4. Site allocations

4.1 Introduction

4.1.1 There are eight strategic sites identified in the Local Plan where great change is envisaged. Seven of these sites were allocated in the Local Plan (as the Core Strategy in 2010). The eighth, Lots Road Power Station, had previously been granted planning permission.

4.2 Existing Local Plan policies

4.2.1 The existing Local Plan policies for Allocations and Designations are included in full in Appendix B.

4.3 Progress with delivery of the strategic sites

4.3.1 Since the Local Plan was adopted (as the Core Strategy in 2010) some of the strategic sites have been fully or partly developed, while others have not progressed.

Kensal Gasworks

Progress to date

4.3.2 The Gasworks strategic site was allocated for upwards of 2,500 homes in the Local Plan, this was increased to 3,500 in the London Plan 2015. However, paragraph A1.3 of the London Plan states, “It should be noted that in some Areas
the transport system would not currently support this level of growth and developer contributions may be required to underpin enhancements”.

**Figure 4.1: Kensal Gasworks as shown in the existing Local Plan**

4.3.3 The Council consulted on issues and options for an SPD\(^70\) for the Kensal Gasworks site in 2012. This identified the scale of development that would be achievable on the site with and without a station and a second road access. The SPD will not progress until there is certainly over the question of delivery of a station.

**Wornington Green**

**Progress to date**

4.3.4 Planning permission was granted in 2010 and Phase One of the development is now complete. There were a number of infrastructure requirements included in the strategic site allocation such as the reinstatement of Athlone Gardens and the Venture Centre. These will be delivered in later phases of the development.

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Figure 4.2: Worthington Green as shown in the existing Local Plan

Land Adjacent to Trellick Tower
Progress to date

4.3.5 This vacant site in front of Trellick Tower was allocated for 60 residential units in the Local Plan. A Supplementary Planning Document has been adopted for redevelopment of the site\(^\text{71}\) and architects have been appointed to develop proposals.

**Kensington Leisure Centre**

![Figure 4.4: Kensington Leisure Centre as shown in the existing Local Plan](image)

**Progress to date**

4.3.6 This site was allocated for a 10,000 sq m new academy and a sports centre. Both opened in 2015. The final proposals included a CHP plant together with a small number of residential units which will be developed separately.

**Former Commonwealth Institute**

**Progress to date**

4.3.7 The ‘tent’ building was allocated for a high trip-generating institutional use. Planning permission has been granted for enabling residential and retail development on part of the site, subject to a S106 Agreement for the Design Museum to relocate to the ‘tent’ building. Development of the site is nearing completion and the Design Museum is expected to open in its new home in 2016.

4.3.8 The five sites were allocated for a total of 1,550 residential units. Planning permission has been given for 1,178 to date. The site allocations also included the provision of a primary school, on site public open space, community sports hall and swimming pool and funding for a number of streetscape improvements to Warwick Road and West Cromwell Road.

4.3.9 Redevelopment of Charles House, allocated for 500 units, will be complete when the school opens in September 2016. 439 residential units will be delivered. The Former Territorial Army site, allocated for 250 units, has planning consent for 281 units. Empress Telephone Exchange allocated for 150 units, has consent for 158 and the Homebase site allocated for 350 units has consent for 300 units. The former Charles House site, Telephone Exchange and Homebase site have all been implemented and are in various stages of completion. The primary school is being provided together with on site public open space and funding towards the streetscape improvements in addition to funding for education and leisure facilities in the Borough. These sites also include affordable housing. The site at 100 West Cromwell Road allocated for 350 units currently has no extant permission. The future development of this site should include the community sports hall and funding towards streetscape improvements.
Figure 4.6: Warwick Road as shown in the existing Local Plan

Earl's Court

Figure 4.7: Earl's Court as shown in the existing Local Plan
Progress to date

4.3.10 The part of the site in RBKC was allocated for 500 homes and a number of other land uses. Planning permission has been granted for a mixed use development in RBKC which includes up to 930 residential units including affordable housing, two CHP plants (one in RBKC/one in LBHF). The permission for RBKC also includes up to 10,132 sq m Class B1, 3414 sq m retail, 7381 sqm hotel and 6067 sqm of education, culture, community and leisure floorspace. The permission has been implemented and will take some 15 years to complete. The Royal Borough of Kensington and Chelsea and the London Borough of Hammersmith and Fulham, in partnership with the Mayor of London have produced a joint planning framework to guide future development in the Earl’s Court and West Kensington Opportunity Area.

4.4 Potential new site allocations

4.4.1 The following potential new strategic site allocations have been identified:

Royal Brompton Hospital / Chelsea

Figure 4.8: Potential new site allocations for Royal Brompton Hospital / Chelsea (blue line indicative boundary)

4.4.2 The Royal Brompton Hospital has identified the need to redevelop its main hospital campus on Sydney Street in Chelsea in order to provide facilities that will

meet its future requirements and maintain its position as a world leading centre of excellence for the treatment of heart and lung disease. To fund this ambition the hospital would need to sell parts of its estate in Chelsea. The Council has produced a draft SPD\textsuperscript{73} to assist this process but is awaiting a report from NHS England that will identify the future clinical requirements of both the Royal Brompton and the Royal Marsden hospitals, as there is the potential for them to develop shared facilities.

4.4.3 Any option for site allocation should also consider including the sites that could be required for a Crossrail 2 station and the Thamesbrook Nursing Home site.

**37 Pembroke Road**

![Figure 4.9: Potential new site allocations for 37 Pembroke Road (blue line indicative boundary)](image)

4.4.4 The Council has reviewed the requirement for the Pembroke Road Depot as a base for waste operations, whether the Council offices could be re-let to other businesses and the benefits that could be achieved through partial or full redevelopment of the building which could include new housing on the site and improving Pembroke Road by introducing new shops and businesses. On 30 October 2014, the Royal Borough's Cabinet agreed that full redevelopment could best meet the objectives of the Council by maximising the benefits to the Borough as a whole, while protecting the existing resident community on the site.

\textsuperscript{73} https://planningconsult.rbkc.gov.uk/consult.ti/RoyalBromptonHospitalSPD/consultationHome
4.4.5 The Council is considering options for building a new Barlby Primary School, a new school for children with special educational needs, and what opportunities there may be for improving existing homes and building new ones on and around:

- 319-339 Ladbroke Grove
- Raymede and Treverton Towers
- 5 Exmoor Street
- 1-18 Burleigh House

4.4.6 Architects have been appointed to take forward this project.
The Council is conducting a study on land and properties in Council ownership and the wider area. This is to understand the potential to improve the area as a whole and establish if other nearby landlords, social and private, are interested in partnering with the Council to build new homes. The study will also at look at opportunities for creating employment through new retail and office space, for new social and community spaces, and ways to improve the townscape and open spaces in order to make this part of the Borough more attractive. The study is due for completion in early 2016. The Council currently does not have any development proposals.
Originally, part of a stuccoed terrace on Queen’s Gate, the site was a hotel but fire damage in the 1980s led to the building being demolished. Currently the site is used as a car park. The Council and local residents are keen to see this prime South Kensington site redeveloped.
4.5 **Issues and options**

4.5.1 The Council is required to allocate sites for development and this is necessary to demonstrate that the Council can meet its five year housing land supply requirement, so not allocating strategic sites is not an option.

4.5.2 The strategic allocations for Kensington Leisure Centre, and the Former Commonwealth Institute are no longer required because the former has been built and the latter is in the final stages of construction.

**Issue 1:** There has been progress in delivering most of the strategic sites since the Local Plan was drafted (as the Core Strategy in 2010). The Council needs to consider whether it is appropriate to update the Local Plan to reflect the progress that has been made to make the Allocations and Designations chapter easier to use and to identify new (strategic) sites.

**Question 1**
How could the Allocations and Designations chapters be improved?

**Question 2**
Are there other aspects of the existing strategic sites policies which need updating? If so, please identify which ones and what the issue is.

**Question 3**
The following potential new (strategic) site allocations have been identified:

- Royal Brompton Hospital/ Chelsea
- Pembroke Road
- Barlby and Treverton Estates
- Silchester East and West
- 39-49 Harrington Road

Do you agree that any / all of these should be allocated in the future and do you have any comments on the draft indicative boundaries?

**Question 4**
Are there any other (strategic) sites that should be considered as a site allocation as part of the Local Plan Partial Review? If so, please complete the Call for Sites section of the Consultation Response Form (**Appendix C**).
Figure 4.13: Site allocations in the existing Local Plan and potential new site allocations for the Local Plan Partial Review