



**Design and Access Statement Addendum  
Detailed Planning Application**

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Information on existing buildings on the site and its immediate context along its boundary is as per survey information by Sterling Survey Ltd. Levels marked on the drawings refer to AOD.

Information on the wider site context is as per OS map in plan and Z mapping for massing/3D information.

## 1.0 Introduction

### 1.3 Consultation:

The Planning Statement Addendum prepared by Quod comprises an overview of the project history and provides details of consultation with GLA, following the decision by the Mayor of London to call-in the application on 26th March 2018. Where relevant, this Addendum makes reference to comments made by the GLA Access Panel held on 16th May 2018.

Quod Planning Statement Addendum identifies the following:

#### Stage 1

"The Stage 1 Report also confirmed the Mayor of London's support for the design of the Proposed Development, noting that "the architectural approach and materiality [would] respond appropriately to the site surroundings and should result in a high-quality appearance, which is supported," (paragraph 29). With regard to the massing of the Corner Building, the Stage 1 Report states that the 18-storey element, although taller than the existing Newcombe House building, would be "a more slender and elegant landmark, which is supported" (paragraph 28)."  
(Planning Statement Addendum, July 2018, p.6 para.3.5, Quod)

#### Stage 2

"On 26 March 2018 the Mayor of London notified RBKC that he was to act as the Local Planning Authority for the purpose of determining the application and any connected application. In a statement released with the Stage 2 Report notifying the public of this action, the Mayor of London requested that the Applicant work with his planning officers to see if more genuinely affordable homes could be delivered within the development."  
(Planning Statement Addendum, July 2018, p.7 para.3.11, Quod)

**1.1** This addendum to the Design and Access Statement has been prepared in support of amendments made to planning application PP/17/05782 (GLA ref: 3109a) for the mixed use redevelopment of the Newcombe House Site in the Royal Borough of Kensington and Chelsea. This report should be read in conjunction with the Design and Access Statement dated September 2017.

The proposed amendments do not alter the description of development, which remains as follows:

*'Demolition of the existing buildings and redevelopment to provide office, residential, and retail uses, and a flexible surgery/office use, across six buildings (ranging from ground plus two storeys to ground plus 17 storeys), together with landscaping to provide a new public square, ancillary parking and associated works.'*

The Addendum to the Design and Access Statement has been prepared by Urban Sense Consultant Architects on behalf of Notting Hill Gate KCS Limited (the Applicant), for issue to the Greater London Authority (GLA).

### 1.2 Objectives of the Document:

This Addendum is developed in support of a detailed planning application for the redevelopment of 43/45 Notting Hill Gate, London, 39/41 Notting Hill Gate and 161-237 Kensington Church Street (Odd).

The objective of this Addendum is to supplement the original document submitted with the planning application and illustrate the proposed improvements made to the design of the scheme following GLA call in.

This Addendum is to be read in conjunction with:

- the other reports submitted with the amended design proposals dated July 2018 (as detailed within the Planning Statement Addendum); and
- the reports which accompanied the planning submission in September 2017, including the Design and Access Statement.

# 1.0 Introduction

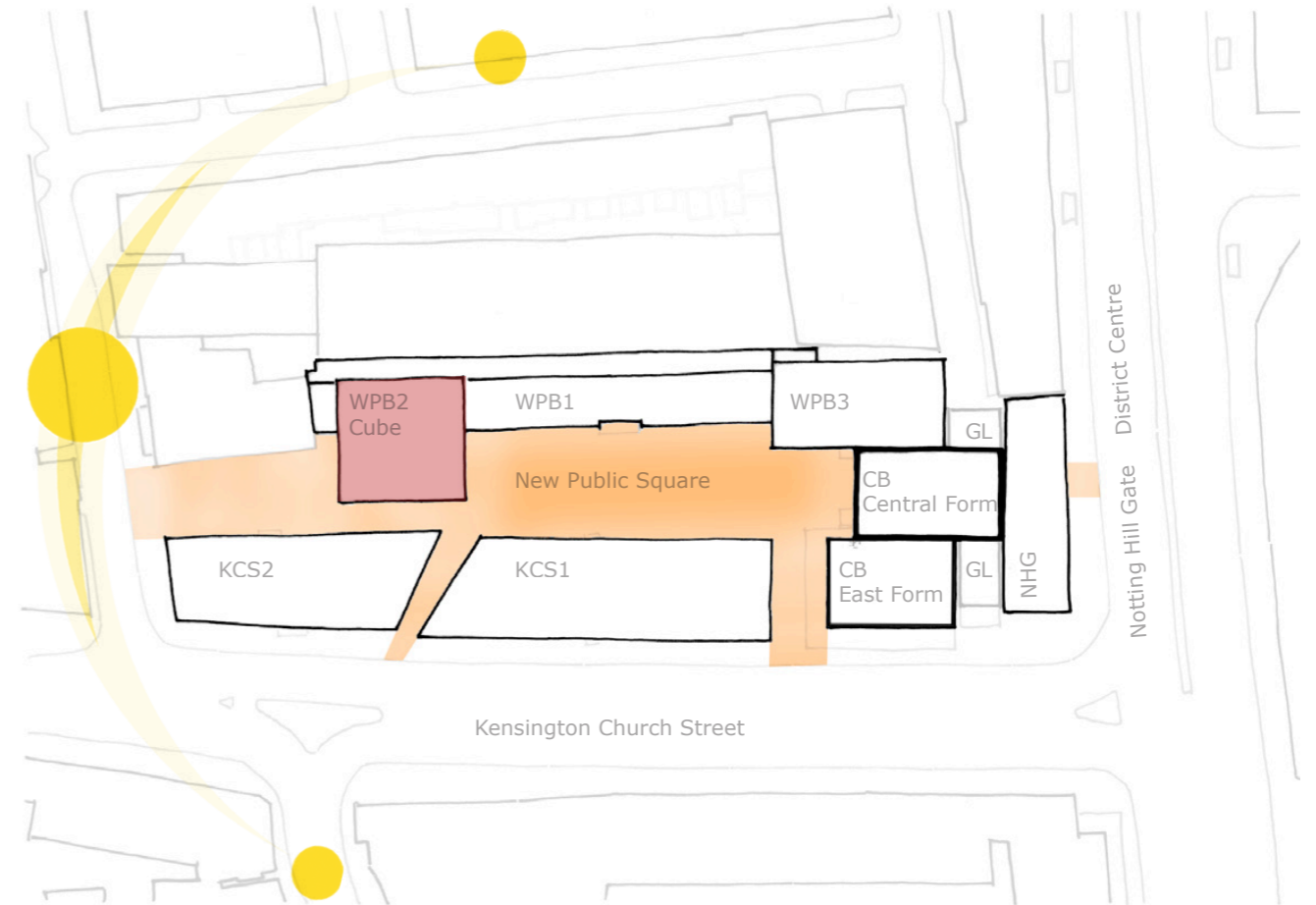
## 1.4 Approach

Throughout the development of the project, constructive consultation with the GLA has resulted in their support of the quality of the project's urban design, architecture and its townscape. The Mayor's decision to call-in the project, with the clear objective to deliver an increase in affordable homes on-site, allowed the project team to focus on this key objective and enhance the overall proposal.

In consultation with the GLA, the following improvements have been made to the September 2017 submission:

- **Enhanced affordable housing** provision on-site, to deliver:
  - 35% affordable housing (by habitable room) or 42% affordable housing (by unit), as identified in the Planning Statement Addendum.
  - An increase in the number of affordable apartments (from 9 to 23) - providing more one bed and three bed apartments, whilst maintaining the number of two bed apartments.
  - Affordable apartments with different tenures across 3 buildings - offering a varied range of locations and accommodation.
- **Enhanced office space** provision on-site, to deliver:
  - An increase in office area, appropriate for the highly accessible (PTAL 6B) District Centre site.
  - An increase in employment opportunities.
- **Design and architectural quality** maintained or enhanced.
- The **community benefits** package provided as a part of the September 2017 application is maintained or enhanced, including:
  - A transformation of the quality of public realm and connectivity through the area.
  - Step free access to the Underground Station (of strategic importance to London).
  - A new doctors' surgery.
  - A high quality permanent home for the locally popular Farmers Market.

(refer to Quod Planning Statement Addendum for further info)



**Key Plan**  
Scale: 1:1000@A3

The location of the principal constituent parts of the proposal is shown on the key plan. For ease of reference, the buildings are given a key code, as follows:

Perimeter Buildings:

**Kensington Church Street Buildings**

- KCS1 Kensington Church Street Building 1.
- KCS2 Kensington Church Street Building 2.

**West Perimeter Buildings**

- WPB1 West Perimeter Building 1.
- WPB3 West Perimeter Building 3.

**Cube Building**

- WPB2 Cube West Perimeter Building 2 - Cube.

**Notting Hill Gate Building**

- NHG Notting Hill Gate Building with Glass Link (GL).

**Corner Building**

- CB Corner Building - Central Form & East Form.

**New Public Square** - New Publicly Accessible Open Space.

Collectively, the buildings would form a new urban quarter.

# 1.0 Introduction

## 1.5 Key Changes

To achieve these proposed improvements, the following key changes to the September 2017 submission have been made:

### 1.6 Massing:

The enhanced stepping in the massing of two perimeter buildings, from the domestic scale to the South of the site, towards the commercial scale of the District Centre and the Corner Building to the North:

- **KCS1** massing has been increased by 1 floor, from 4 to 5 storeys. The communal private terrace (residents) has been integrated within the new floor. The proposal delivers a clearly defined roof line, appropriate for the new building's height and overall proportions. The proposed height relates positively to the NHG Building and reflects the heights of existing buildings along Kensington Church Street.
- **WPB3** massing has been increased by 2 floors, from 5 to 7 storeys. The 6th floor of the Corner Building Central Form, which marks a change in the layout typology, now aligns with the top of WPB3.

No other increase in massing which impact building heights have been proposed (including the Corner Building). Small refinements to roof elements, behind and below the roof's parapet line and not exposed on the elevation, have been made to KCS2, WPB1 and WPB2 and are described further in the document.

### 1.7 Design:

- **KCS1**  
The elevation design has been refined to reflect the additional floor and the integration of the communal private amenity space (residents) within it. The proposal delivers a clearly defined roof line, appropriate for the new building's overall proportions and height.

The extent of the building's floor plate is unchanged and the approach to the architecture has been maintained, including its entrance zones, rhythm of fenestration, materiality, detailing and the way in which its prominent corners address their specific setting.

- **KCS2**  
The elevation design has been refined to reflect the provision of 5 apartments per floor, including the provision of private outdoor amenity space for each apartment. The building's form is unchanged and the approach to the architecture has been maintained, including its entrance zones, rhythm of fenestration, materiality, detailing and the way in which its prominent corners address their specific setting.

A small refinement to the roof elements, behind and below the roof's parapet line, reduces the extent of the south-west projected roof form and removes the north-west projected roof form to reflect the amended layouts. These changes are within the roof form and behind the parapet line, so are not visible in the elevation.

Corner Building  
G+17/13

66-74  
Notting Hill Gate

Notting Hill Gate  
District Centre

NHG  
G+3

WPB3  
G+4

David Game House

WPB1  
G+2

New Public Square

Grade II Listed  
LUL Station

WPB2 - Cube  
G+2

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



Astley House

KCS1  
G+3

KCS2  
G+3

145  
KCS.

Planning Sept 2017 - Photo of 1:200 model, Aerial view looking North-East. Info provided by photographer: Focal Length 47mm.

# 1.0 Introduction

## ● WPB1

Within the proposed building form, the mezzanine floor has been extended over the double height living area, now providing a full second floor and maximising the residential affordable space, with a provision of 4 x 3 bed apartments that offer a range of sizes. The East elevation design has been refined to provide privacy to the additional bedrooms (above living area). The West elevation design has been refined to reflect the amended layouts.

A small refinement to the roof elements, behind and below the roof's parapet line, introduces two new small projected roof forms to integrate soft landscaping and provide good headroom to private staircases serving the two duplex apartments at the ends of the floor plate.

## ● WPB3

- The elevation design has been refined to reflect the additional 2 floors and its layering of uses across the building, with:
- Entrance to surgery and retail remains at ground floor,
  - Office across 1st-3rd floors, laterally connecting to the office provision within the Corner Building and Notting Hill Gate Building,
  - Surgery across 4th-6th floors,
  - Residential roof terrace, connecting to a Corner Building apartment.

The approach to the architecture has been maintained, including its entrance zones, balance of slot and strip windows, materiality, detailing and the way in which its prominent corner addresses its specific setting.

## ● Corner Building

The design for the Corner Building, including its form, height, materiality and detailing, is unchanged. Only a small adjustment to the level of 4th, 5th and 6th floors has been implemented, reflected in the positioning of the horizontal solid elements across these floors. These adjustments relate to the change of height to WPB3, that is located adjacent.

## ● Cube

The design for the Cube, including its form, height, materiality and detailing, is unchanged.

Within the roof form and below its parapet, additional service outlets have been provided to integrate the neighbouring church's service vents (ventilation cowls atop the roof but below the parapet line).

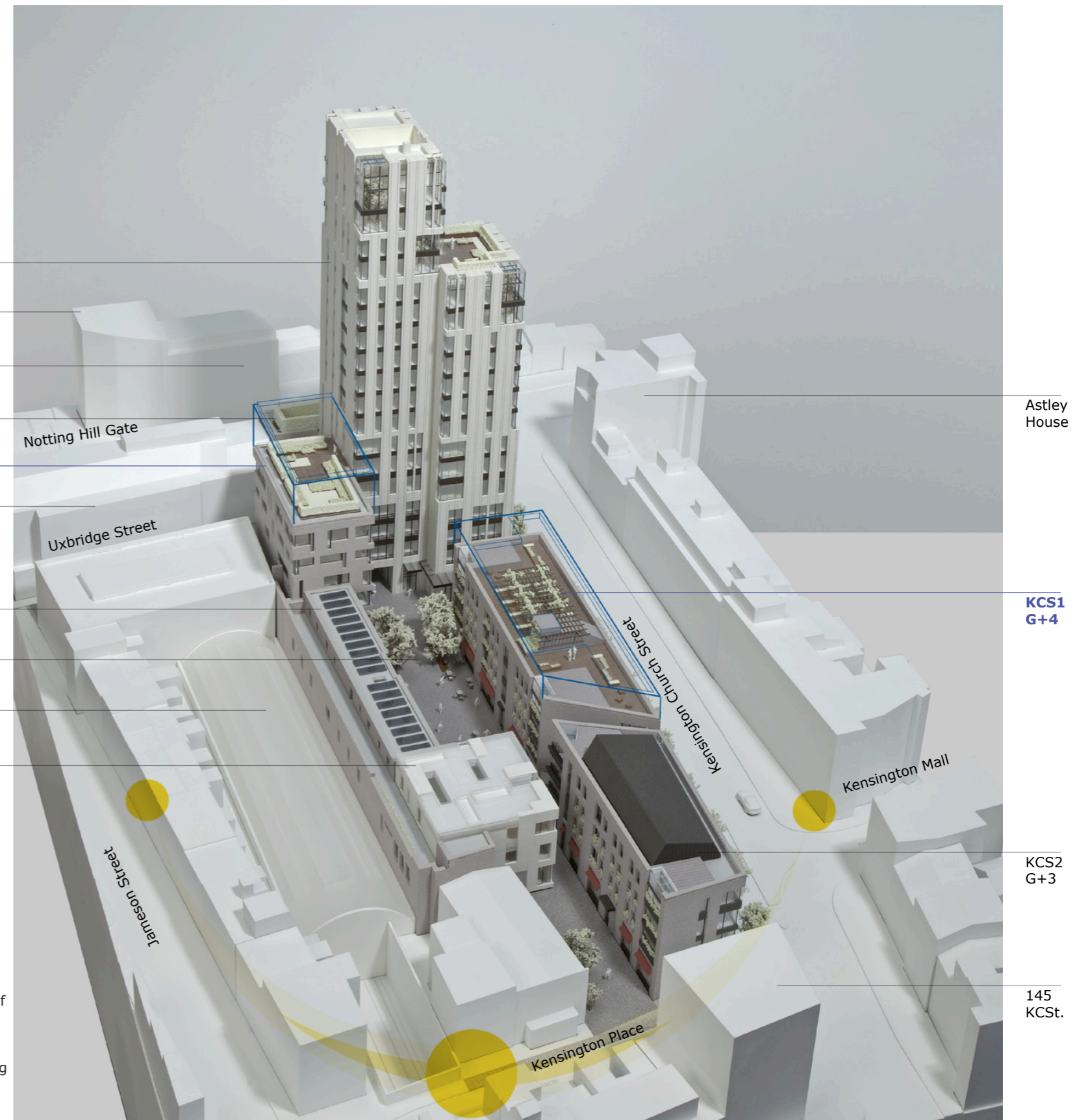
The details described above are illustrated on the revised planning drawings submitted in support of the proposed amendments. The improvements described in this document will enhance the considerable public benefits already proposed and confirm the quality of the proposed scheme.

### Key

Diagram of revised building height illustrated in blue

- Corner Building G+17/13
- 66-74 Notting Hill Gate
- Notting Hill Gate District Centre
- NHG G+3
- WPB3 G+6**
- David Game House
- Uxbridge Street
- WPB1 G+2
- New Public Square
- Grade II Listed LUL Station
- WPB2 - Cube G+2

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



GLA Call In July 2018 - Diagram of revised building height illustrated in blue  
 Photo of 1:200 model, Aerial view looking North-East. Info provided by photographer: Focal Length 47mm.

