



Newcombe House and Kensington Church Street
MEP Servicing Strategy Addendum

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1. INTRODUCTION

This addendum to the Mechanical, Electrical & Public Health Engineering Servicing Strategy 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 MEP Servicing Strategy 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 proposed amendments do not alter the description of development, which remains as follows:

- an increase in the number of homes (to a total of 55) and alterations to the housing mix;
- an increase in the proportion of affordable homes (to 35% by hab room and 41.8% by unit);
- an increase in office floorspace of 414 sqm GEA (to a total of 5,306 sqm);
- the addition of one storey to Kensington Church Street Building 1 in C3 residential use (from four storeys to five);
- the addition of two storeys to West Perimeter Building 3 in B1 office use (from five storeys to seven);
- alterations to the layouts of Kensington Church Street Buildings 1 and 2, and West Perimeter Buildings 1 and 3, with associated changes to the facades;
- minor alterations to the façade of the Corner Building on levels 4, 5 and 6 to respond to the revised massing of West Perimeter Building 3; and
- minor alterations to the services strategy for West Perimeter Building 2.

Further details of the Proposed Amendments are set out within the Design and Access Statement Addendum and Planning Statement Addendum.

The purpose of this addendum is to supplement the original document submitted with the planning application. It does not unnecessarily repeat information previously provided where it remains relevant, unless it assists the commentary within the report.

2.0 Mechanical, Electrical and Public Health Servicing Strategy

A Mechanical, Electrical and Public Health (MEP) engineering review has been undertaken to assess the Proposed Amendments. The proposed Mechanical, Electrical & Public Health Engineering Servicing Strategy amendments required are considered minor, and are summarised as follows with all strategies remaining as previously proposed. Items to note include:

1. MEP space planning within the envelope of the building has been amended to reflect the updated layout proposals and proposed additional floor space.
2. There are no changes to external plant areas or visible items of plant and equipment.
3. An additional PV array (141m²) has been included on the roof of KCS1 in order to enhance the level of carbon savings over and above the September 2017 Application, details of which are included in the specific Energy Strategy addendum.