

## Kensington High Street: Mix of Uses: Banks

Kensington High Street has more banks and building society offices than any high street in London. We already have a branch of all major banks in the High Street.

See the analysis below shows that:

- this is not a new phenomenon – see time series since 1971, 1979 and 1984 (Kelly's Directories) to 2018 (survey)
- they have migrated from the secondary frontages and consolidated in the primary frontage on the north side of the High Street
- they have expanded at the expense of retail (A1) uses,
- the latest arrival by Clydesdale Bank who have proposed to take up several shopfronts in the former Tesco building.

Given that getting money can be done from any ATM, there are few reasons for going into a branch of your own bank. In any case,

There are several issue here:

- **the quantity** – we already has the largest number/biggest selection of banks and building societies in the Borough or of any other High Street that I know
- **where they are located – are they in the primary retail frontage?** There has been a major consolidation of banks on the north side, movement from secondary frontages to primary retail frontage (see **yellow highlight**)
- **their impact, especially what they displace if there is a change of use from shops (A1) to banks (A2)**

At present a number of blocks have less than 80% retail in the primary retail frontage

The concern is about the proportion of units in frontages within the primary retail frontages where the minimum requirement is to maintain at least 80% retail – note that several frontages on North side have less than 80%, mainly due to consolidation of banks in these frontages (**red highlight**)

## Primary Retail Frontages:

### North Side:

Block:	% retail (A1)	Banks/BS (A2)	Cafes/Restaurants (A3)	Vacant
St Mary Abbots – Hornton Street	48%	25%	27%	
Hornton Street- Campden Hill Road	84%	16%	-	
Camden Hill Road – Argyll Road	13.8%	62.5%	-	23.7%
Argyll Road – Phillimore Gardens	69.5%	30.5%	-	
Phillimore Gardens- Holland Park	80%	-	20%	

### South Side:

Kensington Court to Young Street	61.5%	23%	15.5%
Young Street – Derry Street	100%	-	-
Derry Street – Wrights Lane	88%	12%	-
Wright's Land – Adam and Eve Mews	94%	6%	-
Adam and Eve Mews – Allen Street	63%	20%	17%
Allen Street – Abingdon Road	85%	10%	10%
Abingdon Road – Earl's Court	80%	-	20%

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North Side:	1971	1979	1984	2018
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### Primary Frontage

74:	Barclays	Barclays	Barclays	-
84:	LeedsBS	LeedsBS	-	-
92:	Midland	Midland	Midland	HSBC
94	National Westminster			
NatWest				
98a	-	BankMelli	-	Bank Melli
112/114	Lloyds	Lloyds	Lloyds	Lloyds
118	ArabBank	-	-	-
128	Woolwich BS	Woolwich BS	Woolwich BS	-
132-134	-			Barclays
138	National Westminster	Coutts	Coutts	-
140	Bank of Scotland	(see 177)	Bradford & Bingley)	
142/144	-	-	[Abbey National]	Santander
146-150				Clydesdale Bank
160	-	-	-	Metrobank
180/182	-	-		Royal Bank of Scotland

### Secondary Frontage

208	Barclays	Barclays	Barclays(see132/134)	[PostOffice]
240/242	National Westminster	NatWest	NatWest (see 55)	-
276/280	Barclays	Barclays	Barclays (see 132-134)	-

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South side:	1971	1979	1984	2018
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**Secondary Frontage**

1	National Westminster	NatWest	NatWest (see 55)	-
21	Sepal	-	-	

**Primary Frontage**

55	National Westminster	NatWest	Nat West	NatWest
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177	Halifax	Halifax	Halifax	Halifax
189	-	Nationwide BS	Nationwide	Nationwide BS

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**Secondary Frontage**

255	Midland	Chelsea BS	Chelsea BS	Yorkshire BS
257/261	Post Office	Post Office	Post Office	-

361/365	National Westminster	NatWest	Nat West (see 55)	-
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