



Neighbourhood
Plan
draft

Table of contents

Section 1 - Introduction	Pages 4-14
Section 2 - Our Objectives	Page 15
Section 3 - Overview	Pages 16-18
Section 4 - Consultation Statement	Page 19
Section 5 - Our Policies	Pages 20-36

- NHE1 Mansard extensions
- NHE2 Developments below gardens and garden paving
- NHE3 Basement construction noise
- NHE4 Basement construction methods
- NHE5 Pavements and building work
- NHE6 Rear extension materials
- NHE7 Rear extension setbacks
- NHE8 Glazed infill extensions
- NHE9 Detailing and construction of extensions
- NHE10 Greened and screened outside spaces at upper levels
- NHE11 Guidance for planting in rear gardens
- NHE12 Restoration of architectural detail during building projects
- NHE13 Additional development ideas for Wessex Gardens
- NHE14 Double-glazing on listed buildings
- NHE15 Requirements for solar panels
- NHE16 Alternative energy sources
- NHE17 Outdoor light pollution
- NHE18 Tree guidance
- NHE19 Pavement clutter
- NHE20 Commercial signs
- NHE21 Assets of Community Value

Seven Public Realm Projects

PR1 St. Stephen's Gardens

PR2 Wessex Gardens Estate

PR3 Corner of Ledbury Road and Westbourne Park Road

PR4 Needham Road

PR5 Toaster Streets

PR6 Five-ways

PR7 Shrewsbury Park Gardens

Additional Projects

PR8 20 MPH speed limit

PR9 Street lamps

PR10 Notice sleeves

PR11 Bicycle storage

PR12 Drinking Water

PR13 Reconfigured railings

PR14 Pedestrian crossings

PR15 Pollution monitor

PR16 Book exchange

PR17 Public art

PR18 Additional street trees

PR19 Design guidelines booklet

PR20 Signage audit

PR21 Dog Run study

PR22 Business support

PR23 Reinstate Chepstow Road pediments

Section 7 - Appendix

Introduction

Notting Hill East is a mixed residential area of approximately 450 m. x 400 m. square. Largely within the route of the Notting Hill Carnival, it is located north of the Westbourne Grove on the western edge of the City of Westminster, bordering the Royal Borough of Kensington and Chelsea. There are approximately 4500 residents (*2011 Census*) in about 2000 households - 330 are houses and 1670 are flats, all within some 615 buildings. There are shops and food outlets, mainly on perimeter streets, but there are also clusters of independent businesses on Chepstow Rd. with others sprinkled along Artesian and Needham Roads. Pentagram, the “world’s largest independently-owned design studio” is our largest employer.

The area was defined by a group of residents who joined together 40 years ago to oppose a road proposal. Those residents then decided to become a recognised amenity society, the Westbourne Neighbourhood Association, which later became the Notting Hill East Neighbourhood Forum. Apart from Wessex Gardens Estate, Shrewsbury Gardens park, a primary school, and a Children’s Centre which are in the Westbourne Ward, the remainder of the neighbourhood is within the Bayswater Ward and is the western half of the Westbourne Conservation Area.

The popularity of our area rests on several obvious factors: the quiet charm of many of our tree-lined streets and well tended front gardens, a close proximity to a wide variety of pubs, shops and restaurants, and five useful bus routes and 3 underground stations just a short walk away. Queensway, Portobello Road market and Kensington Gardens are nearby. But there are less obvious factors at work attracting and retaining people, such as a well established community, perhaps a result of a large proportion of residents working from home and remaining at weekends. Children play in our streets. There are successful churches and several respected GP practices.

The 2011 Census reveals that the demographic composition of the area mirrors closely that of London as a whole with a variety of cultures and backgrounds. There are rich and poor living in close proximity, with over 30% being described of having at least 1 of 4 factors of deprivation. 33% of homes are owned, 27% are social rented and 36% are private rented. [See Appendix A3](#)

As an area of architectural and social interest, it has attracted waves of incomers - artists, actors, professional people, and following the Big Bang, more people from the business and financial sector. This influx has resulted in a great deal of construction activity including basement developments. For all of these changes, there is strong community spirit evidenced by steady attendance at community gatherings. Whilst seen as a danger, there is currently little evidence of many properties being left unoccupied. The Council's policy of supporting and encouraging the provision of family-sized units seems to have halted subdivision and any subsequent social blight, and has preserved our streets and estates as good places to bring up families.

The density of development - 223 residents per hectare, puts pressure on existing spaces as households grow. This plan is designed to allow properties to develop in ways that enhance the well-being of occupiers by fully incorporating modern standards of comfort, convenience, and sustainability whilst at the same time improving the design and external qualities of the buildings, and retaining the reasonable privacy of neighbours. An attempt has been made to ensure that developments always give back something positive to the community in terms of restoring architectural detail and enhancing ecological wellbeing.

Our ever-improving private spaces have not been matched in the public realm and the projects in our plan seek to address this imbalance, and are designed to make our streets safer, greener and more user-friendly. We will shift the priority of street users toward pedestrians and cyclists, and at the same time implement proposals designed to make our public spaces more beautiful.

Our history as an active amenity society means that we see our Neighbourhood Plan as but one step in an ongoing effort to enhance our environment. The participation we've had at events addressing our plan ensures that this document has been the result of an iterative process of debate and consultation with residents, council officers, councillors, and other agencies.

Reasons the amenity society decided to form a forum and write a plan

In 2014, in response to the Localism Act, and in accordance with the wishes of our residents and businesses, our existing neighbourhood amenity society chose to form a forum. We felt that our residents had a better grasp of the changing needs of the area than a more centralised body, and we wanted to strengthen our ability to properly conserve and appropriately improve our area. This Act will allow us to formalise policies towards which we were already inclined, ones that we hope will help us to repair the deficiencies in our neighbourhood and build upon its strengths.

Whilst the area is innately attractive it has great potential to be even better.

Our public realm is sub-optimal in several important directions. Vehicles often use our streets as rat runs, reducing our ability to turn our streets into **Places**. Chepstow Road (A4207) lined with grade 2 listed houses of great architectural significance and carrying 4 bus routes, bisects our area and leads to the congested five-way intersection with Westbourne Grove, imposing noise, vibration and pollution. Our streets have ugly utilitarian street furniture and cheap paving. Our parks, by any standard, but especially as compared to the others in Westminster and next door in K&C, are sub-standard and under-resourced.

Solution

Invest in public realm and prepare within the plan to *turn streets into places*¹, and outside the plan prepare with other interest groups and stakeholders a scheme for the previously mentioned five-ways junction to get traffic moving efficiently and improve the pedestrian areas.

There are foreseeable threats to the character of our neighbourhood.

Like many areas of London, ours is susceptible to the sort of investment demand that hollows out an area.

Solutions

Allow a wide range of property alterations and expansions to encourage residents to adapt their properties to changing family needs rather than moving, thus reducing the number of properties churning.

Support government policies that tax unoccupied homes.

Implement policies requiring that front gardens remain planted areas. This requires a certain level of thought and maintenance, making properties less attractive to those who would buy and leave them empty.

¹*Slow Streets Sourcebook*, Urban Design London, February 2015

Encourage residents to give input about improvements to the area and participate in community events to create a greater sense of community and a reluctance to leave.

Despite being in a conservation area, original design detail and planted garden areas are often lost during redevelopment and improvement.

Solution

Wherever possible planning proposals need to include specific detailed proposals to restore lost design features, and a commitment to improve greening and slow water run-off by replacing paved fronts with more soft landscaping and porous, spaced pavers.

Proposals must show evidence that applicants have identified and, where appropriate, copied the best examples in the street or terrace, and consulted archived designed guides.

The danger of short term lets. Whilst the occasional letting of rooms to holiday makers or holiday property exchanges are often to the benefit of the home occupiers and the community as a whole, the wholesale letting of properties not suitable or safe for short term letting poses dangers as well as problems of noise, litter and fire risk. They are also unfair competition to businesses that conform to regulations and pay taxes.

Solution

Support the light regulation of short lets.

Urban blight resulting from dilapidation, lack of maintenance, and visual clutter from household equipment.

Solution

Endorse existing policies that prohibit unsightly hanging wires, aerials and satellite dishes, and put pressure on disinterested landlords to maintain their property.

Annual neighbourhood inspection with ward councillors and appropriate council officers to make and implement an action list.

Some existing constraints, justified on debatable historic or ecological grounds provide few perceivable public benefits.

The tension between preserving historical or ecological features must be balanced with their technical performance and the utility of the user. Conservation and listing has never meant to prohibit all change and the need for providing modern standards of amenity and more usable living space within our older buildings need to be reflected in what is permissible. Releasing more usable living space out of our buildings makes sense in periods of housing shortage and high property prices.

e.g 1. The jagged roof line of several of our streets has been ossified when a conservation audit was interpreted as requiring a prohibition on roof extensions.

e.g. 2. The standard rear extension model in stock brick can condemn our backs to a monotonous repetition of over-dominant, architecturally uninspired shoebox extensions

e.g. 3. The prohibition of appropriate modern discrete glazing insulation solutions on graded properties condemns occupiers to archaic living conditions.

e.g. 4. Protection of inappropriate trees in inappropriate locations result in the darkening of neighbours windows, damage to foundations, and shading of other plants.

Solution

Relax the constraints as described under the various policy headings.

Location map of the Notting Hill East Neighbourhood Area



openstreetmap.org

The composition of our area

Our area has three distinct architectural parts:

1. The early Victorian gridiron

The first and most dominant is a grid of streets with mainly early Victorian terraces (often referred to as the toast rack or toaster streets), built rapidly between 1845 and 1860. Not being part of any great estate, these streets were laid out and built speculatively as terraces, often with elaborate ironwork, butterfly roofs behind straight parapets, and small front and rear gardens. These streets are somewhat different from each other in style but often with internal coherence in the street itself. Much of Chepstow Road (reminiscent of Nash terraces) Hereford Road, and a row of properties on Sutherland Place are of enough architectural significance to be grade 2 listed. Some streets are better tended than others, but the general impression is that the area is one of comfortable houses and flats with well kept front gardens. Sadly, car parking space has replaced some of these. In addition to the terraced houses, some streets contain small mansion blocks, and Bridstow Place, tucked between Hereford Road and Chepstow Road, has charming pairs of small cottages.

Our plan will conserve the essential historic character of these properties but will allow ecological and architectural adaptation to benefit the inhabitants and the neighbourhood as a whole.



Terraced houses on Northumberland Place looking south



Front garden on Chepstow Road

2. The Modern garden courtyard housing developments

Forming integral parts of our area are Wessex Gardens and the Westbourne apartments, built between 1978 and 1985. Wessex Gardens, a social and private housing project of 1978 situated in the Westbourne Ward, is composed of 7 modernist red brick structures of various heights, balconied and terraced, and overlooking several amphitheatre-like green spaces. It is adjacent to a public garden and a primary school but has no direct connection. The newer Westbourne is a 5 storey private post-modern development surrounding a well-maintained and pleasant garden courtyard for residents, reminiscent of the quad of a university college.

Of the two, our plan focuses more on Wessex Gardens and suggests preserving the internal green spaces, implementing landscaping projects to integrate this estate better with its neighbours to the south and east, and studying opportunities for adding additional storeys to some of the buildings to enhance the housing stock in the neighbourhood.



The Westbourne



Wessex Gardens

3. Two significant spaces and several mews and alleys:

The third and final architectural part contains buildings much grander in scale than the smaller Victorian single family houses. They include the white terraces flanking St Stephen's Gardens and extending beyond Chepstow Road to the east. Due to their size, they are now mostly divided into flats. Needham Road, at a smaller scale, presents an opportunity for enhancement at street level due to its width, matching bow-fronted buildings with their formal classical proportions, and the remaining small charming shop fronts. In addition to these two more formal spaces are a variety of modern and historic mews and alleys.

In our plan, we will explore opportunities for St. Stephen's Gardens and Needham Road to include additional greening, modified pavement surfaces and links to pedestrian areas outside of the area which could improve the success of small independent shops.



Needham Road looking North



Botts Mews at left, Heads Mews above

Our Green Spaces:

Shrewsbury Gardens - informal, dogs allowed. (Westbourne Ward)

St. Stephen's Gardens - more formal. (Bayswater Ward)

Two spaces within Wessex Gardens - more formal. (Westbourne Ward)

The back gardens of our terraced houses which when combined, form large green spaces.

Our plan will address the deficiencies of these spaces and suggest projects for improvements.



St. Stephen's Gardens



Shrewsbury Gardens

The Routes and Junctions

The five-way crossroads of Pembridge Crescent, Westbourne Grove, & Chepstow Road, with potential to become a Place. (This is somewhat complicated because this crossroads is part of three different neighbourhoods.)

The major routes: Chepstow (A4207) Ledbury, Westbourne Grove, & Westbourne Park Rd.
The minor routes: Talbot & Hereford Roads, now both Quietway cycle routes.

Our plan is to develop projects to make these more attractive, less polluting & more efficient.



Five-ways crossroads at Chepstow and Westbourne Grove



The Businesses:

Mainly shops along Westbourne Grove, Ledbury Road, Westbourne Park Road, and Chepstow Road.

Offices on Needham Road.

The many self-employed people who work from home.

Our plan includes several policies and projects to make these more inviting and help them to succeed.



South and North ends of Chepstow Road

Other Institutions:

There are two churches and 5 public houses.



St. Mary of the Angels



The Cock and Bottle Pub

Diagram 1: Land use in Notting Hill East Neighbourhood Forum area



Key

 Early Victorian grid of streets	 Church	 NHNF boundary
 Modern development	 Pub	 Bus stop
 Commercial	 School	 Tube station
 Public garden		

Our Objectives

To promote, enhance and improve the existing unique qualities of our area, our **policies** and **projects** would:

1. Allow alteration of buildings to the rear, below, and above, within certain justified constraints.
2. Provide historic information and design guidelines to residents, and clarify and modify existing planning requirements, to help ensure that planning decisions are more positive, consistent, and fair.
3. Protect the historic features of our buildings, and encourage the reinstatement of lost features
4. Encourage energy conservation and prepare for climate challenges.
5. De-clutter our streets by providing better design solutions for information, and ensuring that street furniture is of the highest quality.
6. Eliminate street litter, including dog litter, by providing adequate bins and management of those bins.
7. Make streets more user-friendly and efficient for all road users by adjusting their configuration and reducing vehicle speed.
8. Reduce harmful air, light and noise pollution.
9. Introduce a sustainable tree policy and add to our stock and diversity of street trees.
10. Conserve and improve our public garden spaces so that they remain attractive and safe places for social interaction and community events.
11. Foster and enhance the sense of community, by building on the momentum and participation that our plan preparation has generated amongst our residents.
12. Promote and support our small businesses by preventing harmful change of use policies, and considering the creation of a brand identity for the neighbourhood.

Overview

OBJECTIVES	POLICIES	PROJECTS	ACTION / SUPPORT
1. To allow the expansion of our residences to the rear, below and above, within certain frameworks.	NHE 1 Roofs and mansards NHE 2 Below garden SUDS NHE 5 Restricting work on pavements NHE 6 Lightweight rear extensions NHE 7 Rear extension setbacks NHE 8 Glazed infill requirements NHE 9 High quality materials and details for backs NHE 10 Greened and screened upper level outdoor spaces NHE 11 Planting in rear gardens NHE 13 Additional storeys on Wessex Gardens		NHENF/WNA WCC
2. Provide historic information and design guidelines to residents, and clarify and expand on existing planning requirements, to help ensure that planning decisions are positive, consistent and fair.		PR 19 Produce design guideline booklets for our area and make photo archive available.	NHENF
3. Protect the historic features of our buildings, and encourage the reinstatement of lost features	NHE 12 Reinstatement of historic architectural detail	PR 23 Reinstatement of Chepstow Road pediments.	
4. Encourage energy conservation and prepare for climate change.	NHE 14 Double skin glazing NHE 15 Solar panels NHE 16 Alternative energy		WCC & Community
5. De-clutter our streets by providing better design solutions for information, and ensuring that street furniture is of the highest quality.	NHE 19 Signs and advertisements on pavement NHE 20 Shopfront signs	PR 20 Signage Audit to reduce visual clutter	Retail Experts

OBJECTIVES	POLICIES	PROJECTS	ACTION / SUPPORT
6. Eliminate street litter, including dog litter.		PR 12 Drinking water fountain PR 21 Study interest in dog run for Shrewsbury Gardens PR 20 Make sure the message in our signage is clear	WCC
7. Make streets more user-friendly and efficient for all road users by adjusting their configuration and reducing vehicle speed.		PR 2 Wessex entrances PR 3 Ledbury and Westbourne Park Road PR 4 Needham Road / Artesian Road shared surface PR 5 Raised surfaces and traffic calming PR 6 Five-ways crossings and improvements PR 8 Introduce a 20 mph speed limit PR 13 Reconfigure or remove railings where they interfere with continuous walking / cycling PR 14 Add pedestrian crossings in several locations	TFL K&C and WCC
8. Reduce harmful air, light and noise pollution.	NHE 17 Prohibit unshielded uplighting in gardens unless at the base of plantings. NHE 3 Basement construction noise & extraction practice NHE 4 Basement construction methods	PR 9 Replace existing tall light polluting street lamps with shorter ones PR 11 Bicycle storage PR 15 Get a pollution monitoring station in our area PR 20 Signage to include stop and turn off message	WCC
9. Introduce a sustainable tree policy and add to our stock and diversity of street trees.	NHE 18 Tree guidance NHE 11 Planting in back gardens	PR 18 Plant additional street trees in identified locations.	WCC & Arboriculturists

OBJECTIVES	POLICIES	PROJECTS	ACTION / SUPPORT
10. Conserve and improve our public garden spaces so that they remain attractive and safe places for social interaction and community events.	NHE 21 Designate Public Gardens as Assets of Community Value	PR 1 St. Stephen's gardens - pergola (& the addition of game tables) and exercise equipment/ table tennis PR 7 Shrewsbury gardens maintenance and improvement PR 10 Community Notice Sleeves PR 17 Public Art	WCC
11. Foster and enhance the sense of community, by building on the momentum and participation that our plan preparation has generated amongst our residents.		Events: Swap Day Neighbourhood Walks Big Lunch Garden competition PR 10 Community notice sleeves PR 16 Book Exchange	NHENF/ WNA
12. Promote and support our small businesses by preventing harmful change of use policies and considering the creation of a brand identity for the neighbourhood.		PR 22 Branding and communication with our local businesses	NHENF/WCC & Retail consultants

Consultation Statement

History

In 2012 and 2013, members of our existing amenity society, the Westbourne Neighbourhood Association (WNA) attended courses at Urban Design London and decided to try to become a neighbourhood forum. We had an initial large meeting in our local church, and with the support of the community submitted an application with 30 signatories, including councillors, to become a designated area and forum. During this time, members of our association attended meetings of the Wessex Gardens residents' association, who chose to be a part of Notting Hill East Neighbourhood Forum (NHENF), not the Westbourne Neighbourhood Forum. Our area was designated by Westminster in 2014 and was accepted as a forum later that year.

Consultations

- 2010 and 2012 -The WNA amenity society does basement surveys and mansard surveys to get residents' views on development in the area. [See Appendix A10](#)
- 2014 - Small meetings with residents in the area to develop ideas for the improvement of our Public Realm spaces.
- AGM Spring 2015 - Presentation to the forum which included the feedback we received from prior surveys about development and also a visual presentation of ideas for our public realm. Forum members were enthusiastic about the possibilities.
- May & June 2015 - These public realm ideas were then summarised and presented along with our development control proposals to our local authority.
- April of 2016 - We conducted a survey to determine residents support for our proposals so that we could develop them appropriately.
- AGM Spring 2016 - We presented the survey results and had a discussion afterwards. Our proposals were overwhelmingly supported by those surveyed.
- Winter of 2016 - We had our residents play a "Planning Game" during which they formed groups, and each group put their ideas for public realm improvement onto large maps of our area, and presented them at the end of the evening to the other groups. [See Appendix A6](#)
- AGM Spring 2017 - Presented our Neighbourhood Plan Draft on presentation boards, and gave a slide presentation of its main points.

The main issues of our area are summarised in the introduction section of this document and within the justifications for our policies and projects which follow, and would be addressed if these policies and projects are implemented.



Winter Party 2016 at left and AGM 2017 above

Our Policies

Conservation and Development Control

Roofs and Basements

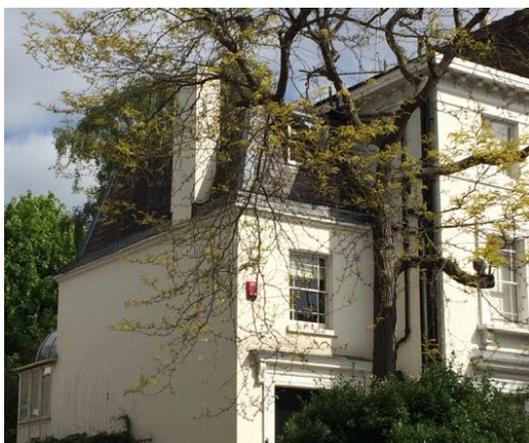
NHE1

Policy

Developing upwards and beneath the existing footprint is allowed within clear constraints. Specifically upwards expansion is allowed within a semicircle, and the preferred option is the true mansard, as shown in the larger sketch on the following page. This is the only option on Grade II listed properties. For non-listed properties, other examples are illustrated in the diagram and description. Outside the circular boundary will be only the parapet, attic dormer windows, and chimneys, which should be restored where they have missing parts and details. End of terraces with exposed views should have the same roof angles at the side as they do at the front, and where there is an existing chimney, they will have composed forms around that chimney. Chimney stacks with pots are to be extended in matching brick to preserve the rhythm of the roofscape. Changes above parapet level to be essentially of carpentry construction using FSC (forest stewardship council) timber. No air conditioning units will be allowed outside of the roof structure. All painted surfaces above parapet level to be lead grey or black. On the four houses in the centre section of each side of Chepstow Road (between Westbourne Grove and Talbot) mansards are to be permitted only if original pediment and flanking balustrades are reinstated. See photos, following page.



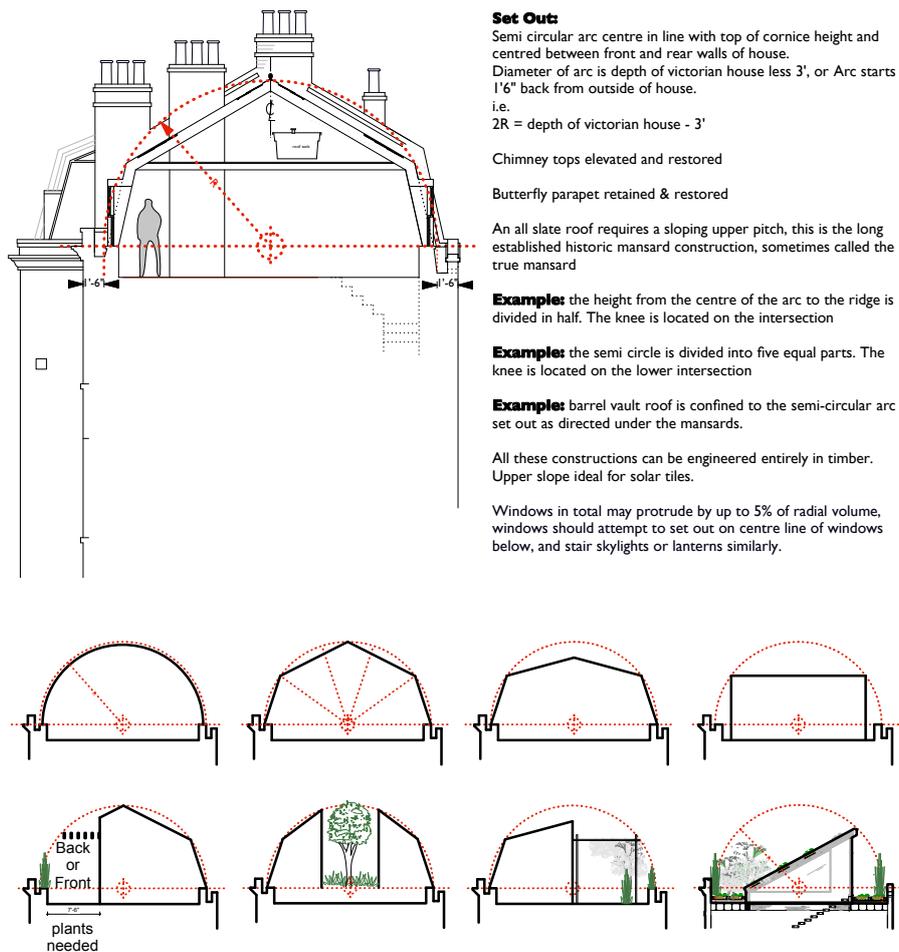
Local example: Needham Road shown here



Examples of composed forms around chimneys

Justification

The area behind the parapet wall above the street cornice affords desirable extra living space, and when set back as described, has minimal visual impact from the most important vantage point, which is the street. [See Appendix A9](#). Consistent roof extensions contribute to the overall visual coherence of the street and neighbourhood. The drawing below shows the correct historical method of setting out a roof form as illustrated by English Heritage. By requiring these changes above parapet level to be built of sustainable carpentry construction, the loading on the building structure, and disruption to the neighbourhood are minimised. At a time when more accommodation is needed, as clearly identified in the London Plan of 2018, roof extensions are a low impact solution. Options include off-site construction of pre-fabricated mansards.



East side of Chepstow Rd. (formerly Richmond Rd.) at end of 19th c. Central pavilion with pediment and balustrades flanking.



East side of Chepstow Rd. today with all details below cornice intact.



Northumberland Place before infill mansards



Northumberland Place after infill mansards, which have improved the streetscape, and provided more accommodation.



Mansards in Holland Park painted lead grey or black.

NHE2

Policy

All developments below the garden front and back must be premised on Sustainable Urban Drainage systems, (SUDS) <https://www.susdrain.org> and any reduction in soft landscape areas must be compensated for with permanent greening elsewhere on the building. Any re-paving of front gardens for parking and new paving at the rear must either be of permeable paving materials or a mixed surface, e.g. stone and grass. Back gardens may not be entirely paved over.

Justification

To slow water runoff and reduce flood risk. "To ensure that surface water run-off is managed as close to its source as possible" *London Plan policy 5.13* To preserve and enhance the ecosystem and visual amenity. Paving is contrary to the ideal of planted front gardens.

NHE3

Policy

Basement extraction must all be electrically extracted via an overhead conveyor belt into a street sited skip.

Justification

Basement construction adds value to properties exceeding construction costs, but construction imposes costs on neighbours. Noise, dirt, vibration, pavement obstructions, and traffic congestion are a nuisance. Whilst the peak of applications has past, neighbours are still being inconvenienced by construction traffic.

NHE4

Policy

All new basement developments must have a signed construction and traffic management plan agreement as a condition to approval.

Justification

To minimise the disruption to neighbours due to contractors' vehicles..

NHE5

Policy

Building work and associated activities are not to take place on pavements.

Justification

To keep pavements free for pedestrians.

Backs of buildings & our green canyons

Architecture

The formal, predominantly classical front elevations of a major portion of the houses in the NHENF area form the walls of our public spaces and invoke a policy of conformity and complementary design. This is contrasted with the backs of houses and back gardens which are more private spaces but with some significant overspill to our nearer neighbours. Consequently, these back spaces invoke principles of design which allow householders to make neighbour-friendly adjustments reflecting their changing needs whilst protecting and enhancing the long term quality of these backs. Informal garden elevations are where a variety of materials were traditionally used.

NHE6

Policy

New back extensions, upward addition of existing back extensions, or replacement of existing back extensions should be subservient to the host building, and need not be of masonry construction, but rather lighter weight materials. If these back extensions are cuboid in form, masonry must not be used above a level that is midway between upper ground and first floors. All extensions must stop short of the rear parapet wall by one storey, excluding the sloping roof and/or garden terrace. Back extension roofs which are not garden terraces may not be flat, and alternative roof forms are acceptable. Back extensions where the footprint is substantially reduced or adjusted to preserve light conditions may take alternative shapes, and in this case they may be masonry over the whole of their height. Back extension width should be up to 2/5's of the width of the house at the rear excluding one party wall thickness. Depth may not exceed the established building line of existing back extensions. [See Appendix A8 for examples of well designed back extensions.](#)

Justification

To avoid a repetitive, overpowering, and overshadowing series of stock brick extensions rising 3 floors or more from basement level. These extensions are unacceptable because they have a detrimental effect on the light to neighbours, create a sombre atmosphere, crowd out lighter more joyful designs, are an unimaginative solution to a needs problem, crowd out more variety, do not require greening, and have a limited historical precedent. E.g. extensions of carpentry instead of masonry are quicker to construct and reduce road closures and parking suspensions. By restricting the height to one storey below the host building, the extension will be appropriately subservient to the host building.



A four storey rectangular brick extension as shown above would not be allowed



Two storey masonry with glass above on left and roof lantern on right.

NHE7

Policy

Existing sun and light angles must be maintained, which can be accomplished by using setbacks and inclined elevations, or by reducing the size of the footprint. See Diagram below.

Justification

Sky views from buildings and back gardens are often limited especially where gardens are small. Depending on orientation, extensions could cast extensive shadows over a neighbour's property. Extensions on top of existing rear additions can cause particular problems by reducing light and visually dominating neighbouring properties and gardens, and reduce light to already narrow spaces between back extensions.

SUNLIGHT, DAYLIGHT AND VISUAL INTRUSION

Extensions to backs of terraced houses sometimes cause problems in terms of their impact on the neighbouring properties.

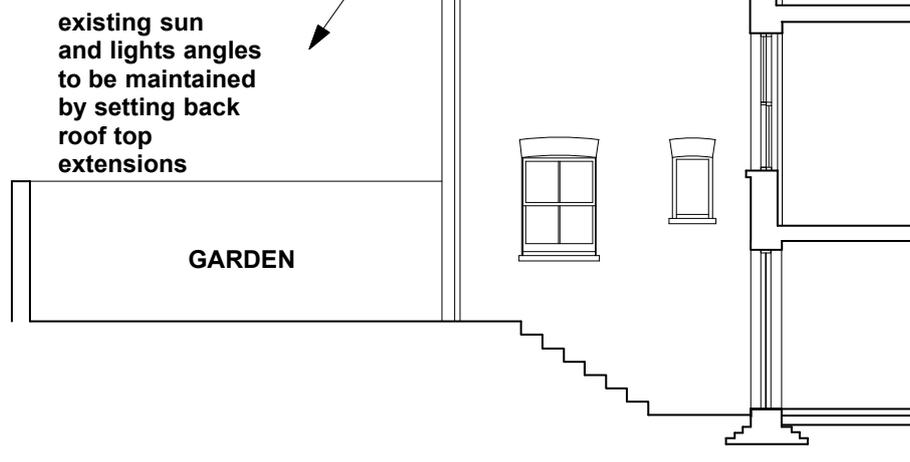
They can reduce light and sun and create narrow, dark spaces between back additions and cast shade across surrounding garden areas.

Extending upwards without set backs can also have a dominating effect on neighbours.

A restriction to the extent of these additions via the use of set backs is necessary to avoid this dominating effect, and to preserve existing light and sun levels to garden areas and neighbouring properties.

EXAMPLE

New mansard extension with attic window on top of existing 2 storey extension with 1m set back from rear wall of the current extension



NHE8

Policy

Fully or predominantly glazed infill extensions between original back extensions are to be permitted up to two storeys above basement level. Where houses start at ground level, height to be limited to one storey. [See Appendix A8.](#)

Justification

Adding between rear extensions is a sustainable way to add more living space as it does not intrude upon viable garden areas. Height for glazed extensions is limited to connect them more with the privacy of garden areas rather than the full exposure of upper levels, and will limit light pollution being introduced into neighbours' upper windows.

NHE9

Policy

All extensions must be of high design quality, detailing, and construction. New ideas and inventive design solutions should be encouraged. [See Appendix A8.](#)

Justification

While the homogeneity of building style and materials is an important unifying factor across much of the NHENF area, there should always be the opportunity for new inventive design which should be subservient to and may contrast with the host building and introduce new materials. Allowing design flexibility will provide users the best way to realise their needs, and requiring a high level of detailing and construction will ensure a positive and sustainable contribution to the neighbourhood.

NHE10

Policy

Private outdoor spaces at upper levels should be allowed in most cases even when some overlooking results. Green screening proposals must be included in applications in order to protect neighbours' windows that are immediately adjacent.

Justification

Private outdoor spaces can make an important contribution to residential areas, and roof terraces and balconies add additional space and opportunities for greening. These can be at the front, on top, or the rear of buildings. Intruding on the personal space of others is as easily accomplished from a window as from a small outside space. Our mores, rather than whether we are inside or out, leads us to observe the convention of not acting intrusively.



Greened and screened outdoor areas.



Planting

NHE11

Policy

In line with current arboricultural opinion, prohibit the planting of damaging plants and trees, including the following species:

High water demand trees including [broadleaved] Eucalyptus, Populus, Quercus, Salix,

[conifers] Cupressus, Chamaecyparis and x Cuprocyparis. Quercus (oak)

Tree Root Damage to Buildings by Biddle P.G 1998

[See A5 in Appendix](#)

Justification

Although the backs of houses are comprised of individual private spaces in separate ownership, collectively they have the potential to form eco-canyons with ecological implications for wildlife. Sustainable and appropriate planting contributes to the well-being of neighbours, as well encouraging ecological equilibrium. However, the physical stability of buildings and the amenity of neighbouring gardens can be compromised by inappropriate planting. Unsuitable species can produce unwanted shade for neighbours and the roots of such trees can damage buildings directly, and through soil desiccation, cause subsidence.

Restoration of Architectural Detail

NHE12

Policy

To require the restoration and reinstatement of missing historic architectural detail on the fronts of our buildings as a condition for all external planning and listed building consent. This requires annotated detail drawings of such an elevation.

Justification

During the decades after the war, many of the original architectural features were lost from our facades and gardens. Renovation programs provide the perfect opportunity to reinstate these features, which are often a minimal investment as compared to the greater building project. Only by requiring this reinstatement can we undo the damage done during the postwar period. These building exteriors make up the 'walls' of the streetscape, and the common good, architecturally, socially, and historically is served by maintaining and improving these features.



Restoration of original architectural details on a facade on Sutherland Place

Additional Development

NHE13

Policy

Similar to the expansion of terraced houses above rooftop, we would allow the addition of up to 2 additional storeys and rooftop greening on select buildings within Wessex Gardens. New upper stories should be set back to allow greened terraces. Seven houses on the north side of St. Stephen's garden square are missing their upper storey and these could be added.

Justification

To help meet housing targets in London, increase our neighbourhood greening and provide additional amenities such as storage for existing residents.



Flat roofs of Wessex Gardens offering opportunities for greening and/or additional storeys.

©Google Maps

Sustainability-

Double Glazing, Solar Panels, Wind Turbines and other energy sources

NHE14

Policy

Allow double skin glazing on all buildings including those grade 2 listed. They must be the Slimlite type of glazing or similar and the section through and including the glass must not exceed 9mm. Replacement windows at front elevations are to exactly match the original historic timber glazing bar detailing, and the glass spacers must be the same colour as the frame, in order that the entire assembly is visually unobtrusive from the outside.

Justification

To combine modern standards of comfort with a reduced carbon footprint without impairing the visual appearance of the building. Several suppliers can now exactly match existing fenestration but with double skinned glazing, and some even with historic crown glass. Examples are installed in listed buildings throughout Edinburgh and other UK cities.

Justification

NHE15

Policy

To allow solar panels, and other solar capturing devices on roofs, as long as they are integrated within the overall design in profile and colour where visible.

As above, energy conservation needs to be an important priority of our plan, and if solar panels are installed as required above, we see no detrimental effect to our streetscape or views towards or from the rear of our buildings.

NHE16

Policy

We cannot know what technologies will become available over the next several decades, so we will remain open to innovative methods of energy conservation, and will consider all new alternative energy sources, provided they create no nuisance to neighbours.

Justification

To protect against and combat the ill effects of climate change.

NHE17

Policy

Unshielded uplighting in front gardens will be prohibited except when positioned at the base of plantings.

Justification

To protect adjacent owners from light pollution.

Trees and arboricultural policy

Trees and bio mass in general represent crucial parts of the natural environment in urban areas, and confer a range of substantial **benefits** which might be augmented by appropriate policy. There are also **costs** which can be reduced by policy.

The **benefits** range from the ecological to psychological. Trees contribute to improving air quality by converting carbon dioxide to oxygen and by filtering out pollutants. Forming part of the ecosystem they provide a crucial input supporting bird and insect life. By complementing the architecture of the area, as well as through their intrinsic beauty, they can contribute significantly to our feeling of well-being. Trees can also provide beneficial shading for people and vehicles. Appropriate planting may also slow water run-off and make a significant contribution to flood reduction.

Inappropriately located, or of unsuitable species, some trees can and do impose unnecessary **costs**. The roots of some tree species damage buildings and the physical infrastructure by direct root damage and through desiccation of the soil. London Limes excrete honey dew which damages vehicles and thwarts all but the most sturdy planting underneath them. Whilst shading can often be beneficial, the heavy shading of Limes and Planes imposes costs especially to households at and below ground level. Aesthetically large forest trees sometimes interrupt the visual harmony of the architecture of many streets. Trees can also be a hazard to street users, obscuring views of oncoming traffic.

Policy needs to be directed to cumulatively reduce avoidable **costs** and augment available **benefits**. This involves the removal of trees imposing serious costs and replace them through time with examples of better building-friendly species that confer greater ecological as well as aesthetic benefits.

NHE18

Policy

NHE 18.1 Forbid the planting and growing of certain species which damage buildings or have health irritants.

NHE 18.2 Allow the removal of such species in return for planting of a specimen of an acceptable species (by removal of TPOs on such species). [See Appendix A5.](#)

NHE 18.3 Apply the criteria from the Westminster Way to new planting in our area

NHE 18.4 Identify large street trees better replaced, and do so on a rolling programme through time.

Justification

We live in a neighbourhood that is predominantly made up of mid-Victorian terraces with shallow footings (typically 20 cm deep) on poor clay soil. In many of our private gardens, there are large lime and plane trees that have caused heave in our pavements, contributed to subsidence, and excessively shade front windows. Cars, walkways and boundary railings are coated in a sticky film at certain times of the year, and the irritating trichomes of the London Planes cause distress to some residents. Westminster's own new tree policies are in conflict with many of our existing trees, and our residents have overwhelmingly supported a new approach to the conservation and planting of trees. *NHENF survey April 2015*

From the Westminster Way document:

The recommended spacing from buildings for a tree is 1.5 times the radius of the mature canopy. Limes and Planes have canopies of up to 16 meters, meaning they should be no closer than 12 meters from a property. Front gardens in our area are mostly less than 5 meters from front to back.

"moderate tree planting to favour gardens, squares or special incident sites in Georgian and Victorian conservation areas." Victorian and Georgian terraces emphasised symmetry, and random large trees were never meant to be within these terraces, but instead were planted in parks and public garden squares, where they could grow to their full and unimpeded potential.

"Selecting the right size of tree for the site and one that relates to the space in which it is to be planted is essential. This is particularly important in residential areas where trees that tower over and dominate adjacent residential property can create excessive shade" and "The amenity of residents is important when considering where to plant. Consideration will be given to windows to habitable rooms when planting. Mature trees can cast shadows and block considerable amounts of daylight and sunlight, particularly to windows on lower floors and in basements, lowering the quality of life for its inhabitants." The common lime tree, or linden tree is recommended when "deep shade is desired" Source - Wikipedia.

*"Potential subsidence damage to buildings is also a consideration, albeit not always a foreseeable one, in taking planting decisions within the public realm" Limes and Plane trees can reach 30 meters with a root spread of 45 meters. "Avoid planting next to buildings due to vigorous root system" *Platanus Hispanic/ London Plane* Source - RHS*

The existing lime and plane trees in our private gardens require such severe and frequent pollarding that we are left with a landscape of high-level stumps, rather than a leafy and varied canopy. Looking to the future, by allowing the owners of these trees to replace them with a diversity of different species, we will end up with a greater variety of trees, which in turn, can protect our stock in the event of future blights. [See A5 in appendix for tree types.](#)



Northumberland and Sutherland Place Lime trees



Hereford Road at left, and Courtnell Street at right below, and nearby Durham Terrace are good examples of streets with trees of a more appropriate scale for our small front gardens.

Signage and lighting requirements

NHE19

Policy

In accordance with Westminster's Unitary Development Plan DES 8, signs and advertisements on street furniture at ground level shall not be permitted.

Justification

To reduce the visual and physical clutter on our pavements.

NHE20

Policy

Shopfront signs must be a high quality, and relate in size and shape to the contiguous premises. Lighting on these signs is to be spot lights or LED strip lighting. No back lighting of plastic signs will be permitted.

Justification

Because this is a conservation area, plastic materials and harsh lighting on shopfronts are inappropriate.



Street furniture limited to plantings and seating - above and top right.

Public Gardens

NHE21

Policy

The two public green spaces currently serving as public gardens, Shrewsbury Gardens and St. Stephen's Gardens, and the green spaces within Wessex Gardens are to remain green spaces. We wish to designate these spaces as Assets of Community Value. No development beyond enhancement and addition of garden features will be considered for these spaces.

Justification

To preserve common area green spaces for recreation and social interaction, and prevent their removal for future development.



Our Projects

Slow Streets and Placemaking

The form and function of our streets is as significant to our well-being as the places in which we live and work.

Development control alone is not sufficient to either describe or realise the aspirations we have for conserving and improving our area. Development control and building regulations only come into play when there are changes proposed to our building stock, and the cumulative effect on the neighbourhood is a slow one, even in periods of rapid redevelopment. There is still the street itself, which is the canvas onto which our properties sit. In changing how our streets are organised we can realise significant benefits to our neighbourhood. We therefore feel it necessary to spell out a vision for our streets and green spaces as central to our plan.

We have two interconnected goals; one is to make our streets slower streets, and at the same time make them and our communal public gardens more beautiful and more inviting for social interaction. We have identified 7 areas within the neighbourhood that require changes in order to achieve these goals, as described below.

Seven Public Realm Projects

PR 1. St. Stephen's Gardens

The two halves of St. Stephen's Gardens are bisected by Chepstow Road. The west side has a garden space with some landscape elements that are not inviting. The pergola is dark and awkward to pass through, and there is an unoccupied paved area. East of Chepstow Road, St. Stephen's is a wide no-thru road with grand residential buildings and no greenery other than some hanging baskets on lampposts.

Our proposals for the garden include some revision to the pergola to open it up and add some small tables and chairs to facilitate the playing of outdoor board games. We would like to introduce exercise equipment or a table tennis table for the paved area.

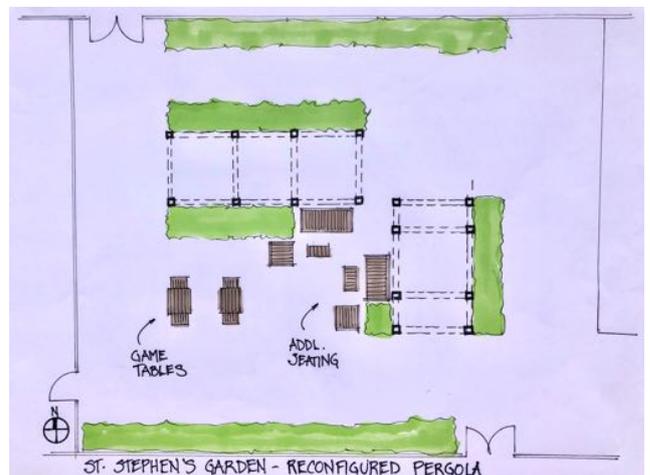
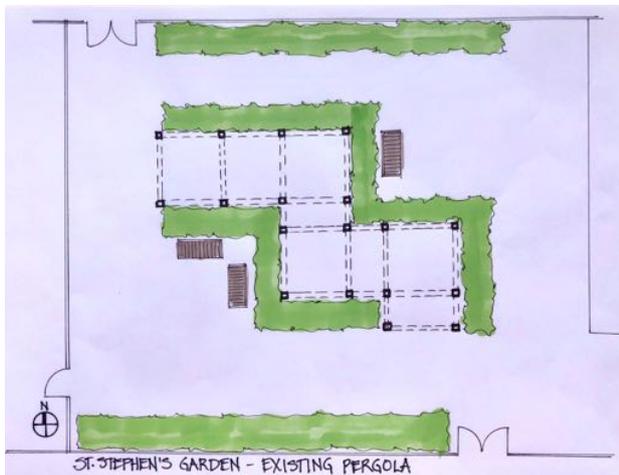
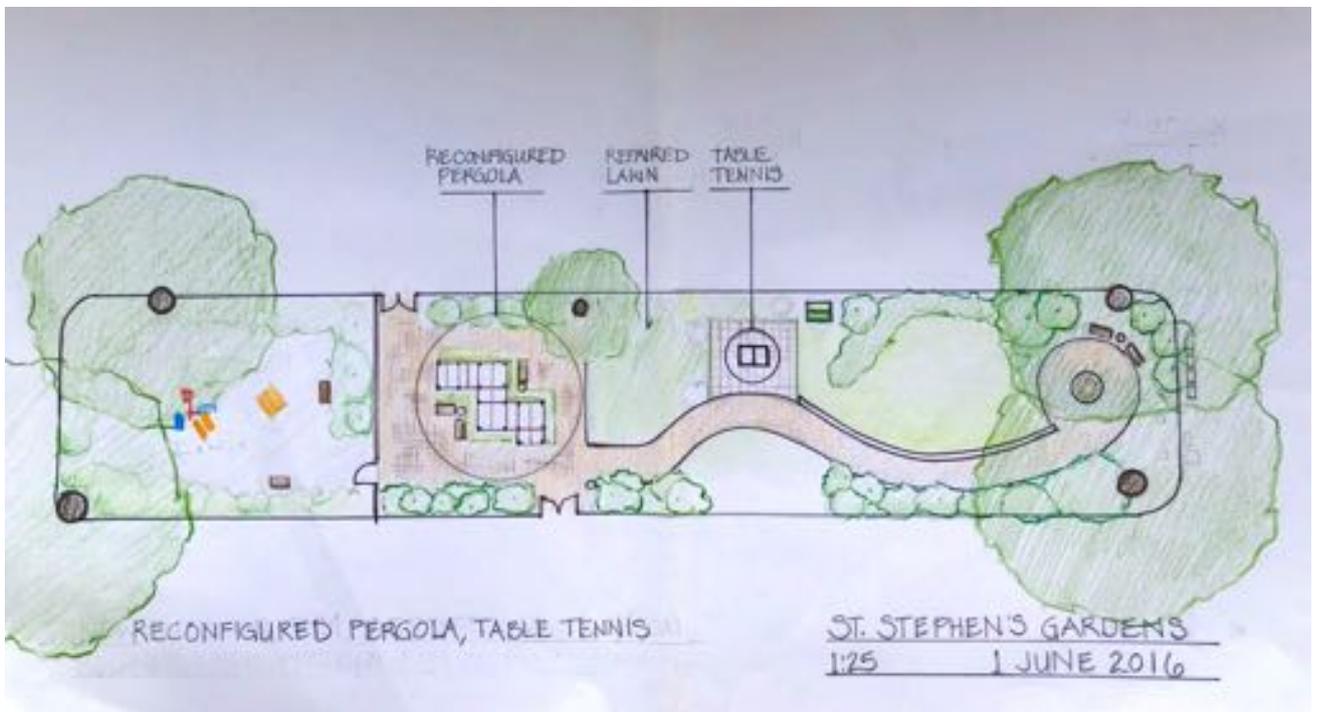
On the east side of Chepstow Road, we propose the addition of some tree peninsulas or islands, the feasibility of which will be determined by a survey of any underground structures and utilities. The same number of cars would be able to be parked if they were parked diagonally.

With additional help from an urban designer, we would like to investigate how St. Stephen's Garden square might be connected to its extension on the east side of Chepstow Road through landscaping changes, explore a connection with St. Mary of the Angels school across Shrewsbury Road, and look at how it might become part of a wider greenway link to the canals of Little Venice and a path to Kensington Gardens.





Unoccupied paved area





PR 2. Wessex Gardens

The entrances into Wessex Gardens are either pedestrian switchbacks or service roads. There is no visual or physical connection to the rest of the neighbourhood to the south and east. Crossing Talbot Road en-route to the shops on Westbourne Grove, Notting Hill Gate transport links and various schools on Moorhouse and farther south can be dangerous because of car speeds and lack of crossings. Exterior lighting is harsh and uninviting.

Our proposals would be developed to connect Wessex Gardens firmly with the rest of the area and could happen in conjunction with the installation of the cycle way. These changes could include raised crossings or shared surfaces at the service roads to allow unimpeded walking along the north side of Talbot Road, protected crossings across Talbot Road, and additional ground level and vertical landscape features to assert the pedestrian priority of these service roads and deemphasise the vehicular use. We would also want to study ways to protect and improve the amphitheatre-like qualities of the interior garden spaces and replace exterior lighting with more attractive types. [See Appendix A7.](#)



PR 3. Ledbury and Westbourne Park Roads

Ledbury Road where it meets Westbourne Park Road is narrow, with parking on both sides of the street causing extreme traffic backups, sometimes provoking aggressive behaviour. At the junction, the vision splays are very poor, so it is difficult to know if it is safe to pull out onto Westbourne Park Road. Pedestrian safety is jeopardised for the same reason. The corner garden space, although beautifully planted and maintained suffers from its poor location at the edge of a busy road and on the north side of a tall building. This space could be given over to highway and pavement improvements, ensuring the safer movement of both pedestrians and other road users, and parking locations could be reconsidered.



PR 4. Needham Road

Needham Road was once a destination for pedestrians with its charming shops and art galleries and popular pub. The road is short and wide with attractive architecture mirrored on each side. Because of these features, there is an opportunity to consider landscape changes, such as adding trees, or changing road or pavement surfaces to provide a quiet communal space or spaces - garden, piazza or other. The hope is that by making this more attractive, footfall would increase, and small businesses would become more viable. Any landscape changes will be designed to maintain the same number of parking spaces.



PR 5. Toaster Streets (Grid of streets)

The completely residential toaster streets are sometimes used as rat runs, jeopardising their function as spaces for social interaction and child play. Their traditional separation of road and pavement gives users of motor vehicles a sense of entitlement and priority over others on the actual road surface. This attitude interferes with turning these and our other streets into places, where adults and children alike can meet, greet and play. We have no intention of stopping any vehicle using our streets, but driving in or through them needs to be done with the utmost concern and care for other street users. (But it is assumed that the point of 'peak car' has passed and with driverless technologies the motor vehicle should be a less dominant element of our streetscape in the future. This will release, through time, more space from from parking to other activities.) We are going to move towards SLOWER STREETS by a series of major and minor adjustments.

Research has shown that the best way to return streets to all users and turn them into places is to challenge the driver by changing the street architecture, so they longer feel they have priority. This reminds them that they are only one road user in charge of a potentially dangerous weapon and must proceed with great care. The best way to create PLACES is to entirely extinguish the demarcation of road and pavement.

We are proposing a series of minor permanent and temporary changes at the beginning and end of streets and sometimes in the street centre. This will generally force all traffic in all local streets to move slowly, safely and efficiently, and to always be aware of the greater right of other users.

In addition we will allow any of the four streets in the toast rack (Northumberland, Sutherland, Moorhouse and Courtnell) to be closed off for organised events and play time, but no more than one street at any time. All traffic can still easily get through by using an alternative road in the rack.



Existing parking and pavement configuration on Northumberland Place

Shown below: Play street, wider pavements, narrower entrance / exit.



Extending pavements at entrances to streets to slow traffic



Wider Pavements



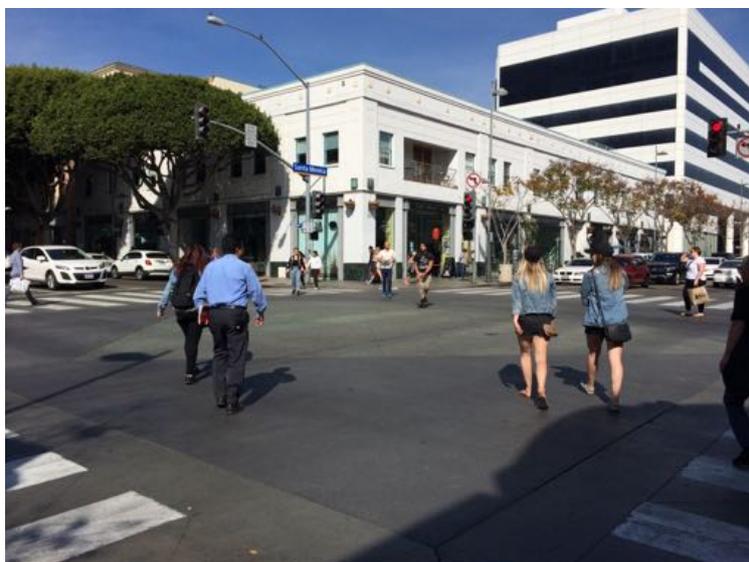
Play Street

Base Drawings from Westbourne Conservation Area Audit

PR 6. Fiveways

As already noted, Chepstow Road is the A4207, and is lined by Grade 2 listed properties along much of its length. It has all of the traffic of an A road plus 5 bus routes, and culminates at a five way junction where the lights cause congestion, adding to pollution and vibration, and substantially reducing the amenity of the street.

Fiveways lies between two boroughs, and consequently, there is no primary stakeholder seeking improvements. Because of the 5 intersecting streets, it is difficult for residents to get from one side of the junction to another, and is a source of traffic congestion. In conjunction with RBKC and TFL, we would like to implement improvements for Fiveways, which would include traffic improvement measures, diagonal crossings and enhanced pavement areas.



Diagonal crossing in Santa Monica

PR 7. Shrewsbury Gardens

Shrewsbury Gardens, shown below and right, requires better maintenance. See Rembrandt Gardens for comparison. Trees need to be pruned and thinned on a regular basis and the grass and underplanting need to be cared for. The seating and litter receptacles are sub-standard as compared to other Westminster parks and nearby K&C gardens, and should be upgraded.

Our public gardens are a valuable community asset, providing an oasis of green in the middle of our tarmac streets and a place for residents to meet and converse. The two straight benches in this garden, set meters apart, are not conducive to socialising and are the most basic, unattractive and uncomfortable of bench designs. Unmaintained trees contribute to pavement heave and excessive shading that prevents sunlight from reaching the underplanting, resulting in large swathes of mud. Two of the larger trees in this garden are contributing to these problems and should be replaced with 3-5 smaller trees which would add to the diversity of the trees and reduce the maintenance burden.



Shrewsbury Gardens above and below right.



Rembrandt Gardens - Westminster



PR 8. 20 MPH speed limit

Introduce a 20 MPH speed limit throughout our area.

Justification

This was a popular objective during our consultations. [See Appendix A6.](#)

PR 9. Street lamps

Residents in our area should be able to replace their street lamps if they can raise the funds to do so. We will work towards a combination of the original Windsor style, seen in Botts Mews, set at a much lower height than existing street lamps, and low level motion sensing lighting to increase light levels at pavement only.

Justification

We have modern and light polluting street lamps in our area, and residents have overwhelmingly supported the idea of replacement with more historic and less bright models. In order to cut down on the light pollution entering residents' windows, especially upper storey ones, we will try to get lamps which are 3 meters high to the bottom of the lamp heads, which is the height of the historic lamp posts on Addison Avenue, shown below.



Height of lampposts as seen on Addison Ave.



Botts Mews Lantern

PR 10. Notice sleeves and / or a community notice board

We would like perspex notice sleeves - one per street to notify our residents of events and other neighbourhood announcements and / or a community notice board.

Justification

Some of our residents do not have access to the internet, and we need to be able to communicate with them.

PR 11. Bicycle storage

We need additional bicycle lock-ups around our area - on or near Talbot Road, St. Stephen's Gardens, and Chepstow Road, linking these with the new Quietway cycle route.

Justification

These streets have a high proportion of flats and flat owners on upper floors need convenient places to lock up their bicycles.

PR 12. Drinking Water Fountains

We would like 1 or 2 drinking water fountains in our area.

Justification

We must eliminate plastic waste and bottled water is a large contributor.



PR 13. Reconfigured railings

We would like to reconfigure the railings on the north side of Westbourne Park Road at the top of Shrewsbury Road.

Justification

This would allow unimpeded pedestrian and bicycle travel from our area through the Brunel Estate up to Westbourne Park Tube Station.

PR 14. Pedestrian crossings

We would like an additional crossing on Ledbury Road in the vicinity of Westbourne Grove or Artesian Road, one across Talbot Road, and another across Westbourne Park Road to facilitate travel as described in PR13.

Justification

Several streets in our neighbourhood have heavy pedestrian traffic and high car speeds, and we need protected crossings to avoid future accidents.

PR 15. Pollution monitor

We would like a pollution monitor in our area.

Justification

We live in a neighbourhood with a high level of pollution, and our residents should know what local levels are so that those with heart or respiratory problems can be alerted on bad days.

PR 16. Book exchange

We would like to introduce a book exchange somewhere on our streets - either in an unused phone box or in a custom built enclosure.

Justification

Reading is good for everyone and this will enable neighbours to share with one another.

PR 17. Public art

We would like to introduce public art in several locations around the area.

Justification

Public art supports artists and elevates the public realm.

PR 18. Additional street trees

As mentioned previously, there are several locations in the neighbourhood that could accommodate additional street trees: St. Stephen's Gardens east of Chepstow, Talbot Road and Needham Road. [See Appendix A5 for tree types.](#)

Justification

This was a popular goal among residents in our consultations.



Talbot Road facing west

PR 19. Design guidelines booklet

We will produce a design guidelines booklet street by street to assist those applying for conservation or listed building alterations, as shown below in our Autumn 2017 Newsletter below.

Justification

There is currently very little information to guide residents when reinstating historic elements to their buildings, and professional advice is expensive. Reinstating the correct historic detail is important to the street as a whole. We would like to provide this information so that residents have a better chance at positive outcomes when applying for permission to alter their homes and gardens.



Photo at left and above show the original decorative **balcony railing**. The balconies are supported by a pair of **Tuscan columns**, shown at left, capped by an **abacus** (square supporting slab) above the round column capital, (convex top), with **triglyphs** above - a tablet like element of 3 vertical parts, each with 2 tassel-like pegs below (6 total), called **guttae**. The facade render below the balconies at ground and lower ground levels is **rusticated** (having incised horizontal grooves), in imitation of the cut stone courses of the Roman precedents.

PR 20. Signage audit

We need to remove extraneous and ineffective signs from our streets and introduce more effective ones

Justification

We have street “clutter” and many of the signs on lampposts are ignored because the message is not clear. We would like to have the minimum number of items on our streets, with the maximum effect. Signs should stand out, be pictorial and amusing. Signs by children are effective for these reasons.

PR 21. Dog Run Study

We will work with our residents to determine interest in having a designated dog run incorporated into Shrewsbury Gardens

Justification

Dogs and their walkers are important to our neighbourhood, and they need a place to socialise. A dedicated dog run will allow dogs to get exercise and may help to keep dog litter under control. This separation opens up the rest of the park for picnics and other uses.



Dog play areas in Brook Green at left and Paddington Recreation Ground below.



PR 22. Business Support

Work with a branding or retail consultant to create an alternative advertising element that is exclusive to our area, and to strengthen the identity of our area as a destination. Work with our businesses to raise awareness about those things that we feel will aesthetically enhance our area.

Justification

Our local independent businesses are important to our residents, and we will constantly seek ways to help them flourish.



PR 23. Reinstate Chepstow Road pediments

The Chepstow Road paired terraces between Artesian Road and Talbot Road are our area's most important architectural set piece, reflected in their listing as having group value.

Justification

These missing architectural streetscape elements if reinstated opposite each other would add to the quality of the street and suggest its importance as a 'place' rather than solely a busy traffic thoroughfare. [See photo page 21.](#)

APPENDIX

A1. The population in the 2011 census was 4237, 2010 males and 2227 females. The density was 223/ha. This compares with 102/ha for Westminster as a whole and 52/ha for greater London. Whilst this might imply there is limited scope for any further new build, there is a large gap between actual density and perceived density, for despite a density similar to the city of Paris (213 per hectare), the streets and modern blocks have a spacious feel. Whilst there are currently no obvious sites available for new buildings, it nonetheless might be concluded that many of the streets could in time be extended upwards at least one storey whilst still maintaining their intrinsic proportions. Wessex Gardens could sustain several storey additions in places without a major loss of amenity. Future taxes on the use of housing might also release additional house space, so a significant increase of the population in the area over the next thirty years could conceivably be accommodated along with the preservation and augmentation of amenity.

A2. The 2011 census records 64 children living in the area on census day March 27 2011. For reasons we do not understand this is thought to be a gross underestimation especially as child might refer to a person of any age living with their parent rather than someone 15 or under.

Ethnic mix
London 5:3

A3. Housing statistics for the NHENF area.

Housing tenure for the Notting Hill East area for 2011		
Owned; Total Westminster 37.6	723	33.4%
Owned; Owned Outright	422	19.5%
Owned; Owned with a Mortgage or Loan	301	13.9%
Shared Ownership (Part Owned and Part Rented)	14	0.6%
Social Rented; Total	603	27.8%
Social Rented; Rented from Council (Local Authority)	235	10.8%
Social Rented; Other Social Rented	368	17.0%
Private Rented; Total	788	36.4%
Private Rented; Private Landlord or Letting Agency	751	34.7%
Private Rented; Employer of a Household Member	3	0.1%
Private Rented; Relative or Friend of Household Member	26	1.2%
Private Rented; Other	8	0.4%
Living Rent Free	38	1.8%
All Households	2166	

A4. Street types in NHENF

Diagram 2: Street types in Notting Hill East Neighbourhood Forum area



A5. Tree list

Arboriculturist list of trees for the Notting Hill East Neighbourhood Forum Area ***

Alnus glutinosa*
Albizia 'Summer Chocolate'.
Arbutus unedo
Arbutus X andrachnoides (coloured bark)
Amelanchier canadensis,
Acer grosseri var hersii
Acer palmatum to 7m.
Acer japonicum
Acer maackii 'Amber Beauty'
Acer opalus to 13m
Acer campestre cultivars
Acer carpinifolium
Albizia julibrissin
Betula lenta,
Betula septentrionalis 'China Ruby'.
Betula papyrifera
Betula youngii (small, weeping).
Betula papyrifera
Betula youngii (small, weeping).
Carpinus betulus 'Fastigiata'
Crataegus crus-galli. (Cockspur Thorn) autumn colour.
Celtis sinensis (Hackberry).
Cercis siliquastrum and C. siliquastrum 'Forest Pansy' (coloured foliage)
Eucryphia X intermedia
Gleditsia triacanthos 'Sunburst'
Gleditsia 'Ruby Lace'.
Gleditsia koraiensis.
Koelreuteria paniculata*
Malus tschonoskii
Morus alba
Nothofagus sp*
Pyrus calleryana 'Chanticleer'
Robinia pseudacacia 'Frisia' *
Stewartia sinensis
Zelkova serrata, (leaf texture and colour)

To avoid, unless as short-term ornamentals:

Ailanthus altissima (tree of heaven), Acacia dealbata (Mimosa), Acer negundo (Box elder), Eucalyptus spp.

* Street Trees only.

*** *It is recommended that before planting these trees, you consult with your neighbours and the tree officers at WCC to ensure suitability for the proposed location.*

A6. IDEAS FROM THE PLANNING GAME - Winter Party 2016

(Attendees split into 4 teams and were provided with maps of the area and encouraged to put down all of their ideas for the neighbourhood. These are listed below.)

Ideas to do with speed

- Twenty is Plenty - most teams suggested this speed limit for the area.
- Narrower entrances at the four toaster streets (Northumberland, Sutherland, Moorhouse and Courtnell) and at the north end of Hereford Road. Add two chicanes to create one way travel at the northwest end of Needham Road and southeast corner of Moorhouse.
- Parking adjustments to slow traffic - suggestions included alternate side parking at alternate ends of Chepstow Road, and narrower parking spaces at Chepstow and Talbot to require narrower vehicles.

Ideas to do with litter, noise, pollution and community nuisance

- More rubbish bins and better designed or more attractive ones. Small ones needed to be sprinkled around the area. Suggested locations for large ones, including recycling bins were: Westbourne Park and Chepstow Roads, and the east end of St Stephen's Gardens.
- Start a campaign with the school to educate the children about litter, and get them out on the streets to help clean up.
- Use a sound absorbing road surface on Chepstow Road
- Electric buses
- Consider moving the Notting Hill Carnival to Hyde Park
- Have some one-way bus routes that use Ledbury Road
- Limit the number of building projects that can happen on one street at the same time

Ideas to do with pedestrian activities

- More crossings - across Ledbury around Artesian, (perhaps raised), across Westbourne Park at the top of Shrewsbury, and across Chepstow just south of Westbourne Park Road where Chepstow meets Shrewsbury Mews.
- Raised road surface to the level of pavement outside the Cock and Bottle, extending across Needham Road. Or, pedestrianise Needham Road
- Improve bus stops and add electronic timetables
- Have an Oxford Street style diagonal crossing or roundabout at 5-ways
- Repair / replace the pavements

Ideas to do with greening and beauty

- Plant cherry trees along the east section of St. Stephen's gardens - Change the trees on Sutherland
- Start mulching garden waste and have a garden waste collection - Trees need culling - in streets and in Shrewsbury Gardens
- Improve our public gardens - dog loo, play areas/ children's playground - Enlist volunteers from the community for gardening help

- Rationalise signs to remove street clutter
- Have nicer trees

Ideas to do with cycling

- Add bicycle racks on the end of St Stephen's gardens at Chepstow
- Add bicycle racks on the end of St Stephen's gardens at Shrewsbury
- Add Santander bikes / Boris bikes at the east end of St. Stephen's gardens or near church.
- Have a cycling route through Wessex Gardens Estate, and a few other cycle routes through the neighbourhood.

Ideas to do with community

- Start a Facebook page
- Have more community gatherings
- Have a community office - perhaps in the northern retail section of Chepstow and de-rate
- Build an outdoor gym
- Open St. Mary's school for community events
- Have a garden kiosk / coffee kiosk in Shrewsbury Gardens

SLOGANS from the four teams:

"Clean for green"

"20 is plenty"

"Slow living in the hood"

"Improvements for all"

A7. Tally of votes on ideas for Wessex Gardens from their November 2017 AGM

Notting Hill East Neighbourhood Forum Presentation to the residents of Wessex Gardens

29-Nov-17

Tally of votes

Wessex Gardens is within the Notting Hill East Neighbourhood Forum area. NHENF is preparing a new neighbourhood plan and has consulted with residents who have come up with a number of ideas that could bring benefits to the neighbourhood. Many of these ideas were suggested by and for Wessex Gardens residents. We would like you to review these proposals and let us know what you think.

	Yes	Maybe	No
1. Consider using communal garden areas for performances and other social events – perhaps even turning some of the brick retaining walls into seating, since the shape of the landscaping forms natural amphitheatres.	6	2	1
2. Look at adding display or other art type features in your public gardens to make them more engaging places to spend time in.	4	2	1
3. Add turf to your roof to help with urban drainage and run off.	4	1	2
4. Use your roof space for tended gardens.	1	1	5
5. Consider adding additional housing by adding one, or a maximum of two stories onto some of your buildings. This could include storage lock-ups for all residents.	2	1	3
6. Consider better exterior lighting with less glare and more focused light.	7	1	
7. Where possible, allow residents without terrace space to apply for outside balconies as long as these are “greened and screened” to minimize any overlooking issues.		5	2
8. Look at the entrances into Wessex from Talbot Road and consider landscaping options to link them more strongly to the landscaping changes proposed in the rest of the neighbourhood.	8	1	
9. Review the planted green space at the corner of Ledbury Road and Westbourne Park Road to see if that area can be enhanced to include a recreational function, or reconfigured to help prevent vehicle back ups and improve pedestrian movement around that corner.	6	1	2

A8. Examples of innovation, good design and careful detailing on back extensions of buildings.



HACKETT HOLLAND ARCHITECTS
with **SUZY HOODLESS** - conversion

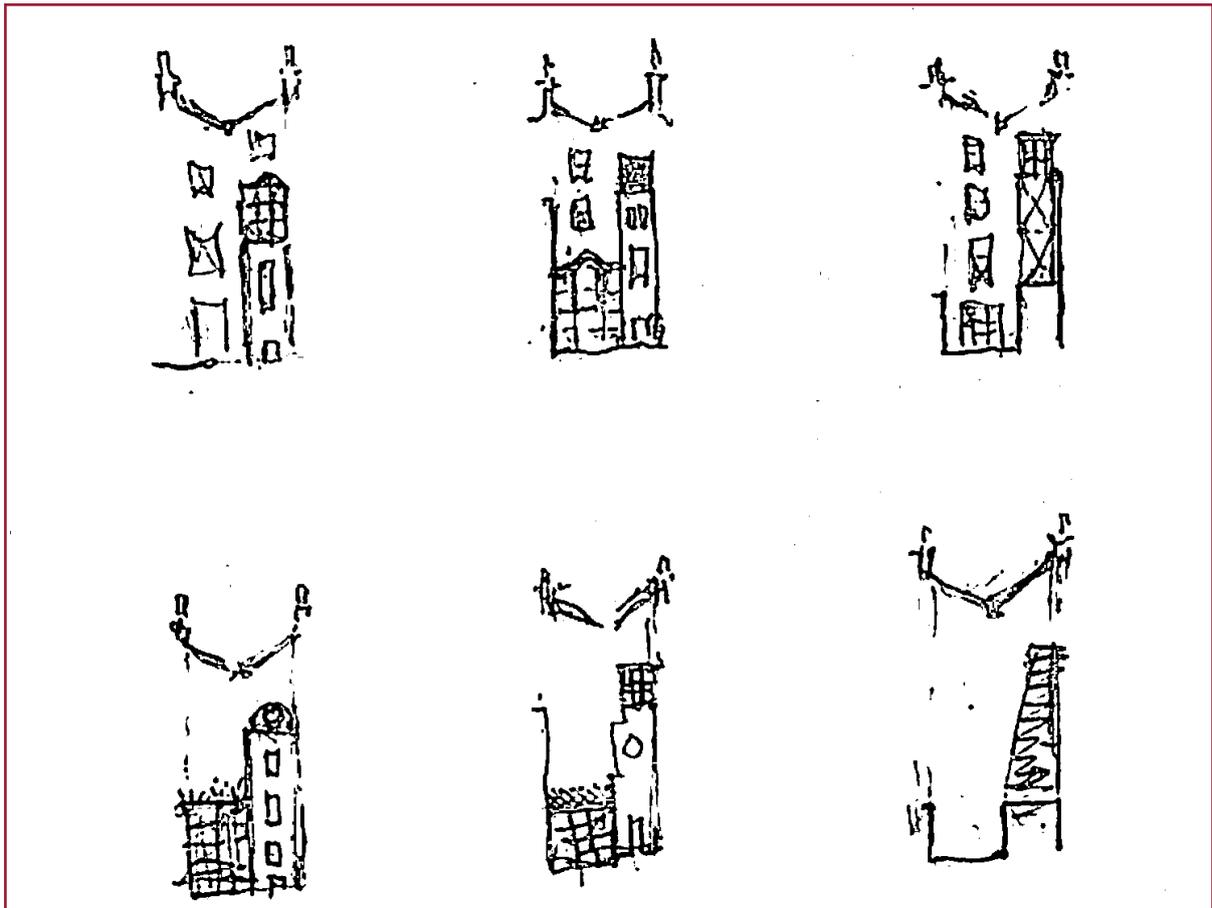


DOS ARCHITECTS - Duncan Terrace



BELSIZE ARCHITECTS conversion of
Hanover Terrace

A8. Back Extensions (cont.)



Schematic sketches showing innovative ideas for back extensions and example on following page.

Preferred materials and colours for roofs and walls are riven slate, artificial riven slate, solar tiles if integral, lead, copper, zinc, London stock brick, stone, hardwoods and cedar.

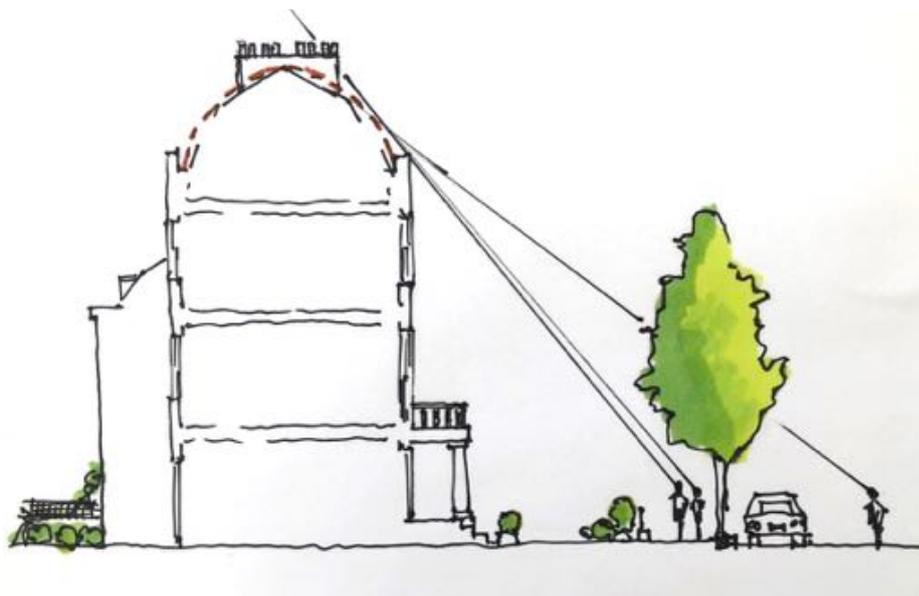
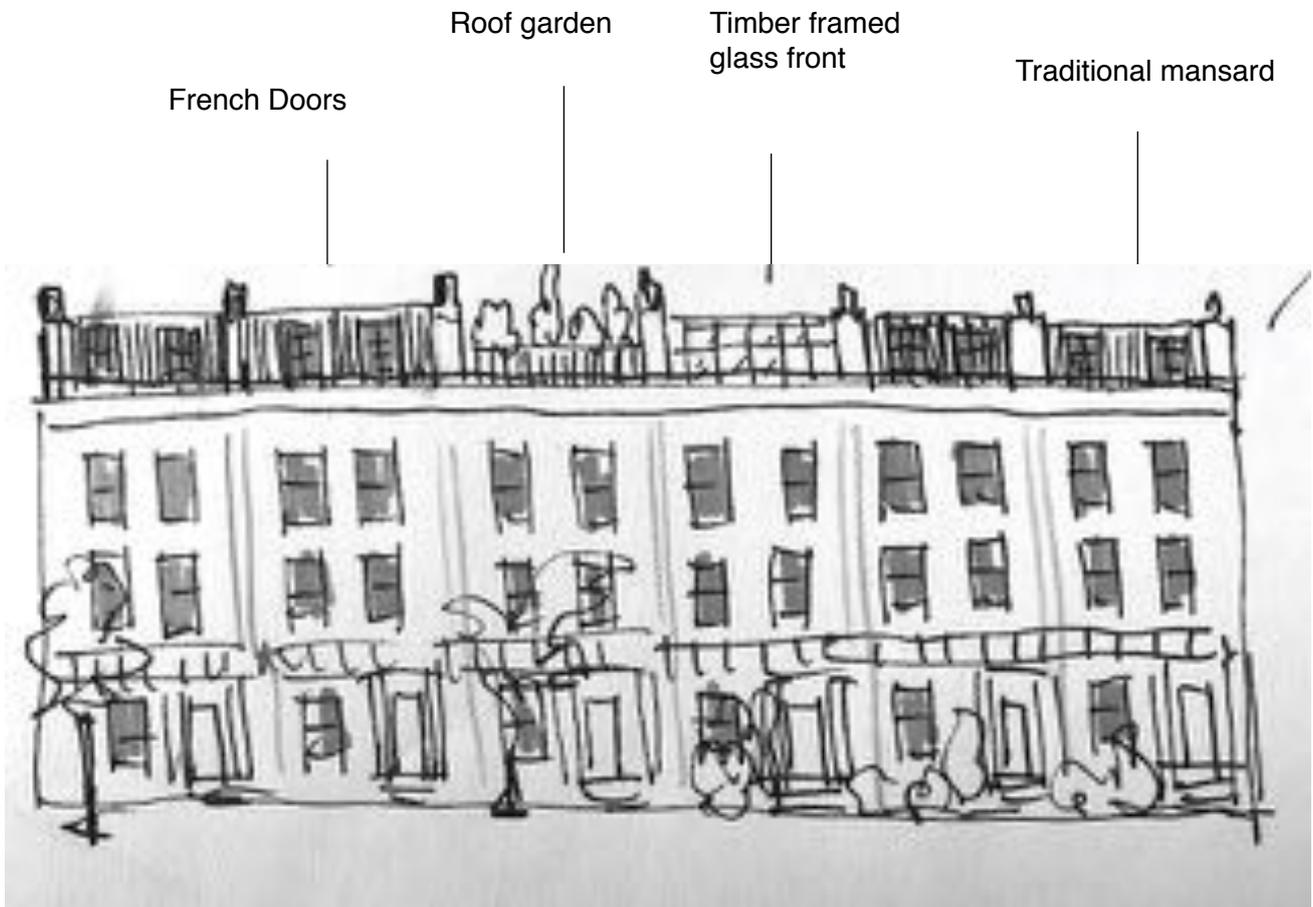
Finishes and colours should normally be natural sealers and varnishes on wood or metal, or grey, black and dark colours in order to blend with the predominantly brick elevations at the rear of our buildings.

A8. Back Extensions (cont.)



This ¾ rotunda extension has a substantial grass roof. The pond collects rainwater from all roofs, abating and mitigating rainwater surging to city drains .

A9. Illustration of a variety of roof top additions within the semi-circle, and shown below, sight lines from the pavement and street.



Sight lines up to mansards from pavement and street.

A10. Northumberland Place mansard survey, published autumn 2012.

		Households who replied	% of Households who replied	Agree that properly designed mansards should be allowed				Would build a mansard in preference to a basement	
				Yes	No	Don't know	Agree %	Yes	Prefer mansard %
Houses with mansard	15	8	54%	7	1*		88%	4	80%
Houses without mansard	39	33	85%	29	3	1	88%	23	70%
Total	54	41	76%	36	4	1	88%	27	65%

* Would be happy for a mansard to be built if there were existing mansards on either side.

Results of residents' mansard survey, published Autumn 2012

A11. Comments from NHENF on the Mayor's proposed London Plan 2018

Draft New London Plan

Notting Hill East Neighbourhood Forum welcomes the aims of more homes and mixed communities and fewer cars in the future. We have the following amendments and additions:

1. Make sure that the ideal of making streets planned for people to move around more safely is linked to turning many streets into attractive community PLACES where both adults and children will want to spend more time.
2. We would also add under 1.3.4 make the streets (and the city as a whole for that matter) more beautiful.
3. 1.4.9 We would like to see 'improving the visual quality of the city' enshrined in the plan also.
4. We are concerned that insufficient emphasis has been placed on greening and we would like to ensure all new units have small greened and screened usable space. So to policy GG4 we would add 'provide small screened and greened outside space.'
5. We would also like to see greater emphasis on the role of greening to shade, cool and help clean the air, and to provide a richer habitat for insects and birds, as well as delaying water run-off and reducing flood risk.
6. Agree to increased control over basement development that minimises the effect on neighbours.
7. Agree that where possible, consideration should be given to adding storeys to buildings but only where existing residents are also advantaged.
8. We believe that the possibility of adding storeys should also apply within Conservation areas as long as the roof extensions are sensitive, and we believe that in traditional terraced housing the traditional mansard form must normally be preferred to flat roof extensions for both building performance and aesthetic reasons. See policy 1.5.3 4.
9. Policy D1 We would add 'make more beautiful' but specifically, 'make provision for storage spaces and places for bicycles'.
10. Consider designing out over time wider parking spaces to encourage smaller over larger vehicles in order to encourage more ecologically friendly vehicles.
11. All properties in London to display street number clearly visible and all streets to have visible names at each end.
12. We support minimum standard for new housing units, especially that they be double aspect, and would add screened and greened outside space.
13. Public Realm- In addition to previous comments we would urge a more innovative approach to the use of existing streets for recreation for people of all ages, more opportunities for informal play, and social activities. Ensure that on-street parking becomes a less and less dominant feature of the streetscape.
14. Ensure the provision and management of free drinking water.
15. Disallow, if possible, charging for streets closing for community events.
16. 3.7.1 Seems to imply that bright lighted streets are safer whereas research shows that lighting more sensitive to the needs of all users does not mean brighter lighting for safety's sake. We want to reduce light pollution.