

COMMUNITY NEWSLETTER NEWCOMBE HOUSE, NOTTING HILL GATE

This newsletter provides residents, businesses and local organisations with information on new proposals to redevelop the Newcombe House site and explains how you can have your say on the draft proposals.

OCTOBER 2022

EARLIER THIS YEAR, JOINT PARTNERS BELTANE AND ANGELO GORDON ACQUIRED THE ENTIRE SITE FROM ITS PREVIOUS OWNERS.

The site was purchased with the benefit of an existing valid planning permission which allows for:

- The demolition of all the buildings at the site;
- The creation of six new buildings including a tower of up to 18 storeys on the corner of Notting Hill Gate and Kensington Church Street with the remaining buildings ranging in height from 3, 4, 5 and 7 storeys;
- 55 new residential apartments;
- Office and retail space;
- Provision for a new health centre; and
- A public square with level access from Notting Hill Gate.

Since acquiring the site, the new owners have appointed leading architects Squire and Partners to completely re-think the approach for its regeneration. Overleaf, you can read about the key elements of the new approach and we have also launched a new website – www.newcombehouse.info – where you can find out more about the latest draft proposals.

Beltane and Angelo Gordon are committed to extensive pre-application dialogue on their emerging proposals and positively invite feedback from the local community to help inform the final content of the intended planning application.

Dialogue has already started with local Residents' Associations and recently a public Development Forum was organised by Kensington & Chelsea Council at which the emerging plans were presented and discussed with around 100 local residents. Beltane and Angelo Gordon are creating further opportunities for the local community to have its say and we very much hope that you can join the activities we have planned.



VISUAL OF EXISTING PERMISSION FROM NOTTING HILL GATE

YOUR SAY ON THE FUTURE OF THE NEWCOMBE HOUSE SITE – TWO WAYS TO GET INVOLVED!

1 Live presentation (Webinar) to be held on **Wednesday 12th October** at 6.30 pm via Zoom. It's very simple to join in. Enter polityuk.co/nhg in your browser and you'll be taken to registration. You'll need to have the Zoom app on your computer, tablet or smart device – please go to zoom.us/download if you do not already have this. You can also register by scanning the QR code below by using the camera on your mobile device.

2 Public exhibition to be held on **Tuesday October 18th** and **Wednesday October 19th** between 2pm and 7pm (both days) at the **Essex Church, 112 Palace Gardens Terrace, Notting Hill, London W8 4RT.**



SITE LOCATION AND BOUNDARY

Find out more at www.newcombehouse.info or call us (free of charge) on **0800 246 5890**

A NEW APPROACH

You can see much more detail and visuals at www.newcombehouse.info but rather than build out the existing planning permission at the site, Beltane and Angelo Gordon are adopting a new approach which has three broad elements:

Key element 1: Retention of Newcombe House tower

The existing Newcombe House tower would be retained and completely refurbished to provide office accommodation. The latest draft concepts involve an additional three storeys to the tower to make it 15-storeys, some three-storeys lower than the permitted scheme.

A new, lower seven-storey building would be created on the frontage of Notting Hill Gate which would also include offices with retail on the corner of Kensington Church Street. One of the early changes in response to community feedback is the drawing back of this building to create a public square and the retention of the 'Waterstones tree' which would otherwise be lost under the existing planning permission.

Key element 2: Ground floor public space and covered street

Public access at street level is proposed underneath the Notting Hill Gate frontage building and leads to a new covered street offering shops and restaurants as well as seating and an outdoor garden. The proposed new public square on Notting Hill Gate can also be accessed via Uxbridge Street where new landscaping, cycle bays and seating could feature.



Again, recent responses to early feedback from the local community have resulted in the creation of significant new daylight sources into the covered street from the introduction of the outdoor garden adjacent to the underground line and glazing in the gap between proposed buildings.

Key element 3: Kensington Church Street and the existing Newcombe House surface car park

This is the entirely new development part of the proposals. The proposed buildings here extend southwards along Kensington Church Street and on the existing surface level car park. There is a 'tiered' approach to the building on the car park so that its steps back from the nearest properties on the other side of the underground line in Jameson Street.

The proposed uses are retail at ground level with offices above, emphasising the commercial-led nature of the emerging scheme.

The proposed building height along Kensington Church Street is primarily six-storeys until the corner with Kensington Place where an eight-storey building is currently indicated. This latter building could accommodate space for a health centre (currently under discussion with the NHS) and replacement affordable homes for those which previously existed at the site.

