



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

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- MEP Servicing Strategy Addendum Hoare Lea
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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

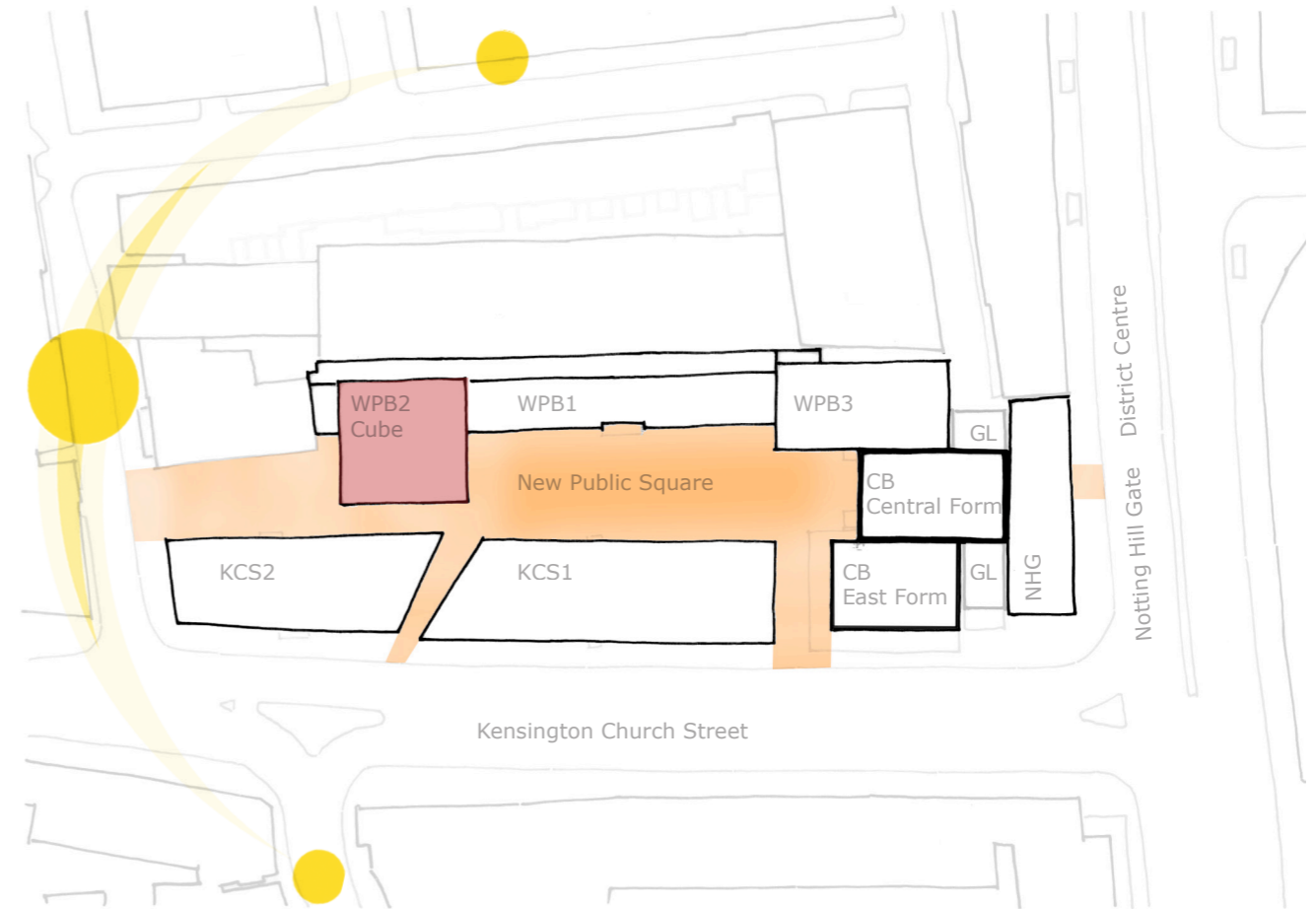
1.4 Approach

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



Astley House

KCS1 G+3

KCS2 G+3

145 KCSt.

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

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).

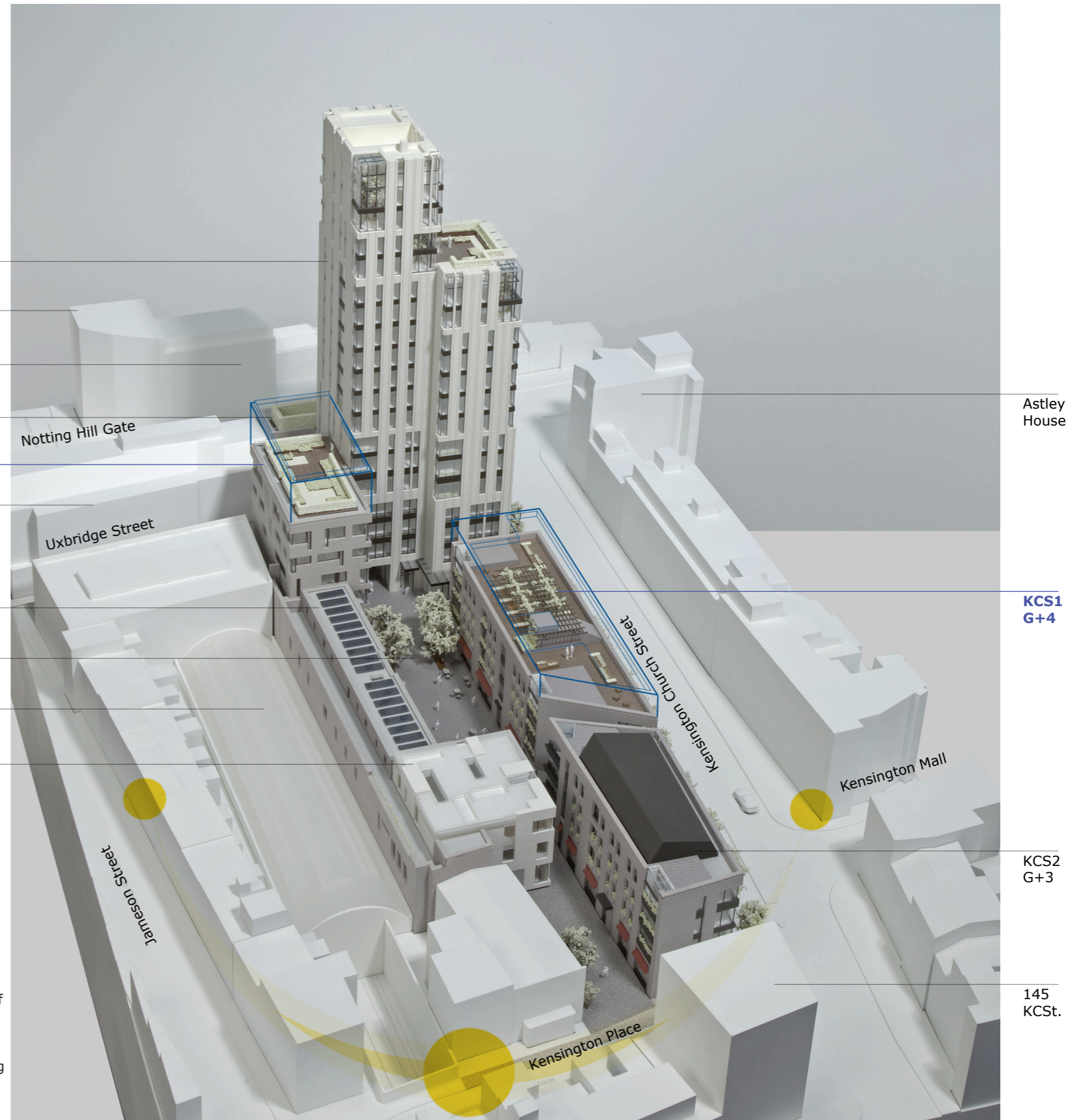
The details described above are illustrated on the revised planning drawings submitted in support of the proposed amendments. The improvements described in this document will enhance the considerable public benefits already proposed and confirm the quality of the proposed scheme.

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.

2.0 Design Strategy with reference to GLA Call In

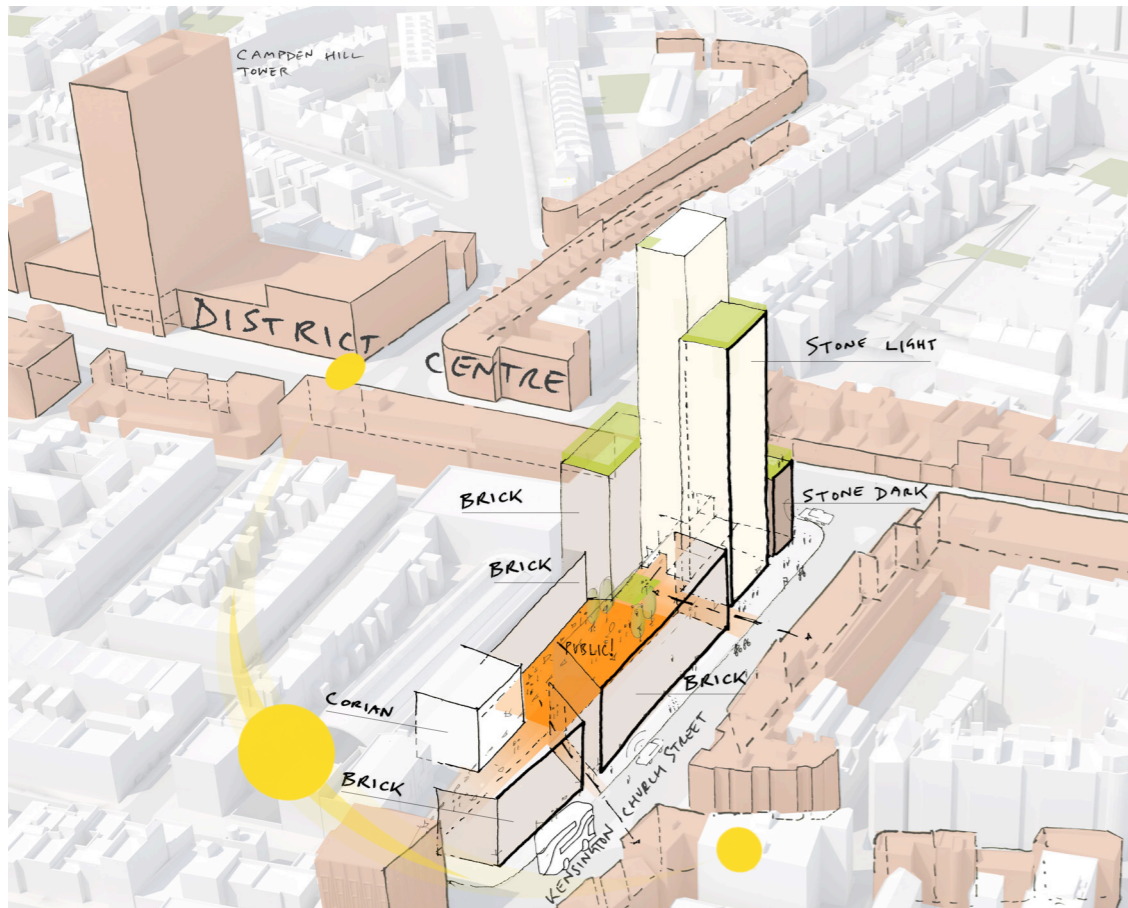
2.0.1 The Design Strategy outlines a comparison between the GLA Call In July 2018 and the Planning Submission dated September 2017.

Detailed information on the proposal is available within the architectural drawings and supporting documents submitted for the GLA Call In July 2018.

2.0.2 Planning Submission Sept 2017 DAS:

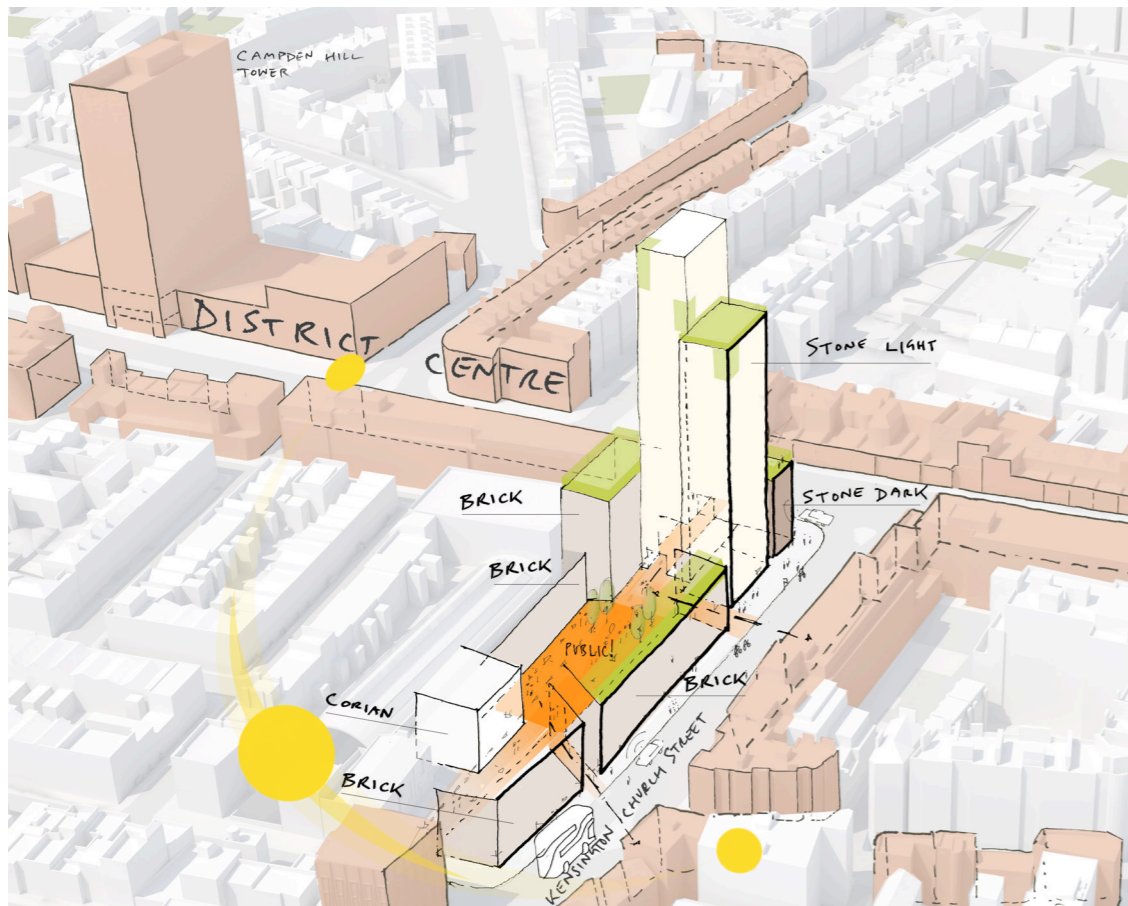
"In response to the site's characteristics and its varied context, the design strategy has been developed for a new urban quarter that is to be formed of a composition of individual buildings. Each individual building would respond to the particular nature of its location, whilst combining with the others to deliver a coherent urban development. Perimeter buildings will activate the site's edges and frame a new public square. An elegantly proportioned Corner Building will enhance the identity of the District Centre and mark the significant corner and the location of the new public square."

(DAS 2017 p.63 para.3.1.1)



GLA Call In July 2018 - Proposed Materials Axonometric Diagram

Planning Submission Sept 2017 - Materials Axonometric Diagram



2.0 Design Strategy with reference to GLA Call In

2.1 Planning Submission Sept 2017 DAS:

"In response to the site's characteristics and its varied context, the design strategy has been developed for a new urban quarter that is to be formed of a composition of individual buildings. Each individual building would respond to the particular nature of its location, whilst combining with the others to deliver a coherent urban development. Perimeter buildings will activate the site's edges and frame a new public square. An elegantly proportioned Corner Building will enhance the identity of the District Centre and mark the significant corner and the location of the new public square."

(DAS 2017 p.63 para.3.1.1)

2.2 GLA Call In July 2018:

The design strategy is fully maintained. The **massing** steps up, 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, with heights still ranging from 3 to 18 storeys and now integrating a small increase in height to Perimeter Buildings - KCS1 by 1 floor, from 4 to 5 storeys, and WPB3 by 2 floors, from 5 to 7 storeys.

The proposed buildings' roles within the composition are unchanged and, as such, their **materiality** is retained.

2.3 Planning Submission Sept 2017:

Massing steps up, 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, with heights ranging from 3 to 18 storeys.

"The proposed **materials** have been selected with reference to the location of the building, within the site, and their role. The materials draw inspiration from the local historic context, to create a development of its time."

(DAS 2017 p.75 para.3.9.1)

Key

- New Public Square
- Notting Hill Gate District Center primary and secondary shopping frontage

2.0 Design Strategy with reference to GLA Call In

2.4 Planning Submission Sept 2017 DAS:

"The design strategy offers a genuine mix of uses, including office, residential, retail and community based, which respond to planning objectives, whilst ensuring vitality. The mixture of uses would be distributed across the site to provide a balance of activities and 24 hour natural surveillance of the public realm. The mix of uses would be intensified to the North of the site, responding to the District Centre location." (DAS 2017 p.66 para.3.5.1)

2.5 GLA Call In July 2018:

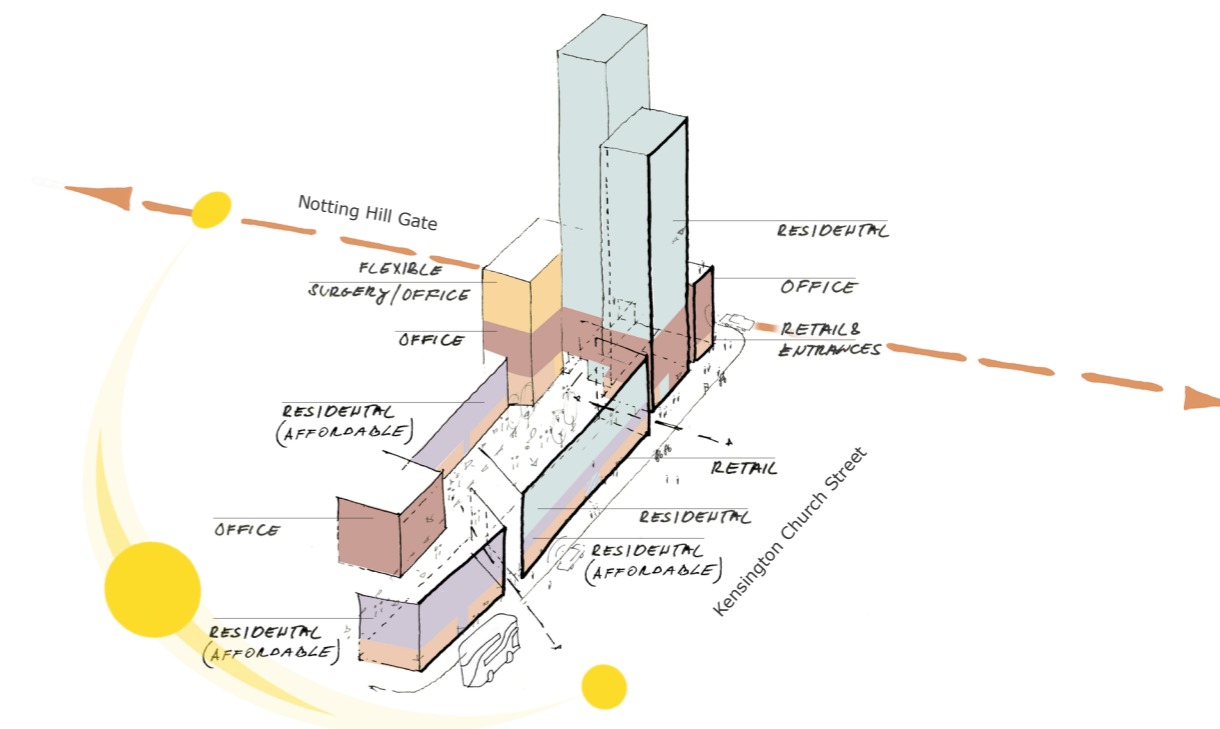
The mix of uses would be enhanced by additional residential and office provision.

Residential is provided with a wide range of apartments across 4 buildings, increasing from 46 to 55 apartments. **Affordable residential** is now provided across the site (KCS1, KCS2 and WPB1) and is increased to deliver 35% of the total residential accommodation by habitable room (42% by number of units).

Office is increased within WPB3 with 2 additional floors, whilst maintaining the previous office provision in CB (1st-3rd floor), NHG (1st-3rd floor) and Cube-WPB2 (ground-2nd floor). The additional office space within WPB3 will link to the Corner Building's offices. This delivers on the objective to intensify the uses to the North of the site, responding to the District Centre location.

Surgery use would be maintained within WPB3 and is now located at the 4th-6th floors.

A mix of residential, office, surgery and retail uses will provide a vibrant urban environment with 24 hour activities.



Proposed Uses Axonometric - GLA Call In July 2018

Uses Axonometric - Planning Submission Sept 2017

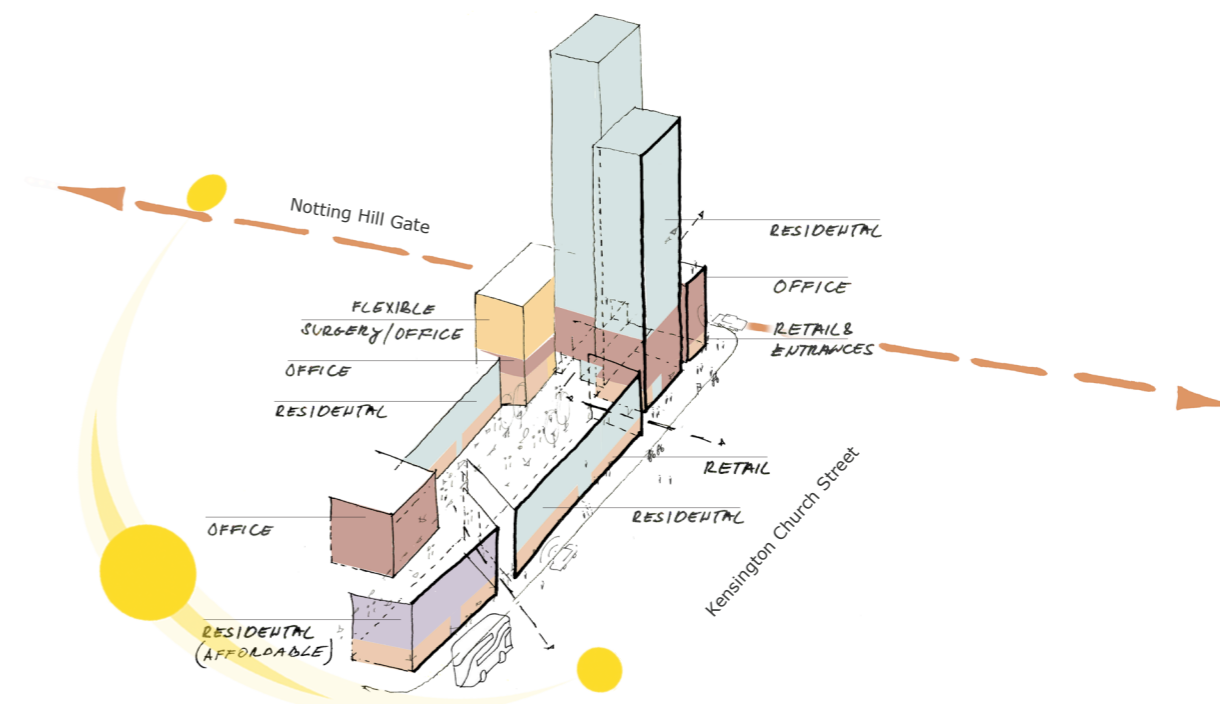
2.6 Planning Submission Sept 2017:

Residential was provided in a good range of 46 apartments across 4 buildings, including 9 affordable homes in KCS2.

Offices were provided in the CB (1st-3rd floor), NHG (1st-3rd floor), WPB3 (1st floor) and WPB2-Cube (ground-2nd floor).

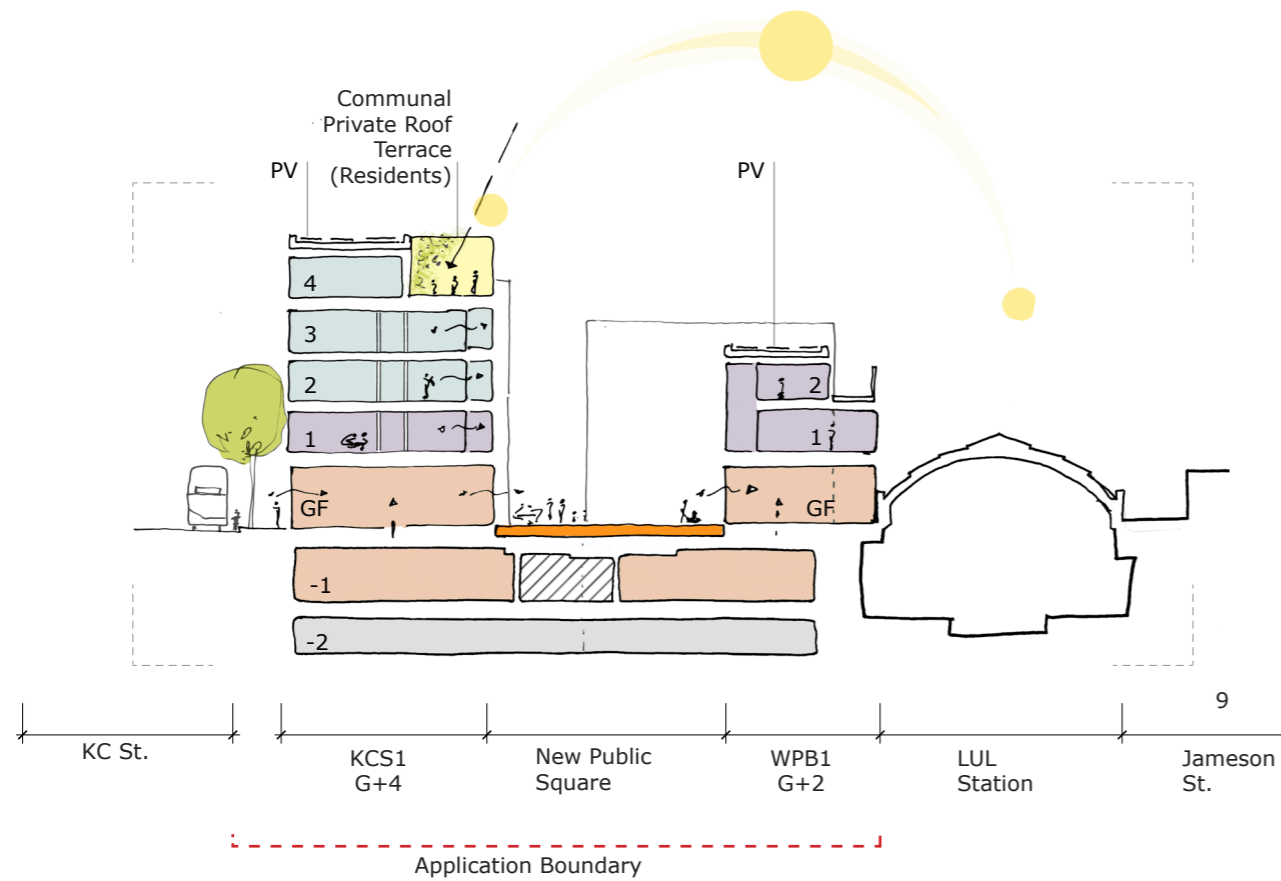
Surgery was provided in WPB3 (2nd-4th floor).

A mix of residential, office, surgery and retail uses provided a vibrant urban environment with 24 hour activities.



Key

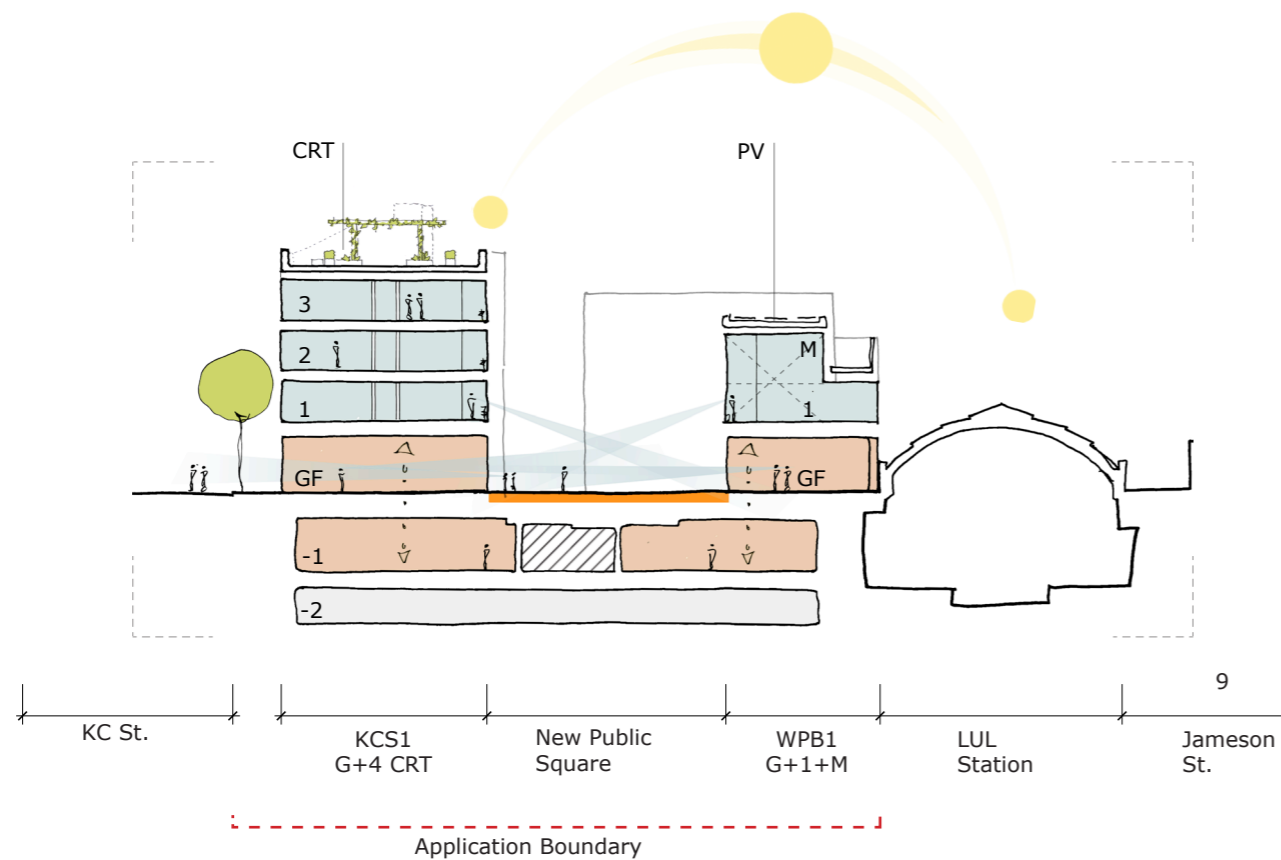
- Retail
- Surgery
- Office
- Residential
- Affordable
- Communal Private Roof Terrace (Residents)



GLA Call In July 2018 - Proposed Uses Section Diagram A

Planning Submission Sept 2017 - Uses Section Diagram A

Scale: 1:500@A3



2.0 Design Strategy with reference to GLA Call In

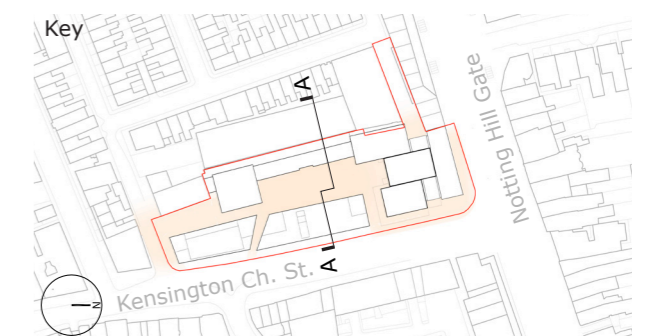
2.7 Planning Submission Sept 2017 DAS:
"The design strategy is for a composition of architectural forms that define a new public square and public lanes that connect to the surrounding network of local streets."
 (DAS 2017 p.70 para.3.7.1)

2.8 GLA Call In July 2018:
 The high quality and generous public space is fully maintained, with the provision of a new public square and new public lanes unchanged.

Communal private amenity space for residents use is now enhanced, comprising a combination of outdoor and indoor space for all year round use. Outdoor space is provided at the 4th, top floor of KCS1 and integrated within the residential floor, on the side of the new Public Square. 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.

2.9 Planning Submission Sept 2017:
 Communal private amenity was provided at roof level of KCS1, accessed from a stair and lift overrun atop the building and partially sheltered by a pergola structure.



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

2.0 Design Strategy with reference to GLA Call In

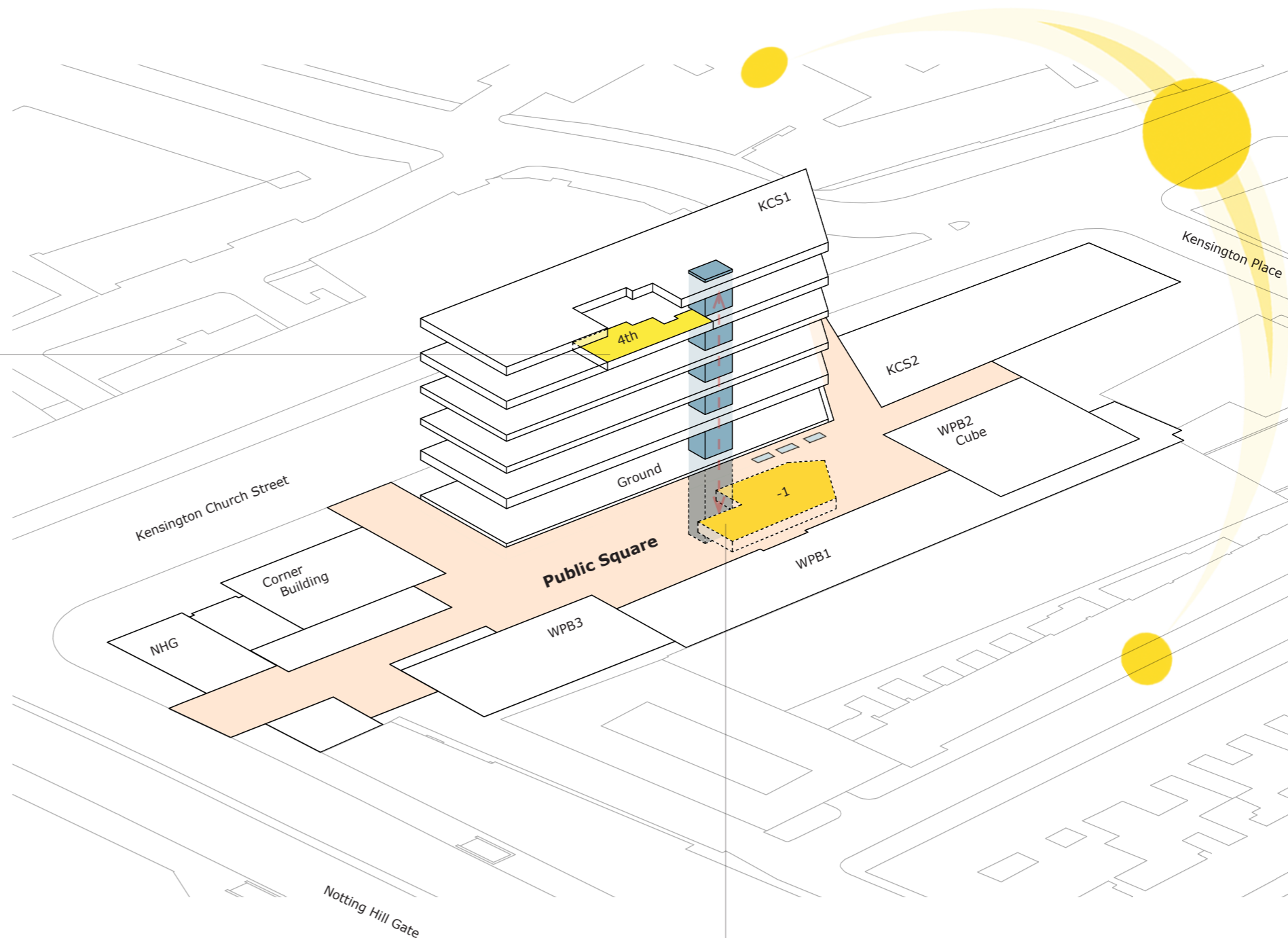
2.10 GLA Call In July 2018:

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

Successful indoor (and below ground) children's play spaces for under 5s are provided across London, including leisure centres, libraries, children centres and museums. For example, Treetops soft play areas illustrates a range of activities for children under 5 and play zones could be supported with activities such as "Charter books" story reading sessions and "ballet babes" dance sessions.



Outdoor Play Case Studies
(including 313@somerset 5th floor)



GLA Call In July 2018 - Proposed Communal Private Amenity (Residents) Axonometric

"The two areas can be used flexibly by residents (one weather protected), in addition to the public space and private amenity spaces that all units already benefit from. These two secure spaces would accommodate a minimum of 90 sqm of dedicated play space for under 5s." (Planning Statement Addendum, July 2018, p.12 para.4.22, Quod)



Indoor Play Case Studies
(including science museum -1 floor)

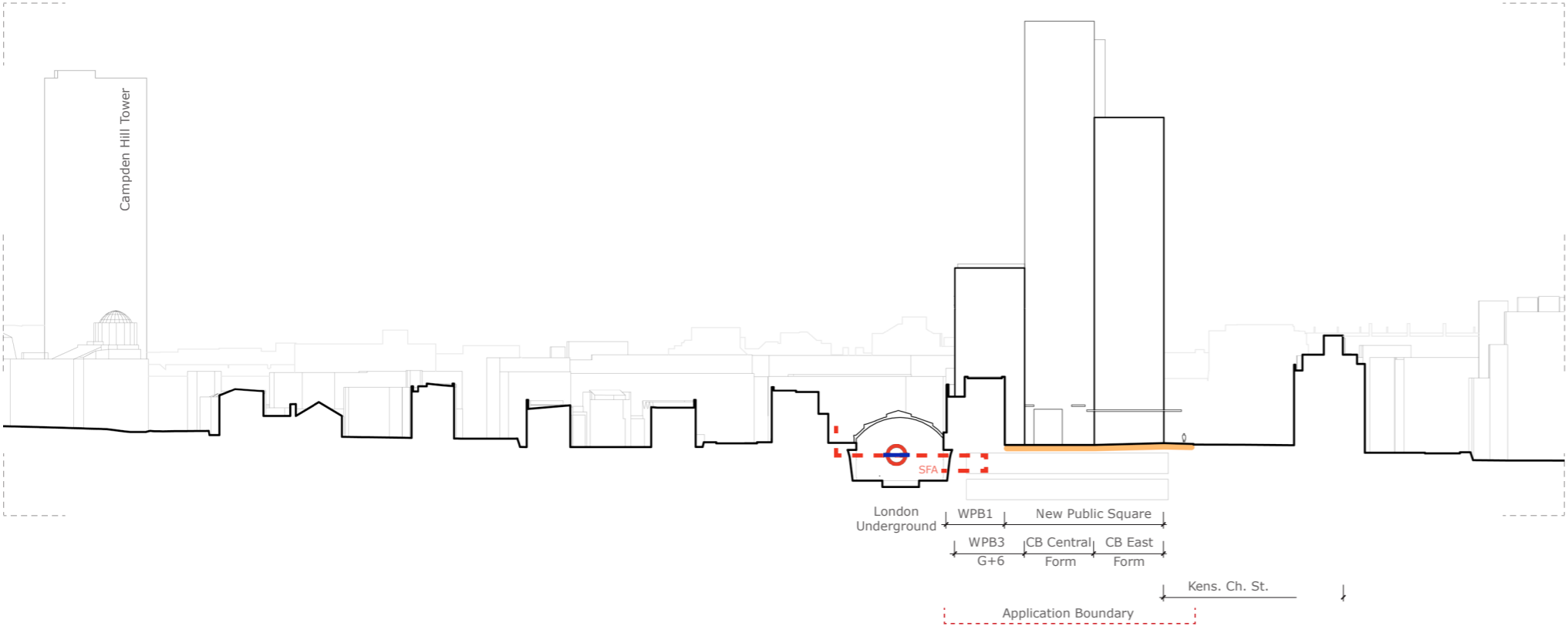
2.0 Design Strategy with reference to GLA Call In

2.11 GLA Call In July 2018:

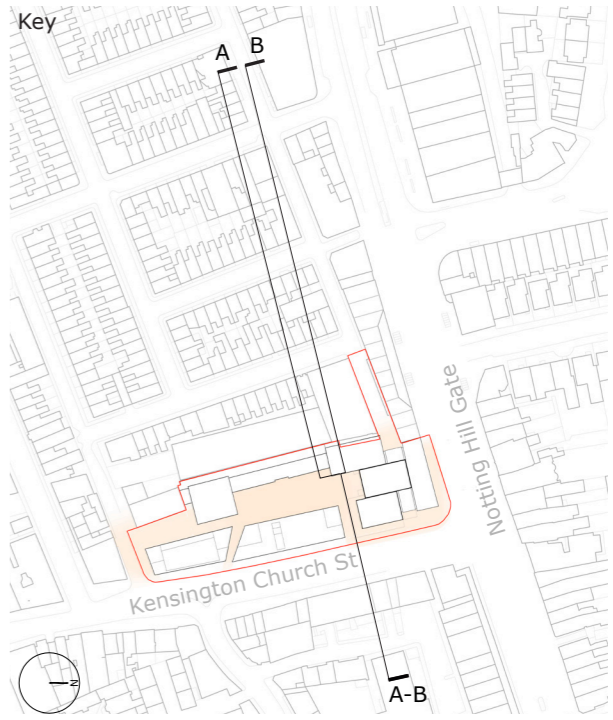
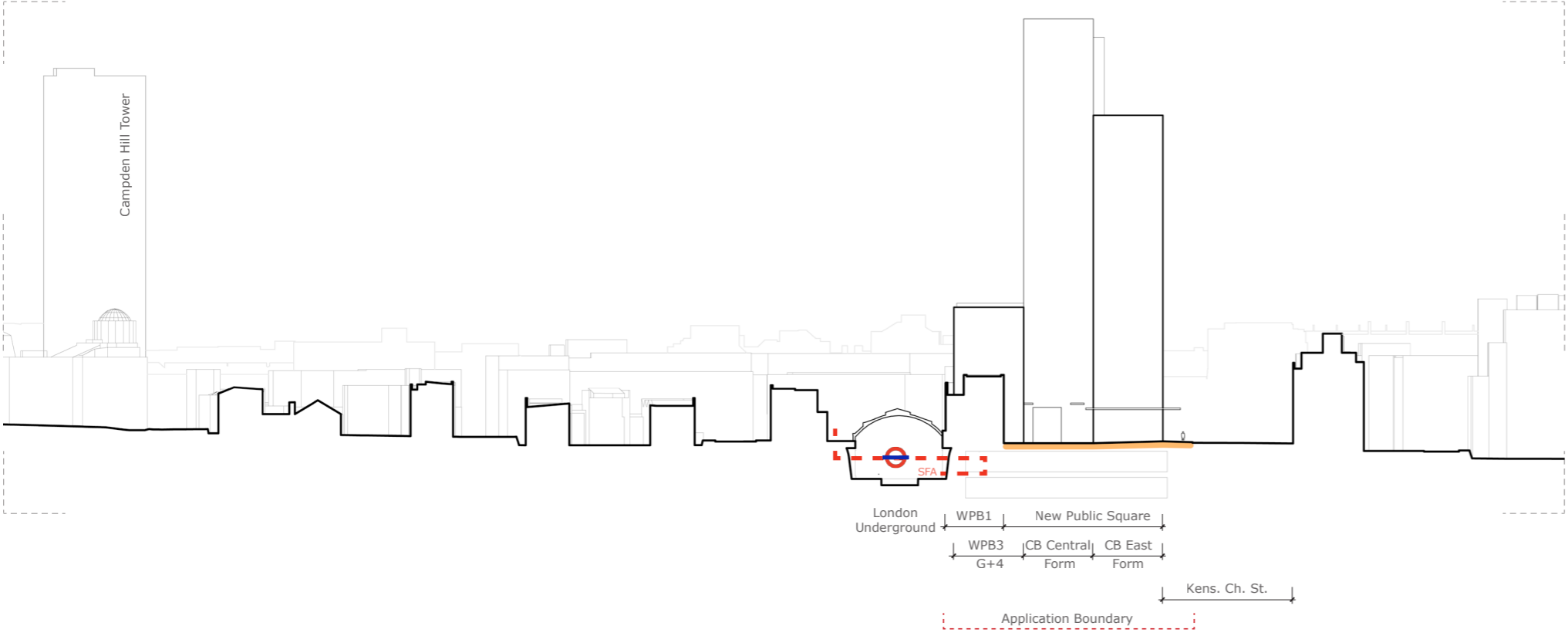
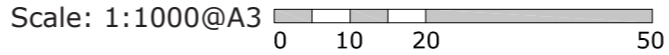
The Planning Statement Addendum identifies the significance of maintaining step free access within the proposal, stating:

"The proposals maintain the delivery of step free access from street level to the southbound platform of the Circle and District Line through two new lifts and walkways partially within the site. The route from the ticket hall level to the Circle and District Lines would pass through the basement of the proposed development and therefore, step free access can only be delivered as part of the site's comprehensive redevelopment, making this a unique opportunity to contribute towards the achievement of the Mayor's ambitious target in improving access to the rail system for those with mobility issues."

(Planning Statement Addendum, July 2018, p.2 para.1.4, Quod)



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



2.0 Design Strategy with reference to GLA Call In

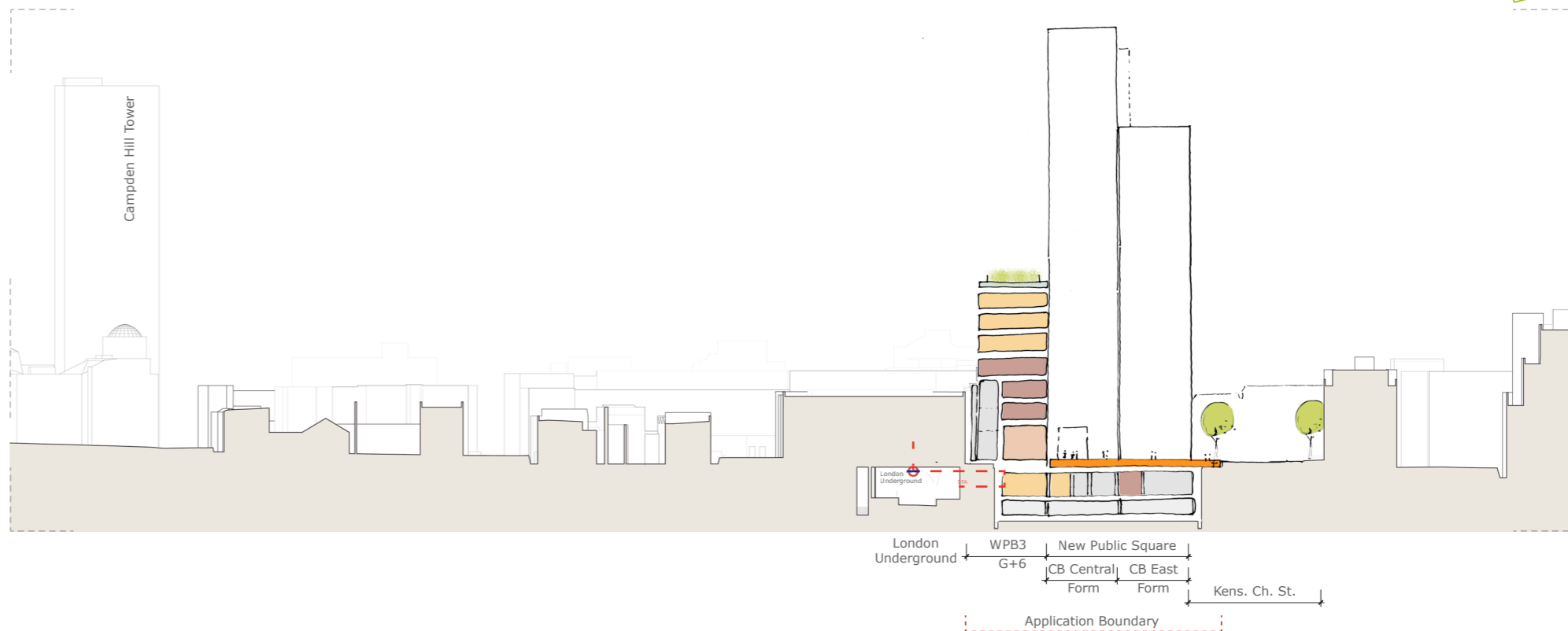
2.12 GLA Call In July 2018:

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.

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

Office is increased within WPB3 with 2 additional floors, whilst maintaining the previous office provision in CB (1st-3rd floor), NHG (1st-3rd floor) and Cube-WPB2 (ground-2nd floor). The additional office space within WPB3 will link to the Corner Building's offices. This delivers on the objective to intensify the uses to the North of the site, responding to the District Centre location.

Surgery use would be maintained within WPB3 and is now located at the 4th-6th floors.



Proposed Uses Diagram - Site Section B - **GLA Call In July 2018**

Uses Diagram - Site Section B - **Planning Sept 2017**

Scale: 1:1000@A3
0 10 20 50












2.13 Planning Submission Sept 2017:

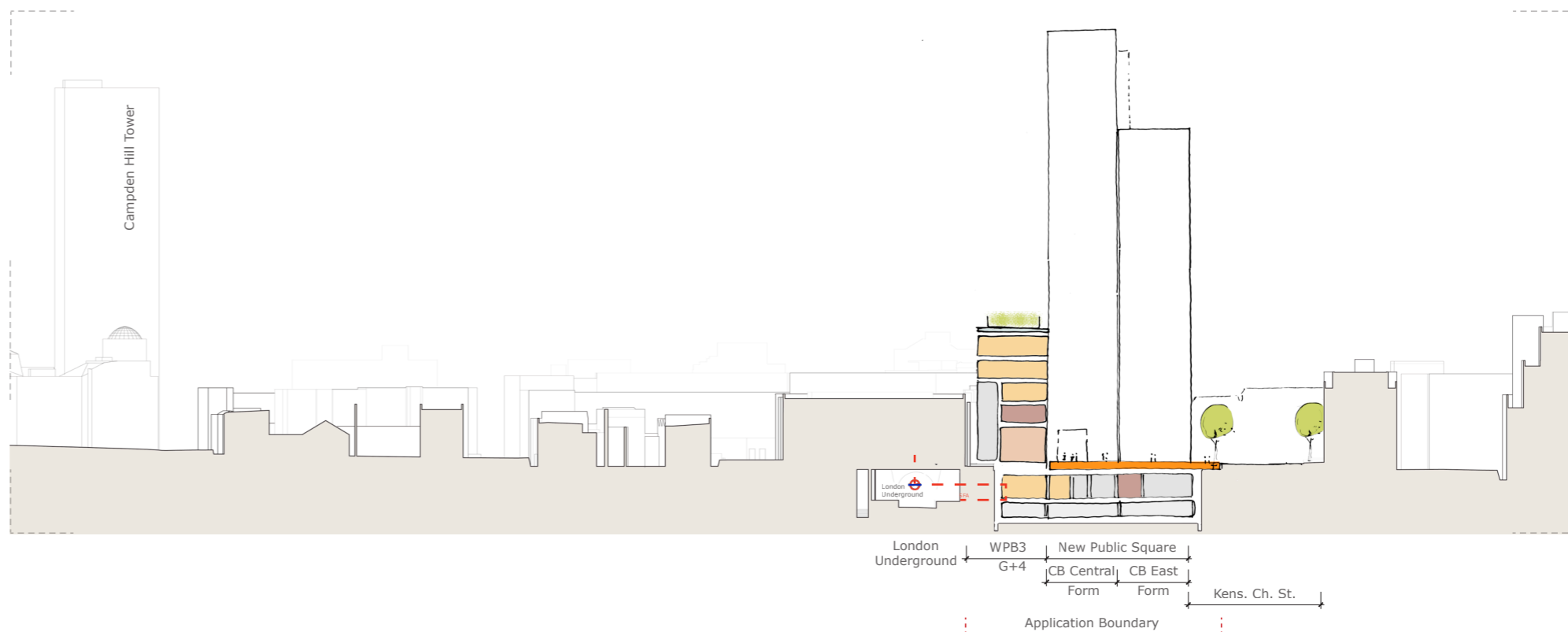
The proposed height of WPB3 was G+4.

Offices were provided in the CB (1st-3rd floor), NHG (1st-3rd floor), WPB3 (1st floor) and WPB2-Cube (ground-2nd floor).

Surgery was provided in WPB3 (2nd-4th floor).

Key

 Retail	 New Public Square
 Surgery	 Step Free Access (ticket hall and District&Circle southbound platform indicative route)
 Office	 Supporting Space
 Residential	 Car Park and Services
 Affordable	 Services
 Communal Private Roof Terrace (Residents)	



2.0 Design Strategy with reference to GLA Call In

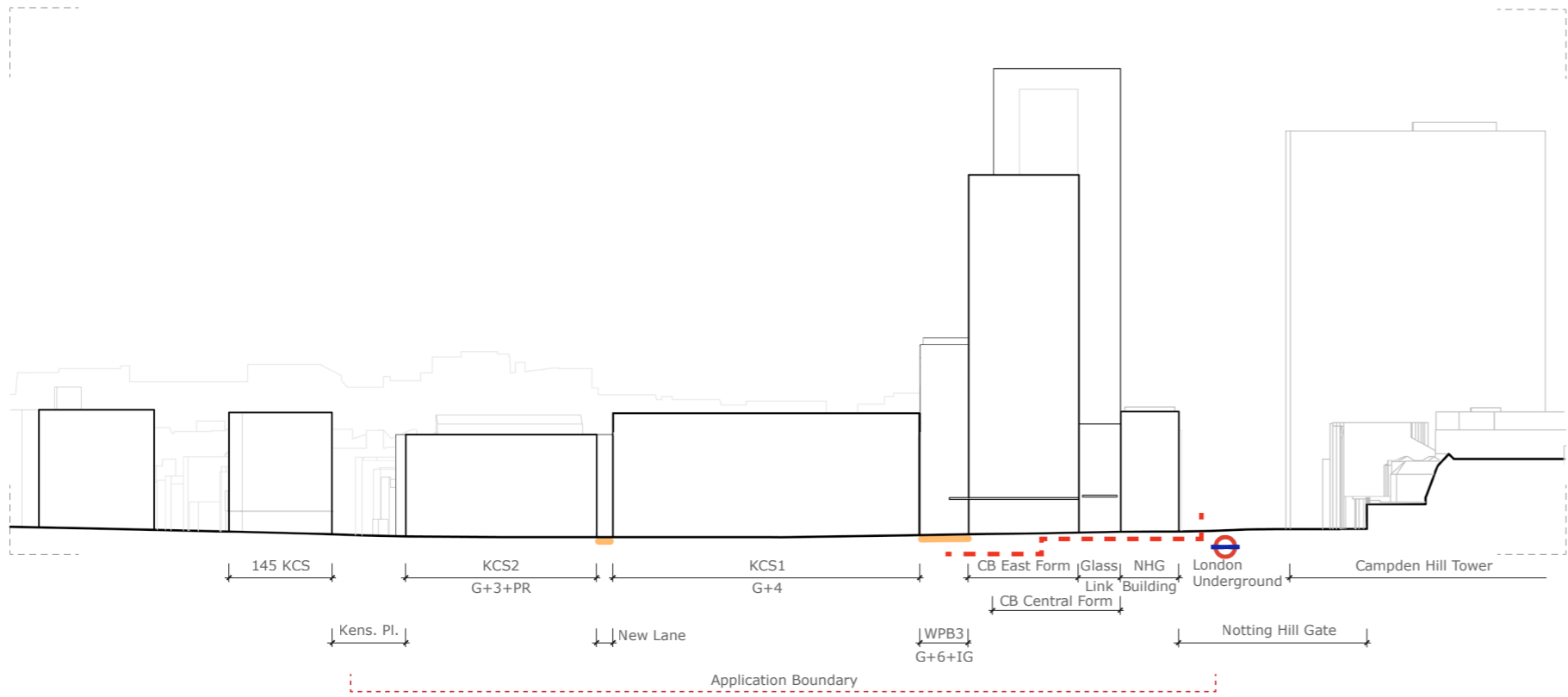
2.14 GLA Call In July 2018:

Extensive knowledge of the existing site conditions and the impact of the previous design proposal has informed the revised massing.

The proposal for a small adjustment to the height of two Perimeter Buildings, (KCS1 from 4 to 5 storeys and WPB3 from 5 to 7 storeys), has been assessed by the Design Team during the initial stage of development, including planning, wind, daylight and sunlight and townscape. Positive input from the Design Team confirmed the opportunity for this small increase in height and informed the client's decision to proceed with the development of the proposed changes.

The small increase in height to the two most Northern Perimeter Buildings, adjacent to the Corner Building, supports the objective for a stepping up of massing 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.

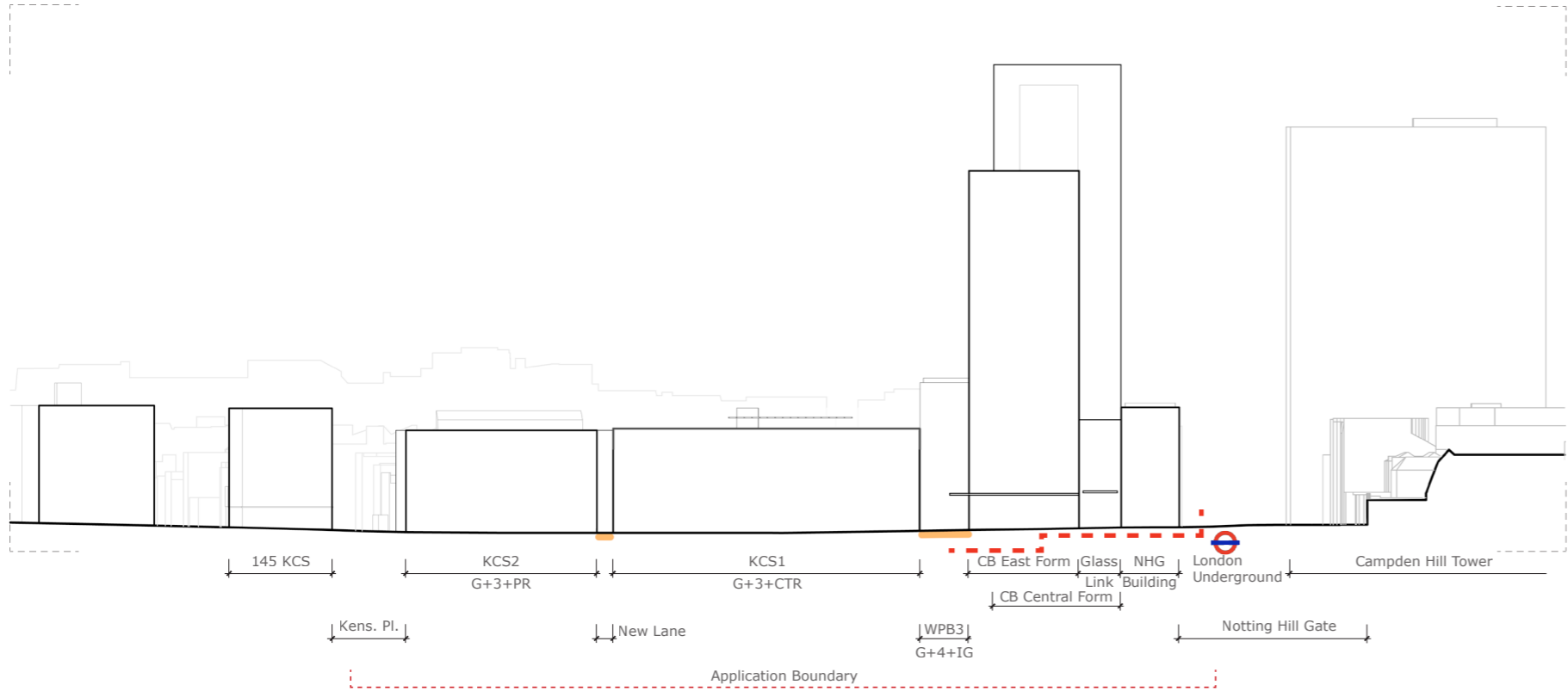
By increasing the height of KCS1 by 1 floor and integrating the communal private amenity space within that floor, an alignment in height is achieved with the NHG Building, further improving the definition of the significant corner of the site on the junction of Notting Hill Gate and Kensington Church Street.



GLA Call In July 2018 - Proposed Outline Site Elevation - East (E)

Planning Sept 2017 - Outline Site Elevation - East (E)

Scale: 1:1000@A3



2.15 Planning Submission Sept 2017:

A stepping of massing from the domestic scale to the South of the site, towards the commercial scale of the District Centre and the Corner heights:

WPB1 ground+1+mezzanine, WPB2-Cube ground+2, KCS2 ground+3, KCS1 ground+3, WPB3 ground+4, CB ground+17/ground+13 and NHG ground+3.

Key

- New Public Square
- - - Step Free Access (ticket hall and district&circle southbound platform indicative route)
- M Mezzanine
- PR Pinched Roof with Integrated Services
- PV Photovoltaics
- IG Intensive Garden
- CRT Communal Roof Terrace

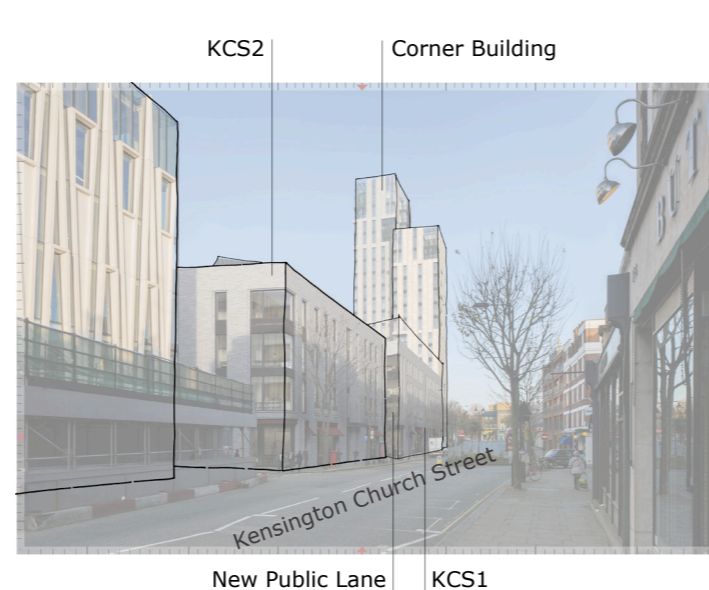
2.0 Design Strategy with reference to GLA Call In

2.16 Planning Submission Sept 2017 DAS:

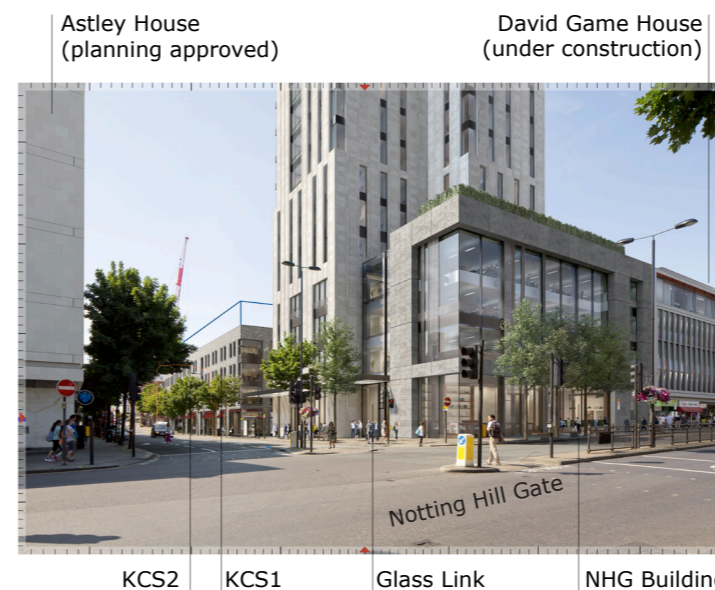
"The design's relationship with its context has been carefully developed in response to testing across more than 50 views from the surrounding area. As a result, the building heights would grow across the site, from ground+2 up to ground+17, mediating between distinctly differing scales - the commercial scale of the District Centre to the North and the domestic scale of the Conservation Areas to the South." (DAS 2017 p.118 para.4.7.1)

2.17 GLA Call In July 2018:

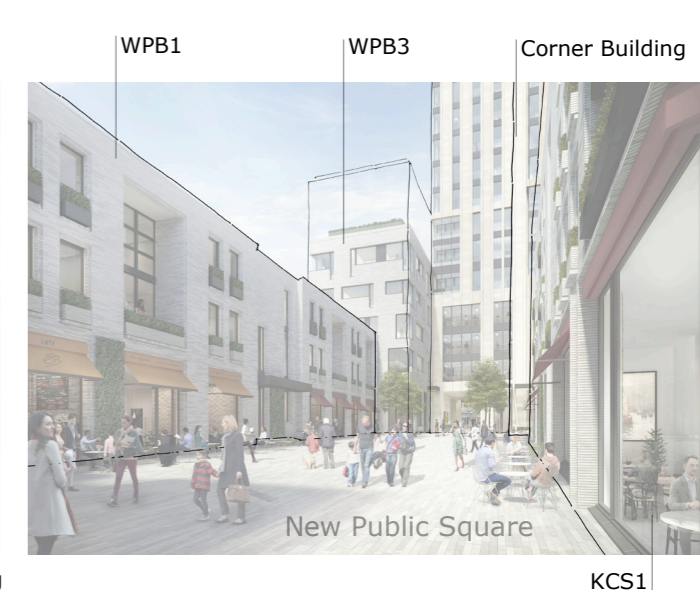
An initial proposal was reviewed within its context, including sketches from key viewpoints along Notting Hill Gate, Kensington Church Street and within the proposed public spaces. The review confirmed that the key objectives of the design strategy had been maintained and enhanced, including the stepping of massing across the site, mediating between the commercial scale of the District Centre to the North and the domestic scale of the Conservation Areas to the South. The definition of the corner of the site, with the additional height to KCS1 aligning with the proposed NHG building and the currently under construction David Game House (outside of the site), was also clearly improved.



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



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

Proposed Concept Sketch Views - GLA Call In July 2018



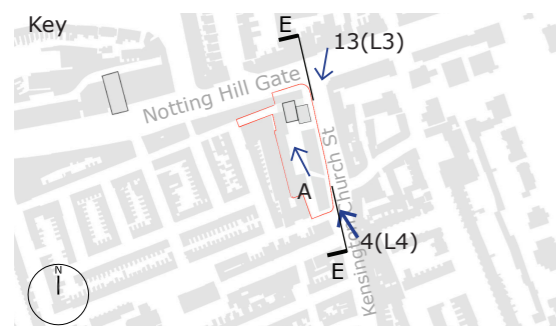
Planning Sept 2017 - View 4(L4). Kensington Church Street looking North (Miller Hare verified view)



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. New Public Square looking North towards Notting Hill Gate (Miller Hare CGI)

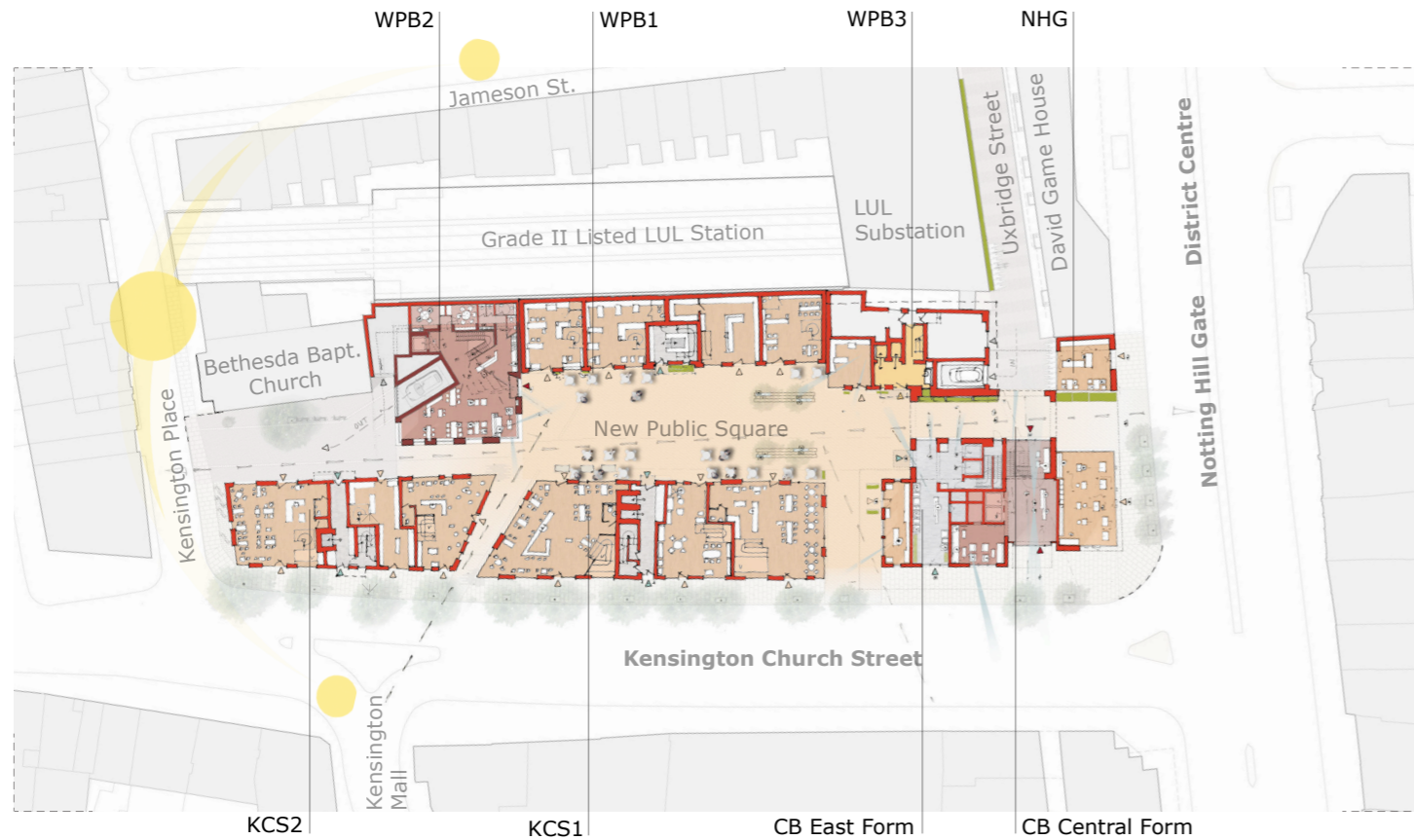


3.0 Design Proposal with reference to GLA Call In

3.0.1 The Design Proposal outlines a comparison between the GLA Call In July 2018 and the Planning Submission dated September 2017. Detailed information on the proposal is available within the architectural drawings and supporting documents submitted for the GLA Call In July 2018.

3.0.2 2017 Submission:

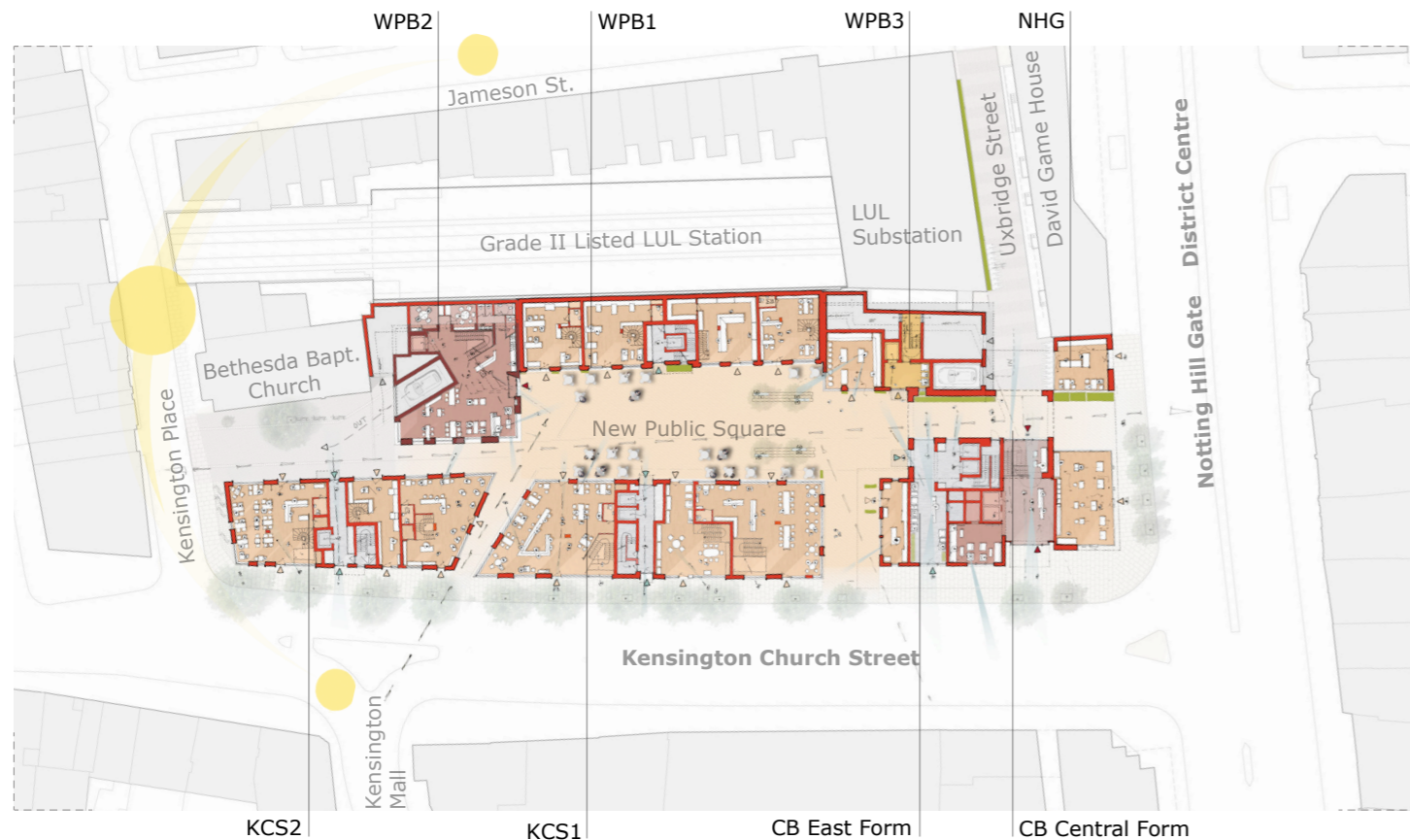
"A genuinely mixed use development is proposed across a composition of building forms that respond to the distinct characteristics of this location and give a varied and flexible offer of accommodation, centred on a New Public Square and situated to define New Public Lanes into and through the site, that connect to the existing network of streets and the District Centre."
(DAS 2017 p.79 para.4.0.1)



GLA Call In July 2018 - Proposed Ground Floor Plan

Planning Sept 2017 - Ground Floor Plan

Scale: 1:1000@A3



3.0 Design Proposal with reference to GLA Call In
3.1 Site

3.1 Site

3.1.1 Planning Submission Sept 2017 DAS:

"At ground floor, a vibrant mix of local shops, cafes and restaurants would be spread across 14 units, with frontages onto the District Centre and new public square. They would offer a diverse range of sizes and be supported by service space at basement -1 level to maximise their ground level active frontage." (DAS 2017 p.80 para.4.1.1)

3.1.2 GLA Call In July 2018:

Mixed Use

The vibrant mix of uses within the ground floor layout is maintained, including the provision of 14 **retail** units in a range of sizes that activate the proposed public realm.

Office provision is enhanced with 2 additional floors within WPB3, providing further activity to the site.

Surgery provision is maintained on the site.

Residential provision is enhanced across 3 buildings, providing further activity to the site.

"The Proposed Amendments have enhanced the inclusive design provisions throughout the scheme, including general circulation throughout the site, an additional lift provided within West Perimeter Building 3, and provision of evacuation lifts within each building to facilitate step-free egress."

(Access Statement Addendum, July 2018, p.7, Arup)

3.1.3 Planning Submission Sept 2017:

Mixed Use

The ground floor layout was proposed with its vibrant mix of uses, including the provision of 14 **retail** units of a range of sizes that activate the proposed public realm.

"The main **office** use and **surgery** use would be located to the North of the square within the Corner Building, Notting Hill Gate Building and West Perimeter Building 3. Further office use would be located to the South of the square, in the self contained Cube Building. This would activate each end of the square and bring with it essential footfall across working hours."

"**Residential** apartments would be located above the retail and office uses, buffered from the busy surrounding streets. Entrances are strategically located across the site, alongside other uses." (DAS 2017 p.80 para.4.1.1)

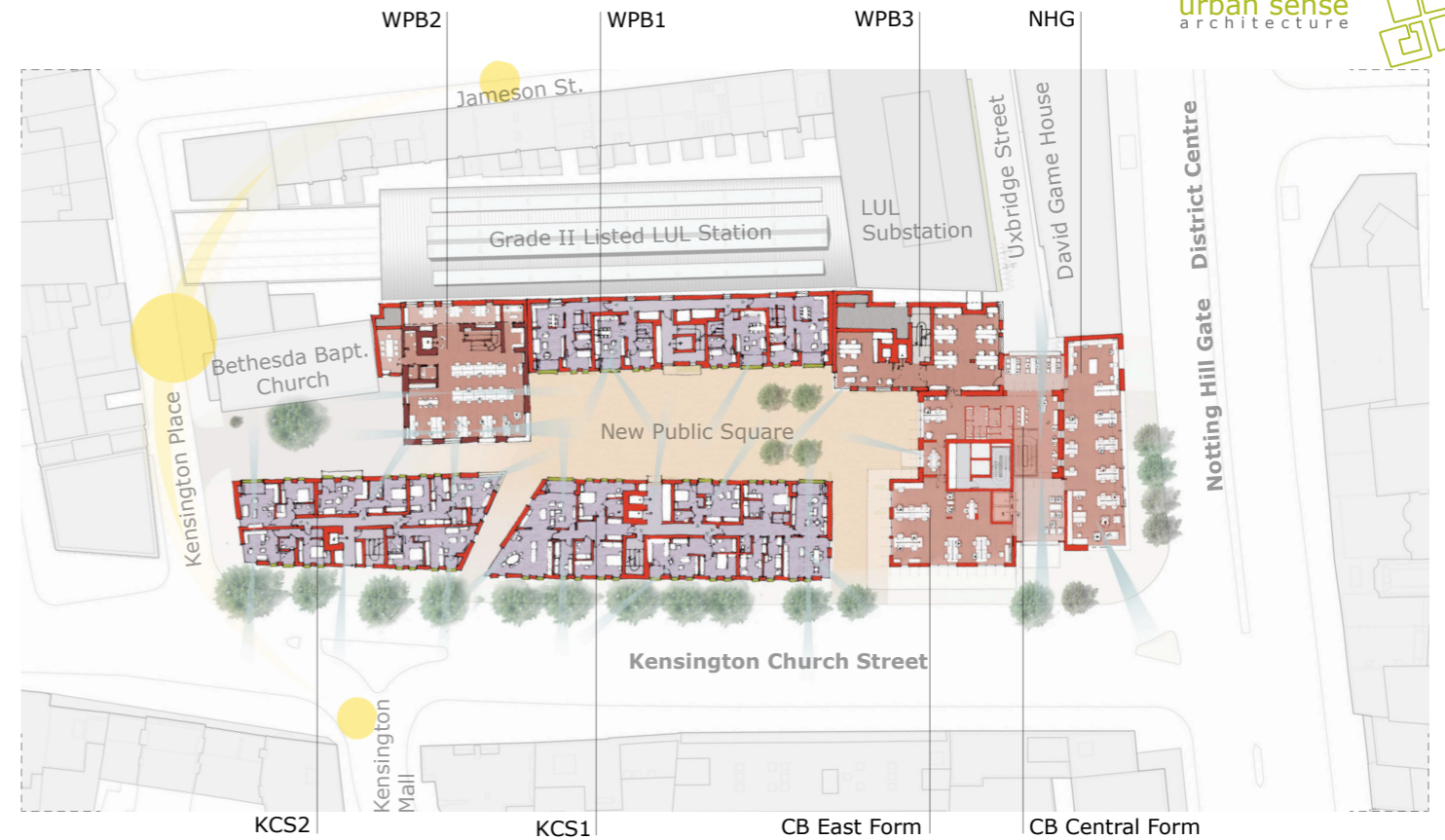
3.1 Site

3.1.4 Planning Submission Sept 2017 DAS:

"...the proposal integrates provision for social rented space on the site, through the internal remodelling of Kensington Church Street Building 2, to provide 1x 1 bed, 1x 2 bed and 1x 3 bed apartment per floor, with a total of 9 apartments."
(DAS 2017 p.79 para.4.0.1)

3.1.5 GLA Call In July 2018:

Of the **55 proposed homes**, of which **23 are affordable** residential.
The number of affordable residential homes has increased, with affordable homes now provided in KCS1, KCS2 and WPB1, offering a good range of accommodation. The amended proposal delivers 6x3bed, 3x2bed and 14x1bed affordable homes. This includes 11 additional affordable 1bed apartments and 3 additional affordable 3bed apartments compared with the 2017 submission. The additional affordable residential overlooks the new public square, contributing to its vitality.



Proposed 1st Floor Plan - **GLA Call In July 2018**

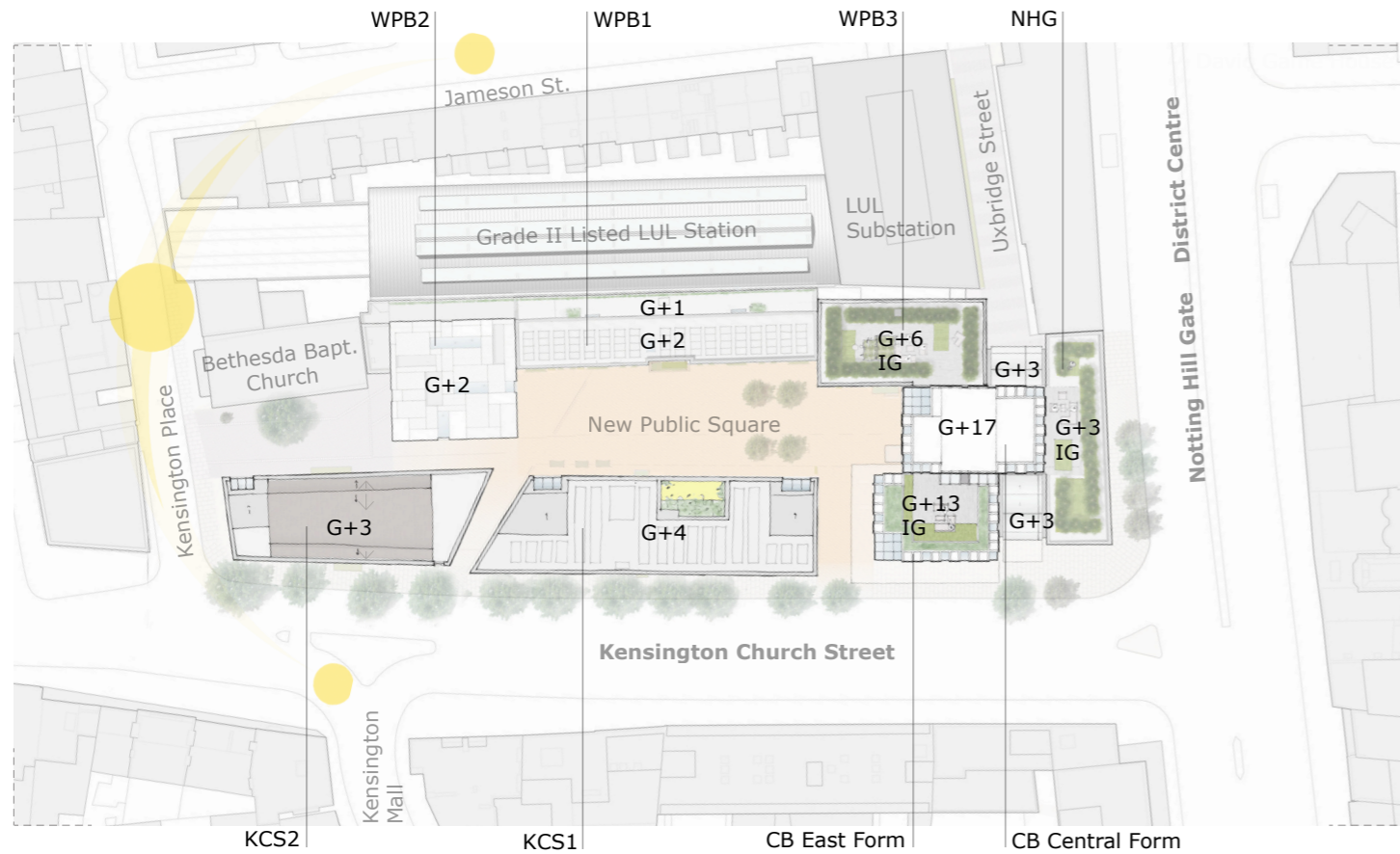
3.1.6 Planning Submission Sept 2017:

Of the **46 proposed homes**, of which **9 were affordable** residential, with affordable homes provided within KCS2 only and including 3x3bed, 3x2bed and 3x1bed apartments.



1st Floor Plan - **Planning Submission Sept 2017**

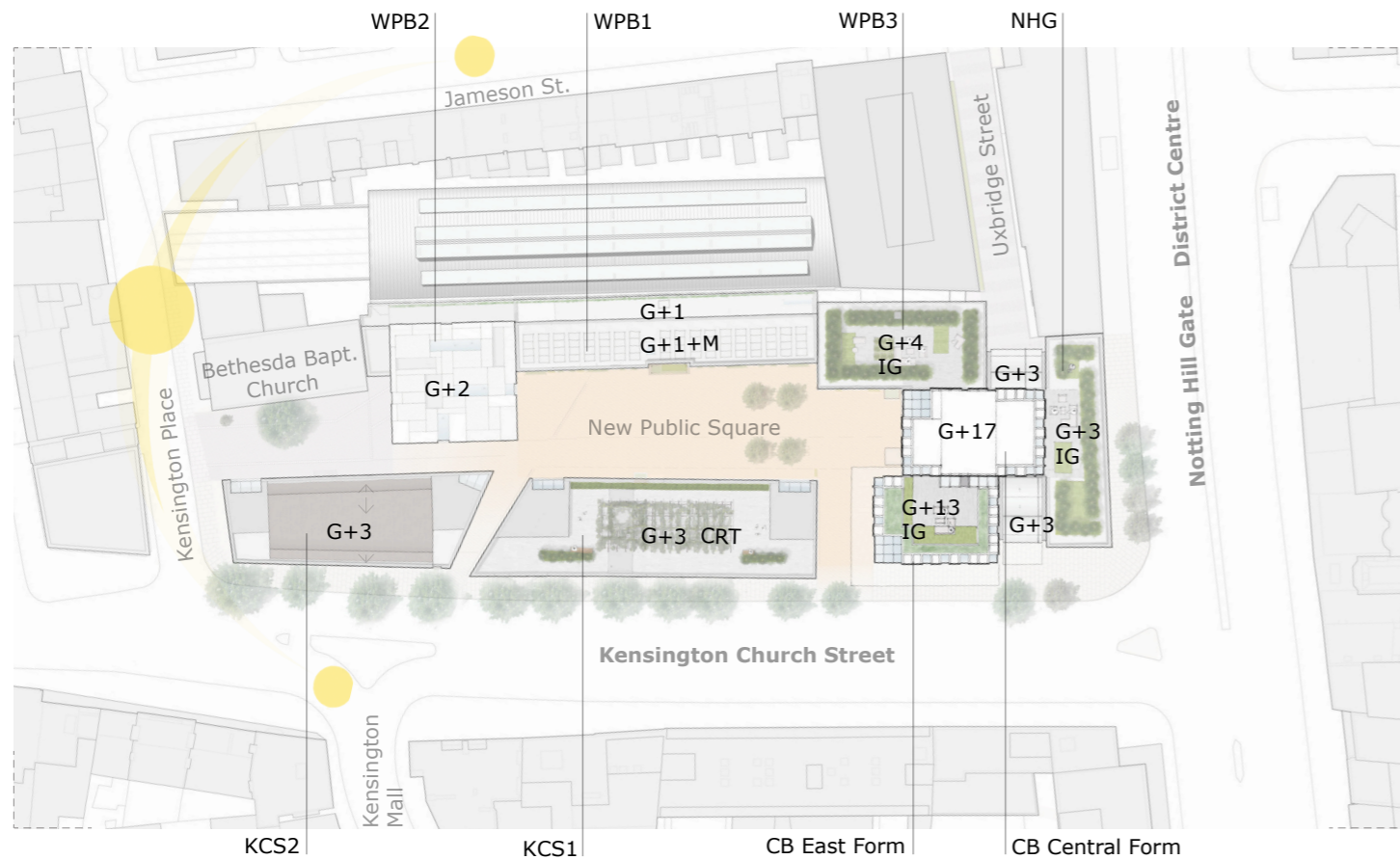
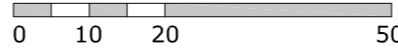
- Key
- Retail
 - Surgery
 - Office
 - Residential
 - Affordable
 - Communal Private Roof Terrace (Residents)



GLA Call In July 2018 - Proposed Roof Plan

Planning Sept 2017 - Roof Plan

Scale: 1:1000@A3



3.1 Site

3.1.7 Planning Submission Sept 2017 DAS:

"The layout of the strategy the stepping of the building forms and their location within the site, would have a positive environmental impact."
(DAS 2017 p.74 para.3.8.1)

3.1.8 GLA Call In July 2018:

The approach to the **stepping of the building forms** is maintained, with small adjustments to the height of two perimeter buildings (KCS1 & WPB3). KCS1 massing has been increased by 1 floor, from 4 to 5 storeys. WPB3 massing has been increased by 2 floors, from 5 to 7 storeys.

The buildings' step up from 3 to 7 storey across the Perimeter Buildings and from 14 to 18 storey to the Corner Building. 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)

3.1.9 Planning Submission Sept 2017:

The **building forms stepped** from 3 to 5 storeys across the Perimeter Buildings and from 14 to 18 storeys to the Corner Building.

Key

- IG Intensive Garden
- M Mezzanine
- CRT Communal Roof Terrace
- Communal Private Roof Terrace (Residents)

3.1 Site

3.1.10 Planning Submission Sept 2017 DAS:

"The design's relationship with its context has been carefully developed in response to testing across more than 50 views from the surrounding area. As a result, the building heights would grow across the site, from ground+2 up to ground+17, mediating between distinctly differing scales - the commercial scale of the District Centre to the North and the domestic scale of the Conservation Areas to the South."
(DAS 2017 p.118 para.4.7.1)

3.1.11 GLA Call In July 2018:

Site
The small increase in height to the two most Northern Perimeter Buildings, adjacent to the Corner Building, supports the objective for a stepping up of massing 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.

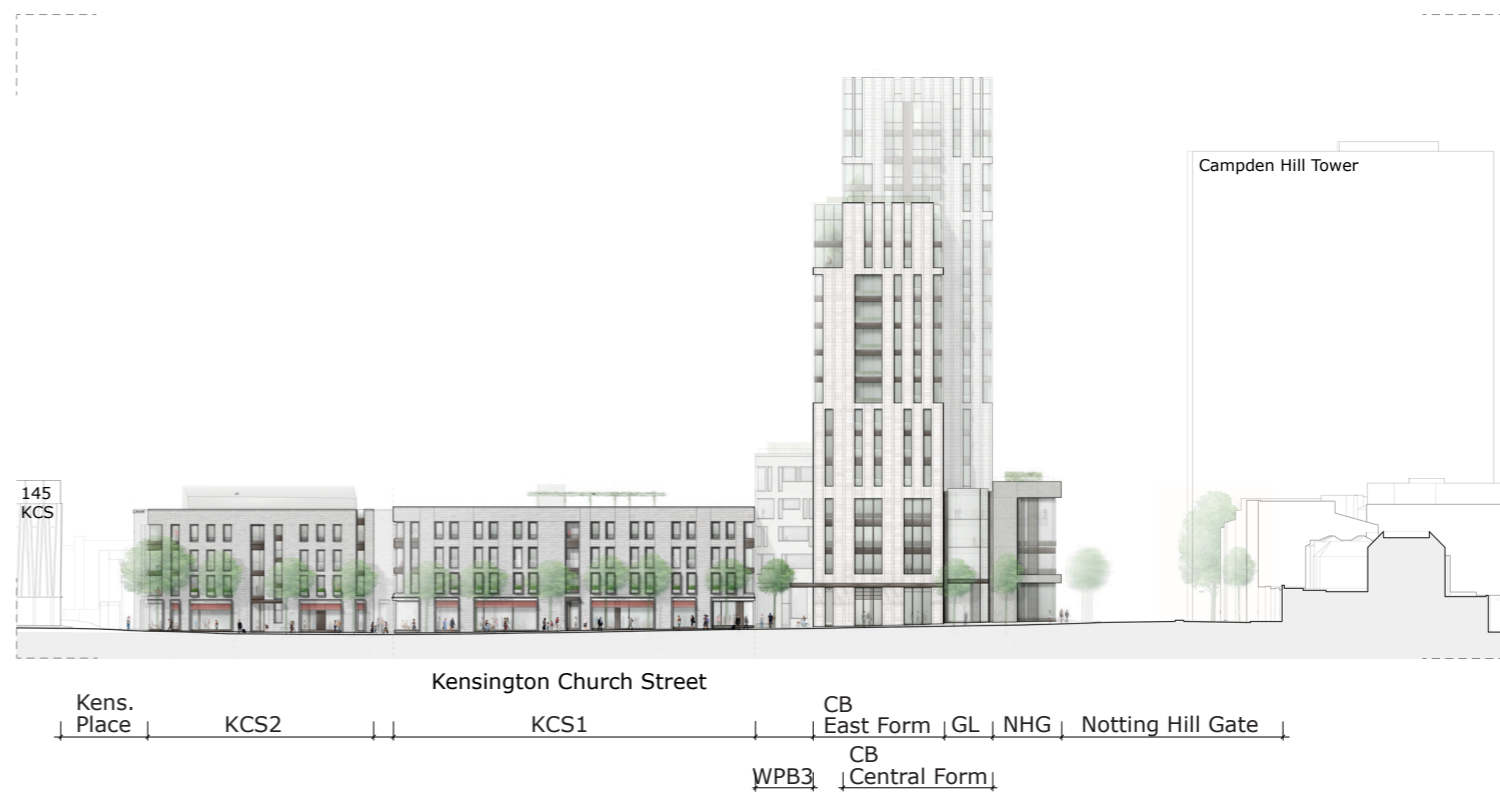
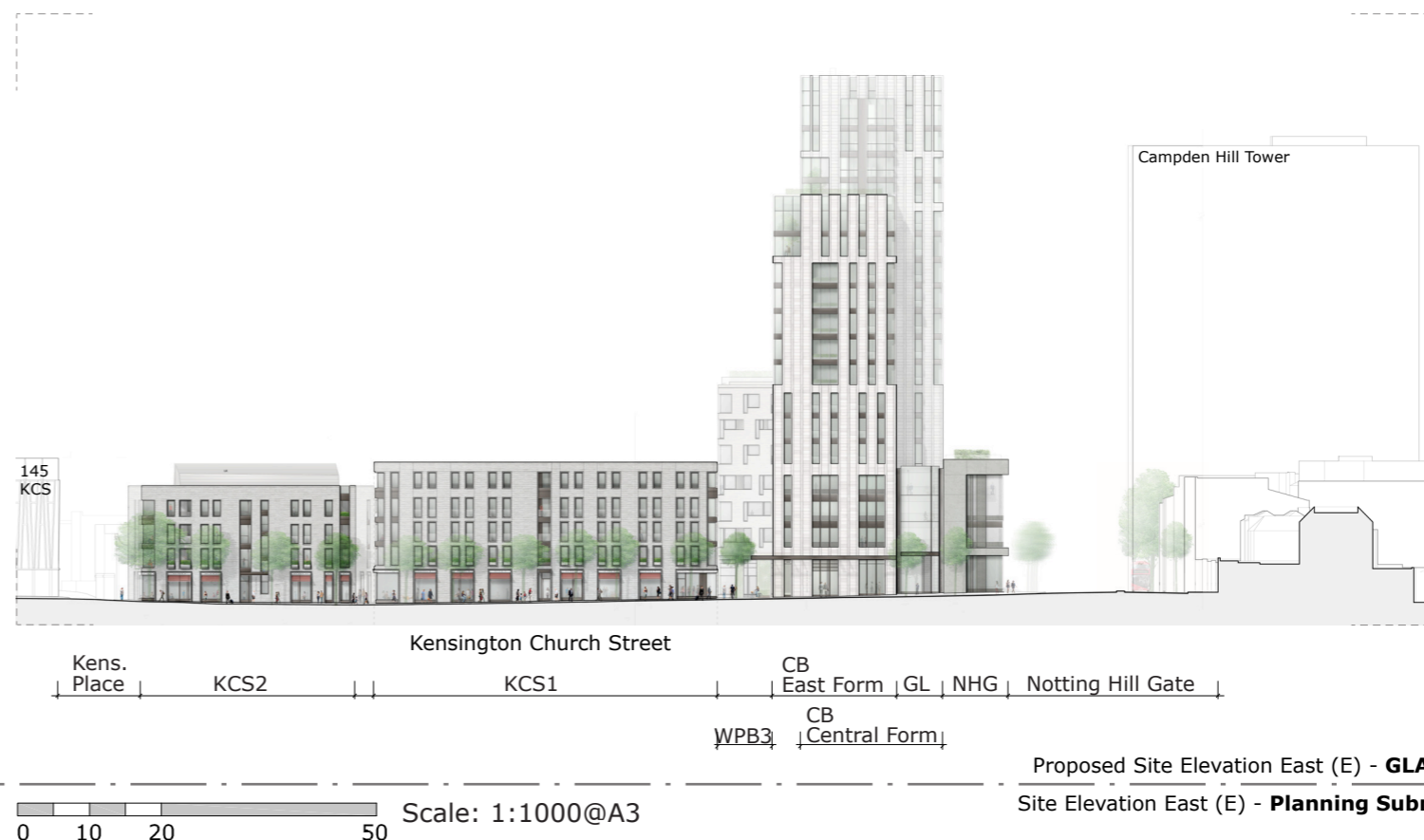
3.1.12 The proposed KCS1 G+4 height steps up from the height of KCS2, relating positively to the NHG Building and reflecting the heights of existing buildings along Kensington Church Street, including the recently completed 145 Kensington Church Street, just to the South of the site on the corner of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

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.

3.1.13 Planning Submission Sept 2017:

The proposed KCS1 G+3 height was similar to the proposed KCS2 height at parapet level defining a more linear arrangement along Kensington Church Street and then stepping up to the Corner Building and Notting Hill Gate Building on the North-East corner of the site.

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.



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

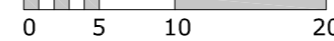
Planning Submission Sept 2017 - 1st-3rd Floor

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.

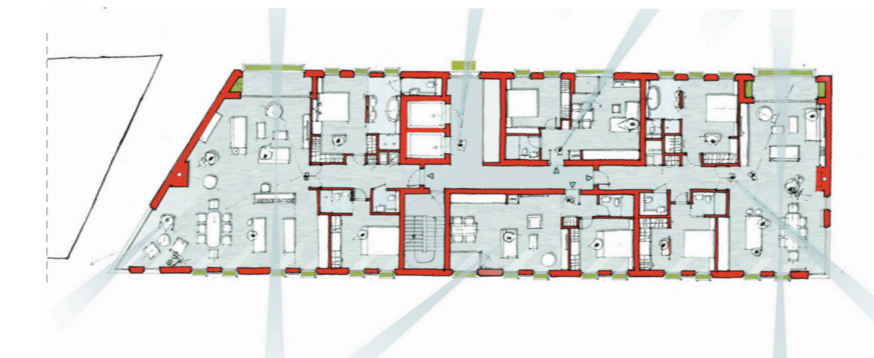


Scale: 1:500@A3



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.



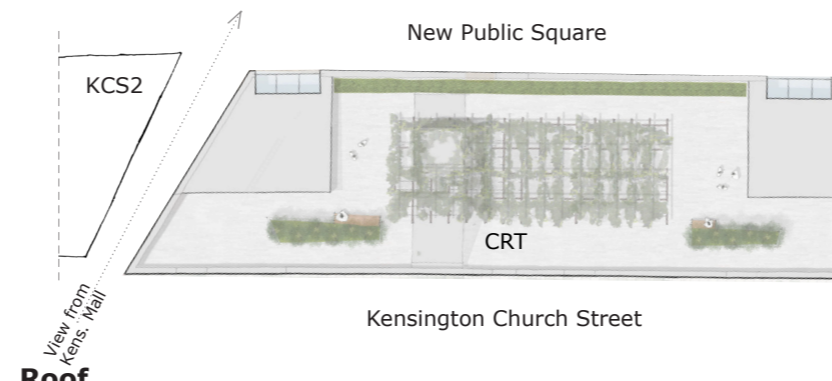
Scale: 1:500@A3
 0 5 10 20

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**

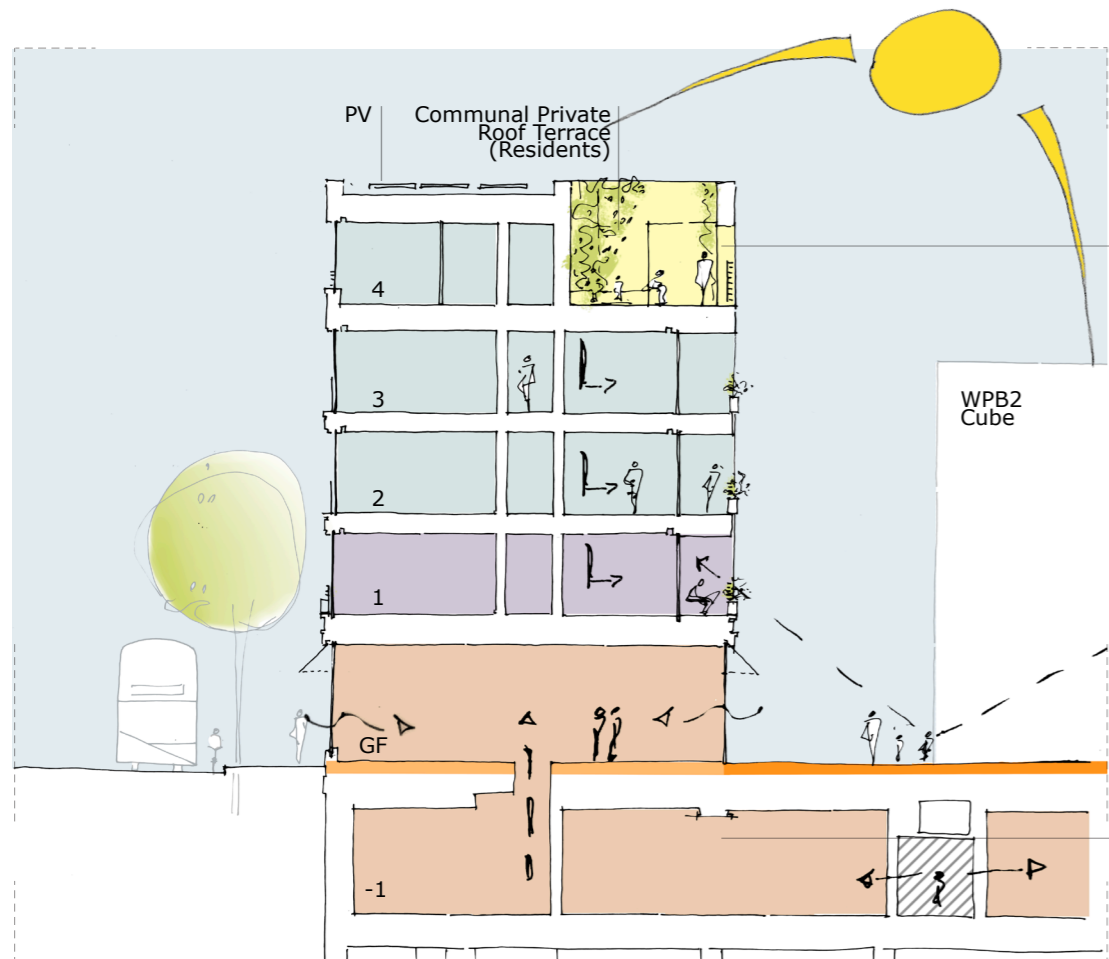


Roof

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.

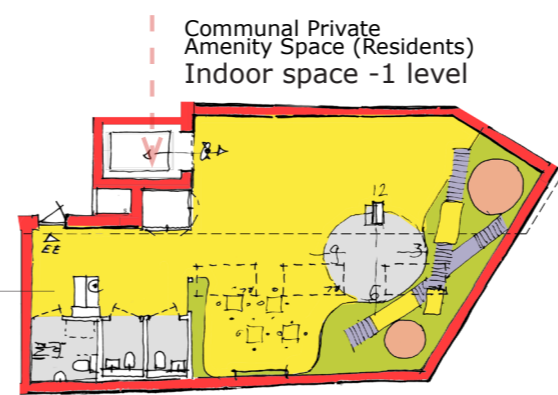
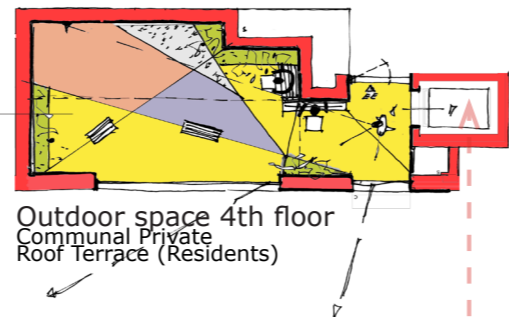
Key

- | | |
|---|--|
| 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



Scale: 1:250@A3

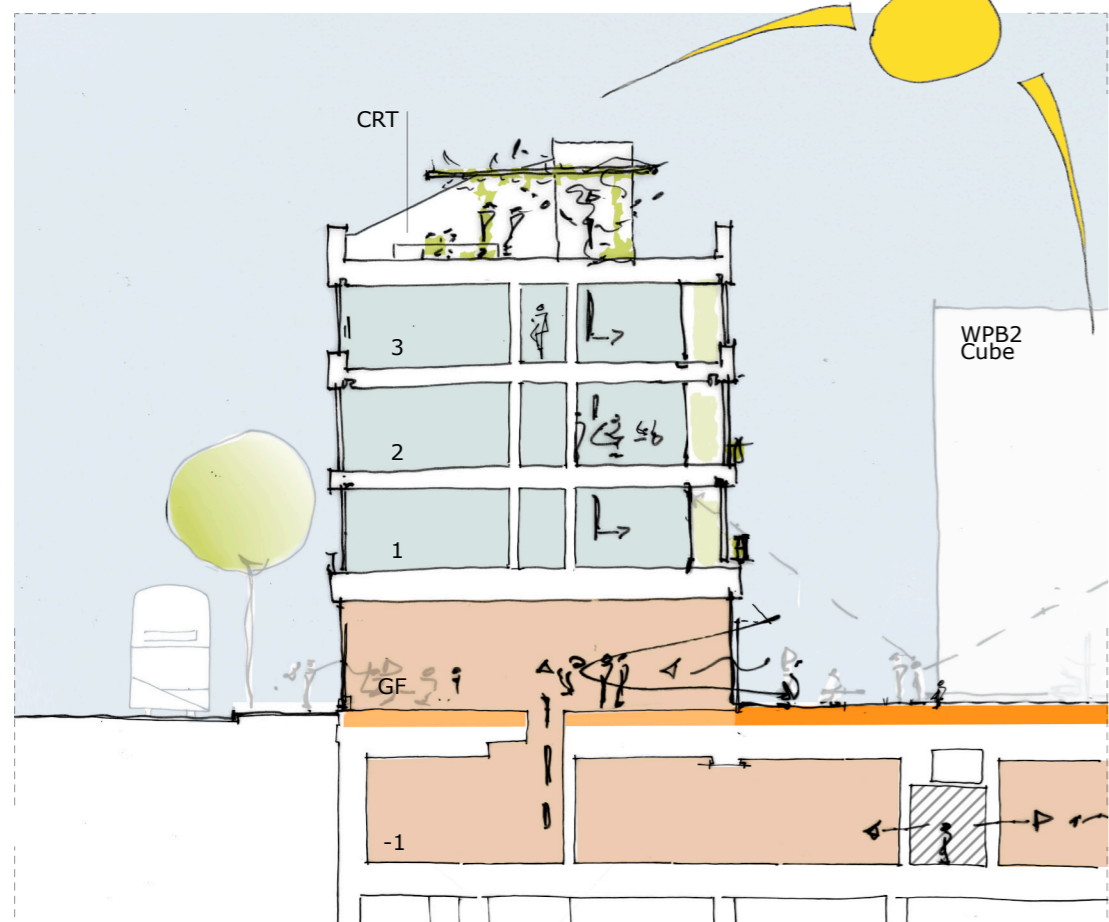


3.2 KCS1

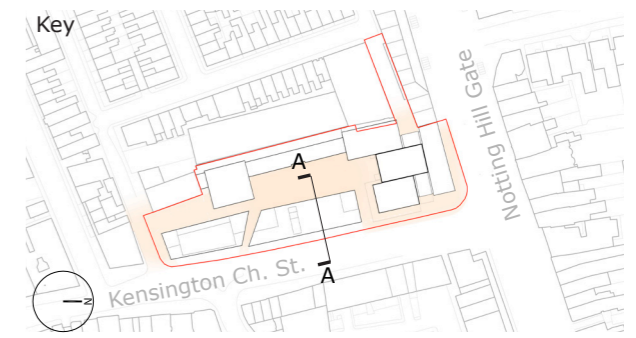
3.2.5 Planning Submission Sept 2017 DAS:
 "A **Communal terrace** for residents use atop KCS Building 1 - providing a space for residents to gather and for the integration of play space, is to provide further soft landscaping at high level. All apartments are to benefit from external amenity space, with 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.

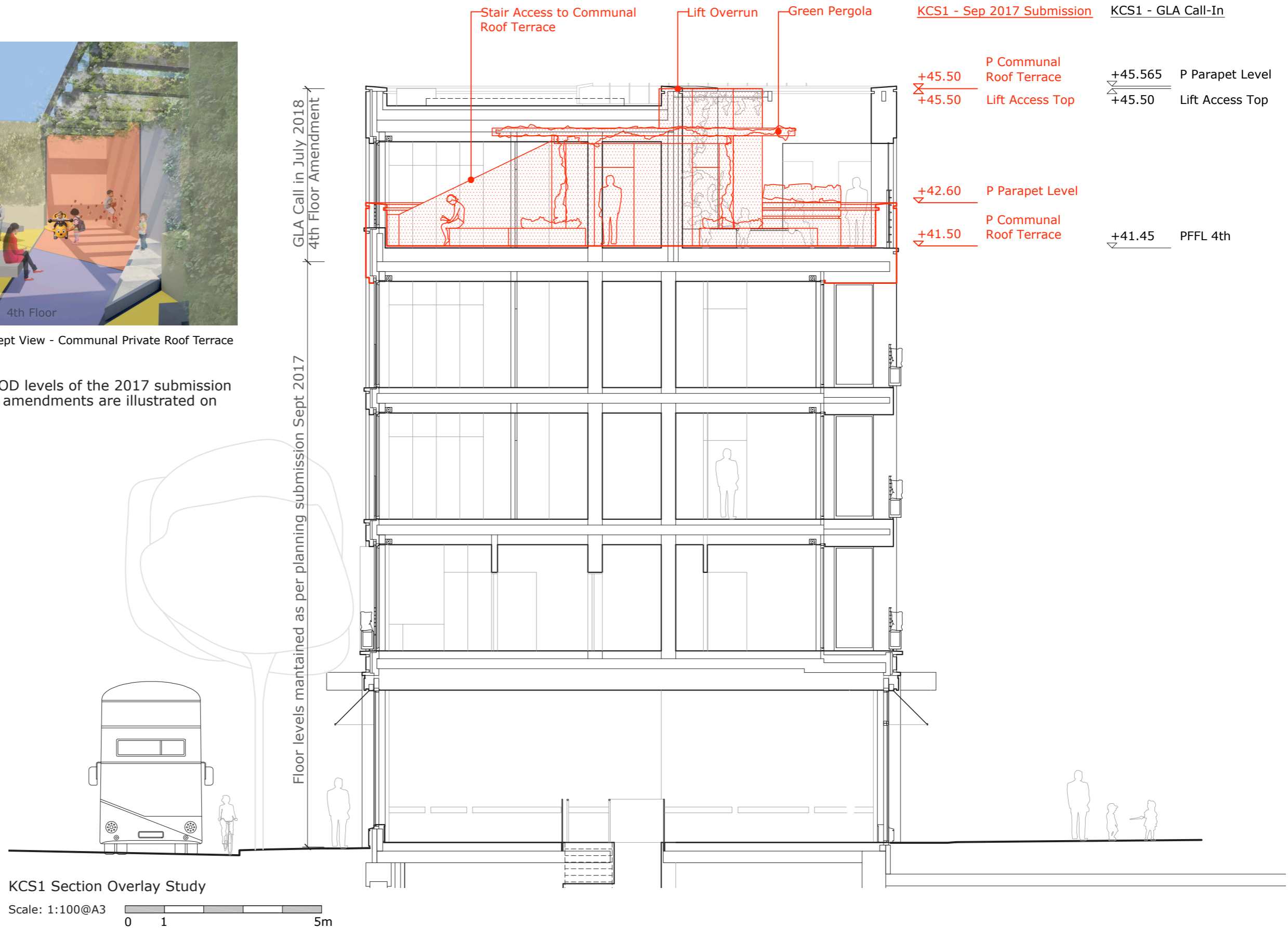


	Retail		New Public Square	M	Mezzanine
	Surgery		Supporting Space	PR	Pinched Roof with Integrated Services
	Office		Car Park and Services	PV	Photovoltaics
	Residential		Services	IG	Intensive Garden
	Affordable			CRT	Communal Roof Terrace
	Communal Private Roof Terrace (Residents)				



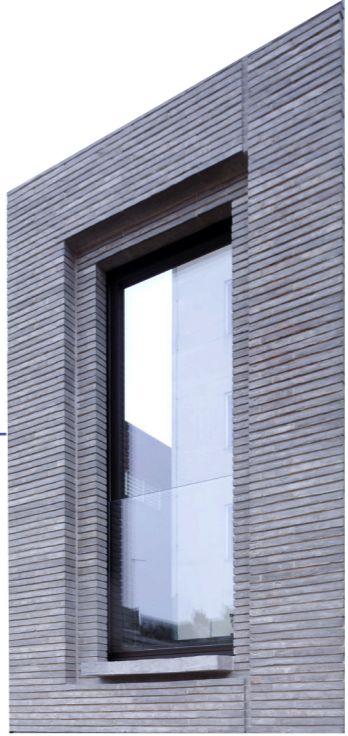
GLA Call In July 2018 - Proposed Concept View - Communal Private Roof Terrace

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.



3.2 KCS1

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

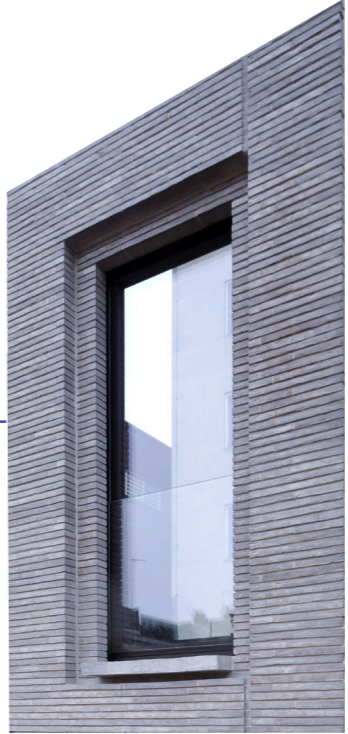


GLA Call In July 2018 - Proposed KCS1 and KCS2 East Elevation - Kensington Church Street
Planning Sept 2017 - KCS1 and KCS2 East Elevation - Kensington Church Street

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.

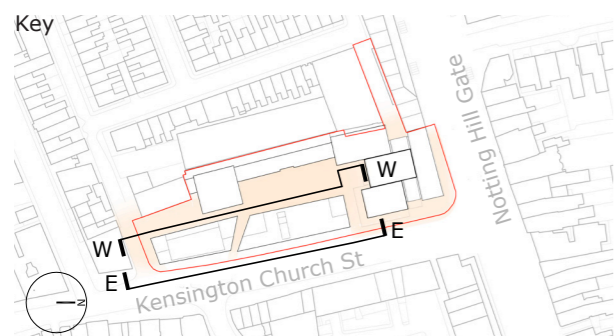
3.2.11 Planning Submission Sept 2017:

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.

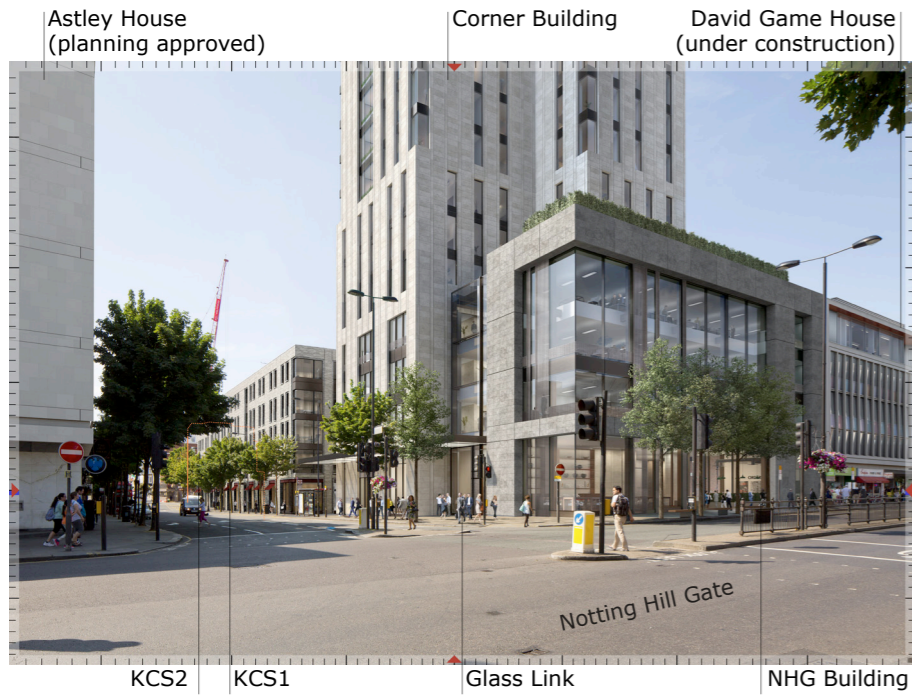


Proposed KCS1 and KCS2 West Elevation - onto the New Public Square - **GLA Call In July 2018**
KCS1 and KCS2 West Elevation - onto the New Public Square - **Planning Submission Sept 2017**

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

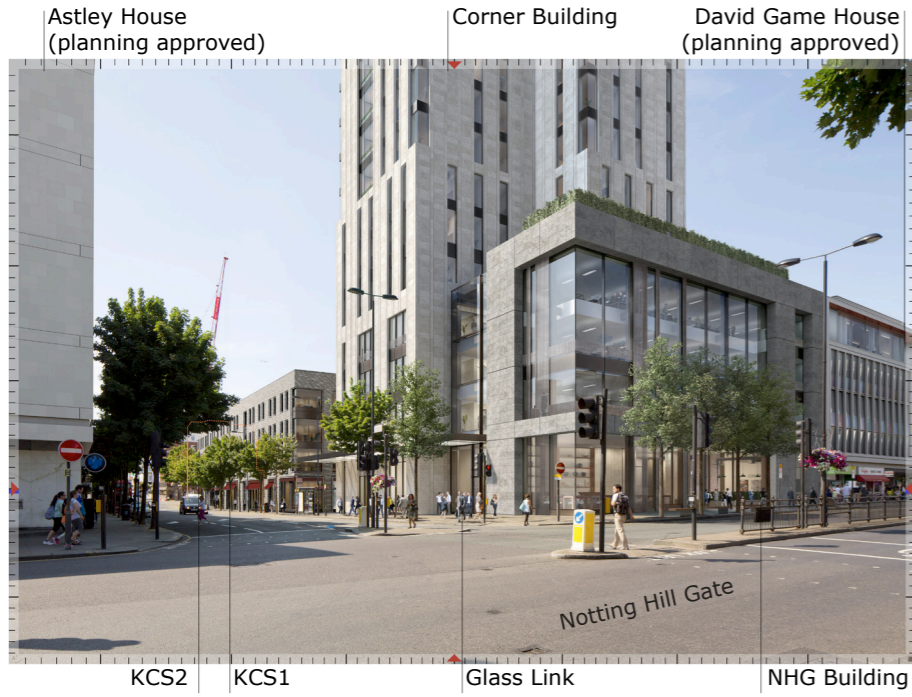
Planning Sept 2017 - Views



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):

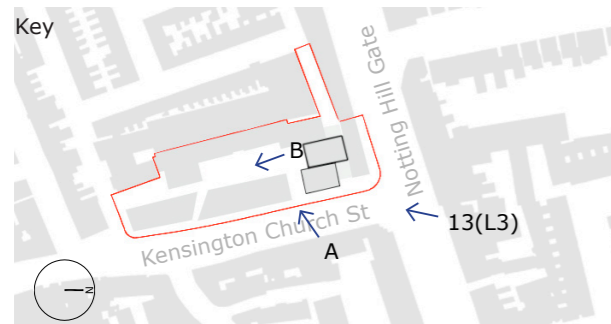
The proposed KCS1 G+3 height was similar to the proposed KCS2 height at parapet level, the massing stepped up to Notting Hill Gate on the North-East corner of the site.

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)

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.

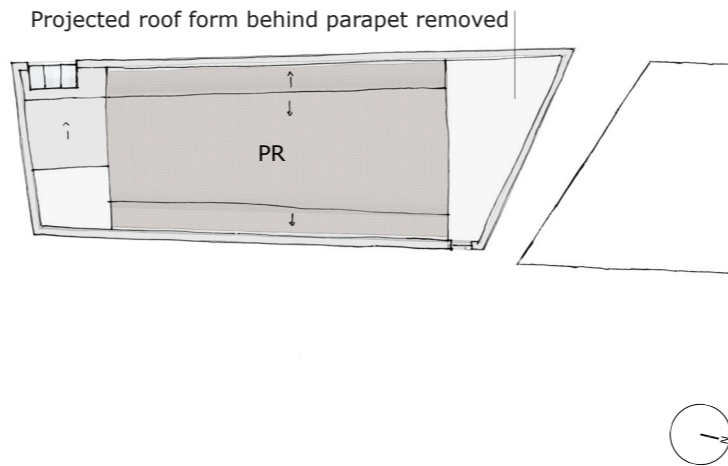


GLA Call In July 2018 - Proposed 1st Floor - Roof

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.

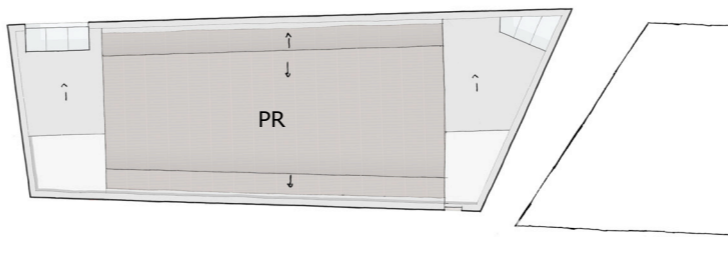
1st-3rd Floor

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

3.3 KCS2

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)



Kensington Place | KCS2 | New KCS Lane | KCS1

West Elevation (W)



KCS1 | New KCS Lane | KCS2 | Kensington Place

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.



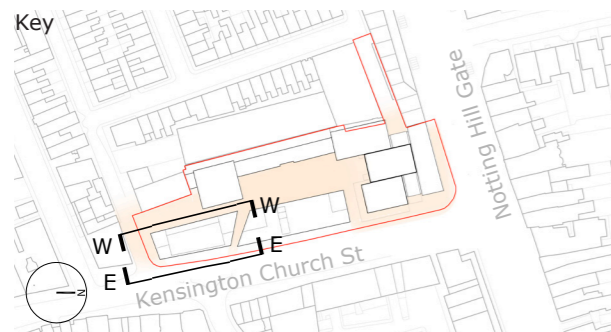
East Elevation (E) Kensington Church Street

Kensington Place | KCS2 | New KCS Lane | KCS1



West Elevation (W)

KCS1 | New KCS Lane | KCS2 | Kensington Place

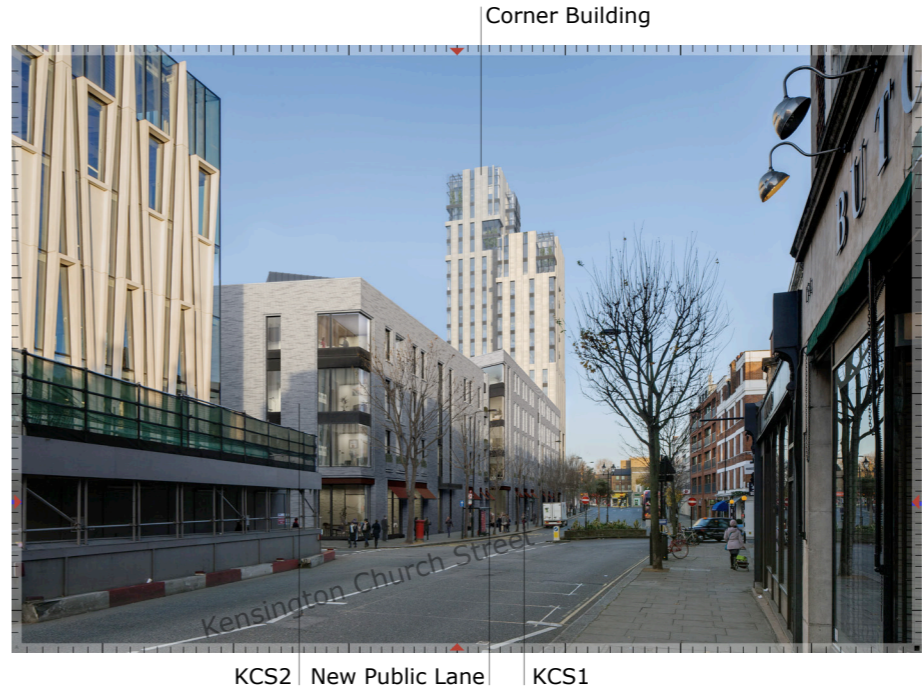




GLA Call In July 2018 - Proposed View 29(L1). Kensington Place - Looking North along Newcombe Street (Miller Hare verified view)



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)

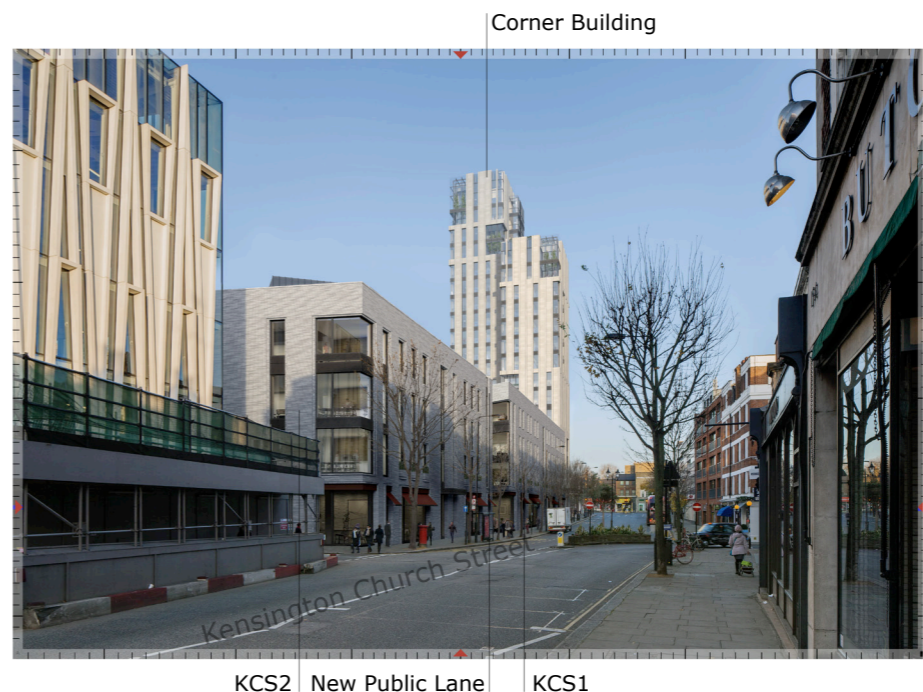
GLA Call In July 2018 - Proposed Views
Planning Sept 2017 - Views



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)

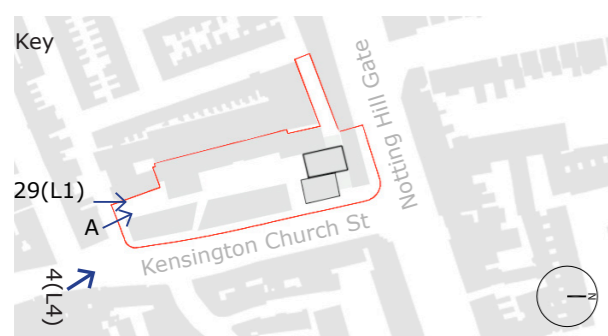
The **prominent corner** to KCS2 addressed the junction between Kensington Church Street and Kensington Place with larger openings on the corner.



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)



3.4 WPB1

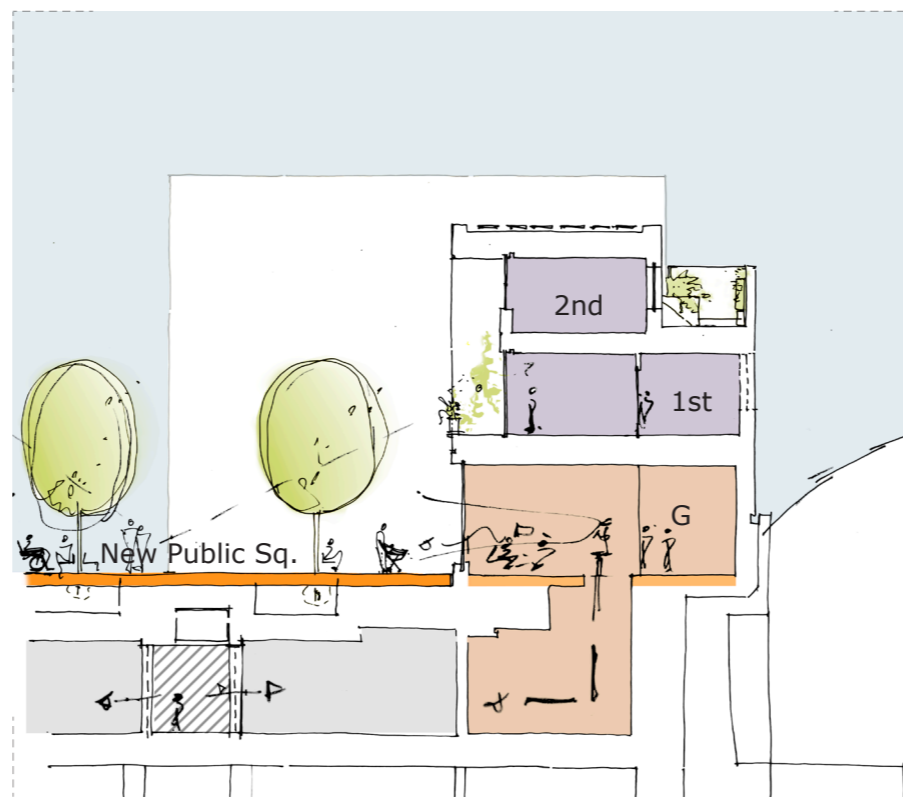
1st & 2nd Floor

The first to second floors have been developed to enhance the residential provision on the site and deliver 4 affordable duplex homes, comprising of 2x3bed (5person) and 2x3bed (4person) apartments.



GLA Call In July 2018 - Proposed 1st & 2nd Floor Plan

Planning Sept 2017 - 1st & Mezzanine Floor Plan



Proposed Concept Section

Concept Section

3.4.1 Planning Submission Sept 2017 DAS:

"West Perimeter Building 1 would line the currently blank wall of the London Underground Station, where a row of terraces historically stood, and provide an active West edge to the new public square. WPB1, with its smaller scale, would respond to the finer urban grain to the West. The massing would step from ground+1 along the sensitive west edge, up to ground+1+mezzanine facing on to the new public square."

(DAS 2017 p.100 para.4.3.1)

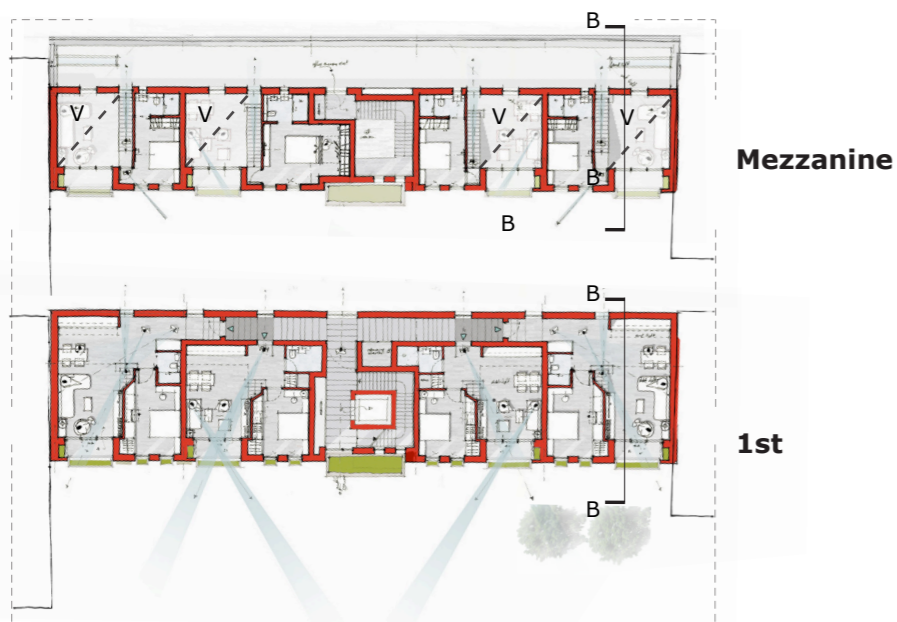
3.4.2 GLA Call In July 2018:

WPB1 building form and its role within the urban quarter is maintained.

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 accommodation.

At **ground floor** the provision of 4 retail units (supported by further below ground space) is maintained alongside a residential entrance.

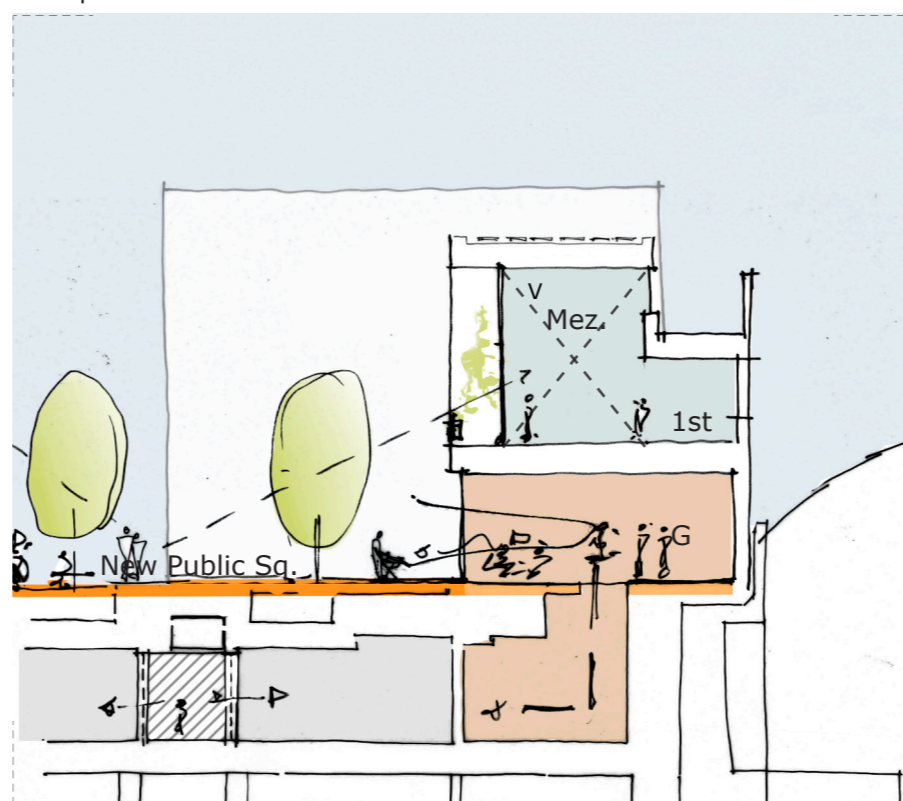
At **roof level** the provision of photovoltaic panels (set behind and below the roof's parapet) is maintained, contributing to the site's renewable energy source. A small refinement to the roof elements, behind and below the roof's parapet line, introduces two new small projected roof forms to integrate soft landscaping and provide good headroom to private staircases serving the two duplex apartments at the ends of the floor plate.



1st & Mezzanine Floor

At first floor and mezzanine level the layouts provided private residential, with 4x2bed (4 person) apartments.

Scale: 1:500@A3
0 5 10 20



Scale: 1:250@A3
0 5 10 15m

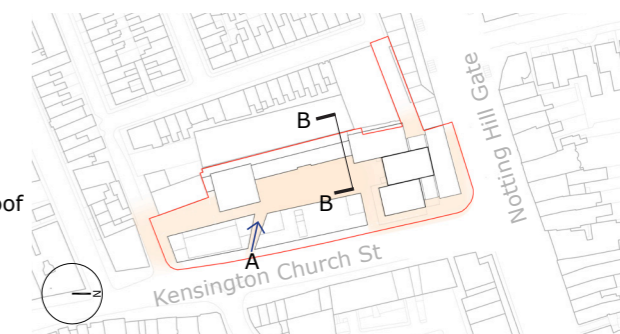
3.4.3 Planning Submission Sept 2017:

At **ground floor** the provision of 4 retail units (supported by further below ground space) were located alongside the residential entrance.

At **roof level**, discreetly integrated services within a pitched roof form, were set back from the building's edges. At roof level a provision of photovoltaic panels (set behind and below the roof's parapet) contributed to the site's renewable energy source.

Key

- Retail
- Surgery
- Office
- Residential
- Affordable
- Communal Private Roof Terrace (Residents)
- Supporting Space
- Services
- V - void



3.4 WPB1

3.4.4 Planning Submission Sept 2017 DAS:

"The elevation of the building would fully open up onto the new public square. Larger scale retail openings would define the base of the building. A combination of smaller scale openings to bedrooms and double height openings, with setback terraces, to its living areas would define the upper part of the building."
(DAS 2017 p.102 para.4.3.3)

3.4.5 GLA Call In July 2018:

The approach to the WPB1 architecture has been maintained, including its entrance zones, rhythm of fenestration, materiality and detailing.

There is only small refinement to the East elevation, to give privacy to the new bedrooms (above living areas). This is achieved through the provision of solid metal cladding at the lower level of the 2nd floor, within the double height facade recesses.

The West elevation design has been developed, with the location of the openings reflecting the amended layouts.

The distances between the proposed West elevation and the existing Jameson Street properties (located further to the West, at the other side of the LUL station roof) are unchanged. The opportunity to green this elevation is maintained in the proposal.

3.4.6 Planning Submission Sept 2017:

The elevation opened up onto the new public square. Larger scale retail openings defined the base of the building. A combination of smaller scale openings to bedrooms and double height openings, with setback terraces, to its living areas defined the upper part of the building.

WPB2 - Cube

WPB1

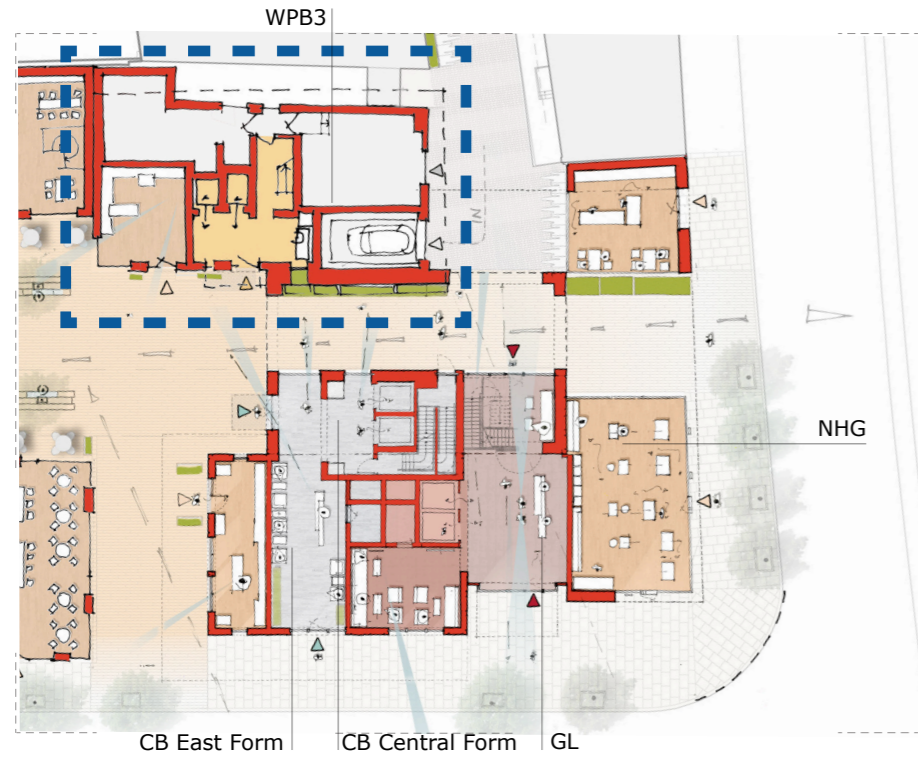
Solid metal cladding at the lower level of the 2nd floor, within the double height facade recesses, added to achieve privacy to new bedrooms (above living areas)



KCS2
KCS1
New KCS Lane to New Public Square
GLA Call In July 2018 - Proposed View A. New KCS Lane looking West towards New Public Square
(Miller Hare CGI)

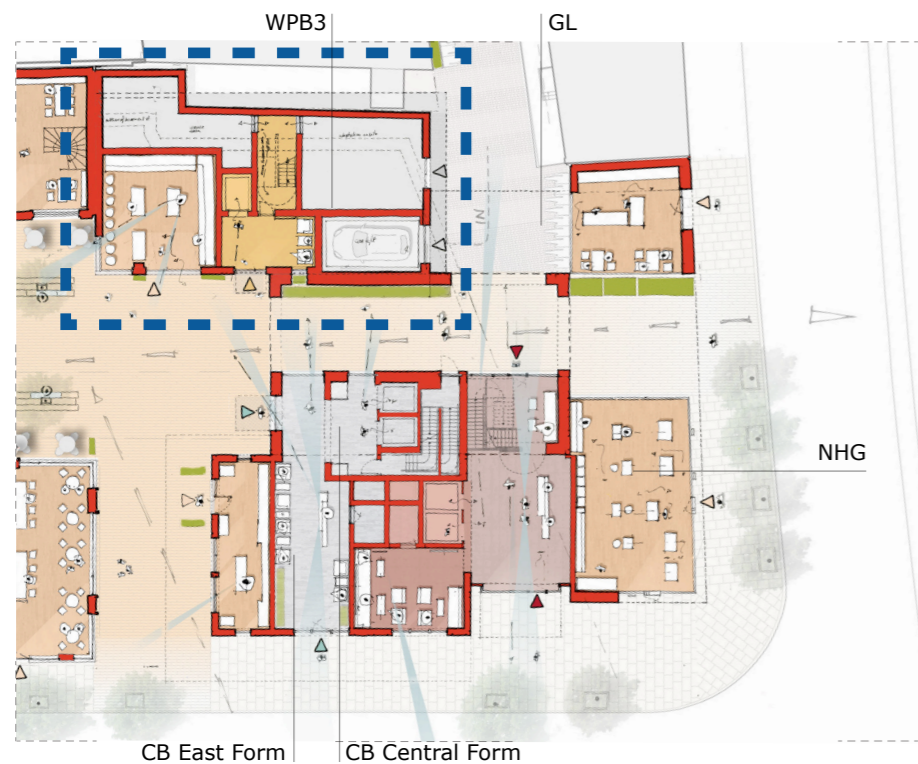
Ground Floor

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

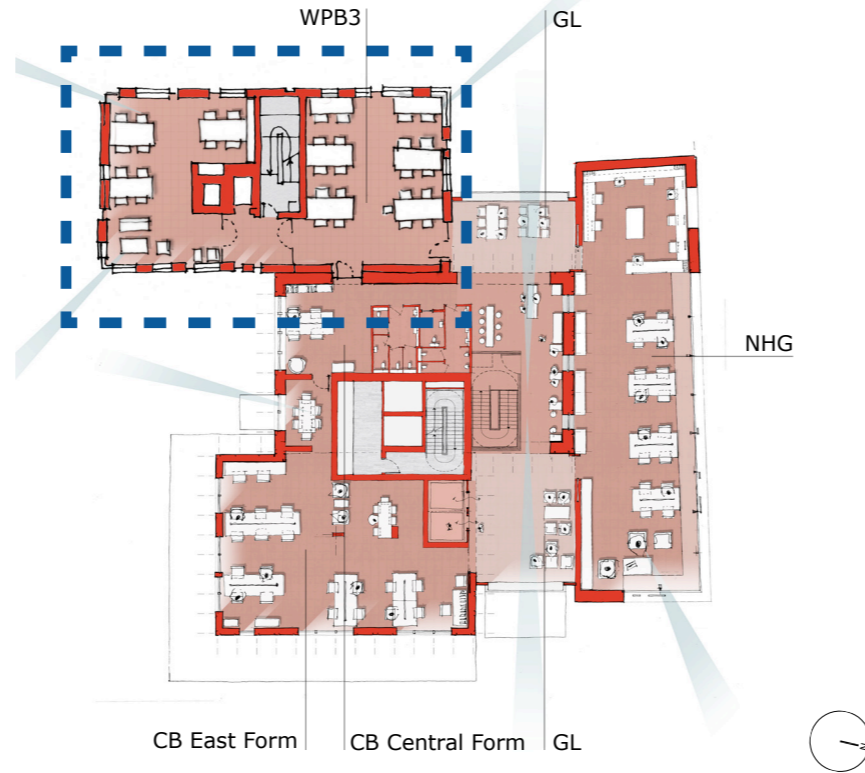


Ground Floor

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

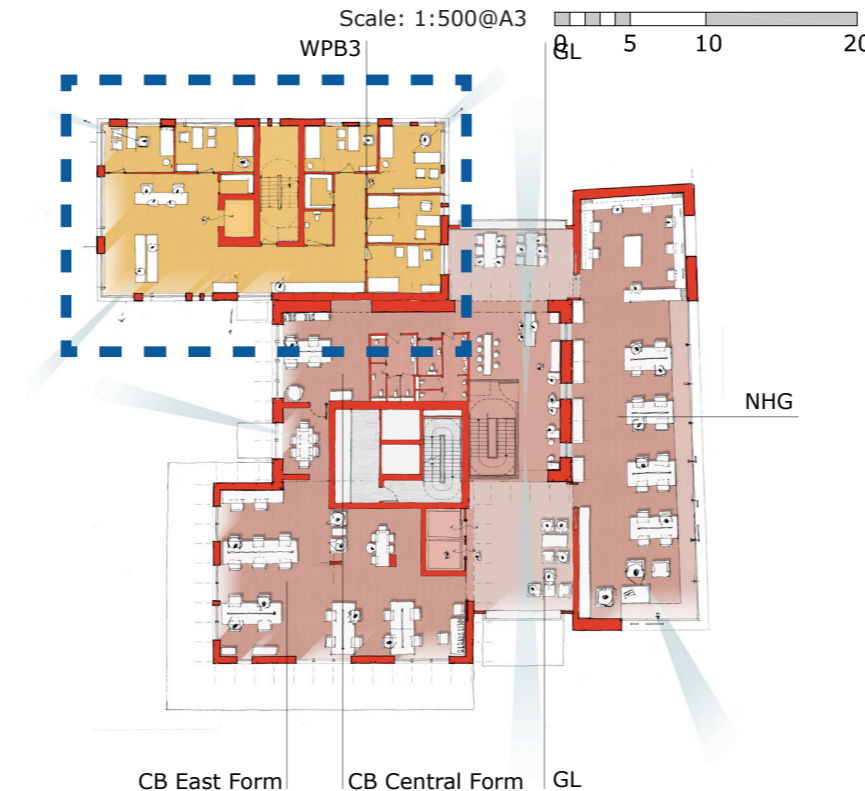
3rd Floor

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.

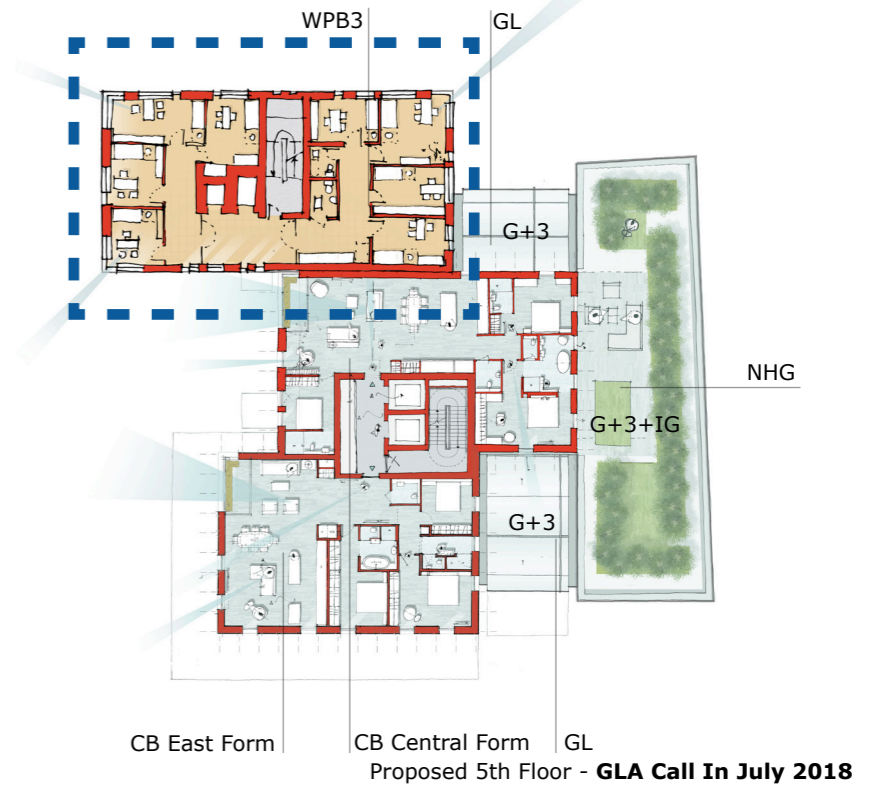
3.5.6 Planning Submission Sept 2017:

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.

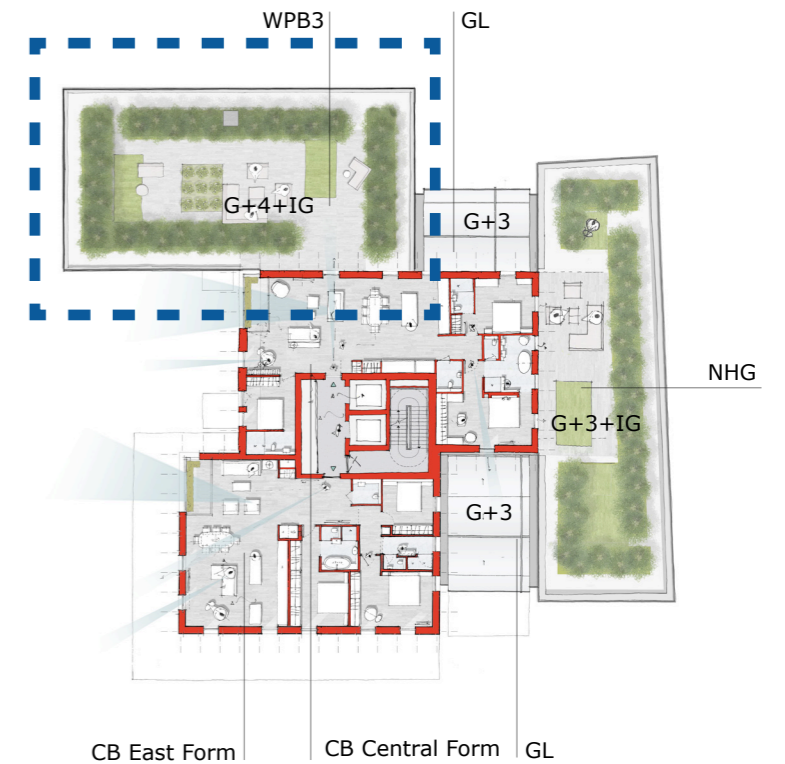


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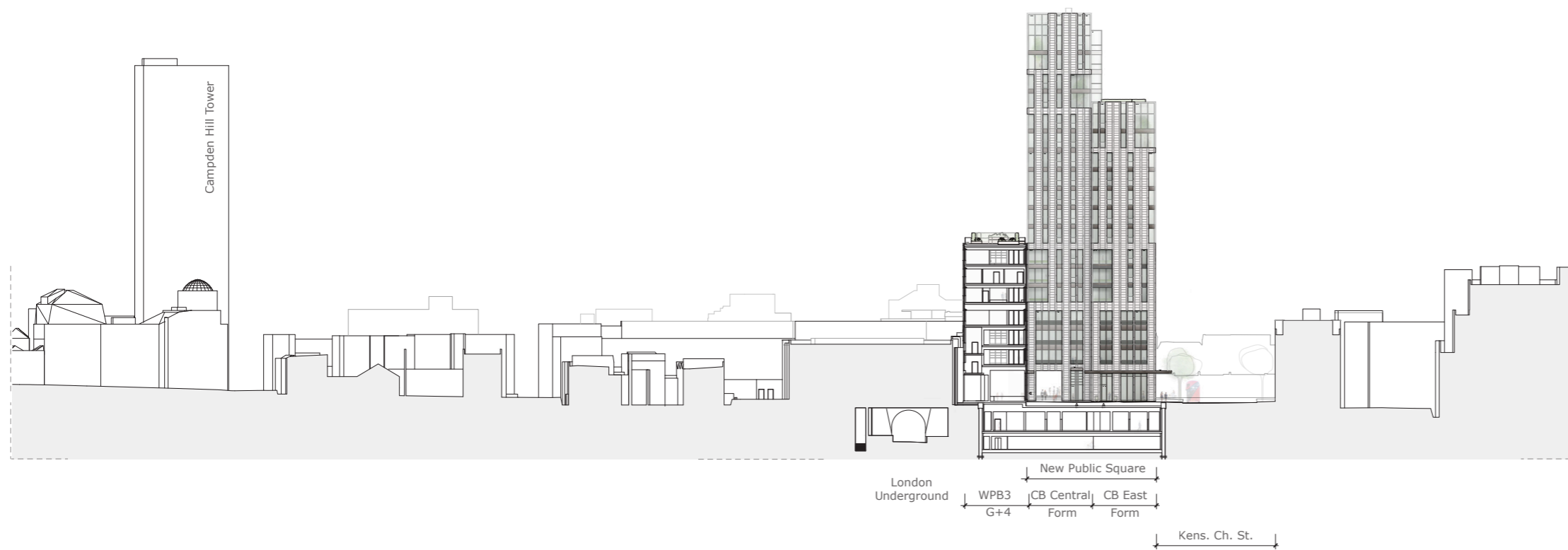
Proposed 5th Floor - **GLA Call In July 2018**

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



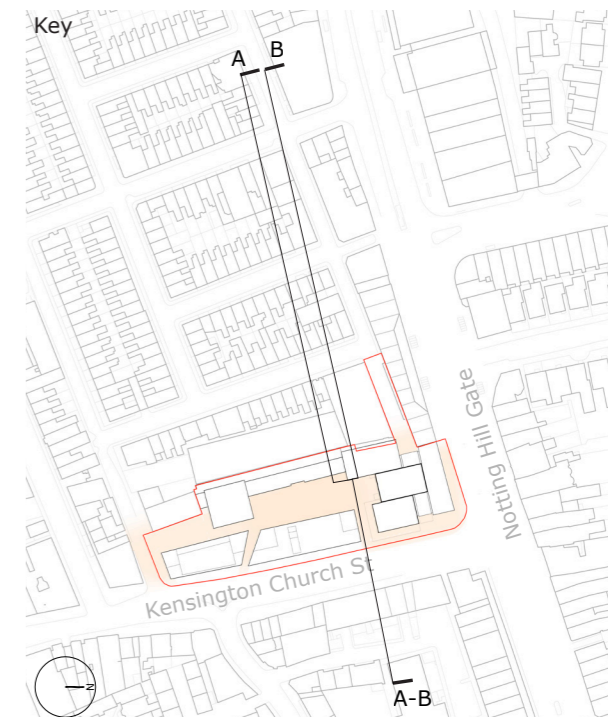
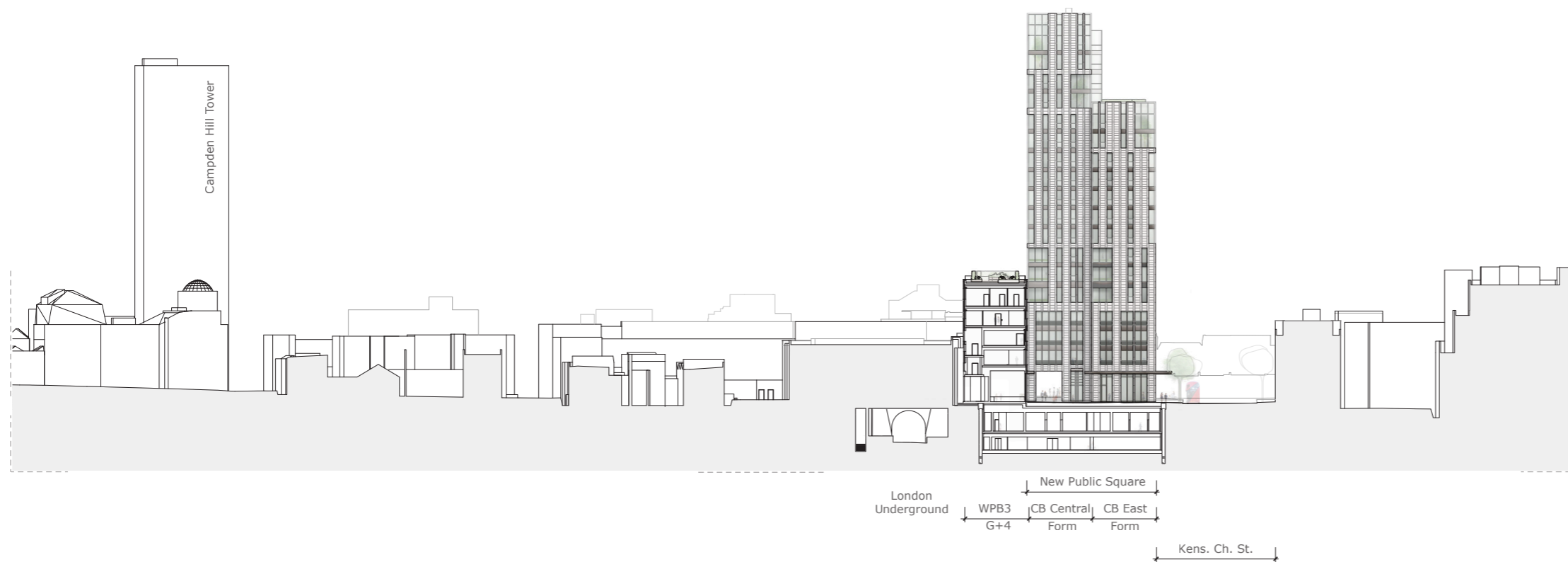
5th Floor
At roof level an intensive garden provided private outdoor amenity, connected to an apartment within the Corner Building. The roof garden had landscaping set back from the building's edges that screen the space from view.

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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 0 10 20 50

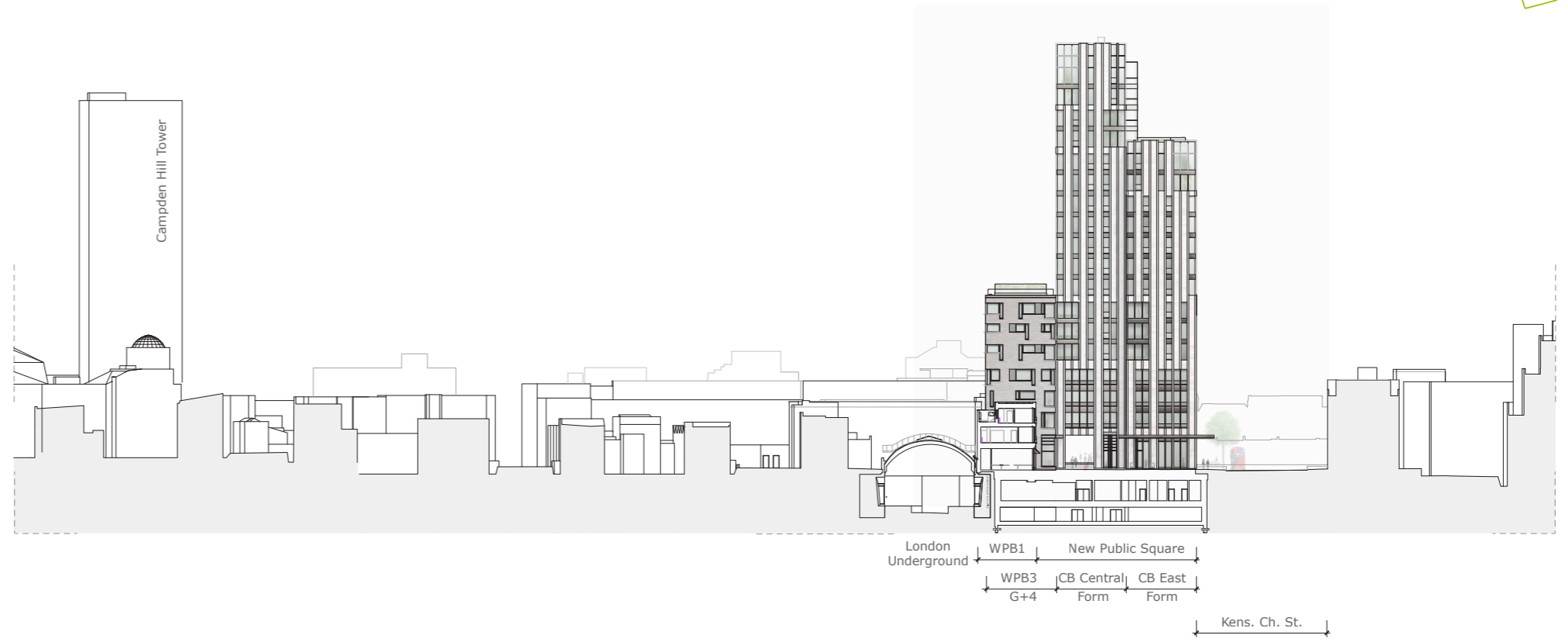


3.5.7 Planning Submission Sept 2017 DAS:
 "The surgery's requirements for a high degree of privacy and natural light would be achieved by a composition of vertical slot openings strategically located and high level horizontal strip windows."
 (DAS 2017 p.105 para.4.4.4)

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.

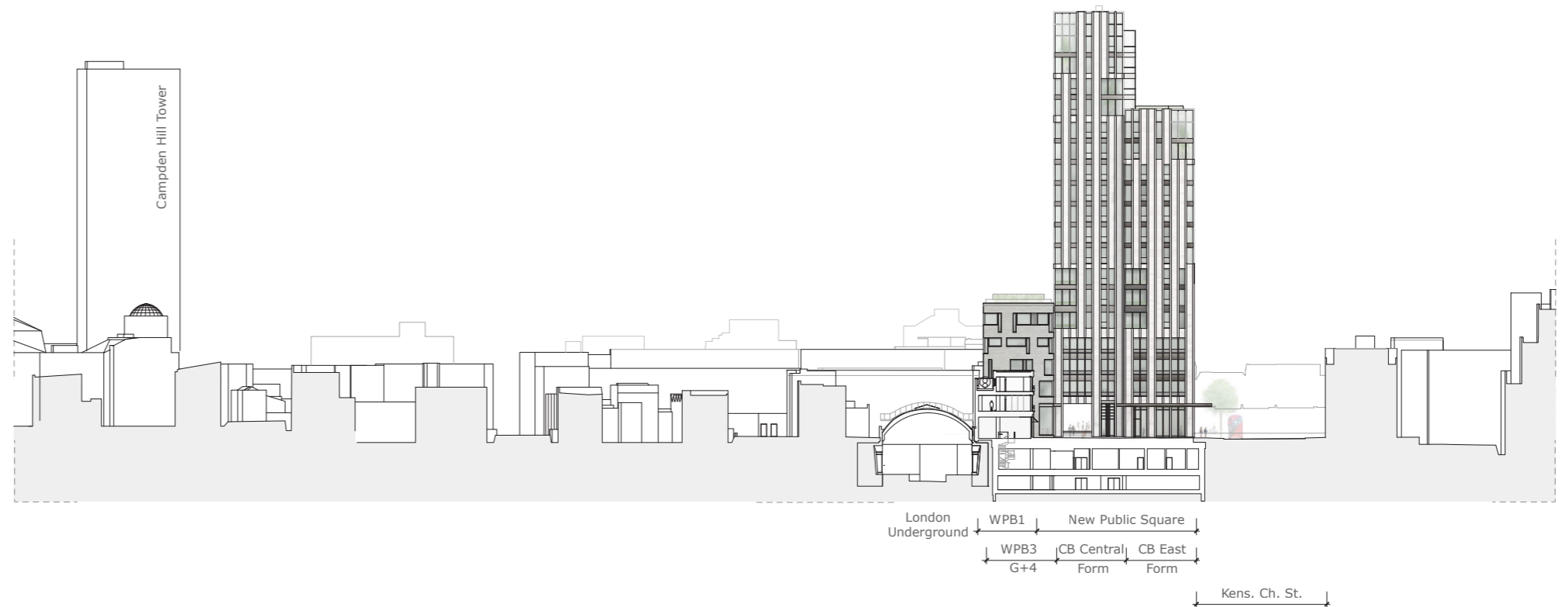
The approach to the architecture has been maintained, including its entrance zones, balance of slot and strip windows, materiality, detailing and the way in which its prominent corner addresses its specific setting.

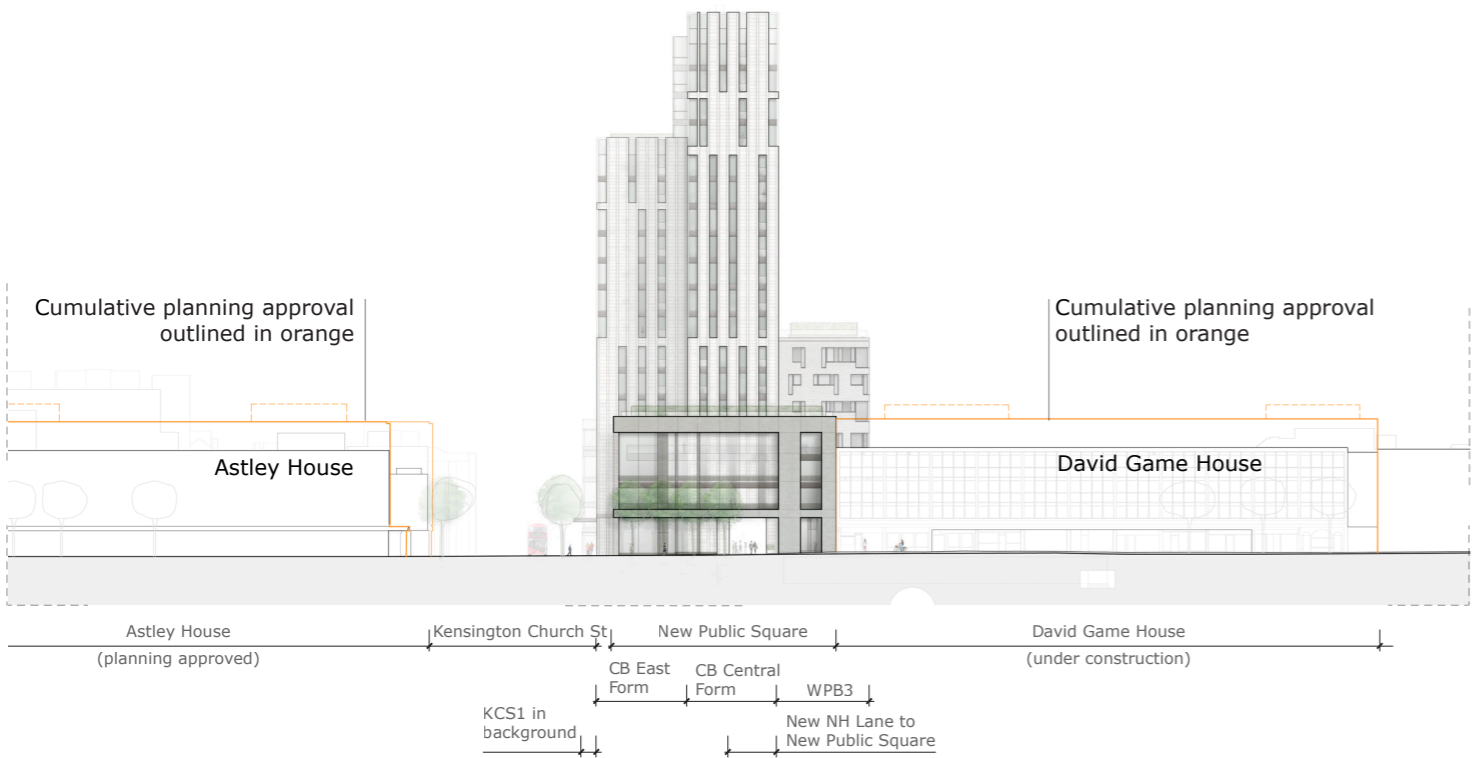


Proposed Site Section A - **GLA Call In July 2018**
 Site Section A - **Planning Submission Sept 2017**

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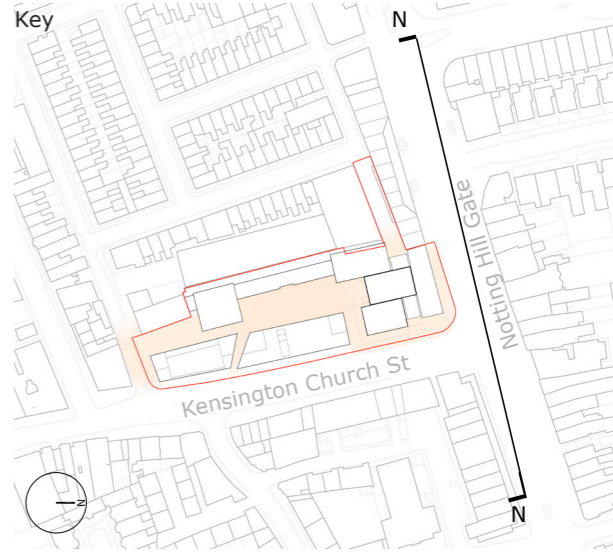
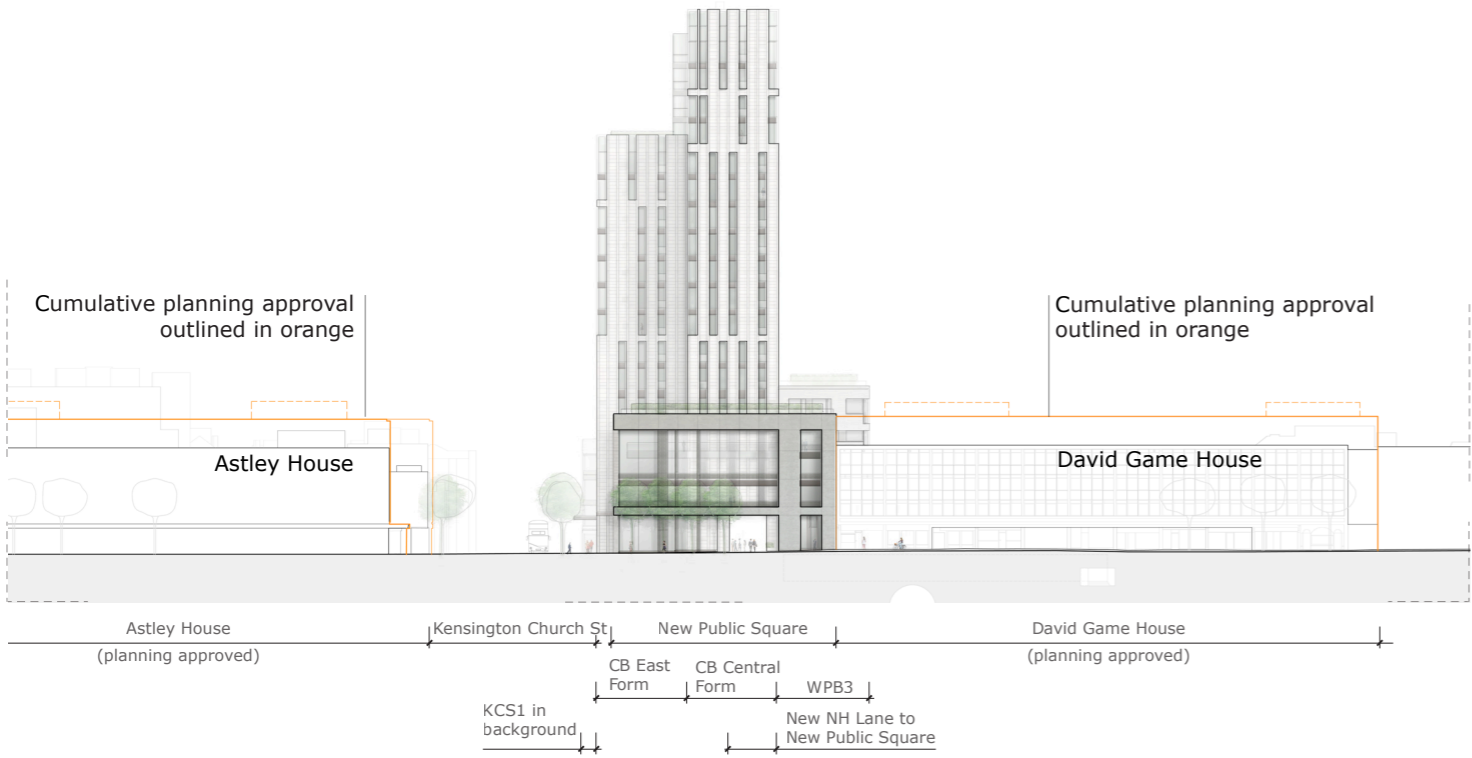
3.5.9 Planning Submission Sept 2017:
 The proposed WPB3 G+4 height stepped up from the transport infrastructure edge to the site's west boundary and the District Centre to the North.





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

Scale: 1:1000@A3
0 10 20 50



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.

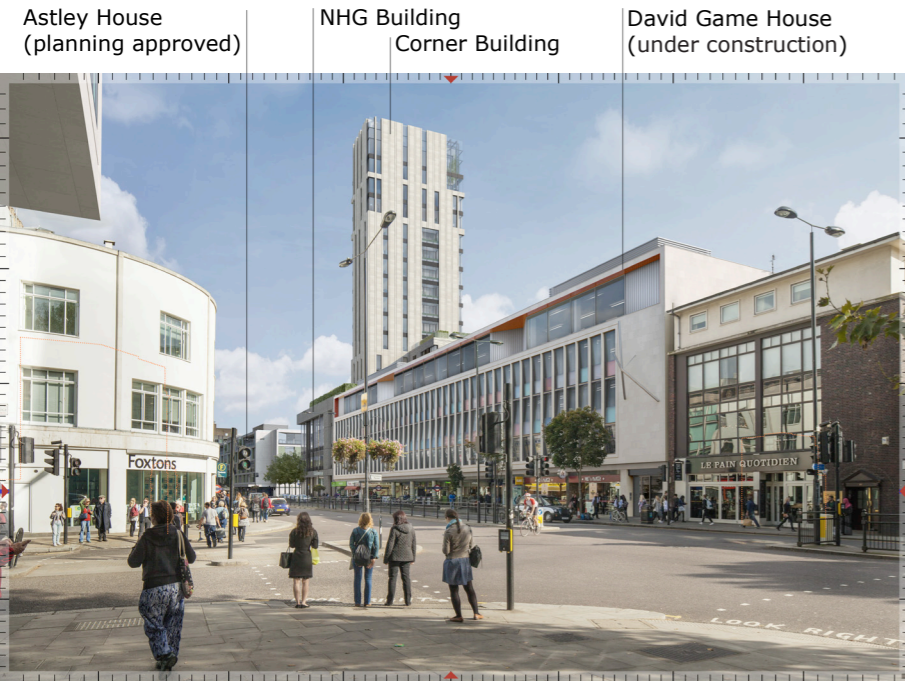
The proposed North elevation illustrated opposite shows an outline of the neighbouring consented schemes and demonstrates the good alignment of the proposed Notting Hill Gate Building and the consented proposals for David Game House (currently under construction) and Astley House. The resulting composition 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.



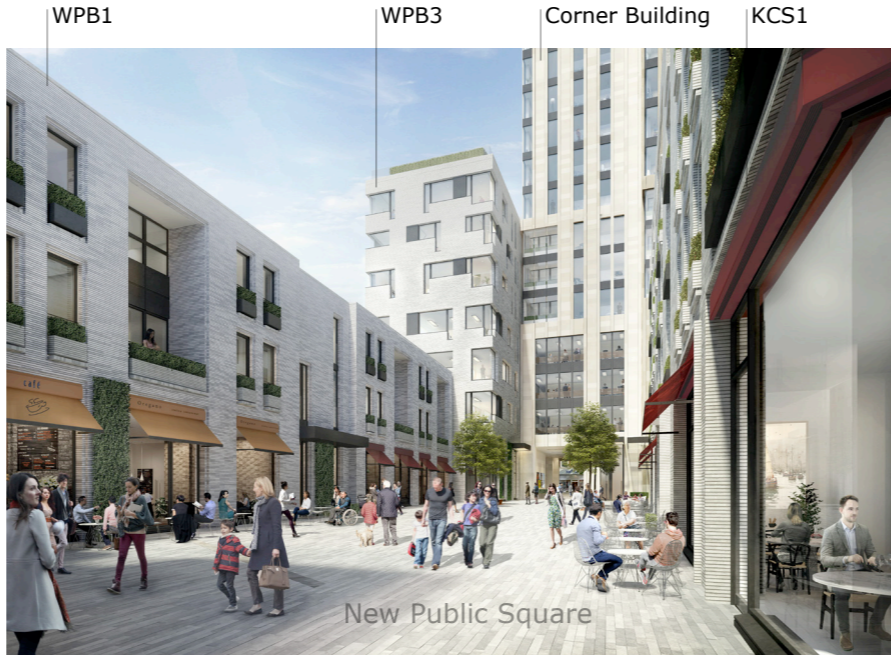
"Cumulative buildings provide shelter to the Site and improve the wind conditions further. Therefore Configuration 2 - with cumulative buildings in situ - has acceptable wind conditions across the Site, at all thoroughfares, entrances, seating and amenity areas (both public and private) during all seasons. 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

Scale: 1:500@A3

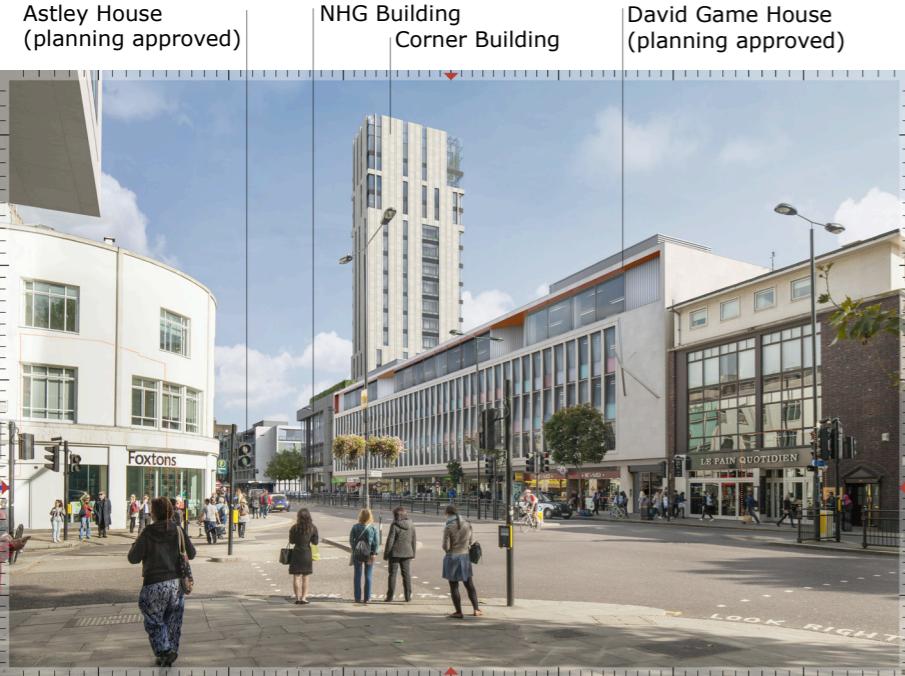


GLA Call In July 2018 - Proposed View 8(L9). Notting Hill Gate - Outside Jamie Oliver Restaurant. (Miller Hare verified view, cumulative planning approvals illustrated, outlined in orange or rendered)

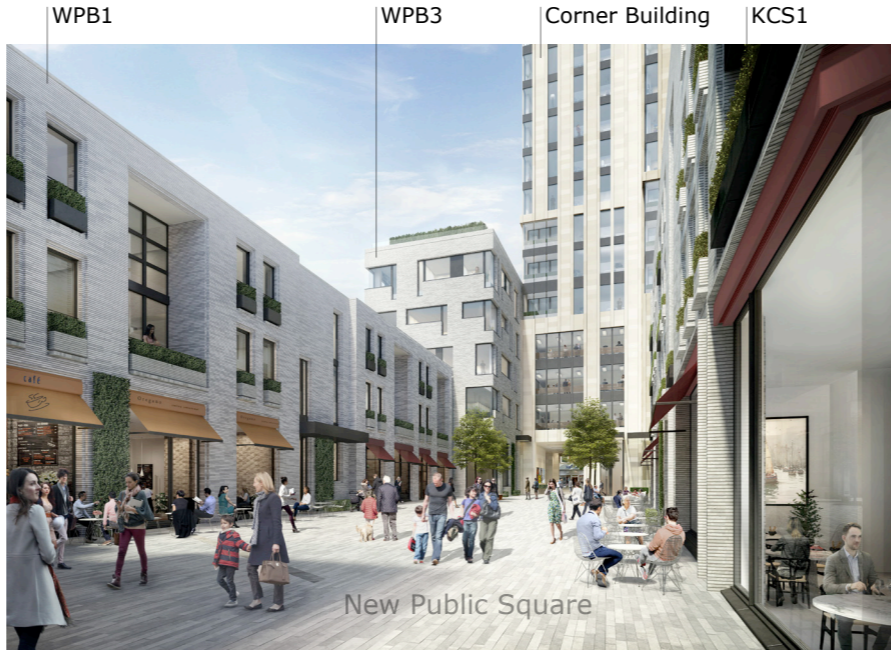


GLA Call In July 2018 - Proposed View A. New Public Square looking North towards Notting Hill Gate (Miller Hare CGI)

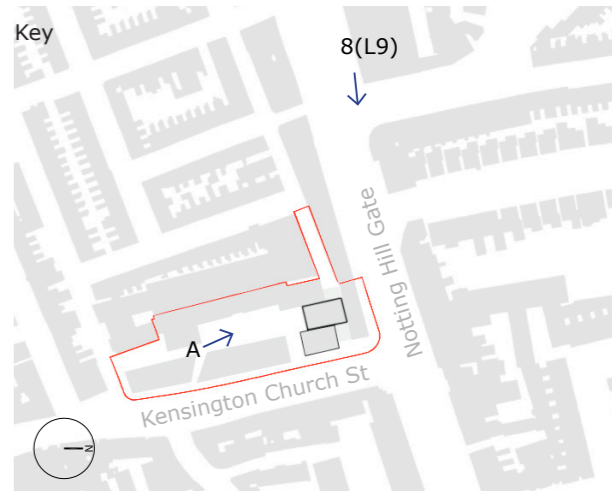
GLA Call In July 2018 - Proposed Views
Planning Sept 2017 - Views



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.



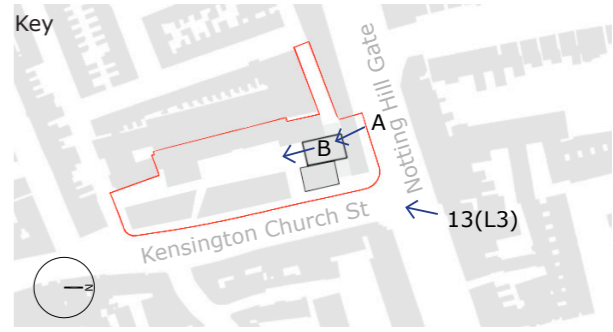
GLA Call In July 2018 - Proposed View A. New Public Square looking North towards Notting Hill Gate (Miller Hare CGI)



GLA Call In July 2018 - Proposed View A. Entry to New Notting Hill Lane from Notting Hill Gate, looking South towards the New Public Square (Miller Hare CGI)



GLA Call In July 2018 - Proposed View B. Arrival to New Public Square from New Notting Hill Lane and Uxbridge Street, looking South (Miller Hare CGI)



4.0 Conclusion

4.1 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.

4.2 Seven years of extensive knowledge of the site specifics, its setting and the design proposal, has informed the project team's response to the GLA's key objective to increase affordable homes on-site.

4.3 The proposal for an increase to the height of two perimeter buildings only (KCS1 from 4 to 5 storeys and WPB3 from 5 to 7 storeys), has been well considered by the Design Team from the start of the GLA call-in process. Positive feedback from the Design Team and constructive consultation with the GLA informed the client's decision to proceed with the development of the proposed changes.

- 4.4** The proposal is to deliver the following improvements:
- 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 - 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.
 - Enhanced surgery provision, with an additional lift.
 - Enhanced on-site renewable energy provision, with additional photovoltaic panels.
 - Townscape benefits to the District Centre, with enhancement to the stepping of the massing across the site, to the definition of the urban streetscape along Kensington Church Street and to views of its significant corner with Notting Hill Gate.

4.5 Consultants' assessment of the proposal is provided within their addendum documents, support for the proposal includes:

- "Within the Proposed Development, future occupants would enjoy high levels of natural light provision, both in respect of the proposed dwellings and external central courtyard space."
- "When taken in the round, the proposed development is therefore concluded as acceptable on daylight and sunlight grounds and compliant with the London Plan, Housing SPG and Consolidated Local Plan." (Daylight, Sunlight and Overshadowing Report, July 2018, p.57, GVASB)



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)

"The consents for David Game House and Astley House – to the west and east of the Corner Building of the Proposed Development will transform the southern street frontage of the Notting Hill Gate District Centre, which the Proposed Development will complement, providing a visual counterpoint to their strong horizontal forms."
(TVIA Addendum, July 2018, p.65 para.2.58, Tavernor Consultancy)

4.0 Conclusion

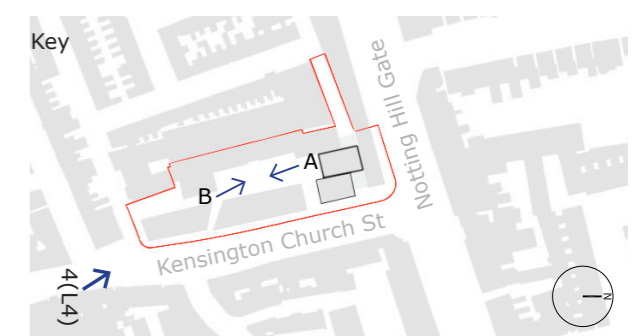


GLA Call In July 2018 - Proposed View 4(L4). Kensington Church Street looking North (Miller Hare verified view)

"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)



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



4.0 Conclusion

- *"The Proposed Amendments have enhanced the inclusive design provisions throughout the scheme, including general circulation throughout the site, an additional lift provided within West Perimeter Building 3, and provision of evacuation lifts within each building to facilitate step-free egress."* (Access Statement Addendum, July 2018, p.7, Arup)
- *"The conclusions of the September 2017 Transport Assessment remain valid, such that, the proposed scheme will deliver a high quality development which will be accessible by walking, cycling, buses and London Underground services."* (Transport Assessment Addendum, July 2018, p.6 para.6.4, TPP)
- *"All thoroughfares are acceptable for leisure walking or calmer. All entrance locations are acceptable for the intended pedestrian use. All public square seating areas were also identified as being acceptable for the intended pedestrian use. All terrace receptors would be acceptable for the intended use during the summer season."* (Pedestrian Level Wind Microclimate Assessment, July 2018, p.6 para.22.3, RWDI)
- *"In accordance with planning policy, the proposed development would enable the regeneration of an underutilised brownfield site at the heart of Notting Hill Gate District Centre. It would deliver a number of locally important amenities, including step free access to the Underground Station (also of strategic importance to London), a new doctors' surgery and a high quality and permanent home for the locally popular Farmers' Market in a new public square. Approval of this application would, therefore, accord directly with the conclusions of the appeal Inspector who was clear that, if the affordable housing issue could be addressed, regeneration of the site should not be delayed."* (Planning Statement Addendum, July 2018, p.2 para.1.5, Quod)

4.6 Planning Inspector David Nicholson, in his decision dated 12th June 2017, with reference to the planning submission November 2015, found the following:
"I find that the overall design of the scheme would accord with policies 7.4, 7.5, 7.6 and 7.7 of the London Plan, (consolidated with alterations) dated March 2016, which set criteria by which to judge local character, public realm, architecture and the location and design of tall and large buildings. These include a high quality design response and the highest standards of architecture."
 (Planning Inspector Decision, 12.06.17, para.30)

4.7 The planning submission September 2017 and the subsequent GLA call in amendments fully maintain the design strategy, quality of its public realm, integrity of the overall architecture, high quality materiality and richness of detailing of the November 2015 proposal. The Inspector's findings therefore still stand for this proposal.

4.8 Our view is supported by professor Robert Tavernor's townscape analysis and stated in his conclusions:
"The high quality of the architectural and urban design proposals and the creation of a new public square will significantly enhance the local townscape and the character and quality of Notting Hill Gate."
 (TVIA Addendum, July 2018, p.253 para.3.11, Tavernor Consultancy)



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