

TRELICK  
and  
EDENHAM



## CREDITS

RESEARCH BY THE BARTLETT SCHOOL OF PLANNING, UCL  
IN COLLABORATION WITH TRELICK TOWER RESIDENTS' ASSOCIATION  
FUNDED BY LONDON MUSEUM

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The Trellick and Edenham Community Plan is the output of the research project 'Develop Trellick? Towards community-led regeneration of Trellick Tower and Cheltenham Estate'. This is not a consultancy project, but a research project developed in collaboration with a community group. Therefore, no professional liability is accepted by UCL, the principal investigator nor the project team for the content of this report.

If you have any questions about the project, please contact Dr Pablo Sendra ([pablo.sendra@ucl.ac.uk](mailto:pablo.sendra@ucl.ac.uk)). I will be happy to discuss the project with you, and answer any queries. The project has followed UCL's ethics guidance and has been approved by the UCL BSP Local Research Ethics Committee (Approval ID Number 9089/005).

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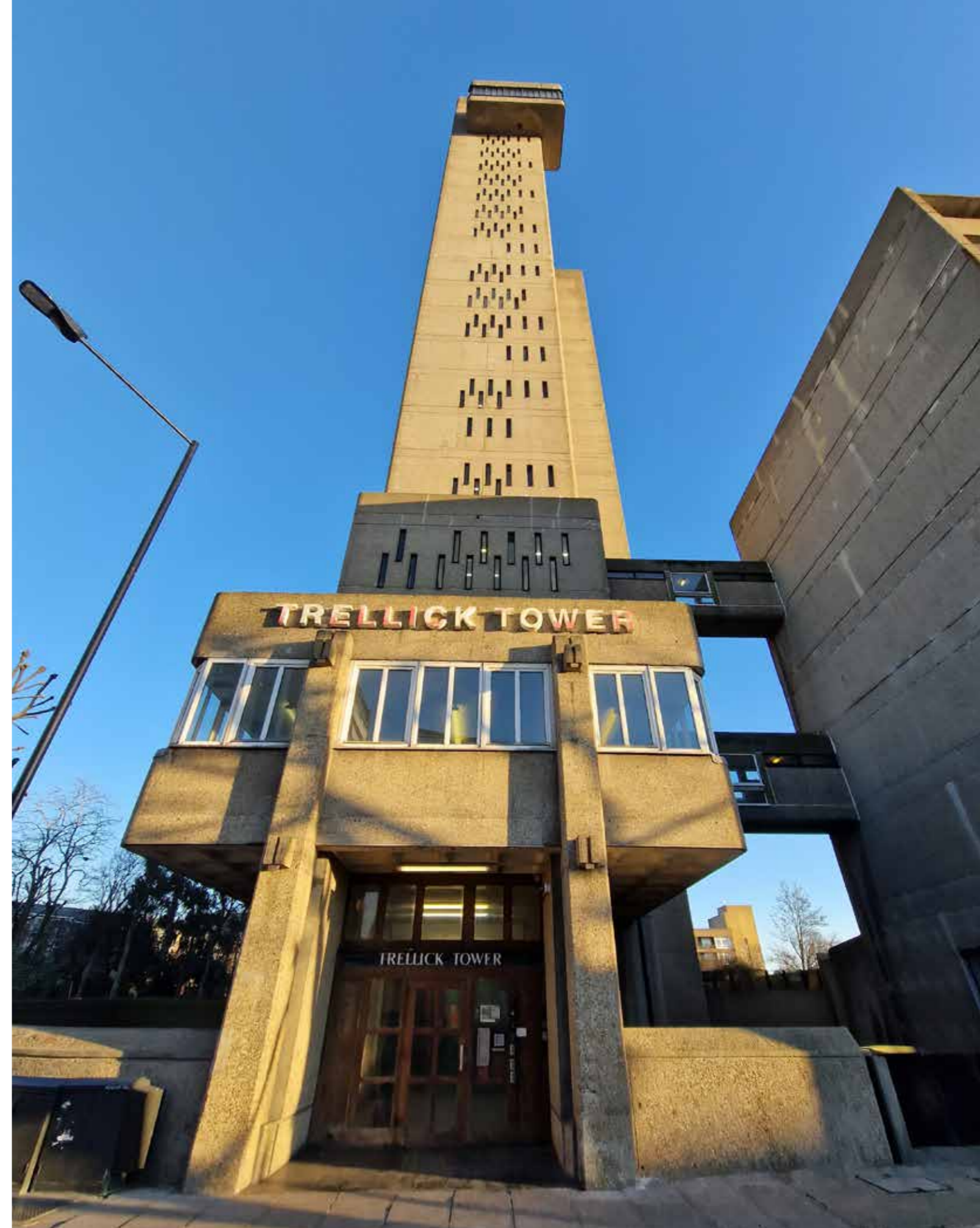
# EXECUTIVE SUMMARY

The Trellick and Edenham Community Plan is the result of the research project 'Develop Trellick? Towards a community-led regeneration of Trellick and Cheltenham Estate', carried out by The Bartlett School of Planning, UCL, in collaboration with the Trellick Tower Residents' Association (TTRA) and funded by the London Museum. This project has been carried out in the following context: In December 2021, the Royal Borough of Kensington and Chelsea (RBKC) withdrew the planning application to build a housing development on the site currently used as a van carpark in front of the Trellick Tower. This decision was made in response to residents' opposition to the scheme. RBKC announced they would engage with the residents again to see what kind of development they would want. The TTRA, in collaboration with residents from Trellick and Edenham, decided to elaborate a community vision for the estate, so they can present it to RBKC and argue that this should be considered when planning and procuring for any new development on the estate.

**“The aim of the research project was to co-produce the community vision for Trellick and Edenham. A community vision is not a detailed plan, but a flexible document with a set of co-produced principles and ideas that can guide future developments in the estate.”**

The aim of the research project was to co-produce the community vision for Trellick and Edenham. A community vision is not a detailed plan, but a flexible document with a set of co-produced principles and ideas that can guide future developments in the estate. For co-designing this community vision, this project has used a Participatory Action Research approach, which consists of considering participants as full partners and co-creators of the research. The proposals presented in this document are the outcome of four co-design workshops, and the project has been guided by a community steering committee that has met regularly to discuss the direction of the project. In addition to this, the project has offered work experience and training opportunities to residents. Three community members were hired as community-based researchers for the project and UCL offered a free short course on community participation to local residents and two council officers.

The proposals co-designed in the workshops are structured under three topics: (1) open and community spaces, (2) arts and culture, (3) homes, care, and health. For open and community spaces, the Community Plan proposes to improve the existing public spaces and make them more accessible. The proposal focuses on the space known as “the Beach”, with an emphasis on providing facilities for all generations while keeping its character. In addition to this, it proposes reusing the former garages on the plinth of Trellick Tower as community spaces and art studios. This links with the second topic: arts and culture. In addition to reusing the garages for cultural activities and art studios, the Community Plan proposes improving the space around the graffiti wall known as “the Hall of Fame”, equipping the space with diverse infrastructure for the development of cultural activities. For homes, care, and health, the Community Plan proposes a mixed-use development on the site currently used as a van carpark that includes a mixture of social housing, assisted living for elderly, and health and wellbeing facilities. With a maximum height of six storeys, the development could potentially deliver up to 56 homes plus 28 assisted living homes (84 in total). In addition to these three topics, the workshops also discussed the impact that the interventions would have on the heritage of the estate, and the need to bring back to use and repair the plinth of Trellick Tower. The last workshop concentrated on discussing the different possibilities for community involvement in the delivery and management of the scheme, diverse ways in which community groups can create partnerships with local authorities, potential funding opportunities, and next steps.



# KEY FINDINGS AND RECOMMENDATIONS

## WHAT PEOPLE VALUE ABOUT THE ESTATE:

- The Cheltenham Estate, which includes the Trellick Tower and Edenham Way, is located in proximity to a diversity of local cafes, restaurants, shops, and **other social infrastructure that people value** and which are very relevant for their daily and social lives.
- Residents have a **strong appreciation for living in the estate and for the design** of the homes. However, there are concerns about the maintenance of the buildings.
- Long-term residents remember the care home that existed in the estate and would like it to be re-provided. During the workshops, community participants proposed that this could be re-provided in the form of **assisted living mixed with other homes alongside health and wellbeing facilities**.
- Local people appreciate the view of the Trellick Tower, which is **an iconic landmark** for the area. Any intervention needs to protect these views.

## KEY PRIORITIES:

- **New homes:** focusing on social rent homes, exploring forms of in which the community can get involved in the delivery of the project, securing provision of family-size homes, low to medium rise (no more than six storeys) buildings, mix with assisted living, more storage facilities, and environmentally friendly and efficient homes.
- **Care infrastructure:** re-providing the care home as assisted living, exploring the possibilities of multigenerational facilities that include childcare, youth centre and facilities for the elderly, health and wellbeing facilities, and more activities for young people.
- **Community spaces:** art studios and workshops, a museum about local history/heritage, sports, child-friendly spaces, affordable local businesses, a music space such as a bandstand, low-cost activities, and cycling infrastructure.
- **Environment:** including urban farming, better maintenance of green spaces, community-owned renewable energy network, protecting the heritage, wildflower meadows and the possibility of having a garden centre.
- **Arts and culture:** providing better infrastructure for the development of cultural activities at the space known as “the beach”, as well as bringing back to use the former garages at the plinth of Trellick Tower, using them as art studios and cultural spaces.
- **Community engagement:** exploring partnerships with the local authority in which the community has decision-making power on any new development on the estate, and exploring the possibility of managing some of the community/cultural spaces included in the development.

## COMMUNITY PLAN PROPOSALS:

- **Open and community spaces:** this included better maintenance of existing spaces, programming of activities in the public realm, making the public realm more accessible and pedestrian friendly, and providing new facilities in the public space that include people from all generations (children, young people, adults, and the elderly) and infrastructure that allows for a wide diversity of activities to take place. Explore the possibility of urban farming.
- **Arts and culture:** Keep the character of the space known as “the beach” while providing new infrastructure for cultural activities to take place. Preservation and adaptative reuse of the former garages in the plinth of Trellick Tower to establish artists and maker studios and spaces for exhibitions and displays of local art. Create a stage for performance studios on the Beach.
- **Homes, care, and health:** Prioritise the delivery of social rent homes. Combine these homes with assisted living and health and wellbeing facilities. The development should not be higher than six storeys (as high as block B of the Trellick Tower or the tallest blocks at Edenham Way).
- **Heritage:** Make sure that any interventions consider the impact they have on heritage. Explore the possibility of restoring, adapting and reusing the plinth of the Trellick Tower, which has been disused and in disrepair for a long time.
- **Governance, finance, and next steps:** Explore the possibility of developing partnerships with the local authority for the new development and for potentially involving the community in the management of some of the new community/cultural spaces. Explore potential funding opportunities such as the Heritage Lottery Fund.





# INTRODUCTION

Trellick Tower and Edenham Way form the Cheltenham Estate, a council estate located in the Golborne Ward in the Royal Borough of Kensington and Chelsea (RBKC), designed by Ernő Goldfinger. Trellick Tower was completed in 1972 and the other parts of the estate in 1975. According to the testimonies from participants during the workshops, Trellick Tower is considered a landmark in North Kensington and surrounding areas. In addition to this, it is one of the most relevant examples of modernist municipal housing in London. Trellick Tower is Grade II\* listed by Historic England, and Edenham Way and the rest of the estate is Grade II listed.

Some parts of the original construction have been demolished (before their listing took place). These includes part of the plinth of Trellick Tower, which was originally used as garages and has been vacant for years, some of the elevated walkways, and a care home for the elderly which was located in front of Trellick Tower on Elkstone Road. This, on the one hand, has left the housing estate with some spatial fragmentations, spaces that were originally designed for cars that are no longer used, constructions with heritage value at risk of disrepair, and spaces that can be considered as potential sites for development. On the other hand, the new spatial configuration of the estate has left a large open space in the middle, which is popularly used by graffiti artists as one of the largest graffiti walls in London, as well as for other cultural activities such as break-dance.

The current situation of the estate must be understood in the context of estate regeneration in London. The regeneration of social housing estates has been heavily contested since the 1990s until today. More recently, the pressure to build homes in London has had a strong impact on these housing estates. The Greater London Authority and many local authorities in London see these housing estates as an opportunity to address London's housing crisis and deliver housing numbers that meet their targets. This has taken place with different approaches and effects on the population. Some local authorities have carried out such regeneration schemes by selling off the land to private developers, others have entered into joint ventures, while others – quite rare until recently – have led the regeneration from the local authority. Some regeneration schemes have taken the demolition and redevelopment approach, while others have taken an approach that combines refurbishment with infill development. Most of them have in common that they aim to densify the housing estate and deliver as many homes as possible. This concentration on the number of homes results in disregard for the importance of social infrastructure (spaces where people can gather and which facilitate social connections), which is generally neglected or reduced in such densification schemes, resulting in less social infrastructure per resident.

The Mayor of London's Good Practice Guide to Estate Regeneration<sup>1</sup> also supports this approach that estate regeneration can address the housing crisis, although the Greater London Authority also highlights the relevance of social infrastructure in various policy and guidance documents such as the London Plan<sup>1</sup> or the Connective Social Infrastructure guide<sup>ii</sup>. The Mayor's Good Practice Guide to Estate Regeneration also addresses the need for community participation in the development of proposals, although most of this is guidance and not a statutory requirement.

RBKC, in the aftermath of the Grenfell Fire, shifted its approach from estate redevelopment to an infill approach in its Housing Strategy 2019-2022<sup>iii</sup>. The local authority explored potential sites for infill development within existing estates including Trellick and Edenham. Between 2020 and 2021, RBKC presented infill development proposals on Trellick and Edenham, which involved building up to 14 storeys (18 in previous versions). This scheme received strong opposition from residents. Chapter 4 of this document provides some of this background to understand the context and reasons why residents have opposed the schemes. In response to this opposition, in December 2021, RBKC announced they were

<sup>1</sup> Mayor of London, 2018. Better homes for local people. The Mayor's Good Practice Guide to Estate Regeneration. <https://www.london.gov.uk/sites/default/files/better-homes-for-local-people-the-mayors-good-practice-guide-to-estate-regeneration.pdf>

withdrawing the planning application. In their statement, they explained that they “will engage with the community again to see what might work” and assured that they “are still going to build homes on this site”<sup>iv</sup>.

**The present project comes in this context. While waiting for the local authority to come back with a new engagement process or revised proposals, the residents of Trellick and Edenham have come together to discuss the kind of development they would like in their estate.**

In June 2023, the Trellick Tower Residents Association, in collaboration with various community members that had supported them in organising Trellick Tower’s 50th anniversary and various events, organised a workshop for discussing ideas about potential new developments at Trellick and Edenham. The workshop included various facilitated discussions about heritage, arts and culture, community governance, and co-design. Residents invited Pablo Sendra to this workshop, Associate Professor at The Bartlett School of Planning, UCL, who has collaborated with communities from North Kensington on various occasions.

The June 2023 workshop concluded with the idea of creating a “community-led brief” for the potential new development on Trellick and Edenham. This consists of a community vision on what kind of developments the local communities would like to see. This idea of a “community-led brief” includes demands of co-design and participation in decision-making processes regarding any future development that takes place on the estate.

After the June 2023 workshop, Pablo Sendra from UCL secured funding from the London Museum to carry out a research project resulting in co-creating this community-led brief for Trellick and Edenham with local communities. Pablo Sendra had experience running such projects, having completed the Community Plan for William Dunbar and William Saville Houses in South Kilburn and the Alton Estate’s People’s Plan in Roehampton.

The aim of this research project is to co-produce with residents and communities a brief for the regeneration of Trellick and Edenham, which includes what people value about the area, what needs to improve, what the key priorities and aspirations of communities are, the kind of development they would want, how they expect the local authority to engage with them in the process, how they expect to participate in decision-making, in the development process itself, as well as in managing some of the spaces once the development is completed.

This project does not aim to create finalised urban design proposals for the area. Instead, it provides a community-led vision that outlines the principles of the kind of development people would want. This community vision aligns with some of the key priorities of the Trellick and Edenham SPD<sup>v</sup>, such as providing new homes, improving accessibility and connectivity, improving the public realm, preserving and enhancing the heritage, and improving community facilities. This project provides more details about what is needed in the area. The aim of this community-vision – which is referred to as the Trellick and Edenham Community Plan – is to have a document that residents can present to RBKC to guide future development on the estate, be included in future procurement processes for development, and be the beginning of a potential partnership between the local authority and the residents. It is also intended to enable further, wider-reaching engagement amongst the local community wherever development is being discussed.





## METHODOLOGY

In addressing the aim of co-producing a community-led vision for Trellick and Edenham, this project has used a Participatory Action Research methodological approach, which according to the sociologist Orlando Fals-Borda, consists of creating partnerships with those that are being researched and treating them as co-researchers<sup>vi</sup>. This Participatory Action Research Approach is materialised in different ways:

- We are using co-design as a **collaborative research methodology**, which is an approach developed by Pablo Sendra<sup>vii</sup>.
- The project has created a partnership with Trellick Tower Residents' Association, as well as with some of its collaborators such as artists, architects, and people working in community development in the area.
- This partnership includes allocating a third of the budget of the project to the residents' association to employ local people to work as citizen scientists or community-based researchers on the project. Tasks developed by these community-based researchers include facilitating and co-designing one of the workshops, photography, video and documentation, and outreach. The residents' association advertised these opportunities in a public call.
- Alongside this project, the Trellick and Edenham Community Plan was taken as a case study for the UCL short course "Civic Design" and the postgraduate module "Civic Design: Community Participation and Co-Production". Every year, this course partners with a community group in London so students can work on a brief agreed with the community and to learn and experience how to collaborate with community groups. Every year, the course offers free bursaries for community members to participate on the course, so they (and the other students) can benefit from this knowledge exchange. This year, the course gave free bursaries to seven community members and two council officers working in Trellick and Edenham. Two of the three community-based researchers outlined above are taking the course.
- The project included a Community Steering Committee that included residents from both Trellick Tower and Edenham Way, local artists close to Trellick Tower, local councillors, as well as the UCL team and the London Museum. The steering committee met before every workshop to discuss the outreach strategy, the progress of the project, results so far and the planning and design of the workshop.

## METHODS: CO-DESIGN WORKSHOPS AND QUESTION CARDS

The main methods for data collection were co-design workshops and question cards. There were four co-design workshops, each of them covering a topic. These were titled “What’s great about Trellick?”, “What do you want at Trellick and Edenham?”, “Your views on arts and culture at Trellick and Edenham?”, and “How to make it happen”. The topics were structured so the proposals for the community plan could be developed gradually and get into more details as the workshops progressed.

For the outreach and advertising the workshop, we used the following methods:

- Our local partners advertised the workshops through various newsletters (including Substack newsletter at [trellicktower.substack.com](http://trellicktower.substack.com)), as well as through the website [trellicktower.com](http://trellicktower.com)
- In collaboration with a local artist, we designed and printed posters and flyers/cards advertising the workshops. These were distributed to all homes in Trellick and Edenham by local collaborators. The flyers/cards had a dual purpose: they advertised the workshops and included a series of questions. Residents could fill in the responses to these questions and bring them to the workshops for discussion. In the event they were unable to attend the workshops, they could give it to a proxy that would deliver it to the UCL team.

The workshops used a series of co-creation methods so that participants could think collectively, as well as co-learning sessions where participants learn and exchange knowledge about different aspects of planning. These are outlined below.

### WORKSHOP 1: “WHAT’S GREAT ABOUT TRELICK?”

The aim of this workshop was to introduce the project to local communities and to collectively discuss and understand what local people value about Trellick and Edenham and its surroundings. The workshop started with a plenary session with everyone sitting in a circle, in which the UCL team – using the boards shown in chapter 4 of this report – introduced themselves, provided a background on the project and the planning context, and showed case studies of community-led projects. The participants were then split into two breakout groups to do the co-creation activities, and at the end participants were brought back to the plenary session to briefly share the discussion points with the rest of the group. The co-creation activities included:

**Preparation cards:** Residents received a question card through their letterbox to prepare, which asked, “What do you say is great about Trellick?” (Figure 2.1). Some participants brought their card to start the discussion. We also provided participants with another card at the beginning of the workshop in order to start the first activity. This card asked participants to draw their map of the estate, explain the different places that matter to them, and reflect on what they call the estate/area/ neighbourhood (figure 2.2). This last question came in response to a debate among residents on whether people know the area as “Trellick,” as “Trellick and Edenham,” or as “Cheltenham Estate.”

Figure 2.1: Card given to residents ahead of workshop 1.



Figure 2.1: Card given to residents ahead of workshop 1.

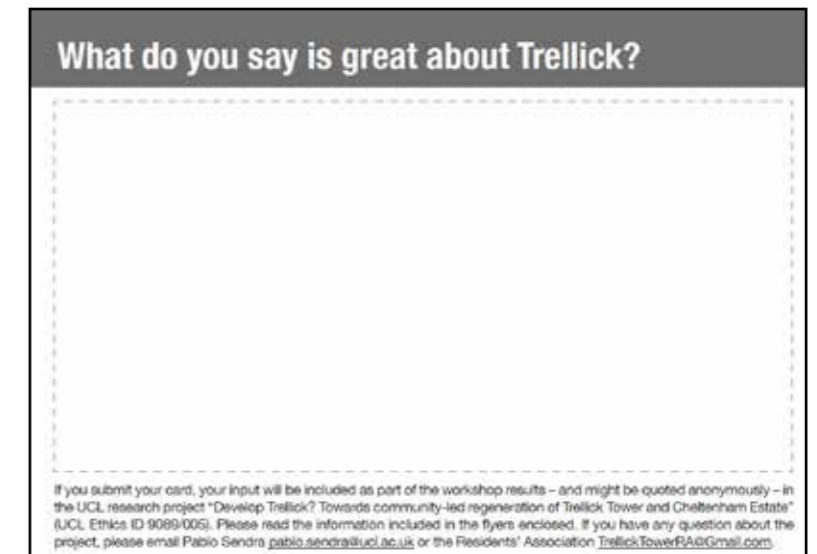
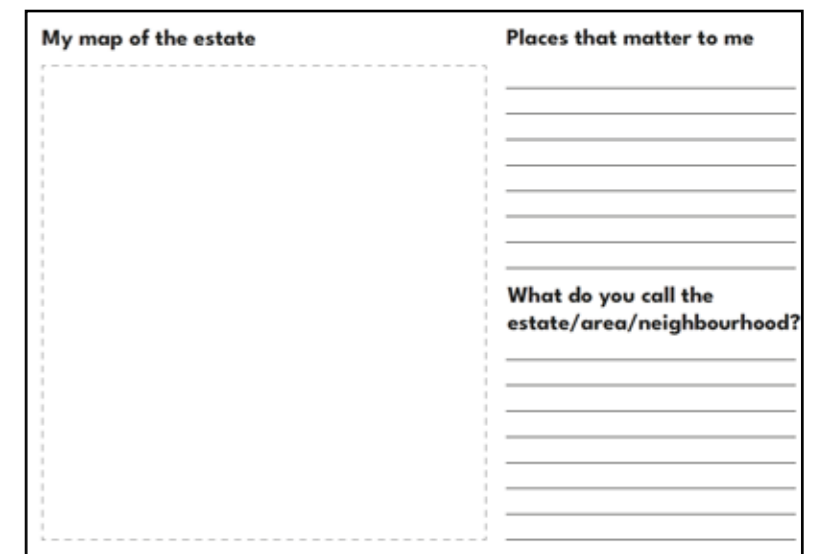


Figure 2.2: Cards given to participants at the beginning of workshop 1.



**Activity 1 on place identity:**

The aims of this first activity (figure 2.3) were to understand what people call the estate/area/neighbourhood where they live, and to map the different places that matter to people and consider part of the neighbourhood.

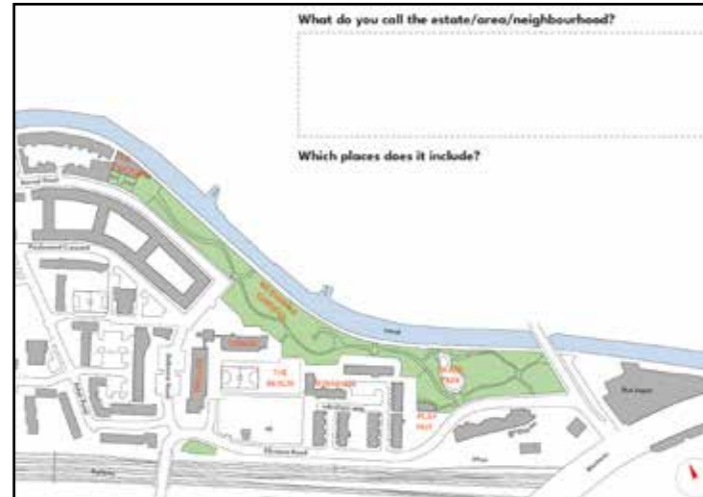


Figure 2.3: Activity 1 on place identity.

**Activity 2 Civic Realm Canvas:**

This activity is an adaptation of Domenico Di Siena's Civic Realm Canvas, which is part of the Civic Design Method<sup>viii</sup>. The canvas (Figure 2.4) describes the different steps of this activity. The aim is to generate a collective discussion and reflection on which are the different spaces for socialisation, who uses them and how people interact in them.

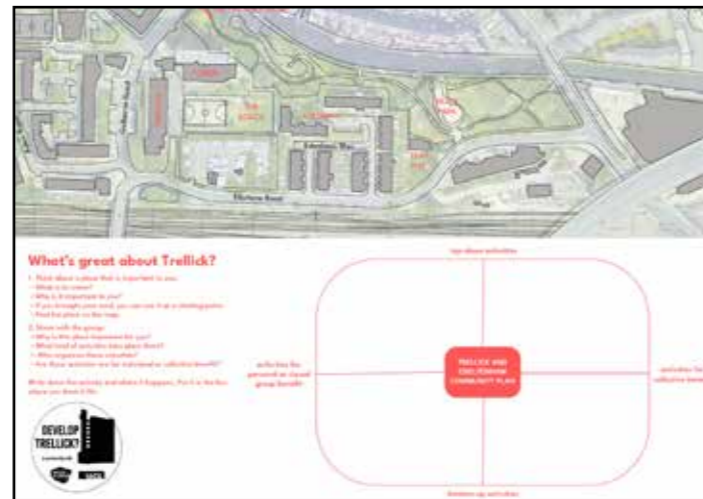


Figure 2.4: Civic Realm Canvas

**Activity 3 Exploring emotions and storytelling:**

This is an adaptation of a method used in the TURA project<sup>ix</sup>. Its objective is to generate empathy among participants and understand the emotions that people have associated with the place (Figure 2.5).

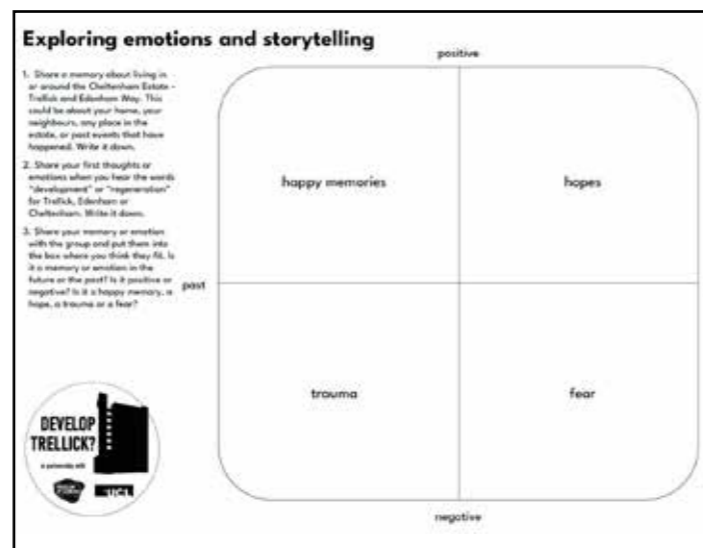


Figure 2.5: Activity 3 Exploring emotions and storytelling.



## WORKSHOP 2: WHAT DO YOU WANT AT TRELICK AND EDENHAM?

The aim of workshop 2 was to co-design proposals for Trellick and Edenham. Building on the conclusions from workshop 1, we concentrated on four main dimensions: housing, care, community and green spaces. In a similar way to workshop 1, it had an initial plenary session to discuss the results of workshop 1, and then participants were split into three breakout groups, one of which was facilitated by one of the community-based researchers. It included the following activities:

**Question cards:** As in workshop 1, residents received cards through their letter boxes which advertised the workshop and asked four questions which were related to the activities (Figure 2.6). These were related to the activities outlined below.

**Key priorities:** As an ice-breaker activity, residents were asked to choose three key priorities they had for improving the estate or any new development. They were given a list of priorities in the form of tags as well as blank tags where they could write on in case their priority was not listed (Figure 2.7 and Figure 2.8).

**Discussing housing, community spaces, care infrastructure, and green spaces:** The priorities activity led to the discussion on co-creating ideas for new homes, care infrastructure (including health and wellbeing), community spaces, and green spaces. Using the same tags, as well as post-it notes, participants discussed collectively their ideas for these four topics (figure 2.9).

**Mapping where these ideas could be materialised:** Using a photomap and a bird's eye view of the estate, participants took some of the post-it notes and tags they had used in the earlier part of the workshop and discussed where these spaces/activities could be located within the estate.

**WHAT DO YOU WANT AT TRELICK & EDENHAM WAY?**

To start participating, please use the boxes below to write about what you want to see in the future at Trellick and Edenham Way. You can bring this card to the workshop on the 29th January to start the discussion. If you cannot make it to the workshop and would like your view to be included in the research project, please hand it in to the concierge at Trellick Tower or hand it to your contact.

Which community spaces and building uses would you like to see?	Where would you like these to be located within the estate and local area?
What environmental changes would you like to see?	In which ways would you like to see the existing estate improve?

If you submit a card, your input will be included as part of the workshop results - and might be quoted anonymously - in the UCL research project 'Develop Trellick? Towards a community-led regeneration of Trellick Tower and the Chatterton Estate' (UCL Ethics ID 9039/006). Please read the information in the flyers enclosed. If you have any questions about the project, please email Pablo Sandoz: pablo.sandoz@ucl.ac.uk or the Residents' Association: TrellickTowerRA@gmail.com



Figure 2.7: Display of tags with priorities.



Figure 2.8: Choice from a participant on the top three priorities.



Figure 2.8: Choice from a participant on the top three priorities.



## WORKSHOP 3: YOUR IDEAS ON ARTS AND CULTURE AT TRELICK AND EDENHAM

From workshop 2, many collective ideas emerged on potential new development and the diverse activities and community facilities it could include. The UCL team produced a visualisation that brought together the collective ideas discussed in the previous workshop, and presented it at the beginning of the workshop along with the results of workshop 2. This led to an initial discussion on the draft proposal and feedback. After that, participants split into breakout groups to do the activities related to the workshop on arts and culture. Participants included residents as well as the graffiti artist community.

**Question cards:** As in previous workshops, residents received question cards in advance (Figure 2.10). Since some of the graffiti artists do not live on the estate, they received the questions through an online questionnaire.

### Activity 1 Mapping existing spaces for arts and culture in the estate:

On top of an axonometric drawing of the estate, participants mapped the existing spaces and activities associated with arts and culture using post-it notes.

### Activity 2 Mapping ideas for repurposing spaces for arts and culture in the estate:

On another axonometric drawing, participants mapped how existing spaces could be repurposed for arts and culture. In addition to doing this for the whole estate, they looked in more detail at the area known as “the beach”.

### Activity 3 Feedback on the draft proposals through the lenses of arts and culture:

Participants provided detailed feedback on the preliminary proposals, and provided their thoughts on how arts and culture could be included within them.

## WORKSHOP 4: HOW TO MAKE IT HAPPEN

This workshop had three parts. All three parts involved a collective discussion with all participants sitting around a circle, without splitting into breakout groups.

- **Updated proposal:** First, the UCL team brought an updated proposal addressing the feedback received in the previous workshop and there was a discussion followed by further feedback.
- **Forms of community participation:** The second part is the one that took the majority of the workshop. Rowan Mackay from the Community Led Housing London Advice and Resource Hub came to discuss the different forms of participation within community-led housing, explaining three models: community ownership, partnership with local authorities or social housing providers, and participation. This led to a discussion on how a potential development at Trellick and Edenham could be delivered and how the community could get involved in the delivery.
- **Forms of funding:** In the third part, the UCL team explained different sources of funding that residents could potentially be eligible for, and that could fund some of the proposals emerging from the workshops.

**YOUR VIEWS ON ART & CULTURE AT TRELICK & EDENHAM WAY...**  
 'Develop Trellick?' Workshop 3: Thursday, 22nd February  
 6:30 - 9pm at Morley College, Warrington Road, W10 9QQ.

Please answer the questions below & bring this card to the workshop or hand it to the concierge at Trellick Tower or to your resident.

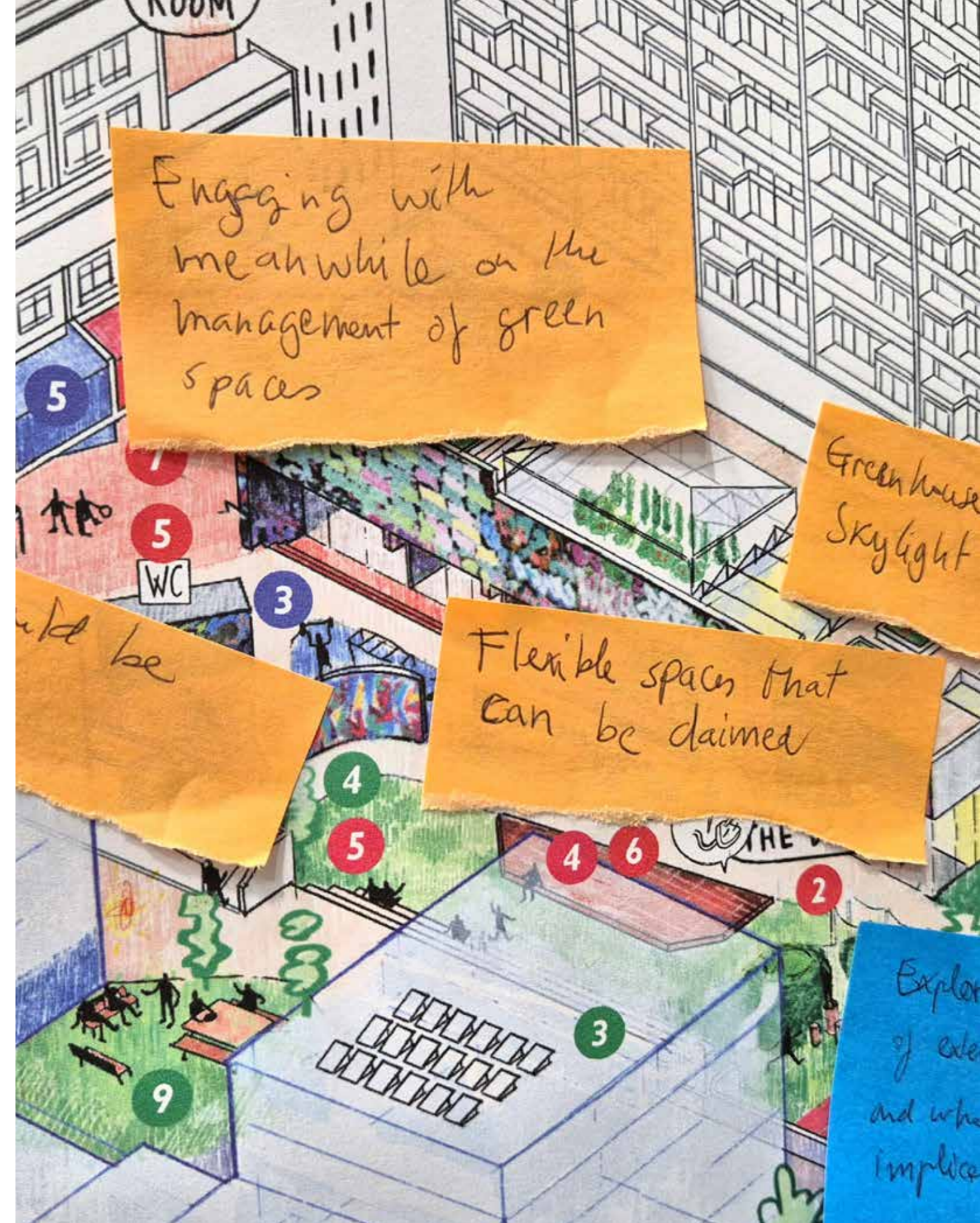
1. What existing spaces / services / facilities that support arts and culture are important to you at Trellick and Edenham? E.g. club room, the bowl, the graffiti wall
2. How could these be supported or improved? E.g. more indoor/outdoor space, electricity access, shelter, public toilets, children
3. Which spaces in the estate could be repurposed for arts & culture? What kind of activities could you imagine here? E.g. the car park under Trellick's podium
4. How could the graffiti area be more integrated with the immediate area & the community? E.g. relationship to Memorial Gardens, Eskotone Road, the ball court

If you have any questions about the project, please email Public Space to publicspace@ucl.ac.uk or the Residents' Association Trellick Tower at 0207 275 1111.

If you prefer to visit, your input will be included as part of the workshop results - and might be shared anonymously - in the UCL research report 'Develop Trellick? Towards a community led regeneration of Trellick Tower and the Chesham Estate' 2023. Email: @ 0207 275 1111.

PLEASE TURN THE PAGE FOR PORTUGUESE AND ARABIC TRANSLATIONS

Figure 2.10: Workshop 3 question cards.





## 2. INDICATORS OF PARTICIPATION

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A total of four workshops were held throughout the duration of the project, not including the final presentation. The first workshop was attended by 13 participants, the second workshop by 27, the third workshop by 24, and the fourth workshop by 15. There were a total of 79 participants in all workshops, with 42 people attending at least one workshop. Additionally, physical cards and online versions of these cards were sent for the residents unable to attend the workshops in person. Across first three workshops, a total of 32 cards were collected, along with 7 responses to the online version from the third workshop, resulting in a total of 39 responses. Trellick and Edenham have a total of 317 homes. As the figures below show, this project has been co-created with residents from Trellick and Edenham, artists working within or near the estate, and other residents and community members from North Kensington. In subsequent phases of the project, a wider engagement will need to include a higher proportion of the residents.

79 PARTICIPANTS IN TOTAL ATTENDING THE WORKSHOPS

42 PEOPLE ATTENDED AT LEAST ONE WORKSHOP

39 RESPONSES TO THE QUESTION CARDS



Figure 3.1: Participants' ages (42 responses)

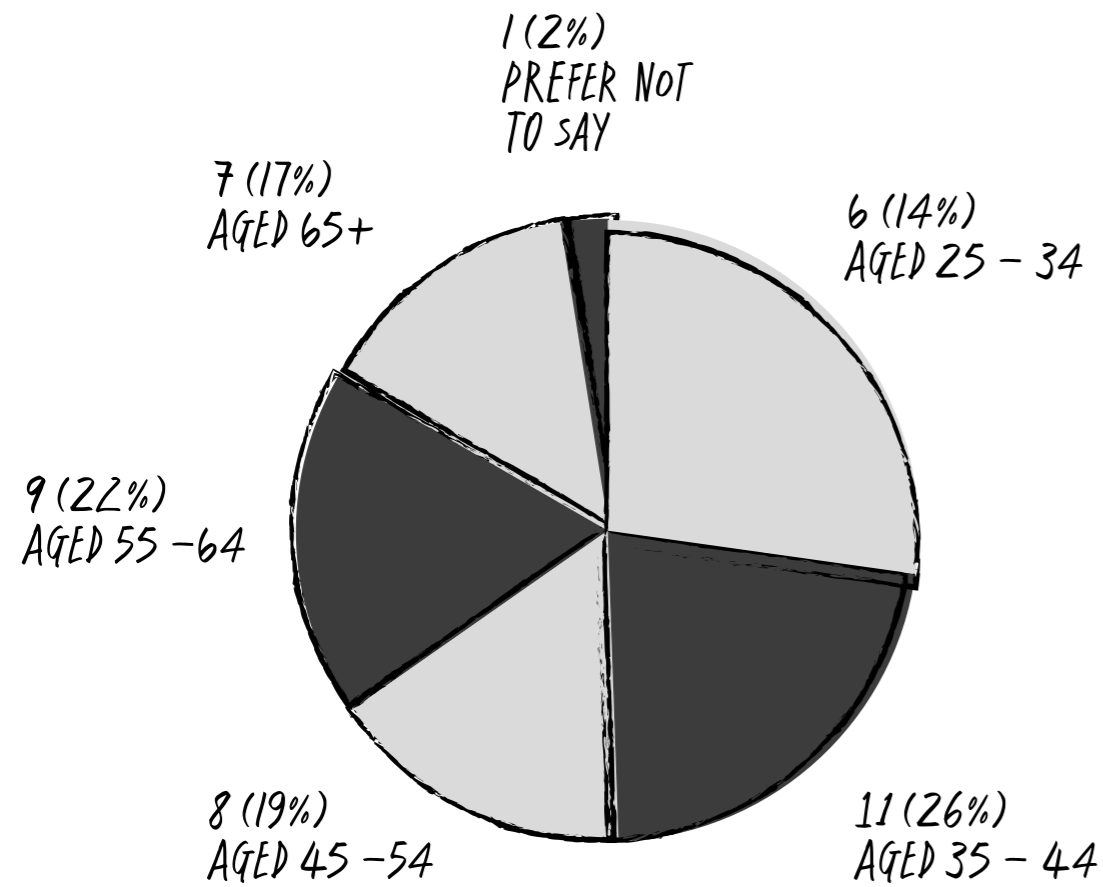


Figure 3.2: Participants' gender (39 responses)

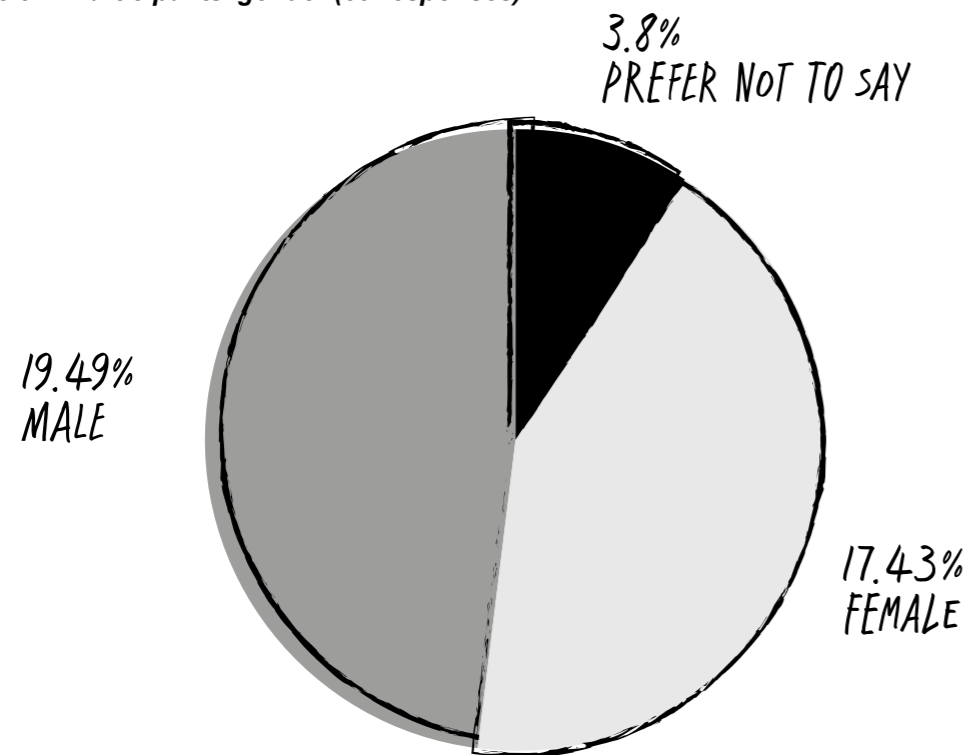
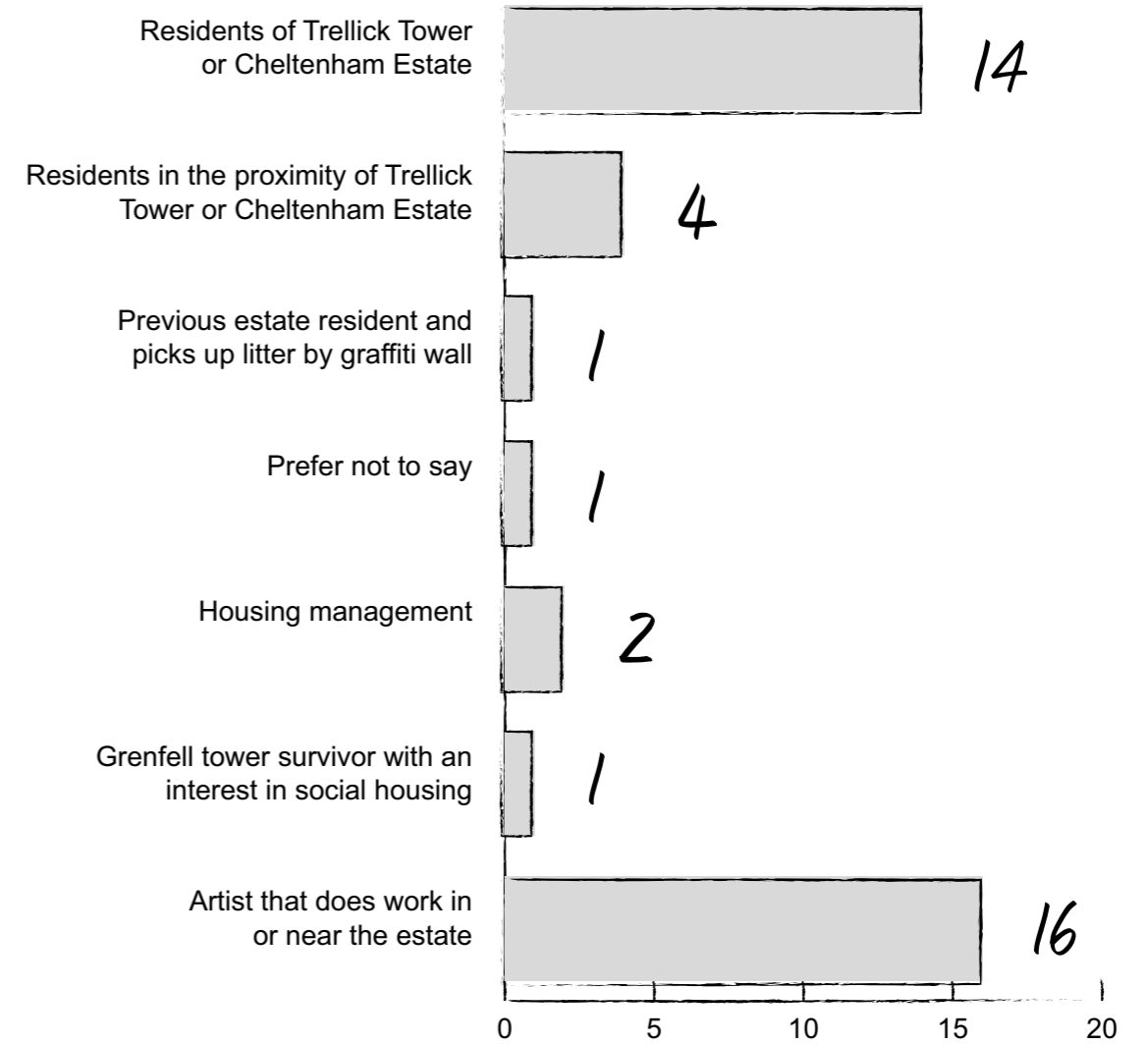


Figure 3.3: Participants' relationship to the Estate (39 responses)





### 3. BACKGROUND

The estate lies between the Grand Union Canal to the north and the Great Western railway line to the south.

The iconic Trellick Tower was designed by Ernő Goldfinger and built for the Greater London Council (GLC) in 1972, with all homes within the Cheltenham Estate completed by 1975\*. At the time, the estate represented a pioneering example of brutalist social housing design and Trellick Tower was the largest social housing block in Europe at 31 storeys. It remains the tallest building in Kensington and Chelsea today.

The Trellick Tower Residents' Association (TTRA) formed in 1984 as a response to maintenance issues, leading to major improvements in electricity, heating, and security for residents. The TTRA played a significant role in getting the estate Grade II and II\* listed by English Heritage.

Meanwhile Gardens (Figure 4.2), a meandering canal side park with dense greenery and wildlife, play areas and a skate park, runs along the northern edge of the estate. Meanwhile Gardens was founded by artist and engineer, Jamie

McCullough, who envisioned a transformation of the derelict fenced in land behind Trellick Tower and Edenham Way into a flourishing community garden. It was 1976 and the area was one of the poorest in the country, so the council had no plans for the plot and, meanwhile, they let Jamie McCullough go ahead with his plans.<sup>xi</sup> He brought people together around a common vision, a process which he documents in his book 'Meanwhile Gardens'.<sup>xii</sup> Several thousand people from the local community collectively built the gardens for the common good. Rather than being a 'meanwhile' space, the gardens have endured until the present day as a base for the community for over 40 years. Volunteer gardeners and the local steel band, the Metronomes use the Factory building as a base, which for the Meanwhile Gardens Community Association is seeking to secure a lease for.



**Figure 4.1: Historical photograph of Trellick Tower and Edenham Way (Cheltenham Estate) 1972. Credit:**

The Edenham Way residential care home, which was also designed by Goldfinger and part of the original estate, was demolished in 2008 as 'unfit for purpose' and the site has been used for parking ever since<sup>xiii</sup>.



Figure 4.2: Meanwhile Gardens

£7.6 million refurbishment works to Trellick Tower began in 2017 including concrete repairs, restorations to balcony windows, doors, timber panelling and exterior decoration, with future plans to reinstate the original frameless glass entrance doors, stained glass rear windows, coffer ceiling, flooring, wall tiles and alterations to existing mechanical and electrical services.<sup>xiv</sup>

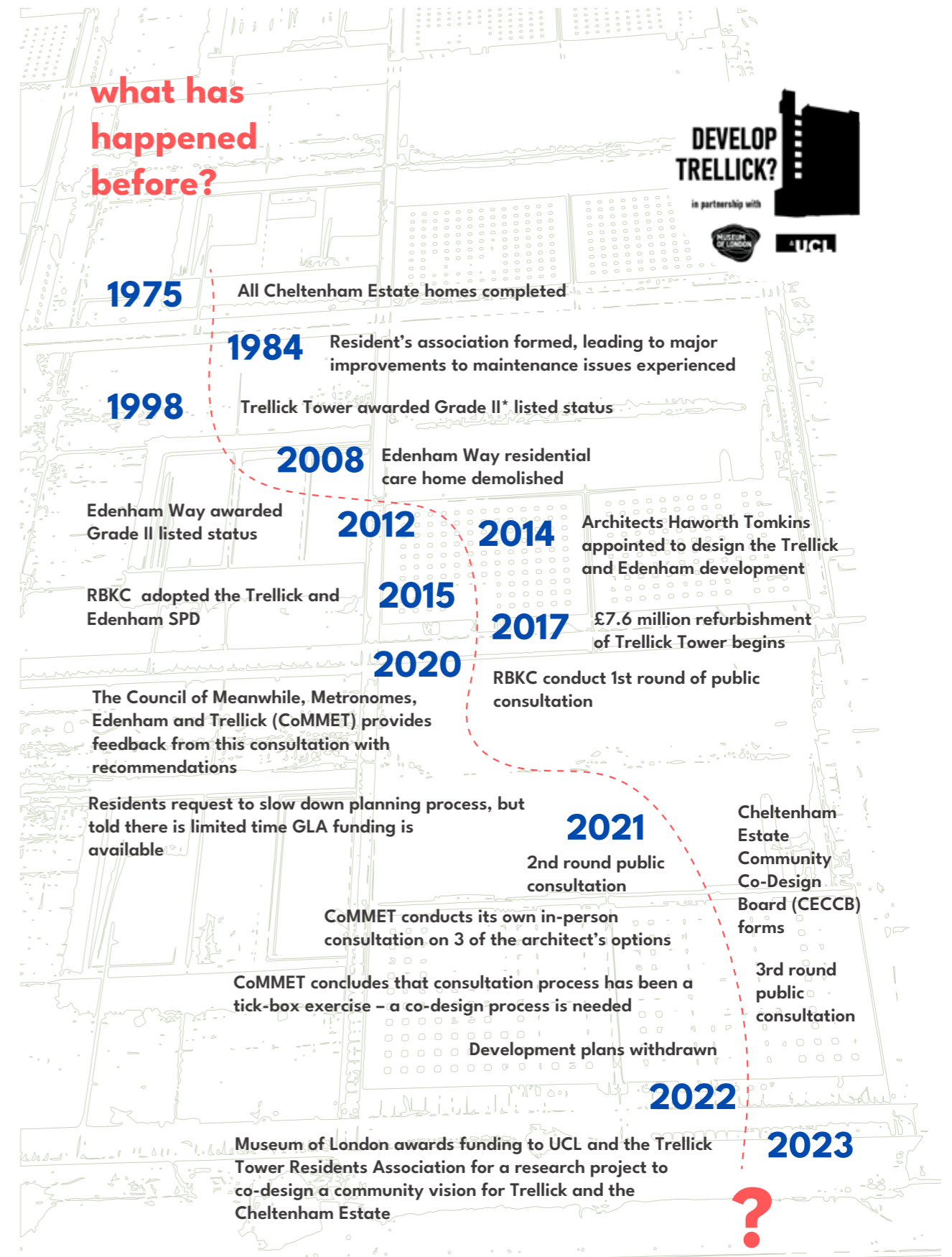


Figure 4.3: Timeline of key events in the estate's evolution and recent consultation process<sup>xv</sup>

# ROYAL BOROUGH OF KENSINGTON AND CHELSEA'S (RBKC) DEVELOPMENT PROPOSAL (2014)

RBKC's Core Strategy (2010) identifies 'Golborne/Trellick' as part of a wider North Kensington regeneration area<sup>xvi</sup>. In 2014, RBKC appointed the architects Howarth Tompkins to design a development proposal for Trellick and Edenham Way, and a year later adopted the *Trellick-Edenham Planning Brief* supplementary planning document (SPD) intended to guide this development<sup>xvii</sup>. The council owns the freehold of the land within the Cheltenham Estate. They identified the sites of the former Edenham Care Home (A) and land at the base of Trellick Tower (B) (figure x) as suitable for new housing development – these are together designated a 'Strategic Site' in the council's Core Strategy.

The Council's stated objectives of the development on this site are:

- To provide new homes
- To maintain a strong and mixed community
- To improve access to the canal and Meanwhile Gardens
- To preserve and enhance the character, appearance and setting of heritage assets, especially Trellick Tower
- To improve existing social and community facilities and ensure a good mix of uses in the area.



Figure 4.4: Strategic site identified by RBKC<sup>xx</sup>

CoMMET (Council of Meanwhile, Metronomes, Edenham and Trellick) was a not-for-profit membership organisation set up in July 2020 made up of community groups, residents organisations and businesses in and around the estate, supported by seed funding from RBKC.<sup>xviii</sup> Its purpose was to make the collective voice of these members heard in order to be part of shaping the future of the 'Trellick Triangle': the land bounded by the Grand Union Canal (North), Elkstone Road (South), Great West Road (East) and Adair Road (West) (Figure x).

## OUR COMMON GROUND MAP

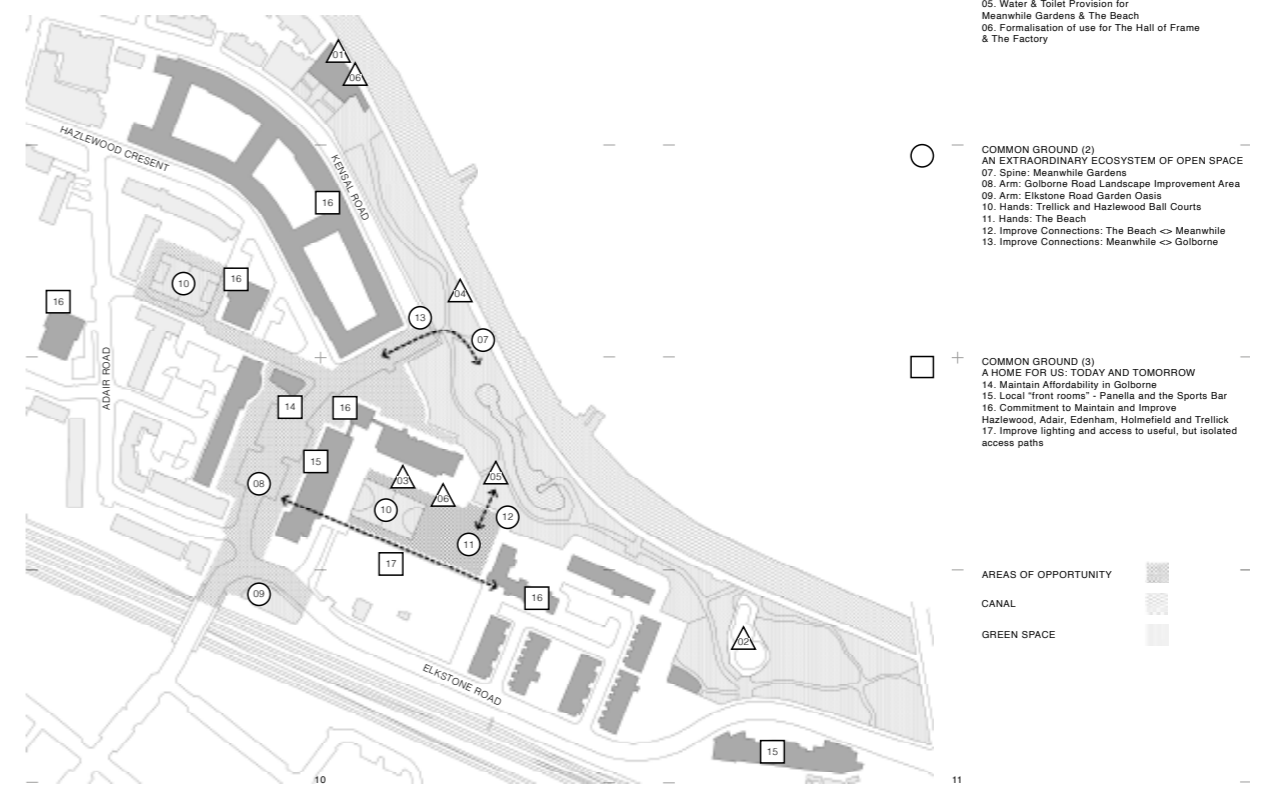


Figure 4.5: CoMMET Core Strategic Vision map of the Trellick Triangle, detailing the spaces of importance to its members and possible improvements<sup>xxi</sup>

Three rounds of consultation took place between October 2020 and August 2021, largely online due to the COVID-19 pandemic restrictions, the results of which are outlined in various documents produced by CoMMET and summarised in their 'Core Strategic Vision'.<sup>xix</sup>

On the next page are summaries of the places CoMMET found that people valued, as well as the changes people wanted to see on the estate going forward.

## spaces people value

### the hall of fame



>> Space at the foot of Trellick Tower where graffiti can be practised in a legal and safe setting, a rarity for London

### the pan shop



>> Home to the Metronomes Steel Orchestra since 1989  
>> Part of the Meanwhile Gardens Factory building

### other places

>> The Ball Court  
>> The pedestrian area outside Edenhall Block C

### the beach



>> The square at the bottom of the tower named by graffiti artists for its sunny and sociable setting

### meanwhile gardens



>> The 'green spine' running alongside the Grand Union Canal  
>> 4 acres of community park created in 1986 by sculptor James McCullough and local volunteers  
>> Open to all to enjoy and learn about nature

### the bowl



>> Skate bowl in Meanwhile Gardens, around since the 1970s - the oldest free skate bowl in London

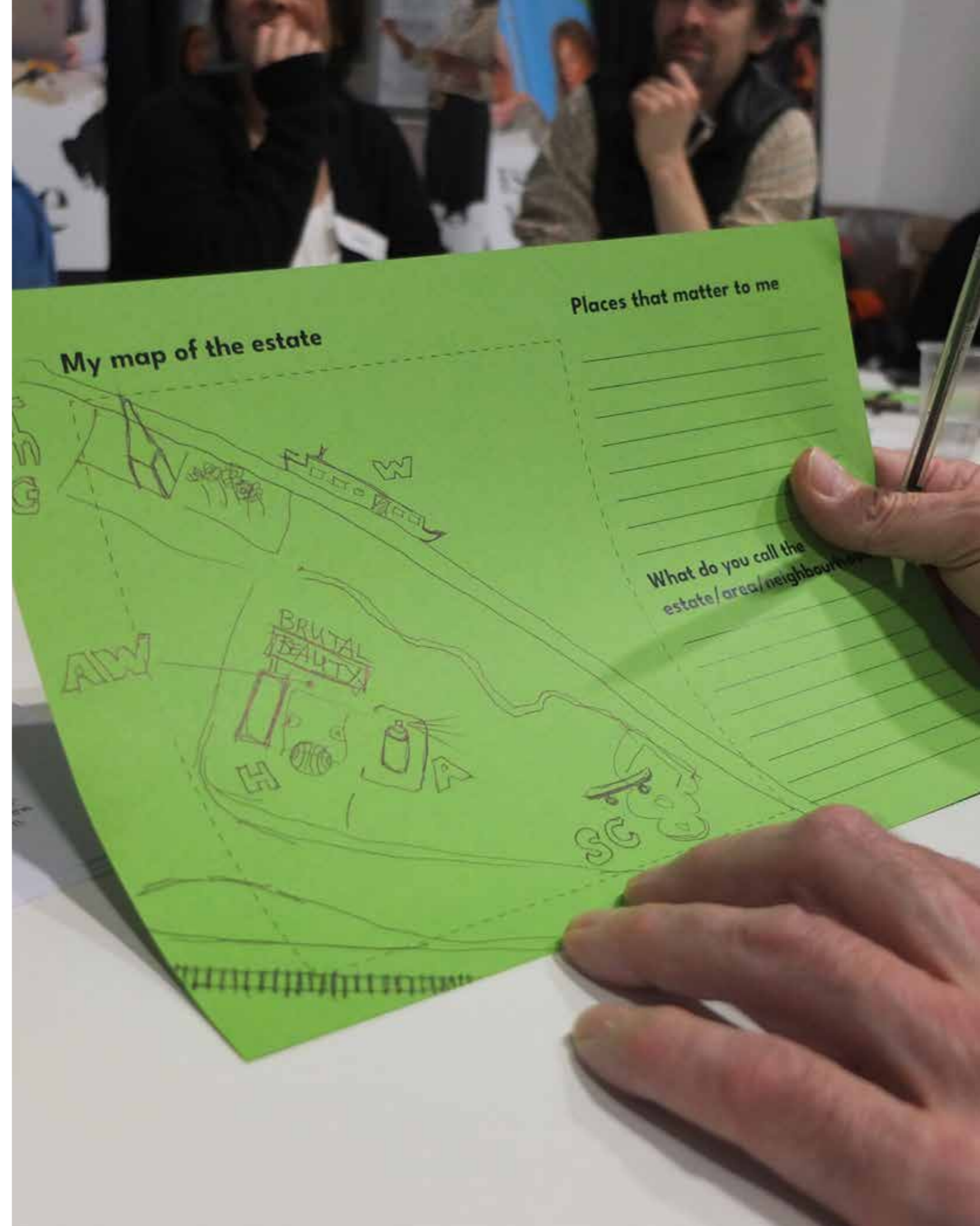


Figure 4.6: Poster showcasing summary of the results of previous work done by CoMMET: Places that people value.<sup>xxii</sup>



Figure 4.7: Poster showcasing summary of the results of previous work done by CoMMET: What people want to see.<sup>xiii</sup>



Figure 4.8: Poster showcasing summary of the results of previous work done by CoMMET: What people don't want to see.<sup>xiv</sup>

After conducting an in-person event to discuss three of the development options proposed by Howarth Tompkins in June 2021, CoMMET withdrew participation in the development process due to their disagreement with RBKC's approach to consultation, which they believed to be a tick-box exercise.

CoMMET felt that a co-design process would be necessary for the community to be truly heard. Out of this, the Cheltenham Estate Community Co-Design Board (CECCB) formed and established their core priorities<sup>xxv</sup>. RBKC withdrew the development plans at the end of 2021 after a successful campaign against the proposals by residents and locals.

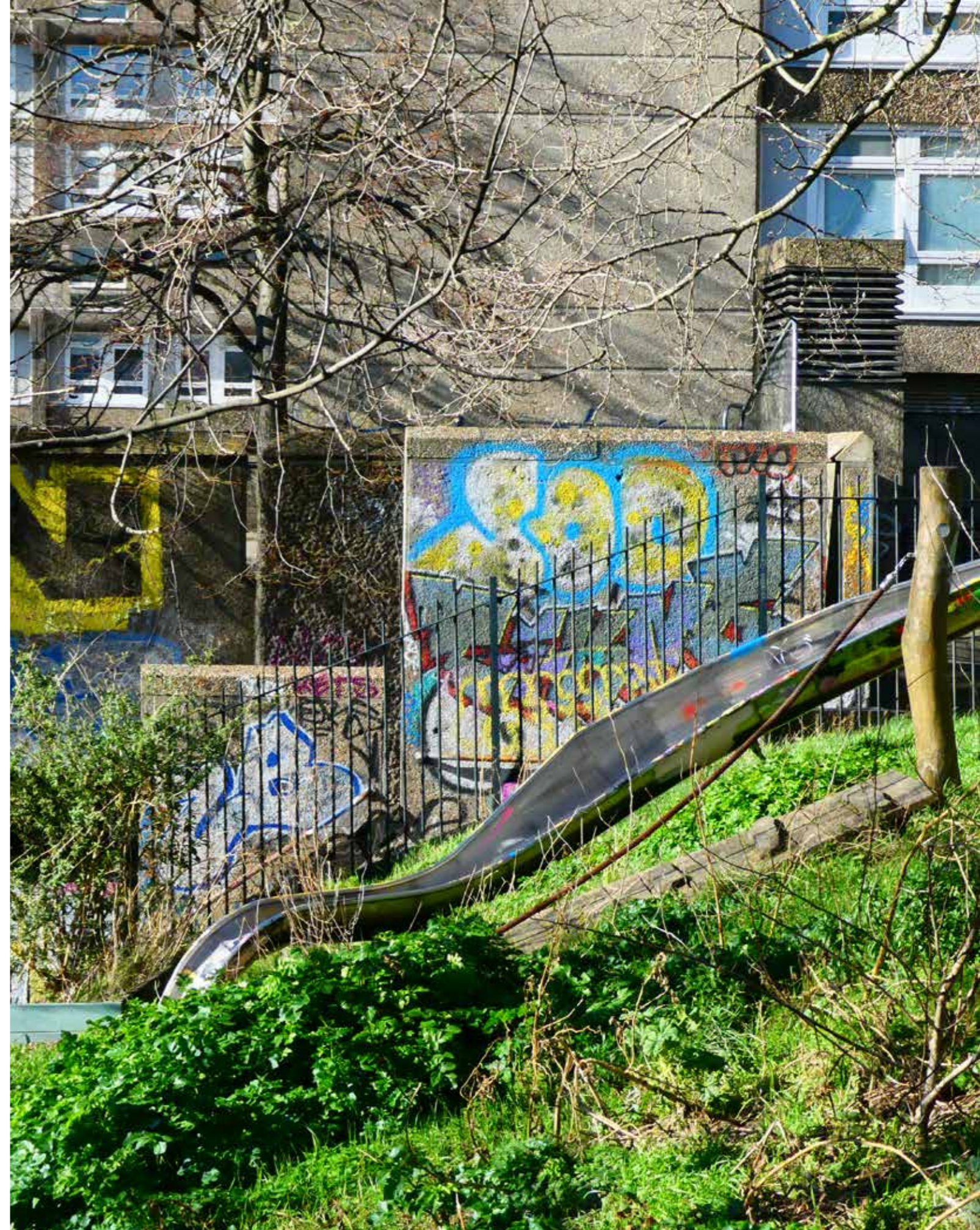
**The community rejected the proposals put forward due to:**

- Over-densification and strain on local services
- Blocking views of Trelick Tower
- Blocking light for existing residents
- Concerns that car-free development is too idealistic with current scarce local parking space
- Negative impacts on local environment, especially air and noise pollution, as well as a desire to protect mature trees
- Concerns about the pressures of gentrification on existing communities
- Concerns over lack of physical consultation by RBKC or the architects<sup>xxvi</sup>



Figure 4.9. Campaign poster. Source: <https://trellicktower.com/campaign>

Two years later, funding from the London Museum has enabled the collaboration of UCL and the TTRA to undertake a series of co-design workshops with the intention of producing this Community Plan. This project acknowledges these existing findings by CoMMET and has used them as a springboard through which to begin the collaborative creation of a Community Plan. With no proposals currently on the table, residents have been given the freedom to think creatively about how the estate might evolve in the future for the benefit of existing residents and locals first and foremost.





## 5. RESULTS AND ANALYSIS: WHAT YOU TOLD US

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This section outlines the results from each of the four workshops. It reflects the collective discussions for each of the co-design activities.

### WORKSHOP 1: WHAT'S GREAT ABOUT TRELICK AND EDENHAM?

The first workshop looked at what has happened before in terms of the development proposals put forward by RBKC and Howarth Tompkins. We discussed the results of the community engagement process facilitated by CoMMET which led to the ultimate rejection of the proposals by the community. We also shared some examples of community plans, such as the Alton Estate People's Plan, Coin Street Community Builders, and Marklake Court, to give people an idea of the avenues through which community power could be harnessed within the development process. The workshop then focused on four exercises which involved exploring the name and boundaries of the estate, mapping places and activities of value, as well as recounting experiences of trauma, nostalgia, fears and hopes through storytelling.



## EXERCISE 1: WHAT DO YOU CALL THE ESTATE AND WHAT DOES IT INCLUDE?

This exercise explored what people call the estate and the extent of its boundaries, after finding out that there were several names being used to describe it – “Trellick Tower”, “Trellick Estate”, “Edenham”, “Edenham Way”, “Golborne”, “Cheltenham Estate”.

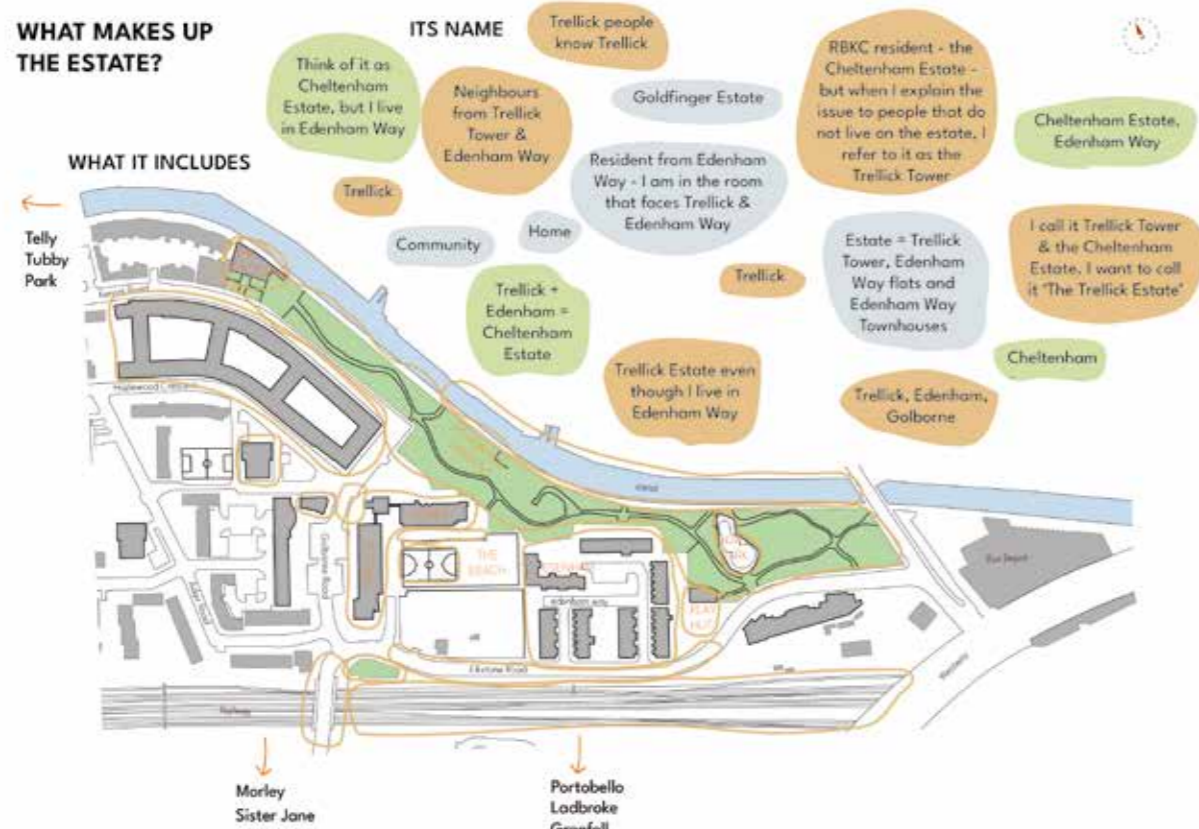


Figure 5.1: Results from exercise 1: What makes up the estate? What is its name? What does it include?

People were asked to draw their own maps of the estate. Figure 5.1 shows the places they included in their maps. Some places weren't visible on the map, such as Portobello, Morley and Grenfell and are indicated with arrows. This shows there is no clear definition or boundary to the estate, which encompasses a multitude of different spaces in different people's minds.

There were various answers in response to what the estate should be called, however, there was a general consensus that while the estate was officially named the 'Cheltenham estate', most people refer to it as 'Trellick' or 'Trellick and Edenham Way'. The name 'Cheltenham' is not very familiar, but 'Trellick' is known by many.



## EXERCISE 2: MAPPING PLACES OF VALUE

We encouraged people to think about places and spaces they value on the estate and in the local area, and why.

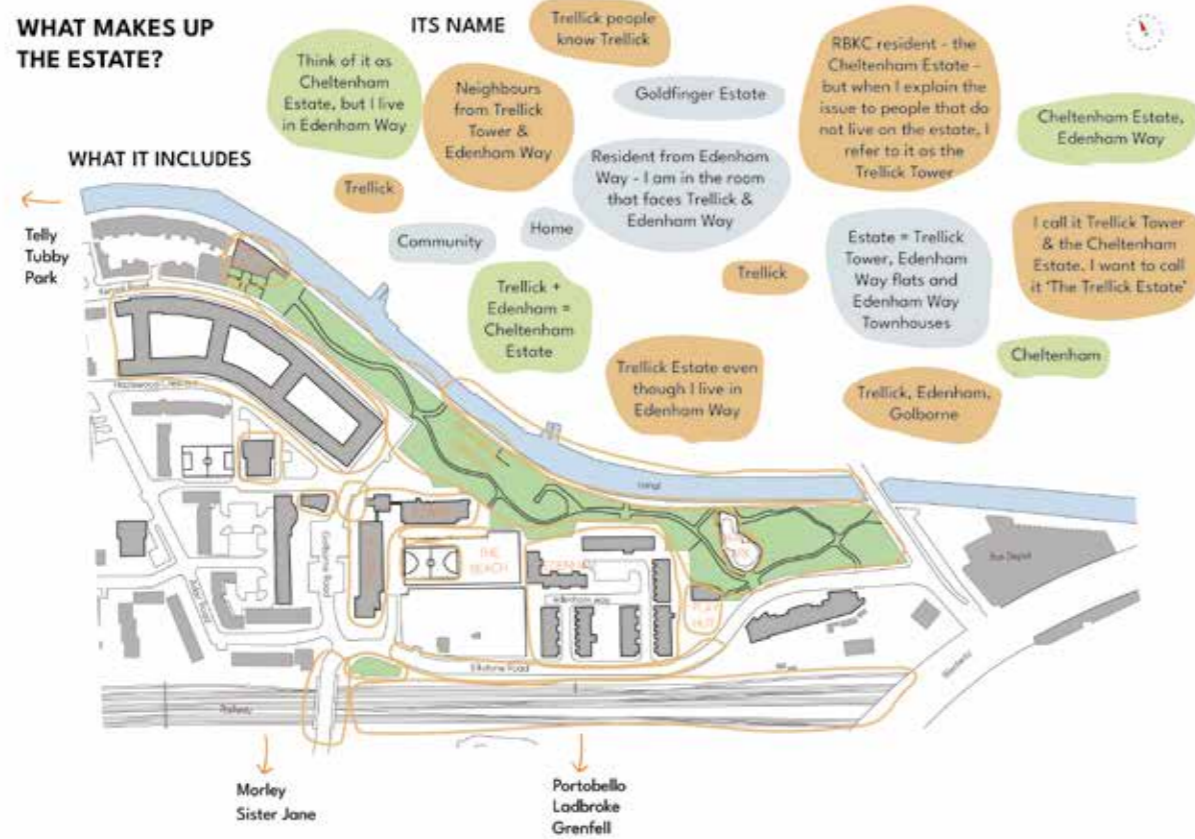


Figure 5.2: Results for exercise 2: Valued Places

Participants described a large variety of places that were of value to them (Figure 5.2). These included the housing blocks themselves and features of the streetscape such as: the railway bridge to the south; the community facilities such as the doctor's, chemist, Alhasaniya women's centre, play hut, Factory and ball court; features of Meanwhile Gardens such as the wildlife, the trees, the Moroccan garden and the skate bowl; shops, cafes and restaurants - Costcutter, Sporting, Panella, Laylow, Rellick, and Lisboa in particular. These results show the importance of local businesses as well as community facilities, public and green space in people's everyday lives. The graffiti wall was also mentioned by many as a valuable space for artists from far and wide.



Figure 5.3: Edenham Way townhouses



Figure 5.4: The Ball Court

### EXERCISES 3: CIVIC REALM CANVAS<sup>XXVII</sup>

We encouraged people to think about places and spaces they value on the estate and in the local area, and why.

Community members thought about activities they valued in and around the estate and whether these were top-down/bottom-up/for closed group benefit/collective benefit.

Most activities people valued were bottom-up rather than top-down, with most activities seen as being for collective benefit. This suggests that there is a strong grassroots culture in and around the estate where collective activities are provided from the bottom up for residents and locals, coming from within the community itself.

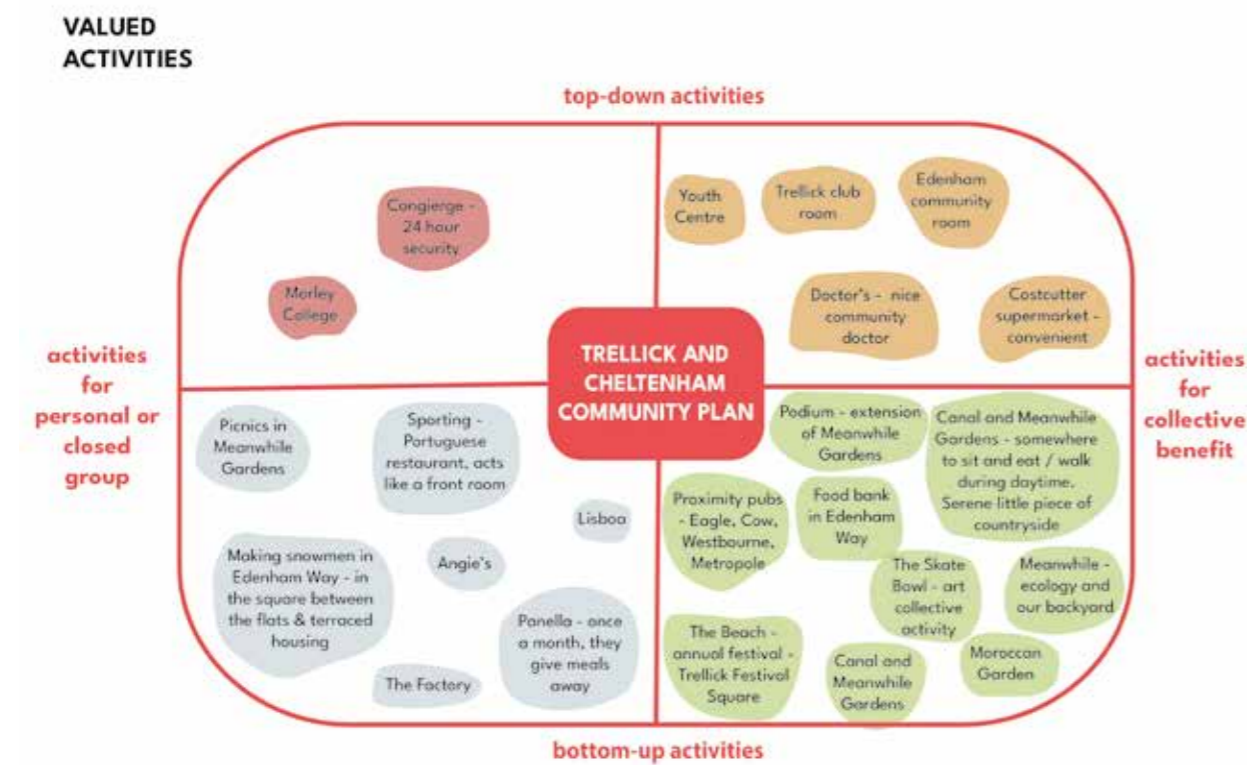


Figure 5.5: Results for exercise 3: Valued Places

### EXERCISE 4: EXPLORING EMOTIONS AND STORYTELLING

Community members were asked to share stories and locate these within the realms of nostalgia/happy memories, trauma, hopes and fears. This workshop exercise was helpful in uncovering more nuanced and detailed perceptions of what is of value to community members through recounting their lived experiences via storytelling.

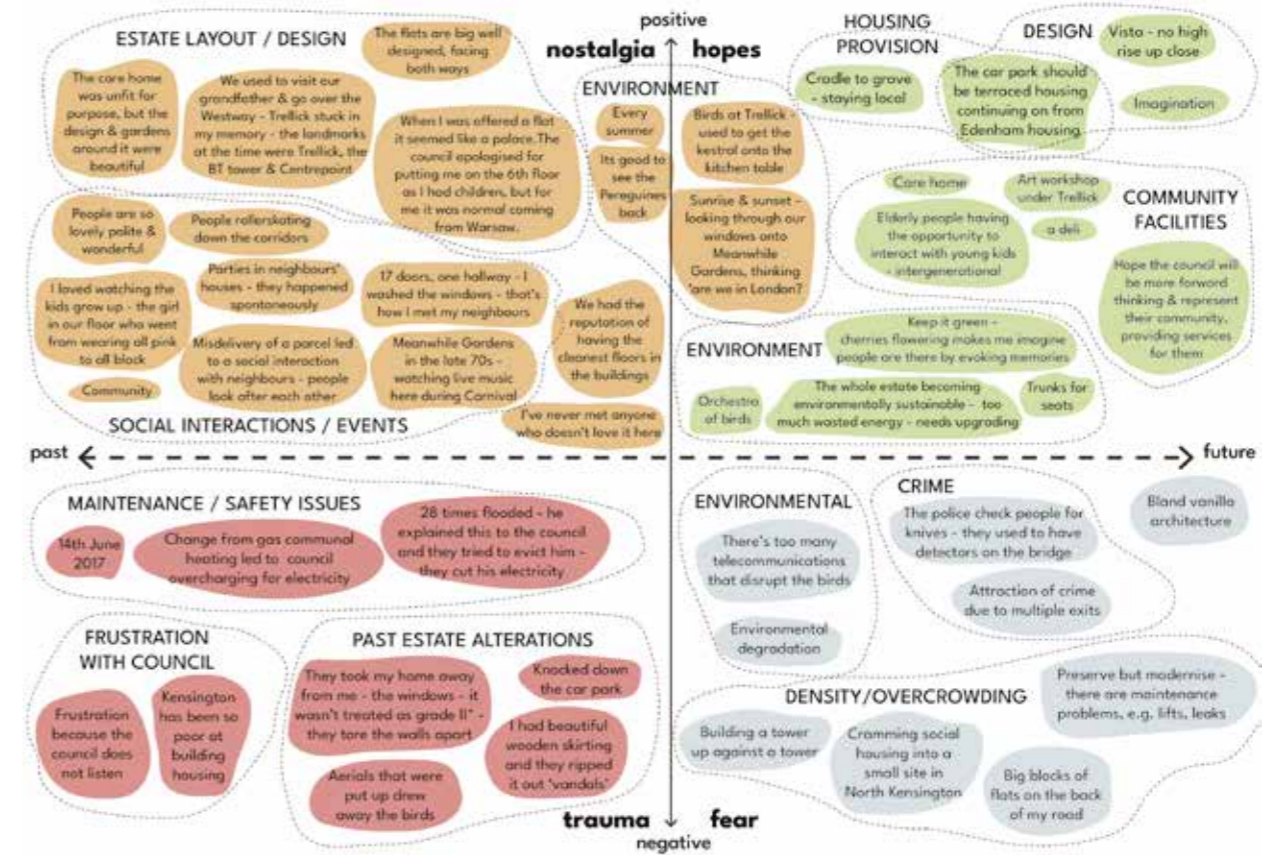


Figure 5.6: Results for exercise 4: Exploring emotions and storytelling



**PAST:**

Emotions of trauma and nostalgia arose from stories of the past. Trauma was largely associated with maintenance, safety issues, past alterations and a frustration with the Council for not listening to residents. The 14th June 2017, the date of the Grenfell Fire, was agreed to be a source of significant trauma among residents living in a high rise social housing block within the same borough.

Nostalgic memories were shared, particularly those associated with social interactions between residents and locals such as watching live music at the Beach during Carnival, spontaneous parties in neighbours' homes, watching neighbours' children growing up over the years, to the seemingly small experience of a parcel mis-delivery which led to socialising between neighbours. Nostalgia was also associated with an affinity with the estate layout and design itself, such as the spaciousness of the homes, and the gardens around the care home. Positive memories are associated with specific places, which is why the removal of certain spaces must be very carefully thought through.



**FUTURE:**

People were generally most fearful about density and overcrowding, with concerns about a potential new development blocking views and light for existing residents. There were also fears that maintenance problems would continue, and the environment would become more degraded in the future. Crime was mentioned by a few participants, with reference to the design of the estate facilitating this behaviour.

Hopes were expressed around the possibility of more community facilities, such as a care home, intergenerational spaces and art workshops – it is hoped that these community services and spaces will be supported by the council in the future. People also hope for a flourishing natural environment on the estate, for it to be green, rich in wildlife and become more energy efficient. Finally, participants hope for terraced housing in the future, for residents to be able to stay local, and for new development to be imaginative.



*Figure 5.7: Inside Trellick Tower*

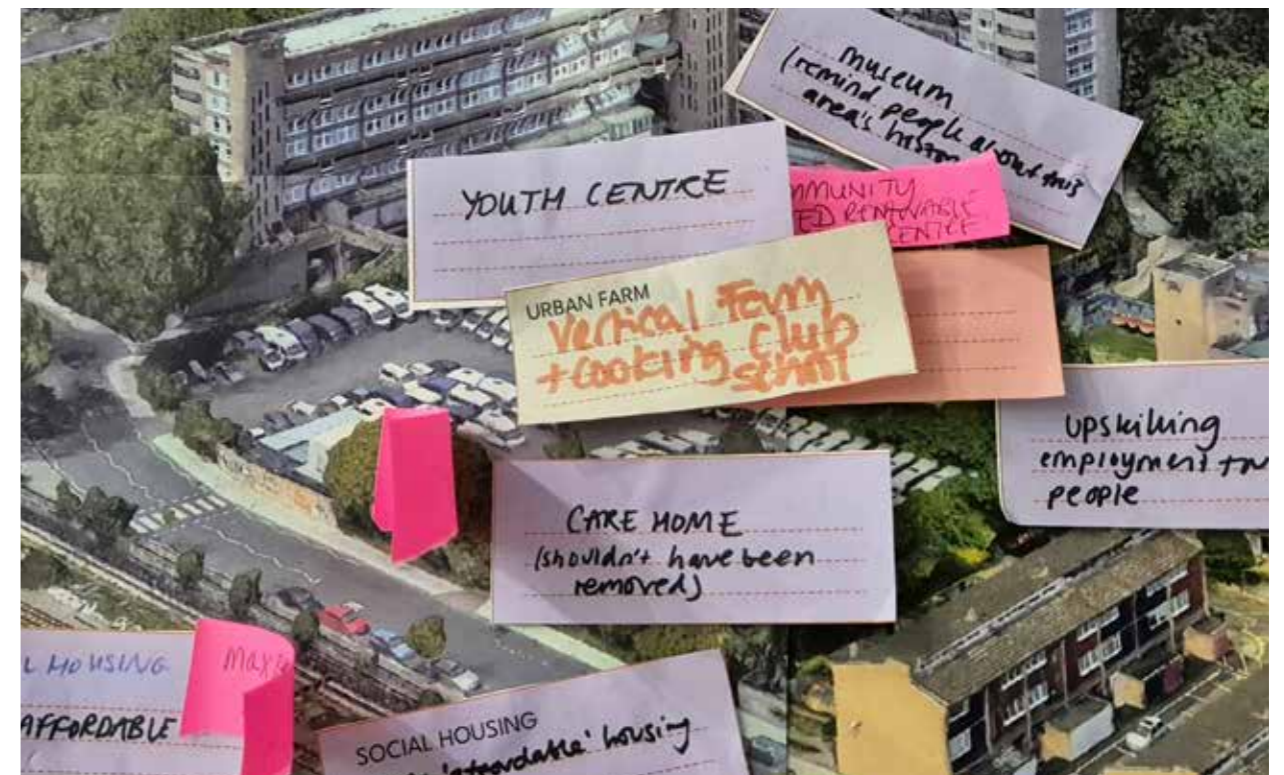
## WORKSHOP 2: WHAT DO YOU WANT TO SEE AT TRELICK AND EDENHAM?

The second workshop focused on people's priorities for any future development on the estate. It began with choosing three top priorities and then categorising these into housing, care infrastructure, community spaces, or environment. After discussing their priorities and their proposals for the four categories with the group, participants mapped priorities together onto a bird's eye view of the estate, suggesting possible locations for the proposed changes they had come up with.



Figure 5.8: Results for exercise 1: Top three priorities for the future of Trellick and Edenham Way

The word cloud, above, shows all the spaces/places/uses/activities that people mentioned as one of their three top priorities for the estate in the future. Urban farm, social housing, community-owned housing, community upskilling, youth centre, playground, solar panels and allotments were most frequently mentioned.



These priorities were then categorised into the four themes; however, many of the priorities overlap and could be considered under multiple categories. Identifying the priorities was an icebreaker exercise to have an in-depth discussion about each of these topics and start exploring potential proposals.

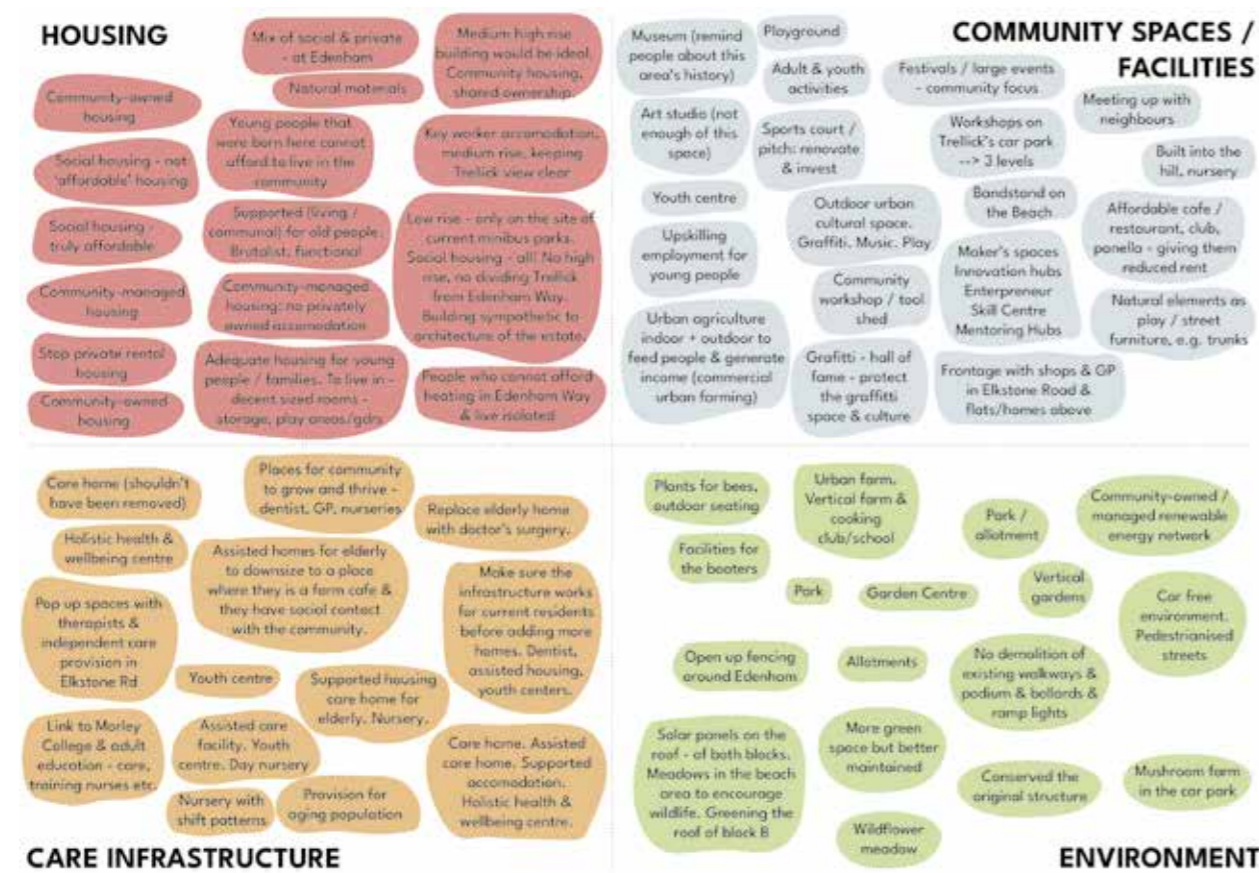


Figure 5.9: Results for exercise 2: Priorities for housing, community facilities, care infrastructure, and environment

### PRIORITIES FOR HOUSING:

- **Social, community-owned/managed:** It is important to the community that new housing is not for private ownership/rent or 'affordable', but instead is social, community-owned or managed, so that the community themselves have power in the decision-making, design, and development of the housing. Without this, some community members fear that young people who have grown up here will be driven out of the area through gentrification.
- **Family-sized housing:** Desire for spacious, family-sized housing with large rooms, storage, play areas and gardens.
- **Low – medium rise:** All participants expressed a desire for low to medium rise housing as opposed to high rise. This was particularly important for maintaining views of Trellick Tower and the connection between Trellick and Edenham Way.
- **Assisted-living homes** were also important, crossing over with care infrastructure.
- **More storage facilities:** especially for existing smaller flats with hardly any storage space.
- **Environmentally friendly and efficient:** new buildings should be zero carbon high spec structures, with excellent insulation. No demolition of existing structures.

### PRIORITIES FOR CARE INFRASTRUCTURE:

- **Care home:** It was frequently mentioned that the former Edenham care home should not have been demolished, and a desire for a similar facility to be replaced on the same site.
- Other associated suggestions included **assisted living** as well as the incorporation of youth services, a childcare/nursery, and other uses such as a café that brings the centre into social contact with rest of the community.
- **Healthcare:** Desire for GPs, dentists, as well as a more holistic health and wellbeing centre that includes therapy and treatment for chronic illnesses.
- **Youth centre:** There was a feeling that there was a lack of youth centres and services in the area. Suggestions included a potential link to Morley College to increase education and training available to young adults.

### PRIORITIES FOR COMMUNITY SPACES / FACILITIES:

- **Art studios and workshops:** such studios and workshops/maker spaces/community tool sheds/innovation hubs are lacking in the local area – these are in demand and linked to community upskilling. A participant suggested these could be located in the podium car park at the base of Trellick. Outdoor arts and cultural space were also considered a priority.
- **Museum:** to remind people about the history of the area and the community.
- **Sports:** there was an expressed desire for the sports court to be invested in and renovated.
- **Child-friendly spaces:** including a nursery and playgrounds that incorporate natural elements such as tree trunks for climbing and seating
- **Affordable local businesses:** it was suggested that the existing local businesses such as Panella should be given reduced rent to continue operating at affordable prices. There was also a suggestion that businesses could front onto Elkstone Road.
- **Music space:** a bandstand on the Beach was suggested.
- Protection of the graffiti hall of fame
- **Low-cost activities:** such as dance classes, parties, yoga.
- Cycle storage and shared cargo bikes

### PRIORITIES FOR THE ENVIRONMENT:

- **Urban farming:** including a mushroom farm, vertical gardens, allotments, plants for bees.
- **Park and green space:** there was a desire for more green space, but people want this to be better maintained than the current spaces are. Desire for more trees to be planted.
- **Community-owned renewable energy network:** to heat and power homes on the estate, including solar panels on roofs and balconies of housing blocks
- **Conservation of existing structures:** a priority for several participants was to conserve all existing and original structures, including the podium, walkways, bollards and ramp lights.
- **Wildflower meadow:** suggested for the beach area, to bring wildlife.
- Other suggestions included facilities for boaters, opening fencing around Edenham Way, and the provision of a garden centre.

Finally, we asked community members to map these priorities on a bird's eye view of the estate, suggesting where these spaces or activities could be located (Figure 5.10).

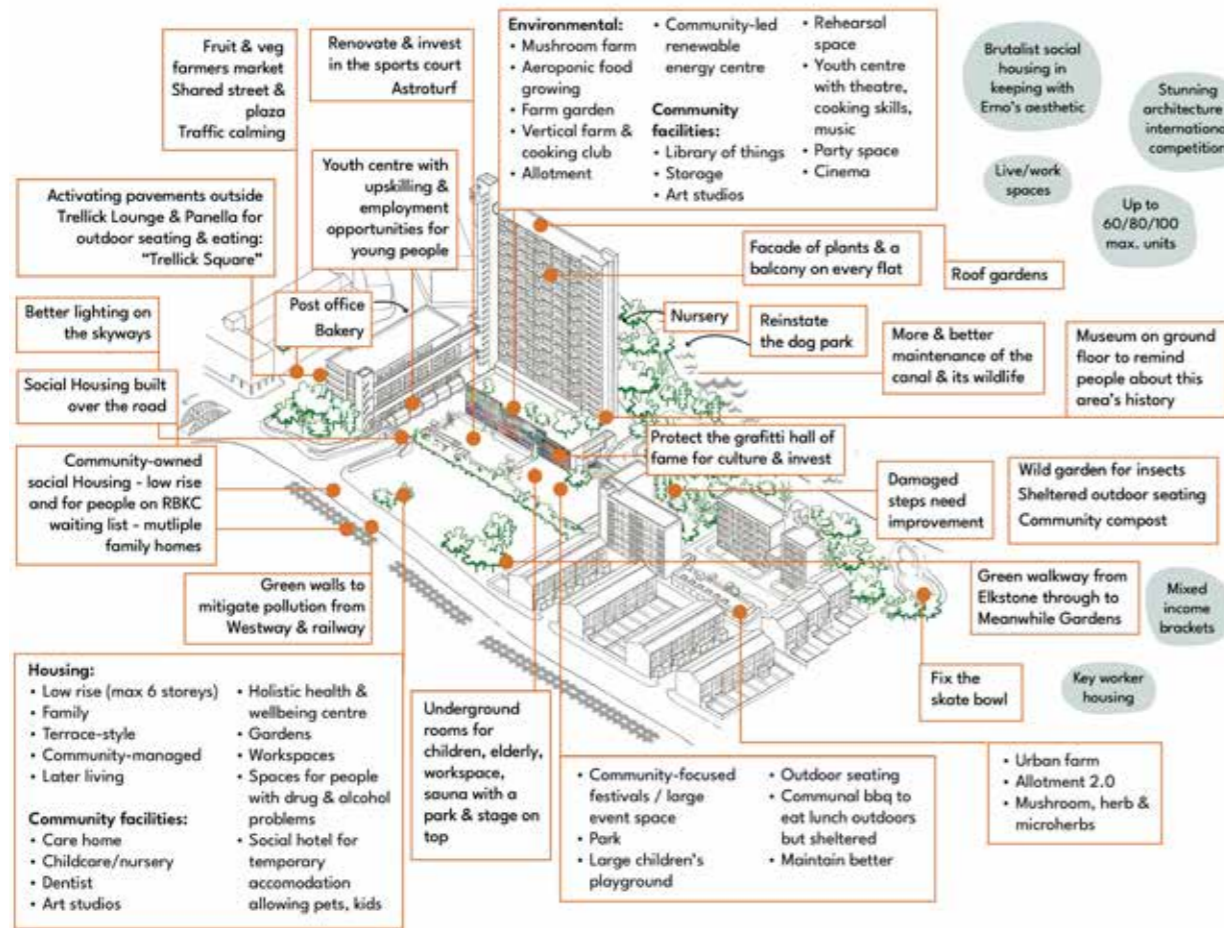


Figure 5.10: Results for exercise 3: Priorities mapped

From this exercise, it appeared that people largely envisaged new social housing on or nearby the former Edenham Way care home/ car park site. People's suggestions for types of housing became more specific when locating it spatially on the estate. It emerged that there was a general preference for 60-100 homes, with a maximum of 6 storeys and a brutalist aesthetic in keeping with Goldfinger's design. As well as this, there were multiple suggestions for healthcare and community facilities on the same site, such as a care home, holistic health and wellbeing centre, and support spaces for people with drug and alcohol problems.

**It emerged that there was a general preference for 60-100 homes, with a maximum of 6 storeys and a brutalist aesthetic in keeping with Goldfinger's design.**

People generally located artistic and creative spaces within the podium at the base of Trellick, including studios, workshops, rehearsal space, a cinema and party space. The roof of the podium was considered a suitable space for urban farming initiatives. However, others were concerned about people throwing things out of their balconies on to this space, and therefore did not advise that the space is used for community initiatives.



Figure 5.11: Inside Trellick's podium

The Beach was seen to be in need of infrastructure that could facilitate socialisation and community gathering such as outdoor seating, a playground, a communal barbecue and the incorporation of infrastructure that facilitates large events.



Figure 5.12: The Beach

There were general comments about the lack of maintenance of existing spaces across the site, for example the skate bowl in Meanwhile Gardens, the steps behind Edenham, the skyways and the sports court. Suggested spatial improvements included better lighting on the skyways, traffic calming on Golborne Road, the activation of spaces outside businesses to become a 'Trellick Square' and green walls along Elkstone Road to mitigate pollution among others.

**Several members stressed the importance that any new development should be implemented from the outset through a truly collaborative, consultative co-design process with residents and local organisations.**

# WORKSHOP 3: ARTS AND CULTURE AT TRELICK AND EDENHAM

Workshop 3 specifically focused on arts and cultural spaces within the estate and local area, and how these could be improved or supported, as well as which new arts and cultural spaces were desired and where. This workshop involved several graffiti artists who produce artworks at the Hall of Fame.

## VALUED SPACES & SUGGESTED IMPROVEMENTS

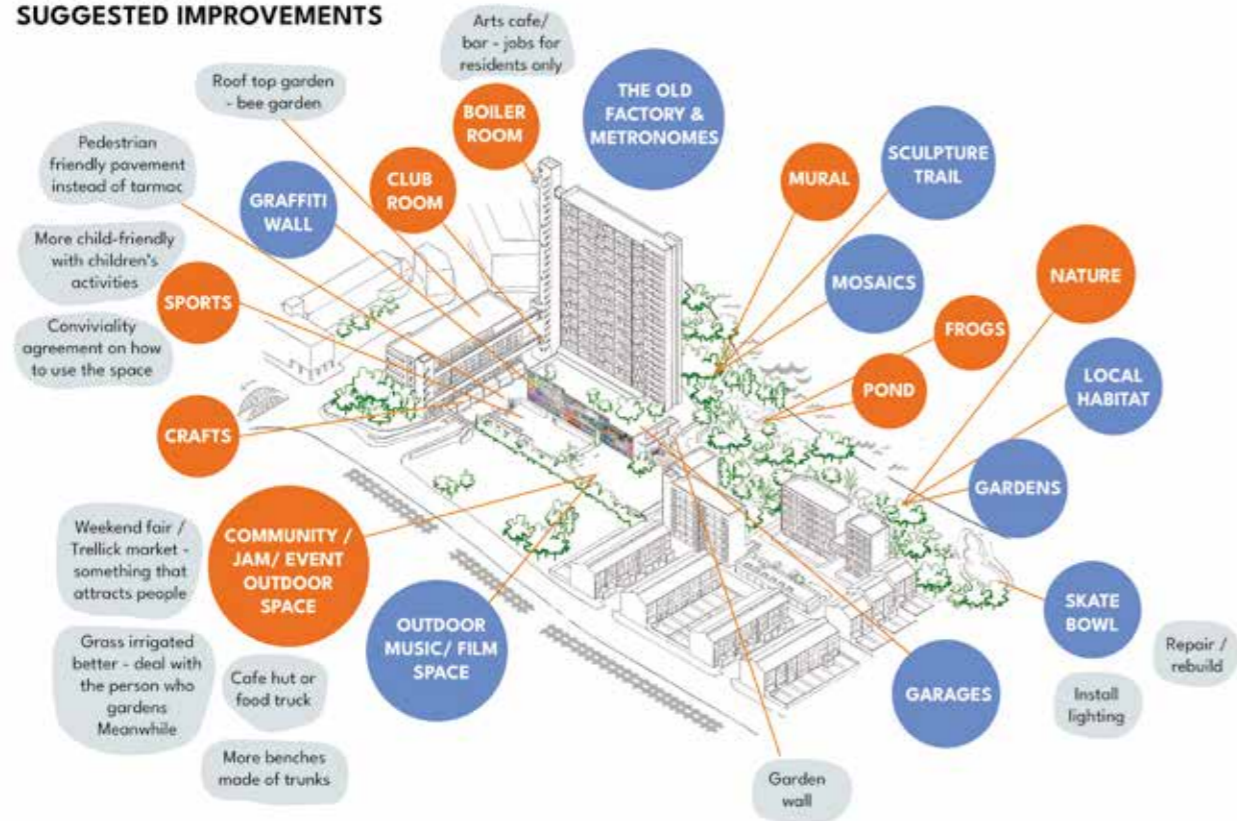


Figure 5.13: Results for exercise 1: Valued spaces for arts and culture, and suggested improvements

The Beach was a particularly important space for the participants of the arts and culture workshop, who value it for its ability to host artistic activities such as graffiti, film screenings, music events, break dance and theatre. Basic maintenance was seen as crucial to support the Beach space, such as improved rubbish disposal, better lighting, electricity access, public toilets, and fob-access to gates.

**Suggestions were given to support and enliven this space, such as the introduction of picnic tables and seating in a flexible arrangement, a cafe hut or food truck, better grass irrigation and a weekend fair that attracts people to the spot. The graffiti wall surrounding the Beach was also very important to participants.**

Alongside the natural beauty and wildlife, the artistic features within Meanwhile Gardens came through as important in this workshop, such as the mural, mosaics, sculptural trail, the Factory, as well as the skate bowl – which was considered in need of repair and the introduction of lighting.

It was also suggested that Trellick Tower's old boiler room could be used as a cultural space such as an arts cafe or bar with jobs for residents only. Other valued spaces included the club room, the garages and sports court.



Figure 5.14: Graffiti Hall of Fame

Building upon the results and feedback from previous workshops, we displayed some of these ideas spatially onto the drawing of the estate so people could engage with them in a more visual way and develop their ideas and proposals further.

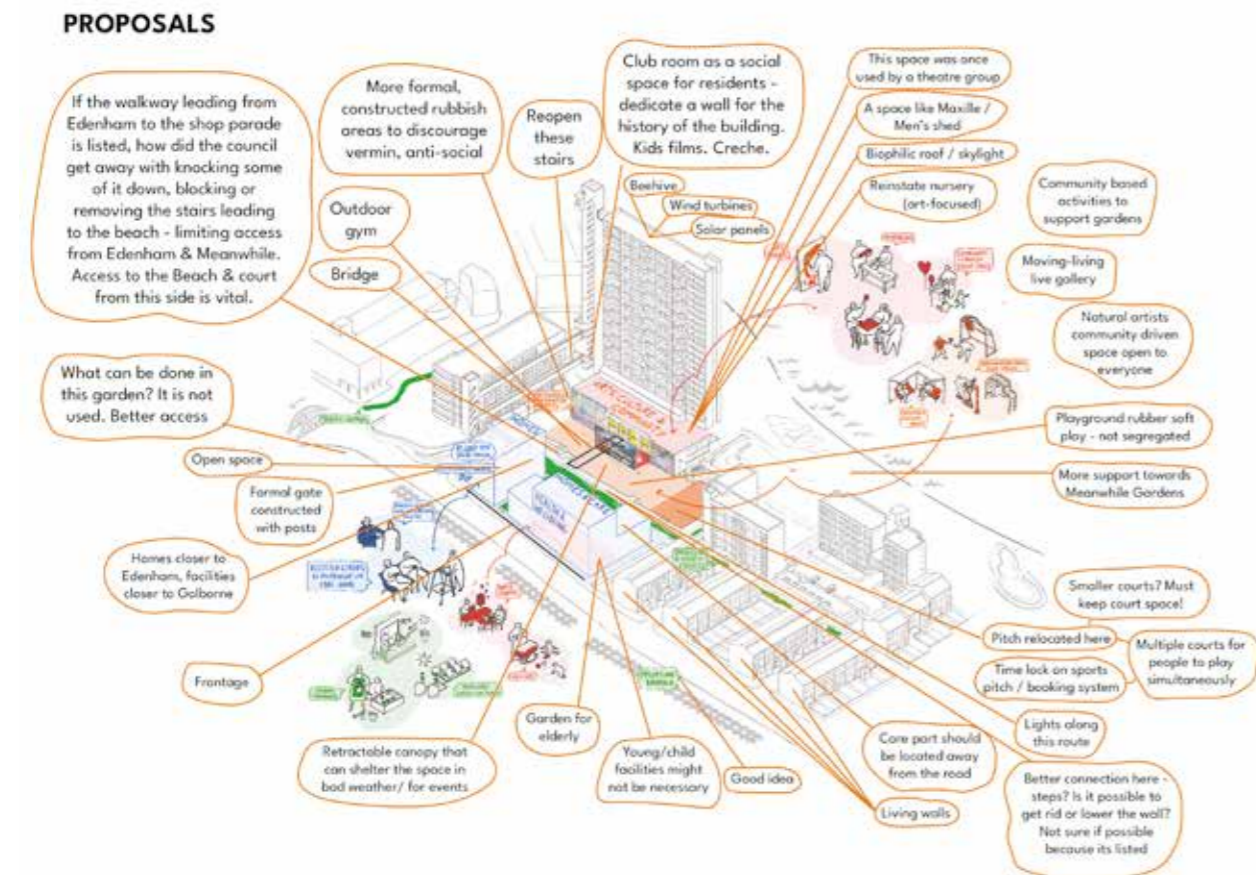


Figure 5.15: Results for exercise 2: Proposals for arts and culture, building on proposals emerging from previous workshops.

## PODIUM:

- here was a general consensus that the podium would work well as a space for arts, cultural and community activities, such as studios, a gallery, art-focused nursery, arts cafe and indoor gym as well as for storage.
  - Participants wanted to see residents have priority over renting these spaces at truly affordable prices.
- Discussion turned to how the space could be best converted for those uses
  - For example, there were suggestions to add skylights on the roof of the podium, move a section of the graffiti wall southwards to create a light entranceway, or retain the top half of the graffiti wall, allowing light into the bottom half of the space.

## HOMES AND HEALTH & WELLBEING AT THE FORMER CARE HOME SITE:

- Desire for the buildings to create a frontage along Elkstone Road
- Participants suggested that the community/care home facilities elements of the new building/s should be located to the west of the site closer to Golborne Road, and the homes should be located to the east of the site closer to Edenham Way. It was also mentioned that the care home should be located away from the road
- There were suggestions that perhaps youth facilities were not necessary on this site, as there is already a youth centre close by.
- Desire for a garden

## THE BEACH:

- Sports pitch: Some participants suggested the sports pitch could be relocated to original position (as shown in figure 5.16), however, others suggested this may interfere with the graffiti activity on these walls, and perhaps there could be several smaller less formal courts, where multiple groups could play at the same time, although this creates a problem of the interaction between ball courts and other activities desired in the beach area.
  - The desire for a time-locking system on the court gates was suggested, to prevent noise at night
- Non-segregated playground made with rubber (soft play)
- A retractable canopy that can shelter the Beach space in bad weather/ for events
- Outdoor gym

## SPATIAL DESIGN OF ESTATE:

- Desire for a more formal entranceway from Elkstone Road, replacing the existing service entrance, to improve accessibility for pedestrians
- Suggestions to reinstate the bridge across the Beach from the care home site to Trellick Tower
- Accessibility to and from the Beach and the former care home site was seen as crucial – suggestion of steps leading down to the Beach.
- Levelling of the Beach surface which is currently bumpy and difficult to walk on for people with mobility issues.
- More formal constructed rubbish areas
- Some suggested that roof spaces should be used for solar panels, beehives and wind turbines.
- Better lighting along the skyway route from east to west

Other suggestions included using the club room as a social space for residents with the dedication of one wall for the history of the estate, as well as living walls on the ends of the Edenham Way homes along Elkstone Road. The empty ground floor old garage spaces, particularly the former doctor's surgery, were also suggested as spaces to be reclaimed for arts and culture.

# WORKSHOP 4: HOW TO MAKE IT HAPPEN

The final workshop focused on how some of the proposed changes discussed could be implemented in practice through an exploration of community ownership, management and participatory models as well as sources of funding such as the Heritage Lottery Fund, Community Ownership Fund, and Neighbourhood Community Infrastructure Levy.

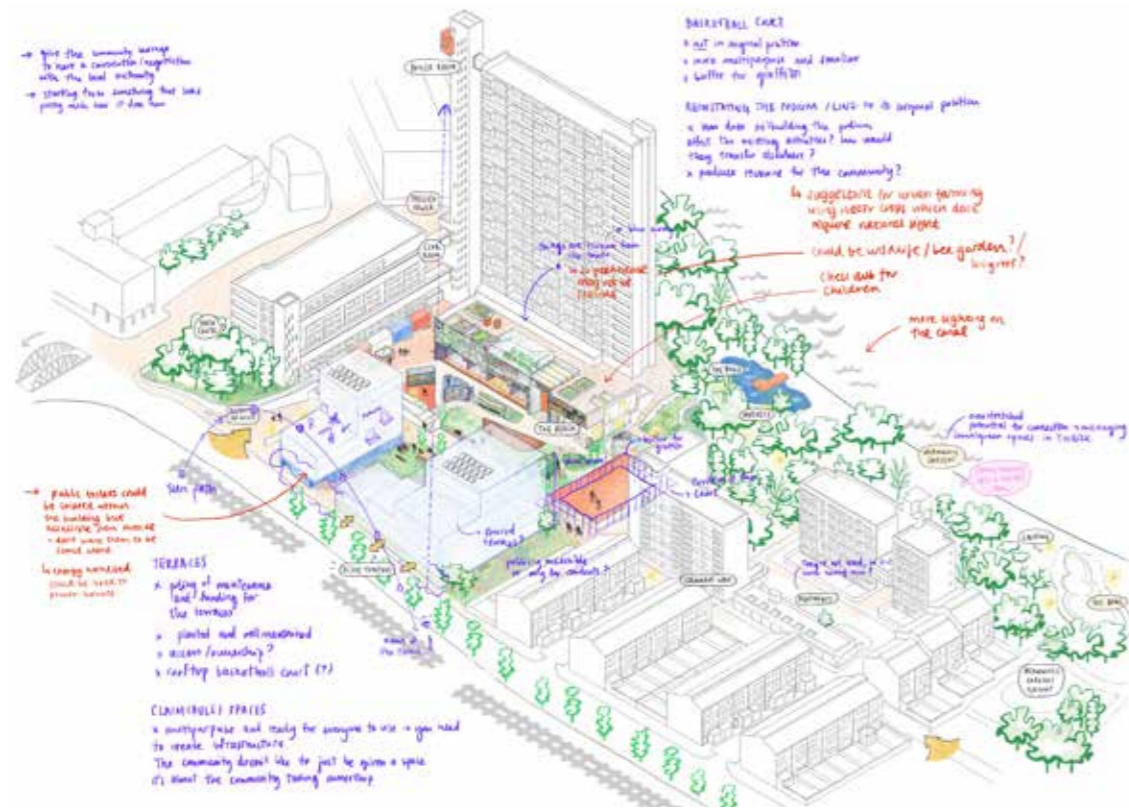


Figure 5.16: Further discussion around updated proposals

Instead of splitting into groups for this workshop, everyone huddled around the updated proposals drawing and the model to discuss the updates and ideas further. Discussion largely focused on the positioning of the podium, the basketball court, claimable spaces and terraces within the potential new homes. Heritage was discussed, and the potential for celebrating the estate's heritage through its design proposals which could help with funding applications or negotiations with the Council.

## POSITION OF PODIUM:

- There was support expressed for reinstating Trelick's podium to its original position as per Goldfinger's design, providing more space for community or revenue generating activities, and dealing with the level change that occurs from the podium to the Beach and up again to the care home site.
- However, there was discussion on how this would impact existing activities that take place there, such as artistic/music events, sports, play, and graffiti. Could these activities continue on-site or be relocated elsewhere? There was sentiment that we must not displace these community uses. There is an appreciation of the Beach as a space and extending the podium to its original design would reduce this space considerably.



Figure 5.17: Residents providing feedback on the proposals developed

## SPORTS COURT:

- Some did not agree with the sports court being reinstated to its original position due to the potential effect on graffiti activity and suggested more smaller multipurpose courts.
- The idea of a rooftop sports court was also discussed, but the issue arose that this may be too noisy and disruptive for the homes below.
- There was a general consensus that if the sports court were to be reinstated to its original position, there should be a buffer around it so that graffiti artists would be able to continue their work on the walls around it.

## CLAIMABLE SPACES:

- Participants expressed a desire for flexible and claimable spaces which did not have one fixed use or purpose for a specific activity but could be claimed by certain groups over time.
- These spaces would still need infrastructure improvements but could be installed in a way that allows for flexibility and a sense of community ownership.

## TERRACES:

- There was discussion over the policy and maintenance of terraces within the potential new homes on the care home site – who will ensure the planting is well-maintained?
- Is it possible that terraces could be shared, and accessible from the street?

Participants also raised the need for public toilets, which could be incorporated within the new buildings and accessible to the public from the outside. It was also mentioned that perhaps more allotments were not necessary as those that already exist on top of the Edenham Way garages are hardly used. Other suggestions included more lighting along the canal, a chess club for children, a bee/ wildlife garden/ living roof on the podium, and the potential connections that could be made between the maintenance of Meanwhile Gardens and new spaces as part of future development.

After this, Rowan Mackay from Community-led Housing London spoke to participants about three different levels of community control in the community led housing and development process: (1) participatory processes, (2) partnerships with an enabling social developer (local authority or housing association) and (3) a fully community led scheme.



**Figure 5.18: Rowan Mackay facilitating an activity about community-led housing**

Through discussing different concerns within the community and their desires for the future, Rowan assigned these to a different category: ‘participation’, ‘partnership’, ‘management’, ‘stewardship’, ‘ownership’ or ‘fully community-led’.

No issues discussed fell within the remit of ‘participation’. Several community members pointed out that avenue had already been tried and failed, through the consultation with the council on the proposals in 2020/21. This was concluded to be a tick box exercise and did not allow for sufficient community influence over the development process. Further, no discussions fell under the remit of ‘fully community led’. The idea of a fully community-led housing scheme appeared to require too much risk and labour to be taken on by the community. Community members felt that partnership, management and ownership of non-residential assets were preferable options.

- **Management:** To achieve flexible ownership and cultivate claimable spaces, the community members would likely need to have control over the management of space.
- **Ownership:** To generate non-residential revenue, the community would likely need to have ownership over a space or building to ensure that revenue created is put back into the community itself. Ownership of power and utilities infrastructure/ services was another area which was of interest to the participants, perhaps with the potential to collaborate with North Kensington Community Energy<sup>xxviii</sup>
- **Partnership:** Discussions around partnership were particularly related to attracting funding and procurement for residential housing development. Tenure was very important to participants, who want social housing and hoping to achieve this through partnership with the local authority. In a partnership, community members would expect to be paid for their participation in a steering board.



## 6. COMMUNITY PLAN

After discussing ideas and feedback in the workshops, we have compiled a summary of proposals, which will form the core principles for the Community Plan.

The principles are grouped into **Open and Community Spaces**, **Arts and Culture**, and **Homes, Care and Health**, although some overlap. Within each group, the proposals have been classified into four categories in order of increasing level of intervention: maintenance, programming, accessibility, and new spaces; with maintenance being the least spatially impactful and new spaces being the highest. Additionally, considering Trellick Tower's Grade II\* Listed status and Edenham Way's Grade II status, the aforementioned proposed principles raise important heritage questions, that have been addressed in the **Heritage** section.

Finally, based on the insights collected from Workshop 4, 'How to make it happen', the team has outlined **Governance, Finance structures and next steps** that could enable or facilitate the development of the Community Plan.

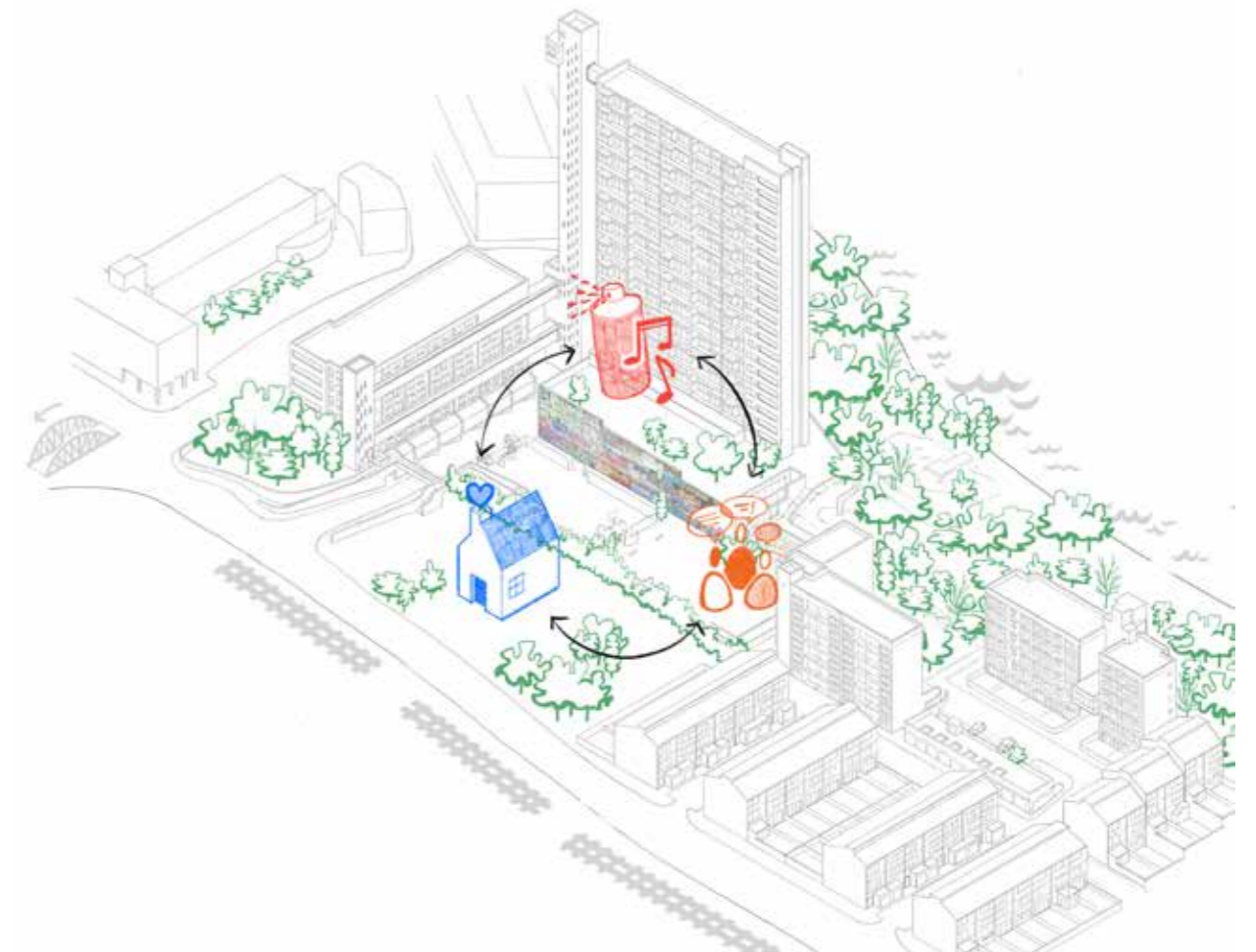
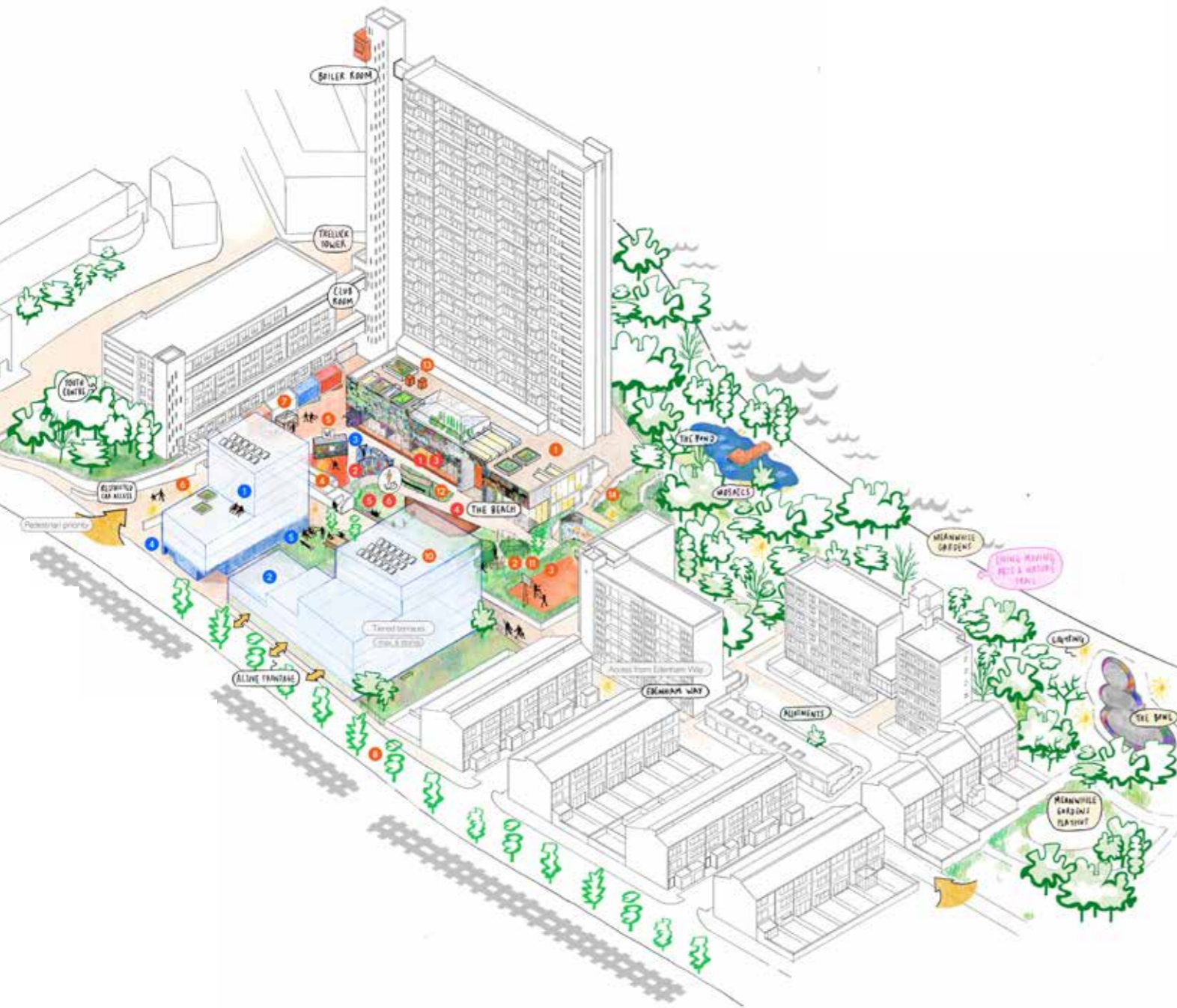


Figure 6.1: Illustration of Community Plan principles

## 6.1. OPEN AND COMMUNITY SPACES

Workshop participants acknowledged the importance of improving the accessibility, inclusivity, and maintenance of the open and community spaces in Trellick Tower and Edenham Way (the Cheltenham Estate), as well as creating new ones that respond to the residents' and locals' needs. The aim is to make these spaces more welcoming to all community members of all age groups, as they play a vital role in building a sense of community, belonging, and ownership.

**Participants also suggested the creation of a Conviviality Pact, an agreement among the residents and visitors of Trellick Tower and the Edenham Estate, regarding the rules, responsibilities, and principles governing the use and management of the Beach.**

### 1. MAINTENANCE:

- i. Install **bins** and schedule **regular waste collection**.
- ii. Schedule **regular cleaning** of public toilets and **upkeep of the public and semi-public spaces**.

### 2. PROGRAMMING:

- i. Potential for **hosting events and activities for parents and children** on weekends either in community spaces such as the club room or boiler room, or a new community space located in the podium.
- ii. Potential for creating a **"Trellick Market"** on the Beach that encourages community cohesion and attracts people to the estate.

### 3. ACCESSIBILITY:

- i. Improve pedestrian accessibility by **restricting car access** to the area where the loading bays are, allowing certain times for loading, and unloading, and incorporating a pedestrian-friendly pavement with wayfinding.
- ii. **Reinstate pedestrian access to the Beach from Edenham Way and Meanwhile Gardens** by demolishing walls and fences.
- iii. **Reopen the ramp and staircase** from the existing car park (both elements are Grade II\* Listed).
- iv. Incorporate **better street lighting** to ensure visibility and safety, especially at night, on the walkway around the beach area, as well as the ramp and staircase leading to the car park.

### 4. NEW SPACES AND FACILITIES:

- i. Create **multipurpose "claimable" open spaces**, flexible in use.
- ii. **Retain the ball court** on the Beach, either in its current position or a new one.
- iii. Integrate green spaces for **environmental benefits**, such as a bee garden and community gardening.

- iv. Design **inclusive community areas** that cater to different ages and abilities: **a gym with universal access, a garden for the elderly and an adventure playground** located at the centre of the Beach. The playground should have good visibility from the surrounding homes and respond to the need for play space for children while parents socialise or paint.
- v. Provide **picnic tables and flexible seating arrangements** as well as **shelter** to protect from rain or sun.
- vi. **Soft landscaping and rewilding of the Beach area**, retaining most of the grass, creating spaces for biodiversity, and planting trees, strategically positioned so that they do not cast strong shadows on the graffiti walls.
- vii. Incorporate **public toilets** in the Beach area to cater to the needs of diverse visitors, especially women and children.
- viii. **Re-provide storage** for residents, either on the Beach or in new spaces within the podium.
- ix. **Reutilise the podium's rooftop**, where the nursery was originally located, for a community garden or a **bee garden**. However, participants' safety concerns regarding objects being thrown from the tower must be taken into account.
- x. Community-owned renewable energy network.

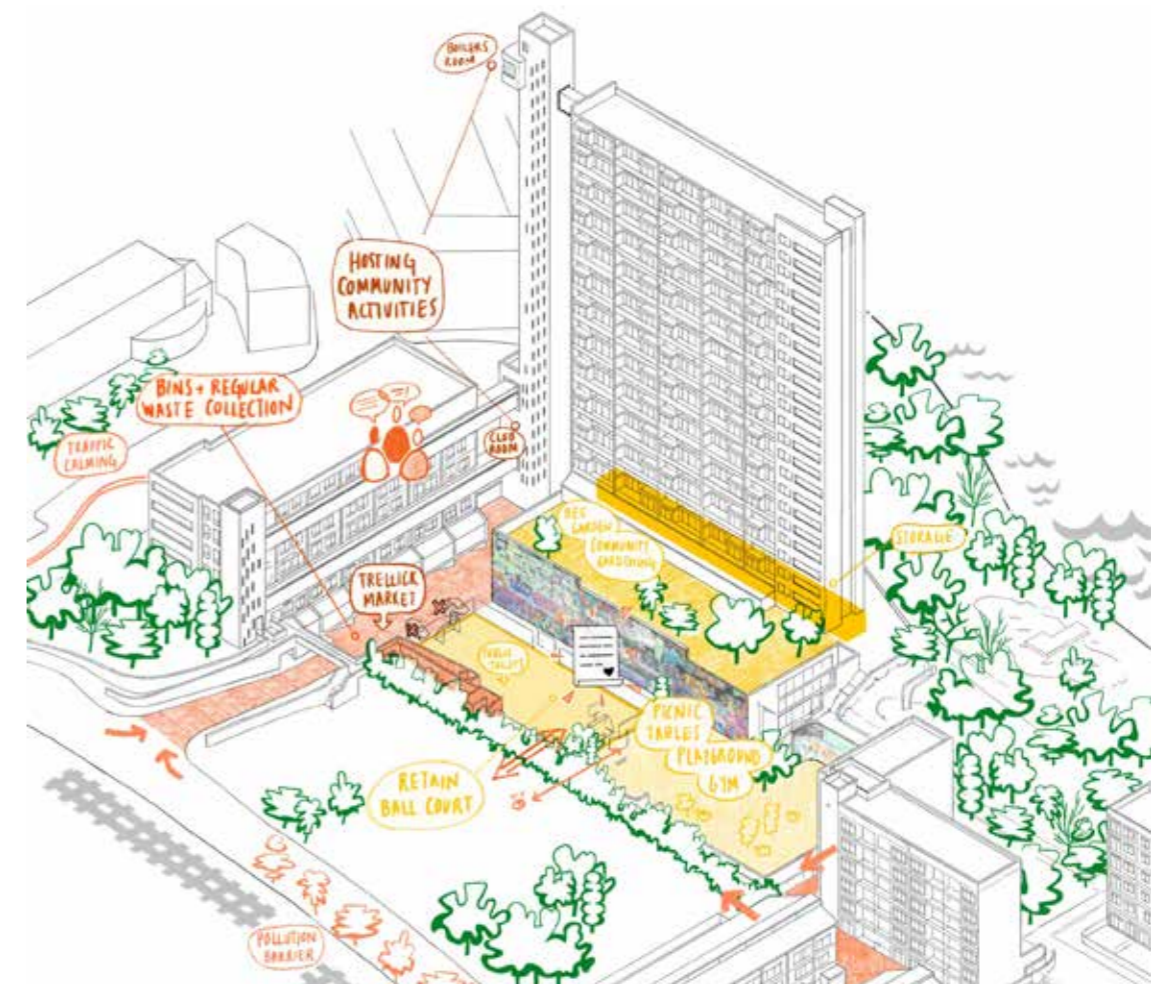


Figure 6.2: Illustration of Open and Community Spaces proposals

## 6.2. ARTS AND CULTURE

Participants recognised the plurality of valuable arts and cultural spaces in Trellick Tower, the estate and surrounding areas. Participants noted that the Beach is the centre of activity of arts in the area, and as such they suggested ways to enhance it. Moreover, they proposed creating new spaces at the foot of the tower to promote arts and culture in the area. This could be achieved through the refurbishment of the podium.

### 1. MAINTENANCE:

- i. Create designated walls for graffiti to prevent tags from appearing elsewhere on the Estate.
- ii. Install bins, schedule regular waste collection and upkeep of public toilets and public spaces.

### 2. PROGRAMMING:

Participants expressed concerns with the excessive sanitation of the Beach, as its organicity and “roughness” are what give it its value. They recognised the need to make it safer and friendlier for people outside of the hip-hop community and discussed how this could be achieved by balancing programming and spontaneity, through the provision of purposeful spaces for hip-hop culture. Arts and culture could also be further supported by:

- i. Partnering with local organisations such as Making Communities Work and Grow, located in Trellick, and Meanwhile Gardens, to strengthen art and environmental education and initiate community-led art projects.
- ii. Creating an Arts and Nature Living, Moving Trail, connecting Meanwhile Gardens, the Beach and the art studios.
- iii. Infrastructuring hip-hop culture, through the installation of electricity and water access points.

### 3. ACCESSIBILITY:

- i. Support local artists and cultural initiatives by providing artist and maker studios within the podium at lower rents, fostering a creative community.
- ii. Incorporate public toilets in the Beach area to cater to the needs of diverse visitors, especially women and children.

### 4. NEW SPACES:

- i. Preservation and adaptive reuse of the podium, including artists and maker studios and spaces for exhibitions and displays of local art.
- ii. Create a stage for performance arts on the Beach.

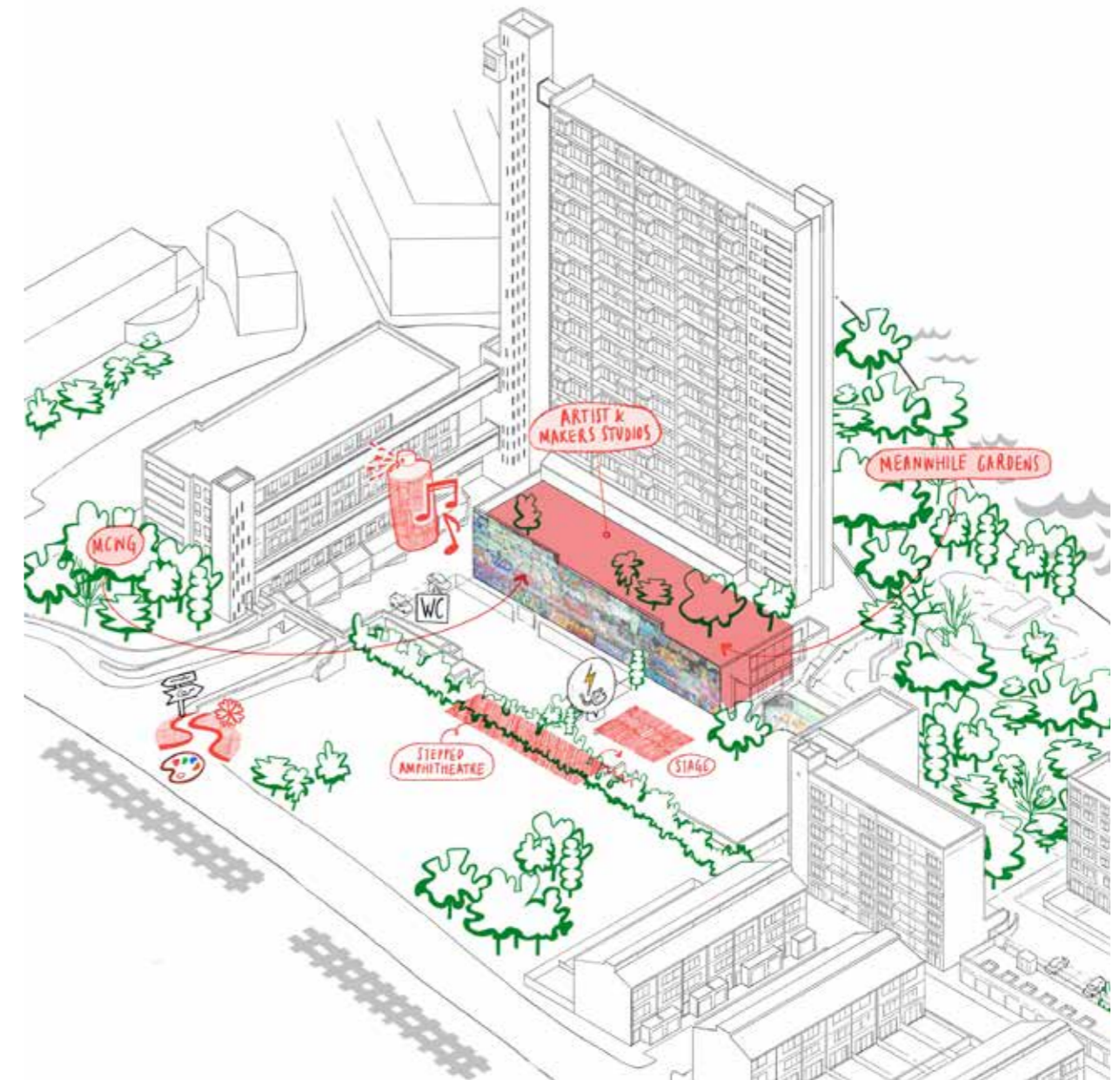


Figure 6.3: Illustration of Arts and Culture proposals

## 6.3. HOMES, CARE, AND HEALTH:

The Council and the workshop participants stated that the development of the existing car park should include new homes and community facilities. While the Council required a housing target of 60 new homes, the Community Plan achieved 84, including the new homes and the assisted living homes. Participants noted their preference for having the new housing closer to Edenham Way while assisted-living homes could be closer to Trellick, as indicated in Figure 6.5 on the next page.

### PROGRAMMING - NEW SPACES AND FACILITIES:

- i. Incorporate an accessible **health and wellbeing centre**, including holistic therapy treatments as well as a dentist, a GP, etc. on the ground floor of the new development, located near Trellick Tower, linking it to the new assisted living homes and the existing uses at the base of Trellick.
- ii. Promote healthy living through amenities like walking paths, pedestrian-only zones, fitness zones, multi-generational gym, and publicly accessible sports courts on the Beach.
- iii. “Rebuild” Elkstone Road by creating an active frontage all along the new development, that activates the public spaces and welcomes diverse uses.
- iv. **Design of residential areas to meet diverse needs:**
  - Provide 100% social housing (or at least 50%), including a variety of home sizes; 1-bedroom (25% - 17 homes), 2b (35% - 17 homes), 3b (30% - 12 homes) and 4b (10% - 10 homes) for diverse family units.
  - Assisted living homes (28 homes with shared spaces and care facilities) to re-provide the care home that was demolished where the car park currently is.
  - Enhance the functionality of the assisted-living homes by incorporating diverse amenities on the ground floor, such as a cafe nursery, fostering an environment that encourages intergenerational interaction.
  - Maintain the scale of Trellick Tower’s Block B and residential character of Edenham.



Figure 6.4: Existing car park, former care home site.

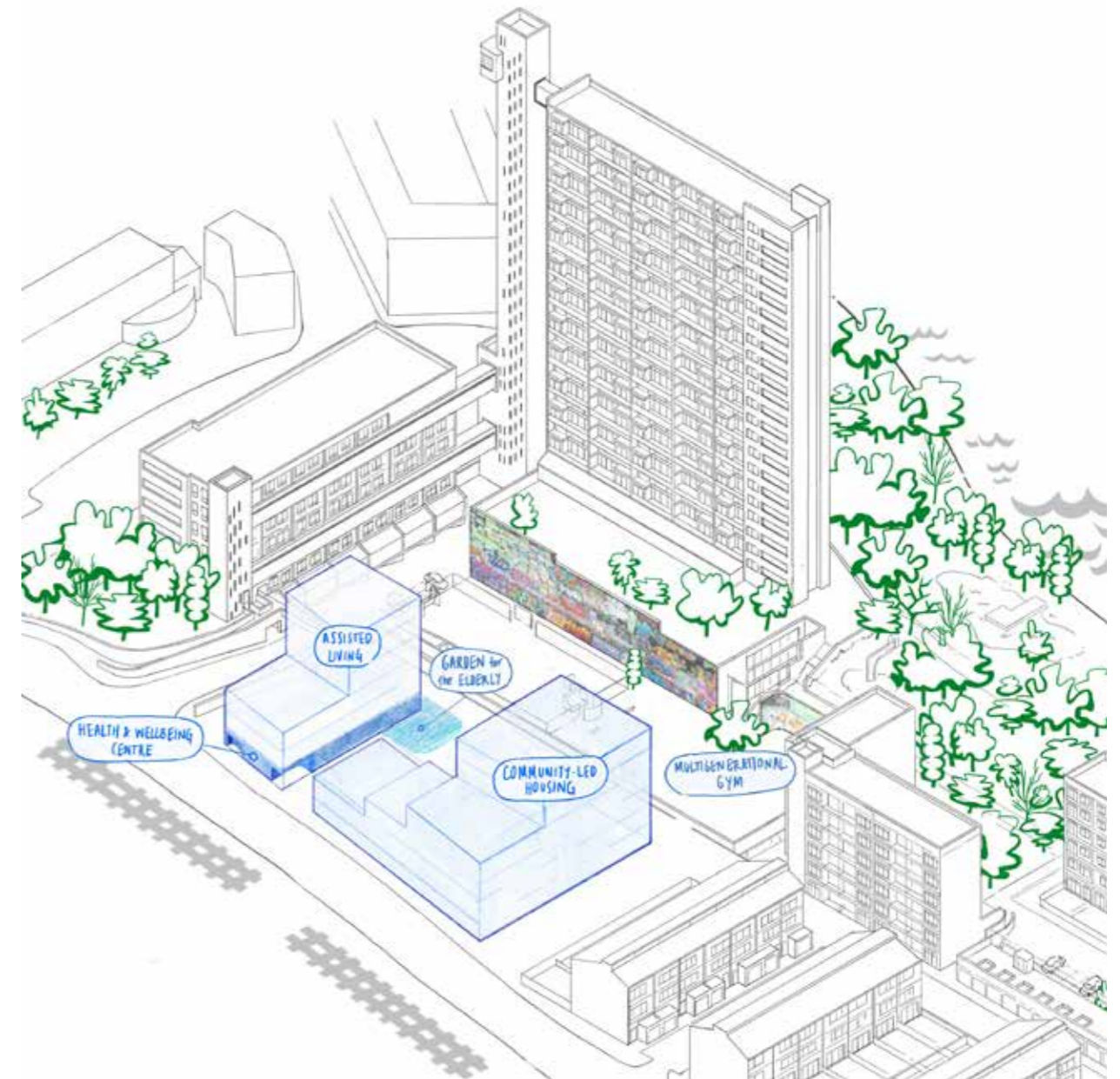


Figure 6.5: Illustration of Homes, Care and Health proposals

## 6.4. HERITAGE

Given that Trellick Tower holds Grade II\* Listed status and Edenham Way holds Grade II Listed status, the proposed ideas from participants raise important heritage-related questions. Specifically, proposals involving enhancing accessibility to the Beach and adapting the podium for diverse uses and users require careful consideration of design choices that preserve and enrich the character, appearance, and surroundings of heritage assets, with particular attention to Trellick Tower.

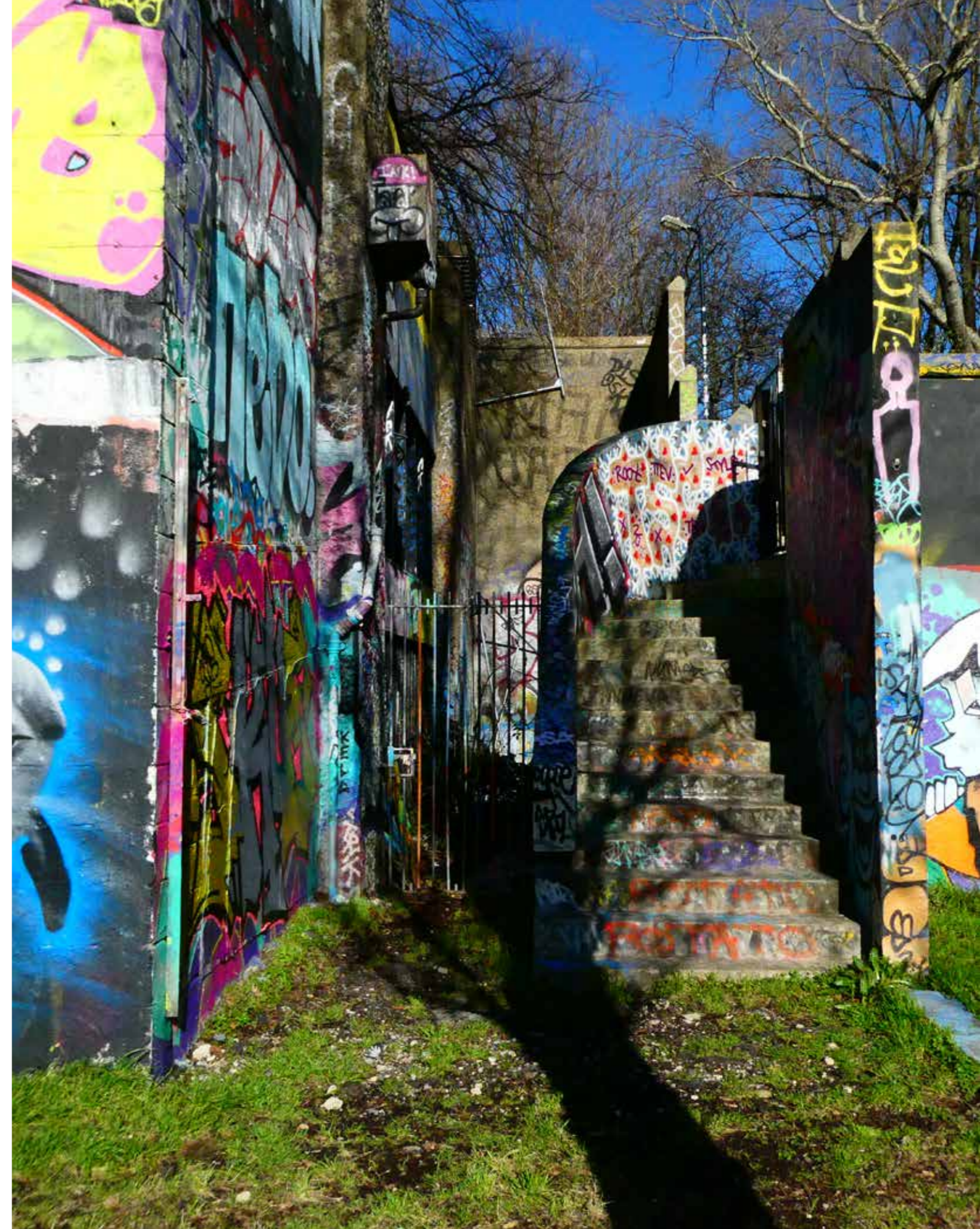
Additionally, beyond its architectural and historical value officially recognised by the listing, there are other aspects of intangible heritage, that hold immense value both for local and London-wide communities. Trellick Tower and Edenham Way have been filming locations for several movies over the decades. In addition, the estate has a rich history of hip-hop culture. From 'The Bowl' skate park (Figure 6.6) to the Beach, all elements of hip-hop are present on the estate. Community-led music festivals welcoming all ages have been celebrated on the Beach with makeshift stages and DJ booths. The walls of the Beach and the open space within it are hugely important for the graffiti community, as it is one of the few places in London of that scale. Moreover, the podium façade contains the names of the victims of the Grenfell Tower Fire (Figure 6.7) These elements should be protected and enhanced throughout the revitalisation and development of the podium.



Figure 6.6: Skaters using the Bowl.



Figure 6.7: The Beach (West-East). Names of the victims of the Grenfell Tower on the upper left corner.



# THE PODIUM

A key consideration for participants was the adaptive reuse of the podium. Originally garages and now half demolished, the podium now sits empty and disused next to the Beach. Participants brought forward various options on how this should be done, each of which presents opportunities (+) and challenges (-).

## (A) Extending the podium to its original position with a glass volume.

- + The glass would allow light to get through the depth of the podium. The new volume could contain art studios and event spaces of different sizes and heights, which are limited inside the podium.
- The Beach is valued by the residents because of its size and openness, who are therefore concerned that extending the podium would fragment the Beach and significantly reduce space available for outdoor activities.

### Heritage considerations:

1. The southern wall of the podium is not protected, as it was previously demolished in 2008 and rebuilt.
2. There is important graffiti for the community, particularly the names of the Grenfell Tower Fire victims, on the upper left corner, that should not be covered or demolished.

## (B) Repairing the podium.

- + The podium could potentially fit **28 studios** of an average of 37 sqm per studio, which may vary in size and number depending on demand, and which could be used by local artists, generating revenue, and fostering a creative community in the area.
- + The rooftop of the podium could be used for community garden.
- Given the depth of the space and the low height (2,30 m) of the ceilings, getting light through the space would be quite challenging. In addition, it would be difficult to open roof lights in the reinforced concrete slabs. This would hinder the type and number of artists and makers' studios that could be allocated inside the podium. People also raised concerns about the rooftop of the podium being a dangerous place as objects often fall from the tower, becoming quite dangerous.

### Heritage considerations:

1. The structure of the podium is protected, meaning some internal or external alterations will need Listed Building Consent. Consent is granted by the Council when the proposal preserves the special architectural and historic interest of the building.
2. Opening made in the southern façade should respect the Grenfell Tower names and re-provide walls, or shutters, specifically designated for graffiti.

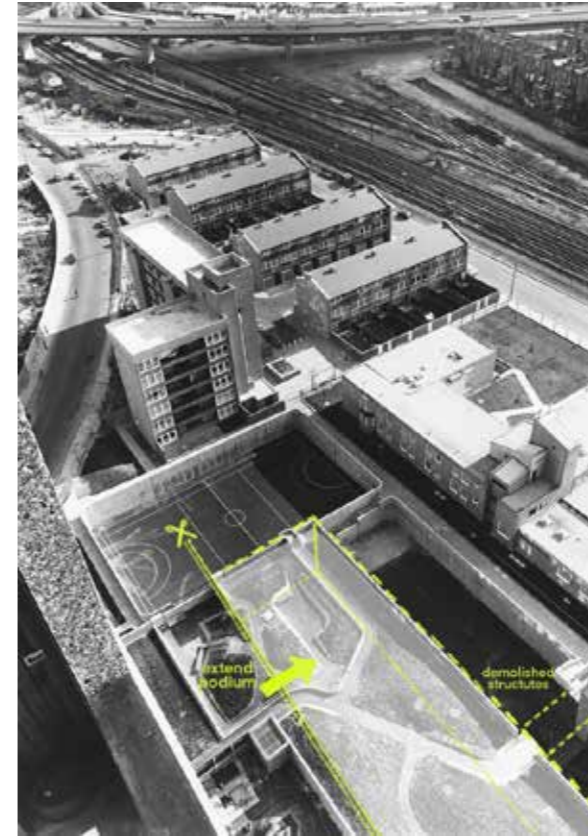


Figure 6.8: Diagram of the proposed extension of the podium. Original image: Cheltenham estate, Edenham Street, North Kensington, London: view from the Trellick Tower of the low-rise blocks and terraced housing below. Date: 1972. Source: Architectural Press Archive / RIBA Collections



Figure 6.9: Diagram showing the former nursery on the roof top of the podium, and current fear that people have of objects falling from the tower and hitting the users of the space. Original image: Trellick Tower, Cheltenham Estate, Edenham Street, North Kensington, London: the nursery school play area at the foot of the tower. Date: 1972. Source: Architectural Press Archive / RIBA

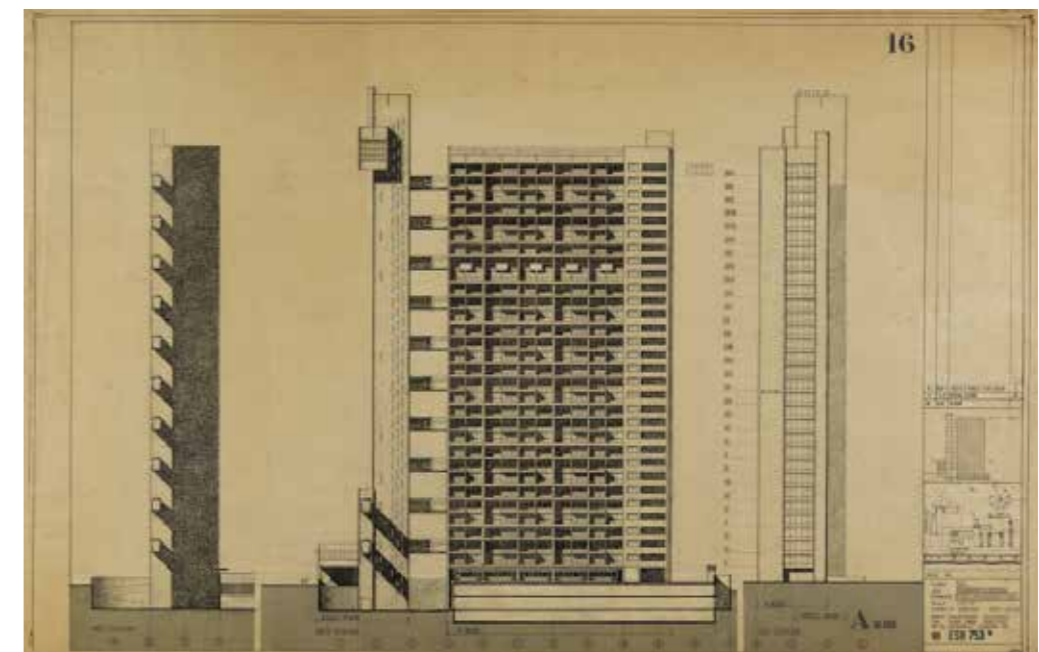


Figure 6.10: Designs for the Cheltenham Estate, Edenham Street, North Kensington, London: south, east and west elevations of block A (Trellick Tower) (phase I) Date: 1967. Source: Architectural Press Archive / RIBA Collections

## THE BEACH

Workshop participants proposed upgrading the existing ramp and staircase (Grade II\* Listed) and suggested the incorporation of a stepped amphitheatre linking the existing car park and the Beach. These interventions would radically improve connectivity and accessibility to both spaces, Trellick and Meanwhile Gardens from Golborne Road. Overlooking the Beach, playground, sports court and stage, the amphitheatre could also become a quality community space and support arts and culture.

### Heritage considerations:

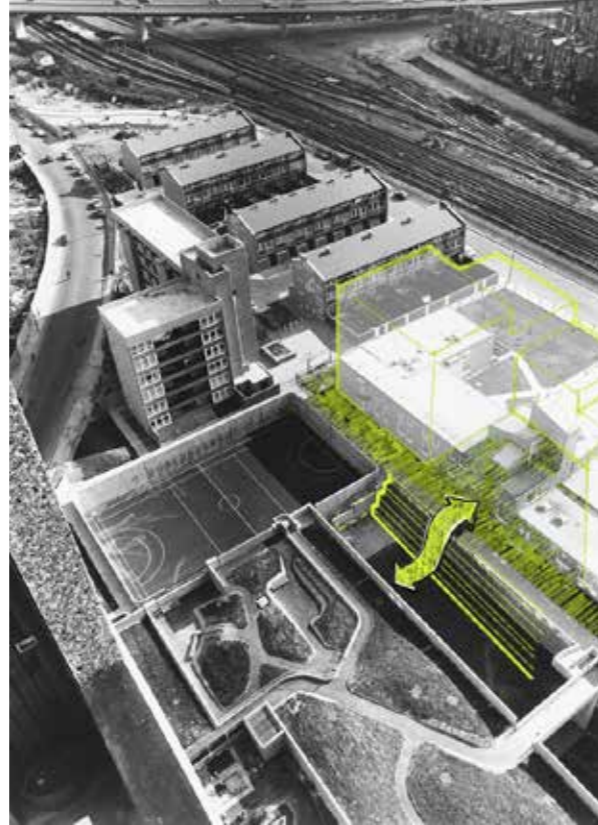
1. While the incorporation of the stepped amphitheatre would undoubtedly improve accessibility, it would also have to be built obstructing or replacing a portion of the wall that is protected.

### The new development

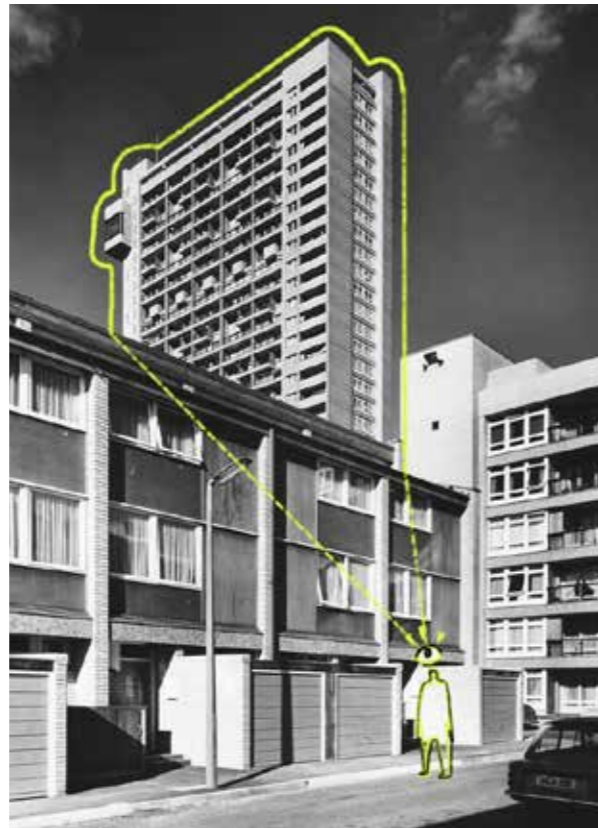
Participants expressed their preferences for low-rise buildings with terraced roofs, that follow the same brutalist aesthetic of the Estate, in terms of materiality and form.

### Heritage considerations:

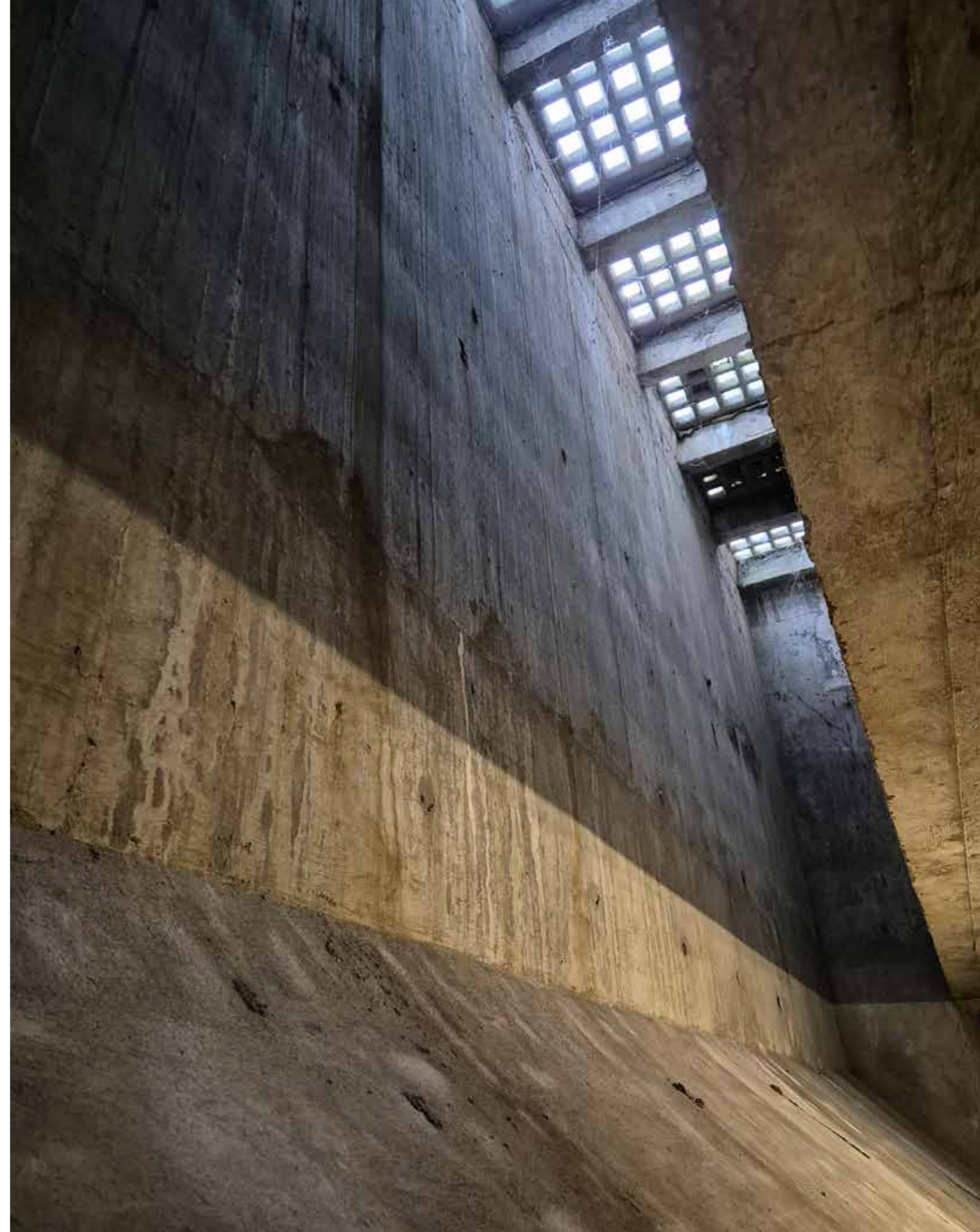
1. The new buildings should not be more than 6 storeys in height, or the height of the Trellick Tower's Block B, to avoid obstructing the view of the Trellick.
2. Integrate cultural heritage into new developments through architectural design and public art. For instance, new buildings should relate to Goldfinger's architectural language. Walls should be retained and preserved, not only for their architectural heritage significance but also for their social and cultural value for the graffiti community.



**Figure 6.11: Diagram showing potential steps to access the Beach. Original photo credit: Architectural Press Archive / RIBA Collections**



**Figure 6.12: Diagram showing visibility of Trellick Tower from Edenham Way. Original photo credit: Architectural Press Archive / RIBA Collections**



## 6.5. GOVERNANCE, FINANCE AND NEXT STEPS:

The Trellick and Edenham community has previously used their power to successfully oppose RBKC's development plans. It was suggested that this power could be redirected towards engaging in conversation with the Council and working with them in a sustained manner. This collaboration could take the form of a partnership, which would give the community decision making power and potentially management of some of the spaces. Such an approach would involve negotiation and compromises from both sides, allowing conflicts to be resolved and for a long-term mutually beneficial agreement to be reached.



Figure 6.13: Mapping Funding Options in Trellick Tower and Edenham Estate

Funding options to achieve the goals of the Community Plan were discussed, and different funding options are suggested on the map for specific areas of the estate. (Figure 6.13)

Similarly to the case of Alexandra Road, the Heritage Lottery Fund could be either used to design and construct a new park on the site of the Beach, or to preserve Trellick Tower's podium, bringing it into new use as art studios, nursery, gallery, or an urban farm.

- The **Community Ownership Fund** could support the refurbishment and repairment works of Trellick's podium and boiler room, both examples of community assets that could create long-term sustainable benefits for the residents and local community. However, this fund would present some challenges as it requires the definition of a detailed 5-year business model.
- Depending on the size of funding available to the Golborne ward, the **Neighbourhood Community Infrastructure Levy** could be used for smaller public realm changes or larger projects such as a renewable energy network, and rainwater collection infrastructure for the estate or local area.
- The **London Catalyst Project Grants** could fund health and wellbeing services or initiatives within a new building on the car park site.
- The **Community Spirit Small Grants Fund** might be used to deliver festivals, workshops and large events within the Beach space.
- Activities and initiatives within the new arts space created on the podium site, or wayfinding and signage across the estate, could be funded by **Arts, Heritage & Communities**.
- The **My Mini Growing Space** could fund mini growing spaces that located on top of Trellick Tower's podium or on rooftops across the estate for use by residents and locals.

## FINALLY, TO SUCCESSFULLY REALISE THE COMMUNITY PLAN, WE RECOMMEND THE FOLLOWING STEPS:



Establishing structures for community governance that give residents power throughout the decision-making process and facilitate decision-making, management, and maintenance of shared resources, both residential and non-residential uses (open community spaces, potential artists and makers studios, gardens, and facilities such as public toilets).



Ensuring long-term financial sustainability through the generation of revenue from rent of community-managed spaces, providing the residents with a steady income that they can borrow against in times of need. Moreover, a community budgeting approach that could allow residents to have a direct say in spending priorities. An effective way to achieve this is through a campaign for a leasehold or endowment, which would allow the community to self-manage and organise the use of spaces.

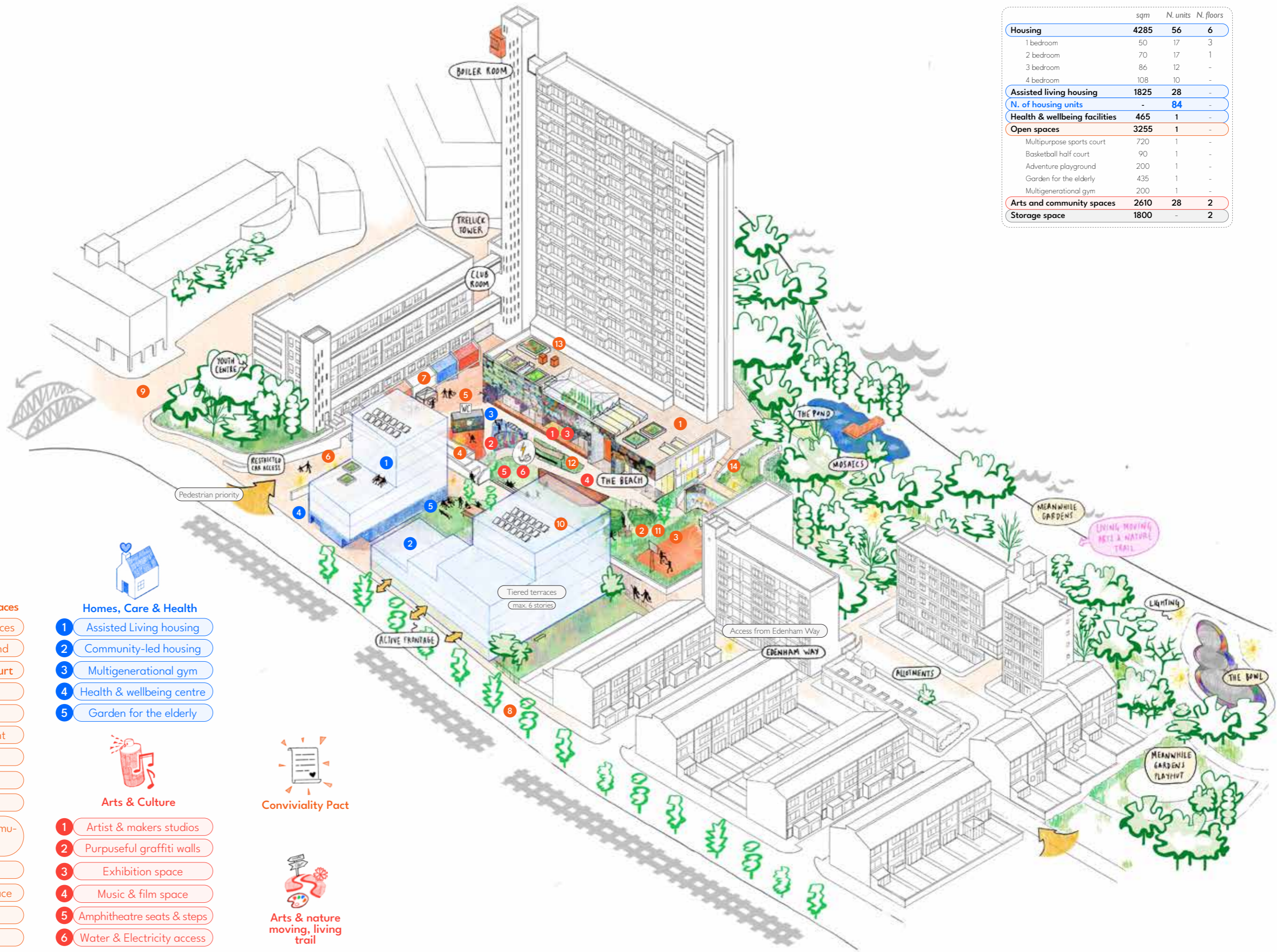


By establishing a legal entity, the community could seek external funding (grants, fundraising, partnerships, etc) that could be used to supplement a Council scheme. This will give them the power to not only provide input on decision-making but also decide on funding allocation. For example, deciding on who to hire for a particular job, or playing a role in the selection process and setting criteria for assessing proposals. As it is becoming increasingly common for community representatives to be involved in the procurement process, this could be further supported by seeking financial reimbursement for the labour involved in consultation and community participation.



Define transparency and accountability mechanisms that ensure responsible financial management and community trust. Creating an inclusive, horizontal, and transparent environment is key to address potential power imbalances and various levels of trauma that the Trellick Tower and Edenham estate residents might have.

	sqm	N. units	N. floors
<b>Housing</b>	<b>4285</b>	<b>56</b>	<b>6</b>
1 bedroom	50	17	3
2 bedroom	70	17	1
3 bedroom	86	12	-
4 bedroom	108	10	-
<b>Assisted living housing</b>	<b>1825</b>	<b>28</b>	-
<b>N. of housing units</b>	-	<b>84</b>	-
<b>Health &amp; wellbeing facilities</b>	<b>465</b>	<b>1</b>	-
<b>Open spaces</b>	<b>3255</b>	<b>1</b>	-
Multipurpose sports court	720	1	-
Basketball half court	90	1	-
Adventure playground	200	1	-
Garden for the elderly	435	1	-
Multigenerational gym	200	1	-
<b>Arts and community spaces</b>	<b>2610</b>	<b>28</b>	<b>2</b>
<b>Storage space</b>	<b>1800</b>	-	<b>2</b>



- Open & Community Spaces**
- 1 Community event spaces
  - 2 Adventure playground
  - 3 Tarmac Basketball court
  - 4 Re-opened ramp
  - 5 Public toilets
  - 6 Pedestrian pavement
  - 7 Trelick Market
  - 8 Pollution barrier
  - 9 Traffic calming
  - 10 Renewable energy community-led network
  - 11 Soft landscaping
  - 12 Sheltered seating space
  - 13 Bee garden
  - 14 Street lighting

- Homes, Care & Health**
- 1 Assisted Living housing
  - 2 Community-led housing
  - 3 Multigenerational gym
  - 4 Health & wellbeing centre
  - 5 Garden for the elderly

- Arts & Culture**
- 1 Artist & makers studios
  - 2 Purposeful graffiti walls
  - 3 Exhibition space
  - 4 Music & film space
  - 5 Amphitheatre seats & steps
  - 6 Water & Electricity access

- Conviviality Pact**
- 1 Arts & nature moving, living trail

## ENDNOTES

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- xxiii Summaries of the papers produced by CoMMET during consultation.
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