SQUIRE & PARTNERS

Colebrook Court

Design and Access Statement

For Colebrook Court Resident's Association Limited

18028

04/02/2022

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
-	04/02/2022	Planning Application	PID	FP

Contents

Fig. 1.1.1 - CGI View West from Sloane Avenue towards the Proposed development

1.0 Introduction

1.1 Executive Summary

This Design and Access Statement has been prepared by Squire and Partners in conjunction with a multi-disciplinary team on behalf of Colebrook Court Residents Association Ltd (CCRA), to support the application for Full Planning Permission to demolish the existing building at 75 Sloane Avenue, Colebrook Court and replace with a proposed residential led, mixed-use development. The Applicant's aspiration for the site is to deliver an exemplar development worthy of this important location.

The new building will replace an unsustainable existing building with a new low carbon, energy efficient development in keeping with it's context. It will provide active frontages at ground floor, and high quality residential apartments, including affordable units, which will comply with current regulations. The proposal has been carefully considered in collaboration with townscape consultants, Montagu Evans, and in reponse to comments and feedback recieved during pre-application consultation in order to enhance the character and appearance of the area and contribute to the affordable and private housing stock of the borough.

Squire and Partners are experienced in projects of this nature in similar locations across central London. The practice is committed to achieving the highest possible quality in both design and construction.

The proposals outlined in this document seek to:

- Provide much needed additional housing stock in the area.
- Introduce affordable residential use to The Site.
- Provide additional on site cycle parking spaces.
- Provide landscaped external amenity space for use by residents and contribute to urban greening.
- Comply with with current energy and sustainability regulations and contribute to RBKC's ambition to be carbon neutral by 2040
- Provide a modern, high quality commercial unit at ground and lower ground level.

This document has been produced following Pre-Application discussions with officers of The Royal Borough of Kensington (RBKC) and other consultations.

1.2 Content of this Submission

This submission is to enable the Applicant (CCRA) to redevelop the building known as Colebrook Court and accompanies a Detailed Planning Application made on their behalf. This statement should be read in conjunction with the other documentation that supports this application. All figures and illustration within the document are provided for illustrative purposes only, unless otherwise noted.

The documentation which forms this submission includes:

Design and Access Statement (including landscaping and lighting proposals)	Squire and Partners
Application Drawings	Squire and Partners
Areas and Acommodation Schedule	Squire and Partners

A suite of supporting documents, as detailed in the accompanying DP9 Planning statement, also form part of the planning submission and are referenced throughout this document.

1.3 Overview and Structure of Document

This Design and Access Statement sets out the constraints, opportunities, the design evolution of the proposals and the technical considerations that have been taken into account.

The document complies with the requirements of the Town and County Planning (Development Management Procedure) (England)Order 2010 and has been prepared having regard to Government guidance "Guidance on Information Requirements and Validation"(2010) and guidance published by the Commission for Architecture and the Built Environment (CABE)- now the Design Council - entitled "Design and Access Statements - How to write, read and use them." (2006)

The document describes the existing site and context, before explaining the brief and concept development. Following a description of the consultations on the initial design and the response to them, the final proposals for which planning permission is sought under this submission, are described in terms of use, amount, layout, access, scale and appearance. Finally, area and accommodation schedules, illustrative material and the Application drawings are included.

1.4 Client and Professional Team

The design proposals have been prepared by Squire and Partners, with input from a comprehensive list of consultants. The core project design team and their roles includes:

Client	Colebrook Court Resident's Association Ltd
Architect	Squire & Partners
Planning Consultant	DP9 Ltd
Service Engineer **Acoustic Consultant** **Air Quality Consultant** **Sustainability/Energy Consultant** **Fire Consultant** **Vertical Transport Consultant**	Hoare Lea
Structural Engineer	Evolve
Daylight & Sunlight Consultant	Lumina London
Transport/Infrastructure & Refuse Consultant	Markides Associates
Archaeology Consultant	MOLA
Communications Consultant	Polity Communications Ltd
Arboriculturist	OMC Associates Ltd.
Heritage, Townscape and Visual Impact Consultant	Montagu Evans

2.0 Site And Context

2.1 Site Location and Context

The Site is known as Colebrook Court and forms part of a small urban block which is bound by Sloane Avenue to the North East, Petyward to the South East, Makins Street to the North West and Lucan Place to the South West. No. 2 Lucan Place which makes up the rest of the block footprint, is currently under development.

The Site falls within the Royal Borough of Kensington and Chelsea who are the local planning authority.

The Site does not comprise any statutorily listed buildings and is not located within a conservation area. It is located within a dense residential area characterised by large mansion blocks. The locations of listed buildings in proximity to The Application Site are illustrated in Figure 2.1.2. These are generally concentrated in areas of RBKC outwith the vicinity of The Site and are described in more detail in the supporting document *'Heritage, Townscape and Visual Impact Assessment'* produced by Montagu Evans

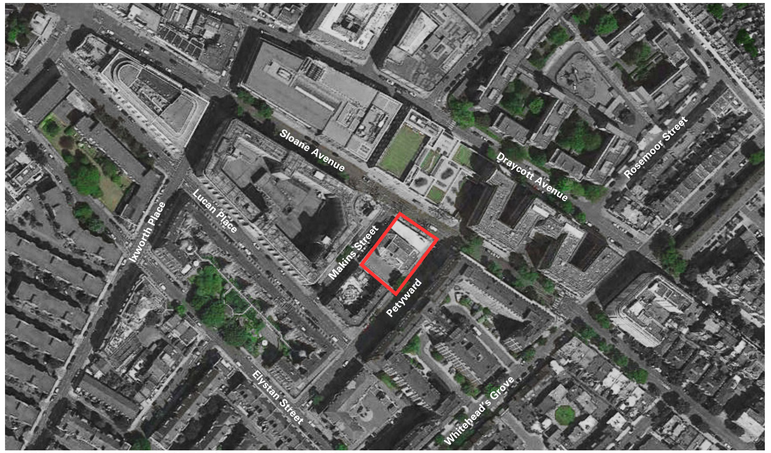


Fig. 2.1.1 - Aerial streetview indicating location of the application Site

2.2 Site Description Including Existing Building

2.2.1 As illustrated in Figures 2.1.1 and 2.2.1, the full extent of the Site is currently occupied by the existing Colebrook Court building which in turn takes up half the length of the block between Sloane Avenue and Lucan Place.

2.2.2 The existing building was constructed in the mid-20th century. This is evident in the 1950's OS map which shows the Site in it's current form (refer to Section 4 of supporting document *'Heritage, Townscape and Visual Impact Assessment'* produced by Montagu Evans. It comprises of a 4.8m high single storey podium at ground floor level which currently accommodates a Sainsbury's retail unit and a small dry cleaning company (Use Class E). The remainder of the ground floor is made up of residential entrances and a large car park providing 12 residential parking spaces for the existing apartments on the Site and is accessed via a ramp from Makins Street. Above the podium sits a three-storey residential block in the form of an elongated octagon. It accomodates 12 private tenure residential flats (4 No. 2-bedroom units per level) and is located centrally within the site.

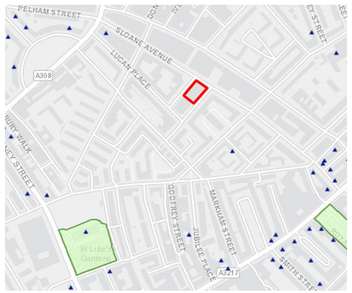


Fig. 2.1.2 - Extract from Historic England map indicating listed buildings in proximity to The Application Site

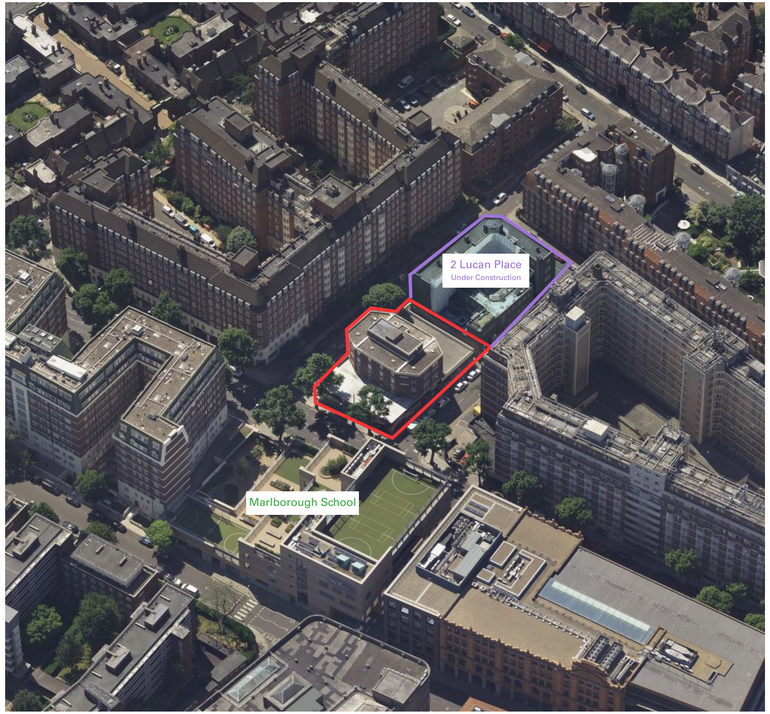


Fig. 2.2.1 - Aerial View towards The Site

2.2.3 Originally the building was made up of concrete pre-cast panels, but were later replaced with brick-slip panels after they failed. The squat tower is set back 9m from the Sloane Avenue commercial facade. Large windows with concrete render spandrel panels wrap the building. The parking garage to the rear is formed out of concrete air bricks above a concrete plinth that forms a rather austere shoulder to the building. It is the joint opinion of Squire and Partners, and townscape consultants Montagu Evans, that the existing building is of low quality, it does not contribute positively to it's context and detracts from the vitality of the area. Feedback from the public consultations also supports this view.

2.2.4 Existing Landscape and Public Realm:

There is no landscaped area or public realm provided currently on the Site. Furthermore there is currently no outdoor amenity space offered by the Site to benefit the private residential accommodation. This further compounds the impression of the site being a low quality residential offering and detrimental to the area in terms of visual appearance.

View 1- View towards The Site from opposite side of Sloane Avenue

View 2 - View towards Makin Street from opposite side of Sloane Avenue

Fig. 2.3.1 - Site Photo Key Plan

View 3 - Looking towards the residential entrance / rear of Colebrook Court from Makins Street

View 4 - View of residential entrance to Colebrook Court

View 6 - View towards residential entrance from corner of Sloane Avenue and Makins Street

View 5 - View towards Petyward from opposite side of Sloane Avenue

View 7- View towards The Site from Petyward

2.4 Historical Development of the Site

Refer to Chapter 4 of supporting document; 'Heritage, Townscape and Visual Impact Assessment' produced by Montagu Evans for a detailed account of the historical Development of The Site.

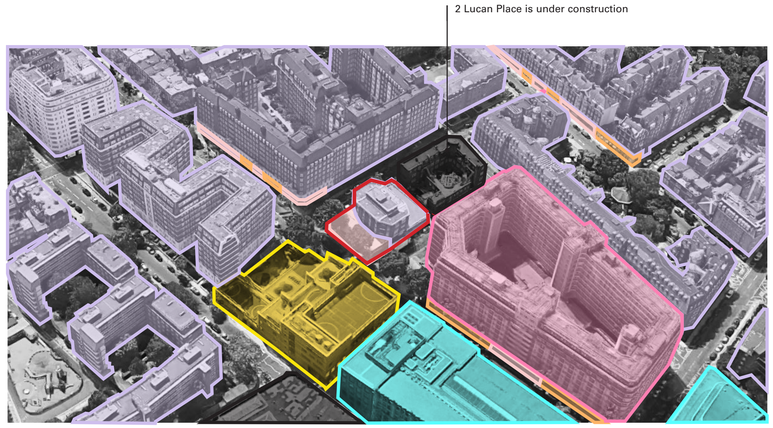


Fig. 2.5.1 - Surrounding Land Uses

2.5 Surrounding Land Uses and Amenity

2.5.1 Retail

There are two retail units on the site: currently occupied by Sainsbury's and a dry cleaners.

Most retail units in the area are located along the the vicinity of Sloane Avenue.

2.5.2 Restaurant

Cafes and restaurants of different size alternate with the retail units along the areas mentioned above.

2.5.3 Education

The site is directly opposite Marlborough Primary School. No.2 Lucan Place, which is currently under construction, will accommodate a nursery and a Specialist Extra Needs education provider.

2.5.4 Residential

The residential units within the site are located above the ground floor retail units, whilst the car park, which serves the residential units, is accessed via a ramp at the back of the site to lower ground and raised ground levels. The adjacent site, 2 Lucan Place, is under construction and will consist of an 7 storey residential-led mixed-use building. Within the area, the majority of the buildings are residential. Large mansion blocks with apartments prevail around the site.

2.5.5 Office

There is no office use on the site. Office use is typically located in the vicinity of the Michelin Building, to the North of the site towards Fulham Road.

2.5.6 Facilities

There is a range of local facilities within walking and cycling distance of The Site, including medical facilities, schools, and childcare. For further detail and analysis please refer to Section 3.6 of supporting document *'Transport Statement'* prepared by Markides.

2.5.7 Amenity

There is currently no external amenity provision on The Site.

2.6 Urban Grain and Scale

2.6.1 The Urban grain of the area surrounding The Site is characterised by large blocks of flats which date from the inter war period. The majority of these present long, continuous elevations and a strong building line to the street. This has resulted in the creation of a townscape which has an enclosed feeling. There are some open areas in front of some of the blocks which create small pockets of relief in the townscape. An example of this is the Application site itself which departs from the grain elsewhere in being set back from the building line on a single storey podium.

2.6.2 Building Heights

Colebrook Court is an island site surrounded by large, interwar blocks ranging of flats with a prevailing building height of 9 to 10 storeys.

2 Lucan Place, located at the rear end of the island site, relates to Crown Lodge which is slightly lower at 7 storeys high.

The buildings are unified through their scale, red brick construction and architectural detailing of the blocks.

Fig. 2.6.1 - Surrounding Urban Grain and Building Heights

Fig. 2.6.1 - Surrounding Building Heights

View 1 - View North on Sloane Avenue (Neil Gwynn House)

View 3 - View towards Chelsea Cloisters mansion block from Petyward

View 5 - View West along Sloane Avenue towards site

View 2 - View North on Sloane Avenue (Primary School)

View 4 - View along Lucan Place from corner of Makins Street

View 6 - View East on Sloane Avenue (Mansion Block)

2.7 Surrounding Character and Materials

2.7.1 Character of Immediate Area

The immediate surrounding buildings to the site are primarily large plots with red-brick 1930's mansion blocks of 8-11 storeys, benefitting from stone or rendered plinths that help scale the dominant footprints. Sloane Avenue includes some active frontage with retail units provided at ground floor.

Although large mansion blocks are the building type which is most common, there is a diverse range of architectural styles facing onto Sloane Avenue. Buildings along Sloane Avenue towards the south range from three-storey townhouses to eleven-storey mansion blocks, with traditional and modern designs. The Marlborough School opposite the site has a stepped facade to Sloane Avenue in pale yellow and turquoise bricks with a variety of window shapes. It was completed in 2017. To the south-west of Sloane Avenue, red brick residential mansion blocks flank the street with double height stone podiums housing retail units at ground floor.

There are a number of examples of contemporary architecture in and around The Royal Borough of Kensington and Chelsea. These vary greatly in approach, style and materiality and quality.

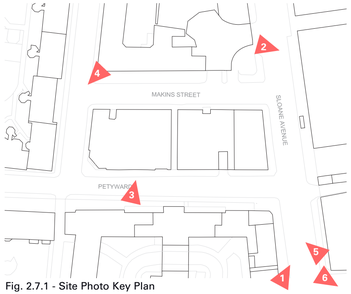


Fig. 2.7.1 - Site Photo Key Plan

2.7.2 Character of Surrounding Area

The architecture of the area is diverse in size, age, materials and style. The area has been established by various designers and this is reflected in scale and materiality. The surrounding context can be roughly divided as follows, Refer to Figure 2.7.2;

1 Sloane Avenue Mansion Blocks
These mansion blocks, designed in an art deco style, replaced derelict houses during the 1930s in an attempt to revitalise the area. Refer to figures 2.7.3 and 2.7.4.

2 The Gateways
Designed in 1934 by Wills and Kaula, these houses fill the blocks between Whitehead's Grove and Sprimont Place. They are designed in the Tudor Revival style with emphasis on the brick materiality and slate tiled roofs. Refer to Figure 2.7.5.

3 20th Century Social Housing
This area is dominated by large red brick residential blocks which were built to replace small overcrowded houses. The blocks were funded by established philanthropists at the time such as William Sutton and Samuel Lewis. Refer to figure 2.7.6.

4 The Smith's Charity Estate
This area is characterised by the formal stuccoed terraced housing that were designed and built between 1820-1850. Refer to Figure 2.7.7.

5 19th Century Industrial Buildings
These large warehouse/headquarter type buildings are not common within this borough and differ in architectural styles. These tend to be mostly around 4 storey and red brick in materiality. Refer to Figures 2.7.8 and 2.7.9.

6 19th Century Terraced Housing
Similar to the residential properties in point 4, the stuccoed terraces have become the Borough's trademark. The housing is some of the best domestic architecture in London from this transitional phase between prim Georgian to the bold Victorian. Refer to Figure 2.7.10

7 St Luke's Church & Gardens
This is one of the first Neo-Gothic churches to be built in London. It was built in Bath Stone and sits within a public park adorned with flower beds & trees. Refer to Figure 2.7.11

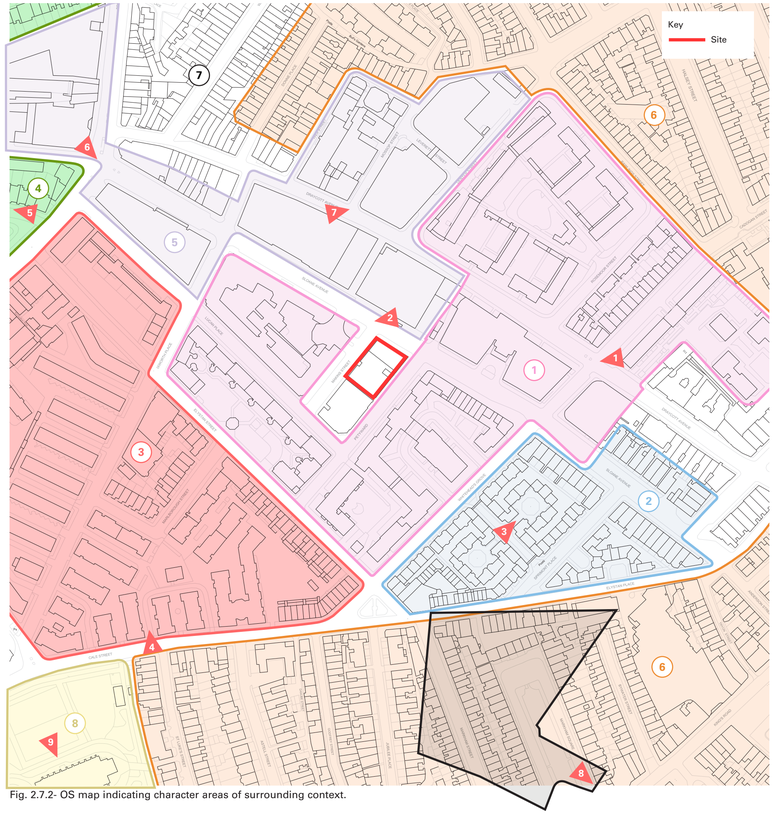


Fig. 2.7.2- OS map indicating character areas of surrounding context.


Fig. 2.7.3- Area 1 - 1 - Nell Gwyn House

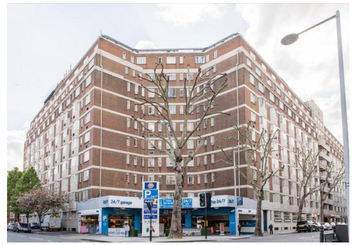


Fig. 2.7.4 - Area 1 - 2 - Chelsea Cloisters


Fig. 2.7.5 - Area 2 - 3 - The Gateways


Fig. 2.7.6 - Area 3 - 4 - Sutton Estate


Fig. 2.7.7- Area 4 - 5 - Pelham Crescent


Fig. 2.7.8 - Area 5 - 6 - Michelin House


Fig. 2.7.9 - Area 5 - 7 - Telephone Exchange


Fig. 2.7.10 - Area 6 - 8 - Markham Square


Fig. 2.7.11 - Area 7 - 9 - St Luke's Church & Gardens

2.8 Conservation Areas and Listed Buildings

2.8.1 Conservation Areas

The site is not within a conservation area, however there are are a number of conservation areas nearby including Thurloe / Smith's Charity Conservation Area, Hans Town Conservation Area, Royal Hospital Conservation Area. In June 2019, the Council also designated a new conservation area covering the William Sutton and Samiel Lewis Estates in Chelsea, located towards the south of the site.

Refer to Chapter 5 of supporting document;
'Heritage, Townscape and Visual Impact Assessment' produced by Montagu Evans for a detailed account of the surrounding conservation areas and listed buildings.

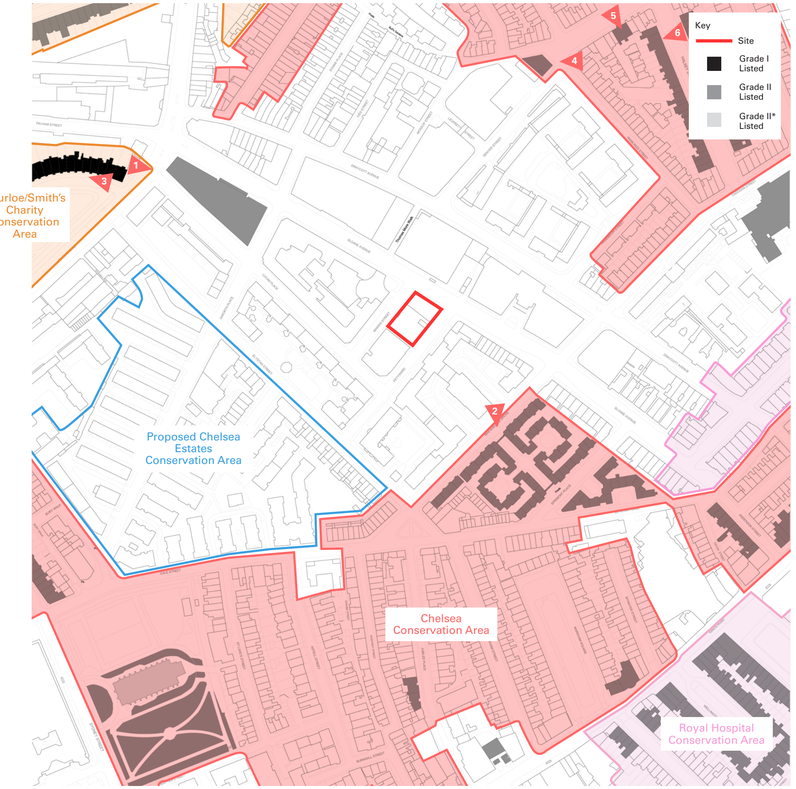


Fig. 2.8.1 - Current OS map with Surrounding Conservation Areas and Listed Buildings identified as per Historic England and RBKC websites

Fig. 2.8.2 - 1 - Michelin House

Fig. 2.8.3 - 2 - The Gateways

Fig. 2.8.4 - 3 - Pelham Crescent

Fig. 2.8.5 - 4 - Shuckburgh Arms

Fig. 2.8.6 - 5 - 10 Milner Street

Fig. 2.8.7 - 6 - 24 to 47 Halsey Street

2.8.2 Listed Buildings

There are no listed buildings within the site ownership boundary nor within the curtilage of the site.

The closest listed properties are:
1. Michelin House, Grade II
2. The Gateways, Grade II
3. Pelham Cresecent, Grade II*
4. Shuckburgh Arms, Grade II
5. 10 Milner Street, Grade II
6. 24-47, Halsey Street, Grade II

2.9 Emerging Context

In addition to the Marlborough School, which was completed in 2017, there are a number of neighbouring sites that have received planning consent, these are highlighted in Figure 2.9.4.

A. 2 Lucan Place - Consent granted in April 2020
Demolition of the existing building and replacement with a residential-led mixed-use building featuring a nursery and a Specialist Extra Needs education provider. The site is currently under construction. Refer to Figure 2.9.1.

B. 60 Sloane Avenue - Consent granted in February 2020 Part-demolition of the existing building and re-development of a residential-led mixed-use building featuring retail and leisure spaces. Refer to Figure 2.9.2.

C. The Clearings - Consent granted in October 2019
Demolition of existing building and re-development of a residential-led mixed-use building featuring ground floor retail and amenity spaces as well as new landscaped walkways. The site is currently under construction. Refer to Figure 2.9.3.

Fig. 2.9.1 - A - 2 Lucan Place

Fig. 2.9.2 - B - 60 Sloane Avenue

Fig. 2.9.3 - C - The Clearings

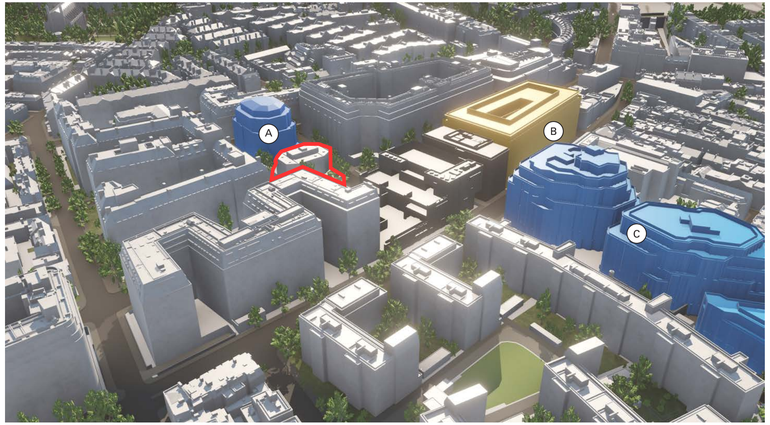


Fig. 2.9.4 - Emerging Context (VuCity)

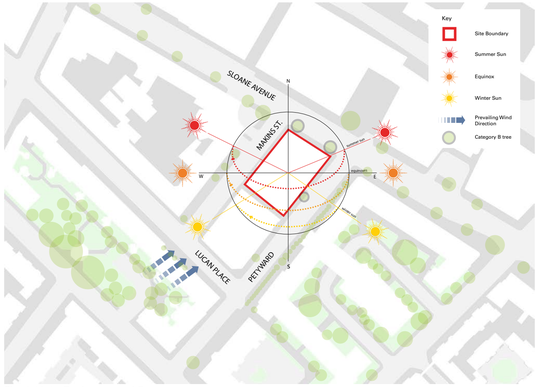


Fig. 2.10.1 - Environmental Factors

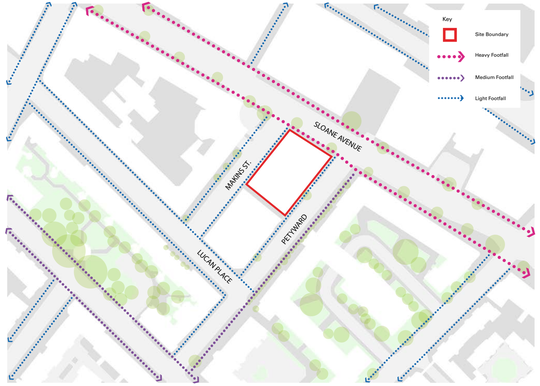


Fig. 2.10.2 - Pedestrian Flow

2.10 Environmental Analysis

2.10.1 Orientation

The site is orientated on a north-east to south-west axis. The re-development of 2 Lucan Place flanks the south-west boundary. The other three facades are surrounded by wide roads, with the closest buildings approximately 15m away (Cranmer court on opposite side of Petyward and Chelsea Cloisters on opposite side of Makin's street) which will therefore provide an opportunity for any development proposal on the site to benefit from good levels of sunlight and daylight.

2.10.2 Trees

There are no existing trees within the site boundaries. 3 category B trees are in close proximity to the boundary along Sloane Avenue and Petyward. For more information on the species and condition of these trees, refer to accompanying *'Arborocultural Impact Assessment Report'* by OMC Associates.

2.10.3 Transport, Movement and Pedestrians

Sloane Avenue is a major vehicular and pedestrian thoroughfare between Fulham Road and King's Road. The parallel and perpendicular roads surrounding the site are characterised by light footfall and residential frontages.

2.11 Transport and Movement

The Site has a Public Transport Accessibility Level PTAL of 6a and is therefore highly accessible to public transport with numerous bus routes, the London underground and national rail easily reachable by foot.

The closest underground stations are Sloane Square underground (approx. 750m to the south east) and South Kensington underground (approx. 750m to the north west). These stations provide access to the Piccadilly, Circle and District Lines. The closest national rail stations are West Brompton to the West and Victoria Station to the East. The closest Bus route is the 360 that stops in both directions to the North-East of the site.

2.11.1 Cycling

There is currently no existing on site cycle parking provision. The site is in close proximity of numerous public bicycle racks and bike sharing racks. The closest cycle lane is on Elystan Street.

2.11.2 Vehicular Traffic

The site is on Sloane Avenue, which is linked to the A308, Fulham Road to the North-West and to the A3217, King's Road, to the South-East.

2.11.3 Noise

Sloane Avenue is a relatively busy route for vehicles and pedestrians. A steady level of background noise is present on site from this road however the neighbouring residential streets are much quieter in character.

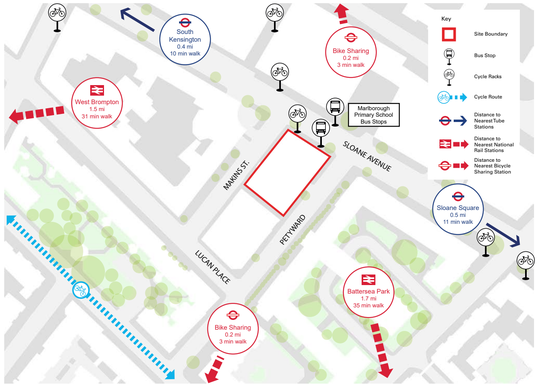


Fig. 2.11.1 - Transport Links

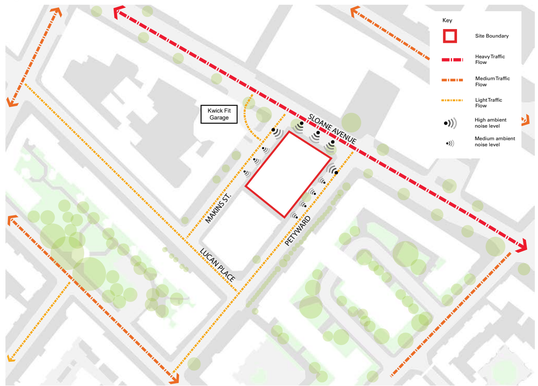


Fig. 2.11.2 - Traffic Flow

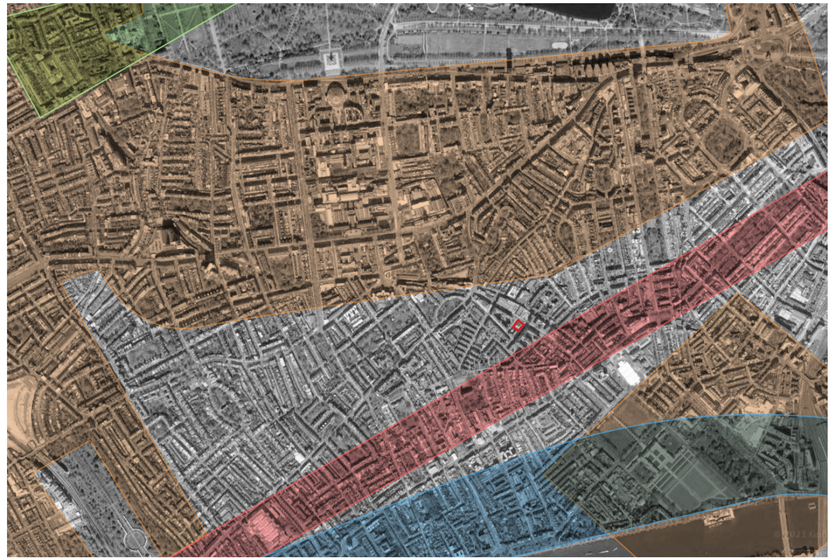


Fig. 2.12.1 - Key views

Key

- Protected Stragic View
- Backdrop of River Prospect
- Backdrop of Panoramic Views
- Townscape View

2.12 Prospect, Aspect and Legibility

As illustrated in Figure 2.12.1, The Site does not fall in any key view or protected views. The proposals may however be visible from surrounding Character and Conservation areas which are described and any impact assessed in detail within the accompanying report, *Heritage, Townscape and Visual Impact Assessment'* produced by Montagu Evans.

2.13 Planning Context and Policy Considerations

2.13.1 The planning policy context comprises three levels of adopted and emerging policy – national, regional and local. Within each level there is both planning policy and guidance which combine to provide the framework for the consideration of the proposed development. The Planning Statement (DP9) provides a full assessment of relevant policies, however an overview of the documents considered is set out below.

2.13.2 Regional planning policy is set out in the London Plan, which was published by the Mayor of London in 2021 and other relevant Supplementary Planning Guidance issued by the Mayor of London. This is the overall strategic plan for London, setting out a fully integrated economic, environmental, transport and social framework for the development of the capital.

2.13.3 The local planning policy for RBKC consists of the Local Plan, September 2019 along with other key policies and strategies. Within the Local Plan Proposals Map, the site sits within the Sloane Square CDA. Sloane Avenue frontage sits on the 'Neighbourhood Shopping Centre'.

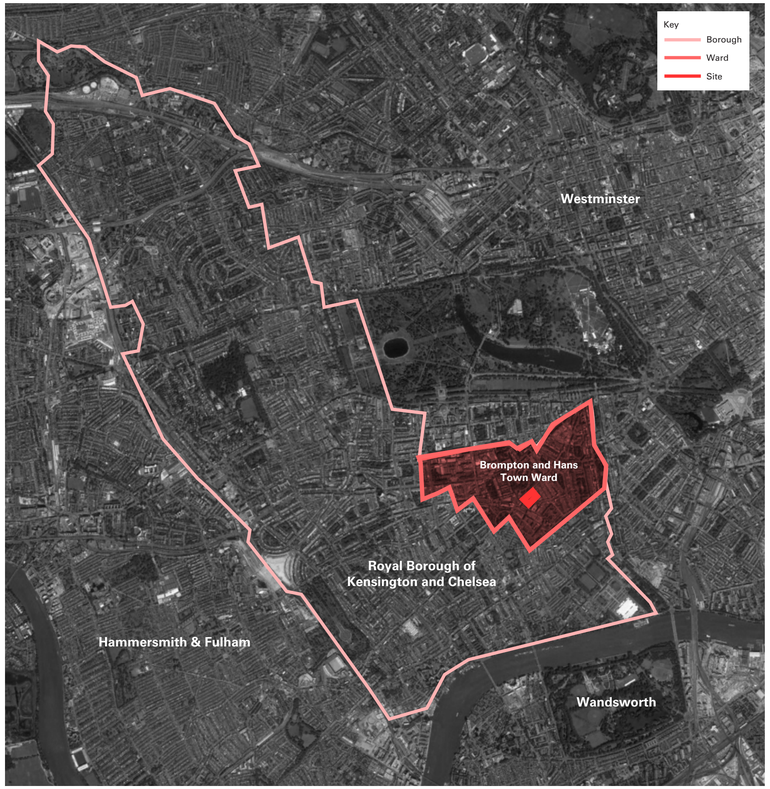


Fig. 2.13.1 - Royal Borough of Kensington and Chelsea, Brompton and Hans Town Ward

3.0 Design Principles and Evolution

3.1 Site Opportunities and Constraints

3.1.1 Opportunities

- Provision of new homes located in close proximity to numerous transport routes which comply with current space standards and building regulations.
- Regeneration of a site of poor architectural quality which does not contribute positively to it's context and detracts from the vitality of the area
- Provision of sustainable development with significantly reduced operational carbon requirements to the existing building.
- Reduce on site C02 emissions through the development of a more sustainable and energy efficient proposal compared to the existing building.
- Improve the local townscape by creation of a well designed focal point of relief along the elevation of Sloane Avenue which is characterised by the long, continuous 1930s mansion block facade which create an oppressive sense of enclosure.
- Improve security in the vicinity through provision of more active frontages at ground floor level and passive surveillance to Petyward and Makins Street instead of the current condition of blank car park enclosures.
- Softening the streetscape through planting at terrace levels.
- Improve the biodiversity of the site which currently has no habitats of value and a biodiversity value of zero.

3.1.2 Constraints

- Adjacency to 2 Lucan Place which constrains the massing.
- Impact of noise and pollution from Sloane Avenue may reduce potential for natural ventilation through openable windows.
- Overshadowing from large neighbouring mansion blocks.
- Existing Rights of Light to neighbouring properties will restrict the massing that may be proposed on The Site without causing harm to their existing daylight levels. Figure 3.1.2 illustrates the "jellymould" Building Envelope massing model which identifies how much additional "massing" could be achieved on the Site whilst materially complying with the recommendations for impact on Daylight in the BRE Guidelines. The extent of the potential building envelope is shown in brown and has been overlaid over the massing of the current building which is coloured green. It demonstrates that a fully BRE-compliant form of development would be very limited.

Fig 3.1.1 - Existing building

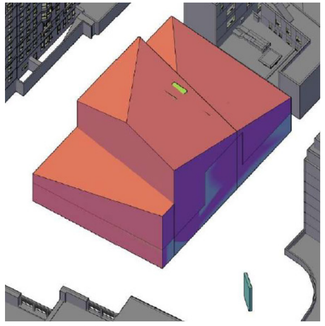


Fig 3.1.2 - Existing building

Key plan for Fig. 3.1.1

Fig 3.2.1 Proposed Development incorporating the design brief

3.2 Brief

The Applicant's ambition for The Site is to deliver an exemplar development worthy of this important location that is inherently linked to the character and culture of the local area.

Commercial

- Re-provision of the existing commercial unit on Sloane Avenue with a better quality and more sustainable space.

Residential

- Provide on site affordable accomodation.
- Provide high quality, efficient apartments with private and communal outdoor amenity space
- Design to be sensitive to context and provide a positive contribution to the local townscape.
- Provide a mix of sizes and types of units to provide a range of accommodation.
- Provide a car-free development that will not impact the existing local on street parking provisions.
- Provide a low energy development using renewable technologies where appropriate to reduce carbon footprint.

3.3 Design Vision and Key Rationale

The primary vision and objective of this scheme is to redevelop a site that is of poor architectural quality and incongrous in its context. The design of the proposed development has been influenced the surrounding townscape context including how the proposed massing may impact the existing Rights of Light and sunlight / daylight amenity of the neighbouring properties.

When analysing the surrounding buildings, there are two different characters and styles to inform the proposed design:
- 1930s mansion blocks and
- 20th Century Industrial Buildings of varying architectural styles.

The repeating features of these building typologies which we have sought to incorporate into our design proposals are
- The base-middle-top composition of the massing
- Red brick materiality with contrasting horizontal stone banding / cornicing
- Active ground floor frontages with commercial units

Refer to Figure 3.3.1 for a diagram illustrating the banding and materiality features as described above

Massing
With regards to the concept massing, as a starting point , the massing of a simple mansion block matching the height of the consented scheme on 2 Lucan Place was tested. Refer to Figure 3.3.2. The purpose of analysing the impact of this block model was to determine how it would affect neighbouring properties so as to assess its feasibility.

The results of the Vertical Sky Component (VSC) analysis demonstrated that the percentage losses of VSC would be well in excess of 40% and in some cases exceed 50% within Cranmer Court as far as 4th floor level and perhaps more importantly, the residual VSC values that will remain will be well below mid-teens in many cases. Such levels of loss when expressed as a percentage loss, coupled with the low levels of actual remaining daylight following the development would significantly fail to meet the advice and recommendations of the flexibility that the London Plan and Planning Inspectorate have considered to be acceptable.

Chelsea Cloisters is used as short-term serviced apartments and not as full-time residential dwellings. Although it is not “residential” in the same way as the habitable rooms in Cranmer Court and therefore not strictly dwellings, it was nonetheless included in the tests and would experience similar levels of impact.

The results of the No Skyline Daylight Distribution test were even worse. Some rooms from Lower Ground all the way up to 4th floor level in Cranmer Court would lose in excess of 60% of their current internal Daylight Distribution with the consequence of a much reduced view of the sky and a corresponding increase in sense of enclosure. For Chelsea Cloisters the losses of would be even higher. These levels of would have been in excess of the flexibility that the London Plan and Planning Inspectorate have considered to be acceptable.

In addition to the negative impacts in relation to sunlight and daylight as described above, further analysis alongside townscape consultants Montagu Evans, deemed that this massing would also not be appropriate for this particular location along Sloane Avenue. Due to the already tall and high density nature of the existing neighbouring mansion blocks, a building of this height, occupying the full extent of the site would exacerbate the oppressive sense of enclosure to this area. Instead, in order to create a point of relief within the Sloane Avenue streetscape, it was deemed to break up this mass to a more appropriate shape which would allow light to pass around it and create a point of focus and relief along the streetscape. Figure 3.3.3 illustrates the design development of the concept massing, which proposes a taller element, set back from the street frontage with a reduced footprint to provide a more slender form and make the increased height sit more comfortably within the townscape. It also preserves light passing around the building, rather than over.

Behind this taller ‘focal point’ element, a more orthagonal ‘shoulder building’ adjoining 2 Lucan Place is proposed, ensuring continuation of the building lines along Petyward and Makins street. Setbacks and terraces to the shoulder element respond to the adjacent 2 Lucan Place development (currently under construction) and provide defensible space to the ground floor residential units, which will in turn offer passive surveillance and a more pleasant streetscape to both Petyward and Makins Streets.

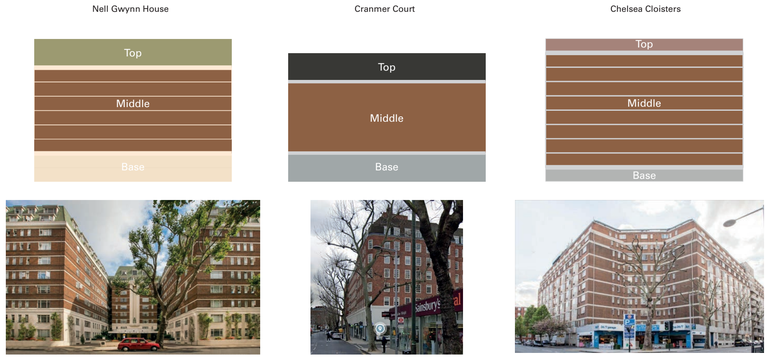


Fig. 3.3.1 - Diagrams to demonstrate repetitive banding and massing features in the vicinity of The Site.

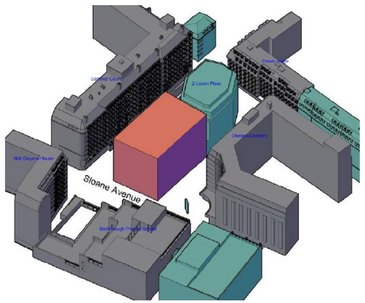
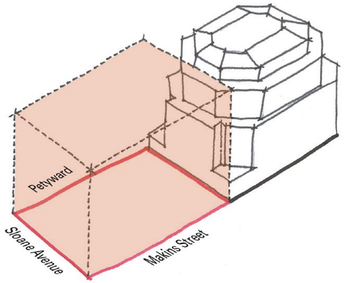
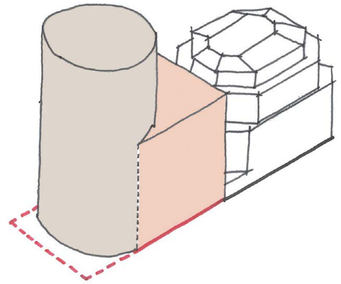


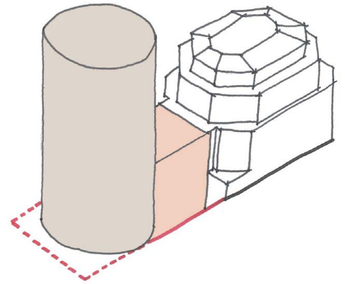
Fig. 3.3.2 - Initial Massing option tested for Sunlight Daylight compliance on neighbouring properties



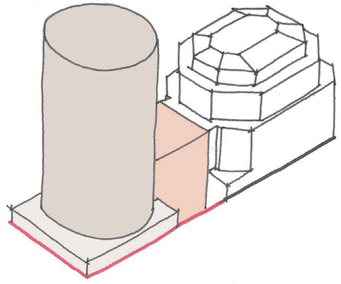
1. Extrude the site area to match the height of 2 Lucan Place



2. Articulate the building mass with a tower and a shoulder in order to reduce the impact of the Rights of Light and views of neighbouring properties.Set back the tower from the site boundary along Sloane Avenue



3. Reduce the height of the shouder building and set it back from the site boundary line to create lightwells to the lower ground floor and provide privacy from the road.



4. Introduce a podium that extends to the site boundary and activates the street frontage. Further reduce the footprint of the tower so that it rests on the podium.

Fig 3.3.3-Sketch showing development of massing

4.0 Consultation and Community Involvement

4.1 Public Exhibition

Following the development of initial concept design proposals, an extensive programme of community consultation was undertaken to provide an opportunity for the local community, including local residents group, to provide their feedback on the proposals at each stage. Please refer to supporting document *'Statement of Community Involvement'* by Polity, where this is documented in full.

There were two distinct stages to the programme:

The first in 2019 with the presentation of initial ideas for a Ground plus 25 storeys scheme that provided 35% affordable with a contemporary form and materiality. The consultation was undertaken by means of a physical exhibition held at the St Thomas More Language College on the 24th of July 2019. Door-to-door delivery invitation letters were dispatched to an identified catchment on the 9th of July 2019.

The second stage in 2020 and 2021 involved the presentation of revised proposals which sought to respond directly to the feedback received in 2019. Due to the significant constraints of the COVID-19 pandemic and its associated public health restrictions, this stage was undertaken by means of a virtual engagement programme including briefing of ward councillors and civic/residents groups. Invitation letters were delivered on the 2nd of December 2020 following the same strategy used in 2019. The letters signposted a dedicated website *www.thesloane.info* which was launched to coincide with the delivery of the invitation letter. At launch, the website contained some downloadable information panels and an online form where visitors could ask questions or give their comments on the emerging proposals. The community letter also invited recipients to a live presentation ('webinar') by the design team of the new options for the site, which was held on the 10th of December 2020.

4.2 Feedback

Some 28 members of the public attended the public exhibition in 2019, resulting in some 14 separate feedback forms. The website received 1,312 visits by 231 users and 54 files downloads. We received 17 comments from the online form on the website and there were more received via the 'chat' facility during the webinar.

In summary, key points from the feedback included:

polity

Public Affairs

Level 1, Devonshire House
One Mayfair Place
London W1J 8AJ

T: 020 7242 0170

17th July 2019

Dear Resident/Neighbour,

NEW DEVELOPMENT PROPOSALS
COLEBROOK COURT, SLOANE AVENUE, LONDON SW3

I write with an invitation to a public display of draft plans for the mixed-use redevelopment of the above site which includes the current Sainsbury's Local at ground floor level and the residential apartments above.

The public display will take place at the St Thomas More Language College on Wednesday 24th July 2019 between 2pm and 7pm. Please access the display off the Draycott Terrace entrance to the College.

This is a good opportunity for local residents and businesses to view the emerging plans and give feedback prior to the submission of a planning application to the Royal Borough of Kensington & Chelsea later this year. Representatives from the development team will be available to answer questions.

You can find out more or request a copy of the display materials should you be unable to attend on the 24th July by contacting me or my colleague Lee Jamieson on 0207 242 0170 or by emailing lee@polityuk.com

Yours sincerely,

Martin Hughes
Director

Fig. 4.1.1 - Public Consultation Invitation Letter

Fig. 4.1.3 - Site and catchment area

Key: Identified catchment area for the door-to-door delivery

Fig. 4.1.2 - Exhibition Board displayed at Public Consultion

Fig. 4.1.4 - Community Engagement at the Public Exhibition

1. The proposed height of the new building was considered to be out of keeping with the surrounding residential buildings;
2. Clarification required over loss of existing on site car parking spaces and potential impact on on-street parking spaces in the area;
3. Support for the provision of affordable homes;
4. Need to protect the amenity of neighbours;
5. Request for more information on daylight/sunlight impacts;
6. The importance of a modern foodstore at this location given the lack of choice locally.

Given the feedback received, the design team decided to revisit the proposals before engaging with civic and residents' groups.

Where it was possible and appropriate, the responses have been incorporated into subsequent iterations of the design proposals. A more detail summary of feedback and responses is also provided in supporting document, *'Statement of Community Involvement'* by Polity.

4.3 Summary of RBKC and GLA Pre-application consultations

The Applicant engaged in three pre-application consultations with officers at RBKC and also with the Greater London Authority (GLA).

Squire and Partners presented the proposals and with feedback from the officers were able to develop the scheme in a sensitive and appropriate way for its location in the borough.

Refer to Figure 4.3.1 to view a summary of the evolution of the design in response to these consultations.

The main topics that have been addressed in the proposed scheme are:

- Finding a viable balance between the provision of on-site affordable housing, the height of the tower building and the impact on the neighbouring townscape.
- Proposing a contemporary external language that fits within the character of the neighbourhood through its proportion, composition and materiality.
- Minimising the impact on the views and the Rights of Light of adjoining properties as well as maximising the internal daylight of the proposed scheme despite its location on a tight urban site.

RBKC Pre-App 1 - 11/07/2019

GF+ 25 Storeys

35% Affordable housing proposed on site

Feedback:

The height of the building is excessive and not justified by the provision of affordable housing.

The Chelsea Society also wrote a letter to RBKC expressing concern over the scheme's height, how it would be widely visible in the neighbouring townscape, and that the external glass and steel materiality were not appropriate to the context.

RBKC Pre-App 2 - 09/03/2020

GF+ 14 Storeys

20% Affordable housing provided on site

Feedback:

The move to reduce the building height is recognised however comments are made on the proportions being too compressed. Suggestions are made to review the cladding and reconsider the massing to more successfully express verticality.

GLA Pre-App 3 - 30/03/2021

GF+14 Storeys

20% Affordable housing provided on site

Feedback:

GF+14 Storeys would almost certainly be considered a tall building

The redesign of the facade featuring red brick and stone finishes and expressing verticality is recognised and supported.

GLA Pre-App 3 - 30/03/2021

GF+12 Storeys

6% Affordable housing provided on site

Feedback:

GF+12 Storeys may be considered a tall building - evidence of the surrounding building height should be provided in addition to a robust justification for the quantum of affordable housing proposed through a viability study.

RBKC Pre-App 4 - 03/08/2021

GF+ 12 Storeys

21% Affordable housing provided on site

Feedback:

The increase in affordable housing is a significant improvement. However, it still falls short of the statutory quota and would therefore need to be justified by a full viability assessment prior to submission of a planning application.

Given the value attributed to the existing ground floor commercial space by local residents, the strategy of extending the footprint of the podium to the site boundary in lieu of providing outdoor community space is recognised.

RBKC Pre-App 5 - 12/01/2022 - The Proposed Scheme

GF+ 12 Storeys

24% Affordable housing provided on site

Feedback:

The current proposed scheme was presented to RBKC to explain how previous comments from the pre-app responses had been addressed to improve the design.

The impact of alternative building forms in terms sunlight and daylight amenity to surrounding properties was also demonstrated.

Fig. 4.3.1 Summary of Design development during Consultation process

5.0 The Scheme

5.1 Overview of the Proposed Development

The proposed scheme is for a new high quality mixed-use, residential led development, located on the site of Colebrook Court. The proposal comprises retail provision at Ground and Lower ground floor articulated by a single storey podium. There separate entrances to private and affordable residential apartments which are located within a 4 storey shoulder building incorporating set back terraces and protruding balconies and an 11 storey cylindrical element which sits above the podium. There is a single level basement (Lower Ground Floor) which houses residential accommodation, lower level of retail, cycle storage for both residential and commercial uses and plant equipment.

5.2 Quantum of Proposals

The scheme provides a total of 41 apartments (6,193 sqm GEA, 5,557 sqm GIA), with a mix as indicated in Section 5.4.
The proposed commercial provision is 558 sqm GEA (497sqm GIA).
Refer to Appendix 9.1 for breakdown of existing and proposed areas by use.

Fig. 5.1.1- Existing and Proposed view towards The Site along Sloane Avenue

Key plan for Fig. 5.1.1

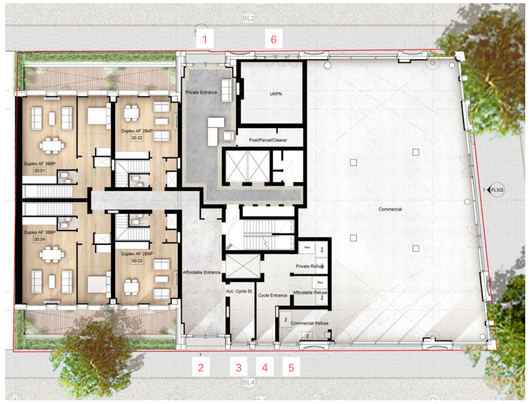


Fig 5.3.1- Proposed Ground Floor Plan

Fig. 5.3.2 Proposed Lower Ground Floor Plan

5.3 Layout

The proposed development utilises the full site footprint as per the existing building. At Ground Floor level there is the main commercial space which fronts onto Sloane Avenue and will replace the existing Sainsbury's unit. The two residential entrances are located off Makins Street for the private units and Petyward for the affordable units. Thes are identified as 1 and 2 on Figure 5.3.1.
There are four further access points at street level which are identified on Figure 5.3.1 as follows;
3. Accessible cycle store entrance
4. Access to cycle stores via lift to lower ground for all uses and access to residential refuse stores located at ground floor.
5. Access to commercial refuse store
6. Access to UKPN room

The lower ground floor accomodates the lower level of retail provision, this is currently accessible from the residential cores, however there is a soft spot identified in the slab to enable a future tenant to provide vertical circulation to combine the two levels internally. The sleeping accommodation of the affordable duplex apartments is also located at lower ground floor level in addition to cycle stores for both residential and commercial uses and plant areas to service both commercial and residential accommodation. Refer to Figure 5.3.2 for the layout.

The affordable units provision is a total of 10 No. units. Four of these are Duplex units accessed from ground floor level and the remaining six area located at Level 01 and accessed via the dedicated affordable tenure lift. At level 01 there is also access provided for the affordable residents to an outdoor amenity area located above the retail podium. The affordable lift terminates at Level 01 with a lift overrun extending up to Level 02. In the event that the affordable lift is broken or requires maintenance, residents of the apartments at Level 01 would be provided access to their apartments via the private lifts.

Private tenure apartments are located from Levels 01 to 12 and are accessed via two residential lifts off the private entrance area. One of these lifts would also operate as a fire fighting lift and the utility / emergency staircase would be used by both affordable and private residential tenures.

The roof of the shoulder building will be landscaped to provide amenity space for the private residential occupants and is accessed via a corridor from the core at level 04.

At each residential level, level access and generous corridor widths are proposed in compliance with Part M to provide a development that is accessible for all. The apartments on a typical residential level are distributed along the corridors connected to the single core that serves the entire scheme.

Apartments located in the tower have been designed so that, where possible, living rooms are located to the front of the building towards the busier Sloane Avenue. Bedrooms and bathrooms are instead located to the back of the tower, facing 2 Lucan Place, Makins Street and Petyward as demonstrated in Figure 5.3.4.

All apartments have generous ceiling heights with habitable rooms at 2665mm AFFL and bathrooms/lobbies at 2400mm AFFL.

5.4 External Amenity Space

Currently on the site, there is no external amenity, either private or shared, provided for the residential occupants. Within the proposed development, all apartments provide a minimum of 5sqm of private outdoor amenity space located either on balconies, lightwells or terrace. The only exception is the 1 bedroom private tenure apartments in the higher cylindrical building which instead have juliet balconies with full height inward opening doors. In order to compensate for the lack of private external amenity, these apartments have been oversized by at least 5sqm(10%) in relation to the Nationally Described Space Standards. This equivalent additional internal amenity area is indicated by a hatch in Figure 5.3.5.

In addition to this, all apartments have access to communal external amenity areas either at the 1st floor for affordable units at 4th floor for the private accommodation. The landscaping of these communal external amenity spaces is described in more detail in Section 6.

Fig 5.3.3- Proposed Level 01 Plan indicating access from residential core to external landscaped terrace for affordable use.

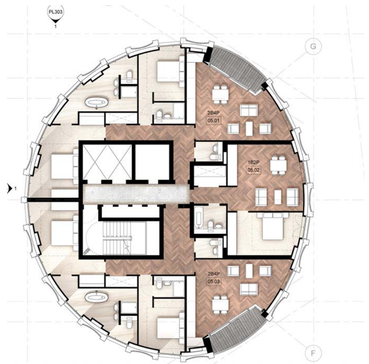


Fig. 5.3.4 Proposed plan of typical floor

Fig. 5.3.5 Plan of 1 Bed unit with juliet balcony. Additional internal 5sqm highlighted in green

Fig 5.3.6- Proposed view towards residential entrance from the corner of Makins Street and Sloane Avenue

Key plan for Fig. 5.3.6

5.5 Residential Mix

The proposed scheme is made up of 31 No. private residential units and 10 affordable units. This equates to 24% affordable provision by habitable rooms.

10% of the units, apportioned to the different tenures, are Wheelchair adaptable dwellings designed to Approved Document Part M4(2).

The overal residential mix is as follows:

1 x Bed:	9	22%	
2 x Bed:	19	46%	(2 duplex)
3 x Bed:	12	29%	(2 duplex)
4 x Bed:	1	3%	
Total	41		

All flats layouts are designed in line with the Nationally Described Space Standards and the GLA London Housing Design Guide 2021, london Plan Policy D6 or better.

Unit Type	Nationally described space standards (in sqm)	Average size achieved in the scheme (in sqm)
1 Bed (2 person)	50	55
2 Bed (4 person)	70 (79 for 2 storeys)	86 (80 for 2 storeys)
3 Bed (5 person)	86	98
3 Bed (6 person)	95 (102 for 2 storeys)	108 (111 for 2 storeys)
4 Bed (8 person)	117	239

All apartments comply with the Nationally Described Space Standards as a minimum and 98% of the apartments exceed the requirements. In particular, 90% of the affordable units improve on the Nationally Described Space Standards by an average of 8%.

5.6 Scale, Height and Massing

The diagrams in Figure 3.3.3 (Section 3) explain the concept development of the massing which has resulted in the proposed form. The key factors in determining the most appropriate scale and mass of the building have been:
- Impact upon townscape and integration within existing context
- Feedback from pre-application meetings and public consultation
- Consideration of existing Rights to Light of neighbouring properties and mitigating impact of any proposals on access to sufficient sunlight/daylight
- Ensuring sufficient sunlight / daylight provision internally within development
- Viability - in order to ensure provision of sufficient affordable accommodation.

At concept design stage it was established that it would not be appropriate to propose a building that extended full height for the whole footprint of the site. Although this would relate to existing mansion block massings in the area, it would create an undesirable sense of enclosure to Makins Street and Petyward and would impact detrimentally on neighbouring properties sunlight and daylight amenity.

Instead the massing has been broken down into 3 elements:
- A single storey podium housing the retail provision and maintaining existing building lines along Sloane Avenue, Petyward and Makins Street.
- A higher cylindrical element of 12 storeys which houses residential accommodation and creates a slender, focal point of relief amongst a dense townscape of tall mansion blocks
- A 4 storey orthogonal shoulder element to the rear of the site which houses residential accommodation and maintains building lines along Petyward and Makins Street. This also has setbacks which relate to the massing of the 2 Lucan Place scheme which is currently under construction.

Following analysis of the area, it was concluded that a higher building than the prevailing height of the area would be appropriate for this particular site along Sloane Avenue as it is a relatively small island site within an area that is characterised by very long continuous and tall mansion blocks. This is also acknowledged within RBKC's SPD '*Building Height in the Royal Borough'* document which includes Sloane Avenue as a specific area in the borough which contains a cluster of tall buildings. It also continues to describe that this cluster does not produce a signature or distinctive skyline but is a collection of residential high rise buildings which form post war social housing developments.

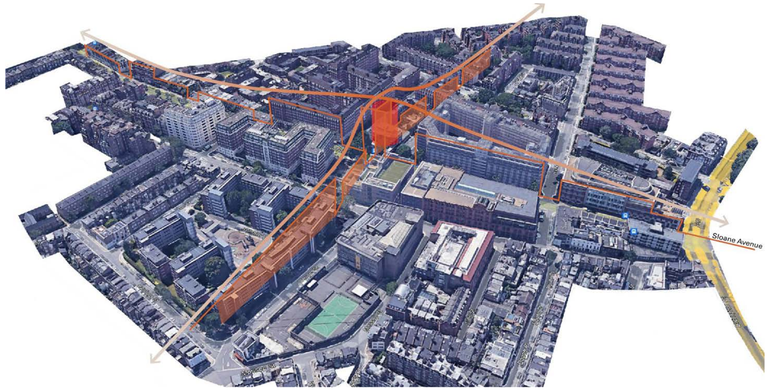


Fig. 5.5.1 - Section diagram showing increasing heights converging on the proposed scheme

Fig. 5.5.2 - View looking North West up Sloane Avenue towards The Site

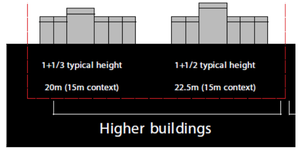


Fig. 5.5.3 - Diagram extract from RBKC SPD - 'Definition of Tall Buildings as Landmark Structures'

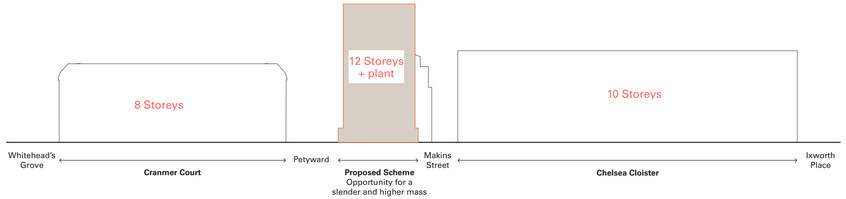


Fig. 5.5.4 - Site section diagram illustrating that the height of proposal is within 1.5 x height of surrounding context along Sloane Avenue

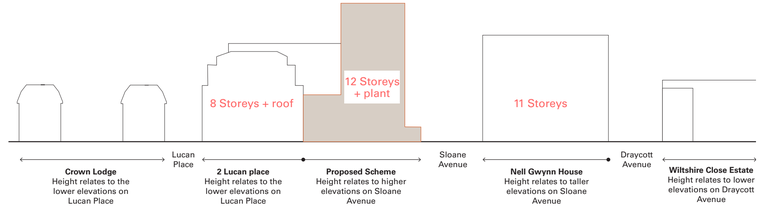


Fig. 5.5.5 - Site section diagram illustrating that the height of proposal is within 1.5 x height of surrounding context perpendicular to Sloane Avenue

At 12 storeys, the proposed building by definition falls within RBKC's category of 'Higher Building' as illustrated in extracted diagram 5.5.3 which demonstrates that a building up to 1.5 times the height of the surounding context would be considered a 'higher' building rather than 'tall'. As The SIte is flanked on either side along Sloane Avenue by an 8 storey building and a 10 storey building, a proposal of up to 13.5 storey building within this context would be considered to be 'higher' rather than 'tall'.

Figure 5.5.1 demonstrates that the scale of surrounding buildings increases in height in both directions towards the site, making this an ideal location for a 'higher' proposal. The proposed mass does not 'punctuate' the skyline as is characteristic of a 'tall' building but instead creates a point of relief that is appropriate in scale and proportionate to it's surrounding context.

The plant equipment is located on the roof level as indicated on the roof plan, however this is concealed by the extension of the precast framing up to the uppermost level of plant to ensure that unsightly plant does not protrude above the 'crown' of the building.

5.7 Building Character and Appearance

The proposed scheme has been designed to be contemporary yet contextual to its location and it nobilitates the existing site which is of poor architectural quality and incongrous in its context.

5.7.1 Facade Treatment and Composition

Having studied the conservation area and local buildings, the proposed scheme references architectural elements that are characteristic of the neighbourhood. They include:

- Base-middle-top composition
- The use of red brick
- Horizontal and contrasting stone banding

Figure 5.7.1 illustrates these elements as they appear in local context to the Site and demonstrates diagrammatically how they have been interpreted within the proposed architectural language of the elevations.

Base - The Podium

The podium contrasts in geometry and materiality from the rest of the building articulating the predominantly retail area from the residential use above. Precast panels with a Portland stone finish, glazed bricks and bronze framed glazing.

Middle - Residential Levels

Precast concrete panels with a Portland stone finish and concave red brick infill. Portland stone finish horizontal banding or cornicing provides articulation of double storeys and emphasises the verticality of the cylindrical mass. Refer to Figure 5.7.2.

Top - Penthouse and Roof Plant Enclosure

The penthouse and roof plant enclosure read as one architectural element which is lighter and more glazed than the lower elements, and defines the 'crown' of the building. The materiality is characterised by precast framing with a Portland stone finish, and a set back glazed curtain wall enclosure with bronze coloured elements. The double storey 'crown' conceals all plant located on the roof and provides a contrast to the heavier brick and stone panels beneath.

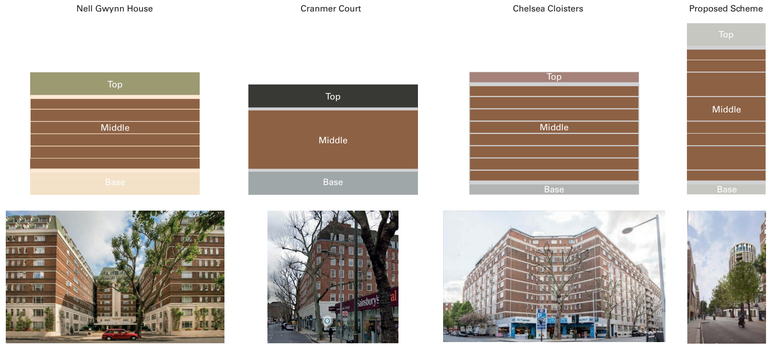


Fig.5.7.1- Facade diagram -Base / Middle / Top of Proposed Scheme and surrounding context

Fig.5.7.2- Proposed bay study expressing double storey horizontal banding

Fig. 5.7.3 - Existing frontage onto Petyward is expanse of blank wall, ventilation louvres and car park screen

Fig. 5.7.4 - Proposed active frontage and general improvement to Petyward streetscape.

Key plan for Figs 5.7.3 and 5.7.4

5.7.2 The proposed building is further characterised and articulated by inset balconies to the North-West and South east of the higher element. The surrounding context does not tend to benefit from the provision of balconies which in part increases the sense of oppressive continuity to the facades. The addition of balconies the the proposed scheme is intended to be a beneficial introduction both to the townscape and future residents of the scheme.

On the shoulder element, the mass is also articulated by the provision of a setback terrace at level 02 and protruding balconies at Levels 01 and 3 (Refer to Figure 5.6.3).

Communal terraces at level 01 and level 04 feature planting proposals that contribute to the urban greening of the area and soften the building's impact at street level.

5.7.3 The proposed scheme significantly improves the public realm by fully activating the ground floor frontage which, in the existing building, is mostly blank wall with ventilation louvres or car park screen, refer to Figure 5.7.3. Additional planting and greenery is proposed at ground floor on Makins Street and Petyward both to screen the ground floor apartments and to create a more pleasant environment along these streets, Refer to Figures 5.7.3 and 5.7.4.

5.7.4 Figure 5.7.5 illustrates the materials palette for the proposed scheme which is, in the case of the red brick and portland stone finish precast, is a direct response to the surrounding context. The proposed use of glazed bricks at ground floor is a more subtle reference to the nearby listed Michelin Building.

Fig. 5.7.5- Indicative Proposed Materials Palette
(Refer to Appendix 9.5 for Proposed Locations
on elevations)

Key
01. Red Brick
02. Portland Stone finish to precast elements
03. Glazed brick - colour matched to Portland stone
04. Bronze coloured PPC finish to metal elements
05. Glass
06. Timber to landscape elements
07. Greenery

Fig. 5.8.1- Ground Floor Access

Key

- Entrance
- Private Residential Refuse
- Affordable Residential Refuse
- Commercial Refuse
- Cycle Route
- Post box
- Affordable Residential
- Affordable Entrance
- Private Entrance
- Commercial
- Plant
- Back of house, Lobbies
- Affordable Cycle Store

5.8 Parking, Servicing and Refuse

Please refer to the supporting document *'Transport Statement'* by Markides, for more detailed local and regional transport considerations.

The existing site provides 12 No. residential parking spaces at ground floor, accessed by a ramp off Petyward however, the site achieves an excellent 6a PTAL rating and therefore it is being proposed to make the replacement development car-free. This is aligned with RBKC's ambition, as part of the Local Plan, to ensure that new development does not worsen traffic and parking congestion in the borough. The car free development proposal will ensure that any new demand for car parking from the new additional dwellings will not displace existing car parking demand from the existing residential dwellings on to surrounding streets.

Please refer to Figure 5.8.1 and 5.8.2 when reading the foll owing sections.

5.8.1 Pedestrian entrances:

The private residential entrance is located on Makins Street, where the existing scheme's entrance is. This leads to the reception area from which the communal utility stair and lifts are available.

The affordable residential entrance is on Petyward. This leads to the lobby serving the ground floor duplex apartments, the communal utility stair and the lift.

Both the private and the affordable entrances are of similar scale. In order to maximise the number of windows and habitable rooms, the size of the lightwells and the amount of privacy and separation from the street, level access to the duplex apartments is from a lobby off the communal affordable entrance.

The main entrance to the commercial unit is from Sloane Avenue which is as per the existing provision. The proposed service entrance is off Petyward rather than the current provision which is off Makins Street. This is to ease congestion off Makins Street which occasionally occurs due to cars queuing to access the service station.

5.8.2 Cycle Access and Storage Provision:

There is provision on site at Lower Ground for 84 long-stay cycle parking spaces for residential use and 6 long-stay cycle parking spaces for commercial use. This provision is in accordance with the requirement of The New London Plan 2021 and is a significant improvement on the existing building which does not provide any on site cycle parking.

Long Stay Cycle Storage
The residential long-stay cycle stores are located at lower ground floor. They are accessed via the shared affordable / cycle lift from the service entrance on Petyward. Access to this entrance will be controlled by a secure keyfob.
The commercial long-stay cycle store is shared with the affordable residential one at lower ground floor. Spaces reserved for commercial use will be identified with visual signage.

Short Stay Cycle Storage
The site has a constrained ground floor and there is ample short-stay public cycle parking available within the vicinity of the site. It is therefore proposed to monitor demand for short stay cycle parking on street as part of Travel Plan measures, and to work with RBKC to identify space where a proportional contribution to new public cycle parking could be made if monitoring identifies a shortage in provision following occupation.

Accessible Cycle Storage
One accessible cycle store is located next to the service entrance on Petyward. This may be used for non-standard cycles. Should it be required, direct access is provided from this store to the residential lobbies. Access to the accessible cycle store and the lifts will be controlled by a secure keyfob.

Refer to supporting document, *'Transport Statement'* by Markides for further details.

5.8.3 Refuse Collection:
Residential:
Building management will collect refuse from private residents apartments at agreed intervals, it will then be taken to lower ground level and trasferred to affordable lift to gain access to the private bin store at Ground Floor Level.
Affordable residents are required to bring their own refuse to the affordable bin store that is accessed from the service entrance on Petyward.

Fig. 5.8.2 - Lower Ground Floor Access

Key

- Private Residential Refuse
- Cycle Route
- Affordable Residential
- Service Lobby
- Commercial
- Plant
- Affordable and Commercial Cycle Store
- Private Cycle Store

Both the private and the affordable bin stores will contain separate bins for recycling, general and food waste as well as an area set aside for bulky household items.

Private refuse will be collected bi-weekly from a private provider. Affordable refuse will be collected by RBKC.

Retail Refuse Collection:
The commercial unit has its own dedicated refuse store with independent exit on Petyward. Private collections would be arranged to suit the tenant's requirements.

5.8.4 Commercial deliveries:
Goods will be delivered from Petyward via the commercial service entrance.

5.8.5 Plant
The plant equipment has been arranged and located in order to ensure that there is no visible external equipment. The majority of plant is located below ground within plant rooms and some is located on the roof of the tower below parapet level. The roof plant is concealed behind curtain wall panels which express the penthouse floor as a double storey 'crown'.

Intake and extract louvres for apartments have been integrated in the window design.

5.8.6 Highways and Pedestrian Realm Strategy
There is an existing vehicle crossover with a gated access to the site on Petyward. This provides access to the existing on site parking provision. As the proposal is for a car free development, this crossover will no longer be required and the pavement may be continued along Petyward which is a further improvement to the pedestrian realm at this area.

5.9 Site Management

The private reception area will have 24 hour Concierge or security personnel presence and there will be a full security system including CCTV cameras covering all entrances of the building.

Visitors to private apartments will report to the security desk in the reception area and state the apartment and resident whom they are visiting. The security guard will call up to the apartment and then either direct the visitor to the flat, accompany them to the flat or ask the visitor to wait in the waiting area for the resident to collect them.

Both the private and the affordable entrance doors will be access controlled with an intercom system linked to each individual apartment.

All apartment front doors and communal entrance doors, will meet the PAS 23/24 and British Standards in line with Secured by Design principles. All windows will be adequately rated and laminated on basement, ground and first floor levels.

Private post will be delivered to the private reception area, sorted in the post and parcel room and then delivered by building management to the apartment.
Affordable post will be delivered in secure post boxes located in the affordable lobby.

The service entrance, accessible cycle store entrance, commercial refuse entrance and commercial secondary entrance will all have self-closing, self-locking doors controlled via keyfob.

Access into roof and basement plant areas will be controlled by keyfob access and the facilities management for the building. Access to the roof plant will be via the utility stair.

The internal cleaning strategy will be finalised through the design development. External cleaning will be done by competent persons. Where not reachable via elevated equipment, higher floors will be accessed via abseiling. Otherwise, cleaning will be carried out from the ground floor pavement, level 01 and level 04 terraces and from building setbacks.

A hybrid strategy would be adopted for building maintenance and glass replacement whereby if this cannot be accessed by MEWP, abseiling or a temporary crane would be required.

5.10 Key Sustainability and Renewable Energy Commitments

The Proposed Development is committed to following the 'Be Lean, Clean, Green and Seen' energy hierarchy which utilises a fabric first approach to maximise reduction in energy through passive design measures which in turn will result in a highly efficient, low-carbon scheme.

The Proposed Development will have a reduced effect on climate change by reducing CO2 emissions associated with energy use in line with national and local policy as stated within Building Regulations Part L, as well as GLA and Royal Borough of Kensington and Chelsea policy.
As principal targets, the Proposed Development is targeting:
– Minimising energy use and CO2 emissions at the 'Be Lean' stage through the incorporation of a highly efficient shell, efficient lighting and ventilation;
– Maximisation of energy efficiency features and the integration of low carbon energy;
– Utilising an on-site heat pump system which is combustion free;
– Achieving a minimum of 35% reduction in regulated CO2 emissions on-site through renewable and low carbon sources;
– Enabling potential future connection to wider district heat networks.

The design has also been informed by both national and local policy requirements, the Applicant's vision and sustainable design and development guidance and frameworks including, but not limited to;
– United Nations Sustainable Development Goals (UN SDGs);
– National Planning Policy Framework 2021;
– London Plan 2021;
– Royal Borough of Kensington and Chelsea Local Plan 2019

Refer to supporting documents, *'Sustainability Strategy'* and *'Energy Strategy'* prepared by Hoare Lea for a comprehensive summary of sustainability options which have been considered and incorporated as part of the design process to date.

6.0 Landscaping

6.1 Playspace Provision

Based on calcuations provided by GLA and 'SPG : Shaping Neighbourhoods : Play and Informal Recreation', the anticipated child yield of the development can be summarised as follows:

Private accommodation:

Under 5's:	3.7
5-11 years:	2.6
Over 12's:	1.2
Total:	7.5

Affordable accommodation:

Under 5's:	3.1
5-11 years:	2.4
Over 12's:	1.8
Total:	7.3

Based on GLA's recommended allowance of 10m2 per child, 75sqm of play space is required for the private element of the development and 73sqm for the affordable. This can be broken down as follows:

Private accommodation:

Under 5's:	37 sqm
5-11 years:	26 sqm
Over 12's:	12 sqm

Affordable accommodation:

Under 5's:	31 sqm
5-11 years:	24 sqm
Over 12's:	18 sqm

In line with the guidance in *'SPG : Shaping Neighbourhoods : Play and Informal Recreation'*, play provision for this number of children should be provided on site for under 5's. The provision for 5-11 year old's should be within 400m and for over 12 year old's should be within 800m.

Figures 6.1.1 and 6.1.2 demostrate the public open and civic space which is available in the local area to serve the provision requirements for children over 5. It is also worth noting that the site is located centrally between Hyde Park and Battersea park, both of which are approximately 20 minutes walk provide excellent open space and play facilities.

1. Princes Gardens

2. Holy Trinity

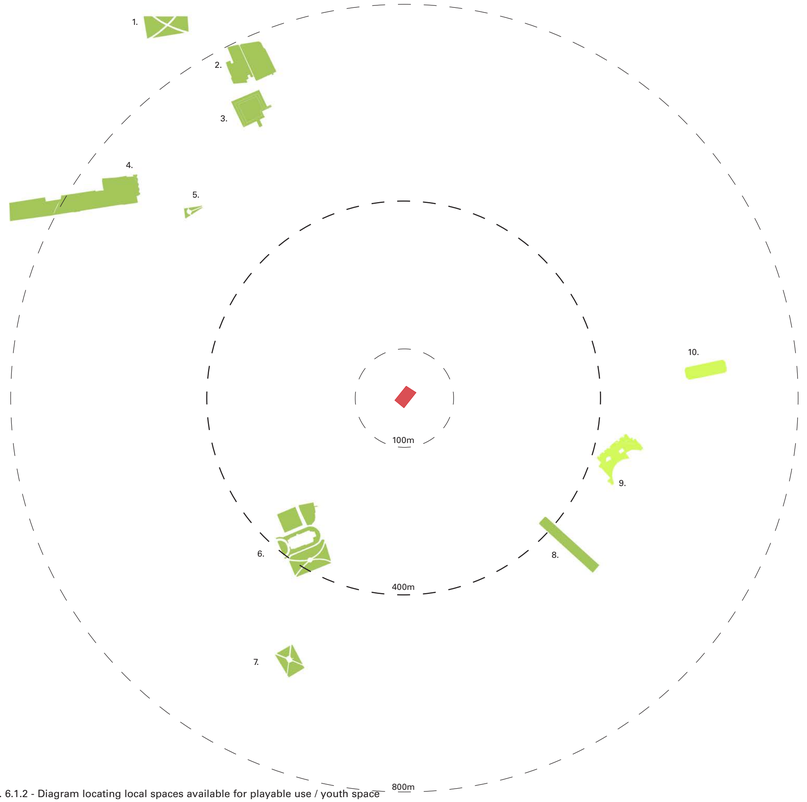
3. Oratory Gardens

9. Duke of York Square

9. St. Luke's Gardens

9. St. Luke's Gardens

Fig. 6.1.1 - Images of local spaces available for playable use / youth space



Key

1. Princes Gardens
2. Holy Trinity
3. Oratory Gardens
4. Natural History Museum Gardens
5. Yalta Memorial Garden
6. St. Luke's Gardens
7. Dovehouse Green
8. Royal Avenue
9. Duke of York Square
10. Sloane Square

The Site footprint

Public Open Space

Civic Open Space

Fig. 6.1.2 - Diagram locating local spaces available for playable use / youth space

Play space for children under 5's is provided for affordable residents on the private landscaped terrace at Level 01 and for the private residents on the terrace at Level 04. Located within 100m of residential units, the spaces provide a safe and secure area for children to play.

The quantum of playspace indicated in Figures 6.1.4 and 6.1.5 is as follows:

Affordable at Level 01 (Refer to Figure 6.1.4):
57sqm (26sqm in excess of requirements)

Private at Level 04 (Refer to Figure 6.1.5):
118sqm (81sqm in excess of requirements)

The landscape proposals for play are predominantly focused on 'informal play' as identified by the GLA's SPG. This encourages children to use their imagination and to interact more with parents and other children, whilst allowing amenity space areas to provide these functions.

A varied planting palette with low retaining walls for planters and seating, creates a playful atmosphere and will facilitate informal play and intimate place making.

In addition to informal play, selective playspace elements are incorporated into the landscape design to provide a broader range of playing experiences. These may include items such as benches that double up as balance beams, stepping stones that can also be tables, integrated banding into paving and will be further developed at detail design stage. Refer to Figure 6.1.3.

Fig. 6.1.3 - Informal play elements

Fig. 6.1.5 - Private Terrace area at Level 04

Fig. 6.1.4 - Affordable Terrace area at Level 01

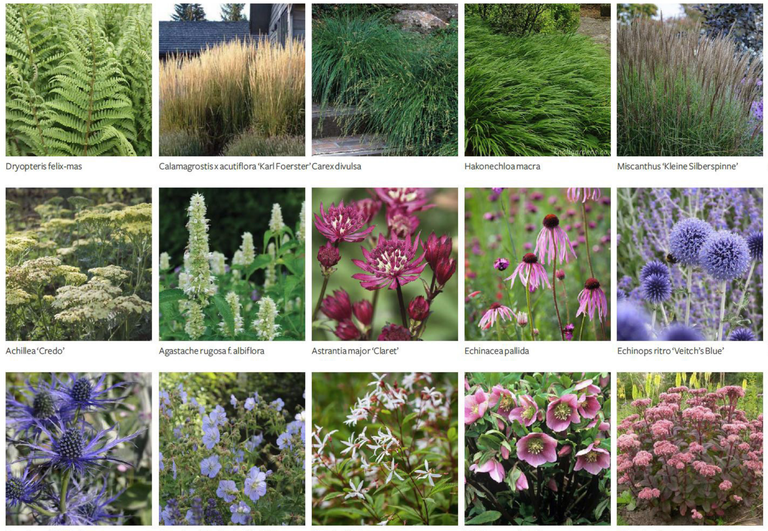


Fig. 6.1.6 - Indicative planting palette - Ferns, grasses and perennials

Fig. 6.1.7 - Indicative, small trees suitable for planters, Providing seasonal interest; Spring blossom, autumn colour, and interesting bark

6.2 Landscape Proposals

The existing site accommodates no habitats of value and therefore has a biodiversity value of zero. The proposed scheme will enhance and attract both local and wider biodiversity thanks to the atmospheric gardens for communal residential use located at both terrace levels 01 and 04.

A simple textured paved surface will ensure that the garden is accessible for all and will flow around seating and play areas organically. Sculptural planter elements will feature modest fruit trees, shade-tolerant ferns and British native plant species which will provide seasonal interest and enhance the biodiversity of the site. Bat and bird boxes will also be sensitively incorporated in appropriate locations.

Benches and informal seating will be integrated into the design and soft landscaping featuring more densely planted areas will be located along the perimeter of the communal terraces and in front of windows to create a buffer for security, noise and privacy. A green wall is proposed to the boundary between 2 Lucan Place and The Site at Level 04 terrrace, along with pollen-rich flowers and tree planting this will provide habitats and significantly improve the biodiversity offered by The Site.

The landscaping will also incorporate childrens play elements as well as being designed as a space to move through, discover and explore.

It has been designed for visual interest both from within and as viewed from the apartments above and the street below.

The proposed design of the landscape achieves an Urban Greening Factor of 0.8 which is in excess of the minimum 0.4 value required in the London Plan 2021.

6.3 Existing Tree Strategy

There are no existing trees within the site boundary. There are 3 No. existing London plane trees located on the pavements surrounding the site. The intention is for all of these trees to be retained and protected during the works. For further information refer to supporting document *'Arborocultural Impact Assessment Report'* by OMC Associates,

7.0 External Lighting Proposals

The external lighting strategy aims to:
- Appropriately illuminate the street
- Provide feature background lighting to the roof terraces
- Provide feature accent lighting to the roof terraces
- Illuminate entrances and add to natural surveillance
- Avoid lighting pollution and impacting on neighbours

The site is located along Sloane Avenue which benefits from good lighting levels provided by commercial units, active frontages and existing street lamps which are retained in the proposed scheme, refer to Figure 7.0.5.

At ground floor, compared to the existing building, the illumination of footways and therefore sense of security is improved due to the active frontage being increased on Petyward and the building entrances being marked by illuminated setbacks.

Planters along the perimeter of the proposed scheme at ground, first and fourth floors house solar controlled uplights that provide mellow background lighting to the greenery and accent feature plants.

In addition, roof terraces and lower ground floor lightwells will be fitted with feature activity lights such as low level marker lights and wall wash lights. These will sensitively supplement the background illumination when the spaces are occupied. These will be controlled by Passive Infrared Sensors or similar activity detectors including FOBs.

Refer to Figures 7.0.1 - 7.0.4 for indicative locations of proposed external lighting and Figures 7.0.6 - 7.0.9 for images indicating the 'Look and Feel' of the proposals.

Additional information regarding lighting proposals will be developed during the detail design stage.

Fig. 7.0.1 - Elevation identifying external lighting elements

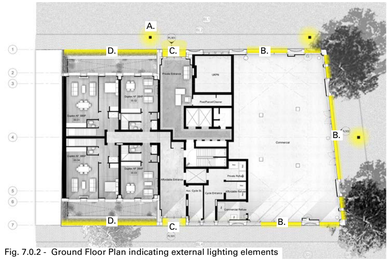


Fig. 7.0.2 - Ground Floor Plan indicating external lighting elements

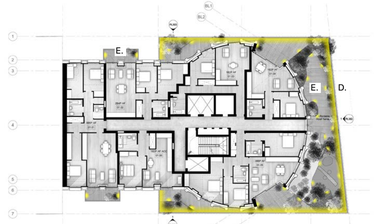


Fig. 7.0.3 - First Floor Plan indicating external lighting elements

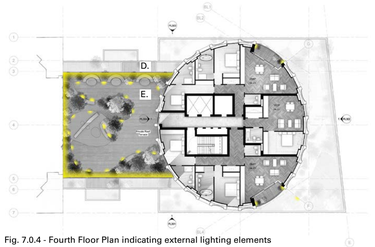


Fig. 7.0.4 - Fourth Floor Plan indicating external lighting elements

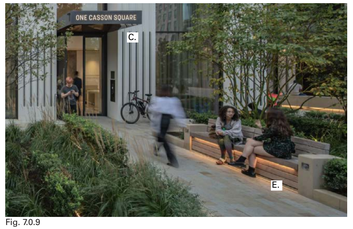


Fig. 7.0.9

Fig. 7.0.5 Night photograph along Sloane Avenue

Key plan for Fig. 7.0.5

Key

A. Existing street lamps and commercial frontage
B. Active frontage of the commercial unit
C. Entrance lighting
D. Background planter uplights
E. Activity marker lights

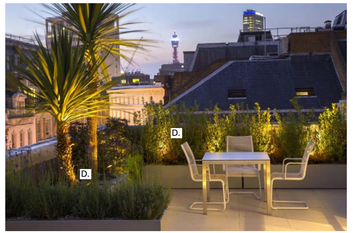


Fig. 7.0.8

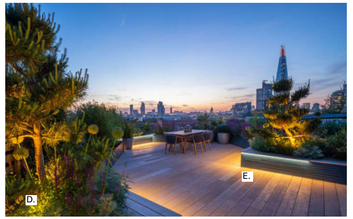


Fig. 7.0.7

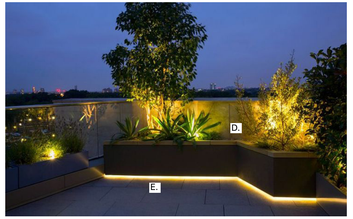


Fig. 7.0.6 -7.0.9 - 'Look and Feel' Example images showing desired lighting effect to terrace landscaping

8.0 Accessibility, Social Inclusion & Safety.

8.1 Introduction

The purpose of this statement is to outline the overall approach to inclusive design within the scheme in accordance with the relevant local and national planning guidance, along with how the different access principles will be implemented into the scheme and managed.

The proposed building provides a safe, legible, high quality environment that will be easily used by as wide a range of people as possible without undue effort, special treatment or separation.

The design will be developed to ensure that appropriate standards for accessibility are met to meet reasonable expectations for inclusive design and to ensure that the aims of the Disability Discrimination Act 1995 are met.

This statement is an overview of access issues relevant to the building design and management and will continue to develop as the project progresses and should be read in conjunction with the preceding Design Statement.

8.2 Statement of Intent

The objective is to provide a high quality residential development that caters for a wide range of people and is designed to be inclusive for all users and visitors.
Relevant legislation includes:
- The Equality Act (2010)
- The Building Regulations
Approved Document M 2015 Access and use in buildings

Other sources of guidance include:
- BS 8300-2:2018 Design of an accessible and inclusive built environment
- Guidance on Access Statements (DRC)
- BS 9999:2017 Code of practice for fire safety in the design, management and use of buildings
- The London Plan 2021

8.3 Transport

Underground

Public transport is highly accessible in this area of London and the site has a Public Transport Accessibility Level of 6A. The nearest underground station is South Kensington Station 0.4 miles / 10 minutes walk from the proposed residential entrance.

Bus Services

Low emission buses are operated in the area, in particular the 360 route which has a stop on the pavement in front of the proposed scheme on Sloane Avenue.

Parking

The development is being proposed as a car free development however, The London Plan and RBKC policy states that 1No. disabled parking is required from the outset. It is proposed that this is provided on-street by converting an existing standard space on Petyward, near to the junction with Sloane Avenue and adjacent to the proposed residential access..

Please also refer to supporting document *'Transport Statement'* written by Markides.

8.4 Approaches to the Building

The building is approached along Makins Street and Petyward where the width of the pavement is approximately 2 metres and along Sloane Avenue where the pavement is wider at about 3 metres. Any works to the pavement outside of the building boundary line to provide new robust paving or dropped kerbs will be discussed with the local authority.

Both the residential and the commercial entrances provide level access from the footpath. The main entrances will be clearly highlighted using larger areas of glazing and signage and doors will be power assisted or automatic opening automatic doors operated by a wheelchair accessible push button / keyfob. All thresholds will be flush throughout.

8.5 Approaches to Dwellings

Access to Dwellings

Entrance halls will be acoustically treated to reduce reverberation time and reception desks designed to be suitable for wheelchair users. Access to vertical circulation is directly from each entrance area and clearly visible from the entrance lobby. All routes are a minimum of 1500mm wide and all stairs a minimum of 1000mm wide and compliant with Part M. The lift doors will be colour contrasted and each lift designed to standards in BS8300-2009 in relation to size, hand rail, finishes and controls. Each level will be clearly identifiablevia voice annunciation and LED display.

The means of escape will be provided for all users as stated in the Fire Strategy.

Within the Building - Elsewhere

All corridors are a minimum 1500mm clear width. All approaches to and from lifts to have flush thresholds with 25mm ramps in order to comply with fire regulations.

Generally, signage will be clear, legible, and consistent internally and externally. The development will be managed by a company appointed by the developer. Consideration will be given to providing auditory signals for the visually impaired and visual signals for the auditory impaired. Visual and auditory fire alarms will be addressed during detail design.

8.6 Wheelchair Accessible Requirements

10% of the private apartments and 10% of the affordable ones are being designed to Approved Document Part M4(3) standards. They are distributed across a range of 1 and 2 bed apartments on different levels. The remaining 90% of apartments across both tenures are design to comply with Approved Document Part M4(2) standards. This will ensure that their design will be easily adaptable to be Wheelchair Accessible in the future and is aligned with requirements of both the London Plan 2021 and GLA pre application feedback. Consideration has been given to aspects such as space requirements and the future drainage strategy of level access showers.

The 10% Wheelchair adaptable dwellings designed to Part M4(3) are identified on the GA plans with the suffix "ACC" to their name tag. These dwellings are located in the shoulder building which lends itself to being more easily adaptable due to its orthogonal shape and layouts.

8.7 Access for Emergency Vehicles

Emergency vehicles including fire tenders and ambulance vehicles will arrive at the front of the building on Petyward where a Dry Riser Inlet will be located.

8.8 Safety and Security: Crime Impact Assessment

The safety and security of residents and visitors to the development has been a key consideration in the design and the impact of the development on crime in the local area has also been assessed. The development has been designed in accordance with 'Secured by Design' principles as below. It is anticipated that in general the development will be an improvement on the existing condition, with safer routes and more activity around the site, and careful design at ground level to minimise opportunities for crime. The key points of the assessment are as follows:

• All public spaces are well lit, with no dark recesses or planting high enough to conceal would be attackers. Routes are open and clear with signage as required.

• There will also be a CCTV system monitoring entrances and each elevation.

• Entrances to the apartments are well lit at night and will have controlled entry. There are no car parks on site.

•All vulnerable doors and windows will comply with Secured by Design standards and Part Q of the Building Regulations.

• There are no blank elevations or dead ends in the development.

• There are no features which will provide climbing aids.

Through these methods a safe and secure environment will be created on and around the proposed development.

9.0 APPENDICES

9.1. Area and Mix Schedule: Existing and Proposed

SQUIRE & PARTNERS

Colebrook Court
Existing Building Schedule
18028-SQP-ZZ-ZZ-SH-A-PL001

19/11/21 Rev - - Design Freeze
15/12/2021 Rev - A Issued for Planning

GEA & GIA Schedule

Floor	TYPE	GEA(sqm)	GEA (sqft)	GIA(sqm)	GIA (sqft)
Lower Ground	BOH - Commerical	507	*5,457*	486	*5,231*
		507	***5,457***	**486**	***5,231***
Ground	Commerical	353	*3,800*	342	*3,681*
	BOH - Commerical	85	*915*	78	*840*
	Residential	64	*689*	55	*592*
	BOH - Car park	299	*3,218*	289	*3,111*
		801	***8,622***	**764**	***8,224***
Level 01	Residential	*353*	*3,800*	*330*	*3,552*
		353	***3,800***	***330***	***3,552***
Level 02	Residential	*353*	*3,800*	*330*	*3,552*
		353	***3,800***	***330***	***3,552***
Level 03	Residential	*353*	*3,800*	*330*	*3,552*
		353	***3,800***	***330***	***3,552***
Total		**2,367**	***25,478***	**2,240**	***24,111***

Areas are approximate only and subject to change through survey, planning, design and development of the proposal

SQUIRE & PARTNERS

Colebrook Court
Area Schedule (GEA / GIA / APARTMENT MIX)
18028-SQP-ZZ-ZZ-SH-A-PL002

19/11/21 Rev - - Issued for Planning

Residential and Commercial GEA & GIA Schedule

Floor	TYPE	GEA(sqm)	GEA (sqft)	GIA(sqm)	GIA (sqft)
Lower Ground	Private	147	*1,579*	134	*1,447*
	Affordable	323	*3,479*	258	*2,776*
	Commercial	223	*2,398*	182	*1,962*
	Private & Affordable BOH	160	*1,722*	128	*1,382*
	Commercial BOH	7	*75*	7	*75*
		860	***8,253***	**710**	***7,642***
Ground	Private	137	*1,473*	133	*1,427*
	Affordable	298	*3,203*	271	*2,912*
	Commercial	328	*3,535*	307	*3,309*
	Private & Affordable BOH	43	*464*	39	*420*
		806	***8,675***	**750**	***8,068***
Level 01	Private	35	*377*	35	*376*
	Affordable	577	*6,207*	532	*5,727*
		612	***6,584***	**567**	***6,103***
Level 02	Private	566	*6,088*	521	*5,605*
		566	***6,088***	**521**	***5,605***
Level 03	Private	569	*6,122*	521	*5,605*
		569	***6,122***	**521**	***5,605***
Level 04	Private	370	*3,988*	334	*3,597*
		370	***3,988***	**334**	***3,597***
Level 05	Private	372	*4,002*	335	*3,607*
		372	***4,002***	**335**	***3,607***
Level 06	Private	372	*4,002*	335	*3,607*
		372	***4,002***	**335**	***3,607***
Level 07	Private	372	*4,002*	335	*3,607*
		372	***4,002***	**335**	***3,607***
Level 08	Private	372	*4,002*	335	*3,607*
		372	***4,002***	**335**	***3,607***
Level 09	Private	372	*4,002*	335	*3,607*
		372	***4,002***	**335**	***3,607***
Level 10	Private	372	*4,002*	335	*3,607*
		372	***4,002***	**335**	***3,607***
Level 11	Private	372	*4,002*	335	*3,607*
		372	***4,002***	**335**	***3,607***
Level 12	Private	325	*3,494*	297	*3,195*
		325	***3,494***	**297**	***3,195***
Roof	Private & Affordable BOH	42	*453*	10	*108*
		42	***453***	**10**	***108***
Commercial		**551**	***5,933***	**490**	***5,271***
Commercial BOH		**7**	***75***	**7**	***75***
Priv & Aff BOH		**246**	**2,639**	**177**	***1,907***
Affordable		**1,197**	***12,889***	**1,060**	***11,416***
Private		**4,750**	***51,135***	**4,320**	***46,501***
Total Residential excl. BOH		**5,948**	**64,024**	**5,380**	***57,916***
Total overall		**6,751**	**72,671**	**6,064**	**65,169**

Residential Accommodation Mix

AFFORDABLE UNITS		
Social Rented		
2B4P	2	20%
3B6P	2	20%
Intermediate		
1B2P	3	30%
2B4P	1	10%
3B5P	1	10%
3B6P	1	10%
	10	

PRIVATE UNITS		
1B2P	6	19%
2B4P	16	52%
3B6P	8	26%
4B8P	1	3%
	31	

TOTAL	41

Tenure Split

	% by Hab Rm	% GEA
Affordable	24%	20%
Private	76%	80%

9.2. Computer Generated Images


STARBUCKS


shop 24

1 Lower Ground Floor
1 : 100

1 Ground Floor
1 : 100

Site Boundary
Indicative bulkhead location

0 2 4 6 8 10 m

Site Boundary
Indicative bulkhead location

0 2 4 6 8 10 m

1 Level 01
1 : 100

1 Level 02
1 : 100

Site Boundary
Indicative bulkhead location

0 2 4 6 8 10 m

Site Boundary
Indicative bulkhead location

0 2 4 6 8 10 m

1 Level 03
1 : 100

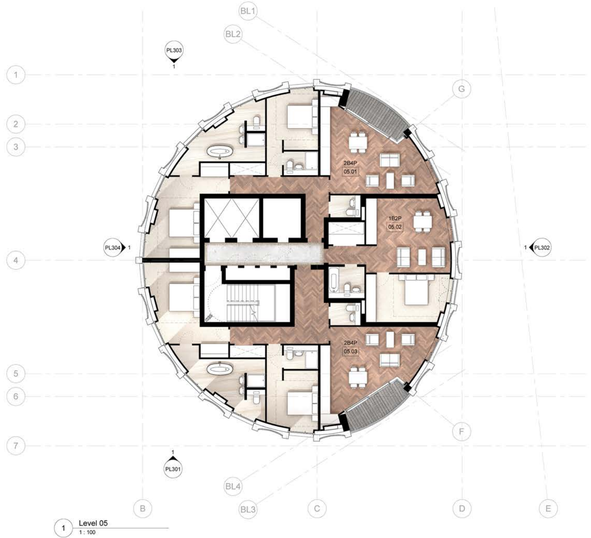
1 Level 04
1 : 100

Site Boundary
Indicative bulkhead location

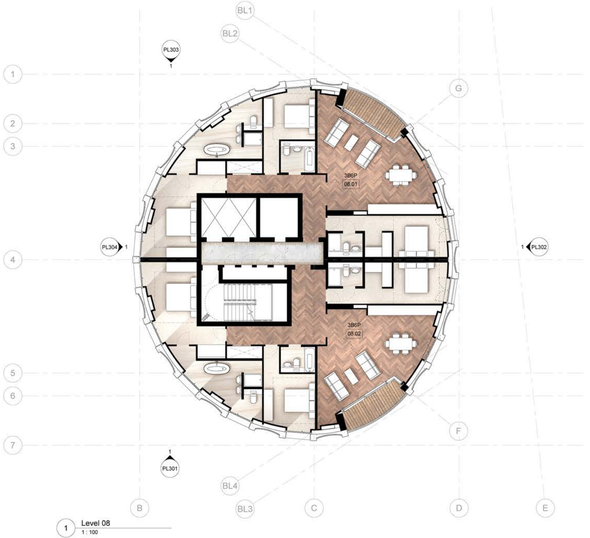
N

0 2 4 6 8 10 m

Site Boundary
Indicative bulkhead location



1 Level 05
1 : 100



1 Level 08
1 : 100

Site Boundary
Indicative bulkhead location

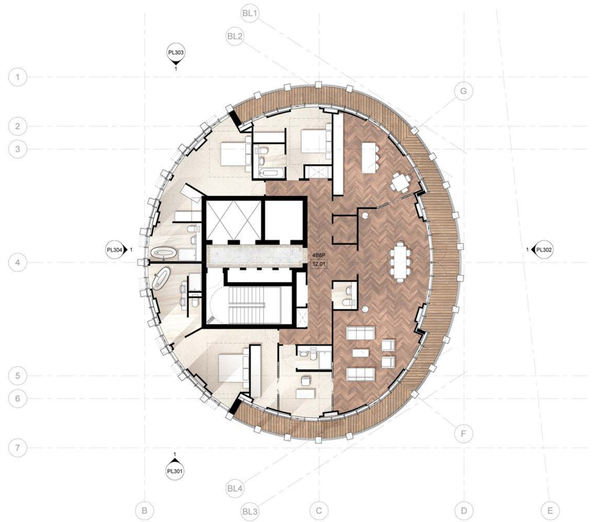
N

0 2 4 6 8 10 m

Site Boundary
Indicative bulkhead location

N

0 2 4 6 8 10 m



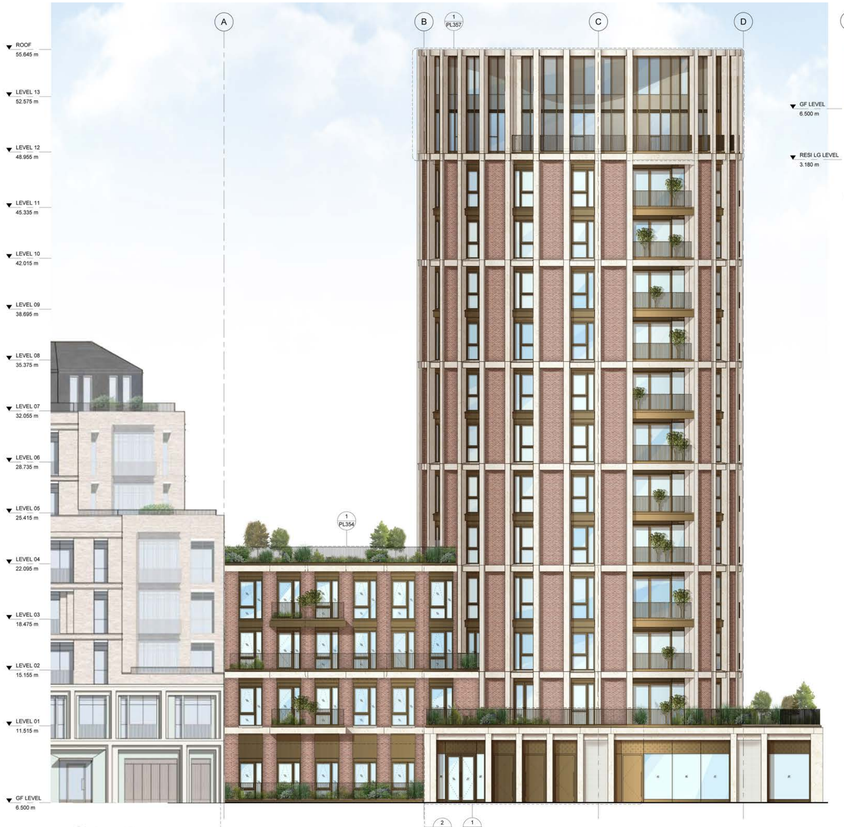
1 Level 12
1 : 100

Site Boundary
Indicative bulkhead location

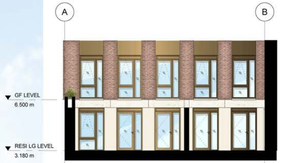
N

0 2 4 6 8 10 m

9.3. Elevations



1 Petyward Elevation
1 : 100



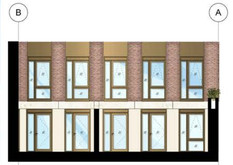
2 Petyward LGF Elevation
1 : 100

0 2 4 6 8 10 m

1 Sloane Avenue Elevation
1 : 100

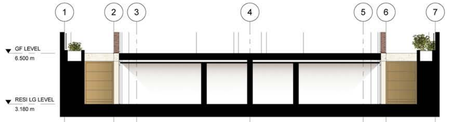
0 2 4 6 8 10 m

1 Makins Street Elevation
1 : 100



2 Makins Street LGF Elevation
1 : 100

1 Lucan Place Elevation
1 : 100



2 Lucan Place LGF Elevation
1 : 100

1 Bay Study Shoulder
1 : 25

KEY
1. Bronze coloured PPC aluminium architectural railing.
2. Precast concrete spandrel with Portland stone finish.
3. Unitised top and side hung double glazed window with bronze coloured PPC aluminium frame, high level architectural louvre and low level cill. OR, Double glazed opaque panels.
Single leaf double glazed door with bronze coloured PPC aluminium frame and high level architectural louvre.
4. Precast concrete panel with Flemish bond handmade brick finish.
5. Bronze coloured PPC aluminium cill and balcony panel.
6. Unitised bronze coloured PPC aluminium spandrel.
7. Stone pavers to balcony floor and soffit to be clad with GRC panel.
8. Bronze coloured PPC aluminium architectural railing

0 2 4 6 8 10 m

1 Bay Study Podium
1 : 25

KEY
1. Bronze coloured PPC aluminium architectural railing with laminated toughened glass balustrade behind.
2. Precast concrete spandrel with Portland stone finish.
3. Precast concrete column with Portland stone finish.
4. Double glazed opaque panels or architectural louvres in stick system curtain wall with bronze coloured PPC aluminium frame.
5. Single leaf door with bronze coloured PPC aluminium architectural leaf and frame.
6. Double glazed double door in stick system curtain wall with bronze coloured PPC aluminium frame.
7. Precast concrete panel with both frame and inset concave section in Portland stone finish.
8. Double glazed transparent or opaque panels with high level architectural louvres in stick system curtain wall. All with bronze coloured PPC aluminium frame.

0 2 4 6 8 10 m

1 Bay Study Tower
1 : 25

KEY
1. Precast concrete spandrel with Portland stone finish.
2. Precast concrete panel with frame in Portland stone finish and inset concave section in handmade, Flemish bond, brick finish.
3. Unitised double glazed window bronze coloured PPC aluminium frame and juliet balcony. High level architectural louvre and low level cill also in bronze coloured PPC aluminium.
4. Unitised top and side hung double glazed window with bronze coloured PPC aluminium frame, high level architectural louvre and low level cill. Vertical side panel may be designed with decorative glass to mitigate light transmission.
5. Unitised double glazed window with top and side hung with bronze coloured PPC aluminium frame.
6. Bronze coloured PPC aluminium architectural railing.
7. Balcony panel and cill to be bronze coloured PPC aluminium. Stone pavers to balcony floor and soffit to be clad with GRC panels.
8. Unitised bronze coloured PPC aluminium spandrel.

1 Bay Study Penthouse
1 : 25

KEY
1. Precast concrete spandrel with Portland stone finish.
2. Precast concrete portal panel with Portland stone finish.
3. Unitised bronze coloured PPC aluminium double glazed transparent and opaque plant screen .
4. Unitised double glazed opaque panels with bronze coloured PPC aluminium frame.
5. Unitised double glazed transparent and opaque panels with top and side hung windows, architectural louvres and double glazed doors. All with bronze coloured PPC aluminium frames.
6. Bronze coloured PPC aluminium architectural railing.

Design Freeze 02 Added
Design Freeze 02
Design Freeze 01
Description

0 500 1000 1500 2000 2500 mm

SQUIRE & PARTNERS

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