

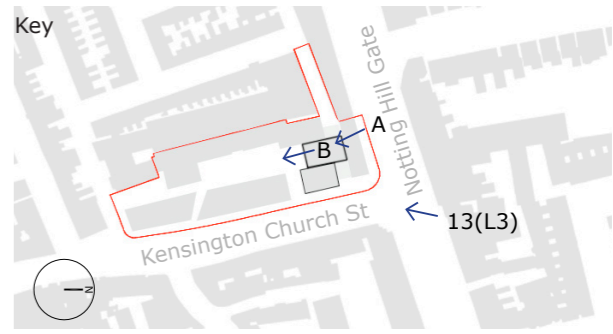
4.0 Conclusion



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

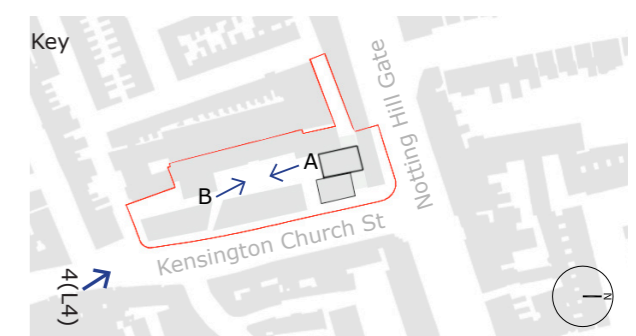


GLA Call In July 2018 - Proposed View 4(L4). Kensington Church Street looking North (Miller Hare verified view)

"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)