

01 Proposed KCS2 Section 01
1 : 100

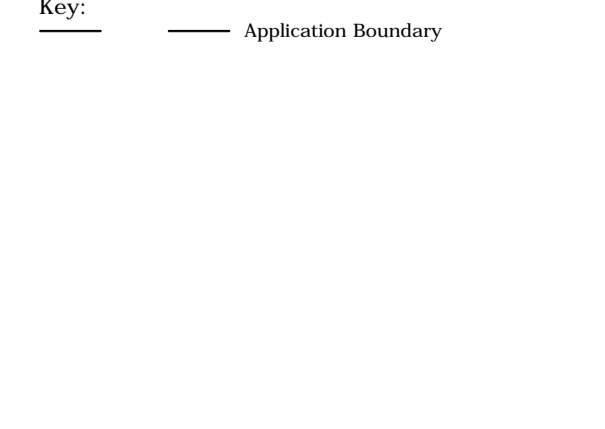
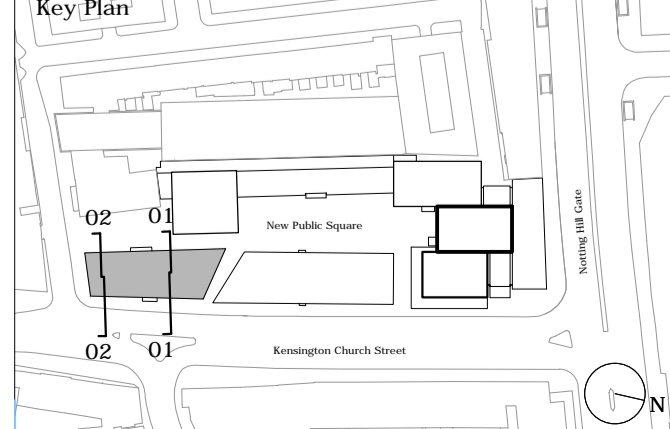
02 Proposed KCS2 Section 02
1 : 100

- Building & Site References:**
- CB Corner Building - Central Form & East Form
 - NIIG 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 Operable 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 - Retail
 - 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
 - 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
 - RF.S/O Refuse - Flexible Surgery/Office
 - RM Standing Seam Metal Roof
 - RS Projected roof above stair below Services
 - SAT Satellites
 - SG Shadow Gap Detail
 - SL Soft Landscape
 - SVP Soil Vent Pipe (indicative, below parapet)
 - TP Tree Pit
 - UL Upper Level
 - VEH1-2 Vehicle Lifts
 - WA M4(3) Wheelchair adaptable unit
 - WAC M4(3) Wheelchair accessible unit
 - WG Winter Garden
 - WPB1.A1-4 Residential (Affordable) Apartments
 - WRT Water Retention Tank
 - WRT Including Child Play Space
 - WRT Apartment Entrance

- 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 - 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 fixed windows with horizontal metal spandrels and glass to glass corner joint - 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. 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 - note operable for cleaning & maintenance only. Shadow gap detail to reveal perimeter.
- PB.W.8 Strip of inward operable 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 Recessed balcony.
Set back detail and deep reveal to opening. 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 operable double glazed entrance doors with metal handle detail. Retractable awning - concealed when closed. Retail signage with discretely integrated vents.



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 services 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 on 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
				dwg. no. P-KCS2-AA(0)-201	rev. scale A 1/100@A1
				Proposed KCS2 Section 1 & 2	06/09/17
				drawn checked CS VB/DL	
				Issued for Planning	

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.

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