



Trellick and Edenham - Investing in your area

ISSUE 1 - June 2012

► This newsletter

This is the first in a series of newsletters. It is intended to keep you up to date with the Council's plans to develop the area adjoining Trellick Tower (as shown on the map), to fulfil our policy to improve local facilities and provide new homes.

Introduction

The area between Trellick Tower and Elkstone Road, where the Edenham Way Old People's Home once stood, has been empty for some time. The area is being used as play space and a temporary coach park while the Council, working with the local community, develops plans for the area. We also want to include the area laid out as a ball court and the disused parking space in our discussions to improve the area.

We are now starting this process. The very first stage will involve the appointment of architectural and specialist historic building consultants. They will advise us on the possibilities for development of the area, bearing in mind the heritage status of Trellick Tower [see p3](#).

There are two distinct parts to the site:

- the temporary coach park on Elkstone Road
- the rest of the site lying to the south and immediately below Trellick Tower. It includes parts of the pedestrian walkways, play area, stairs and basement car park/storage area.



Edenham/Land adjacent to Trellick site plan

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The consultants' brief

We will be appointing consultants by the end of July 2012. Once appointed, the successful consultants will prepare several options for the redevelopment of the site, considering building layout, height and possible land use. They will be required to carry out the work in five stages (shown on page 2). This will allow local residents, planners and any other interested people or organisations to make their aspirations and concerns known.

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Stage	When will this happen?	What's involved?
1	Summer 2012	Studying the architectural heritage of the site. Meeting with local residents to hear what they would like to see and any concerns they have.
2	Summer 2012	Preparing a detailed analysis of the site, to better understand its strengths, weaknesses and opportunities.
3	Autumn 2012	Producing at least three options as to how the site could be developed. These will include a broad sense of land use, layout and height of buildings and vehicle and pedestrian access.
4	Autumn 2012	Considering how each of the options can deliver improvements for Trellick Tower and the wider area. There will be an exhibition of drawings and supporting information so that residents and other interested people can ask questions and give their views on the options. This exhibition will take place in a local venue.
5	Winter 2012	Using all the information and feedback, developing a 'preferred' option, for the Council to focus on further. There will be a second exhibition so that residents can find out more about this option and hear about the benefits it can bring to the area.

When we have planned the dates and venues for the exhibitions we will let you know in a future newsletter. Look out for information so you can come along and have your say.

Once we have a clear sense of the size and type of development appropriate on this site, the Council will prepare a planning document. This will guide the redevelopment of the area. There will be an opportunity for you to give us your views as a part of a further formal consultation process.

Trellick Tower

Whatever your views of Trellick as architecture, there can be no dispute that it has achieved iconic status.

It is arguably the most famous council block in Britain. Often featured in film and music videos, the 31 storey tower and surrounding estate was designed by Erno Goldfinger. It was completed in 1972 which means this year marks its 40th anniversary. In 1988 it was listed Grade II* by English Heritage. Just eight per cent of the nation's listed buildings are Grade I or II*.

The heritage status of Trellick means that whatever development emerges must respect and enhance the Trellick buildings and their setting. This is a major consideration in the development potential of the sites.



The iconic Trellick Tower

Trellick is an extremely expensive building to maintain. So expensive, that in some years it consumes roughly a quarter of the money available for the repair and maintenance of all our council homes, while housing just two per cent of our tenants.

For this reason we are also asking our consultants to consider how, if at all, each of the options they come up with might create opportunities for improvements to Trellick Tower and the wider area.

Planning policy

Owning a major high rise heritage building does create significant challenges and costs.

This is explicitly recognised in the Council's **Core Strategy**, the principal policy document against which all planning applications are judged.

The strategy contains specific policies for the redevelopment of the site. Paragraph 22.1.3 states that *“Trellick Tower is a Grade II* listed building and is an iconic historic building within the borough, which is in need of costly restoration. Its maintenance and enhancement is crucial... and therefore the development of the surrounding land is considered vital in funding the restoration.”*

Policy CA3 designates the site as a Strategic Site to accommodate at least 60 new residential units to fund regeneration; and improvements to social and community facilities and housing.

To find out more about the Core Strategy visit

www.rbkc.gov.uk/planningandconservation/planningpolicy/corestrategy.aspx



Keeping you informed

We aim to keep you up to date with the proposals for the Edenham/Trellick area. We will do this through newsletters, our website www.rbkc.gov.uk/housing/trellickandedenham - and other Council publications.

If you would like to be involved call Ruth Angel, Housing Regeneration Project Manager on **020 7361 2628** or email ruth.angel@rbkc.gov.uk.

This newsletter is also available online at www.rbkc.gov.uk/housing/trellickandedenham where you can also register for email updates on the project.

Information from this document can be made available in alternative formats and in different languages. Please contact Housingline on **020 7361 3008** or email housing@rbkc.gov.uk.

