

# NEWCOMBE HOUSE, NOTTING HILL GATE

## OVERVIEW

**LAST YEAR, JOINT PARTNERS BELTANE AND ANGELO GORDON ACQUIRED THE NEWCOMBE HOUSE SITE FROM ITS PREVIOUS OWNERS AND THEY CONSULTED ON 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.

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. Following local consultation over the past nine months on the initial ideas for the site, the proposal has been revised in direct response to local feedback. You can see the key changes described in this presentation.

### YOUR QUESTIONS AND FEEDBACK

We would be pleased to answer any questions and would be very grateful for your feedback on the latest proposal.

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**.



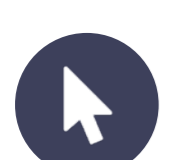
SITE LOCATION AND BOUNDARY



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

## YOUR FEEDBACK

**VARIOUS PRE-APPLICATION ACTIVITIES AND EVENTS HAVE BEEN ORGANISED OVER THE PAST NINE MONTHS AND WE ARE GRATEFUL THAT SO MANY PEOPLE AND ORGANISATIONS HAVE TAKEN THE TIME TO GIVE US THEIR VIEWS.**

Two community newsletters have been circulated widely, live interactive presentations (webinars) held, a dedicated website launched and updated throughout, two public exhibitions have taken place and design workshops organised with representatives of the principal residents' associations.



**Retention of the Waterstone's tree with space to thrive would be welcome.**

The tree will be kept, and the revised proposals have increased the space around it.

**A widened pedestrian route should be provided along Kensington Church Street.**

A colonnade has been introduced to widen the pedestrian route.

**The proposed arches on Kensington Church Street are an attractive feature. Materials used should complement existing buildings.**

Further work has been undertaken on the arches and they have been incorporated into a new colonnade. Revised materials have been suggested.

**A 24/7 accessible public square open to the sky is preferred. The undercroft should not be so extensive.**

A major change to the Notting Hill frontage has been made to provide this new public square.

**Would like to see a 'green' aspect to Notting Hill Gate.**

Further work by award-winning landscape architects has addressed this and integration with other Notting Hill Gate public realm initiatives can be achieved.

**Uxbridge Street should feel safe and inviting.**

Further work by award-winning landscape architects has addressed this through landscaping and lighting.

**Could the proposed 7-storey building on the frontage of Notting Hill Gate be reconsidered?**

This has been removed and replaced with a widening of the tower and a vertical extension.

**The proposed 'internal retail street' running under the building does not look like a practical or attractive idea.**

This has been removed from the proposal.

**Plant should be concealed and any noise generated should be minimised.**

This has been fully taken on board.

**The proposed building on the Newcombe House car park should be sensitive to Hillgate Village.**

Further work has been undertaken on the 'stepped back' tiers to reduce the massing and ensure adequate separation distances. The building footprint has been drawn back a further 3 metres from the boundary with the railway line.

**High quality affordable homes should be provided and maximised.**

The previous space at the site given over to affordable homes has been increased.

**There should be discussions with the NHS to provide a new surgery as part of the proposal.**

Discussions have progressed with the NHS and space has been allocated in the end building on Kensington Church Street.



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# NEWCOMBE HOUSE, NOTTING HILL GATE

## RETENTION OF THE EXISTING TOWER



REVISED ILLUSTRATIVE VIEW FROM NOTTING HILL GATE

### 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 revised proposal maintains the addition of three storeys to the tower to make it 15-storeys, some 12 metres higher than the existing tower yet some three-storeys (around 14 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. The previous consultation proposal last year showed a new lower seven-storey building on the frontage of Notting Hill Gate. This has now been removed to respond to the desire expressed during consultation for a new and larger 'open to the sky' public square on Notting Hill Gate.

The latest proposal now adds an additional vertical element to the tower meaning that the tower is widened without introducing any additional height. The previous seven-storey frontage building had a significant undercroft and in the latest proposal, this has been considerably drawn back. The access under the building to the formerly proposed 'internal street' has also been removed.

The retained tower will have entirely new façades which will transform the outdated 1960's architecture. These have been revised to achieve a vertical expression and although contemporary in design, they aim to be complementary with the 1950's buildings along Notting Hill Gate. The projecting balconies on its Kensington Church Street flank are also retained in the revised proposal but reduced in size and the previous use of colour in these has been removed in direct response to local feedback.



ILLUSTRATIVE VIEW FROM NOTTING HILL GATE OF INITIAL CONSULTATION PROPOSAL



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# NEWCOMBE HOUSE, NOTTING HILL GATE

## GROUND FLOOR PUBLIC SPACE

**THERE HAS BEEN A MAJOR CHANGE TO THE PROPOSALS WITH THE REMOVAL IN ITS ENTIRETY OF THE INTERNAL COVERED STREET WHICH WAS ORIGINALLY INTENDED TO EXTEND UNDER THE BUILDING AND INCLUDE SHOPS AND RESTAURANTS. THIS IS IN DIRECT RESPONSE TO FEEDBACK RECEIVED DURING CONSULTATION.**

The removal of this previous element allows the building footprint to be drawn back from the boundaries of the site, and a new three metre wide landscaped private terrace at ground floor level adjacent to the railway line has now been incorporated.

As a result of the new approach with the retained Newcombe House tower and the removal of the former 7-storey frontage building with its undercroft, the public realm on Notting Hill Gate has been transformed into a 24/7 accessible open to the sky public square. Previously this space was 78% covered by the frontage building, whereas now it is 70% open to the sky.

The drawing back of the proposed building footprint on Notting Hill Gate also creates more space around the 'Waterstones tree', which would have been felled under the approved planning permission at the site. Local consultation revealed that this is seen



ILLUSTRATIVE VIEW OF PROPOSED NEW PUBLIC SQUARE

as an important green landmark that should be retained and allowed to thrive.

Access to the upgraded public square on Notting Hill Gate from Uxbridge Street has also been improved where further work on new landscaping, cycle bays and seating has been undertaken by internationally renowned landscape and garden designer Andy Sturgeon. The three-times Best in Show winner at the Chelsea Flower Show has also produced further ideas for

the main public square and the smaller space at the Newcombe Street access off Kensington Place.

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.



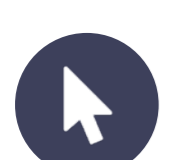
ILLUSTRATIVE VIEW OF MAIN OFFICE ENTRANCE OFF NEW PUBLIC SQUARE



ILLUSTRATIVE VIEW OF COLONNADE EXTENDING ALONG NOTTING HILL GATE FRONTAGE



ILLUSTRATIVE VIEW OF REVISED PROPOSALS FOR UXBRIDGE STREET



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# NEWCOMBE HOUSE, NOTTING HILL GATE

# KENSINGTON CHURCH STREET

**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 TO THE REAR OF THE NEWCOMBE HOUSE TOWER.**

At the commencement of public consultation, the proposed building height along Kensington Church Street was primarily seven-storeys, but this has been lowered to six-storeys until the corner with Kensington Place where an eight-storey building is proposed. The top of the new six-storey building has been revised to break up the previous continuous parapet line.

The proposed uses remain retail at ground level with offices above, emphasising the commercial-led nature of the emerging scheme. The street level frontage of Kensington Church now features an arched colonnade, offering a widened pedestrian route which many local people said they favoured during earlier consultation. The materials proposed for the Kensington Church Street buildings have also been revisited to provide a more 'biscuit' colour, reflecting brick found locally.



ILLUSTRATIVE VIEW FROM KENSINGTON CHURCH STREET

The latest change to corner building is that a set-back at the top has been removed to respond to consultation feedback on maximising space for new affordable

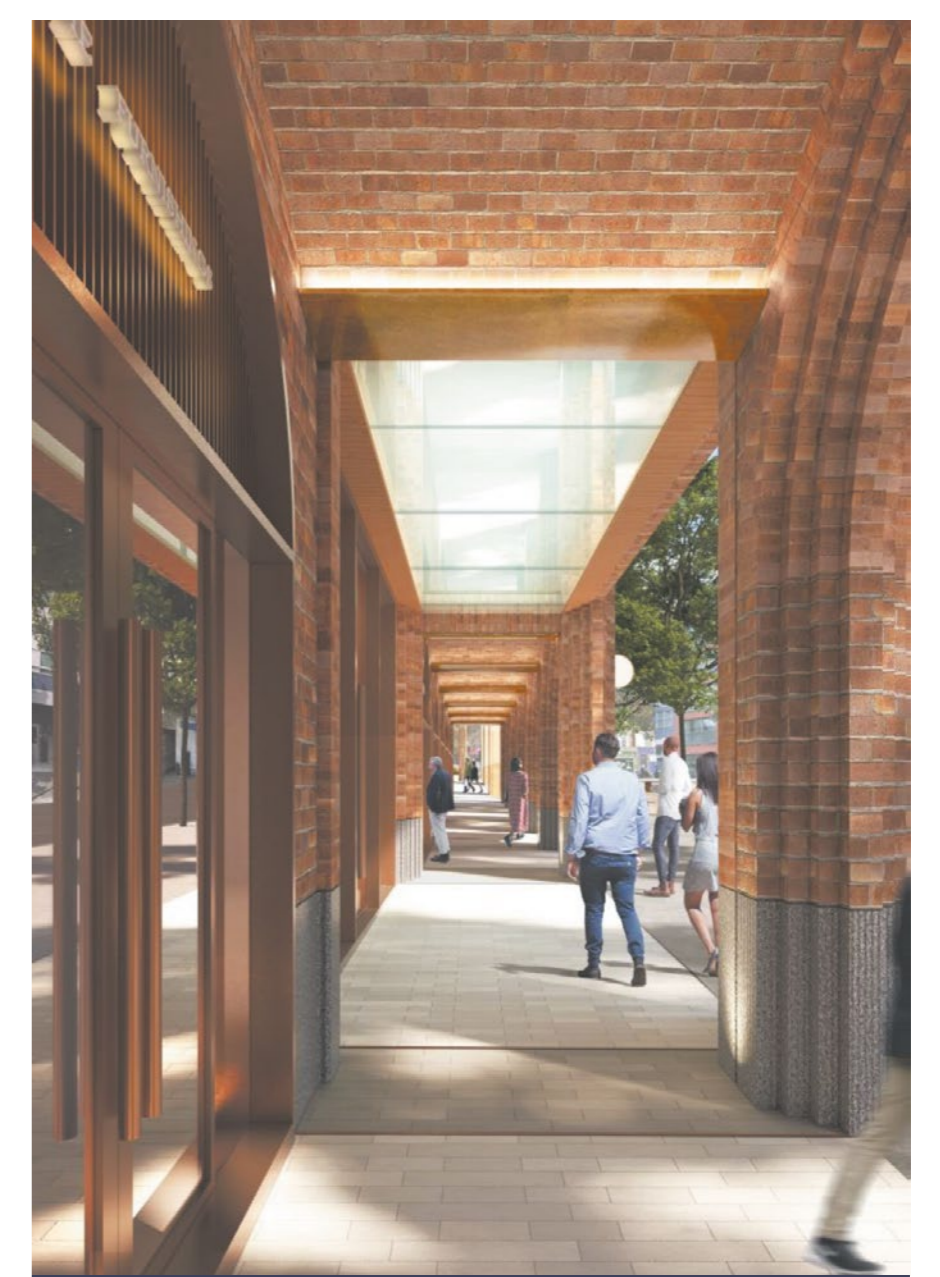
homes. Further dialogue has also taken place with the NHS around the provision of a new doctors' surgery in this building and the required space has been agreed.



REVISED DESIGN PROPOSAL FOR SIX-STOREY BUILDING ON KENSINGTON CHURCH STREET



ILLUSTRATIVE VIEW OF MAIN OFFICE ENTRANCE ON KENSINGTON CHURCH STREET



ILLUSTRATIVE VIEW OF KENSINGTON CHURCH STREET COLONNADE



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# NEWCOMBE HOUSE, NOTTING HILL GATE

## THE EXISTING NEWCOMBE HOUSE SURFACE CAR PARK



ILLUSTRATIVE VIEW FROM NEWCOMBE STREET

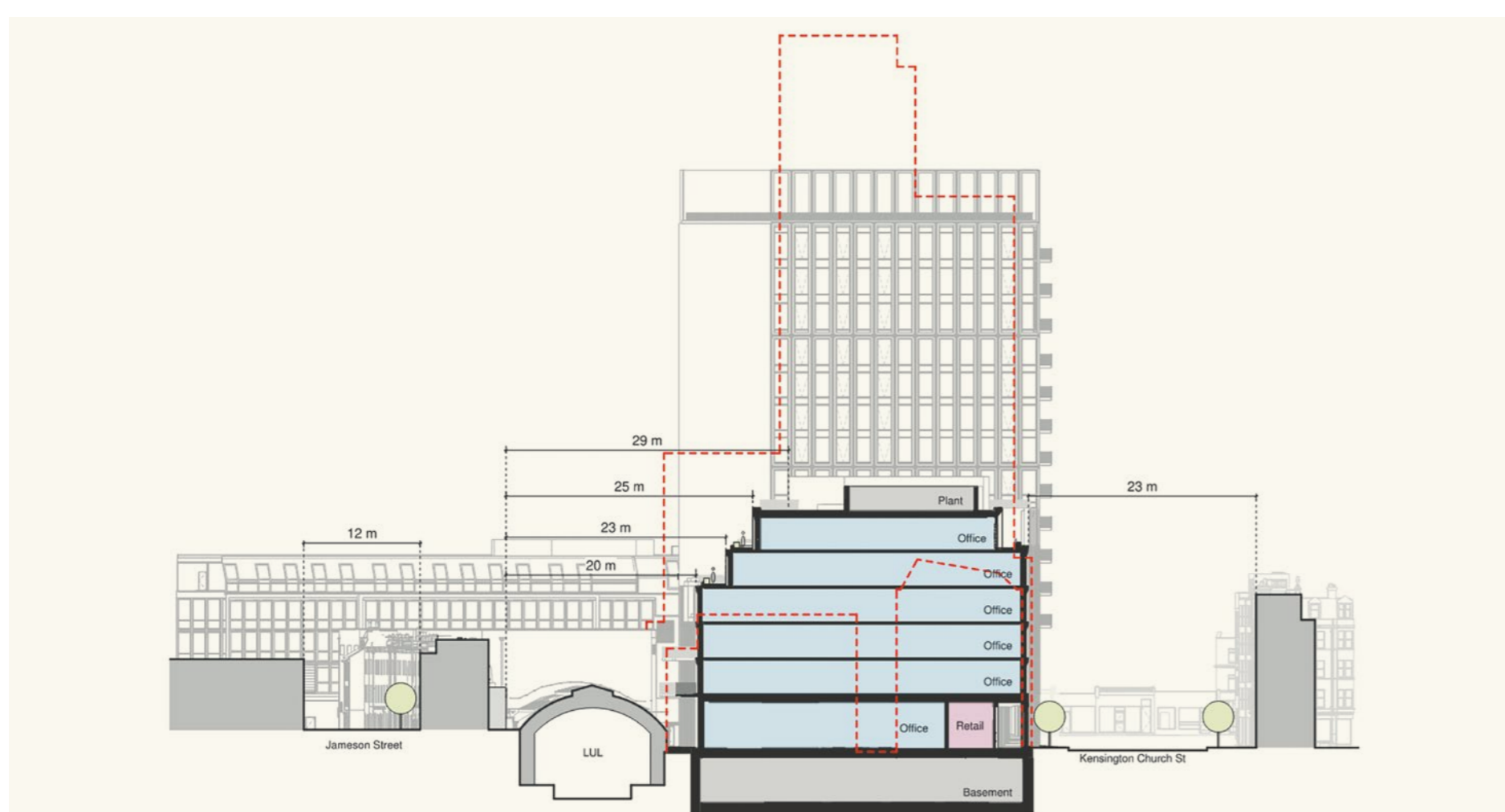
### THERE IS A 'TIERED' APPROACH TO THE BUILDING ON THE CAR PARK SO THAT ITS STEPS BACK FROM ITS NEAREST NEIGHBOURS.

This stepping back is to ensure that the amenity of existing properties on Jameson Street is protected. A proposed cut out of the western elevation previously introduced to allow light into the now removed 'internal street' no longer features.

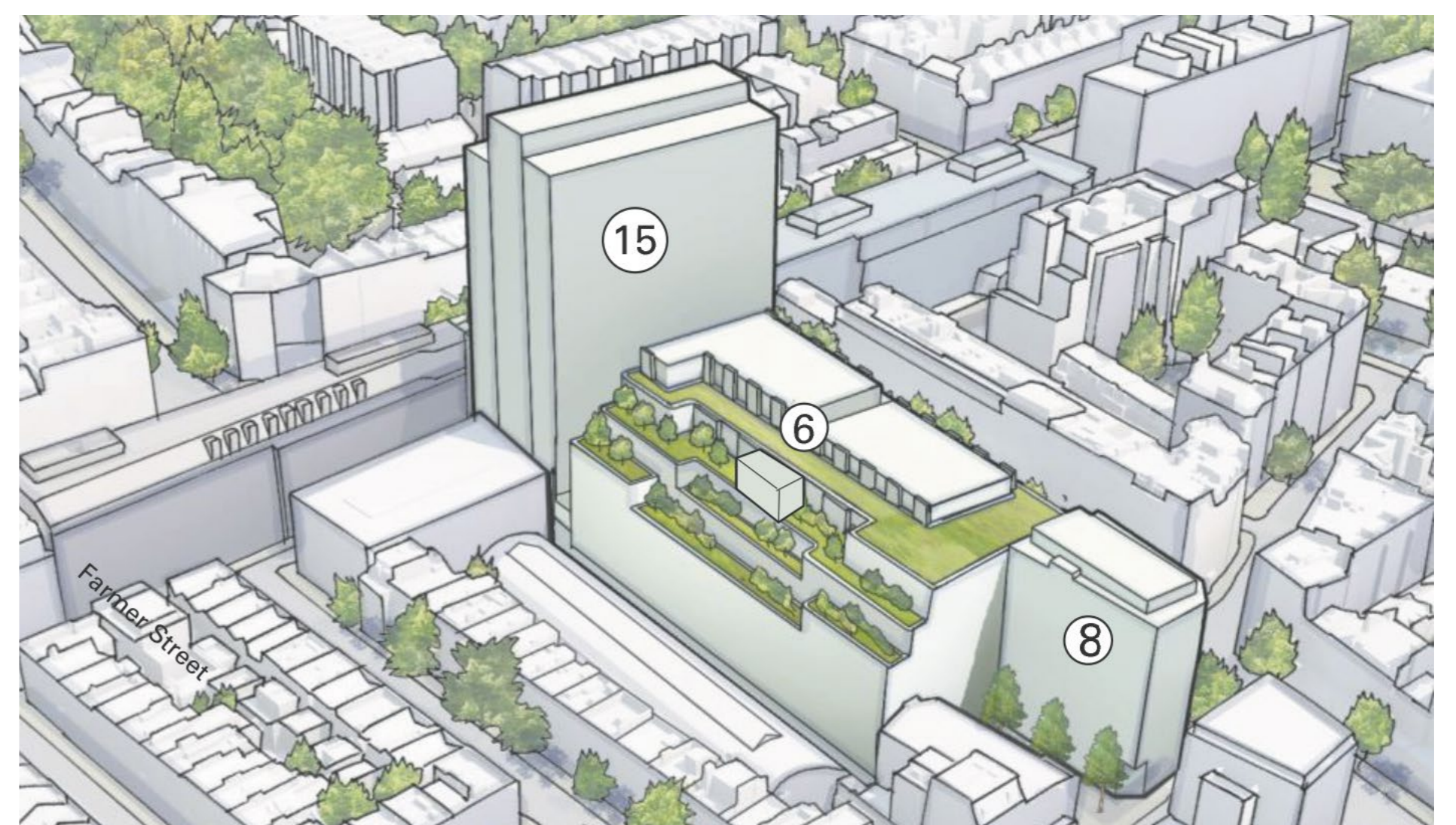
The building has also been repositioned a further three metres away from the western boundary with the underground line.

This now gives separation distances between 21 to 27 metres between the rear of the buildings on Jameson Street and the closest points of the proposed building and its tiered outdoor terraces. The terraces will be landscaped and configured in such a way as to minimise overlooking and the roof plant has been broken up to minimise visual impact.

There is a shared pedestrian/servicing access via the existing Newcombe Street off Kensington Place. Improvements here include new landscaping and resurfacing to create a much more attractive street. The intended service bay reached by this access will be covered to minimise any noise.



SEPARATION DISTANCES BETWEEN BUILDINGS WITH RED DOTTED OUTLINE OF PERMITTED DEVELOPMENT



REVISED MASSING



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# NEWCOMBE HOUSE, NOTTING HILL GATE

## SUMMARY AND TIMELINE

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

Importantly, the revised 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;
- A new public square on Notting Hill Gate, open to the sky and an improved link via Uxbridge Street;
- Introduction of a new colonnade and widened route along Kensington Church Street to improve pedestrian accessibility and experience;
- 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
- Inclusion of 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.

#### Q2 2023

Planning application submission.

#### Q2 2023

Statutory consultation by Council begins.

#### Q3/4 2023

Planning determination.

#### Q1 2024

Start on site.

#### Q1 2026

Completion of development.

### WHAT HAPPENS NEXT?

We're keen to receive final feedback on the proposals before submitting a planning application to the Royal Borough of Kensington and Chelsea (RBKC). We expect to make a planning application in the second quarter of 2023

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.