

3.2 KCS1

1st Floor

The first floor layout has been developed to deliver 4 affordable homes, comprising of 1x3bed (5person), 1x3bed (4person), 1x1bed (2person) and 1x1bed (1person) apartments.



GLA Call In July 2018 - Proposed 1st-3rd Floor

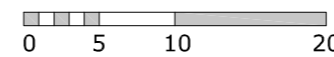
Planning Submission Sept 2017 - 1st-3rd Floor

2nd-3rd Floor

At second to third floors the layouts maintain 2x2bed (4 person), 1x1bed (2person) and 1x1bed (1person) apartments per floor, with refinements to the 1 bed (1person layout) to align the fenestration with the new communal private amenity space at fourth floor.



Scale: 1:500@A3



1st Floor

At first to third floors the layouts provide 2x2bed (4 person), 1x1bed (2person) and 1x1bed (1person) apartments per floor.



2nd-3rd Floor (repetition of 1st floor layout)

At first to third floors the layouts provide 2x2bed (4 person), 1x1bed (2person) and 1x1bed (1person) apartments per floor.

3.2.1 Planning Submission Sept 2017 DAS:

"The buildings would create a formal street edge to Kensington Church Street and open up onto the new public square and Newcombe Street. KCS1 and KCS2 would respond to the coarse urban grain to the East. The buildings would combine to define a new pedestrian lane between them, positioned to visually and physically connect with Kensington Mall opposite. A subtle alignment of the buildings has been designed, so that a corner of each would lead passers by into and out of the new public square." (DAS 2017 p.90 para.4.2.1)

3.2.2 GLA Call In July 2018:

Design Approach

KCS1's role within the urban quarter and the extents 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.

At **ground floor** the provision of 3 retail units (supported by further below ground space), alongside double aspect residential entrance, is maintained.

Upper level layouts have been developed to introduce affordable residential at 1st floor. The layouts are maintained as predominantly double aspect, with no single aspect apartments facing North.

3.2.3 Planning Submission Sept 2017:

Design Approach

"KCS1 forms the East boundary of the new square. Its tapered South elevation aligns with a visual and physical connection with Kensington Mall, together with KCS2, framing vistas into and out of the new public square." (DAS 2017 p.91 para.4.2.3)

At **ground floor** the provision of 3 retail units (supported by further below ground space) are located alongside a double aspect residential entrance.

Upper level layouts provided private residential accommodation. "Upper level layouts have been developed to deliver a range of high quality residential apartments. Apartments are designed to be predominantly double aspect to achieve a high provision of natural light, with no single aspect apartments facing North." (DAS 2017 p.92 para.4.2.4)

Key

	Retail
	Surgery
	Office
	Residential
	Affordable
	Communal Private Roof Terrace (Residents)

3.2.4 GLA Call In July 2018:

"The latest development proposals have provided the opportunity to further enhance the PV Array, therefore additional PV Panels are also proposed on the roof of the KSC1 Building (as well as the WPB1 Building). This will maximise the overall achievable carbon reduction across the development."
 (Energy Strategy Addendum Part 1, July 2018, para.5.0, HL)

4th Floor

The fourth floor provides 2x2bed (4 person), 1x1bed (2person) and a communal private roof terrace for residents use, including children play space.



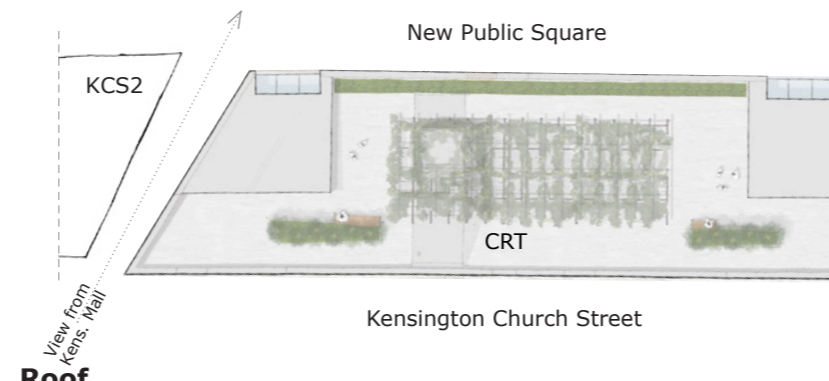
Roof

The KCS1 roof is now only accessible for servicing and maintenance, removing the previous requirements for extended lift, staircase and pergola above the building's parapet line. The roof would now be utilised for additional provision of photovoltaic panels, contributing to the site's renewable energy source.



Proposed 4th-Roof Plan - **GLA Call In July 2018**
 Roof Plan - **Planning Submission Sept 2017**

Scale: 1:500@A3
 0 5 10 20

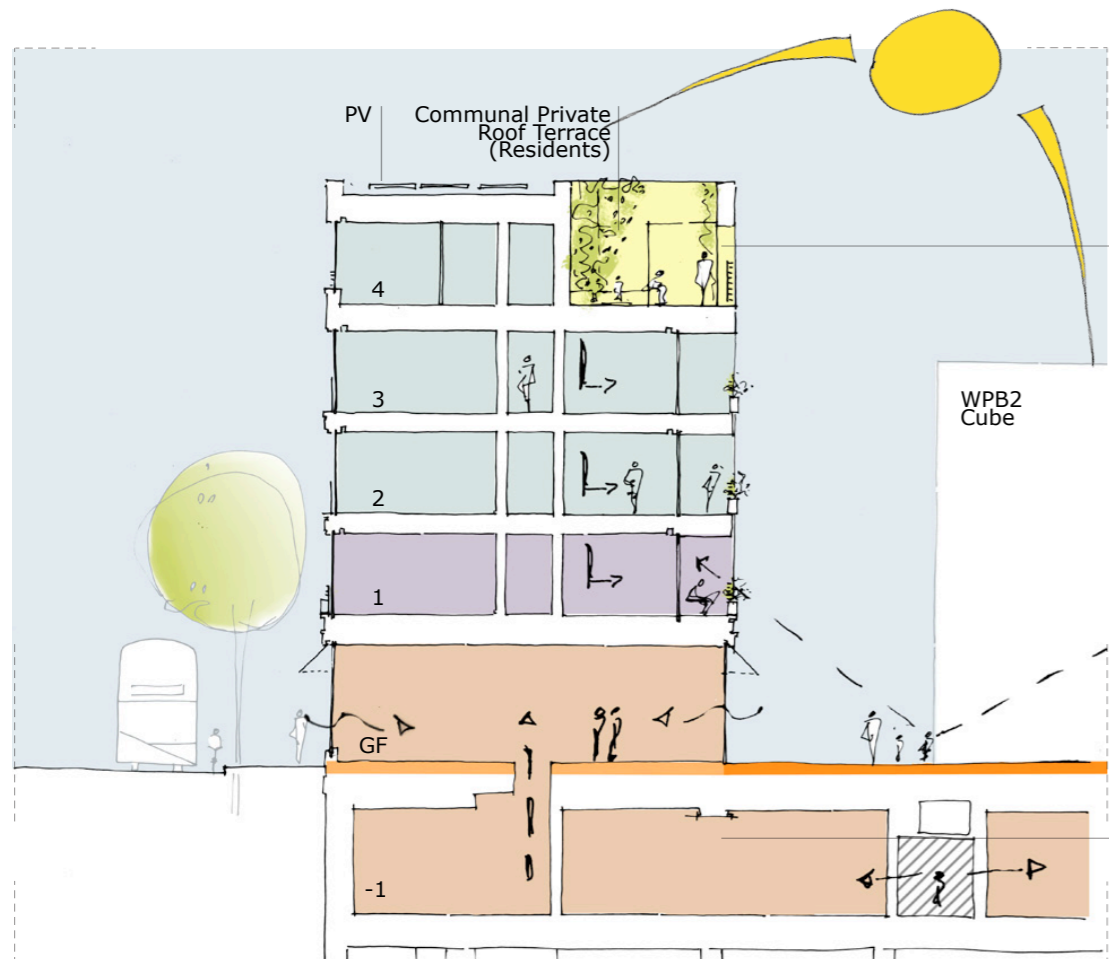


Roof

At the roof level, a communal private amenity space was provided, served by an extended lift and stair and with partial shading from a pergola structure.

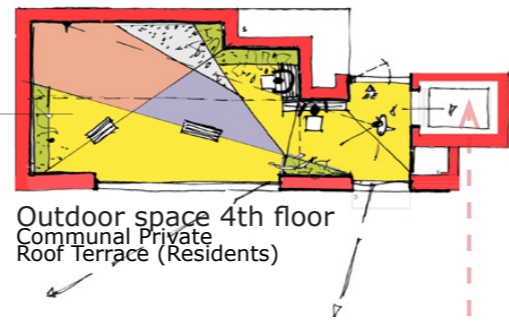
Key

- | | | | |
|--|---|--|--|
| | 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) | | |

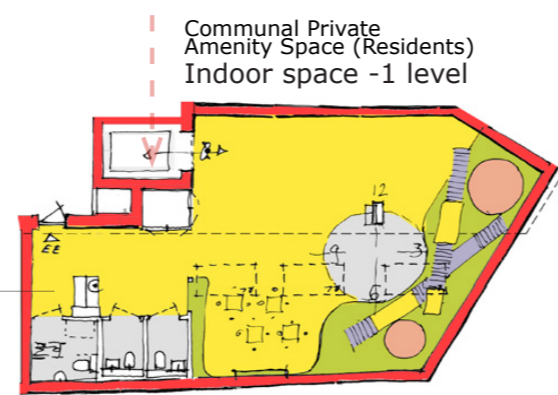


GLA Call In July 2018 - Proposed KCS1 Section A

Planning Sept 2017 - KCS1 Section A

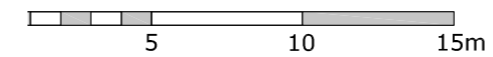


Outdoor space 4th floor
Communal Private
Roof Terrace (Residents)



Communal Private
Amenity Space (Residents)
Indoor space -1 level

Scale: 1:250@A3



3.2 KCS1

3.2.5 Planning Submission Sept 2017 DAS:

"A **Communal terrace** for residents use atop KCS Building 1 - providing a space for residents to gather and for the integration of play space, is to provide further soft landscaping at high level. All apartments are to benefit from external amenity space, with a mix of balconies, winter gardens and intensive gardens all with integrated planters." (DAS 2017 p.87 para.4.1.3)

3.2.6 GLA Call In July 2018:

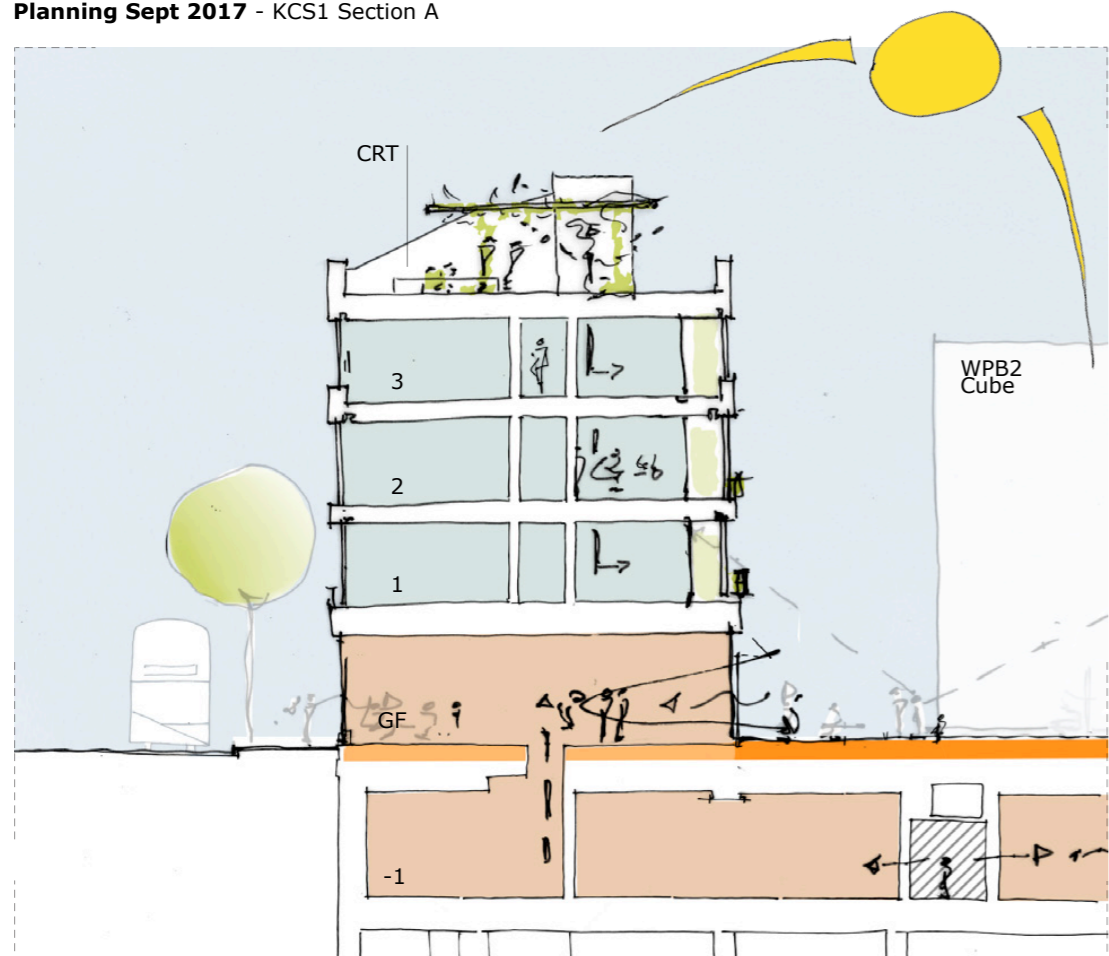
Outdoor space is provided at the 4th floor of KCS1, integrated within the residential floor. It has secure and direct access by lift and stair from the New Public Square and Kensington Church Street entrances. The outdoor space opens up to the South-West and overlooks the New Public Square. The outdoor space is enhanced with soft landscaping and a light pergola structure that offers lightly shaded outdoor areas.

Indoor space is provided at -1 level and accessed by the same lift and stairs as the outdoor space, allowing for flexibility in use between the two areas. The rooflights to the indoor space are integrated within the floor finish of the New Public Square and are walkable for pedestrians and safe to be driven over by emergency vehicles.

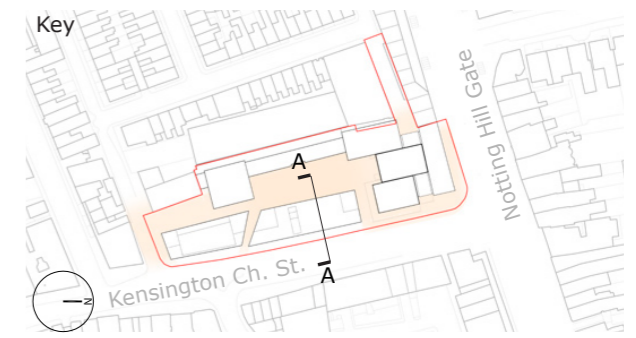
Indoor and outdoor play areas would work together to deliver all year round use, that is not weather dependant.

3.2.7 Planning Submission Sept 2017:

At the roof level, a communal private amenity space was provided, served by an extended lift and stair and with partial shading from a pergola structure.

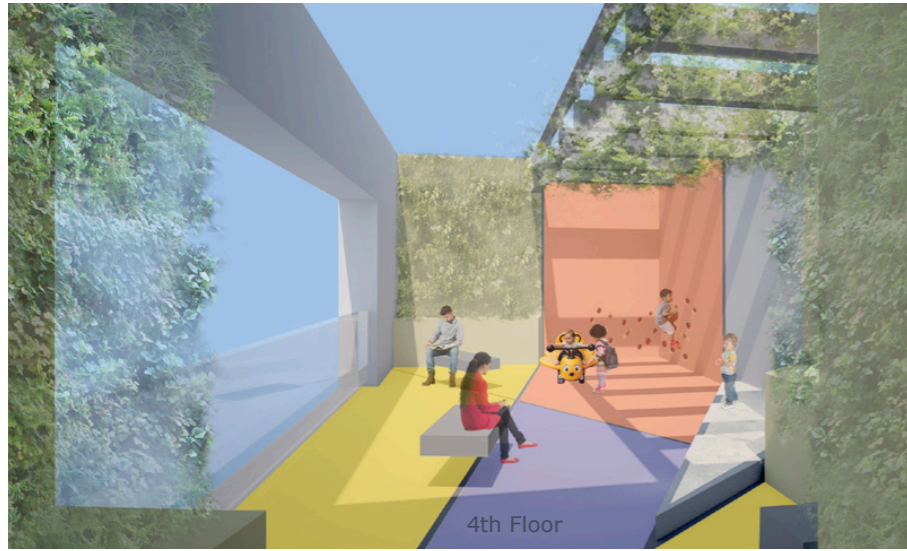


3.0 Design Proposal with reference to GLA Call In
3.2 KCS1



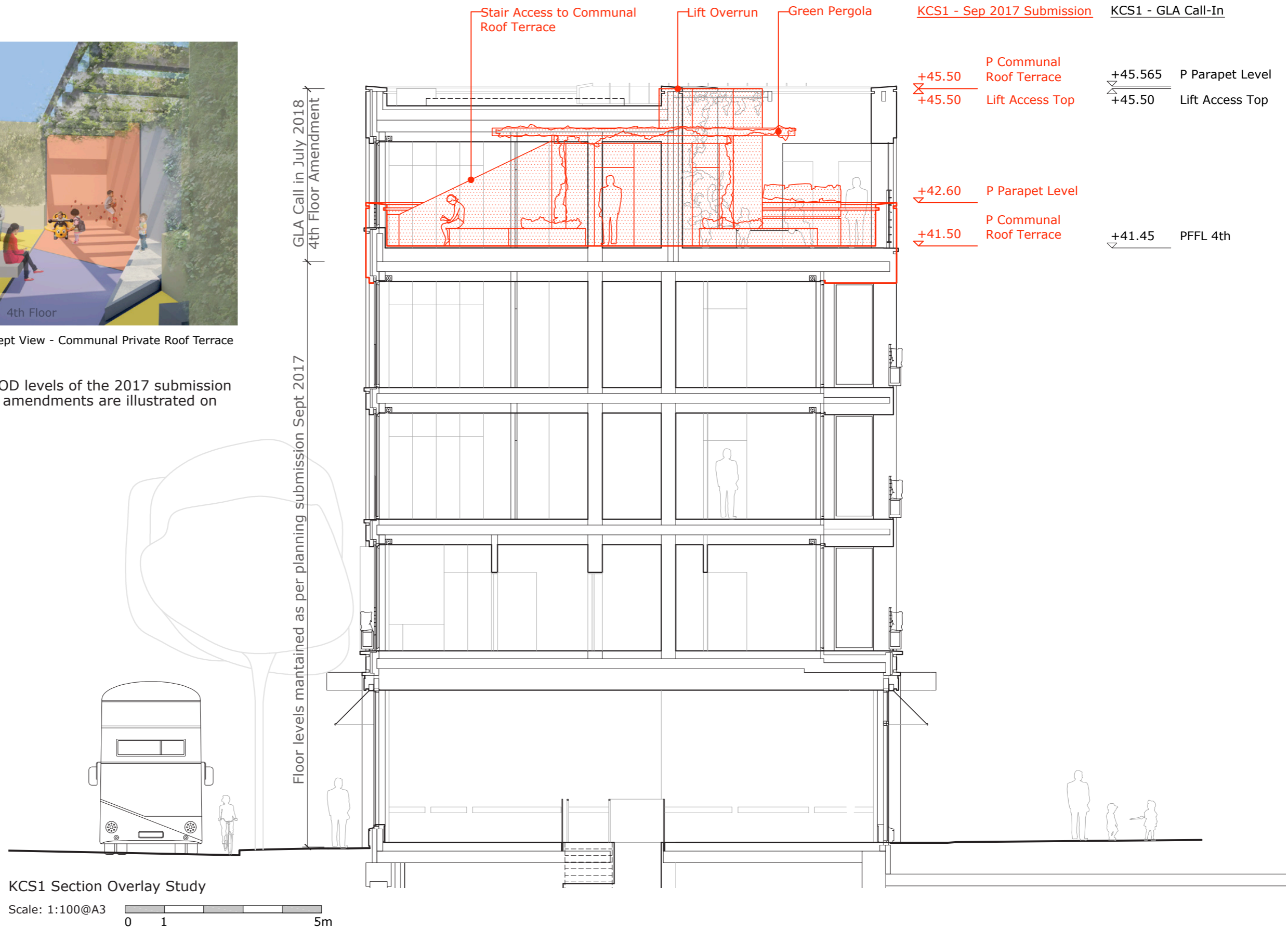
Key

Retail	New Public Square	M Mezzanine
Surgery	Supporting Space	PR Pinched Roof with Integrated Services
Office	Car Park and Services	PV Photovoltaics
Residential	Services	IG Intensive Garden
Affordable		CRT Communal Roof Terrace
Communal Private Roof Terrace (Residents)		

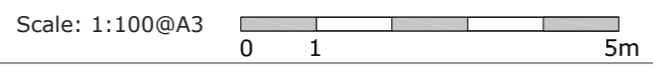


GLA Call In July 2018 - Proposed Concept View - Communal Private Roof Terrace

3.2.8 A comparison of the AOD levels of the 2017 submission (in red) and the 2018 GLA call in amendments are illustrated on the section overlay study.

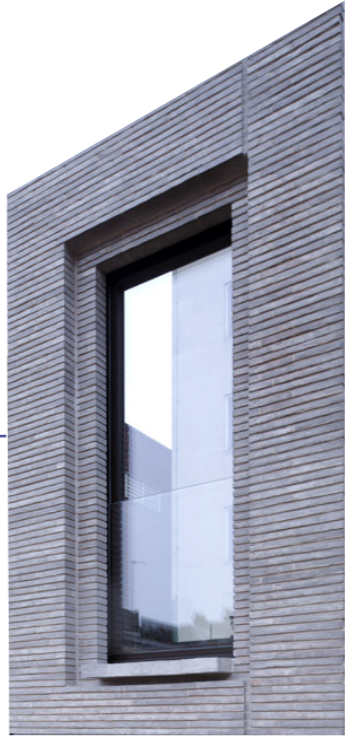


KCS1 Section Overlay Study



3.2 KCS1

GLA Call In July 2018:
Materiality and detailing fully maintained and matching visual mock-up.

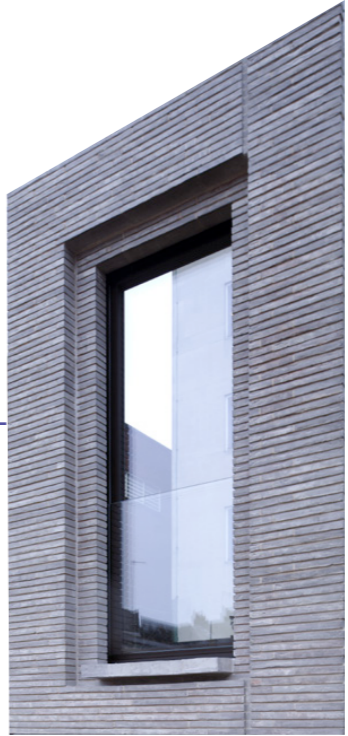


GLA Call In July 2018 - Proposed KCS1 and KCS2 East Elevation - Kensington Church Street
Planning Sept 2017 - KCS1 and KCS2 East Elevation - Kensington Church Street

Scale: 1:500@A3 0 5 10 20

Planning Submission Sept 2017:

The visual mock-up is of a typical 2nd floor residential bay from the Kensington Church Street Elevation and illustrates key elements of the proposed facade treatment, including:
Textured, long format, handmade brick.
Deep stepped brick reveals that enhance the play of light and shadow across the facade.
Discreetly integrated balustrade fixings and window frames.



3.2 KCS1

3.2.9 Planning Submission Sept 2017 DAS:

"The buildings would create a formal street edge to Kensington Church Street and open up onto the new public square and Newcombe Street, benefiting from its South and South-West orientation. Residential terraces and winter gardens, deeply recessed within the floor plate, would integrate soft landscaping across the facade. Large corner openings would accent the prominent corners onto the new pedestrian lanes."
(DAS 2017 p.94 para.4.2.8)

3.2.10 GLA Call In July 2018:

The approach to the KCS1 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.

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 upper level brickwork is now fully extended to ground along Kensington Church Street on the East elevation, responding to the building's proportions at its G+4 height.

The elevations of the buildings maintains the legibility of its uses, with larger scale retail openings defining the base and predominantly smaller scale residential openings defining the middle and top. A rhythm of pair and triple residential openings reference local historic domestic architecture.

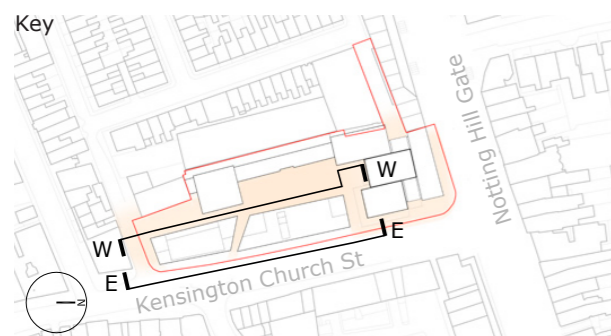
3.2.11 Planning Submission Sept 2017:

The elevations of the buildings were legible of their uses, with larger scale retail openings defining the base and predominantly smaller scale residential openings defining the middle and top. A rhythm of pair and triple residential openings referenced local historic domestic architecture.

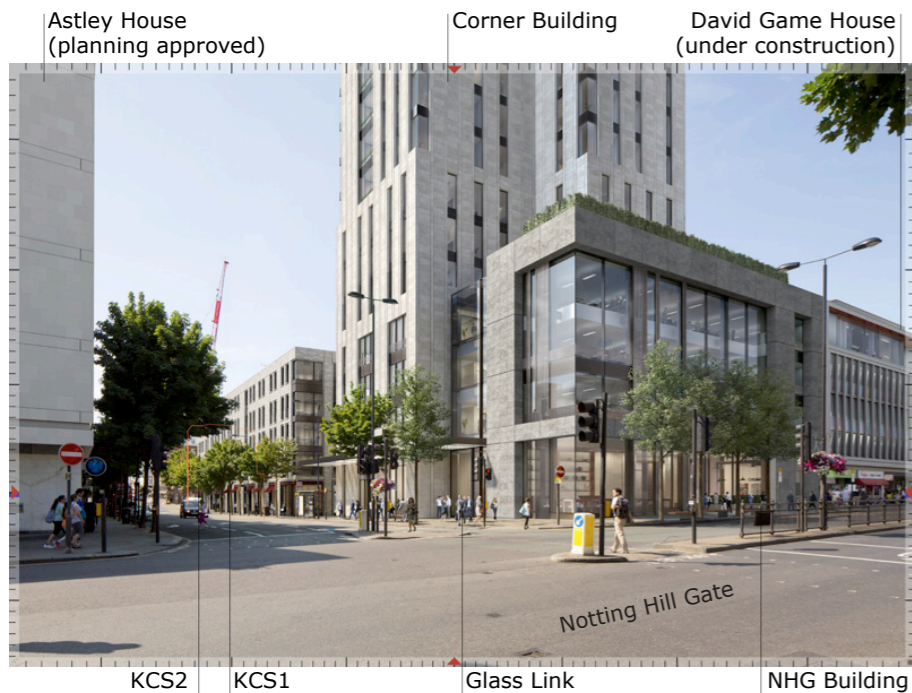


Proposed KCS1 and KCS2 West Elevation - onto the New Public Square - **GLA Call In July 2018**
KCS1 and KCS2 West Elevation - onto the New Public Square - **Planning Submission Sept 2017**

Scale: 1:500@A3
0 5 10 20



3.2 KCS1



GLA Call In July 2018 - Proposed View 13(L3). Notting Hill Gate looking South. (Miller Hare verified view, cumulative planning approvals illustrated, outlined in orange or rendered)

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



GLA Call In July 2018 - Proposed View A. Kensington Church Street looking West towards the New Public Square (Miller Hare CGI)



GLA Call in July 2018 - Proposed View B. New Public Square looking South (Miller Hare CGI)



Planning Sept 2017 - View 13(L3). Notting Hill Gate looking South. (Miller Hare verified view, cumulative planning approvals illustrated, outlined in orange or rendered)



Planning Sept 2017 - View A. Kensington Church Street looking West towards the New Public Square (Miller Hare CGI)



Planning Sept 2017 - View B. New Public Square looking South (Miller Hare CGI)

3.2 KCS1

3.2.12 GLA Call In July 2018:

Proposed View 13(L3):

The proposed KCS1 G+4 height steps up from the height of KCS2, relating positively to the NHG Building and reflecting the heights of existing buildings along Kensington Church Street, including the recently completed 145 Kensington Church Street, just to the South of the site on the corner of Kensington Place. The KCS1 proposal delivers a clearly defined roof line, appropriate for the new building's overall proportions and height.

Proposed View A:

The architectural approach to the prominent corner of KCS1, with larger openings leading from Kensington Church Street into the new public square, is maintained.

Proposed View B:

The revised KCS1 massing (5 storey) is located to the East, maintaining good provision of natural light onto the new public square from the South and South-West.

KCS1 communal private amenity space at 4th floor overlooks the new public square, offering further animation to the setting.

3.2.13 Planning Submission Sept 2017:

View 13(L3):

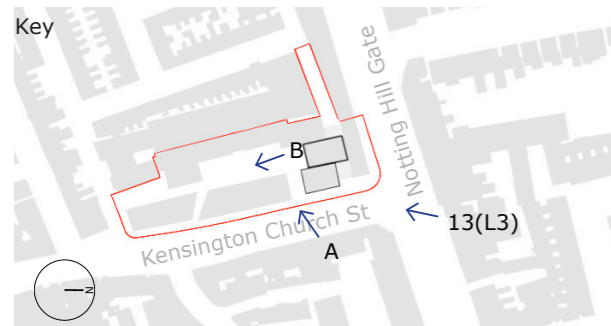
The proposed KCS1 G+3 height was similar to the proposed KCS2 height at parapet level, the massing stepped up to Notting Hill Gate on the North-East corner of the site.

View A:

KCS1's prominent corner led from Kensington Church Street into the new public square, annotated by larger openings on the corner.

View B:

The KCS1 massing (4 storey) was located to the East, allowing for good provision of natural light onto the new public square from the South and South-West.



GLA Call in July 2018 - Proposed View B. New Public Square looking South (Miller Hare CGI)

The proposal's environmental impacts are identified within consultants' addenda, including:

"The assessments result demonstrated future users of the courtyard areas would enjoy excellent access to sunlight throughout the year."
(Daylight, Sunlight and Overshadowing Report, July 2018, p.56, GVASB)

"When comparing the wind microclimate around the 2018 scheme to that of the previous scheme, conditions are found to be consistent and in some cases calmer than that of the previously tested scheme."
(Pedestrian Level Wind Microclimate Assessment, July 2018, p.6 para.22.2 RWDI)