

Proposed KCS1 Ground Floor
1 : 50

Building & Site References:

- CB Corner Building : Central Form & East Form
- NHG Notting Hill Gate Building
- KCS1 Kensington Church Street Building 1
- KCS2 Kensington Church Street Building 2
- WPB1 West Perimeter Building 1
- WPB2 West Perimeter Building 2 - Cube
- WPB3 West Perimeter Building 3
- New Public Square - New Publicly Accessible Open Space

Material References:

- Brick:** Long format clay brick. Special brick formats in locations to deliver architectural details. Colour: to be tested in range of warm greys, nearly white through to brown/ yellow gaunt. Decision to be informed by large sample including mortar setting.
- Metal:** Frames to be rich dark patinated aluminium bronze. All visually exposed metal elements including frames to windows, doors, panels and cladding panels to match in colour.
- Glass:** Low iron glass to maximise transparency. The glass specification will vary according to the location and safety requirements.

Facade Elements:

- PB.W.1-1 Floor to ceiling recessed window. Dark metal frame to triple glazing with inward opening tilt and turn.
- PB.W.1-2 Metal balustrade with concealed fixing integrated into shadow gap detail.
- PB.W.1-3 Projected 'L' shape' edge detail with planter. Shadow gap detail to reveal perimeter.
- PB.W.2-1 Floor to ceiling recessed window. Dark metal frame to triple glazing with inward opening tilt and turn.
- PB.W.2-2 Shadow gap detail to reveal perimeter.
- PB.W.2-3 Glass balustrade with concealed fixing integrated into shadow gap detail.
- PB.W.2-4 Projected window brick sill
- PB.W.3-1 Window with upstand; dark metal frame to triple glazing with inward opening tilt and turn
- PB.W.3-2 Metal balustrade with concealed fixing integrated into shadow gap detail
- PB.W.3-3 Projected window brick sill

- PB.W.4-1 Strip of fixed windows. Dark metal frame to triple glazing and spandrels. Shadow gap detail to reveal perimeter.
- PB.W.4-2 Horizontal metal spandrels - expressing slot opening to building form.
- PB.W.5-1 Strip of fixed windows and glass to glass corner joint - expressing transparent corner to building form. Dark metal frame to triple glazing and spandrels. Shadow gap detail to reveal perimeter
- PB.W.5-2 Horizontal metal spandrels
- PB.WR.1-1 Retail front window, fixed double glazing and openable double glazed entrance doors with metal handle detail
- PB.WR.1*-1 Retail corner of front window, fixed double glazing with rounded glass to glass edge detail
- PB.WR.1-2 Metal upstand with shadow gap detail, fixed double glazing and openable double glazed entrance doors with metal handle detail
- PB.WR.1-3 Retail front window deep reveal to opening defined by projected edge detail

- 1 Long format clay brick. Special brick formats in locations to deliver architectural details
- 1.1 Brick sill; Colour: to match general brick
- 1.2 Shadow gap detail
- 1.3 Set back detail and deep reveal to opening
- 2 Retail signage with discreetly integrated vents
- 3 Retractable awning - concealed when closed
- 4 Metal cladding
- ERT Metal roof
- 5 Entrance Retail
- SL Soft Landscape
- TP Tactile Pavement

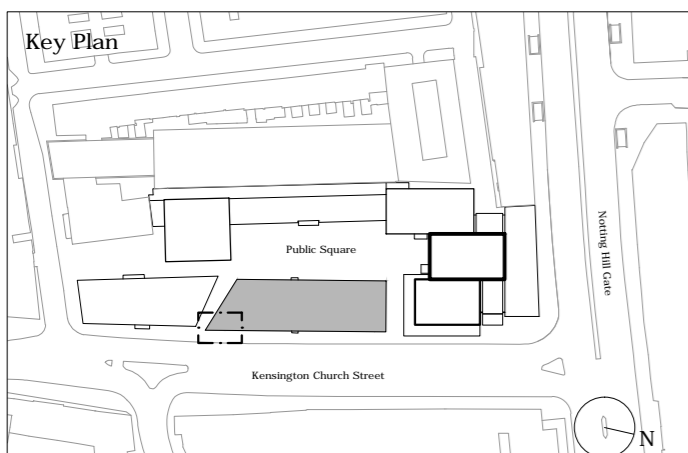
Note:

- Ground floor external textures shown are illustrative only and are not submitted for approval;
- Retail signage shown is illustrative only and is not submitted for approval;
- Internal layouts shown are illustrative only and are not submitted for approval;
- References to "Retail" mean use for any purpose falling within any one or more of Use Classes A1, A2 and A3;
- The label WA or WAC indicates only that the unit concerned could meet the requirements of Approved Document M. The applicant expects the local planning authority to require approval of a plan showing layouts and location of wheelchair accessible and adaptable units by way of condition;
- Material textures are illustrated to indicate area of material only and sizes are illustrated indicatively and are not submitted for approval. The applicant expects the planning authority to require approval of external materials by way of condition;
- External materials (including landscape) are shown for illustrative purposes only and are not submitted for approval. The applicant expects the planning authority to require approval of external materials by way of condition.
- All illustrated construction components/systems are design intent only and subject to further design development.

General Notes:

- Do not scale from drawings.
- All omissions and discrepancies to be reported to the architect immediately.
- This drawing is to be read in conjunction with all relevant Architectural drawings and documents, and consultants' information.
- All structural information is to structural consultant design and information.
- All services and fire strategy information is to service and fire consultants' design and information.
- All dimensions must be verified on the site.
- The contents of the drawing are Urban Sense Consultant Architects Ltd copyright and shall not be re-used without their written permission.
- Information on existing buildings on the site and its immediate context along its boundary is as per survey information by Sterling Survey Ltd.
- All heights given are AOD.
- Information on the wider site context is as per OS map in plan and Z mapping for massing/3D information.
- LUL station is as per LUL survey of installations - ref: URS overlay of LUL survey info with Sterling Survey info. Where survey information was unavailable from LUL, station is illustrated indicatively based Arup modelling of historic archive info.
- 145 Kensington Church Street is illustrated as per approved planning drawings - indicative representation only.

Rev.	Date	Details	Drawn/Checked	project/client	project no.
A	09.07.18	GLA call in amendments	NV VB/DL	NH&KCS Notting Hill Gate KCS Ltd.	1059
				P-KCS1-AA(4)-403	rev. scale A 1/50@A1
				Proposed KCS1	date 06/09/17
				Corner Bay	drawn checked AS VB/DL
				Sections 1, 2 & 3	issued for Planning



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