

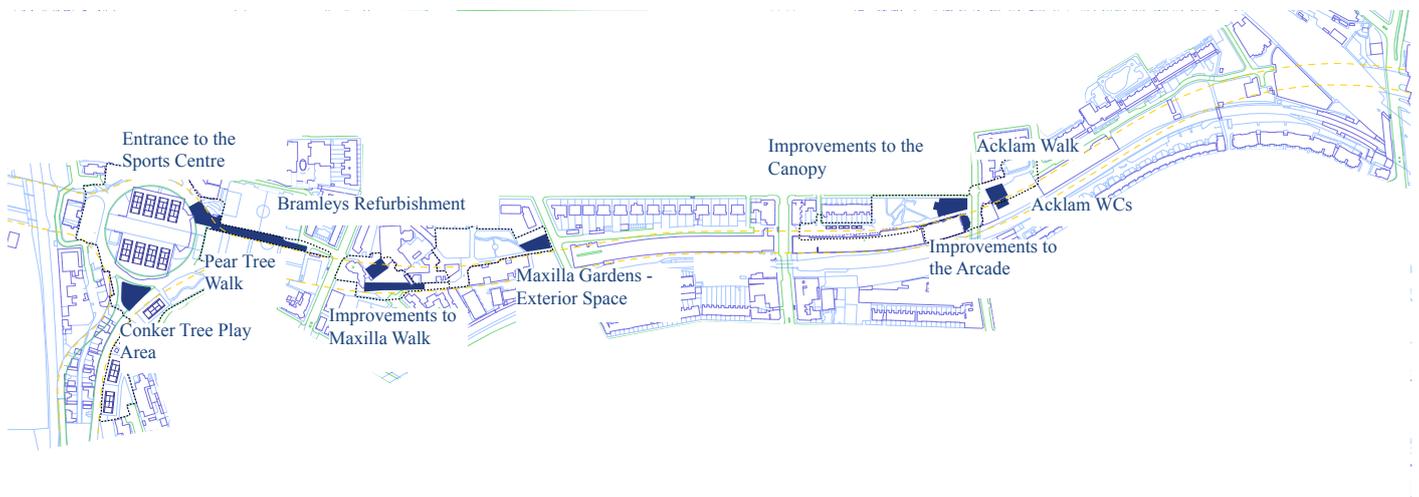
# Community Street Delivery Plans

Hello Everyone,

All of us at the Westway Trust are excited to be moving into the delivery Phase of Community Street. Thank you to everyone who has given input so far.

Our local communities and interested parties, as some of you will know, came up with 29 project ideas. These were costed more than double our available budget of just over £2 million. We have therefore adjusted some scope of the projects so that we can include more of them and the project will now be delivered in phases.

In Phase 1 we have decided to start with the following projects:



## Selected Projects:

- Acklam Road WCs (£220,400)
- Redevelopment of the Acklam Walk (£285,000)
- Improvements to the Arcade (£150,000)
- Improvements to Maxilla Walk (£40,000)
- Bramleys Refurbishment (£70,000)
- Painting, Lighting and Wayfinding (£385,000)
- Greening the Alley (£33,000)

## Shortlisted Projects:

- The Conker Tree Play Area (£108,000)
- Pear Tree Walk (£102,000)
- Maxilla Gardens- Exterior Space (£10,000)
- Portobello Green Stage (£29,000)
- Improvements to the Canopy (£65,000)
- Entrance to the Sports Centre (£21,700)

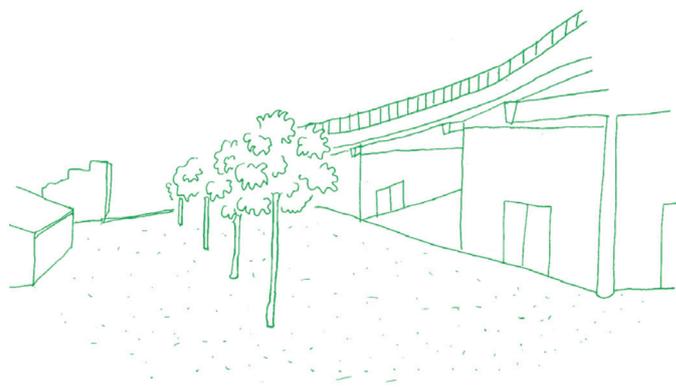


### Acklam WCs (£220,400)

Internally the WCs need completely replacing, the roof needs re-waterproofing but the structural walls can remain untouched. This will provide a much needed facility for local people, to the market traders and visitors to the area.

### Redevelopment of the Acklam Walk (£285,000)

The current hoarding and the brick wall dividing the site will be repositioned turning the area more open Acklam Plaza. We will landscape the site in front of the Acklam WC's turning it into smaller more intimate public space with potentially some greening that would be used by a range of licenced pop-up interventions aligned to retail and cultural activities.



### Improvements to the Portobello Arcade (£150,000)

We are looking at replacing the glass brick walls with windows, improving the lighting and signage at the entrances which should improve footfall into the area and the Arcade.

## Improvements to Maxilla Walk (£40,000)

We will be fixing existing urgent drainage issues which are currently preventing suitable developments in the Maxilla area as well as replacing damaged gates.



## Bramleys Refurbishment (£70,000)

We are continuing with building refurbishment works for meanwhile use, which will include much needed affordable storage for the local community.

## Lighting, Wayfinding, Painting (£385,000)

These improvements will be a coherent design and take place across the length of the estate. It will substantially increase directional footfall, improve safety and help build pride in the area. It will build a sense of continuity across the whole estate.



## Greening the Alley (£33,000)

The alley between Malton Road and Ladbroke Grove is unpleasant and in need of improvements such as bin enclosure and planters against the residential wall on the north of the space and railings to the low level wall.



These projects have been chosen for the following reasons:

- They are projects that were flagged as important by the community
- They offer a high visual impact
- They will address key issues of health & safety
- They will deliver an economic benefit to the area, which will in turn deliver future community benefit
- They offer value for money
- They will deliver new usable public space
- They address the GLA funding criteria.

In selecting these projects we also considered land ownership; other future funds that may be on the horizon; the requirements for linkages between projects; and an emerging overall estate plan.

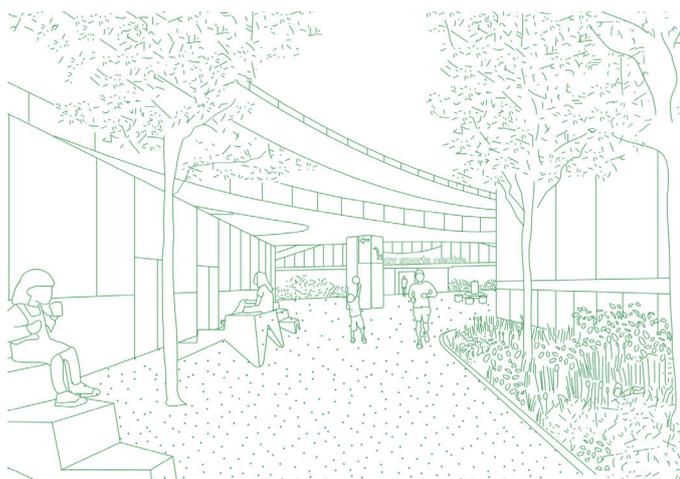
The total cost of all these projects is: £1,183,400

We also have the funds to deliver the following additional projects in Phase 1 and we would like to hear your views on these.

Question: Please tell us what you think? Is there anything else that you want us to consider? Are there any other actions that you think are required to optimise the project outcome? Tell us why.

### The Conker Tree Play Area (£108,000)

We will be transforming this play area by introducing new play equipment more suited to specific age groups, as well as some soft, safe landscaping work

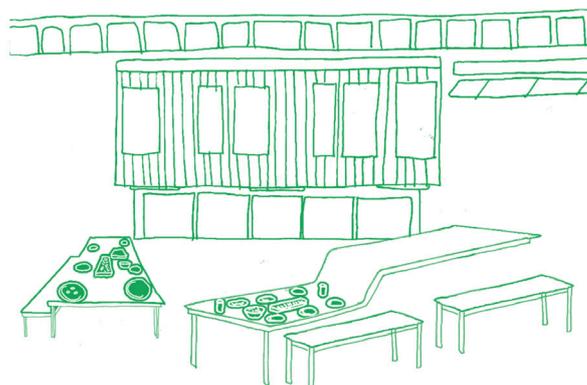


### Pear Tree Walk (£102,000)

This proposal includes the introduction of a bank of greening on the north side, with a series of raised benches being positioned to allow people to view the sports on the other side. This will be an ideal space for families to view other members of family while on pitches.

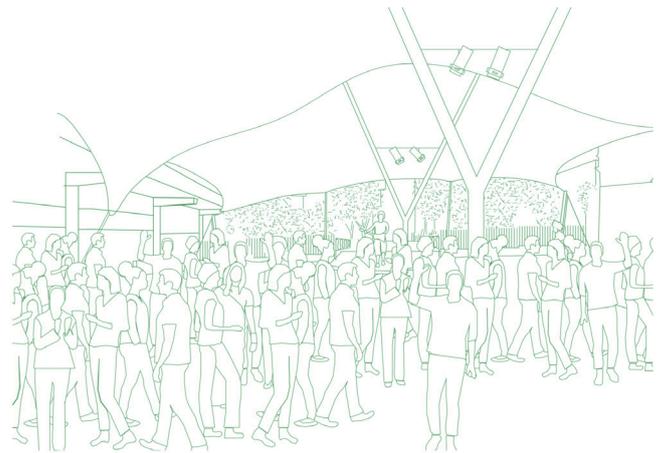
### Maxilla Gardens/ Bay 20 Exterior Space (£10,000)

This area provides an amazing range of support and activities for local people. The provision of a range of outside seating will enable better use of the Green.



## Portobello Green Stage (£29,000)

This stage has the potential to connect the Green with the Canopy space, enable public performance in both directions as well as providing a seating area when not in use. The stage renovation could also be used to enable access to the Green directly from the canopy area.



## Improvements to the Canopy (£65,000)

To make this space pleasant, more inviting and playful we are proposing to colourfully paint the ground surface, improve the lighting rigs, guttering and complete repair works to the retaining wall along Thorpe Close.

## Entrance to the Sports Centre (£21,700)

This proposal seeks to turn the space in front of the Sports Centre's entrance into an attractive, welcoming space, through the provision of lighting, seating and signage/wayfinding measures.



The total cost of all these projects is: £335,700

Bringing the total cost of Phase 1 to: £1,522,100

Phase 1, with the slightly adjusted costs, enables us to include 13 of the 29 initial projects.

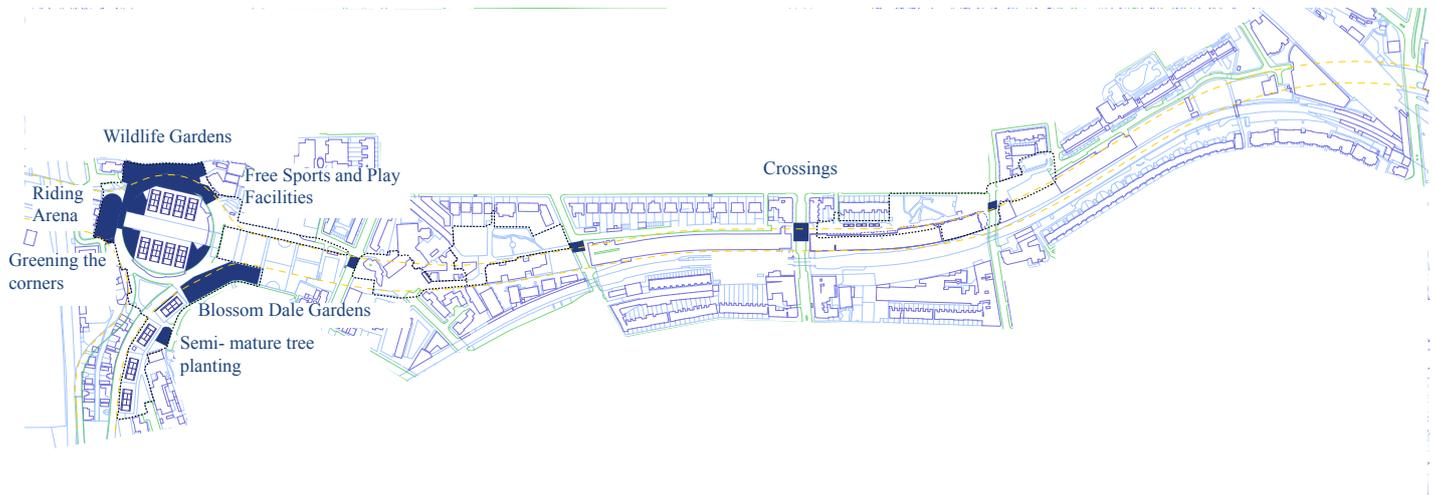
## Phase 1 Project Costing

|                                  |            |
|----------------------------------|------------|
| Acklam Road WCs                  | £220,400   |
| Redevelopment of the Acklam Walk | £285,000   |
| Improvements to the Arcade       | £150,000   |
| Improvements to Maxilla Walk     | £40,000    |
| Bramley's refurbishment          | £70,000    |
| Lighting, Wayfinding, Painting   | £385,000   |
| Conker Tree Play Area            | £108,000   |
| Pear Tree Walk                   | £102,000   |
| Maxilla Gardens- Exterior Space  | £10,000    |
| Portobello Green Stage           | £29,000    |
| Improvements to the Canopy       | £65,000    |
| Entrance to the Sports Centre    | £21,700    |
| Greening the Alley               | £33,000    |
| Total                            | £1,522,100 |
| Prelims/ Contingency @ 20%       | £304,420   |
| Project Cost                     | £1,826,920 |
| Additional Cost                  |            |
| Project Overheads                | £446,290   |
| Total Project Cost excl. VAT     | £2,272,810 |

If some of the projects are not delivered within this Phase due to unforeseen circumstances (like increased cost of the materials, labour) these will be moved for delivery in Phase 2.

## Phase 2

The following projects are placed in Phase 2 because we have ideas as to where we might find the additional funds or partnerships to deliver them:



- Remodelling of Blossom Dale Gardens
- Improvements to the Wildlife Garden
- Riding Arena
- Stable Way Connection
- Greening the Corners
- Semi Mature Tree Planting
- Free Sports and Play Facilities
- Crossings

## Remodelling of Blossom Dale Gardens (£40,000)

This will add new natural play equipment; repairs to the retaining walls; add a new entrance. We believe we can apply to the next round of the Future Neighbourhood Fund (FNF) for this in November 2022, providing we have successfully delivered our current FNF projects.

*The advantage of this project is that it would provide a much needed area for the residents (some of them who are in the older age groups) of the adjacent estate. Improvements to the entrance and the seating area would make it more accessible*



*and an area in which the community can spend time. It would also be suitable for activity such as outdoor Tai Chi.*

## Improvements to the Wildlife Garden (£24,000)

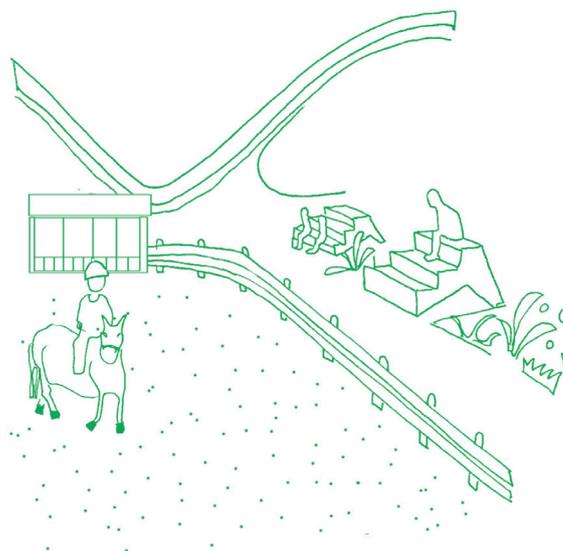
Improvements to the Pond; purchasing new trees; Resurfacing of the educational space; a new fence. We would hope to find this from within Trust GIG budgets over the next two financial years.

*This project could extend the access and volume of our engagement with schools and other community partners.*

## Riding Arena (£80,000)

We have already put aside these funds within our reserves to support the West London Community Riding Stables to further their option to develop the stables and the riding arena.

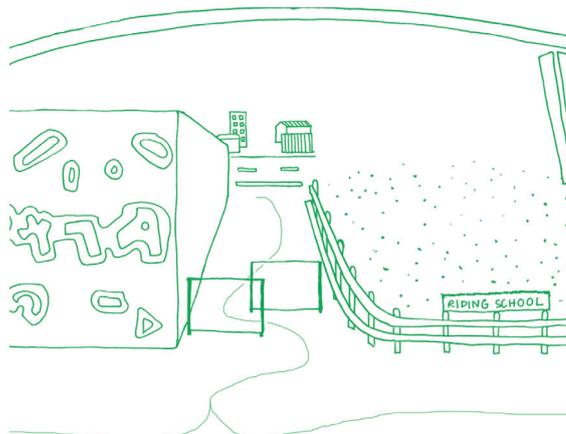
*This is the Westway Trust supporting a community led project which has a sound basis and a good leadership team. It also has the equivalent funds from a different source to get the fundraising off to a good start. It will provide a much needed space for local people and revitalise part of the estate.*



## Stable Way Connection

We have notified RBKC that we would like to work with them to bring the Road up to an adoptable standard. We think this would be at a cost of £200,000 and we are in discussions with RBKC on this matter.

*Stable Way needs considerable investment which can only be done with partners, at the moment the small amount of funds we could have to invest would have a very small impact. The whole area needs a coherent plan and we hope that the Underpass development will provide the appropriate stimulus.*



## Semi- Mature Tree Planting

We have already started planting more trees across the estate.



## Greening the Corners

This was budgeted at £234,000 for extra trees, climbing walls, greening, repainting and resurfacing. We think some of these elements could be funded through the Greener Cities Fund and we will apply once we have completed our existing Greener Cities Fund project.

*These projects need further focus and will be itemised before applying for funds.*



## Free Sports and Play Facilities (£717,000)

Free standing outdoor equipment around the rear and side of the Sports Centre and improvements to the surface and ambience.

*We will commit to further work with young people to scope this. We will reach out to Young K&C, Rugby Portobello, Solidarity Sports, and Maxilla City as well as other local organisations that work with young people and other local youth clubs. We will raise this in our plans with Everyone Active for ongoing investment and refurbishment and consider this as we build our reserves over the coming years for future investment in modernising the Sports Centre. We will also need to factor in future maintenance costs. This is especially important for engaging with young people.*

Crossings - Bramley Road Crossing (£25,000), St Marks Road Crossing (£25,000), Ladbroke Grove Road Crossing (£75,000), Portobello Road Crossing (£25,000).

We have identified a fund within RBKC that could consider these projects which are on RBKC highway land and we will raise this with RBKC.

*The advantage of investing in these points is that they would further improve way-finding and add coherence to the estate. They would also encourage foot fall along the length of the estate and make a considerable difference to the use of the shops at Bramley Road. There are some minor improvements which we will be able to make ourselves but maintaining good communications with RBKC would be a pre-requisite.*



Phase 2 projects will be built into our future Estate Plan that will be developed over the next 12-18 months. However, if we get an opportunity to bring them forward with clear funding routes we will do so.

The total cost of all these projects is: £1,445,000

If we are able to complete these projects then 23 of the 29 initial projects will have been completed.

## Phase 2 Project Costing

|                                     |            |
|-------------------------------------|------------|
| Remodelling Blossom Dale Gardens    | £40,000    |
| Improvements to the Wildlife Garden | £24,000    |
| Riding Arena                        | £80,000    |
| Stable Way Connection               | £200,000   |
| Greening the corners                | £234,000   |
| Semi-mature tree planting           | £0         |
| Free Sport and Play Facilities      | £717,000   |
| Bramley Road Crossing               | £25,000    |
| St Marks Road Crossing              | £25,000    |
| Ladbroke Grove Crossing             | £75,000    |
| Portobello Road Crossing            | £25,00     |
| Total                               | £1,445,000 |
| Prelims/ Contingency @ 20%          | £289,000   |
| Project Cost                        | £1,734,000 |
| Additional Cost                     |            |
| Project Overheads                   | TBC        |
| Total Project Cost excl. VAT        | £1,734,000 |

## Phase 3

Includes the remaining projects that we will continue to seek funds for or bear in mind for future opportunities from Trust income, albeit that they will need to compete with the many other priorities across the estate.

### Footbridge between Acklam Road and Westbourne Park (£20,000)

Painting of this bridge which will require a number of stakeholders working together.



### Entrance to Thorpe Close (£39,000)

Improvements to ambience; Improvements to seating and street furniture; Restriction of parking to already agreed parking bays. This is on RBKC land.

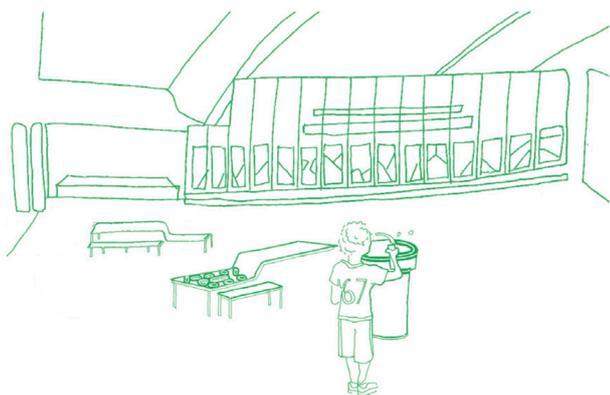
### Malton Road (£165,000)

This is RBKC highway Land. Resurface the existing paving and extend paving out beyond the columns; Make good tarmac at existing entrances; Make this a painted pedestrian zone; Alter / reinstate road markings. This would require substantial negotiation with tenants on land that is not in their demises.



## Repairs and Improvements to Ramp (£99,000)

This is the ramp outside Maxilla City where the gradient is non-compliant with current legislation and building regulations. We will approach the Council to consider this as they finalise the work on the Maxilla City site.

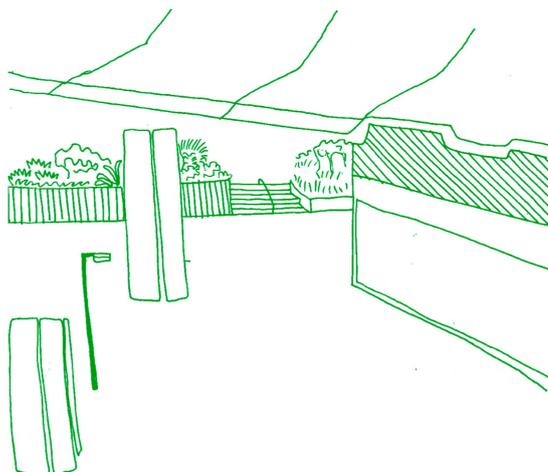


## Maxilla Square/ Memorial Space (£124,000)

Proposal for: performance Stage; Fountain; New water mains; Seating; Soften the flyover with underside mirroring or other treatment; Repair the Gates; Extension of Hope Gardens. The gate will be fixed and improvements to drainage will be achieved within Phase 1. It is essential that this space is treated respectfully and coherently. Further improvements will be considered after Maxilla City and Latimer Road Centre works have been scheduled and completed.

## Removal of Blind Sport/ ACAVA (4 Maxilla Walk) (£43,000)

This will be accommodated within any future development of the ACAVA site.



Most of these projects require further consultation and / or discussion with potential partners, or are uncontroversial but costly and / or have no clear lead.

The total cost of all PHASE 3 projects is: £598,000

The main question we are asking is:

Are you content with the list of projects included in PHASE 1? Are there any projects that you want us to reconsider? Please include any reasons in your response.

We look forward to hearing your views on the delivery of Phase 1 projects and we will be holding 3 Pop-Up events across the estate so you can come along and see the delivery plans and share your thoughts. These will be:

Place: Portobello Canopy

Time: Thursday 5th May @ 3-5pm

Place: Bay 20/ Maxilla Green

Time: Thursday 12th May @ 3-5pm

Place: Sports Centre (3 Crowthome Road)

Time: Thursday 19th May @ 3-5pm