

SQUIRE & PARTNERS

Colebrook Court – ‘The Sloane’

Public Consultation Presentation

30th October 2023





Site Location

Existing Building



Building Heights



- 0 – 4 Storeys
- 5 – 6 Storeys
- 7 – 8 Storeys
- 9+ Storeys



Low-Rise Context



Emerging Context



1. Draycott Place



2. New Marlborough School, Draycott Avenue



3. 151 Draycott Avenue



4. 50 Sloane Avenue

Planned Context



1. The Clearings. Granted.

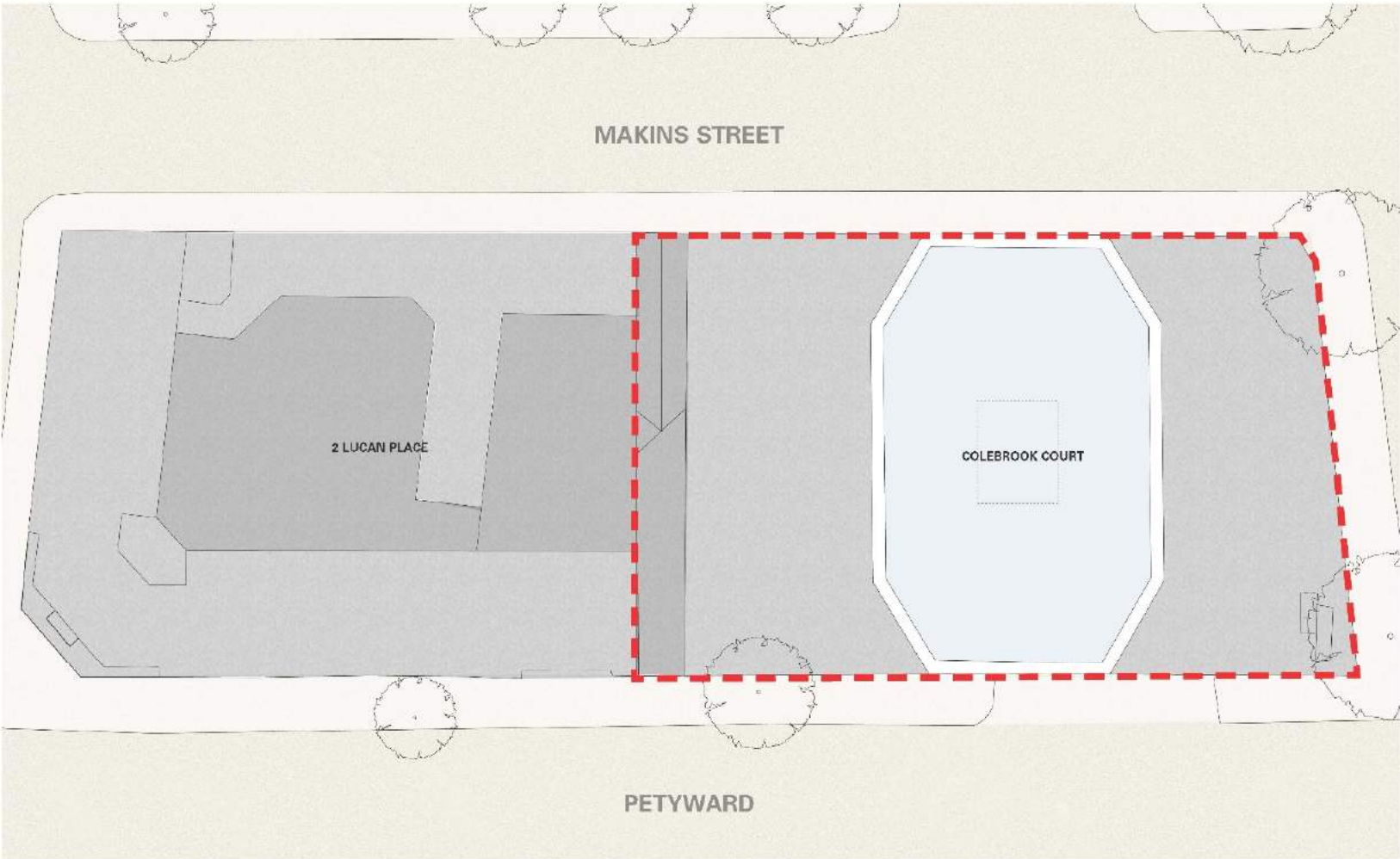


2. 60 Sloane Avenue,



3. 2 Lucan Place. Granted

Existing Building



--- ASSUMED OWNERSHIP BOUNDARY

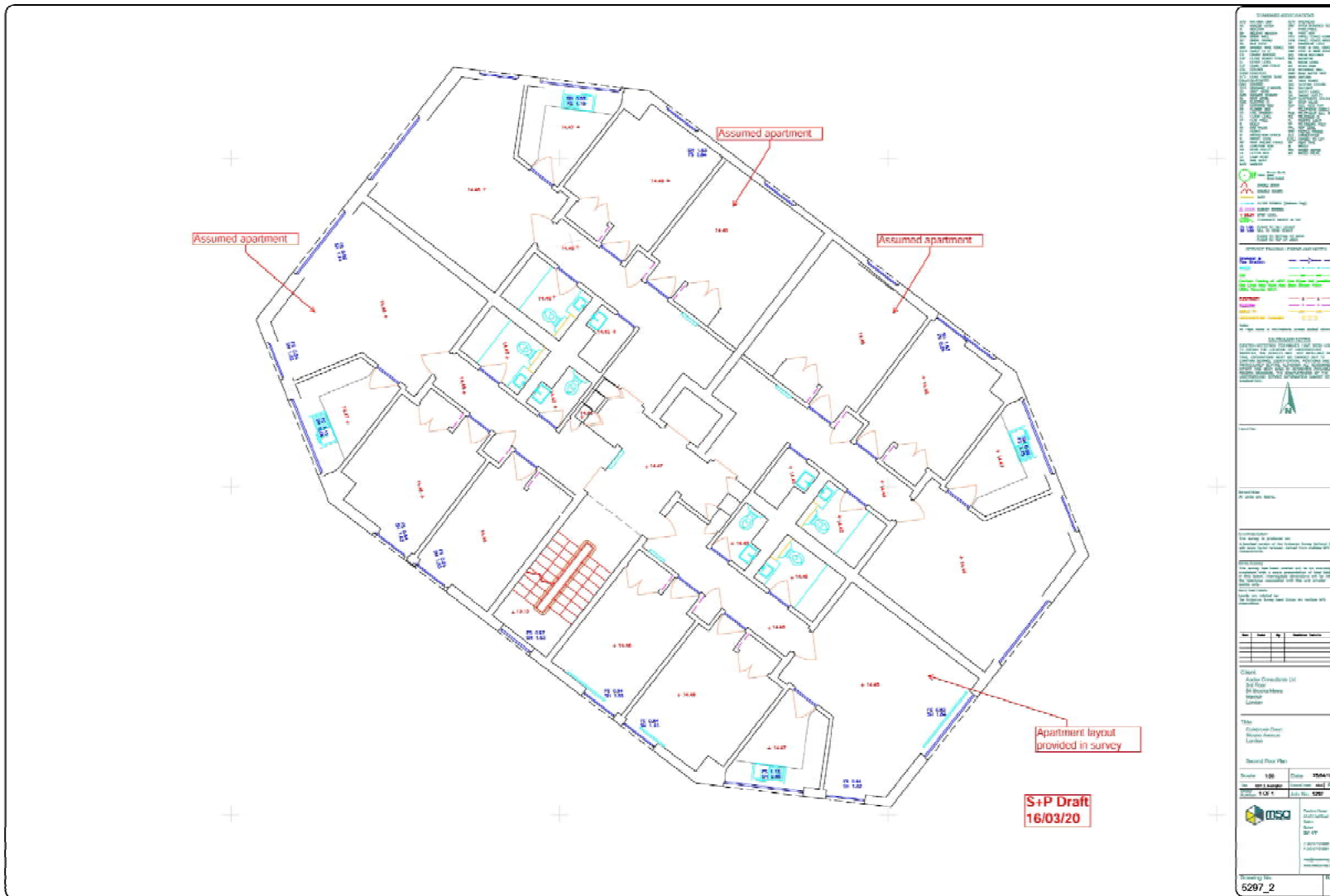
EXISTING BUILDING WITH NEIGHBOURING SITE PROPOSAL
Site Plan @ 1:200

A1

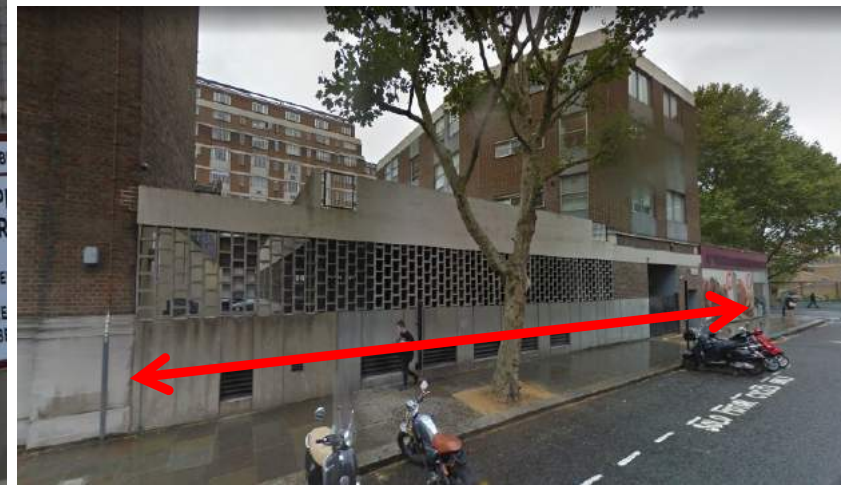
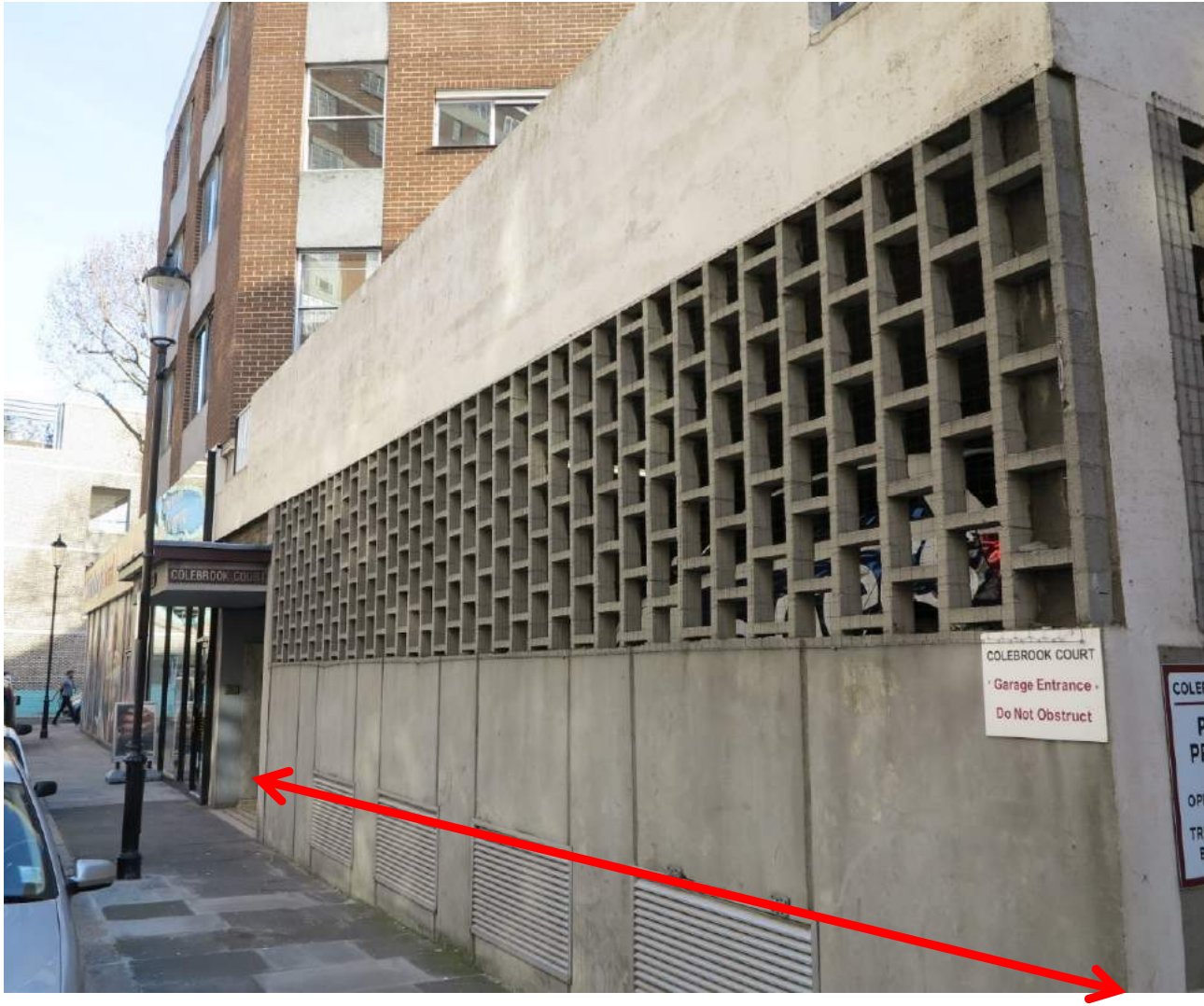
Existing Building

4 x 2 bed units per floor

Total 12 units

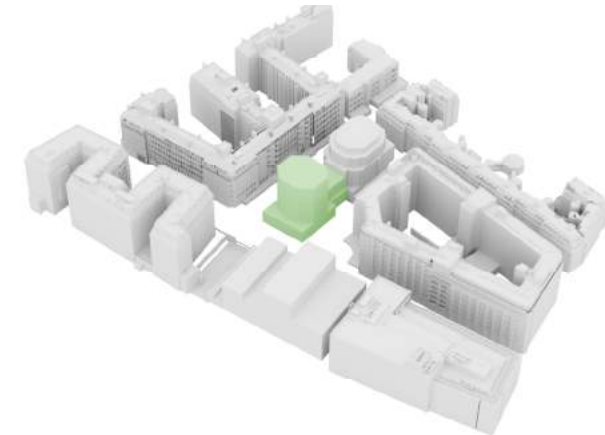
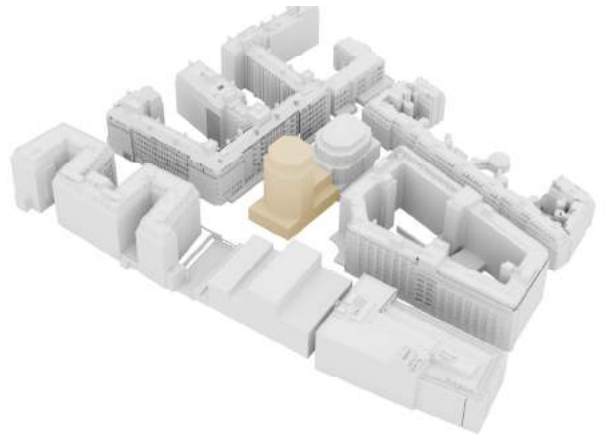
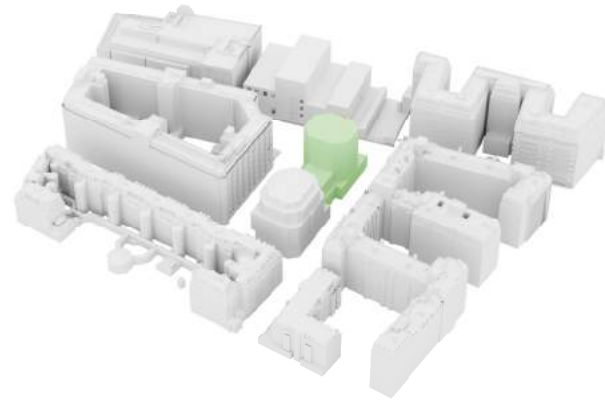
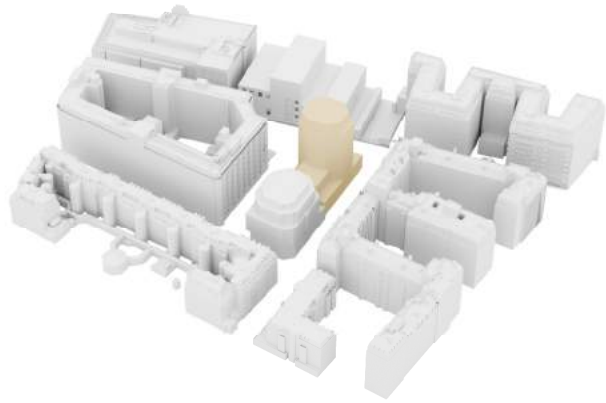


Existing Building – Dead Frontage



Response to RBKC Comments - HEIGHT

Comparison – Massing in context

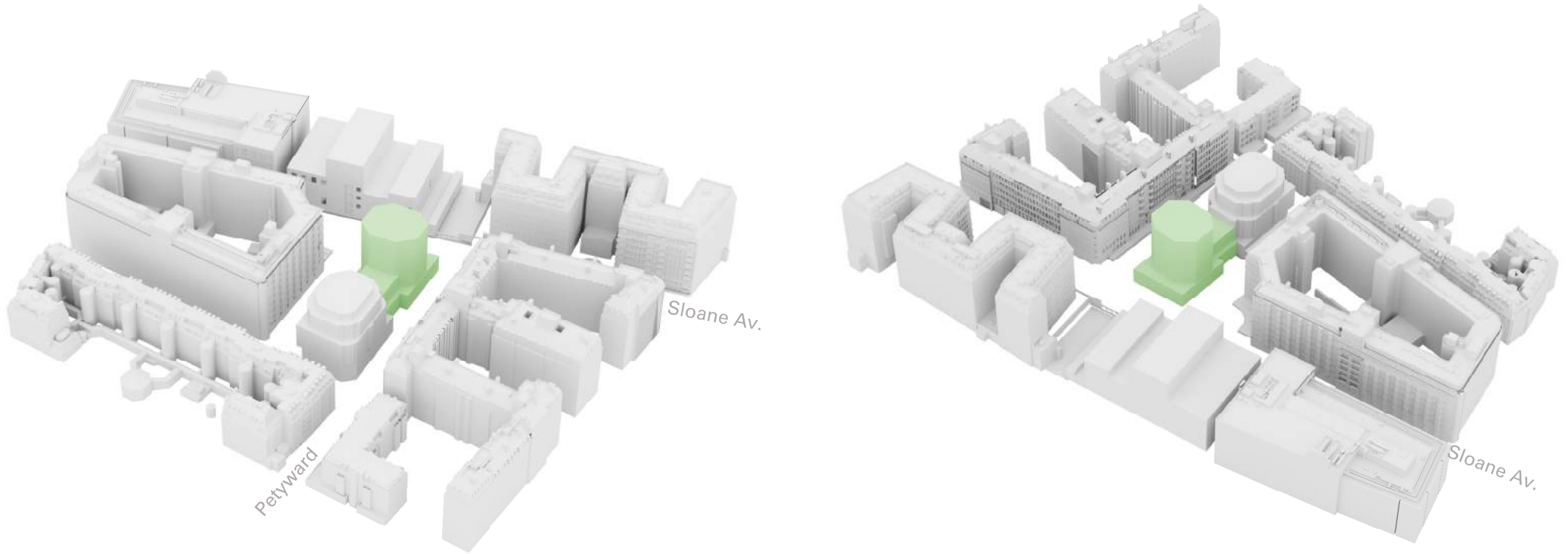




Response to RBKC Comments - **HEIGHT**

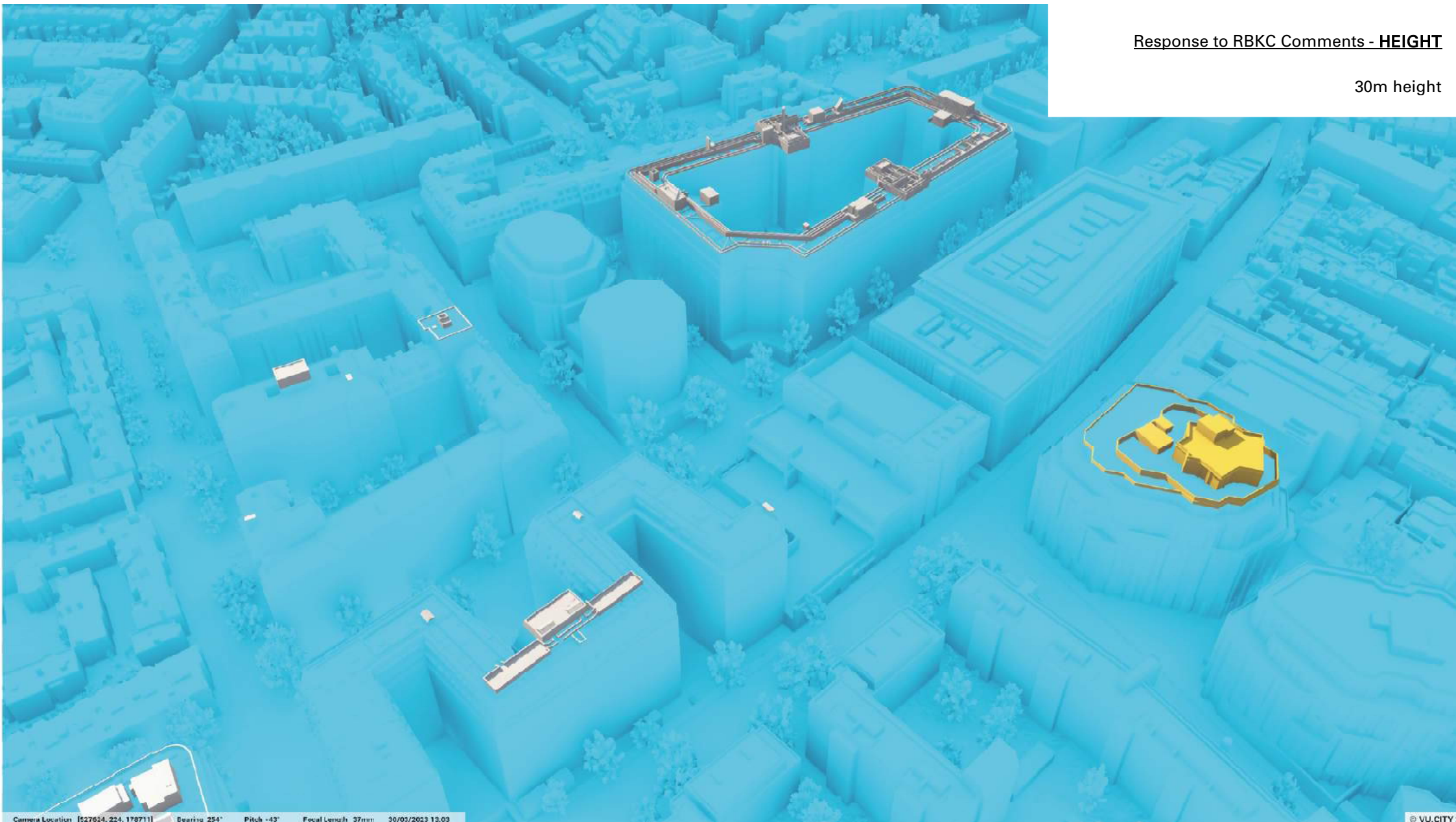
Response to RBKC Comments - HEIGHT

G+8 Proposal – Massing in context



Response to RBKC Comments - HEIGHT

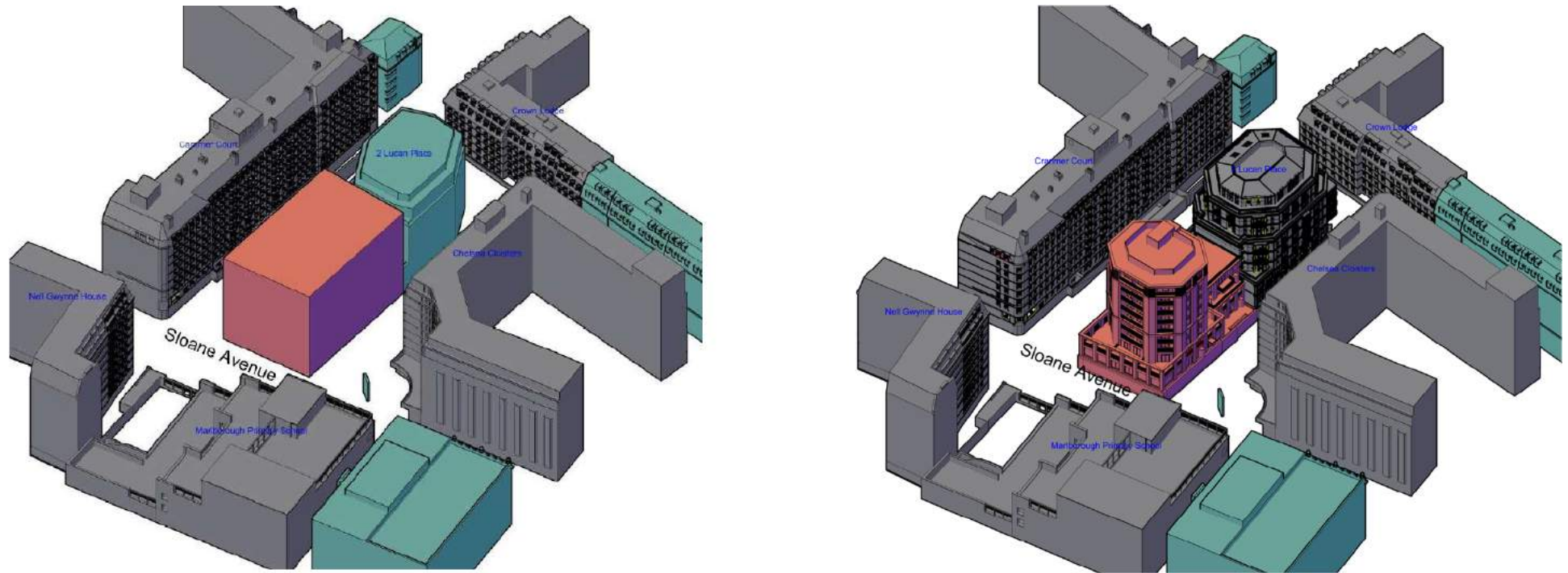
30m height





2 LUCAN PLACE

COLEBROOK COURT

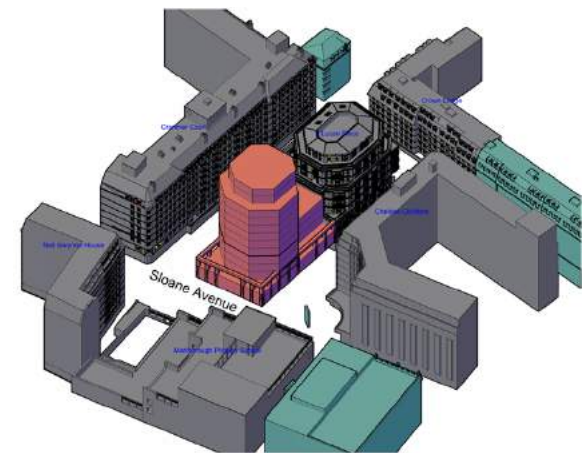
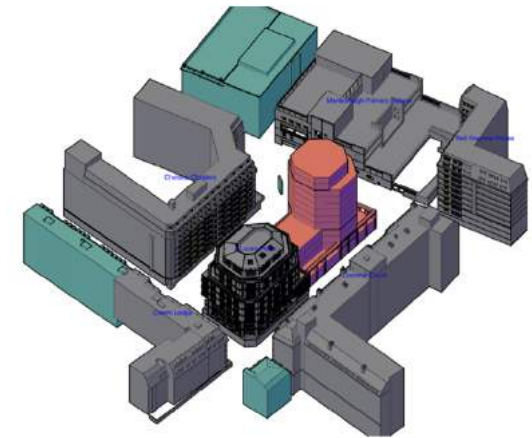
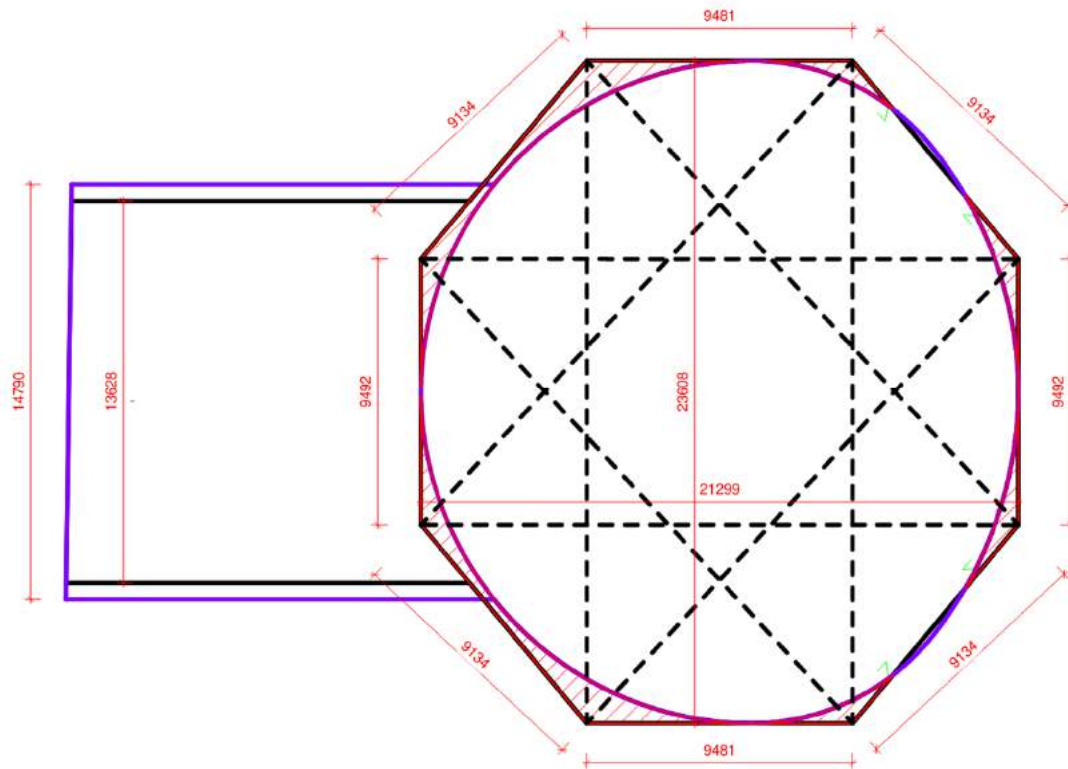


Through the detailed impact studies undertaken in the early part of the design process, a conventional rectilinear "Mansion Block" form of massing covering the whole of the site and similar to Cranmer Court, Chelsea Cloisters or Crown Lodge, was shown to result in a significant level of impact especially at Cranmer Court, where losses of direct daylight would have exceeded 40%, and in some cases 50%, of current values (left diagram).

In order to maintain a reasonable level of direct daylight and internal daylight penetration into each of the rooms in the neighbouring buildings, the logical conclusion was to preserve light passing around, rather than over the new building and therefore the previous cylindrical shape of the tallest element has now been redesigned as an octagonal vertical block and expressing a mansion block-like feel alongside a retained lower podium on broadly the same footprint as the withdrawn application.

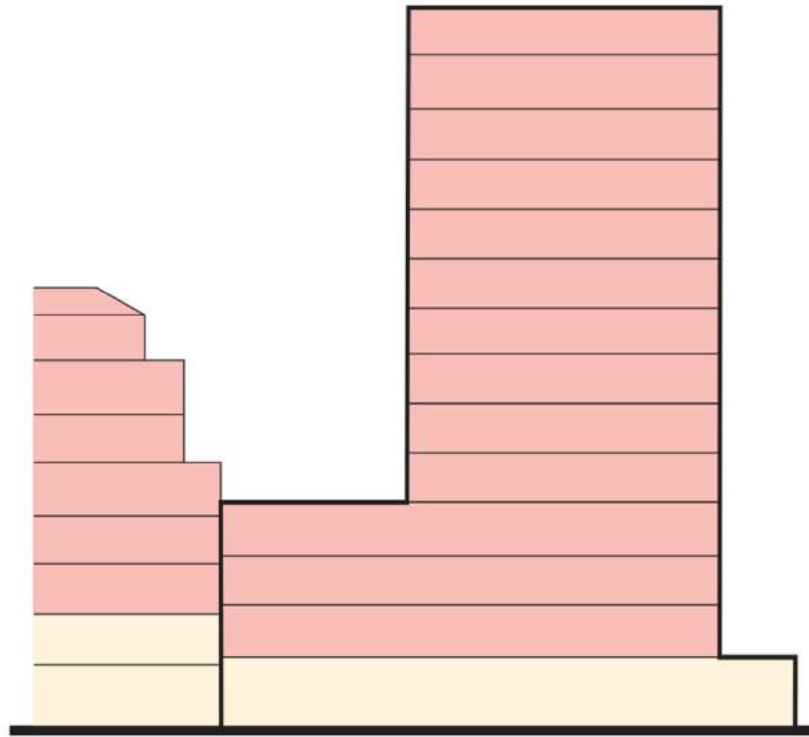
FORM AND HEIGHT

G+8 'Mansion Block' Proposal – Daylight/Sunlight Analysis



OVERALL HEIGHT COMPARISON WITH SUBMITTED SCHEME

G + 12 Proposal



G+12 Proposal

G + 8 Proposal



G+8 Proposal

Mansion Block & Brick detailing references





2 storey level podium to correspond with Lucan Place

Expression of the inset bay window

Brickwork and sandstone detailing



Brick



Stone/Sandstone



Metal



G+8 New Scheme – View North on Sloane Avenue

Illustrative Views in Context



G+12 Previous Proposal – View North on Sloane Avenue



G+8 New Scheme – View North on Sloane Avenue



G+12 Previous Proposal – View South on Sloane Avenue



G+8 Proposal – View South on Sloane Avenue

G+12 Previous Proposal – Markham Square HTVIA View



G+8 Proposal – Markham Square HTVIA View



External Envelope

Comparison – Sloane Avenue Front Elevation



G+12 Proposal



G+8 Proposal

External Envelope

G+8 Proposal – Sloane Avenue Elevation



External Envelope

Comparison of Proposals – Makins Street Side Elevation



G+12 Proposal



G+8 Proposal

External Envelope

G+8 Proposal – Makins Street Context Elevation



External design- PODIUM

G+12 Previous Proposal – View towards residential entrance on Makins Street





External Envelope

G+8 Proposal -

View towards residential entrance on
Makins Street



Response to RBKC Comments - **PODIUM**

G+12 Previous Proposal – View towards residential entrance on Petyward



External Envelope

G+8 Proposal – View towards residential entrance on Petyward

Response to RBKC Comments - **PODIUM**

G+12 Previous Proposal – View towards commercial entrance on Sloane Avenue



External Envelope

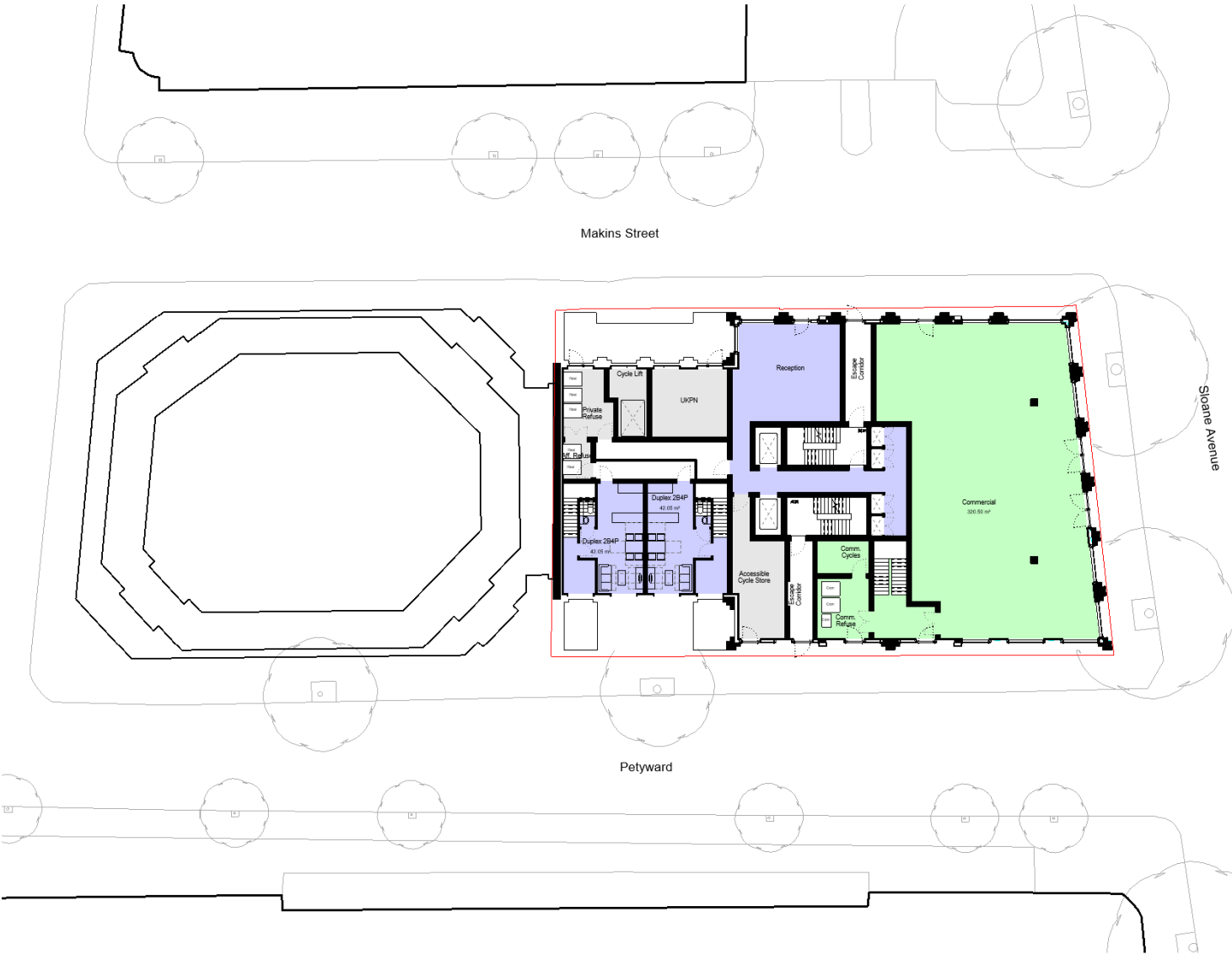
G+8 Proposal – View towards commercial entrance on Sloane Avenue



Proposed Plans

Proposed Plans

G+8 Proposal – Ground Floor Plan



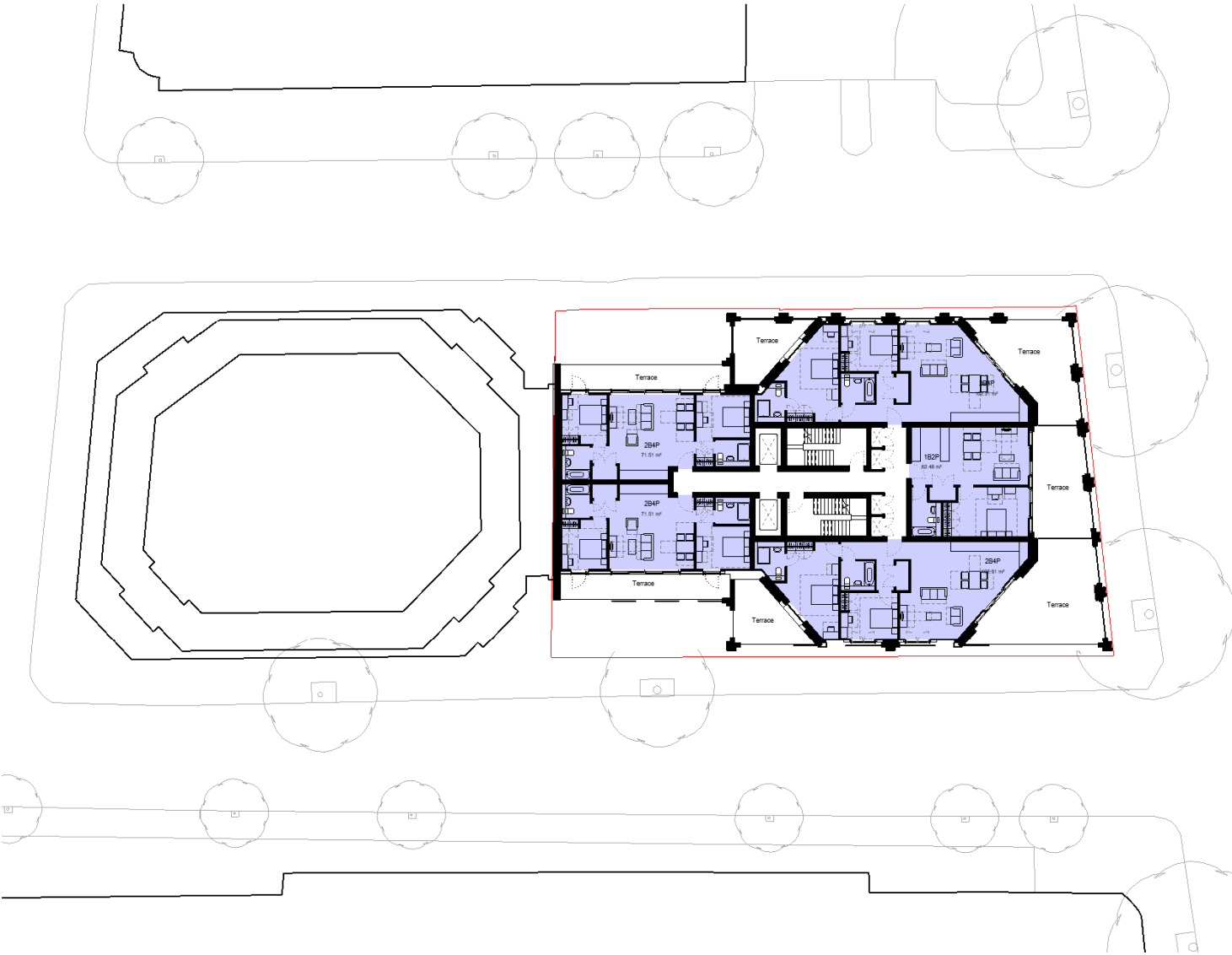
Proposed Plans

G+8 Proposal – Lower Ground Floor Plan



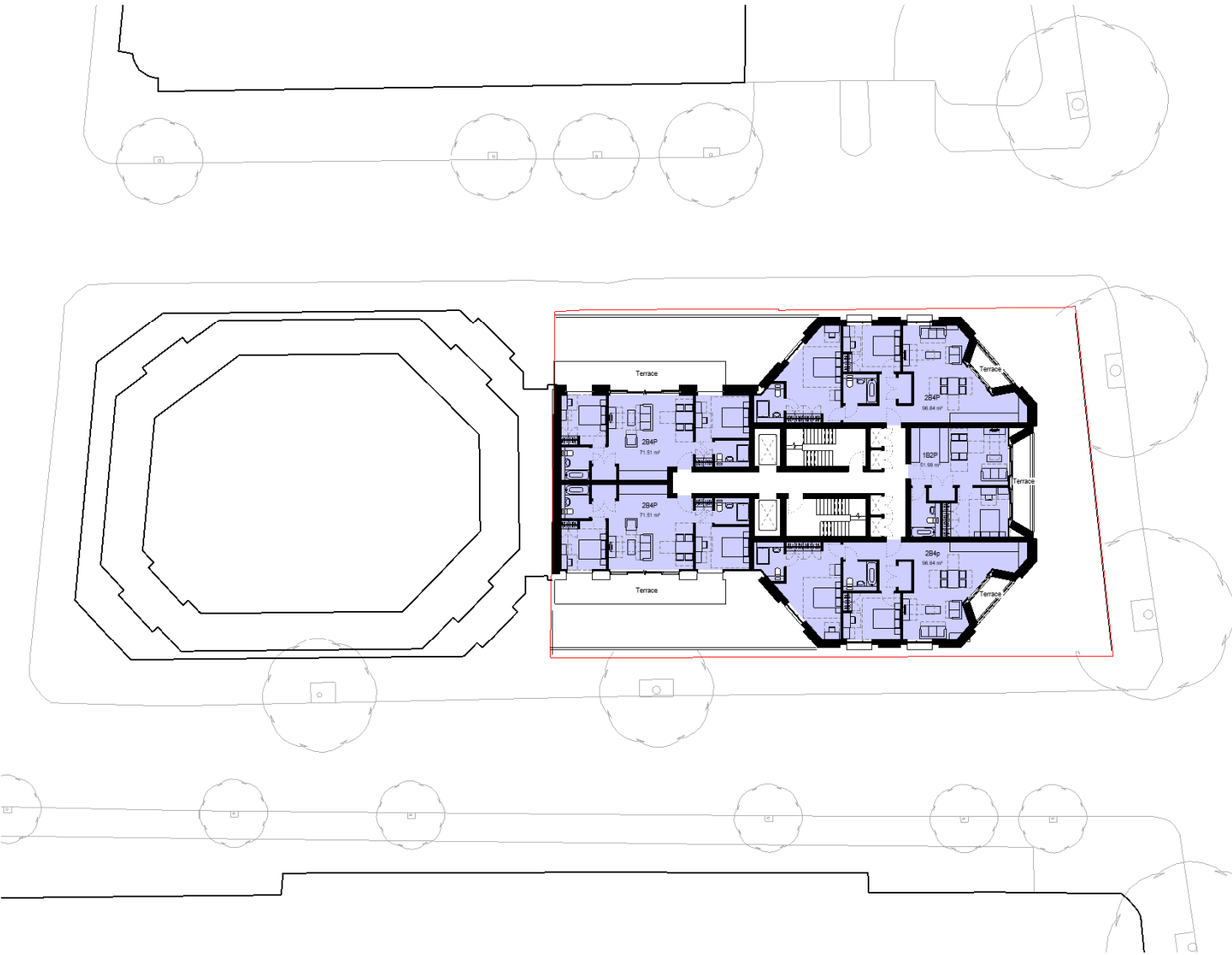
Proposed Plans

G+8 Proposal – First Floor Plan



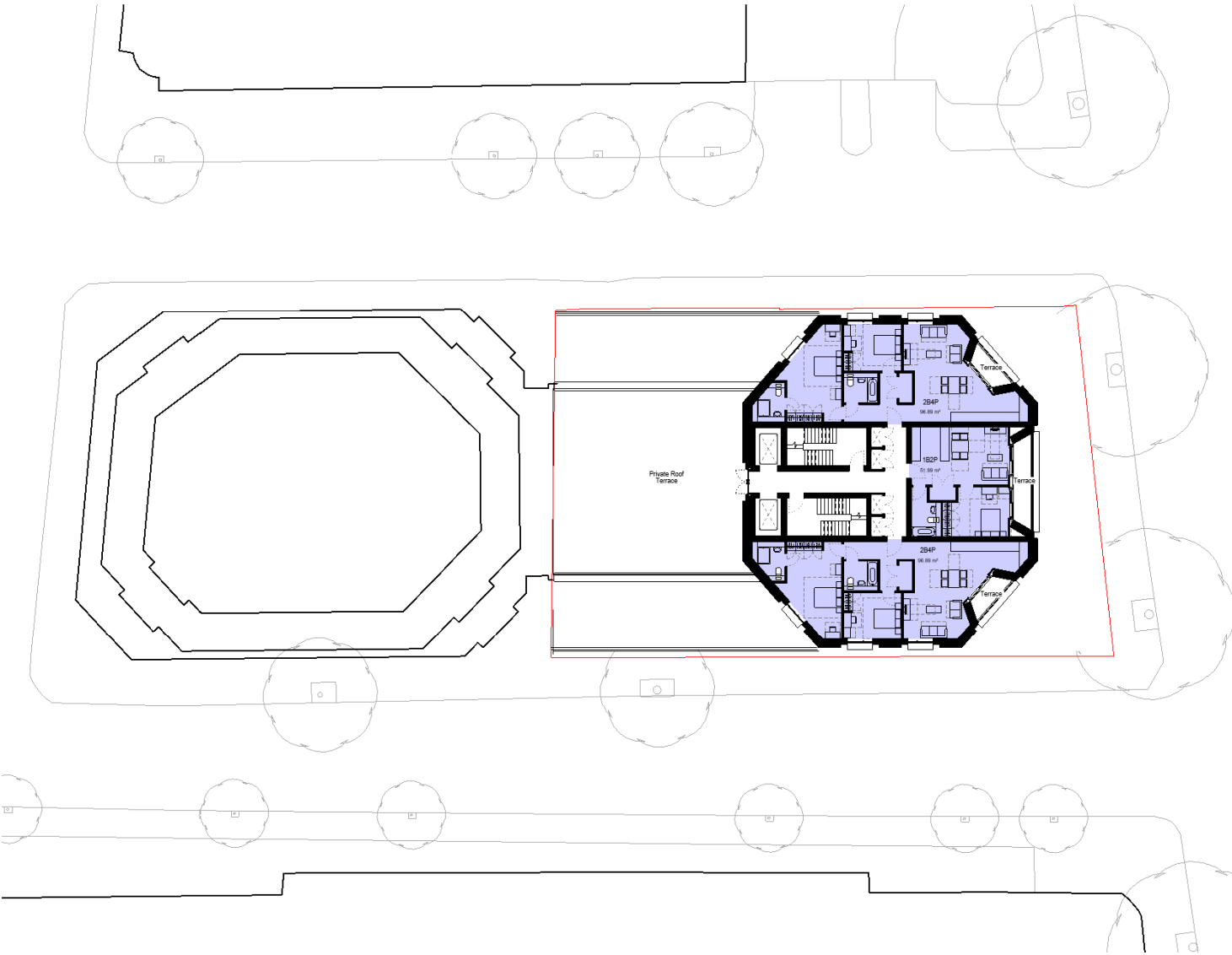
Proposed Plans

G+8 Proposal – Second-Third
Floor Plan



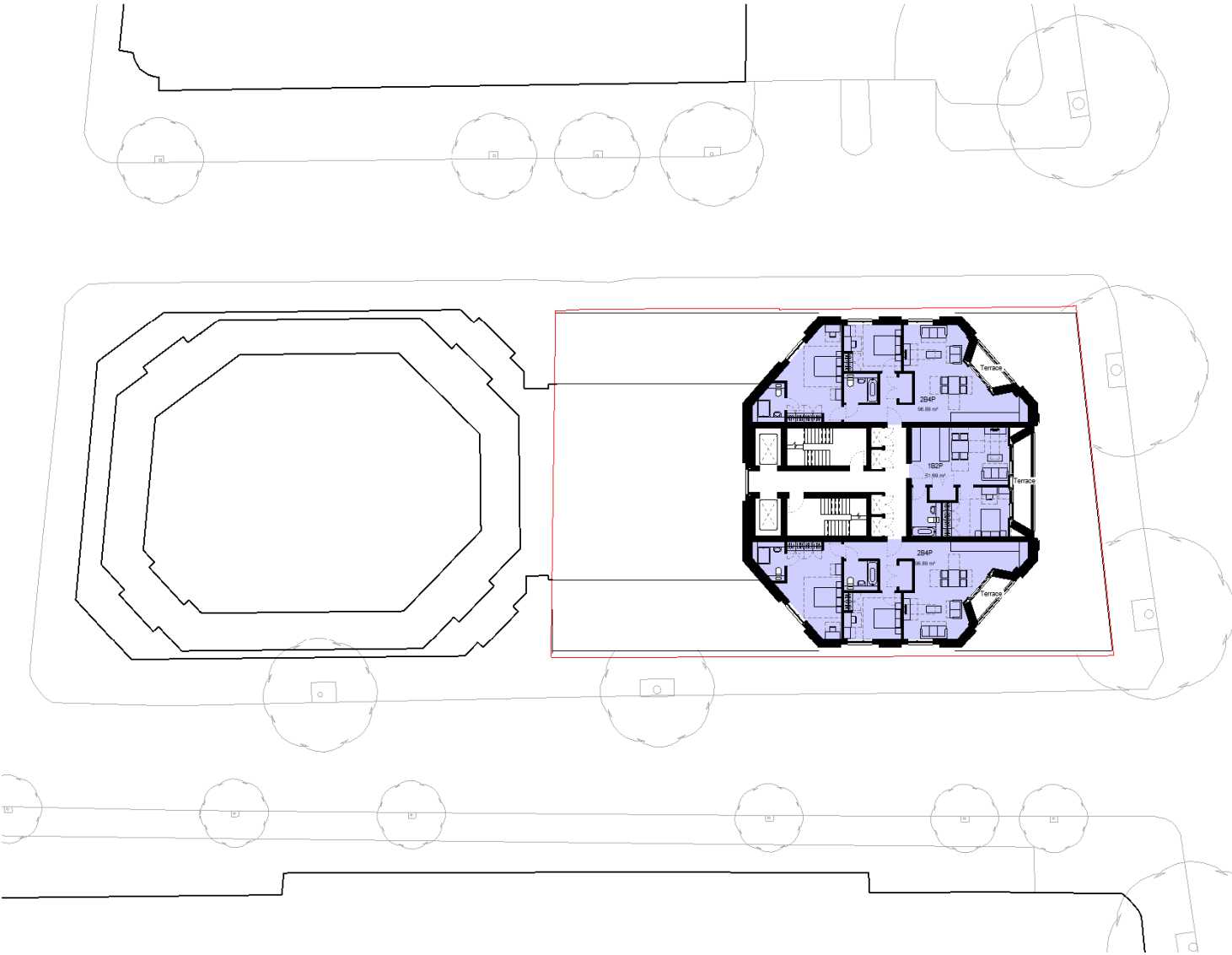
Proposed Plans

G+8 Proposal – Fourth Floor Plan



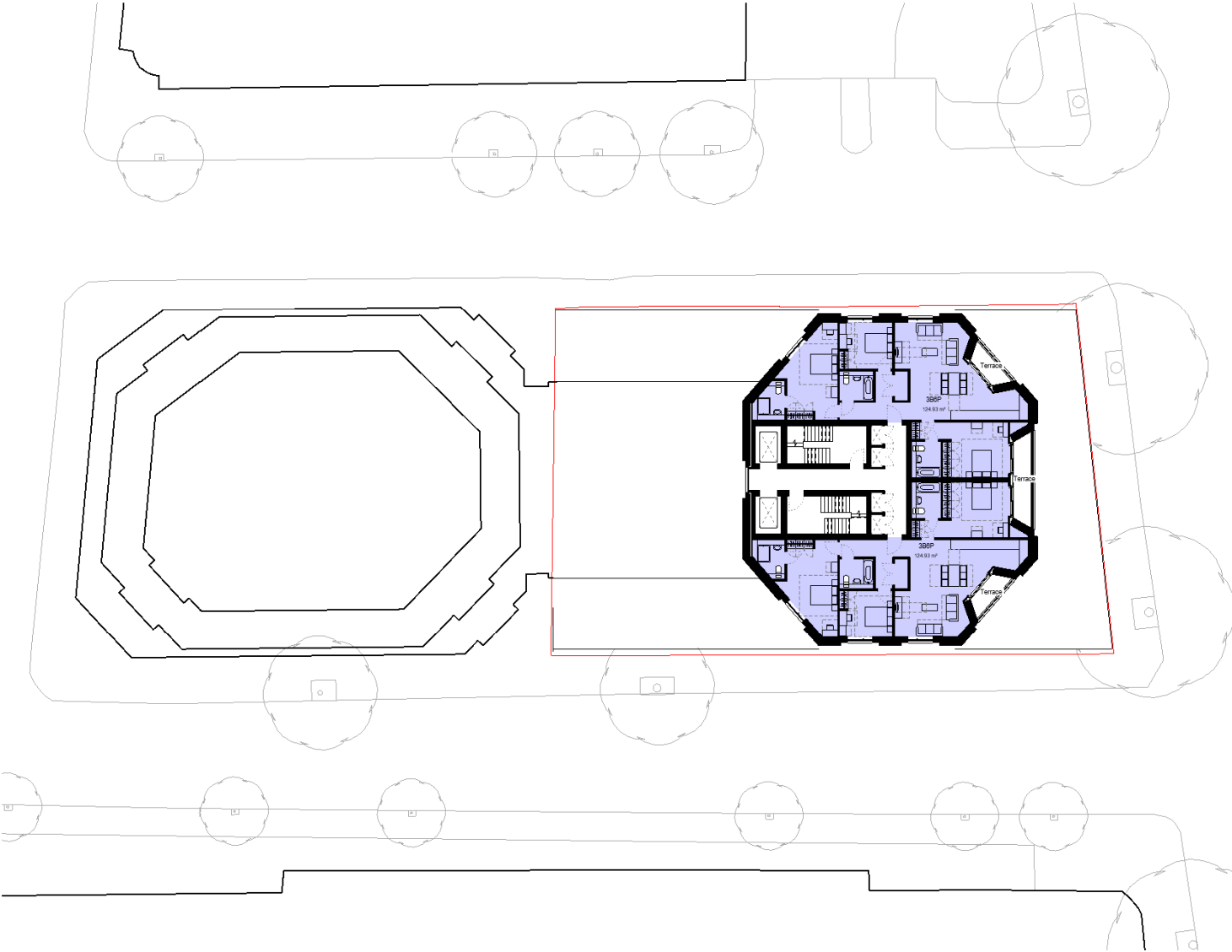
Proposed Plans

G+8 Proposal – Fifth Floor Plan



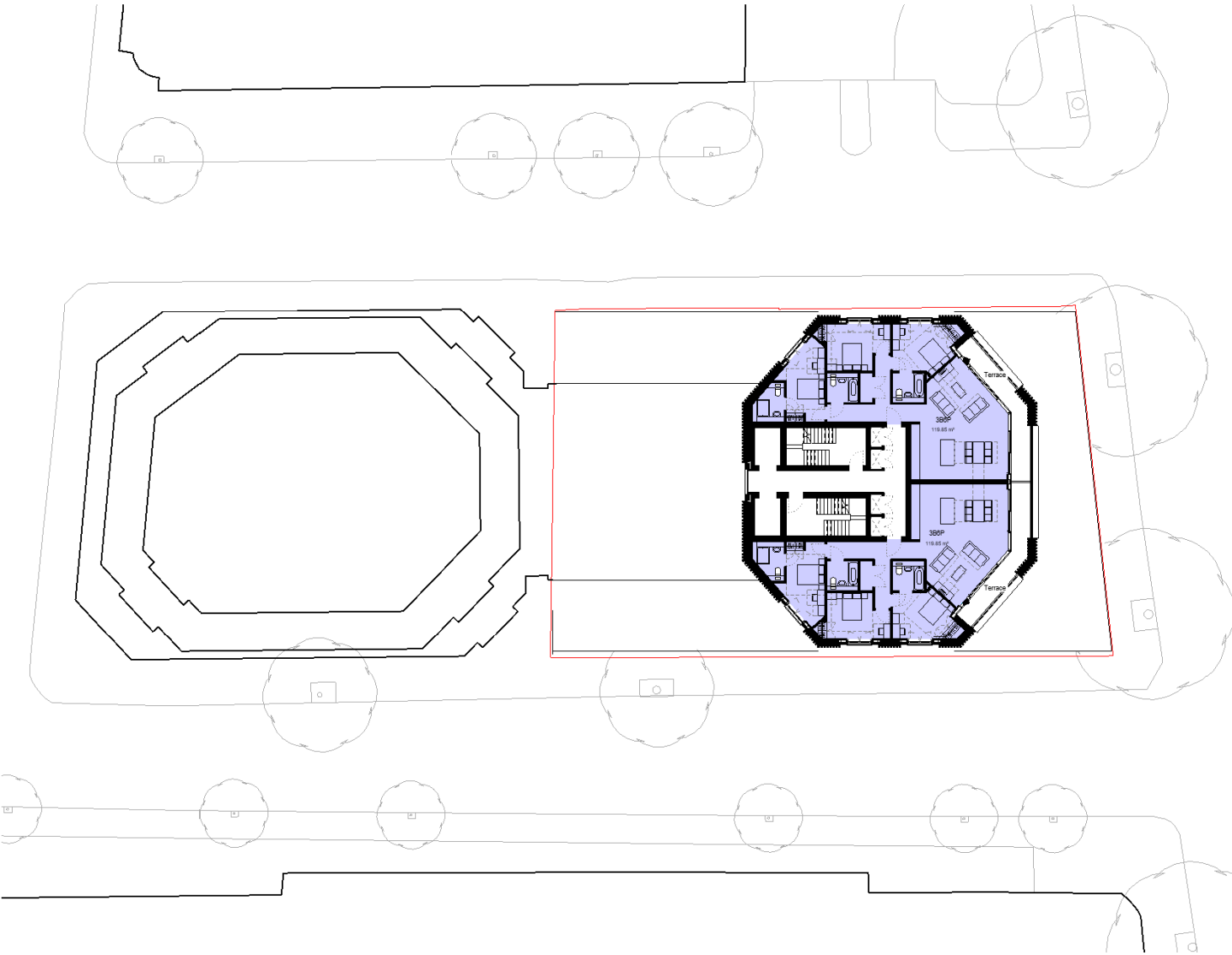
Proposed Plans

G+8 Proposal – Sixth-Seventh
Floor Plan



Proposed Plans

G+8 Proposal – Eighth Floor Plan





Thank you !

SQUIRE & PARTNERS

Colebrook Court – 'The Sloane'

Public Consultation Presentation

30th October 2023

