

Kensington Forum



Rockwell

simpsonhaugh

Kensington Forum Hotel – London

ADDENDUM DESIGN AND ACCESS STATEMENT | APRIL 2019

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Fig 1.1 Illustrative view of the amended scheme from the corner of Cromwell Road and Ashburn Gardens

1.1 Purpose of the Document

This addendum to the Design and Access Statement supplements the statement submitted in June 2018. It’s purpose is to explain the design and access rationale underpinning the April 2019 Amendments. It should be read in conjunction with the amended application drawings and other accompanying material as well as the material submitted as part of the original application.

In October 2018 the Royal Borough of Kensington and Chelsea’s planning committee resolved to refuse planning consent for the proposals for the re-development of the Kensington Forum Hotel.

1.2 Overview of the Amendments

The amendments to the June 2018 scheme described in this document have been made in order to address concerns raised in relation to the submission.

In particular, the affordable housing to private housing split has been revised so that all of the residential accommodation in the hotel-led redevelopment is now classified as London Affordable Rent. Alongside this, an additional 16 homes have been added to the scheme, situated at levels 7 and 8 to raise the total number of affordable residential apartments to 62.

The additional 16 apartments have resulted in changes to the form and massing of the scheme which have also impacted on the elevational design along Courtfield Road.

The area required for children’s play, refuse storage and cycle parking have all been slightly affected by the change to the residential quantum and so revisions to these functions have been integrated into the amended proposals.

Wind mitigation measures identified in the wind assessment of the June 2018 submission have been fully integrated into the design proposals, these are described and illustrated in this document. These affect the entrance area to the hotel on Cromwell Road.

The overall areas for the proposed development have increased slightly as a result of the additional residential units, and are now:

	GIA	GEA
June 2018 scheme	77,328 m ²	80,976 m ²
April 2019 scheme	78,809 m ²	82,500 m ²

2.1 Formal Composition

2.1.1 June 2018 massing principles

The proposed formal arrangement edges Ashburn Place and Cromwell Road with a podium building that is ground plus 7 storeys high. On its western side this edges the Garden Square whilst to the south it is setback from the pavement along Courtfield Road.

The scale of the podium is a response to the neighbouring terraces on Courtfield Road and Ashburn Gardens. Set slightly above the roof-line of these buildings the podium mediates between the scale of this context and the blocks which sit above them. The horizontal grain prominent in the facade design is a reference to the string course of the neighbouring buildings along Ashburn Gardens and throughout the Borough.

The articulation of the blocks as distinct elements is achieved by offsetting them in plan from the podium. This minimises their impact on the Garden Square and also means that it is the podium which defines the urban block, its streets and the Garden Square.

The massing is articulated further through the use of cut-backs on the north-western and south-western corners of the two blocks. Whilst improving the overall elegance of the building proportions, this device further separates the blocks from the podium, giving them a sense that they are hovering over the podium when viewed from either Courtfield Road/Ashburn Gardens or Cromwell Road.



Fig 2.1 View of the original massing as seen from the corner of Ashburn Gardens and Courtfield Road, highlighting the podium block within the overall formal composition

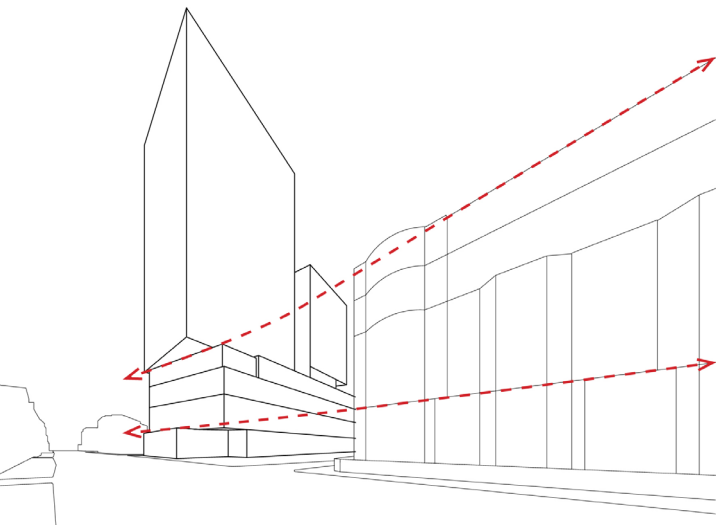


Fig 2.2 Illustration of the alignment of the podium height and Cromwell Road cantilever with the roof line of the neighbouring terraces

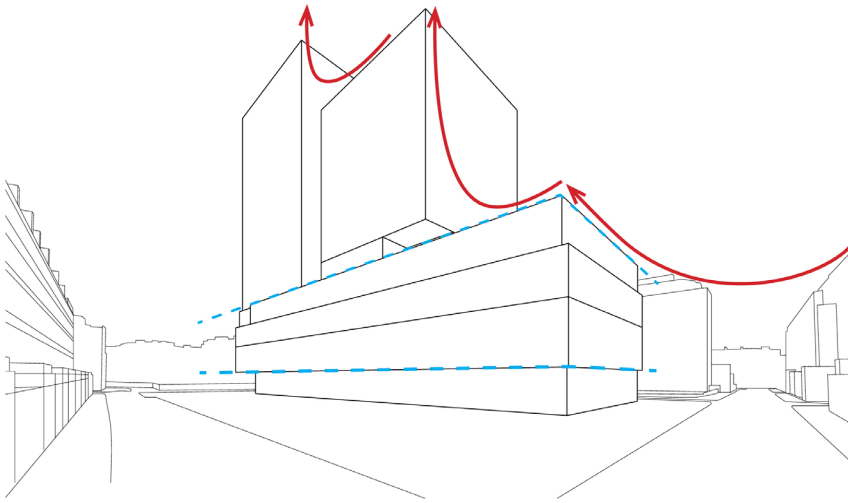


Fig 2.3 Diagrammatic representation of the stepping scale of the development from the Courtfield Road terrace toward Cromwell Road

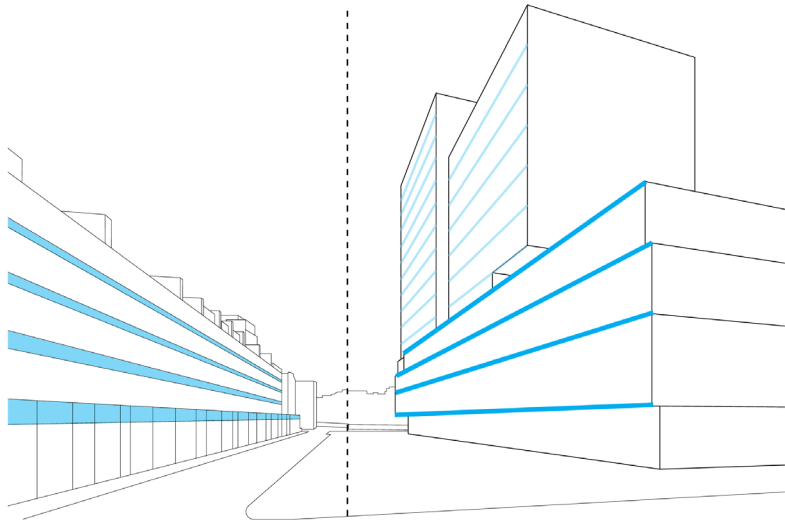


Fig 2.4 Conceptual diagram depicting the horizontal ordering seen in the context which has informed the scale and articulation of the podium

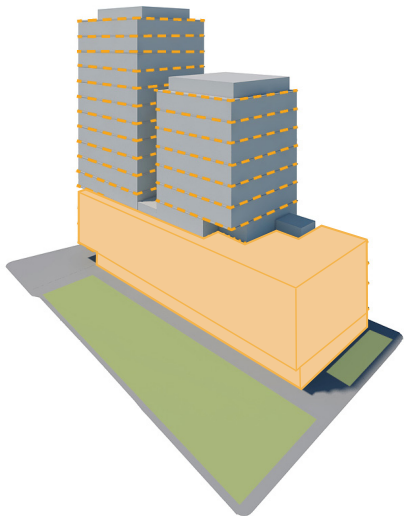


Fig 2.5 Diagram identifying the Podium datum in the overall formal composition of the scheme

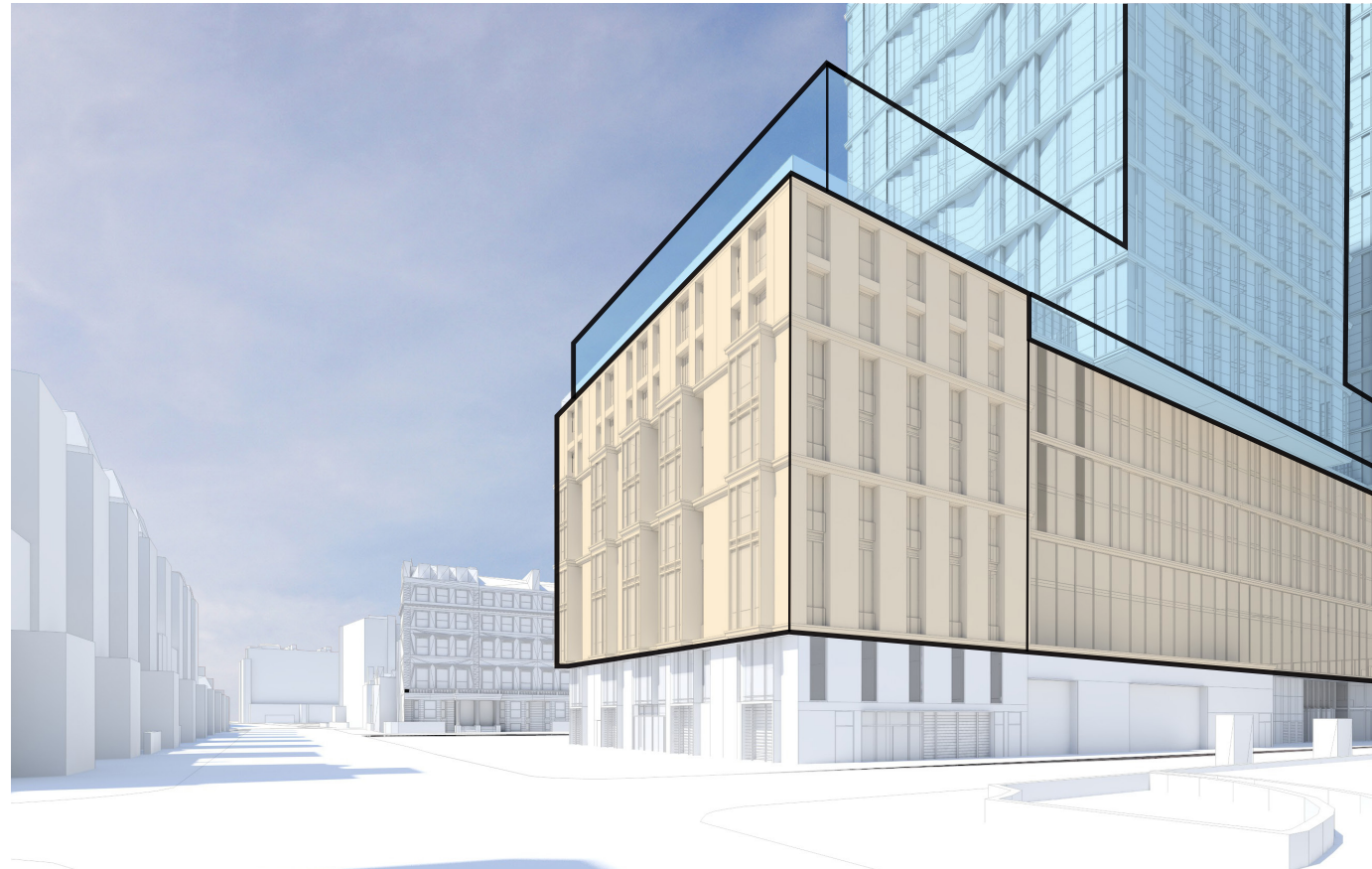


Fig 2.6 Compositional diagram illustrating the proposed amendments to the scheme as viewed from the corner of Ashburn Place and Courtfield Road

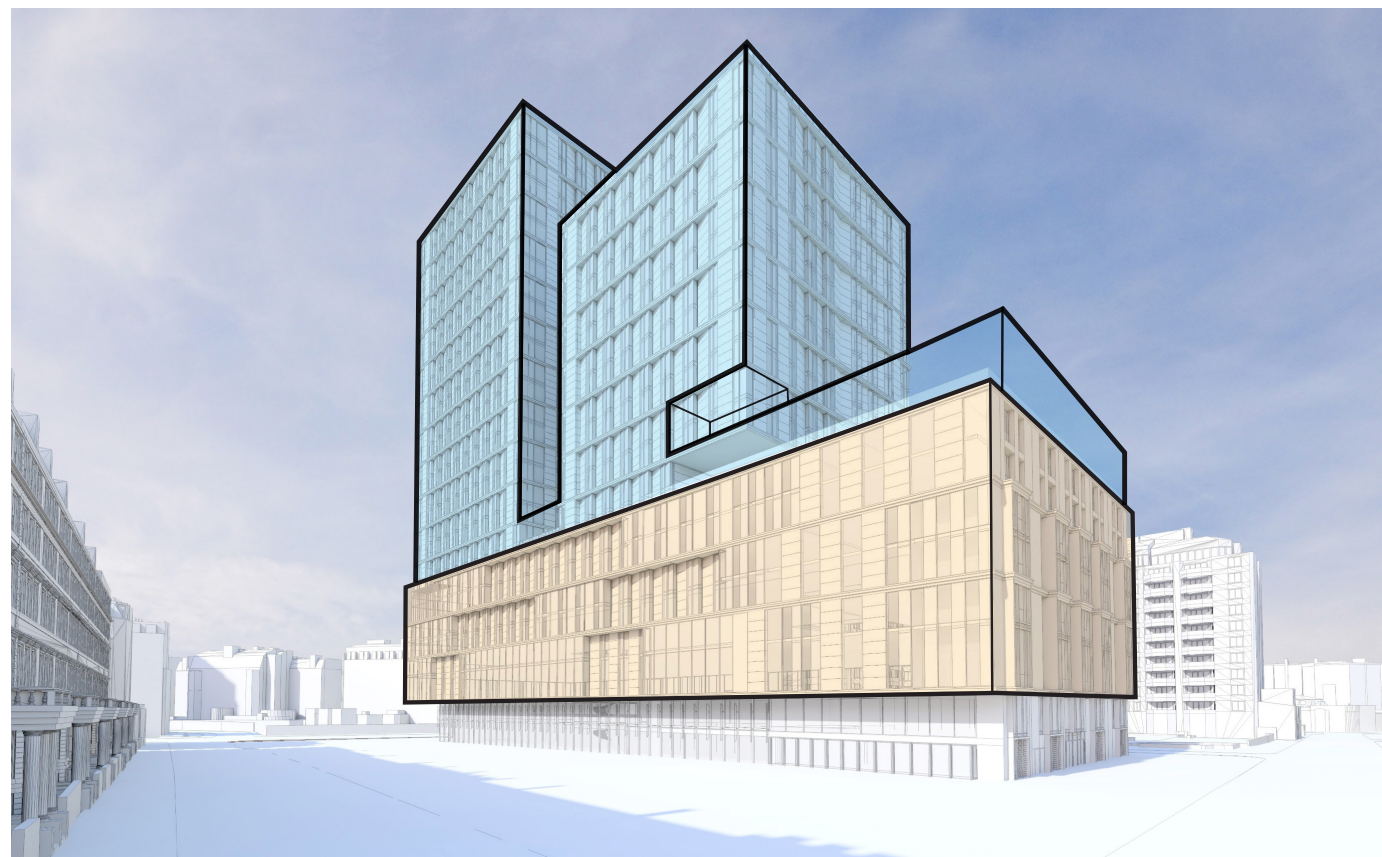


Fig 2.7 Compositional diagram illustrating the proposed amendments to the scheme as viewed from the corner of Ashburn Gardens and Courtfield Road

2.1.2 April 2019 amended massing principles

The addition of 16 apartments to the content of the development requires 2 more floors of 8 apartments above the residential accommodation at the Courtfield Road end of the podium. As described in section 2.1.1 the proposed massing of the podium is an urban device that relates to the scale of the neighbouring buildings and creates the place for the taller blocks. The proposed amendment to the massing therefore is not to raise the level of the podium but to set the additional 2 storeys above it in alignment with the hotel blocks so that the additional floors become a part of the taller components.

Formally this will better respect the datum level of the neighbouring roof-lines and also establish a residential 'attic' element, in-keeping with the adjacent residential terrace formal compositions. This set-back of the massing at the upper levels helps to minimise the apparent height of the additional storeys when viewed from the garden and along Courtfield Road.

To complete the formal composition the two blocks have been joined at their base, absorbing the independent external plant enclosures on the podium roof into the main massing. This union helps to reinforce the notion of the above-podium mass slipping over the top of the podium.

On Ashburn Place, this strategy helps to provide greater clarity to the foot of the cantilevering blocks and frame the main hotel entrance elevation from Ashburn Place.

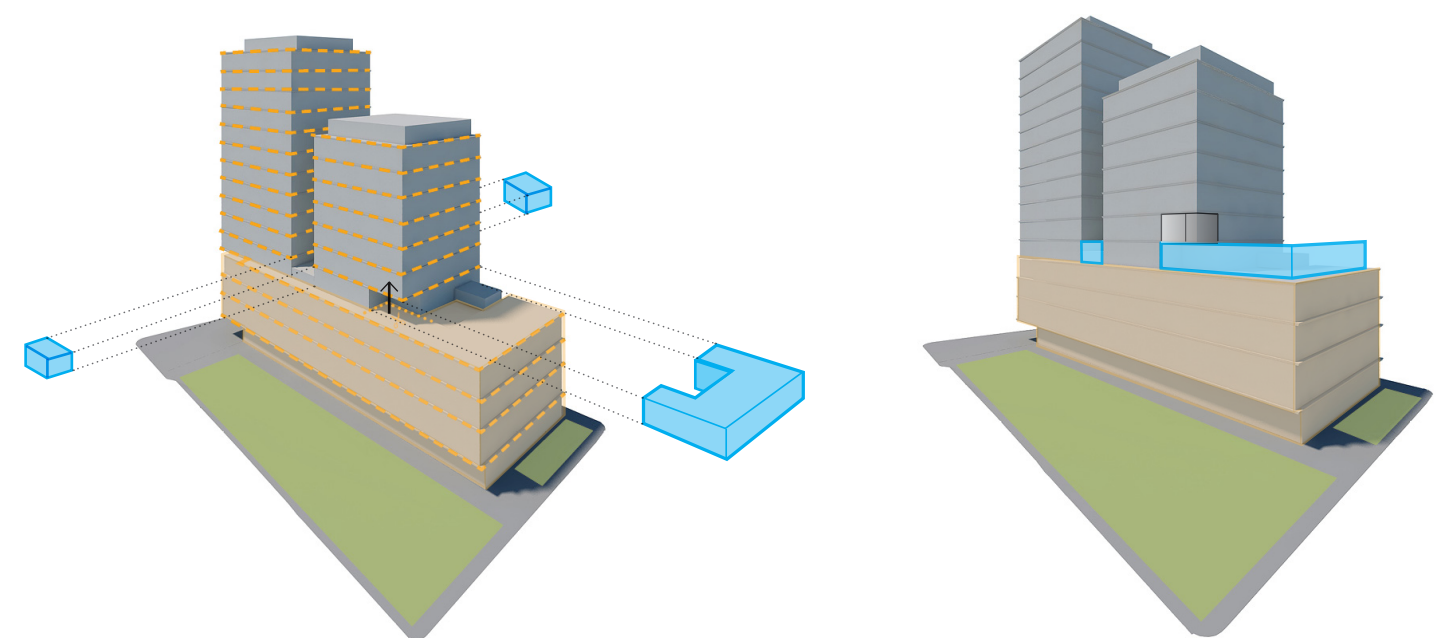


Fig 2.8 Axonometric illustrating the proposed component parts of the amended massing, exploded and within the overall massing



Two additional storeys join the blocks above the podium and extend to form the set back residential attic element

Wind mitigation measures tested as part of the June 2018 ES have been fully integrated into the design, including perforated wind screens and a ‘porte-cochere’ canopy around the hotel entrance along Cromwell Road

Fig 2.9 View of the revised massing model from the north west identifying the proposed amendments