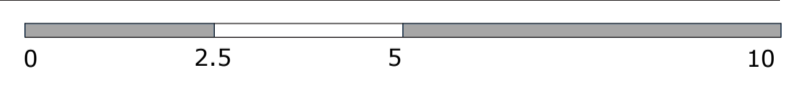




Proposed KCS1 West Elevation

1 : 100



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

Key:

AH	Access Hatch
AOV	Automatic Openable Vent
AR	Acoustic Wall to Roof
AW	Retractable Awning
BA	Balcony
C	Canopy at 1st floor
C.O	Cycle Storage - Office
C.R	Cycle Storage - Residential
C.RT	Cycle Storage - Retail
DAC	Dry Air Cooler Services
E	Existing Level
EE	Emergency Exit
EO	Entrance Office
EO-S	Entrance Office Service
ER	Entrance Residential
ERT	Entrance Retail

ERT-S	Entrance Retail Service
ES/O	Entrance Flexible Surgery/Office
ES/O-S	Entrance Flexible Surgery/Office
KCS1.A1-4	Residential (Affordable) Apartments
KCS1.A5-15	Residential Apartments
KCS2.A1-15	Residential (Affordable) Apartments
KE	Kitchen Extract
LL	Lower Level
LR	Metal Louvred Roof (Indicative)
NT	New Tree
P	Proposed Level
PE	Pergola
PFFL	Proposed Finish Floor Level
PV	Photovoltaics
R.1-14	Retail Units
RF.O	Refuse - Office
RF.R	Refuse - Residential
RF_RT	Refuse - Retail

Facade Elements

PB.RCT.1	Communal Private Roof Terrace (Residents)* Set back detail and deep reveal to opening. Metal balustrade with glazed back and integrated fixing to vertical profiles.
PB.W.1	Floor to ceiling recessed window. Set back detail and deep reveal to opening. Dark metal frame to triple glazing with inward opening tilt and turn. Projected 'L shape' edge detail with planter. Shadow gap detail to reveal perimeter. Metal balustrade with concealed fixing integrated into shadow gap detail.
PB.W.2	Floor to ceiling recessed window. Set back detail and deep reveal to window opening. Dark metal frame to triple glazing with inward opening tilt and turn. Shadow gap detail to reveal perimeter. Glass balustrade with concealed fixing integrated into shadow gap detail.

PB.W.3	Window with upstand. Set back detail and deep reveal to opening. Dark metal frame to triple glazing with inward opening tilt and turn. Shadow gap detail to reveal perimeter. Metal balustrade with concealed fixing integrated into shadow gap detail.
PB.W.4	Strip of fixed windows with horizontal metal spandrels - expressing slot opening to building form. Set back detail and deep reveal to slot opening. Dark metal frame to triple glazing and spandrels. Shadow gap detail to reveal perimeter.
PB.W.5	Strip of inward opening tilt and turn windows with horizontal metal spandrels - expressing transparent corner to building form. Set back detail and deep reveal to corner opening. Dark metal frame to triple glazing and spandrels. Shadow gap detail to reveal perimeter.

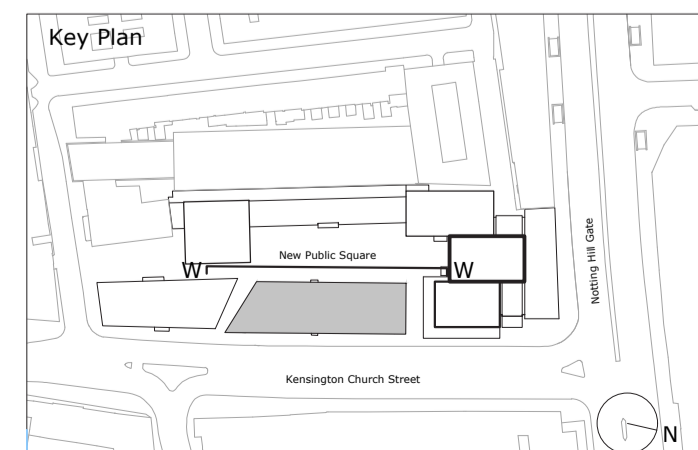
PB.W.6	Floor to ceiling recessed window. Set back detail and deep reveal to opening. Dark metal frame to triple glazing with inward opening tilt and turn. Projected planter. Shadow gap detail to reveal perimeter. Metal balustrade with concealed fixing integrated into shadow gap detail.
PB.W.7	Window with upstand. Set back detail and deep reveal to opening. Dark metal frame to triple glazing with inward opening tilt and turn. Shadow gap detail to reveal perimeter.
PB.W.8	Strip of inward opening tilt and turn windows with horizontal metal spandrels - expressing slot opening to building form. Set back detail and deep reveal to slot opening. Dark metal frame to triple glazing and spandrels. Shadow gap detail to reveal perimeter. Metal or glass balustrade with concealed fixing integrated into shadow gap detail.

PB.WG.1	Permanently naturally ventilated Winter Garden. Outer skin to WG - sliding glazed panels to outer skin and fixed glazing to top with glass to glass top corner to define glazed insert within the building form. Set back detail and deep reveal to opening. Planter and metal balustrade with integrated fixing to vertical profile. Inner skin to WG - sliding/ folding triple glazed doors with dark metal frame.
PB.BA.1	Recessed balcony. Set back detail and deep reveal to opening. Planter and metal balustrade with integrated fixing to vertical profile. Set back glazing system, including triple glazed sliding/ folding doors, side hung doors, fixed panels and solid dark metal panels, all with dark metal frame.
PB.BA.1.2	Set back detail and deep reveal to opening. Low level opaque dark metal panels. Dark metal frame to triple glazing with inward opening tilt and turn to upper level single side and fixed to remaining upper level.

PB.BA.2	Recessed balcony. Set back detail and deep reveal to opening. Glass balustrade with concealed fixing integrated into shadow gap detail. Set back glazing system, including triple glazed sliding/ folding doors, side hung doors, fixed panels and solid dark metal panels, all with dark metal frame.
PB.BA.3	Recessed balcony with upstand. Set back detail and deep reveal to opening. Metal balustrade with integrated fixing to vertical profile. Set back glazing system, including triple glazed sliding/ folding doors, side hung doors, fixed panels and solid dark metal panels, all with dark metal frame.
PB.WR.1	Retail front window. Deep reveal to opening defined by projected edge detail. Metal upstand with shadow gap detail, fixed double glazing and openable double glazed entrance doors with metal handle detail. Retractable awning - concealed when closed. Retail signage with discretely integrated vents.

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.
- Textures paled out to buildings in the background to indicate distance as appropriate.



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.

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	Drawn/Checked	project/client	project no.
A	09.07.18	GLA call in amendments	AL	VB/DL	NH&KCS Notting Hill Gate KCS Ltd.	1059

dwg. no.	rev. scale	date	drawn checked
P-KCS1-AA(0-303)	A	1/100@A1	06/09/17
drawing title			drawn checked
Proposed KCS1 West Elevation			CA VB/DL
issued for			
Planning			

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