

# NEWCOMBE HOUSE, NOTTING HILL GATE

## OVERVIEW

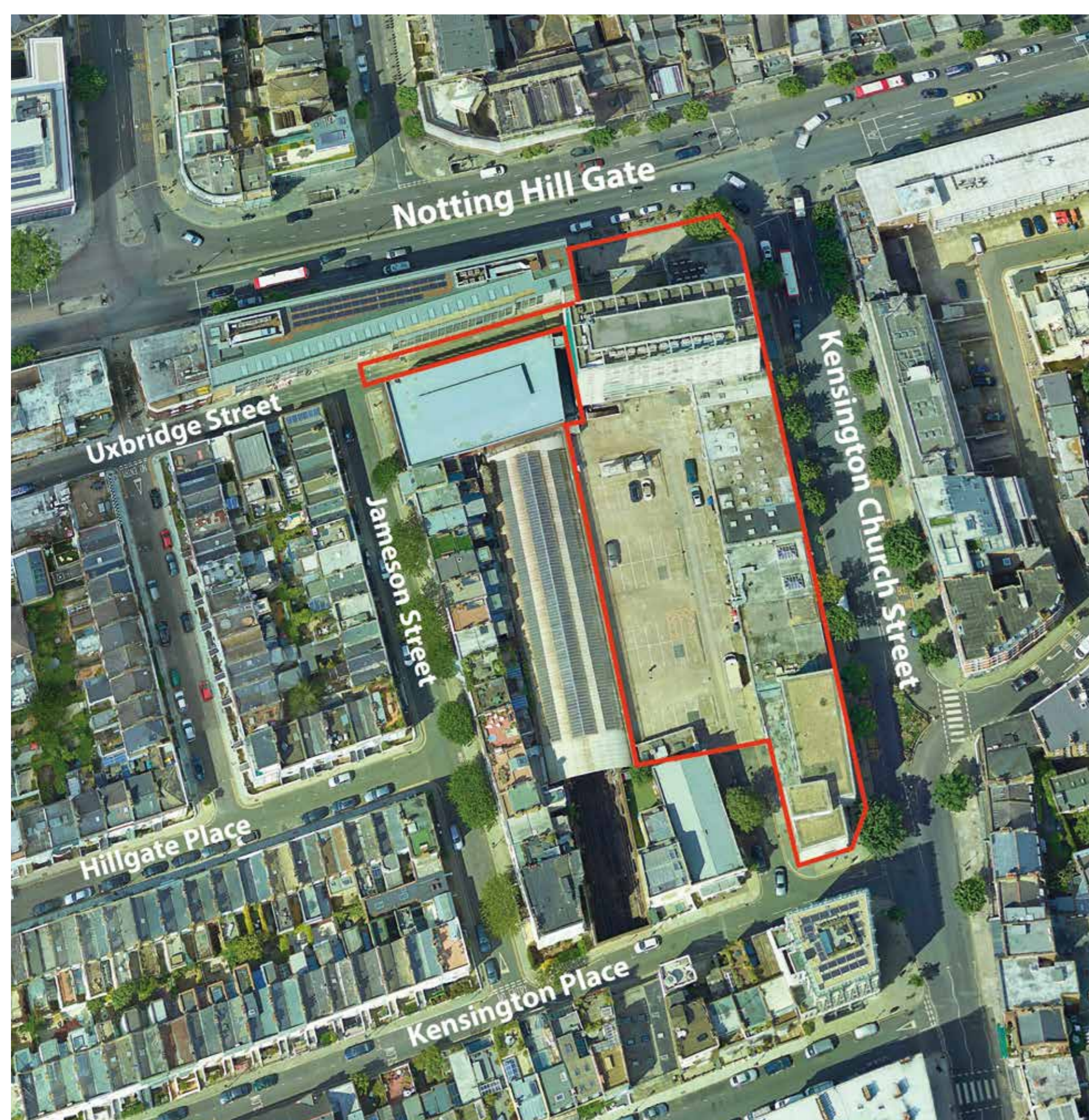
**EARLIER THIS YEAR, JOINT PARTNERS BELTANE AND ANGELO GORDON ACQUIRED THE NEWCOMBE HOUSE SITE FROM ITS PREVIOUS OWNERS AND THEY ARE NOW BRINGING FORWARD NEW PROPOSALS FOR ITS REGENERATION.**

As can be seen from the boundary plan, the site comprises the 12-storey Newcombe House tower, ground floor shops on Notting Hill Gate and Kensington Church Street, and the former bedsit accommodation for rough sleepers known as Royston Court on the corner of Kensington Church Street and Kensington Place.

The site also includes the surface car park to the rear of Newcombe House with the London Underground line on its boundary as well as the section of Uxbridge Street that extends westwards from the junction with Jameson Street.

The site benefits from a valid planning permission which was obtained by the previous owners in June 2020 following a public inquiry and a decision by the Secretary of State. Beltane and Angelo Gordon were not involved in any of the planning applications concerned.

The currently approved scheme allows for the demolition of all buildings at the site, the construction of a tower of up to 18 storeys and a residential-led approach. The computer-generated images of this are shown opposite.



SITE LOCATION AND BOUNDARY

Beltane and Angelo Gordon have a different vision for this key Notting Hill Gate site. They have appointed leading architects Squire and Partners to design a new office-led proposal. As new owners, they are committed to carrying out early-stage local community consultation to help shape an eventual planning application to the Royal Borough of Kensington and Chelsea.

### YOUR QUESTIONS AND FEEDBACK

We would be pleased to answer any questions and would be very grateful for your feedback.

We encourage you to visit our dedicated website, [www.newcombehouse.info](http://www.newcombehouse.info) where you will find more information, an easy way to send us your comments online or ask us any questions.

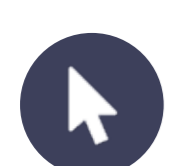
You can also call us free of charge if you would like to talk to us direct on **0800 246 5890**.



VISUAL OF EXISTING PERMISSION FROM NOTTING HILL GATE



VISUAL OF EXISTING PERMISSION FROM KENSINGTON CHURCH STREET



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# NEWCOMBE HOUSE, NOTTING HILL GATE

## CONTEXT

THE CURRENT BUILDINGS HAVE AN OUTDATED 1960S TOWN CENTRE DESIGN AND HAVE BECOME DEGRADED OVER TIME. THE OVERALL FEEL IS ONE OF NEGLECT WHICH UNDERMINES THE VIBRANCY AND POTENTIAL OF NOTTING HILL GATE. THERE ARE SEVERAL EXISTING NEGATIVE FEATURES WHICH CAN BE ADDRESSED THROUGH SENSITIVE AND INNOVATIVE DESIGN.

**These include:**

- Poor quality architecture;
- Poor relationship to the surrounding streets;
- Lack of pedestrian permeability through the site;
- No level access to the tower; and
- Concealed spaces that attract anti-social behaviour.

The regeneration of this key site has been a long-held desire of the Royal Borough of Kensington and Chelsea. The need for a positive intervention has also been recognised for many years by local community-based bodies like the Notting Hill Gate Improvements Group.

**Key aspirations in the emerging Local Plan (Policy SA9) for the site are:**

- Provision of a high quality office-led mixed use development;
- High quality office employment space with large flexible floor plates unique to Notting Hill Gate;
- New retail and leisure uses to animate the street level;
- An accessible and permeable public square with level access through the site; and
- High quality, vibrant public realm.

Unfortunately, it has been difficult to find a commercially viable solution. The new approach is based on responding to the Council's aspirations yet importantly at the same time ensuring delivery so that another 'false dawn' for the site can be avoided.

The current economic climate provides new challenges and it is very important to both Beltane and Angelo Gordon that the delivery of community benefits are both maximised and realistic within the very real financial and physical constraints that are faced by the new approach.

The regeneration of the entire site in a way which addresses its long-standing deficiencies will be a major gain for the area. In addition, other community benefits such as the provision of new affordable homes and space for a health centre are under active discussion.

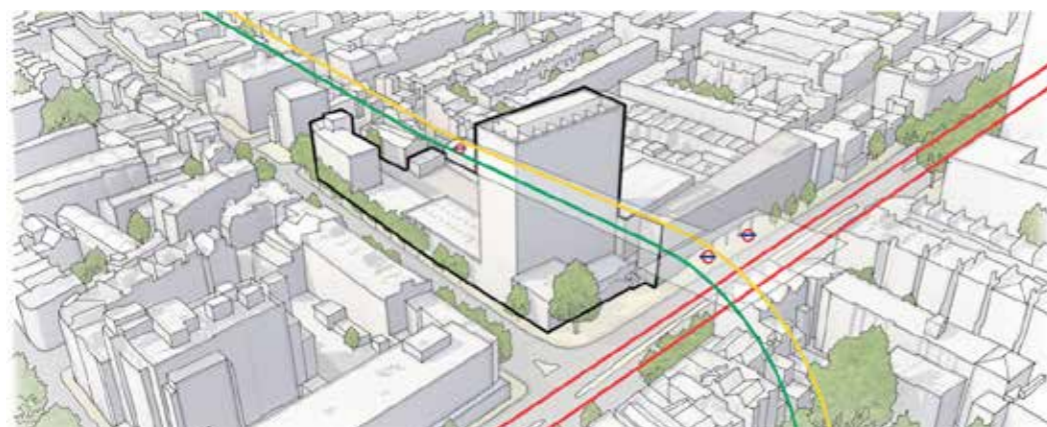
Sunlight Daylight



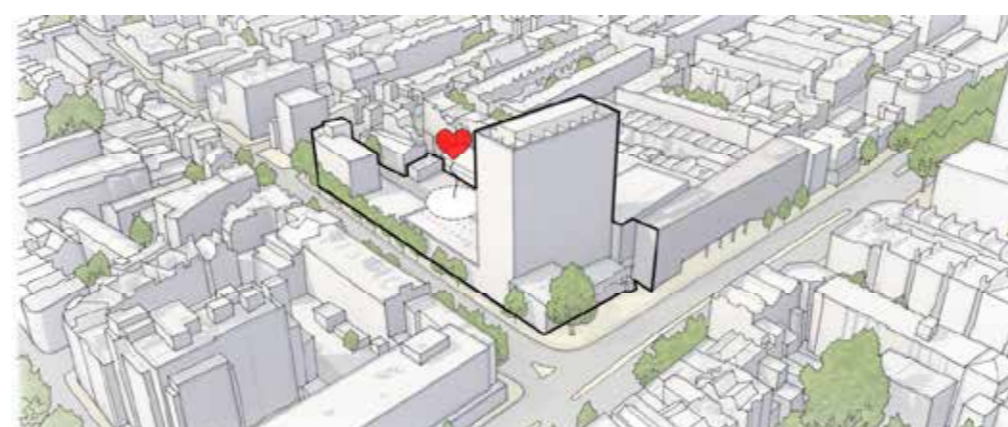
Gateway



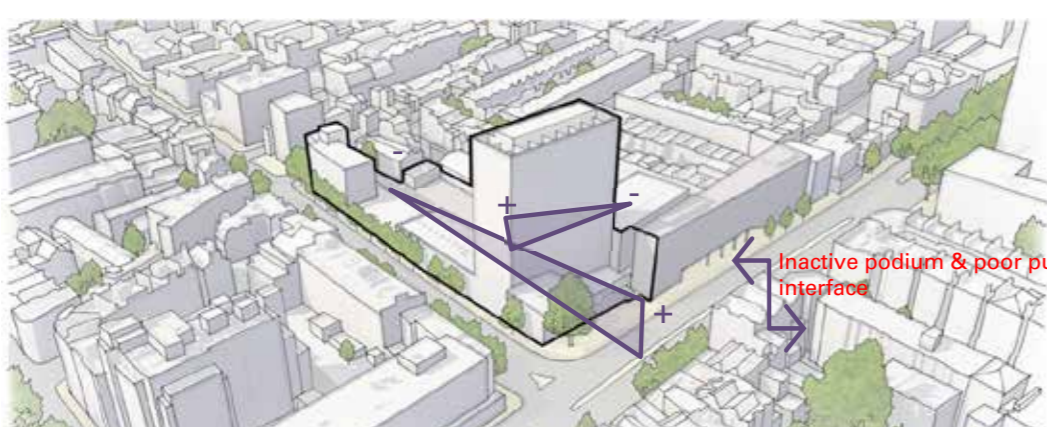
Notting Hill Gate underground station & LUL



Opportunity for public space / destination hub



NHG Street frontage Activation and level change



Introduce permeability across the site



### ANALYSIS AND DRIVERS



EXISTING NEWCOMBE HOUSE SITE



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# NEWCOMBE HOUSE, NOTTING HILL GATE

## DESIGN DEVELOPMENT

THE DESIGN TEAM, LED BY SQUIRE AND PARTNERS HAS UNDERTAKEN AN EXTENSIVE ANALYSIS OF THE CHARACTER OF THE LOCAL AREA BEARING IN MIND THE MORE MODERN ARCHITECTURE FOUND ON NOTTING HILL GATE ITSELF ALONG WITH THAT FOUND WITHIN THE FOUR NEARBY CONSERVATION AREAS.

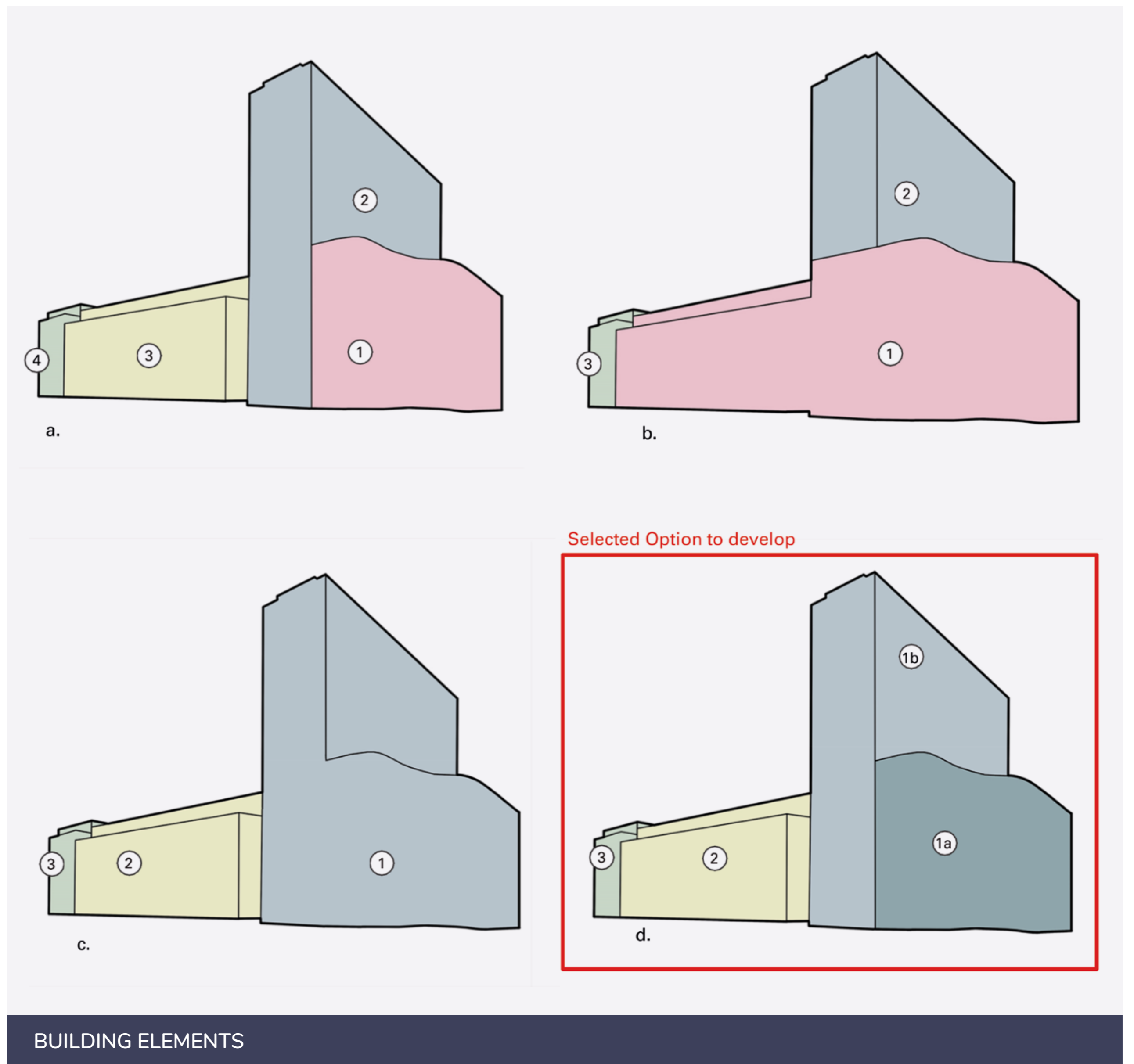
There is no singular character found in the locality and the Newcombe House site has become increasingly out of step with the more recent development and refurbishment of buildings that have taken place on Notting Hill Gate and Kensington Church Street.

Four distinct building character options have been explored, all based on retaining the existing Newcombe House tower, rather than demolishing it as proposed in the agreed planning permission for the site.

The first option (shown as a. in the diagram opposite) considered was to create four different character buildings for the Notting Hill Gate frontage, the tower, Kensington Church Street and the proposed affordable homes.

The second option (shown as b.) envisaged one combined podium building and two taller elements including the retained tower and the affordable building.

The third option (c.) was for one building character for the tower and Notting Hill Gate frontage building and two further



variants for Kensington Church Street and the affordable building.

The fourth and final option (d.) and the preferred approach of the Design Team, is to create two similar building characters for the tower and Notting Hill Gate frontage building

and two further variants for Kensington Church Street and the affordable building.

This is now reflected in the consultation proposals and the latest visuals of how the redeveloped Newcombe House site might look.



EXAMPLES OF LOCAL CHARACTER



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# NEWCOMBE HOUSE, NOTTING HILL GATE

## KEY DESIGN ELEMENT 1

### RETENTION OF THE EXISTING TOWER



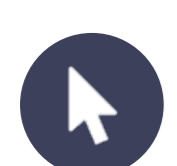
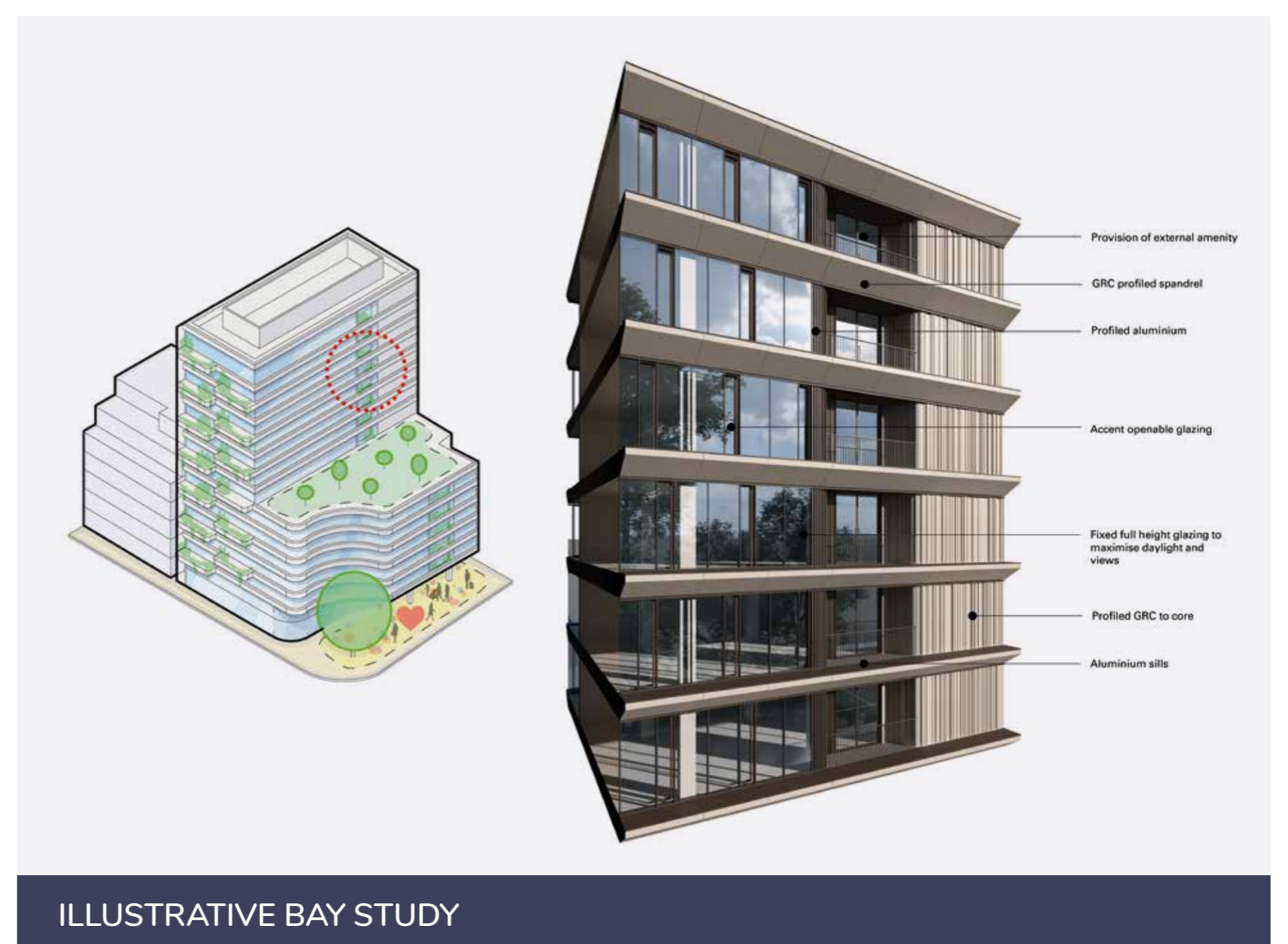
**The most important part of the new approach is the retention and re-use of the existing Newcombe House tower which would be completely refurbished to provide office accommodation. The latest draft concepts involve the addition of three storeys to the tower to make it 15-storeys, some 8.73 metres higher than the existing tower yet some three-storeys (around 17 metres) lower than the permitted scheme.**

The existing lower buildings at the base of the tower as well as the staircase on Notting Hill Gate are proposed to be removed, leaving the tower structure. This then creates the opportunity for the construction of a complementary new lower seven-storey building 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 here has been the drawing back of this frontage building to create a generous public square and the retention of the 'Waterstones tree' which would otherwise be lost under the existing planning permission.

The retained tower would have entirely new façades which will transform the outdated 1960's architecture. Projecting balconies on its Kensington Church Street flank are also introduced to provide new amenity spaces for office users.

A garden is also proposed on the roof of the lower building. At street level on Notting Hill Gate, the new public square is created in front of and under the lower building, positively inviting pedestrians through into a new internal street extending southwards through the entire length of the site.



# NEWCOMBE HOUSE, NOTTING HILL GATE

## KEY DESIGN ELEMENT 2

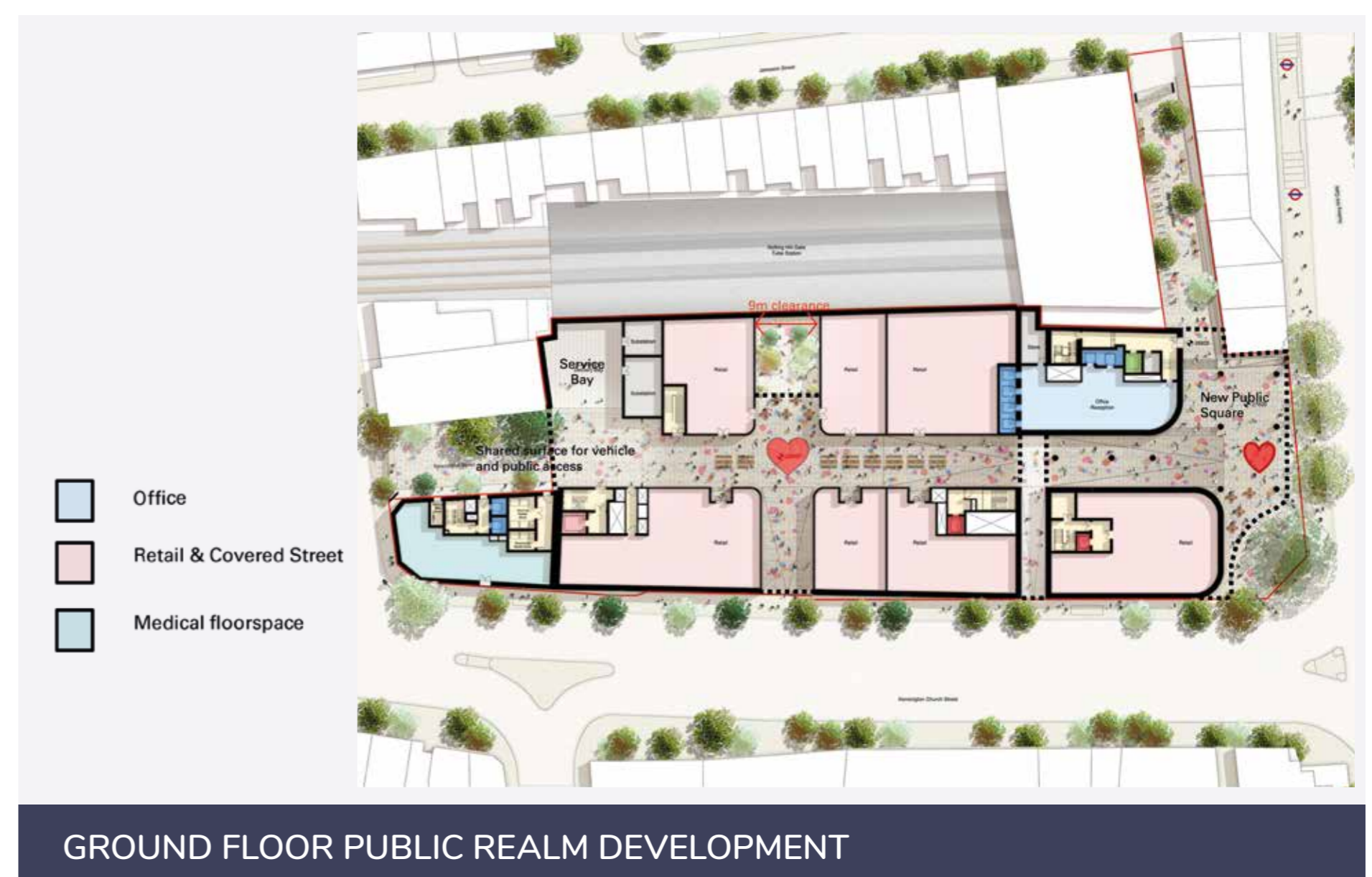
### GROUND FLOOR PUBLIC SPACE AND COVERED STREET

Public access at street level is proposed underneath the Notting Hill Gate frontage building and this leads to a new seven-metres wide covered street that could offer shops and restaurants as well as seating and a nine-metres wide 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.

Beltane and Angelo Gordon are committed to curating the retail and restaurant uses in the internal street so that a unique and distinct destination is created. The objective is to attract independent operators rather than chains to provide a new and special place to visit and enjoy at Notting Hill Gate. Discussions will take place with the Farmers' Market to explore whether it can be accommodated within the new public spaces on its usual Saturday opening.

Recent responses to early feedback have resulted in the creation of significant new daylight sources into the covered street by the introduction of the outdoor garden which has been created by a 'cut out' of the building form adjacent to the Underground line and a glazed three-metres wide roof light between the retained tower and the new buildings to the south.

The area of the proposed publicly accessible open space in its different locations exceeds that provided in the existing planning permission and includes seating as well as extensive greening through new planting. The intention is to create a series of linked and sequenced managed public spaces that positively attract footfall and pedestrian journeys via the various access points off Notting Hill Gate, Kensington Church Street, Uxbridge Street and Kensington Place/Newcombe Street.



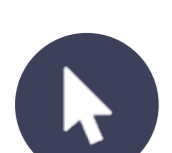
GROUND FLOOR PUBLIC REALM DEVELOPMENT



GREEN POCKET SPACES AND LINKS



ILLUSTRATIVE VIEW OF NOTTING HILL GATE ENTRANCE



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# NEWCOMBE HOUSE, NOTTING HILL GATE

## KEY DESIGN ELEMENT 3

### KENSINGTON CHURCH STREET AND THE EXISTING NEWCOMBE HOUSE SURFACE CAR PARK

**This is the entirely new development part of the emerging proposals. The proposed buildings here extend southwards along Kensington Church Street and on the existing surface level car park.**



ILLUSTRATIVE VIEW FROM KENSINGTON CHURCH STREET

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.

There is an opportunity to provide more space for affordable housing than before with unit sizes that more adequately meet local housing need.

The illustrative bay studies for the six-storey Kensington Church Street frontage building and the eight-storey affordable housing building show how these read separately in terms of design and materiality.

There is a 'tiered' approach to the building on the car park so that it steps back. This stepping back is to ensure that the amenity of existing properties on Jameson Street is protected. The outdoor terraces accessible to the office users will be landscaped and configured in such a way as to minimise overlooking and the separation distances range from 19 to 28 metres to the rear of the properties on Jameson Street.

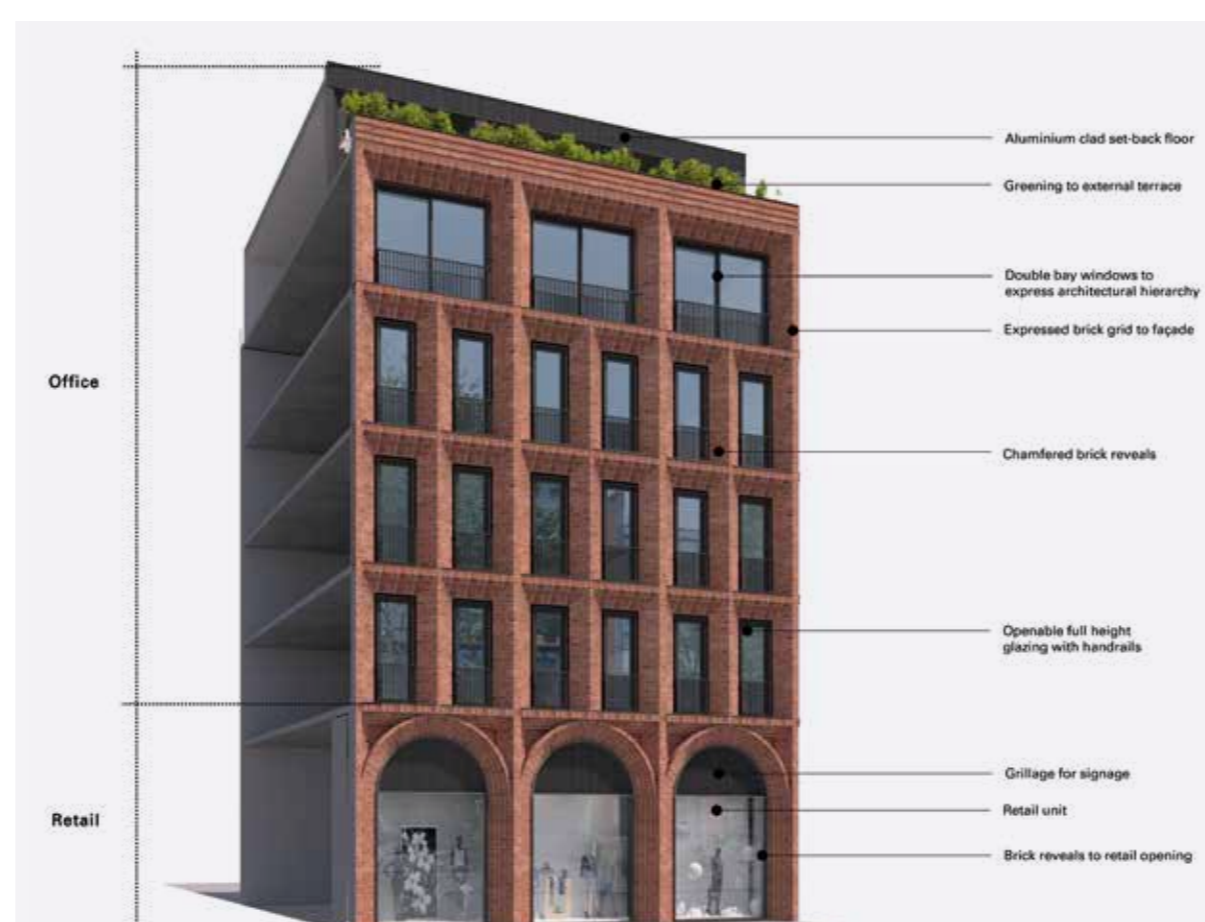
The proposed uses are retail at ground level with offices above, emphasising the commercial-led nature of the emerging scheme. The street level frontage of Kensington Church is punctuated by two generously proportioned pedestrian access points, adding to the permeability of the ground floor public spaces and positively inviting people into the covered street.

There is a further shared pedestrian/servicing access via the existing Newcombe Street off Kensington Place. The intended service bay reached by this access will be covered to minimise any noise.

The covered street accesses via Notting Hill Gate, Kensington Church Street and Newcombe Street are proposed to be managed with access gates that will be closed during certain times to ensure security. The precise timings are yet to be decided.



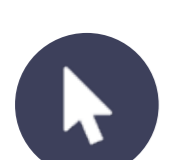
ILLUSTRATIVE BAY STUDY - NEW AFFORDABLE HOUSING



ILLUSTRATIVE BAY STUDY - KENSINGTON CHURCH STREET



ILLUSTRATIVE VIEW TO INTERNAL STREET



# NEWCOMBE HOUSE, NOTTING HILL GATE

## SUMMARY AND TIMELINE

### THE EMERGING PROPOSALS BY BELTANE AND ANGELO GORDON SEEK TO ACHIEVE THE LONG-HELD AMBITION OF THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA TO REGENERATE THE NEWCOMBE HOUSE SITE.

Importantly, the consultation scheme has been conceived to be deliverable and to address key weaknesses with both the current site and the approved planning permission. The benefits of the new approach may be summarised as:

- A focus on deliverability, ensuring that this recognised eyesore site is finally revitalised after many long years of trying to realise its regeneration;
- High quality design, introducing new and distinctive architecture;
- A shift to an on office-led proposal with associated retail and restaurant uses which aim to underpin the commercial status of Notting Hill Gate;
- The retention and refurbishment of the existing tower with a lower building height than is currently permitted;
- Permeability through the site;
- A series of interconnected green public spaces and a new public square on Notting Hill Gate;
- A new internal street with curated shops and restaurants to create a unique destination;
- The creation of several hundred new jobs in the completed scheme with the associated spending power of the office population feeding into the local economy;
- The provision of new, high quality affordable homes meeting local needs; and
- The potential to provide space for a new health centre serving patients in the local area.

### INDICATIVE TIMELINE (subject to change)

Here's our current best guess at the timeline for the development. It is subject to change as there may be issues that arise during any of the stages below that might delay the programme.

- **June 2022 to 1st Quarter 2023**  
Pre-application community involvement ensuring that local people, organisations and businesses are informed about the emerging plans and have varied opportunities to give their feedback either in person or virtually.
- **Q1 2023**  
Planning application submission.
- **Q1 2023**  
Statutory consultation by Council begins.
- **Q3/4 2023**  
Planning determination.
- **Q1 2024**  
Start on site.
- **Q1 2026**  
Completion of development.



ILLUSTRATIVE MASSING FROM HILLGATE PLACE

### WHAT HAPPENS NEXT?

We're keen to receive further feedback on the proposals before finalising and submitting a planning application to the Royal Borough of Kensington and Chelsea (RBKC). We expect to make a planning application in the first quarter of 2023 and will organise further events and activities prior to doing so, enabling local people and organisations to understand any further changes in response to feedback.

You can leave your feedback by visiting our website at [www.newcombehouse.info](http://www.newcombehouse.info) or you can email us at [contact@newcombehouse.info](mailto:contact@newcombehouse.info)

If it's easier, you can talk to us free of charge on **0800 246 5890** and give us your views.

We will set out all of the community feedback received and the responses of Beltane and Angelo Gordon in a detailed report which will form part of the planning application.

RBKC will carry out its own separate formal consultation on the planning application after it has been submitted and individuals and organisations can make representations as part of that process.