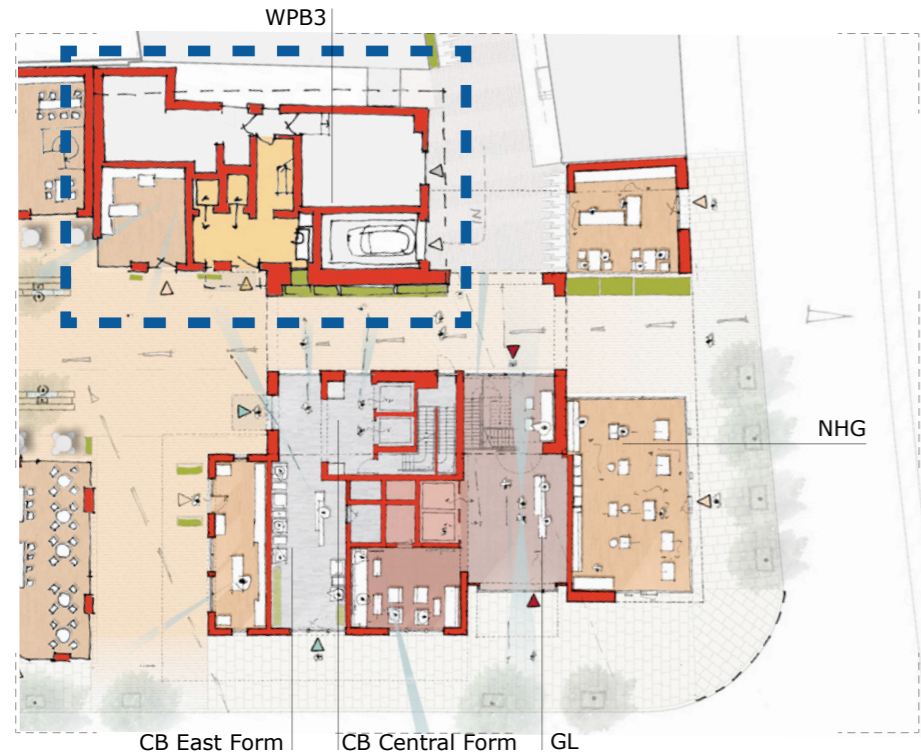


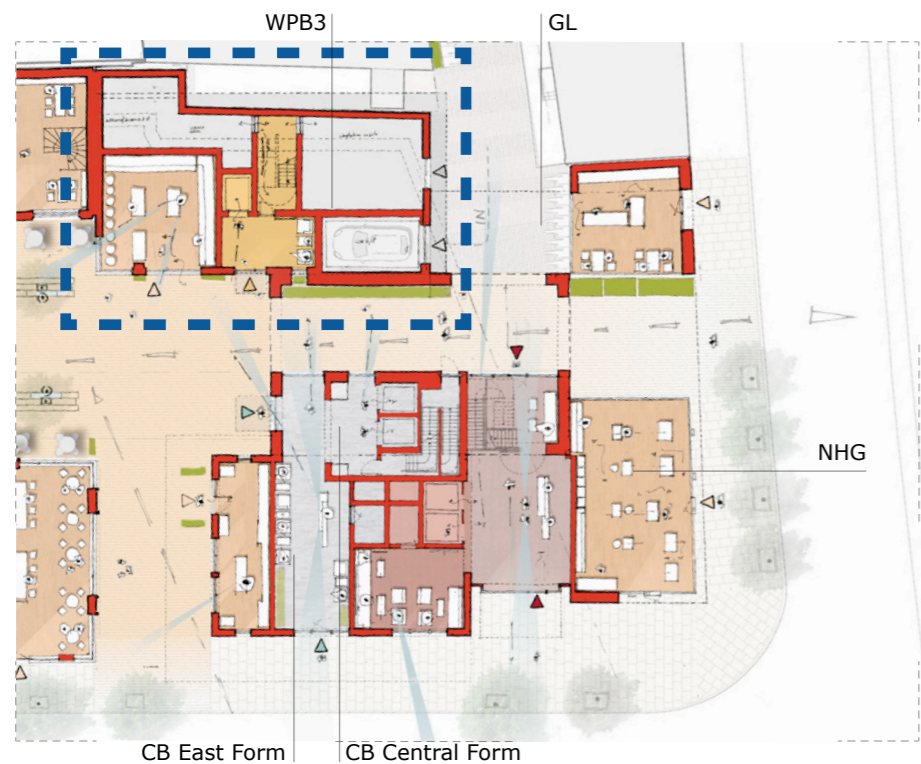
Ground Floor

At ground floor the provision of 1 retail unit, surgery entrance lobby and discreetly located services and vehicle lift are maintained. The surgery lobby has been extended to integrate a second lift, accommodated by a small reduction to the size of the retail unit.



GLA Call In July 2018 - Proposed Ground & 3rd Floor Plan

Planning Sept 2017 - Ground & 3rd Floor Plan

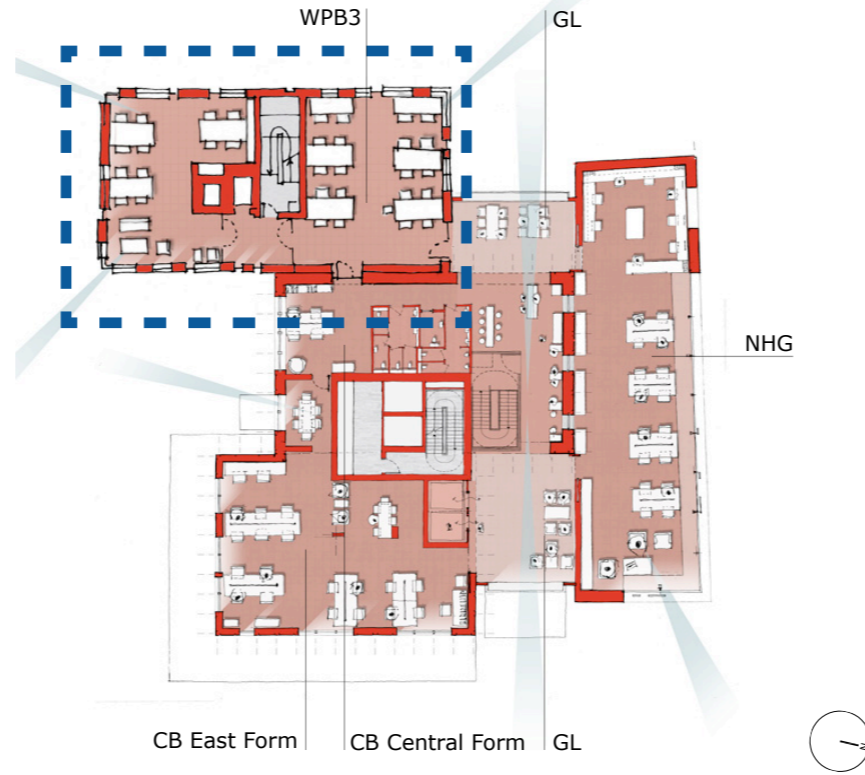


Ground Floor

At ground floor there was provision of 1 retail unit, surgery entrance lobby and discreetly located services and vehicle lift.

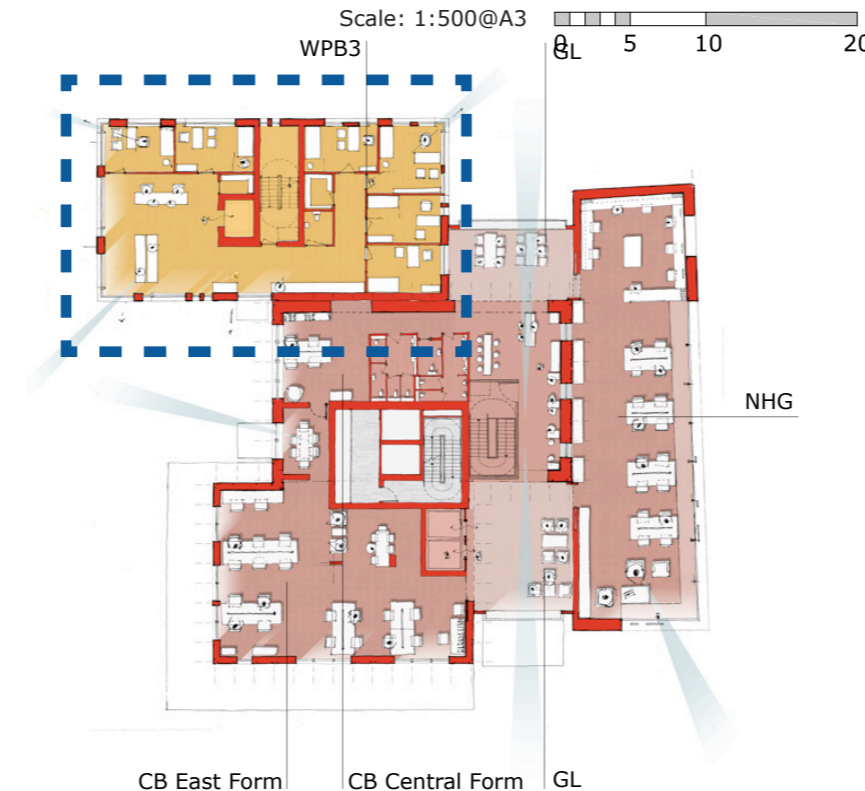
3rd Floor

The additional 2 office floors within WPB3, provided at 2nd and 3rd floor, now achieve lateral connectivity between offices in WPB3, Corner Building and NHG. Now all 3 office floors offer this arrangement of large flexible floor plates that are adaptable to the needs of a single tenant or multiple tenants.



3rd Floor

3rd floor illustrated surgery use (surgery was arranged at the top floors of WPB3, 2nd-4th floor)



3.5 WPB3

3.5.1 Planning Submission Sept 2017 DAS:

"West Perimeter Building 3 would step up to ground+4 to mediate the edge of the site adjacent to the large London Underground substation building. It would define the North-West corner of the new public square, ending the view at an entry point from Kensington Church Street." (DAS 2017 p.103 para.4.4.1)

3.5.2 GLA Call In July 2018:

WPB3 massing has been increased by 2 floors, from 5 to 7 storeys, providing additional office floor space. By increasing the height of WPB3 by 2 floors the proposal now better mediates between the transport infrastructure edge to the site's west boundary and the District Centre to its North.

At **ground floor** the provision of 1 retail unit, surgery entrance lobby and discreetly located services and vehicle lift are maintained. The surgery lobby has been extended to integrate a second lift, accommodated by a small reduction to the size of the retail unit.

At **1st-3rd floors** all 3 office floors now achieve lateral connectivity between offices in WPB3, the adjacent Corner Building and Notting Hill Gate Building, combining to offer large flexible floor plates that are adaptable to the needs of a single tenant or multiple tenants.

3.5.3 Planning Submission Sept 2017:

At **ground floor** there was provision of 1 retail unit, surgery entrance lobby and discreetly located services and vehicle lift.

At **1st floor** office use connects to the adjacent Corner Building and Notting Hill Gate Building, combining to offer large flexible floor plates that are adaptable to the needs of a single tenant or multiple tenants.

3.5 WPB3

3.5.4 Planning Submission Sept 2017 DAS:

"The ground floor layout would address the new public square with a corner retail unit and an entrance lobby to the surgery, leading to its 2nd - 4th floor."

"The roofscape has been designed with an intensive garden, set back from the edge of the built form by an access and maintenance zone and buffered by soft landscaping that frames the space."
(DAS 2017 p.104 para.4.4.3)

3.5.5 GLA Call In July 2018:

3 floors of surgery use are maintained and is now provided at 4th-6th floors, fulfilling the requirements of two existing surgeries serving the local community and in need of quality space – Pembridge Villas Surgery and Westbourne Grove Medical Centre. An additional lift has been provided to serve the surgery (as requested by the NHS), resulting in the provision of a fire fighting lift and an evacuation lift within the building. Following the review of the scheme by the GLA on 16th May 2018, a further toilet was added to the Surgery layout to improve its offer and a designated Surgery drop off point has been allocated at -2 level. At roof level an intensive garden that provides private outdoor amenity, connected to an apartment within the Corner Building, is maintained. The approach to the roof garden is maintained, with landscaping set back from the building's edges and screening the space from view.

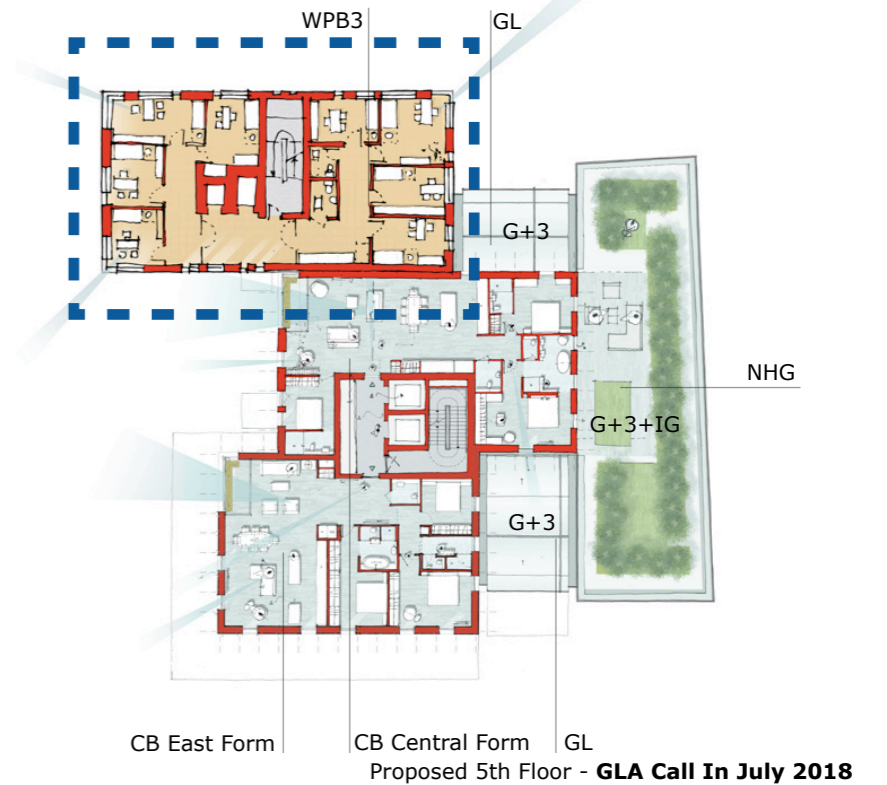
3.5.6 Planning Submission Sept 2017:

At 2nd-4th floors a surgery was provided to fulfil the requirements of two existing surgeries serving the local community and in need of quality space – Pembridge Villas Surgery and Westbourne Grove Medical Centre. At roof level an intensive garden provided private outdoor amenity, connected to an apartment within the Corner Building. The roof garden had landscaping set back from the building's edges that screen the space from view.

5th Floor
3 floors of surgery use are maintained and is now provided at 4th-6th floors.

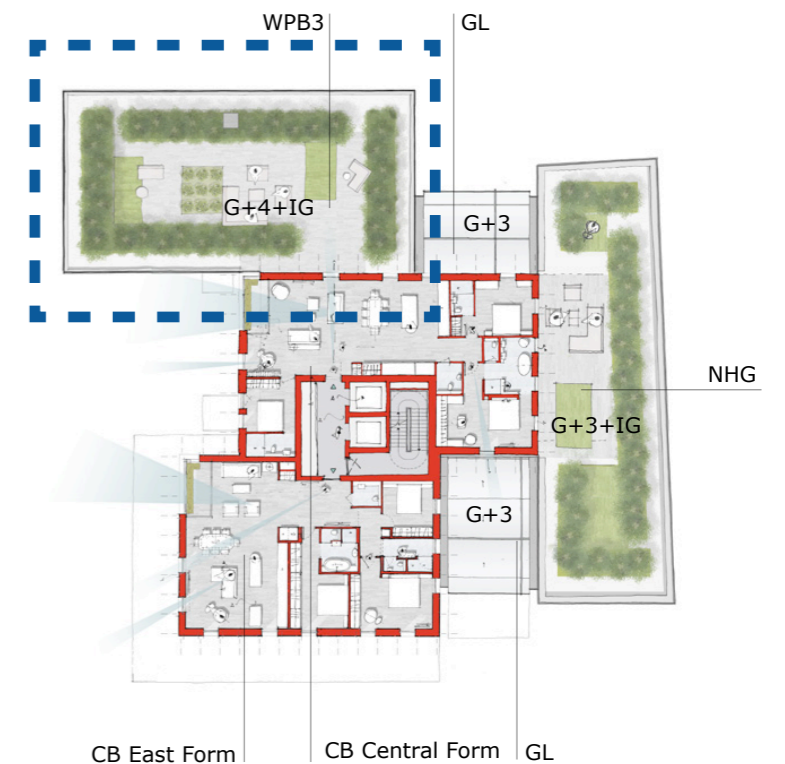


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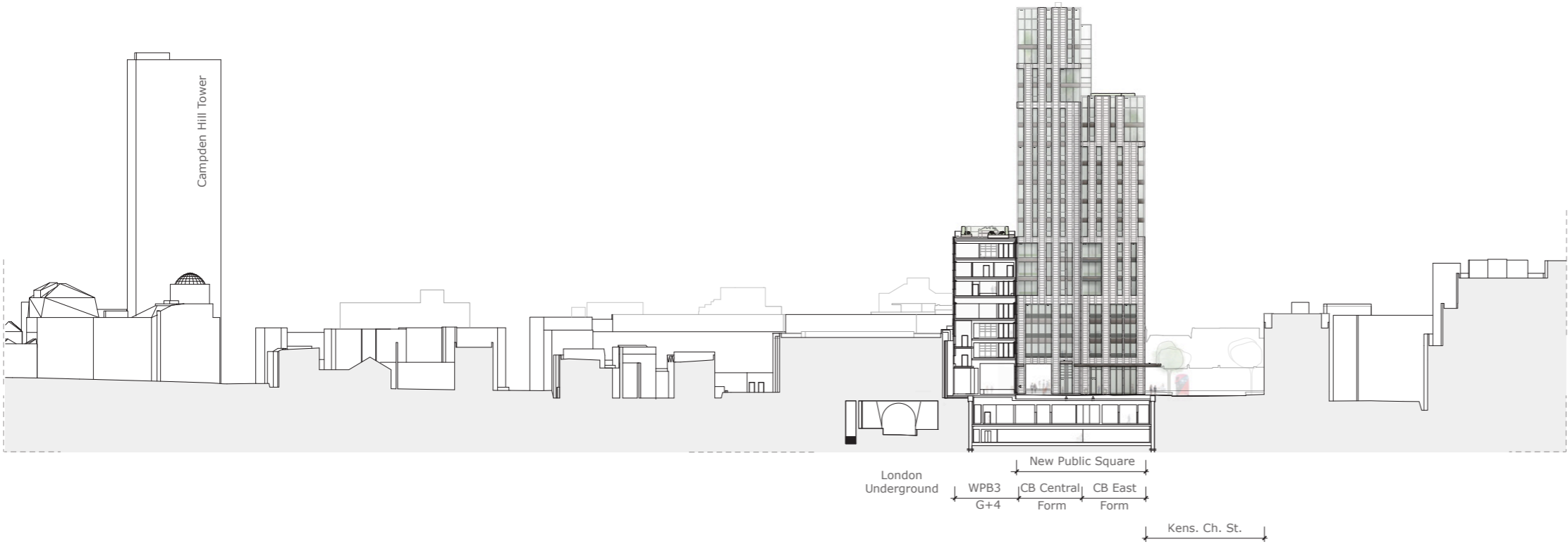
Proposed 5th Floor - **GLA Call In July 2018**

5th Floor - **Planning Submission Sept 2017**



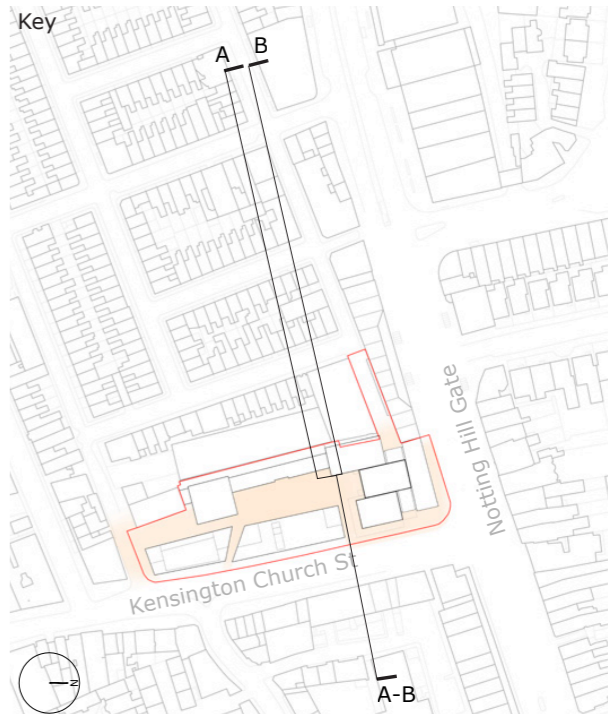
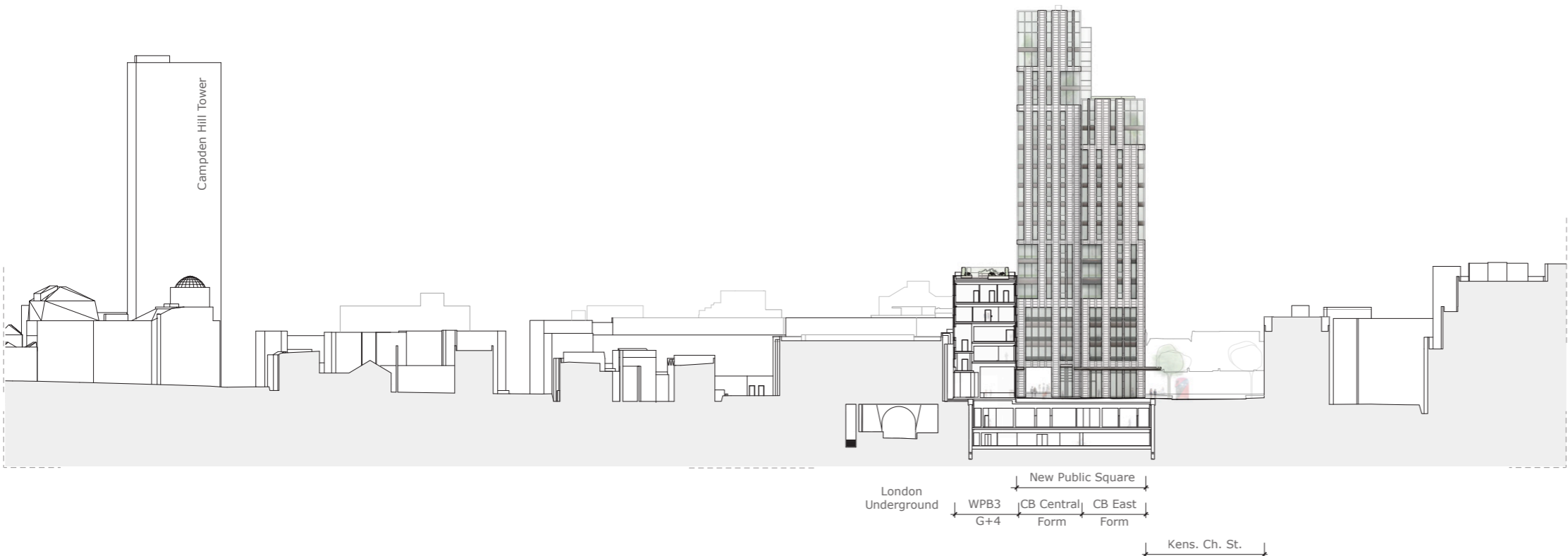
5th Floor
At roof level an intensive garden provided private outdoor amenity, connected to an apartment within the Corner Building. The roof garden had landscaping set back from the building's edges that screen the space from view.

Key			
	Retail	M	Mezzanine
	Surgery	PR	Pinched Roof with Integrated Services
	Office	PV	Photovoltaics
	Residential	IG	Intensive Garden
	Affordable	CRT	Communal Roof Terrace
	Communal Private Roof Terrace (Residents)		



GLA Call In July 2018 - Proposed Site Section B
 Planning Sept 2017 - Site Section B

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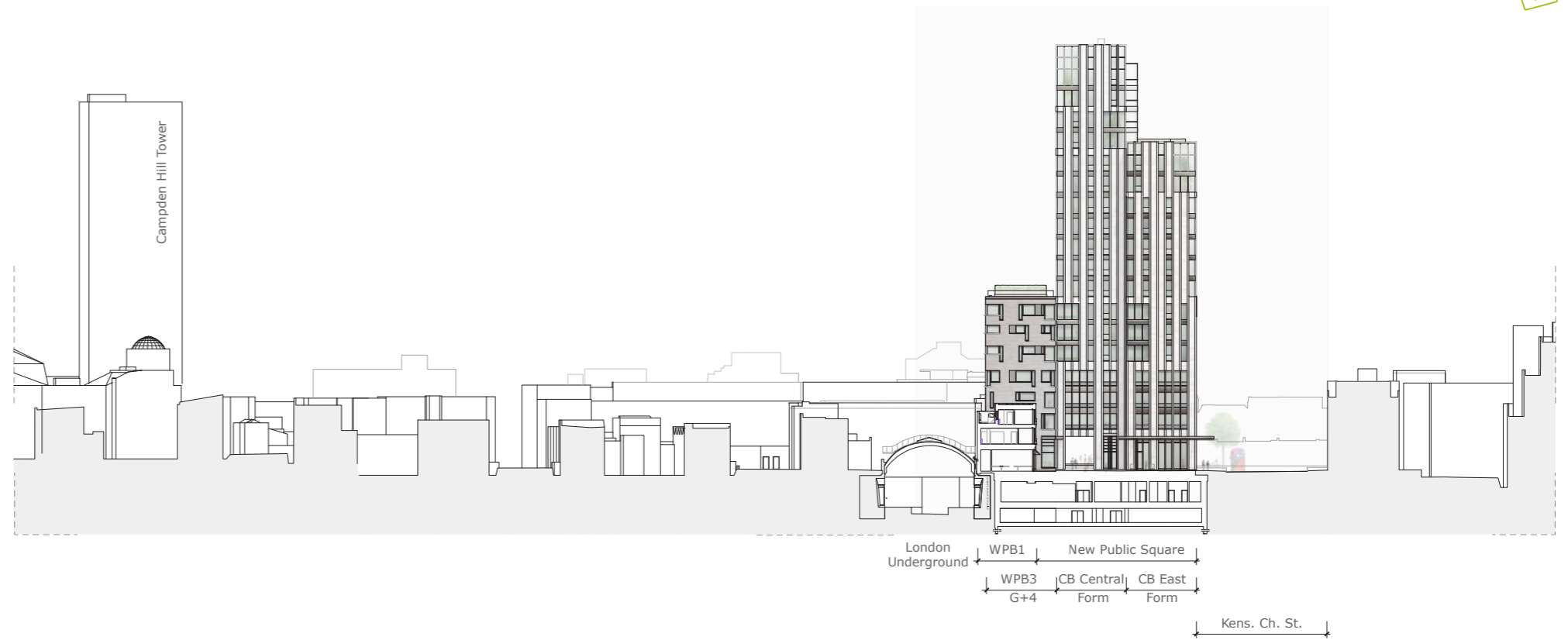


3.5.7 Planning Submission Sept 2017 DAS:
 "The surgery's requirements for a high degree of privacy and natural light would be achieved by a composition of vertical slot openings strategically located and high level horizontal strip windows."
 (DAS 2017 p.105 para.4.4.4)

3.5.8 GLA Call In July 2018:
 WPB3 massing has been increased by 2 floors, from 5 to 7 storeys.
 The stepping of the massing is enhanced, with 2 additional floors to WPB3.
 The proposed WPB3 G+6 height now better mediates between the transport infrastructure edge to the site's west boundary and the District Centre to its North. The 6th floor of the Corner Building, that marks a change in the layout typology, now aligns with the top of WPB3.

A proposal for a 7 storey WPB3 building was considered in 2015, early in the process, and supported by the GLA.

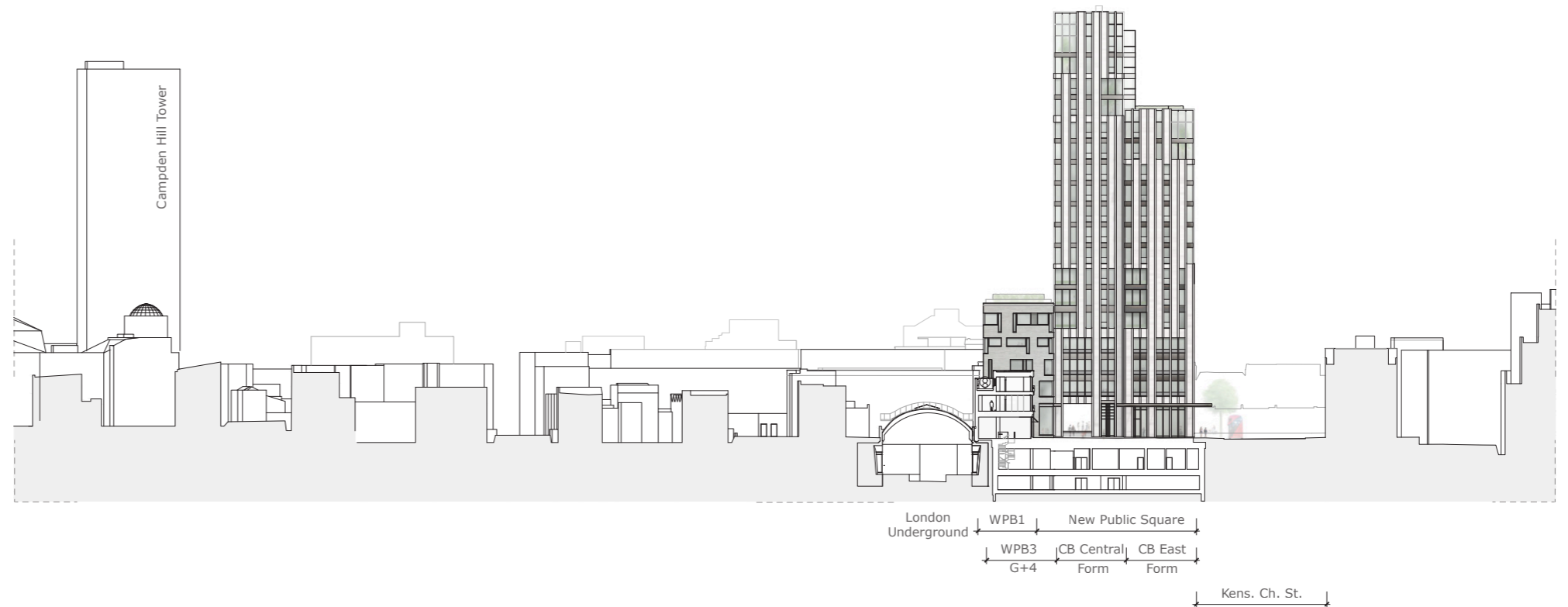
The approach to the architecture has been maintained, including its entrance zones, balance of slot and strip windows, materiality, detailing and the way in which its prominent corner addresses its specific setting.

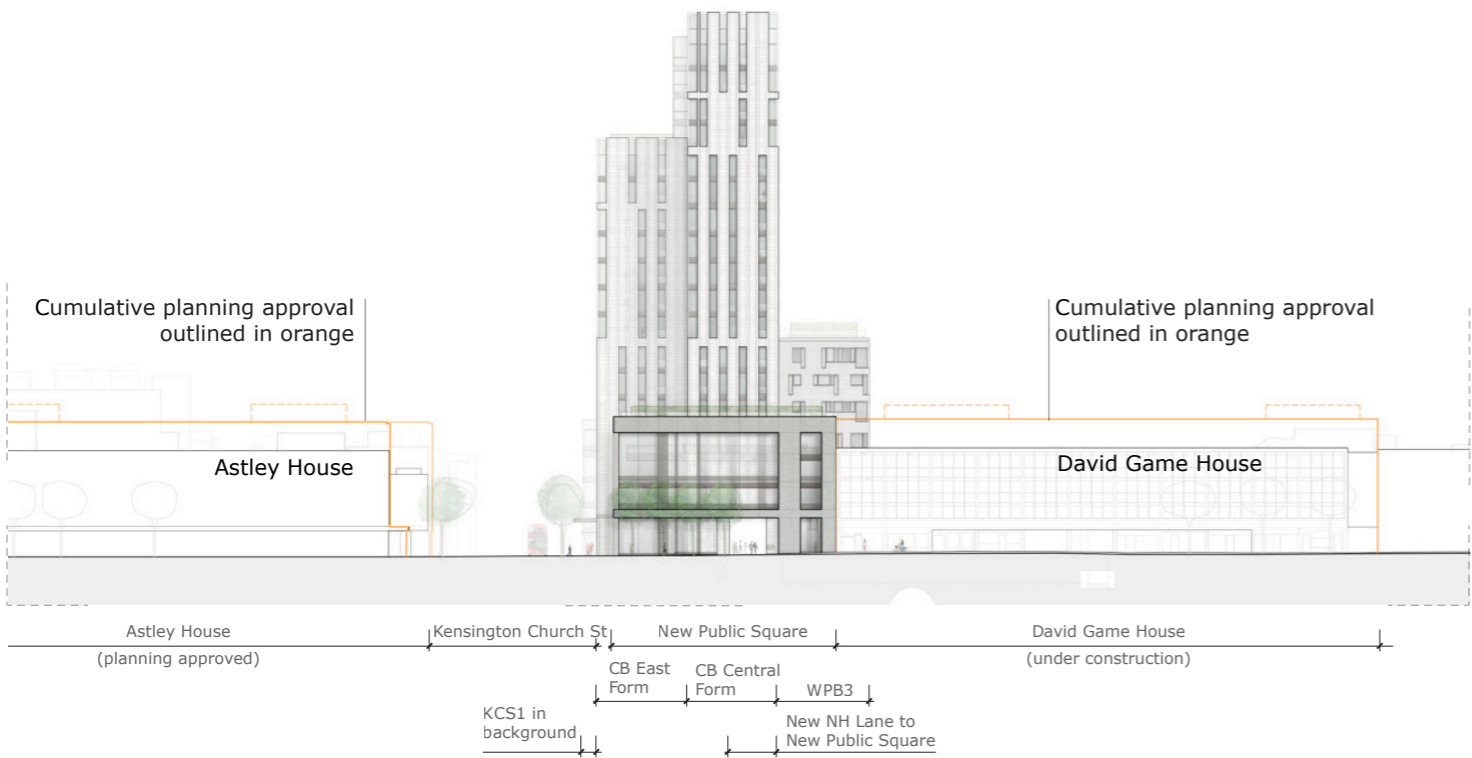


Proposed Site Section A - **GLA Call In July 2018**
 Site Section A - **Planning Submission Sept 2017**

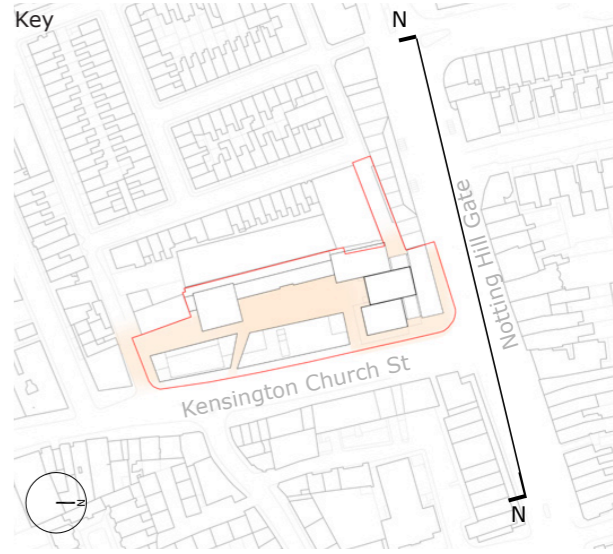
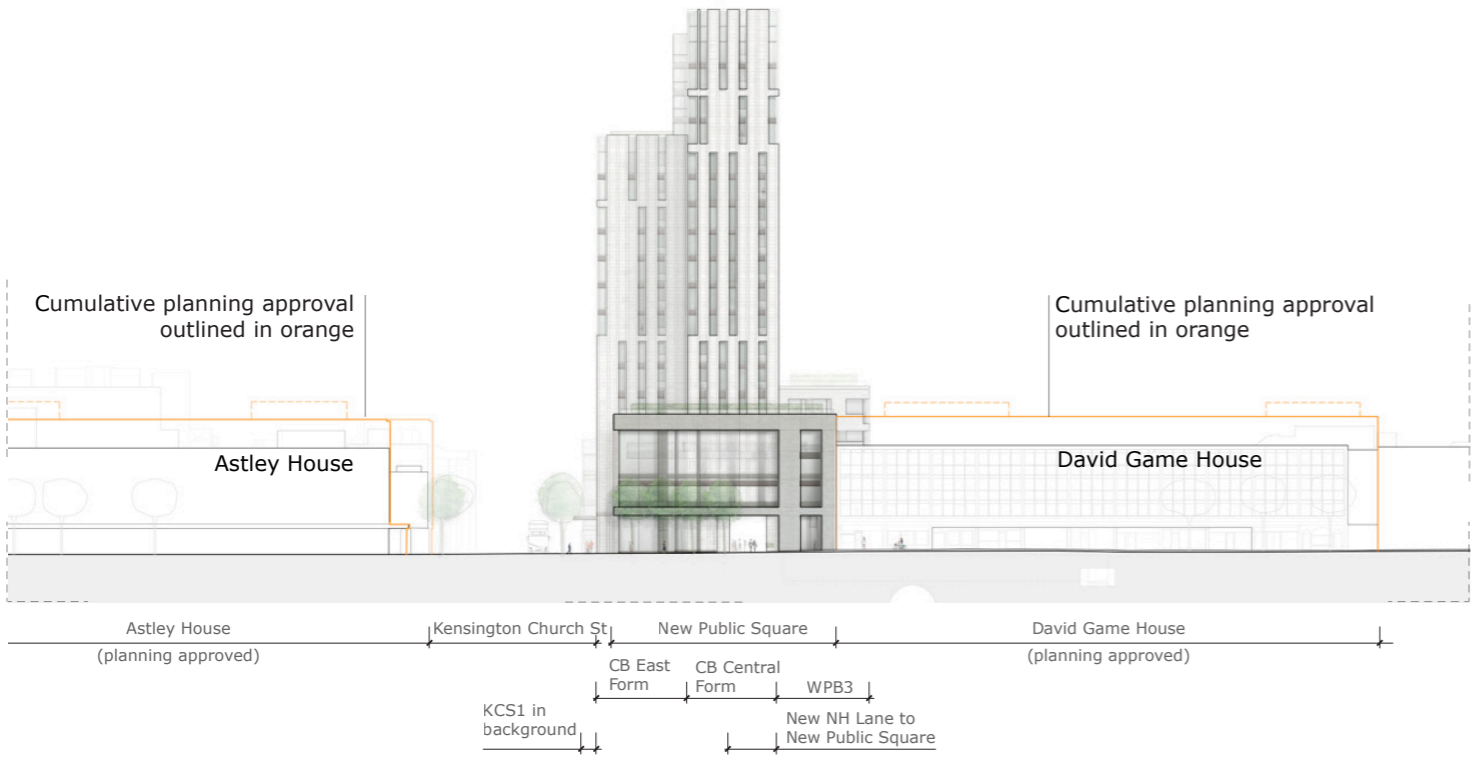
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3.5.9 Planning Submission Sept 2017:
 The proposed WPB3 G+4 height stepped up from the transport infrastructure edge to the site's west boundary and the District Centre to the North.





GLA Call In July 2018 - Proposed North Elevation with cumulative schemes
Planning Sept 2017 - North Elevation with cumulative schemes



3.5.10 Planning Submission Sept 2017 DAS:

"The growth of the District Centre is evident from a series of projects either under construction or with granted planning permission, these include: David Game House, Astley House, 145 Kensington Church Street, the Bookwarehouse site that ends a historic grade II listed terrace on Pembridge Gardens and Lancer Square. Whilst these projects are not all individually prominent within the District Centre, their cumulative impact clearly illustrates an intensification of the District Centre." (DAS 2017 p.52 para.2.2.38)

3.5.11 GLA Call In July 2018:

Approved planning applications for buildings within the immediate context, including the neighbouring David Game House and Astley House, are illustrated within the TVIA Addendum, July 2018, and in rendered views within this document.

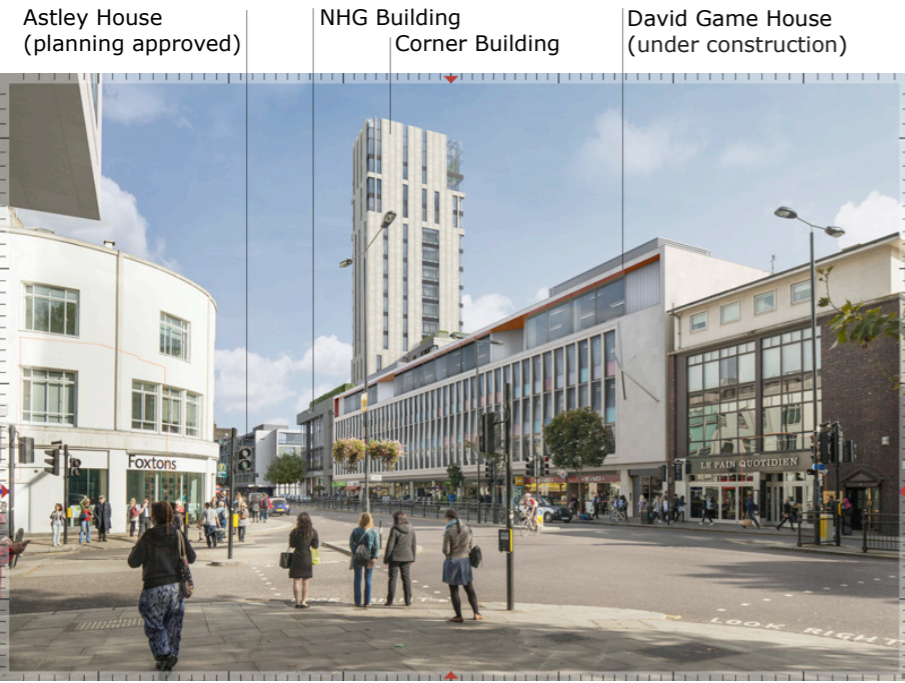
The proposed North elevation illustrated opposite shows an outline of the neighbouring consented schemes and demonstrates the good alignment of the proposed Notting Hill Gate Building and the consented proposals for David Game House (currently under construction) and Astley House. The resulting composition will provide good definition to the urban streetscape within the District Centre and enhance the significant corner between Notting Hill Gate and Kensington Church Street.



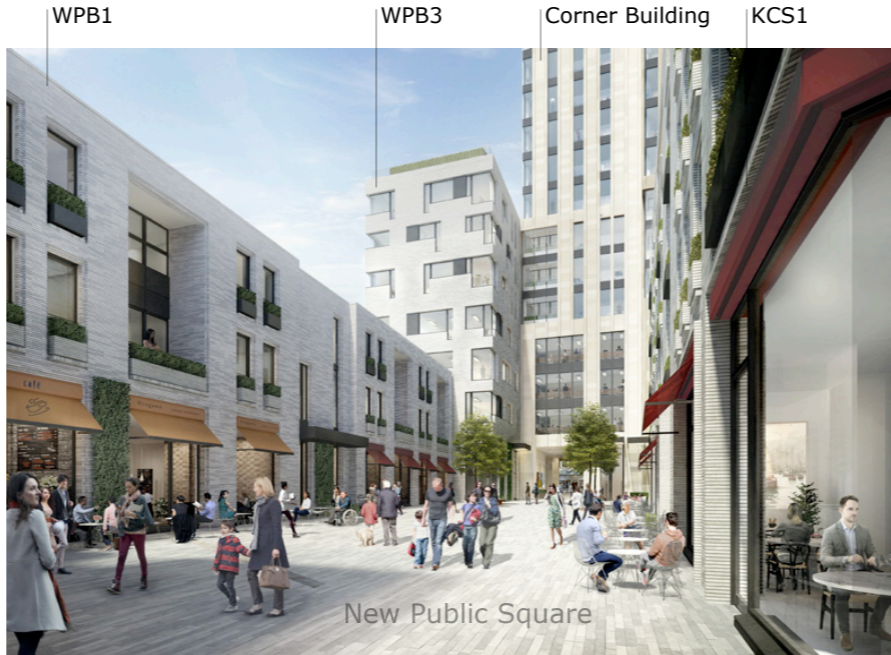
"Cumulative buildings provide shelter to the Site and improve the wind conditions further. Therefore Configuration 2 - with cumulative buildings in situ - has acceptable wind conditions across the Site, at all thoroughfares, entrances, seating and amenity areas (both public and private) during all seasons. Similarly, there were no occurrences of strong winds." (Pedestrian Level Wind Microclimate Assessment, July 2018, p.6 para.22.5, RWDI)

GLA Call In July 2018 - Proposed North Elevation with cumulative schemes

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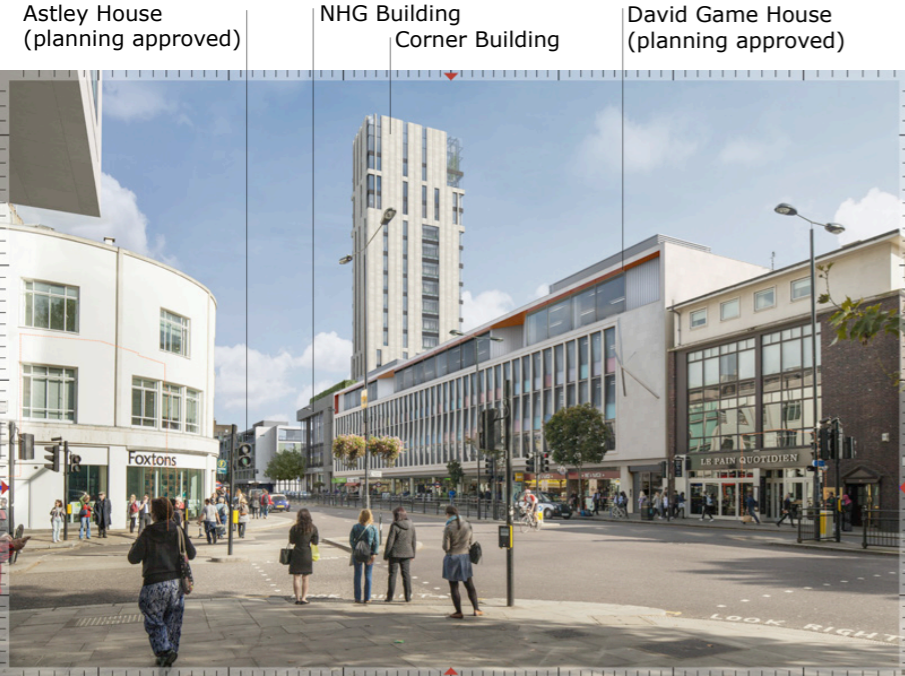


GLA Call In July 2018 - Proposed View 8(L9). Notting Hill Gate - Outside Jamie Oliver Restaurant. (Miller Hare verified view, cumulative planning approvals illustrated, outlined in orange or rendered)

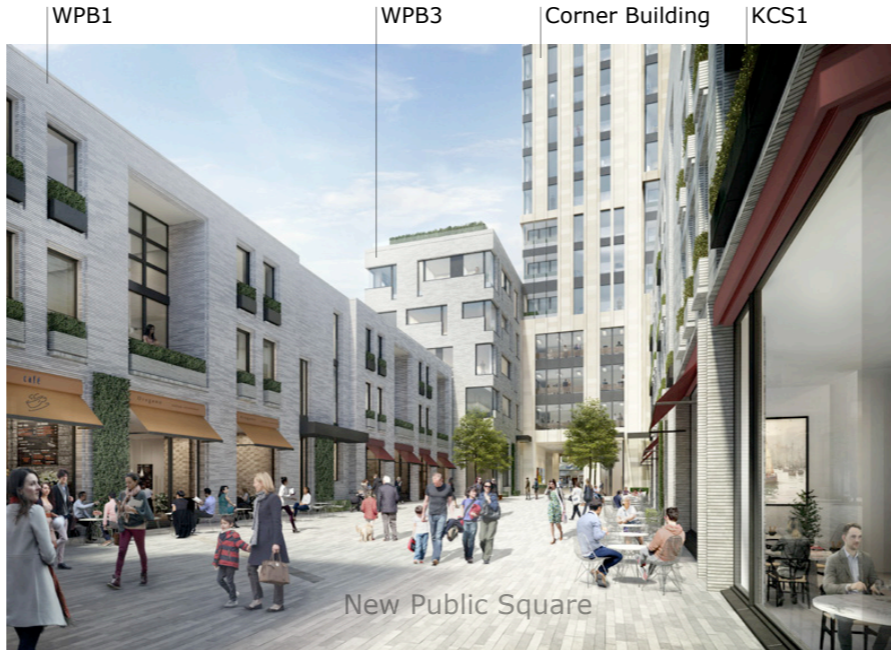


GLA Call In July 2018 - Proposed View A. New Public Square looking North towards Notting Hill Gate (Miller Hare CGI)

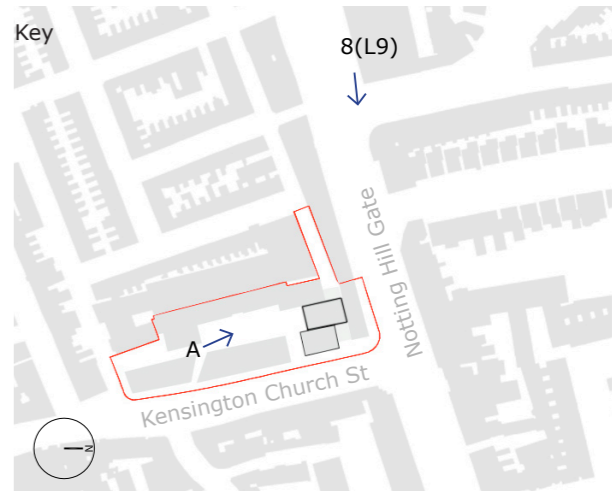
GLA Call In July 2018 - Proposed Views
Planning Sept 2017 - Views



Planning Sept 2017 - View 8(L9). Notting Hill Gate - Outside Jamie Oliver Restaurant. (Miller Hare verified view, cumulative planning approvals illustrated, outlined in orange or rendered)



Planning Sept 2017 - View A. New Public Square looking North towards Notting Hill Gate (Miller Hare CGI)



3.5.12 GLA Call In July 2018:

Proposed View 8 (L9)

"...The tall corner building will remain the principal landmark element of the architectural composition, and the lower massing of WPB3 will be read in relation to the commercial building at the corner of Kensington Church Street, and an integral part of the lower family of urban forms."

(TVIA Addendum, July 2018, p.41 para.2.33, Tavernor Consultancy)

Proposed View A

WPB3 role in defining the North-West corner of the new public square is maintained, with larger openings addressing the new public square.

The revised WPB3 massing (7 storey) is located to the North, maintaining good provision of natural light onto the new public square from the South and South-West.

3.5.13 Planning Submission Sept 2017:

View 8 (L9)

"The G+4 storey Doctors' Surgery (WPB3) located to the west of the tall Corner Building will have a minor impact on the view, rising slightly beyond David Game House (but see the cumulative view... in which the recently consented David Game House is illustrated)"

(TVIA Addendum July 2018, p.40 para.2.32, Tavernor Consultancy)

View A

WPB3 defined the North-West corner of the new public square, with larger openings addressing the new public square.

The WPB3 massing (5 storey) was located to the North, allowing good provision of natural light onto the new public square from the South and South-West.



GLA Call In July 2018 - Proposed View A. New Public Square looking North towards Notting Hill Gate (Miller Hare CGI)