

# THE DESIGN PROPOSAL

## 5.6.3 Materiality and Design Quality

The rigour behind the concepts that driven the massing, planning and the compositional design of the facades is extended into the detail design of the proposed materials and their combination to form the various building components.

The ambition is for a highly crafted and articulated building expression formed from an elegant contextually appropriate palette of high quality durable materials. The shaping of the materials and their junctions with one another is carefully considered to ensure that the building will have a a gravitas that will age gracefully with the high quality materials developing patinas that will improve with time, as the building settles into it's surroundings.

Two examples of this design intent are illustrated on these pages: the saw-tooth facade to the hotel bedrooms facing the Garden Square and the 'bay windows' the residential apartments on Courtfield Road.

These two drawings are part of a set of 20, detailed 1:25 scale bay studies that cover all key aspects of the building illustrating the materiality and detailed aspiration for the quality of the development.

### 5.6.3.1 Typical hotel and serviced apartment - saw-tooth bay windows

The sawtooth bay window are inclined to generate a dynamic profile to the facade which contrasts with the regularity of the horizontal floor edge the is expressed as a calm continuous line every two floors. The slab edge is form from a cast re-constituted stone element and is profiled with three rebates to generate more horizontal lines on the facade and to thin the appearance of the slab.

The sawtooth bay is made up of three materials set into a series of elegantly proportioned vertical bands; Fossilized Portland stone panels, bronze anodised perforated screen panels (with a leaf pattern) in front of an inward opening window and thirdly a double glazed low iron glass corner window with a glass to glass mitred corner junction.

The whole assembly is considered as one and consequently is framed in an anodised bronze aluminium frame which returns around the head, jamb and sill of the stone cladding panels, the perforated screen and the glass corner window. The whole assembly will have a feeling of depth and substance with the bronze frame at head and sill defining a natural line for the 'bay-window' to sit within the floor finish and the soffit finish of the expressed slab.

### 5.6.3.2 The residential bay-window

The residential bay windows are more traditionally aligned on the Courtfield Road elevation. They are parallel to the expressed slab edge which frame them every two storeys. The profile of the slab edge is the same as the hotel Garden elevation. The main bay window is glazed in low-iron double glazed units with internal blinds for solar control. The windows are framed by solid insulated walls clad in anodised bronze aluminum panels which have a 45 degree return to glass face on the main elevation generating a a depth to the bay-window. Mullions and transoms are also made from anodised bronze aluminum, whilst a leaf pattern bronze aluminium privacy screen runs as a low balustrade behind the full height glass panels.

The opaque insulated panels on this facade are clad in a white coloured brick instead of stone but are detailed in the same manner with a bronze frame. The frame also provides a reveal to window openings and a frame to the vertical glass louvres which provide an enclosure to the apartment wintergardens.

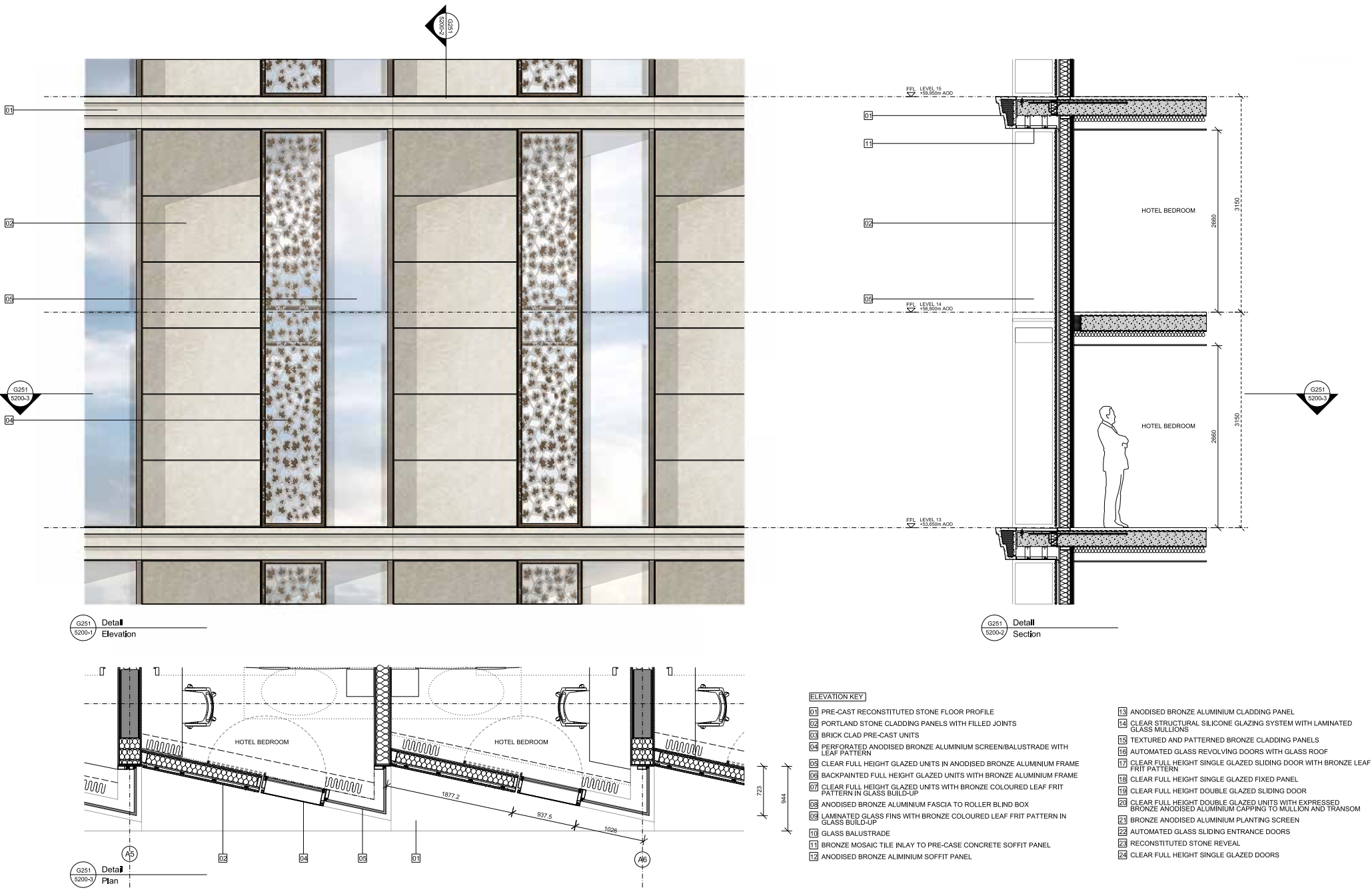


Fig 5. 97 Extract of a planning submission drawing illustrating the detail design intent for the facade of the saw-tooth hotel facade to the Garden Square



Fig 5. 98 Reference projects illustrating some built examples of the formal composition of the saw-tooth facade, expressed horizontal floor slab as well as the use of high quality durable materials of bronze, stone brick and glass



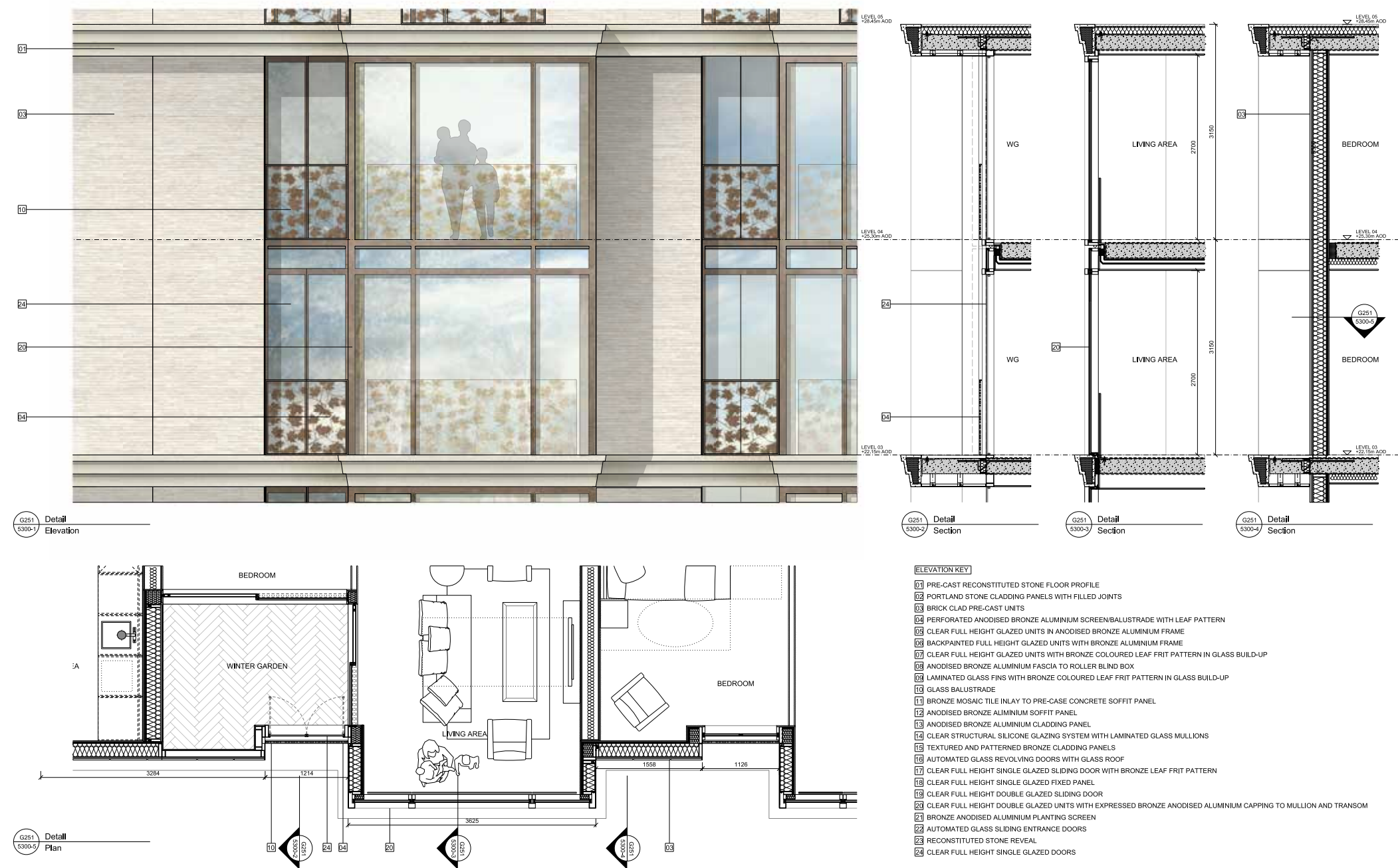


Fig 5. 98 Extract of a planning submission drawing illustrating the detail design intent for the facade of the residential building onto Courtfield Road



Fig 5. 99 Illustrative swatch of proposed materials and colour palette for the development







6.0 Introduction

6.0.1 Purpose of this section

Exterior Architecture Ltd (ExA) has been appointed by Queensgate Bow UK Holdco Limited (the Applicant) to formulate the landscape scheme for the redevelopment of the Kensington Forum Hotel in the Royal Borough of Kensington and Chelsea (RBKC), London.

This section of the Design and Access Statement sets out the landscape strategy for the various spaces that constitute the landscape scheme, their composition and design approach. ExA have developed the landscape scheme in collaboration with the wider design team and in consultation with local residents. The contents of this document reflect this approach to team working. This document should be read in conjunction with the associated application drawings and all other information submitted in support of the planning application.

6.0.2 Site Location

The site is a three minute walk from Gloucester Road Tube Station to the east and is bound by the busy Cromwell Road to the north, Ashburn place and Ashburn Gardens to the east and west and Courtfield Road to the south. The site sits adjacent to the Courtfield Conservation Area and there are a number of other Conservation Areas within the wider context. Some parts of the site are subject to restriction under the London Squares Preservation Act 1931.

