

Comments received on sites suitable for development via Built-ID Polls

Q. Are there any sites in your neighbourhood that you think need to be redeveloped?

For the reasons stated in the table below, only Newcombe House has been included as a potential site allocation in the Issues and Options document.

Site / Address	Current Use	Suggested Use	RBKC Comment
Land under the Westway-Harrow Rd	Response has not specified the location/units.	No specific suggestion	Highly constrained land with not much potential for an increase in development.
All the empty shops on Westbourne Grove	Commercial	Social housing	The introduction of residential uses within otherwise retail/commercial parades is not welcomed as will create dead frontage which will harm the viability of the Westbourne Grove District Centre. It may be suitable to de-designate a centre where we are satisfied that it no longer forms a useful function. However, this is not the case for Westbourne Grove - a centre which had a vacancy rates of just 4.1% in 2019.
Falldon House, St Luke's Road	Housing	No specific suggestion	Outside of RBKC boundary
Newcombe House	Vacant office building, retail and social housing.	Mixed with Social housing	This is a major development and whilst it has extant planning permission, works have not started on the site. We will include this site and propose allocating it in-line with the extant planning permission.
Churchill House, Cromwell Road	There does not appear to be a Churchill House within the borough	No specific suggestion	Outside of RBKC boundary

Chelsea Fire Station, 264 Kings Road	Social and Community	It needs redevelopment. It is not aesthetically pleasing, and could also be built with more housing space, providing housing that is more affordable to help 1st time buyers, if redeveloped correctly.	Social and community use with no/little potential for increase in development of a scale which would allow the provision of new affordable homes.
Carpark at the corner of Harrington Road and Queen's Gate, 39-49 Harrington Rd	Car Park	No specific suggestion	Site is an existing allocation in the Local Plan 2019 and will be carried forward.
Baden-Powell House, 65 Queen's Gate	Commercial: Hotel	No specific suggestion	No potential for an increase in the scale of development on this site. It can be repurposed/redeveloped for a similar use as existing, or for an extension of the existing social and community uses on the lower floors.
Tesco Superstore, Cromwell Road	Commercial: Retail	Housing	Site is an existing allocation in the Local Plan 2019 and will be carried forward.
Fulham Road Picturehouse, 142 Fulham Road	Cinema	No specific suggestion	This is relatively new and does not have the prospect to come forward for development.
The Abingdon Medical Practice,	Medical Centre, GP practice	No specific suggestion	Social and community use with no/little potential for increase in development.

88-92 Earls Court Road			
London House, 266 Fulham Road	Commercial, vacant?	No specific suggestion	Recent planning applications demonstrate there isn't scope to increase the quantum of development and only scope to repurpose the building.
Holiday Inn at Gloucester Rd	Hotel	No specific suggestion	This was subject to a planning application which has now been withdrawn. The hotel use will be retained and leaves little scope for an increase in the quantum of development. The land around is also constrained under the London Squares Act.
The barracks. It's a very large unattractive building and not fit for purpose in today's day and age.	Assume this is Chelsea Barracks site which is in Westminster	No specific suggestion	Outside of RBKC boundary
Olympia London Car Park	Car Park	No specific suggestion	Outside of RBKC boundary
The entire estate opposite the Ten Acre site	It would appear that this refers to the Worlds End Estate to the south of the King's Road.	No specific suggestion	Following the Grenfell Tower tragedy, the Council made a commitment to end estate regeneration. It stands by this commitment and as a result we are not considering any Council housing estates in this exercise.
Daska House, 234 King's Road (corner of Sydney Street and King's Road)	Car Park, Commercial and Residential	Mixed with housing	There appears to be limited scope to increase the quantum of floorspace on this site or change the mix of uses.

Emmanuel Kaye Building, adjacent to Chelsea Fire station	Education: National Heart and Lung Institute, Imperial College London	No specific suggestion	There is a presumption against the loss of any social and community uses such as that which currently occupies this property. Redevelopment would only be considered as part of a wider conversation with the provider.
The Gasworks, Large Kensal Sainsburys and Crossrail Portobello Station	Mixed	No specific suggestion	This is one of our key opportunity sites and is an existing site allocation which will be updated to reflect recent work on the SPD.
White Knight Laundry, 253- 261 Kensal Road	Mixed: Commercial and residential	No specific suggestion	This is a small site with existing planning permission for commercial development in Employment Zone, as such it does not need a site allocation. PP/16/03873 granted in 2016 for “Demolition of existing commercial laundry and residential buildings and erection of part 4, part 5 commercial (Class B1) building with a small ancillary A1/A3 unit, with new entrances on to Kensal Road, Conlan Street and Middle Row (MAJOR APPLICATION).”
Admiral Vernon Antiques Market, 141-149 Portobello Road	Commercial: Retail	No specific suggestion “it is run down and dirty, makes the market look shabby”	The building can only be repurposed given its town centre location and conservation area context. As such there is no scope to increase the quantum of development.
The Latimer Industrial Estate and the southern end units of the same Latimer Road	Light industrial	No specific suggestion	Units 1-14 are proposed as a site allocation.

Kings Walk Shopping Mall, 122 King's Road	Commercial: Retail	Mixed with housing	Planning permission was granted in October 2020 for the redevelopment of this site. We expect this application to be built out. An allocation would not be appropriate.
The Cottage, 238 Walmer Road	Residential	No specific suggestion	Whilst empty the site only has potential for residential and as such there is little/no scope to increase the quantum of development given its context.
The Chelsea farmers market and adjacent red brick offices next to Kings Road.	Mixed	No specific suggestion	Site is a current allocation and will be taken forward.
Lightfoot Hall student home, Manresa Rd	Student accommodation	No specific suggestion	The building can only be repurposed given its location and proximity to conservation areas. As such there is no scope to increase the quantum of development.
Olympia building facing Warwick Road Earl's Court station exit.	This seems to refer to the Earl's Court exhibition Centre	No specific suggestion	Earl's Court is an opportunity Area site and will be taken forward as a site allocation.
Foulis Terrace	Housing	No specific suggestion	Planning permission was granted in July 2019 for the redevelopment of this site. We expect this application to be built out. An allocation would not be appropriate.
Oak House, 147A Cromwell Rd, London SW5 0QD	Housing	No specific suggestion	The building can only be repurposed given its location and proximity to conservation areas. It is already higher than many surrounding buildings and as such there is no scope to increase the quantum of development.
Cavay House, 158-168 Fulham Rd (Former Daunt	Commercial	No specific suggestion	Property in retail use and it is it part of designated Fulham Road Town Centre. As such, it will only be suitable for another town

Books store on Fulham Rd)			centre use with no/little potential to increase the quantum of development.
----------------------------------	--	--	-----------------------------------------------------------------------------

Housing Estates

The Council is committed to no wholesale estate regeneration on its housing estates. As such none of the Council owned housing estates will be included as a site allocation suitable for development.

Site / Address	Current Use	Suggested Use	RBKC Comment
Council flats on Kensal Road	Housing	Housing	The Council is committed to no wholesale regeneration and therefore will not be allocating Council housing.
Campden Hill Towers	Mixed: Commercial and Housing	(1) Please RENOVATE the tall towers at Notting Hill Gate. Do not tear it down and build something equally awful. (2) Poorly insulated housing estates that have been overlook by the council for years. The council has to pursue with redevelopment while keeping the residents in the loop (before, during and after the work is achieved).	(1) The tall tower seems to be a reference to Newcombe House which is proposed as a site allocation to reflect the planning permission. Refurbishing existing Council buildings is a matter for the Council as a housing rather than planning authority. The Local Plan is concerned with allocating land to be developed where new development can increase the quantum of development.
Chesterton Square, Warwick Road Estate, Warwick Road/Pembroke Road	Mixed use: RBKC offices and Housing	Was previously earmarked for development and this would have been really good space to change as it's an ugly set of buildings that could be put to better use.	This site was previously considered but following the Grenfell Tower tragedy, the Council made a commitment to end estate regeneration. It stands by this commitment and as a result we are not considering any Council housing estates in this exercise.

Worlds End Estate	Housing	<p>(1) It's not very aesthetically pleasing. It does not make inhabitants feel proud of their homes. It also is too big and therefore doesn't encourage friend groups to be formed across socio-economic boundaries. This leads to cycles of underachievement in the council housed community.</p> <p>(2) Put Crossrail 2 station here to encourage redevelopment and improve connectivity at the end of shopping on the King's Road.</p> <p>(3) Worlds End could have some more of the tall red towers. Loads of new buildings (private) should have low rent flats at the bottom.</p>	Following the Grenfell Tower tragedy, the Council made a commitment to end estate regeneration. It stands by this commitment and as a result we are not considering any Council housing estates in this exercise.
Sutton Estate	Housing	No specific suggestion	The proposals for this are being developed by Clarion. However, as the buildings now form part of the Chelsea Conservation Area, there is no/little scope to increase the quantum of development. They can only be repurposed for the same use. Given that the existing space standards are very low it is likely that when repurposed there will be a loss rather than gain of homes on this site. As such it is not suitable for a site allocation.
Cremorne Estate	Housing	No specific suggestion	Following the Grenfell Tower tragedy, the Council made a commitment to end estate regeneration. It stands by

			this commitment and as a result we are not considering any Council housing estates in this exercise.
--	--	--	------------------------------------------------------------------------------------------------------