WORNINGTON GREEN

Concept Plan



Not drawn to a
measured scale

Chapter 2: Redevelopment Priorities

2.1 Introduction

2.1.1 In considering the possibility of the Estate being redeveloped, the Council has considered not just what the finished development will be like physically but also how the development will take place. The choice about how the development takes place impacts not only on the final form of the development but also the speed at which the construction can take place. There are three competing issues in relation to how the development will take place:

- what happens to the existing residents of the Estate;
- how long it will take to carry out the redevelopment; and
- what happens to Athlone Gardens in the course of development and in the finished development.

2.2 Existing residents

2.2.1 Keeping the community together is a key priority for people who currently live on the Estate and for the Council and Kensington Housing Trust. To keep the community together, current tenants who want to remain at Wornington Green will be guaranteed a home on the new development. Ideally, people who live close to one another now should live close to one another in the new development should they wish to do so.

2.2.2 The redevelopment of the Estate will have to be carried out in phases. In order to keep the community together as much as possible, it is essential that planning consent should not be based on a phasing plan that is dependent on large numbers of people being moved off the Estate at any one time; a reasonable balance has to be achieved between the delivery of the development and keeping residents together.

2.2.3 The Council believes that the phasing plan should allow residents who wish to stay in the area both during and after redevelopment to do so, so that the vast majority of residents should only have to move once as part of the redevelopment. It is accepted that there may be exceptional circumstances where this cannot be achieved. In

such situations, tenants should be re-housed on the Estate, while awaiting their permanent home. They must not be temporarily moved off the Estate if their wish is to remain at Wornington Green.

2.3 The time taken to carry out the redevelopment

2.3.1 The ideal is that after the construction of the first phase of the redevelopment, people will be moved from existing blocks on the Estate into the newly built accommodation. The blocks from which the people have been moved would then become the second phase and so on until the construction is complete.

2.3.2 In broad terms, the more phases there are the longer the construction time. A longer development programme would also impact on the cost of the development, which could mean that either more market housing would need to be provided or that there would be fewer benefits from redevelopment.

2.3.3 The Council **is of the firm view that any redevelopment of the Estate should be carried out as quickly as possible to minimise the length of time for which the residents and adjoining neighbours are disturbed.**

2.3.4 To achieve this means that difficult choices have had to be made. Some of these will not be popular with some sections of the community but it is believed that they are best for the long term interest of residents and the area as a whole.

2.4 Athlone Gardens in the finished development

2.4.1 The first difficult choice relates to Athlone Gardens. It is clear from consultation that many people want to keep the park where it is and as it is. The Council has received a petition signed by 410 people requesting this (see Annex 4). However, the two issues concerning the re-housing of the existing residents and the time the redevelopment will take are closely interlinked with the eventual location of the park.

2.4.2 The dilemma revolves around the question of where the first phase of new homes should be provided. There are three basic approaches.

- a. The first new homes could be provided by demolishing an existing block of flats. The benefit of this option is that Athlone Gardens

could be retained untouched in its current location. Unfortunately, the residents in the flats that are being demolished would have to move off the Estate during construction and move back into the new flats once completed. This would have to be repeated block by block. The Council would not meet its objectives of keeping the community together and of residents only having to move once. Another disbenefit is that approaching the redevelopment one block at a time would mean that the construction period would be longer, disruption to residents greater and the development costs could be higher.

- b. The first new homes could be provided on the Venture Centre site. The benefits of this option are that no one would have to be moved off the Estate during construction and Athlone Gardens could again be retained untouched in its current location. However, not many flats could be provided on the site and, as this would be a small phase, the construction period would be longer, disruption to residents greater, and the development costs could be higher. It would also be necessary to find alternative temporary accommodation for the Venture Centre activities, unless it was accepted that these could be abandoned during the period of construction. The Council does not think that this is either feasible or acceptable.
- c. The first phase of development could be built on part of Athlone Gardens. This would mean that residents could remain in their homes until new homes were ready. They would move into them on completion and their vacated properties would then be demolished and so on. People would only have to move once and the construction period could be shorter. Losing some of Athlone Gardens, for a long period of time is clearly a major disbenefit. This would effect the residents of Wornington Green and also to those residents who live nearby who make use of the park. Applicants will be expected to provide detailed information as to how this will be managed and offer appropriate planning obligations in the form of a management plan, which includes information on the facilities to be provided within the reduced area of the park during the construction period.

2.4.3 The Council appreciates how difficult the prospect of redevelopment is for the residents of the Estate, but it has been persuaded that redevelopment is the only sensible option for Kensington Housing Trust to pursue if long-term benefits are to be obtained. The Council cannot ignore solutions which offer the greatest opportunities to achieve lasting benefits for residents and the Estate as a whole. The Council has concluded that making use of the park is necessary if it achieves keeping the community together and reducing the length of disruption that residents are inevitably going to have to face. **The Council's requirement is that a good quality, publicly accessible open space at least half the size of Athlone Gardens is available for public use throughout the construction period.**

2.4.4 This is not in any way to suggest that the park will be lost; on the contrary, in return for allowing the use of its open space for construction, **the Council will require as part of the final development, a new park that is at least the same size and better in quality than exists at present, with a presence onto Portobello Road.**

2.5 The redevelopment priorities

2.5.1 In summary, the Council's priorities in preparing this brief are that:

- to keep the community together, current tenants who want to remain at Wornington Green will be guaranteed a home on the new development and the vast majority of residents should only have to move once from their current home into their new home as part of redevelopment;
- redevelopment of the Estate should be carried out as quickly as possible to minimise the length of time when residents and adjoining neighbours are disturbed.
- the Council will require as part of the final development a new park that is at least the size and better in quality than the existing park. A good quality open space, at least half the size of Athlone Gardens, must be available for public use throughout the construction period.

2.5.2 In order to achieve these priorities, **any application will need to include a phasing plan demonstrating how these priorities are met.**

Chapter 3: Housing

3.1 The re-provision of affordable housing

3.1.1 The approach of the Mayor of London towards estate renewal is to take into account the regeneration benefits to the local community and the proportion of affordable housing being, or planned to be, provided elsewhere in the borough. Where redevelopment of affordable housing is proposed, it should not be permitted unless it is replaced by better quality affordable accommodation, providing at least an equivalent floorspace. The main purpose of the redevelopment of Wornington Green is to provide improved housing for existing residents who wish to remain in the area, which currently contains 538 flats and houses constructed between 1964 and 1985. The housing on the Estate is mono-tenure being all social housing for rent; **the Council will therefore require the provision of at least 538 affordable units for rent (or 1,622 habitable rooms of affordable housing).**

3.1.2 However, direct 'like for like' re-provision will not address current issues of overcrowding or necessarily ensure the housing needs of existing tenants are met. Therefore, the Council will **require any redevelopment to provide for the housing needs of the Estate's current residents. For the purposes of the masterplan for the site, the housing need should be assessed on the date of adoption of this SPD. For each detailed phase, the housing need should be assessed on the date the application is submitted.** All of the replacement affordable housing must be provided on site. The re-provision of the existing stock of affordable housing is the priority.

3.1.3 The applicant is required to discuss the housing needs and provision with the Council's Housing and Regeneration Department, in the form of pre-application discussions. The housing need should also consider the demand for larger units for parents who wish to foster children.

3.1.4 Kensington Housing Trust will be looking to fund the redevelopment of the Estate through the provision of 'enabling' market housing and funding from the Homes and Communities Agency. The Kensington Housing Trust will therefore be looking to submit a bid for grant funding to the Homes and Communities Agency, which will include a detailed financial viability appraisal setting

out amongst other things the amount of affordable housing and market housing to be provided as part of the scheme. **The Council will consider the advice of the Homes and Communities Agency when assessing the financial viability of the proposed scheme. Where the capacity for additional dwellings exist, having regard to viability, design and phasing, the Council will ensure that the applicant delivers the maximum amount of affordable housing.**

3.1.5 The applicant will also be required by the Homes and Communities Agency to deliver the social housing to meet the requirements in the Design and Quality Standards 2007, which considers design (unit size, layout and service provision), sustainability (Code for Sustainable Homes) and external layout (Building for Life). [LP: 3A15, UDP: Strat 9, H1, H2].

3.2 The integration of affordable housing

3.2.1 The Council will require proposals to integrate the affordable housing with the rest of the development and have the same external appearance as the rest of the housing. It is accepted that for management purposes, separate entrances are likely to be needed for social rented and market housing. Ideally, entrances should seek to serve 6 – 12 dwellings.

3.2.2 All applicants will be expected to make the amenity of dwellings better for existing residents. This amenity includes the location of dwellings - considering aspects such as views, daylight, noise and proximity to open space, playspace, community facilities, shops and so on. **The affordable housing must have equivalent amenity as the market housing.**

3.3 Intermediate housing

3.3.1 When affordable housing is sought in housing developments, the development plan usually seeks 30% of that affordable provision to be intermediate housing, including key worker homes. As the purpose of this regeneration is to provide *Decent Homes* (under Central Government's Decent Homes agenda) for the Estate's residents, the Council's priority lies firstly with the re-provision of the social rented housing and then with the 'facilitating' market housing. It is therefore considered right in this instance that the policy imperative for the provision of intermediate housing should be treated flexibly. But it is

desirable for shared ownership housing to be provided as part of any redevelopment of the area. It could offer tenants with an opportunity to own their own homes without having to move away from Wornington Green. However, affordability of shared ownership housing may be an issue that limits its potential.

3.3.2 The Council will require that current residents on the Wornington Green Estate, who are able to buy shared ownership housing, should have the opportunity to do so. However, existing residents will not have to purchase shared ownership housing should they not wish to. As a minimum, therefore shared ownership housing should be provided to meet the demand from existing residents. Additional shared ownership would be welcome, subject to viability.

[LP 3A.10, UDP 5.1.1 (D)]

3.4 Market housing

3.4.1 It is the Council's view that any redevelopment proposals will need to include market housing in order for the project to be financially viable. The sale of this market housing will provide a large proportion of the funding for the scheme as the redevelopment could not be funded without it. The Kensington Housing Trust intends to submit a bid for additional funding to the Homes and Communities Agency, to supplement any shortfalls in funding. The Council supports the principle of providing market housing to facilitate the redevelopment and to help provide a better diversity of housing.

3.4.2 A financial appraisal will need to be submitted with the application demonstrating the amount of private housing required to facilitate the redevelopment. With regard to the required levels of market housing to fund the scheme, residential amenity and design considerations must be satisfactorily resolved to ensure that there is no adverse effect on the townscape or amenities of the future occupiers.

3.4.3 Under normal circumstances, **new market housing is expected to provide 50% affordable housing. New private housing that is shown in the financial appraisal to be 'facilitating' the re-provision of the existing housing will not be expected to deliver additional affordable housing.**

[LP 3A.10]

3.4.4 If it is found that the scheme is viable with lower levels of market provision, consideration will then turn to optimising the site for housing development. Further social rented and shared ownership housing will therefore be sought as a proportion of any further market housing provided. The financial appraisal will be used to assess appropriate social rented provision and shared ownership.

[LP 3A.3/ 3A.20]

3.5 Mix of house sizes

3.5.1 A good mix of housing sizes is important in creating a basis for a balanced community. It also provides opportunities for people to move home without leaving their neighbourhood, their relatives and friends. The redevelopment of Wornington Green should provide accommodation that meets the needs of single people, small and large families, the young and the elderly across all tenures. [LP 3A.5, UDP H19]

3.5.2 The Unitary Development Plan policies seek the provision of a mix of unit sizes and the plan clarifies that "particular regard should be paid to providing accommodation suitable for families in acceptable locations". The Greater London Housing Requirements Study 2004 found family market housing to represent 35% of all market housing demand for the next ten years. The Council's Housing Needs Study 2005 also found that in the Royal Borough, 3 and 4 bedroom properties were most in demand. Figures for social housing are equally compelling, with the equivalent figures of 36% for London and 65% for the borough. It is therefore essential that provision for families is constantly reviewed to maximise opportunities throughout the redevelopment, in accordance with the various housing need assessments. [UDP H18 and H19]

3.5.3 In the emerging Local Development Framework Core Strategy consultation document⁽²⁾ **the Council has also signalled its intention to seek more family sized units from development. In future, social housing schemes will be expected to provide larger, family sized accommodation and in particular properties with four or more bedrooms. Whilst the priority is to re-provide units that meet the needs of existing tenants of Wornington Green, the Council will expect all opportunities are taken to deliver more larger units than are currently**

2 Core Strategy and North Kensington Plan, Towards Preferred Options, July 2008

provided to meet the current and future needs of existing tenants in accordance with current and projected need.

3.5.4 The Council's Housing Needs assessment indicated a significant demand for family housing in the market sector; at least 20% of the market housing provision should cater for families, providing four or more habitable rooms (habitable rooms are all rooms excluding bathrooms and kitchens of less than 13m²).

3.5.5 Given the proximity of Athlone Gardens, this is an ideal site for family housing. However, the Council also recognises the complex constraints on this redevelopment. **Therefore, the provision of family sized units will be required, having regard to the Council's latest Strategic Housing Market Assessment⁽³⁾ and the local housing needs assessment prepared by the applicant.**

3.6 Housing standards

3.6.1 The Wornington Green existing social housing stock was built to Parker Morris Standards (a standard for the size of rooms relating to the need for furniture and the space needed to use the furniture and move around it). The standards were drawn up in 1961 but were abandoned in the early 1980s. However, a study commissioned by the Mayor of London in August 2006 found that space standards in the UK are below the European average, near the bottom of the range.

3.6.2 The Mayor of London has recently published the draft London Housing Design Guide⁽⁴⁾, which sets the Mayor's minimum housing standards for the design of new build publicly subsidised housing across London. In the first instance, these standards apply to developments involving LDA funding or land. However, the Homes and Communities Agency is identified as a key partner in the delivery of these standards. **Once the Mayor of London's Housing Design Guide is adopted, the Council will require the social housing to be built to these minimum housing standards.**

3.6.3 However, the Kensington Housing Trust are looking to fund the social housing through the provision of market housing and funding from the Homes and Communities Agency. Prior to the

adoption of the Mayor of London's Housing Design Guide and to receive funding from the Homes and Communities Agency, **the Kensington Housing Trust are required to meet the internal space standards for the social housing in the Housing Quality Indicators (HQI) 2007. However, where the requirements in the HQI are smaller than those required by Parker Morris, Parker Morris standards will be required.** The various minimum housing standards are set out in Table 3.1 below.

3.6.4 The Council will also encourage applicants to deliver market housing which meets these minimum standards. This will ensure that no existing tenant is disadvantaged in this respect by the redevelopment.

3.6.5 The Council's Housing Department requires that, where possible, all bedrooms in the social housing are suitable for double occupancy.

3.6.6 The Council requires all housing on the redevelopment, both public and private, to meet **Lifetime Homes standards with 10% wheelchair accessible.** The lifetime homes standard has been established by the Joseph Rowntree Foundation to guarantee that all homes are built with sixteen design features that ensure that a house or flat will meet the needs of most households throughout their lifetime.

3.6.7 People from all communities place great importance on keeping the family together. Consideration must be given to providing flexibility of internal space in all units.

[LP 3A.5, UDP 13.3.4]

3 The Council has recently finalised its Strategic Housing Market Assessment (SHMA), which is available on the Council's website.

4 draft London Housing Design Guide, Mayor of London. July 2009

Minimum dwelling by floor area	Dwelling type (bedroom / persons)	Mayor of London's Housing Design Guide (Gross Internal Area in m ²)	HQI 2008 to 2011 (Net Internal Floor Area in m ²)	Parker Morris (Gross Internal Area in m ²) (*maisonettes)
Flats / 1 storey	1b2p	50	45 to 50	47.5
	2b3p	61	57 to 67	60
	2b4p	70	67 to 75	73.5 (*75.5)
	3b4p	74	67 to 75	73.5 (*75.5)
	3b5p	86	75 to 85	82.5 (*85.5)
	3b6p	100	85 to 95	90 (*96)
	4b5p	90	75 to 85	82.5 (*85.5)
	4b6p	99	85 to 95	90 (*96)
2 storey	2b4p	83	67 to 75	79
	3b4p	86	67 to 75	79
	3b5p	96	82 to 85	89.5
	4b5p	100	82 to 85	89.5
	4b6p	107	95 to 100	97
3 storey	3b5p	102	85 to 95	98.5
	4b5p	106	85 to 95	98.5
	4b6p	113	100 to 105	102.5
<ul style="list-style-type: none"> Please be aware that the HQI standards are NIA, where the GLA and Parker Morris are GIA. This table is a summary of the figures for illustrative and comparison purposes only. Please refer to source documents for the detailed figures and interpretation 				

Table 3.1 Minimum Housing Standards

Chapter 4: Athlone Gardens

4.1 Introduction

4.1.1 Athlone Gardens is a public park owned by the Council and available for use by the whole area, not just the Estate's residents. It is well loved by local residents and regarded by them as a good quality park. It is a very valuable resource for the community. Athlone Gardens, together with the Ball Court, measures 9,186m² in area.

4.1.2 The Council's policy is that no public open space should be lost anywhere in the Borough. However, the Council has agreed to facilitate the redevelopment of the Wornington Green Estate, by allowing part of Althlone Gardens to be used to accommodate the first phase of the construction, which the Council believes will ensure that residents only have to move once and will speed up construction reducing the impact on residents. In return for this, the Council will ensure that half the park is available for public use during the construction and a park at least the size of the existing park and improved is available for public use following the construction.

4.1.3 The detailed policies to achieve this are set out below, but the future of Athlone Gardens, including proposals to retain or relocate the park, must form part of any masterplan for the area. [UDP LR8, CD23].

4.2 Availability of Open Space during development

4.2.1 During the construction period, it is important that good quality public open space is available to residents. **The Council's requirement is that a good quality, publicly accessible open space at least half the size of Athlone Gardens (half 9,186m², being 4,593m²) is available for public use throughout the construction period.**

4.2.2 Having regard to the Council's development priorities, the Council may be willing to accept a lower provision of open space for a short period during construction if it would mean that the vast majority of residents would only move once. **Full justification, for the need to provide a smaller amount of open space together with the agreed phasing plan will need to be provided.**

4.3 The New Park

4.3.1 The reprovion of Athlone Gardens must be as one park and must be returned to Council ownership. The benefit of reprovion one park is that a single space would provide potential for a wider variety of leisure activities and maintenance and security would be more manageable. **The Council will require as part of the final development a new park that it is at least the size and better in quality than that which exists at present (9,186m²). The space for new park must not include the space required for the potential relocation of the Venture Centre and other community facilities set out in Chapter 5.**

4.3.2 The UDP and the London Plan both require high quality design of public open spaces. The Council believes that the new park should be better than it is now and should be capable of achieving the Green Flag Award. This award is the national standard for parks and green spaces in England and Wales. The scheme began in 1996 as a means of recognising and rewarding the best green spaces in the country and it is seen as the benchmark of excellence in recreational green areas. Achieving the award will ensure the ongoing excellence of the park as awards are given on an annual basis and winners must apply each year to renew their Green Flag status.

4.3.3 The new park should contain a range of different facilities and allow for a range of activities. Rather than commit an applicant at this stage, a continuing pre-application dialogue will be required with both the Council and stakeholders to determine the final nature of the facilities to be provided. The baseline is that the new park must provide at least the same level of facilities as the existing park. The park must not end up being 'over designed' nor simply filled with facilities without thought of their interrelationships. Local people must be involved in the design of the new park. The Council's parks service who will be responsible for its long term management must approve the final design. These could include:

- the retention and additional provision of trees, seating for older people, a playground (but providing for a wider range of ages) and open areas for ball games;
- a multi-use gaming area;
- space for informal play;
- space for formal play;

- secure area for the attendant and storage for the park equipment;
- dog toilet and walking area;
- a wildlife area which provides a habitat for local biodiversity.

4.3.4 Pavilions may be considered to reduce gaps in the retail frontage along Portobello Road. These pavilions could accommodate some of the park related uses above, public conveniences or other floorspace that is sympathetic to the park and creates an element of natural surveillance onto the park, such as a café. However, these pavilions should not significantly reduce permeability and visual accessibility into the park.

4.3.5 The perimeter railings and gates should be robust and be able to secure the park at night. The shrub and other plantings should be imaginative and appropriate to the level of maintenance available. Park furniture (bins and seats) will need to be considered carefully. The *Parkscape Guidelines* being produced by the Council must be taken into account.

4.3.6 Athlone Gardens in its new form should be made easily accessible by walking and cycling from both the local streets and from within the development. The new park must be integrated into the existing and proposed street network, being visible if not accessible from the surrounding streets especially Portobello Road, with entrances on pedestrian desire lines. This will help to ensure that the park is accessible and used by both the residents of the Estate and the wider local community.

4.3.7 An ecological enhancement programme will be established by the Council. The applicant should be aware of the Council's ecological priorities set in the RBKC Biodiversity Action Plan (pending adoption) and the London Biodiversity Action Plan when remodelling the new park.

4.3.8 The park should be completed in its final design and as part of this redevelopment prior to ownership being handed back to the Council.
[LP4B.3 and chapter 3D, UDP Strat 47, CD23, CD38, LR4, LR8, LR12,LR13, LR14, LR16, LR17, LR27, LR38, LR39, LR40]

4.3.9 In return for allowing the use of some of or all the park to facilitate the redevelopment, the new park should become available as soon as possible. The phasing plan should allow for this.

4.3.10 The park is named after HRH Princess Alice, Countess of Athlone, a granddaughter of Queen Victoria: in order to provide continuity among all of the changes, the new park will continue to be known as *Athlone Gardens*.

4.3.11 In terms of playspace, the replacement Athlone Gardens, the basketball court and the adventure playground will make a significant contribution to meeting the need for playspace, although it is important to ensure that the park provides a range of facilities to meet the needs of different age groups during and on completion of the redevelopment.

[LP4B.3 and chapter 3D, UDP Strat 47, CD23, CD38, LR4, LR8, LR12,LR13, LR14, LR16, LR17, LR27, LR38, LR39, LR40]

4.4 Trees

4.4.1 There are a large number of trees on the Wornington Green Estate, many of which are mature and provide an attractive break in the streetscape. 86 mature trees are protected by Tree Preservation Orders. **If Athlone Gardens is relocated as part of the redevelopment, the Council will require the retention of the majority of the London Plane Trees that are located on the southern boundary of Athlone Gardens within a new street along a similar alignment to the former Wheatstone Road. Other trees should be retained where the layout provides for the potential of their retention. The applicant should provide a detailed Arboricultural Assessment together with the planning application to ensure the design takes into account the mature trees around the site.** Alternative planting in the park and surrounding streets should achieve better or similar levels of amenity.

Chapter 5: The Venture Centre and New Community Facilities

5.1 Venture Centre

5.1.1 Creating successful residential areas is about much more than just providing opportunities for homes that respond to people's needs. It is about providing a framework within which communities can grow. The Venture Centre is the local community centre but serves an area wider than the Wornington Green Estate. Approximately 800 to 1,000 people use the centre each week, which shows it is a highly valued resource for the estate and the wider local community. The freehold is owned by the Council, which will require it to be replaced as part of the redevelopment, should it be included as part of any planning application/s. With the redevelopment of the Estate, there is potential to improve what the Venture Centre offers, which may secure regular funding for the centre to ensure its long-term viability. The space for the Venture Centre and other community facilities must be provided in addition to the space being provided for the new Athlone Gardens.

5.1.2 The Venture Centre currently offers a wide range of facilities and activities, which include:

- two adventure playgrounds (for Under 8s and 8-14 year-olds) a sports pitch, a crèche, an arts & crafts room, an indoor games and play area, a scented garden for children & elderly people (particularly those who are blind or partially-sighted);
- an IT suite, providing courses on Microsoft Excel, Word and Access, Photoshop, and Internet/Email;
- four offices housing seven desks, a meeting area, and a storeroom plus six storage rooms of various sizes;
- a large hall, which fulfils a role as a valuable community space – often used for events such as weddings and parties as well as a host of other events such as church meetings on Sundays, a Somali school on Saturdays, apprenticeships for skills such as plumbing and carpentry, yoga and line dancing classes;
- a community room, which houses local councillor surgery meetings, a social club for over 50s, youth activities such as an arts group, external charity and organisation meetings;

- a rehearsal room, office, pan storage area, pan tuning and construction area for the Glissando Steel Orchestra; and
- working closely with the black and minority ethnic and Muslim communities to provide activities such as the North Kensington Women's Textile Workshop.

5.1.3 To meet the needs and demands of the new population of the area, a new facility could also include such things as:

- More and larger interior spaces with flexibility arrangements incorporated, for example the hall with stage/gallery could be used as an entertainment space, for classes, but also for the mosque, with separate gallery space for women;
- A fitness centre;
- Youth activities;
- A community advice centre; and
- Local amateur dramatics.

5.1.4 The Centre's future role could grow to that of a one-stop-shop for the community, possibly incorporating a Metropolitan Police Safer Neighbourhood Patrol Base, a Primary Care Trust facility and the like. The Centre will also require parking for a minibus and disabled / elderly parking, located near to the entrance of the centre.

5.1.5 The location and design of the Venture Centre is still being considered. However, the Council will require that there is no loss of facilities provided by the centre. The Council will also require that, if relocated, the Venture Centre will only have to move once.

5.1.6 The objective for the Centre is to ensure that the opportunities presented through redevelopment are optimised. In drawing up an application, developers should liaise with the Venture Centre, Council, residents and other appropriate bodies to ascertain what is desirable, and what is practicable, for inclusion in any scheme.

[LP3A.19, UDP Strat 46, LR31, LR32, SC4, SC6, SC8]

Chapter 6: Kensington and Chelsea College

6.1 Kensington and Chelsea College

6.1.1 Kensington and Chelsea College is located on Wornington Road next to the railway line at the north-eastern corner of the Estate. The College is currently looking at the potential to redevelop their site to provide a new college building. There is potential for joint working between the College and Kensington Housing Trust so that the College's redevelopment forms part of one of the phases in the Wornington Green redevelopment. However, the timescales associated with the college are currently uncertain.

6.1.2 The Council believes that Kensington and Chelsea College is important to the area, and could have a better location. However, its relocation should not impact upon other priorities in this document.

[UDP SC8]

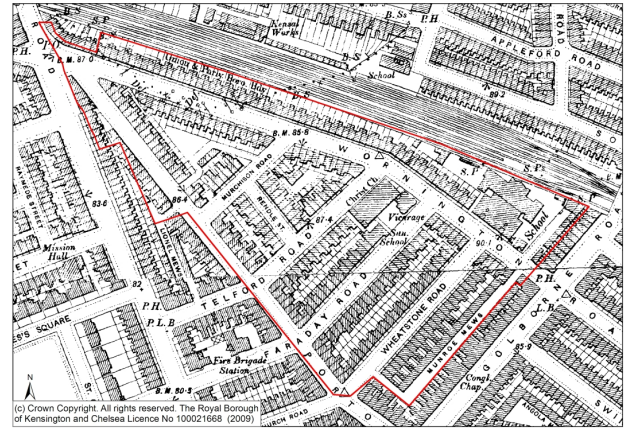
Chapter 7: Street Pattern and Building Form

7.1 The historical street pattern

7.1.1 A neighbourhood that is 'legible', that is, easy to find your way around, tends to feel safer and more secure. There should be a clear network of streets that are interesting, welcoming and people-friendly ensuring reinforced links within Wornington Green and with the wider neighbourhoods of North Kensington. After redevelopment, Wornington Green should no longer be regarded as an 'estate'. The applicant should include an assessment based on a 'Connectivity Model' with the application to ensure maximum street connectivity.

7.1.2 Before the development of the present Estate in the 1960s, the area was covered by traditional Victorian terraced streets, as shown in Map 3. Outside the Wornington Green Estate, the traditional street pattern still largely remains. The Council is not seeking the actual re-instatement or re-provision of the former roads; this would not be possible as Athlone Gardens is to be reprovided on site. However, the Council will require the layout to reintegrate into the surrounding street pattern, having regard to the grain of the surrounding block structure. This will create a successful layout characterised by a framework of interconnected routes defined by streets of new homes, open spaces and other uses.

7.1.3 All new streets created on the new development will be adopted by the Council. They must therefore be constructed to adoptable standards including allowing for on-street parking. Sufficient funds will also need to be made available for the Council to supply appropriate street furniture and street trees through a section 106 agreement. [UDP Strat 1, CD27, CD28]



Picture 3: Wornington Green 1896 Historical Street Pattern

7.2 Reconnecting the junction at Ladbroke Grove

7.2.1 Before the development of the present Estate, Portobello Road and Wornington Road were both linked to Ladbroke Grove. The creation of the present Estate in the 1960s blocked this off to vehicles. A pedestrian footway was kept, with overhead walkways above it.

7.2.2 The Council sees a variety of benefits from re-establishing the former link, to make the route up from Portobello to Ladbroke Grove clear and welcoming. This will make the area feel better connected with surrounding areas. The extent to which cars will use the link will be managed through design and highway measures to discourage through traffic and encourage pedestrian dominance.

7.2.3 The relative alignments of Ladbroke Grove, Wornington Road and Portobello Road are such that providing both Portobello Road and Wornington Road with their own direct routes from the Ladbroke Grove/Barlby Road junction may not be possible without requiring a large amount of space. One of the roads may need to be subservient to the other if they are both to be connected to Ladbroke Grove via the roundabout. Neither of these roads (Wornington Road and Portobello Road) should have the primary function of providing for through traffic; this should remain with Ladbroke Grove and Golborne Road. The addition of shops and restaurants on Portobello Road would improve its potential to increase footfall through the area and reduce the need to travel outside the locality. In order to deter through traffic, pedestrians and cyclists should be given priority at the new junction.

7.2.4 The Council believes a clear direct link from Portobello Road and/or Wornington Road to Ladbroke Grove should be established for pedestrians and cyclists and for vehicles, but avoiding the attraction of unnecessary through traffic.

[LP 3C.21, 4B.6, UDP Strat 25, Strat 26, CD39, TR3, TR4, TR37]

7.3 Portobello Road uses

7.3.1 Golborne Road Local Shopping Centre is located to the south-west of the site. The northern end of the Portobello Road and its associated market connects with the southern end of Golborne Road. The street is well served by public transport and can be accessed via Ladbroke Grove and Westbourne Park underground stations as well as a number of bus routes that pass within close proximity.

7.3.2 The Council believes it to be important that a lively street scene is provided along Portobello Road, which will attract people into the area from the surrounding vicinity and the rest of Portobello Road. As part of the Estate redevelopment there is the potential to increase the number of non-residential uses along the Portobello Road frontage, particularly given the increased population that will live in the area and the potentially increased footfall created by re-linking Portobello Road and Wornington Road to Ladbroke Grove. **The Council believes that the Portobello Road ground floor frontage of the redevelopment would benefit from a range of non-residential uses.** In this regard, A1 to A5 Uses in the order of approximately 2,000m² will be considered, 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. However, these could be other non-residential uses in the short term, which may contribute to the vitality of the area during the current economic conditions.

7.3.3 Account will need to be taken of up-to-date assessments of the current and potential demand for shops and other similar uses. This is critical in terms of ensuring the eventual mix of uses to be included within the masterplan is viable and commercially attractive. Vacant units would not contribute in any positive way to the Council's objectives. Other uses besides retail should therefore be considered. For example, the replacement Kensington Housing Trust offices might be provided in this location. **Residential**

units (excluding entrances to upper floors) are not regarded as suitable uses on the Portobello Road ground floor frontage.

7.3.4 This part of Portobello Road falls outside the Local Shopping Centre. Therefore, the extent to which retail uses will be permitted will depend on whether the application passes the Sequential Approach to site selection and can justify the need for locating retail development outside a shopping centre.

7.3.5 **The floor to ceiling heights of the Ground Floor storey along the Portobello Road frontage must be sufficient to enable changes of use of these ground floor units over time. There must also be provision for future independent access to upper floors.**

7.3.6 Council's Cultural Strategy has identified the north of the Borough as an area with a cluster of creative industries. Small studio spaces suitable for the creative industries could also be a suitable use along this frontage.

7.4 Munro Mews

7.4.1 Munro Mews is located to the north of Golborne Road. It is not at present an attractive area as it contains a series of small garage lock ups that are primarily used in connection with the market for storage. These could be improved to provide a better facility. The redevelopment should provide for similar or better levels of storage for the market.

7.5 Positive Outdoor Space

7.5.1 A positive street environment is achieved not only by paying attention to the ground floor in key streets as set out in relation to Portobello Road above but at all levels in all streets. **Within the residential streets there should be frequent doors and windows at ground floor and windows on upper floors allowing people to look out easily and see what is happening in their street or park.** A useful rule of thumb is 25 or more doors or windows within 100 metres (110 yards) and frequency of doors so that ideally only 6-12 dwellings are served from any one entrance. Careful attention to fenestration can aid a vertical emphasis to the streetscape. Where unavoidable, blank walls should not be more than 5-10metres (15-30ft) long and not occur more than once in 100 metres (110 yards).

7.5.2 Privacy to ground floor residential units is important. Small front gardens enclosed by railings or entrances on the ground floor leading to flats on raised ground floors or first floors can achieve this.

7.5.3 The proportion of the street – the width of the street compared to the height of the buildings – is also important in creating the outdoor space. The existing streets around Wornington Green have a ratio where the width of the street is similar to the height of the buildings (a 1:1 ratio). This is a useful rule of thumb and therefore as a general rule, **the higher the buildings, the wider the street will need to be.**

7.6 Parking

7.6.1 The site lies in an area of good public transport accessibility (PTAL 4). There are therefore reasonable alternative ways to travel for residents that do not require the private car. However, some car ownership must be anticipated.

7.6.2 There are currently a significant number of off-street parking spaces within the Wornington Green Estate controlled by Estate parking permits. The Council is committed to ensuring homes that currently benefit from an Estate-parking permit will be offered new off-street parking. The reprovided social housing will also continue to be eligible for on-street parking permits available from the Council.

7.6.3 The Borough experiences high levels of on-street parking demand, with the number of residents' parking permits significantly outnumbering the available on-street parking space. In order to ensure that the development does not worsen this situation, **the new market residential accommodation will not be eligible to receive on-street parking permits**, in line with the policy for new residential accommodation. To complement this approach and to provide an alternative to private car ownership, car club provision must be provided as part of the development (see paragraph 7.6.6).

7.6.4 The Council wishes to secure low levels of off-street car parking for the new residential accommodation and would welcome zero parking, except for essential needs.

7.6.5 Applicants must consider the parking needs of disabled motorists. At least 10% of any parking spaces provided should meet the minimum dimensional standards for disabled parking and be

designed and marked out accordingly. The spaces must be located so that they are capable of use by wheelchair users and must be in close proximity to main access routes and, where appropriate, internal lifts. All disabled car parking bays must be strictly controlled to prohibit parking from other vehicles.

7.6.6 The Council would encourage any form of low car ownership as part of the redevelopment proposal. **As a minimum, the borough-wide car club scheme should be fully accommodated on the redeveloped site.** Other measures might include electrical points for electric vehicles as part of a range of measures to discourage car ownership.

7.6.7 Cycle parking facilities should be provided, located off-street, under cover, secure and within a building envelope and not within individual dwellings at the standard of at least one space per residential unit. Off-street cycle facilities will also be required for commercial units at the standard of 1 space per 200m².

[UDP Strat 36, TR8, TR9, TR36, TR42, TR43, Transport SPD]

7.7 Traffic Impact

7.7.1 The Council considers that the redevelopment of the area could have a significant impact on traffic congestion, public transport and parking if these factors are not addressed at an early stage. **A robust Transport Assessment will be required.** Applicants should refer to the Council's Transport SPD, Transport for London's Transport Assessment Best Practice Guidance and contact the Council's Transportation Development Control Team at an early stage for guidance. Consideration of any future major developments should be taken into account in the preparation of the Transport Assessment. **A site wide Residential Travel Plan, together with individual travel plans for the Venture Centre and other business staff, will also be required as part of the redevelopment.** [UDP TR35, TR36, Transport SPD]

7.7.2 The Council is concerned about the demolition, excavation and construction traffic generated by the redevelopment as this could have a serious impact on parking availability, traffic flow, road safety, residential amenity and pedestrian convenience. For this reason the **Council will require a Construction Traffic Management Plan, prepared in accordance with the Council's**

Transport SPD and TfL guidance on Construction Logistics Plans. This Plan should include the following and must be submitted to and approved by the Director of Transportation and Highways before planning permission is implemented:

- routing of demolition (unless demolished material can be reused on-site), excavation and construction vehicles;
- access arrangements to the site;
- the estimated number of vehicles per day/week;
- details of the vehicle holding area;
- details of the vehicle call up procedure;
- estimates for the number and type of parking
- suspensions that will be required;
- details of any diversion or other disruption to the public highway during demolition, excavation and construction works;
- work programme and/or timescale for each phase of the demolition, excavation and construction works; and
- where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements.

7.7.3 The Council will apply a condition to any planning consent or require the same through a Section 106 agreement to ensure that Construction Traffic Management Plans are submitted and approved before planning permissions are implemented.

[UDP MI1]

7.7.4 The Council will also require that where possible the nearby canals and railways are used for the transportation of construction waste and materials.

7.7.5 The Council will also require that, following construction, sufficient provision is made in the new development for servicing and delivery vehicles. However, this provision should not impact on residential amenity. Applicants will be required to refer to Section 4.0 of the Council's Transport SPD. **The Council will also require a Servicing Management Plan to set out details of the arrangements for deliveries and servicing of the development.**

7.8 Keeping existing buildings

7.8.1 The Council is extremely concerned to conserve the Royal Borough's built environment. It understands that the existing buildings on the Estate are people's homes and that redevelopment will be very disruptive. However, all the sites are outside a designated conservation area and therefore Conservation Area Consent is not required for demolition. **The Council's view is that none of the existing buildings on the Estate are of sufficient architectural quality to justify their preservation on conservation and design grounds in any redevelopment.**

7.9 Architectural quality

7.9.1 Successful places tend to be those that have their own identity and how a neighbourhood looks affects how residents feel about where they live. Character and quality help increase community pride. The scheme should create a sense of place within the North Kensington context. This will greatly depend on the quality of the buildings and the spaces around them. **The overall look and feel of the redevelopment should be considered in relation to neighbouring buildings and the local area more generally in order to emphasise the sense of place.**

7.9.2 The architecture must be of the highest quality. It should offer visual quality and interest from views within the development and from neighbouring streets. New buildings should have a robust form and be legible from the pedestrian's perspective and not just the road user.

7.9.3 New development will be required to be:

- i. *Functional* - fit for purpose and legible
- ii. *Robust* - well built, remain in good condition and adaptable to changes of use, lifestyle, demography and climate
- iii. *Attractive* - pleasing in its composition, materials and craftsmanship
- iv. *Locally distinctive* - responding well to its context
- v. *Sustainable* - in the use of resources, construction and operation
- vi. *Inclusive* - accessible to all
- vii. *Secure* - designs out crime

[LP 4B.2, UDP CD27]

7.10 Type of Buildings

7.10.1 Kensington and Chelsea is, in broad terms, characterised by two main forms of residential development. Firstly, the street of terraced houses where buildings follow a continuous building line along streets, creating blocks where they intersect. Secondly, mansion blocks, which again take the 'perimeter block' form. Buildings sitting in the middle of their sites are not characteristic of Kensington and Chelsea.

7.10.2 Both mansion blocks and terraced housing show adaptability over time. They also have an ability to achieve considerable density without going above 6-8 storeys. For the most part, they have frequent entrances in the street and for limited numbers of flats. **They should thus be seen as the basic typology for this redevelopment.** The terraced street form is dominant in the area surrounding Wornington Green and is thus regarded as preferable for this development. Large, bulky developments are not acceptable. Innovative, contemporary designs are strongly encouraged. The Buildings should be planned in a way that makes sure that all public spaces, roads and footpaths are overlooked by buildings to increase surveillance.

7.10.3 Modern housing development often has a deeper floorplan than traditional housing in the borough and this can lead to bulky three-dimensional forms. Attention should be paid to the building depth to avoid the need to mitigate for the building mass through architectural devices such as 'breaking up the roof' and fussy architectural details.

[UDP CD27, CD28]

7.11 Height of buildings

7.11.1 The Council wishes to preserve and enhance the residential character of the Borough. New developments should be sensitive to and compatible with the scale, height, bulk, materials and character of the surroundings and should reflect the traditional urban form of the Borough by preserving local plot widths, building lines, roofscape and open space. The Council will resist development, which will significantly overshadow existing adjoining buildings and amenity spaces and/or harm the visual privacy of residents.

[LP 4B.9, UDP CD27, CD28, CD33, CD35]

7.11.2 The Council believes that **any redevelopment should be low/medium rise, with a variety of building heights rising to 8 storeys in some places, subject to street proportions. Some recessed storeys that do not impact on the proportion of the street may be considered. A variety of building heights across the site is essential.**

7.12 Private outdoor space

7.12.1 Currently, much of the land around the Estate blocks is not being put to the most effective use. By creating a more traditional street pattern, with buildings facing the streets, there can be the potential to turn the 'back garden' space into shared communal gardens, which would be private to the residents of the block. However, the ongoing management of these spaces is a cost to the residents of the development. Minimising the size of the blocks and using the inner space as private gardens would therefore be another option. It will also provide tighter and more locally distinct urban grain.

7.12.2 Balconies can augment garden space provision. Balconies which serve as outdoor amenity space should at a minimum be able to accommodate a table and chairs for the number of occupants of each dwelling. Opportunities for roof gardens should be explored as a means to provide informal communal private open space and allow wildlife to thrive. The aesthetic impact of balconies on building design needs to be carefully considered from the outset. Different types of balcony – projecting and recessed – will be appropriate in different locations.

7.13 Designing out crime

7.13.1 An important factor in designing any sustainable development within this site is community safety and fear of crime. In a 2008 survey conducted for the KHT, 40% of residents said that improving safety and security on Wornington Green was the most important improvement the regeneration will bring. All proposals should have regard to the Designing out Crime SPD (January 2007).

7.13.2 All developments should be built in accordance with 'Secured by Design' principles and accord with the guidance set out in the ODPM and Home Office publication *Safer Places: The Planning System and Crime Prevention*. As designing out crime is site specific,

pre-development consultation must take place with the local Crime Prevention Design Advisor prior to submitting a formal application. They will advise on all areas of crime prevention including Secured by Design accreditation of the development under consideration.

7.13.3 The development should incorporate high standards of security and crime prevention measures, which are easier and less expensive to accommodate at the design stage. Such measures and good maintenance can also discourage graffiti and litter, resulting in a more attractive and usable development. Measures could include:

- careful design of fire escape routes;
- limited number of dwellings accessed by a single communal entrance door;
- avoidance of long corridors with excessive number of entry doors;
- on-site concierge services;
- window openings and balconies that encourage passive surveillance;
- careful design of open space and pedestrian routes; and
- doors and windows to be provided for active streets

7.13.4 Streets should be well lit to adoptable standards to make their users feel safe. [CD39, LP4B.6]

7.14 Privacy

7.14.1 The Council will seek good standards of privacy for the future occupants of buildings, taking into account the general levels of privacy in the area and the character of the built form and spaces that are proposed. A distance of 18 metres between opposite habitable rooms reduces inter-visibility to a degree acceptable to most people. However, this distance may be reduced if windows are at an angle to one another or face a public highway. Privacy is also important to the enjoyment of private gardens, balconies and open spaces should be included in any assessment. [CD35]

7.15 Daylight and sunlight

7.15.1 An important consideration for any redevelopment of the site is the impact on light conditions within buildings on the site and outside of it and the enjoyment of amenity and public open space. Light, including sunlight, is a material

consideration, which will be assessed having regard to the guidelines⁽⁵⁾ published by the Building Research Establishment (BRE). A summary of the most relevant parts of the BRE guide is contained within the Planning Standards Chapter of the UDP. The purpose of these guides is to enable new development to strike a balance between the amenity enjoyed by neighbouring properties while ensuring that satisfactory levels of light are preserved.

7.15.2 Shadowing is another important consideration in planning terms and particularly where it affects amenity space. The BRE guidelines suggest a methodology for evaluating shadow and this should be employed to aid design. [UDP CD34]

7.16 Public Art

7.16.1 The inclusion of works of public art is encouraged; any works should be fully integrated within the design of the buildings. Freestanding sculptures are acceptable within the new public open space or within the adjacent public realm. North Kensington has some public murals. All works must be of the highest quality. The appointment of an artist (or artists) and engagement with the Council's Public Art Advisory Group early on in the scheme's development are encouraged. [LP3D.4, UDP LR36]

7.16.2 The relocation of any existing mosaics on the estate should also be considered.

7.17 Plant

7.17.1 Air conditioning, ventilation and telecommunication equipment should be sensitively designed within the building envelope and located so as not to cause disturbance to occupiers of nearby properties. Exhaust ports will not be accepted at ground floor level where it would detract from the appearance of the street and impact upon pedestrian amenity. Communal satellite dishes, DAB aerials and similar equipment subject to technological advances should be provided serving all residential dwellings within a building. These need to be carefully sited.

7.17.2 The noise from plant is normally controlled by a standard condition which is based on the fact that it shall not increase the existing measured lowest LA90 (10 min) background noise levels at

5 Site Layout for Daylight and Sunlight: A Guide to Good Practice-BR209 (1995)

any time when the plant is operating. The noise emitted shall be measured or predicted at 1.0m from the façade of the nearest residential window or at 1.2m above any adjacent residential garden, terrace, balcony or patio.

7.17.3 Noise levels within habitable rooms of the residential dwellings shall be as recommended in *BS 8233: 1999 (revised) Sound insulation and noise reduction for buildings- Code of Practice*. Applicants must also have regard to the Council's adopted Noise SPD.

[UDP CD52, CD53]

Chapter 8: The use of natural resources

8.1 Introduction

8.1.1 Energy efficient design and construction, greater efficiency in use of resources (such as the use of combined heat and power), the use of renewable energy sources and the provision of decentralised energy systems, such as area-wide community heating networks are requirements of the London Plan.

8.2 Sustainable homes

8.2.1 The Code for Sustainable Homes is a Government scheme that uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. At each level, an increasing reduction of carbon emissions are required. For example, Level 1 requires a 10% reduction of the Target Emission Rate (TER), Level 3 requires a 25% reduction, Level 5 requires a 100% reduction and Level 6 is deemed a 'zero carbon' structure. It also incorporates water consumption and other measures. **In order to attract funding from the Homes and Communities Agency, the applicant is required to ensure that the social housing meets Code for Sustainable Homes Level 3, as required in the Design and Quality Standards 2007. However, the applicant will be required to achieve higher standards, as set out below.**

8.2.2 The Council envisages that the redevelopment of the Wornington Green area will be built over a period of time. During that time, the requirement to achieve energy efficient design will change. As such, applicants will need to ensure that the design and construction methods comply with the latest guidance or development plan at the time of submitting a planning application.

8.2.3 The Council will therefore require applications to comply with the London Plan or any subsequent relevant Council Development Plan Document.

[LP 4A.3]

8.3 Energy schemes

8.3.1 Energy demand reduction measures should be the starting point of the whole energy strategy and incorporated at the start of the design process. The Council will consider the energy strategy and energy assessment against the hierarchy, of:

- using less energy, in particular by adopting sustainable design and construction measures;
- supplying energy efficiently, in particular by prioritising decentralised energy generation, and
- using renewable energy.

8.3.2 The Council will require an assessment of the energy demand, which should demonstrate carbon dioxide emission savings from energy efficiency and renewable energy measures incorporated in the development including the feasibility of combined heat and power and community heating systems. The assessment should include: a calculation of baseline energy demand and carbon dioxide emissions; proposals for the reduction in energy demand and carbon dioxide emissions from heating, cooling and electrical power; proposals for meeting residential energy demands through sustainable energy measures and a calculation of the remaining energy demand and carbon dioxide emissions. 20% reduction in carbon dioxide emissions from onsite renewable energy generation will be sought. This could be in the form of combined heat and power using renewable fuel, photovoltaic, solar panel and/ or other renewable energy sources, subject to design and amenity considerations.

8.3.3 In order to meet these requirements, the Council expects the applicant to explore the provision of a centralised energy centre to provide heating, cooling, and power network across the development and how this might connect to a future single district network. The Council will also require a phasing plan to demonstrate how the energy and heat network will grow as development is built in the various phases.

8.3.4 In accordance with London Plan Policy 4A.6, the Council will also require applicants to demonstrate that the proposed heating, cooling energy systems have been selected in accordance with the following order of preference:

- Connection to existing CCHP/CHP distribution networks;
- Site wide CCHP/CHP powered by renewable energy;
- Gas fired CCHP/CHP or hydrogen fuel cells, both accompanied by renewables;
- Communal heating and cooling powered by renewable energy and gas fired communal heating and cooling.

8.3.5 The Council will require that the proposed heating and cooling systems are accommodated within an 'energy centre' on-site, either within the basement or located to have minimal impact on the residential amenity of residents. This energy centre could also be used to educate Borough residents as an exemplar of sustainable energy, where the applicant might explore independent approaches to monitoring the system, including monitoring heat and energy demand and output.

8.3.6 To ensure the economic viability of any installed Combined Heat and Power (CHP) system, **the Council strongly advises Kensington Housing Trust to engage an Energy Services Company (ESCo) to deliver an Estate energy scheme in partnership.** In exchange for the sale of its heat and power, the Energy Services Company will supply and manage the local heat and energy plant. By engaging an Energy Services Company, the network is put into the hands of experts, who can plan for reinvestment in the plant over the long term. [LP 4A.6]

8.4 Increasing biodiversity

8.4.1 Green roofs that support roof top planting, provide wildlife habitats, help conserve energy and slow water discharge are encouraged.

8.4.2 The **Council would welcome a suitable zone within the development (Athlone Gardens) to contribute towards the biodiversity of the area. Suitable species should be planted which reflect the diverse nature of native species in the area and wildlife needs. Further advice can be obtained from the Council's Ecology Service Manager. Ecological design features which contribute to the Borough Biodiversity Action Plan (Pending adoption) and / or the London Biodiversity Action Plan. E.g. Green (biodiverse) roofs, nest boxes, green walls, wildlife gardens are also welcomed.** [UDP LR27]

8.5 Promoting Recycling

8.5.1 Grey water and rainwater recycling and refuse recycling, including innovative methods for domestic and/ or commercial waste recycling collection and storage within the development would be desirable. As with energy, standards regarding water use are likely to change during the period of redevelopment. Applicants should therefore have regard to the latest development plan policies. **However, in accordance with London Plan Policy 4A.16, the Council will require that water consumption on the estate is limited to 105 litres per person per day.**

8.5.2 **On-site waste separation and storage for collection of recyclable materials will be required.** If waste is to be shifted from flats using chutes, then there must be separate chutes next to each other, three for mixed recyclables and one for non-recyclable waste. If there are no chutes, then there must be ample room for plenty of recycling 'Eurobins', to which the recycling lorry can gain easy access.

8.5.3 Applicants must make provision for sustainable composting or disposal of kitchen and garden waste, either on-site or close to the site through communal composting collection service. All refuse bins and stores should be sensitively designed within the building envelope, so as not be visually intrusive in the street scene. They must be well ventilated and easy to clean. [UDP PU11, PU13]

8.6 Refuse Management

8.6.1 **Service roads are not envisaged as part of the new development.** The location of refuse stores should, wherever possible, allow for refuse vehicles to operate without the need to reverse. Where the refuse vehicle must reverse, provision should allow for this to be done without hindering the flow of traffic on the highway. The distance that a refuse vehicle has to reverse should not generally exceed its own length. The walking distance between the collection vehicle and dustbins to be emptied should not exceed 23m (75.4ft).

8.6.2 The Council's code of practice, available from the Director of Waste Management and Leisure, covers all aspects of refuse handling and should be consulted by developers. **Developers are strongly advised to consult with the Waste Management Service on these matters before submitting proposals.**

8.7 Reducing construction waste

8.7.1 The Council will **require the reuse and recycling of construction and demolition waste on-site wherever practicable. Where mobile facilities are proposed, the applicant must present the appropriate EPA 1990 Part B Authorisation for inspection. Operations must not result in unacceptable levels of dust and noise, and have unacceptable impacts on air quality. The plant must be sited sensitively not to impact on residential amenity.** The Council will control dust and noise through the Control of Pollution Act 1974 and Section 80 of the Environmental Protection Act 1990 should nuisance occur. The Council will also control the hours of work through the Council's agreed working hours practises.

8.7.2 It will also be necessary to undertake a **dust impact assessment based on the Mayor's Best Practice Guidance and carry out baseline monitoring prior to works commencing, during the demolition phase and during the construction phase.** Dust 'trigger' levels, measures to mitigate the impacts of dust and a system of alerting the Council of exceedances in levels must be agreed by the Director of Environmental Health.

[LP 4A.28, UDP PU14]

8.8 Water and Sewerage Infrastructure

8.8.1 **No development should commence until impact studies on the existing water and sewerage supply infrastructure have been submitted and approved by the Council in consultation with Thames Water.** The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres / minute. On this basis Thames Water should be contacted at an early stage to ensure that there is sufficient capacity in the water supply and sewer infrastructure. Where the developer proposes to discharge to a public sewer the prior approval from Thames Water Developer Services will be required.

8.9 Flood Attenuation

8.9.1 In respect of surface water and flooding it is recommended that the developer should **ensure that storm flows are attenuated or regulated into the receiving network through on or off site storage.** It is also a requirement that drainage measures should incorporate suitable measures to prevent oil/petrol from car parking areas entering the local watercourses or contaminating land and other water sources. Thames Water should be contacted at an early stage in the development process to discuss these aspects.

8.9.2 The site is located in Flood Zone 1, which is the lowest risk flood zone. For all sites over one hectare in Flood Zone 1, a *Surface Water Flood Risk Assessment* is required by PPS25. **As part of this assessment surface water run-off (peak rate) from the site should be no greater for the developed site than it was for the pre-development site to the satisfaction of the Environment Agency.** This can be achieved by the adoption of sustainable drainage systems (SUDs). The Council will therefore expect an appropriate sustainable drainage system (SUDs) to be developed and implemented to ensure that run-off either soaks away on-site or is re-used. The space required for the provision of SUDs must not reduce the size of Athlone Gardens. Some SUDs can also be used to enhance biodiversity.

8.9.3 If basements are featured as part of a proposal, the applicant should refer to the Council's adopted Subterranean Development SPD for further guidance. [LP 4A.12, UDP PU10]

8.10 Air quality

8.10.1 Air quality is a particular issue along the Paddington main line railway, Ladbroke Grove and the Westway flyover. Buildings along the Wornington Road will act as a 'barrier block' and offer some protection from particles but that block itself must be **designed to minimise poor air quality on the health of residents.** Applicants are advised to refer to the Air Quality SPD.

8.10.2 The Royal Borough is an Air Quality Management Area because it fails to meet the annual mean nitrogen dioxide objective across most of the borough, the hourly objective at busy roadside locations; and PM10 objectives at roadside locations. **Developers must therefore produce a low emission strategy for these pollutants from both stationary and transport**

sources with proposals which include permit free, reduced levels of on-site parking, electric charging provision for parking bays, and bays allocated for low emission and/or car club vehicles. It is also essential to maximise energy efficiency and reduced heating and cooling demand to reduce emissions in NO_x and PM₁₀ as well as CO₂ to ensure an optimal solution is developed for both pollutant and greenhouse gases. Therefore non-combustion renewable technology is preferred to biomass⁽⁶⁾.

8.10.3 A risk assessment based on the Mayor's Best Practice Guidance on 'The control of dust and emissions from construction and demolition' should be undertaken. This document provides a consistent approach across London to controlling dust and emissions and follows a hierarchical approach to reduce the risk of nuisance or harm to residents or levels which may lead to an increase in exceedences of the air quality objectives. The appropriate mitigation measures (including an inventory and timetable of dust generating activities and emission control methods) should be submitted for approval and included in a construction management plan which is likely to include baseline and on-site monitoring prior to and during construction. [UDP PU1, Air Quality SPD]

8.11 Noise and Vibration

8.11.1 The Paddington railway line runs along the northern boundary of the sites and on this basis a noise and vibration report should accompany any scheme for development. **An assessment of the vibration generated by the adjacent railway as it would affect any floor within a completed development should be undertaken.** In-property vibration dose values (m/s 1.75) should not exceed those in Table 7 of British Standard 472:1992. Future applications should also have regard to the Council's Noise SPD. [UDP CD40, H2]

6 *The Low emissions strategy should take into account: -The London Councils 'Air Quality and Planning Guidance', DEFRA Practice Guidance 3: Practice guidance on Measures to Encourage the Uptake of Low Emission Vehicles, February 2009, and 'Low Emission Strategies: Using the Planning System to Reduce Transport Emissions, Good Practice Guidance' prepared by the Beacons Low Emission Strategies, June 2008*

Chapter 9: Planning Obligations

9.1 As part of any redevelopment of the Wornington Green Estate the Council will require measures to make development acceptable in planning terms by securing planning obligations (usually in the form of a Section 106 agreement). This is subject to ensuring redevelopment will be economically viable (see paragraph 1.4).

9.2 It is essential to make adequate provision for the needs of residents, workers and visitors of the new developments. Appropriate infrastructure, environmental improvements and social and community facilities will therefore be sought through planning obligations. The elements of a scheme that will be subject to legal agreements will be finalised as part of the consideration of planning applications. These are likely to include:

- the securing and timing of affordable housing
- a site management plan
- the reinstatement of an improved Athlone Gardens, Venture Centre and adventure playground
- play space and play equipment
- a healthcare contribution
- an education contribution
- a construction training contribution
- the provision of a Safer Neighbourhood Police Base, should one be required
- mitigation for any negative transport impacts
- any required improvements to public transport arising from the development, including improvements to the bus infrastructure
- walking, cycling and public realm improvements
- arrangements for on-street residents' parking permit-free
- the sustainable development measures set out in the Chapter 8 of this SPD to be proposed in the energy statement
- public art

9.3 Other necessary obligations may be secured once identified through the consultation process and in response to detailed proposals.

9.4 All planning obligations sought will be in conformity with government guidance set out in Circular 05/05 "Planning Obligations" and the Council's emerging SPD on Planning Obligations.

Annex 1: Objectives

A1.1 The Council's overall aim in preparing this brief is for applicants to produce a scheme which will deliver a great place to be and a great place to live.

The Council's strategic spatial objectives

A1.2 The Council's adopted Unitary Development Plan sets out the overarching strategy for the borough. The plan aims to strike a balance between the Borough's strategically important function of providing a high quality residential environment close to the centre of London and the needs of commercial development. The plan addresses the question of balance through policies which:

- Protect permanent residential accommodation from change to other uses and seek to increase the supply of new housing;
- Give regard to the Borough's legacy of Georgian, Victorian and Edwardian buildings and to all buildings and areas of architectural and historic interest;
- Guide offices, shops, restaurants, hotels, industry and embassies to appropriate locations; and
- Aim to check the growth of through traffic, protecting residential areas and shopping streets from its effects and bringing net benefits to the environment through traffic management.

A1.3 The new-style *Local Development Framework Core Strategy* document, which is nearing Publication, identifies seven strategic objectives that will be used to guide the future development of the borough. It is therefore important that such a significant proposal as the redevelopment of the Wornington Green Estate should address these strategic objectives, as follows.

Keeping Life Local

Our strategic objective to **keep life local** is for social and community facilities to be widely available and for neighbourhood functions, including local shopping facilities, to be easily accessible so that residential communities can flourish.

Fostering Vitality

Our strategic objective to **foster vitality** so that the quality of life of our predominantly residential Borough is enhanced by a wide variety of cultural, creative and commercial uses which can significantly contribute to the well being of residents and to the capital's role as a world city.

Better Travel Choices

Our strategic objective for **better travel choices** is that walking, cycling and public transport are safe, easy and attractive and preferred by our residents to private car ownership and use.

A Quality Public Realm

Our strategic objective for an **engaging public realm** is to endow a strong local sense of place by maintaining and extending our excellent public realm to all parts of the Borough.

Renewing the Legacy

Our strategic objective to **renew the legacy** is to pass to the next generation a Borough that is of the highest quality, better than today, by taking great care to conserve and restore the glorious built heritage we have inherited and to ensure that where new development takes place it enhances the Borough, so as to ensure no diminution of the excellence we have inherited.

Diversity of Housing

Our strategic objective to have a **diversity of housing** is that at a local level it will cater for a variety of housing needs, and is built for adaptability and to a high quality.

Respecting Environmental Limits

Our strategic objective to **respect environmental limits** is to contribute to the mitigation of, and adaption to, climate change; significantly reduce carbon dioxide emissions; maintain low and further reduce car use; carefully manage flood risk and waste; protect and attract biodiversity; improve air quality; and reduce and control noise within the Borough.

A1.4 The Council has produced this planning brief with these strategic objectives in mind and will assess the extent to which any planning application addresses their achievement.

The Kensington Housing Trust's Pledges

A1.5 From the outset, the Kensington Housing Trust's stated vision for Wornington Green has been *to build a new, balanced and sustainable community*. The KHT has made five pledges, three of which have a direct bearing on the outcome of the physical outcomes of the regeneration. They are:

Pledge 1:

KHT guarantees a new home on Wornington Green for all current tenants living on the Estate. If you want to stay on Wornington Green, you can.

Pledge 2:

The final park space will be the same size or larger than the existing Athlone Gardens.

Pledge 3:

KHT will build homes of the right size to suit the needs of its existing tenants on Wornington Green'.

A1.6 The KHT wishes to bring about significant improvements to address the poor interior condition of the residential units and common parts, to upgrade the Estate and its environment visually and to address matters such as poor access and security. The Council believes that the KHT's pledges are important planning considerations and the Council will ensure that they are adhered to through the application of this planning brief.

Planning for a Better London, July 2008

A1.7 The new Mayor of London has issued a policy statement which he says is not a comprehensive statement of planning policy, but rather a 'direction of travel' that will characterise his term of office, and which forms the basis for the mandate given to him by Londoners. The key themes that relate to this planning brief, and to which it accords, are:

- All Londoners should have the homes, opportunities and services they need;
- London's environment must improve and we must step up our efforts to tackle climate change through energy efficient design and

construction and the use of renewable energy sources;

- London's distinctive character, its diverse neighbourhoods and unique heritage must be cherished and protected;
- All Londoners should be able to share in their city's success, feel safe in their neighbourhoods, and enjoy an improving quality of life.

Annex 2: Planning Policy

A2.1 When a planning application is submitted it will need to be a comprehensive plan of the whole geographical area covered by this brief; there could possibly be more than one application. **But each application will have to show how it meets the Council's strategic objectives, underlying development principles and the KHT pledges for the whole site and the wider area.** It must also show that it does not obstruct the aims of the brief being achieved.

A2.2 The planning system has to further the aims of 'sustainable development', which means that the social, economic and environmental aspects of any proposal need to be considered together. Consequently, under the Planning and Compulsory Purchase Act 2004, local authorities must undertake a Sustainability Appraisal of SPDs. This brief has been assessed for its compatibility with the Council's objectives for sustainable development and a copy of this appraisal is available separately free of charge (*both online from the Council's website at www.rbkc.gov.uk/planning or by request from the Planning Information Office tel: 020 7361 3012*).

Planning policies

A2.3 Any planning applications that are submitted for the regeneration of the Estate will be assessed against national planning policy guidance, the development plan (the London Plan and the Council's Unitary Development Plan saved policies, taken together), the emerging LDF and against this adopted planning brief.

A2.4 Throughout the planning brief, these policies are generally taken as read. Where they are particularly relevant, the text contains a reference to them and the key policies are set out in full in Annex 2.

Site allocations

A2.5 Wornington Green or the Estate is not identified as a major development site in the Unitary Development Plan.

A2.6 The Estate is identified as a *Strategic Site* in the *Draft Core Strategy for the Royal Borough with a particular focus on North Kensington, July 2009*. This document sets out the strategic importance of the site, proposed allocation and site potential,

constraints, s106 requirements, delivery arrangements and site information for the Wornington Green Estate.

A2.7 The redevelopment of the Wornington Green Estate will also help to deliver the vision for the Golborne/Trellick Place, as set out in the *Draft Core Strategy for the Royal Borough with a particular focus on North Kensington, July 2009*. This makes specific reference to supporting improvements to community uses, such as the Venture Centre; 'closing the gap' between Ladbroke Grove and Portobello Road; ensuring that redevelopment is attractive, functional and easily managed; requiring development to meet 'Lifetime Homes' standards; the relocation, size and improvements of Athlone Gardens; and reconnecting Ladbroke Grove to Portobello Road.

Annex 3: Petition to Save Athlone Gardens

The petition submitted to the Council, signed by 410 tenants, prayed as follows:

“We, the undersigned residents and neighbours of Worrington Green, Golborne Ward and north Kensington and other users of Athlone Gardens, would like to state our strongest possible objection to the plans being discussed between Kensington Housing Trust and the Council’s planning office. These plans are for the relocation for the park to Worrington Road, reduction in size by at least one third, and turning what is a pleasant open greenspace into a small managed garden. This would entail destruction of mature trees, seated areas with older people, the playground, bandstand and open areas for ball games and dog walking.

We ask the Council to consider that Athlone Gardens is for the wider community of North Kensington and those who work or study there and to listen to your residents who are adamant that the park must not be moved or built on, only improved.”

Annex 4: Policies from the Unitary Development Plan

STRAT 1 To give priority to the protection and enhancement of the residential character and amenity of the Royal Borough.

STRAT 7 To promote sustainable development through locating high trip generating uses in areas which are or will be well served by public transport and by encouraging the local provision of services and facilities to reduce the need to travel.

STRAT 9 To seek to ensure that all development preserves and enhances the residential character of the Royal Borough.

STRAT 10 To protect Listed Buildings and to preserve and enhance the character or appearance of Conservation Areas, Areas of Metropolitan Importance, Areas of Local Character, and other buildings or places of interest.

STRAT 11 To promote high environmental and architectural design standards in new developments and alterations and in additions to existing buildings.

STRAT 25 To promote walking and to improve the pedestrian environment.

STRAT 26 To promote cycling and to provide comprehensively for cyclists.

STRAT 29 To support the development of new rail links around London for through passenger and freight movement in order to release capacity in London for local services.

STRAT 36 To monitor regularly demand in the Controlled Parking Zone and periodically review its operation, including regulations for the issue of residents' permits, taking account of the supply of on-street and public off-street parking space.

STRAT 38 To seek to enhance the vitality and viability of Principal and Local Shopping Centres and to ensure that they are the focus for new retail development and continue to provide shopping facilities in the Royal Borough.

STRAT 40 To promote retail development in the Local Shopping Centres in keeping with their scale, character and function.

STRAT 43 To ensure that the needs of those who live and work in the Royal Borough are met by shops and services which are easily accessible by means of transport other than the car.

STRAT 44 To protect and encourage social and community facilities which are easily accessible to meet the needs of those who live, work and study in the Royal Borough.

STRAT 46 To ensure the continued contribution of sports, leisure and recreation provision, including arts, cultural and entertainment facilities in the Royal Borough, to the local and metropolitan area.

STRAT 47 To maintain and increase the provision and quality of open space of local and metropolitan value.

CD23 To protect and enhance, and to resist the loss of existing public and private open space which makes, or is capable of making, a contribution to an area's character or appearance; and to resist proposals which would adversely affect its setting.

CD26 To encourage the improvement of land which is environmentally poor and buildings in poor condition by investment and refurbishment or new development.

CD27 To ensure that all development in any part of the Borough is to a high standard of design and is sensitive to and compatible with the scale, height, bulk, materials and character of the surroundings.

CD28 To require development to be physically and visually integrated into its surroundings by:

- a) preserving existing public routes, creating new routes where appropriate, and extending links to maintain a high level of accessibility,
- b) ensuring that the appearance of buildings form a pattern which reflects the traditional urban form of the Borough, by maintaining and creating new building lines and giving a coherent form to the spaces enclosed by new buildings. Buildings and features should also be designed to emphasise the relative importance of main routes, and of key locations such as important cross-roads, shopping centres, or other public gathering places;
- c) maintaining a clear distinction between private and public space, and ensuring the provision of active building frontages, particularly at ground floor level in appropriate locations, and the

incorporation of doors and windows to provide physical and visual links between buildings and the public domain;

d) preserving and creating those aspects of architecture and urban form which contribute to local distinctiveness and character such as plot widths, building lines, roofscape and open space.

CD32 To resist subterranean developments where:

a) the amenity of adjoining properties would be adversely affected; or

b) there would be a material loss of open space; or

c) the structural stability of adjoining or adjacent listed buildings or unlisted buildings within conservation areas might be put at risk; or

d) a satisfactory scheme of landscaping including adequate soil depth has not been provided; or

e) there would be a loss of trees of townscape or amenity value.

f) there would be a loss of important archaeological remains

CD33 To resist development which significantly reduces sunlight or daylight enjoyed by existing adjoining buildings and amenity spaces.

CD34 To require development to be designed to ensure good light conditions for its buildings and spaces.

CD35 To require development to be designed to ensure sufficient visual privacy of residents and the working population.

CD36 To resist development where it would result in a harmful increase in the sense of enclosure to nearby residential property

CD38 To ensure that where open space forms part of a proposal it is designed and landscaped to a high standard.

CD39 To require that the design of new and altered buildings or areas adequately takes into account the safety and security of the users of the facilities and that of neighbouring residents.

CD40 To resist proposals where the noise generated by the use or activity would cause material disturbance to occupiers of surrounding properties.

CD41 To ensure that residential developments include adequate protection of the internal environment from the effects of noise.

CD42 To require that all non-domestic developments, including where possible, changes of use, alterations, and extensions to existing buildings are accessible to people with special mobility needs, incorporating level access into the building.

CD44 To resist additional storeys and roof level alterations on:

a) complete terraces or groups of buildings where the existing roof line is unimpaired by extensions, even when a proposal involves adding to the whole terrace or group as a co-ordinated design;

b) buildings or terraces that already have an additional storey or mansard;

c) buildings that include a roof structure or form of historic or architectural interest;

d) buildings which are higher than surrounding neighbours;

e) buildings or terraces where the roof line or party walls are exposed to long views from public spaces, and where they would have an intrusive impact on that view or would impede the view of an important building or open space beyond;

f) buildings which, by the nature of the roof construction and architectural style are unsuitable for roof additions, e.g. pitched roofs with eaves;

g) mansion blocks of flats where an additional storey would add significantly to the bulk or unbalance the architectural composition;

h) terraces which are already broken only by isolated roof additions.

CD45 To permit additional storeys and roof level alterations in the following circumstances:

a) where the character of a terrace or group of properties has been severely compromised by a variety of roof extensions and where infilling between them would help to re-unite the group; and

b) the alterations are architecturally sympathetic to the age and character of the building and would not harm its appearance.

CD46 To resist the introduction of roof terraces if:

a) significant overlooking of, or disturbance to neighbouring properties or gardens would result; or

b) any accompanying alterations or roof alterations are not to a satisfactory design, would be visually intrusive or would harm the street scene.

CD52 To resist the installation of plant and equipment where:-

a) they would cause material harm to the appearance of the building or the character of the area, or

b) noise or vibration generated would cause material disturbance or nuisance to occupiers of surrounding properties, or

c) odours would cause material disturbance or nuisance to occupiers of surrounding properties.

CD54 To resist off-street car parking in forecourts and gardens if:

a) the proposal would result in the loss of a material part of the existing garden space;

b) the proposal would result in the loss of any trees of amenity value (including street trees);

c) the proposal would result in the demolition of most of the street garden wall or railing, or lead to an unsightly breach in it, particularly where the wall or railings form part of a uniform means of enclosure to a terrace and an essential feature of street architecture;

d) the car, when parked on the hardstanding, would obstruct daylight or outlook enjoyed by a basement dwelling.

CD71 To seek that all new shopfronts respect the building's original structural framework.

CD72 To require, where shop units are combined, new shopfronts and signage to be installed within the original surrounds and not to obscure them.

CD73 To resist open shopfronts.

CD74 To resist new shopfronts which would involve the removal of existing separate access to residential accommodation or preclude the restoration of such access if already removed, and to seek, where possible, the reinstatement of such access.

CD79 To resist the erection of permanent hoardings.

CD80 To resist development proposals that would result in unnecessary damage or loss of trees.

CD81 To encourage the planting of trees, particularly in new development.

CD82 To resist the loss of trees unless they are dead, dying or potentially a public danger, causing an actionable nuisance or, exceptionally, when removal is required in a replanting programme.

CD83 To require where practicable an appropriate replacement for any tree that is felled.

CD84 To ensure adequate protection of trees on sites in the course of development.

CD92 Where appropriate, the Council will negotiate planning obligations to achieve conservation and development aims and objectives.

CD94 To encourage, good quality street furniture of unobtrusive design, in harmony with the street scene, sited to minimise visual clutter and to allow clear and safe passage for people with sensory and mobility difficulties.

CD95 To seek the preservation of historic street furniture and other structures.

H1 To resist the loss of permanent residential accommodation in all but the most exceptional circumstances.

H2 To seek the development of land and buildings for residential use unless:

a) a satisfactory residential environment cannot reasonably be achieved by reason of excessive noise, inappropriate location or ground contamination; or

b) the land is required for the provision of social or community facilities to meet local needs; or

c) the development is for the replacement on the same site of existing commercial floorspace which has not given rise to environmental or traffic problems.

H4 To resist the encroachment into residential areas of commercial activities which would be inappropriate by virtue of size, scale, hours of operation, traffic generation or nature of use.

H7 To seek, where appropriate, the provision of some outdoor space in all new development and, in particular, the provision of open space and play facilities in developments of over ten units.

H8 To require the provision of appropriate social and community facilities within major residential schemes.

H18 To seek the inclusion of smaller units (of one or two habitable rooms) and larger units (of three habitable rooms and more) in schemes for residential development.

H19 To seek an appropriate mix of dwellings within a scheme, having regard to the following factors:

a) the physical character of the site or building and its setting;

b) the previous or existing use of the site or building;

c) access to private gardens or communal garden squares for family units;

d) the likely effect on demand for car parking within the area;

e) the surrounding composition and density of population;

f) the location of schools, shops and open spaces;

g) provision of accommodation for special needs (see paragraphs 5.5.19 to 5.5.31); and

h) busy roads or railway lines nearby.

TR1 To ensure that high trip-generating development is located in areas well served by public transport in conjunction with other policies of the Plan.

TR3 To maintain and improve footways to provide a safe and attractive environment for pedestrians.

TR4 To protect existing footpaths and encourage provision of new direct pedestrian routes and accesses when assessing all development proposals.

TR8 When considering proposals for development, to ensure that cycle routes are provided where necessary to improve accessibility through the site and/or to connect it with the existing cycle networks.

TR9 Where appropriate, to require the provision of cycle parking facilities in residential and commercial developments and at other suitable locations.

TR14 To seek new bus services and improvements to the quality, reliability and environmental performance of existing bus services.

TR16 To seek improvements in facilities at locations where public transport users interchange between types of transport.

TR26 To implement schemes to gain area-wide benefits from measures which restrict and slow down traffic on Minor Roads.

TR27 To oppose proposals which may encourage unnecessary traffic to use Minor Roads.

TR35 To assess the impact of new development on public transport infrastructure, the highway and on the environment.

TR36 To resist development which would result in:

a) any material increase in traffic or parking, or in congestion on the roads or on public transport, or;

b) any decrease in road safety, or;

c) unacceptable environmental consequences.

TR37 To negotiate developer contributions from related developments for improvements to transport services and facilities, including those to public transport services, walking and cycling facilities and to improvements to the pedestrian environment, particularly around public transport nodes.

TR41 Normally to require designated off-street service space for development schemes.

TR42 To require new residential development to include off-street parking up to the maximum standards adopted by the Council and contained in Chapter 13 of the plan, except:

a) in locations, such as town centres, where services are readily accessible by walking, cycling or public transport;

b) which provide housing for elderly people, students and single people where the demand for car parking is likely to be less than for family housing;

c) involving the conversion of housing or non-residential buildings where off-street parking is less likely to be successfully designed into the scheme;

d) where, for specific townscape reason or because the building is of architectural or historic interest, off-street parking is less likely to be successfully designed into the scheme.

TR44 Normally to resist development which would result in the net loss of on-street residents' parking.

S6 To seek to maintain and improve the vitality, viability and function of the shopping centres throughout the borough.

S15 To encourage the retention and to resist the loss of street markets and stalls in appropriate locations.

S16 To encourage the retention and provision of additional storage for street traders.

S23 To resist the development of restaurants, public houses, snack bars, cafes, wine bars and shops for the sale of hot food outside Principal Shopping Centres in the following circumstances:

Environmental Criteria

Where the proposal is likely to cause:

a) any material reduction in residential character or amenity including by smells or late night noise; or

b) any material increase in traffic or parking; or

Retail Character and Function Criteria

Where the proposal:

c) would result in the loss of usable retail space; or

d) relates to premises which are adjacent to two or more adjoining units at ground floor level in Class A3 use.

SC4 To encourage the provision of new social and community facilities which meet local needs.

SC5 To permit proposals for the development of social and community facilities to meet local needs, unless:

a) there would be a loss of permanent residential accommodation, particularly accommodation for people with special housing needs;

b) there would be a loss of a ground floor unit in A1 use in the core frontage of a Principal Shopping Centre;

c) there would be any material reduction in an area's residential character and amenity;

d) the site is not well located in terms of the place of residence of the potential users, and/or local public transport facilities are inadequate;

e) there would be a material increase in traffic or parking;

f) the development would result in an over-concentration of facilities catering for similar needs;

g) the facility would not maintain or assist in ensuring a balanced provision.

SC6 Where appropriate, the Council will negotiate planning obligations to provide social and/or community facilities in association with development schemes.

SC8 To encourage the multi-purpose and/or shared use, by the local community, of purpose-built education facilities.

SC11 To balance the development needs of hospitals and other medical institutions against the impact of redevelopment on the surrounding residential community.

LR1 To resist the loss of playing fields, pitches and other sports and recreational provision.

LR2 To encourage the provision of additional sports and recreational facilities.

LR3 Where appropriate, to negotiate the provision of sports and recreational facilities in association with development proposals.

LR4 To require that, where appropriate, new sports and recreation provision be designed to enable multiple and/or shared use.

LR8 To resist the loss of existing public and private open space which meets leisure and recreation needs.

LR12 To encourage the creation of sitting-out and amenity areas in suitable locations.

LR13 To ensure the retention of Public Rights of Way over public and private land, and provide new rights of way where appropriate.

LR14 To negotiate the inclusion of open space, including the provision of public open space where appropriate in association with development proposals.

LR15 To require that amenity space is provided for new family housing.

LR16 To encourage public access to all new communal open space.

LR17 To encourage the provision of nature gardens and ecological sites for community use.

LR27 To encourage the allocation of pockets of land for nature conservation and the planting of native species in landscaping on appropriate development sites.

LR28 Normally to resist the loss of arts, cultural and entertainment facilities.

LR31 To require that new hall premises be designed to enable multiple and/or shared use to take place.

LR32 To encourage new arts, cultural and entertainment uses subject to other policies of the plan.

LR38 To encourage provision for both active play and separate areas of tranquillity where new open space is created.

LR39 To resist the loss of existing facilities for play provision.

LR40 To seek to ensure adequate communal play provision in large residential developments containing family housing.

PU1 To resist development which would have an unacceptable impact on air quality.

PU2 To resist development leading to pollution that would have an unacceptable impact on amenity.

PU3 To require developers to submit information in association with development proposals on land that is or might be contaminated:

a) to set out a full assessment of the condition of the land

b) to specify adequate measures to negate or minimise the effects of the contamination on the proposed development and adjacent land.

PU4 To require that developments of contaminated land include appropriate measures to protect future users or occupiers of the land, the public, new structures and services, wildlife, vegetation, ground water and surface water.

PU13 To promote the provision of suitable recycling collection sites throughout the Borough.

PU14 To encourage the re-use of construction materials in development schemes.

MI1 Where appropriate the Council will negotiate planning obligations in order to ensure satisfactory developments.

Glossary

Affordable Housing

Housing for those whose incomes are not sufficient to allow them to access private and appropriate homes locally (see social housing, intermediate housing, shared ownership and key worker housing).

Defined in draft PPS3 Housing, December 2005, Annex A Para 8 as;

‘Non-market housing provided to those whose needs are not met by the market, for example homeless persons and key workers. It can include social rented housing and intermediate housing.

Affordable housing should:

- meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and
- include provision for the home to remain at an affordable price for future eligible households, or if a home ceases to be affordable, any subsidy should generally be recycled for additional affordable housing provision.’

Carbon Dioxide (CO₂)

Carbon dioxide is a naturally occurring gas; it is retained by the burning of fossil fuels which has increased its concentration in the atmosphere. It contributes about 60 per cent of the potential global warming effect of man-made emissions of greenhouse gases.

Code for Sustainable Homes

The code is a single national standard to guide industry in the design and construction of sustainable homes. This provides mandatory minimum levels of performance that have been introduced across 6 key issues:

- Energy efficiency /CO₂;
- Water efficiency;
- Surface water management;
- Site Waste Management;
- Household Waste Management; and
- Use of Materials.

There are 6 levels, level 1 being the lowest, and level 6 the highest, which achieves zero carbon.

Combined Heat and Power (CHP)

The combined production of electricity and usable heat is known as Combined Heat and Power (CHP). Steam or hot water, which would otherwise be wasted when only electricity is produced, is used for heating.

Density

Residential density is a measure of how many homes occupy a particular area of land and can be described either by the number of homes per hectare or the number of habitable rooms per hectare. It is not a measure of the quality of a development.

Development Plan

The development plan contains the policies against which planning applications are considered. For the Royal Borough, the development plan is the London Plan and the Unitary Development Plan (Saved Policies version) taken together. In time, the Local Development Framework will replace the UDP.

Estate Renewal

The redevelopment of existing housing estates which are suffering from high and rising maintenance costs and may fail to meet decent homes standards to improve the quality of accommodation, and enable future management costs to be reduced.

Habitable Room

Any room in a residential building excluding bathrooms, passages and kitchens less than 13m².

Housing Association

A non-profit making society or company established to improve or construct housing. A housing trust is a housing association whose expenditure is sanctioned by trustees.

Intermediate housing

Housing which is above target rents but below open market levels. This includes various forms of shared ownership housing, key worker housing and submarket rent provision. (also see Affordable Housing)

Lifetime Homes

Ordinary homes designed to provide accessible and convenient homes for most people from families with young children to frail older people and those with temporary or permanent disabilities.

Local Shopping Centre

A centre which serves the day-to-day shopping needs of local people.

London Plan

A planning document written by the Mayor of London and published by the Greater London Authority. It deals only with matters that are of strategic importance to Greater London. It has to be taken into account when planning applications are considered.

Market Housing

Housing either bought or rented on the open market.

Pyrolysis

Pyrolysis involves burning the non-recyclable waste in a sealed chamber at very high temperatures to generate combined heat and power, with residues disposed through the sewage system.

Section 106 agreements (s106)

Section 106 of the Town and Country Planning Act 1990 allows a Local Planning Authority (LPA) to enter into a legally-binding agreement, known as a planning obligation, with a land developer to resolve an issue or negative impact caused by the development but that is beyond the direct control of the developer to resolve. The obligation is commonly referred to as a 'Section 106 Agreement' and is binding on anyone who has an interest in the development site such as mortgagees.

Such agreements can cover almost any relevant planning issue and can include sums of money or provision in kind.

Shared ownership

(See Intermediate Housing)

Social housing

Housing provided by a landlord, where access is on the basis of housing need, with rents no higher than target rents set by the government for housing association and local authority rents.

Supplementary planning documents (SPDs)

Supplementary planning documents (SPDs) give further guidance on specific policy topic areas that have been identified in the development plan.

Sustainability appraisal (SA)

A form of assessment used in the UK, which considers environmental, social and economic effects of a plan and appraises them in relation to

the aims of sustainable development. The SA is the approach that is taking to meeting the EU Strategic Environmental Assessment Directive.

Sustainable development

Development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs.

Unitary development plan (UDP)

This is the former statutory development plan system and contains the framework to guide development in local areas. It covers a wide range of issues from strategic to detailed policies. Policies contained within the UDP must be complied with unless material considerations indicate otherwise. In September 2007 some of the policies were deleted from the plan as part of the changes to the planning system. The policies that remain are known as 'saved' policies.

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