

3.3 KCS2

1st-3rd Floor

At first to third floors the layouts have been developed to deliver 15 affordable homes, comprising of 3x2bed (3person), 9x1bed (2person) and 3x1bed (1person) apartments. Per floor, 1x2bed (3person), 3x1bed (2person) and 1x1bed (1person) would be delivered. The layouts achieve the greater number of smaller apartments whilst maintaining high quality, with predominantly double aspect apartments and no north orientated single aspect apartments.

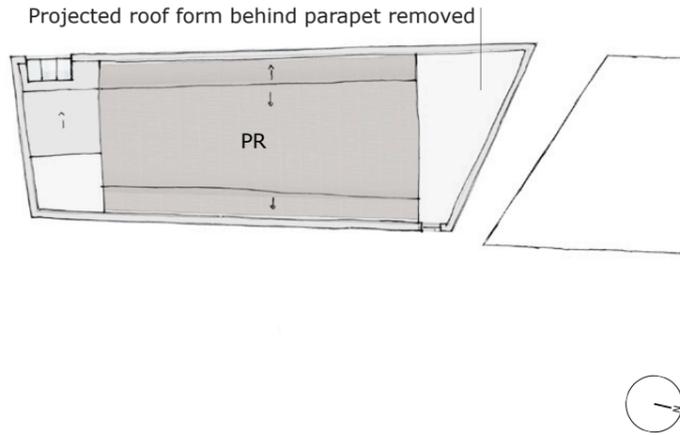


GLA Call In July 2018 - Proposed 1st Floor - Roof

Planning Submission Sept 2017 - 1st Floor - Roof

Roof

At roof level, the discreetly integrated services within a pitched roof form, set back from the building's edges, are maintained. 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.



Scale: 1:500@A3

3.3.1 Planning Submission Sept 2017 DAS:

"KCS2 steps back along Kensington Place to reestablish the building line of the street and defines a corner at its junction with Kensington Church Street. Its tapered North elevation aligns with a visual and physical connection with Kensington Mall, together with KCS1, framing vistas into and out of the new public square." (DAS 2017 p.90 para.4.2.2)

3.3.2 GLA Call In July 2018:

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.

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

3.3.3 Planning Submission Sept 2017:

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

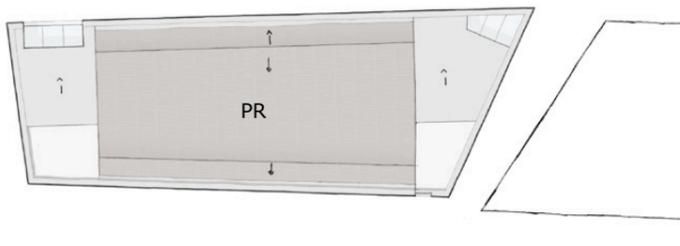
1st-3rd Floor

At first to third floors the layouts provided 1x3bed (6person), 1x2bed (4 person) and 1x1bed (2person) apartments per floor.



Roof

At roof level, discreetly integrated services within a pitched roof form, are set back from the building's edges.



Key

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

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3.3.4 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)

3.3.5 GLA Call In July 2018:

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 elevations of the buildings are 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 reference local historic domestic architecture.

East Elevation (E)



West Elevation (W)



Proposed East and West Elevation - **GLA Call In July 2018**
East and West Elevation - **Planning Submission Sept 2017**

Scale: 1:500@A3
0 5 10 20

3.3.6 Planning Submission Sept 2017:

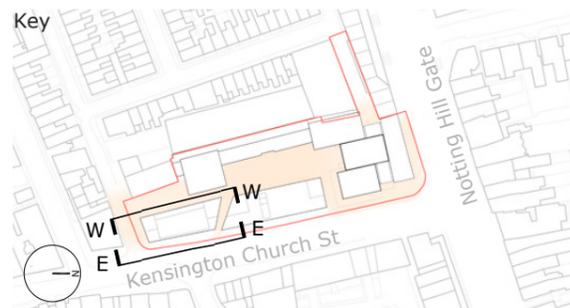
The elevation design was composed to reflect the proposal's provision of 3 apartments per floor, including the provision of private outdoor amenity space for each apartment.

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.

East Elevation (E)



West Elevation (W)





GLA Call In July 2018 - Proposed View 29(L1). Kensington Place - Looking North along Newcombe Street (Miller Hare verified view)



GLA Call In July 2018 - Proposed View A. Kensington Place looking North with visibility through site towards Notting Hill Gate (Miller Hare CGI)



GLA Call In July 2018 - Proposed View 4(L4). Kensington Church Street looking North (Miller Hare verified view)

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



Planning Sept 2017 - View 29(L1). Kensington Place - Looking North along Newcombe Street (Miller Hare verified view)



Planning Sept 2017 - View A. Kensington Place looking North with visibility through site towards Notting Hill Gate (Miller Hare CGI)



Planning Sept 2017 - View 4(L4). Kensington Church Street looking North (Miller Hare verified view)

3.3 KCS2

3.3.7 GLA Call In July 2018:

The proposal would maintain the new public lanes, providing views and **permeability** into and out of the new public square.

The **prominent corner** to KCS2, addressing the junction between Kensington Church Street and Kensington Place, would be maintained. Larger openings on the corner will continue to define this junction and open up to axial views along Kensington Church Street.

3.3.8 Planning Submission Sept 2017:

The Planning Inspector supported this proposal as illustrated in the 2017 submission, stating within his decision, dated 12.06.17: *"The flats along KCS would generally accord with Figure 11 of the SPD. However, instead of the rectilinear layout in that diagram, the midpoint access would be on the diagonal to roughly marry up with the entrance to Kensington Mall on the other side of KCS. This rather ingenious solution would improve the **permeability** of the area for pedestrians."*

(Decision of Inspector David Nicholson, 12.06.17, Para.18)

The **prominent corner** to KCS2 addressed the junction between Kensington Church Street and Kensington Place with larger openings on the corner.



GLA Call In July 2018 - Proposed View 4(L4). Kensington Church Street looking North (Miller Hare verified view)

"The additional storey on KCS1 will have a very minor effect on the view, adding positive height variation to the two linear blocks on Kensington Church Street, which will not change the overall skyline silhouette of the Proposed Development. The external elevation design refinements to Block KCS2 to accommodate internal layout changes will be minor and will not affect the character or quality of the whole. The small adjustment to the horizontal solid elements on the 4th, 5th and 6th floors of the Corner Building will not be perceptible."
(TVIA Addendum, July 2018, p.25 para.2.17, Tavernor Consultancy)

