SQUIRE & PARTNERS

43-45 and 39-41 Notting Hill Gate and 161-237 (odd) Kensington Church Street

Design and Access Statement - Planning Brochure

For Notting Hill Gate KCS Limited

22008

June 2023

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
P01	09/06/23	Issued for Planning	DO	HS

Contents

1.0 Introduction

1.0 Introduction

1.1 Executive Summary

1.1.1 This Design and Access Statement (DAS) has been prepared by Squire & Partners on behalf of Notting Hill Gate KCS Limited (the 'Applicant') in support of a detailed planning application for 43-45 and 39-41 Notting Hill Gate and 161-237 (odd) Kensington Church Street, London, W11 3LQ.

1.1.2 The proposed description is as follows:
"Partial retention, refurbishment and extension of the Newcombe House tower for continued office use (Class E(g)(i)), the full demolition of the rest of the Site comprising existing retail (Class E) and housing (Class C3) uses and surface level car park, and redevelopment to provide retail use (Class E) at ground floor and office use (Class E(g)(i)) at the upper floors, housing (Class C3) and a medical centre (Class E(e)), in new buildings ranging from 6 – 15 storeys with double basement, and public realm works and other ancillary works (MAJOR DEVELOPMENT). "

1.1.3 Squire & Partners have been appointed by Notting Hill Gate KCS Limited to design and submit a planning application for the redevelopment of the Site comprising of the following:

- Retention and extension of Newcombe House to create a part 14 and part 15 storey building fronting Notting Hill Gate, to deliver Grade A commercial office floorspace (Use Class E (g)(i);
- Overall delivery of commercial floorspace to regenerate and revitalise Notting Hill Gate District Centre;
- Redevelopment of the remainder of the Site and erection of a 6 storey building to provide:
- Grade A office floorspace at the upper levels along Kensington Church Street (Use Class E (g)(i) and
  Flexible retail space at ground floor along Kensington Church Street to respond to tenants' requirements and create active frontage (Use Class E);
- Redevelopment of Royston Court to provide an 8 storey building to provide new affordable accommodation (1,320m2 GIA) (Use Class C3) and medical floorspace (784m2 GIA) (Use Class E(e));
- Creation of a public square at the Notting Hill Gate frontage, through the provision of high-quality landscaping and seating; set-back of the building line along Kensington Church Street at ground floor, the increase of width of the pavement and creation of new and improved public realm;
- Improvements to Uxbridge Street through landscaping works to create a high-quality pedestrian environment and route to Notting Hill Gate.
- Dedicated servicing area within the Site to the rear of Kensington Place, alongside on street servicing along Kensington Church Street and Notting Hill Gate; and
- Cycle parking provision across the development.

1.1.4 Pre-application consultations have taken place since May 2022 with the first taking place with Officers at the Royal Borough of Kensington and Chelsea on 24.05.22. Further meetings have also taken place with the Officers at RBKC in the lead up to the submission of the application, including key stakeholders, which includes the 3RA, the Kensington Society and local residents. Further details of the pre-application discussions can be found within later sections of this report, the Planning Statement and the Statement of Community Involvement.

Fig 1.1 - View looking south of the existing site from Notting Hill Gate

1.0 Introduction

1.2 Contents of this Submission

1.2.1 Notting Hill Gate KCS Limited is submitting a full Planning Application for the redevelopment of 43-45 and 39-41 Notting Hill Gate and 161-237 (odd) Kensington Church Street, London, W11 3LQ.

1.2.2 This Design and Access Statement (DAS) should be read in conjunction with the documents listed within the appendix, including the application drawings. Additional supplementary information to support the application is listed below.

1.2.3 The documentation which forms this submission is as follows:

This document:

- Design and Access Statement
  (Prepared Squire & Partners and Andy Sturgeon)
- Floorspace / Accommodation Schedule
  (Prepared by Squire & Partners)
- Presentation and appended information on Step Free Access Position
  (Prepared by Squire & Partners, AKTII, Capital and Provincial, and Gardiner and Theobald)

Supporting documentation:

Please refer to Appendix A of the Planning Statement prepared by Gerald Eve LLP.

Fig 1.2 - Existing Site looking south

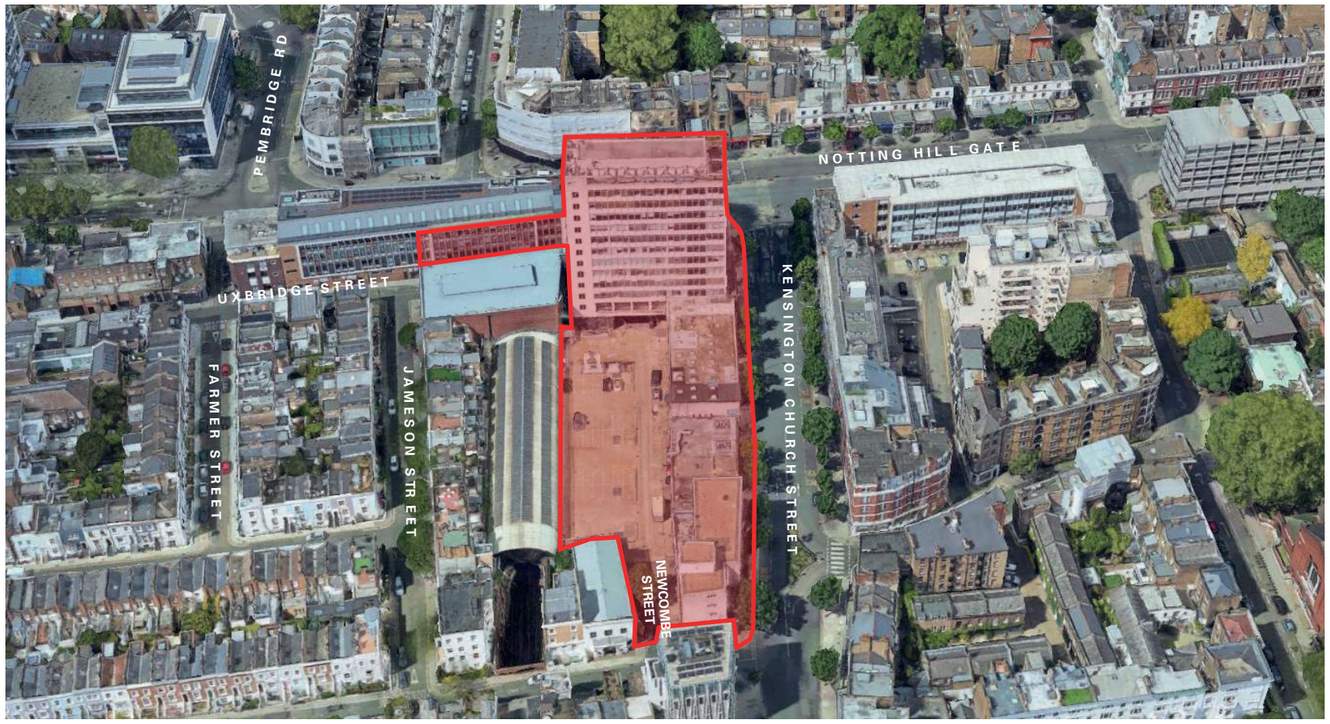

Fig 1.3 - Existing Site looking north

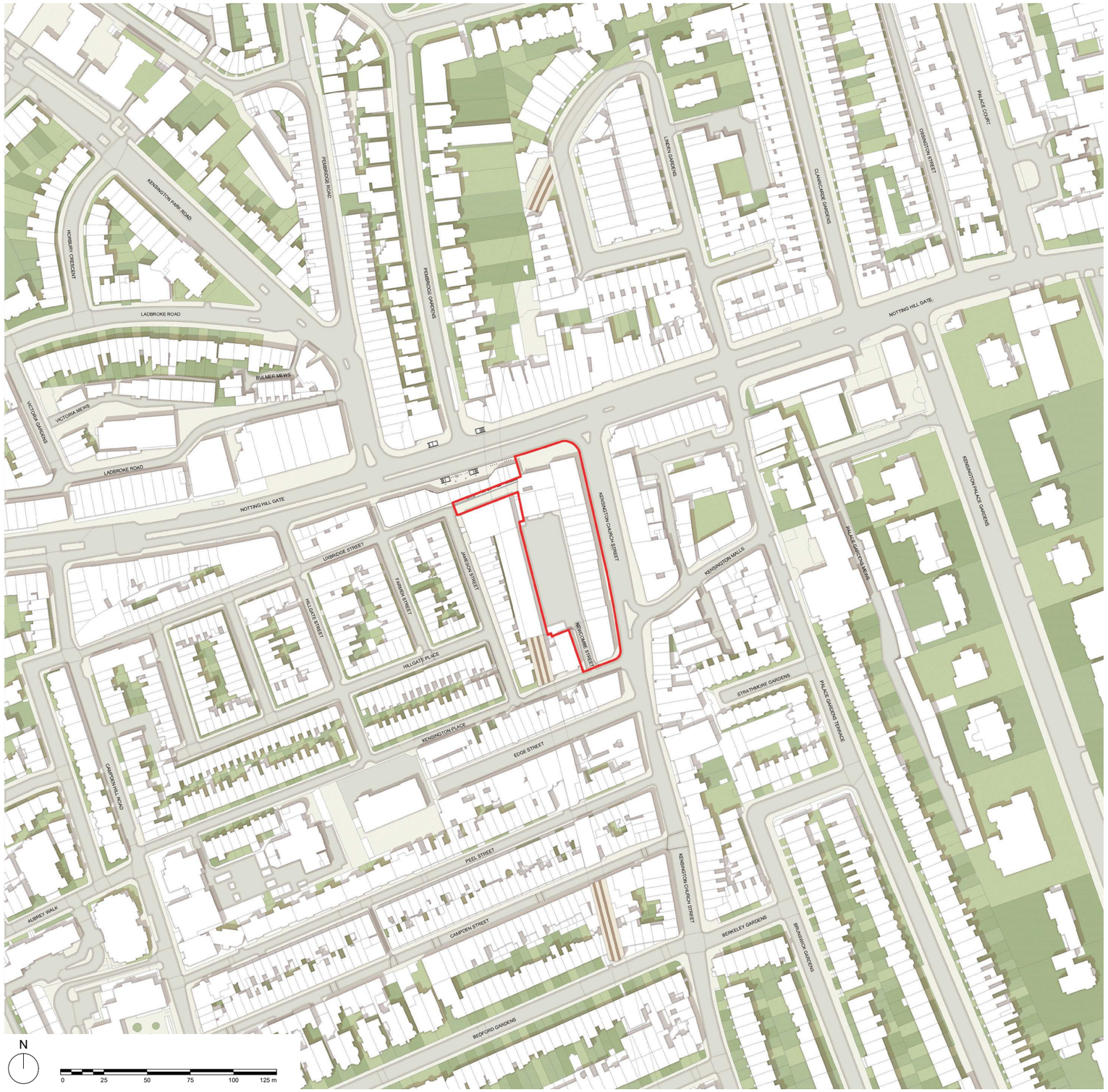

Fig 1.4 - Application Site Boundary Line

1.0 Introduction

1.3 Overview and Structure of Document

1.3.1 The DAS has been prepared by Squire & Partners in order to explain the proposals for the redevelopment of the Site. The document is structured as outlined below:

- Section 2.0 outlines the Site extent, Site evaluation, historical development of the Site and the contextual analysis.

- Section 3.0 sets out the strategic aims and influences that have informed the development of the design.

- Section 4.0 describes the use, layout, quantum, appearance and scale of the development proposals and is accompanied by an overview of issues such as access and servicing.

- Section 5.0 describes the landscape and urban realm setting.

- Section 6.0 describes sustainability and environmental proposals.

- Section 7.0 sets out the responses to the requirements for accessibility, social inclusion and safety.

- Section 8.0 is a summary of the proposals.

- Section 9.0 is an appendix containing supporting information.

1.0 Introduction

1.4 Development Team

1.4.1 The proposals have been prepared by Squire & Partners with input from a comprehensive team of consultants, which includes:

Developer Manager
Beltane Asset Management
2 Eaton Gate
London SW1Q 9BL

Architects
Squire & Partners LLP
248 Ferndale Road
London SW9 8FR

Project Manager
Capital & Provincial
44 Ingestre Court
London W1F 0JL

Quantity Surveyor
Gardiner & Theobald
10 South Cres
London WC1E 7BD

Planning Consultants
Gerald Eve
6 Mortimer Street
London W1T 3JJ

Structural Engineer
AKTII
White Collar Factory
1 Old Street Yard
London EC1Y 8AY

Services
HDR
240 Blackfriars Road
London SE1 8NW

Landscape Consultants
Andy Sturgeon
7 Marlborough Place
Brighton BN1 1UB

Sustainability Consultant
HDR
240 Blackfriars Road
London SE1 8NW

Fire Consultant
BB7
The Old Surgery
Chatham ME4 4TZ

Townscape Consultant
Tavernor Consultancy
22 Tudor Street
London EC4V 0AY

Daylight & Sunlight Consultants
Point 2 Surveyors
17 Slingsby Place
London WC2E 9AB

Facade Consultant
Thornton Tomasetti
Exmouth House
3-11 Pine Street
London EC1R 0JH

Visualisation Consultant
MillerHare
Mappin House
4 Winsley Street
London W1W 8HF

Vertical Transportation Consultant
HDR
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London SE1 8NW

Approved Inspector
Clarke Banks
20 Moorgate
London EC2R 6DA

Transport Consultant
Caneparo Associates
21 Little Portland Street
London W1W 8BT

Acoustic & Vibration Consultant
RBA Acoustics Ltd.
44B Borough Road
London SE1 0AJ

Community and Stakeholder Engagement
Polity
Level 1, Devonshire House
One Mayfair Place
London W1J 8AJ

Facade Access and Maintenance Facade Consultant
Thornton Tomasetti
Exmouth House
3-11 Pine Street
London EC1R 0JH

Ecology & Arboriculture
Eight Versa
1st floor, 46 Loman Street
London SE1 0EH

Principal Designer
HSES
3 Shortland, Hammersmith
London W6 8DA

2.0 Site & Context Appraisal

Fig 2.1: Aerial Map of Site

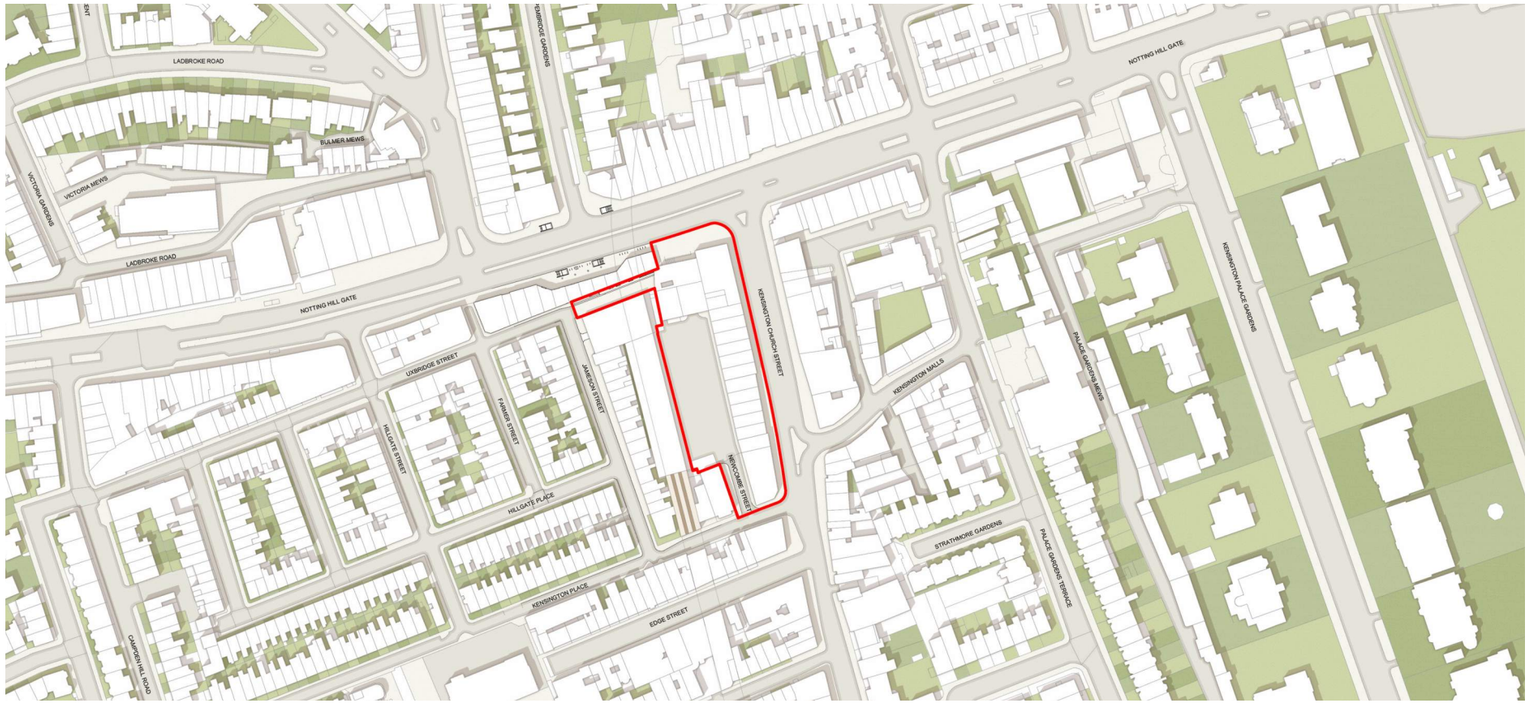


Fig 2.2: Location Site Plan

2.0 Site and Context Appraisal

2.1 Site Location

2.1.1 The Site is located at 43-45 and 39-41 Notting Hill Gate, and 161-237 (odd) Kensington Church Street. Located on a prominent corner within the Notting Hill Gate District Centre the Site is bounded by Notting Hill Gate to the north, Kensingston Church Street to the east and Kensington Place to the south. It is in close proximity to Notting Hill Gate London Underground Station, which attracts a high level of pedestrian and vehicular traffic.

2.1.2 The Site is located within the Notting Hill Gate SPD Zone prepared by the Local Authority, the Royal Borough of Kensington and Chelsea (RBKC).

2.1.3 The Site does not sit within the boundary of a conservation area. However, it abuts both the Kensington Conservation Area and Grade II Listed Notting Hill Gate Underground station along the western edge of the Site.

2.0 Site and Context Appraisal

2.2 Site Description

2.2.1 The Site is occupied by a late 1950s collection of buildings consisting of:

- Newcombe House office building to the north, with a height of ground plus 11 storeys and plant level;
- A retail plinth to the tower along the east boundary, with heights ranging from 1 to 2 storeys;
- Royston Court residential building to the south-east, with a height of ground plus 4 storey building and plant level; and
- A hard standing private car park over approximately two thirds of the Site to the south and south-west with private access road to Uxbridge Street to the north-west corner.

2.2.2 The Site is one of the largest singular Sites within the Notting Hill Gate area and holds a prominent position along the high street. Newcombe House tower marks the District Centre and intersection between Notting Hill Gate and Kensington Church Street.

2.2.3 The Site has three 'public' street frontages: Notting Hill Gate to the north, Kensington Church Street to the east, and Newcombe Street to the south. All frontages are poor in terms of pedestrian permeability and activity.

2.2.4 Running east-west behind David Game House is a private service road, Uxbridge Street, which facilitates vehicular access into a private car park and provides ramped access to the rear of David Game House.

2.2.5 The Site also includes Newcombe Street, which enters the Site off the junction with Kensington Place. Adjacent to this is Bethesda Baptist Church. Along the western side of the Site, the boundary wall forms the side of the listed underground station roof.

2.2.6 In architectural terms, the Sites buildings are a standard example of its type for the period.

2.2.7 The existing Site negatively impacts the local area where Newcombe House's scale, bulk and architecture does not positively contribute to the local townscape and has been identified as a "eyesore" within the Local Plan.

2.2.8 The Site is in a poor state of disrepair and is identified as a key regeneration Site in Notting Hill Gate.

Fig 2.3: View of existing Newcombe House and poor public realm fronting Notting Hill Gate

Fig 2.4: View of existing south east corner of the Site from Kensington Church Street

Fig 2.5: View of existing Newcombe House north facade and entrance podium

Fig 2.6: View of the protective netting to the east elevation from Notting Hill Gate

Fig 2.7: View of existing Newcombe House and link corridors from Uxbridge Street

Fig 2.8: Existing view of a typical office floor to Newcombe House after vacant possession

2.0 Site and Context Appraisal

2.3 Existing Site

2.3.1 Newcombe House

Completed in the late 1950s, Newcombe House is located on the northern part of the Site and was previously used as offices. The tower is 11 storeys in height plus plant at roof level and basement level.

The general construction of the building is based on a reinforced concrete frame, with 2 cores located to the west and east of the plan. The building is in a poor state of disrepair and not suitable for occupation.

The tower connects into the neighbouring David Game House rear facade through an extended corridor located at 1st, 2nd and 3rd floor level, attributing to the underpass created along Uxbridge Street. Since David Game House's refurbishment the link corridors cease to connect users between the two buildings therefore rendering them redundant.

The existing office space is dated and requires extensive intervention and refurbishment in order to bring it up to contemporary office standards.

Whilst typical office floor plates provide suitable floor to ceiling heights and offer the potential to create large open plan floor spaces, the floor plates require complete refurbishment back to shell and core.

The office reception is located at 1st floor level with stepped access from Notting Hill Gate. It is set back from the Notting Hill Gate frontage, resulting in a wide concrete area leading to the entrance of the building, attributing to the poor public realm and lack of activation at grade.

There are significant considerations for the performance of the existing buildings. From a services perspective, the existing building's plant is approximately twenty years old and has reached the end of its life expectancy. In addition, the existing facade and services are highly inefficient when considering modern design standards, whilst also being non-compliant with latest Building Regulations.

The building has been fully vacant since September 2022.

Refer to Fig. 2.3 - 2.8 for existing Site photographs.

2.0 Site and Context Appraisal

2.3.2 Retail

The existing retail offering is accommodated within a 1 to 2 storey linear block that runs the length of east perimeter of the Site along Kensington Church Street, bookended by Royston Court and terminating with a corner Waterstones retail unit onto Notting Hill Gate.

Occupation and use vary between retail, restaurants, and leisure.

With a singular frontage onto Kensington Church Street, the primary means of servicing the retail units is from the rear with access via Newcombe Street and Uxbridge Street. AC units, ductwork and visual clutter combined with the lack of maintenance of facades present an unsightly streetscape, attractive to graffiti and anti-social behaviour.

The buildings are in a poor state of disrepair and do not positively contribute to the townscape.

Refer to Fig. 2.9 - 12 for existing Site photographs.

Fig 2.10: Existing view of linear retail block along Kensington Church Street

Fig 2.9: View of existing Waterstones corner retail unit to Notting Hill Gate

Fig 2.11: View of existing rear facades to the retail units from the private carpark

Fig 2.12: Existing view of AC and mechanical plant clutter to rear of retail units

Fig 2.13: View of existing Royston Court frontage onto Kensington Church Street

Fig 2.14: View of existing Royston Court rear elevation from carpark

Fig 2.15: Interior view from one the studio units to Royston Court

2.3.3 Royston Court: Residential

Royston Court is an existing housing block, located on the southern end of the Site, at the corner of Kensington Place and is 5 storeys in height. The ground floor was previously in retail use and the upper levels were previously used as bedsit accommodation for rough sleepers. It is no longer occupied and in a state of significant disrepair.

The images opposite illustrate the negative aspects of the existing block, which includes:

- A poor-quality architecture that has a negative contribution to townscape;
- Poor facade performance that does not meet current thermal, acoustic, energy and fire ratings;
- Existing residential units are not fit for purpose; and
- The 20 studio flats provided over 4 floors do not meet current minimum space standards and do not contribute to RBKC's Housing Mix Policy;

Royston Court has been subject to anti-social behaviour attributing to its inactive facade and vacant floorplate, all of which have had a deleterious impact on the local area and streetscape.

Refer to Fig. 2.13 - 16 for existing Site photographs.

Fig 2.16: View of the existing entrance into Royston Court from Kensington Place

2.3.4 Existing Public Realm

There is currently provision of open accessible space within the Site, however, only a small percentage of this is provided for pedestrian users and what is provided is mostly for passing through and not pausing, gathering, sitting, or interacting.

The Newcombe House ground floor plinth and Waterstones' retail frontage are set back from the Notting Hill Gate street frontage forming a small pocket of hard landscaped public realm. Stepped access to the raised office reception to Newcombe House provides a poor and underwhelming arrival experience to the Site and contributes to the lack of activity and active frontage at grade.

The pavement between Newcombe House and the entrance to Notting Hill Gate Underground is littered with street furniture including planters, seating and cycle stands. This visually clutters the public realm whilst reducing the clear width of the pavement for pedestrian access and movement, contributing to a poor and underperforming public realm.

The hard landscape on Notting Hill Gate is somewhat relieved by some green landscaping that occupies the pavement edge in raised planters and a large London Plane tree that celebrates the corner of the Site to Kensington Church Street.

Greening to the Site is improved along Kensington Church Street with a series of planted trees. These trees, coupled with bus stops and cycle stands, contribute to narrowing the pavement width for pedestrian use during busy periods of the day.

Refer to Fig. 2.17 and 18 for existing Site photographs.

Fig 2.17: Existing view of the public realm fronting Newcombe House to Notting Hill Gate

Fig 2.18: Existing view of the greening to Notting Hill Gate and Kensington Church Street

Fig 2.19: View of existing access to Uxbridge Street via Notting Hill Gate

Fig 2.20: View of existing Uxbridge Street and undercroft to Newcombe House beyond

Fig 2.21: View of the existing car park and Newcombe Street

Fig 2.22: Existing view of Newcombe Street looking north from Kensington Place

2.0 Site and Context Appraisal

The raised podium to Newcombe House provides an under croft designed to permit vehicular access through the Site and to the base of the tower from Uxbridge Street. A narrow ramp, accessed from Notting Hill Gate and abutting David Game House, provides the only pedestrian access into Uxbridge Street.

Ramped access is provided along Uxbridge Street to the rear of David Game House to overcome the level changes to Notting Hill Gate, whilst facilitating back-of-house access to the retail units of David Game House. The lack of visual connection, lighting, passive surveillance, activation, and accessibility establish an uninviting and unsafe environment, which contributes to anti-social behaviour in the area.

Uxbridge Street suffers from a lack of greening, which is exacerbated by the large extent of solid facade contained within the neighbouring LUL substation boarding the street.

Newcombe Street, which enters the Site off the junction with Kensington Place, provides access into the large hardstanding carpark. Newcombe Street, though utilised by vehicles, suffers from a lack of activity and pedestrian movement owing to the lack of activation at grade to the retail block fronting Kensington Church Street and Royston Court.

Two existing trees beside the Bethesda Baptist Church offer an element of greening here.

Despite the Site's prime location at the heart of Notting Hill Gate the current public realm does not provide a suitable arrival, destination, or place-making to this District Centre.

Refer to Fig. 2.19 - 22 for existing Site photographs.

2.0 Site and Context Appraisal

2.4 Surrounding Context and Character

2.4.1 The Site under consideration within this report was redeveloped in the 1950s as part of the Notting Hill Gate road widening scheme. The buildings did not follow the traditional street pattern, plot widths and massing of the surrounding residential streets.

2.4.2 The wider urban context is formed of several distinct areas, each with their own character. Notting Hill Gate District Centre is characterised by multi-lane traffic, transport infrastructure and poor-quality architecture and shopping. There are just a few exceptions, such as the RIBA awarded Embassy of the Slovak Republic. Views along Notting Hill Gate are dominated by the pairing of Newcombe House and Campden Hill Tower.

2.4.3 Much of the Notting Hill Gate District Centre is excluded from four, otherwise comprehensive, conservation areas that are near to the Site. The District Centre is characterised by a mixture of building uses, types, heights, ages, styles, and materials and is predominantly a low-quality built environment.

2.4.4 Kensington Church Street has a variety of conditions along its length, with poor-quality architecture and retail to its northern part and higher-quality architecture and retail to its middle and southern part. The view to the north of Kensington Church Street is terminated by Newcombe House, an eyesore, marking a District Centre.

2.4.5 Whilst the immediate context is urban, the Site is situated between two large parks - Kensington Gardens / Hyde Park to the east and Holland Park to the west.

2.4.6 There is a great variety of materials and building character in the area, including stucco, brick, stone, and concrete.

2.4.7 Refer to Fig. 2.23 for visual references.

Fig. 2.23: The varied urban context of Notting Hill Gate

Fig 2.24: Imagery of the immediate urban context

2.0 Site and Context Appraisal

2.5 Immediate Site Context

2.5.1 The collection of 1950s buildings to Notting Hill Gate, whilst of some architectural merit, are out of keeping with their immediate surroundings, and so are excluded from any conservation areas. The Site directly abuts onto the neighbouring Kensington Conservation Area and redevelopment proposals must address this context.

2.5.2 The majority of buildings along Notting Hill Gate have retail accommodation at ground / first floors, with commercial or residential above. Directly to the rear however, the context is almost uniquely residential; most notably the colourful Hillgate Village located to the west of the Site.

2.5.3 The Site forms part of a wider post-war masterplan devised by architects Cotton, Ballard and Blow in the late 1950s including the neighbouring David Game House, Astley House, United House and Campden Hill Tower, and have been designed within the 1950s international style.

2.5.4 Planning permission for the remodelling of David Game House, United House and Astley House, including additional floors and facade replacement, was granted in 2016. The proposals bring about a contemporary interpretation of the international style so that the buildings read as a distinctive family within Notting Hill Gate.

2.5.5 The existing Newcombe House and Campden Hill Towers have an identified role within the District Centre, which is outlined below:

'Both towers serve as "book-ends", marking the extent of the centre of Notting Hill Gate and signifying its importance as a district node within the Royal Borough of Kensington and Chelsea. However, due to their condition, appearance, bulk and massing the towers have a negative impact on the image of Notting Hill Gate District Centre.'
(RBKC Notting Hill Gate District Centre Framework 2009, 3.1)

2.5.6 Refer to Fig. 2.24 for images of buildings within the immediate context of the Site.

2.0 Site and Context Appraisal

2.6 Historical Development of the Site

2.6.1 The area began development as medieval settlements located along the old Roman roads between London and the west, now known as Notting Hill Gate and Kensington High Street.

2.6.2 In the early 18th century, Notting Hill was little more than wasteland, and was known for the prevalence of its potteries and piggeries. The area remained rural until the early 19th Century, when the expansion of London westward led to landowners developing large houses, often around secluded communal gardens, in an attempt to lure wealthy Londoners from Mayfair and Belgravia. The late 18th Century saw the formation of the high street today known as Notting Hill Gate and Notting Hill Gate Station built in 1868.

2.6.3 The reputation of the district altered significantly during the 20th Century. Bomb damage during WW2, coupled with middle class families ceasing to employ servants, meant houses were increasingly split into multiple occupation, and by the 1940s Notting Hill had become known as a down-at-heel area of cheap lodgings.

2.6.4 In 1957 the London County Council (LCC) obtained approval for the road-widening to ease congestion along Notting Hill Gate and the reconstruction of the two underground stations as one interconnecting station. The 1950s redevelopment focuses on two towers located on the north and south sides of the street - Campden Hill Tower and Newcombe House. At this time Notting Gate tube station was also redeveloped, linking two stations on the Circle and District and Central lines, which had previously been accessed on either side of the street. The new station was entirely underground enabling interchange between the deep level Central Line and sub-surface Circle and District Lines. The new tube station also acted as a pedestrian subway under the widened Notting Hill Gate.

2.6.5 Not all of Notting Hill Gate's original features were lost when it was redeveloped; one good example of this being the Notting Hill Coronet. Previously a theatre, it was converted into a cinema in 1923, and was saved from demolition by local activists in 1972 and 1989. In 2004, its long-term future was secured by the Kensington Temple who acquired the Site with the intention of continuing to provide independent cinema. The Coronet is one of two famous cinemas on Notting Hill Gate, the other being The Gate, which opened in 1911 and still retains its Edwardian plasterwork.

2.6.6 Refer to Fig. 2.25 - 28 for historical Site imagery references.

Fig 2.25: Late 1950s photograph of partly demolished terraced houses to Newcombe Street

Fig 2.26: Photograph of Newcombe House in the early 1960s from Kensington Church St.

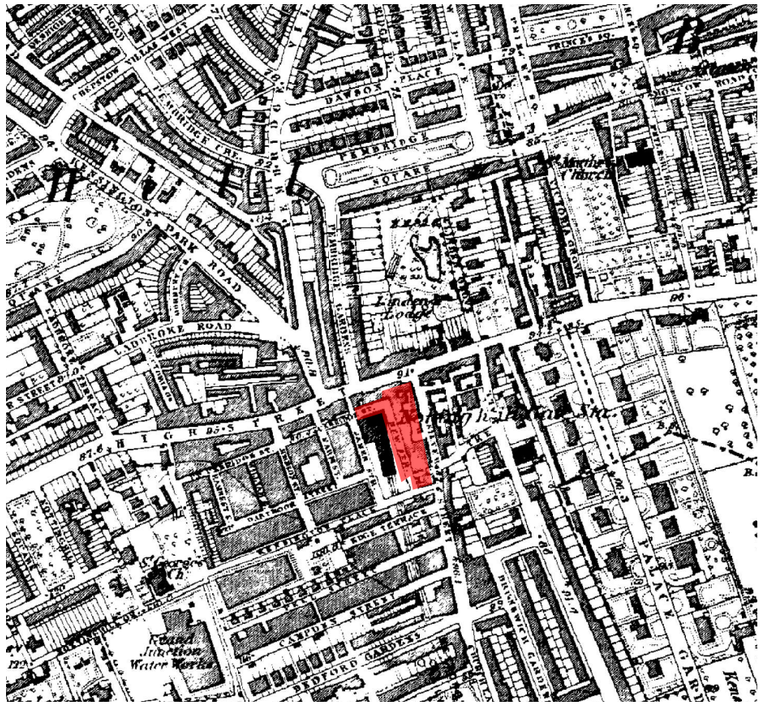


Fig 2.27: Historical Map c. 1894

Fig 2.28: Historical Map c. 1974-76

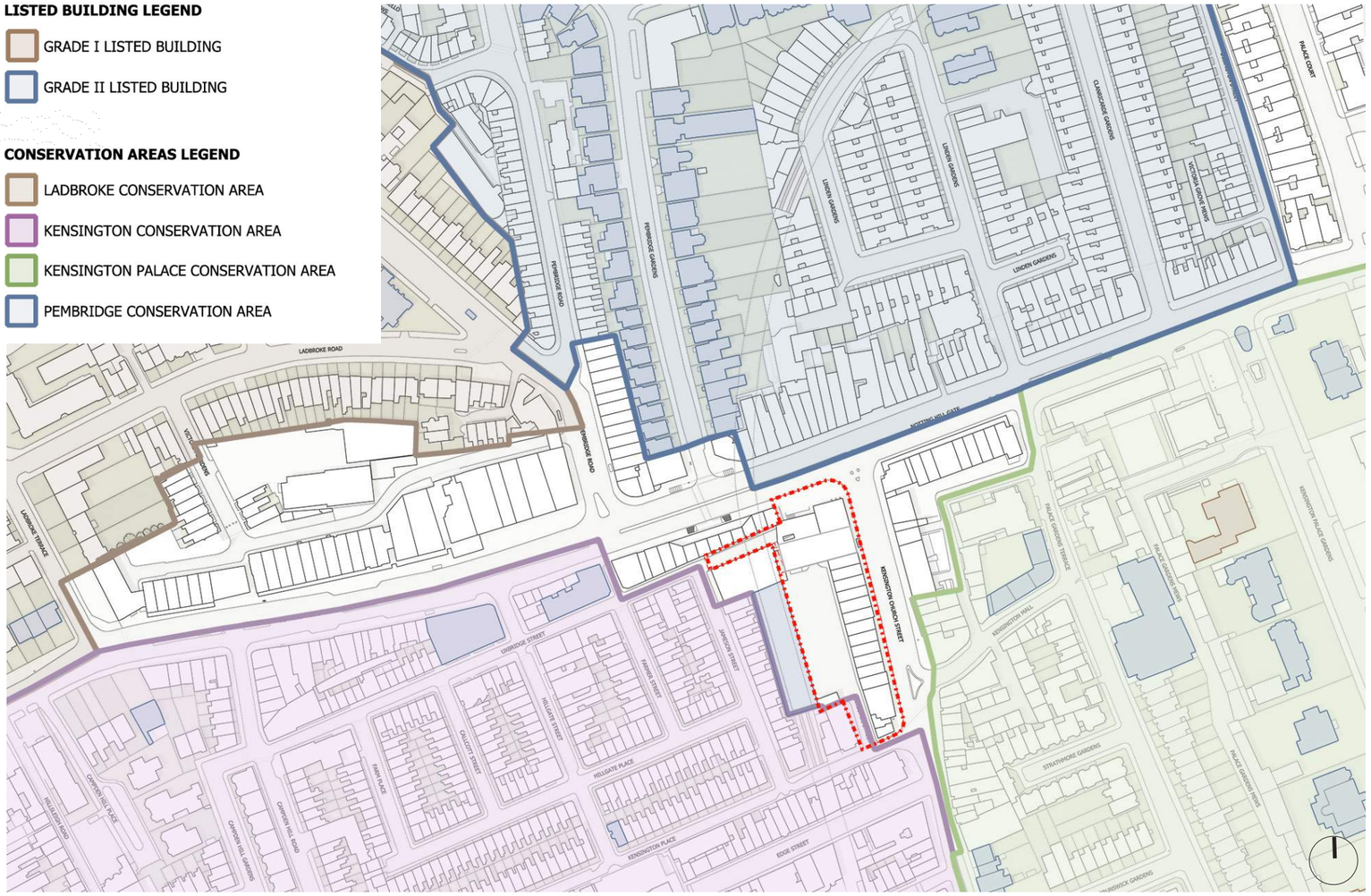


Fig. 2.29: Conservation and Listed Buildings Diagram

Fig. 2.30: Grade II Listed Notting Hill Gate Underground Station

Fig. 2.31: Hillgate Village within the Kensington Conservation Area

2.0 Site and Context Appraisal

2.7 Conservation Areas and Listed Buildings

2.7.1 The Site does not sit within the boundary of a conservation area however it is within a close proximity to 4 conservation areas. The Site abuts Kensington Conservation Area to the west of the Site boundary (refer to Fig. 2.29).

2.7.2 Kensington Conservation Area

The Kensington Conservation area is the largest in the Royal Borough of Kensington and Chelsea. It contains a large variety of building styles from several different periods, ranging from Georgian to contemporary.

The conservation area is divided into different Townscape Areas, with the Northern Corridor and Hillgate Village being the closest ones to the Site.

The Northern Corridor occupies the highest ground in Kensington, with it's visual character falling into 3 no. distinctive parts; large monolithic buildings that do not relate to local context; traditional styles and scales along the main road which are in danger of being surrounded by traffic, and finally quiet residential streets with traditional buildings.

Hillgate Village consists generally of 2-storey brick and stucco terraced housing. Surrounding buildings are generally taller and rise behind Village houses to promote the area's sense of enclosure (refer to Fig. 2.31).

2.7.3 There are no listed buildings on the Site. The Grade II Listed Notting Hill Gate Underground station is located along the western perimeter of the Site (refer to Fig. 2.30).

2.7.4 A heritage assessment has been produced by Mola, which accompanies the application and provides a further, more detailed assessment.

2.7.5 A townscape assessment has been produced by Tavernor Consultancy (TC) which accompanies the application and provides a further, more detailed assessment.

2.0 Site and Context Appraisal

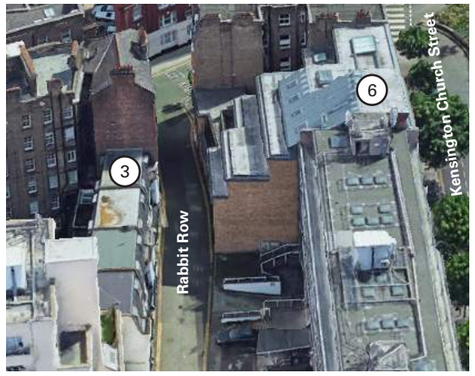
2.8 Building Heights and Massing

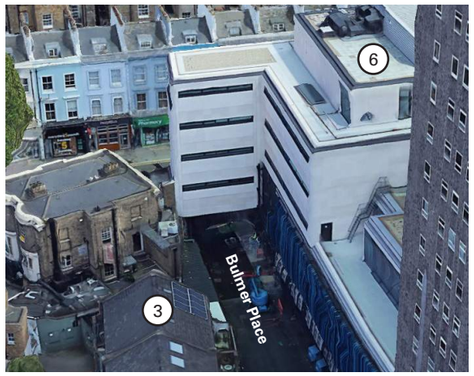
2.8.1 Diagram Fig. 2.32 illustrates the varying building heights within the surrounding context of the Site. Characteristically building scale drops dramatically when moving from Notting Hill Gate to the side streets.

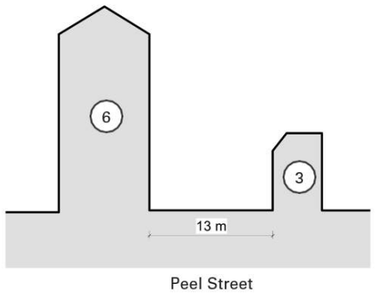
2.8.2 The prevalent scale along Notting Hill Gate is buildings of around four to six storeys in height. This both increases and decreases along the length of the street with portions of retained historic buildings to the east and larger scale post-war buildings in the centre of the street.

2.8.3 The diagrammatic street sections illustrated in Fig. 2.33 indicates a range of width to height ratios of surrounding streets. The variety illustrates the eclectic streetscape of the Notting Hill Gate area, such that the relationship between the street widths and building heights contribute to the local area's rich urban history, development and character.

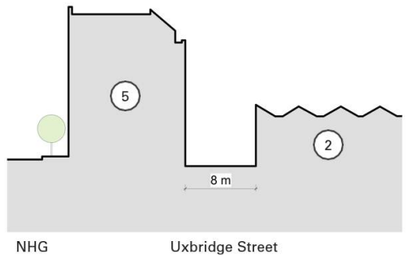
Fig. 2.32: Building Heights Diagram



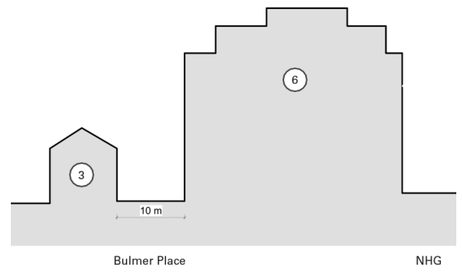




Section A: Rabbit Row and Kensington Church Street



Section B: Notting Hill Gate and Uxbridge Street



Section C: Notting Hill Gate and Bulmer Place

Fig 2.33: Existing contextural diagrams illustrating contrasting storey heights

Fig. 2.34: Aerial view of Site looking south-easterly

2.0 Site and Context Appraisal

2.9 Prospect, Aspect and Legibility

2.9.1 The Site is located at a key point within Notting Hill Gate where it has a prominent and visible presence on the high street, owing to its prime corner location (refer to Fig. 2.34).

2.9.2 Newcombe House serves to mark the intersection between Notting Hill Gate and Kensington Church Street, whilst book-ending the extent of the centre of Notting Hill Gate with its taller neighbour Campden Hill Tower (refer to Fig. 2.34).

2.9.3 The prominence of the tower assists with the legibility of the Notting Hill Gate District Centre within its wider urban context of the West End.

2.9.4 The existing facade to the tower has not been maintained and has become unsafe. Temporary protection has been installed to the east and west elevations. The overall appearance of the tower, retail plinth and housing block, coupled with the lack of activation at grade generally detracts from the historic townscape within the neighbouring conservation areas.

LEGEND

- Application Site Boundary
- (A) Campden Hill Tower
- (B) Newcombe House

2.0 Site and Context Appraisal

2.10 Environmental Analysis

2.10.1 The Site is located on the south side of Notting Hill Gate and is predominately orientated on a north-south axis. Newcombe House has north-south orientation whilst the retail plinth and Royston Court to Kensington Church Street has its main aspect in a easterly and westerly orientation. The Site has access to excellent views and daylight and sunlight (refer to Fig. 2.36).

2.10.2 Notting Hill Gate is a busy thoroughfare connecting Marble Arch and Bond Street to the east, with Shepherd's Bush, Chiswick and the M4 to the west. As a result, the road is very busy, with the Site experiencing high levels of noise throughout the day and most of the night, even several floors above street level. This has dictated the proposed ventilation strategy and cladding construction, in particular with reference to the acoustic specification to protect the amenity of occupiers. The proposed design reflects these requirements (refer to Fig. 2.35).

2.10.3 The prevailing winds on the Site are from the south-west as shown in the adjacent diagrams (refer to Fig. 2.36).

2.10.4 CFD wind modelling analysis has been undertaken to establish the impact of the proposal's height and comfort levels in and around the Site.

2.10.5 It concludes that wind comfort at the Site is greatly dominated by areas suitable for frequent and occasional sitting with no safety risks found. However, further details of the wind analysis undertaken can be found in the accompanying ES Chapter prepared by AKTII which accompanies this application.

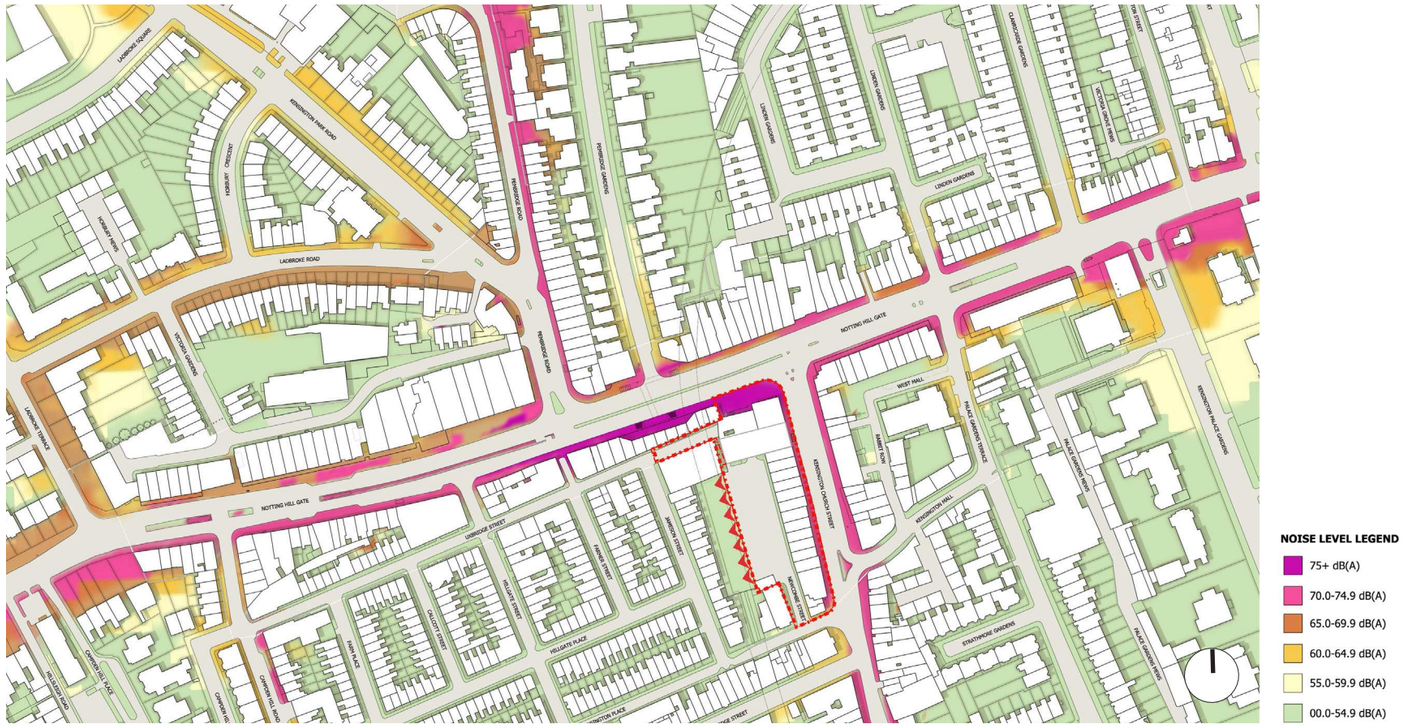


Fig. 2.35: Noise Diagram

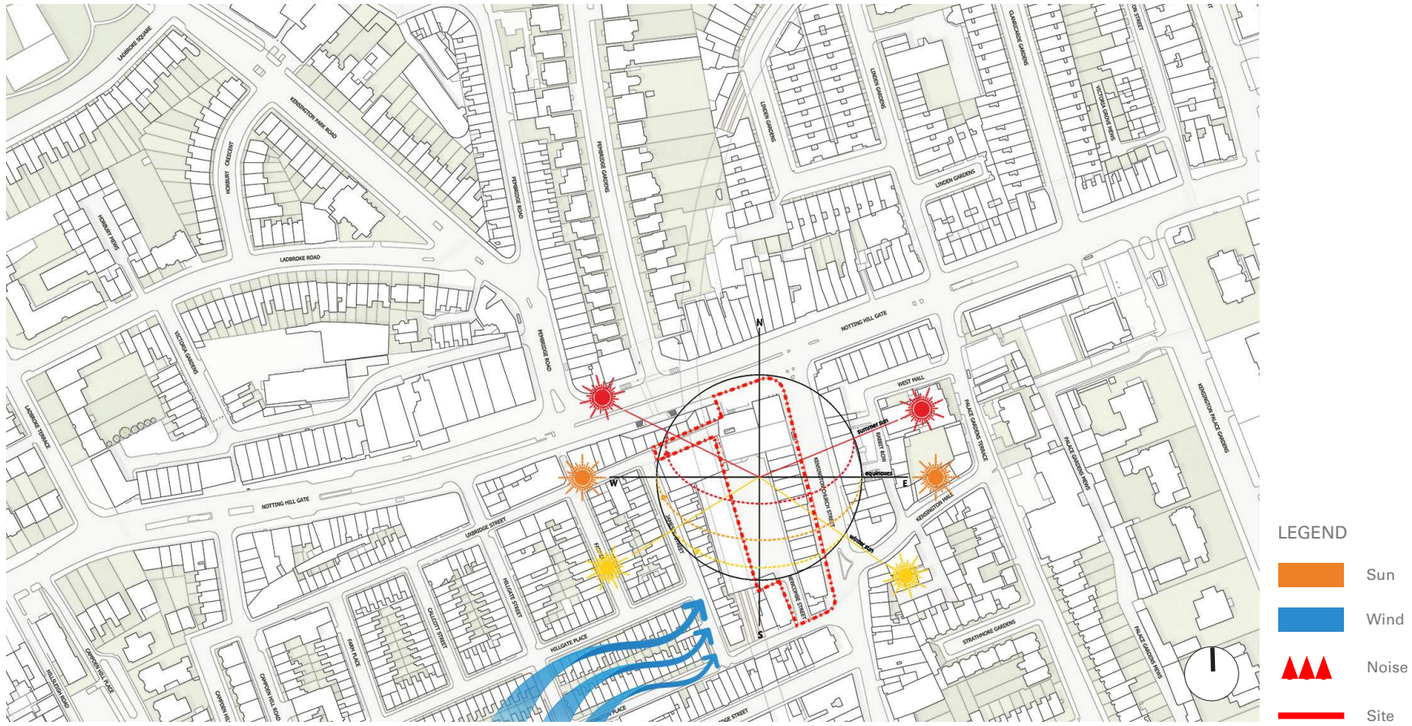
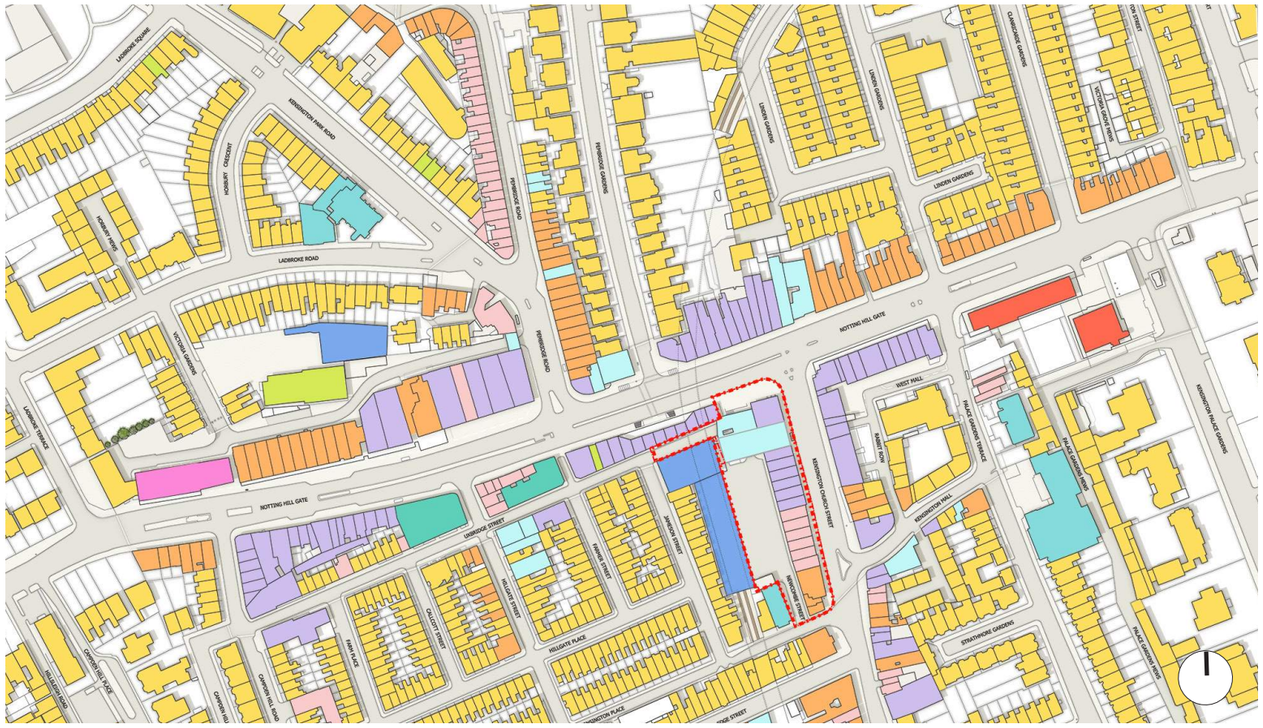


Fig. 2.36: Environmental Analysis



BUILDING USE LEGEND

- RETAIL AT GROUND & OFFICE ABOVE
- RETAIL AT GROUND & RESIDENTIAL ABOVE
- OFFICE
- RETAIL
- RESIDENTIAL
- EDUCATION
- ECCLESIASTIC / RELIGIOUS
- EMBASSY
- CINEMA
- UTILITY & TRANSPORT
- HOTEL

Fig. 2.37: Building Uses Analysis

LEGEND

1. Hyde Park
2. Holland Park Gardens
3. Ladbroke Conservation Area

Fig. 2.38: Green Spaces Analysis

2.0 Site and Context Appraisal

2.11 Surrounding Land Uses

2.11.1 Notting Hill Gate is designated as a District Centre, and the area comprises a mix of uses. The ground floor frontages are comprised largely of retail premises, with the upper floors providing a mix of uses, including commercial and residential spaces.

2.11.2 The Notting Hill Gate shopping centre primarily serves local needs to meet the day-to-day requirements of its residents. Shops also meet the needs of workers and those visiting or passing through the area.

2.11.3 There is an evening economy with several cafes, restaurants, clubs and a cinema.

2.11.4 The area around Notting Hill Gate is comprised mainly of residential units, including large single-family houses on the immediately adjacent streets. There are also large diplomatic properties and embassies along Kensington Church Street and Palace Gardens Terrace.

2.11.5 Refer to Fig. 2.37 for building uses diagram.

2.12 Green Spaces

2.12.1 There are no designated green spaces within the existing Site. Trees are situated along the public highway to northern, eastern and southern perimeter of the application boundary. Further information on the tree types and condition can be found within the Arboriculturist Report.

2.12.2 The Site is within close proximity to 3 of the 24 designated Sites of Importance for Nature Conservation (SINCS); Ladbrook Conservation Area, Holland Park and Hyde Park / Kensington Gardens.

2.12.3 These Sites have been designated as they are either important areas of wildlife habitat, places where rare species are found or places where the local community can have contact with the natural world.

2.12.4 Both Kensington Gardens and Holland Park are designated Sites of Metropolitan Importance, containing the best of London's habitats and species whilst offering opportunities to connect with nature.

2.12.5 Refer to Fig. 2.38 for green spaces diagram.

2.0 Site and Context Appraisal

2.13 Transport and Movement

2.13.1 Public Transport

The Site is highly accessible to public transport with numerous bus routes, as well as Notting Hill Gate London Underground Station. Holland Park and High Street Kensington station are within walking distance. The Newcombe House Site is provided with the highest level of public transport accessibility - PTAL 6B rating.

2.13.2 Vehicular Traffic

Notting Hill Gate is a busy thoroughfare connecting Marble Arch and Bond Street to the east, with Shepherd's Bush, Chiswick and the M4 to the west.

2.13.3 Carparking

There are currently 62 on Site car parking bays provided within the ground floor level private car park, accessed via Newcombe Street to the south.

2.13.4 Servicing

Existing servicing and delivery bays are provided onto Notting Hill Gate and Kensington Church Street which provide on-street servicing and delivery to the Site. The raised ground floor podium to Newcombe House permits vehicular access from Uxbridge Street to the north-west corner of the Site to the base of the tower to undertake servicing.

2.13.5 Cycle Traffic

The Site does not currently benefit from a cycle superhighway. An east-west cycle superhighway route was blocked by RBKC. The local cycle network also benefits from "Quietway Routes" as designated by TFL.

2.13.6 Pedestrian Movement

There is a high-level of pedestrian movement around the Site, particularly along Notting Hill Gate and Pembridge Road. Portobello Road Market attracts a high level of pedestrian traffic, especially over the weekends.

2.13.7 For the further details of existing transport connections refer to the Transport Assessment collated by Transport consultant Caneparo Associates.

2.13.8 Refer to Fig. 2.39 for pedestrian movement and transport diagram.

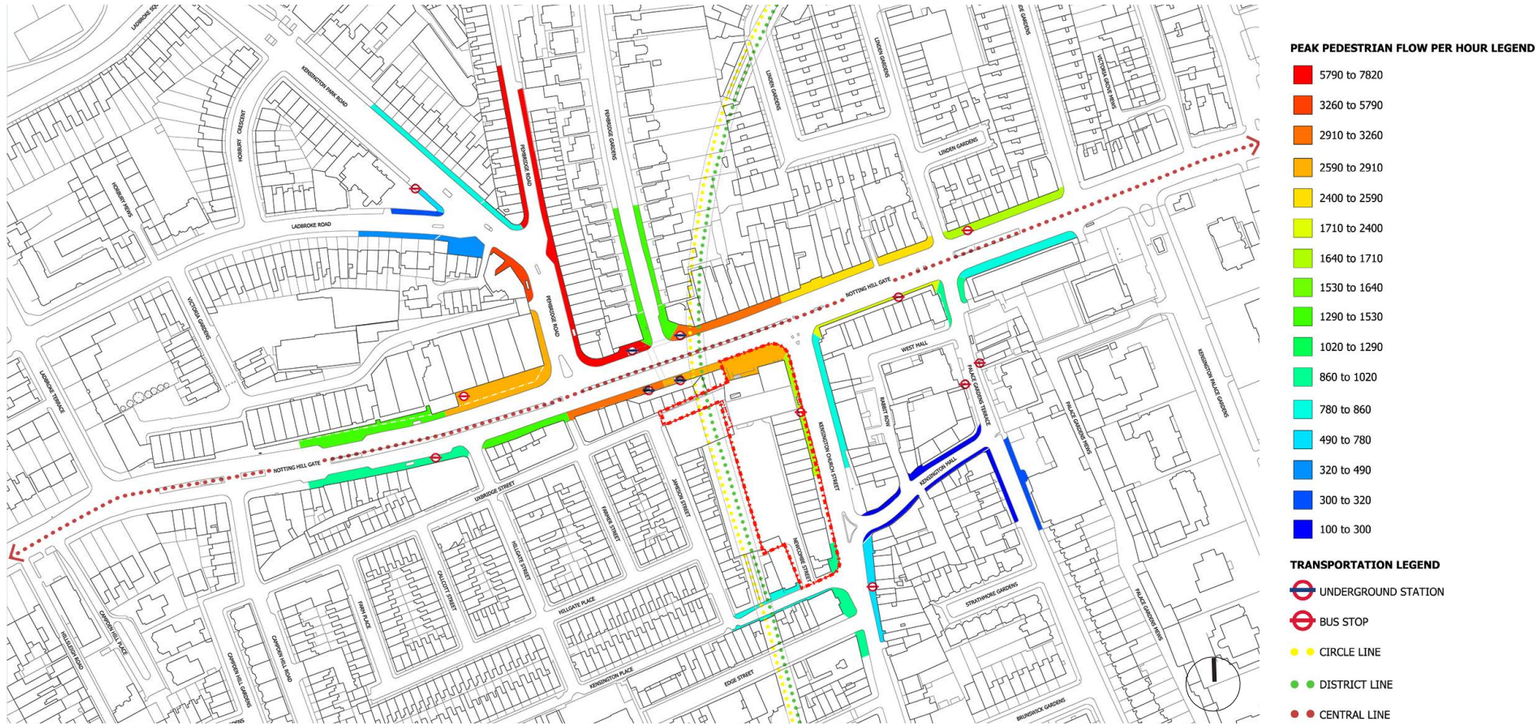
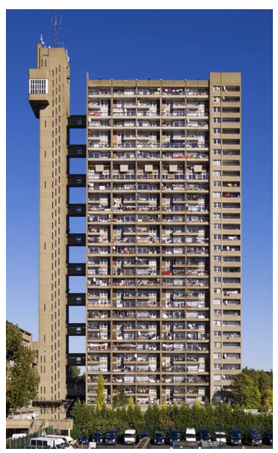


Fig. 2.39: Pedestrian Movement and Transport Diagram



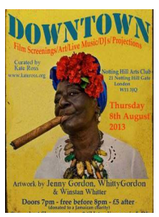


Fig. 2.40 - The varied socio-cultural context reference imagery of Notting Hill Gate

2.0 Site and Context Appraisal

2.14 Social Context

2.14.1 As a result of it's colourful history, Notting Hill has a strong identity - both to Londoners, and the wider UK/World population.

2.14.2 Despite an improvement in its economic prospects over the past 40 years, Notting Hill maintains connections with its artistic, eclectic, past, and the proposals build on this heritage.

2.14.3 There is strong local support for independent shops, and a desire to reinforce Notting Hill's quirky and artistic past. RKBC's SPD for the area supports this, stating;

'*Residents have identified the opportunity to build on the area's bohemian heritage, and the need to 'keep it weird' rather than the mainstream.*'

2.14.4 Consideration of the Site presents a unique opportunity to enhance the focal point of Notting Hill, and deliver a new vision for the local area in line with the SPD aspirations.

2.14.5 The settling of immigrants into the area after WW2, notably of Afro-Caribbean descent, changed the area once again, and after several years of racial discontent, Notting Hill became known for its annual carnival and nearby Portobello Market. Improvement in the area in recent decades has brought wealthy families back into the area, converting houses back into their originally intended single use.

2.14.6 Notting Hill Gate itself, with its 'International Style' architecture has always felt disconnected from all the life and vibrancy of the surrounding conservation areas. This proposal seeks to try to connect the 'High Street' with the surrounding areas in the use of geometry and texture in the re-clad facades.

2.14.7 Refer to Fig. 2.40 for social context imagery references.

2.0 Site and Context Appraisal

2.15 Site Constraints / Missed Opportunities

2.15.1 The following have had a fundamental influence on the proposals submitted in this application:

- A poor public realm to the north of the Site creates an underwhelming arrival to the Site. The existing square offers an unwelcoming experience, which fails to celebrate the Site's prime location as a destination and arrival to Notting Hill Gate (refer to Fig. 2.41).

- The tower massing and design does not continue to ground, stunting the massing at its base. This arrangement also contributes to the prevention of level access from grade with the office entrance located on a raised podium level with stepped access (refer to Fig. 2.42).

- The Grade II Listed Notting Hill Gate underground station is located to the west of the Site. The LUL platform station structure extends into the application Site boundary below ground level. Existing LUL tunnel infrastructure extends across the north of the Site adding structural complexity (refer to Fig. 2.43).

- The Site is composed as a campus of 3 interconnecting buildings that read as a single urban block that is not in keeping with the surrounding character and townscape. There is an opportunity to develop the Site to respond to its immediate context (refer to Fig. 2.44).

- The proposal seeks to retain the existing super and sub-structure of Newcombe House as part of part of the sustainability and structural strategy (refer to Fig. 2.45).

- Lack of activation and connectivity at grade to retail and office frontages compounded by poor pedestrian access to Uxbridge Street from Notting Hill Gate (refer to Fig. 2.46).

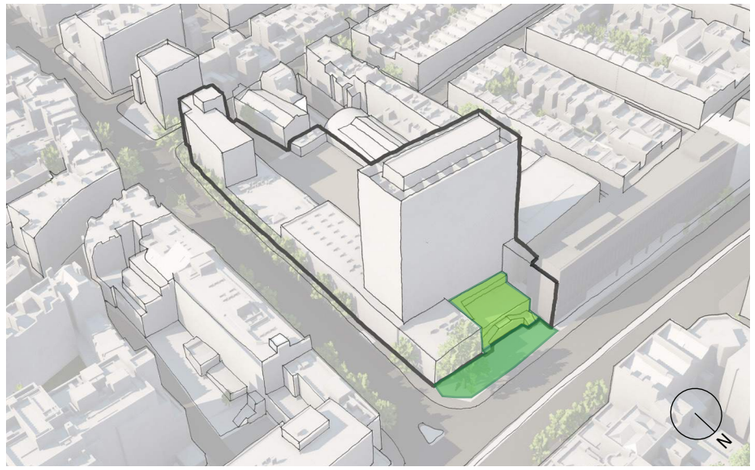


Fig. 2.41: Poor public realm to north of Site

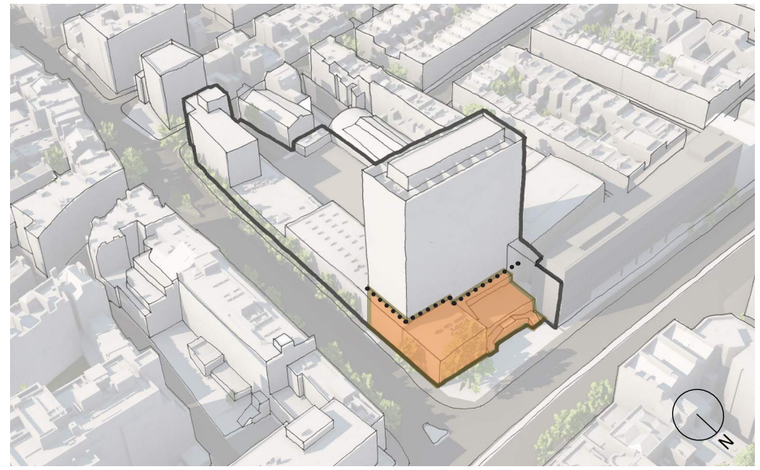


Fig. 2.42: Tower does not touch the ground with a fractured base

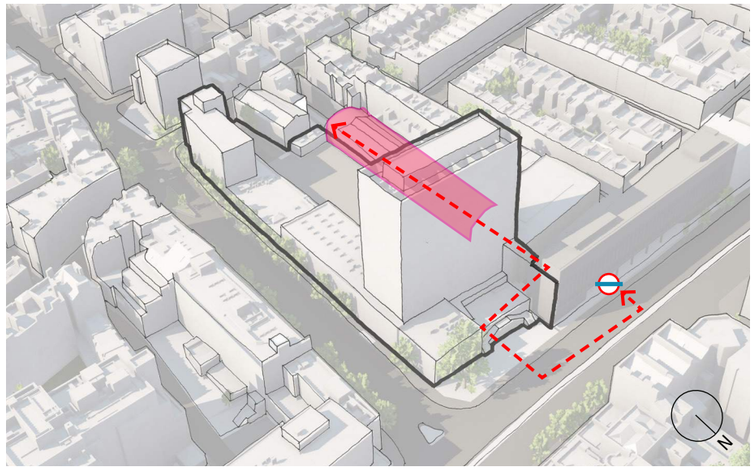


Fig. 2.43: Grade II LIsted Underground Station and below ground infrastructure

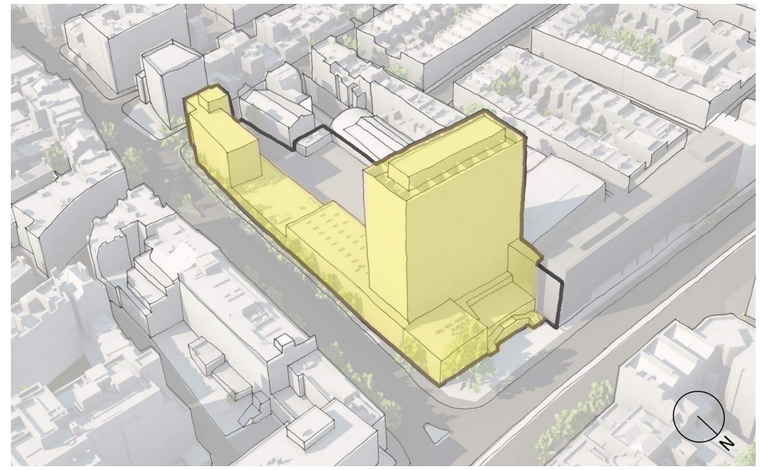


Fig. 2.44: Single urban block, out of context with surrounding character and urban grain

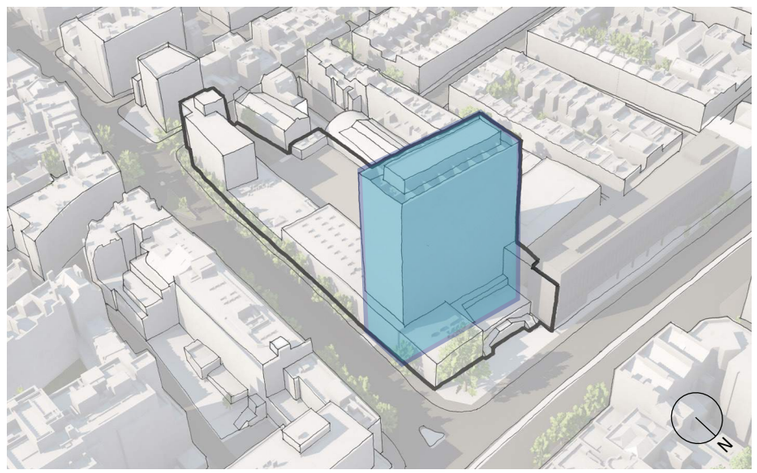


Fig. 2.45: Retained super structure and sub-structure to Newcombe House

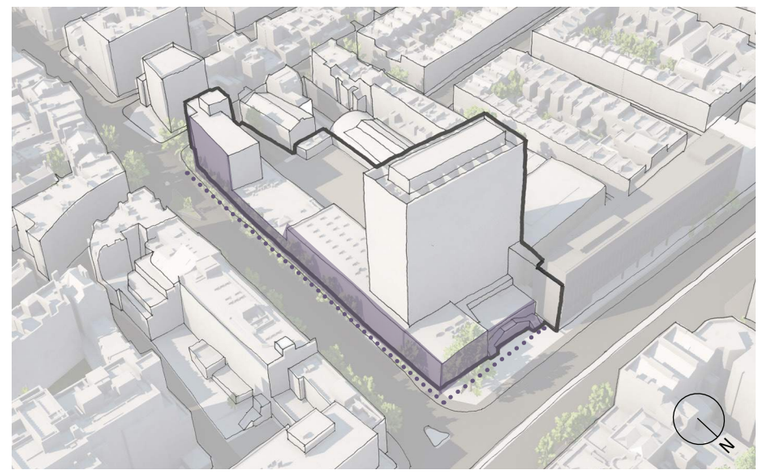


Fig. 2.46: Lack of activation at ground level

2.16 Planning Context and Policy Considerations

2.16.1 A full justification of the proposed uses in terms of relevant land use policies is enclosed within the accompanying Planning Statement prepared by Gerald Eve.

2.16.2 The Site is located within the zone covered by RBKC's designated 'Notting Hill Gate SPD' (Supplementary Planning Document).

Notting Hill Gate SPD Key Points

2.16.3 Policy CP16 of RBKC's Consolidated Local Plan (2015), indicates the Council's wish to strengthen Notting Hill Gate's role as a district centre and seek new high-quality architecture and public realm. The three main objectives for Notting Hill Gate are:
- Improve the streets and public spaces
- Improve the buildings and architecture
- Strengthen the identity of Notting Hill Gate

2.16.4 Changes to Notting Hill Gate should be about improving the existing neighbourhood and its attractiveness to residents as well as to daytime users and visitors. Although the retail vacancy levels are low, the Council has not identified that any additional retail floor space is required. However, to make the centre more viable, the SPD encourages a refurbishment and improving of the retail frontages and entrances to help to enliven the street and encourage better retail tenants.

2.16.5 Due to the excellent public transport services, Notting Hill Gate is an ideal location for offices. As a result of the ageing and relatively poor condition of the stock, office rent levels are generally low. The area is particularly attractive to businesses in the creative and media sectors and would benefit from improved modern office facilities. The Council would like to have a thriving office community and are encouraging an increase in overall office space.

2.16.6 The SPD identifies that the Site has an important part to play in the future of Notting Hill Gate with the refurbishment of the existing structure or redevelopment of Newcombe House. Schemes should seek to provide an improved public space to the corner of Notting Hill Gate and Kensington Church Street.

2.16.7 The proposals are in line with RBKC policy to provide high quality office accommodation in this accessible location. This provision will create jobs which will in turn support the local community through the use of local shops, bars and restaurants. With an increased number of employees working in the vicinity, the retail offer will diversify and improve over time.

2.16.8 Refer to Figs. 2.47 and 2.48 for illustrative references to the Newcombe House Site from the RBKC's designated 'Notting Hill Gate SPD'.

Fig 2.47: SPD Newcombe House Development Principles Plan

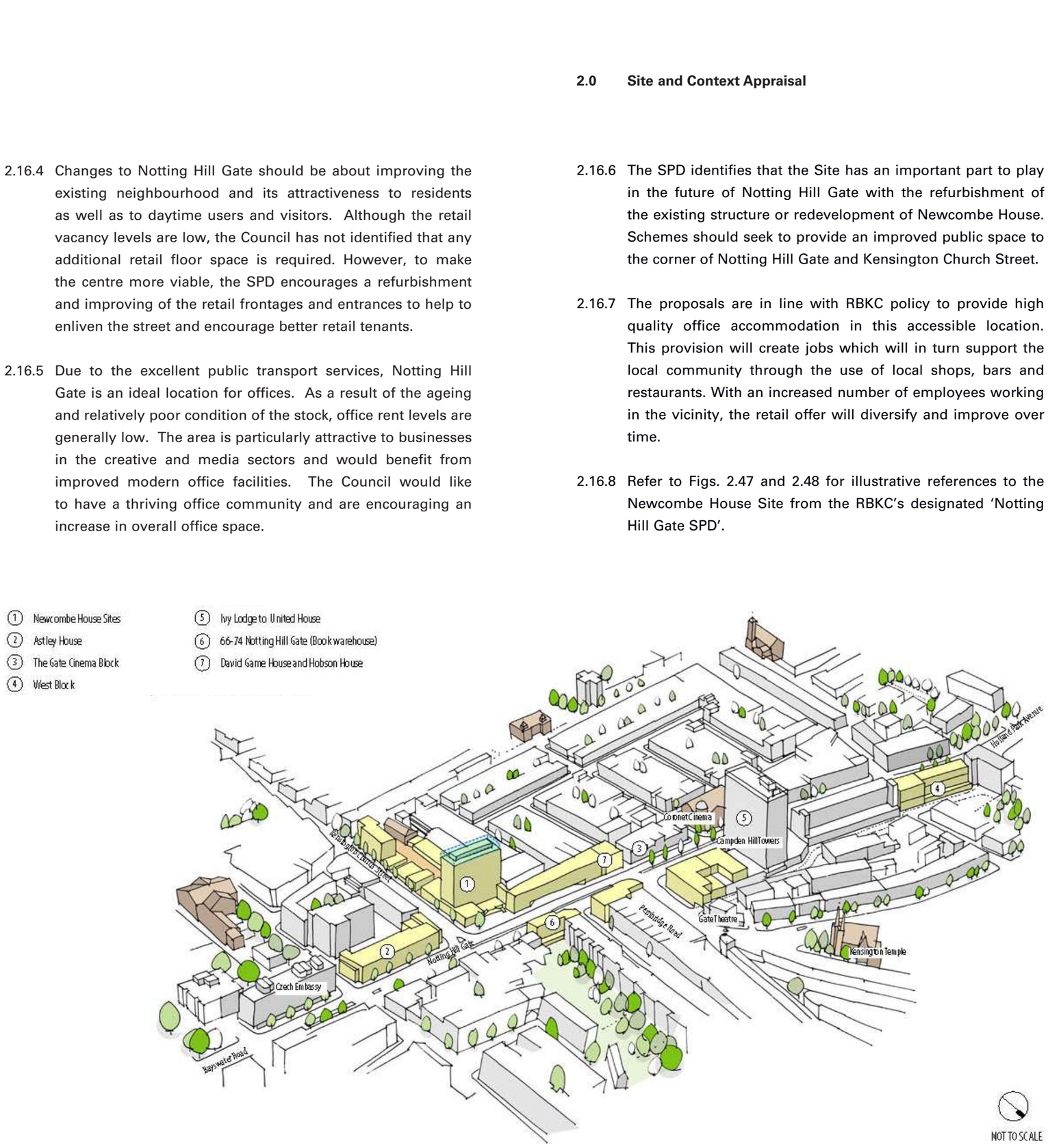


Fig 2.48: RBKC Notting HIll Gate SPD zone

2.0 Site and Context Appraisal

2.17 Extant Consent

2.17.1 The Applicant has taken an entirely different approach to developing the Site, when compared to the extant consent dated 25 June 2020 under LPA Ref. PP/17/05782 (refer to Fig. 2.49 and 50).

2.17.2 Rather than wholesale redevelopment, the proposals take a much more sustainable approach seeking to retain and extend Newcombe House to provide Grade A office accommodation, with the remainder of the Site being redeveloped to deliver retail, further office floorspace and community uses, including replacement housing which will be 100% affordable.

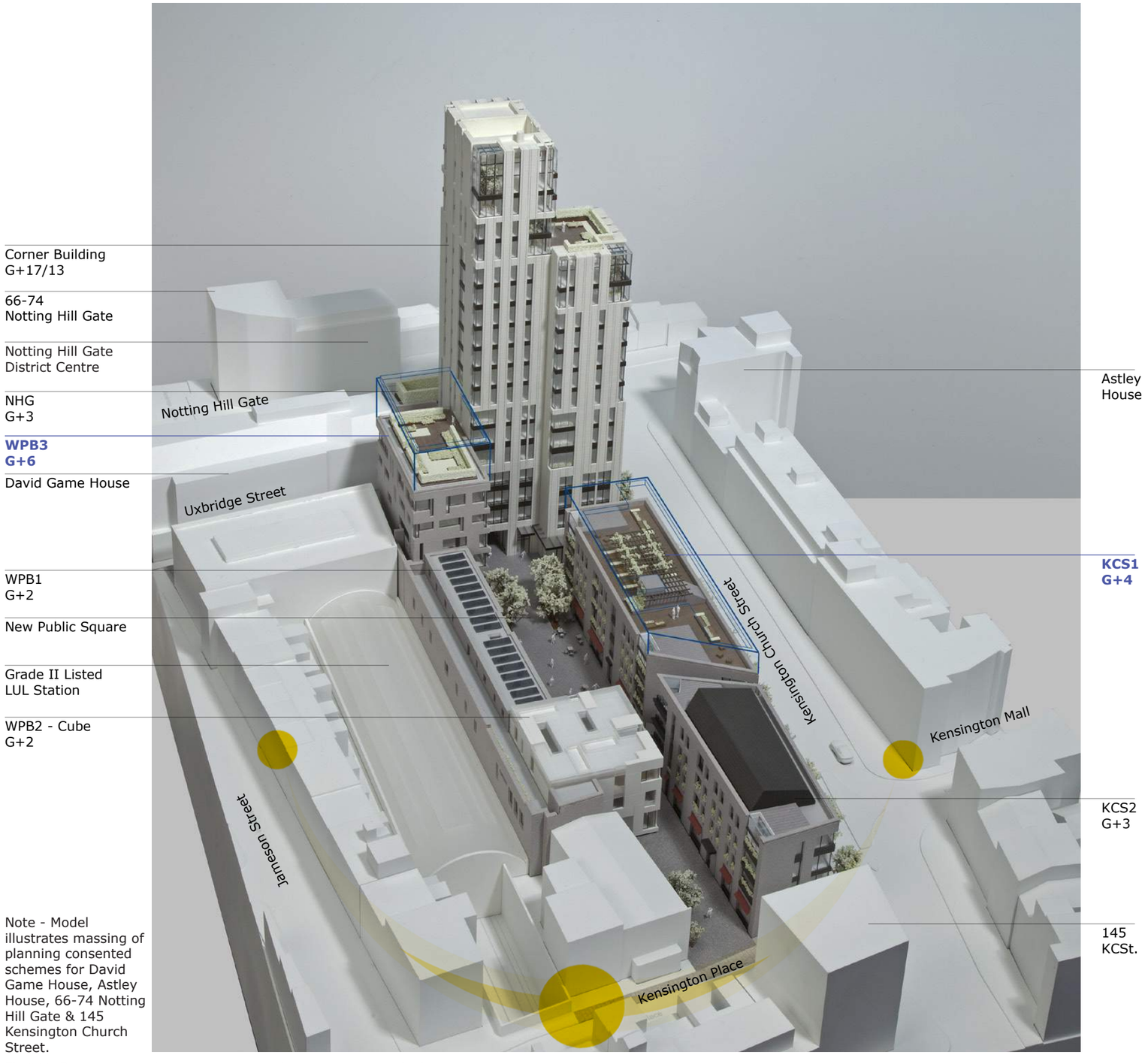
2.17.3 The proposal seeks to create a destination at this pivotal Site in Notting Hill Gate and the provision of this quality of commercial floorspace has the potential to attract best in class tenants to the area.

2.17.4 It is clear that the previous landowner could not deliver the development scheme consented under the above planning permission (PP/17/05782) and subsequently sold the Site in March 2022.

2.17.5 This consent sought to deliver a number of provisions as part of the Proposed Development, one of which was step-free access to one platform at Notting Hill Gate Underground Station. As the Applicant has taken a different approach to developing the Site through the retention of the structure of the existing tower, it is not structurally feasible or practical to deliver this in a proportional way.

2.17.6 Please refer to the Step Free Access presentation and supporting information in the Appendix chapter for further information.

Fig 2.49: Extant Consented TVIA Visualisation from Notting Hill Gate



Note - Model illustrates massing of planning consented schemes for David Game House, Astley House, 66-74 Notting Hill Gate & 145 Kensington Church Street.

Fig 2.50: Proposed massing arrangement to the extant consented scheme

3.0 Design Evolution

3.0 Design Evolution

This chapter describes the various influencing factors and options that informed the design development.

3.1 Consultation and Community Involvement

3.1.1 As part of the design development process, Squire & Partners, along with the rest of the consultant team, held a series of meetings with both the local planning authority and the local community.

COMMUNITY NEWSLETTER
NEWCOMBE HOUSE, NOTTING HILL GATE

This newsletter provides residents, businesses and local organisations with information on new proposals to redevelop the Newcombe House site and explains how you can have your say on the draft proposals.

OCTOBER 2022

EARLIER THIS YEAR, JOINT PARTNERS BELTANE AND ANGELO GORDON ACQUIRED THE ENTIRE SITE FROM ITS PREVIOUS OWNERS.

The site was purchased with the benefit of an existing valid planning permission which allows for:

- The demolition of all the buildings at the site;
- The creation of six new buildings including a tower of up to 18 storeys on the corner of Notting Hill Gate and Kensington Church Street with the remaining buildings ranging in height from 3, 4, 5 and 7 storeys;
- 55 new residential apartments;
- Office and retail space;
- Provision for a new health centre; and
- A public square with level access from Notting Hill Gate.

Since acquiring the site, the new owners have appointed leading architects Squire and Partners to completely re-think the approach for its regeneration. Overleaf, you can read about the key elements of the new approach and we have also launched a new website – **www.newcombehouse.info** – where you can find out more about the latest draft proposals.

Beltane and Angelo Gordon are committed to extensive pre-application dialogue on their emerging proposals and positively invite feedback from the local community to help inform the final content of the intended planning application.

Dialogue has already started with local Residents' Associations and recently a public Development Forum was organised by Kensington & Chelsea Council at which the emerging plans were presented and discussed with around 100 local residents. Beltane and Angelo Gordon are creating further opportunities for the local community to have its say and we very much hope that you can join the activities we have planned.

VISUAL OF EXISTING PERMISSION FROM NOTTING HILL GATE

YOUR SAY ON THE FUTURE OF THE NEWCOMBE HOUSE SITE –
TWO WAYS TO GET INVOLVED!

1 **Live presentation (Webinar)** to be held on **Wednesday 12th October** at **6.30 pm** via Zoom. It's very simple to join in. Enter **polityuk.co/nhg** in your browser and you'll be taken to registration. You'll need to have the Zoom app on your computer, tablet or smart device – please go to **zoom.us/download** if you do not already have this. You can also register by scanning the QR code below by using the camera on your mobile device.

2 **Public exhibition** to be held on **Wednesday October 19th** and **Thursday October 20th** between 2pm and 7pm (both days) at the **Essex Church, 112 Palace Gardens Terrace, Notting Hill, London W8 4RT.**

SITE LOCATION AND BOUNDARY

Find out more at **www.newcombehouse.info** or call us (free of charge) on **0800 246 5890**

Fig. 3.0.1: Community Newsletter October 2022

3.1.2 Statutory Consultation

The design development of the Proposed Scheme has evolved through extensive council and community consultation, which commenced in May 2022. This includes the following pre-application meetings with Council, Greater London Authority (GLA), Transport for London (TfL) and presentations with local resident groups as per the time line below:

• 1st Pre-application meeting with RBKC	24.05.22
• Briefing of Campden and Pembridge Ward Members	09.06.22
• Residents Associations Forum	20.06.22
• Briefing of Chair of Planning Committee & Lead Member for Planning	13.07.22
• 2nd Pre-application meeting with RBKC	11.08.22
• Briefing of Campden and Pembridge Ward Members	05.09.22
• 3rd Pre-application meeting with RBKC	27.09.22
• Development Forum 1	28.09.22
• 3RA Group Workshop	04.10.22
• Kensington Society Workshop	05.10.22
• 4th Pre-application meeting with RBKC	05.10.22
• 5th Pre-application meeting with RBKC	12.10.22
• Webinar 1	12.10.22
• 1st Public Exhibition (2-day)	18 - 19.10.22
• Pre-application meeting with TfL	01.11.22
• RBKC Workshop at S&P Offices	29.11.22
• 6th Pre-application meeting with RBKC	12.12.22
• 1st Pre-application meeting with GLA	12.01.23
• Briefing Campden and Pembridge Ward Members	16.01.23
• 3RA Group Workshop	23.01.23
• Kensington Society Workshop	23.01.23
• 7th Pre-application meeting with RBKC	08.02.23
• 8th Pre-application meeting with RBKC	21.02.23
• 9th Pre-application meeting with RBKC	06.03.23
• Webinar 2	16.03.23
• Residents Association Forum	20.03.23
• 2nd Public Exhibition	21.03.23
• 2nd Pre-application meeting with GLA	24.03.23
• Development Forum	29.03.23
• 10th Pre-application meeting with RBKC	31.05.23

3.1.3 In light of the comments and feedback that was received from the local community, key stakeholders and officers at RBKC, the Proposed Development was extensively amended throughout the consultation period. Details on how the scheme evolved and was amended is set out this section of the DAS.

3.1.4 A full summary of the meetings and questionnaire responses is included in the Statement of Community Involvement, submitted as part of this application.

3.1.5 Refer to Polity's Statement of Community Involvement for further information.

NEWCOMBE HOUSE, NOTTING HILL GATE

YOUR FEEDBACK

VARIOUS PRE-APPLICATION ACTIVITIES AND EVENTS HAVE BEEN ORGANISED OVER THE PAST NINE MONTHS AND WE ARE GRATEFUL THAT SO MANY PEOPLE AND ORGANISATIONS HAVE TAKEN THE TIME TO GIVE US THEIR VIEWS.

Two community newsletters have been circulated widely, live interactive presentations (webinars) held, a dedicated website launched and updated throughout, two public exhibitions have taken place and design workshops organised with representatives of the principal residents' associations.

You said... We responded...

Retention of the Waterstone's tree with space to thrive would be welcome.
The tree will be kept, and the revised proposals have increased the space around it.

The proposed arches on Kensington Church Street are an attractive feature. Materials used should complement existing buildings.
Further work has been undertaken on the arches and they have been incorporated into a new colonnade. Revised materials have been suggested.

Would like to see a 'green' aspect to Notting Hill Gate.
Further work by award-winning landscape architects has addressed this and integration with other Notting Hill Gate public realm initiatives can be achieved.

Could the proposed 7-storey building on the frontage of Notting Hill Gate be reconsidered?
This has been removed and replaced with a widening of the tower and a vertical extension.

Plant should be concealed and any noise generated should be minimised.
This has been fully taken on board.

High quality affordable homes should be provided and maximised.
The previous space at the site given over to affordable homes has been increased.

A widened pedestrian route should be provided along Kensington Church Street.
A colonnade has been introduced to widen the pedestrian route.

A 24/7 accessible public square open to the sky is preferred. The undercroft should not be so extensive.
A major change to the Notting Hill frontage has been made to provide this new public square.

Uxbridge Street should feel safe and inviting.
Further work by award-winning landscape architects has addressed this through landscaping and lighting.

The proposed 'internal retail street' running under the building does not look like a practical or attractive idea.
This has been removed from the proposal.

The proposed building on the Newcombe House car park should be sensitive to Hillgate Village.
Further work has been undertaken on the 'stepped back' tiers to reduce the massing and ensure adequate separation distances. The building footprint has been drawn back a further 3 metres from the boundary with the railway line.

There should be discussions with the NHS to provide a new surgery as part of the proposal.
Discussions have progressed with the NHS and space has been allocated in the end building on Kensington Church Street.

www.newcombehouse.info **contact@newcombehouse.info** **0800 246 5890**

Fig. 3.0.2: Public Exhibition Board March 2023

3.0 Design Evolution

3.2 Development Brief

3.2.1 The proposed masterplan and architecture of 43-45 and 39-41 Notting Hill Gate and 161-237 (odd) Kensington Church Street will provide a high-quality Grade A-office led mixed use development and transform the Site into a new destination that compliments the Notting Hill Gate District Centre. The proposals will deliver upon an uplift of on-site socially-rented affordable area and provision of NHS medical use. The Scheme will provide significant publicly accessible space improvements with new thoroughfares, curated landscaped spaces and the reactivation of the ground floor with retail and commerce.

3.3 Design Vision and Objectives

3.3.1 In response to the analysis of the Site and the surrounding area described in Section 2.0 we have identified the main design objectives, which includes the following:

- Retention of the existing superstructure and sub-structure to Newcombe House tower, thereby reducing the embodied carbon footprint and a core pillar of the sustainability narrative (as per Fig. 3.1);
- Improve the proportions of Newcombe House (as per Fig. 3.2);
- A new accessible and inclusive public square fronting onto Notting Hill Gate to act as a gateway to the Site (as per Fig. 3.3);
- Improve permeability and ground floor activation across the Site that supports and strengthens the local area (as per Fig. 3.4);
- Retention of the existing 'Waterstones' tree to the corner of the Site (as per Fig. 3.6);
- Break down the singular 'campus' massing of the existing buildings;
- Provide high quality and efficient office space that will be unique to Notting Hill Gate and meet diverse local occupier requirements;
- Provide an uplift of on-site socially rented affordable accommodation and medical use offering;
- Provide highly sustainable buildings and increase bio-diversity across the Site (as per Fig. 3.5); and
- High-quality public realm that improves safer pedestrian links to Uxbridge Street and Newcombe Street.

3.3.2 Key Design Rationale

The proposals were informed by the contextual development and environmental analysis in Section 2.0, as well as the brief from the Applicant. In addition, consultation responses have also informed the design development.

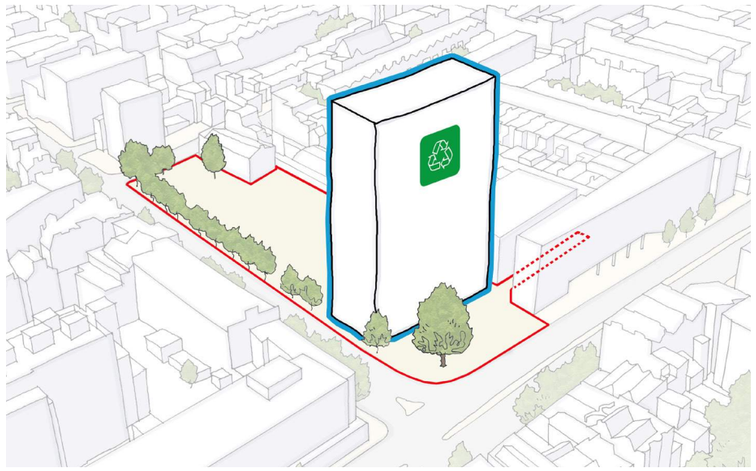


Fig 3.1: Site cleared and retention of the existing structure to Newcombe House

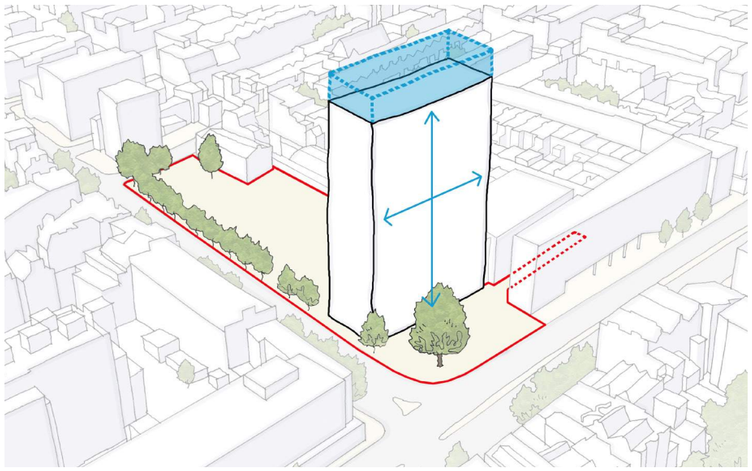


Fig 3.2: Opportunity to improve proportion of Newcombe House

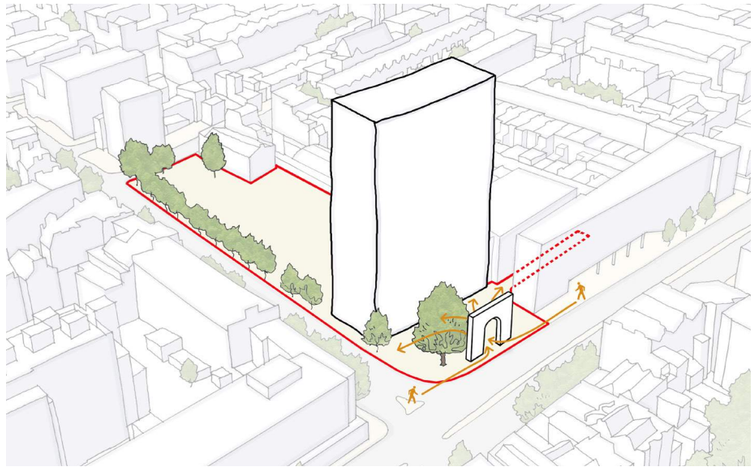


Fig 3.3: Formation of a new public square and new gateway onto the Site

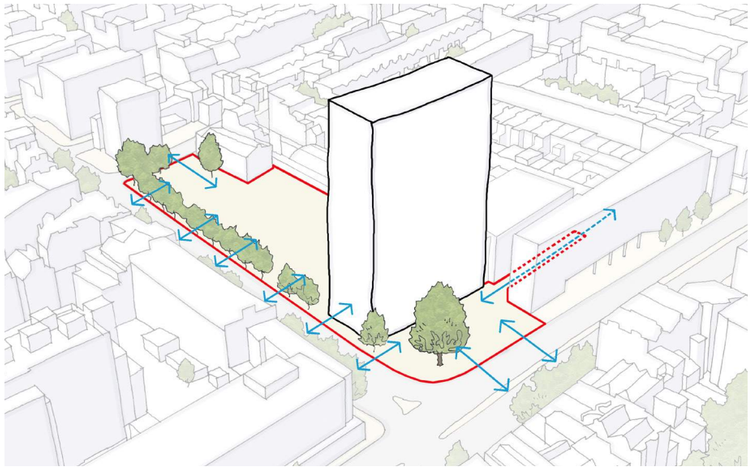


Fig 3.4: Introduce permeability and activation across the Site

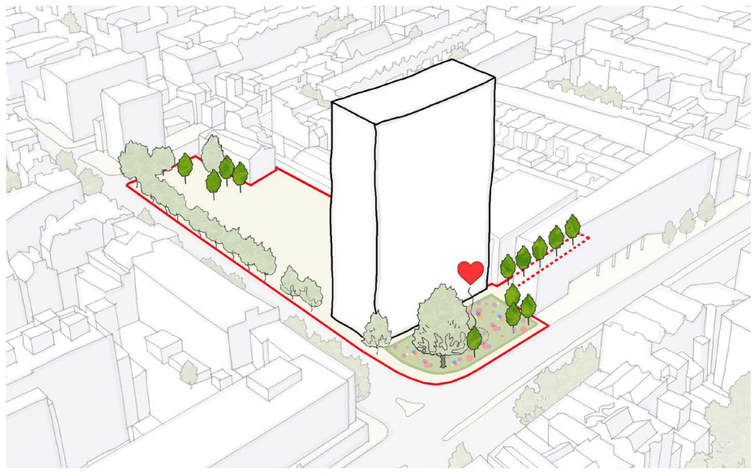


Fig 3.5: Opportunity for open spaces and increased biodiversity

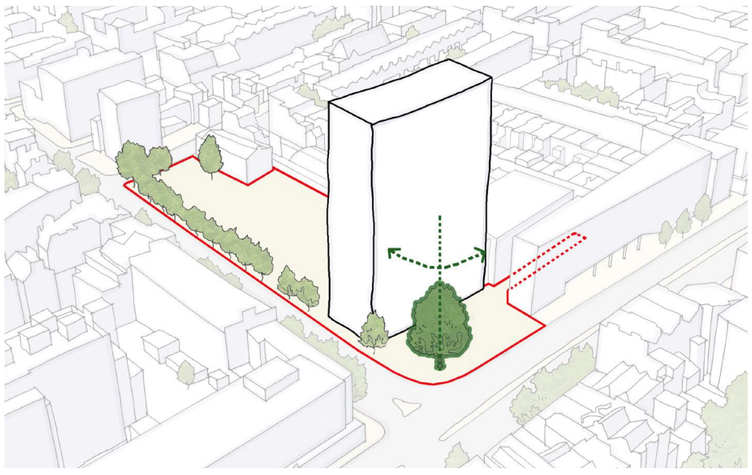


Fig 3.6: Retention of the existing 'Waterstones' tree to the corner of the Site

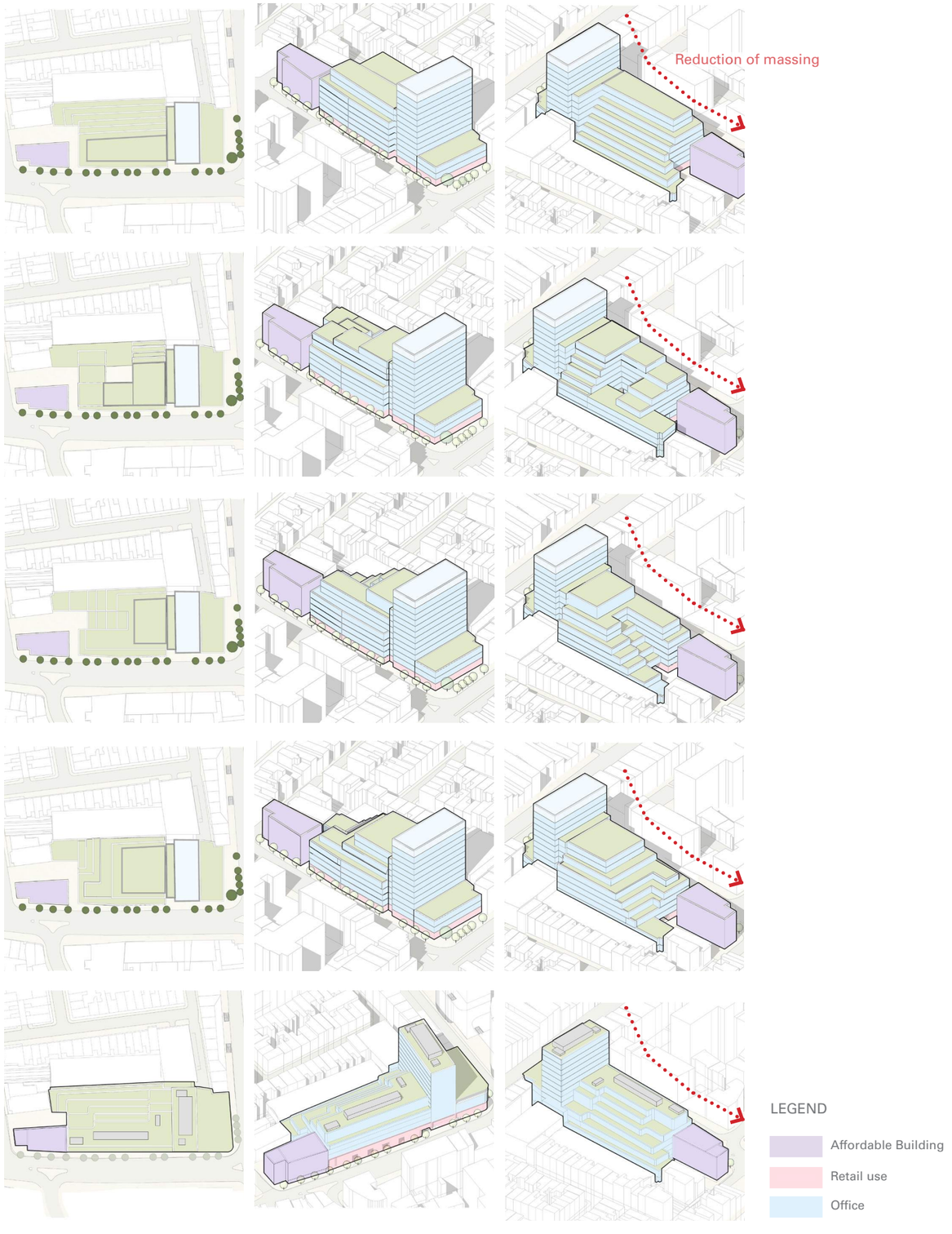


Fig 3.7: Early diagrams exploring how the mass of the Site could be distributed

3.0 Design Evolution

3.4 Initial Masterplan Design Development

3.4.1 The process began with examining a range of options for laying out the massing on the Site around the retention of Newcombe House structure, to meet the brief, design objectives and consideration of the neighbouring Conservation Area. Among the initial design considerations explored were:

- Distribution of massing across the Site sensitive to townscape;
- Consideration of Daylight / Sunlight (DLSL) implications to the residential properties along Jameson Street;
- Creation of external amenity and daylighting into office floorplates;
- Grouping of office buildings with a separate affordable residential block to the south of the Site;
- Provision and location of increased public accessible space including an 'internal street' connecting Newcombe Street and Notting Hill Gate;
- Unifying the Site with a double height retail plinth at ground to encourage activation at grade; and
- Provision of on-site servicing and delivery via Newcombe Street.

3.4.2 Some of the options studied are illustrated in Figure 3.7 opposite.

3.4.3 The key factors that led to the initial design and massing distribution were:

- To provide a variety in the townscape for such a large site.
- Arrangement of massing sensitive to DLSL and Conservation Area(s) to Hillgate Village.
- Maximise desirable views and sunlight within the Site.
- Reducing the massing across the Site, from Newcombe House tower to Kensington Place.
- Creation of high quality and efficient office space;
- Retention of the existing Royston Court building; and
- Address the prominent corner aspect of the Site with the northern base of Newcombe House extending out towards Notting Hill Gate.

3.4.4 All options provided approximately the same development floorspace. It was important to balance the need for the proposed floorspace against the need to provide high quality publicly accessible space and sensitivity to the townscape.

3.4.5 Drawing a conclusion from the studies and consultations held, the massing arrangement that most appropriately responded was the one developed and submitted.

3.0 Design Evolution

3.5 Building Arrangement Concept Development

3.5.1 The outcome of the numerous early massing arrangement studies, outlined in section 3.4, led to the development of a scheme consisting of the following arrangement:

A Retention of the Newcombe House tower and extension by one storey with the infill of plant level located at the 12th floor to provide an additional storey of office accommodation.

B Introduction of a six-storey block that extends from the base of the Newcombe House tower, aligned to frontage of David Game House.

C The Kensington Church Street building: a seven-storey infill building between Royston Court and Newcombe House.

D Retention of the existing Royston Court building for the provision of on-site affordable residential accommodation and medical provision.

Refer to Figs. 3.8 - 3.10 for building massing and arrangement to the Site that were presented to RBKC at the 1st Pre-Application meeting.

The proposed massing arrangement on the Site has been developed for an office-led scheme in contrast to that of the extant consent which was residential led.

3.5.2 Massing and Townscape Concept Development

The initial massing and architectural concept of the Site was developed to respond to the local streetscape and townscape of the area, which included:

- Massing extended out to northern perimeter of the Site to complete the urban block and presence on the high street. Curvature introduced to the Notting Hill Gate massing to respond and celebrate the corner Site condition, which subsequently omitted the 'Waterstones' tree.
- 5th floor parapet level aligned with David Game House to unify the streetscape. Set-back 6th floor was introduced to raise the massing up towards the intersection between Notting Hill Gate and Kensington Church Street to improve streetscape legibility.
- Newcombe House and Notting Hill Gate massing developed in a similar architectural language to respond to the Notting Hill Gate frontage with contemporary architectural cues referenced from David Game House to enhance the local townscape views.
- A 3.5m gap introduced between Newcombe House and Kensington Church Street (KCS) building to increase light into the depth of the Site whilst creating clear a separation in the buildings and their respective massing.
- KCS building parapet height aligned with Royston Court with the 6th and 7th floor levels set-back to maintain proportions of streetscape.
- Rear of the KCS building terraces away from Jameson Street from 2nd floor level to reduce impact on DLSL and the perceived massing from Hillgate Village.

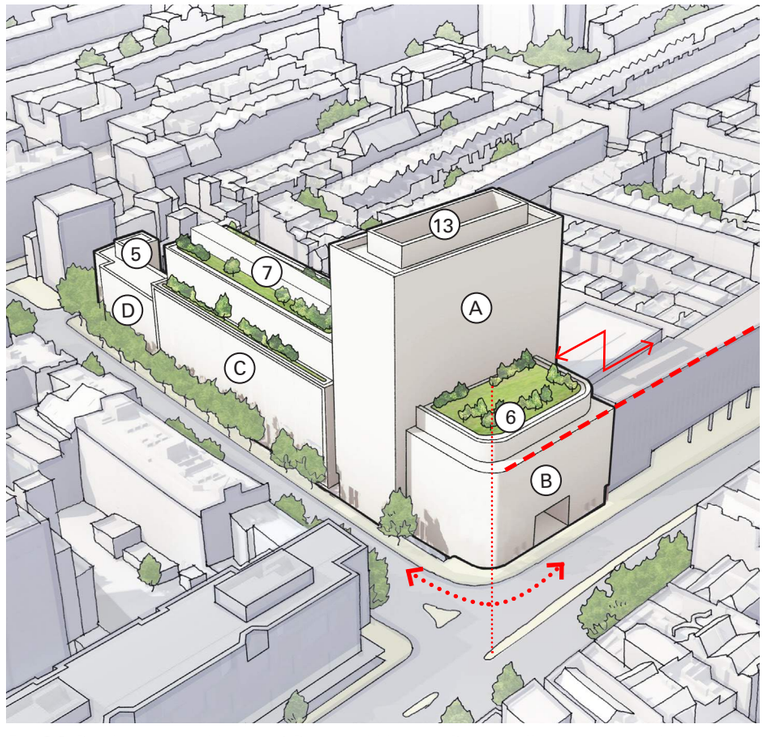


Fig. 3.8: Pre-Application Meeting 1 Proposed Massing Diagram (North-east view)

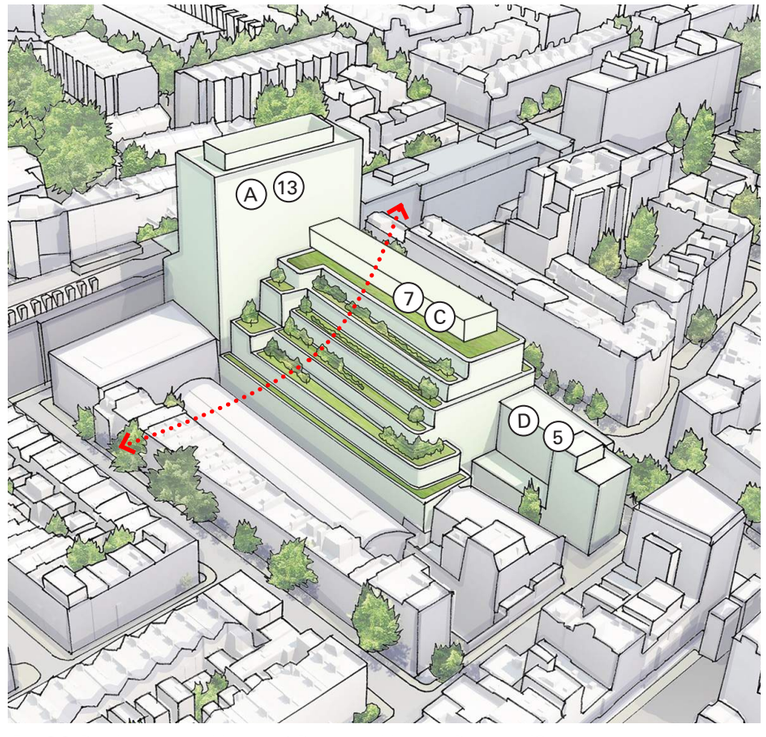


Fig. 3.9: Pre-Application Meeting 1 Proposed Massing Diagram (South-west view)

(#) Building storey heights (excluding plant enclosures)
(A) Newcombe House tower
(B) Notting Hill Gate building
(C) Kensington Church Street building
(D) Royston Court building

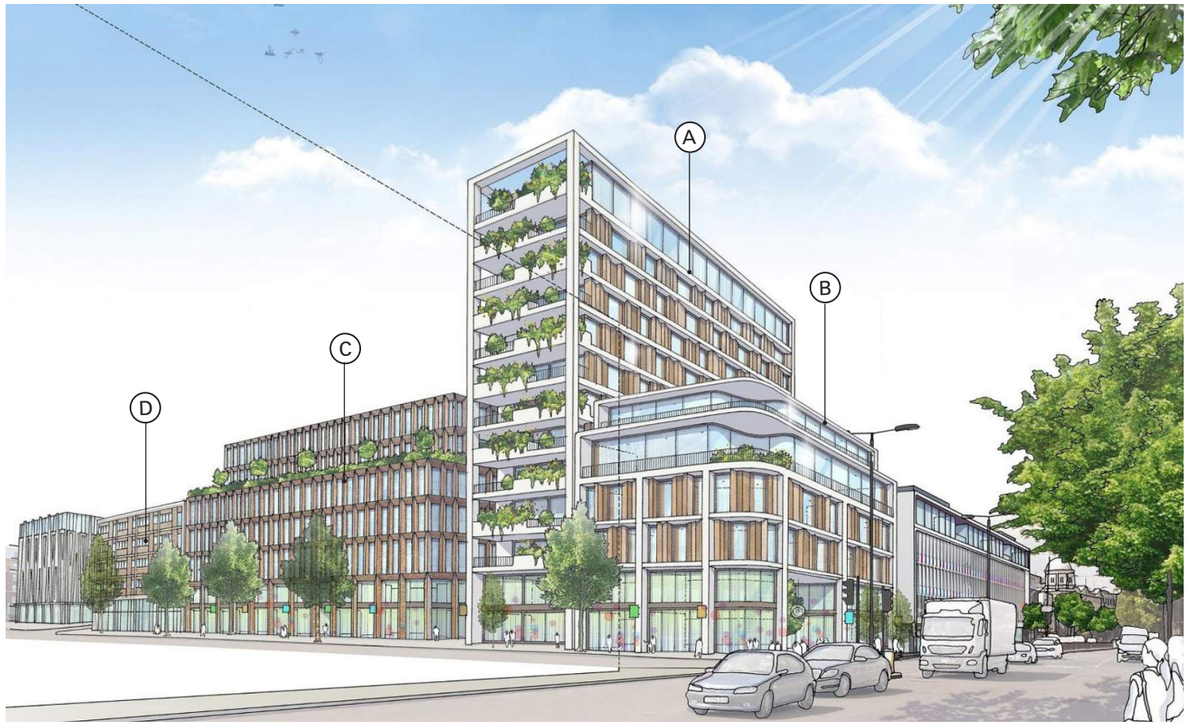
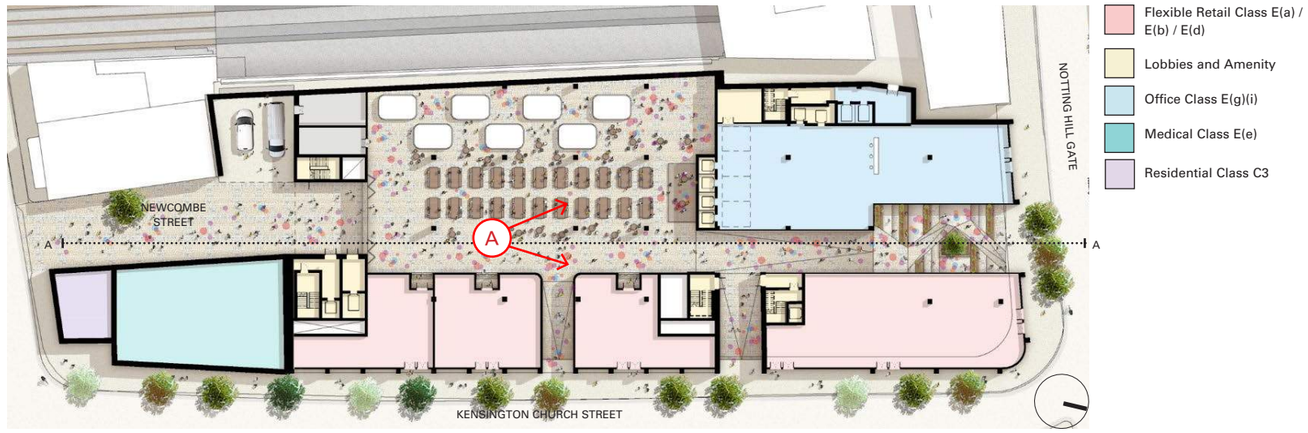
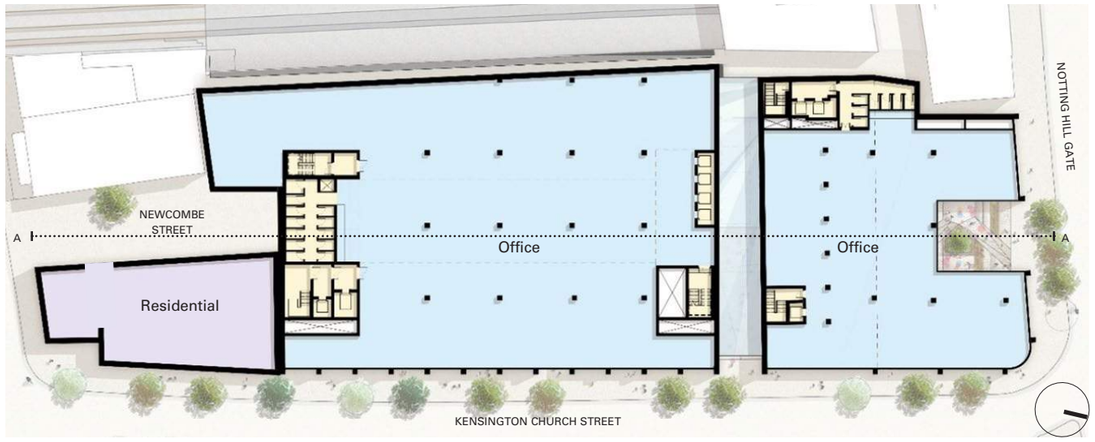


Fig. 3.10: Pre-Application Meeting 1 Illustrative view of Massing Proposals from Notting Hill Gate (Astley House omitted from foreground)



Illustrative Ground floor plan



Illustrative 2nd floor plan

Illustrative 6th floor plan

Illustrative section A-A through double height retail and internal street

Fig. 3.11: Illustrative general arrangement drawings presented at Pre-Application Meeting 1

3.0 Design Evolution

3.5.3 Layout Concept

The initial layouts of the Proposed Development focused on the following concepts and needs of the Site:

- High-quality Grade A office space provided from 1st floor level above to Newcombe House tower, Notting Hill Gate building and Kensington Church Street building.
- Consideration of wellbeing and health with the provision of access to external amenity, views, daylight and natural ventilation with the introduction of terraces to both Kensington Church Street and Notting Hill Gate buildings.
- Retention of the existing on-site socially rented affordable accommodation with potential for medical use offering pending discussions with the RBKC.
- Unifying the Site with a double height retail plinth at ground to encourage activation at grade whilst developing routes through to improve greater permeability at ground level.
- Create a high-quality public realm that improves pedestrian links through-out the Site with the introduction of an internal street, linking Notting Hill Gate through to Newcombe Street, creating a destination within the Site for markets and pop-ups; establishing a vibrancy found in Notting Hill Gate and Portobello Market.
- Developing public experience through the section with a double height entrance canopy from Notting Hill Gate to establish a public entrance in and through the Site.
- Provision of on-site servicing and delivery via Newcombe Street.

Refer to Figs. 3.11 - 3.12 for visuals presented at Pre-Application meeting 1 that reinforce the initial space planning concepts outlined above.

Fig. 3.12: View A - Illustrative perspective to the internal street looking north towards Notting Hill Gate entrance

3.0 Design Evolution

3.6 Development of Proposals Pre-application Meetings 2 - 5

Responses to comments from officers at the RBKC Pre-application meetings 2 to 5 and Public Consultation on massing evolution.

3.6.1 **Additional Height to Tower**

The Design Team responded to suggestions from the local council to extend the height of the tower with an additional 2 storeys to further improve the tower's proportion and reduce the massing fronting onto Notting Hill Gate. This is the maximum number of storeys that can be added onto the retained structure and sub-structure to Newcombe House (refer to Fig. 3.13 and 17).

3.6.2 **Demolish & Rebuild Affordable Block**

The existing Royston Court building is to be demolished to develop a new block that complies with current Building Regulations and space standards. The revised proposal provides additional height that subsequently increases the floorspace of on-Site socially-rented affordable whilst 'book-ending' the Site (refer to Fig 3.13, 14 and 17).

3.6.3 **Reduction to Kensington Church Street Building Massing**

The demolition of the existing Royston Court building affords the Scheme the opportunity to extend the Kensington Church Street Building towards the south of the Site thereby reducing the height by one storey and improving the townscape views from Hillgate Village (refer to Fig. 3.13, 14 and 17).

3.6.4 **Retention of 'Waterstones' Tree**

Concerns were raised that there was insufficient space for the canopy of the 'Waterstones' tree to mature. The massing fronting Notting Hill Gate (NHG) has been evolved to the curvature of the retained tree whilst positively responding to the local streetscape by celebrating the Site's prominent corner condition. The concave curved geometry is a juxtapositioned expression to the curved nosing of the Coronet Theatre located nearby. The area loss was subsequently relocated as an additional storey to the NHG block (refer to Fig. 3.13,14, 17 and 18).

3.6.5 **Public Realm to Notting Hill Gate**

The ground and first floor layouts fronting Notting Hill Gate have been amended through continued discussions with the local council and public. The creation of a larger public square, improved pedestrian connectivity to Uxbridge Street and the introduction of a double storey covered public square all aim to create a public gateway appropriate to the scale of the Proposed Development and Notting Hill Gate. The loss of ground floor area has contributed to an additional storey to the NHG building to a height of 7 storeys (refer to Fig 3.14, 18 and 19).

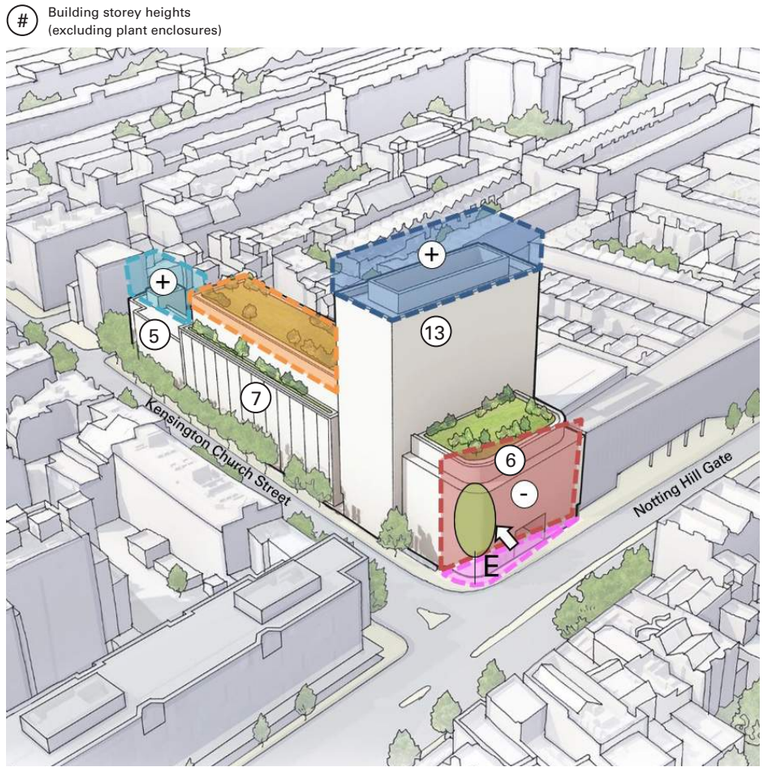


Fig. 3.13: Diagrammatic Responses to Pre-Application Meeting 1 Massing Proposals

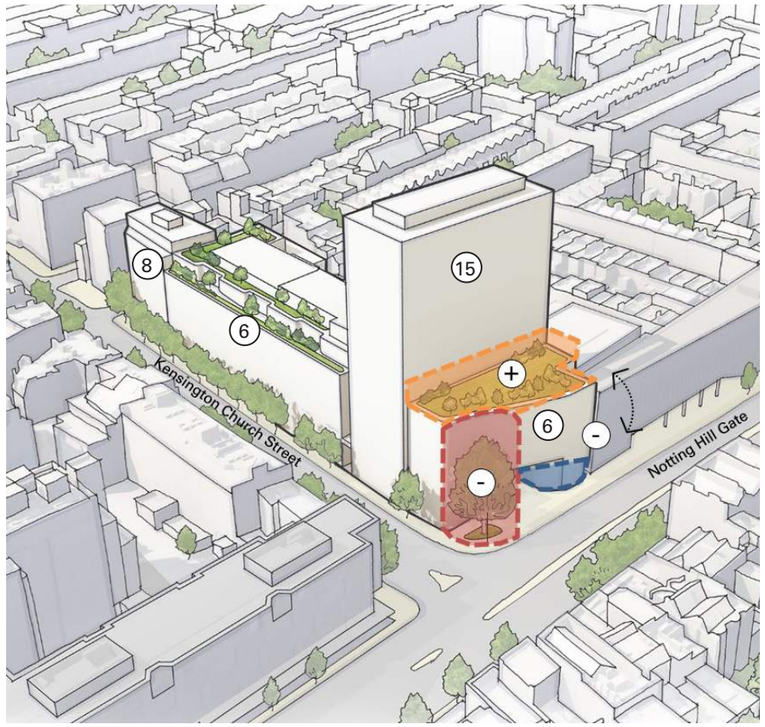


Fig. 3.14: Diagrammatic Responses to Pre-Application Meeting 2 Massing Proposals

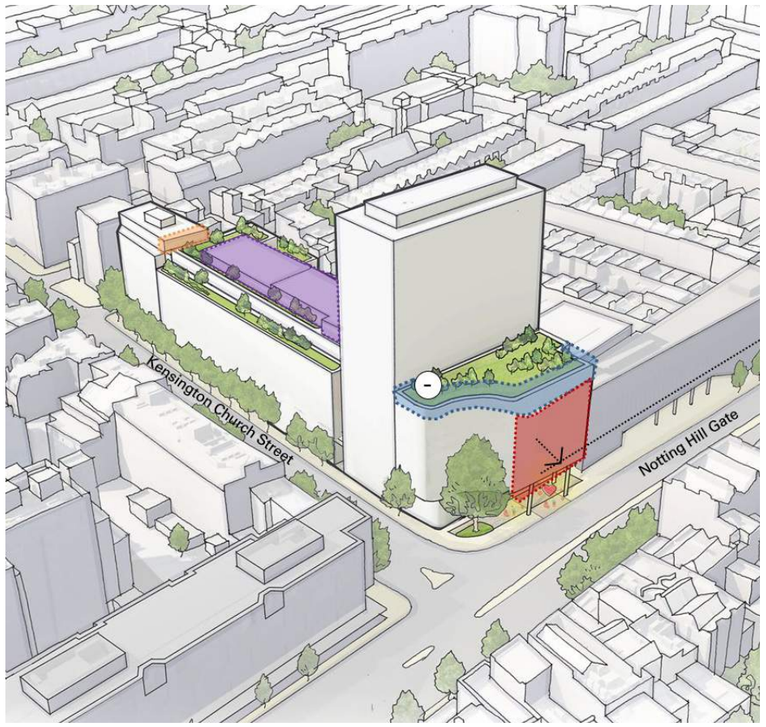


Fig. 3.15: Diagrammatic Responses to Pre-Application Meeting 3 Massing Proposals

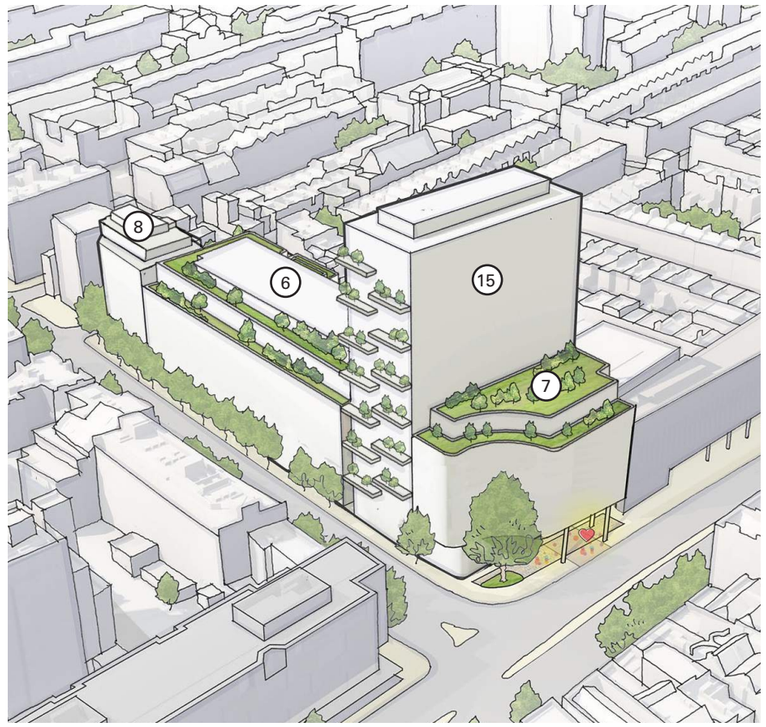


Fig. 3.16: Pre-Application Meeting 5 Proposed Massing Diagram

Fig. 3.17: Pre-Application Meeting 2 Illustrative view of Massing Proposals from Notting Hill Gate (Astley House omitted from foreground)

Fig. 3.18: Pre-Application Meeting 3 Illustrative view of Massing Proposals from Notting Hill Gate (Astley House omitted from foreground)

3.6.6 **Notting Hill Gate Massing & Facade Alignment**

The massing fronting Notting Hill Gate has been developed to respond to comments on the facade alignment and scale relative to David Game House in terms of townscape and streetscape. The introduction of a set-back floor at 6th floor level improves the stepped massing between David Game House whilst signalling the corner Site and intersection in the local townscape. The north facade has been aligned with David Game House to create a unified and consistent streetscape to Notting Hill Gate (refer to Fig. 3.15 and 3.19).

3.6.7 **Projecting Balconies**

Projecting balconies were introduced to the east elevation of Newcombe House as part of developing the sustainability narrative which included:

- Technical constraints on the retained slab and thermal bridging; and
- Providing shading to assist with reducing passive solar gains.

3.6.8 **Massing and Architectural Evolution**

The architectural language has developed to respond to the massing evolution and comments raised by local residents and planning officers, which includes a horizontal expression to both the Notting Hill Gate building and Newcombe House (refer to Fig. 3.17 - 19).

Fig. 3.19: Pre-Application Meeting 5 Illustrative view of Massing Proposals from Notting Hill Gate (Astley House omitted from foreground)

3.6.9 **Provision of light well to Ground Floor**

The Design Team responded to comments from the local council to introduce further daylight and ventilation into the depth of the ground floor plan with the insertion of a central lightwell to the west of the Kensington Church Street building (refer to Fig. 3.21 and 23).

3.6.10 **Varied Articulation to Terraces**

The team recognised the council's desire to provide a more playful articulation to the linear terraces to the rear of the Kensington Church Street building.

Drawing reference from the local context of Hillgate Village a staggered massing to the rear of the building was introduced offering a variety of external terraces for office users whilst improving upon the townscape views from Hillgate Village by breaking the continuous linear parapet lines with a more dynamic architectural language (refer to Fig. 3.21-23).

3.6.11 **Kensington Church Street Building Roof Plant**

The roofscape to the Kensington Church Street building has evolved to reduce the extent of roof plant whilst careful consideration has been given to its location relative to views from the neighbouring Hillgate Village.

During consultation the enclosure's location has been shifted away from Hillgate Village towards Kensington Church Street to reduce the perceived massing from the Kensington Conservation Area. The continuous plant enclosure parapet line has been disrupted and stepped to reduce the visual appearance from Hillgate Place (refer to Fig. 3.23).

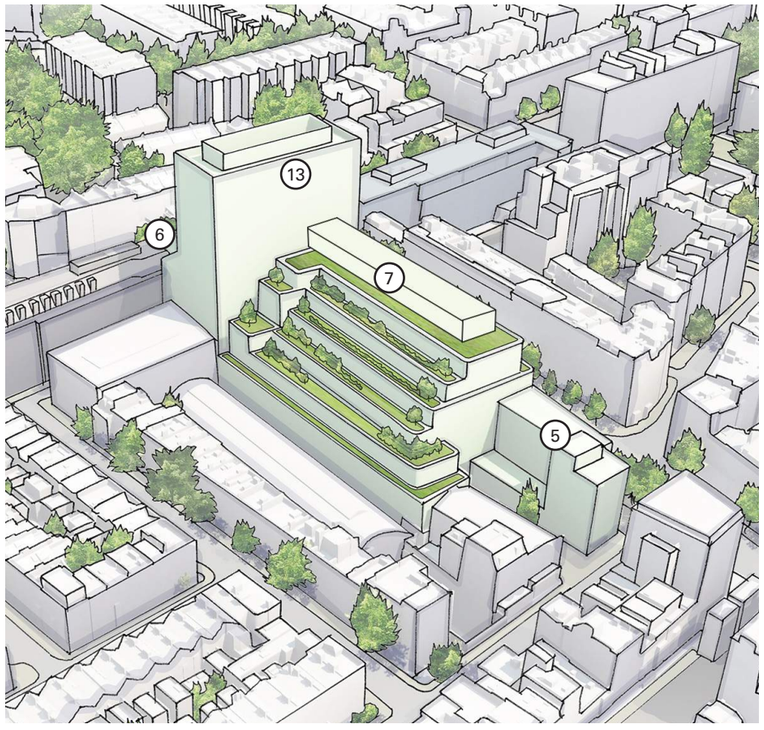


Fig. 3.20: Pre-Application Meeting 1 Proposed Massing Diagram (South -west view)

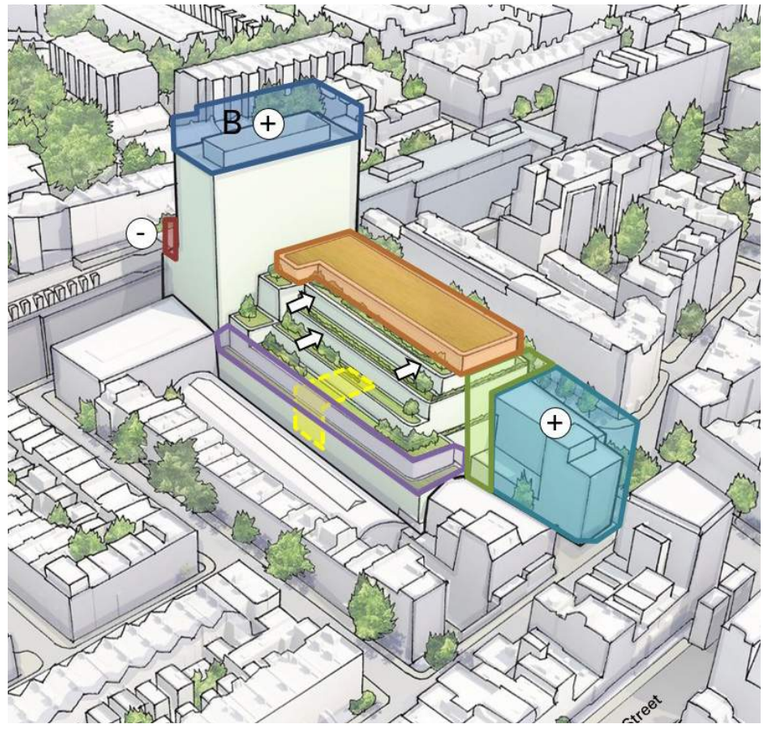


Fig. 3.21: Diagrammatic Responses to Pre-Application Meeting 1 Massing Proposals (SW)

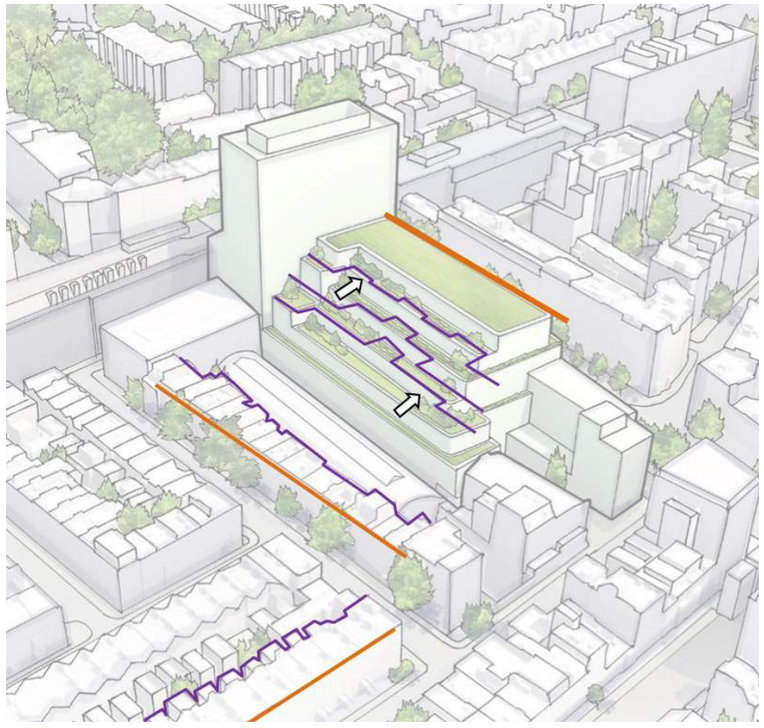


Fig. 3.22: Contextual Reference of stepped massing vs consistent frontages

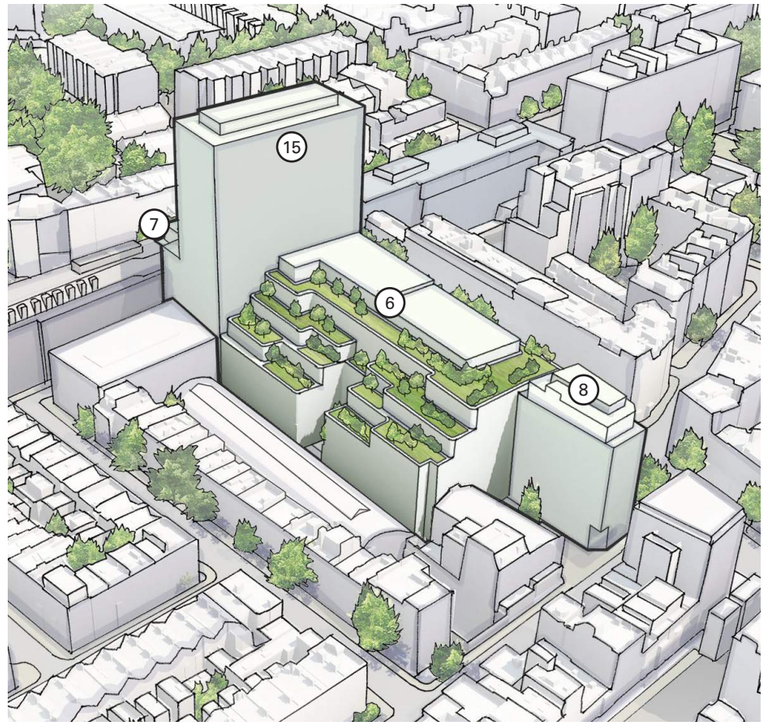


Fig. 3.23: Pre-Application Meeting 5 Proposed Massing Diagram (South-west view)

(#) Building storey heights (excluding plant enclosures)

Uniform facade frontages

Staggered massing

Offset massing to stagger terraces

Fig. 3.24: Pre-App 1 illustrative view of the Kensington Church Street building's west facade from Hillgate Place

Fig. 3.25: Pre-App 2 illustrative view of the Kensington Church Street building's west facade from Hillgate Place

3.6.12 **Evolution of Massing from Hillgate Place**

The visuals on this page, Figs. 3.24 - 26, illustrate the evolution of the Kensington Church Street building and its massing seen from the Kensington Conservation Area from Hillgate Village.

Proposals have responded to comments raised by design officers, RBKC planning officers and local residents, which includes:

- Reduced storey heights;
- Staggering of terraces to reduce singular massing appearance and respond to the stepped parapet language of Hillgate Village;
- Location and sizing of plant enclosure to reduce massing and improve townscape relationship with Hillgate Village;
- Consideration of architectural and material language to sensitively respond to the immediate residential streetscape including reduction of glazing and introduction of brick; and
- Lighten colour application to roof plant enclosure so that it reads subservient to the host building.

Fig. 3.26 Pre-App 3 illustrative view of the Kensington Church Street building's west facade from Hillgate Place

3.6.13 Ground Floor and Public Realm

The design of ground floor and public realm have continuously evolved during consultation to respond to officer and local resident comments, which includes and not limited to the following changes:

- Increase in retail provision to improve efficient use of space and formation of the internal street;
- Ground floor footprint to the office and retail reduced to increase provision of public space fronting onto Notting Hill Gate;
- Connect Uxbridge Street into the Site to improve accessibility and activate existing streetscape;
- Sequencing of landscaped spaces developed to improve and promote pedestrian movement through the Site;
- Introduction of a lightwell into the ground floor and the subsequent creation of an external courtyard to provide additional public external amenity and further access to daylight and ventilation;
- Opening of entrances into the Kensington Church Street frontage to improve physical and visual access into the Site including into the internal street and pocket square;
- Retention of the existing 'Waterstones' tree to the corner of the Site;
- Reducing the length of the internal street and thereby increased access to daylight;
- Increased greening and biodiversity;
- Improvements to Newcombe Street including increased planting and greening to enhance the pedestrian experience and provide public realm destination and arrival nodes either side of the internal side;
- Further consideration given to green mobility; and
- Developing the architectural proposals to enhance the public realm including the introduction of a double storey canopy fronting Notting Hill Gate and extensive double height glazing to promote ground floor activation.

Figs. 3.27- 32 illustrate the improvements to the ground floor layouts, spatial sequencing and public realm that have been informed by consultation responses outlined above.

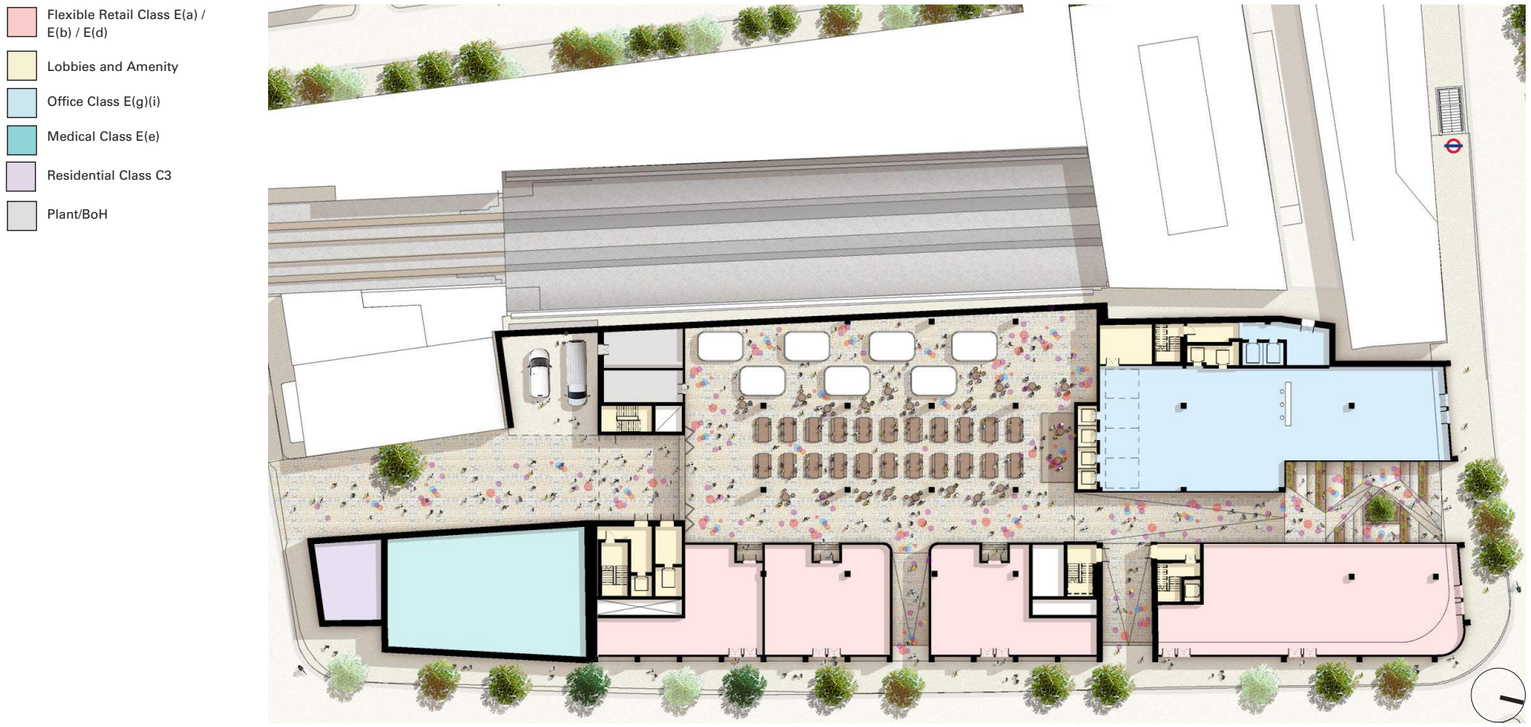


Fig. 3.27: Illustrative Ground Floor Plan presented at Pre-Application Meeting 1

Fig. 3.28: Illustrative Ground Floor Plan presented at Pre-Application Meeting 3 and Public Exhibition 1

Fig. 3.29: Pre-App 1 illustrative view of the internal street looking towards the Notting Hill Gate entrance

Fig. 3.31: Illustrative view of the double storey entrance and public realm fronting Notting Hill Gate

Fig. 3.30: Pre-App 3 illustrative view of the internal street looking towards the Notting Hill Gate entrance with courtyard and lightwell added

Fig. 3.32 Pre-App 3 and Public Exhibition 1 illustrative view of the Kensington Church Street view into the internal street and courtyard beyond

3.0 Design Evolution

3.7 Design Evolution and Responses to QRP2 Comments: Massing

3.7.1 Further to the design evolution undertaken in the five previous pre-application meetings, the consultant team had a meeting with the Kensington and Chelsea Quality Review Panel (QRP) on the 20th October 2022 and received comments on the proposal's massing and public realm arrangement that included:

- 'Dominant massing' fronting onto Notting Hill Gate;
- Re-establish key connection to Newcombe House tower;
- Massing pushed to every perimeter of the Site boundary;
- 'Breathing space' required between tower massing and Notting Hill Gate frontage;
- Further thought given to the quality of the public realm;
- Create more space around the retained 'Waterstones' tree;
- Under croft to Notting Hill Gate is out-of-character within the surrounding streetscape and local character of the area; and
- Provision for a large 'open-to-the-sky' space that is permeable and accessible from Notting Hill Gate.

3.7.2 Following the meeting, further amendments to the Scheme were developed to address the comments raised by the QRP, which have been outlined as follows:

- Omission of the 7 storey massing fronting Notting Hill Gate and subsequent removal of the double storey undercroft (as per Fig. 3.33);
- Massing redistributed vertically as an extension to the northern face of the tower, thereby further offsetting the massing away from the Site boundary and Notting Hill Gate (as per Fig. 3.34);
- Improved the tower proportion by introducing a vertical emphasis that reflected the retained and extended floorplates (as per Fig. 3.35);
- The removal of the 7 storey massing to the base of the tower provided the opportunity to continue the form of tower to its base at ground level creating an elegant form (as per Fig. 3.35);
- The removal of the double storey under croft and massing has established a large open air public square to the base of the tower and onto Notting Hill Gate with the opportunity for further greening and to improve the quality of the public realm (as per Fig. 3.36;
- Additional space provided for the future growth of the retained 'Waterstones' tree to the corner of the Site (as per Fig. 3.36);
- Opportunity for private external amenity including terraces and balconies informed by the revised massing (Fig. 3.36).

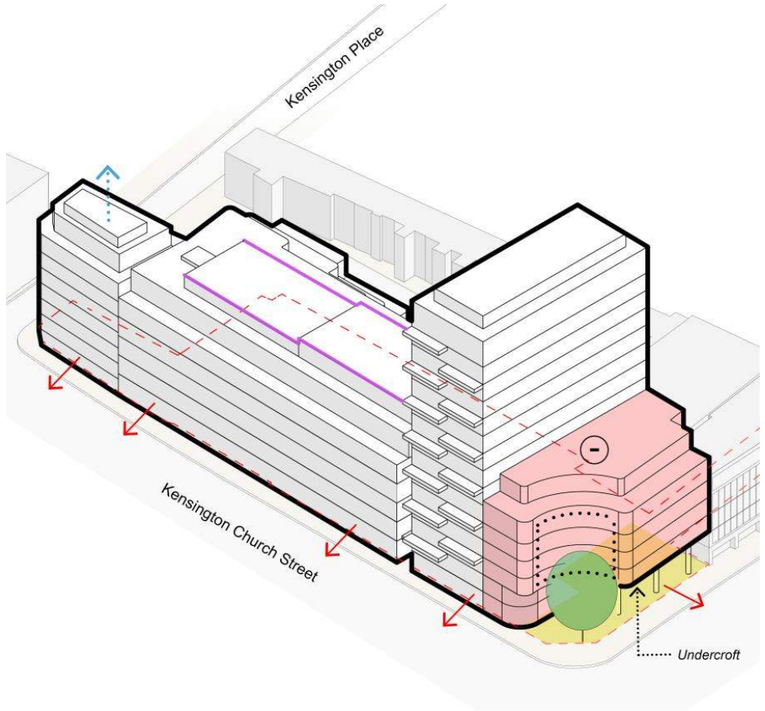


Fig. 3.33: QRP 2 Design Response - Removal of Massing to Notting Hill Gate

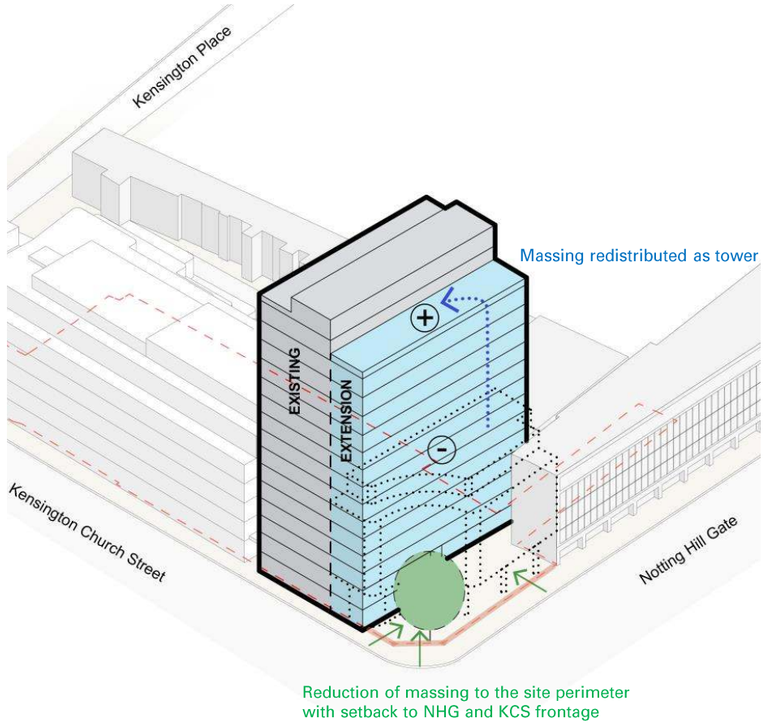


Fig. 3.34: QRP 2 Design Response - Redistribution of Massing with Tower Extension

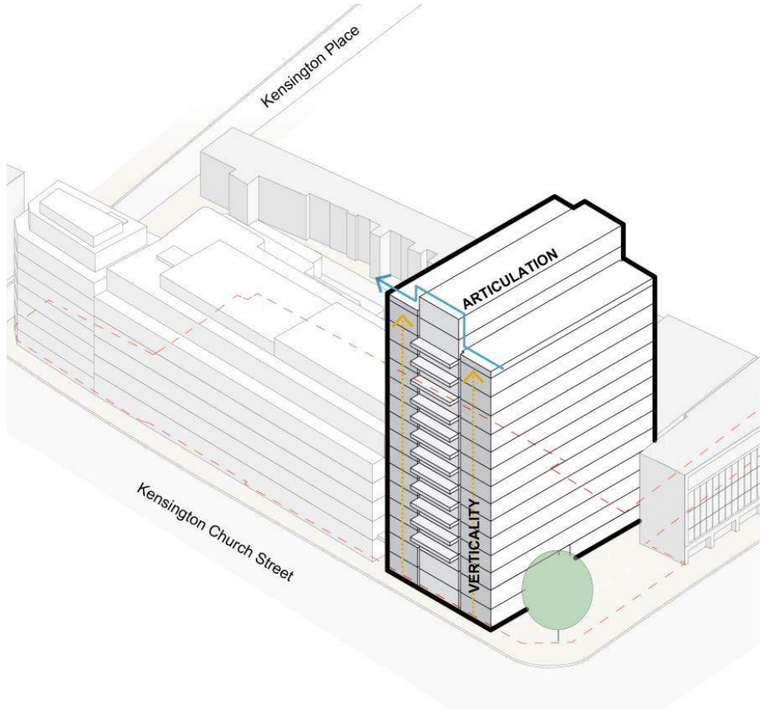


Fig. 3.35: QRP 2 Design Response - Improving Tower Articulation and Proportion

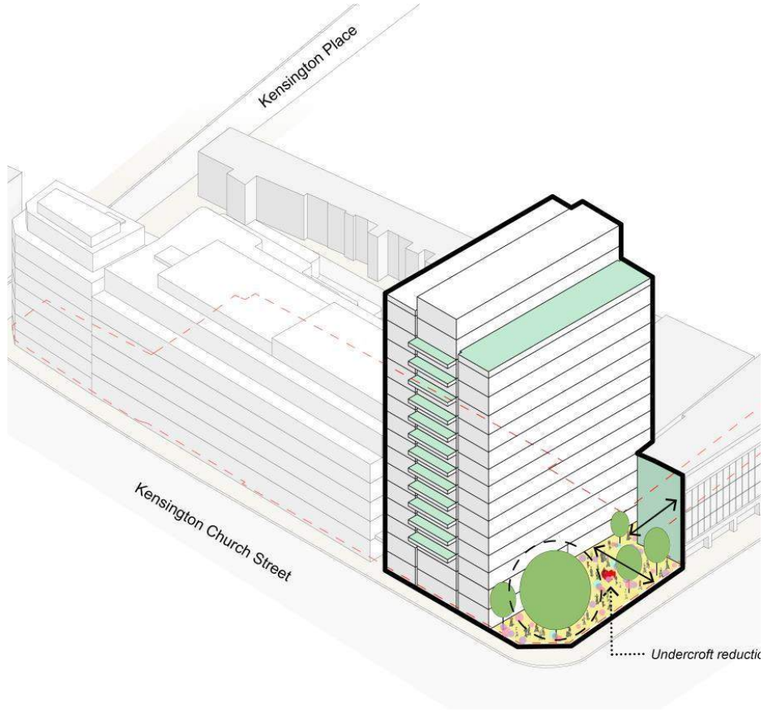


Fig. 3.36: QRP 2 Design Response - Improved Public Realm and External Amenity

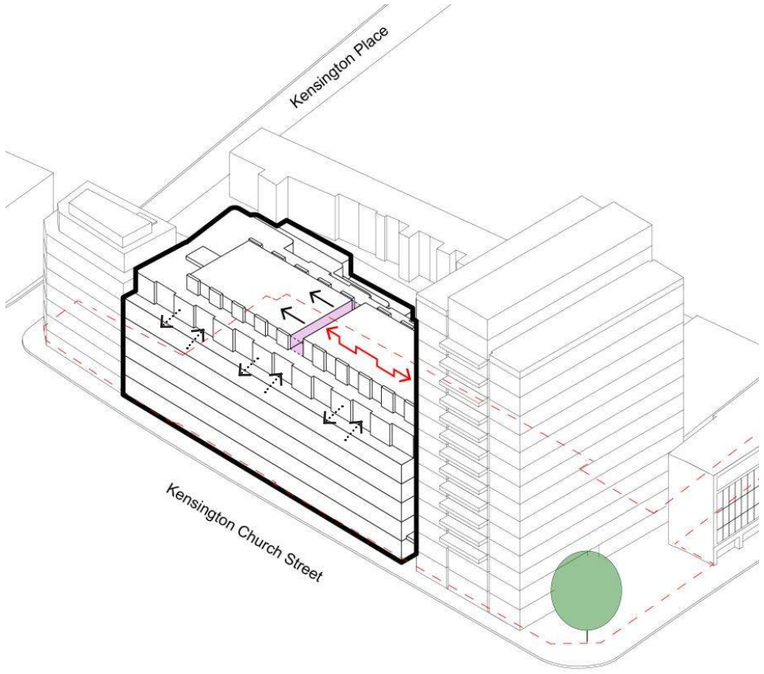


Fig. 3.37: QRP 2 Design Response - Kensington Church Street Massing

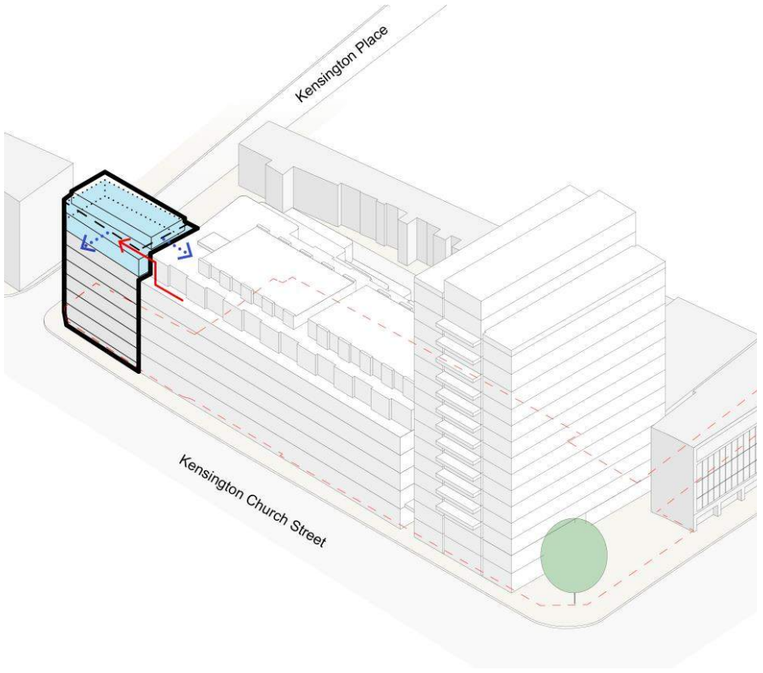


Fig. 3.38: QRP 2 Design Response - Affordable Block

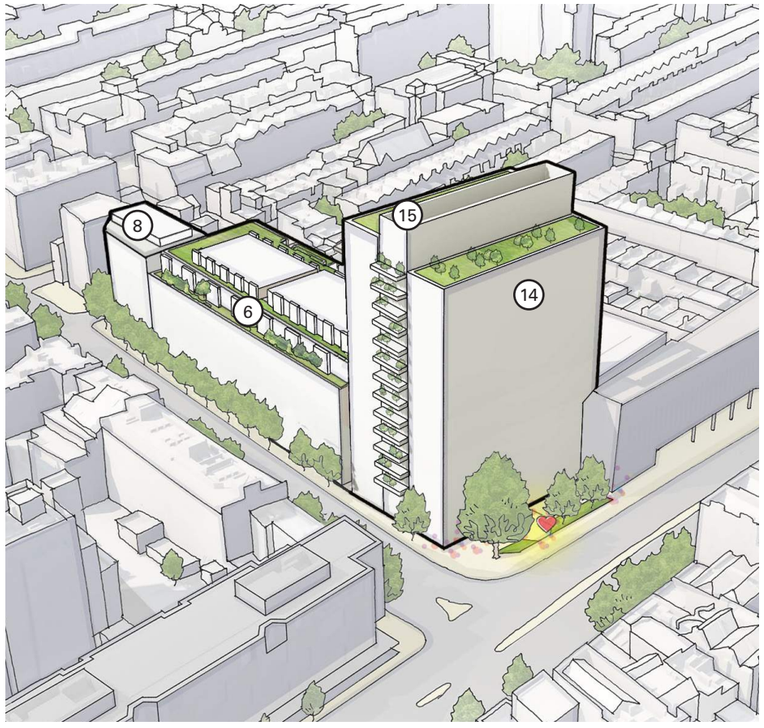


Fig. 3.39: Pre-App 6 Revised Massing Diagram to respond to QRP Comments (NE view)

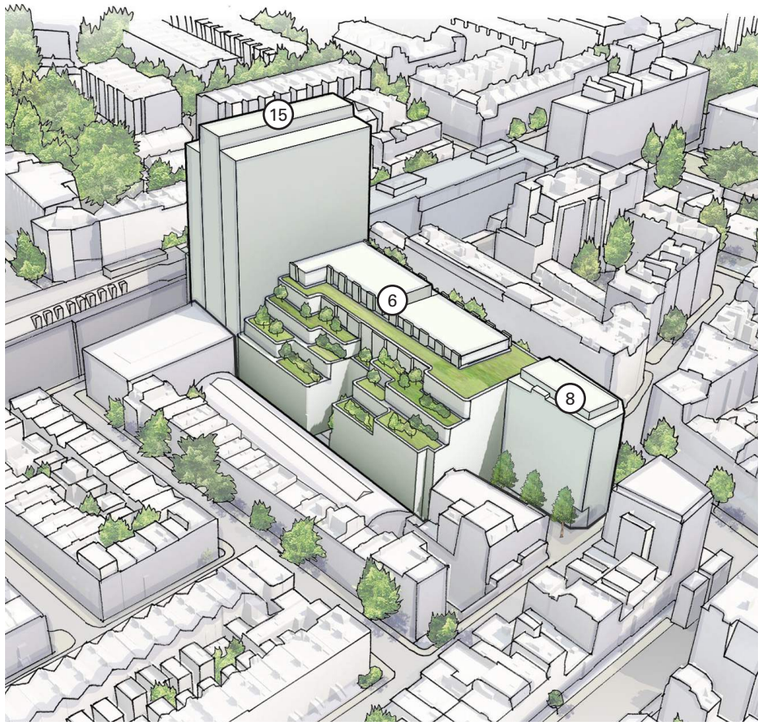


Fig. 3.40: Pre-App 6 Revised Massing Diagram to respond to QRP Comments (SW view)

Fig. 3.41: Pre-Application Meeting 6 Illustrative view of Massing Proposals from Notting Hill Gate (Astley House omitted from foreground)

3.0 Design Evolution

- Introducing a break within the roof plant enclosure to the Kensington Church Street (KCS) building to separate the continuous linear roof line (as per Fig. 3.37);
- Explore further articulation of massing at 5th floor level to the KCS building to break up the single parapet line along the Kensington Church Street elevation (as per Fig. 3.37); and
- Set-back omitted to the 7th floor level to the Affordable Block to improve the distinction between it and the Kensington Church Street building, whilst providing additional area for on-site affordable accommodation (as per Fig. 3.38).

3.7.3 The massing evolution derived from the QRP comments has developed a proposal that has improved the Site's response to the local townscape and character of the area while further enhancing the provision of public realm benefits with a high-quality public space fronting onto Notting Hill Gate (refer to Fig. 3.41).

3.0 Design Evolution

3.8 Design Evolution and Responses to QRP2 Comments: Layouts

3.8.1 In addition to comments on massing the Kensington and Chelsea Quality Review Panel (QRP) raised concerns on the proposal's layouts including:

- The double frontage to the retail units to Kensington Church Street and the internal street will if they will successfully activate both frontages;
- Proposed plan extends to the full perimeter of the Site boundary; and
- Consideration of office floor plan depths and sufficient access to daylight and natural ventilation.

Refer to Fig. 3.42 and Fig. 3.45 overleaf.

The section outlines the design responses from the Design Team and the subsequent design evolution of the Proposed Development.

3.8.2 Redistribution of Open Space

Figs. 3.42 - 3.44 illustrate the development of the ground floor layout and spatial reconfiguration following the QRP comments whereby the internal street is removed and the open-space area redistributed to facilitate the following improvements:

- Offset the building footprint 3.2m along the east perimeter of the Site to the full length of the Kensington Church Street building with the introduction of a colonnade;
- Colonnade extended to the base of Newcombe House tower to connect into the Public Square to Notting Hill Gate to improve pedestrian flow, connectivity and user experience;
- Offset the massing at ground to 2nd floor level to the Kensington Church Street building's west elevation by 3m from the existing London Underground station wall;
- Subsequent creation of a private external terrace to introduce light and natural ventilation into the plan at the rear of the Site;
- Reconfigure the office entrances, with a separate centralised core and access to the Kensington Church Street building from the east; and
- Consolidated retail provision to maximise activation and frontages onto Notting Hill Gate and Kensington Church Street.

The design evolution of the plan significantly reduces the building edge to the perimeter of the Site whilst improving the public realm pedestrian experience along Kensington Church Street to provide relief from existing issues with pedestrian congestion and benefiting users shelter in times of inclement weather. The colonnade was not extended through the base of the Affordable Block as it would compromise floorspace and omit any use or activation at grade.

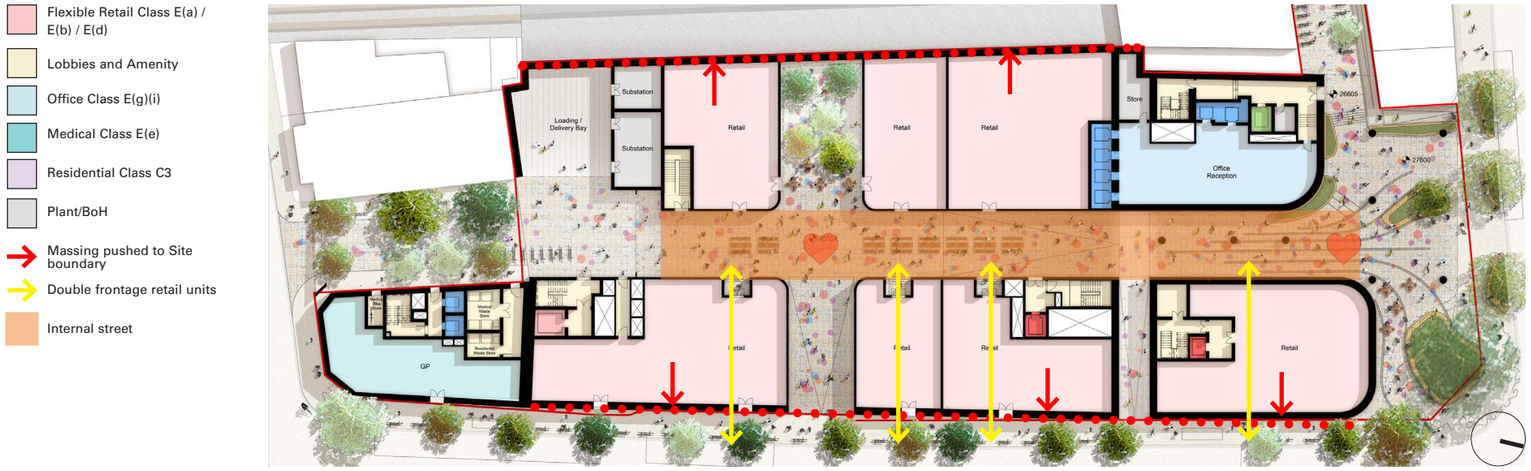


Fig. 3.42: Illustrative Ground Floor Plan with Internal Street presented at QRP 2

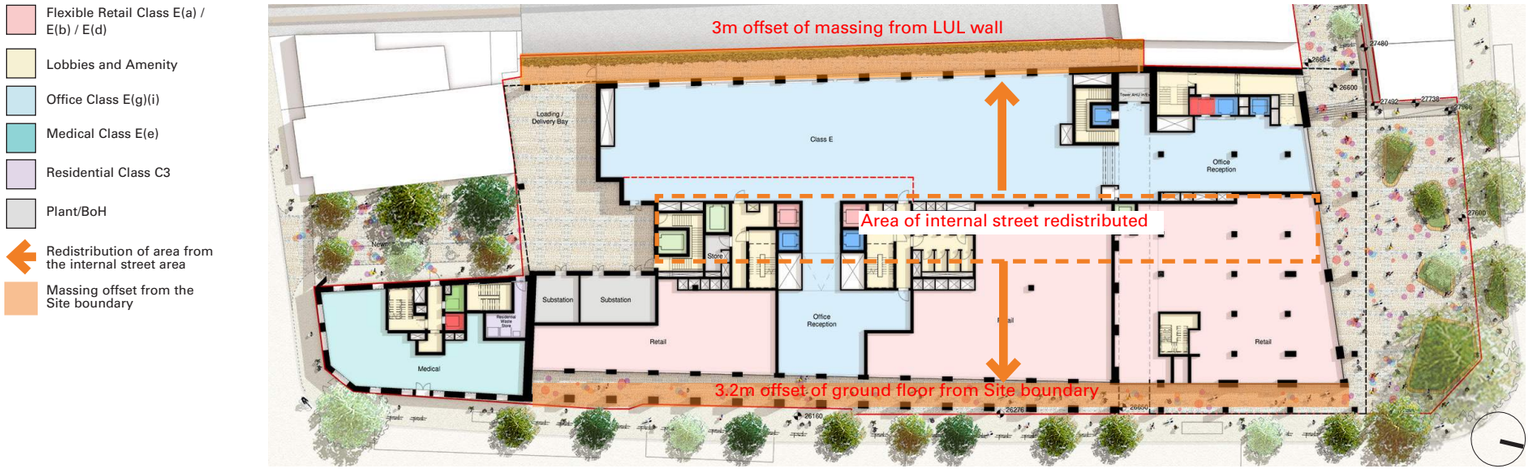


Fig. 3.43: Design Responses to QRP 2 - Illustrative Ground Floor Plan

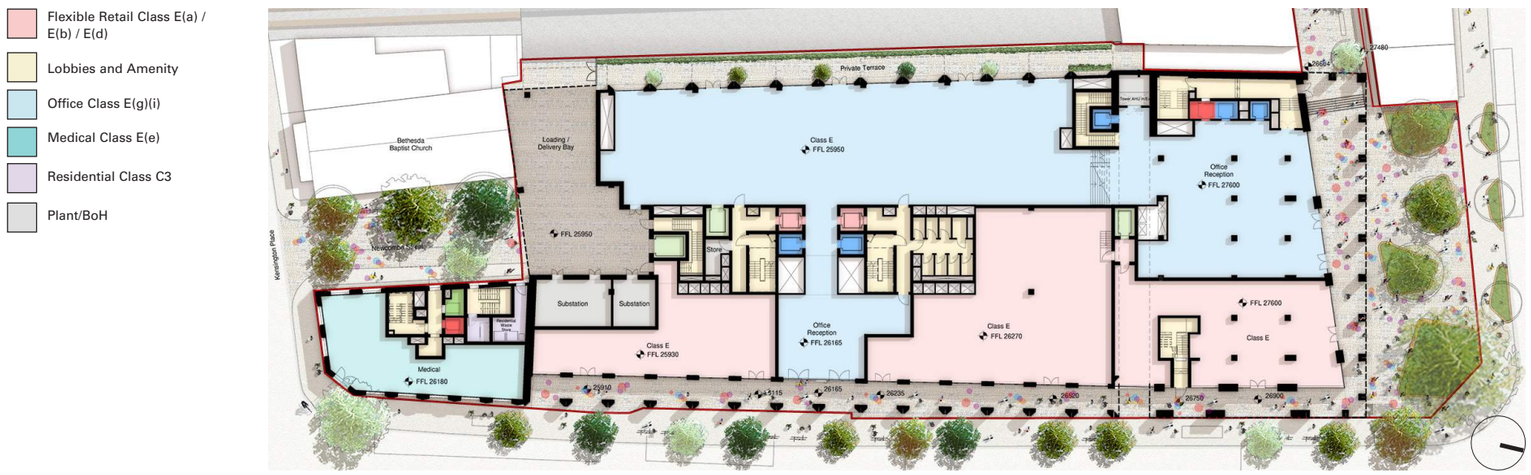
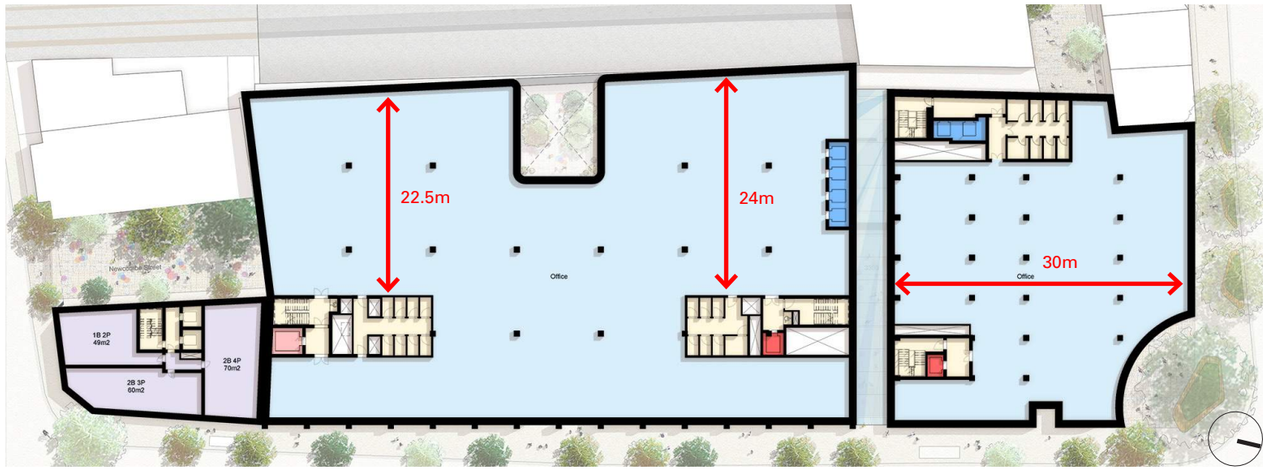
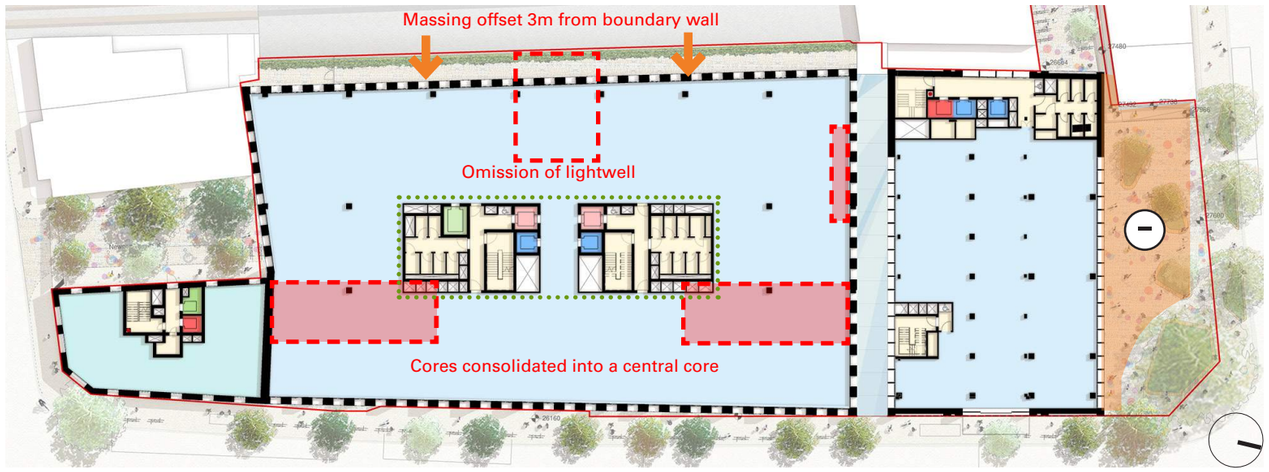


Fig. 3.44: Revised Illustrative Ground Floor Plan presented at Pre-Application Meeting 6



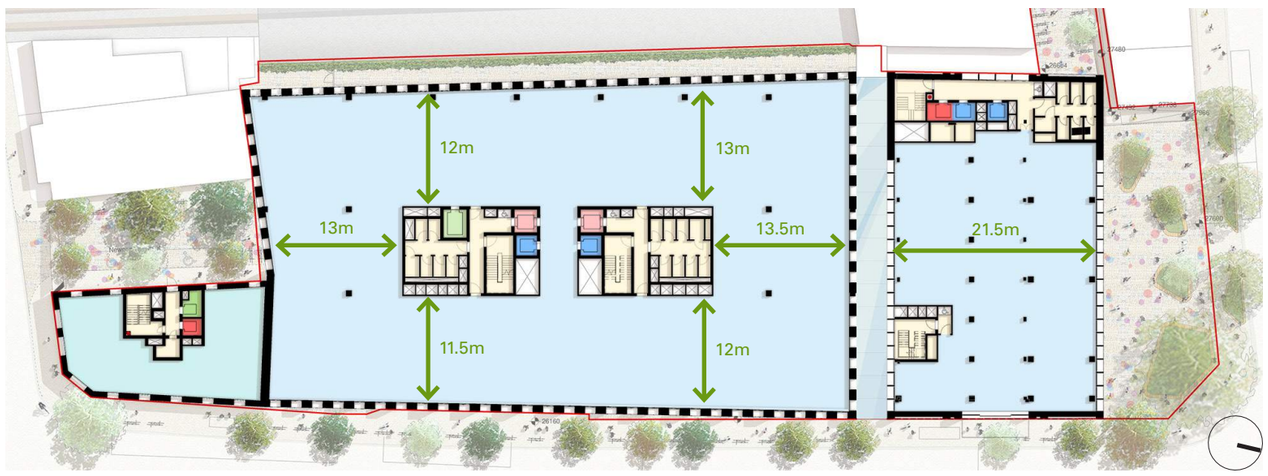
Flexible Retail Class E(a) / E(b) / E(d)
Lobbies and Amenity
Office Class E(g)(i)
Medical Class E(e)
Residential Class C3

Fig. 3.45: QRP 2 Illustrative Typical Floor Plan



Flexible Retail Class E(a) / E(b) / E(d)
Lobbies and Amenity
Office Class E(g)(i)
Medical Class E(e)
Residential Class C3
Massing offset from Site boundary
Omission of NHG massing

Fig. 3.46: Design Responses to QRP 2 - Illustrative Typical Floor Plan



Flexible Retail Class E(a) / E(b) / E(d)
Lobbies and Amenity
Office Class E(g)(i)
Medical Class E(e)
Residential Class C3

Fig. 3.47: Revised Illustrative Typical Floor Plan presented at Pre-Application Meeting 6

3.8.3 Office Floorplate

Figs. 3.45 - 3.47 illustrate the development of the office floor layouts to respond to comments raised by the QRP:

- Offset the massing at ground to 2nd floor level to the Kensington Church Street building's west elevation by 3m from the existing London Underground station wall;
- Removal of the lightwell to ground floor with the internal street omitted (as per section 3.8.2);
- Consolidation of the cores located to the facade edges of the Kensington Church Street (KCS) building into one centralised core within the depth of the plan; and
- Omission of the Notting Hill Gate massing, as outlined in section 3.7, that attributes to the deep nature of the office floor plan.

These amendments have improved the floorplate efficiency to both the Kensington Church Street building and Newcombe House tower, whilst also contributing to the following benefits:

- Improved futureproofing with adaptability for future sub-division and distribution of services;
- Improved access to views and daylighting with the centralised core to the KCS building; and
- Improved access to natural ventilation with openable windows provided within the facades of both the KCS and Newcombe House buildings.

3.0 Design Evolution

3.9 Further Ground Floor & Public Realm Improvements

3.9.1 Further comments were raised by the Quality Review Panel (QRP) at a 3rd meeting on 7th February 2023 and subsequently with the RBKC design and planning officers and local residents on finessing the design of ground floor and public realm, which included:

A Improving visibility between Uxbridge Street and Notting Hill Gate Public Square;

B Review of the ground floor facade alignment with the tower elevation to increase colonnade width and negate pinch point;

C Pinch point to Notting Hill Gate pavement with proposed landscaping;

D Review the colonnade opening to Kensington Church Street building; and

E Opportunity to create a moment at the end of the colonnade to the Affordable Block.

Refer to Fig. 3.48 for locations.

3.9.2 The revised ground floor plan seeks to address the comments raised with the following design amendments that can be read in conjunction with Figs. 3.49 and 50:

- Omission of columns to the colonnade of Newcombe House to Uxbridge Street to assist with the structural transfer slab and improve visual and physical access to the Notting Hill Gate Public Square (refer to Fig. 3.49);
- Removal of colonnade pinch point to Notting Hill Gate with the office reception and retail ground floor footprint recessed further to align with the tower facade above (refer to Fig. 3.49);
- Planters to the pavement of Notting Hill Gate are omitted with a redesign of the Public Square to improve pedestrian accessibility and clear widths (refer to Fig. 3.50);
- Double width colonnade introduced to office entrance fronting onto Kensington Church Street to improve wayfinding and legibility within the streetscape (refer to Fig. 3.50); and
- Niche introduced to end of the Kensington Church Street colonnade onto the Affordable Block for artwork. Access into the Affordable Block has been developed with the NHS to the corner of the block and providing it to the end of the colonnade would impede on the medical use's internal layouts.

Fig. 3.49 illustrates the increase in public realm provision fronting onto Notting Hill Gate with an area increase of approximately 335 sq.m above the existing, and 70% of which is 'open to the sky'. This is a significant improvement on the provision of external public amenity.

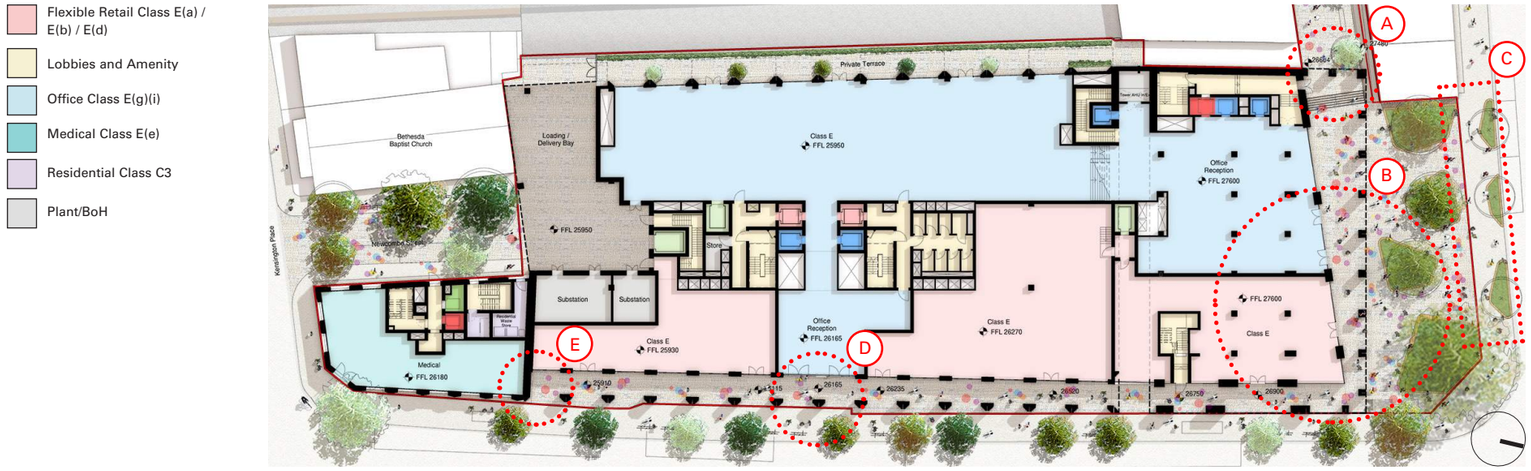


Fig. 3.48: Illustrative Ground Floor Plan with Internal Street presented at QRP 2

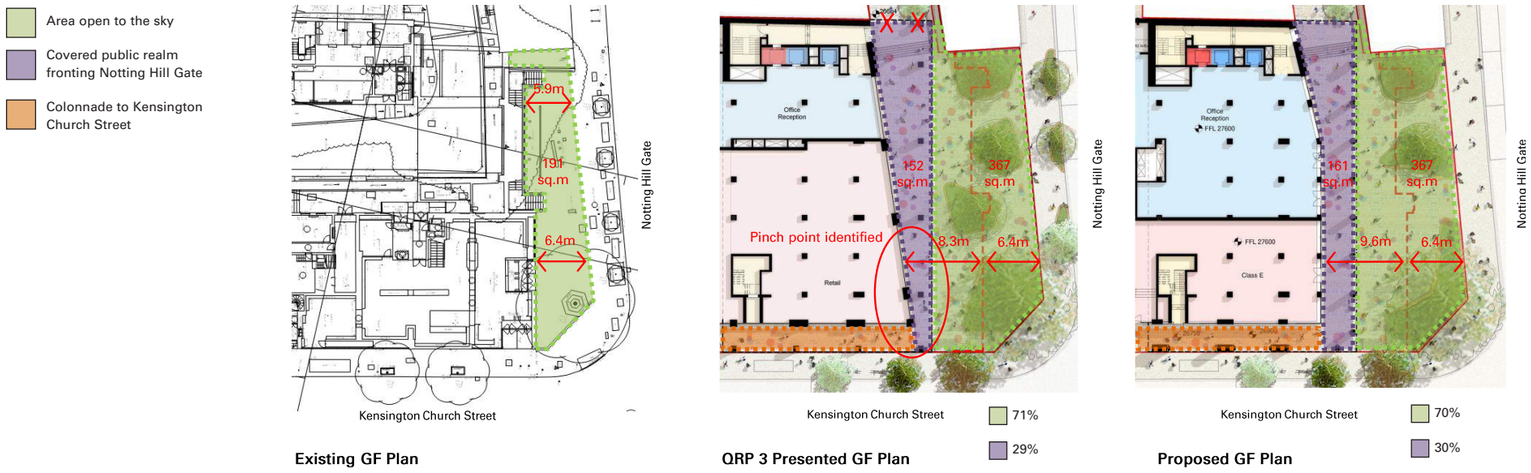


Fig. 3.49: Design Responses - Development of Public Square against Existing

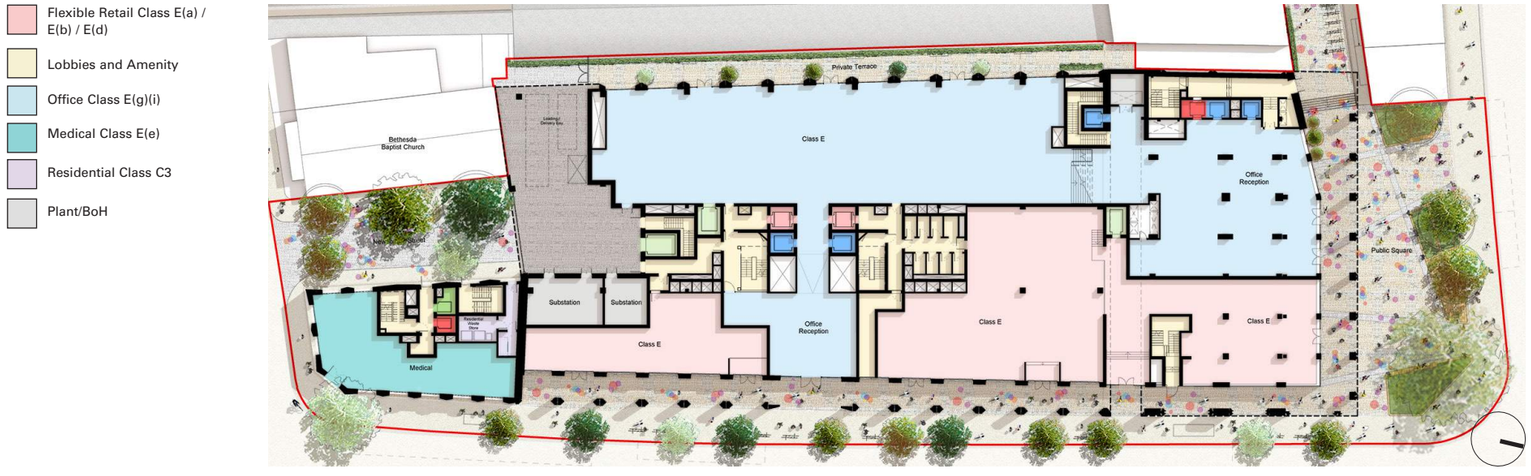


Fig. 3.50: Proposed Illustrative Ground Floor Plan

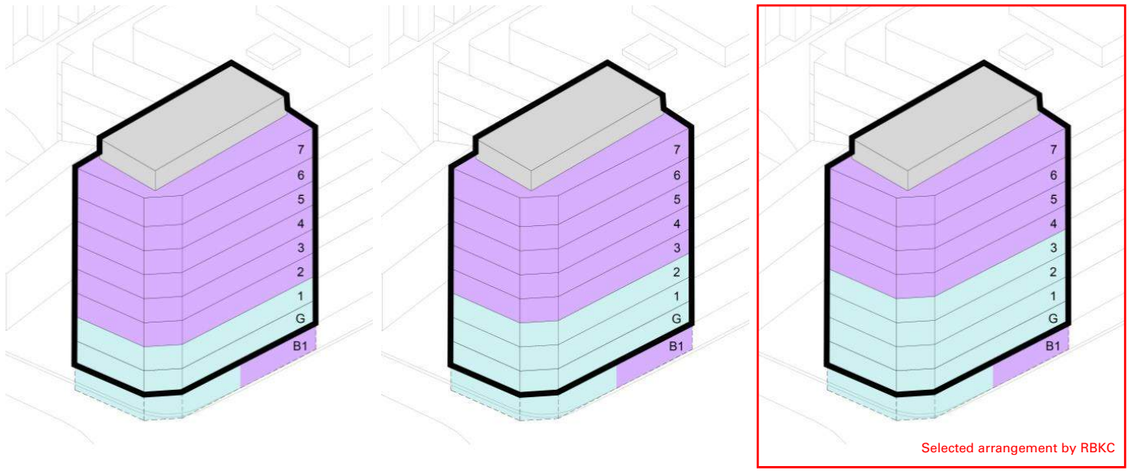


Fig. 3.51: Pre-Application Meeting 6 - Exploration of Medical and Affordable Residential area arrangements to the Affordable Block

Fig. 3.52: Pre-Application Meeting 6 - Type A Typical floor 3x1B unit proposal

Fig. 3.53: Pre-Application Meeting 6 - Type B Typical floor 1x 2B and 1x 3B proposal

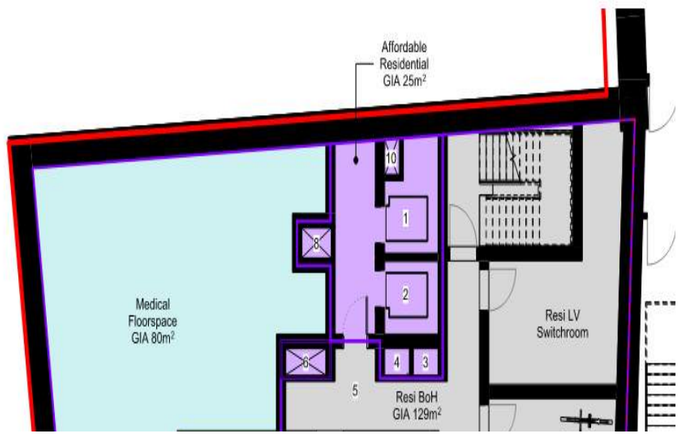


Fig. 3.54: Pre-Application Meeting 6 - Medical provision at basement level

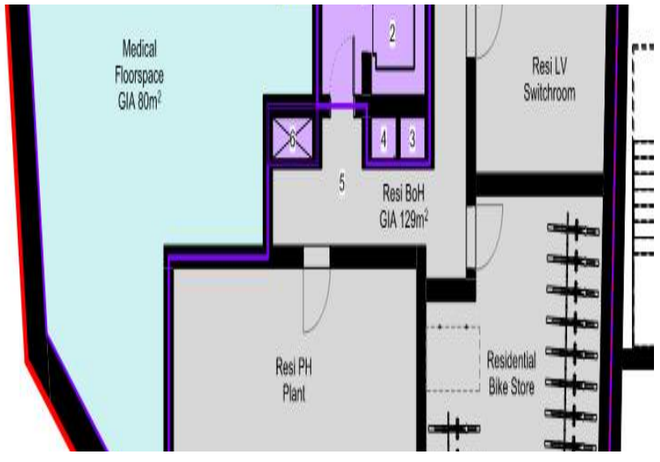


Fig. 3.55: Pre-Application Meeting 6 - Medical provision at ground level

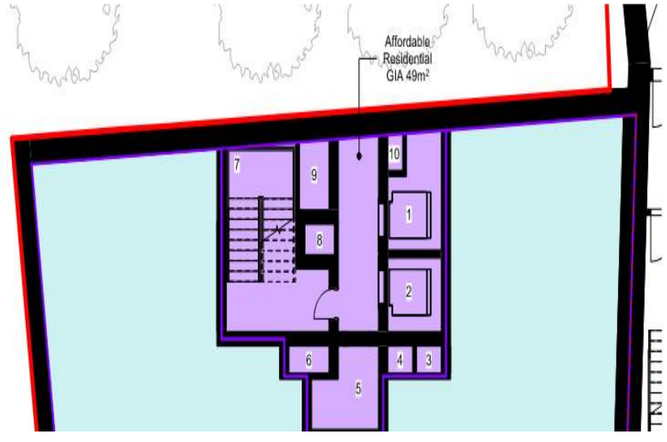


Fig. 3.56: Pre-Application Meeting 6 - Medical provision at typical floor (1st - 3rd)

3.0 Design Evolution

3.10 Affordable Block: Affordable and Medical Provision

3.10.1 The Design Team have had multiple discussions with the RBKC on the provision of on-site medical and residential use. Alternative locations were explored however this had implications on activation, access and loss of commercial value, which would subsequently increase the height of the Proposed Development.

3.10.2 At Pre-Application meeting 6 the Design Team presented numerous configurations for medical and residential provision within the Affordable Block, as per Fig. 3.51. RBKC officers confirmed their preference for ground to 3rd floor medical use, which exceeds the NHS medical floorspace requirement of a minimum 650 sq.m GIA (as per Fig. 3.54-56 layouts). The medical provision is shell-only, with the NHS undertaking design and fit-out. A review of the medical floor plates has been undertaken by the NHS.

3.10.3 The remaining four floors, levels 4 to 7, will provide on-site residential accommodation with a social rent tenure. The Design Team presented two floorplan configurations that either maximised on-site unit provision or sought to maximise larger family sized units, as per Fig. 3.52 and 53, whilst optimising the spatial efficiency of the floor area:

- Type A: 3 x1-bed 2 person
- Type B: 1x 3-bed 5 person and 1x 2-bed 4person

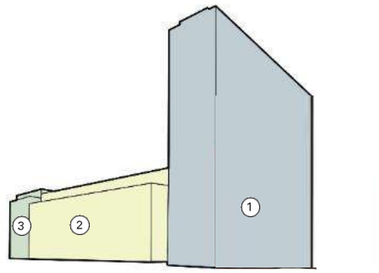
3.10.4 RBKC officers confirmed the Applicant proceed on the basis of providing 8 homes, comprising a size mix of 4x 2-bed and 4x 3-bed, which closely reflects the borough's need for 2 bed then 3-bed homes. The on-site residential provided offers a net increase in the social rent affordable housing floor area whilst improving the overall quality / standard of accommodation including accessibility.

3.0 Design Evolution

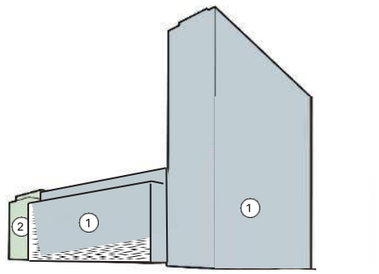
3.11 Building Elements

3.11.1 The Design Team considered the building character options across the Site, and concluded that the 3 buildings should each have their own architectural characteristic that responds to its immediate context including conservation area, townscape and streetscape, aspect and legibility (as per Fig 3.57), which was agreed with RBKC officers.

Selected Building Element Approach with RBKC



(A) Individual architectural character to each of the three buildings



(B) 'Campus' arrangement, where the tower and KCS building share a similar architectural character that differ from the Affordable block

Fig. 3.57: Building Elements diagrams A and B

3.12 Newcombe House: Early Facade Studies

3.12.1 The Design Team developed a large number of visuals that tested a wide spectrum of architectural responses throughout the massing evolution of the Site. For the purposes of the DAS, this section will only focus on the architectural evolution of the massing that was agreed to be taken forward with the QRP and RBKC, as outlined in section 3.7.

3.12.3 Fig. 3.58 illustrates a selection of initial facade studies that were developed for the Newcombe House tower that explored an array of early concepts, which included:

- International Style (proportion and solid to void ratio),
- Application of colour,
- Texture and materiality,

These visuals, amongst others, were discussed with RBKC planning and design officers at a workshop hosted at S&P's offices on 29th November 2022.

Fig. 3.58: Illustrative visualisations of early facade proposals to Newcombe House from Notting Hill Gate (landscaping omitted for visual clarity)

Fig. 3.59: Illustrative view of the Proposed Development from Notting Hill Gate

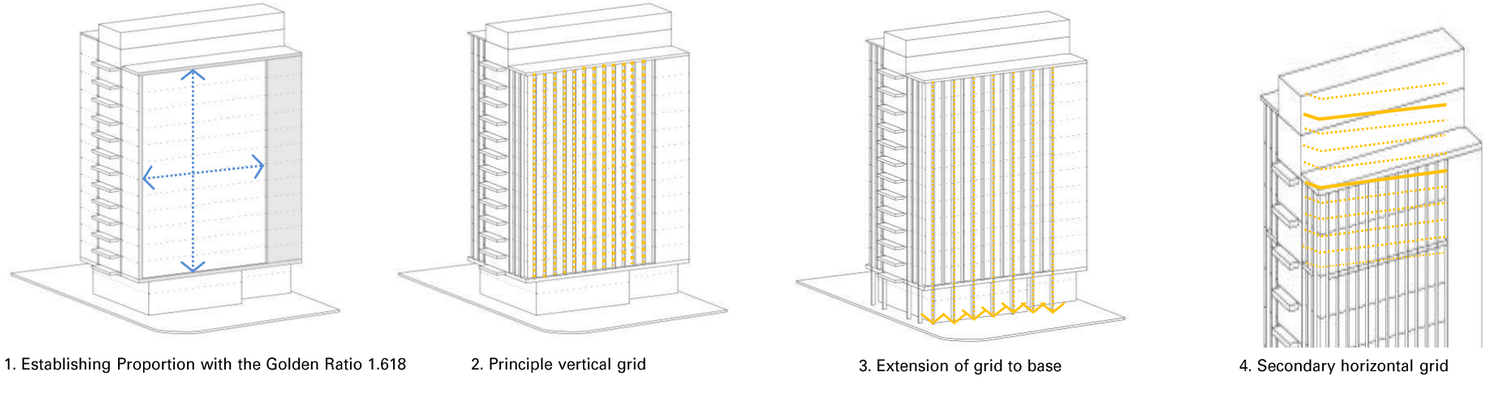


Fig. 3.60: Illustrative facade rhythm and hierarchy diagrams

3.0 Design Evolution

3.13 Newcombe House: Facade Rhythm and Hierarchy

3.13.1 Development of the facade grid and proportion evolves from the massing narrative developed in section 3.7. Proportion is established to the north and south facades utilising the Golden Ratio to form the solid aspects to the north-west and south-west corners of the building that surround the core internally.

3.13.2 Those vertical solid aspects are a contextual reference to those found within the International Style, including the existing architectural language of Newcombe House, United House and David Game House, whilst performing a wider sustainability role with increasing the solid-to-glazing ratio.

3.13.3 A framed primary grid extends from 2nd floor level and is divided along the existing structural grid lines to permit the use of openable windows and creating slender openings within the facade to improve the verticality of the tower's proportion.

3.13.4 The repeated vertical grid intervals are contextually attributed from the 'fine bones' architectural characteristics of the existing building and David Game House.

3.13.5 Every 2nd grid extends to ground floor to form a colonnade, linking the double storey plinth with the mass above. The design further strengthens the verticality of the tower and thus improving the proportions of the overall building.

3.13.6 Hierarchy is introduced with a secondary horizontal grid behind the primary vertical grid, a feature commonly utilised within the International Style architecture found in Notting Hill Gate. Expressed horizontal bands, located at 8th and 12th floor level, create grouped sections that diminish towards the top of the tower that attribute to the architecture's hierarchy.

3.13.7 Although there may not be a local contextual reference for the projecting balconies, introduced to the east elevation they provide animation and relief that extends beyond the strong linear facade rhythm sandwiched either side. The projection adds further legibility to the corner condition of Site identifying the intersection between Notting Hill Gate and Kensington Church Street. The movement from one street to another is reflected in these kinetic-like extensions of the tower in the form of balconies where office occupiers can mingle and meet. As previously stated, inset balconies cannot be achieved owing to thermal bridging implications to the retained slabs.

3.13.8 Refer to Figs. 3.59-60 for the facade rhythm and hierarchy design principles that are incorporated into the submitted Scheme.

3.0 Design Evolution

3.14 Newcombe House: Facade Development

3.14.1 Studies have been undertaken of the surrounding context and contemporary precedents to inform the design and material selection for the facades.

3.14.2 The facade of the Newcombe House building is inspired by the International Style of Notting Hill Gate and iconic 60's architectural buildings that celebrate form, geometry and modular construction. A palette of localised architectural language and materiality was explored and translated into the design of the facade in a contemporary manner.

3.14.3 The proposed facade design seeks to reference the use of stone and ashlar walls that are present within Notting Hill Gate including the refurbished United House and David Game House, whilst exploring the use of glassfibre reinforced concrete (GRC) as part of the wider sustainability narrative and owing to load constraints to the retained tower sub-structure.

3.14.4 Strong vertical grids extend up the facade face, taking architectural cues from the existing Newcombe House building and neighbouring David Game House. The GRC cassettes extend out from the facade to offer the building much needed articulation and solar shading, such as One Kemble Street by Richard Seifert.

3.14.5 Elliptical forms are introduced to create a unique and distinctive architecture that reflects the playful and bohemian nature of Notting Hill. The curvature detail plays upon the inset curved openings to the pilaster mouldings contained within a rectangular frame located on the listed Coronet Theatre. The elliptical form is stretched to strengthen the vertical proportion of the tower.

3.14.6 The same elliptical module forms the head and base detail to mimic the modular facade systems utilised in the late 1950's and 60's, including that of Richard Seifert. Joints between each of the cladding modules are expressed, a feature typical in prominent International Style architecture and notable 60's buildings.

3.14.7 Glazed proportions have been considered against those of the existing Newcombe House and David Game House building whilst establishing a secondary horizontal grid employing the use of glazed spandrels that enhance the architectural composition whilst remaining subservient. Window sizes have been designed to be manually openable.

3.14.8 Fig. 3.61 illustrates a selection of contemporary and contextual facade precedents considered and developed within the Proposals.

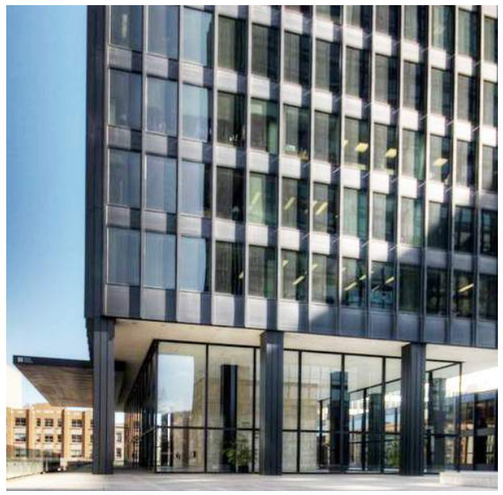
Modular facade system: One Kemble Street, Richard Seifert

United House and Campden Hill Tower: Solid elevational treatment and framing

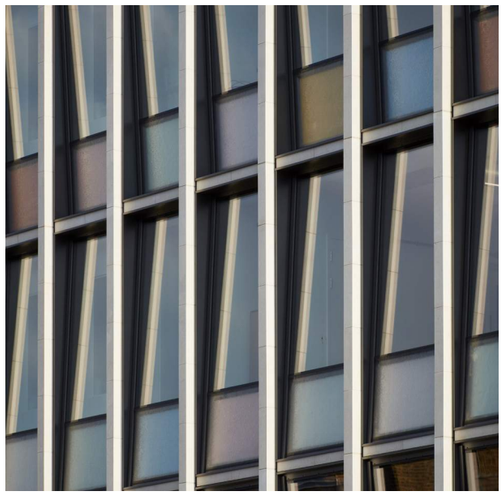
Newcombe House: Primary and secondary facade grids

Coronet Theatre: Curved geometry

Precedent: Playful 1960's geometry and expressed joints



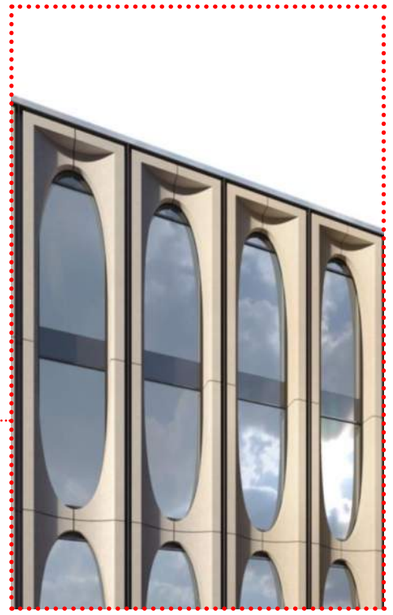
Precedent image: Base treatment



David Game House: Facade depth and vertical expression

Fig. 3.61: Local and contemporary precedent studies

Fig. 3.62: Illustrative proposed facade bay study of Newcombe House - north elevation



3.0 Design Evolution

3.14.9 The proposed bay study opposite, illustrates the contemporary and unique design of the Newcombe House building that draws upon contextual details and design rationale of notable prominent buildings from the 1960's and International Style. This approach roots the tower in a modernist expression that relates to the family of buildings along Notting Hill Gate.

3.14.10 The result of studying contextual and contemporary precedents whilst engaging with comments from the public, QRP and RBKC planning officers has produced a design that is rooted within the local context of Notting Hill Gate, whilst instilling a contemporary design that is unique to the character of the area.

3.14.11 Refer to Fig 3.62 -65 for the proposed bay study and precedent study references.

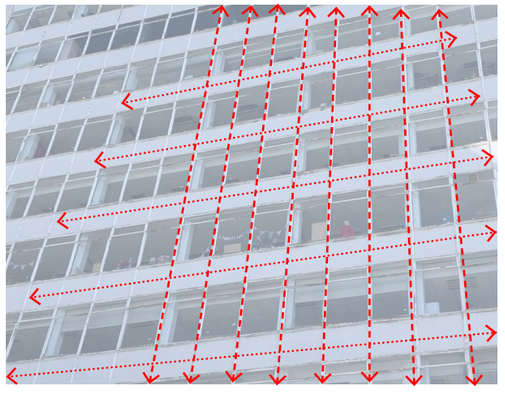


Fig. 3.63: Newcombe House facade and grid hierarchy

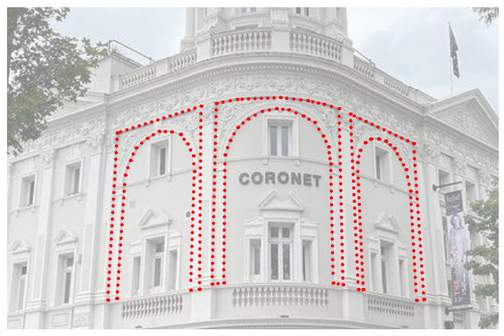


Fig. 3.64: Coronet Theatre curved facade geometry

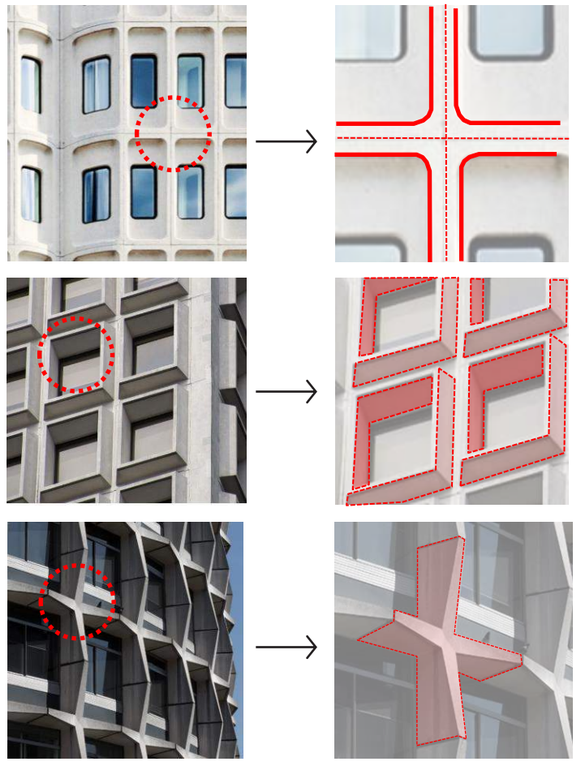


Fig. 3.65: 1960's buildings with expressed facade joints and modules

3.0 Design Evolution

3.15 Newcombe House: Amendments

3.15.1 Fig. 3.66, an early design iteration, was presented to RBKC at a Pre-Application meeting 6 on 12th December 2022 where concerns were raised on the following items:

- Application of terracotta colour to facade
- Curved geometry appropriate within Notting Hill Gate context
- Ground floor condition

3.15.2 Use of colour:
The Design Team explored the use of implementing a warmer terracotta colour as opposed to a stone tone to add something new and vibrant to the area. Described as 'creating an aggressive difference with its neighbours' by RBKC, the material colour was not deemed contextual. The Design Team agreed and amended the colour scheme to a stone effect, which respects the neighbouring context (refer to Fig. 3.67).

3.15.3 Geometry:
Whilst curved forms are characteristic of modernist architecture RBKC and the QRP felt that it would relate poorly to the Site's context. The Design Team subsequently explored an alternative detail and rectilinear facade proposal (refer to Fig.3.68 and 69) that removed the elliptical profile. Whilst the amendment was welcomed by the council and QRP, this was not so with local resident groups and Ward Councillors. Deemed as a design fit for the 'City of London', local residents unanimously supported the elliptical scheme (Fig. 3.67) as the design was unique and befitting to Notting Hill Gate. The elliptical geometry reference is elaborated within section 3.14.

Further discussions with local resident groups and Ward Councillors occurred in May 2023 to explore omitting the elliptical cassette to the base of the window. This was deemed to compromise the architectural style by some and it was agreed that the Proposed Development would remain unchanged (refer to Fig. 3.59).

3.15.4 Ground floor interface:
Further development was undertaken by the Design Team with amendments to the ground floor massing and public realm, as outlined in section 3.9.

The elliptical lintels to the colonnade were omitted as it impeded on daylighting into the retail and office units and compromised the pedestrian experience at grade. The ground floor proposal developed in the rectilinear design option, highlighted in Fig. 3.69, was therefore retained and developed with the structural column and transfer requirements for the Scheme.

Fig. 3.66: Newcombe House Proposal presented at Pre-App 6 (trees omitted for clarity)

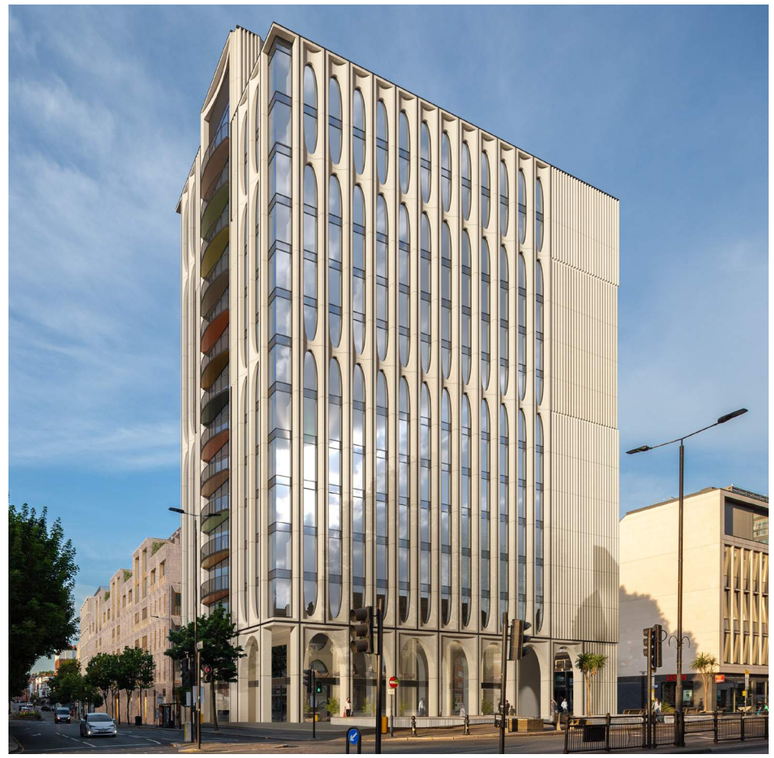


Fig. 3.67: Revised Newcombe House Proposal presented at QRP 3 (trees omitted for clarity)

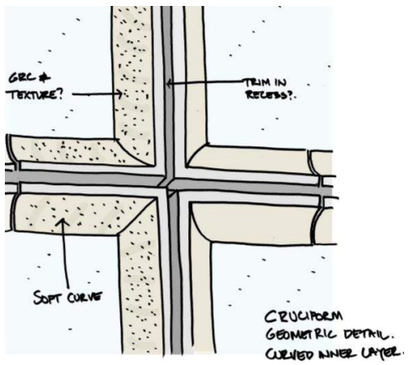


Fig. 3.68: Diagram of alternative simplified geometry that omits the elliptical detail

Fig. 3.69: Alternative Newcombe House Proposal presented at QRP 3 (trees omitted for clarity)

Illustrative view of the Proposed Development with the reduced balcony proposals in context

3.0 Design Evolution

Newcombe House Building: East Elevation Development

3.15.5 The design of the east elevation has evolved in responding to comments from RBKC and local residents, which included:

- Reduction of projecting balconies,
- Improving the facade proportions to the east elevation,
- Colour application to balconies.

3.15.6 Fig. 3.70 below illustrates the design development to the east elevation of Newcombe House where the following amendments were developed to respond to comments:

(B) • Colour and curved geometry omitted with a rectilinear form introduced. This subsequently increased the balcony sizes.

(C) • Solid facade aspects to the east elevation relocated into the central 'finger' of Newcombe House that improves glazing proportions of the east elevation whilst reducing the balconies.

(D) • Elliptical form reintroduced to facades and balconies. The curved form reduces the projection of the balcony, whilst tying them back into the facade more seamlessly.

(E) • The colour of the dark metalwork has been amended with a concave profiled GRC that lightens the elevational treatment of the tower, improving the tower's architectural language.

Elliptical formed balcony geometry
Presented at Pre-Application Meeting 6

Elliptical form omitted and rectilinear introduced
Presented at Pre-Application Meeting 8

Glazing and solid proportions revised to reduce balcony sizes - presented at Pre-App. 8

Re-introduction of elliptical geometry with dark metal surround to balconies

Dark metal omitted for GRC with no colour applied to balcony soffits - presented at final Pre-App.

Fig. 3.70: Illustrative visualisations of the evolution to the east elevation and balcony provision to Newcombe House

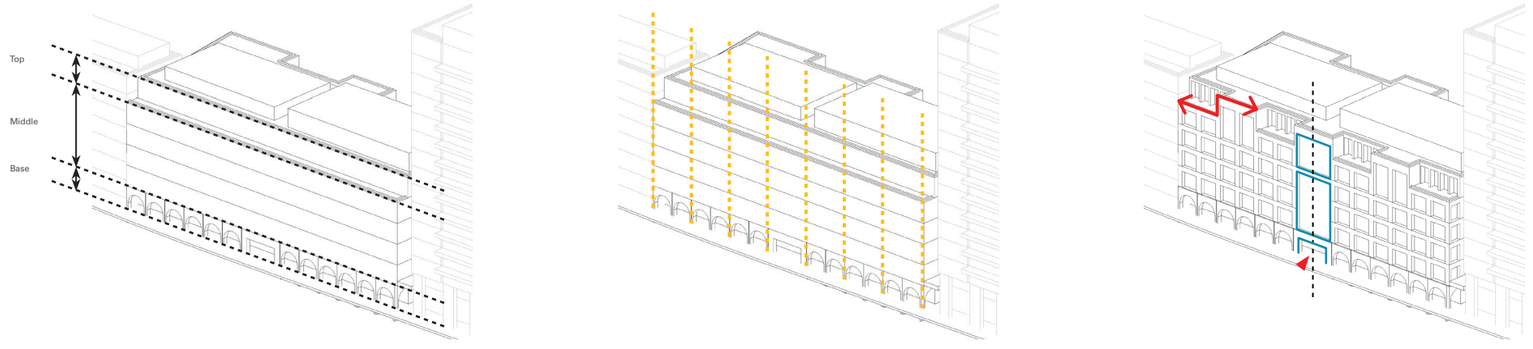
3.0 Design Evolution

3.16 Kensington Church Street Building: Early Facade Studies

3.16.1 Fig. 3.71 illustrates a selection of initial facade studies that were developed for the Kensington Church Street building up until the presentation to the 2nd Quality Review Panel.

Fig. 3.71: Illustrative visualisations of early facade proposals to Kensington Church Street building

Fig. 3.72: Illustrative Proposed East Elevation of the Kensington Church Street Building



1. Establishing Proportion

2. Principle Vertical Grid

3. Apertures + Roofscape + Symmetry

Fig. 3.73: Illustrative facade rhythm and hierarchy diagrams to the Kensington Church Street building

3.0 Design Evolution

3.17 Kensington Church Street Building: Facade Rhythm and Hierarchy

3.17.1 Early concept sketches identify the desire to create a clear hierarchy in the building facade by distinguishing the base, middle and top of the building

3.17.2 Horizontal banding is introduced to clearly define uses and group office storeys, which diminish towards the top with a set-back floor, which reduces visibility from street level.

3.17.3 The middle of the building consists of repeated floor plates and therefore it's proposed that the elevation will reflect this repetition.

3.17.4 The ground floor has a greater FFL-FFL height to create a plinth to the building, whilst creating a public interface at grade suitable for flexible retail use and office entrance.

3.17.5 Regular terraced plots have been established across the buildings which references the strong use of symmetry and rhythm found within the surrounding terrace housing in the context of the Site.

3.17.6 The design of the glazing locations and proportions have been carefully considered to comply with SAP calculations towards achieving a holistic energy and sustainability strategy in line with local policy.

3.17.7 The facade repetition is disrupted with the introduction of a glazed central bay to signify the building entrance and assist with legibility and wayfinding. The change in rhythm creates a moment of pause along the elevation to break up the repetition of glazing modules.

3.17.8 A stepped roofscape is employed to respond to its context with Kensington Church Street, where the massing at 5th floor level extends out to the facade line at intervals to disrupt the horizontal nature of the building. This references the strong use of stepped and varied parapet heights along the surrounding streetscape.

3.13.9 Refer to Figs. 3.72-73 for the facade rhythm and hierarchy design principles that are incorporated into the submitted Scheme.

3.0 Design Evolution

3.18 Kensington Church Street Building: Facade Development

3.18.1 Studies have been undertaken of the surrounding context and contemporary precedents to inform the design and material selection for the Kensington Church Street Building.

3.18.2 The facade is largely inspired by the traditional brick terraces located to Kensington Church Street and of Hillgate Village to the rear. Despite the building's primary frontage onto Kensington Church Street, the architectural approach must be sensitive in responding to the Conservation Area to the rear from Hillgate Village. The proposed architectural language therefore utilises the terrace plot concept to divide the length of the elevation into proportioned segments that respond to the local townscape to address these frontages.

3.18.3 The traditional terraced housing typology in the local area employs a regular rhythm of fenestration and structural expression to each facade that contributes towards a strong element of symmetry. The elevational treatment of the Kensington Church Street Building utilises this design tool within its repeated modular design with expressed joints between modules, which contributes to the strong use of symmetry and facade rhythm throughout.

3.18.4 Brick is the dominant material throughout Kensington Church Street and also found within the unpainted houses to Hillgate Village. The proposal seeks to utilise this as the primary material from ground to 4th floor level. Implementing contemporary articulated detailing to reveals and apertures reflects the commonly found expression within the vicinity including plaster pilasters, inset brick reveals, and expressed lintels that surround punched-hole apertures.

3.18.5 The angling and ratio of the brick chamfer piers have been considered as part of the wider sustainability narrative to maximise daylight into the office floorplates.

3.18.6 The ground floor flexible retail use is defined with an arched colonnaded base in contrast to the office use above. The curved geometry, referencing the Grade II Listed Notting Hill Gate platform, softens the elevational treatment against the sharp, crisp lines of the office facade above; whilst enhancing the public realm at grade.

3.18.7 The design and colour of the 5th floor folded aluminium cladding and glazing systems has been considered as part of the building's roofscape, which are formed of narrower proportions to reflect the dormer window designs to the terrace housing within the area and contributes towards the reduction of hierarchy from street-level.

Grade II Listed Notting Hill Gate platform arches

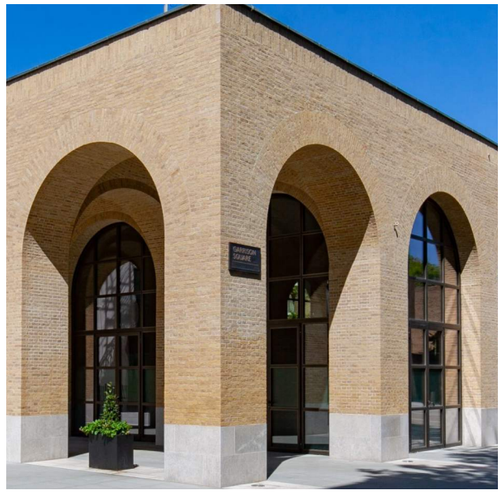

Traditional brick terracing - rhythm, apperture expression and variation of roofscape


Contemporary Precedent: Lancer Square


Hillgate Village: Terrace plots and proportion


Second Church of Christ Science: Brick details to arches


Contemporary precedent: Brick detailing


Contemporary precedent: Colonnade


Contemporary precedent: Bay proportions and detailing

Fig. 3.74: Local and contemporary precedent studies

3.18.8 Fig. 3.74, on the previous page, illustrate the local and contemporary facade design precedents considered and developed within the context to the Site.

3.18.9 The proposed bay study opposite, illustrates the contemporary and unique design of the Kensington Church Street building that draws upon local contextual details.

3.18.10 The result of studying contextual and contemporary precedents whilst engaging with comments from the public, QRP and RBKC planning officers has produced a design that is rooted within the local context of Notting Hill Gate, whilst instilling a contemporary design that is unique to the character of the area.

3.18.11 Refer to Fig. 3.75 - 77 for the proposed bay study and precedent studies.

Fig. 3.75: Illustrative proposed facade bay study to the Kensington Church Street building

Fig. 3.76: Context reference: Varying parapet line and facade rhythm

Fig. 3.77: Context reference: Plot width proportions and arched geometry

3.19 Kensington Church Street Building Amendments:
Kensington Church Street Frontage

3.19.1 During the period of statutory consultation, RBKC, the QRP and public feedback raised comments on 'heavy' appearance of the Kensington Church Street building facade treatment and other queries regarding the frontage onto Kensington Church Street, including:

- Brick colour,
- 'Heaviness' of the facade, notably the brick pier module,
- Explore relationship with 1960's Notting Hill Gate campus, notably David Game House,
- Addressing the long linear nature of the building with a broken parapet line, and
- Proportion and geometry of colonnade.

3.19.2 The Design Team developed the facade to address these comments, which included the following amendments:

- Change of brick colour from a red-brown tone to a pink-ier tone and subsequently an 'oatmeal' colour to reference brick buildings to Hillgate Village and Notting Hill Gate.
- Reducing the number of brick piers and grouping glazing modules to lighten the facade treatment. This reduced the 'heavy' appearance from oblique streetscape angles.
- The Design Team tested the introduction of a long linear slot to 4th level, as per the David Game House design, however this proved to worsen the long unbroken elevation and was alien in the context of Kensington Church Street; and
- Introduction of stepped parapets at 5th floor level to reduce the perceived length of the elevation, providing variation within the roofscape of the Scheme.
- Alternative colonnade proportions were tested, including squarer apertures, however this design approach was dismissed as it did not suit the character of the area.

3.19.3 Facade structure was developed on a 9m grid along the main elevation. Increasing the colonnade width would create proportions at odds to the arched geometry. Introducing squarer openings created a colonnade that lacked character and charm. Making openings narrower would introduce more solid into the plan and subsequently reduce permeability to Kensington Church Street.

3.19.4 The introduction of the central glazed bay to define the office entrance not only provides a visual break within the main body of the elevation but provides appropriate legibility and wayfinding to the office entrance within the wider streetscape.

3.19.5 The visuals on the opposite page, presented at various stages of the consultation process, illustrate the positive contributions the amendments have made to the Scheme both in terms of townscape and streetscape.

3.19.6 Refer to Fig. 3.78 - 83 for illustrative design changes.

Fig. 3.78: Testing differing colonnade proportions and geometries

Fig. 3.79: Bay study design development and evolution in responding to comments raised during consultation

Fig. 3.80: Pre-App 3 illustrative view from Kensington Church Street looking towards Notting Hill Gate with increased brick modules

Fig. 3.81: Pre-App 3 illustrative view from Kensington Church Street looking towards Notting Hill Gate with 4th floor slot introduced

Fig. 3.82: QRP 3 illustrative view from Kensington Church Street looking towards Notting Hill Gate with revised 5th floor roofscape added

Fig. 3.83: Proposed illustrative view from Kensington Church Street looking towards Notting Hill Gate with the amended brick colour

3.0 Design Evolution

3.20 Kensington Church Street Building Amendments:
Hillgate Village frontage

3.20.1 QRP, RBKC and consultee feedback raised comments on the architectural treatment and the impact upon Hillgate Village to the rear.

3.20.2 The Design Team responded with the following design amendments:

- Reduce profiled framing to the roof plant enclosures to minimise the perceived massing and heavy appearance to the roofscape of the Kensington Church Street building.
- Brick colour changed to an 'oatmeal' brick, to reference the similar brick colour and tone found with the Hillgate Village and Notting Hill Gate (as per Fig. 3.84).
- Change of colour to the set-back 5th floor level and roof plant enclosures to a light grey tone to reflect the local roofscape.

3.20.3 Refer to Fig 3.85 and 3.86 for illustrative design changes.

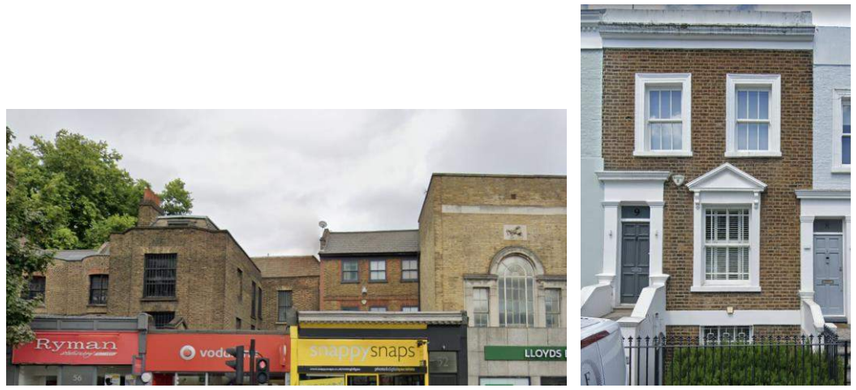


Fig. 3.84: Brick tone references from Notting Hill Gate and Hillgate Village

Fig. 3.85: Previous illustrative Kensington Church Street building, east elevation

Fig. 3.86: Revised illustrative Kensington Church Street building, east elevation

Fig. 3.87: QRP 3 presented illustrative view from Hillgate Place - previous iteration

Fig. 3.88: Revised Illustrative view from Hillgate Place with lighter brick colour and light grey metal

3.0 Design Evolution

3.20.4 The visuals opposite portray a visible improvement from Hillgate Village with the brick tone of the revised Scheme complimenting the pastel tones and existing brickwork located along Jameson Street and Hillgate Place.

3.20.5 The change of colour to the 5th floor level and to the roof plant enclosure creates a distinction between facade and roofscape that attributes to the perceived reduction in massing from Hillgate Place.

3.20.6 Refer to Fig 3.87 - 3.88 for illustrative design changes.

3.0 Design Evolution

3.21 Affordable Block: Facade Development

3.21.1 Studies have been undertaken of the surrounding context and contemporary precedents to inform the design and material selection for the Affordable Block building.

3.21.2 The facade is inspired by the mansion block typology found within the locality of the Site; notably Mall Chambers, Campden Mansions and Campden Hill Mansions.

3.21.3 Brick is the dominant material throughout Kensington Church Street with expressed detailing articulating corner or base conditions. The channel detail to the ground floor of the Mall Chambers building is noted to add articulation to the base of the block. A contemporary articulated detail has been added to the ground floor of the Affordable Block to differentiate the base from the massing above.

3.21.4 The terraced and mansion block buildings to Kensington Church Street employ a regular rhythm of fenestration and structural expression to each facade within their given plot which contributes towards a strong element of symmetry. The strong use of symmetry and inclusion of 'punched-hole' apertures within the brick facades has been considered within the elevation treatment of the Proposal.

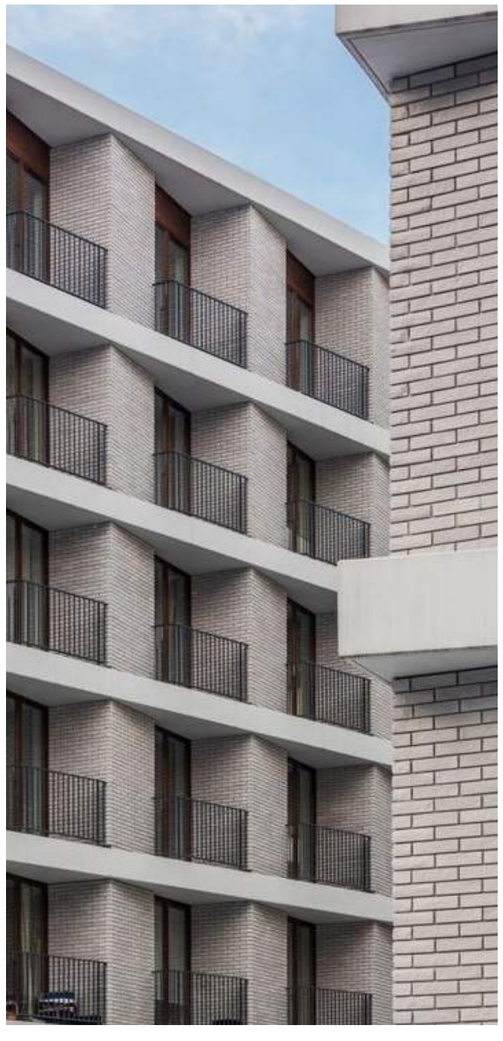
3.21.5 Horizontal banding features in a number of prominent mansion blocks including Campden Hill Mansions and Campden Mansions, typically expressed as a white band or relief to the facade. This detail has attributed to the design of the Affordable Block facades and strong use of a horizontal datum.

3.21.6 Facade depth and articulation has been considered within the proposed facade introducing a chamfered profile to the brick piers. These add a contemporary twist and create a sense of energy and movement across the elevations, attributed to the building's corner position.

3.21.7 Fig. 3.89 illustrates the local and contemporary facade design precedents considered and developed within the context to the Site.

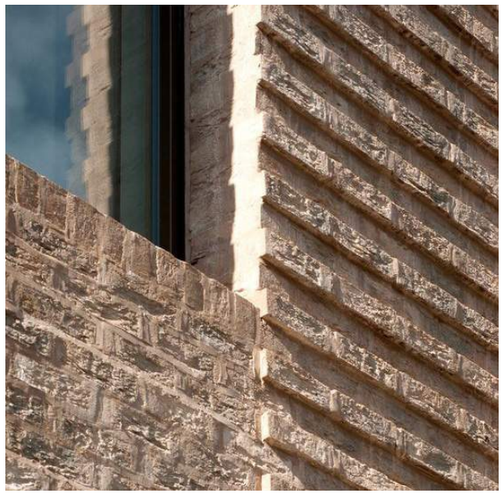
Kensington Church St: Architectural expression of ground floor use and residential above

Mall Chambers Precedent: Repetitive facade and symmetry



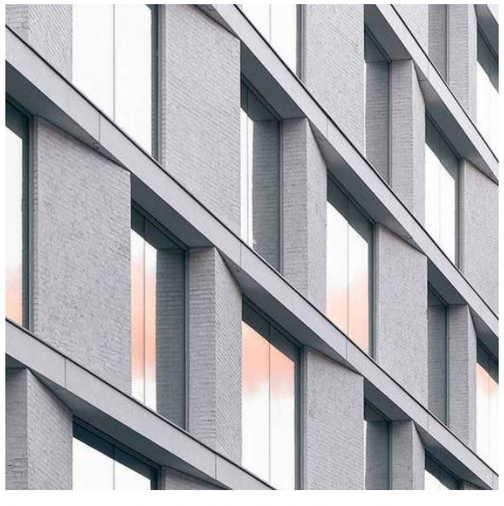
Contemporary precedent: Facade depth and articulation

Campden Mansions: Expressive horizontal language



Contemporary brickwork detailing

Campden Hill Mansions: Punched-hole expression



Contemporary chamfered facade detail precedent

Fig. 3.89: Local and Contemporary Precedent Studies

3.21.8 The result of studying contextual and contemporary precedents whilst engaging with comments from the public, QRP and RBKC planning officers has produced a design that is rooted within the local context of Notting Hill Gate, whilst instilling a contemporary design that is unique to the character of the area.

3.21.9 Refer to Fig. 3.90 - 92 for the proposed bay study and precedent studies.

Fig. 3.90: Illustrative proposed bay study to the Affordable Block

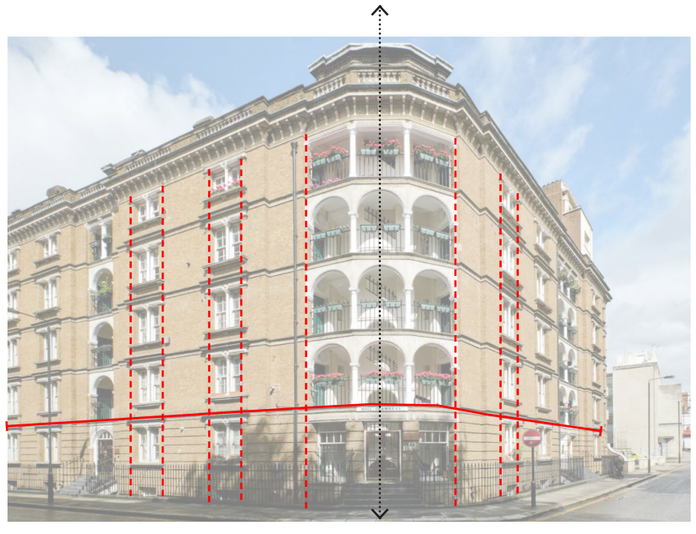


Fig. 3.91: Illustrative contextual facade rhythm and symmetry precedent study

Fig. 3.92: Illustrative contextual horizontal datum precedent studies

3.0 Design Evolution

3.22 Affordable Block: Facade Amendments

3.22.1 The architectural design to the Affordable Block has subtly altered during the course of public consultation and discussions with RBKC and QRP.

3.22.2 The following changes have been incorporated:

- Brick colour changed to a 'red/brown' brick, to reference the prominent use of red/brown brick within the residential mansion block buildings from the immediate surrounding area including Campden Mansions and Campden Hill Mansions.
- Roof plant colour changed from a dark grey to a lighter grey to have less prominence within the townscape.
- Horizontal banding to roof level has increased to provide a definitive 'top' treatment that is expressed within the local mansion block vernacular.
- Channelled brickwork detail introduced at ground floor level to bring articulation to ground level to improve the streetscape at grade whilst distinguishing a different use class at grade.

3.22.3 Refer to Fig. 3.93 and 94 for illustrative design changes.

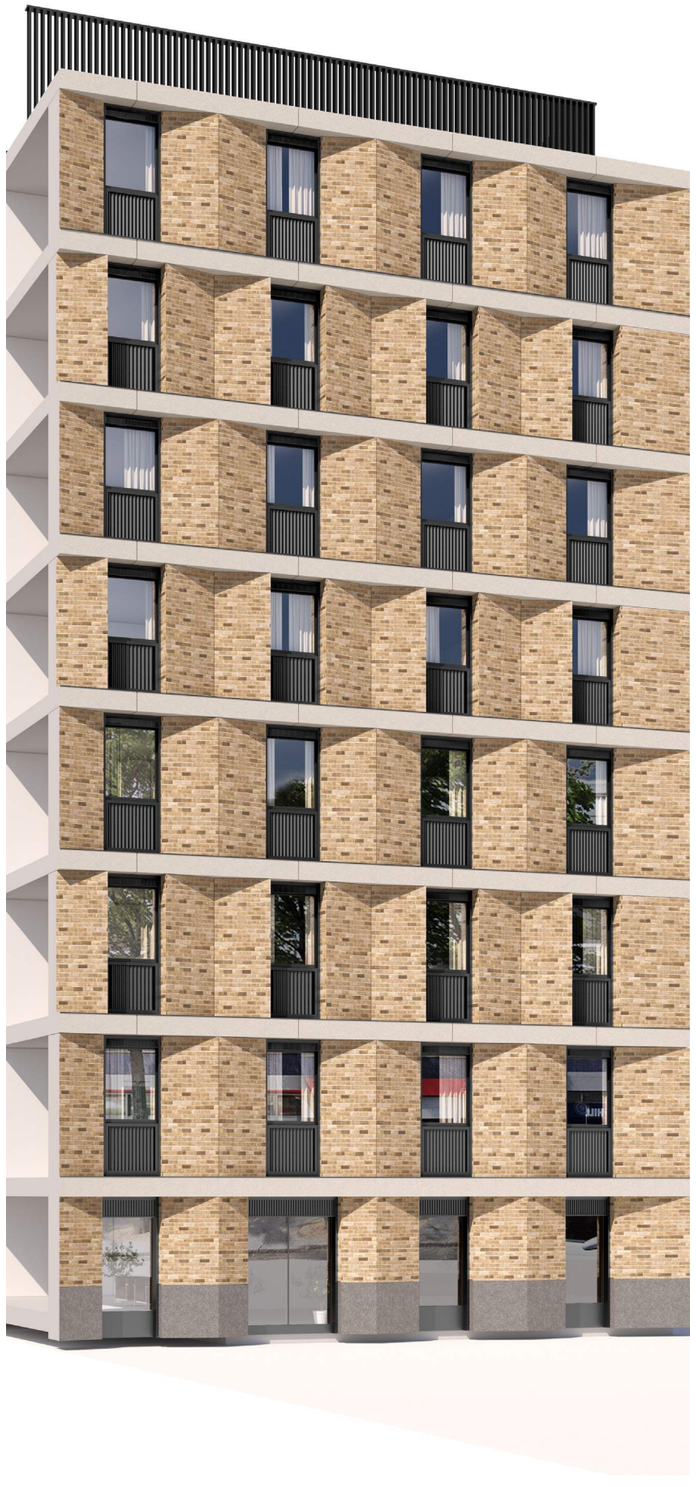


Fig. 3.93: Previous illustrative Affordable Block bay study

Fig. 3.94: Revised illustrative Affordable Block bay study

Fig. 3.95: QRP 3 Illustrative View from Kensington Church Street looking towards Notting Hill Gate

Fig. 3.96: Proposed illustrative View from Kensington Church Street looking towards Notting Hill Gate with the amended brick colour

3.22.4 Affordable Block Facade Amendments and townscape

3.22.5 The amendments undertaken to the Affordable Block have improved the legibility of the building within the townscape by further defining the book-end and corner condition of the Site.

3.22.6 The change to a darker brick colour enhances the visual contrast with the horizontal banding, a feature present within the local architectural vernacular of the mansion block typology, thus improving the Proposed Developments positive attribution to townscape and streetscape.

3.22.7 This is reinforced with similar other mansion block examples located on corner conditions along Kensington Church Street, including Campden Hill Mansions and Campden Mansion (refer to Fig. 3.97 and 98).

3.22.8 Refer to Fig. 3.95 and 96 for illustrative design changes.

Fig. 3.97: Corner Mansion Block Condition: Kensington Church St. and Kensington Mall

Fig. 3.98: Corner Mansion Block Condition: Campden Hill Mansion to Kensington Church St.

4.0 Proposed Development

Fig. 4.1: Illustrative view of Proposed Development from Notting Hill Gate looking south towards Kensington Church Street

4.0 Proposed Development

4.1 Overview of the Proposed Development

4.1.1 The Proposed Development seeks to retain the structure to the existing Newcombe House whilst demolishing the existing former Royston Court building, Use Class C3, and Kensington Church Street buildings, Use Class E, including the landscaping to the north and west of the Site.

4.1.2 The Proposed Development seeks to replace the existing buildings with a high quality commercial office led mixed use development with the provision of on-site new affordable accommodation and medical floor space, that transforms the Site into a new destination that compliments the Notting Hill Gate District Centre. The publicly accessible space will be greatly improved with new thoroughfares, curated landscaped spaces and reactivation of the ground floor with retail and commerce.

4.1.3 The Proposed Development provides three buildings; Newcombe House of part 14 and part 15 storeys (ground plus 14), Kensington Church Street building of six storeys (ground plus 5) and Affordable Block of 8 storeys (ground plus 7). Both Newcombe House and Kensington Church Street buildings will provide town centre uses at ground floor and grade A office floor space accommodation from level first floor and above. The Affordable Block will provide medical use between ground and third floor levels with social affordable accommodation to the upper levels at 4th to 7th floor.

4.1.4 Both Newcombe House and Kensington Church Street buildings are connected at ground floor to provide increased occupier access and permeability from street level, and connected at basement level. The existing basement on Site covers half of the footprint to Newcombe House tower. The proposal retains the existing basement and inserts a new basement under the wider Site, forming a shared basement to Newcombe House and the Kensington Church Street Building, providing end-of-journey facilities, refuse storage and plant.

4.1.5 Increased provision of open space at ground floor is provided through a new Public Square fronting Notting Hill Gate and series of colonnades for public amenity. The Proposed Development seeks to improve the existing public realm to Uxbridge Street and Newcombe Street to create a high-quality pedestrian environment.

4.1.6 The proposal intends to fully integrate public realm into the scheme and maximise the positive contribution it makes to the wider area that forms part of the overall vision for Notting Hill Gate within the Notting Hill Gate Community Working group.

4.0 Proposed Development

4.2 Quantum of Proposals and Land Use

4.2.1 The Proposed Development will provide the following Gross Internal Areas (GIA):

Office (Class E(g)(i))	23,102	sq.m
Retail: Flexible Class E(a), E(b) or E(d)	1,696	sq.m
Residential (Class C3)	1,320	sq.m
Medical (Class E(e))	784	sq.m
(Areas include BOH floorspace allocation)		
TOTAL	26,902	sq.m
Total Car Parking Spaces (Disabled bays):	2	
Total Long Stay Cycle Spaces:	373	
Total Visitor Short Stay Cycle Spaces:	58	

4.2.2 The new development will provide units in the following mix:

2 x Bed	4	50%
3 x Bed	4	50%
TOTAL	8	

4.2.3 Land Use

The proposed redevelopment of the Site includes the following main elements:

- The retention and extension of Newcombe House to provide Grade A office floor space.
- The construction of a new 6 storey building to Kensington Church Street to provide Grade A office floor space commencing at first floor level.
- Overall delivery of commercial floorspace to regenerate and revitalise Notting Hill Gate District Centre.
- The construction of ground floor flexible retail Class E(a) E(b) or E(d), to the base of Newcombe House and Kensington Church Street buildings.
- Redevelopment of Royston Court to provide an 8 storey building to provide new affordable accommodation (Use Class E) and medical floorspace (Use Class E(e)).
- Creation of a new public square at the Notting Hill Gate frontage.
- Creation of a colonnade along Kensington Church Street.
- Improvements to Uxbridge Street and Newcombe Street.

For a detailed analysis of existing and proposed land use areas refer to the Planning Statement prepared by Gerald Eve, submitted as part of this application.

Fig. 4.2: Illustrative Proposed Ground Floor Plan

Fig. 4.3: Illustrative Proposed Typical Floor Plan (4th floor)

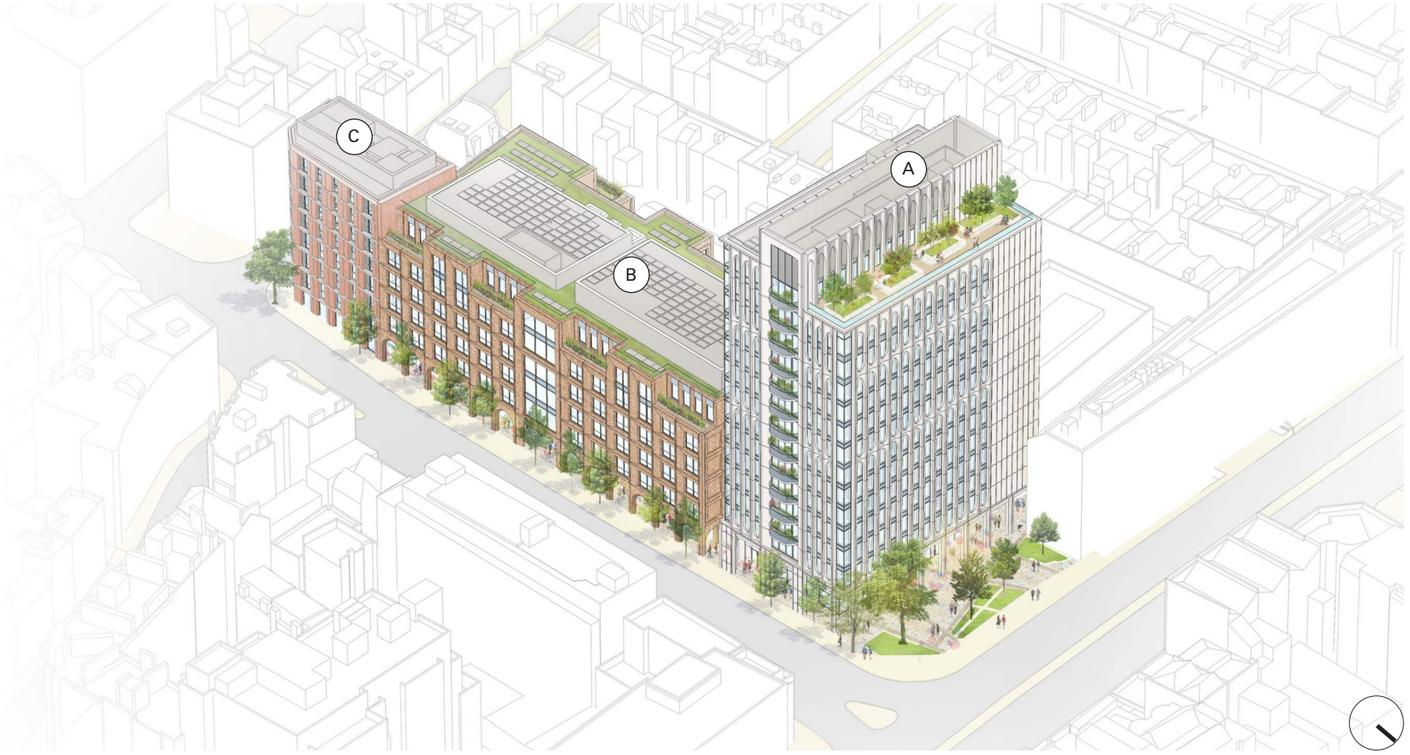


Fig. 4.4: Illustrative Axonometric Diagram of Proposed Development

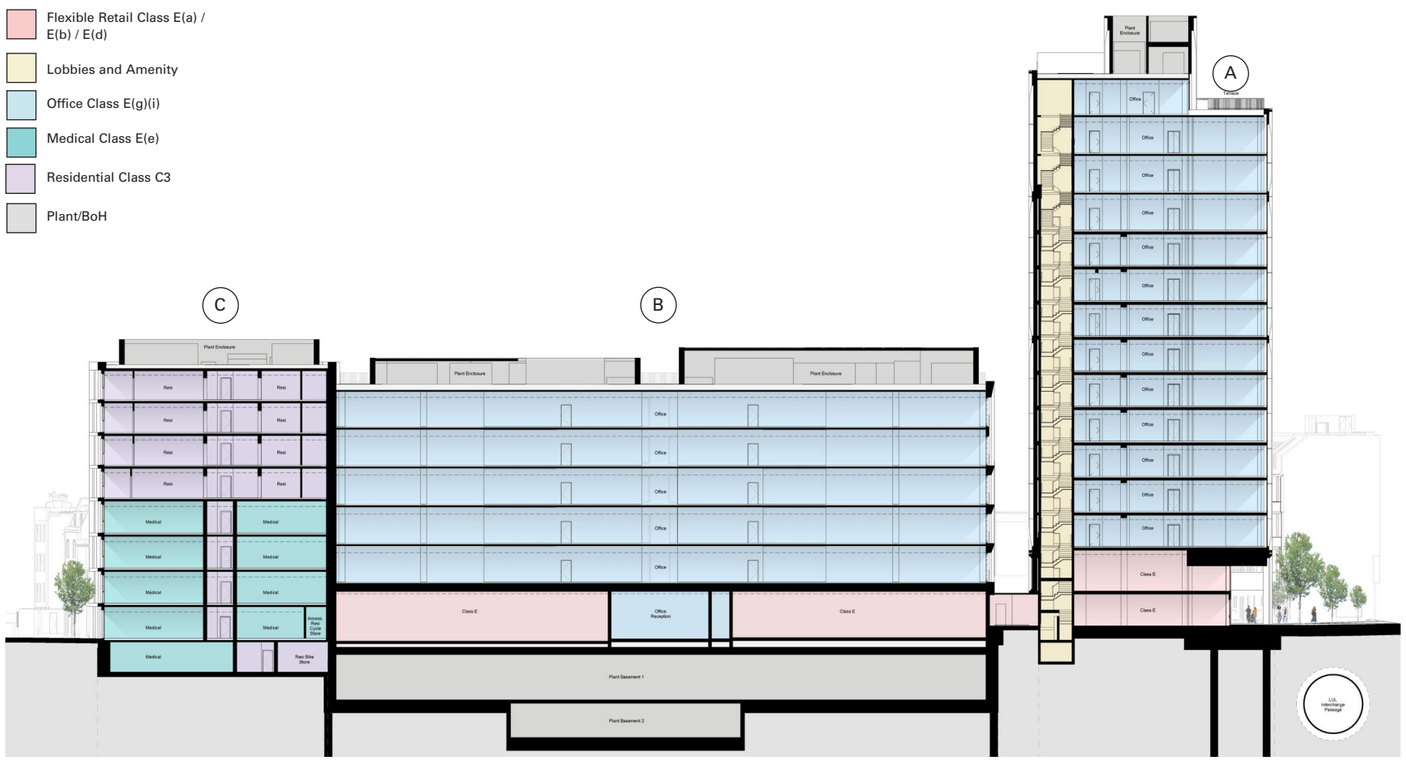


Fig. 4.5: Sectional Use Diagram: Illustrative Long Section through Proposed Development

4.0 Proposed Development

4.3 Layout and General Organisation

4.3.1 The Site is organised across three buildings:

- A: Newcombe House (part 14 and part 15 storey tower),
- B: Kensington Church Street Building (6 storeys), and
- C: Affordable Block (8 storeys).

4.3.2 The layout to Newcombe House provides Grade-A office accommodation from 2nd floor level and above. Private external amenity is provided using balconies to the east of the floorplan and with an external terrace situated at level 14. A large double storey office reception is accessed from the newly formed public square fronting onto Notting Hill Gate with a two-storey corner flexible retail unit to encourage activation to the high street.

4.3.3 The Kensington Church Street Building, accessed via Kensington Church Street accommodates Grade-A office accommodation at level 1 and above. The building terraces away from Jameson Street to the west from 3rd floor level, affording the office floor plates external terraces, promoting health and wellbeing with visual and physical access to external amenity.

4.3.4 A single storey glazed structure connects Newcombe House and the Kensington Church Street at ground level providing a continuous frontage of flexible retail onto Kensington Church Street.

4.3.5 Separate from the office buildings, the Affordable Block is divided into two parts: medical from ground to 3rd floor and affordable units from 4th to 7th floor levels. Both uses share a single storey basement.

4.3.6 A double storey basement is located under the Kensington Church Street building, which accommodates end-of-journey facilities, refuse storage and plant. 2 new substation rooms are provided at ground floor level, and accessed from Newcombe Street.

4.3.7 A newly formed service yard is located to the rear of the Kensington Church Street building and accessed via Newcombe Street.

4.3.8 Refer to Fig. 4.2 - 4.5 for further information.

4.0 Proposed Development

4.4 Height, Scale and Massing

4.4.1 Following extensive testing of concepts and massing options, the proposed design addresses a number of challenges that the Site presents.

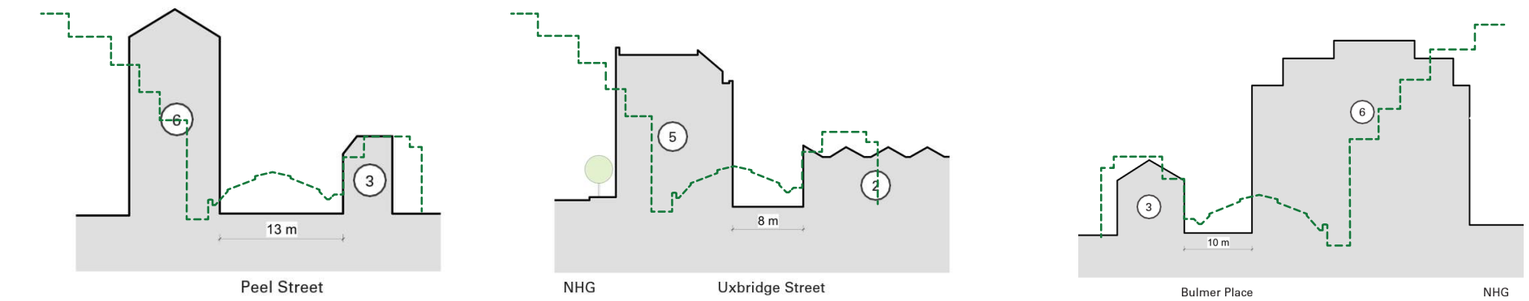
4.4.2 From a townscape perspective Newcombe House, the taller of the three buildings, is located to the north of the Site, defines the gateway to the Site and the Public Square at its base, whilst placing itself as a destination marker to the Notting Hill Gate District Centre.

4.4.3 The building has been designed with consideration to the fact it is on a major 'high street' which is wide and capable of accommodating buildings of a significant height, whilst also recognising that the character of the area to the west of the Site is lower and more residential in character and scale.

4.4.4 The vertical extension to Newcombe House improves the proportions of the tower and its legibility within the wider townscape. The tower's existing floor plan is extended towards the north to improve the efficiency of the office floor plate. With the increase in the tower's width the massing has been articulated into 3 parts to create a greater emphasis of verticality to improve the massing's proportion. This is furthered by the stepped articulation to the crown of the tower, which affords the building with private external amenity.

4.4.5 The lower second building, the Kensington Church Street (KSC) Building, is set back from the west boundary wall to the London Underground Station to provide daylight into the ground floor plan, whilst increasing the distance between the residential properties to Jameson Street. The massing steps away from Hillgate Village from 3rd floor level to reduce overlooking and the appearance of massing from the neighbouring conservation area. The terracing takes advantage of the south-west facing aspect by providing external amenity for office. The alternating terrace and massing arrangement to the rear of the KCS Building references the informal massing arrangement to the rear of the terrace houses found within the Hillgate Village.

4.4.6 At eight storeys tall the Affordable Block massing provides an appropriate book-ending to the south of the Site towards Kensington Place, whilst framing the entrance to Newcombe Street. No set-back floor is provided to help distinguish this building from the KCS Building and therefore break down the width of the overall eastern elevation.



Section A: Rabbit Row and Kensington Church Street

Section B: Notting Hill Gate and Uxbridge Street

Section C: Notting Hill Gate and Bulmer Place

Fig 4.6a: Indicative existing contextual diagrams illustrating contrasting storey heights with proposed scheme outline overlaid

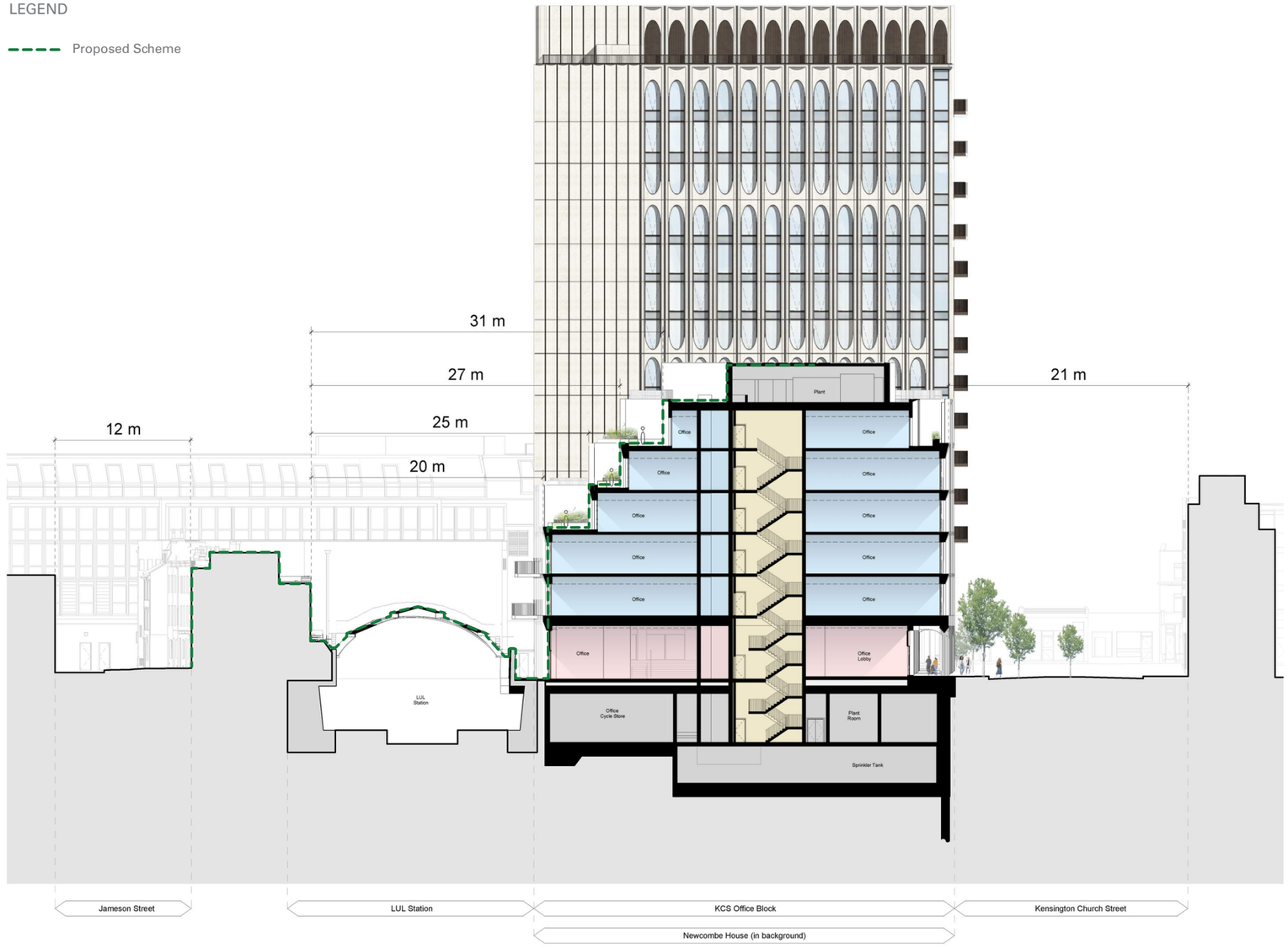


Fig. 4.6b: Illustrative diagramatic east-west section of proposal with street width distances

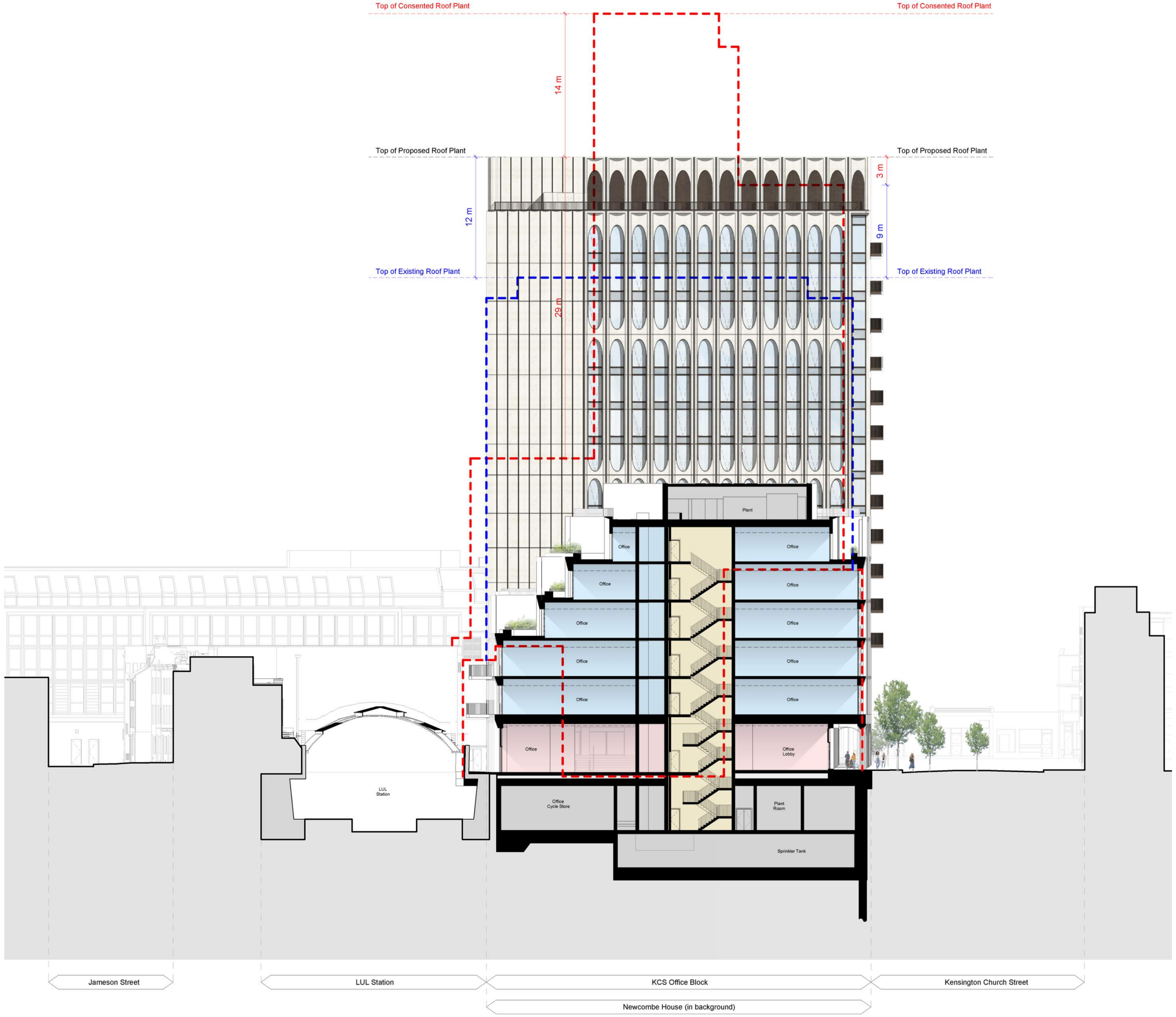


Fig. 4.7: Illustrative diagramatic east-west section of proposal with consented scheme red outline and comparative dimensions

4.0 Proposed Development

4.4.7 The Notting Hill Gate streetscape is typically composed of buildings that increase in scale and height that face onto main roads and often are juxtapositioned against low rise two-to-three storey residential buildings to the rear, as outlined in Section 2.0. The interplay of varying heights and massing of the Proposed Development seeks to make a contextual reference to the local scale and townscape of the Notting Hill Gate area.

4.4.8 Refer to Fig. 4.6a/6b and 4.7 for illustrative proposed sections within the wider Site context.

4.4.9 Heights across the Site have been designed in line with RBKC New Local Plan Review Policy SA10 where the scheme is within the 72m height of the consented scheme. The height of the extended Newcombe House tower is approximately 14m below the highest point of the consented scheme and 3m above the lower shoulder of the consented tower's height (refer to Fig 4.7).

4.4.10 Given the importance of the junction between Notting Hill Gate and Kensington Church Street in terms of understanding and appreciating the Notting Hill Gate District Centre, it is considered that the proposed tower height is appropriate at this location.

4.4.11 The distribution and arrangement of massing across the Site, namely Newcombe House and the Kensington Church Street Building, provides the scheme with a number of public benefits, including retention of the existing London Plane tree, a new Public Square fronting onto Notting Hill Gate, widening the pedestrian pavement by introducing a colonnade to Kensington Church Street and onsite Affordable and medical uses.

4.4.12 The proposed quantum and height of massing has been rigorously tested from all key viewpoints, and refined in detail to ensure its suitability for the Site and local context.

LEGEND

Extant Consent

Existing Newcombe Tower

4.0 Proposed Development

4.5 Townscape

4.5.1 Over the past nine months the consultant team have met with the Royal Borough of Chelsea and Kensington on a number of occasions to discuss the proposals, and in particular the height and mass of the Proposed Development.

4.5.2 In conjunction with Tavernor Consultancy, independent townscape assessors, and Millerhare visualisers, we have carried out extensive visual testing of the Proposed Development as the design has been developed, in order to assess the potential townscape and visual impact that it would have.

4.5.3 As well as height and massing, more detailed matters have been considered. The architectural palette and articulated rooflines of the Proposed Development have been designed to help the scheme relate well with the existing townscape, drawing on the local vernacular materials and features to provide a sense of place.

4.5.4 Further consideration was given to roof plant locations to reduce the risk of visual clutter. Where plant enclosures are seen to Newcombe House, these have been appropriately treated with louvre enclosures that mimic both profile and architectural articulation to read as a continuation of the proposed facade.

4.5.5 Following the conclusion of the design process, a Townscape and Visual Impact Assessment (TVIA) has been produced by Tavernor Consultancy (with images by Miller Hare) to accompany the planning application. This considers the effect of the Proposed Development on local townscape in general, and on 27 representative views at short, medium and long range, and from all directions around the Site. Particular attention has been paid to potentially sensitive views from local conservation areas and including listed buildings.

Fig. 4.8: Verified View 10 - Proposed view from Notting Hill Gate, by junction with Linden Gardens

Fig. 4.9: Verified View 3 - Proposed view from Kensington Church Street / south of Kensington Mall / Peel Street

Fig. 4.10: Verified View 16 - Proposed view from Farmer Street looking east

Fig. 4.11: Verified View 19 - Proposed view from Hillgate Place

4.5.6 The TVIA concludes that the effect of the Proposed Development would be beneficial or neutral in all the views assessed, and in respect of local townscape character. The positive townscape and visual effects of the Proposed Development are a result of its replacement of drab existing buildings on the Site with buildings of substantially higher architectural and visual quality, and its provision of urban design and public realm benefits including enhanced permeability and high-quality public space.

4.5.7 The greatest effects as assessed in the TVIA would be on those views closest to the Site and along streets aligned on it, primarily Notting Hill Gate, Kensington Church Street, Kensington Park Road and Uxbridge Street. The TVIA judges that the Newcombe Tower within the Proposed Development would have a visually interesting form in such views, appearing as three linear elements of different heights, and comparing favourably with the undifferentiated massing of the existing tower on Site. It would be seen to have a strong sense of order in its architecture, with depth and articulation provided by the cladding with elliptical profiling. In views along Kensington Church Street, the primarily brick frontages of the KCS Office Block and the Medical/ Affordable Block are judged in the TVIA to relate well to the existing buildings in the view, and their frontages would have depth and articulation which would enliven the street scene.

4.5.8 In longer range views, the Proposed Development would be typically seen as a minor element with no significant visual impact. There would be no or very low visibility of the Proposed Development in views from Kensington Gardens (provided in the TVIA as part of the Appendix), with no significant effect arising in any of these views.

4.5.9 Figs. 4.8 - 4.11 illustrate a selection of the verified views assessed in the Townscape and Visual Impact Assessment (TVIA) by Tavernor Consultancy.

4.5.10 Please refer to Tavernor Consultancy's TVIA for further analysis, assessment and conclusion.

4.0 Proposed Development

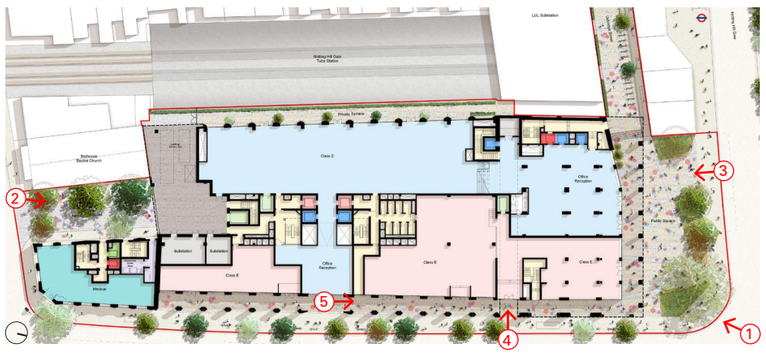
4.6 Streetscape

4.6.1 The existing building and groundscape arrangement has had a deadening impact on the public realm and streetscape, including the loss of activation at ground floor level. The continuous retail facade along Notting Hill Gate and Kensington Church Street has no visual permeability nor suitable pedestrian access from Notting Hill Gate into Uxbridge Street. The Proposed Development has been designed to respond to these issues.

4.6.2 The ground and first floor levels to Newcombe House are set back from the public square fronting Notting Hill Gate to create a pedestrian thoroughfare through to Uxbridge Street. Providing a double height colonnade creates a more permeable and responsive interaction along the Site and its context whilst enhancing the arrival experience, and to better visual connections between indoor and outdoor spaces. The arrangement of columns has been derived from the structural grid above, whilst creating an opening that celebrates the corner of Notting Hill Gate and Kensington Church Street whilst reinforcing pedestrian desire lines.

4.6.3 Located to the north of Site, a universally accessible Public Square creates a public frontage to Newcombe House that adds to the sense of invitation and a gateway to the Site. The contemporary landscape design will create a new positive environment and destination to Notting Hill Gate, creating a new active space engaging with it. New seating will provide a place for visitors and local people to stop and enjoy the surroundings. The Proposal seeks to bring pedestrian activity to the streetscape around the building and the removal of existing street furniture that clutters the pavement to improve pavement clearances and access.

4.6.4 Refer to Figs. 4.12 - 4.18 for improvements to streetscape.



Illustrative Ground Floor Plan with view location key

Fig. 4.12: View 1 - Existing view from Notting Hill Gate looking south

Fig. 4.13: View 1 - Proposed view from Notting Hill Gate looking south

Fig. 4.14: View 2 - Existing view looking north along Newcombe Street

Fig. 4.15: View 2 - Proposed view looking north along Newcombe Street

Fig. 4.16: View 3 - Illustrative view from Notting Hill Gate looking onto the Public Square beyond and the double height colonnade to Newcombe House

4.6.4 At ground level the Proposed Development will engage with the publicly accessible space through the provision of high street uses that provide animation and act as a draw to the Site. The uses will also contribute to the life of the newly formed public space to the north of the Site. The approach aspires to create a retail blend of more than one offering with various retail unit sizes to attract a wider range of visitors.

4.6.5 The ground floor level to the Kensington Church Street Building has been set back to form a colonnade connecting through to the Public Square frontage to Notting Hill Gate. Offering shelter in inclement weather, the colonnade increases the pedestrian walkway, improving both pedestrian experience and streetscape.

4.6.6 The Proposed Development seeks to greatly improve the existing streetscape to Uxbridge Street and Newcombe Street by developing proposals for the pedestrian as opposed to existing dominating vehicular use. Greening and landscaping improvements will provide a positive user-friendly streetscape and pedestrian experience to these areas.

Fig. 4.17: View 4 - Illustrative view from Kensington Church Street looking onto the proposed glazed link between Newcombe House and Kensington Church Street

Fig. 4.18: View 5 - Illustrative view of proposed colonnade to Kensington Church Street

4.0 Proposed Development

4.7 Pedestrian Realm

4.7.1 The existing building provides a very poor public realm and pedestrian experience as previously outlined in Section 2.0.

4.7.2 The current building's defensive design defines its isolated position relative to the local context.

4.7.3 The provision and improvement of amenity is one of the defining aspects of the Scheme and a key driver with regard to the placement and siting of the blocks.

4.7.4 The proposed design recognises the civic significance of the Site and offers an increase in the overall integrated amenity space.

4.7.5 The sequence of newly created pedestrian spaces within the Scheme include:

- A new Public Square;
- A fully public accessible route between Notting Hill Gate and Uxbridge Street;
- Improved landscaping and streetscape to Uxbridge Street and Newcombe Street;
- Introduction of colonnades along Kensington Church Street and Notting Hill Gate.

Refer to Fig. 4.19 - 24 for illustrative proposals.

4.7.6 An extensive and integrated landscaping design has evolved as part of the overall development of the Site, that establishes a new series of experiences through and around the Site, that complement the Site context and broaden the opportunity for urban enjoyment.

4.7.7 The introduction of public amenity to the Site is a dynamic change and a positive civic contribution to both the visiting public and workers.

4.7.8 Refer to Section 5.0 for Andy Sturgeon's external landscaping proposals.

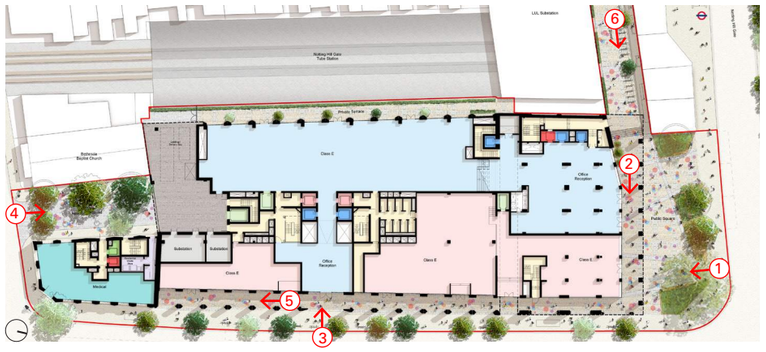


Fig. 4.19: View 1 - Illustrative view onto the proposed Public Square at the base of Newcombe House from Kensington Church Street

Fig. 4.20: View 2 - Illustrative view of the double height colonnade to Newcombe House, looking east towards Kensington Church Street beyond

Fig. 4.21: View 3 - Illustrative view of the proposed office entrance to the Kensington Church Street Building

Fig. 4.22: View 4 - Illustrative view of the proposed scheme and landscaping improvements to Newcombe Street

Fig. 4.23: View 5 - Illustrative view of the proposed colonnade to Kensington Church Street Building

Fig. 4.24: View 6 - Illustrative view of the Proposed Development from Uxbridge Street

4.0 Proposed Development

4.8 Building Character and Appearance

4.8.1 The proposed buildngs have been designed to provide differing details and architectural languages in order to express their individual character and response to the relevant immediate townscape. The design approach positively contributes to the eceletic townscape of the Notting Hill Gate area.

4.8.2 The proposals have been designed by referencing key characteristics of buildings from the surrounding area and interpreting them in a contemporary way, thus creating a contemporary collection of buildings unique to the area.

4.8.3 Newcombe House

The macro treatment of the building has been developed in the 1950s international style to respond to the context of Notting Hill Gate whilst creating a signature building that is unique to the area.

The building is divided vertically into three segments along the east and west elevations from 2nd floor above to create a slender silhouette and profile to the proposed massing. This has been developed along the structural grid against the retained and extended floorplate.

The two outer segments located to the north and south of the building have a solid corner, typical of the international style and the existing facade treatment, clad in a scalloped profiled GCR rainscreen. The design is two-fold, to conceal the core and associated services whilst establishing a slender and proportioned primary elevation fronting onto Notting Hill Gate. This has been developed on the Golden Ratio.

A primary vertical GRC grid extends upwards from 2nd floor level. These have been developed on the existing structural grid and glazing widths to accommodate openable window modules, whilst providing an increased solid-to-void facade ratio as part of the sustainability narrative. Each GRC cassette is contained within a dark-grey aluminium profile to accentuate the modular construction and verticality.

A secondary horizontal grid is expressed in the glazed spandrel panels located at each floor plate and is treated with a reflective coating to read coherently with the glazed facade system across the elevation.

Fig. 4.25: Verified View 11 - Proposed view from Notting Hill Gate looking south towards Kensington Church Street with Newcombe House proposal outlined in the foreground

Fig. 4.26: Verified View 10 - Proposed north and east facade treatments (view from Notting Hill Gate, by junction with Linden Gardens)

Fig. 4.27: Verified View 14 - Proposed NW facades (view from Kensington Park Road)

Fig. 4.28: Verified View 16 - Proposed west facade (view from Uxbridge Street)

4.0 Proposed Development

Scalloped GRC elliptical profiles embellish the facade to the top and bottom of the cassettes at 2nd, 8th, 12th and 14th floor levels which add a contemporary and playful architectural language that softens the strong vertical grid. Joints are expressed between modules as a contemporary reference to the 1950s modular construction.

Glazed corners extend out from behind the GRC cladding to the north-east and south-east corners of the building to maximise views, whilst terminating the corners of each elevational facade language.

The middle segment of the building is expressed differently to the east and west facades. The east facade opens up towards the view of the City, with curved projecting dark-grey metal aluminium clad balconies providing external amenity. These balconies are framed by a scalloped GRC profile. The curved geometry and light soffit treatment reduce the visual impact of the balconies. The use of balconies accentuates the verticality of the tower whilst providing an element of solar shading to the glazed areas below as part of the wider sustainability narrative.

In contrast, the west facade minimises the extent of glazing to a central bay to the lift lobbies. The remaining facades to the west elevation are clad with GRC infills behind profiled cassettes to reduce overlooking onto the neighbouring Hillgate Village, whilst providing a contemporary reference to the solid ends of the existing tower.

The 3 segments of the tower terminate at differing heights to contribute towards an articulated top, whilst providing differing functions. The lower segment to the north provides a private terrace offering external amenity space for officer users. The middle segment forms the highest point of the tower, which accommodates the plant enclosure. Dark-grey aluminium louvres are framed by profiled GRC elliptical cassettes that extend up to plant level.

The GRC vertical grid extends to the ground level along the primary frontages onto Notting Hill Gate and Kensington Church Street, forming a double-storey colonnade to compliment the scale and height of the tower whilst offering appropriate height for retail and a double height office entrance.

A scalloped dark-grey aluminium soffit conceals the transfer structure between the retained and new structure at 2nd floor level, whilst also providing a lit soffit to the colonnade below. This treatment provides a strong horizontal datum between the base of the tower and main body of the facade.

Refer to Figs. 4.25 -28 for visual references of the Proposed Development.

4.0 Proposed Development

4.8 Building Character and Appearance

4.8.4 Kensington Church Street Building

The Kensington Church Street facade is constructed in a warm-oat-coloured brick from ground to 4th floor level, a material reference to the predominant use of brick along Kensington Church Street opposite and Hillgate Village to the rear.

The ground floor storey height is higher than the typical office floors to give importance to the ground floor, whilst offering appropriate height for retail. Arched openings form a colonnade with glazing providing an active frontage and animation to the streetscape.

Articulation of the brickwork to the arched lintels and reveals embellish the monolithic brick plinth to ground floor utilising a stepped brick detail similar to the typical floors above. Provision of bus stop retail signage assists with wayfinding and ground floor activation.

A colonnade is provided for shelter from inclement winter months whilst its positioning increases the pavement width along Kensington Church Street. Glazed faience terracotta panels adorn the soffit to provide discreet soffit lighting to further animate the colonnade whilst improving pedestrian safety.

The main body of the facade, between 1st and 3rd floor levels, is composed of a strong rhythm of double glazed window systems framed within modular brickwork panels. A warm bronze finish is applied to the metal work to compliment the warm tones of the brickwork. Glazing is asymmetrically placed within the module with chamfered reveals to account for the angle of solar shading from the south-easterly direction. A stepped brickwork detail folds across two sides of the window reveal fronting Kensington Church Street to create texture and depth to the facade treatment.

The height of the brick module differs at the 4th floor level to create a suitable parapet detail to the external terraces whilst provoking a sense of hierarchy. The use of brick detailing establishes a vertical hierarchy across the facade, where the detailing simplifies as the grouping of floors diminishes towards the 4th floor level.

Fig. 4.29: Verified View 11 - Proposed view from Notting Hill Gate looking south towards Kensington Church Street with the Kensington Church Street Building outlined

Fig. 4.30: Illustrative view of the proposed Kensington Church Street Building front elevation

Fig. 4.31: Illustrative view of the proposed Kensington Church Street Building rear elevation with stepped terracing

4.0 Proposed Development

The 5th and uppermost floor is set back to the east and west facades to establish a definitive top floor. The materiality applies a light-grey aluminium to reflect the use of slate / lead roof coverings within the local area. Rhythm and order is established to the set-back 5th floor level through the regular introduction of glazed modules to provide access and views onto external terraces. Double height bays extend from 4th floor level to break the parapet line and strengthen the appearance of the terraced plots.

Roof plant enclosures have been placed to reduce visual prominence at grade and from sensitive vistas. Where plant enclosures are visible these are designed as an extension of the 5th floor level below.

The office entrance is defined by a large glazed opening to the centre of the facade fronting Kensington Church Street. Coupled with a double bay opening to the colonnade at grade this contributes to the legibility of the entrance from street level whilst breaking up the repetition of the facade modules.

The architectural treatment of the rear facade differs owing to the neighbouring context of Hillgate Village. The stepped brick profiling has been omitted to soften the building's appearance within the local townscape from the conservation area.

Terraces are introduced from 3rd floor level as the massing diminishes away from Hillgate Village towards 5th floor level. An extensive and integrated landscaping design has been evolved to minimise overlooking whilst improving the visual amenity from within the office floor plates.

Squarer openings have been utilised at ground floor level to improve daylight into the office floor space. High-level aluminium louvres provide free-area for mechanical ventilation supply and extract.

The material and architectural character outlined help establish an identity for the Kensington Church Street building that is relevant its immediate context.

Refer to Figs. 4.29 - 31 for visual references of the Proposed Development.

4.0 Proposed Development

4.8 Building Character and Appearance

4.8.5 Affordable Block

An eight story Affordable Block is proposed within the southern corner of the Site. The architectural appearance and character distinctively differs from the Kensington Church Street Building to reinforce the book-end nature of the building within the Site.

The facades are designed to reference the horizontal expression of the neighbouring Victorian era mansion blocks in the immediate vicinity of the Site by implementing strong horizontal precast bands.

Alternating chamfered red brick piers are contained within the horizontal bands, creating a sense of rhythm and movement to this corner building, providing a visual point of interest from Kensington Church Street.

The facade design seeks to honestly express the repetition of apartment layouts and associated hierarchy of spaces within the building. The facade proposals have been reviewed and agreed in principle with the NHS for the medical use floors located at ground to 3rd floor levels. This is reflected in the higher floor-to-floors to these levels.

A sinusoidal curved pattern adorns the spandrel panels to the Affordable Block, which attribute to the building's contemporary design whilst negating the appearance of visual clutter from within the apartments.

The ground floor level provides larger sections of glazing into the medical reception area to establish an active frontage and animation to the streetscape. The facade treatment differs at the ground level with a stepped brick detail to establish a suitable base on which the building sits.

Through the building's design and detail, the architecture provides a contemporary narrative to Notting Hill's rich mansion block context.

Refer to Fig. 4.32 for visual reference of the Proposed Development.

Fig. 4.32: Illustrative view of the Affordable Block within the foreground, looking northwards towards Notting Hill Gate

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4.9 Bay Study

4.9.1 Proposed Newcombe House Bay Study

Fig. 4.33-38 illustrate the high-quality architectural design and contemporary details proposed to the Newcombe House building.

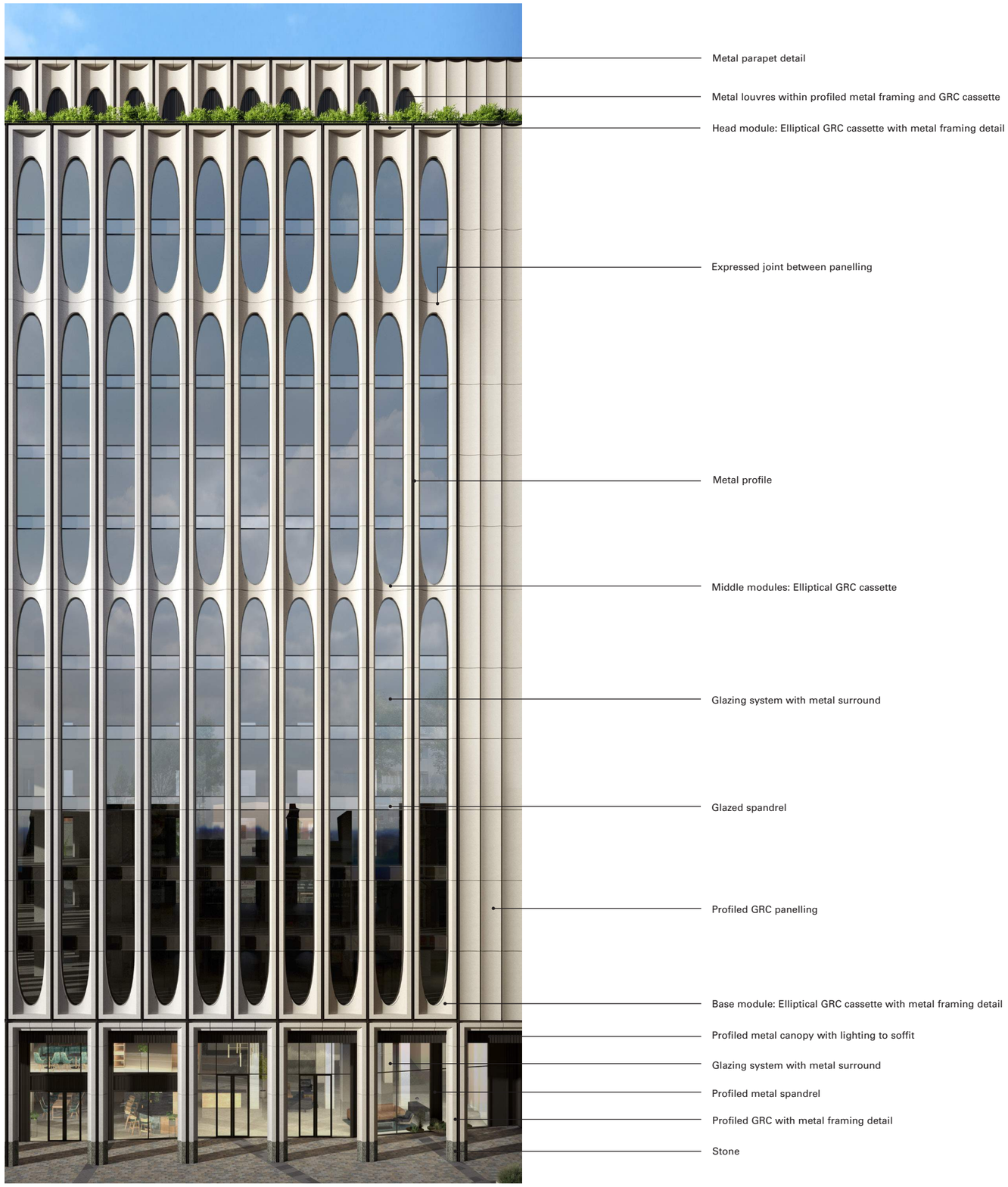


Fig. 4.33: Newcombe House - Proposed Illustrative Bay Study

Fig. 4.35: View 2 - Illustrative visual of facade detail study to Newcombe House

Fig. 4.34: View 1 - Illustrative visual of facade detail study to Newcombe House

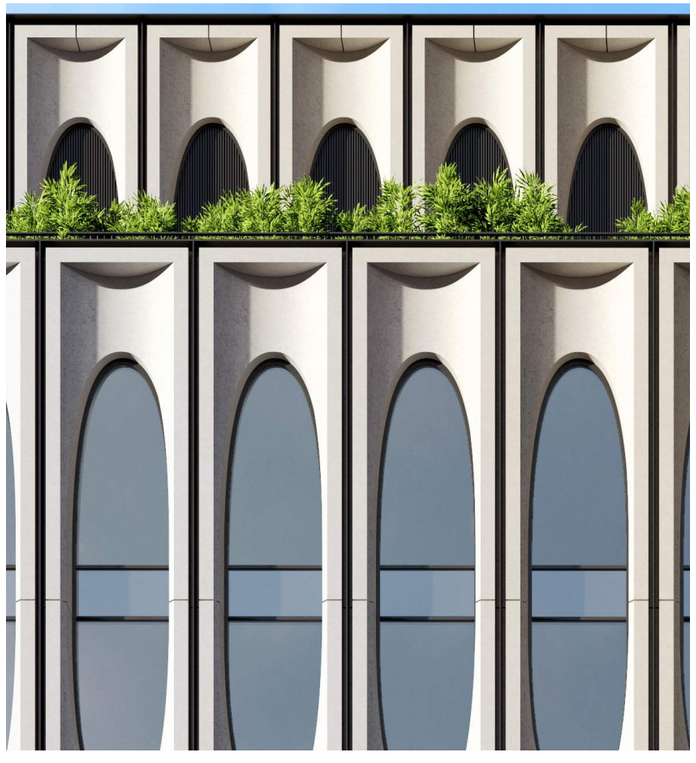


Fig. 4.37: View 4 - Illustrative visual of facade detail study to Newcombe House

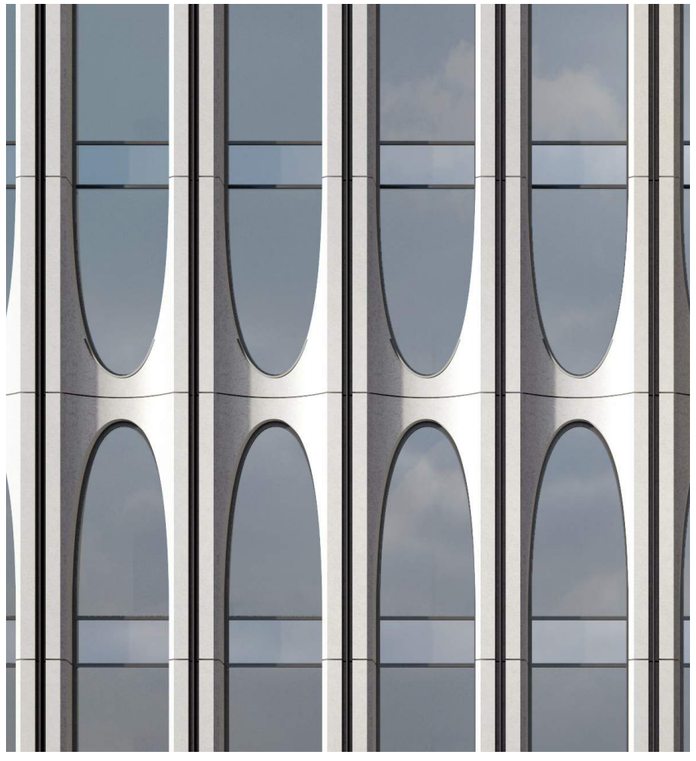


Fig. 4.36: View 3 - Illustrative visual of facade detail study to Newcombe House

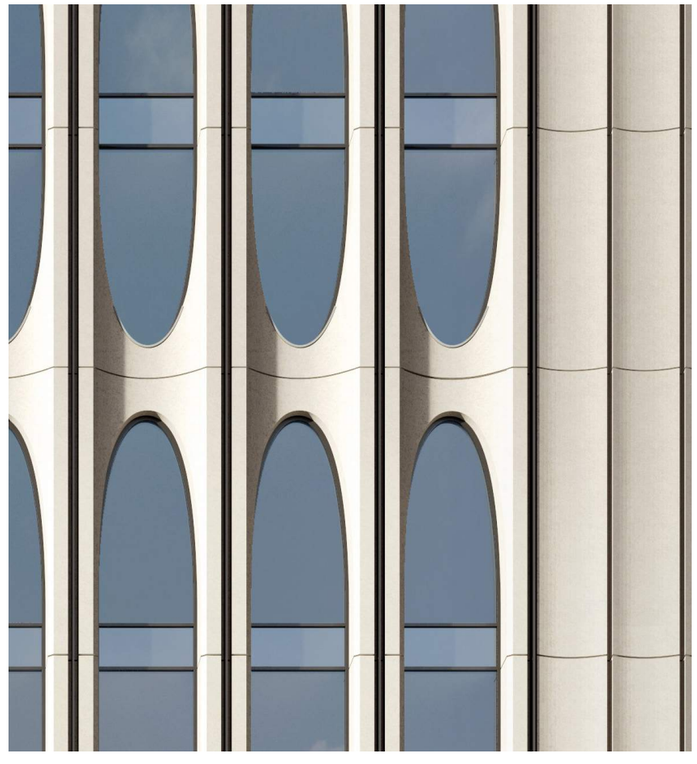
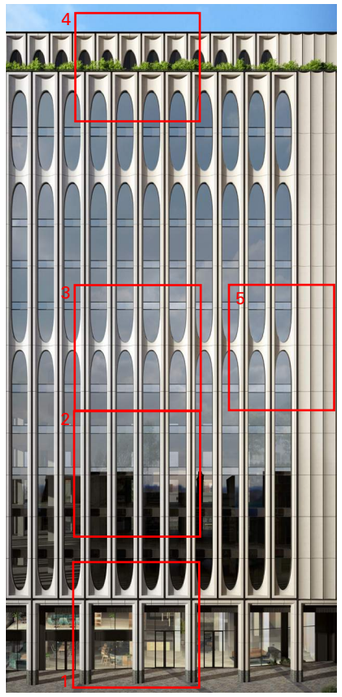


Fig. 4.38: View 5 - Illustrative visual of facade detail study to Newcombe House



4.9 Bay Study

4.9.2 Proposed Kensington Church Street (KCS) Building Bay Study

Fig. 4.39-42 illustrate the high-quality architectural design and contemporary details proposed to the Kensington Church Street building.

Fig. 4.39: Kensington Church Street Building - Proposed Illustrative Bay Study

Fig. 4.41: View 2 - Illustrative visual of facade detail study to KCS Building

Fig. 4.40: View 1 - Illustrative visual of facade detail study to KCS Building

Fig. 4.42: View 3 - Illustrative visual of facade detail study to KCS Building

4.9 Bay Study

4.9.3 Proposed Affordable Block Bay Study

Fig. 4.43-47 illustrate the high-quality architectural design and contemporary details proposed to the Affordable Block.

Fig. 4.43: Affordable Block - Proposed Illustrative Bay Study

Fig. 4.44: View 2 - Illustrative visual of facade detail study to the Affordable Block

Fig. 4.45: View 1 - Illustrative visual of facade detail study to Affordable Block

Fig. 4.46: View 4 - Illustrative visual of facade detail study to the Affordable Block

Fig. 4.47: View 3 - Illustrative visual of facade detail study to the Affordable Block

4.0 Proposed Development

4.10 Retail Provision & Layouts

4.10.1 The proposal aims to improve the current ground floor condition of the Site; to attract a variety of high quality tenants and provide a new, active frontage to Notting Hill Gate and Kensington Church Street. This is achieved using a broader range of Class E uses, including retail and F&B.

4.10.2 Retail/commercial units have been positioned on the both the northern and eastern perimeter of the building to bring pedestrian activity to the streetscape around the building, particularly in the reimagined Public Square to the north of the Site by converting what is currently an impermeable facade, to an open and inviting ground floor experience.

4.10.3 Differing retail units sizes, including the provision of a 2 storey unit to the base of Newcombe House, aspires to create a retail blend of more than one offerings and attract a wider range of visitors.

4.10.4 The new public realm landscape design includes bespoke benches, trees and soft landscaping in raised beds. Together with a modern paving pattern, the approach seeks to create a unique sense of place that enhances the retail experience. The new public space will offer respite from busier streets and become a place to be discovered and enjoyed. The contemporary landscape design will create a new positive environment within the scheme and ground floor, creating a new active space engaging with it. New seating will provide a place for visitors and local people to stop and linger.

4.10.5 The new, double height colonnade on ground and first floor to Newcombe House enhance the visual connection and blur the boundaries between the retail, Public Square and surrounding streetscape.

4.10.6 The increased ground floor height of the Kensington Church Street Building coupled with a generous colonnade width enhances the pedestrian experience and retail interface.

4.10.7 Refer to Fig. 4.48 and 49 for visual references.

Fig. 4.48: Illustrative Proposed Ground Floor Plan

Fig. 4.49: Illustrative view onto the Public Square from Kensington Church Street

Fig. 4.50: Illustrative Proposed 4th Floor Plan

Fig. 4.51: Illustrative Typical Floor Plan to Newcombe House illustrating the proposed extension to the office floorplate

4.0 Proposed Development

4.11 Office Provision & Layouts

The proposal provides 20,181 sq.m of grade A office floor space across 2 distinct buildings, Newcombe House and the Kensington Church Street Building (refer to Fig. 4.50).

The layout of each of the office floorplates are flexible and can be configured according to future tenants' uses and needs.

The aspiration is to offer flexible, high quality, best in class office spaces, responding to the ever-changing office working needs and trends; ensuring an enjoyable and efficient work space environment is provided.

4.11.1 Newcombe House

The existing floorplan to Newcombe House has been extended northwards (towards the Public Square) by a single structural bay, equating to approximately 8m. The eastern perimeter of the floorplate has been extended by approximately 1.8m towards Kensington Church Street to the edge of the Site boundary to align with building frontages along Kensington Church Street, thus improving the streetscape and the efficiency of the office floorplates (refer to Fig. 4.51).

The existing cores are retained and extended in plan form to accommodate the additional lifts required for the uplift in building occupancy and service risers.

The new extension building floors follow the same column lines of the existing structure, ensuring transfer structures are minimised and floor to ceiling heights are maximised to improve the office environment.

4.11.2 Kensington Church Street Building

The new-build office building is designed around a centralised core to maximise internal daylight into the floorplans. An expansive structural grid allows for flexibility and sub-division to suit the occupier's needs.

The scheme has been developed to provided 50% openable windows to provide tenants with control over their immediate environment blending access to fresh air with a mixed-mode system that promotes wellness for all users.

4.0 Proposed Development

4.11.3 External Terraces:

Private external terraces are provided to each of the two office buildings: Levels 03 - 05 to the Kensington Church Street Building and Level 14 to Newcombe House.

The language of the terraces will be continued into the landscape with metal upstands and geometries that create a coherent external character.

PPC coated planters fold and undulate to create a series of differently scaled spaces to the external terraces. Located to the edge of the terraces, the planters provide a mitigation measure against overlooking into neighbouring properties to Jameson Street (refer to Fig. 4.52).

Where possible, climbing plants will be integrated into the landscape of the Kensington Church Street Building to create screening, shelter and increased biodiversity that contributes further to the wellness of users. Multistem trees will provide shelter to areas of low thermal comfort.

Further detail on the building Landscape Design is captured in Section 5.0 of this Design and Access Statement.

Refer to Figs. 4.53 and 4.54 for terrace locations.

Fig. 4.52: Illustrative Proposed to roof terrace by Andy Sturgeon

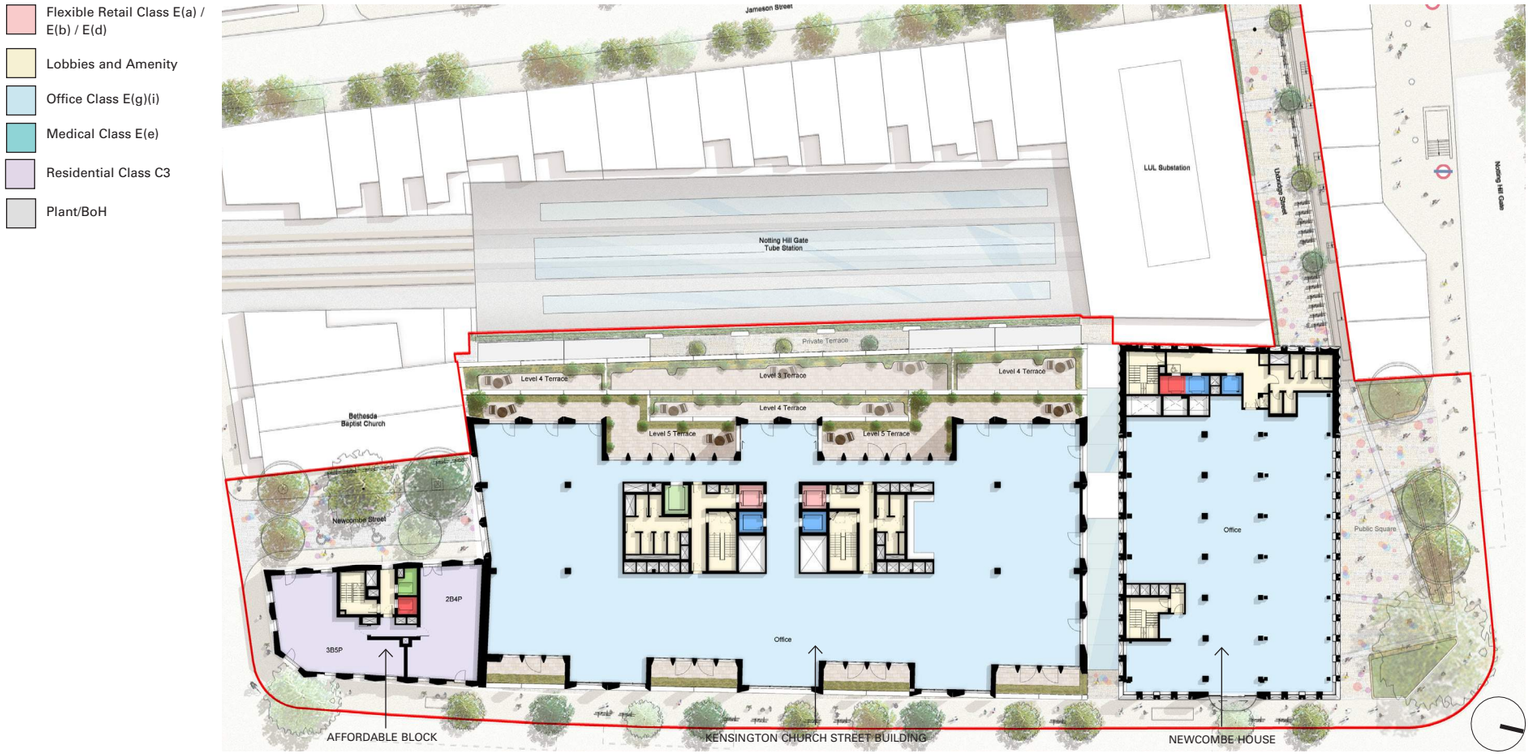


Fig. 4.53: Illustrative Proposed 5th Floor Plan

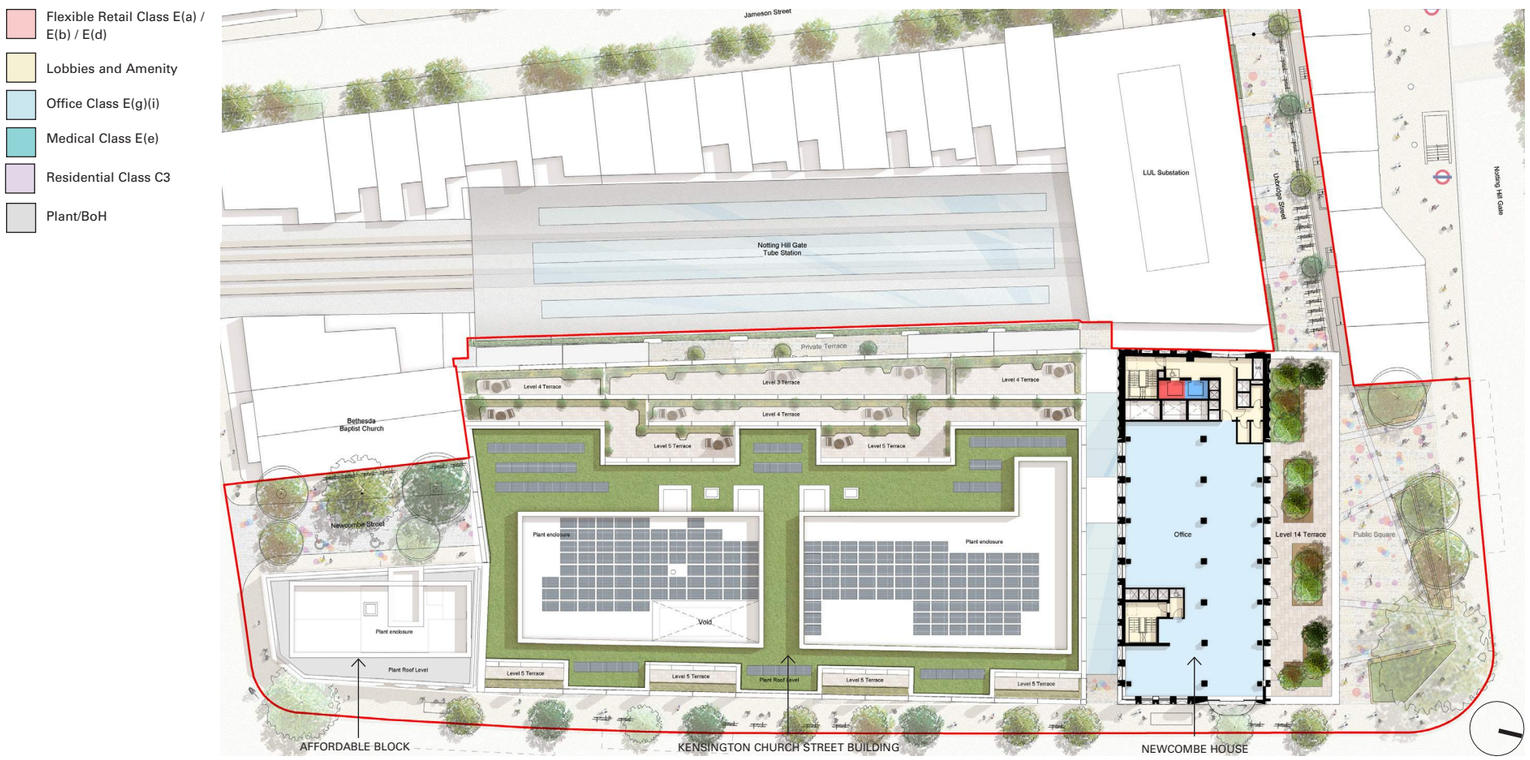


Fig. 4.54: Illustrative Proposed 14th Floor Plan

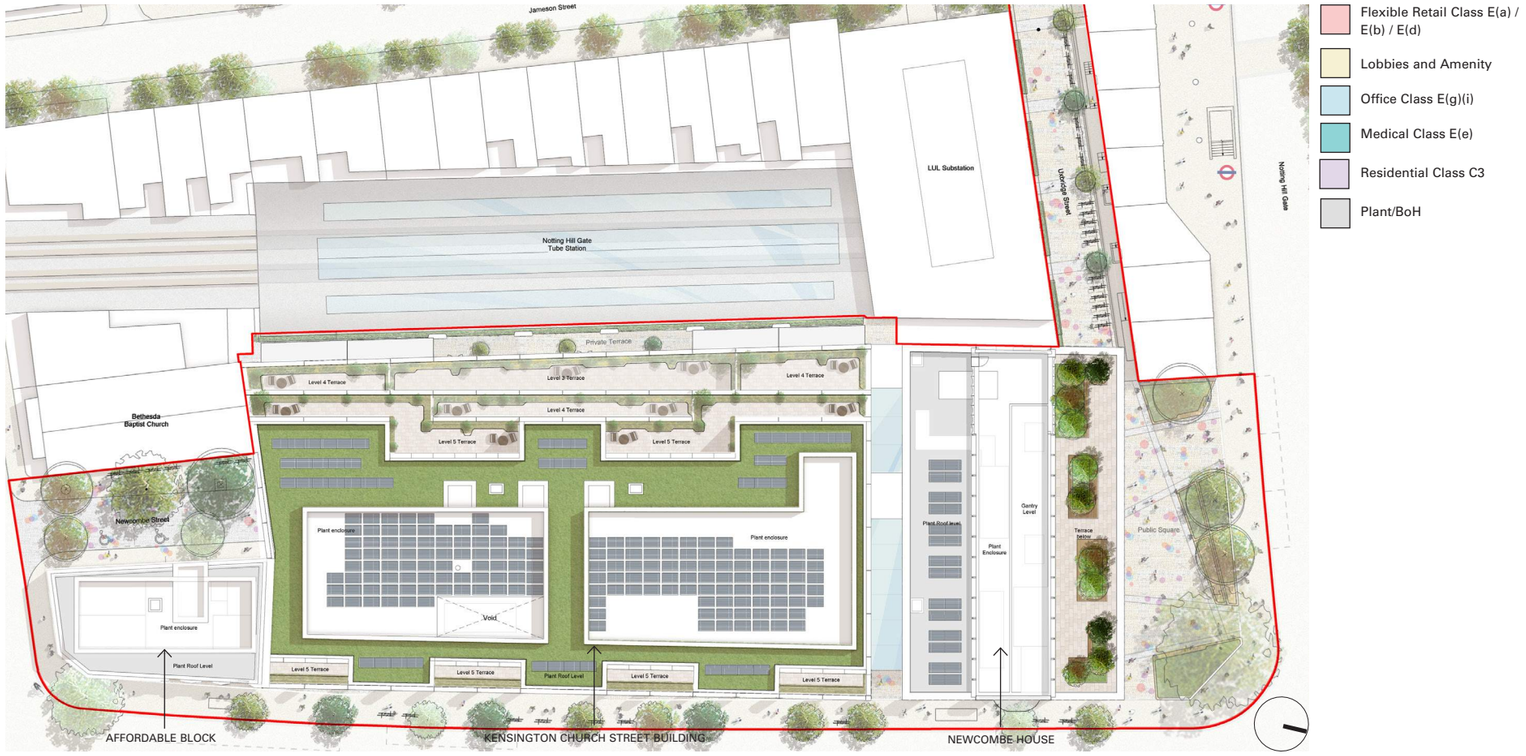


Fig. 4.55: Illustrative Proposed Roof Plan

4.11.4 Roofs

No residential, medical or office access is provided to roof level. Access to roof level is for maintenance requirements only.

Lift-over runs, plant and plant enclosures are located at roof level. Plant enclosures have been appropriately sized to suit the mechanical and electrical services engineer's requirements, whilst the location and positioning of plant and enclosures has been considered with the overall massing of the Proposed Development and townscape views.

PV provision has been considered as part of the Proposed Development's sustainability credentials. Their locations have been considered within the townscape views so as not to impact upon overall massing.

Extensive green roofs are incorporated across the roof of the Kensington Church Street Building to increase the biodiversity across the Site and contribute to the Site's Urban Greening Factor (refer to Fig. 4.55 opposite).

Refer to Section 5.0 for further details.

4.0 Proposed Development

4.12 Housing Mix

4.12.1 The Affordable Block provides onsite social affordable accommodation on Site, with an uplift of area when compared to the existing Royston Court. The proposed residential mix (including wheelchair accessible units) is as follows:

2 x Bed (4 person)	4	50%
3 x Bed (5 person)	4	50%
TOTAL	8	

4.12.2 The proposed residential mix has been developed with RBKC to provide tenure, types and unit sizes which are considered appropriate for the Site and therefore complies with London Plan Policy H10 ('Housing size mix'), where a development is required to deliver a wide choice of homes to meet a range of accommodation needs, providing a mix of housing tenure type and sizes appropriate to the Site size, characteristics, and location.

4.12.3 The Proposed Development complies with London Plan Policy D7 ('Accessible Housing'), where:

- 10% of new homes will be required to meet Building Regulations M4 (3) category 'wheelchair user dwelling').
- 90% of new homes will be required to meet Building Regulations M4 (2) category 3 ('accessible and adaptable dwellings'), or any subsequent legislation on making homes accessible and adaptable.

Refer to Section 7.0 for accessible dwelling provision.

4.12.4 Affordable Units:

All affordable unit sizes comply with London Plan Policy D6 (Housing quality and standard), whereby the development is expected to conform with the described space standards whilst providing dual aspect dwellings throughout.

Refer to Figs. 4.56 and 57 for typical layouts.

4.12.5 Balcony and Terrace Provision:
Whilst the units do not provide private external amenity space, it is considered that this has been internalised through the generous flat sizes, which exceed the NDSS standards. The flats are also dual aspect and of a high quality, including Juliette windows. The inclusion of bolt on balconies have not been provided as they will impact of massing and negate visual clutter from the streetscape.

Fig. 4.56: Illustrative Proposed 4th Floor Plan of the Affordable Block and unit types

Fig. 4.57: Illustrative Proposed Typical Floor (5th - 7th floor) Plan of the Affordable Block and unit types

Fig. 4.58: Illustrative Proposed Ground Floor Plan of the Affordable Block

Fig. 4.59: Illustrative Proposed Typical Floor (1st - 3rd floor) Plan of Medical Use

4.12.6 Play Provision on site:

No external play provision is provided on site owing to the following constraints:

- The Site maximises publicly accessible spaces and routes to the ground floor level including the provision of a public square and colonnade;
- Newcombe Street maintains vehicular access into the service yard to the rear of the Kensington Church Street building; and
- The roof level to the Affordable Block contains a roof enclosure to service the MEP systems including the provision of a pressurisation system to ensure fire compliance.

Some of the largest open areas of green space in London are located in close proximity to the Site i.e. Hyde Park

The Affordable Block is within close vicinity to a number of parks that provide play provision including Hyde Park/Kensington Gardens to the east and Holland Park to the west.

4.12.7 Shared Facilities: Cycle and Refuse Stores

Level access is provided from Newcombe Street into a shared corridor for accessible cycle storage and a separate refuse store. Direct access from the residential core into the cycle and waste storage rooms is not achievable as this would have compromised the ground floor reception to the medical unit owing to the spatial constraints of the plan.

4.13 Medical Provision

4.13.1 Medical floor space provision (Use Class E(e)) has been provided between basement level and 3rd floor level to accommodate a medical surgery. Layouts to the Affordable Block have been developed with informed discussions with the NHS.

4.13.2 The facade language has been developed to ensure a consistent architectural narrative between the medical and residential uses whilst providing future adaption should the NHS surgery vacate, and further social-rented affordable housing required.

4.13.3 The internal fit-out, including core provision, of the medical floorspace will be undertaken by the NHS and subsequently does not form part of the application.

4.13.4 Refer to Figs. 4.58 and 59 for medical shell only layouts.

4.0 Proposed Development

4.14 Site Access and Circulation

4.14.1 Site and Building Access: Pedestrians

The Site has 4 principal entrances for pedestrians:

- The northern Public Square that incorporates level access from Notting Hill Gate
- Stepped and ramped from Uxbridge Street to the double height colonnade to Newcombe House;
- The colonnade to Kensington Church Street; and
- Newcombe Street to the rear of the Site for residential access to the Affordable Block.

Pedestrian accessibility and permeability across the Site is improved by the introduction of colonnaded route from Uxbridge Street to Kensington Church Street via a new Public Square fronting NHG.

4.14.2 Site and Building Access: Vehicular

A primary vehicle access point has been incorporated via Newcombe Place with the introduction of a covered servicing yard that provides user access to the basement, general deliveries and the collection of refuse. The location of the servicing yard onto Newcombe Street is the most practical and the least intrusive to pedestrian movement and interaction across the Site (refer to Fig. 4.60). This is an improvement on the existing Site arrangement where the existing vehicular access via Uxbridge Street forms an under croft to Newcombe House, thereby restricting pedestrian access and providing a poor experience for pedestrians.

A secondary vehicular access point is provided via Uxbridge Street. The street operates as a shared surface, although vehicular access is limited to emergency services only (refer to Fig. 4.61).

4.14.3 Building Entrances

Universal access is provided throughout the Site with ramped and stepped access that will comply with Part M Building Regulations.

The proposed office building entrances front onto Notting Hill Gate and Kensington Church Street. Each entrance gives access to office lift and stair cores through a common office reception lobby (refer to Fig. 4.60).

The Affordable Block has two separate entrances; medical access via Kensington Church Street and a residential entrance accessed from Newcombe Street to the rear.

4.14.4 Refer to Section 7.0 for further information on approach to access and inclusive design.

Fig. 4.60: Illustrative Proposed Ground Floor Plan illustrating access and building entrances

Fig. 4.61: Illustrative Proposed Ground Floor Plan with Vehicular Access to Servicing Yard and Emergency Services

4.0 Proposed Development

4.15 Servicing Yard

4.15.1 The design and inclusion of the servicing yard principally accommodates two functions for the servicing of the building: to allow refuse collection to occur on site (providing access and egress) and the entry point for access to the basement.

4.15.2 Providing a servicing yard within the Site greatly improves safety for pedestrians and road users alike, with a managed operation eliminating the need for vehicles to mount the pavement or reverse into oncoming traffic.

4.15.3 A dedicated stair and goods/cycle lift core connects the service yard to the basement level for the necessary access to the combined basement level serving both Newcombe House and Kensington Church Street buildings. Access is managed by security fob system to the top and bottom of the lift and stairs to allow safe access and egress.

4.15.4 Servicing and deliveries will be controlled by on Site Management with automated gates operational during out-of-hours for servicing and deliveries to provide security to the service yard.

4.15.5 The servicing yard is part of a wider shared servicing strategy with a pre-existing loading bay on Kensington Church Street and 3 shared parking bays on Notting Hill Gate.

4.15.6 A full analysis is provided within the accompanying Transport Assessment prepared by Caneparo.

4.16 Site Access: Emergency Services

4.16.1 Two points of access into the Site are provided for the emergency services, Uxbridge Street and Newcombe Street. The access routes are sufficiently wide to accommodate all emergency vehicles, but does not provide a turning head, requiring vehicles to reverse onto or from the Site (refer to Fig. 4.61). The necessary distances required for fire fighting across the site meet the recommended requirements.

4.16.2 Further details are provided within the accompanying Fire Strategy Report prepared by BB7.

4.17 Substation

Two new substation enclosures have been provided to contain 3 new substations to meet the Scheme's energy requirements. Access is provided from the servicing yard, which will permit UKPN uninterrupted 24-hour access for maintenance (refer to Fig. 4.61).

4.0 Proposed Development

4.18 Parking, Servicing and Refuse

4.18.1 Cycle Parking

Long stay cycle spaces will be provided at basement level in dedicated cycle stores. The office buildings are connected at basement level, which provide shared end-of-journey facilities. Movement of cycles between ground and basement level will be facilitated by the goods lift and stair (fitted with cycle channel) to the servicing yard, operating between ground and basement level only (refer to Fig. 4.62). Residential users have a dedicated accessible cycle store at ground and further storage located at basement level.

Long stay cycle storage provision numbers are in line with the London Plan (2021) standards with a total of 373 spaces provided within secure cycle storage areas area to the basement level, divided proportionally across the Proposed Development and within close vicinity to cores:

- Newcombe House (office): 179 spaces
- Kensington Church Street (office): 163 spaces
- Retail provision: 11 spaces
- Affordable Block (residential): 16 spaces
- Affordable Block (medical): 4 spaces

Office cycle parking types have developed with 75% of spaces are provided via two-tier racks, 10% Sheffield stands, 10% cycle lockers for foldable cycles and 5% provision for adapted stand spaces for recumbent cycles and those unable to utilise tiered racks:

- Newcombe House (office):
  - 134 two-tier spaces
  - 18 Sheffield spaces
  - 18 Cycle lockers
  - 8 Adapted stand spaces
- Kensington Church Street (office):
  - 123 two-tier spaces
  - 16 Sheffield spaces
  - 16 Cycle lockers
  - 9 Adapted stand spaces
- Affordable Block (residential):
  - 12 two-tier spaces
  - 3 Sheffield spaces
  - 1 Adapted stand spaces
- Affordable Block (medical): 4 Sheffield spaces

A total of 29 Sheffield stands will be located at the ground floor level to the perimeter of the site to Uxbridge Street, Newcombe Street and Kensington church Street, providing 58 short-stay visitor spaces. Locations have been considered to avoid impacting pedestrian desire lines and detrimentally affecting the delivery of a high-quality public realm, which has been accepted by the Highways Officer.

Refer to Fig. 4.62 and 4.63 for information.

Further details can be found in the accompanying Transport Assessment prepared by Caneparo Associates.

Fig. 4.62: Illustrative Proposed Cycle Strategy at Ground Floor

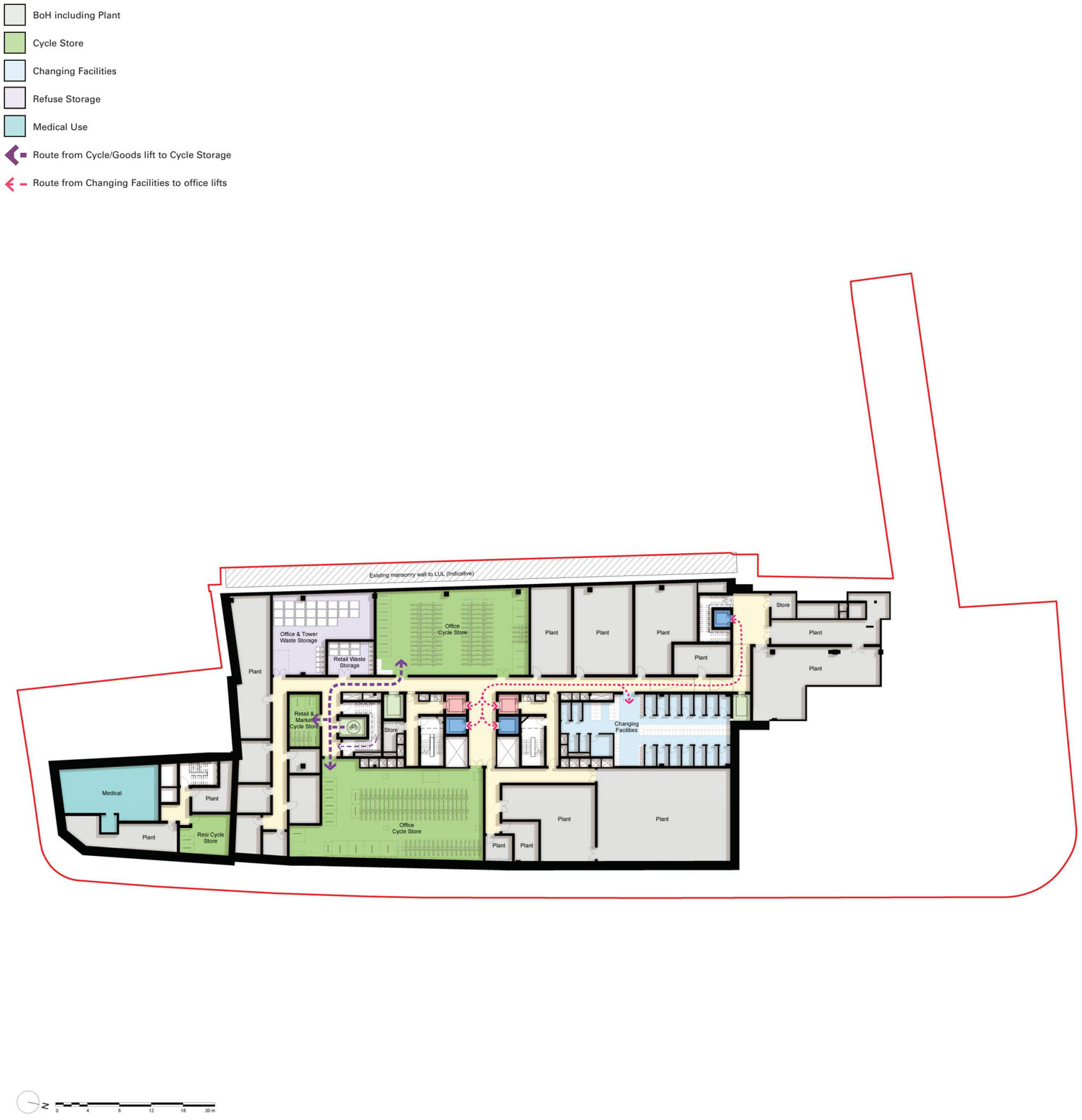


Fig. 4.63: Illustrative Proposed Basement Floor Plan and Cycle Access

4.0 Proposed Development

4.18.2 Car Parking

The local area has an established network of footways, cycle routes and several public transport links including bus services and rail.

Car parking at the Proposed Development is located on Newcombe Street; 2 accessible parking bays are included, with one accessible bay provided for each of the medical and residential uses. There is no parking provision provided for the commercial/office uses to support the highly accessible District Centre location.

The reduction of car parking encourages sustainable travel and the reduction of car trips within the Notting Hill Gate area. The Site's prime District Centre location coupled with access to local public transport networks supports this level of car parking to the Proposed Development.

The current motorcycle / moped spaces located to Newcombe Street are removed under the proposed public highway works to Newcombe Street. The relocation of these spaces is to be agreed under S106.

Further details can be found in the accompanying Transport Assessment prepared by Caneparo Associates.

4.18.3 Basement Uses

The existing basement to Newcombe House is retained under the Proposed Development, which connects into a new larger basement extension covering the Site under the Kensington Church Street Building. The shared basement houses commercial and retail back of house accommodation including refuse and cycle storage, plant and Facilities Management welfare facilities.

A second, smaller basement level is located under the Kensington Church Building towards the eastern perimeter of the Site to house sprinkler tanks to serve the Site.

Fob access will be provided to maintain security at basement level to restrict access between retail and commercial spaces.

The basement location and construction sequencing have been considered to mitigate structural implications to the neighbouring Grade II Listed London Underground Station to the west of the Site.

A separate single storey basement level is provided to the Affordable Block to provide separated medical and residential back-of-house accommodation.

Refer to Fig. 4.63 for proposed Basement floor plan.

4.0 Proposed Development

4.18.4 Servicing Strategy

The proposed servicing arrangements, including residential and retail/commercial refuse collection and deliveries, have been developed to take place within the following locations:

- 3x shared-use parking bays on Notting Hill Gate permitting loading Monday to Friday before 08:00 and between 10:00 to 16:00, and after 18:30. It is predicted that the ground floor retail alongside Newcombe House will make use of this location as per the existing situation.

- 1x loading bay on Kensington Church Street permitting loading for up to 40 minutes with no return within 2 hours. It is predicted that the ground floor retail, residential, medical and office land uses would all make use of this location, as per the existing situation.

- On-site servicing yard providing 2 loading spaces accessed from Newcombe Street and serving the retail and office floorspace. A Delivery and Servicing Plan will be implemented to manage use of the loading areas and bulky deliveries.

Swept path analysis has been undertaken by Transport Consultants Caneparo, which demonstrate that delivery vans can independently manoeuver the servicing yard and Newcombe Street.

Secure back of house service cores and goods lifts connect the basement with retail units and the servicing yard to provide a discreet means of circulating deliveries and services between commercial premises.

Further details can be found in the accompanying Transport Assessment prepared by Caneparo Associates.

Fig. 4.64: Illustrative Proposed Transport and Services Diagram to Ground Floor

4.18.5 Refuse and Recycling Strategy

The Proposed Development segregates medical, retail, and commercial waste storage at basement level. A residential waste store is located at ground level to the Affordable Block for ambulant users. All refuse store locations are within close proximity to cores to reduce travel distances when disposing of refuse (refer to Fig. 4.65).

It is envisaged that all waste at the Site will be collected by a private waste collection company, with collections undertaken from the servicing yard during pre-agreed hours to ensure space is available to transfer bins into the loading area.

The waste presentation area for collection is located within the service yard which will be managed to negate impact upon servicing and deliveries. The managing and organisation will be undertaken by the onsite Facilities Management team.

Refer to Caneparo Associates' Operational Waste Management Strategy report for further information including policy and legislation references.

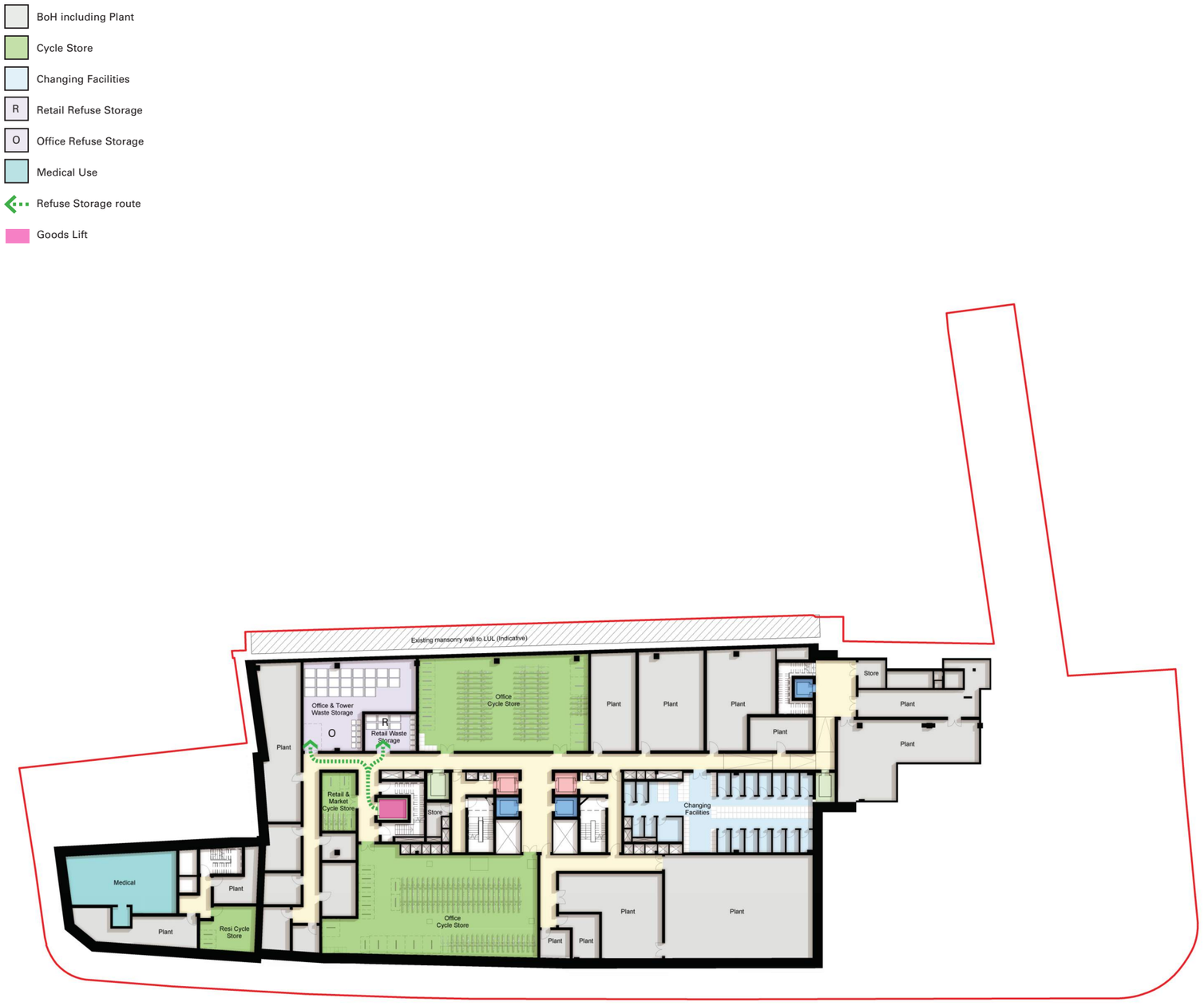


Fig. 4.65: Illustrative Proposed Basement Floor Plan with Proposed Refuse Stores and movement routes

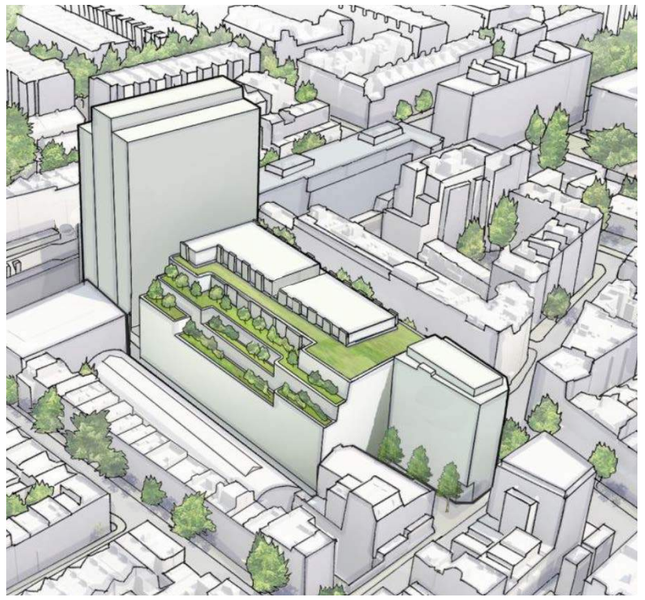
5.0 Landscaping

ANDY STURGEON DESIGN

Newcombe House

Landscape Design & Access Statement

June 2023



Version	Date	Version Notes	Author
V3	09.06.2023	For Planning	ASD

Andy Sturgeon Design

Andy Sturgeon Design (ASD) have been appointed by Beltane Asset management to provide a landscape for the proposed development at Newcombe House as outlined in the following pages.

ASD have been working with Squires & Partners and the rest of the consultant team to develop a brief and a high quality landscape design as a public amenity to accompany this office development and public realm.

The following report has been compiled to support the planning application for the proposed development.

"Underlying all our work is the belief that gardens and landscapes improve not just the environment but the quality of life for all who experience them on whatever level."

We pride ourselves on working closely with our clients to produce unique schemes, bringing a fresh and individual approach to each and every project. We thrive on opportunities to work in partnership with other professionals to deliver integrated, cohesive solutions.

With Landscape Architects, Urban Designers, accomplished Horticulturalists and Garden Designers we are fortunate to have a highly skilled, multi-disciplinary team allowing us to work across a range of scales and cultures. Our practice is small enough to enjoy close working relationships with our clients yet large enough to handle complex, longer-term schemes. We thrive on the variety of projects we undertake which are as geographically diverse as they are in style.

Winners of 9 Chelsea Flower Show Gold medals and 3 times Best in Show. Andy is a Registered Member and Fellow of the Society of Garden Designers and a Chartered Member of the Landscape Institute. The practice is a registered practice of the Landscape Institute.

Site Analysis

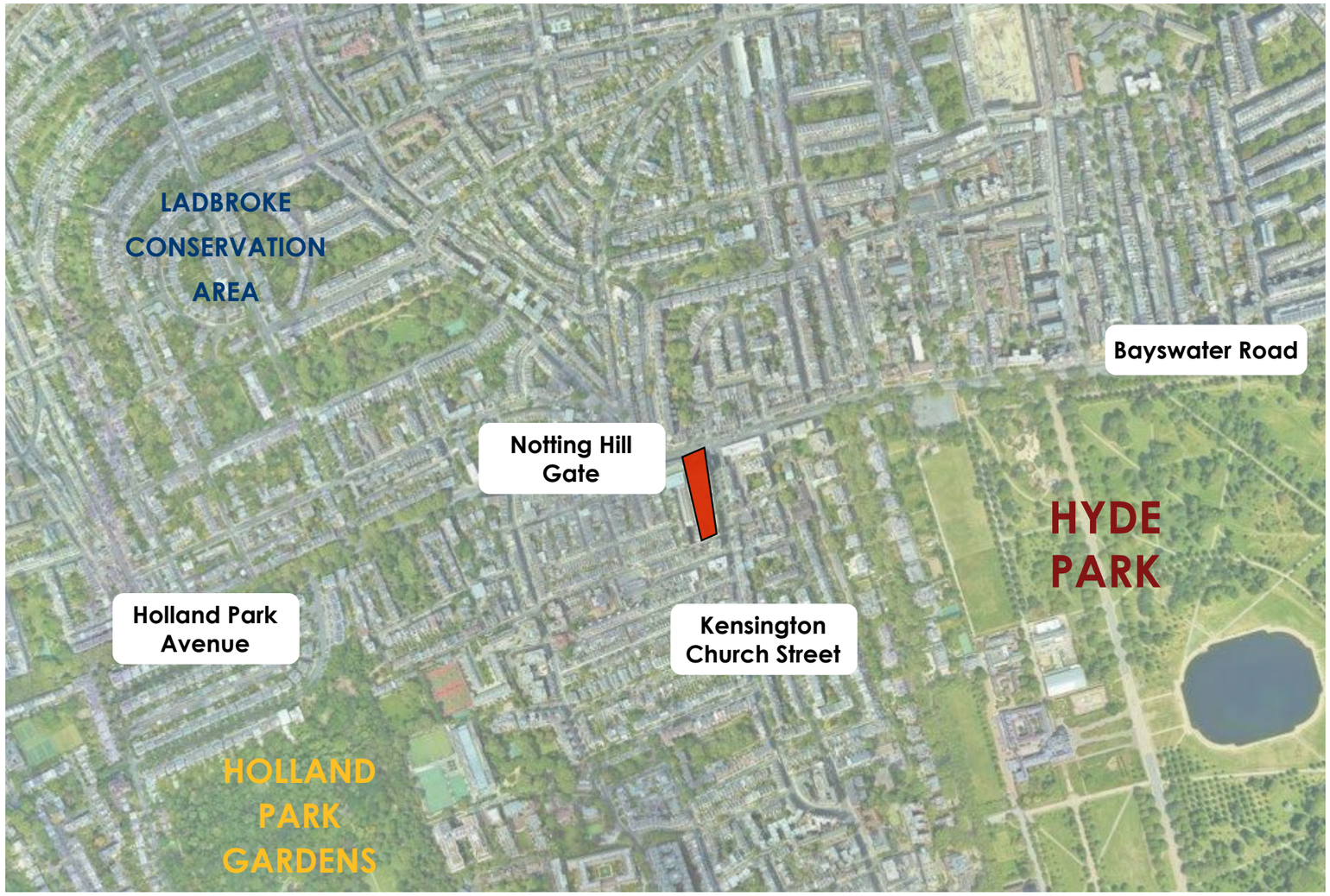
Existing Site Conditions

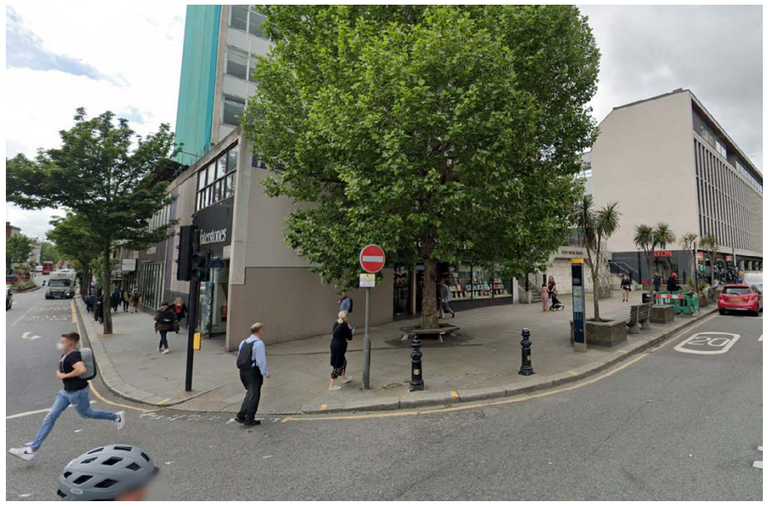
The site is located in the Royal Borough of Kensington and Chelsea, UK, at the junction of Notting Hill Gate and Kensignton Church Street.

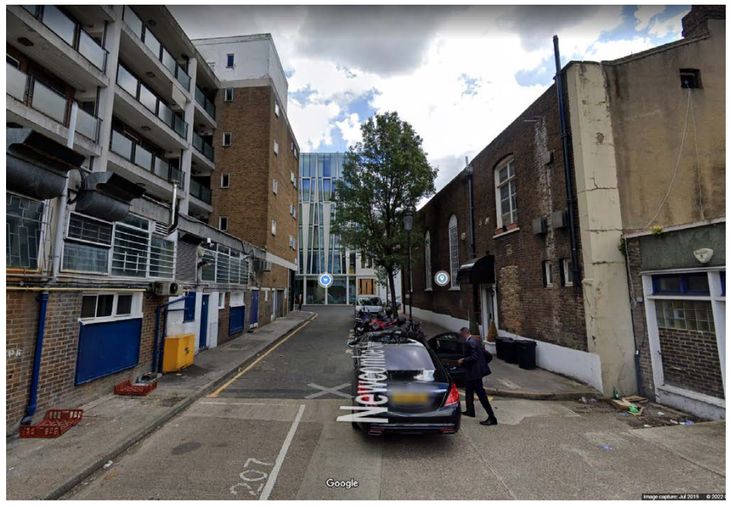
Located approximately 50m east of Notting Hill Gate Tube Station, the site is bounded by Notting Hill Gate to the north, Kensington Church Street to the east, Kensington Place to the south and David Game House to the west.

Three major local parks are located nearby the site, including Hyde Park, Ladbroke Conservation Area and Holland Park Garden. Mature London Plane Trees and Metasequoias provide consistent greening along Holland Park Avenue and Bays Water Road, there is an opportunity to extend this solid tree canopy along Notting Hill Gate within our site.

In the following pages we will expand our analysis and understanding of the site before illustrating how we aim to maximise green offering and public amentity in the proposed scheme.







CONTEXT AND INFLUENCES

The site is located in Notting Hill Gate, an area that shares little with the general Notting Hill character and largely defined by post modern architecture. In the site adjacencies there is a general lack of public realm availability as well as lack of tree cover.

The proximity with the tube station and the general popularity of the district, put considerable pressure on the existing pavement.

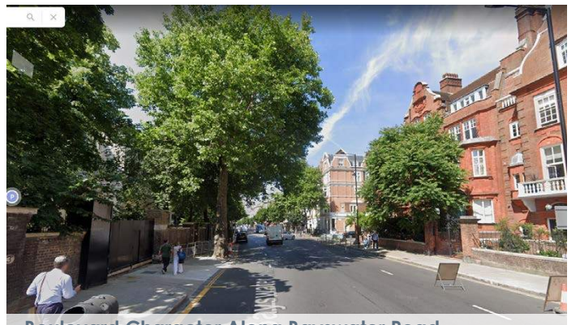
On the contrary, at either end of Notting Hill Gate, along Bayswater Road and Holland Park Avenue, large London Plane trees provide a strong boulevard character, and the gentle shade provided by their canopies makes walking along the pavement a relaxing and pleasant experience.

Concrete and asphalt are largely the dominant materials that can be experienced along the narrow Notting Hill Gate pavements.

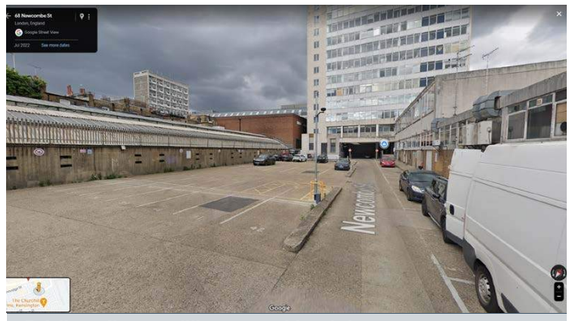
The site existing layout has been largely based on a car culture with little space for pedestrian circulation and movement.
At present on site there is one single large London Plane tree which is retained and a fundamental part of the proposed landscape scheme

Andy Sturgeon Design has carefully analysed the context and nature of the surrounding and set out a list of design objectives that have been pursued during this planning application and ultimately integrated in the final proposal submitted as part of this planning application.

Public engagement has been also fundamental in understanding the requirements of local residents and stackeholders. This has largely happend through public consultations, Planning Performance Agreements and engaging with the Notting Hill Gate Local Action Plan.


Boulevard Character Along Bayswater Road


Car culture largely dominates within the existing site conditions


Existing site conditions - parking lot


Kensington Church Street existing pavement


Notting Hill Gate has a general lack of good quality street trees. Asphalt and corcrete are the dominant materials


Harsh conditions along the existing pavement.


Boulevard Character Along Holland Park Avenue


Hard urban streets to the front of the development


Existing site conditions - parking lot

Site Analysis

Character - Local Urban Ecology

Given Newcombe House is situated between 3 ecological sites, we have an opportunity to create an 'ecological stepping stone' that further connects these spaces. Careful ecological approach should be adopted within the design.

Newcombe House is situated close to 3 of the 24 designated Sites of Importance for Nature Conservation (SINCS) in the borough of RBKC; Ladbroke Conservation Area, Holland Park Gardens and Hide Park/ Kensington Gardens.

These are sites that have been designated as they are either important areas of wildlife habitat, places where rare species are found, or places where the local community can have contact with the natural world.

Both Kensington Gardens and Holland Park are designated Sites of Metropolitan Importance - containing the best examples of London's habitats and species and opportunities to have contact with nature. Ladbroke Conservation Area is designated a Site of Borough Importance grade II - these sites have a significant contribution to the ecology of the Borough and damage to these sites means a significant loss to the Royal Borough.

Sites of Nature Conservation Interest

Metropolitan	M 125	Kensal Green Cemetery
	M 31	River Thames and Chelsea Creek
	M 103	Kensington Gardens
	M 6	The Grand Union Canal
	M 131	Holland Park
Borough I	BI 3	Brompton Cemetery
	BI 4	Chelsea Physic Garden
	L 7	Kensal Gas Works
	BI 2	West London and District Lines
Borough II	BII 3	Carmalite Monastry
	BII 5	Moravian Burial Ground
	BII 4	Ladbrooke Grove Gardens Complex
	BII 2	Hammersmith and City Line
	BII 6	Royal Hospital Old Burial Grounds
	BII 7	Ranelagh Gardens
	BII 1	British Rail Western Region Land
	L 8	Kings College
Local	BII10	Natural History Museum Gardens
	L 1	Emslie Horniman Pleasance
	L 2	Westway Wildlife Garden
	L 3	Avondale Park Wildlife Garden
	L 6	Meanwhile Gardens
		Chelsea Royal Hospital South Front Lawn
		Kensington Memorial Gardens

Source: RBKC 'Revision of Sites of Nature Conservation Importance' 2009

Site Analysis

Urban Ecology

ANDY STURGEON DESIGN

There is a lack of tree cover and habitat within the Notting Hill Gate area. From these 3 nearby sites, we can consider features to incorporate into the design that would benefit the wider urban ecology.

Key opportunities include:

- **Tree planting within the public realm and on roof terraces**
- **The planting of pollinator friendly plants**
- **Biodiverse roofs**
- **Incorporating Bat/Bird Boxes into the facade**

Below we have highlighted the 3 designated sites and the species each area supports.

1. **Ladbroke Conservation Area** is made up of 16 garden squares, all in private communal ownership with no public access.

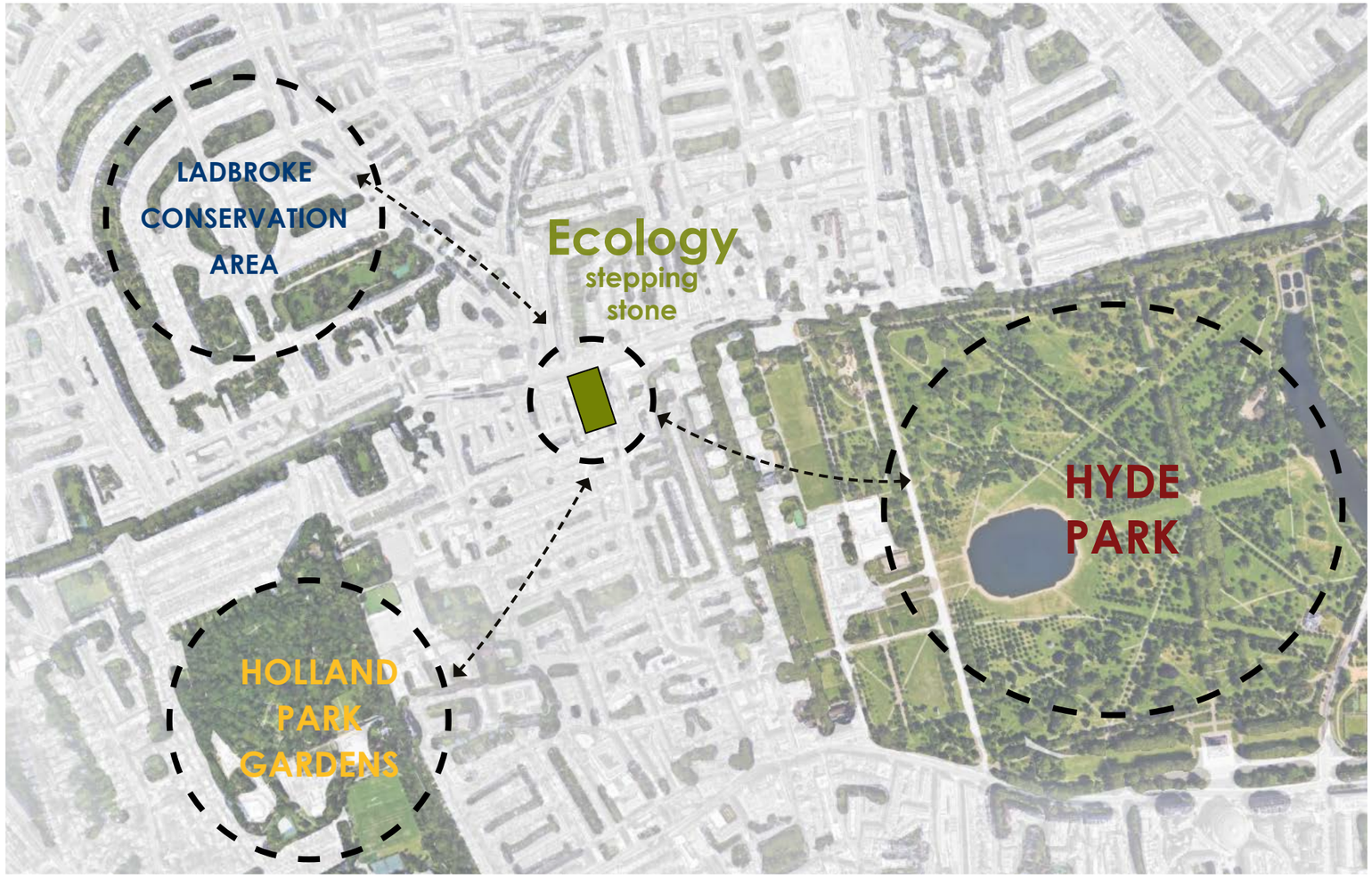
Important species:
- Mature trees provide important resource for wildlife
- Important corridor for foxes
- Rich in plant species

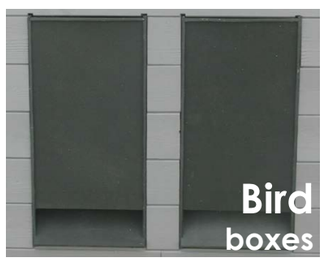
2. **Holland Park** comprises one of the larger areas of semi-natural habitat within central London and is important for its populations of mammals (including bats), birds and breeding amphibians. The site includes large areas of woodland, an uncommon habitat in inner London with over 300 species of fungi.

Important species:
- Sparrowhawk, great spotted woodpecker & tawny owl.
- An important site for bats (brown long eared bats and pipistrelles).

3. **Kensington Gardens** forms part of the larger Hyde Park and Kensington Gardens SMI and supports a large amount of common wildlife with bird populations particularly thriving.

Important species:
- Sparrowhawk, greater spotted woodpecker & redpoll.
- Acid grassland and fungi species.





Public Realm

Typology & Accessibility Mapping

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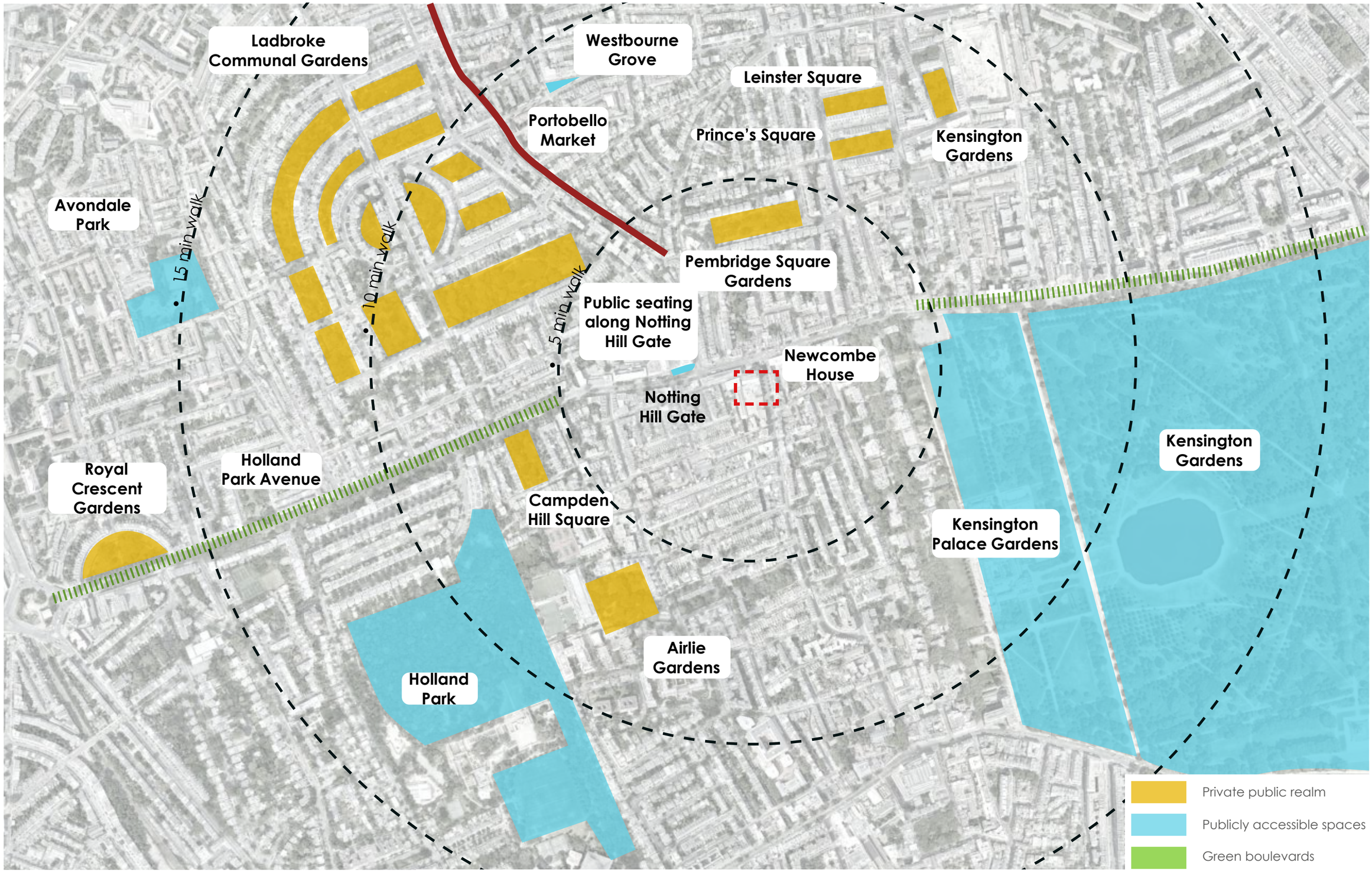

There is an opportunity to **provide an accessible, green square** for the neighbourhood.

Public Realm

Typology & Accessibility

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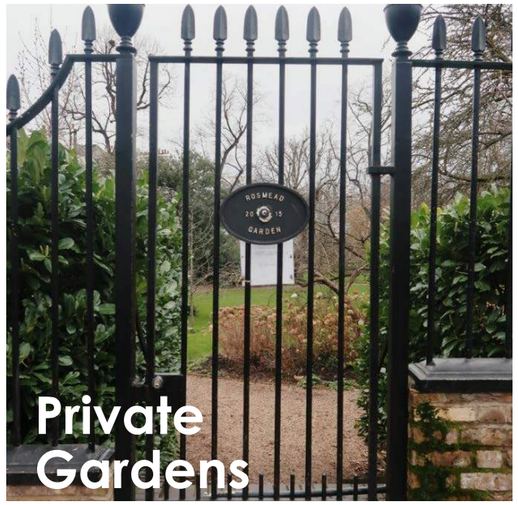


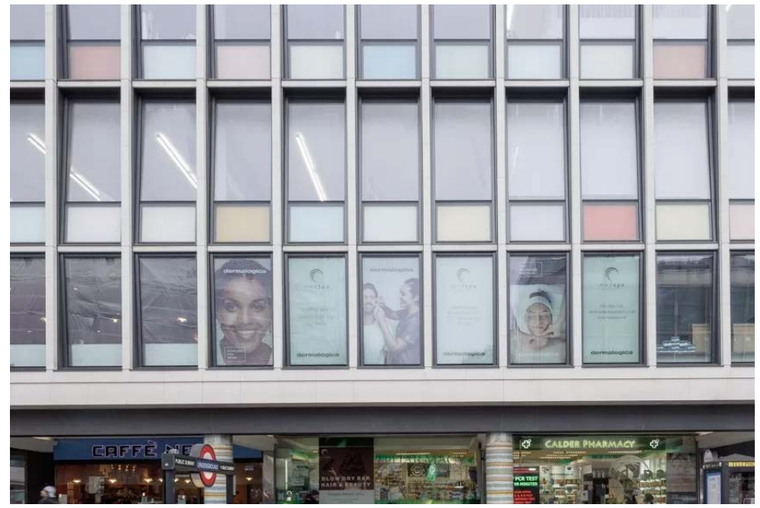
Site Analysis

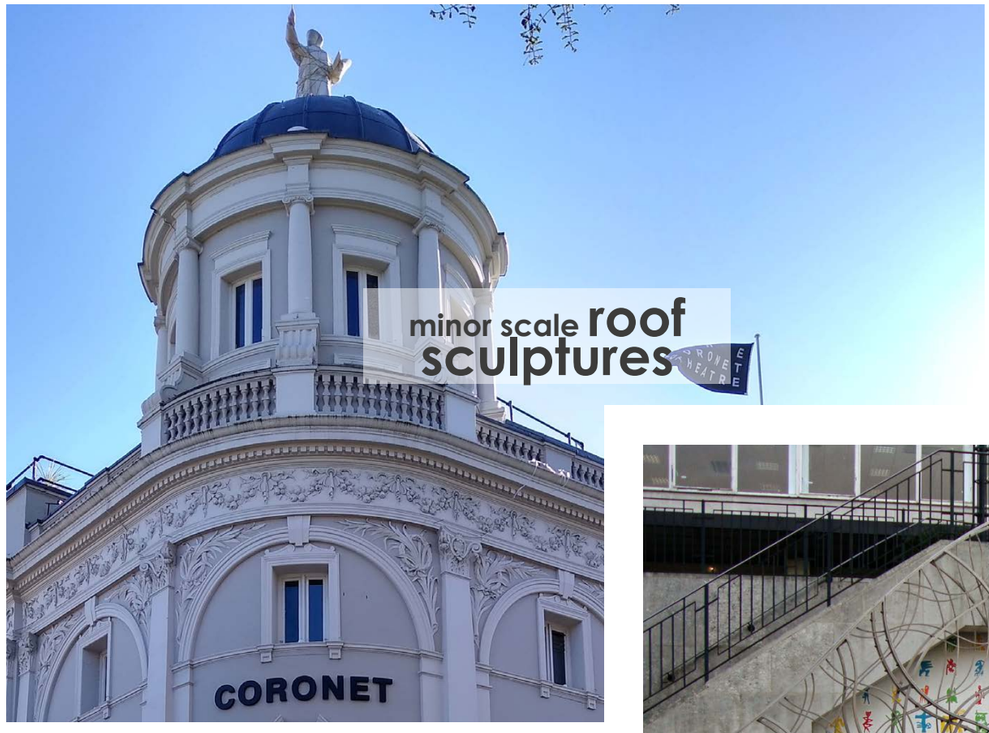
Local Art

The site at Notting Hill Gate incorporates subtle artwork, however, overall it lacks the vibrancy and engagement, which makes the Notting Hill district iconic.

Although a busy high street and important thoroughfare, Notting Hill Gate is still home to several artistic features and fun interventions. Sitting on the Newcombe House site are three sculptures; two standing atop of the Waterstones roof, with the third, a metal sculpture called the 'Carnival Elephant' positioned at ground level in 2003. These elements of public art are features that have become part of the street's history and cultural fabric and our urban ecology strategy would look to integrate these into the scheme.

Further down the street, travelling west from Newcombe House, the Coronet cinema and United House also host roof top sculptures. Colourful building elements such as wrapped pillars and multi-coloured curtain walling panels have been incorporated in the streetscape design.





Site Analysis

Borough Culture

A strong culture derived from it's British-Caribbean community defines Notting Hill.

We have an opportunity integrate Public Art into the site and emphasise its importance as a 'gateway' to the district.

Notting Hill is home to a unique and vibrant community. Dotted through the area are pockets of colour, bursts of inspiration and charming sights found only in this part of London. This 'Notting Hill character' is represented through its artistic heritage, the diversity of its community, quaint shops and cafes, famous markets and beautiful gardens.

Existing Character throughout the Borough

The Notting Hill Carnival

Lancaster Road

Portobello Road Market

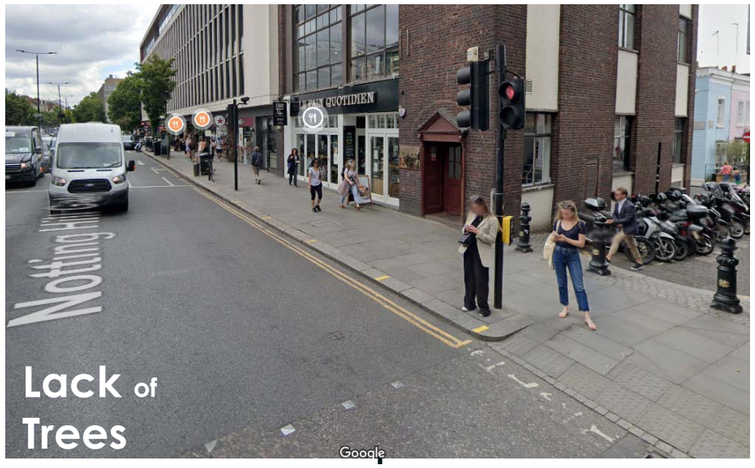
The Churchill Arms, 119 Kensington Church Street

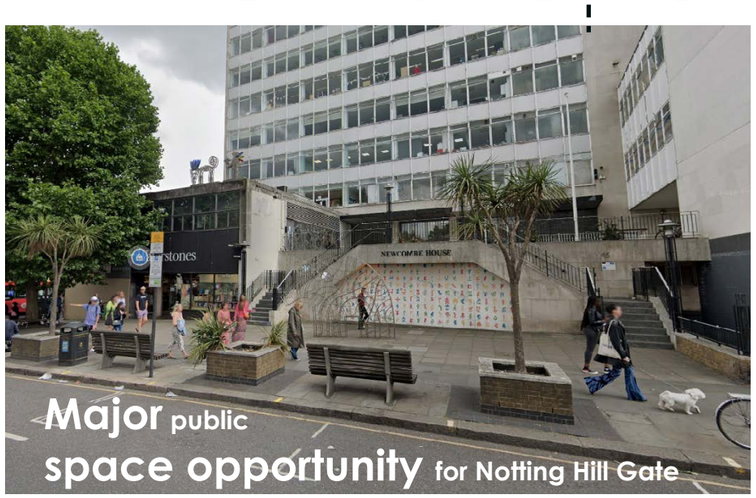
Proposed character for Notting Hill Gate

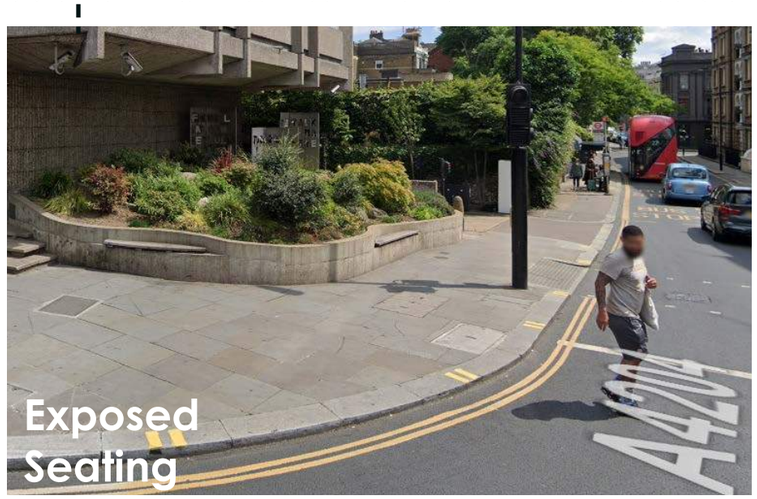
Landscape Strategy

Notting Hill Gate - Local Context/environmental needs

ANDY STURGEON DESIGN







Landscape Strategy

Notting Hill Gate Street - Local Context/environmental needs

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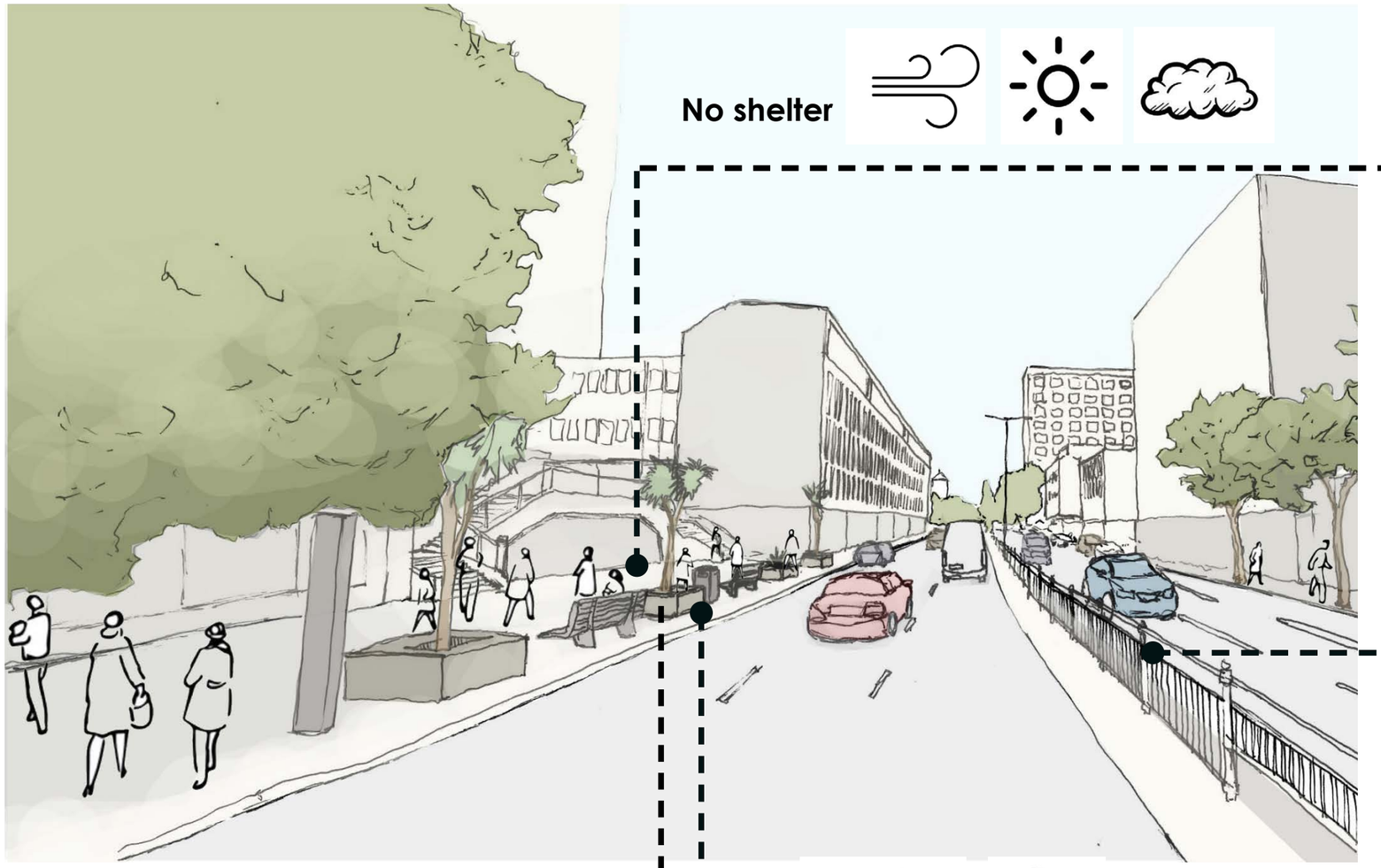
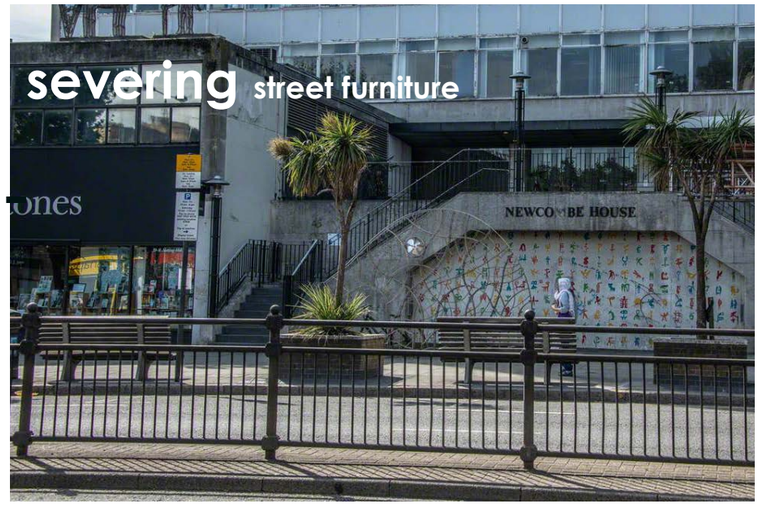
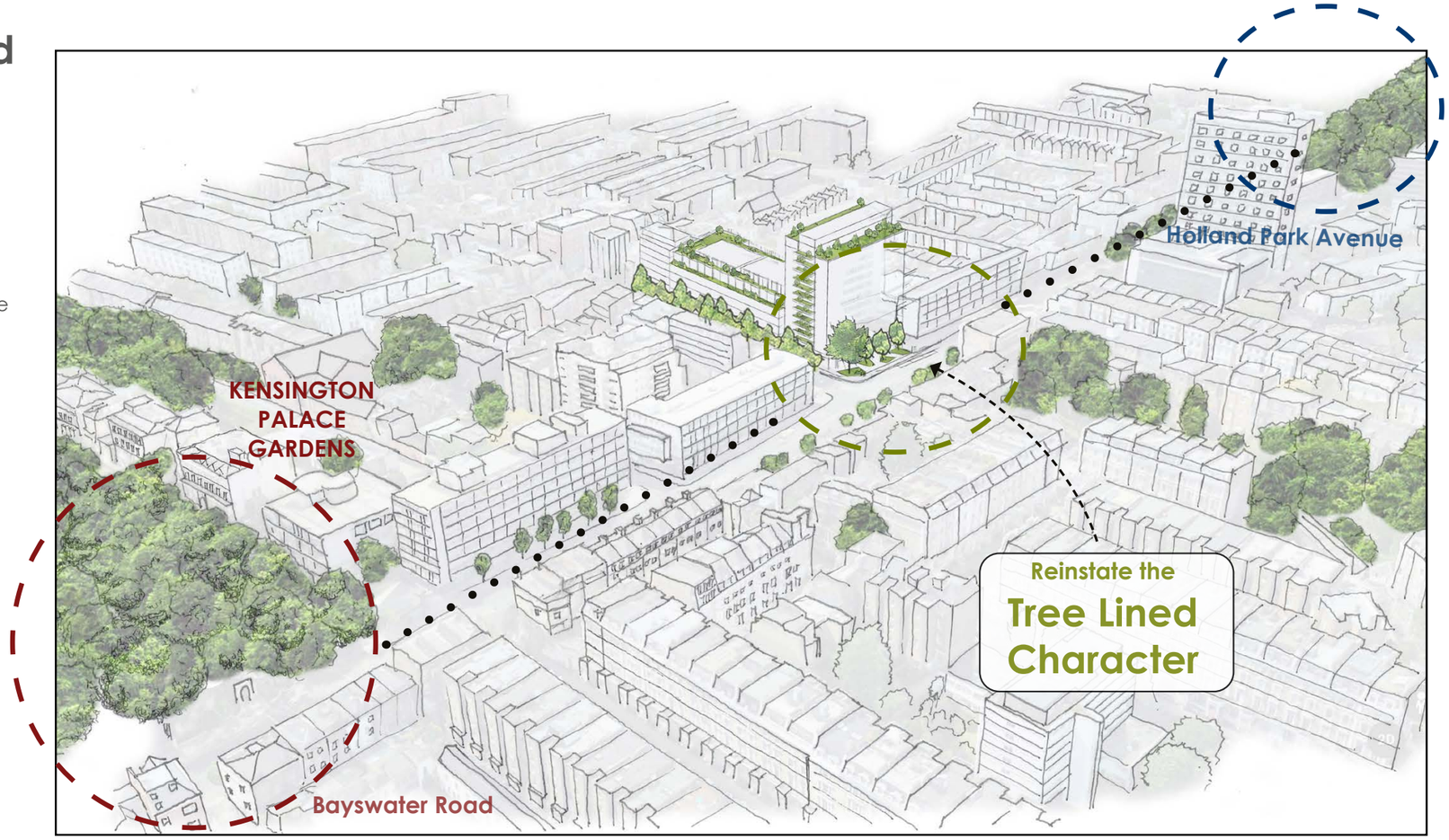




The existing quality and function of the public realm in Notting Hill Gate is generally inadequate. Excess street furniture and guard rails create barriers to movement and constrain pedestrian space. Small planters provide little in the way of buffer from the noise and traffic of the main road with seating positioned far too close to the road edge and the existing trees too small to provide adequate shelter from the elements.

There is an opportunity to **contribute to and enhance the tree lined character and overall quality of the public realm** in Notting Hill Gate.

By introducing new street trees and preserving the existing ones, Newcombe House, will play an important role in stitching together the tree lined character of Bayswater Road and Holland Park Avenue




Bayswater Road

Notting Hill Gate


Holland Park Avenue

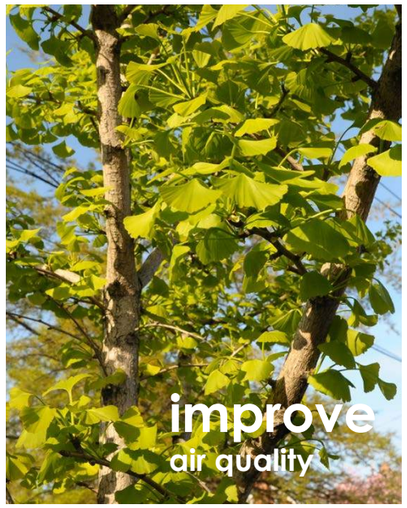
Site Analysis

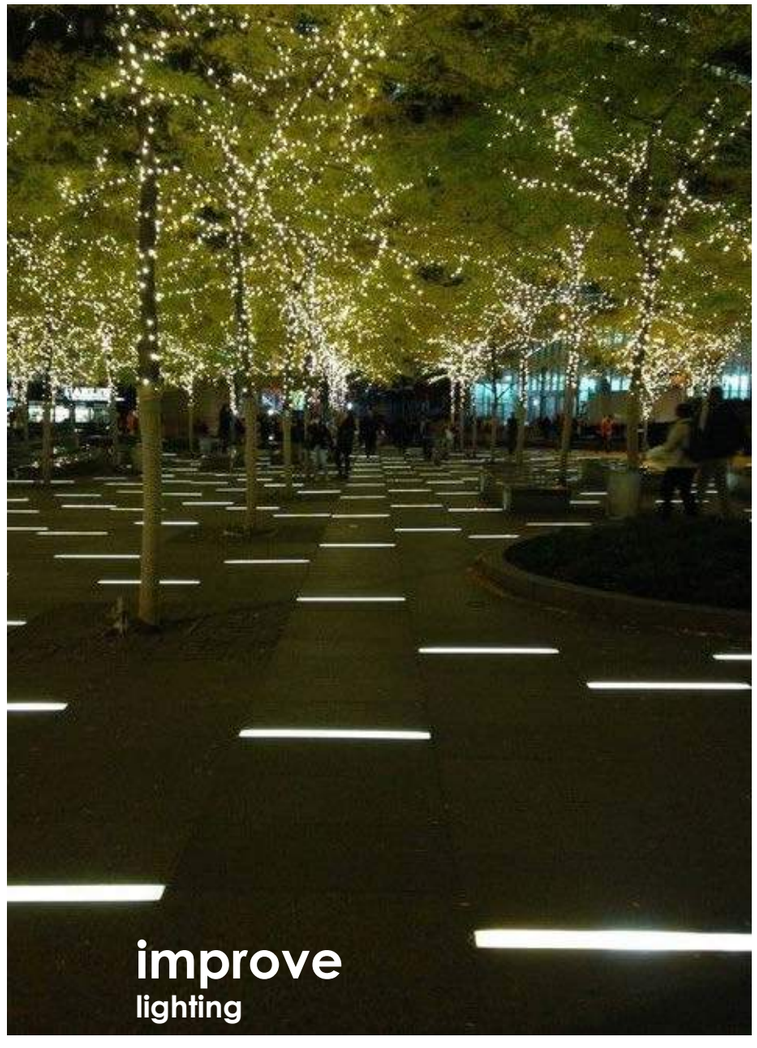
Community Engagement

Engagement with the local community and its residents through the Notting Hill Gate Local Action Plan has generated feedback and a list of priorities, key issues and opportunities including:

1. Improve local air quality
2. Provide active frontages at ground floor level
3. Improve the public realm and junctions around the station
4. Deliver cultural place-making initiatives to promote the area's cultural attractions, including public art
5. Strengthen the identity of Notting Hill Gate as an accessible part of London which retains its feel as an 'urban village'
6. Improve active transport, including bicycle and pedestrian friendliness
7. Places for children to play
8. The provision of flexible space for the public and community activities

A selection of principles and priorities for Notting Hill Gate, taken from the Local Plan 2019, RBKC





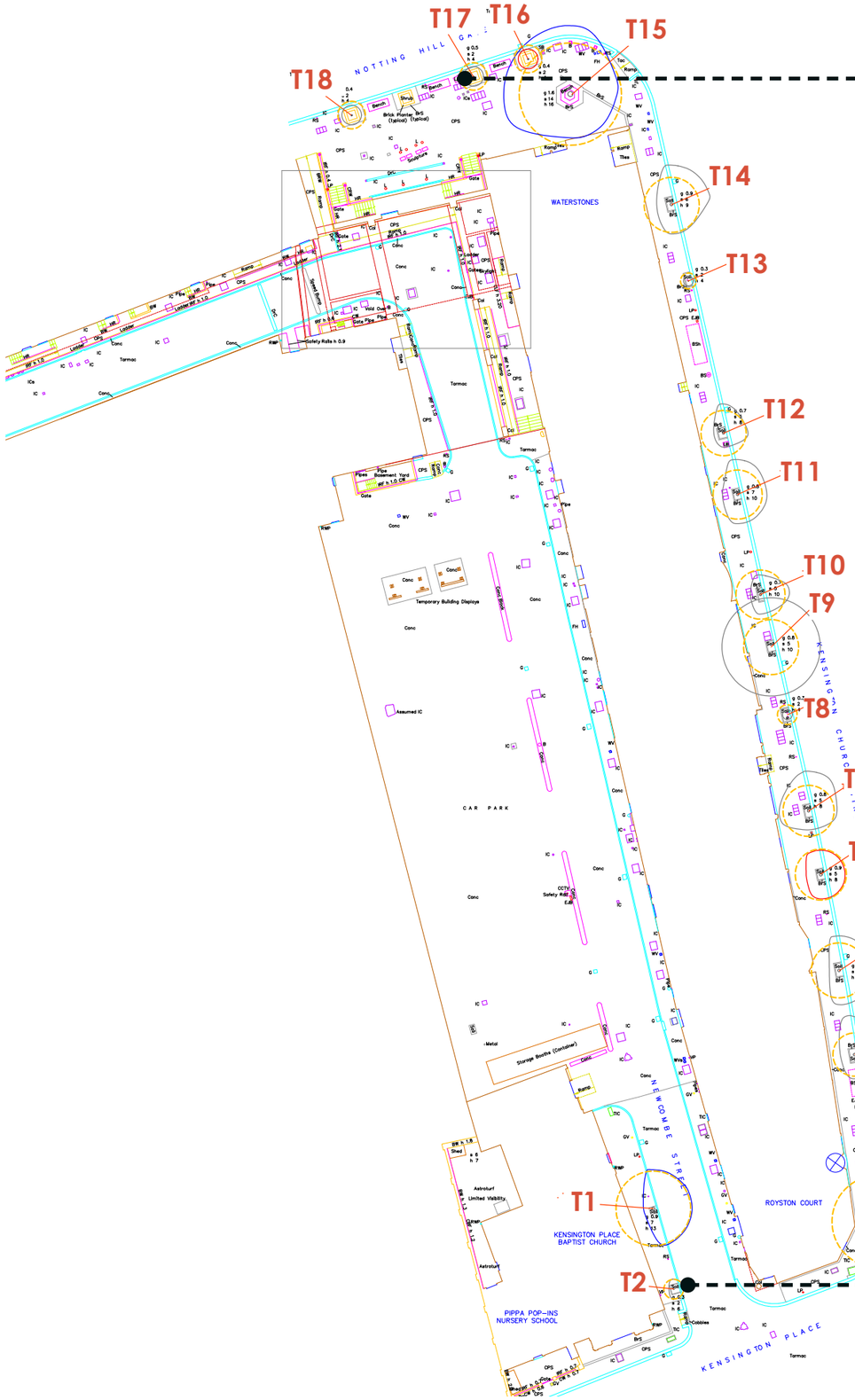
Site Analysis

Existing Trees

No TPO designations exist onsite. T1, T3 and T15 are all Category B trees and are proposed to be retained.

T2 (Category C) is proposed to be removed and replaced in the same location.

T16 and T17 (Category C) and T18 (Category U) in raised planters are proposed to be removed. New tree planting will be introduced within Notting Hill Gate Square which will provide shade and amenity.



proposal to remove small raised planters and shrubs to declutter public pavement

Existing T15 to be retained

T12 is currently proposed to be replaced with a larger specimen tree

Legend

T1 — Tree (T)/Group (G)/Hedge (H) number

Category A - Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

Category B - Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C - Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Category U - Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.

Root Protection Area - Individual Trees

Root Protection Area - Groups of Trees

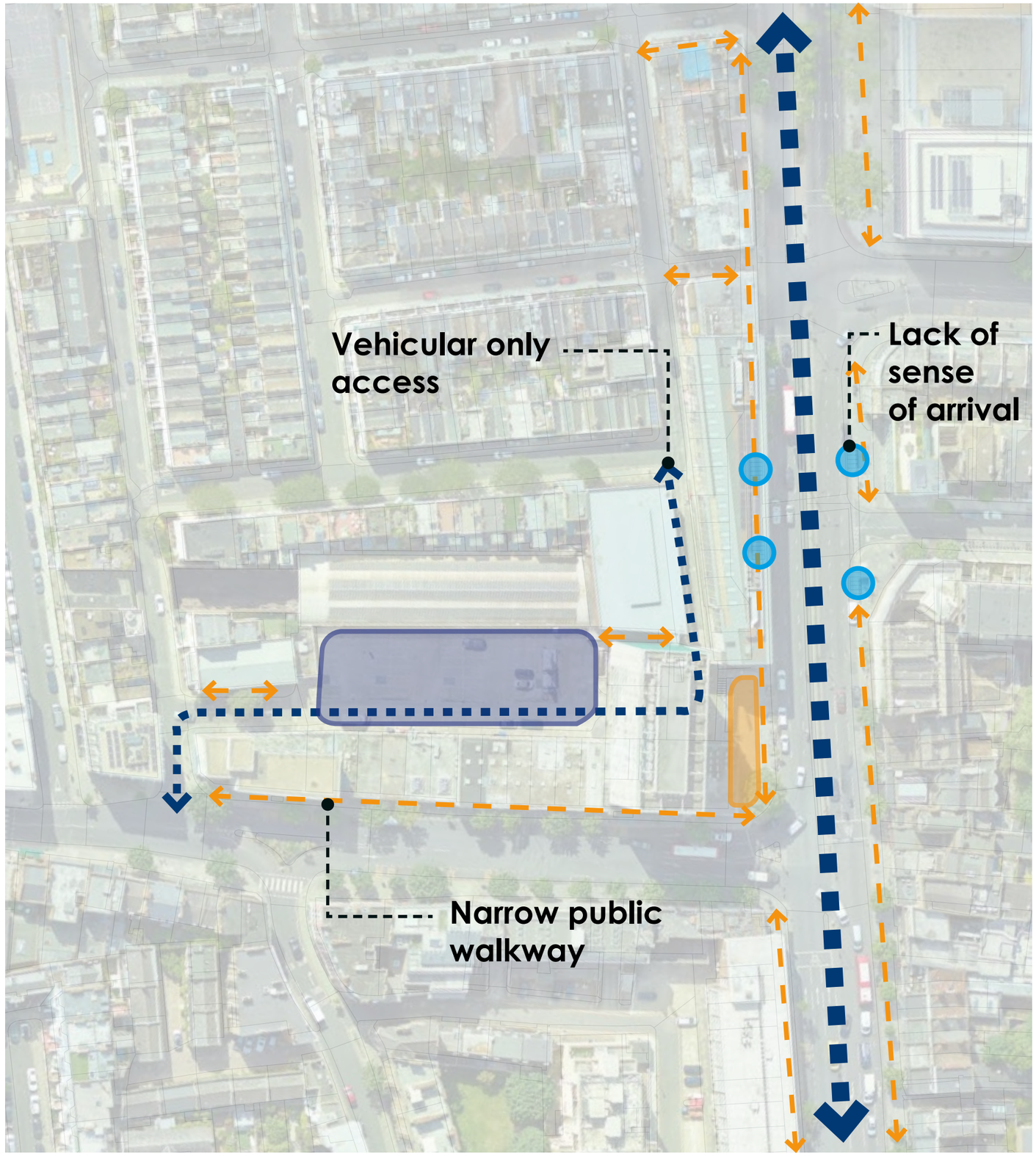
Site Analysis

Existing Conditions Plan

Existing conditions are largely driven by car culture. Foot paths are narrow and lack tree cover. The public open space to the corner of Notting Hill Gate and Kensington Church Street is limited in scale and offers little amenity.

Legend

- Major Roads
- Current vehicular movement
- Pedestrian movement
- Carpark
- Current allocation for accessible, public open space
- Access points to subway stations



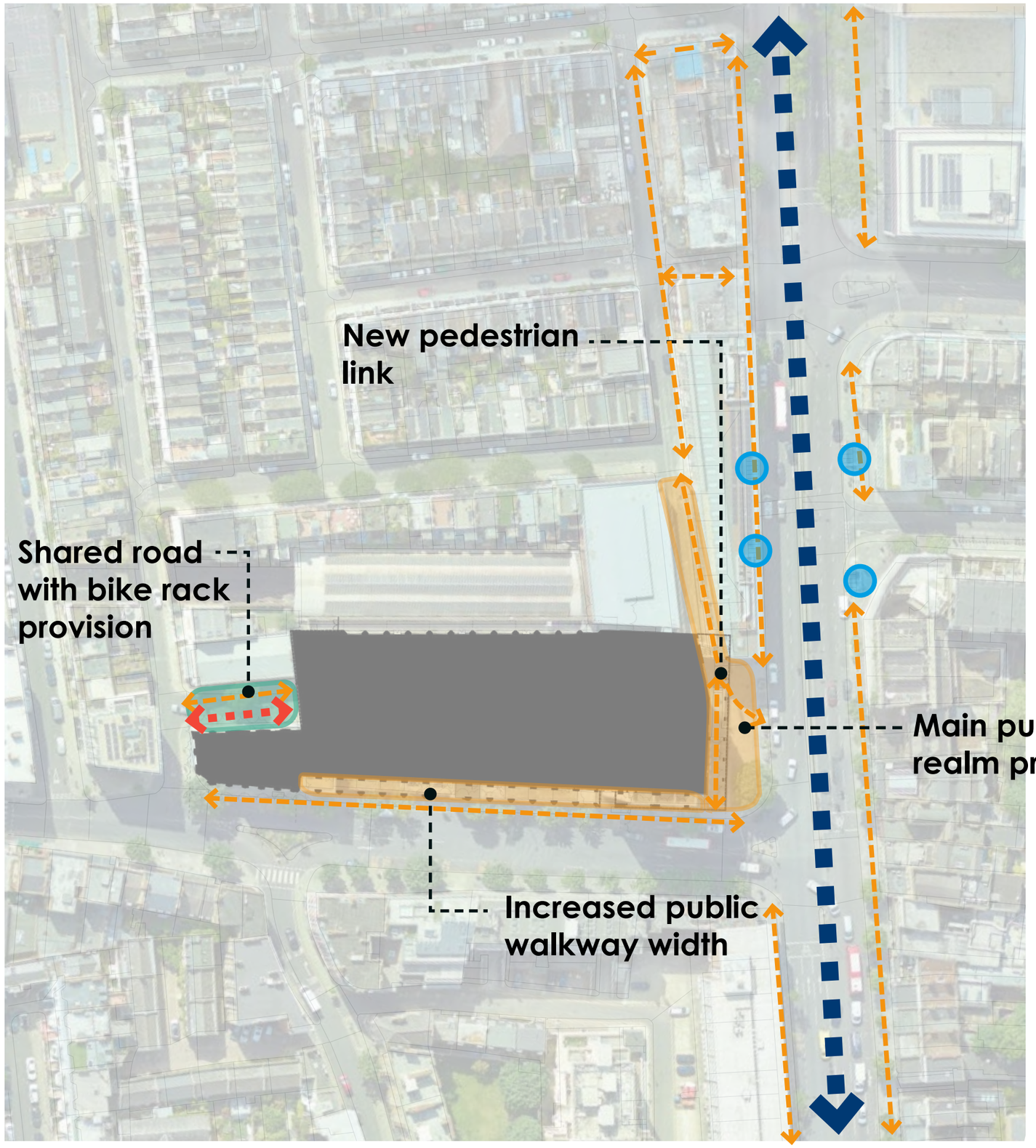
Site Analysis

Opportunities Plan

Prioritise pedestrian access and experience by extending public open space and creating new, more legible connections. Reduce access for vehicles and extend walkways where possible to help create separation from busy roadways.

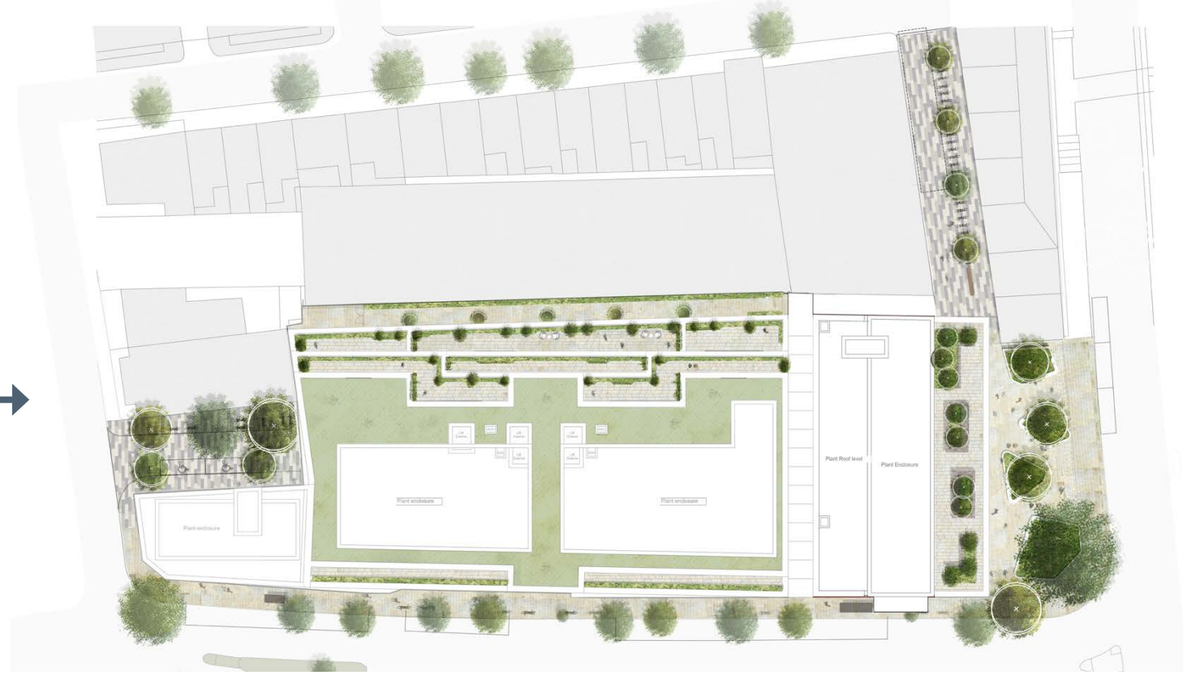
Legend

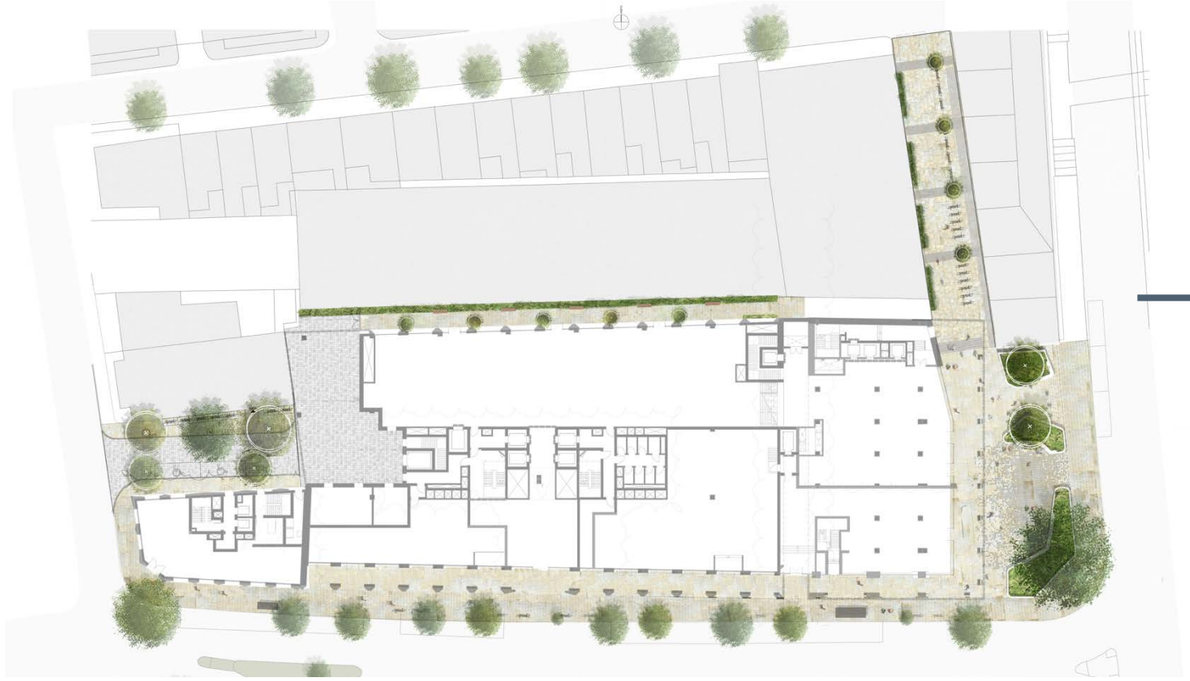
- Major roads
- Service access
- Proposed pedestrian movement
- Proposed accessible, public open space
- Proposed shared zone
- Access points to subway stations
- Proposed built form

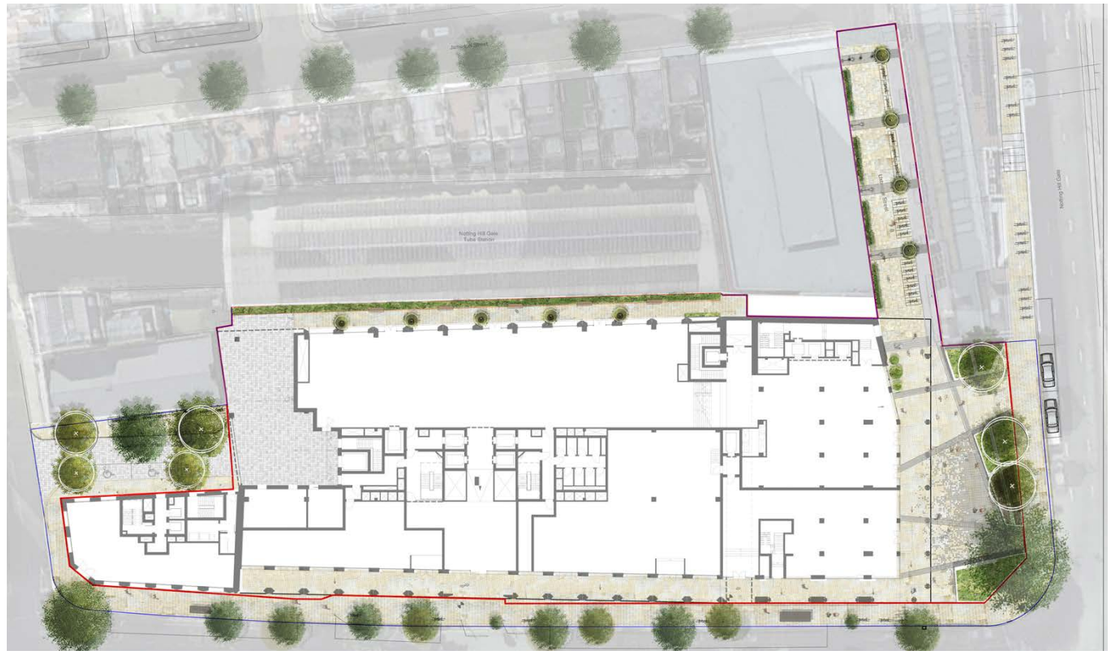


Design Development

Planning application process





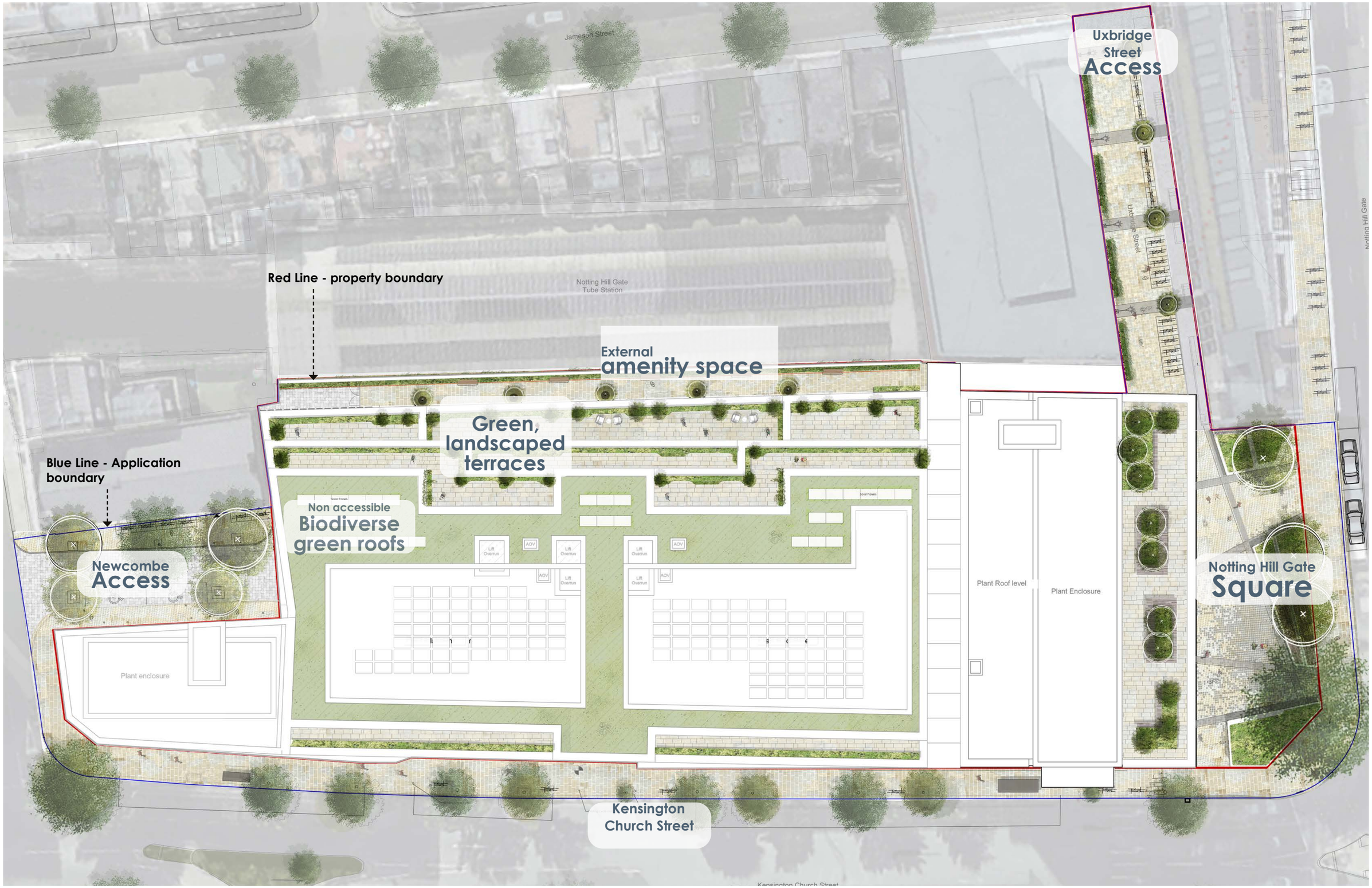


The above plan drawings sequence shows how the public realm has developed incorporating comments and feedback received during the planning application process. Andy Sturgeon design has overall engaged with public consultations, Planning Performance Agreements, Design Review Panels and General London Authority meetings

Landscape Masterplan

Overall Masterplan - Current Proposal

ANDY STURGEON DESIGN



Landscape Masterplan

Masterplan Design Principles

ANDY STURGEON DESIGN

The Newcombe House Development knits together a series of external spaces that aim to create public open space for both those visiting the building and the general community.

1 Notting Hill Gate Square

- Key space that become an identifier for commuters arriving at the station
- Public seating and amenity
- Flexible space for pop-up activities and spill out from food and beverage
- Integration of trees and planting in raised planters

2 Uxbridge Street Access

- New pedestrian connection and public realm
- Tree planting in pots and greening to soften building facades
- Bicycle racks ot support green mobility

3 Kensington Church Street

- Extension of the public walkway of more than 3m

4. Newcombe Street Access

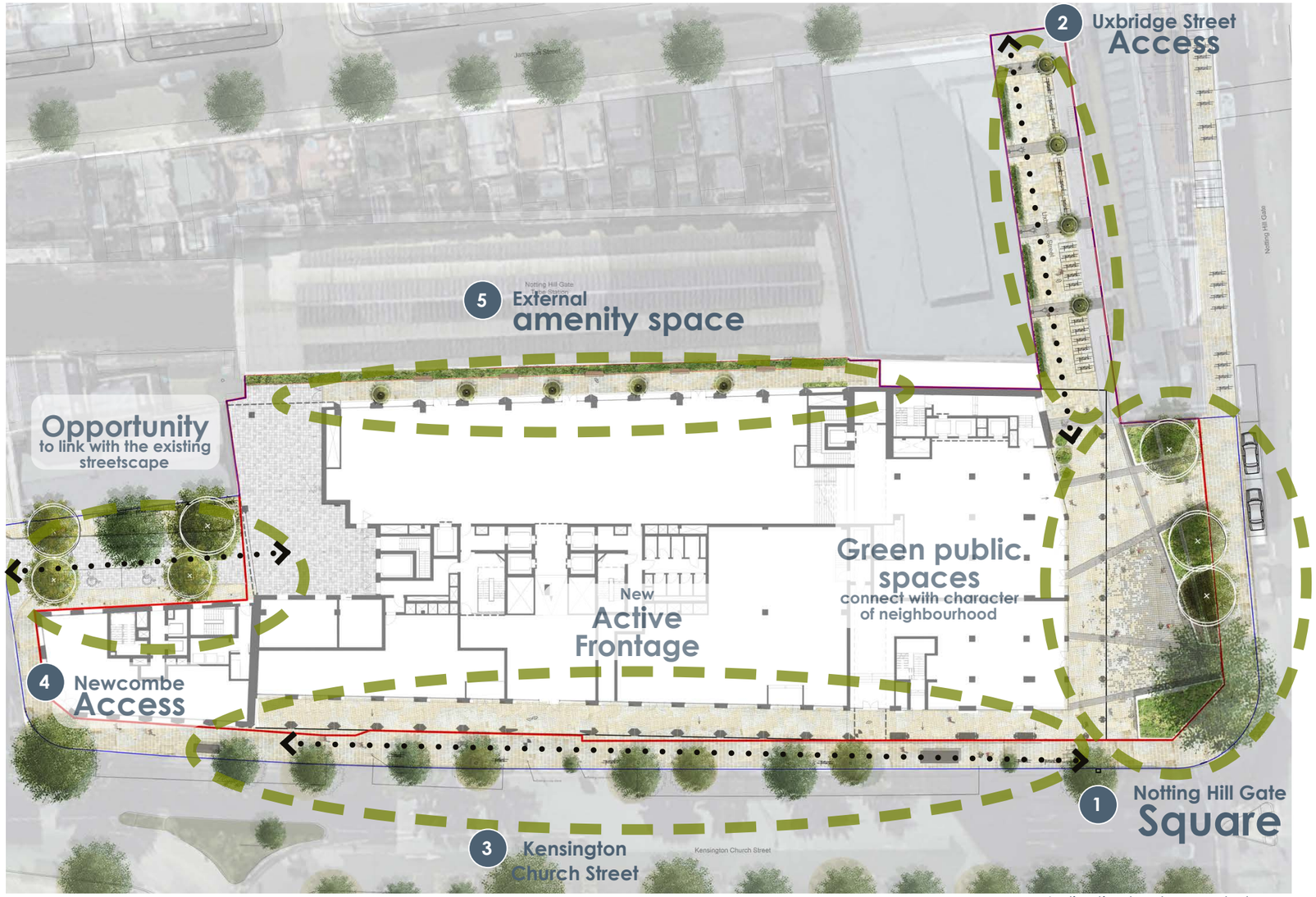
4 Pedestrian friendly shared zone

- New tree planting to create a green avenue
- Service vehicle access only

5. Northern External Amenity Space

5 Spillout, usable space for office workers

- Continuous green wall proposed to buffer the tube station partition wall
- New tree planting in pots



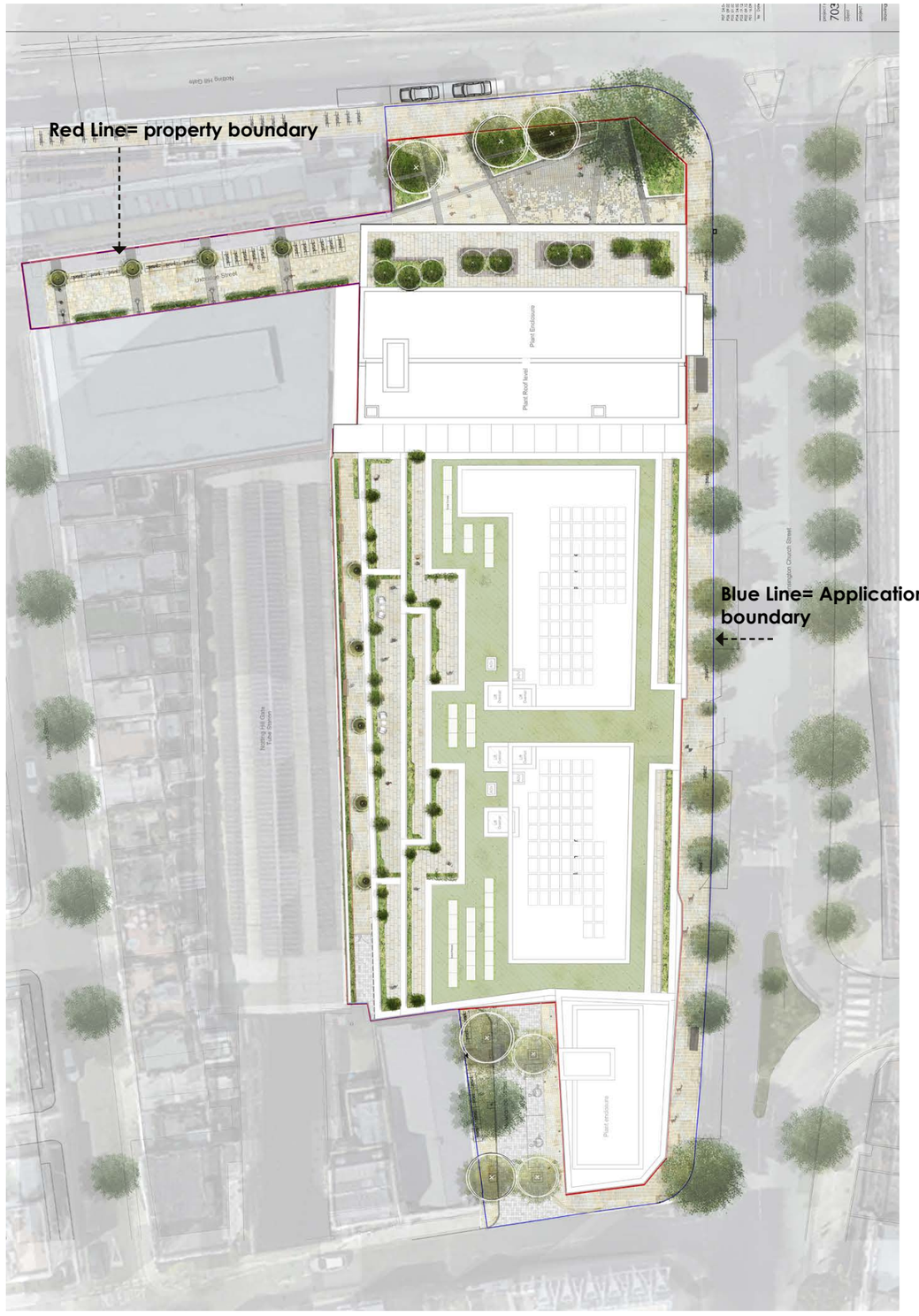
Indicative landscape strategy

Landscape Masterplan

Existing and Proposed Landscape Provision

ANDY STURGEON DESIGN

Existing landscape provision



Proposed landscape scheme

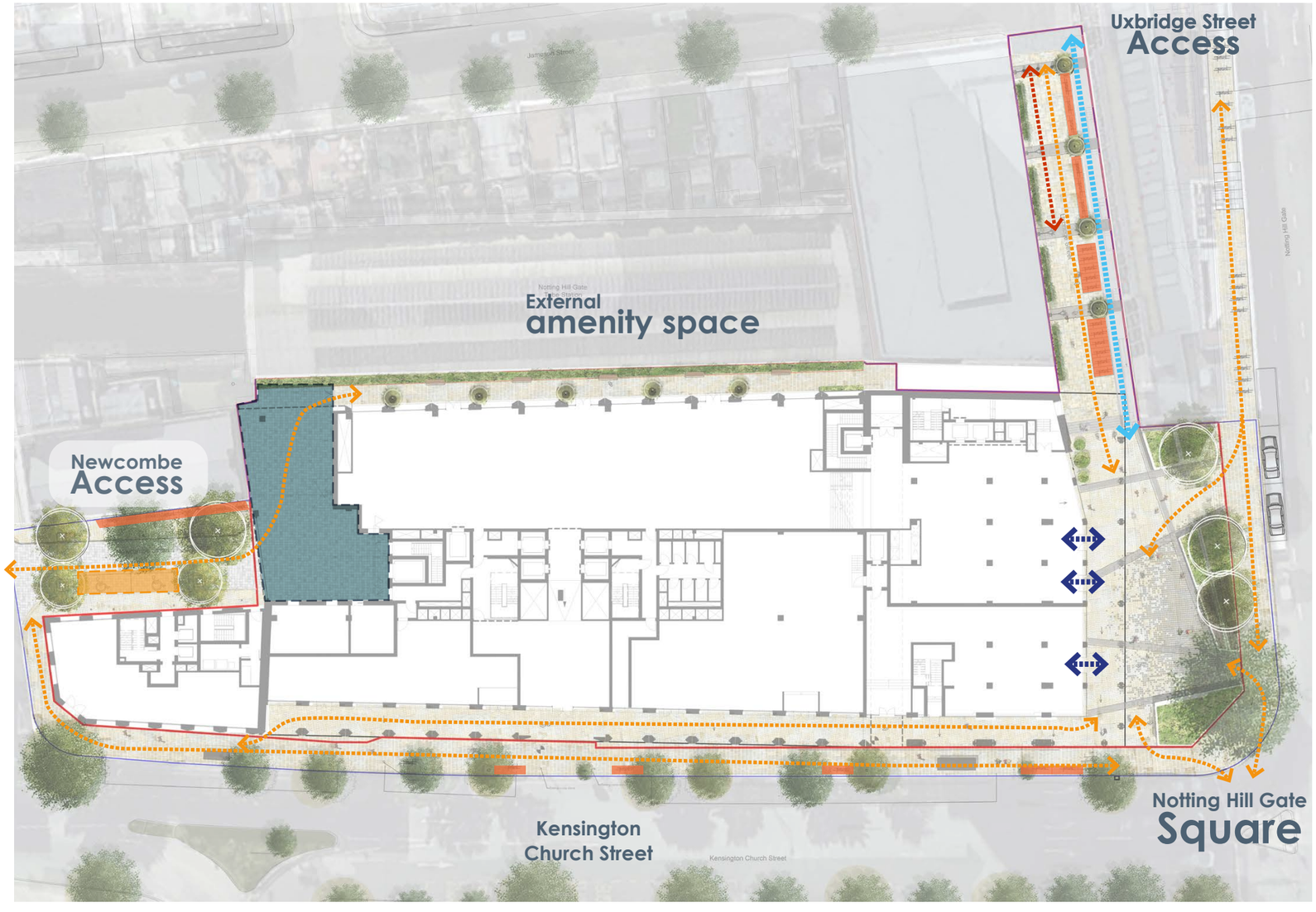
Landscape Masterplan

Masterplan Analysis

ANDY STURGEON DESIGN

Legend

- Loading/service area
- Proposed disabled parking bays
- Cycle stands
- Pedestrian movement
- Fire tender vehicle access
- Entrance/exit of building
- Existing Disabled Ramp

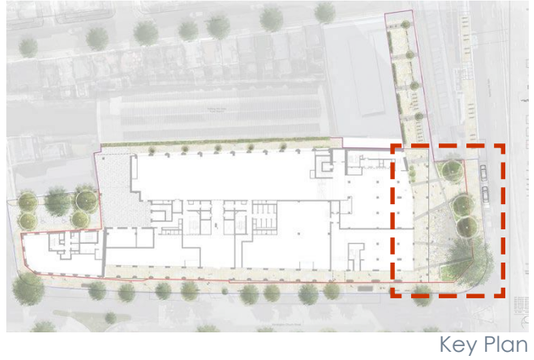


Public Realm Design Strategy

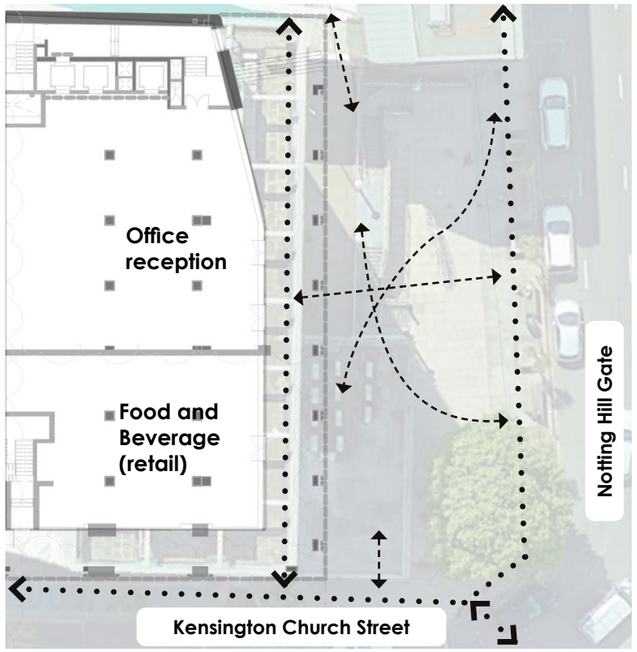
ANDY STURGEON DESIGN

Notting Hill Gate Square - Design principles

The development looks to create clear and legible circulation routes for pedestrians both into the square and to building entries. The space allows for flexible program, e.g. events and pop up activities, but also for every day use, including seating within planted settings at a scale comfortable for smaller groups and individuals. Adjacent Notting Hill Gate, a buffer of raised planting helps separate the space and create more of a sanctuary away from the busy roadway.



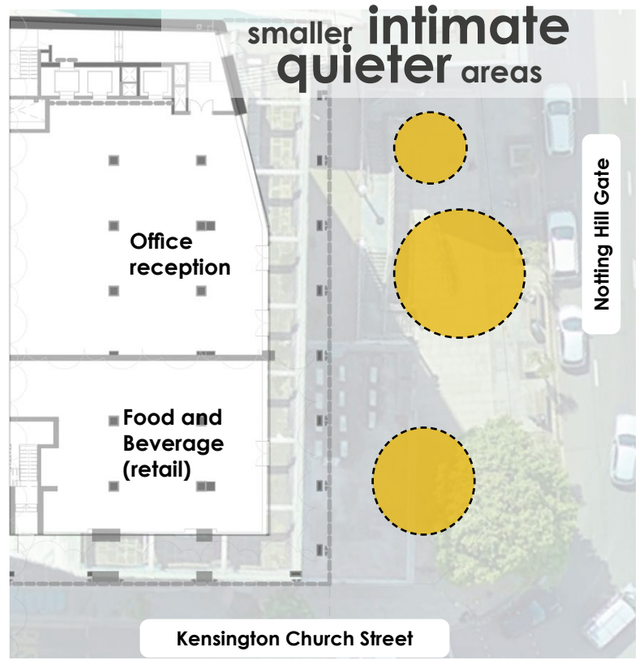
Key Plan



Circulation strategy

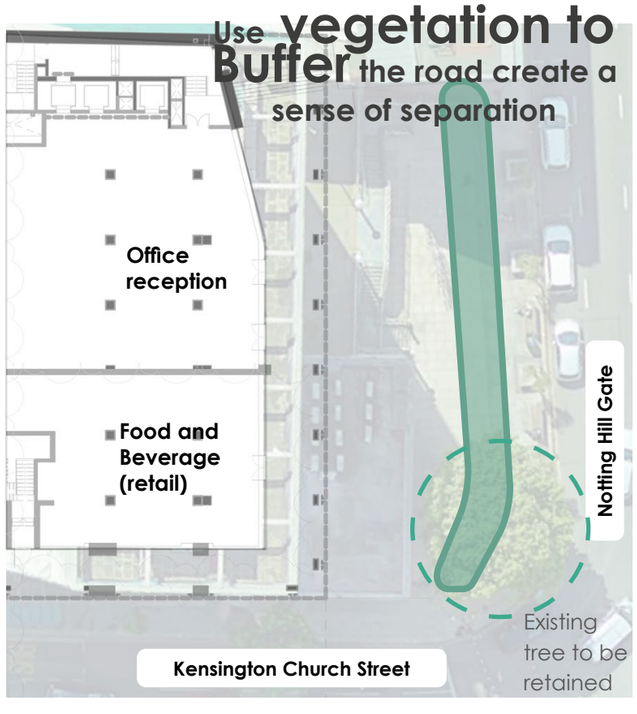
Primary Route

Secondary Route



Spatial hierarchy and subdivision

Program



Vegetation strategy

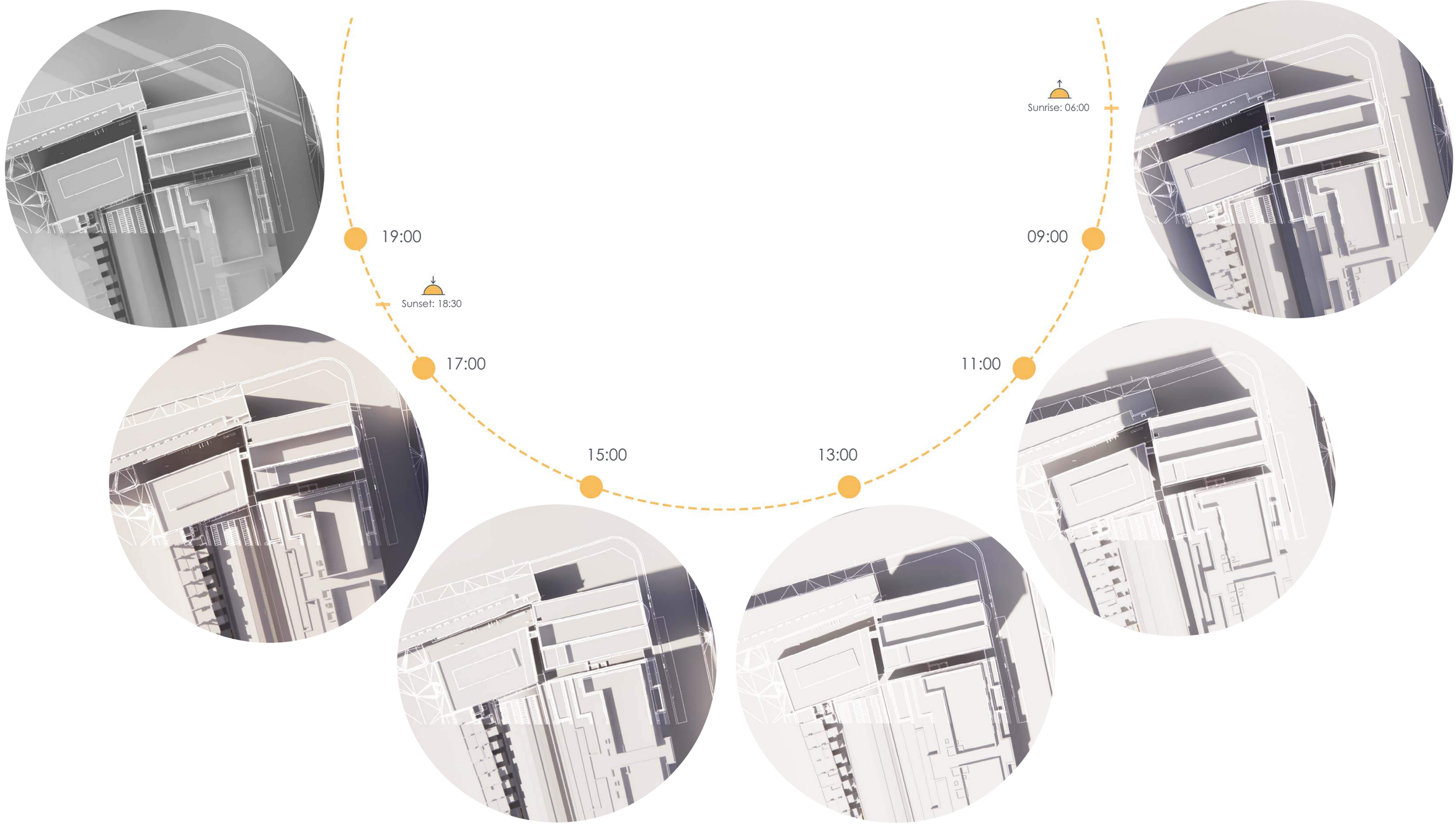
Public Realm Design Strategy

Notting Hill Gate Square - Sun Analysis Diagrams

ANDY STURGEON DESIGN

Summer

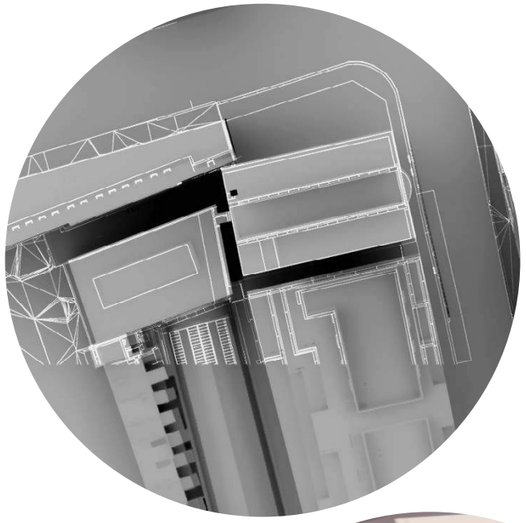
July



Public Realm Design Strategy

Notting Hill Gate Square - Sun Analysis Diagrams

Spring/Autumn
May/August



19:00

Sunset: 18:30

17:00

15:00

13:00

11:00

Sunrise: 06:00

09:00

Public Realm Design Strategy

Notting Hill Gate Square - Design Development

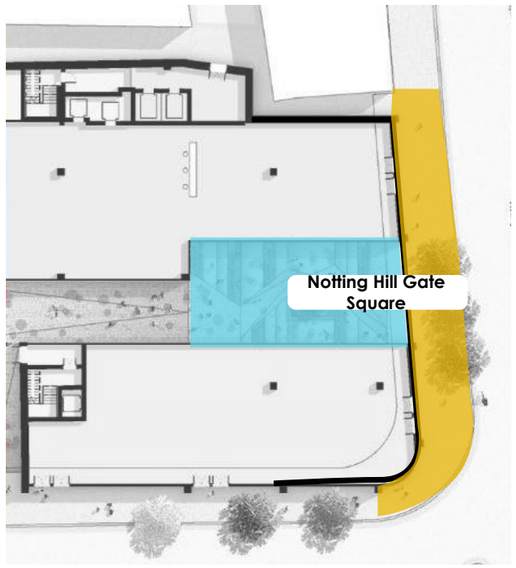
The public realm scheme has substantially evolved taking in consideration the feedback received at the previous planning meetings and public engagement.
The Notting Hill Gate area was initially conceived as a street front. After several design iterations and considerable set back of the building line, Notting Hill Gate has been reconceptualized into a new vibrant public square for the neighbourhood.

1 The initial building line identified a simple street front and an undercover space as access to the development

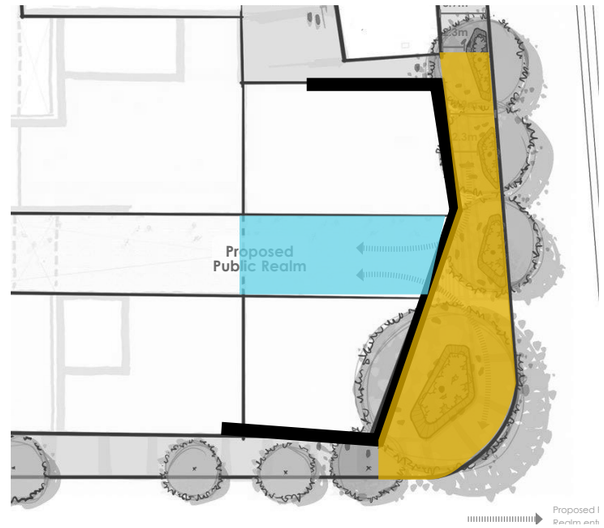
2 A first building set back created the opportunity for a more generous streetfront. The existing London Plane was also retained

3 Further set-back of the building line and the creation of a large covered space revealed the potential for a new square at the front of the development

4 Raised planters and new proposed street trees define the edges of the proposed square provide a sitting opportunity for the public



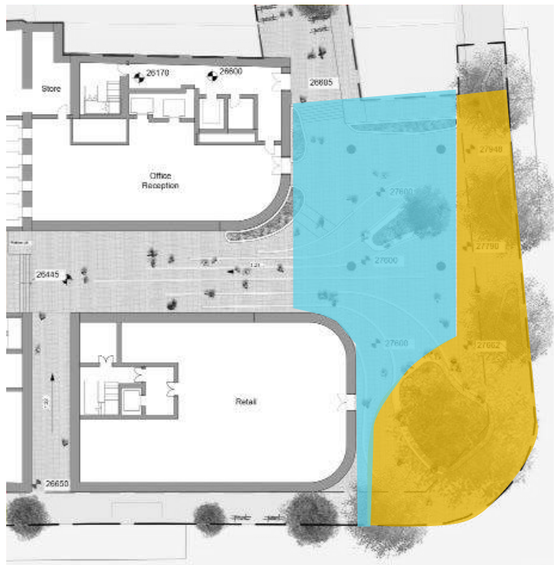
1



2

Open Public realm

Public realm under structure

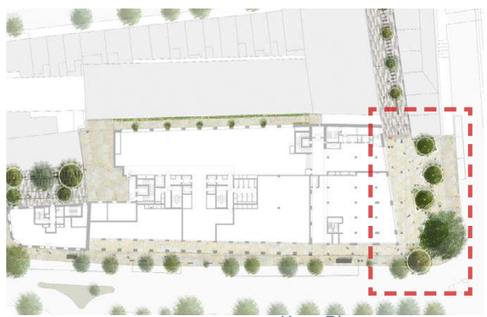


3

4

Open Public realm

Public realm under structure



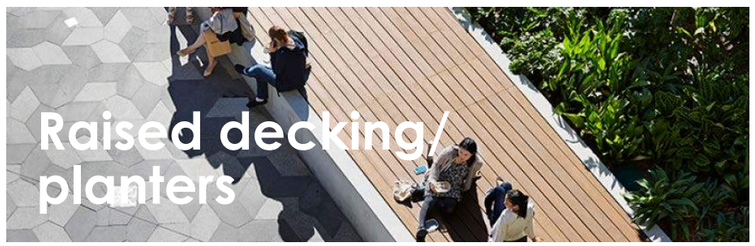
Key Plan

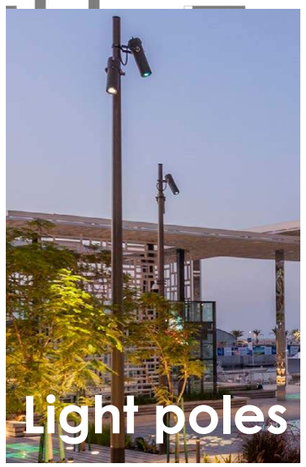
Public Realm Design Strategy

Notting Hill Gate Square - Detail Plan

Notting Hill Gate Square is designed to be an open, flexible public space that balances the needs of the people - whether accessing the building or just visiting the Square. This is a space that is comfortable to dwell in, shaded and separated by raised planters from the busy road. The Square provides a vital green connection within the area, with significant planting, including 3 large semi-mature proposed trees. These continue the green corridor along Notting Hill Gate Road.

1. Raised Planters (450mm high) with seating edges
2. Flexible, public open space with potential for pop-up activities
3. Office reception entrance 'separated' from main public realm space
4. Raised platform deck with integrated tree planting
5. Variation in paving used to delineate movement zones and public open space
6. Feature paving banding, enhancing movement lines and connecting to the built form
7. Proposed steps





Indicative landscape scheme

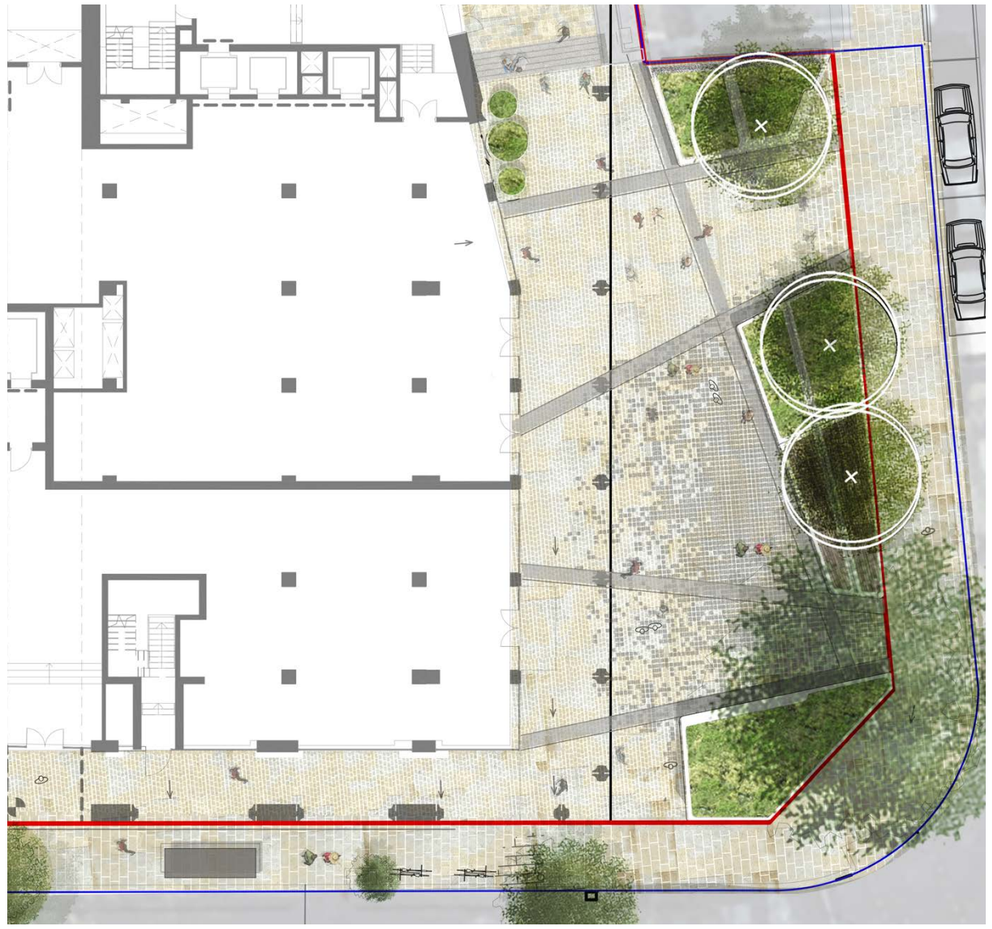
Key Plan

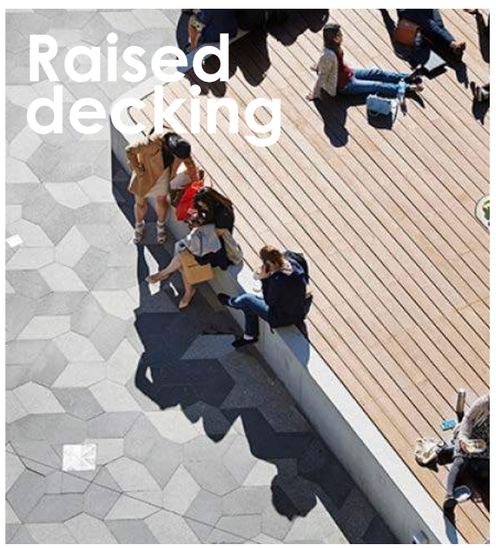
Public Realm Design Strategy

Notting Hill Gate Square - Precedent Imagery

ANDY STURGEON DESIGN

Indicative landscape scheme





Public Realm Design Strategy

Notting Hill Gate Square - Functional Diagrams

ANDY STURGEON DESIGN

The Square is framed by three raised planters. These provide a green setting for Square and outlook from the building. They also buffer the space from busy Notting Hill Gate, a six lane road. Utilising raised planters also allows us to acheive required soil volume for large proposed trees.

1. **Circulation Strategy**

- Allow flow through for the general public into the Square
- Create unimpeded access to the office entrance

2. **Spatial Hierarchy and Subdivision**

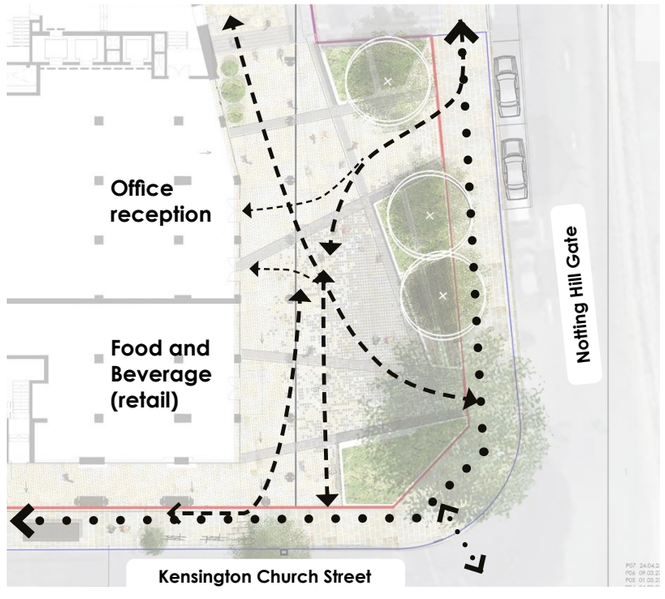
- Comfortable seating spaces within planted settings for people visiting the square
- Ensure areas of seating don't conflict with office use and access (i.e. gathering/dwelling away from building entrance)

3. **Program/Amenity**

- Clear, delineated areas of circulation and gathering
- Flexible, spill-out space and fixed seating correlates directly to food and beverage use in building

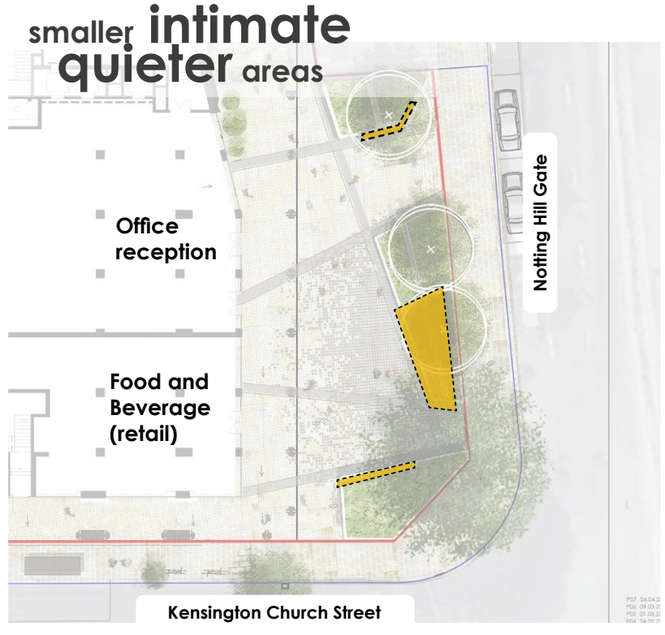
4. **Vegetation Strategy**

- Buffer the Square from Notting Hill Gate Road
- Low planting in raised beds to keep sight-lines into Square open



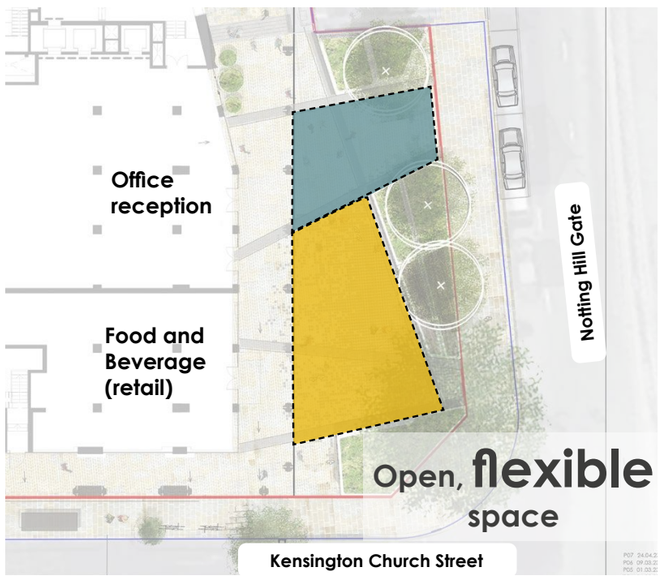
Circulation Strategy

Primary Route
Secondary route to public realm
Secondary route to office space



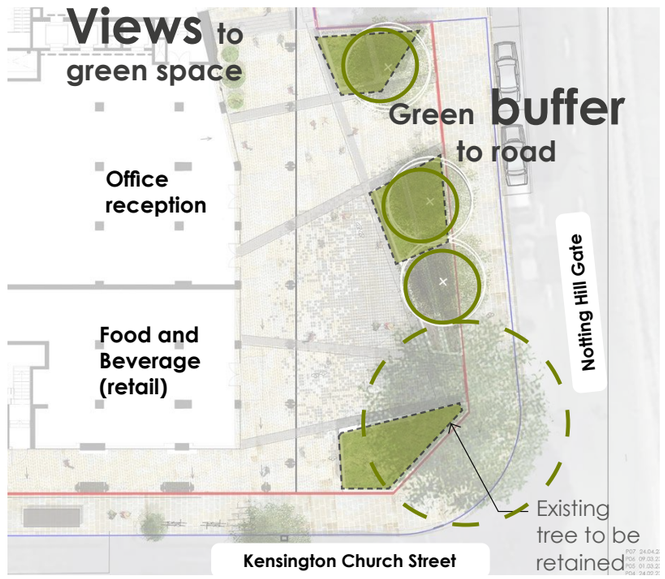
Amenity

Seating areas



Program

Open, flexible space catering to retail use
Circulation and outlook catering to office access



Vegetation strategy

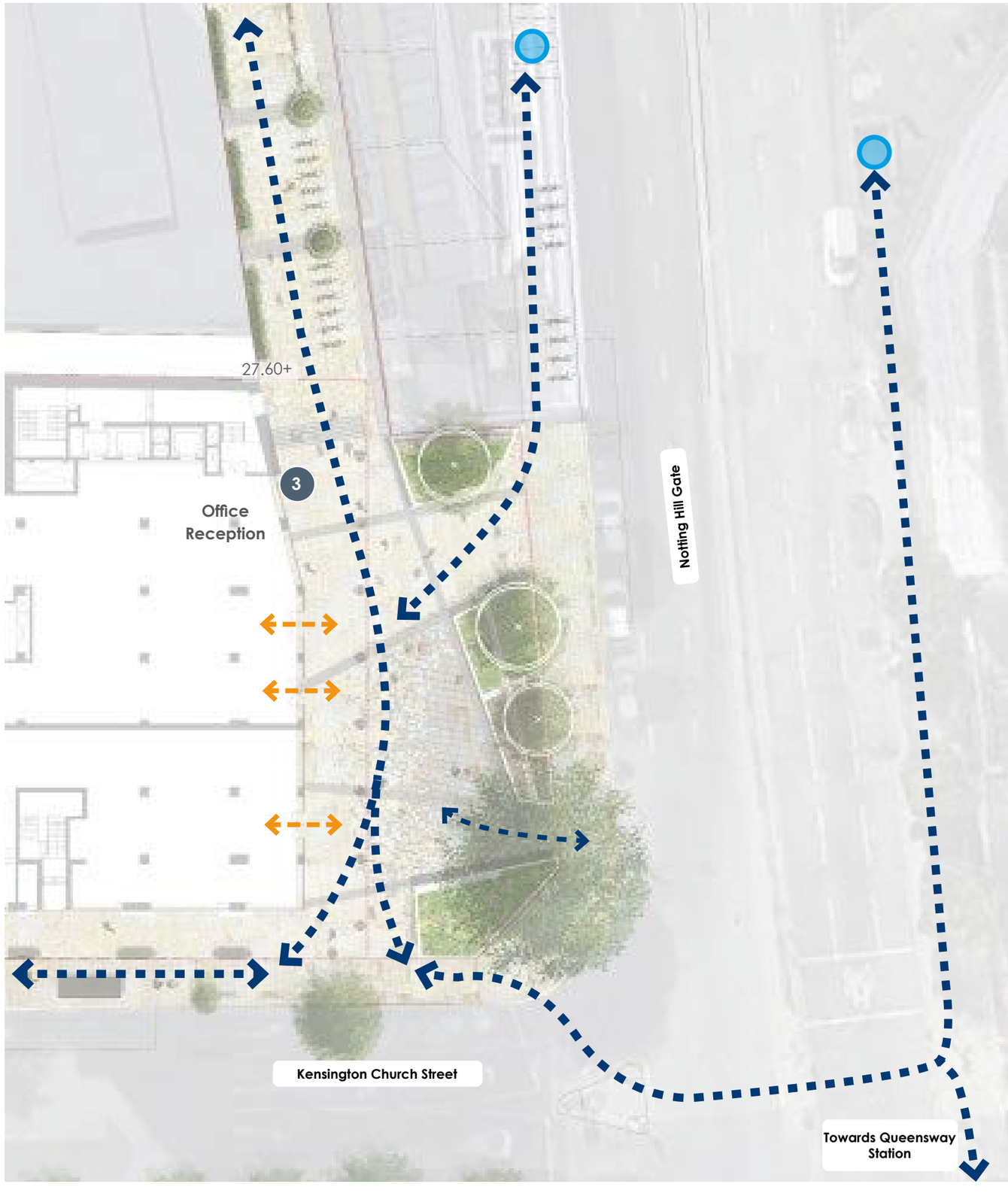
Existing Tree
Proposed Tree
Planted areas

Public Realm Design Strategy

Notting Hill Gate Square - Pedestrian Circulation

ANDY STURGEON DESIGN

Pedestrian access to the Square is channelled through three main entries and one secondary access point. Commuters will arrive and leave via both the east and west, as the site is in close proximity to two entrances for Notting Hill Gate Station. **The design seeks to enhance the flow of movement** into both the office entrance and the public realm by utilising paving on the ground plane for increased ledgibility. Raised planters help separate the space from the street and frame access points.



Legend

- Primary pedestrian movement
- Secondary pedestrian movement
- Access points to building
- Access points to subway stations

Public Realm Design Strategy

Notting Hill Gate Square - Flexible Program Diagrams

ANDY STURGEON DESIGN

Ensuring flexible use within the Square can lead to a number of opportunities for pop-up activities and will encourage more interaction with the space.

Flexible event/activity space will cater to both general community needs and also support the retail/food and beverage use within the building. Overall the precinct will be far more activated and thiving hub for the community.

The 2 diagrams on the right show how the newly proposed public realm could offer the opportunity for cultural expression and social congregation (indicative program and layouts shown).

Street Artist

Temporary market stalls
(potential configuration)

New Ludgate Square, London

Pros

- Permeable, open square with access from all 3 sides which draws the public into the space
- Flexible, programmable space for pop-up activation,
- Ability to incorporate spill-out from surrounding retail

Cons

- Lack of buffer between adjacent street and public square creating a more exposed setting
- Seating is limited, i.e. only pod style seating therefore only catering to some users and shorter periods of time

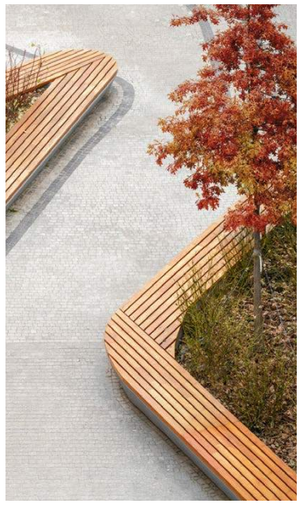
Madison Avenue Plaza, New York

Pros

- Clearly delineated movement and rest areas, defined by paving and raised planters
- Formal and less formal seating options provided (i.e. bench seats and large pebble seats) providing flexible options for gathering
- Soft, green setting and comfortable spaces to dwell in
- Effective use of lighting to create a usable space in the evenings

Cons

- A number of fixed seating elements are used, reducing the flexibility of the overall space



Coexistence Garden, Kyiv, Ukraine

Pros

- Planting scheme celebrates seasonal change
- Range of seating opportunities provided - from intimate to spaces catering for larger groups
- Playful public art draws people into space and encourages interaction

Cons

- Landscape interventions centralised, lack of softening to edges of space and little flexible space allowance

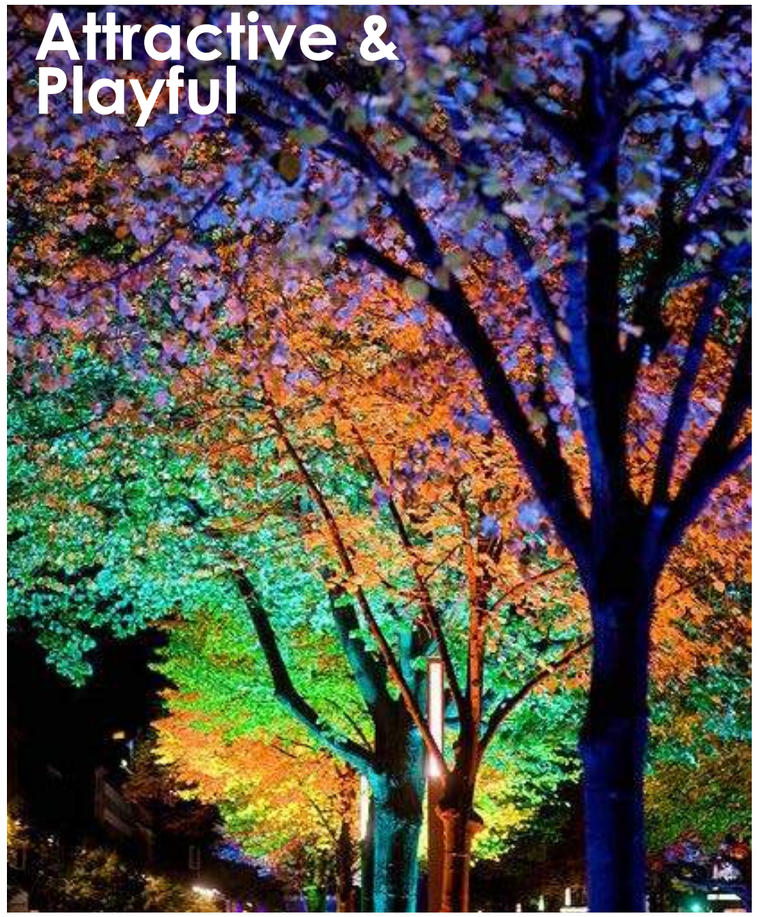
Public Realm Design Strategy

Notting Hill Gate Square - Lighting & Art

ANDY STURGEON DESIGN

We can create a welcoming space through the introduction of public realm lighting along the edge of the square.
Through the use of colour and light, we can add a playful, interactive element to the space and tie back to what makes the Borough iconic.

Indicative Lighting scheme

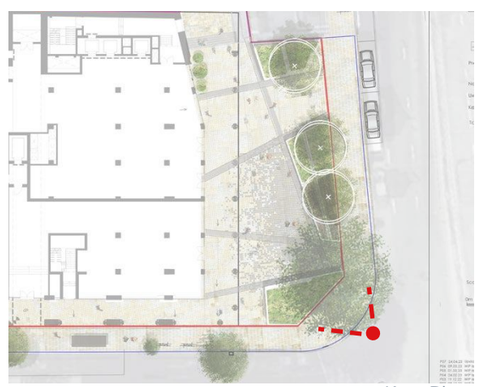


Public Realm Design Strategy

Notting Hill Gate Square - Artist's impression

ANDY STURGEON DESIGN

Note: For architectural proposal and details refer to Squire & Partners presentation



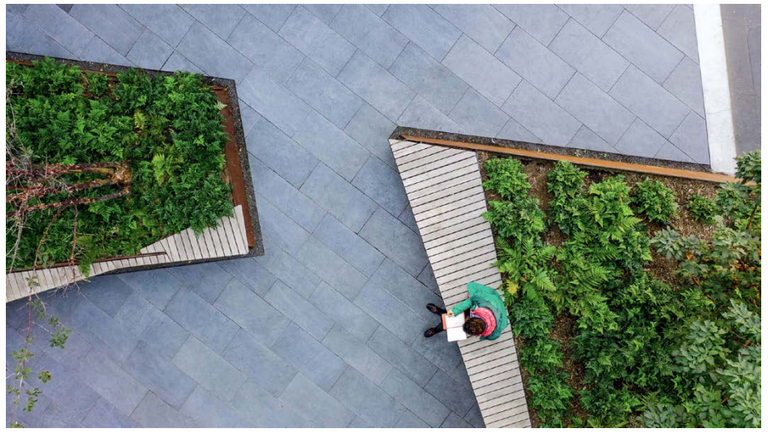
Key Plan

Public Realm Design Strategy

Notting Hill Gate Square - Artist's impression

ANDY STURGEON DESIGN

Note: For architectural proposal and details refer to Squire & Pertners presentation



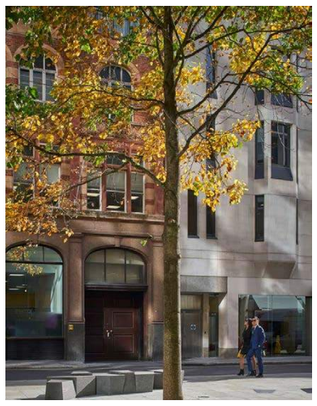
Key Plan

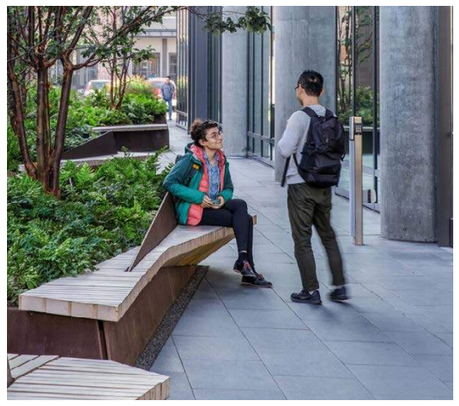
Public Realm Design Strategy

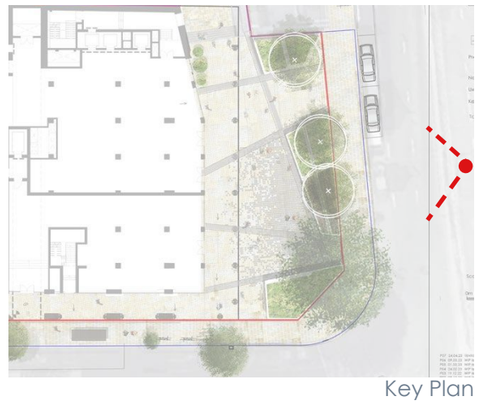
ANDY STURGEON DESIGN

Notting Hill Gate Square - Artist's impression

Note: For architectural proposal and details refer to Squire & Pertners presentation







Key Plan

Public Realm Design Strategy

Notting Hill Gate Square - Final proposal

ANDY STURGEON DESIGN

Key Plan

Public Realm Design Strategy

Notting Hill Gate Square - Final Proposal

ANDY STURGEON DESIGN

Key Plan

Public Realm Design Strategy

Uxbridge Street - Detail Plan

ANDY STURGEON DESIGN

1. A high grade surface invites pedestrians to engage with the Uxbridge Street entrance

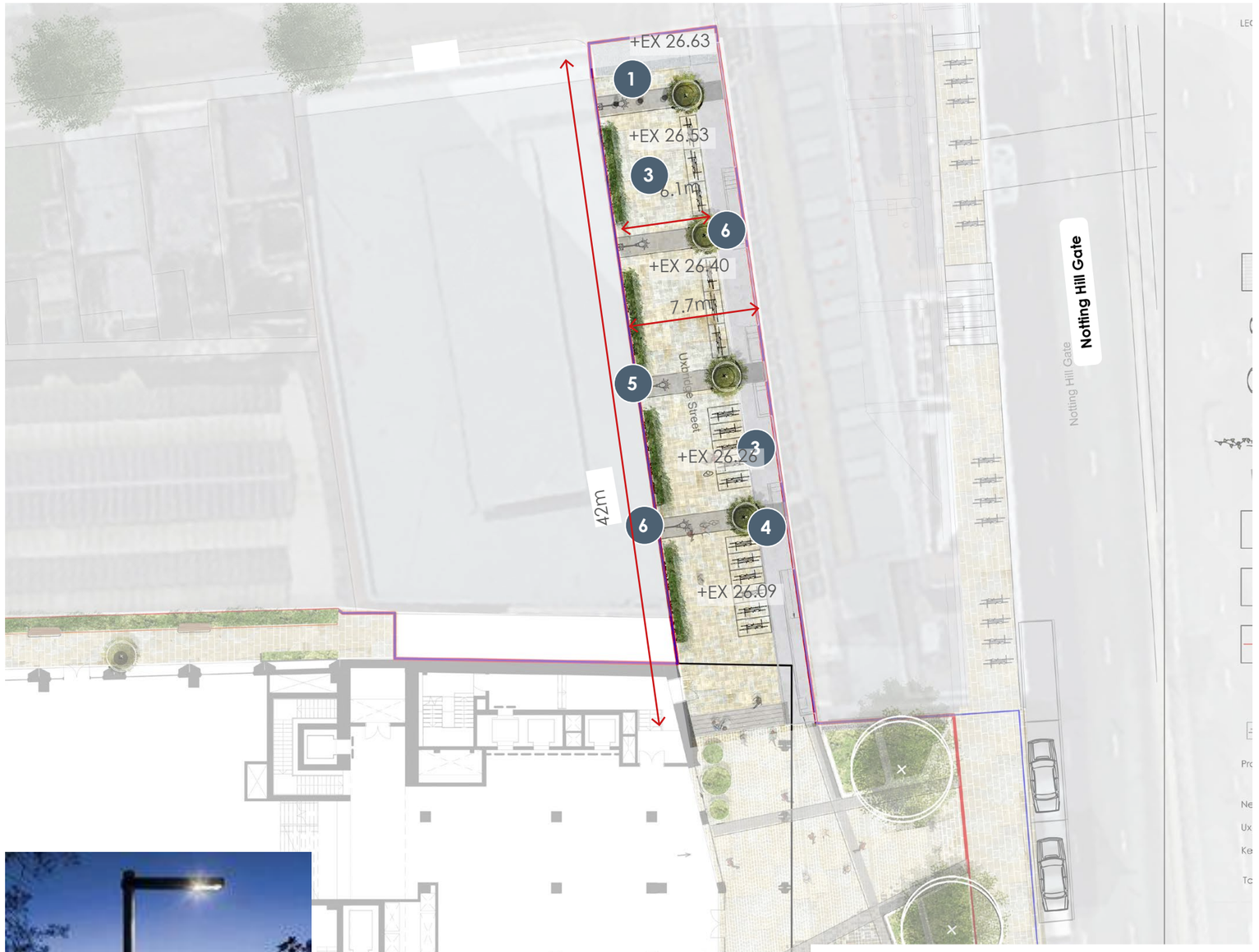
2. Pavement banding creates interest and helps tie together Uxbridge Street and Notting Hill Square where the treatment continues

3. Bike stand provision has been maximized to deliver a true pedestrian space

4. Sculptural pots provide the required soil volume for new trees and also provide the setting for benches and street furniture

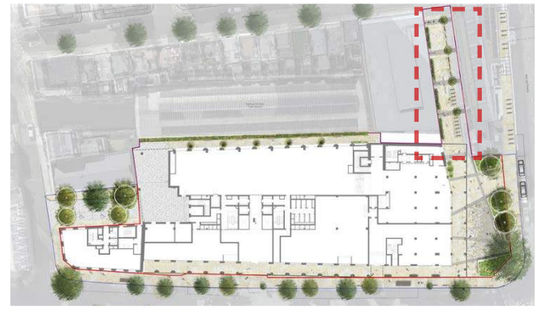
5. Green wall proposed to southern wall of Uxbridge Street to soften and provide interest to the facade

6. Resilient and shade tolerant species like English ivy and osmanthus will ensure a strong and green effect throughout the year



Feature oversized pots allow for healthy trees

Lighting to be integrated within streetscape design



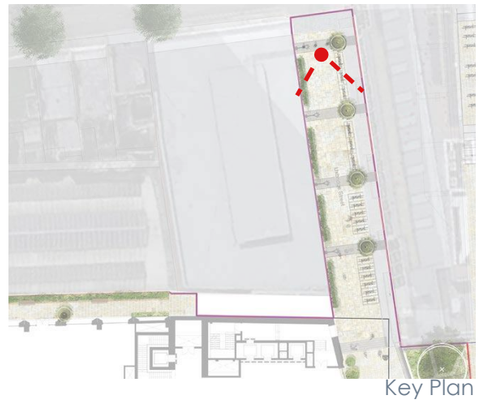
Key Plan

Public Realm Design Strategy

Uxbridge Street

ANDY STURGEON DESIGN

Existing site conditions



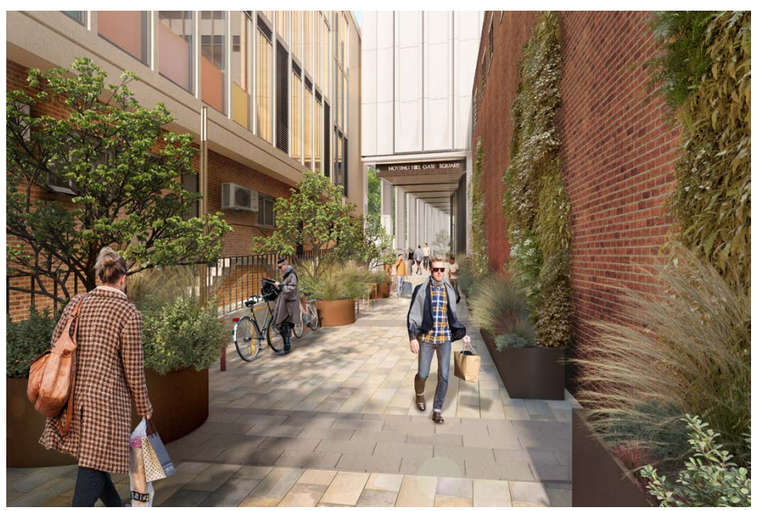
Key Plan

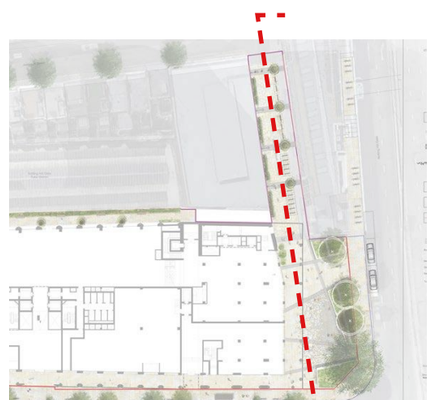
Public Realm Design Strategy

Uxbridge Street /Notting Hill Gate relationship

ANDY STURGEON DESIGN

01 Section BB @ 1:125
Site Section





Key Plan

Public Realm Design Strategy

Newcombe Access - Detail Plan

ANDY STURGEON DESIGN

The proposed layout explores the opportunity to upgrade the existing Newcombe Street and convert it into a high quality public green space . It has been conceived to achieve 2 main objectives: To transform the road into a pedestrian friendly streetscape and to maximize tree planting.

1. 2 blue badge car parking bays are proposed. These are currently shifted to the opposite side of the road to maximise pavement width and to introduce the additional trees on the eastern side.

2. Public bike stand provision has been maximized to deliver a true pedestrian space and encourage sustainable transport.

3. A change in pavement defines the shared zone. Pavement and road on the same level further enhance the shared road character and helps slow traffic

4. A new line of compact/columnar trees adds a strong avenue character to this entrance.

Please Note: This area is currently outside the property boundary and subject to Section 278 agreements)

Public Realm Design Strategy

Newcombe Access - Functional Diagrams

ANDY STURGEON DESIGN

1. Circulation Strategy

- Pedestrians and service vehicles share the proposed central shared road. Kerb steps will be eliminated by raising the street level. This will vastly improove the shared road experience as well as convey a wider perception of the space.

2. Amenity

- 6 Bike racks incorporated along the western side of the shared lane

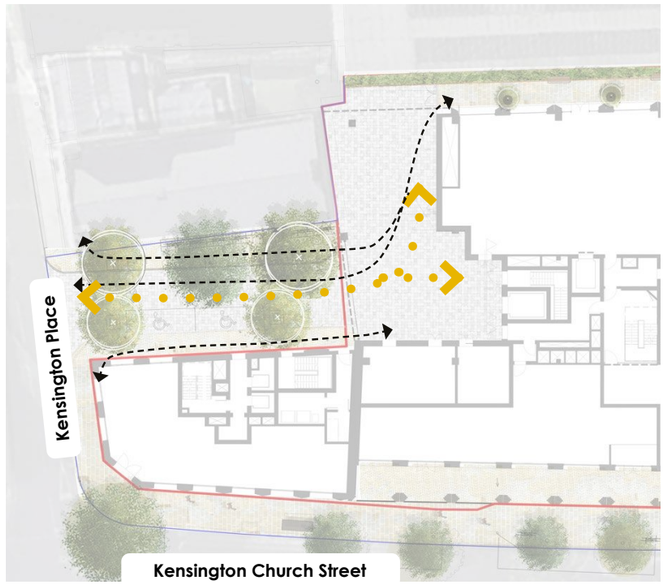
3. Program

- Shared zone runs central to the space which pedestrians can utilise
- 2 blue badge car parking bays are located to the eastern edge of the lane
- Overall vehicle movement is expected to be limited

4. Vegetation Strategy

- A New line of compact/columnar trees on both sides of Newcombe street adds a strong avenue character to the southern entrance of the site. Structural soil cells will be used for the provision of below ground continuous soil trenches to support the growth of healthy trees.

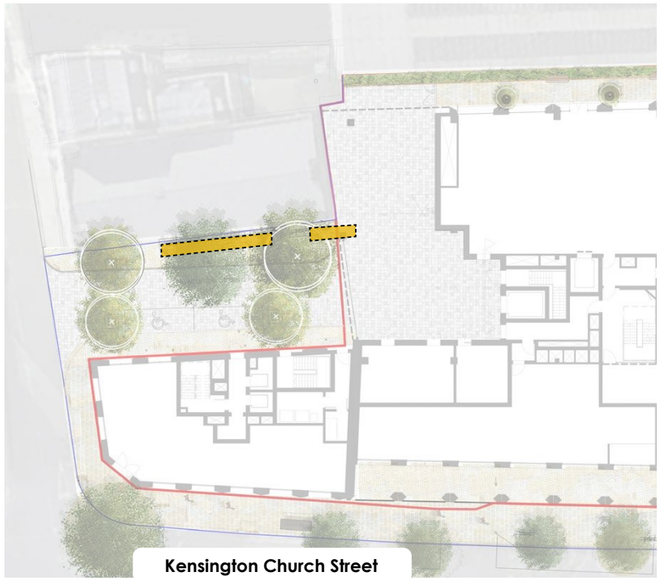
Artist's impression



Circulation Strategy

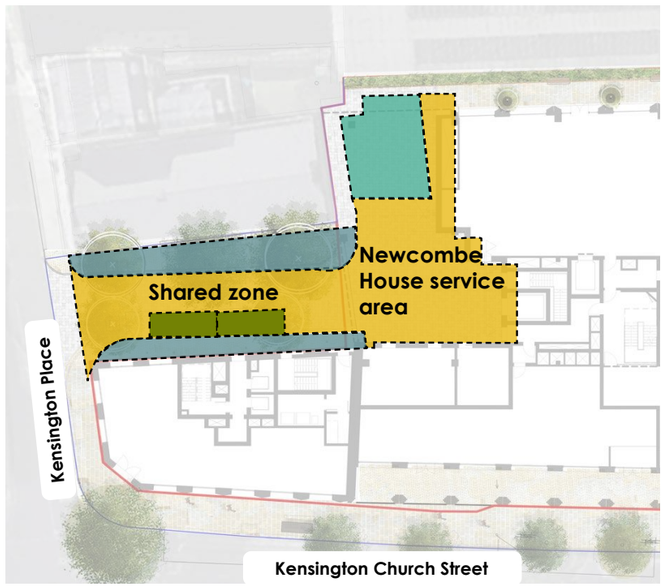
Service vehicle access

Pedestrian access to streetscape/ office space



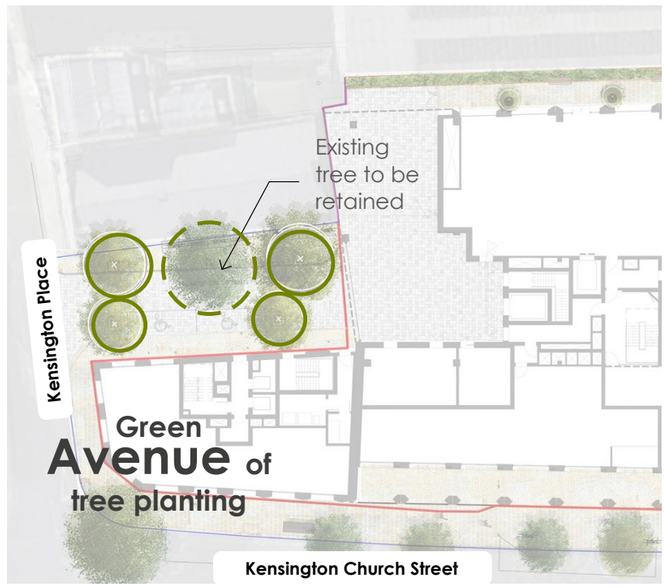
Amenity

Bicycle Parking



Program

- Shared zone for service vehicles and pedestrians
- Pedestrian only footpath
- 2 blue badge car parking bays
- Service vehicle parking



Vegetation strategy

Existing Tree

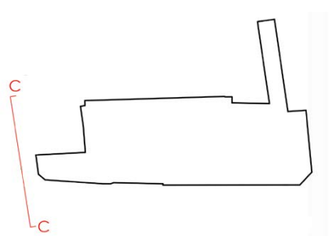
Proposed Tree

Public Realm Design Strategy

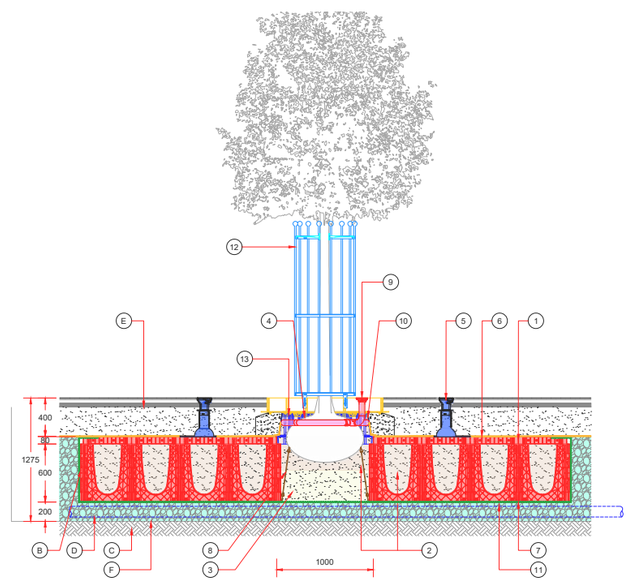
Newcombe Access - Proposed Elevation

ANDY STURGEON DESIGN

01 Section CC @ 1:50



Key plan @ 1:1250



SECTION A-A

typical tree pit detail

Public Realm Design Strategy

Newcombe Access - Proposed Design

ANDY STURGEON DESIGN

Public Realm Design Strategy

Proposed Trees and Climbers

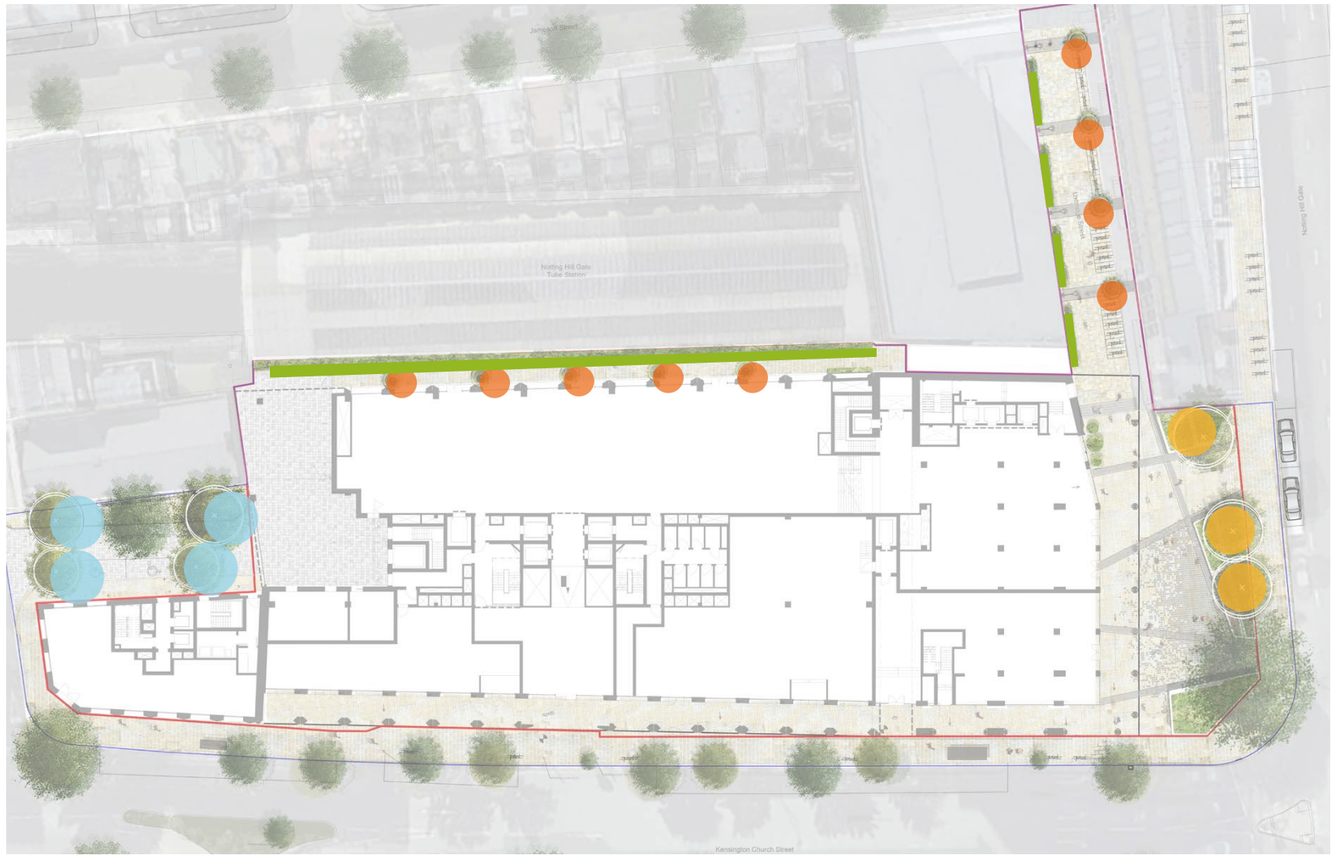
ANDY STURGEON DESIGN

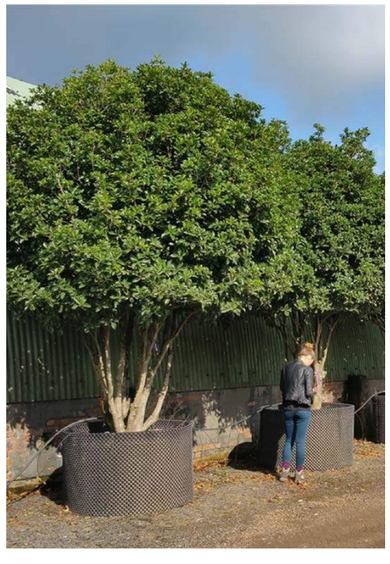
Climate resiliency played an important role in the selection of the trees and plant species. Largely we have adopted trees species capable to cope with dryer summers and hotter temperatures. The RHS climate resiliency guide has been largely used to inform our choices.

At ground floor, exposure and spatial availability and overall character are the other parameters that we have considered for the tree choices. Metasequoias will gently filter light allowing for an overall bright public realm and allow under-story vegetation to thrive. Furthermore they are a recurring feature tree present along Notting Hill Gate and Holland Park Avenue. In line with our initial design principle, the proposal of a combination of Metasequoias and existing London plane trees will tie in Notting Hill Gate Square with the adjacent street-scape.

Legend

- *Osmanthus heterophyllus*
- *Metasequoia glyptostroboides*
- *Pyrus calleryana 'Chanticleer'*
- *Climbing plants mix*





Osmanthus heterophyllus

Metasequoia glyptostroboides

Pyrus calleryana 'Chanticleer'

Hedera helix

Trachelospermum jasminoides

Hydrangea petiolaris

Public Realm Design Strategy

Indicative Planting Pallette

ANDY STURGEON DESIGN

PUBLIC REALM

Plants have been chosen to withstand heavily shaded spaces on the ground floor.

New ground-cover planting, shrubs, and herbaceous perennials will provide habitat connections between existing green spaces including Hyde Park, Kensington Gardens, Ladbroke Conservation Area and Holland Park.

Plant species will be chosen to best thrive in the micro-climatic conditions of the areas and will be robust in character to allow easy management of the spaces whilst providing variety to encourage biodiversity.


Pittosporum nanum


Tiarella cordifolia


Muehlenbeckia complexa


Dryopteris affinis


Parthenocissus henryana


Lavandula angustifolia


Hedera helix


Erigeron 'Matthew Williams'


Hedra


Convolvulus sabatius


Polystichum setiferum


Liberta grandiflora


Hydrangea petiolaris


Liriope muscari


Parthenocissus henryana


Hakonechloa macra

Public Realm Design Strategy

Indicative Planting Pallette

ANDY STURGEON DESIGN

Blechnum spicant

Hebe rakaiensis

Cornus sanguinea 'Midwinter fire'

Skimmia japonica

Viburnum × juddii

Liriope muscari 'Monroe White'

Hydrangea quercifolia 'Sonw Queen

Hydrangea 'Limelight'

Sarcococca hookeriana var. digyna

Public Realm Design Strategy

Accessibility to dedicated and incidental play

With the importance of providing informal, playable space for children, Notting Hill Gate Square incporporates open, flexible space provided within the design. This allows for informal activities such as imagination play, social activities and temporary installation play features.

Additional bench seating has also been provided. The interactive benches allow for informal play. Ensuring a continuous thread of seating allows for them to be utilised as stepping elements.

The site is located within proximity of 3 major playgrounds.

Holland Park Adventure Playground

Age group 5-14 years old

Catchment Area - The catchment area of Holland Park is quite wide as it tends to be a destination playground rather than just a local park.

Diana Memorial Playground

Age group 0-12 years old

Catchment Area - The catchment area of the Diana Memorial Playground is quite wide as it is a major destination playground rather than just a local park.

Avondale Park Playground

Age group 0-12 years old

Catchment Area - The catchment area of the Avondale Park Playground is quite wide, however it is more local rather than a major destinational playground.

Holland Park Adventure Playground

Diana Memorial Playground

Avondale Park Playground

Notting Hill Gate Square

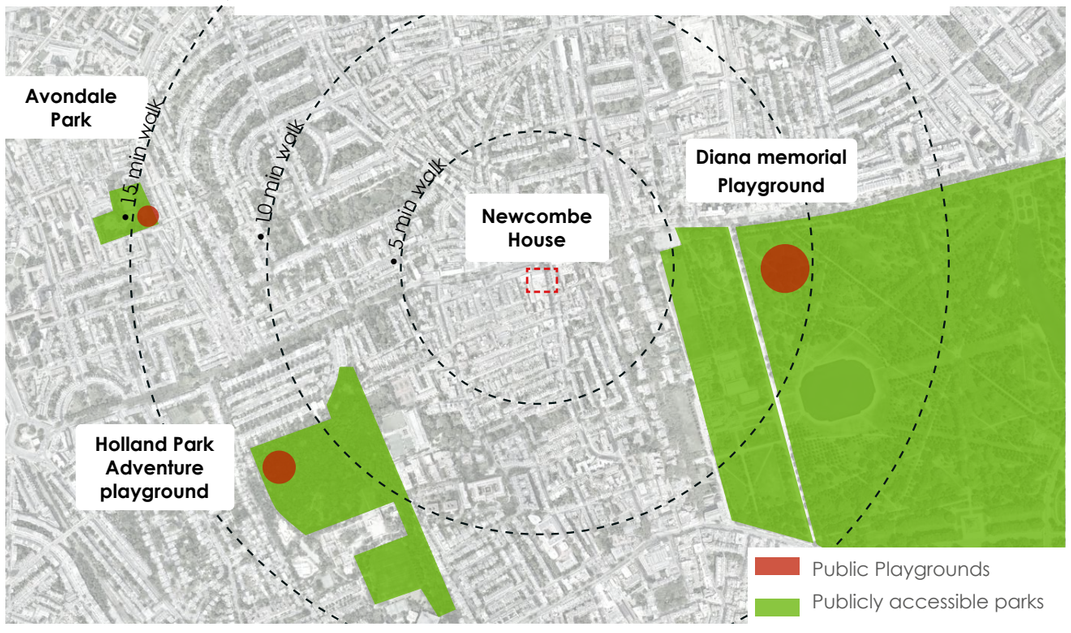
Interactive bench seats and stepped platforms

Flexible, open space for informal activities


Inclusive
Spaces


Sculptural


Different
Age
groups


Avondale Park
15 min walk
10 min walk
5 min walk
Newcombe House
Diana memorial Playground
Holland Park Adventure playground
Public Playgrounds
Publicly accessible parks

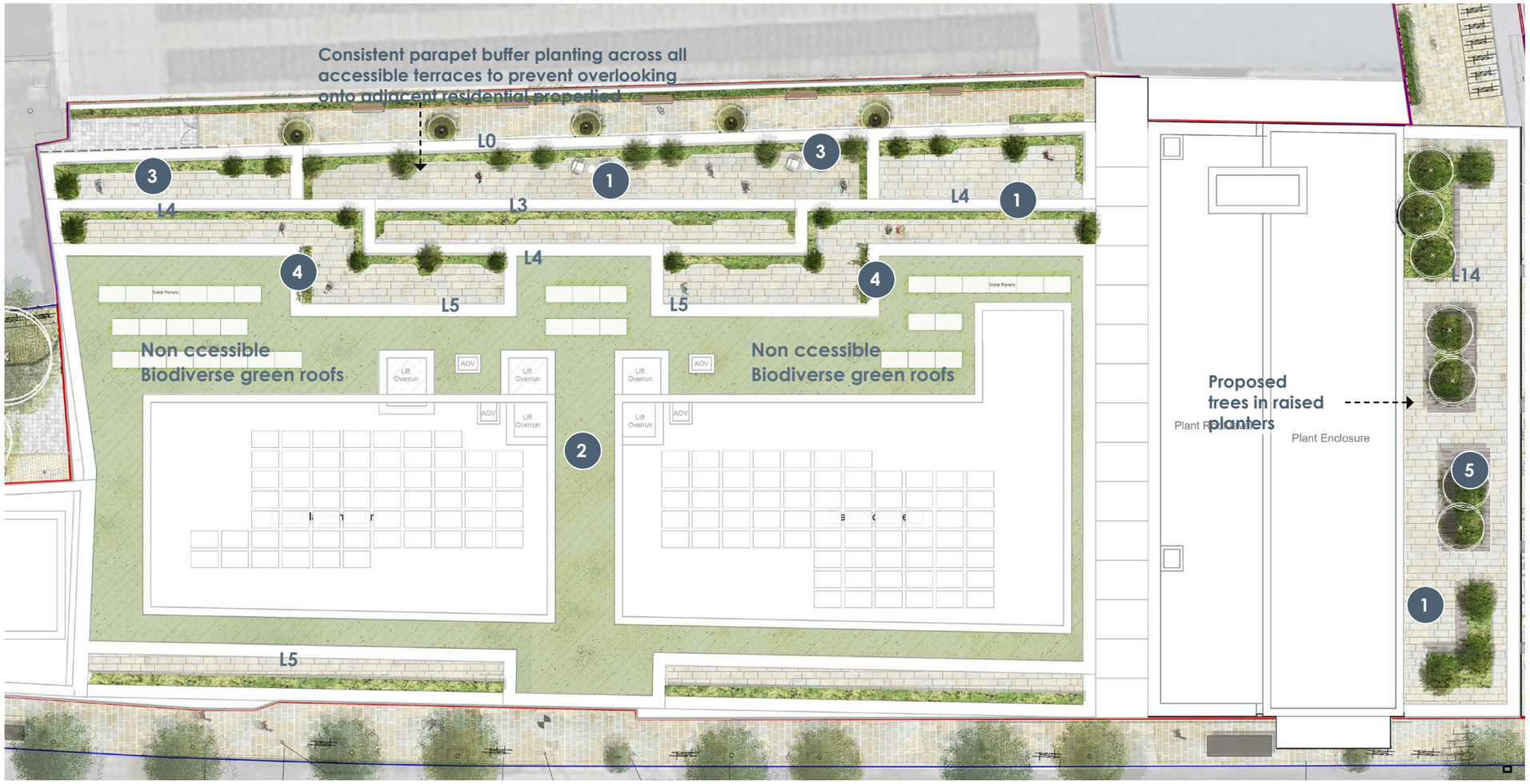
Roof Terraces Design Strategy

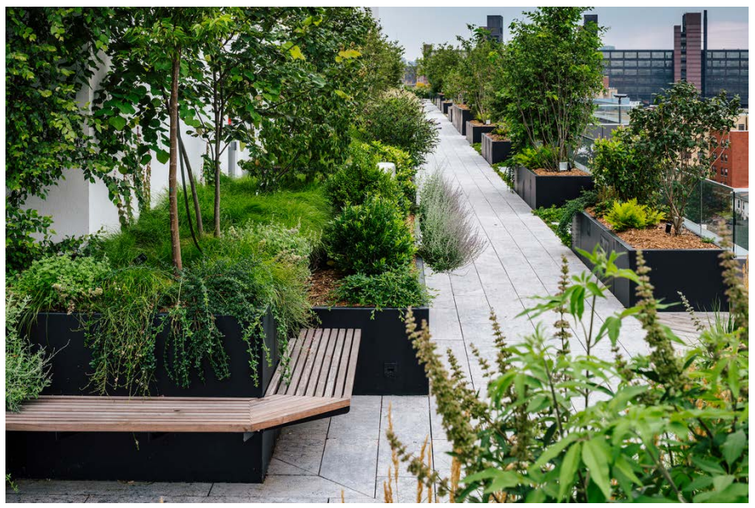
Roof terraces - Proposed General Arrangement

On the roofs, a series of terraces are proposed to provide external space for the office users. These external landscaped spaces are incredibly important given the impacts on health and wellbeing for staff.

All terraces along the western side of the Kensington Church Street block have a generous, integrated planting buffer to the edges. This approach helps filter views, reducing overlooking of surrounding buildlings. It also creates a physical barrier, keeping people away from the edge. Evergreen shurbs will be utilised to provide year round screening.

1. Accessible office terraces
2. Non accessible biodiverse green roofs
3. Parapet raised planters with shrubs and cascading plants
4. Vertical greening
5. Raised planters with integrated seats



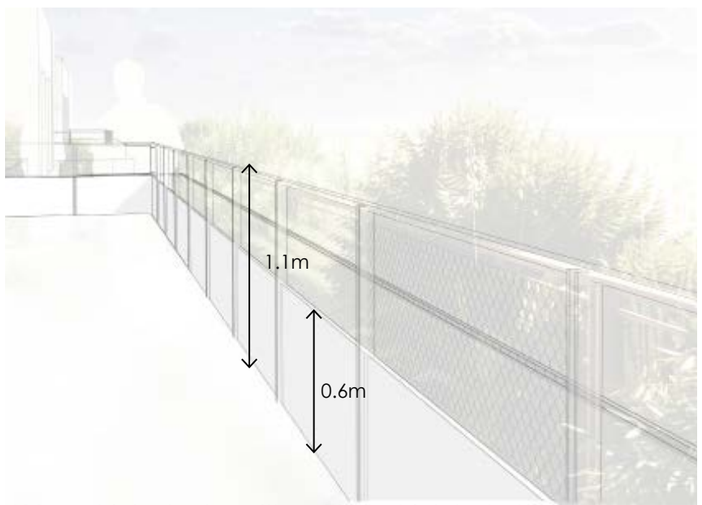


Roof Terraces Design Strategy

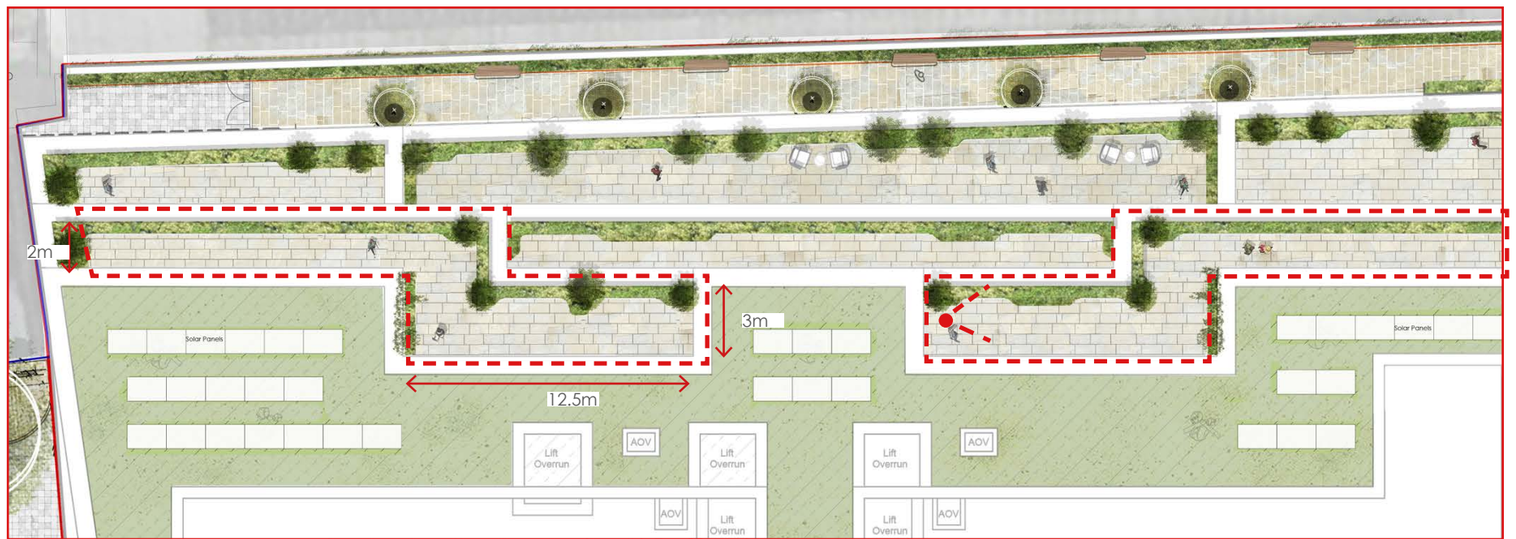
Terrace L5

ANDY STURGEON DESIGN

Artist's impression - proposed parapet planting and vertical greening on roof terrace level 5



600mm high Planter with 1100mm high balustrade

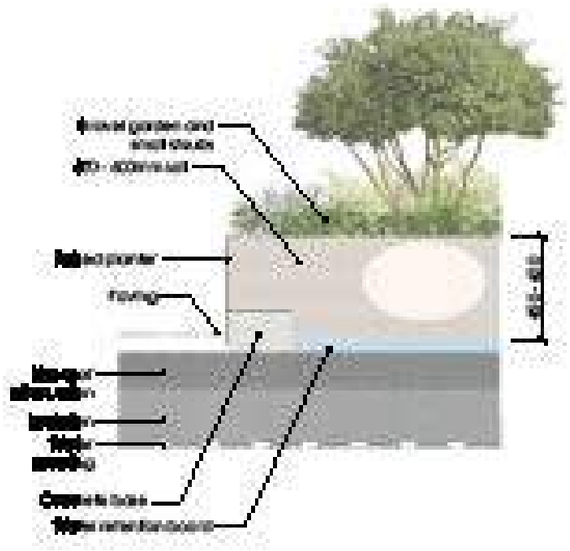


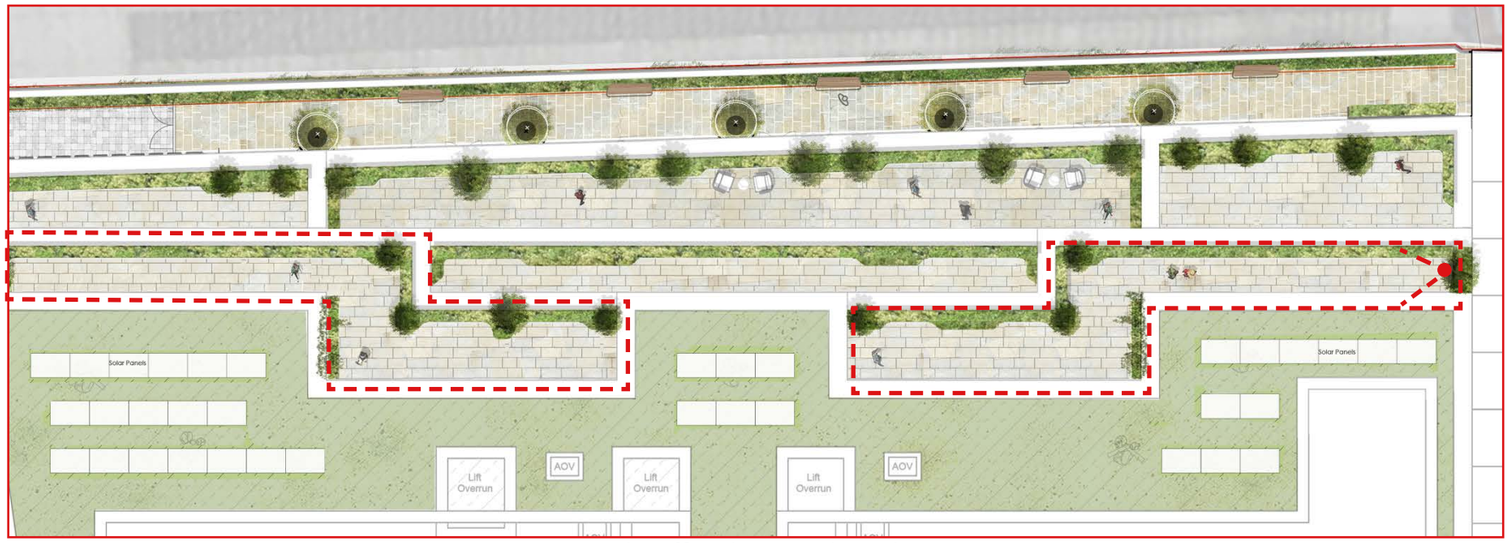
Level 5 office terraces key plan

Roof Terraces Design Strategy

Terrace L5

Proposal B 600mm high Planter with 1100mm high balustrade from Terrace FFL (Indicative Balustrade design)





Level 5 office terraces key plan

Roof Terraces Design Strategy

ANDY STURGEON DESIGN

Terrace L14

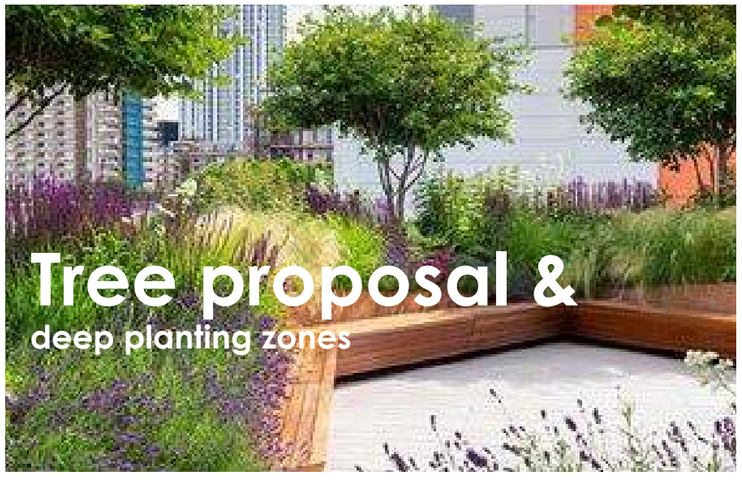
On level 14 the approach to the terrace design is to keep planters clear of the railings to provide clear views towards the London skyline. Integrated benches will provide opportunities for seating and will create a framework of flexible spaces that focus on views back towards the building. Setting the planters back away from the railing also complies with building regulations.

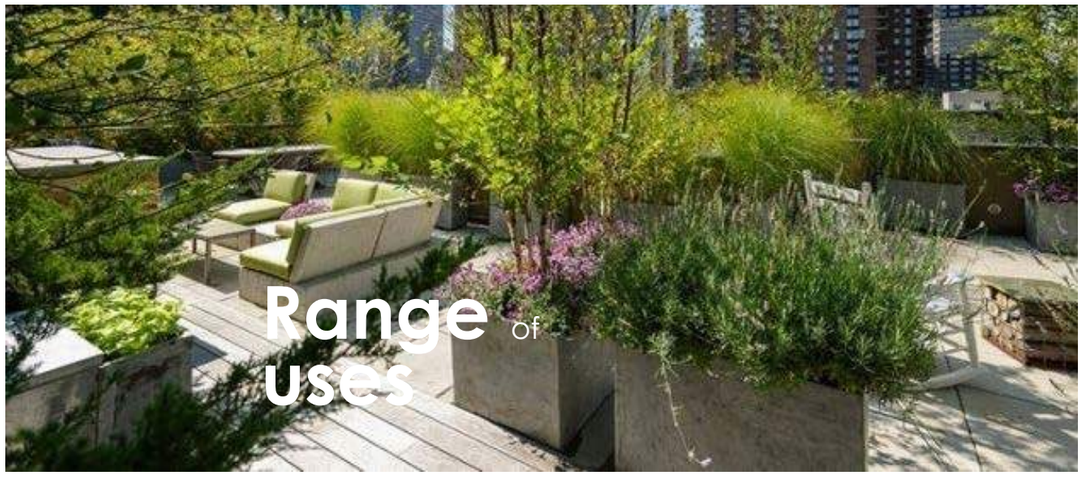
Level 14 office terraces key plan

Roof Terraces Design Strategy

Terrace design principles

ANDY STURGEON DESIGN





Roof Terraces Design Strategy

Indicative Planting Pallette

ANDY STURGEON DESIGN

ROOF TERRACE PLANTING

On the roofs a series of terraces are proposed to provide external space for office users. Access to external landscaped spaces and a close relationship to nature is known to improve the health and well-being of office users and is important for a modern office environment.

The design of the terraces responds to 3 key principles.

1. Perimetral planting includes shrubs and cascading perennials
2. Screening and preventing direct outwards views
3. Habitat creation and layered urban greening


Amelanchier lamarckii


Pinus sylvestris 'Watereri'


Rosmarinus offinalis 'Prostratus'


Corylus avellana 'Contorta'


Phlomis tuberosa


Sanguisorba 'Tanna'


Epimedium x rubrum


Hydrangea paniculata


Fatsia polycarpa


Libertia grandiflora


Hackenchloa macra

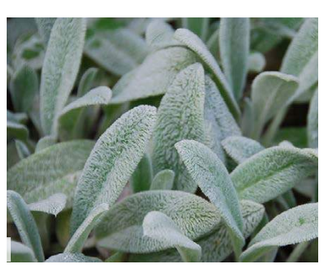

Hebe 'White Gem'


Geranium sanguineum 'Album'


Sesleria autumnalis


Anemone x hybrida 'Honorine Jobert'


Allium atropurpureum / Allium nigrum


Stachys byzantina


Pinus mugo 'Mops'

Roof Terraces Design Strategy

ANDY STURGEON DESIGN

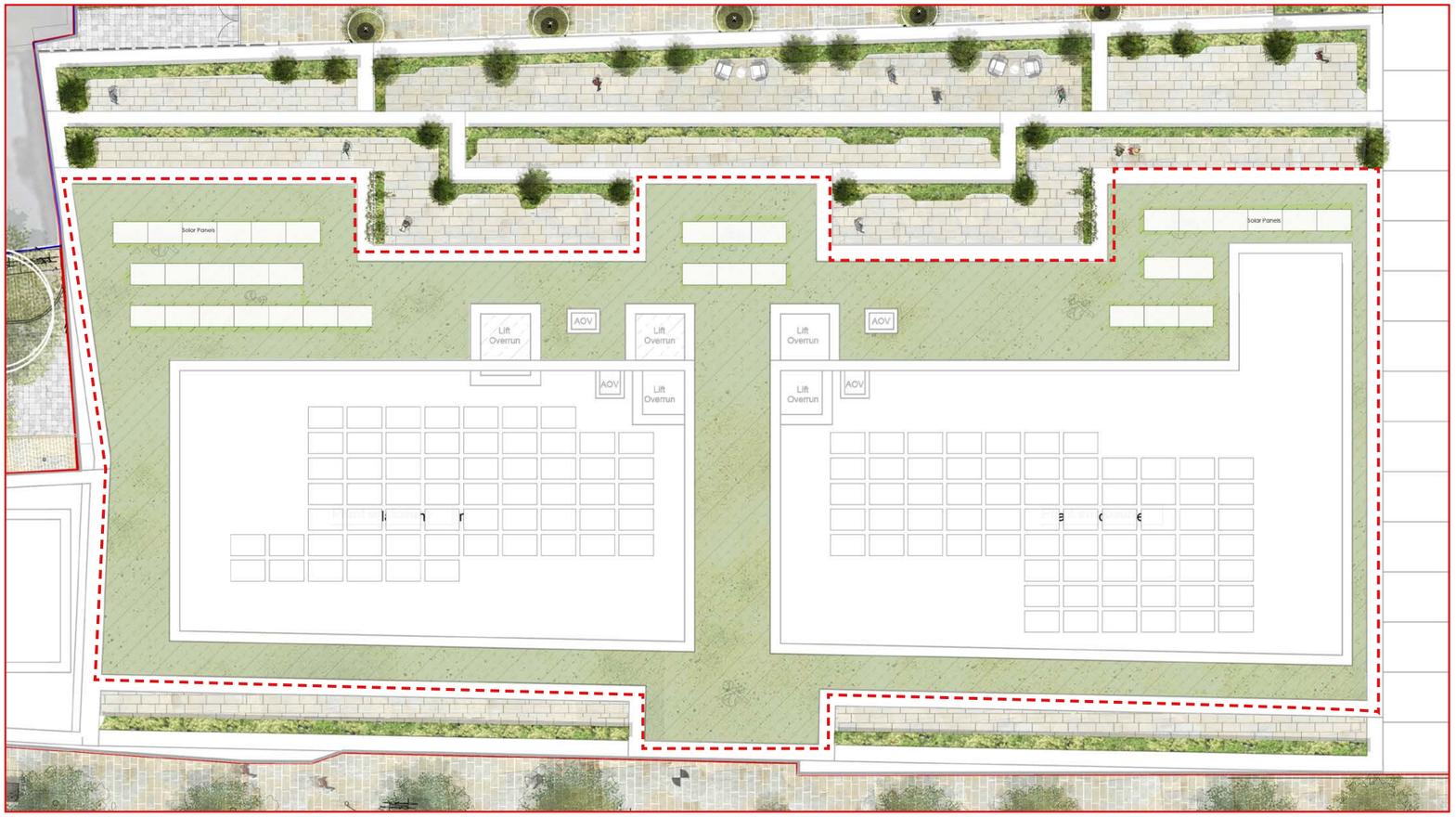
Biodiverse green roofs

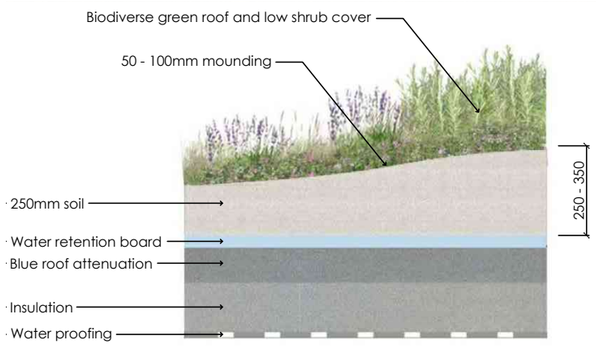
Biodiverse green roofs are designed to create a wide range of different habitats, and are based on the following principles:

- Depth of substrate varies between 250/350mm
- Mix of seeds and plug plants (mainly native species mix)
- Lightweight
- Low maintenance
- The biodiverse roof planting will consist of native wildflower and annual species.

The planting will be sown using UK provenance wildflower seed and native annual wildflower seed supplemented by native wildflower plug plants.

Planting mix:
- UK provenance native wildflower seed mix - Emorsgate ER1F wild flower for green roofs at 1g/m2
- UK provenance native annual wildflower seed mix - Emorsgate EC1 standard cornfield mixture at 1g/m2
- UK provenance native wildflower plug plants (additional groups in localised areas)- 6 species at a density of 5 per/m2





Biodiverse wildflower layers


Poterium sanguisorba


Silene vulgaris


Centaurea cyanus


Anthyllis vulneraria


Plantago lanceolata


Prunella vulgaris


Galium verum

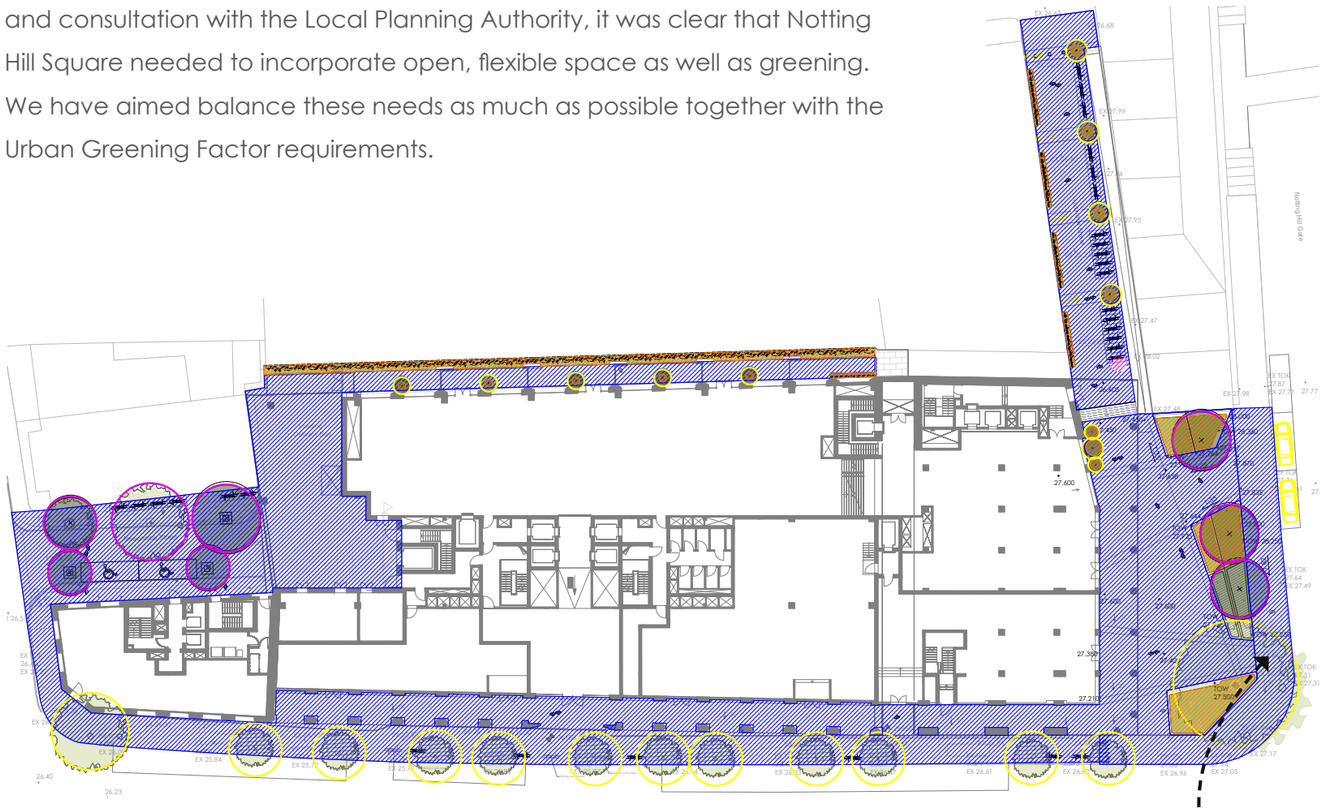

Leucanthemum vulgare

UGF Calculation

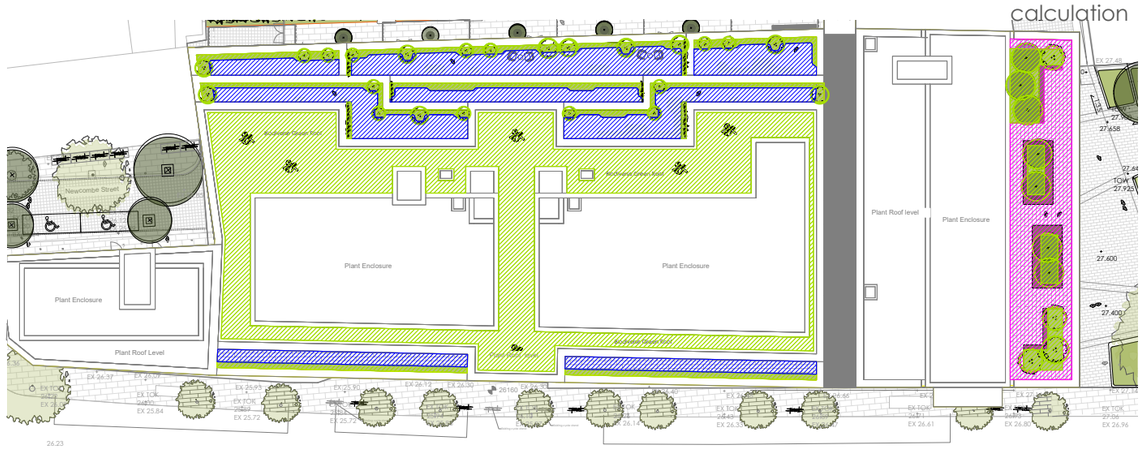
Indicative score based on current layout

ANDY STURGEON DESIGN

The landscape proposal generally maximises green space at ground floor and terraces. Perennial planting and trees have been generally used as a main defining element of the public realm. Following public engagement and consultation with the Local Planning Authority, it was clear that Notting Hill Square needed to incorporate open, flexible space as well as greening. We have aimed balance these needs as much as possible together with the Urban Greening Factor requirements.



Ground Level



Roof Terraces

NOTE: For the overall Urban greening factor calculations we have considered the application boundary as per the GLA UGF guidance.

Introduction
This calculator should be used in conjunction with London Plan Guidance 'Urban Greening Factor', 2021.

The Urban Greening Factor (UGF) is a tool that evaluates and quantifies the urban greening proposed in new developments. The UGF works by assigning a factor score to each surface cover type proposed in a planning application. Scores range from 1 for semi natural vegetation, through to 0 for impermeable sealed surfaces.

Instructions
- Cells highlighted in green should be completed by the applicant;
- Green cover should be categorised in accordance with Appendix 1 of the UGF guidance;
- The notes column should be used to record any assumptions (e.g. how expected tree canopy has been calculated) and to set
  out which features (e.g. the type of semi-natural habitat) have been included in the appropriate row;
- The calculation table should be copied to UGF drawing to be submitted for planning;
- The UGF should always be calculated on the total site area, equivalent to the red line boundary;
- Adjacent areas of land under the ownership or management of the applicant but not subject to the planning application must
  not be included; and
- Retained surface cover types should be included in the calculation.

Area Schedule

	Greening Over Structure. Min Depth 150mm	Standard Tree Planting in Connected Tree Pits	Flower Rich Perennial Planting	Standard Tree Planting General	Green Wall	Permeable Paving	Sealed Paving
Area - Terraces	868	0	0	0	47.5	166	357
Area - Ground Level	0	229	151	479	284	0	2085
Total	868	229	151	479	331.5	166	2442

Urban Greening Factor Calculator

Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	0	0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	868	694.4	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	229	183.2	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	0	0	
Flower-rich perennial planting.	0.7	151	105.7	
Rain gardens and other vegetated sustainable drainage elements.	0.7	0	0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	0	0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	479	287.4	
Green wall –modular system or climbers rooted in soil.	0.6	331.5	198.9	
Groundcover planting.	0.5	0	0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	0	0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0	
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
Permeable paving.	0.1	166	16.6	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	2442	0	
Total contribution			**1486.2**	
Total site area (m²)			5200	
Urban Greening Factor			**0.285807692**	

The overall UGF score achieved is within close proximity of the GLA target for major commercial developments of 0.3. Overall the design of the public realm has been based on achieving a balance between flexible use/spaces for community activities and planting. Areas like the newly proposed Notting HIll Gate Square could have absorbed additional planting areas to achieve full policy compliance, however, planters extent has been kept within limits to respond to the need to provide flexible open space for the community and tourists.

6.0 Sustainability and Environment

6.0 Sustainability and Environment

6.1 Sustainability and Environment

The following sustainability measures are to be integrated in the design as a minimum and provide a holistic approach to the scheme. Refer to Fig. 6.1 for the proposed sustainability agenda.

6.2 Sustainability and Policy

6.2.1 Through sustainable design and construction measures, the Proposed Development at 43-45 and 39-41 Notting Hill Gate and 161-237 (odd) Kensington Church Street aims to maximise retention and circularity of the existing structure to Newcombe House whilst providing a highly energy efficient and healthy series of buildings, incorporating the requirements of the relevant policies.

6.2.2 The Scheme has been developed with sustainable design principles at its core and are aligned with the objectives set out in the latest planning policies, including:

- National Planning Policy Framework (2021)
- Building Regulation Part L 2021
- The London Plan 2021
- RBKC New Local Plan Review Publication (Reg. 19)
- Building Regulation Part O 2021

6.2.3 The relevant Supplementary Planning Document/Guidance that is to be materially considered includes the Notting Hill Gate SPD (2015), which provides an overview of the Notting Hill Gate area and explains that the Scheme is required to comply with the Local Plan.

6.3 Energy Strategy

6.3.1 The energy strategy for the Site has been developed to ensure that the proposals comply with the latest planning policies that aim to reduce carbon reduction at the 'Be Lean' Stage by 35%, with at least 20% reduction using renewable technology, in accordance with the current GLA London Plan 2021.

6.3.2 Through analysis of the Proposed Development's design and following the energy hierarchy of 'Be Lean', 'Be Clean' and 'Be Green' measures, the proposals exceed the London Plan 2021 policy SI 2 Minimising greenhouse gas emissions targets of:

- 15% reduction at the 'Be Lean' stage for the commercial space across the Site;
- 10% reduction at the 'Be Lean' stage for the residential units;
- Delivering a minimum on-site carbon dioxide emissions reduction of over 35% beyond the Part L 2021 Target Emission Rate (TER); and
- Meet the 'Be Seen' requirement.

6.3.3 The Proposed Development will use a Site wide heating system, based upon the use of air source heat pumps. The retail units will benefit from a standalone heat pump system to be fitted by the future tenants, whilst residential units will have dedicated heat pumps due to the limited number of units on site.

6.3.4 PV provision has been provided to the roofs of Newcombe House and the Kensington Church Street Building whilst considering their location to minimise impact on massing and townscape views.

6.3.5 The new buildings are being designed to have zero-emissions. No fossil fuels are burned on site for heating or hot water generation. This results in the office, retail, residential and medical floors using the grid electric as the only fuel source which means as further renewable capacity is added to the national grid network, the building will accordingly decarbonise.

6.3.6 The decarbonisation of the National Grid means the use of electricity is now considered a better energy supply strategy than the use of gas boilers and is reflected in the significantly reduced emission figures.

6.3.7 A range of technologies have been appraised as potential on site energy generation sources in relation to the development.

6.3.8 Refer to HDR's Energy and Sustainability Strategy Reports for further details.

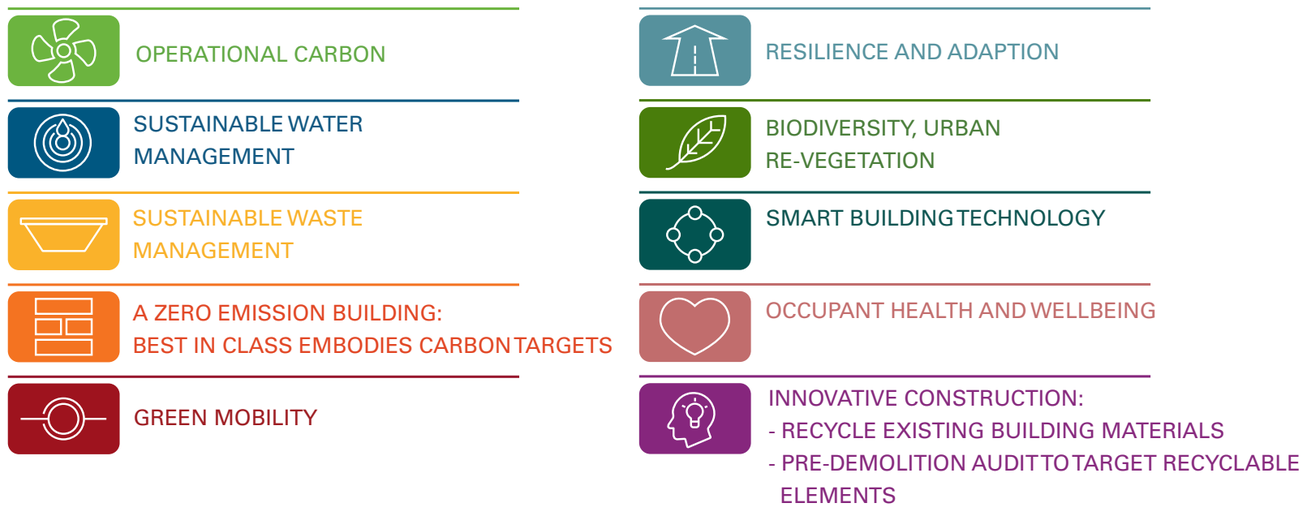


Fig. 6.1: Proposed Sustainability Agenda

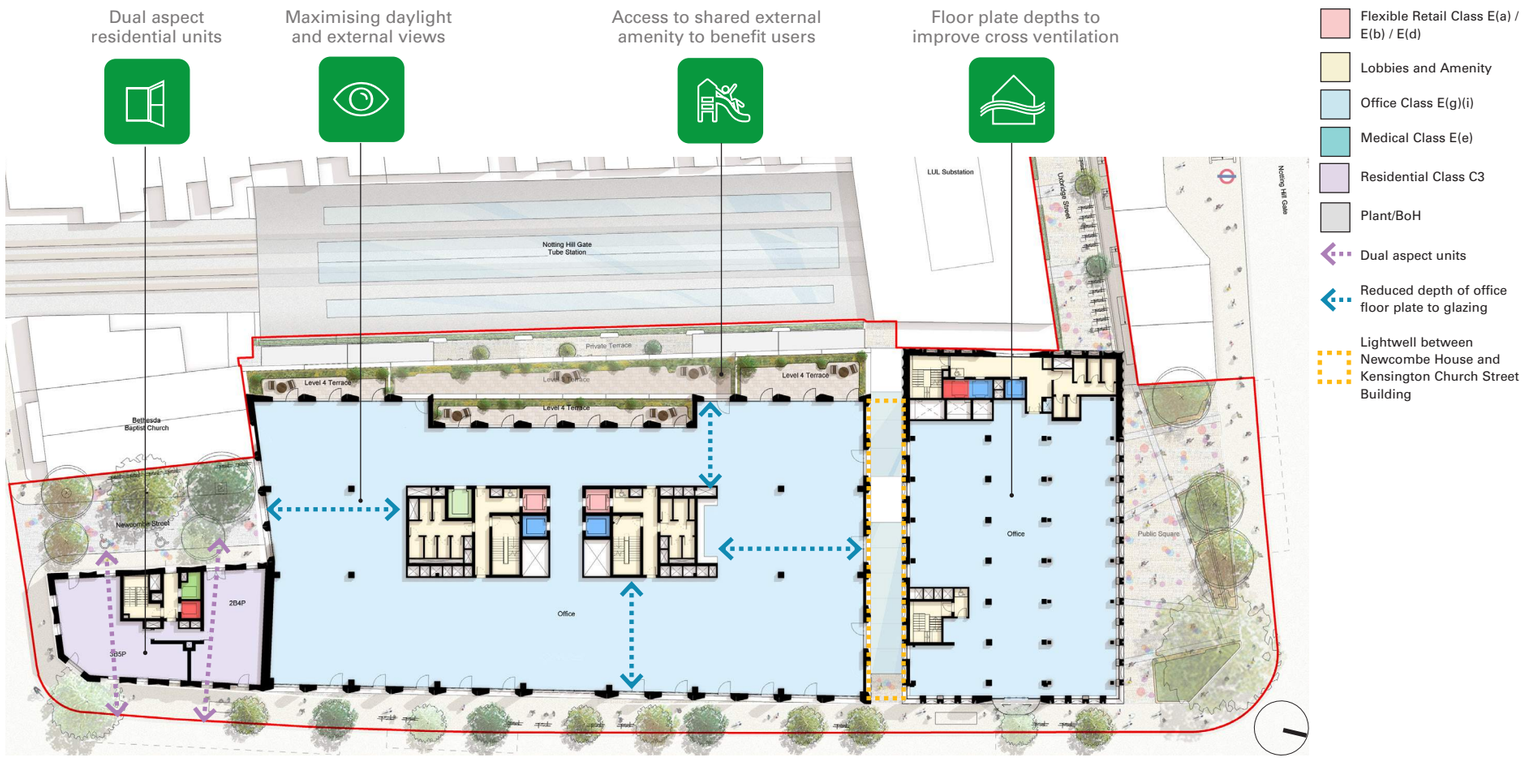


Fig. 6.2: Illustrative typical floor plan (4th floor level) - Spatial arrangement

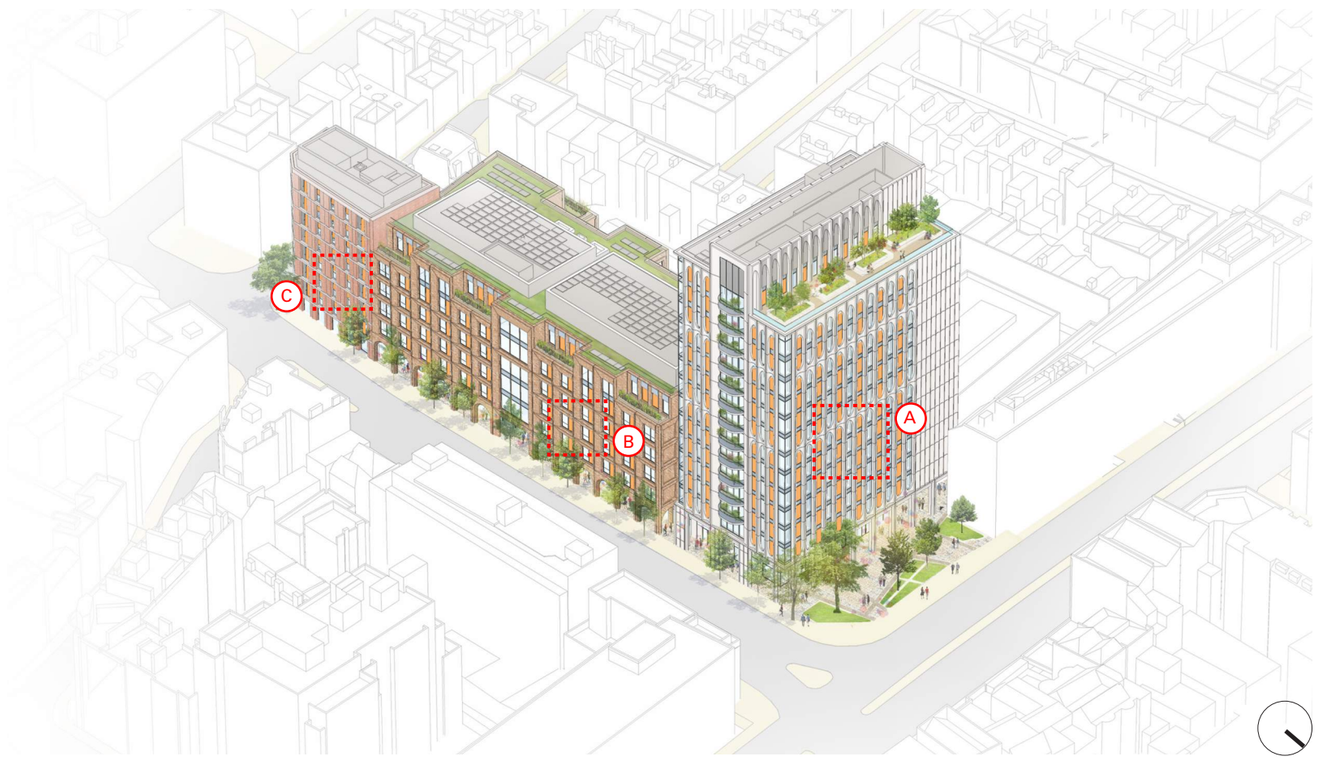


Fig. 6.3: Illustrative axonometric diagram of the proposed Scheme and openable windows

6.0 Sustainability and Environment

6.4 Building Form, Fabric and Passive Design

6.4.1 The Scheme optimizes the Site footprint with the arrangement of buildings sited along an east-west orientation. Floorplates have been developed and designed to enhance accessibility for passive solar gain, daylight and openable windows including:

- A centralised core to the Kensington Church Street Building to reduce distances to windows for visual amenity and daylight;
- Introducing a lightwell between Newcombe House and the Kensington Church Street Building to improve daylight to the depth of the Site;
- Provision of dual aspect units to the Affordable Block;
- Both Newcombe House and Kensington Church Street office buildings provide 50% openable windows to provide a mixed mode ventilation;
- Reducing the extent of glazing to the south elevation of Newcombe House so that passive solar gain was maximised on the north-facing facade; and
- Provision of set-back colonnades to provide solar shading to the extensive glazed ground floor facades to the retail and office spaces.

6.4.2 Refer to Fig. 6.2 for illustrative proposals.

6.4.3 Facade ratio, form and depth have been considered across all three buildings to create suitable shading to reduce overheating risks (refer to Fig. 6.3 and 6.4). The u-values of the 3 buildings target or better those set out in the Notional Building Values Part L 2021 Vol.1 and Vol. 2. The buildings are compliant with the Approved Document Building Regulations Part O and CIBSE TM52 using CIBSE TM49.

6.4.4 Refer to HDR's Energy, Overheating and Sustainability Strategy Reports for further details.

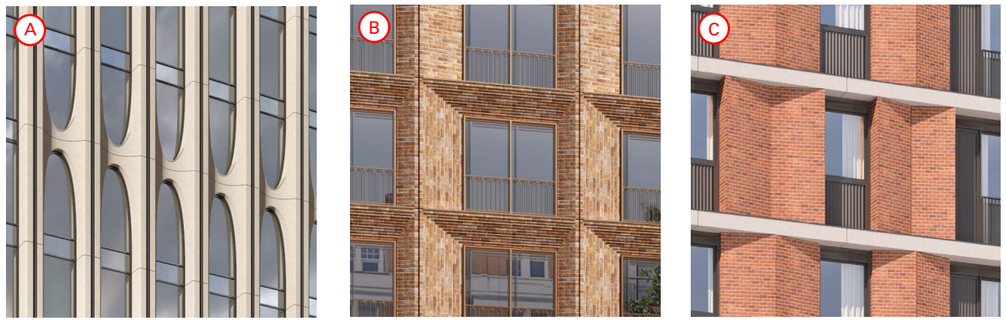


Fig. 6.4: Illustrative visuals of proposed facade form, apertures and depth

6.0 Sustainability and Environment

6.5 Water Sustainability

6.5.1 The development is being designed to absorb storm water on the Site at peak rainfall periods through blue roof attenuation to the following locations:

- Roof level to the Kensington Church Street Building;
- Level 14 Terrace to Newcombe House; and
- Public Square fronting Notting Hill Gate.

6.5.2 This will be a significant improvement to the existing arrangement and is contributing to the alleviation of flood concerns (refer to Fig. 6.5).

6.5.3 Incorporating reservoir boards to capture and store water for plants for passive irrigation will also be considered in further detail during Stages 3 and 4 to increase the overall benefits of greening roofs and biodiversity.

6.5.4 Refer to AKTII Drainage Strategy Report for further information.

6.6 Sustainable Land Use & Ecology

6.6.1 The proposal provides a substantial increase in urban greening in and around the building, including roof terraces, sustainable urban drainage systems, and a reimagined public realm (refer to Fig. 6.6).

6.6.2 An Urban Greening Factor (UGF) of 0.28 will be achieved inside the red line boundary, as well as a Biodiversity Net Gain (BNG) of 148%, which is above the required target of 10% BNG which is set out in The Environment Act (2021). Biophilic design principles will also be considered in further detail during Stages 3 and 4.

6.6.3 Introducing a biodiverse roof to the Site will have a positive impact on reducing the heat island effect by absorbing solar gains, cleaning the external air by removing pollutants and absorbing CO2, the creation of new habitants, reduction of rainwater run-off and decreased noise transfer due to sound-proof properties (refer to Fig. 6.6).

6.7 Health & Wellbeing

6.7.1 Current measures include air quality and ventilation enhancement, consideration of best practice measures for daylight, acoustic, and thermal comfort allowance for thermal and air quality monitoring systems as well as design for connection principles and amenity specifications including active travel and end of journey facilities.

6.7.2 Allocation of external terraces and balconies to office floorplates provide external amenity to office users across the Newcombe House and Kensington Church Street buildings (refer to Fig. 6.6).

Fig. 6.5: Illustrative axonometric diagram of the proposed blue roofs to the Site

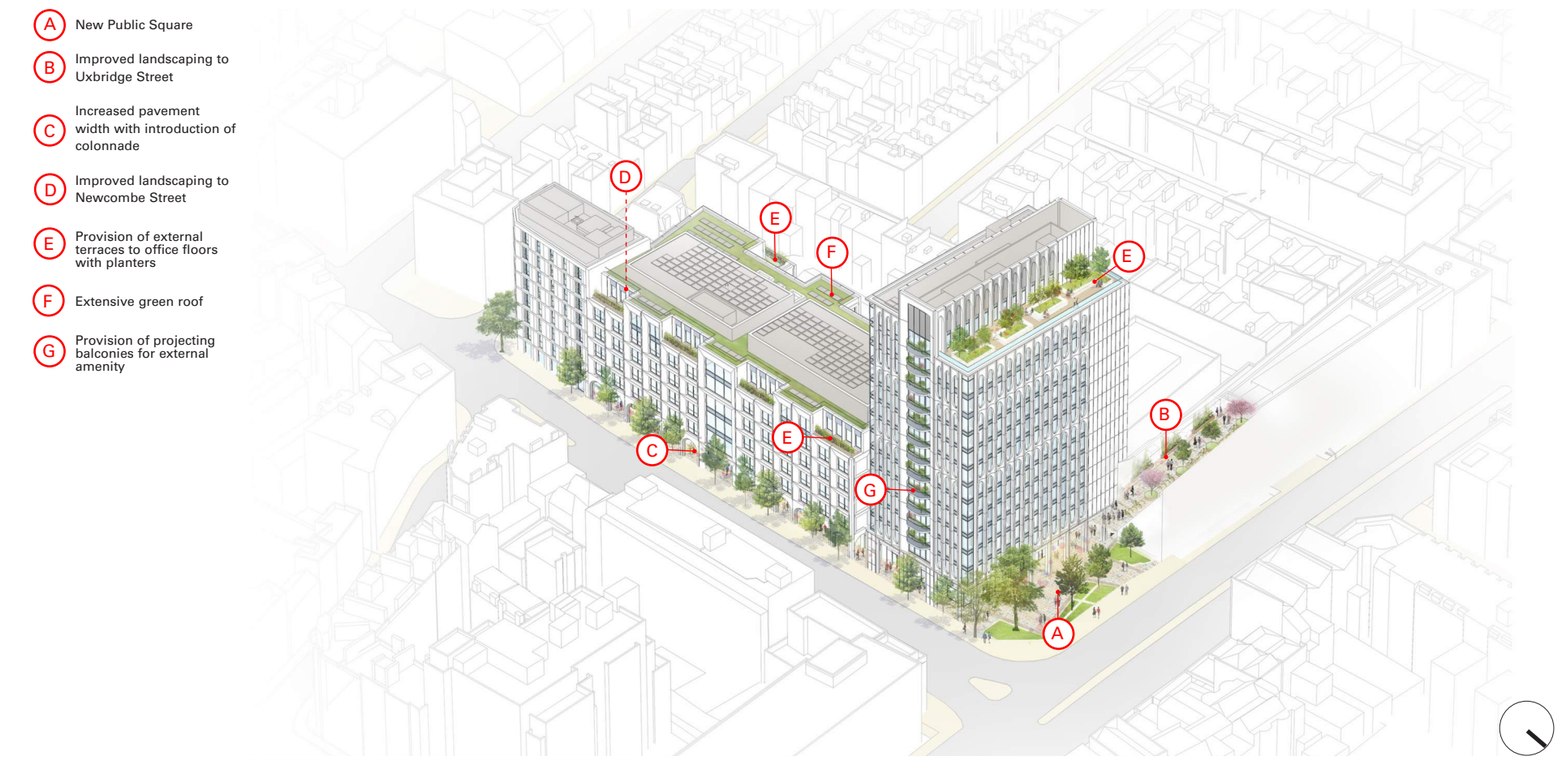


Fig. 6.6: Illustrative axonometric diagram of the proposed scheme and landscaping and external amenity improvement

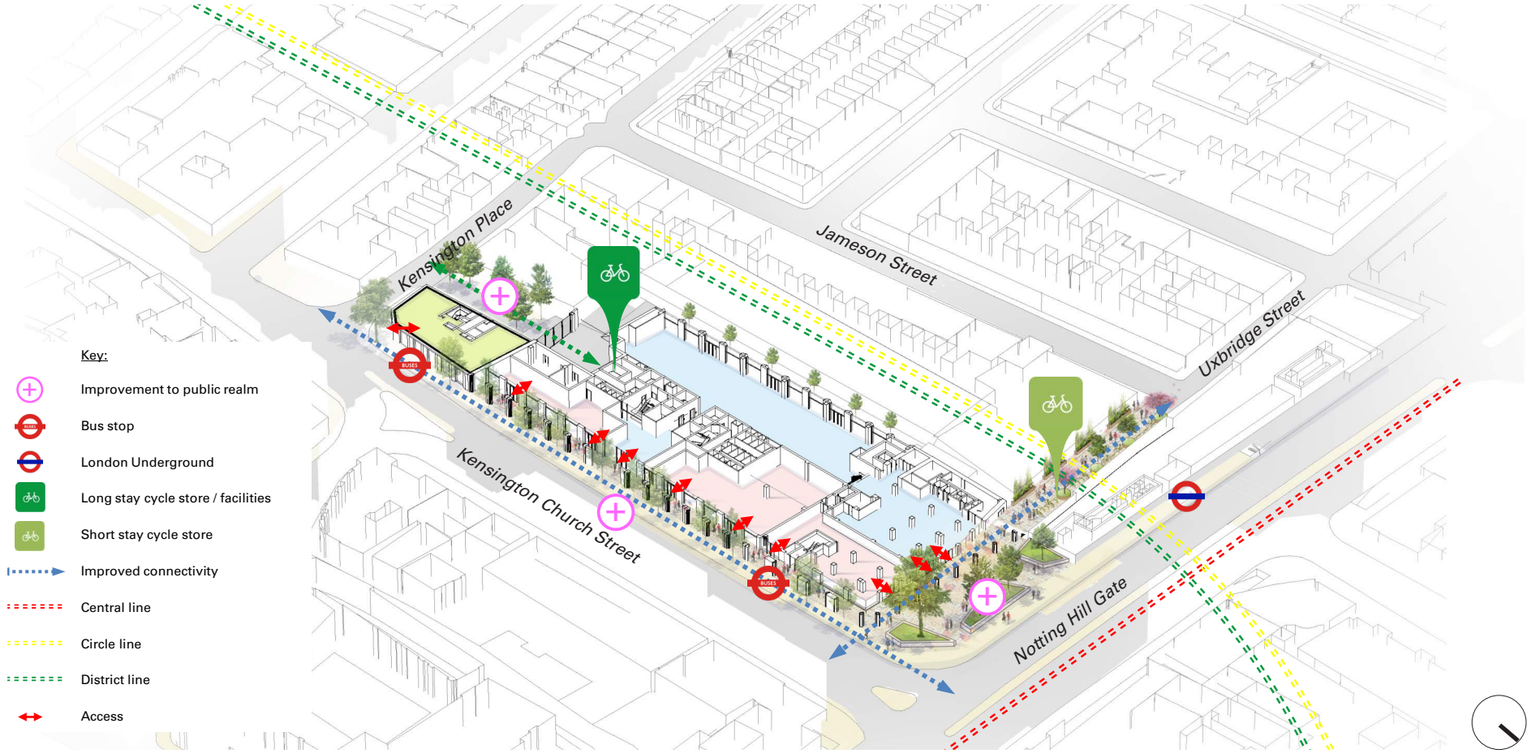


Fig. 6.7: Illustrative Diagram of the Ground Floor Circulation and Access to Site

Fig. 6.8: Illustrative view onto the proposed Public Square at the base of Newcombe House from Notting Hill Gate

6.0 Sustainability and Environment

6.8 Communities and Social Value

6.8.1 One of the main social value initiatives of the scheme is the provision of a high quality, vibrant new public realm that provides a variety of accessible and inclusive amenity for users across the Site (refer to Fig. 6.7 and 6.8).

6.8.2 The development seeks to knit together a series of external spaces that aim to create public open space for building users and the general community through various means including public seating, amenity within planted settings and flexible space for pop-up activities to the newly created public square fronting Notting Hill Gate.

6.8.3 Security as well as inclusivity principles have also been considered as part of the proposal. Refer to Section 7.0 Access and Social Inclusion for further information.

6.9 Sustainable Transport

6.9.1 The Site is well connected for walking, cycling and public transport facilities, including Notting Hill Gate London Underground Station, with a Public Transport Access Level (PTAL) of 6b (refer to Fig. 6.7).

6.9.2 The Site is to be car-free, with the exception of providing two blue-badge parking bays to Newcombe Street, and is reflective of the excellent sustainable transport connections available.

6.9.3 A total of 430 cycle parking spaces are provided, consisting of 373 Long-Stay and 57 Short-Stay spaces, supporting green mobility with layouts designed to be LCDS compliant in line with London Plan standards. The scheme will include dedicated facilities for storing bicycles within secure and sheltered stores in the basement level.

6.9.4 Please refer to Caneparo Associate's Transport Assessment report for further details.

6.0 Sustainability and Environment

6.10 Circular Economy

6.10.1 Circular Economy considerations have formed a key part of the design development, focusing on closing the material loop by minimising waste generation and using unavoidable excess as a resource. The Proposed Development, in line with the London Plan 2021 Policy SI 7, will comply with policy requirements for the waste diversion from landfill and recycling rates.

6.10.2 Workshop sessions with the Design Team have considered 6 key design strategies to incorporate circularity:

1. Building in layers
2. Designing out waste
3. Designing for longevity
4. Designing for adaptability or flexibility
5. Designing for disassembly
6. Using systems, elements or materials that can be reused and recycled

6.10.3 The existing buildings on Site are in a poor state of disrepair, however it is feasible to retain the structure of the existing Newcombe House tower block on Site including the foundations, structure and floor slabs (refer to Fig. 6.9).

6.10.4 Various design considerations have resulted from a number of Circular Economy workshops over the development of the Scheme which include:

- Maximising the reuse of onsite materials, such as the retention of the existing substructure and superstructure to Newcombe House thereby reducing the need for additional new materials.
- The superstructure has been designed for adaptability whilst the shell/skin has been designed for replaceability utilising modular systems and repeated elements.
- The facades to Newcombe House and the Kensington Church Street Building have been designed to take advantage of pre-fabrication in order to minimise waste.

6.10.5 A pre-demolition audit has been undertaken with key materials identified and outlines the opportunities for reclamation, reuse and recycling.

6.10.6 Refer to HDR's Circular Economy report for further information.

6.11 Whole Life Carbon

6.11.1 The main focus of this sustainability pillar is to help guide design decisions to minimise embodied carbon over the lifetime of the buildings including their construction, use, demolition and disposal (refer to Fig. 6.10).

6.11.2 A total of 1,706,882 kg CO2 has been saved through the retention of the existing foundations, structure and floor slabs to Newcombe House; reducing the project's overall embodied carbon emission as reported within the Whole Life Carbon Assessment.

6.11.3 The Proposed Development will be constructed using highly efficient and low carbon construction technologies to minimise the embodied carbon footprint that meet the necessary carbon benchmarks set by the GLA.

6.11.4 Refer to HDR's Whole Life Carbon Assessment for further information.

Fig. 6.10: Illustrative Life Cycle Assessment diagram

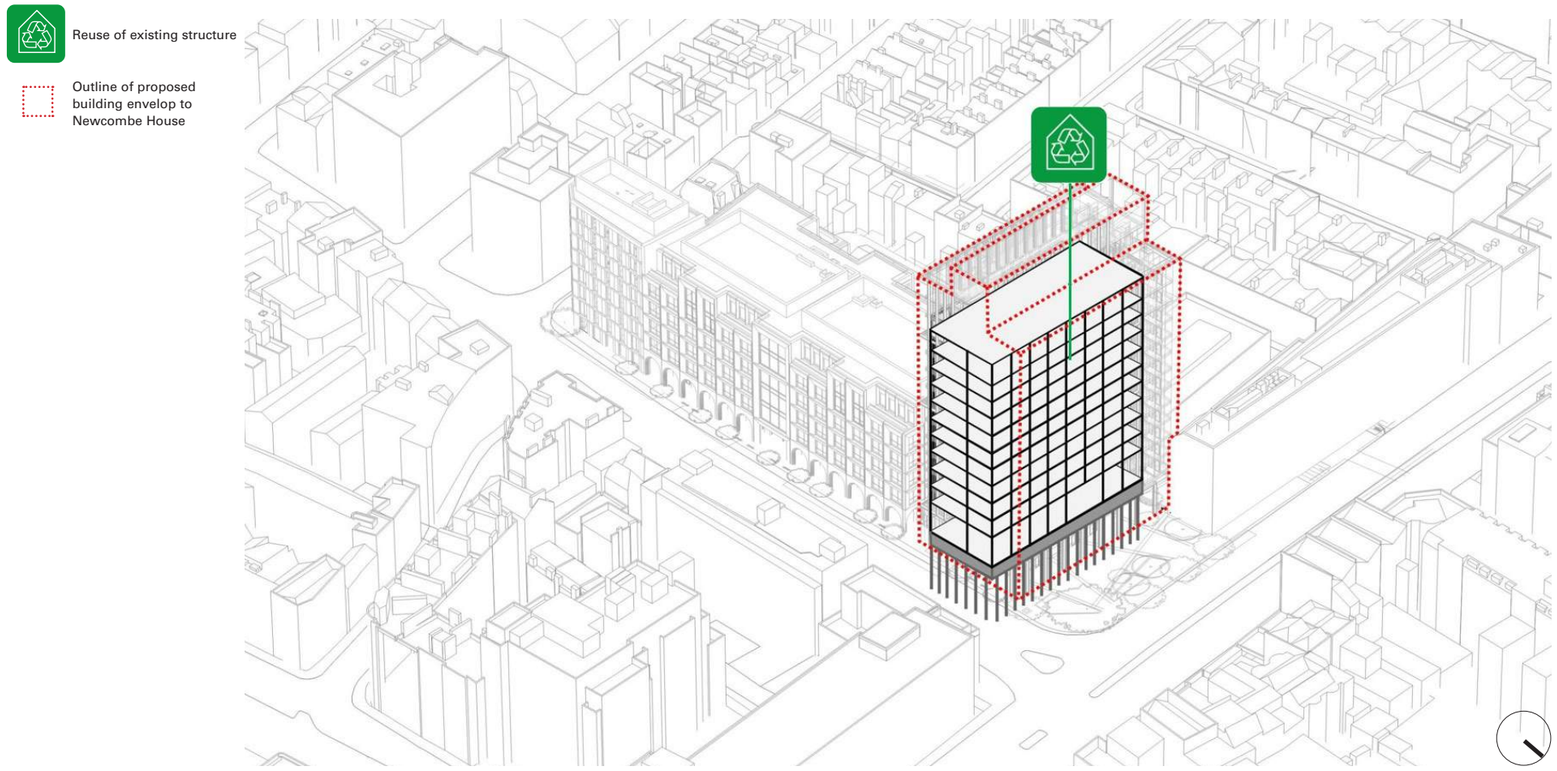


Fig. 6.9: Illustrative axonometric diagram of the proposed retained structure to Newcombe House

6.12 BREEAM Certification

6.12.1 Building certifications that validate the design proposal are incorporated whereby early pre-assessments for the Proposed Development is targeting a BREEAM New Construction Version 6 Rating 'Excellent' accreditation for all commercial areas including office, retail and medical uses (refer to Fig. 6.11).

6.12.2 Refer to HDR's Sustainability Statement for further information.

6.13 Wind Microclimate

6.13.1 A quantitative Computational Flow Dynamics (CFD) assessment of the wind conditions around the Proposed Development was carried out to help assess the wind impact in terms of suitability for pedestrian activities.

6.13.2 No wind safety risks were found within the analysis regarding the Proposed Development or its near surroundings. The overall wind comfort at the Site of the Proposed Development was greatly dominated by areas suitable for frequent and occasional sitting activities.

6.13.3 The other areas categorised as standing activities were not in contradiction with the pedestrian wind comfort levels, such as the building entrances. The CFD analysis found that the expected wind conditions are in line with the proposed Site uses.

6.13.4 Please refer to AKTII's Wind Microclimate Assessment.

Fig. 6.11: Illustrative Sustainability Diagram

6.14 Air Quality

6.14.1 The Proposed Development is located partially within the Notting Hill Gate Focus Area and within the RBKC Air Quality Management Area (AQMA); an area experiencing elevated pollution concentrations and therefore air quality is predicted to be poor and public exposure is at is highest.

6.14.2 Site-specific dispersion modelling was undertaken to quantify the annual NO2 concentrations across the Site to assess suitability for the proposed uses, which concluded that concentrations across the application Site boundary were below the relevant Air Quality Objectives (AQO).

6.14.3 The Site is therefore considered suitable for the proposed end-uses and complies with the RBKC Local Plan, the GLA Policy and NPPF.

6.14.4 The GLA states that new developments must be considered Air Quality Neutral. Trip rates associated with the Proposed Development were compared against the development specific Transport Emission Benchmarks (TEBs). The results indicated that the total transport emissions generated on site were below the development specific benchmarks thereby considering the development to be Air Quality Neutral.

6.14.5 Refer to Alkali Environmental's Air Quality Assessment for further information.

6.15 Noise

6.15.1 The Site is in a busy locale in the Notting Hill Gate area in London. The Site is subject to two distinct flanks with regard to noise levels; Notting Hill Gate on the north and Kensington Church Street on the east, which are dominated by noise from traffic movements and pedestrian activities.

6.15.2 To comply with the criteria of the WHO's recommended allowable internal noise levels, the external envelop has been developed to comply to meet minimum performance specifications.

6.15.3 Mechanical cooling is provided to all residential dwellings to negate the use of openable windows to provide comfort cooling against overheating, whilst ensuring suitable internal noise levels are achieved.

6.15.4 Refer to RBA Acoustics Noise and Vibration Report for further information.

7.0 Accessibility, Social Inclusion and Safety

7.0 Accessibility, Social Inclusion and Safety

7.1 Introduction

7.1.1 The purpose of this section of the DAS is to outline the overall approach to inclusive design within the scheme in accordance with the relevant local and national planning guidance, along with how the different access principles will be implemented into the scheme and managed.

7.1.2 The scheme provides a safe, legible and high quality environment that will be easily used without undue effort, special treatment or separation.

7.1.3 The proposed design has been designed to comply with Part M of the Building Regulations and in line with the RBKC's Local Planning policies.

7.1.4 This statement is an overview of access issues relevant to the building design and management and will continue to develop as the project progresses and should be read in conjunction with the preceding Design Statement.

7.2 Access to Site

7.2.1 Public Transport
The NPPF directs all new developments to locations that are highly accessible by public transport, walking and cycling.

7.2.2 The Site has excellent transport connections, being close to both public transport, arterial roads and cycle routes. There are two bus stops along the Site boundary and the Site is in close proximity to Notting Hill Gate Underground Station to access Central and Circle and District lines (refer to Fig. 7.1).

For further information on existing transport and movement in the surrounding area please also refer to Section 2.0.

7.2.3 Car Parking
Due to the Site being well connected by public transport, the development is intended to be car free, with provision being made for two blue badge parking spaces only. These will be located on Newcombe Street for the medical and residential uses only and in close proximity to the relevant entrances.

7.2.4 Deliveries and refuse collection
A service yard accessed via Newcombe Street provides deliveries and refuse collections. The delivery and refuse strategies for the Scheme are discussed in Section 4.0.

7.2.5 Cycles
To encourage sustainable transport to and from the Site, the development will provide bicycle spaces at basement level, calculated in accordance with the London Plan (2021) standards.

7.2.6 The scheme has a shared cycle lift and stair off the Newcombe Street loading bay to provide users inclusive access to the cycle stores and facilities at basement level.

7.2.7 There will be a total of 373 long stay cycle parking spaces across all uses, and these will be provided within secure, covered spaces, with showers, changing facilities and secured lockers.

7.2.8 In addition to the long stay spaces, 29 short stay Sheffield stands will provide 58 visitor spaces at ground level to the site.

7.2.9 The Kensington Church Street office core extends down to basement, providing step free access from the end of journey facilities to the office floorplates on Ground Floor to Level 5. A second core connects the end of journey facilities to the tower office reception on Ground Floor level for users to access the existing bank of lifts in the tower, that serve Ground Floor to Level 14.

7.2.10 Please refer to Caneparo Associates' Transport Assessment for further details.

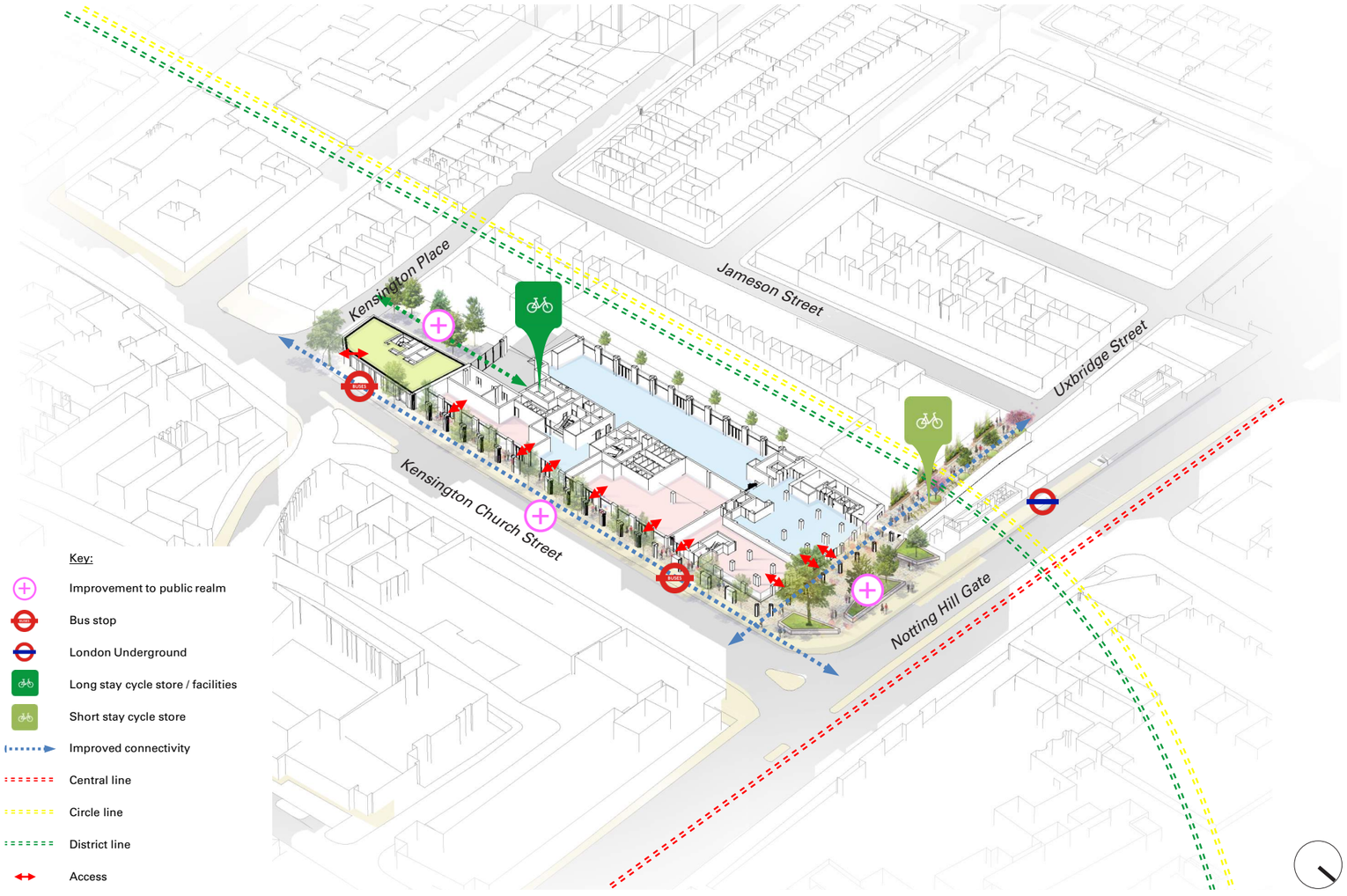


Fig. 7.1: Illustrative Diagram of the Ground Floor Circulation and Access to Site

Fig. 7.2: Illustrative view of the proposed office entrance to the Newcombe House via the Public Square to Notting Hill Gate

Fig. 7.3: Illustrative view of the proposed office entrance to the Kensington Church Street Building

7.0 Accessibility, Social Inclusion and Safety

7.3 Approach to Buildings & Accessibility

7.3.1 It is with intent that all aspects of the buildings and landscaping are designed to ensure an inclusive environment for all its users, regardless of abilities. Measures have been taken to provide equal access for all users, overcoming any discrimination issues, wherever possible. The following documents have been referred to in the development of the Scheme:

- The London Plan
- RBKC New Local Plan Review Policy SA10 Newcombe House
- Secured by Design
- London Housing Design Guide
- Parts M and K of the Building Regulations
- Relevant British Standards

7.3.2 As detailed in the Landscape section, the Site is universally accessible to people of all abilities with ramped and stepped access compliant with Part M of the Building Regulations and the inclusion of handrails where required.

7.3.3 The office and Class E entrances will be located off the new Public Square fronting Notting Hill Gate and Kensington Church Street. The residential entrance will be found off Newcombe Street and the Medical located on Kensington Church Street.

7.3.4 The existing Newcombe Tower does not provide level access from street level and so the Proposed Development looks to remedy this by redesigning the public square and tower entrance to create level access at grade.

7.3.5 As the Site slopes north to south, there will be numerous entrances to Class E and Office spaces along Kensington Church Street. Each entrance will have flush step free access from the adjacent pavement, through doors designed to suit wheelchair access requirements. This will ensure that an accessible and active frontage is provided.

7.3.6 Main entrances will have compliant doors including power assistance where required. Entrance screens will have appropriate manifestation and signage in line with Building Regulation Part K.

7.3.7 There are internal level changes at ground floor between the office entrances via Notting Hill Gate and Kensington Church Street. Steps and ramps are designed to ensure independent access without additional undue effort for everyone. All cores are fitted with wheelchair accessible lifts that provide flush access to all floors and all escape stairs will have allocated space for disabled refuge as outlined in the Building Regulations.

7.3.8 Each building has lifts that open onto every level. Stairs are designed in accordance with Approved Documents B, K and M.

7.3.9 Tonal variations between walls, floors and doors will be provided. Circulation routes will be left clear of hazards and obstacles. In the residential building, floor levels and apartment front doors will be clearly numbered.

7.0 Accessibility, Social Inclusion and Safety

7.4 Choice of Materials

7.4.1 The proposed materials for the buildings and landscaping are designed and specified to be robust and easily maintained. Surfaces integrated within the landscape design will provide the necessary tactility to allow ease of movement around and through the Site.

7.5 Wayfinding and Signage

7.5.1 The scheme proposals create a sense of place not only through the identity of the buildings, but also in the layout of the spaces that are defined by the buildings.

7.5.2 Each of the principal building entry points will be identified with lighting, providing clarity in terms of wayfinding around the development and safe entry for all building users.

7.5.3 Retail units use a signage strategy that employs bus stop signage at ground floor level fixed to the facade, with primary signage fixed to decorative metal spandrels clear of glazing.

7.5.4 Sign posts will be utilised to assist with wayfinding around the Site to enhance the user experience. The use of materials and landscaping at grade have been developed to demarcate routes and spaces across the Site.

7.6 Lighting

7.6.1 General lighting will not be provided at any point above ground floor, apart from the terraces where discreet low level lighting will be integrated.

7.6.2 Lighting will be implemented at grade within the landscaping proposals and to identify building entrances and signage.

7.6.3 Lighting has been considered and developed within the soffit designs to the colonnades of Newcombe House and the Kensington Church Street Building as part of the Site's wayfinding and security strategies.

7.6.4 External lighting has been integrated into the Andy Sturgeon's landscaping proposals to activate the public realm, whilst new lighting introduced to Uxbridge Street is aimed at detering anti-social behaviour. Refer to Landscaping Section 5.0 for more information.

7.7 Access for Emergency Vehicles

7.7.1 Consultation and analysis has been carried out to ensure that there is emergency vehicle access to all buildings. Access of 20m is provided along Uxbridge Street to enable a Fire Tender to access the Site with clear visual access to dry riser inlets. Newcombe House, the Kensington Church Street Building and Affordable Block can be accessed directly from the street.

7.7.2 For more information please refer to BB7's Fire Statement.

Fig. 7.4: Illustrative view of the proposed colonnade to Kensington Church Street Building

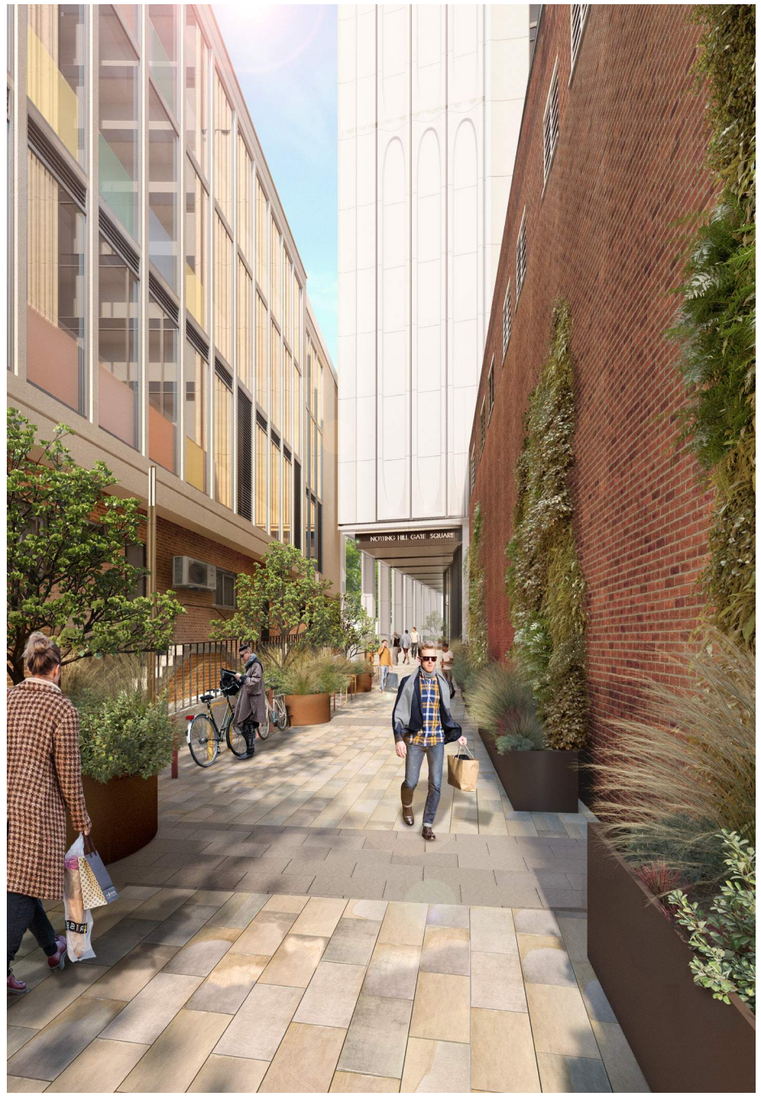


Fig. 7.5: Illustrative view of the public realm improvements to Uxbridge Street

Fig. 7.6: Illustrative view of the proposed entrance to the service yard via Newcombe Street

7.0 Accessibility, Social Inclusion and Safety

7.8 Safety and Security

7.8.1 The Proposed Development has been drawn up with safety and security in mind. The Scheme design is cognisant of integrating safe design into the urban realm.

7.8.2 The positioning of the buildings on Site and the arrangement of active frontages to each building provides natural policing over the Site including open spaces at grade. There are no concealed spaces or dead-end areas that would offer opportunity for anti-social behaviour.

7.8.3 The Scheme design is cognisant of integrating safe design into the urban realm. The spaces are designed to encourage use and activity with the creation of identity and destination whilst improving passive surveillance to deter anti-social behaviour.

7.8.4 The security strategy and design of the Proposed Development has been defined by the requirements set out in the BREEAM Security Needs Assessment carried out by HDR.

7.8.5 In terms of accessibility, the Public Square, Uxbridge Street, the colonnades, and Newcombe Street will be publicly accessible, with a managed security procedure put in place to improve safety and deter crime. A security room and an on-site estate management team will manage the Site.

7.8.6 CCTV coverage will be provided across the Site and to all entrances to monitor activity both inside and outside the buildings. The proposals will also provide a lighting scheme with sufficient illumination and uniformity levels to support natural surveillance and activity generation.

7.8.7 Access to the service yard via Newcombe Street will be managed by an on-site estates management team and will be gated during night hours with fob access.

7.8.8 Access to the residential parts of the development will be limited to accommodate resident safety and controlled by an entry phone/intercom to individual flats within the building.

7.8.9 Engagement with the City of London Police Counter Terrorism Security Advisor (CTSA) and Designing Out Crime Officer (DOCO) has taken place to ensure any concerns are raised and mitigated within the design.

7.0 Accessibility, Social Inclusion and Safety

7.9 Wheelchair Housing Strategy

7.9.1 The Proposed Development complies with London Plan Policy D7 ('Accessible Housing'), which states *"residential development must ensure that:*

- *at least 10% of dwellings meet Building Regulation requirement M4 (3) 'wheelchair user dwellings'.*
- *all other dwellings (90% of new homes) meet Building Regulation M4 (2) 'accessible and adaptable dwellings'*

7.9.2 Across the 8 affordable units provided the following provision has been agreed with RBKC Officers:

- M4(2) : 7x 2B4P and 1x 3B5P units located between 4th and 7th floor levels
- M4(3)(2)(b): x1 3B5P unit located at 4th floor level (the lowest storey level of the proposed residential floorspace)

7.9.3 London Housing Design Guide
London Housing Design Guidelines have been incorporated in the Scheme. The principal aspects of the guide will be continually monitored through the detailed design stage to maintain compliance and best practise.

7.9.4 Building Regulations Part M
The residential entrance lobbies are provided with adequate space to manoeuvre as required under Part M. All unit sizes have been designed with the space requirements of Part M in mind and all floors are served by adequately sized lifts for wheelchair users.

The typical unit layouts in Figs. 7.7 illustrate show how the units have been designed to comply with Part M4(3).

7.9.5 Blue Badge Car Parking
Two Blue Badge car parking bays will be provided on Newcombe Street: 1 for the M4(3) Wheelchair user dwelling and 1 for medical use. The location of the parking bays has been considered to allow for easy access to both medical and residential entrances at ground level. Refer to Fig. 7.8.

7.9.6 Evacuation and means of escape
In the event of an emergency, a dedicated evacuation lift has been provided for the mobility impaired to the residential fire fighting core. Refer to BB7 Fire Statement for further information.

Fig. 7.7: Illustrative Proposed 4th Floor Plan of the Affordable Block and unit types

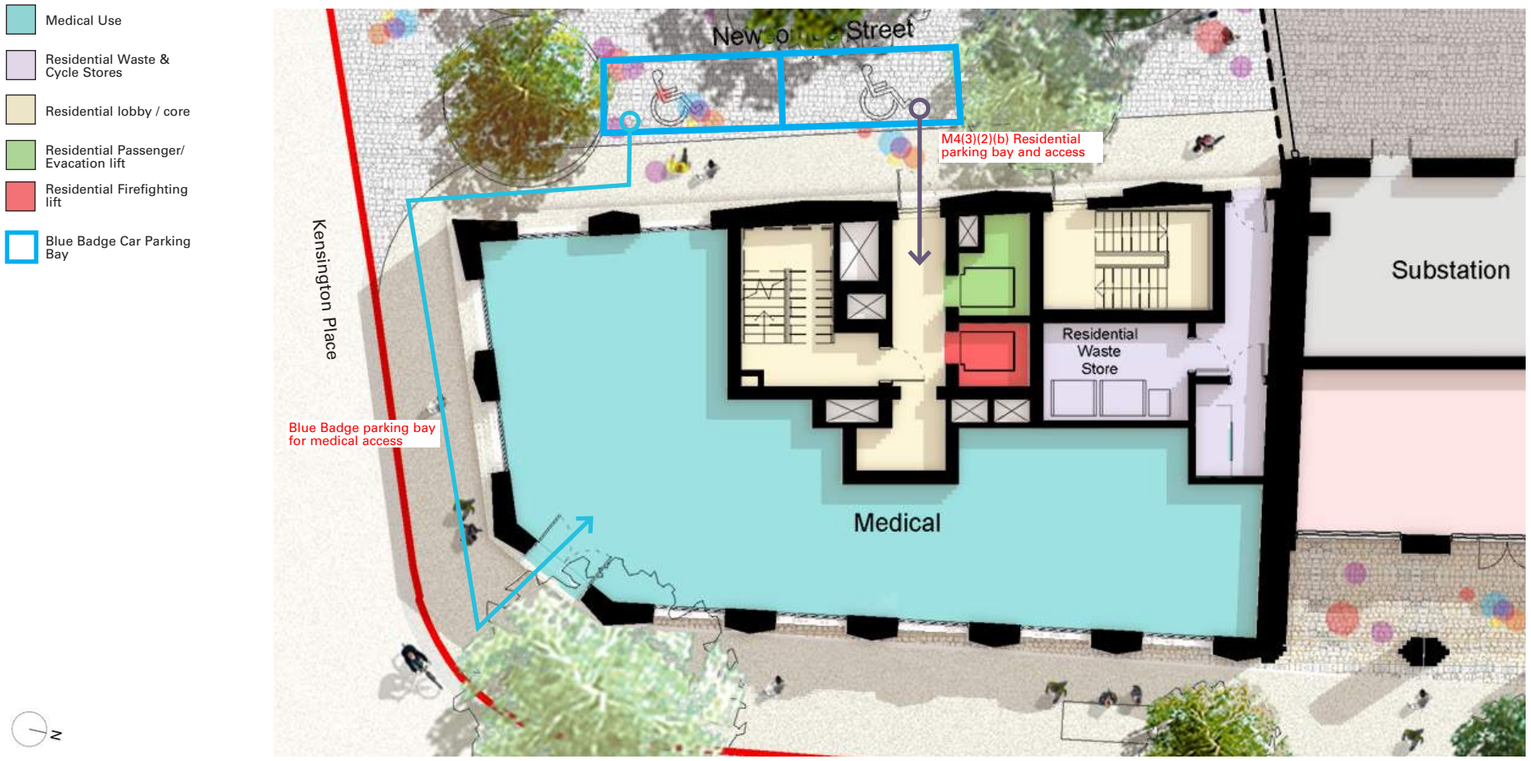
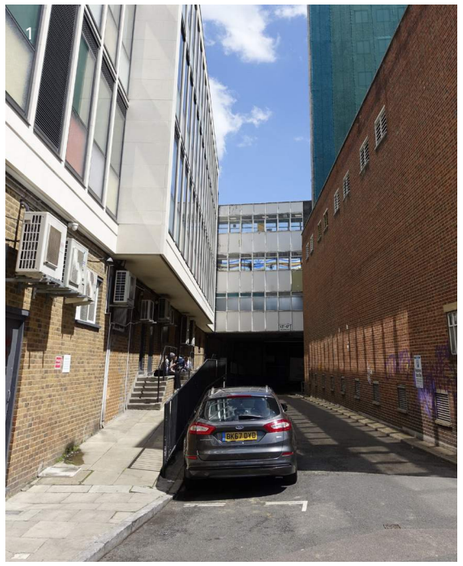
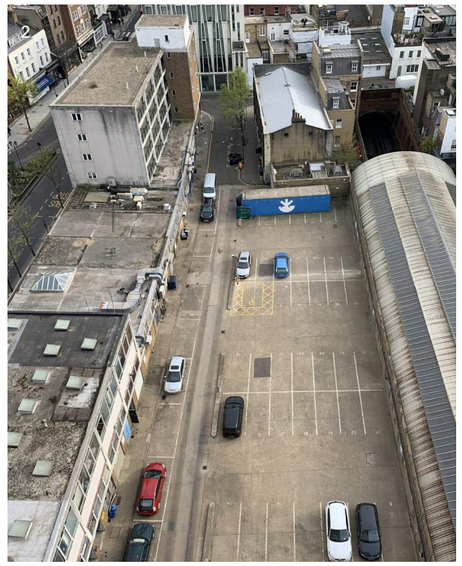


Fig. 7.8: Illustrative Proposed Ground Floor to the Affordable Block and access to Blue Badge Parking Bays

8.0 Conclusion





1 Poor public realm and pedestrian access to Notting Hill Gate and Uxbridge Street

2 Significant hardscaping to the Site with lack of biodiversity and greening

3 Lack of activation and frontage to corner

4 No activation of facades and poor public realm to Newcombe Street

5 Poorly performing public realm and arrival to Site onto Notting Hill Gate

6 Vacant residential units and non-compliant external envelope to current Building Regulations

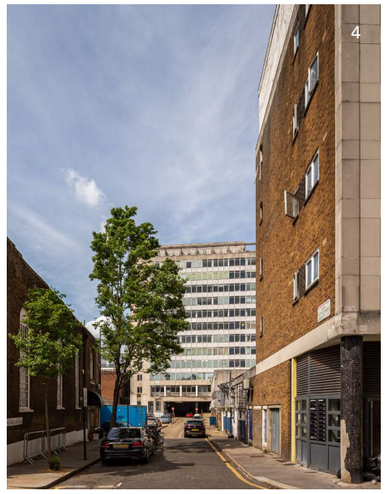


Fig. 8.1: Existing Site - Poor public realm / street interfacing and buildings in disrepair

8.0 Conclusion

8.1 Existing Site

8.1.1 The Site is occupied by a late 1950's collection of buildings consisting of:

- Newcombe House office building to the north, with a height of ground plus 11 storeys and plant level;
- A retail plinth to the tower along the east boundary, with heights ranging from 1 to 2 storeys;
- Royston Court residential building to the south-east, with a height of ground plus 4 storey building and plant level; and
- A hard standing private car park to the south accessed via Newcombe Street, with a private access road to Uxbridge Street to the north west corner.

8.1.2 The existing Site presents the following missed opportunities and poor qualities:

- Poor and under-used public realm to the north;
- An impermeable frontage to the prominent facades onto Notting Hill Gate and Kensington Church Street;
- No provision of level access from Newcombe House onto the existing public realm fronting Notting Hill Gate;
- The Site is composed as a campus of 3 interconnecting buildings that read as a single urban block, which is not in keeping with the surrounding character and townscape;
- Newcombe House is in a poor state of disrepair and not suitable for occupation;
- Existing Newcombe House building is heated with large gas boilers contributing to the carbon emissions in the local area;
- Poor pedestrian access and user experience between Notting Hill Gate and Uxbridge Street;
- Existing residential units to Royston Court are vacant, not fit for purpose and do not current standards or facade performance ratings; and
- Lack of biodiversity and greening.

8.1.3 Refer to Fig. 8.1 for existing Site photographs.

8.0 Conclusion

8.2 Design Evolution and Consultation

8.2.1 The design development of the Proposed Scheme has evolved through extensive council and community consultation, which commenced in March 2022. This includes the following pre-application meetings with Council, Greater London Authority (GLA), Transport for London (TFL) and presentations with local resident groups:

• 1st Pre-application meeting with RBKC	24.05.22
• Briefing of Campden and Pembridge ward members	09.06.22
• Residents Associations Forum	20.06.22
• Briefing of Chair of Planning Committee & Lead Member for Planning	13.07.22
• 2nd Pre-application meeting with RBKC	11.08.22
• Briefing of Campden and Pembridge ward members	05.09.22
• 3rd Pre-application meeting with RBKC	27.09.22
• Development Forum 1	28.09.22
• 3RA Group Workshop	04.10.22
• Kensington Society Workshop	05.10.22
• 4th Pre-application meeting with RBKC	05.10.22
• 5th Pre-application meeting with RBKC	12.10.22
• Webinar 1	12.10.22
• 1st Public Exhibition (2-day)	18 - 19.10.22
• Pre-application meeting with TfL	01.11.22
• RBKC Workshop at S&P Offices	29.11.22
• 6th Pre-application meeting with RBKC	12.12.22
• 1st Pre-application meeting with GLA	12.01.23
• Briefing Campden and Pembridge Ward members	16.01.23
• 3RA Group Workshop	23.01.23
• Kensington Society Workshop	23.01.23
• 7th Pre-application meeting with RBKC	08.02.23
• 8th Pre-application meeting with RBKC	21.02.23
• 9th Pre-application meeting with RBKC	06.03.23
• Webinar 2	16.03.23
• Residents Association Forum	20.03.23
• 2nd Public Exhibition	21.03.23
• 2nd Pre-application meeting with GLA	24.03.23
• Development Forum	29.03.23
• 10th Pre-application meeting with RBKC	31.05.23

8.2.2 Refer to Figs. 8.2 - 8.5 that illustrates examples of the design evolution of the Proposals during the period of extensive consultation.

Fig. 8.2: Pre-App 1 - Illustrative Proposed Perspective from Notting Hill Gate

Fig. 8.3: Pre-App 2 - Illustrative Proposed Perspective from Notting Hill Gate

Fig. 8.4: Pre-App 3 - Illustrative Proposed Perspective from Notting Hill Gate

Fig. 8.5: Pre-App 6 - Illustrative Proposed Perspective from Notting Hill Gate

8.0 Conclusion

8.2.2 The design evolution of the Scheme has responded to items raised through the consultant team's engagement with the local council, key stakeholders and community, which include and not limited to the following:

- Review of the dominant massing fronting Notting Hill Gate;
- Building footprint offset from the Site boundary to provide the Scheme improved public realm and reduction of massing facing Jameson Street;
- Omission of double height canopy onto Notting Hill Gate that was out of character with the surrounding townscape and local character;
- Omission of the internal street to provide a more considered accessible and permeable public realm;
- Further thought and design consideration given to the quality of the public realm;
- Retention of 'Waterstones tree';
- Create more breathing space around the retained tree on the corner of Notting Hill Gate / Kensington Church Street;
- Developed the facade design to Newcombe House to further a contemporary design which responds to the architectural heritage of Newcombe House;
- Re-establish key connection to Newcombe House and ground level with the introduction of a colonnade that links through to Uxbridge Street;
- Reduction and sculpting of massing to the Kensington Church Street Building, in particular the elevation facing Hillgate Village;
- Architectural articulation introduced at 5th floor level to disrupt the single parapet line to the Kensington Church Street Building;
- Set-back omitted to Affordable Block to increase massing distinction with the Kensington Church Street Building;
- Reduction of balcony projections and introduction of a curved geometry to reduce perceived massing to Newcombe House and omission of colour;
- Improving the pedestrian experience to Kensington Church Street with the introduction of a colonnade;
- Development of the facade geometry to Newcombe House to create an architectural language that is distinctive to its location and context; and
- Increase in Affordable Building to maximise provision and to include medical use.

8.0 Conclusion

8.3 Proposed Development

8.3.1 The Proposed Development will regenerate an important Site in Notting Hill and the Notting Hill Gate District Centre, providing much needed Grade A office space and creating a new series of publicly accessible spaces that will greatly improve the accessibility and permeability. The key qualities of the proposed Scheme are as follows:

- Retention and refurbishment of the existing Newcombe House tower and sustainability merits;
- Renovation of an eyesore Site in the centre of Notting Hill Gate after many failed attempts;
- Provision of a high profile and best in class new commercial hub for Notting Hill Gate;
- Activated ground floor with uses that support and strengthen the local area;
- Creation of a new publicly accessible square that is open to the sky and creates a new destination;
- Increases the provision of publicly accessible space across the Site;
- Introduction of a colonnade widening Kensington Church Street pavement to improve pedestrian experience and accessibility;
- Improved and safer pedestrian access to Newcombe Street and Uxbridge Street;
- Arrangement and design of buildings has been considered carefully in the context of neighbouring buildings and conservation areas;
- Breaks down the singular urban block 'campus' of the existing buildings;
- Provides high quality architectural design that is distinctive to the local context and heritage;
- Uplift in area for on-site social rented affordable housing directed at local needs;
- Provision of on-site medical use, designed in collaboration with the NHS;
- Provides highly sustainable buildings, and removes a large volume carbon contributor in Notting Hill Gate;
- Increases urban greening and bio-diversity across the Site.

8.3.2 By referencing the local materiality and architectural details, the Proposal aims to offer a contemporary take on the existing architectural context and deliver a rejuvenated Newcombe House building that reinforces the importance of Notting Hill Gate as an internationally renowned address.

Fig. 8.6: Verified View 11 - Proposed view from Notting Hill Gate looking south towards Kensington Church Street

Fig. 8.7: Illustrative view of the Proposed Development with the Affordable Block within the foreground, looking northwards towards Notting Hill Gate

Fig. 8.8: Illustrative view of the Proposed Development from Hillgate Place

8.0 Conclusion

8.3.3 The Proposal has been designed considering Notting Hill Gate's heritage and local context and will be a key positive contributor to the District Centre both in terms of the emerging context and the historic conservation areas and listed buildings.

8.3.4 The Proposed Development would represent a noticeable improvement on the existing situation on the Site. It would not adversely affect views of importance identified by RBKC or any other views identified within the TVIA undertaken by Tavernor Consultancy (TC).

8.3.5 The scale, form and massing of the proposed buildings would be appropriate to the Site's location at a point of townscape significance within the Notting Hill Gate District Centre. Their detailed appearance would be visually interesting, distinctive and reinforce sense of place. Its new routes and spaces would make a positive contribution to the town whilst improving accessibility.

8.3.6 The Proposed Development would enhance the character of the Kensington Conservation Area within which the Site abuts to the west and would have a beneficial or neutral effect in respect of other neighbouring conservation areas.

8.3.7 The Proposed Development would be consistent with national and local planning policy in respect of townscape and design matters as a result of its high-quality architecture and urban design.

8.0 Conclusion

8.4 Benefits of Scheme

Principles

8.4.1 Redevelopment and regeneration of a prominent brownfield Site with vacant buildings, in a sustainable, highly accessible and important west-end location which is likely to stimulate further investment and refocus Notting Hill Gate as a place to work and visit.

8.4.2 With sustainability and reuse at the heart of the Scheme, a range of sustainable design and construction measures are being incorporated aiming to maximise retention and circularity, including the retention of the existing tower structure whilst providing three highly energy efficient, healthy and high quality buildings that will enhance and positively contribute to the local and wider townscape.

Design / Architecture

8.4.3 Provision of distinctively unique and high-quality architectural design that responds positively to the historic, current and emerging townscape of Notting Hill Gate.

8.4.4 Creation of a new local landmark building, Newcombe House, which identifies the Notting Hill Gate District Centre and the prominent corner Site to Notting Hill Gate and Kensington Church Street, that will also assist with the provision of wayfinding to and across the Site.

8.4.5 The creation of more active frontages along Notting Hill Gate and Kensington Church Street, creating a more pleasant and pedestrian friendly environment that support and strengthen the local area.

Office Provision

8.4.6 Creation of best-in-class prime Grade A office accommodation that has been developed to ensure the buildings meet the requirements of a forward-thinking occupier(s) with a number of design-led benefits including sustainability, placemaking, wellbeing and amenity.

8.4.7 Providing a significant uplift in office floorspace helping the Royal Borough of Kensington and Chelsea to maintain a competitive supply, responding to an identified need for Grade A office space within central London.

Fig. 8.9: Illustrative Proposed Ground Floor Plan

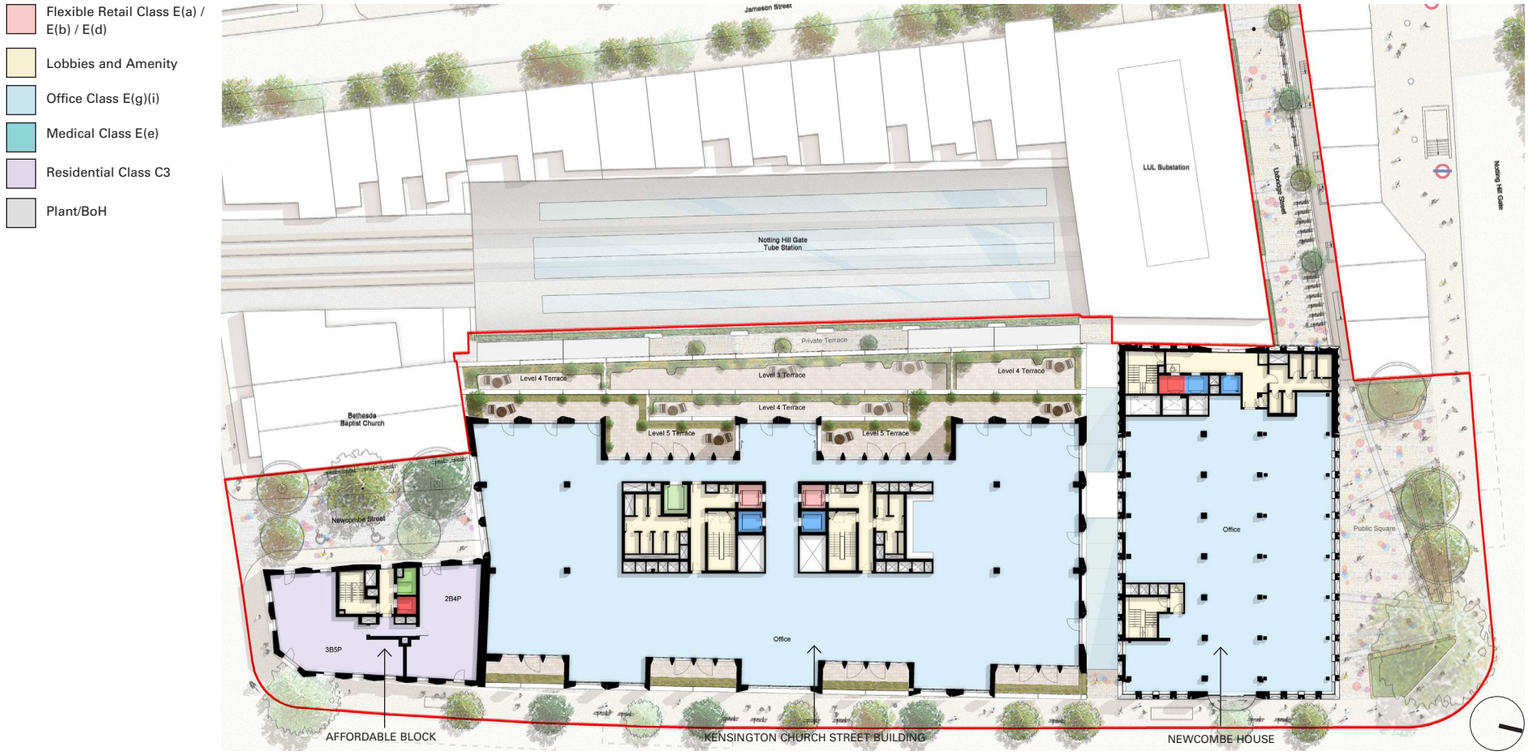


Fig. 8.10: Illustrative Proposed 5th Floor Plan

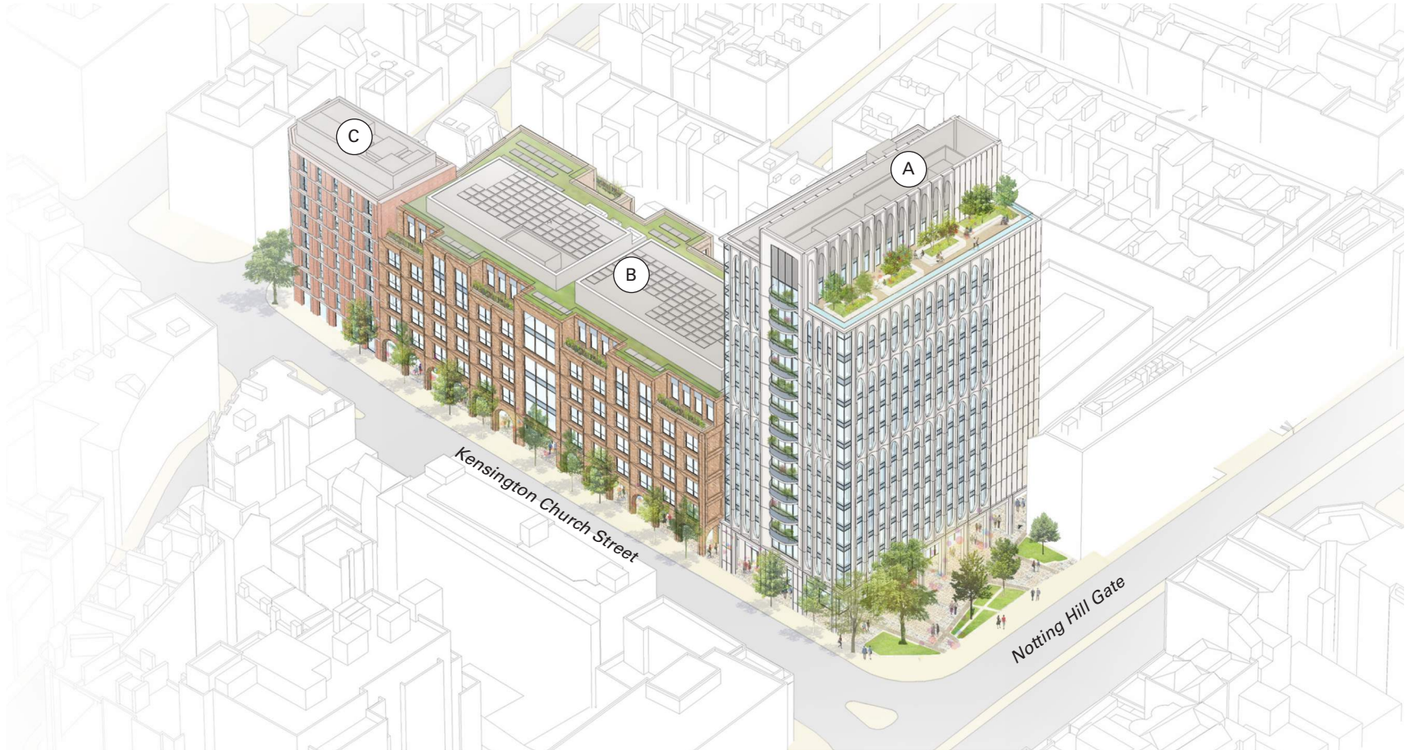


Fig. 8.11: Illustrative Axonometric Diagram of Proposed Development

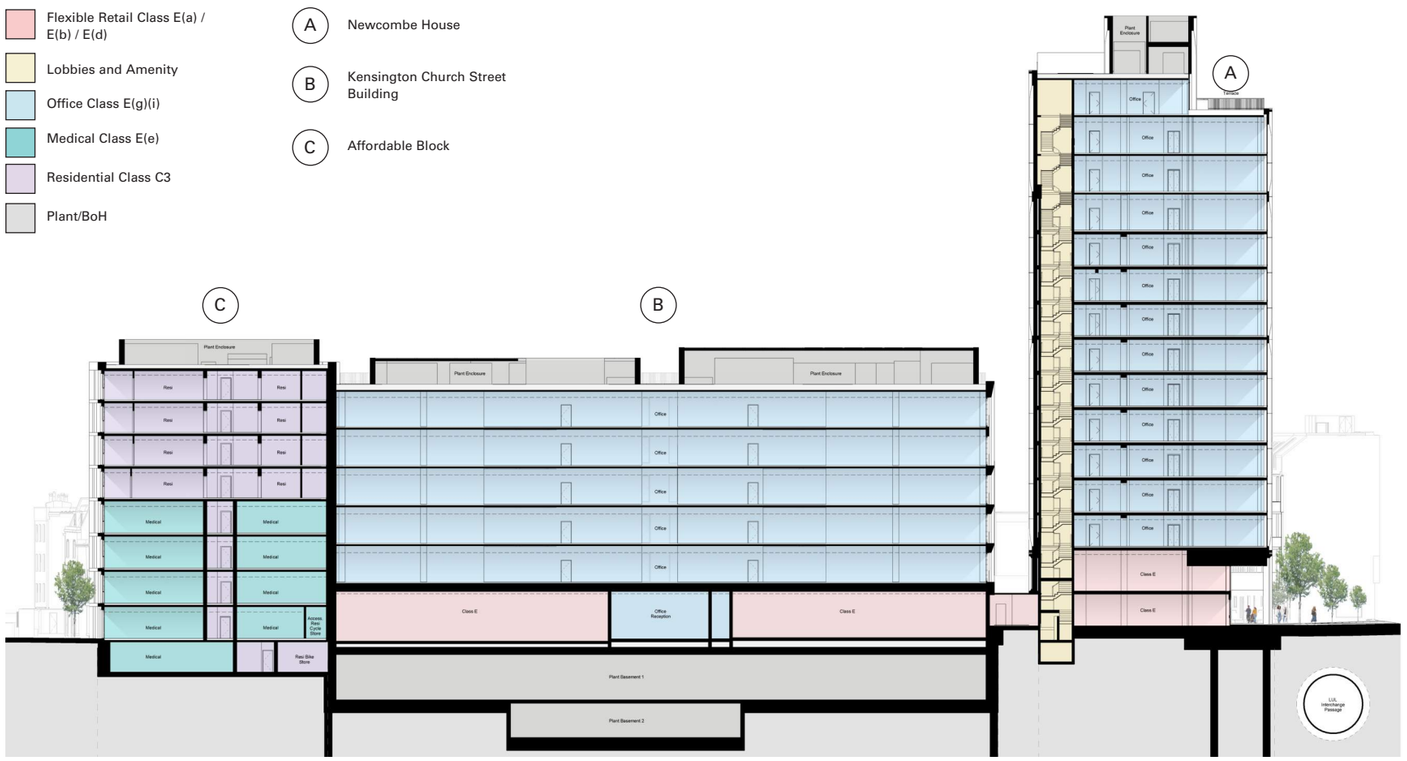


Fig. 8.12: Sectional Use Diagram: Illustrative Long Section through Proposed Development

8.0 Conclusion

Housing

8.4.8 The provision of 8 new on-site socially rented residential dwellings comprising a mix of 2 and 3 bed family sized units which will meet a defined housing need for the Royal Borough of Kensington and Chelsea.

8.4.9 Provision of 90% 'accessible and adaptable dwellings' (Building Regulations M4(2) Category 2) and 10% 'wheelchair user dwellings' (Building Regulations M4(3) Category 3).

8.4.10 The Proposals provide an uplift in area on the existing vacant and not-fit-for-purpose residential accommodation provided in Royston Court, whilst providing on-site socially rented affordable housing directed at local needs.

Medical

8.4.11 The provision of 784 sq.m (GIA) of medical floorspace, which has been designed in collaboration with the NHS.

Economic

8.4.12 The provision of new employment, retail and commercial spaces, in order to encourage visitors to the Site whilst also complementing and not competing with the uses in the immediate context of the Site.

8.4.13 The provision of a double height colonnade to the base of Newcombe House where office and retail frontages act as a gateway that will contribute to the activation of the space fronting onto the new public square, creating an appropriate arrival into the Site and Notting Hill.

8.4.14 The creation of approximately 1,400 FTE jobs across the Proposed Development across a range of sectors including office, retail and medical.

8.4.15 Creating a better place to work and do business through improvements to the public realm and general scale and appearance of the Site.

8.4.16 Improving and increasing the opportunities for the local businesses and employment in the long term through the creation of more potential visitors (generated by new residents and office uses) whilst generating more interest and visitors to this part of Notting Hill Gate with the improved landscaping proposals.

Refer to Gerald Eve's Planning Statement for further information.

8.0 Conclusion

Publicly Accessible Space / Landscaping

8.4.17 The Proposed Development seeks to prioritise pedestrian access and experience by extending the existing public open spaces and creating new, more legible connections.

8.4.18 The Proposal knits together a series of external spaces that aim to create public open space whilst improving the permeability across the Site and creating new landscaped spaces and routes, including the new thoroughfare between Notting Hill Gate and Uxbridge Street.

8.4.19 The creation of four key new areas across the Site, which will have their own character and area comprising of:

- The Public Square: has been designed to be an inviting and flexible space for visitors arriving to the Site and Notting Hill Gate. A large open area allows for various pop-up activities to be organised with the integration of trees and planting in raised planters forming a green buffer to screen the busy traffic along Notting Hill Gate. Provision of seating provides the opportunity for people to meet and encourage people to interact and use the square (refer to Fig. 8.13 and 14).

- Uxbridge Street: this space has been designed as a green biodiverse street with raised planters connecting the public square fronting Notting Hill Gate with Hillgate Village. Provision of short stay cycle spaces support green mobility, whilst at the same time allowing access for emergency vehicles when necessary. The design of the space improves natural surveillance to counter anti-social behaviour that exists today (refer to Fig. 8.15).

- Colonnades: these areas have been designed to be a welcoming outdoor lobby to the office and retail units by providing shelter from inclement weather. The public highway to Kensington Church Street has been extended by offsetting the ground floor plan of Newcombe House and the Kensington Church Street buildings away from the Site perimeter thereby widening the pavement widths to relieve pedestrian congestion (refer to Fig. 8.17 and 18).

- Newcombe Street: this area has been designed to provide vehicular access to a covered service yard for off street servicing and delivery with a pedestrian-friendly shared landscaping. Two blue-badge parking bays are accommodated to provide parking for residential and medical uses. Provision of short stay cycle spaces support green mobility, whilst at the same time allowing access for emergency vehicles when necessary. Flush planted trees provides a new tree-lined avenue for zoning and softening to the street (refer to Fig. 8.16).

Fig. 8.13: View 1 - Illustrative view from Notting Hill Gate looking onto the Public Square and the double height colonnade to Newcombe House beyond

Fig. 8.14: View 2 - Illustrative view onto the proposed Public Square at the base of Newcombe House from Kensington Church Street

Fig. 8.15: View 3 - Illustrative view of the proposed Scheme and landscaping improvements to Uxbridge Street

Fig. 8.16: View 4 - Illustrative view of the proposed Scheme and landscaping improvements to Newcombe Street

Fig. 8.17: View 5 - Illustrative view of the proposed KCS colonnade

Fig. 8.18: View 6 - Illustrative view of the proposed KCS colonnade

8.0 Conclusion

8.4.20 Increasing the number of trees and greening of the Site which will comprise a mix of tree species will contribute to the greening and overall visual biodiversity of the Site, as well as creating 'green corridors'. Plant species have been chosen to best thrive in the micro-climate conditions of the Site, withstanding heavy shaded spaces and robust in character to allow easy management.

8.4.21 External terraces located at level 14 to Newcombe House and 3rd - 5th floor levels of the Kensington Church Street building provide office users with access to external amenity. Raised planters are positioned to negate overlooking onto the properties of Jameson Street whilst providing a biophilic connection to improve the health and well-being of office users.

8.4.22 The provision of extensive green roofs to the Site will aid biodiversity and establish a range of habitats whilst having a positive impact on reducing the heat island effect by absorbing solar gains, cleaning the external air by removing pollutants and absorbing CO2 and the reduction of rainwater run-off.

8.4.23 Improved air quality as a result of the increased green planting, as well as improvements to the water quality which is achieved through the introduction of SuDs which will treat water falling on the green roofs.

8.4.24 An Urban Greening Factor (UGF) of 0.28 will be achieved inside the red line boundary, as well as a Biodiversity Net Gain (BNG) of 148%, which is above the required target of 10% BNG which is set out in The Environment Act (2021).

8.4.25 The provision of 29 visitor cycle parking stands (providing 58 spaces). Locations have been considered to avoid impacting pedestrian desire lines and detrimentally affecting the delivery of a high-quality public realm.

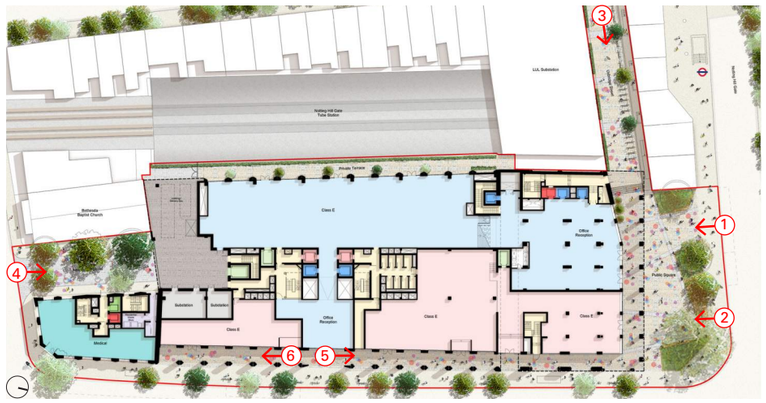


Fig. 8.19: Illustrative ground floor key plan with view locations

8.0 Conclusion

Transport

8.4.26 The provision of a well-designed service yard via Newcombe Street will enable servicing and deliveries to take place off-street, thereby minimising impact on the road network.

8.4.27 The servicing yard is part of a wider shared servicing strategy with a pre-existing loading bay on Kensington Church Street and 3 shared parking bays on Notting Hill Gate.

8.4.28 The Site is well connected to walking, cycling and public transport facilities, including Notting Hill Gate London Underground Station, with a Public Transport Access Level (PTAL) of 6b that will encourage alternative and more sustainable modes of travel (refer to Fig. 8.20).

8.4.29 The Site is to be car-free, with the exception of providing two blue-badge parking bays to Newcombe Street, and is reflective of the excellent sustainable transport connections available.

8.4.30 A total of 373 long-stay cycle parking spaces are provided across office, medical, retail and residential uses. The Scheme will include dedicated facilities for storing bicycles within secure and sheltered stores.

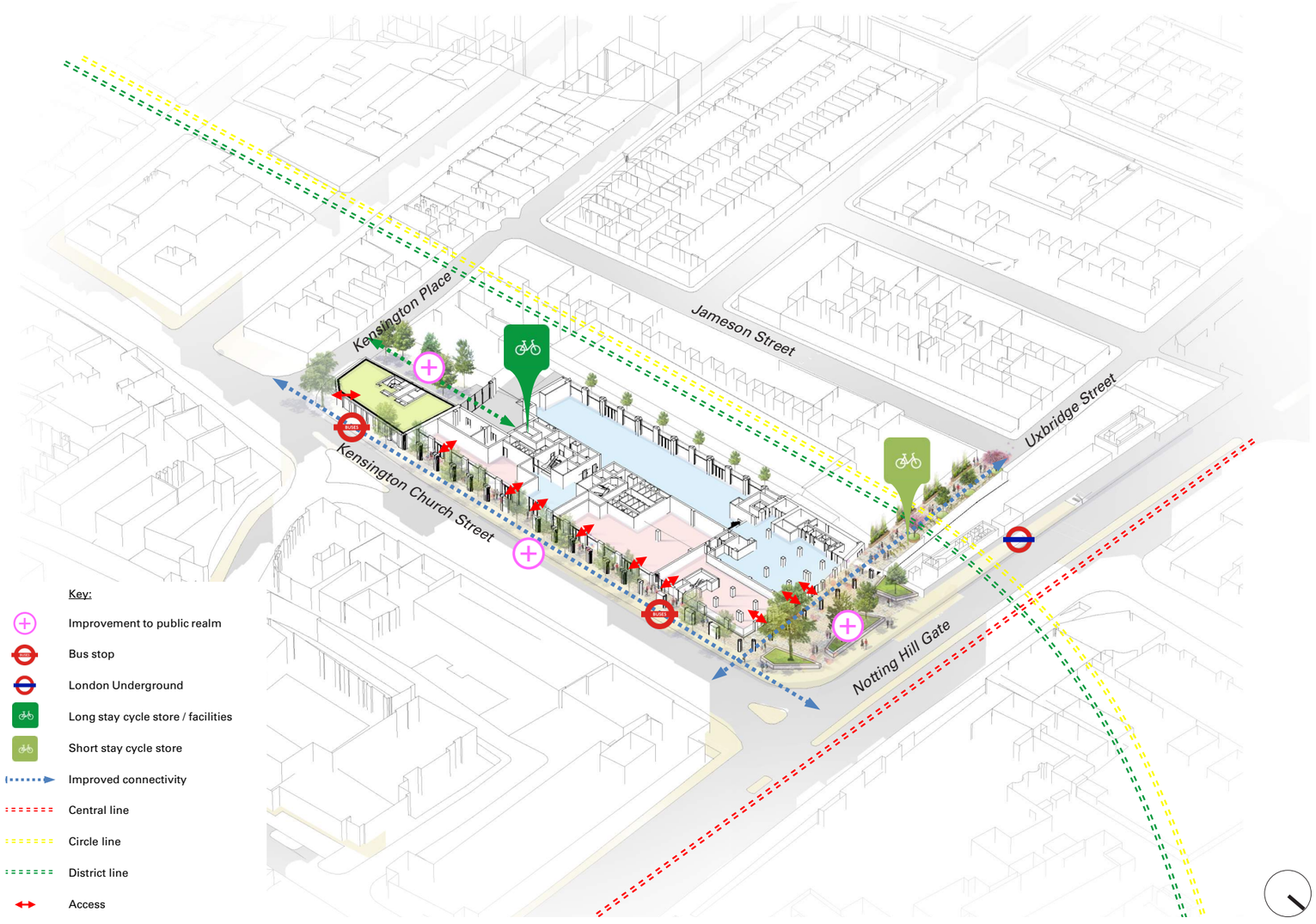


Fig. 8.20: Illustrative Diagram of the Ground Floor Circulation and Access to Site

Fig. 8.21: Proposed Sustainability Agenda

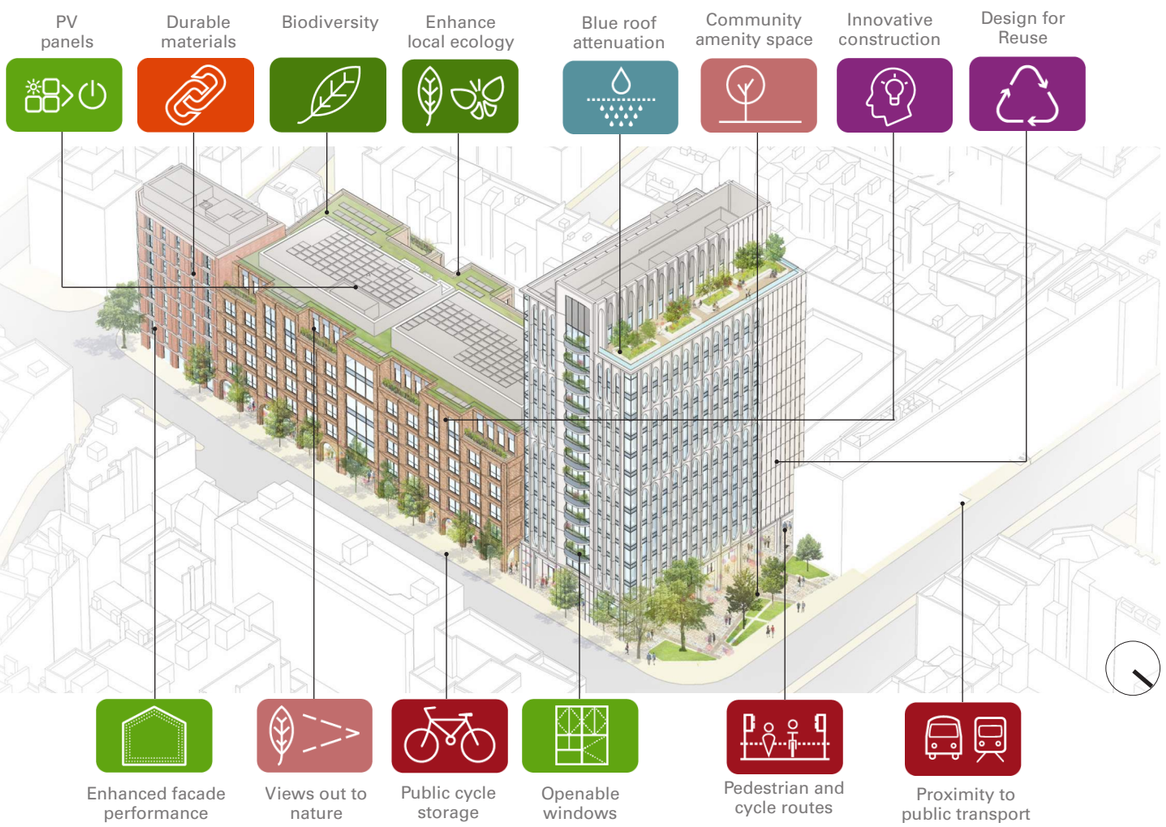


Fig. 8.22: Illustrative Sustainability Diagram

8.0 Conclusion

Energy and Sustainability

8.4.31 The Scheme will have no on-site generated emissions due to the provision of an all-electric heating and hot water design solution. This is achieved through the removal of the existing on-site gas fired boilers - a large volume carbon contributor – and replacement with the provision of all-electric energy systems which will take advantage of additional renewable generation, including on-site PV provision and decarbonising the National Grid. This subsequently further decarbonises the developments energy consumption over time.

8.4.32 The Proposed Development will use a Site wide heating system, based upon the use of air source heat pumps. The retail units will benefit from a standalone heat pump system to be fitted by the future tenants, whilst residential units will have dedicated heat pumps due to the limited number of units on Site. A CIBSE TM52 and TM59 Overheating Assessments have also been carried out to ensure that offices, retail, medical and residential apartments will maintain a comfortable indoor environment and are robustly designed to deal with predicted future climate changes.

8.4.33 The façade designs across all 3 buildings also allow increased utilisation of natural ventilation, as vehicle electrification increases in the future, will lead to improvements in acoustics and air quality (refer to Fig. 8.21 and 22).

8.4.34 The Proposed Development exceeds the London Plan 2021 policy SI 2 Minimising greenhouse gas emissions target of 15% reduction at the Be Lean stage for the commercial spaces, 10% reduction at the Be Lean stage for the residential units and delivering a minimum on-site carbon dioxide emissions reduction of over 35% beyond the Part L 2021 Target Emission Rate (TER).

8.4.35 The buildings design shall achieve all statutory energy targets including SAP and Building Regulations requirements, and on a number of criteria, go beyond what is necessary for planning.

8.4.36 The proposed commercial, medical and retail spaces will target BREEAM New Construction Version 6 Rating “Excellent”.

8.4.37 A total of 1,706,882 kgCO2 has been saved through the retention of the existing foundations, structure and floor slabs to Newcombe House; reducing the project’s overall embodied carbon emission.

9.0 Appendix

9.0 Appendix

9.1 Proposed Area Schedules

9.2 Step-Free-Access Position Presentation

9.0 Appendix

9.1 Proposed Area Schedules

SQUIRE & PARTNERS

22008 Newcombe House

Planning Schedules: Proposed GEA Area Schedule

File Reference: 22008-0102-Planning GEA Schedule

Revision:	**Date:**	**Description:**
-	31/05/2023	Issued for Planning

Proposed GEA

	Affordable Block				Retail		BOH				KCS Block		Tower	
	8 Storeys (G+7) and basement level				Ground & First Floor		(defined under separate land uses)				6 Storeys (G+5)		15 Storeys (G+14)	
	Affordable Residential (Class C3)		Medical (Class E(e))		Flexible Retail (Class E)		Office (Class E(g)(i)) BOH		Flexible Retail (Class E) BOH (inc risers)		Office (Class E(g)(i))		Office (Class E(g)(i))	
14									1	11			591	6,361
13									1	11			855	9,203
12									1	11			855	9,203
11									1	11			855	9,203
10									1	11			855	9,203
9									1	11			855	9,203
8									1	11			855	9,203
7	278	2,992							1	11			855	9,203
6	278	2,992							1	11			855	9,203
5	272	2,928							3	32	1,640	17,653	855	9,203
4	272	2,928							3	32	1,947	20,957	855	9,203
3	55	592	217	2,336					3	32	2,135	22,981	855	9,203
2	55	592	217	2,336					3	32	2,275	24,488	855	9,203
1	55	592	217	2,336	197	2,120			3	32	2,275	24,488	434	4,672
Ground	106	1,141	167	1,798	1,518	16,340	155	1,668			424	4,564	505	5,436
Basement 1	181	1,948	105	1,130			2,442	26,285	66	710				
Basement 2							549	5,909						
Total per Use	1,552	16,706	923	9,935	1,715	18,460	3,146	33,863	90	969	10,696	115,131	11,790	126,907
Total sqm	29,912													
Total sqft	321,970													

Total Residential (Class C3)	1,552	16,706
Total Medical (Class E(e))	923	9,935
Total Retail (Class E)	1,715	18,460
Total Office (Class E (g)(i))	22,486	242,037
Total Back of House	3,236	34,832
Total sqm	29,912	
Total sqft	321,970	

Notes

Areas, ratios and percentages are approximate only and subject to change through planning, Rights of Light analysis, design and development of the proposal.
All areas are measured in accordance with the RICS Code of Measuring Practice.
Areas are given to the nearest 1sqm.
Figures are rounded down if less 0.5sqm, and rounded up if above.
Colonnades, Loading Bay and external terraces are not included within calculation.
Anxilliary and BoH spaces to medical and affordable uses have been allocated within the relevant land use class, as agreed with Gerald Eve.

SQUIRE & PARTNERS

22008 Newcombe House

Planning Schedules: Proposed GIA Area Schedule

File Reference: 22008-0102-Planning GIA Schedule

Revision:	**Date:**	**Description:**
-	31/05/2023	Issued for Planning

Proposed GIA

	Affordable Block				Retail		BOH				KCS Block		Tower	
	8 Storeys (G+7) and basement level				Ground & First Floor		(defined under separate land uses)				6 Storeys (G+5)		15 Storeys (G+14)	
	Affordable Residential (Class C3)		Medical (Class E(e))		Flexible Retail (Class E)		Office (Class E(g)(i)) BOH		Flexible Retail (Class E) BOH (inc risers)		Office (Class E(g)(i))		Office (Class E(g)(i))	
14									1	11			509	5,479
13									1	11			762	8,202
12									1	11			762	8,202
11									1	11			762	8,202
10									1	11			762	8,202
9									1	11			762	8,202
8									1	11			762	8,202
7	231	2,486							1	11			762	8,202
6	231	2,486							1	11			762	8,202
5	236	2,540							3	32	1,489	16,027	762	8,202
4	237	2,551							3	32	1,802	19,397	762	8,202
3	49	527	187	2,013					3	32	1,983	21,345	762	8,202
2	49	527	187	2,013					3	32	2,126	22,884	762	8,202
1	49	527	187	2,013	177	1,905			3	32	2,126	22,884	110	1,184
Ground	96	1,033	140	1,507	1,432	15,414	138	1,485		0	417	4,489	475	5,113
Basement 1	142	1,528	83	893			2,285	24,596	63	678				
Basement 2							498	5,360						
Total per Use	1,320	14,208	784	8,439	1,609	17,319	2,921	31,441	87	936	9,943	107,026	10,238	110,201
Total sqm	26,902													
Total sqft	289,571													

Total Residential (Class C3)	1,320	14,208
Total Medical	784	8,439
Total Retail (Class E)	1,609	17,319
Total Office (Class E)	20,181	217,226
Total Back of House	3,008	32,378
Total sqm	26,902	
Total sqft	289,571	

Notes

Areas, ratios and percentages are approximate only and subject to change through planning, Rights of Light analysis, design and development of the proposal.
All areas are measured in accordance with the RICS Code of Measuring Practice.
Areas are given to the nearest 1sqm.
Figures are rounded down if less 0.5sqm, and rounded up if above.
Anxilliary and BoH spaces to medical and affordable uses have been allocated within the relevant land use class, as agreed with Gerald Eve.

9.0 Appendix

9.2 Step-Free-Access Position Presentation

SQUIRE & PARTNERS

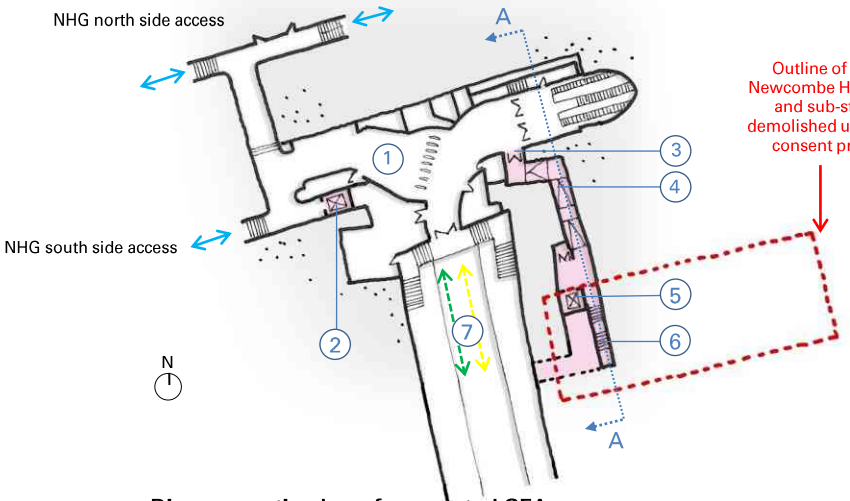
Newcombe House

Step Free Access Presentation

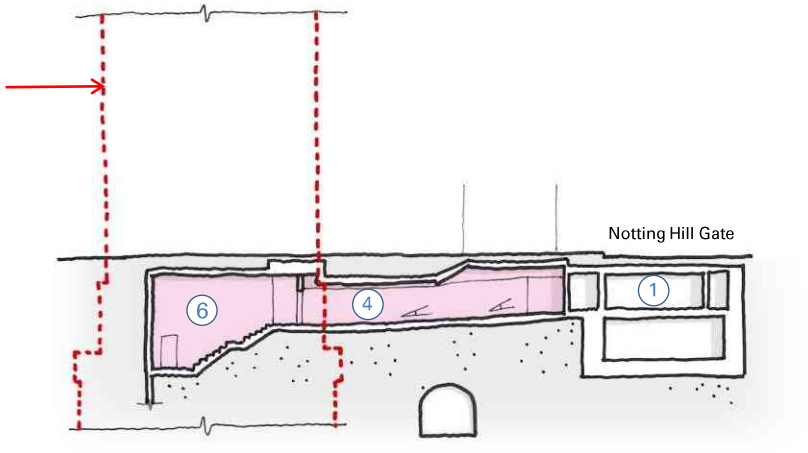
May 2023

Consented SFA Proposal

Newcombe House Demolished



Diagrammatic plan of consented SFA



Diagrammatic section AA of consented SFA

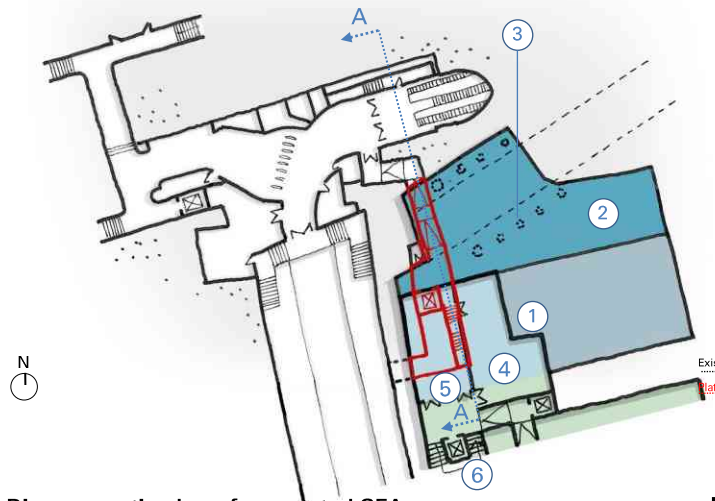
↔ Existing pedestrian access from street level above

1. Existing TfL Ticket Hall
2. Proposed Stair Free Access to Ticket Hall Level from NHG Street Level
3. New access from station to SFA tunnel
4. New ramped access to lift to east platform under SFA proposals
5. New lift to platform level under SFA proposals
6. New maintenance stair to platform level under SFA proposals
7. Platform level to Circle and District Lines

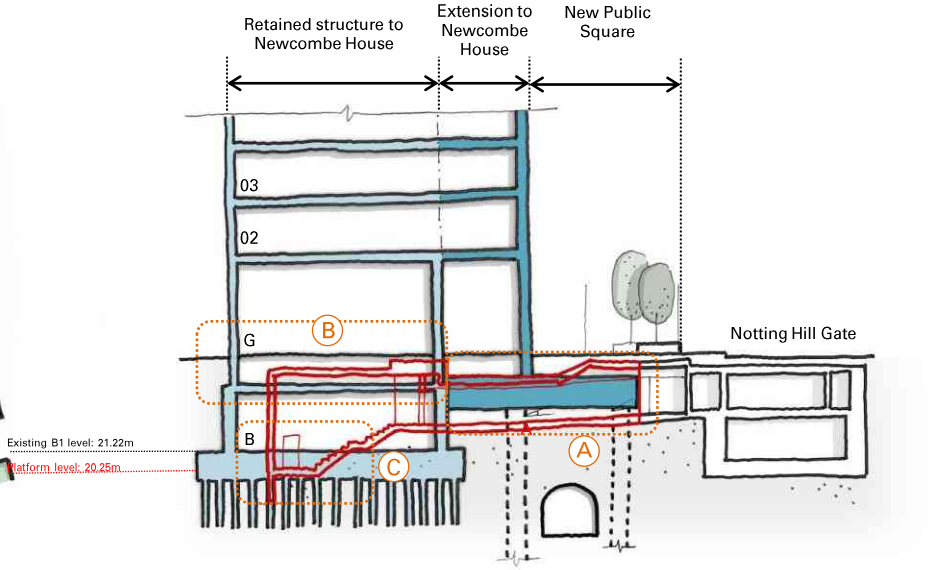
- Step free access can be provided under the extant consent due to the demolition of the existing Newcombe House tower and sub-structure.

Consented SFA & Proposed Scheme

Implications of retained Newcombe House on SFA



Diagrammatic plan of consented SFA with proposed scheme



Diagrammatic section AA of consented SFA with proposed retention and extension of Newcombe House

KEY

1. Retained basement and sub-structure to Newcombe House
2. Proposed GF transfer slab to accommodate extension of tower
3. Proposed piling to transfer load around existing LUL tunnel
4. Proposed plant room under Proposed Scheme
5. Retained core for vertical distribution of service to tower
6. New core for user access between ground and basement

LEGEND

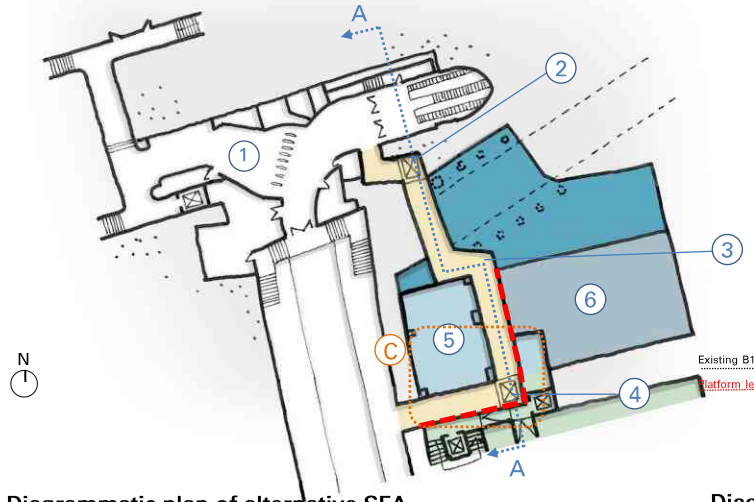
- New proposed tower extension
- Extent of existing Newcombe House retained under proposals
- Extent of existing piling to Newcombe House retained under proposals
- New basement proposals connecting through with KCS Building
- Area of SFA proposals that cannot be implemented

IMPLICATIONS

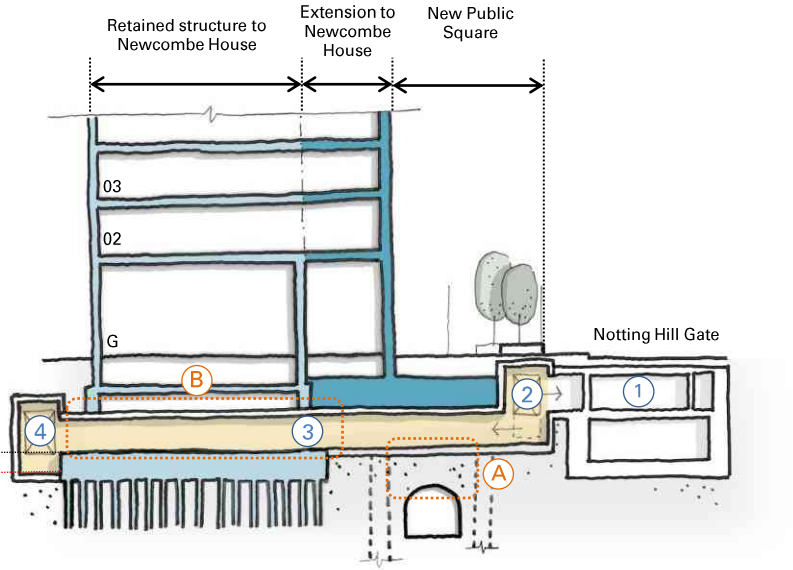
- (A) SFA tunnel clashes with proposed transfer slab – insufficient height clearance
- (B) Top of SFA passage clashes with retained structure
- (C) SFA lift and passage structure clash with existing tower pile cap at basement level

Alternative SFA Location & Proposed Scheme

Implications of Proposed Scheme and Alternative SFA Location



Diagrammatic plan of alternative SFA and altered scheme



Diagrammatic section AA of alternative SFA with proposed retention and extension of Newcombe House

KEY

1. Existing TfL Ticket Hall
2. New lift from Ticket Hall to Basement level of retained Newcombe House slab
3. New SFA tunnel to navigate around proposed and retained structure to Newcombe House
4. New SFA lift from basement level to platform level
5. Retained core cut off from services distribution from plant
6. Existing basement to tower cannot be extended owing to retained piling from above

LEGEND

- New proposed tower extension
- Extent of existing Newcombe House retained under proposals
- Extent of existing piling to Newcombe House retained under proposals
- New basement proposals connecting through with KCS Building
- Alternative SFA route through proposed and retained structure
- Severs service and user access between tower, plant rooms and end of journey facilities

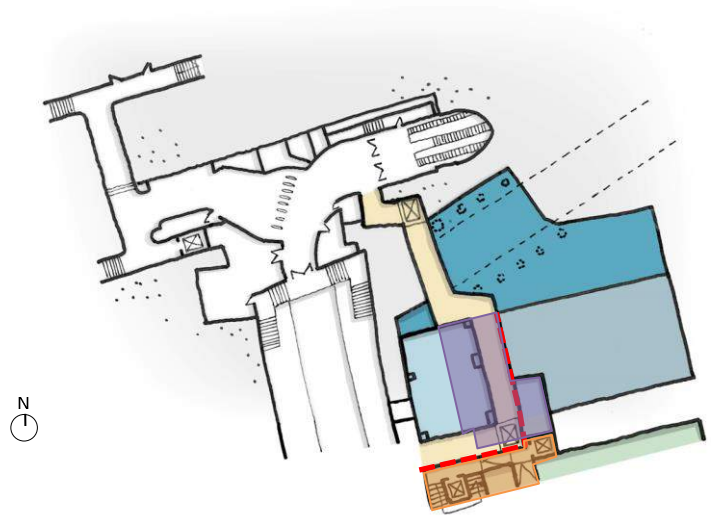
IMPLICATIONS

- (A) Structural complexities building close to existing LUL infrastructure
- (B) Complexities building through basement of another owner including CPO, purchase space, insurance etc.
- (C) SFA route severs the retained basement to the tower including MEP distribution routes and access to ground floor level

Prohibitive in terms of cost and time. Scheme will not go ahead.

Alternative SFA Location & Proposed Scheme

Implications of Alternative SFA Location on the Proposed Scheme



Impact of alternative SFA route on proposed scheme

LEGEND

Loss of plant area under the proposed scheme, which cannot be relocated above ground floor to tower owing to implications on structure loading to the retained structure.

Circulation routes including lift and stair core impacted, which would require a redesign to ground and basement level resulting in area loss affecting commercial viability of the scheme.

Route severs MEP services distribution to tower from shared basement level.

Appendices

AKT II Structural Review

TfL presentation of Newcombe House scheme in relation to the step free access

5167 Newcombe House

08.02.2023

previous: the consented 2017 planning scheme:

Mixed use residential led scheme

All new build which demolished all of the buildings on the site including Newcombe House

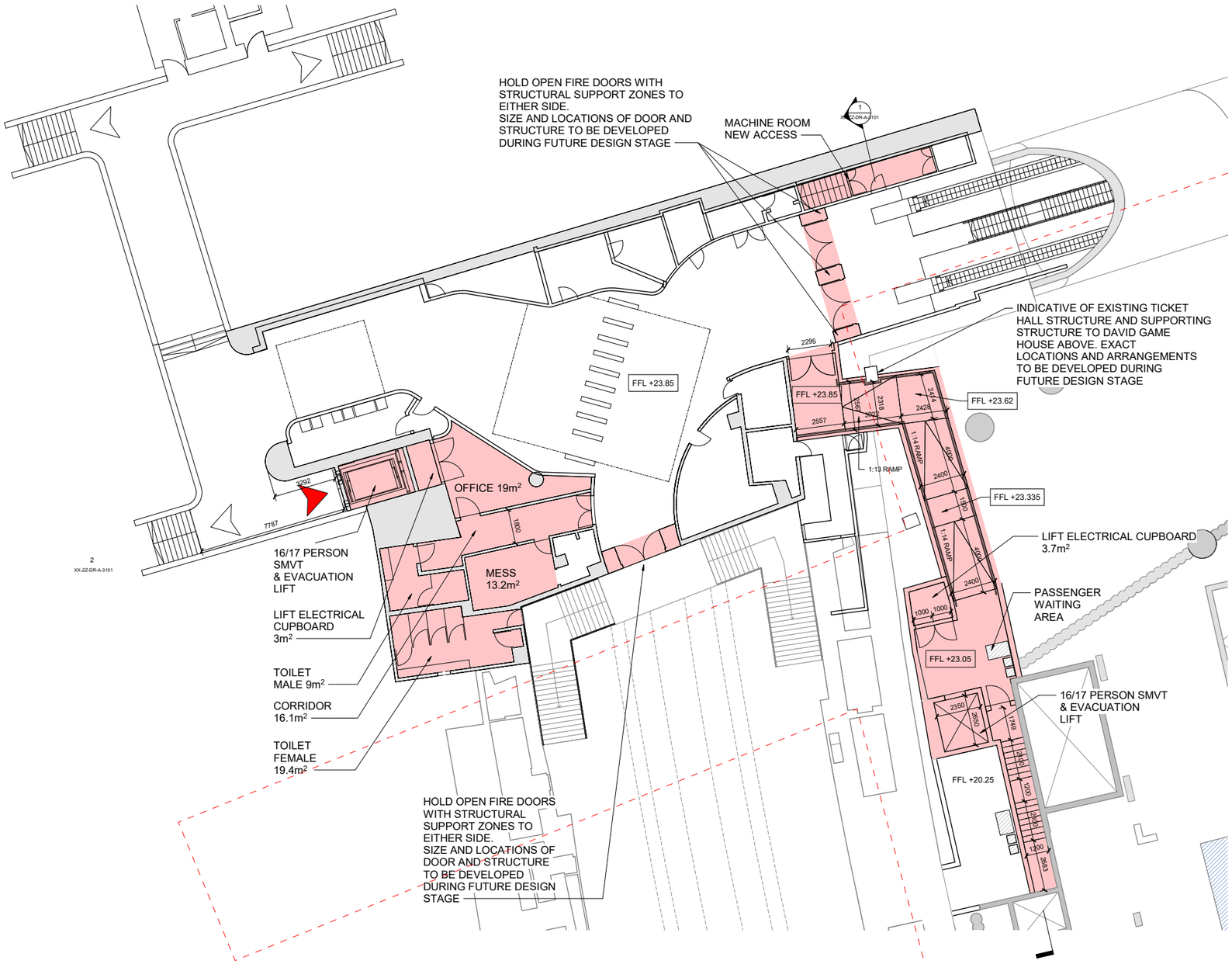
current:

Mixed use commercial office led scheme

Retention scheme with the - Newcombe House tower to be retained

RECAP OF CONSENTED SCHEME STEP FREE ACCESS WORKS

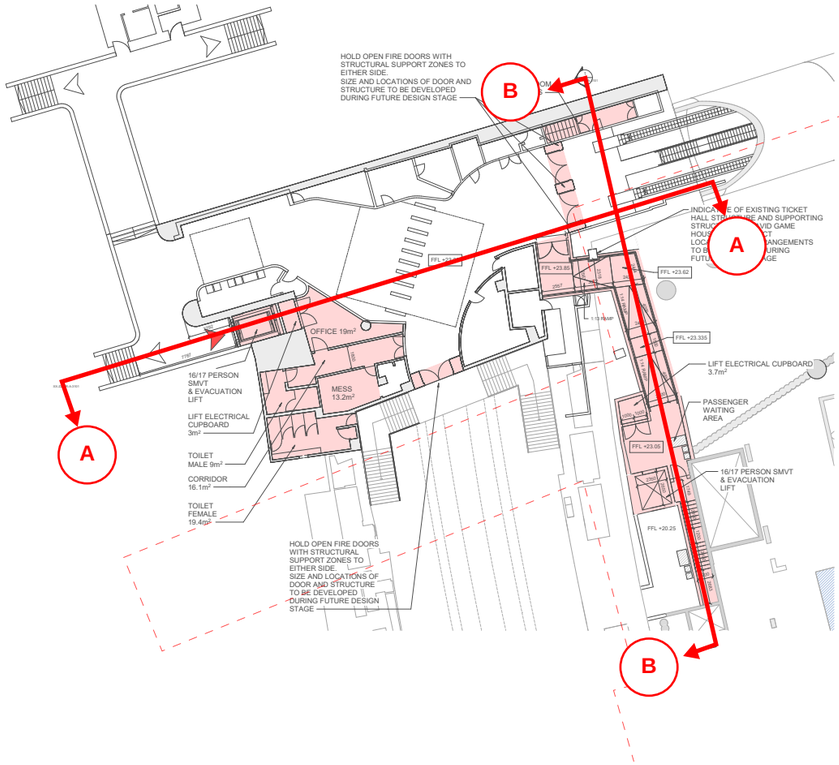
SOUTHERN STEP FREE ACCESS PROPOSAL IN 2007



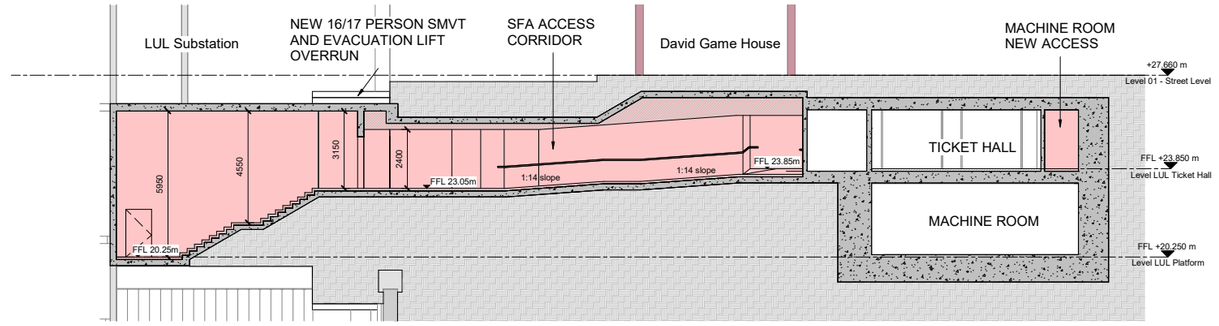
SITE BOUNDARY

akt II

SOUTHERN STEP FREE ACCESS PROPOSAL IN 2007

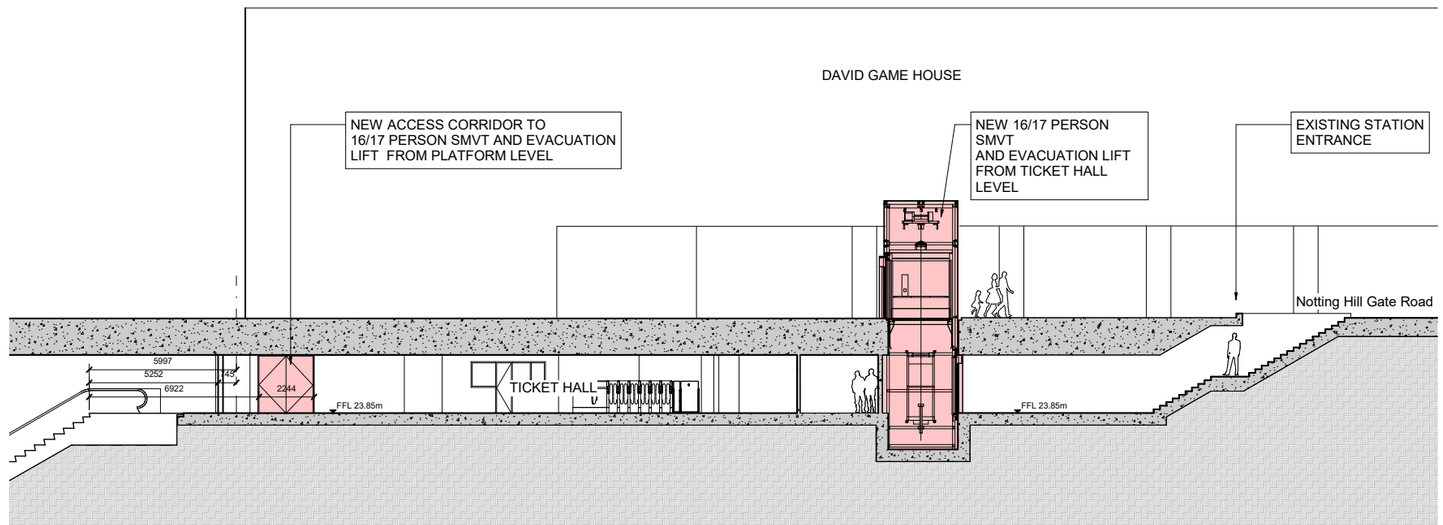


SECTION B-B



1 Section B-B
1 : 100

SECTION A-A



2 Section A-A
1:100

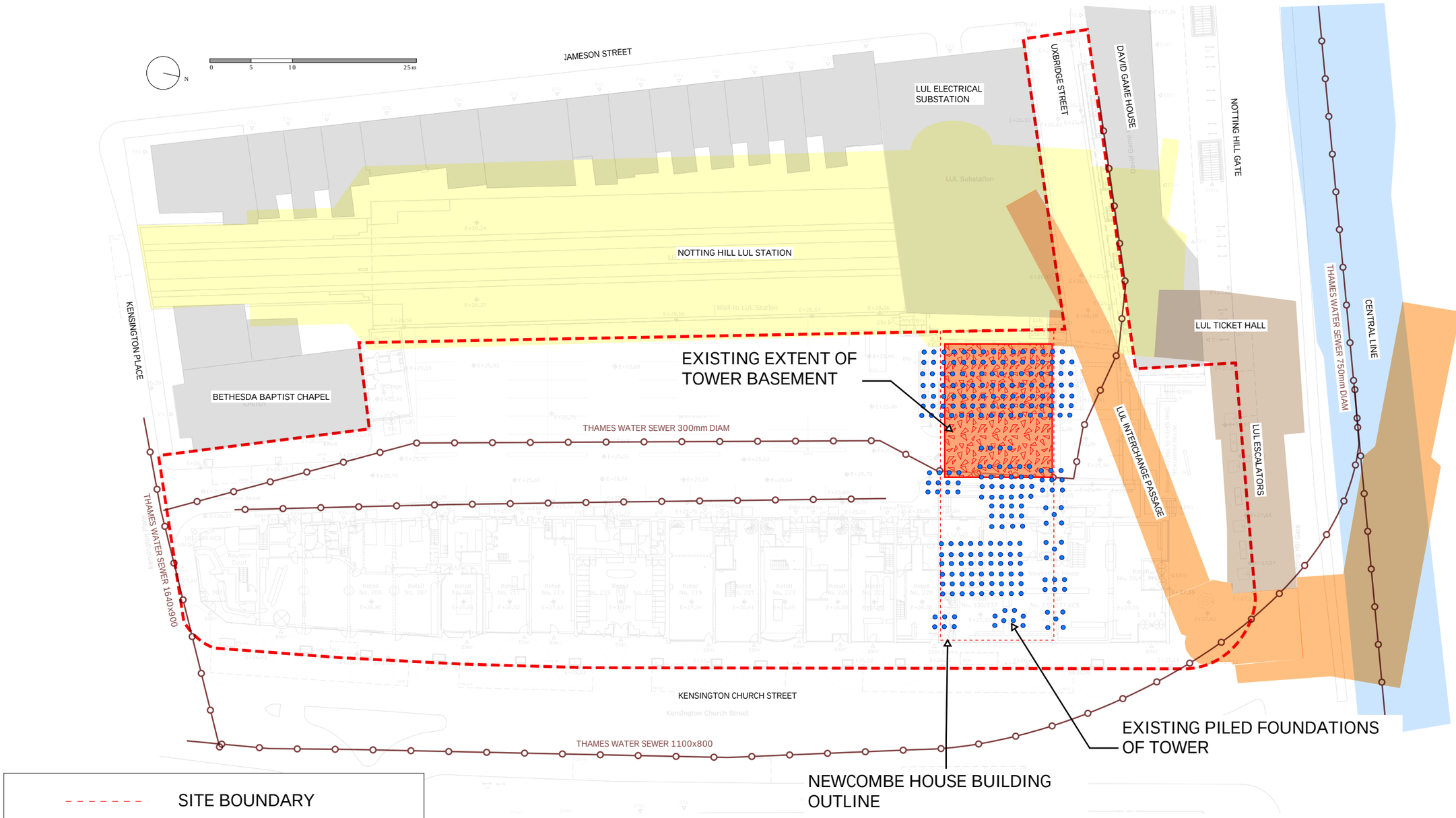
SITE BOUNDARY

akt II

NEWCOMBE HOUSE
RETENTION SCHEME

CLIENT: BELTANE & ANGELO
GORDON SCHEME WITH SQUIRE AND PARTNERS

EXISTING BELOW GROUND PLAN



SITE BOUNDARY

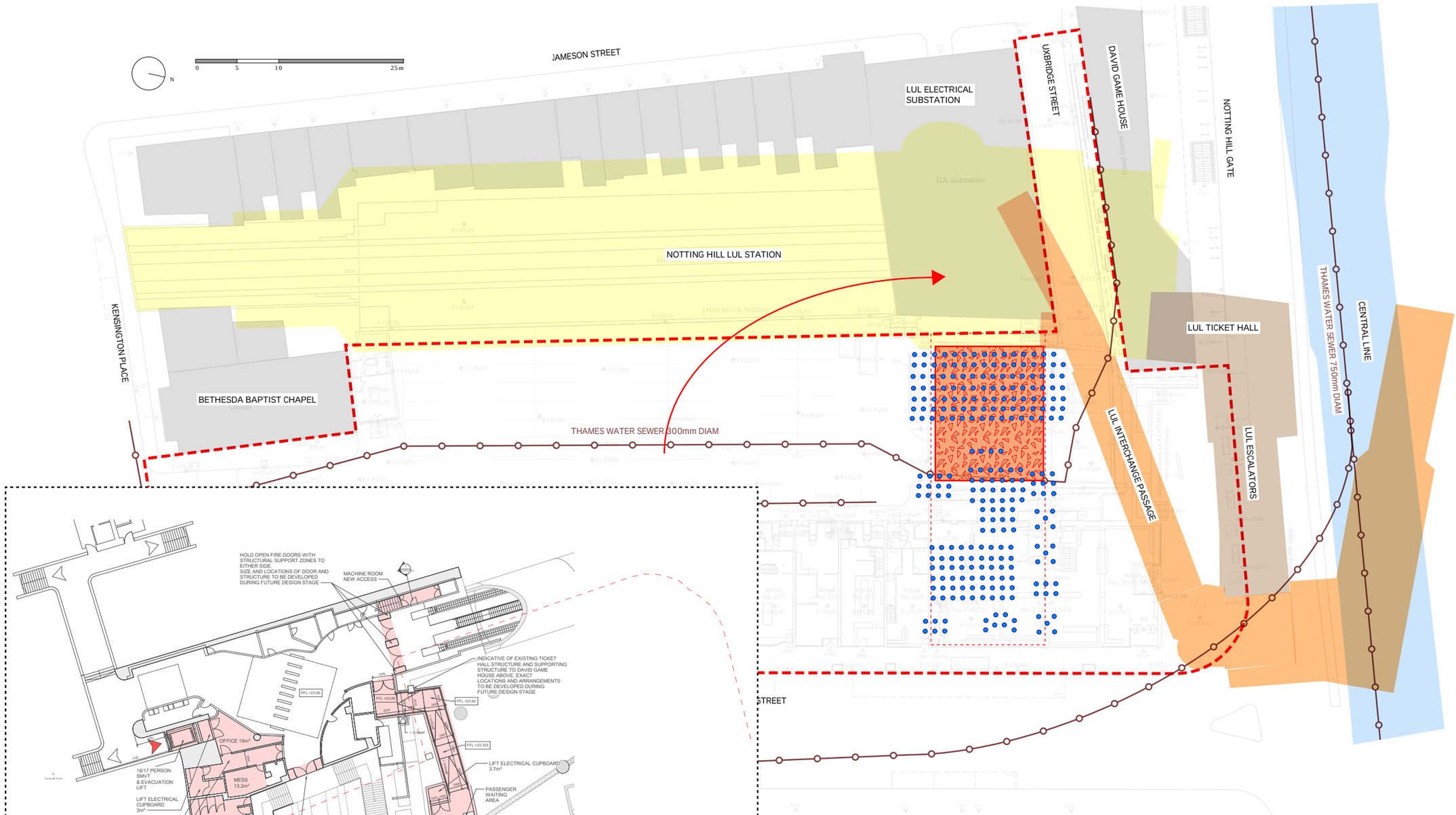
DISTRICT & CIRCLE

INTERCHANGE PASSAGE

TICKET HALL & ESCALATOR

CENTRAL LINE

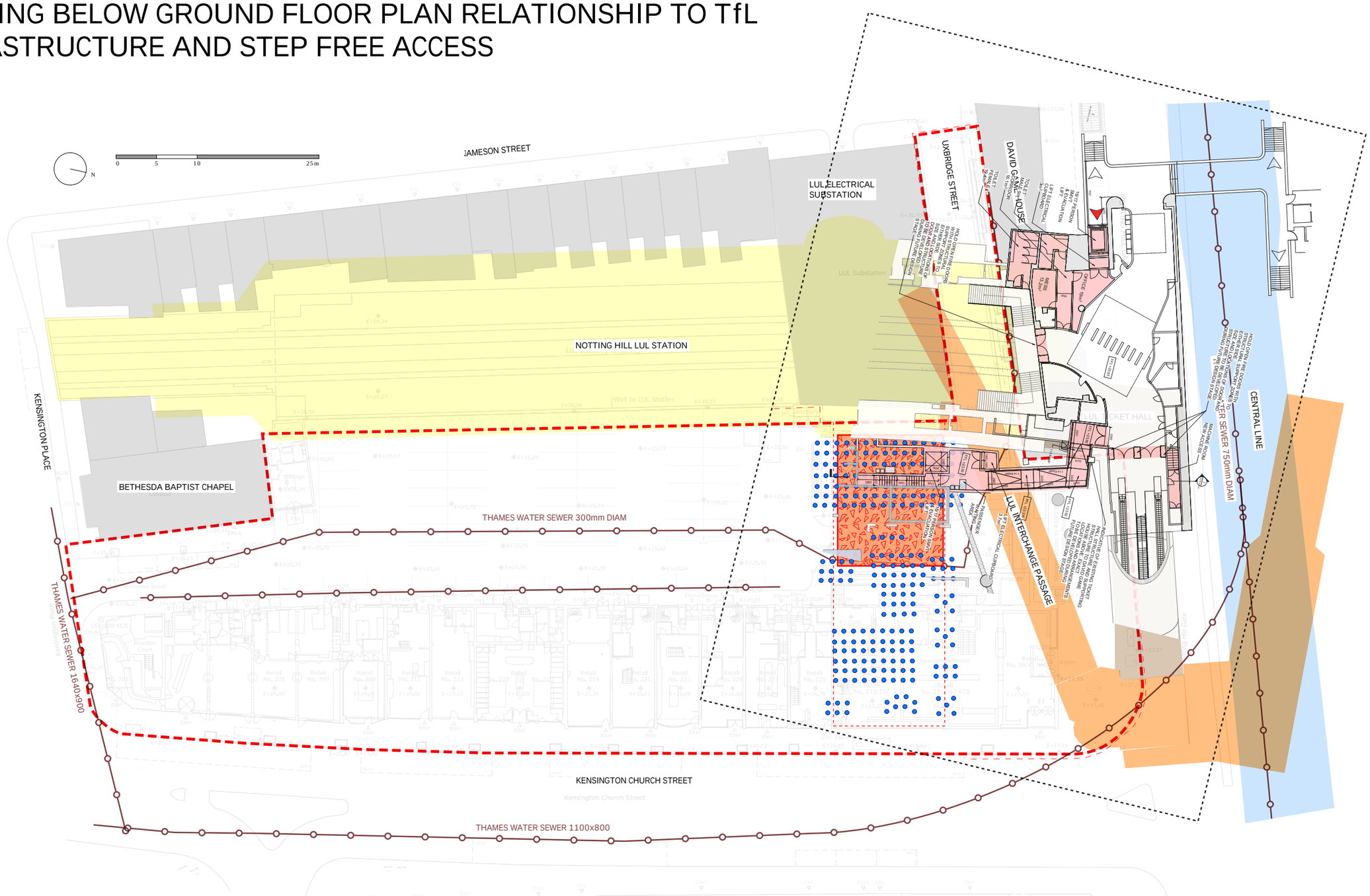
EXISTING BELOW GROUND FLOOR PLAN RELATIONSHIP TO TfL INFRASTRUCTURE AND STEP FREE ACCESS



STEP FREE ACCESS

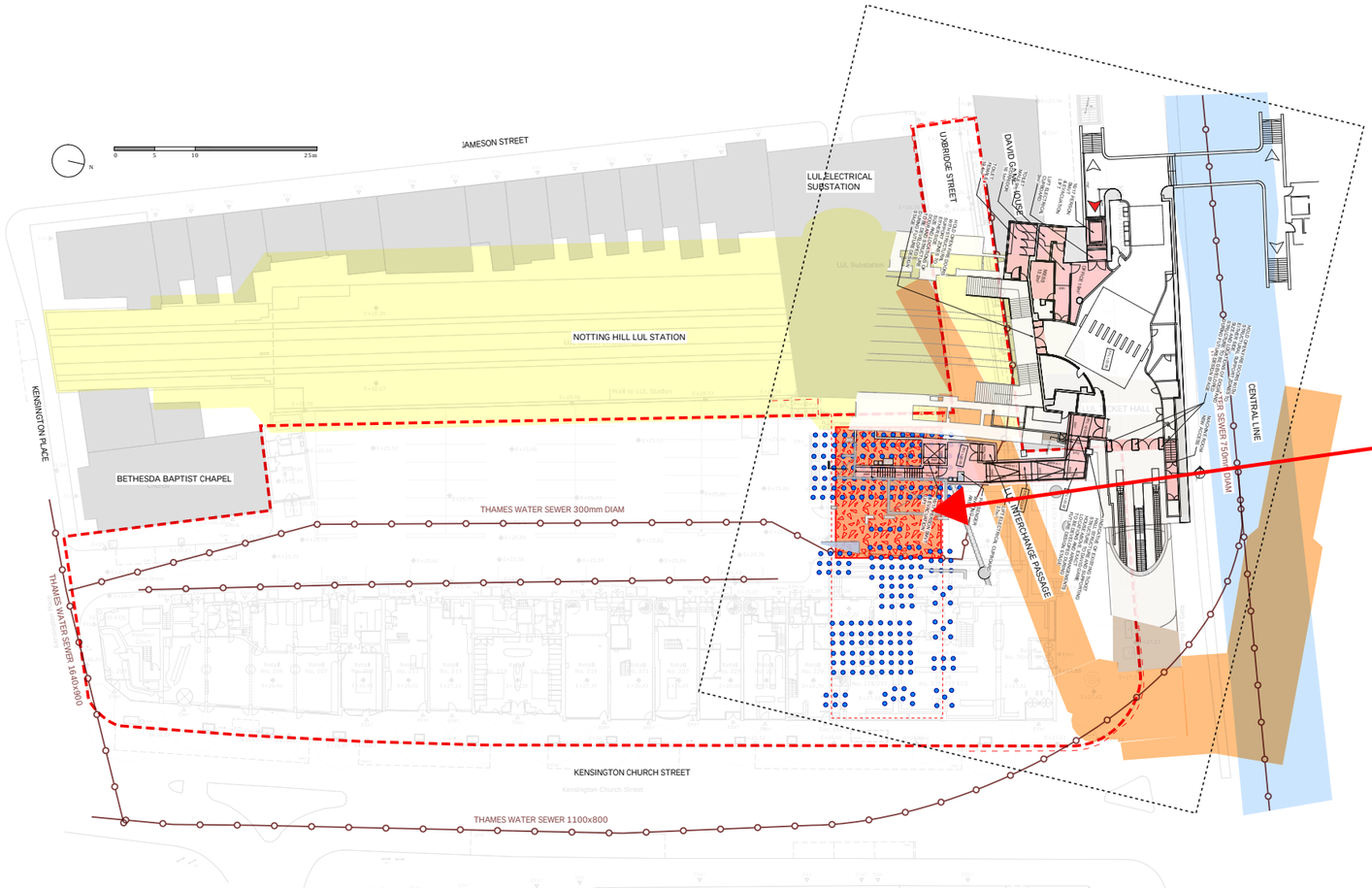
akt II

EXISTING BELOW GROUND FLOOR PLAN RELATIONSHIP TO TfL INFRASTRUCTURE AND STEP FREE ACCESS

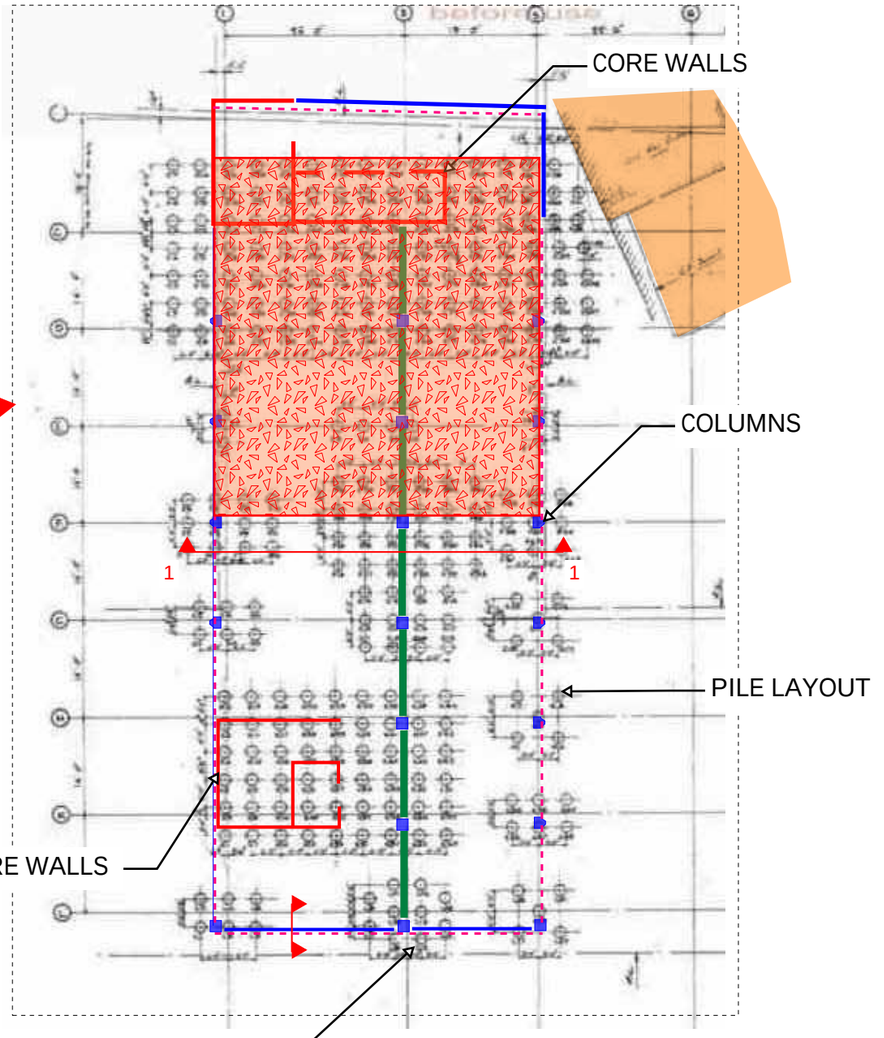


akt II

EXISTING BELOW GROUND PLAN WITH RETAINED NEWCOMBE HOUSE TOWER



FOUNDATION LAYOUT BASED ON LUL ARCHIVE INFORMATION



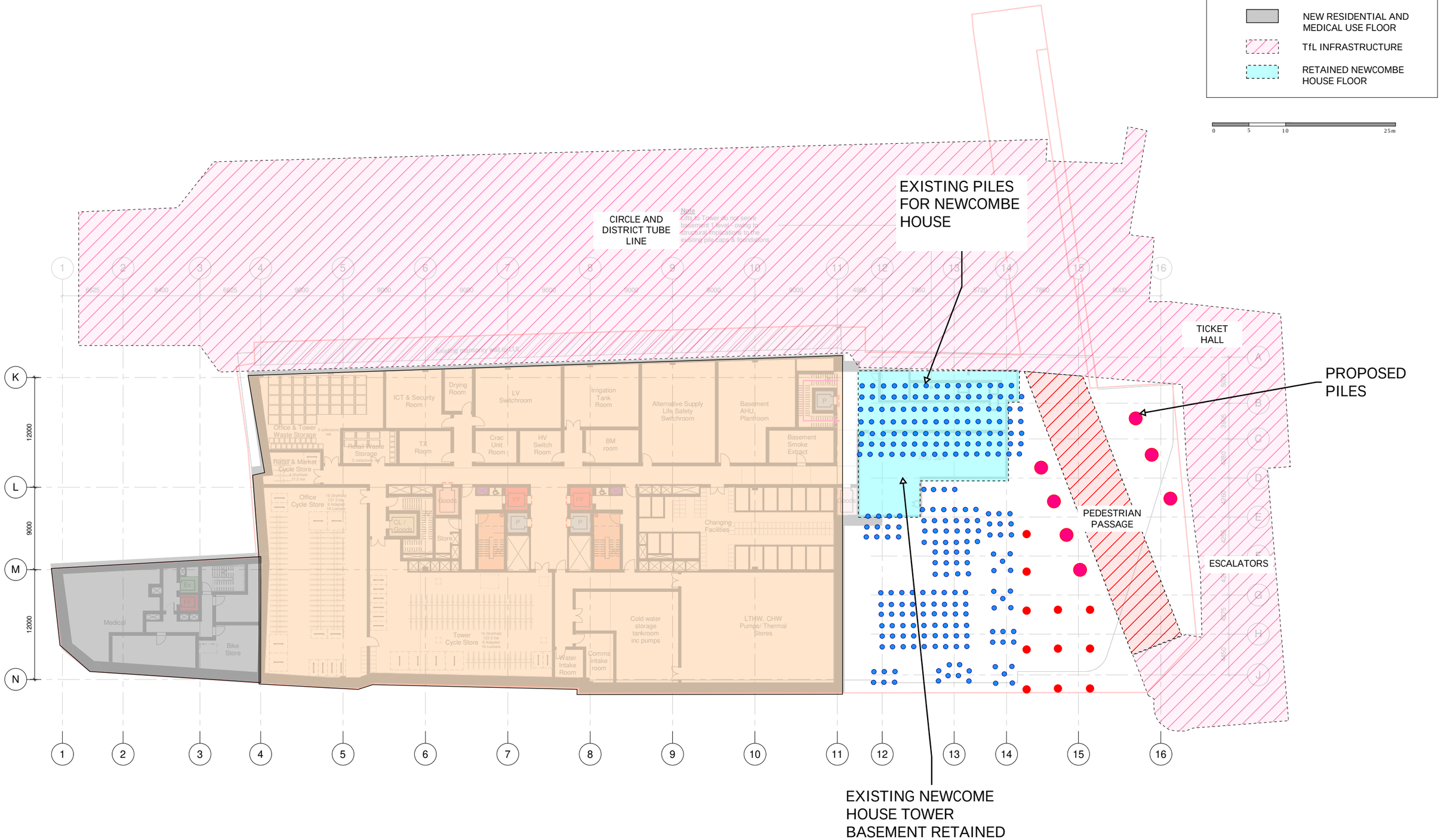
- Piles caps thicknesses - unknown

- piles diam, length and distances - unknown

- SITE BOUNDARY
- DISTRICT & CIRCLE
- INTERCHANGE PASSAGE
- TICKET HALL & ESCALATOR
- CENTRAL LINE

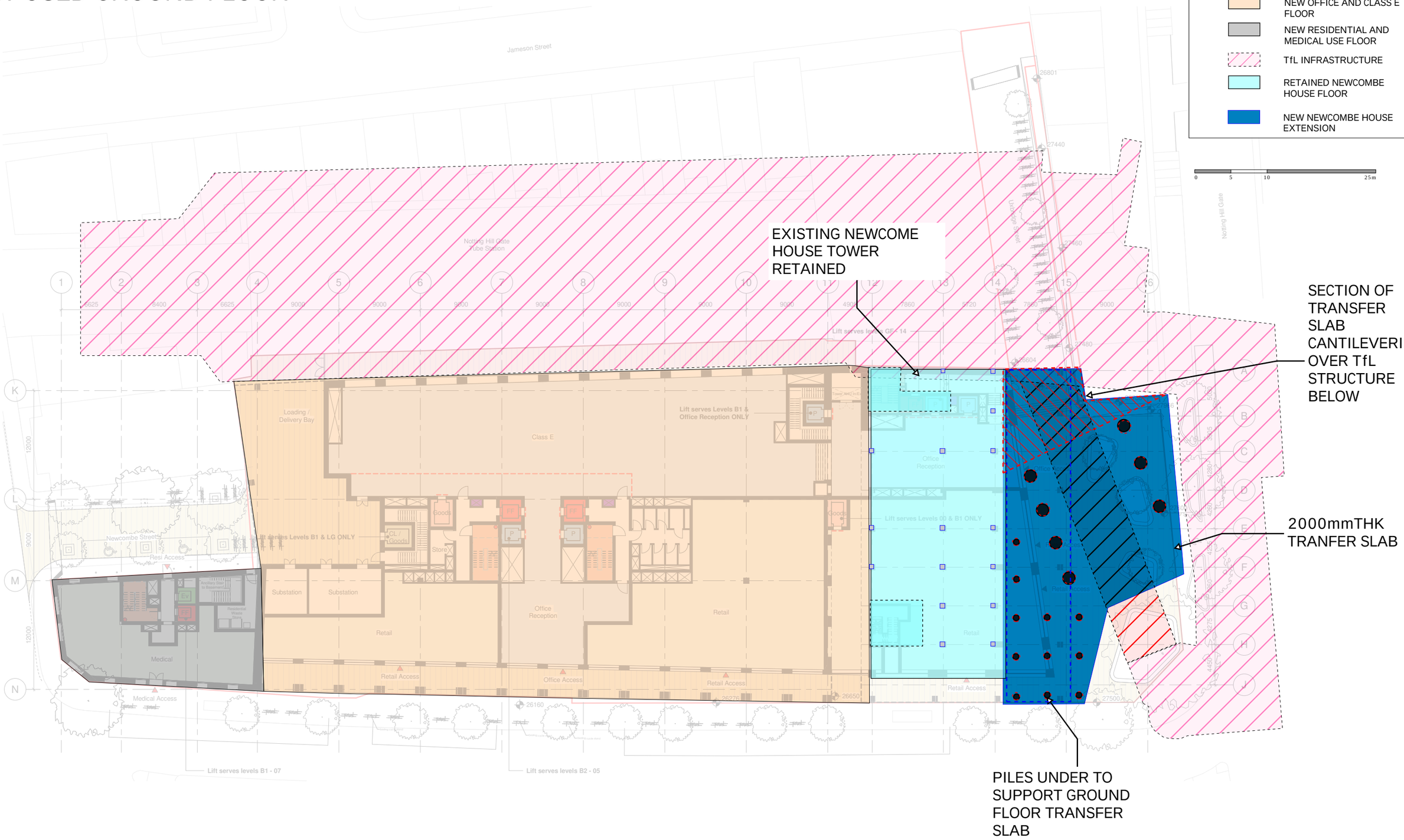
akt II

PROPOSED BASEMENT LEVEL



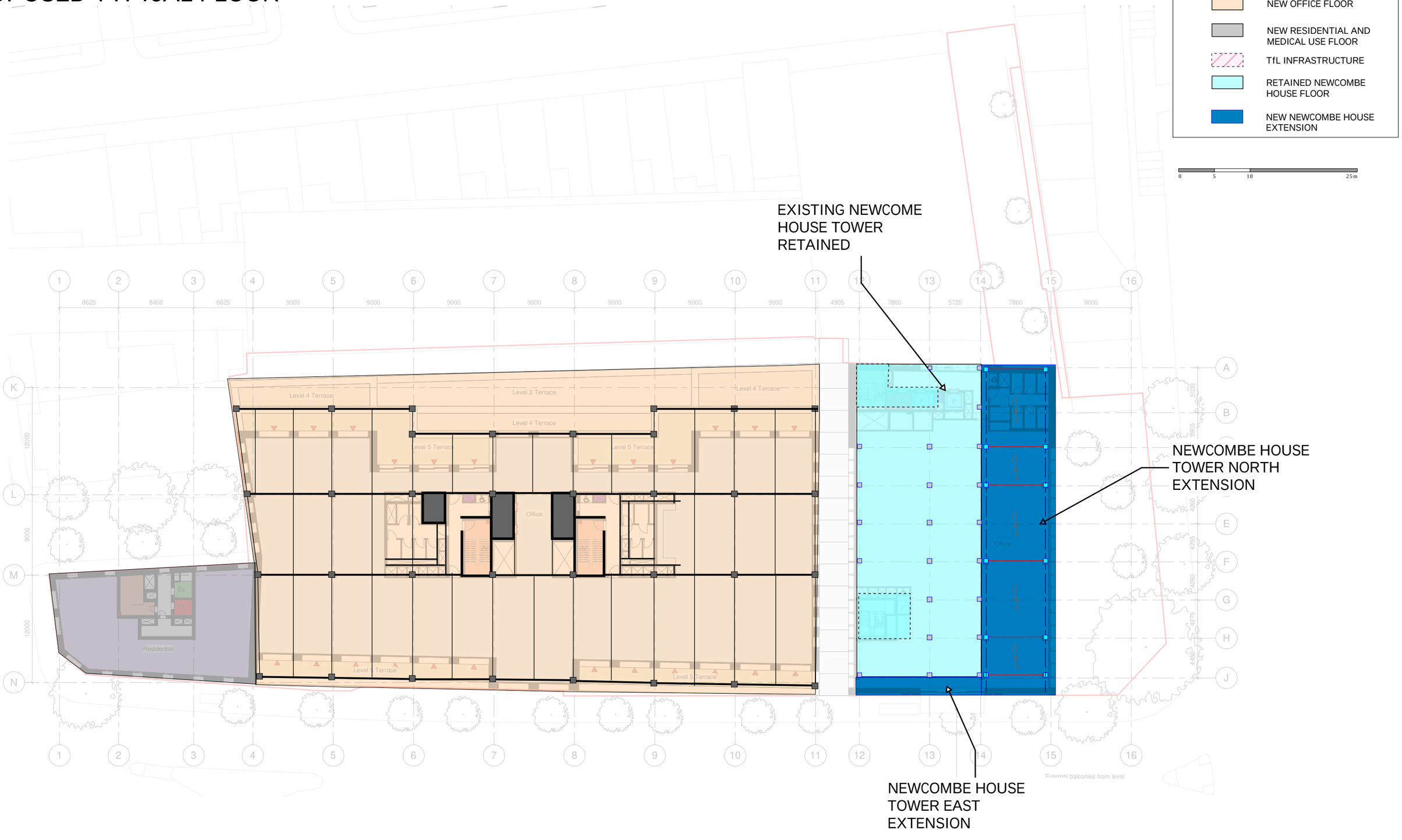
akt II

PROPOSED GROUND FLOOR



akt II

PROPOSED TYPICAL FLOOR

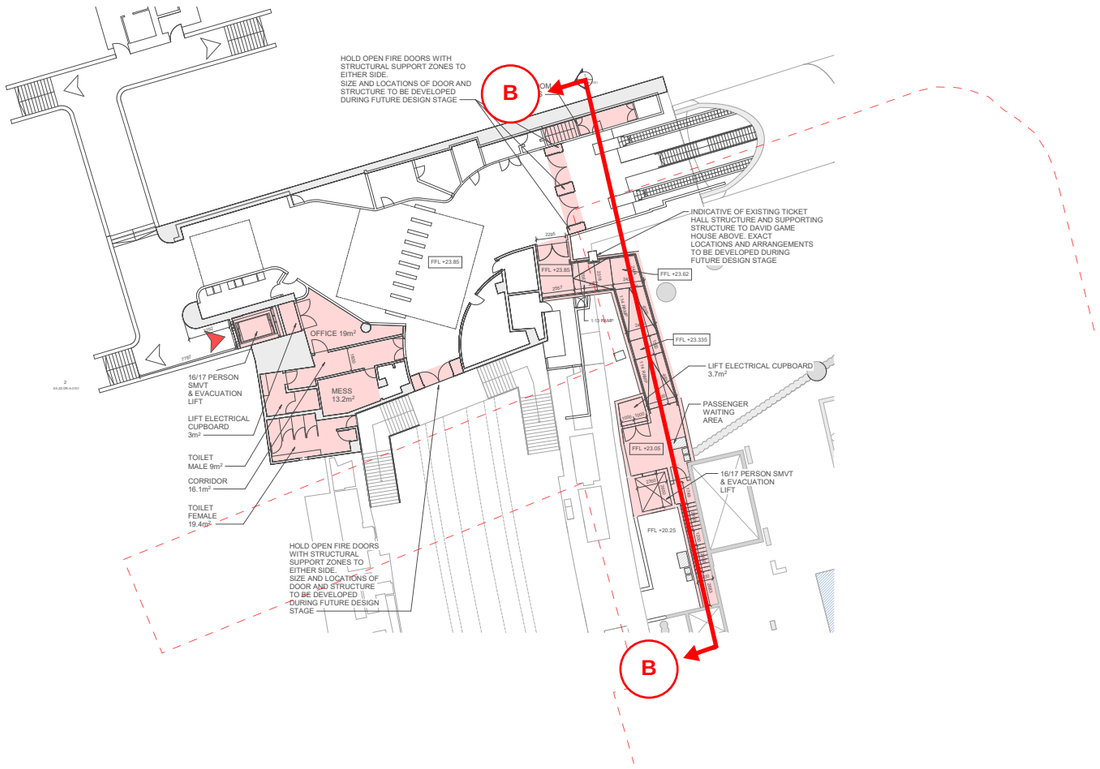


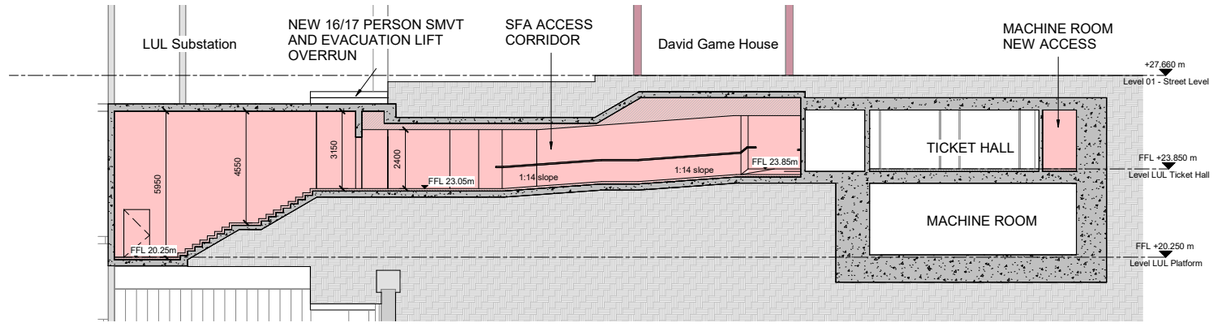
CONSENTED STEP FREE ACCESS IMPACT ON PROPOSED SCHEME

akt II

CONSENTED SOUTHERN STEP FREE ACCESS IN RETLATION TO PROPOSED SCHEME

SECTION B-B





1 Section B-B
1 : 100

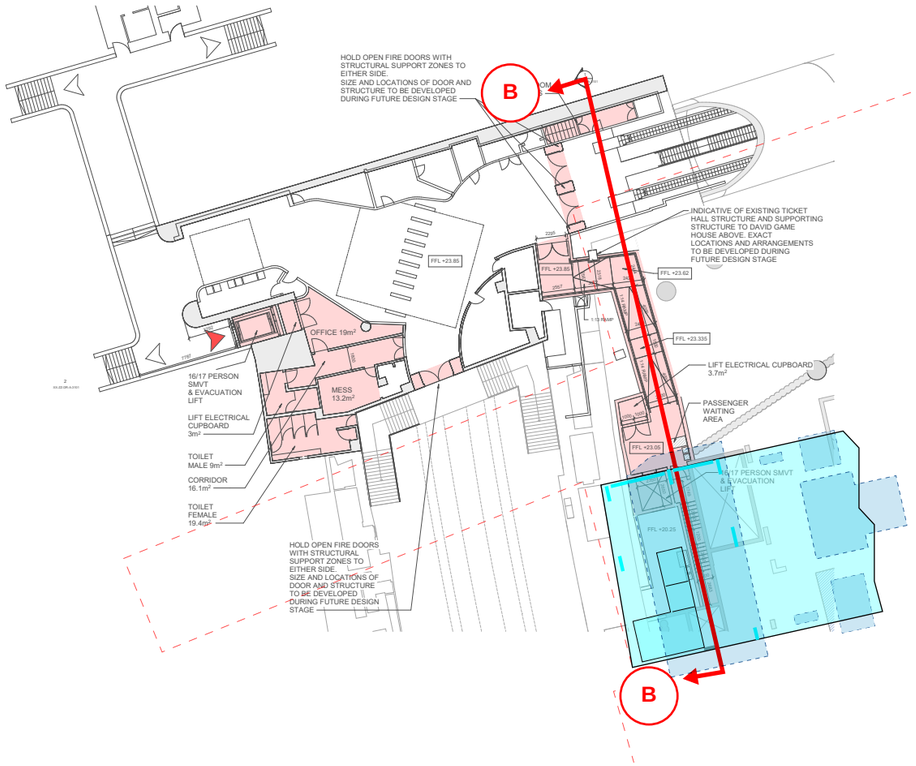
SITE BOUNDARY

RETAINED NEWCOMBE HOUSE FLOOR

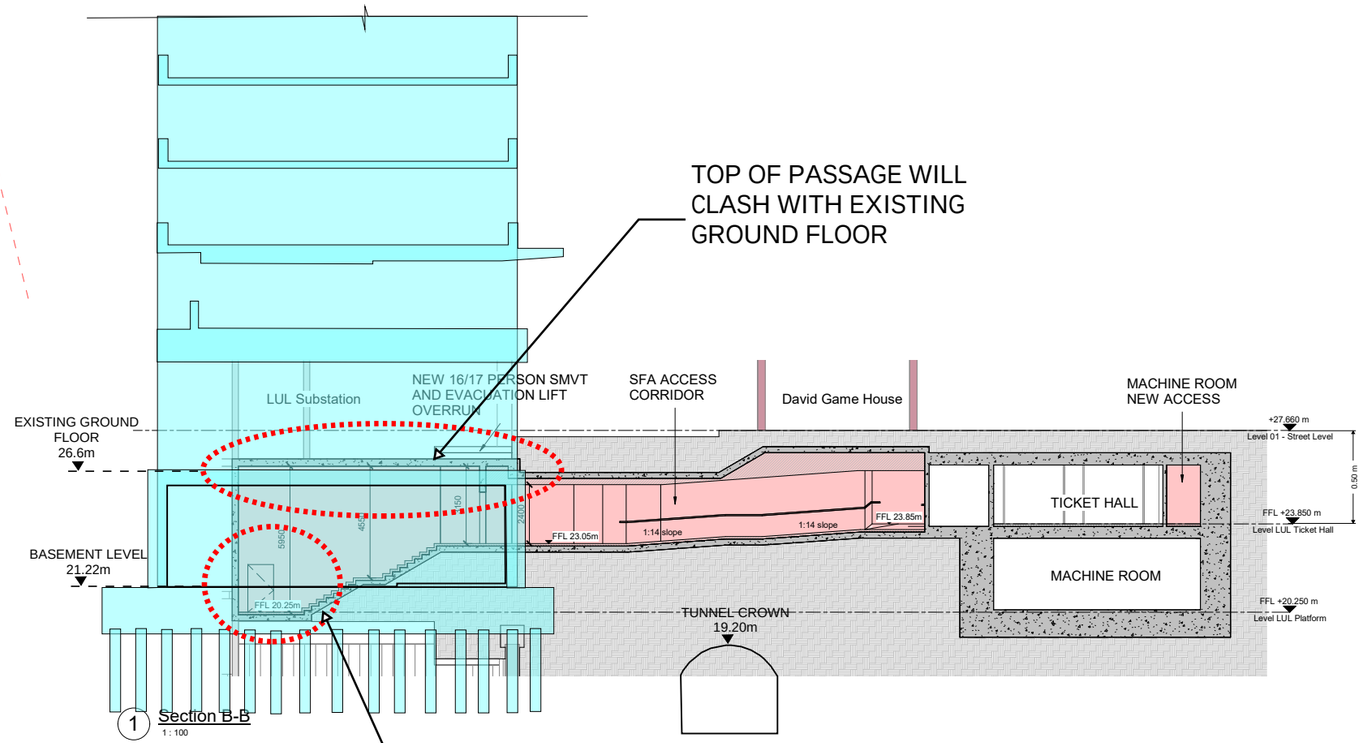
NEW NEWCOMBE HOUSE EXTENSION

akt II

CONSENTED SOUTHERN STEP FREE ACCESS IN RETLATION TO CURRENT SCHEME



SECTION B-B



SITE BOUNDARY

RETAINED NEWCOMBE HOUSE FLOOR

NEW NEWCOMBE HOUSE EXTENSION

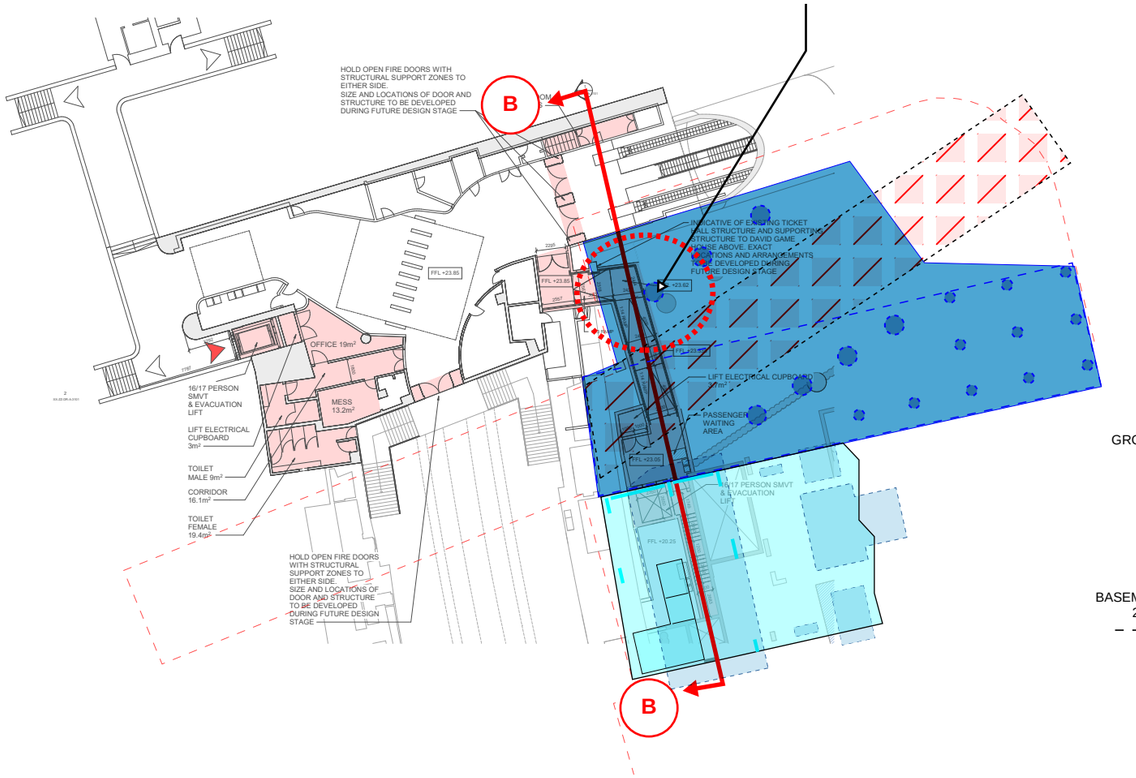
akt II

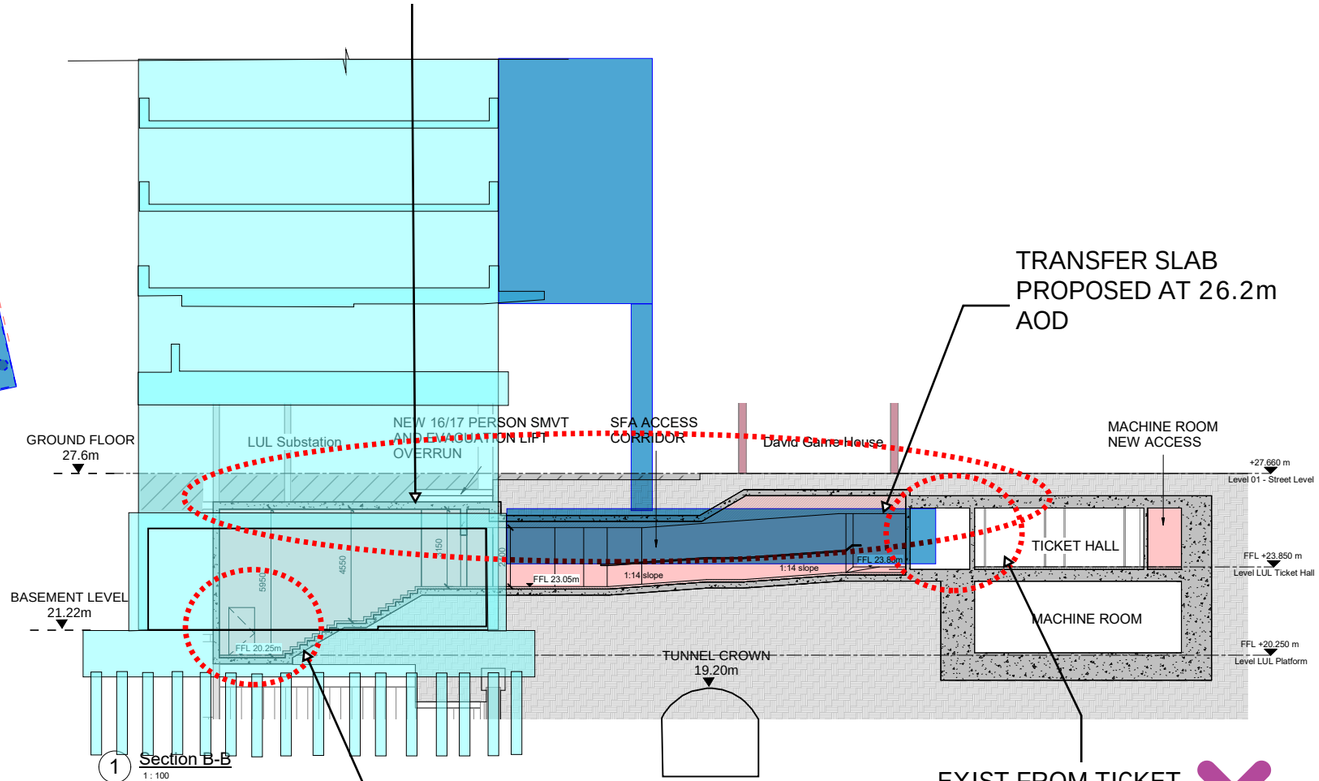
CONSENTED SOUTHERN STEP FREE ACCESS IN RETLATION TO PROPOSED SCHEME

SECTION B-B

PILE CLASHES WITH PASSAGEWAY

TOP OF PASSAGE WILL CLASH WITH EXISTING GROUND FLOOR





TRANSFER SLAB PROPOSED AT 26.2m AOD

EXIST FROM TICKET HALL BLOCKED

EXISTING PILE CAP WILL CLASH WITH PASSAGE AT THE PLATFORM ENTRANCE

SITE BOUNDARY

RETAINED NEWCOMBE HOUSE FLOOR

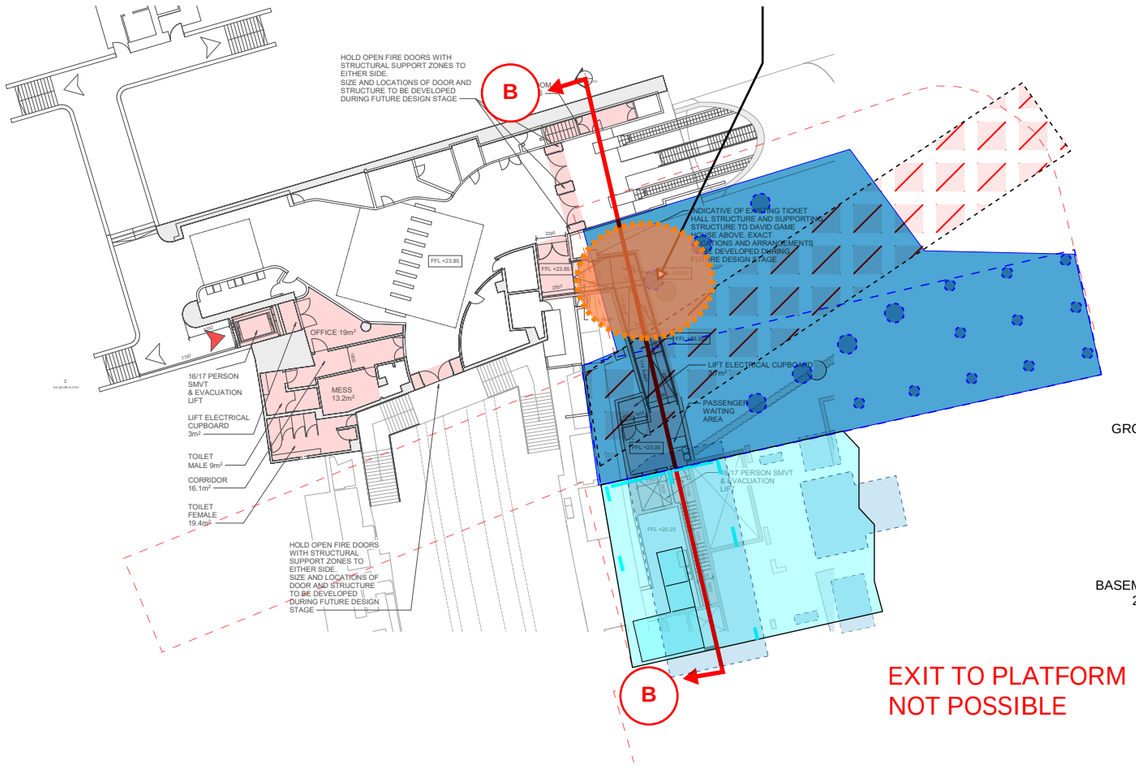
NEW NEWCOMBE HOUSE EXTENSION

akt II

CONSENTED SOUTHERN STEP FREE ACCESS IN RETLATION TO PROPOSED SCHEME

SECTION B-B

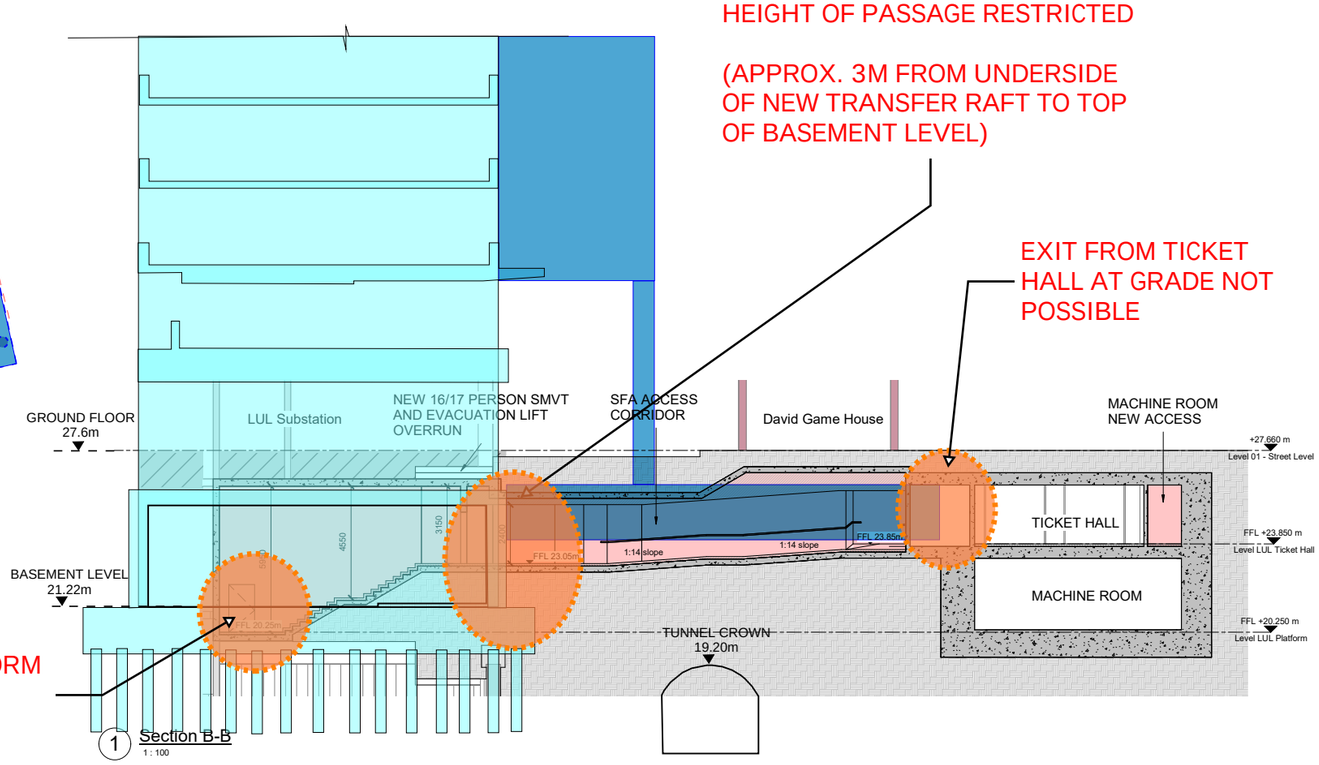
WIDTH OF PASSAGE RESTRICTED BETWEEN PORPOSED PILING AND EXISTING BELOW GROUND TfL SUBSTRUCTURE



HEIGHT OF PASSAGE RESTRICTED

(APPROX. 3M FROM UNDERSIDE OF NEW TRANSFER RAFT TO TOP OF BASEMENT LEVEL)

EXIT FROM TICKET HALL AT GRADE NOT POSSIBLE



- SITE BOUNDARY
- RETAINED NEWCOMBE HOUSE FLOOR
- NEW NEWCOMBE HOUSE EXTENSION

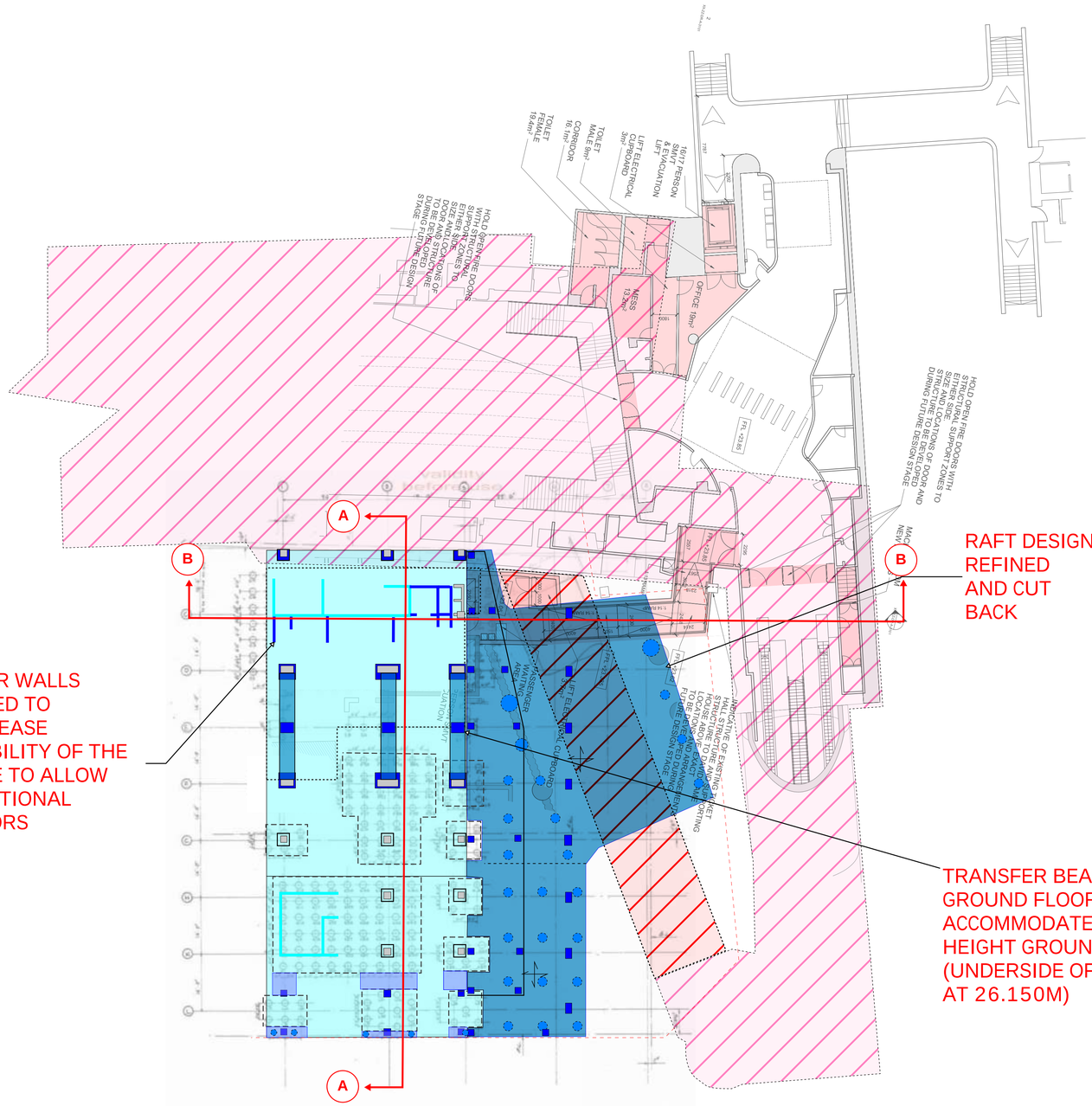
SFA PROPOSAL EXTENDS INTO EXISTING BASEMENT

IMPLICATIONS INCLUDE: LEGAL HOWNERSHIP, STRUCTURAL SEPERATION/DEPENDANCY OF SFA PASSAGE WITH NEWCOMBE HOUSE TOWER, FIRE, MAINTENANCE AND IMPACT ON CURRENT DESIGN.

akt II

PROPOSED PLANNING SCHEME UPDATE IN RELATION TO PREVIOUS SFA

PLAN AT GROUND FLOOR



RAFT DESIGN REFINED AND CUT BACK

RISER WALLS ADDED TO INCREASE STABILITY OF THE CORE TO ALLOW ADDITIONAL FLOORS

TRANSFER BEAM AT GROUND FLOOR TO ACCOMMODATE DOUBLE HEIGHT GROUND FLOOR (UNDERSIDE OF BEAM AT 26.150M)

SITE BOUNDARY

RETAINED NEWCOMBE HOUSE FLOOR

NEW NEWCOMBE HOUSE EXTENSION

akt II

PROPOSED PLANNING SCHEME UPDATE IN RELATION TO PREVIOUS SFA

ASSUMPTIONS

- Piles locations shown indicatively
- Existing piles and piles caps locations and levels assumed same level as FFL. Correct locations and levels to be confirmed after SI
- Site Investigation to confirm soil properties
- Existing structures TBC

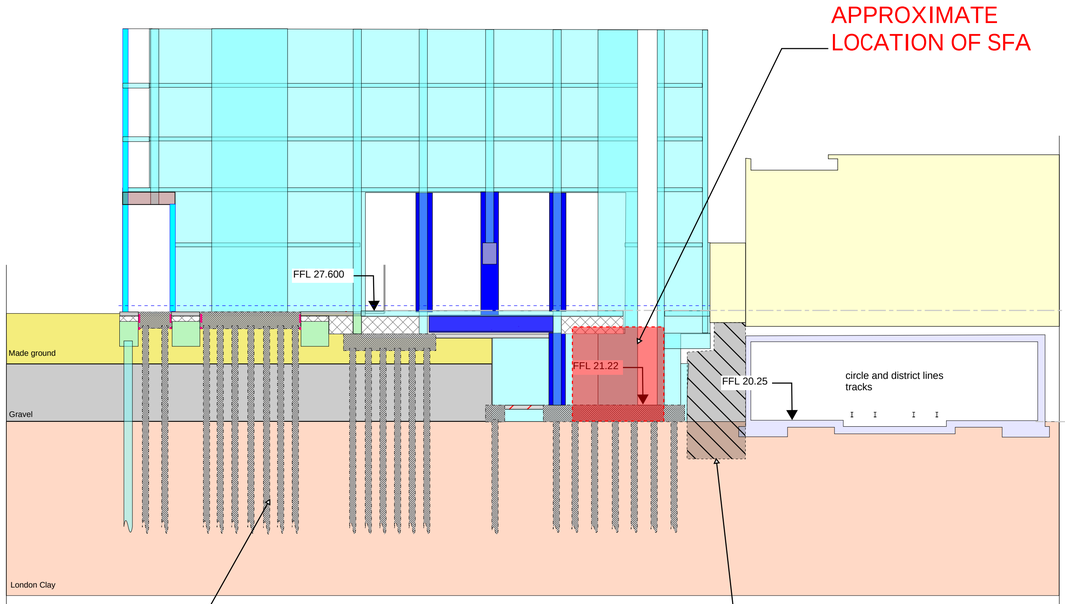
FFL xx,xxx m — existing FFL

SSL/FFL xx,xxx m — proposed SSL/FFL

Denotes existing structures

Denotes assumed existing structures tbc

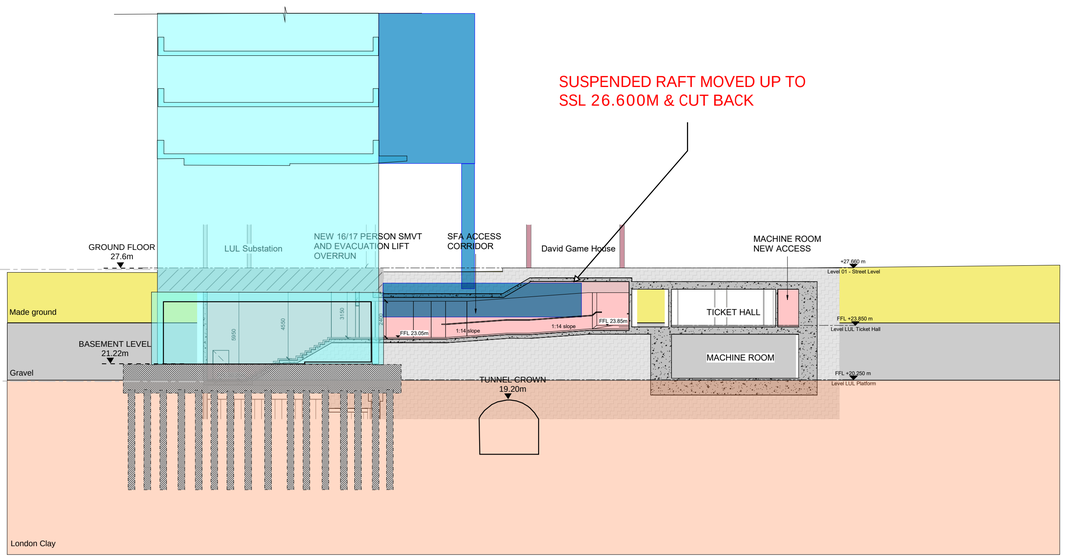
SECTION A - A



EXISTING PILES SHOWN INDICATIVELY SUPPORTING RETAINED NEWCOMBE HOUSE TOWER

EXISTING TfL MASONRY RETAINING WALL (EXTENT TO BE VERYFIED ON SITE)

SECTION B - B



NOT POSSIBLE TO PASS SFA UNDER RETAINED NEWCOMBE HOUSE DUE TO EXISTING SUBSTRUCTURE (PILES)

THEREFORE ONLY WAY TO PLATFORM IS VIA NEWCOMBE HOUSE BASEMENT

SITE BOUNDARY

RETAINED NEWCOMBE HOUSE FLOOR

NEW NEWCOMBE HOUSE EXTENSION

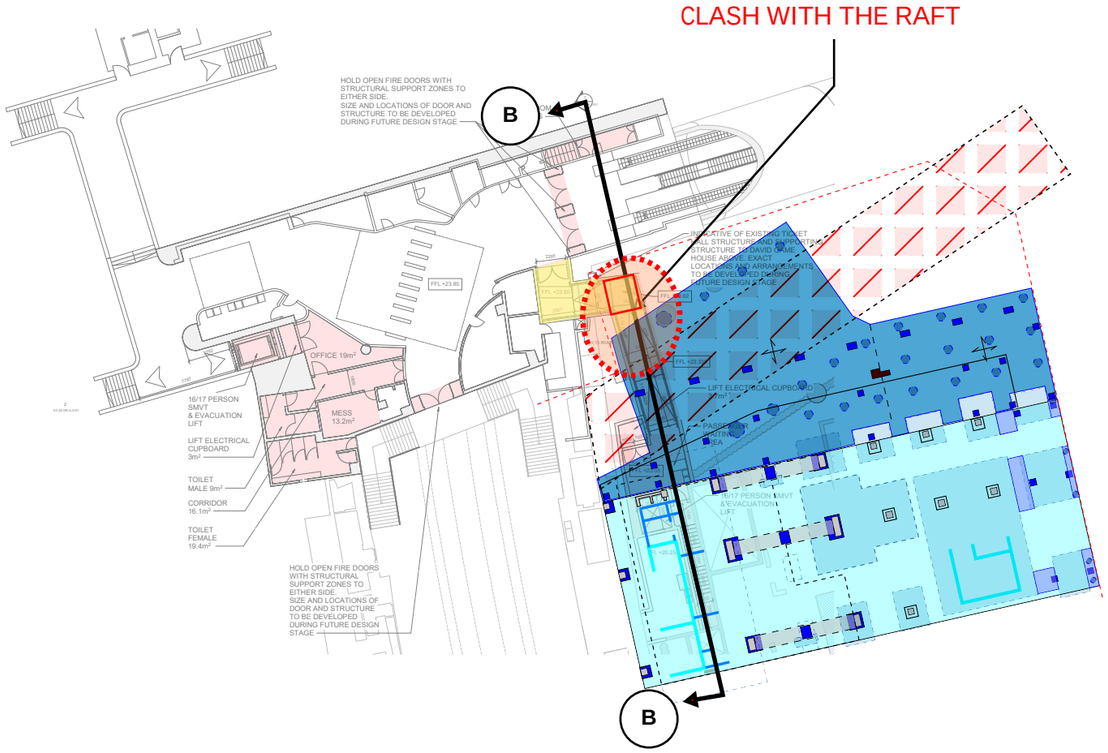
akt II

NOTE THE FOLLOWING ASSUMES ACCESS HAS BEEN GRANTED THROUGH THE BASEMENT OF RETAINED NEWCOMBE HOUSE.

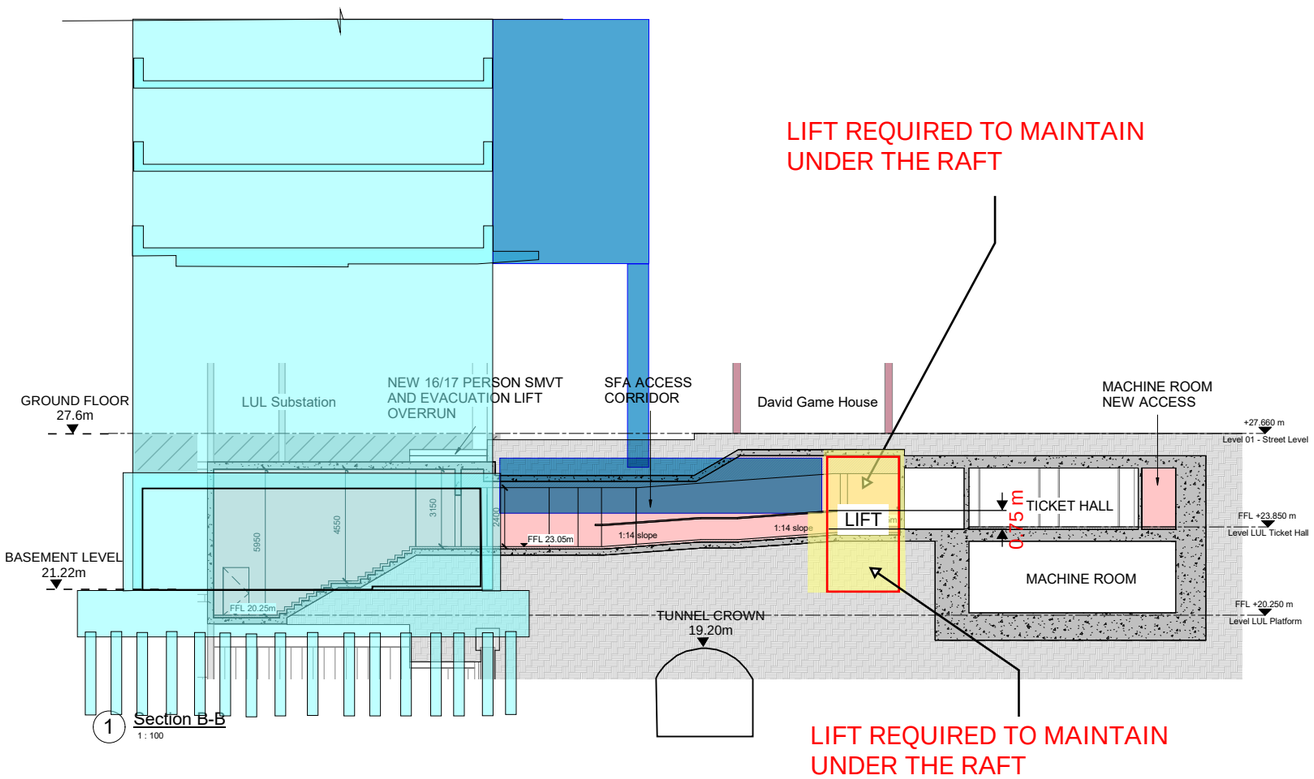
WALKING THROUGH STEP FREE ACCESS
IMPACT TO PROPOSED STRUCTURAL SCHEME

akt II

STEP 1: EXIT FROM TICKET HALL



SECTION B-B



SITE BOUNDARY

RETAINED NEWCOMBE HOUSE FLOOR

NEW NEWCOMBE HOUSE EXTENSION

CAN RAFT BE REDUCED?

TOP OF 2M RAFT 26.600M AND UNDERSIDE 24.600. TICKET HALL LEVEL 23.850M THEREFORE GAP 0.75M.

IF RAFT REDUCED TO 1.5M (SAY) - CLEAR HEAD HEIGHT UNDER RAFT 1.25M WHICH IS NOT SUFFICIENT

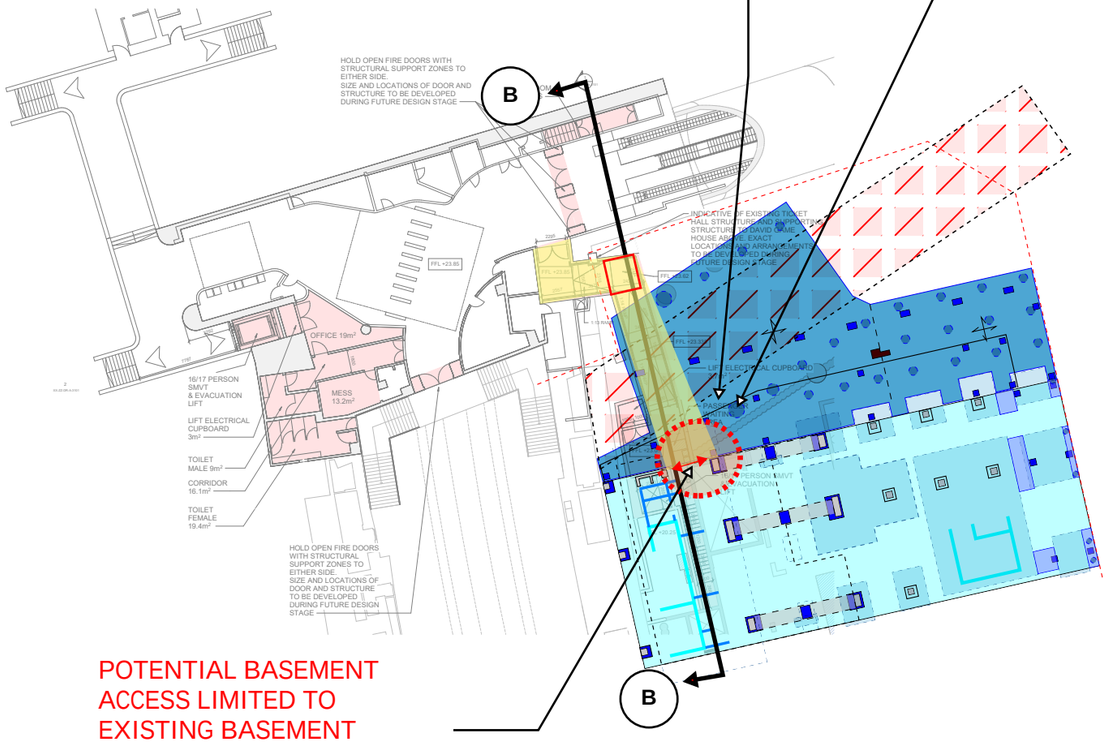
SOLUTION: ADOPT LIFT

akt II

STEP 2: UNDER THE RAFT AND ACCESS INTO EXISTING BASEMENT

PASSAGE TO FIT BETWEEN EXISTING GROUND FLOOR AND BASEMENT

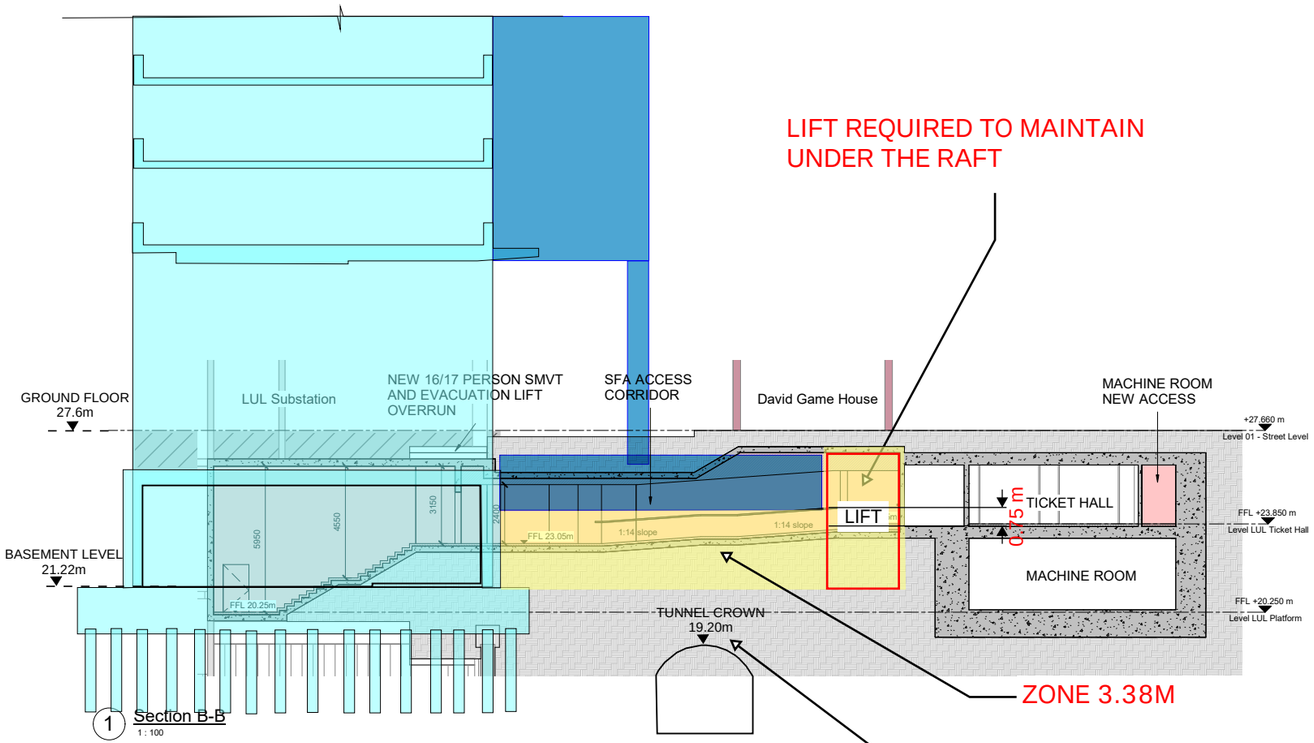
AVOID PROPOSED PILE



POTENTIAL BASEMENT ACCESS LIMITED TO EXISTING BASEMENT EXTENT AND TO AVOID EXISTING COLUMNS

SECTION B-B

LIFT REQUIRED TO MAINTAIN UNDER THE RAFT



SITE BOUNDARY

RETAINED NEWCOMBE HOUSE FLOOR

NEW NEWCOMBE HOUSE EXTENSION

✕ CAN PILE BE MOVED TO INCREASE THE WIDTH OF ACCESS INTO BASEMENT?

RAFT EXTENDS ABOUT 11M WEST OF THE PILE TO SUPPORT WEST PORTION OF THE NEWCOMBE HOUSE EXTENSION. MOVING THE PILE EAST WOULD INCREASE CANTILIVER WHICH WOULD INCREASE THE DEPTH OF THE RAFT INPACTING ON THE 3.38M ZONE.

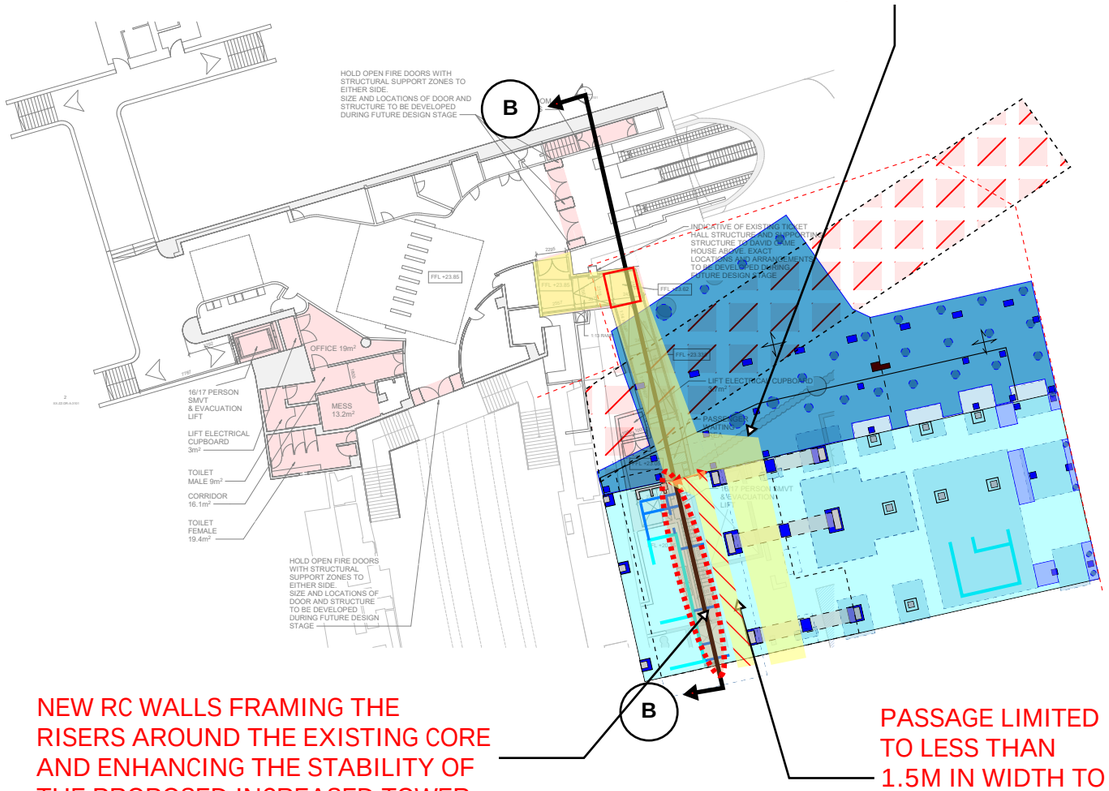
✕ CAN PILES BE DROPPED UNDER THE PASSAGE?

CLEAR DISTANCE FROM TOP OF BASEMENT TO TO CROWN OF PEDESTRIAN PASSAGE 2.02M ONLY (SUBJECT TO SURVEY) WHICH IS CLOSE TO THE TfL ASSETT, DROPPING THE PILE WOULD REQUIRE THE PASSAGE WALL TO TRANSFER THE LOADS FROM GROUND TO THE FOUNDATIONS.

akt II

STEP 3: THROUGH THE EXISTING BASEMENT

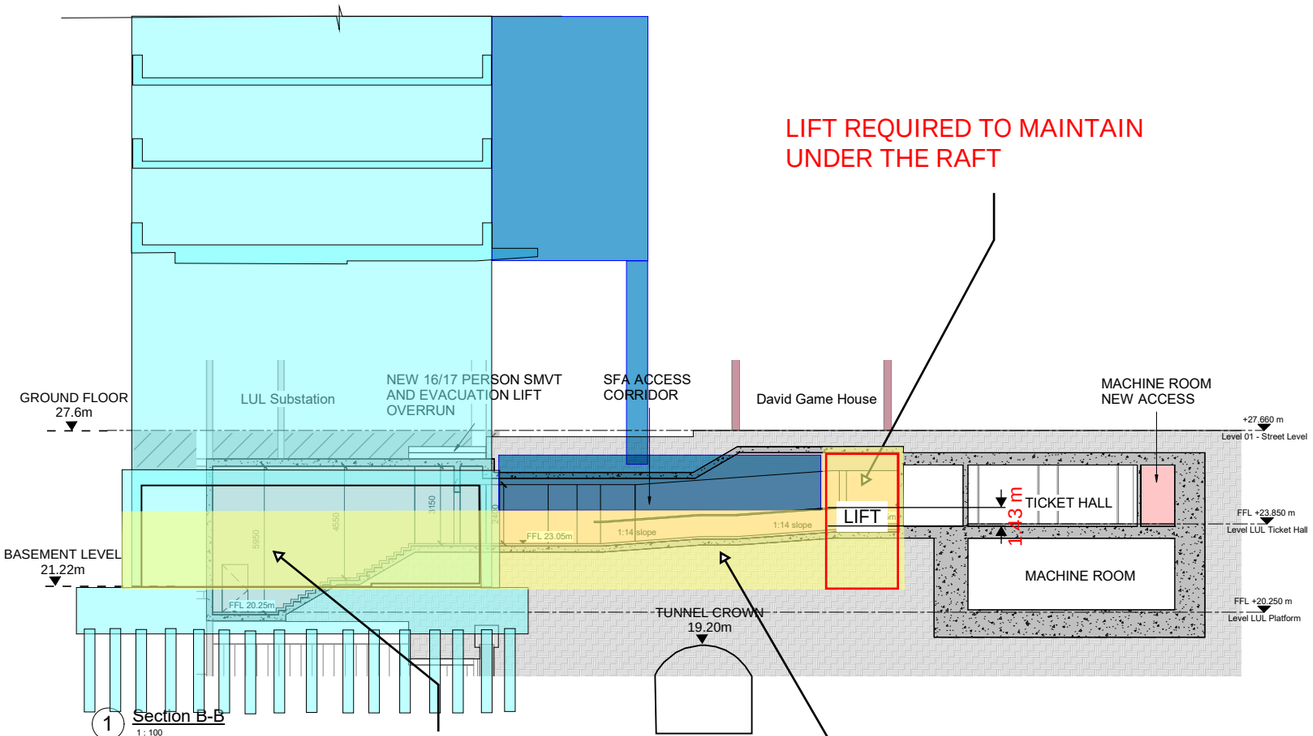
PASSAGE TO FIT BETWEEN EXISTING GROUND FLOOR AND BASEMENT (ASSUMING 250MM THICK WALLS TO PASSAGE MINIMUM WIDTH OF 2.4M IS ACHIEVABLE)



NEW RC WALLS FRAMING THE RISERS AROUND THE EXISTING CORE AND ENHANCING THE STABILITY OF THE PROPOSED INCREASED TOWER

PASSAGE LIMITED TO LESS THAN 1.5M IN WIDTH TO AVOID WALLS CANNOT USE

SECTION B-B



LIFT REQUIRED TO MAINTAIN UNDER THE RAFT

WIDTH LIMITED TO <1.5M WITHIN BASEMENT

ZONE 3.38M

RISER ACCESS AT BASEMENT LEVEL BLOCKED WITH SFS PASSAGE - MAJOR IMPACT TO THE SCHEME

- SITE BOUNDARY
- RETAINED NEWCOMBE HOUSE FLOOR
- NEW NEWCOMBE HOUSE EXTENSION

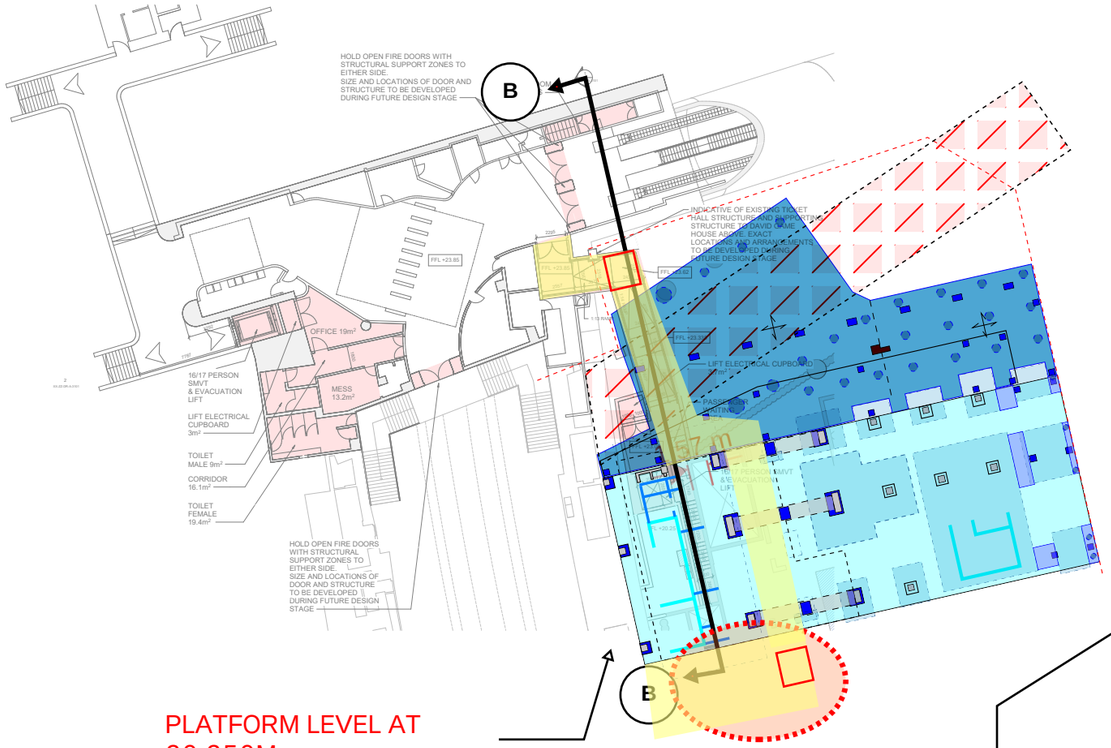
CAN WALLS BE OMMITED?

ADDITIONAL CONCRETE WALLS HAVE A DUAL PURPOSE. FIRSTLY THEY FRAME THE PROPOSED RISERS WHICH ARE LOCATED AROUND THE CORE PROVIDING VERTICAL SUPPORT AND LATERAL CONNECTION INTO THE CORE. SECONDLY THEY ENHANCE THE OVERALL STABILITY SYSTEM ALLOWING THE INCREASE IN HEIGHT TO THE TOWER.

THEREFORE IN ORDER TO MAINTAIN STRUCTURAL STABILITY FOR THE PROPOSED INCREASED TOWER HEIGHT WALLS ARE REQUIRED.

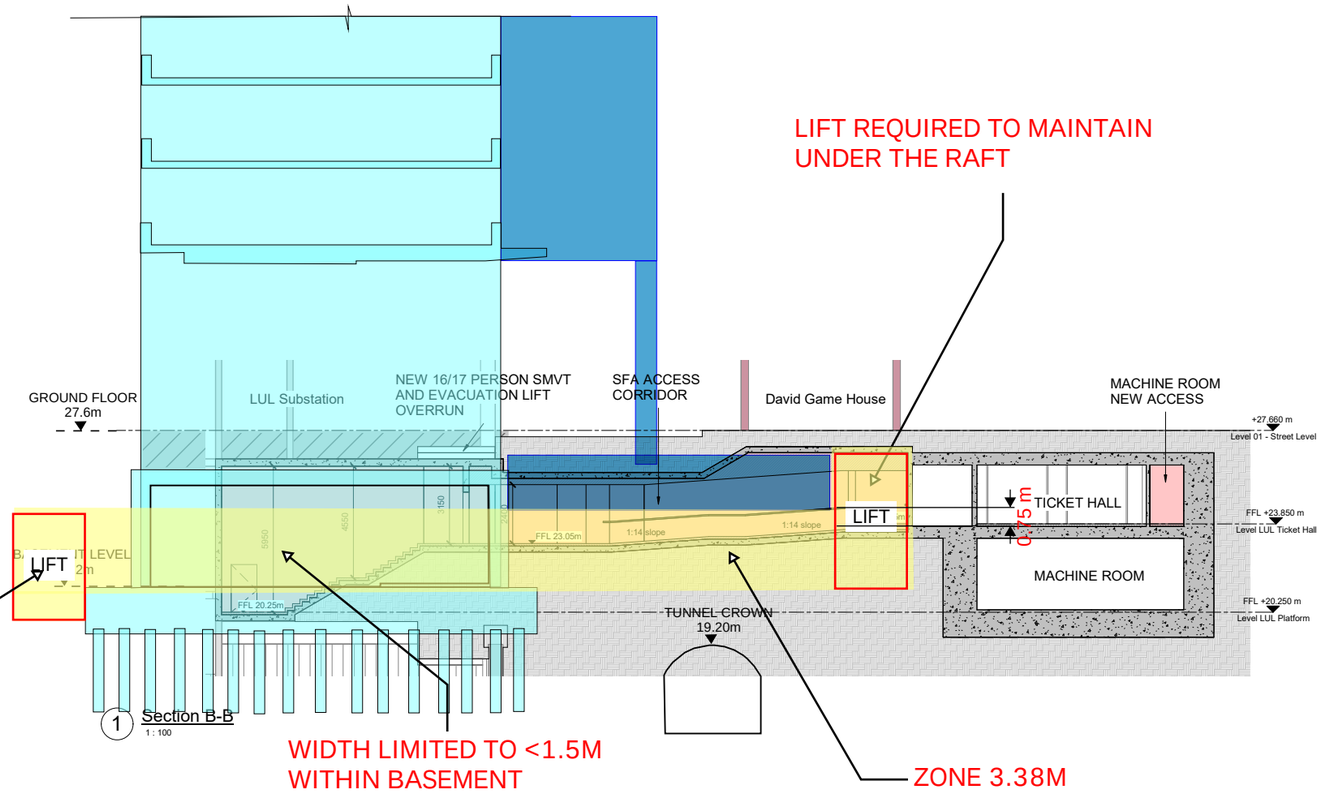
akt II

STEP 4: CONNECTING TO THE PLATFORM



PLATFORM LEVEL AT 20.250M

SECTION B-B



LIFT/PATFORM LIFT REQUIRED

LIFT REQUIRED TO MAINTAIN UNDER THE RAFT

WIDTH LIMITED TO <1.5M WITHIN BASEMENT

ZONE 3.38M

SITE BOUNDARY

RETAINED NEWCOMBE HOUSE FLOOR

NEW NEWCOMBE HOUSE EXTENSION

ROUTE OMITS BASEMENT PLANTROOM AND CUTS OFF ANY ACCESS TO THE RISERS AT BASEMENT LEVEL - MAJOR IMPACT TO DESIGN

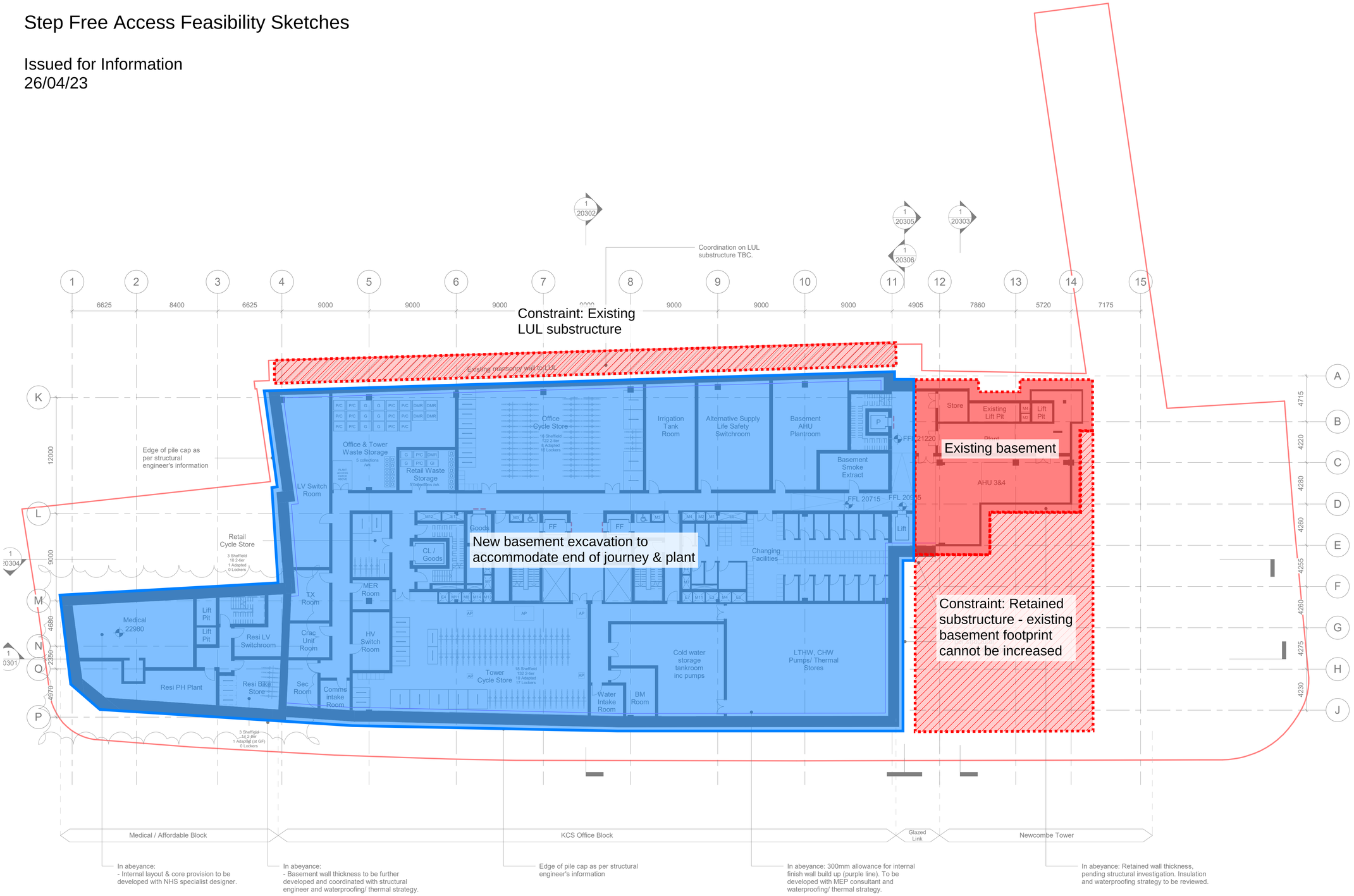
akt II

S&P Architectural Review

SQUIRE & PARTNERS

Step Free Access Feasibility Sketches

Issued for Information
26/04/23



Note: Diagrams are indicative only for the purpose of high level review.

0 4 8 12 16 20 m

Proposed basement configuration and constraints

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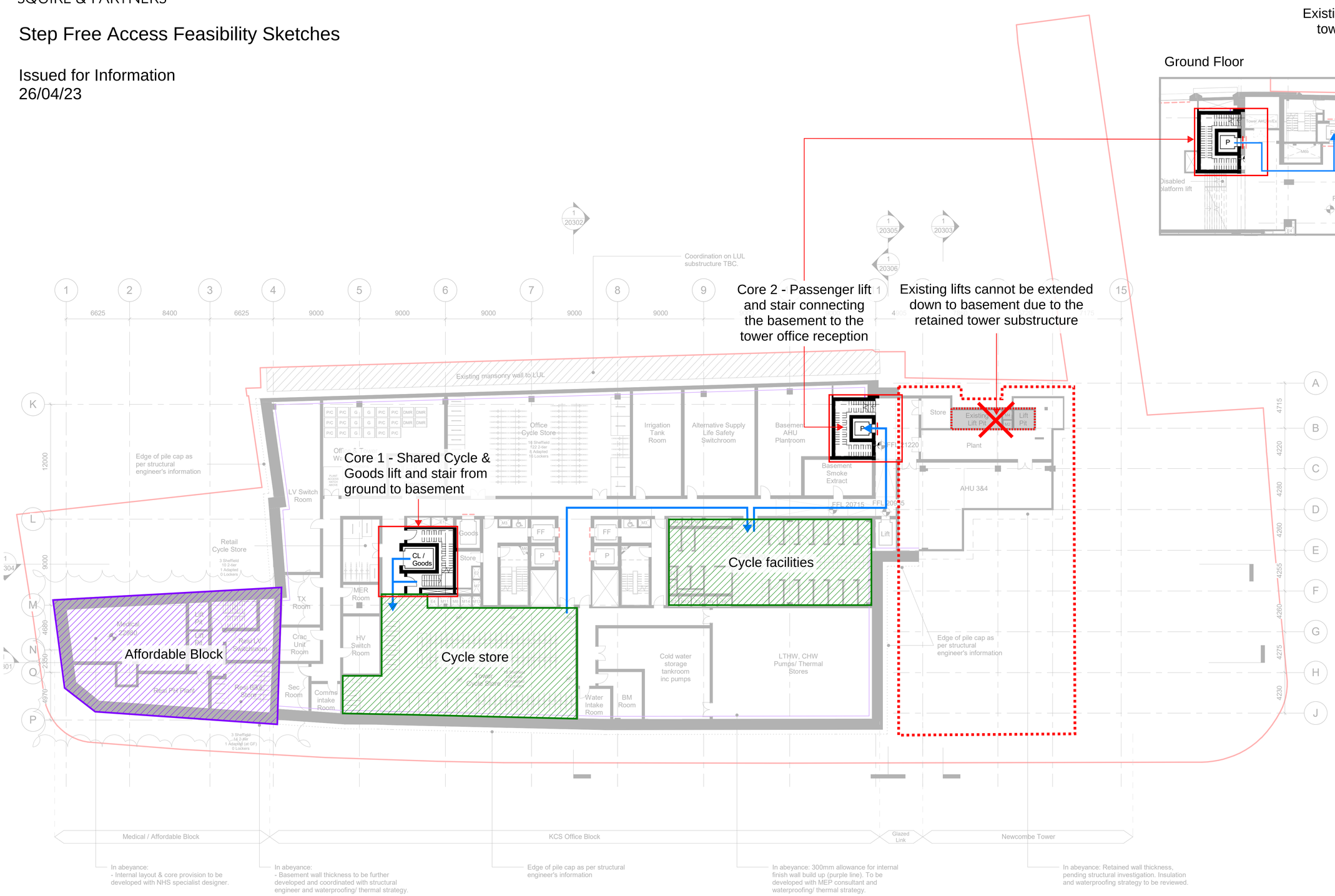
Step Free Access Feasibility Sketches

Issued for Information
26/04/23



Note: Diagrams are indicative only for the purpose of high level review.

User Circulation - Access to end of journey facilities

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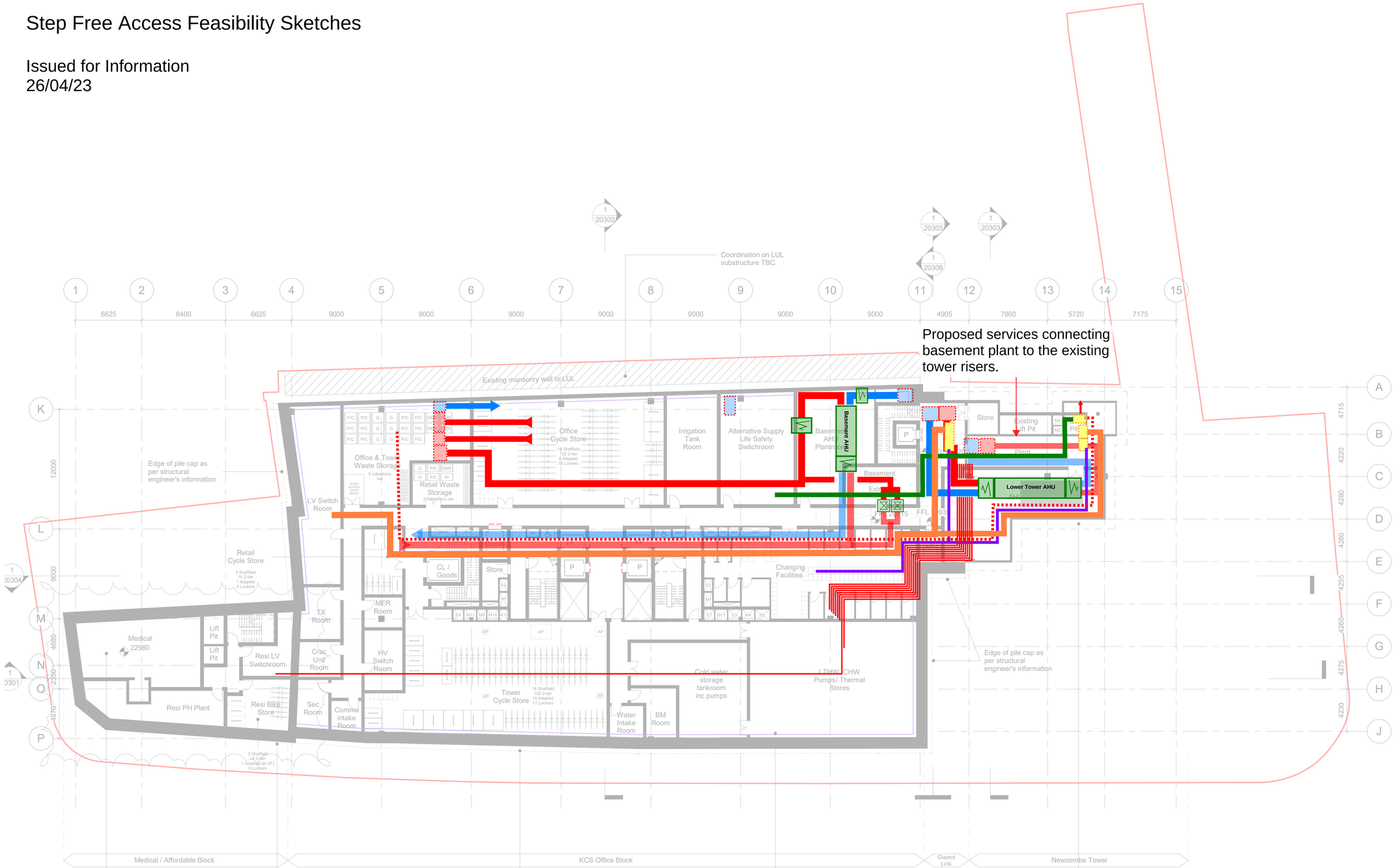
Step Free Access Feasibility Sketches

Issued for Information
26/04/23



Note: Diagrams are indicative only for the purpose of high level review.

Indicative proposed service distribution

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Step Free Access Feasibility Sketches

Issued for Information
26/04/23

Note: Diagrams are indicative only for the purpose of high level review.

0 4 8 12 16 20 m

AKT II's SFA study overlay

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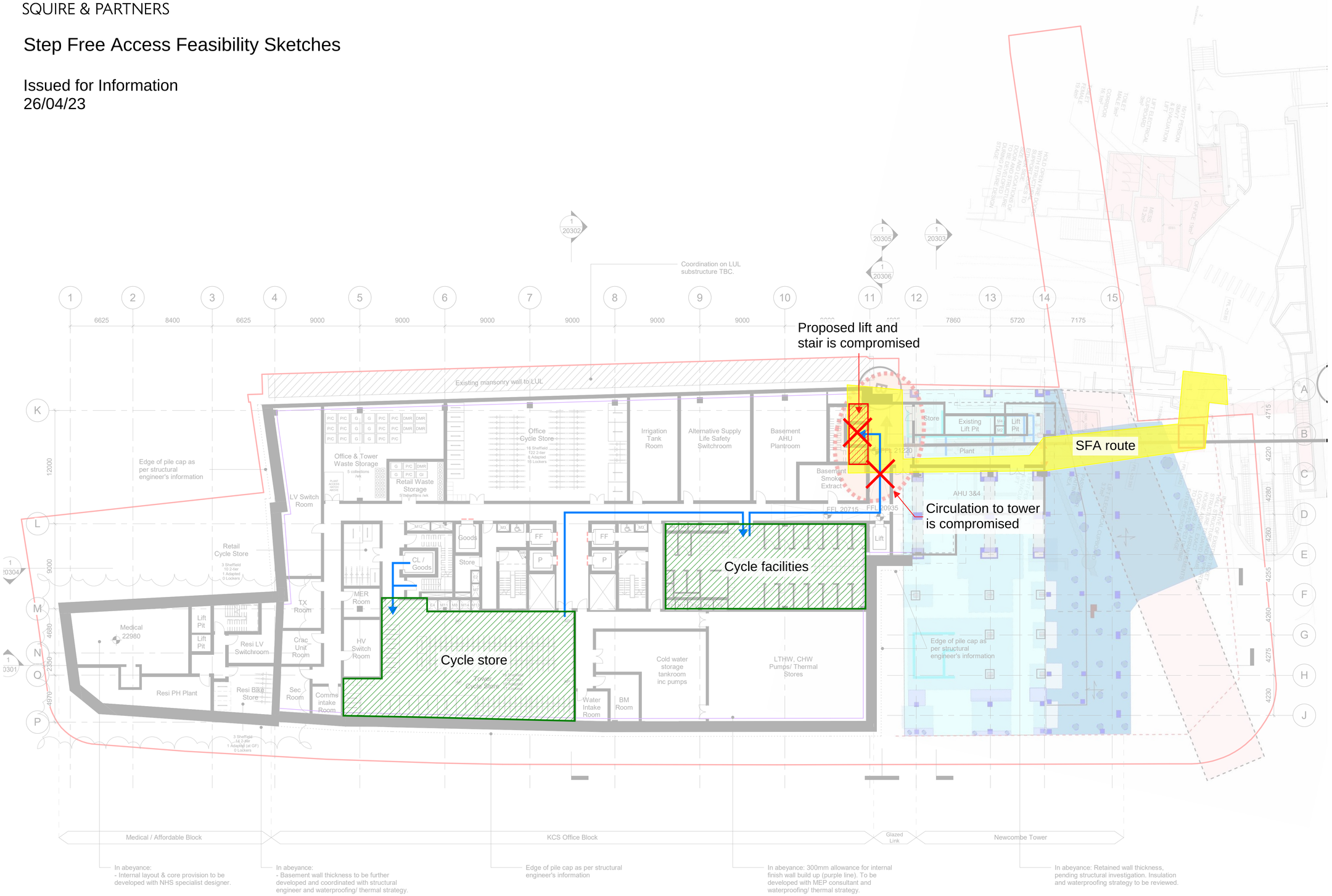
Step Free Access Feasibility Sketches

Issued for Information
26/04/23



Note: Diagrams are indicative only for the purpose of high level review.

SFA study - Implications to circulation

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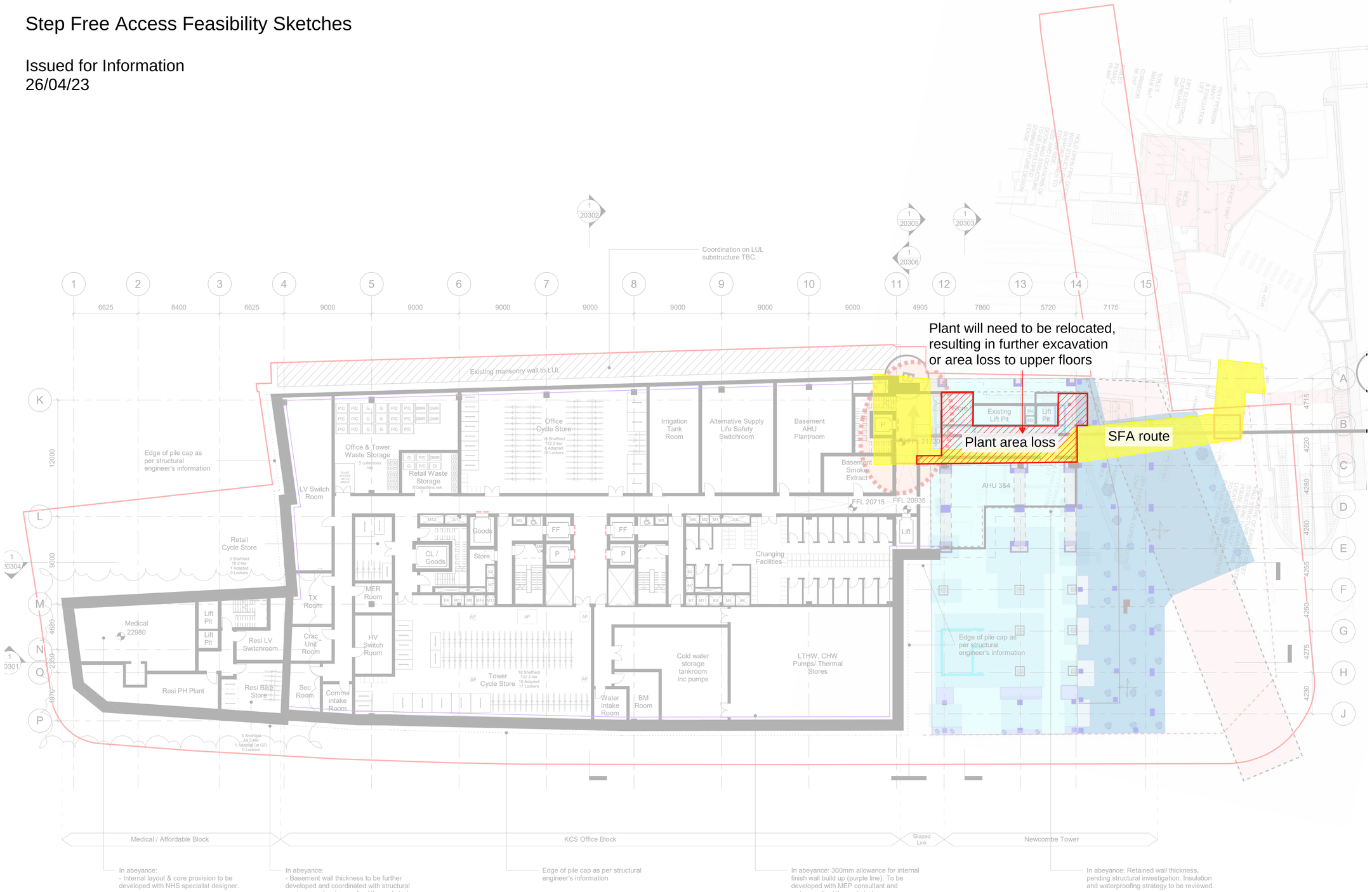
Step Free Access Feasibility Sketches

Issued for Information
26/04/23



Note: Diagrams are indicative only for the purpose of high level review.

SFA study - Implications to plant area

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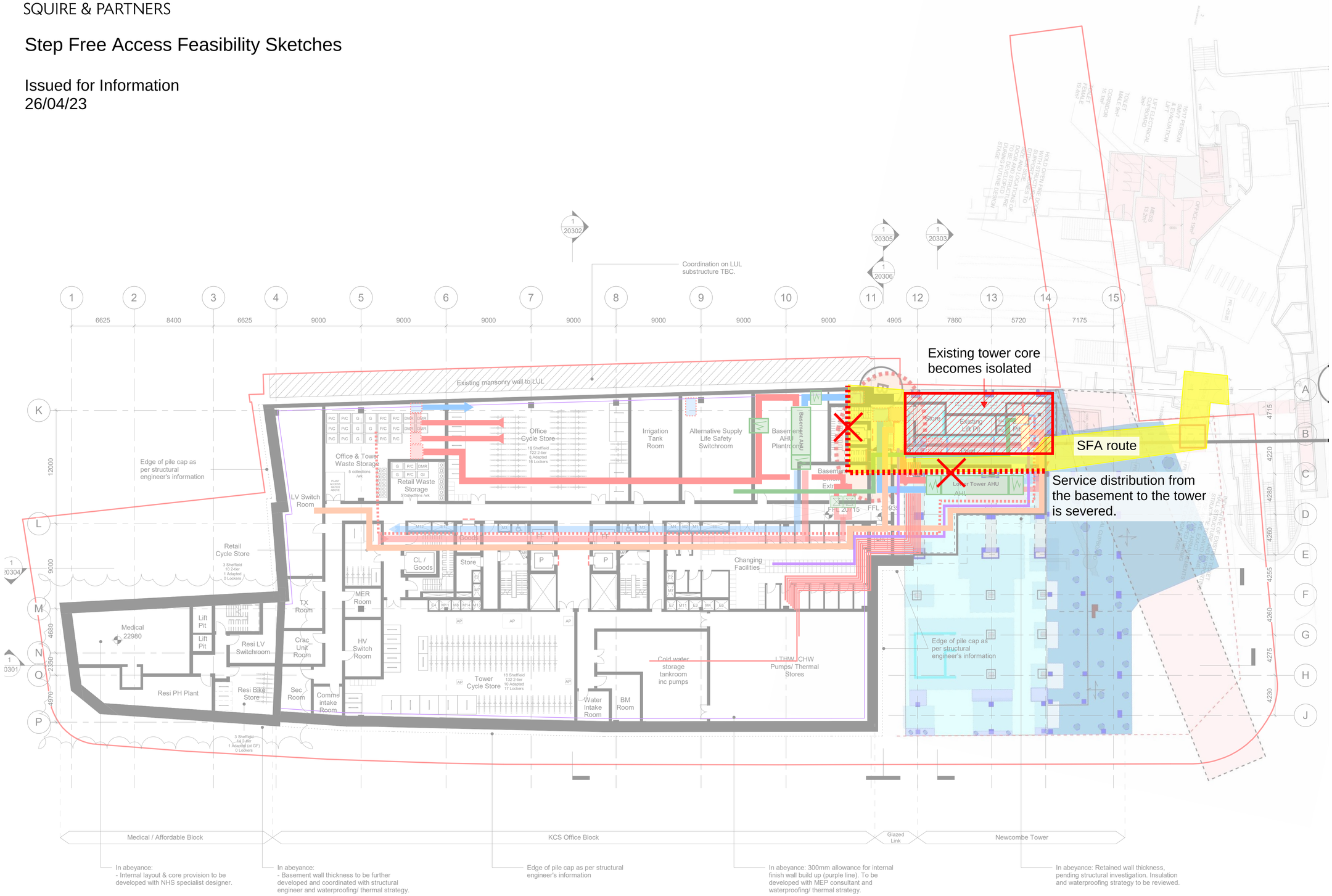
Step Free Access Feasibility Sketches

Issued for Information
26/04/23



Note: Diagrams are indicative only for the purpose of high level review.

SFA study - Implications to service distribution

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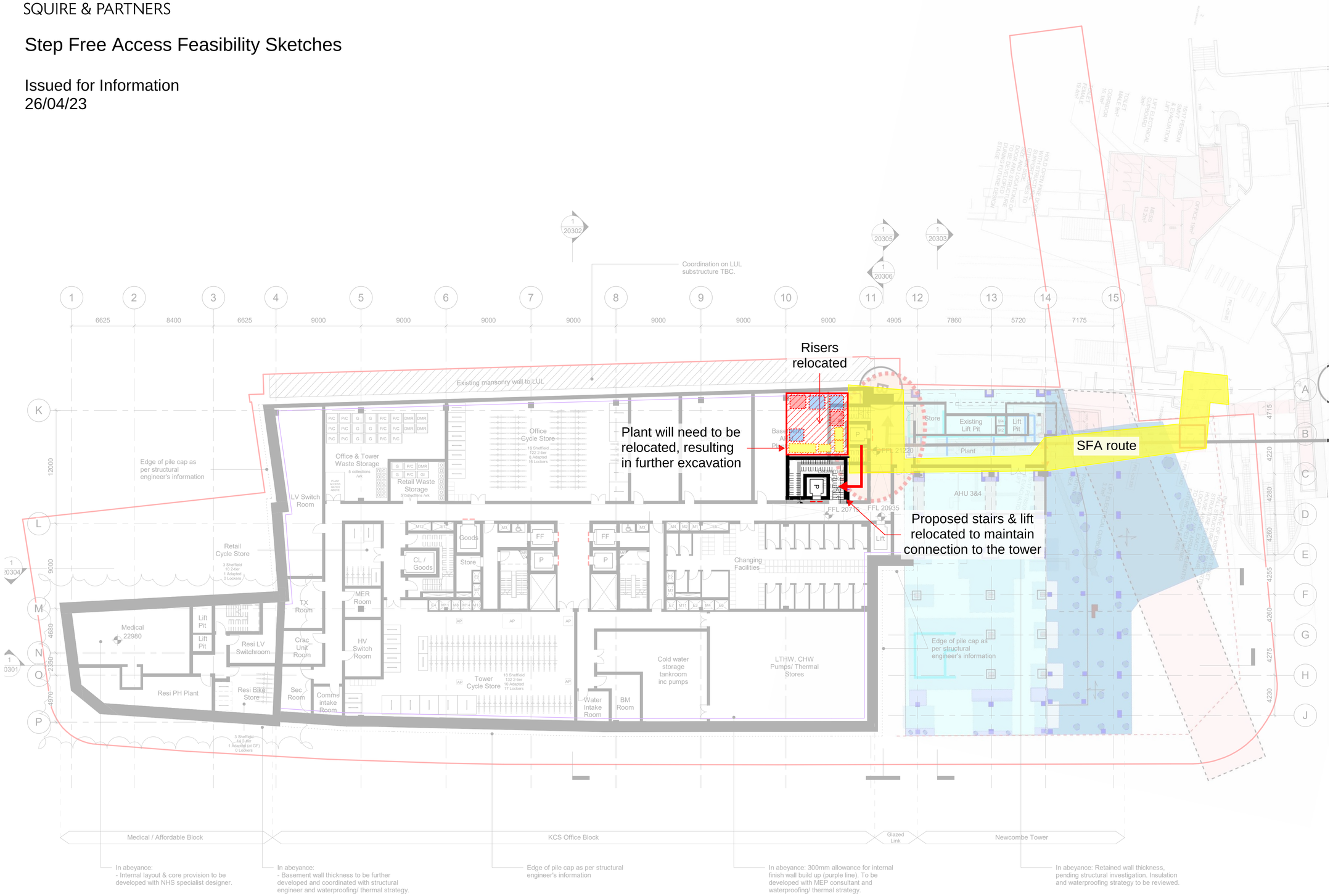
Step Free Access Feasibility Sketches

Issued for Information
26/04/23



Note: Diagrams are indicative only for the purpose of high level review.

0 4 8 12 16 20 m

SFA study - Impact to accommodate (basement)

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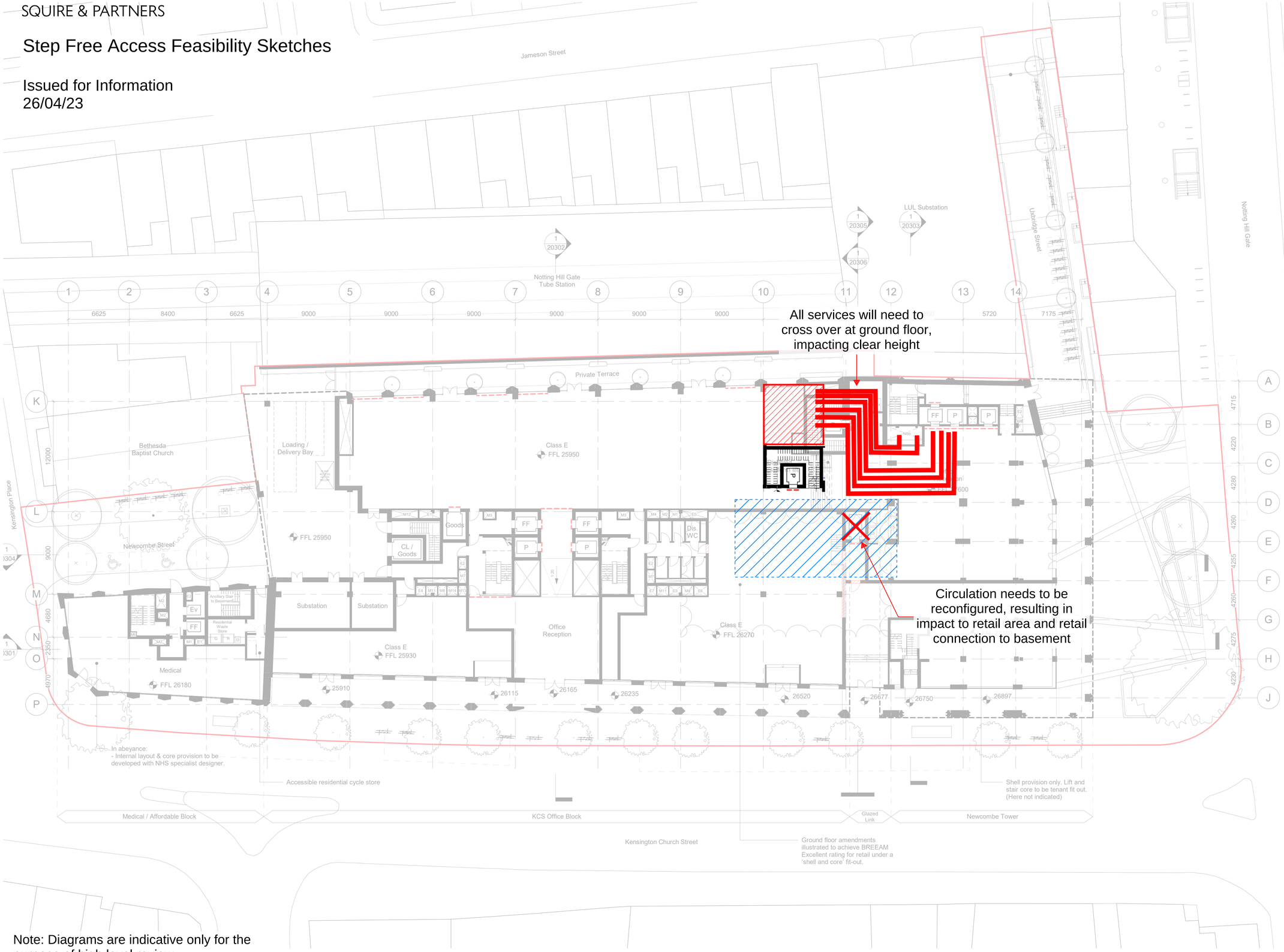
Step Free Access Feasibility Sketches

Issued for Information
26/04/23



Note: Diagrams are indicative only for the purpose of high level review.

SFA study - Impact at Ground Level

C&P Programme Review

Under a separate cover

April 2023 - SFA programme implications

Beltane Scheme without SFA	Duration
Stage 2	
Planning Submitted	1 month
Stage 2 Report	
Stage 3	4 months
Scheme Design	
Stage 3 Report	
Client Review	
Costing	
Value Engineering	
Client Approval of gateway	
Stage 4	7 months
Scheme Design	
Stage 4 Report	
Client Review	
Costing	
Client Approval of gateway	
Demo/Enabling	
Tender Demo	5 months
Lead in/Pre-commencement	4 months
Start on site	12 months
Main Works	
Tender main scheme (Shell and Core)	4 months
Lead in/Pre-commencement	4 months
Start on site	18 months
Practical Completion	Aug-26

Beltane scheme with proposed SFA Scheme included	Duration
Stage 2	
Planning Submitted	7 months
Stage 2 Report	
Stage 3	9 months
Scheme Design	
Stage 3 Report	
Client Review	
Costing	
Value Engineering	
Client Approval of gateway	
Stage 4	11 months
Scheme Design	
Stage 4 Report	
Client Review	
Costing	
Client Approval of gateway	
Demo/Enabling	24 months
Tender Demo	4 months
Lead in/Pre-commencement	4 months
Start on site	16 months
Main Works	32 months
Tender main scheme (Shell and Core)	4 months
Lead in/Pre-commencement	4 months
Main works construction	24 months
Practical Completion	Apr-28

Overall Proramme imolications
Plannine & Desien - 16 Months
Construction - 6 Months
Total additional proeramme **22 months.**

G&T Cost Review

GT GARDINER &THEOBALD

NEWCOMBE HOUSE

STEP FREE ACCESS PROVISION - COST ESTIMATE

Job No: 40679
Client: Beltane Asset Management

Issue Date : 04-May-23
Base Date : 2Q23
Gross Internal Area (m²): 24,799
Gross Internal Area (ft²): 266,934

ADDITIONAL COSTS FOR UPDATED DESIGN

No.	Description	Quantity	Unit	Rate £	Amount £	£/m² GIA £	£/ft² GIA £
1	Step Free Access Lift - Street to Ticket Hall	1	item	780,296.96	780,297	31.46	2.92
2	Step Free Access - Ticket Hall to Basement Level	1	item	4,990,508.65	4,990,509	201.24	18.70
3	Costs Associated with Programme Delay	1	item	5,370,000.00	5,370,000	216.54	20.12
4	Inflation		Excluded				
5	Loss of area		Excluded				
6	Loss of rent due to later occupation		Excluded				
7	Additional Finance Fees		Excluded				
8	Additional Insurances		Excluded				
9	Additional Fire Engineering		Excluded				
10	Legal Costs		Excluded				
11	Freeholder Compensation		Excluded				
12	Loss of Property / Land Value		Excluded				
	TOTAL COST FOR THE WORKS				11,140,806	449.24	41.74

SQUIRE & PARTNERS

Newcombe House

Step Free Access Presentation

May 2023

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