

COMMUNITY NEWSLETTER NEWCOMBE HOUSE, NOTTING HILL GATE

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

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OVER THE PAST 8 MONTHS, JOINT PARTNERS BELTANE AND ANGELO GORDON HAVE UNDERTAKEN EXTENSIVE COMMUNITY CONSULTATION ON THE FUTURE OF NEWCOMBE HOUSE, WHICH THEY ACQUIRED IN THE EARLY PART OF 2022.

The new owners decided that they did not want to pursue the existing valid planning permission to demolish all the buildings at the site and construct a new residential-led development. They appointed leading architects Squire and Partners to completely re-think the approach based on a commercial-led development including offices and retail at ground floor level. This would retain the main Newcombe House tower and introduce new buildings on Kensington Church Street and the Newcombe House car park.

Community involvement

Through the use of a dedicated website, www.newcombehouse.info, a webinar, workshops with the principal residents' associations and a two-day public drop-in session, the initial plans for the site were presented in the last quarter of 2022. Extensive and detailed feedback was received from the local community and this has informed revisions and improvements to the emerging proposals.

The next and final stage of the pre-application dialogue is for Beltane and Angelo Gordon to share the revised proposals with the local community. They will explain how they have changed in response to feedback to date and invite further input prior to the finalisation of a planning application to the Council.

We very much hope that you will be able to join the activities we have planned, as the local community's input to date has been very valuable in finally realising the long-awaited regeneration of this important site.



VISUAL OF EXISTING PERMISSION FROM NOTTING HILL GATE

REVISED PROPOSALS FOR THE NEWCOMBE HOUSE SITE – TWO WAYS TO GET INVOLVED!

1 Live presentation (Webinar) to be held on Thursday 16th March at 6.30pm via Zoom. It's very simple to join in. Simply scan the QR code (right) by using the camera on your mobile device or click the webinar registration button on our website www.newcombehouse.info. 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.



2 Public exhibition to be held on Tuesday 21st March between 2pm and 7pm at the Essex Church, 112 Palace Gardens Terrace, Notting Hill, London W8 4RT.



INITIAL ILLUSTRATIVE VIEW FROM NOTTING HILL GATE, NOW CHANGED

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

LATEST REVISIONS

You can see much more detail and visuals at www.newcombehouse.info where the latest revisions are explained. You can also view the initial proposals presented last year to understand how the design and content has changed during pre-application consultation.

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 revisions remain as previous - an additional three-storeys to make it 15-storeys, some three-storeys lower than the permitted scheme.

It was clear from community feedback that there was a desire to see an 'open-air' space on the Notting Hill Gate frontage around the retained 'Waterstones tree' which would allow it to thrive. This has resulted in the complete removal of the previously proposed seven-storey frontage building and its undercroft. This now results in a 'drawn back' and more elegant tower design with a new look vertical expression as shown in the visual below.

Key element 2: Ground floor public space and covered street

With the changes to the tower, the public square on Notting Hill Gate will now be 71% open to the sky whilst before it was only 22%. Greater opportunity to green the square is also now possible, something which many people told us they favoured. There is also a wider and better connection to Uxbridge Street.

A lot of feedback was received about the practicalities and attractiveness of the proposed internal covered retail street accessed under the tower. It has been decided to remove this from the proposals. This allows the building footprint to be drawn back a further 3m from the boundary with the underground line. It also provides space for a new covered colonnade stretching along Kensington Church

Street and offering more space for pedestrians, something many people told us they would like to see included. The proposed arches were broadly supported and these are retained in the proposed colonnade.

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 and the latest changes mean that this steps back some 21 to 27m from the nearest properties on the other side of the underground line in Jameson Street. This is wider than adjacent streets and similar to the building to building width of Kensington Church Street

The proposed uses remain retail at ground level the length of the new colonnade with offices above.

The proposed building heights along Kensington Church Street are unchanged at primarily six-storeys until the corner with Kensington Place where an eight-storey building is currently indicated. The design of the six storey element has evolved to introduce less regularity in window apertures and a variations in the roof parapet to provide a less repetitive façade. There was significant community feedback received about housing a new doctor's surgery in the eight-storey building and further detailed discussions have taken place with the NHS to agree requirements. There was broad community support for the inclusion of new high quality affordable homes in this building as well.

