

# SQUIRE & PARTNERS

## Colebrook Court – ‘The Sloane’

Public Consultation

December 2020





Existing Building



Building Heights



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





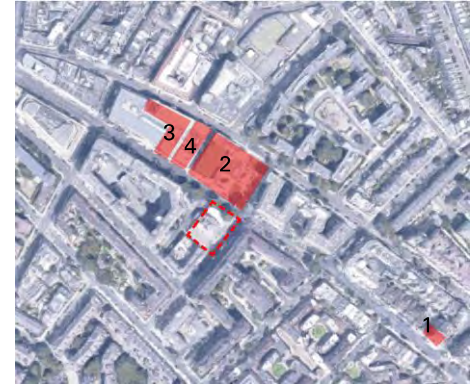




1. Draycott Place



2. New Marlborough School, Draycott Avenue



3. 151 Draycott Avenue



4. 50 Sloane Avenue





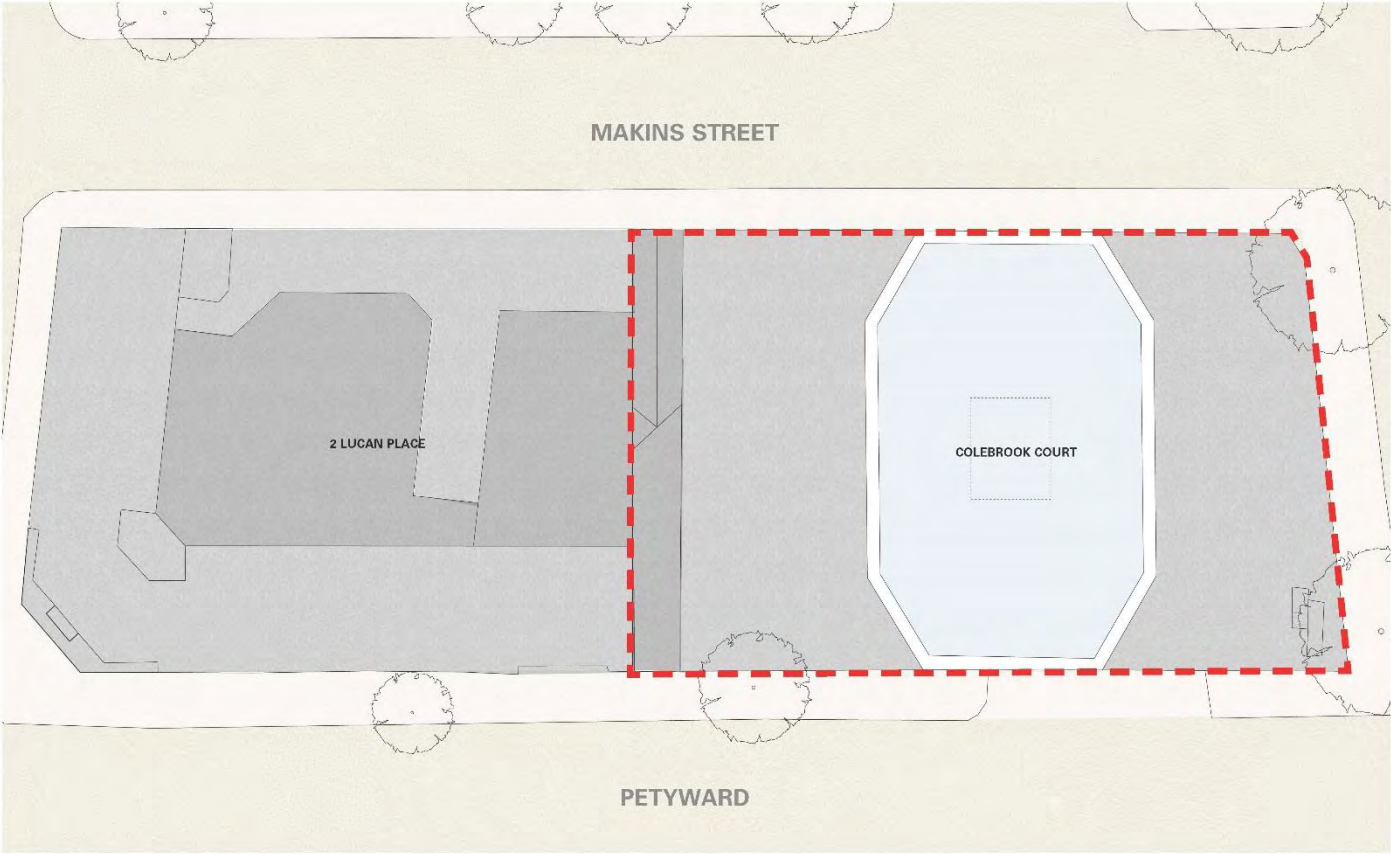
1. The Clearings. Granted.



2. 60 Sloane Avenue,



3. 2 Lucan Place. Granted



--- ASSUMED OWNERSHIP BOUNDARY

4 x 2 bed units per floor

Total 12 units



S+P Draft  
16/03/20

PROJECT INFORMATION

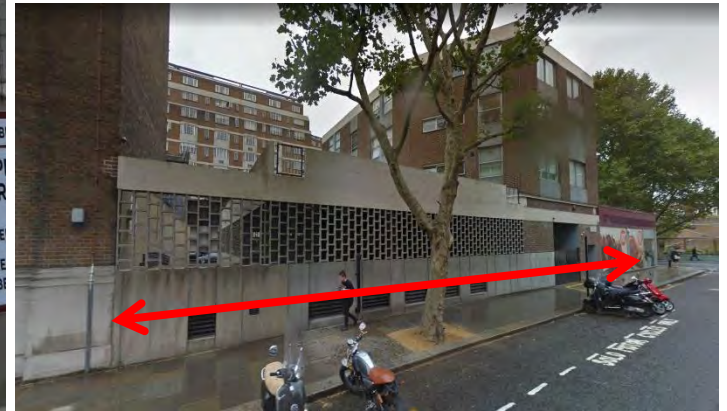
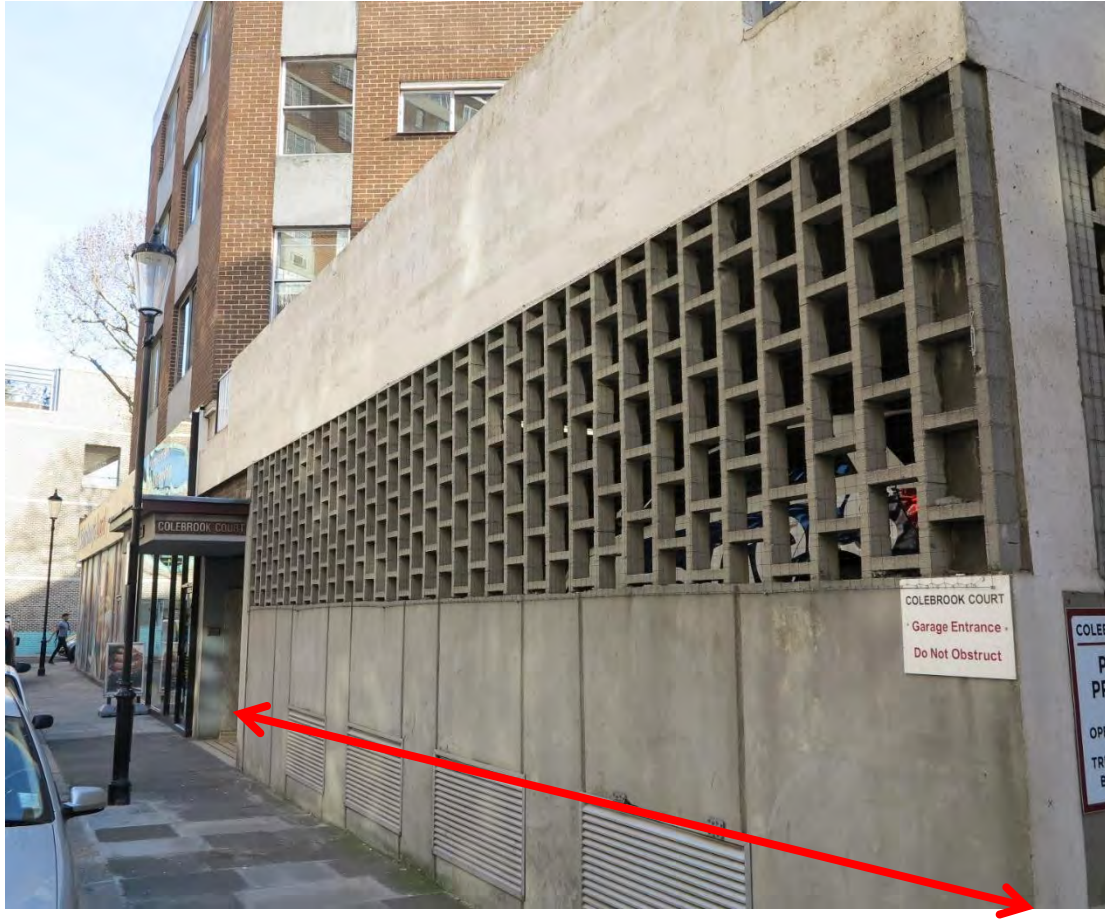
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 CLIENT: [Name]  
 PROJECT NAME: [Name]  
 PROJECT ADDRESS: [Address]  
 PROJECT DESCRIPTION: [Description]

DATE: 16/03/20  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SCALE: 1:50  
 SHEET NO: 1 OF 1

MSA  
 PROJECT NO: 5297\_2  
 DATE: 16/03/20

5297\_2



SQUIRE & PARTNERS

**Colebrook Court**

**Schedule of Existing Gross Internal Areas**

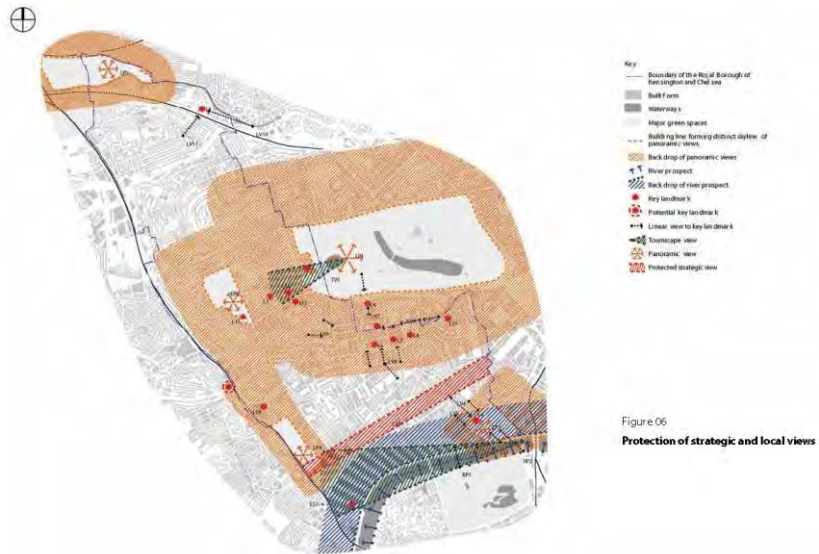
09/03/2020

Floor	RESIDENTIAL		COMMERCIAL		CAR PARK		TOTAL	
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground	100	1,076	364	3,918	315	3,391	779	8,385
Level 01	330	3,552	-	0	-	0	330	3,552
Level 02	330	3,552	-	0	-	0	330	3,552
Level 03	330	3,552	-	0	-	0	330	3,552
<b>Total</b>	<b>1,090</b>	<b>11,733</b>	<b>364</b>	<b>3,918</b>	<b>315</b>	<b>3,391</b>	<b>1,769</b>	<b>19,042</b>

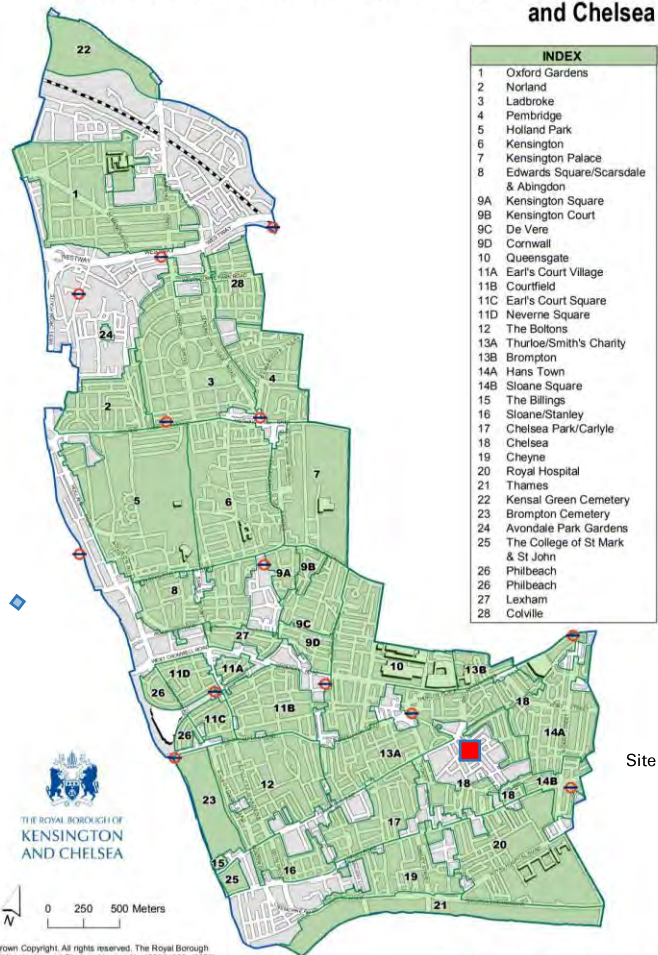
Areas are approximate only and subject to change through survey, planning, design and development of the proposal

Uses include Lower Ground & Basement Bin/Bike/Plant/BOH Areas and Ground Floor Front of House

## Local Protected Views



## Conservation Areas in The Royal Borough of Kensington and Chelsea

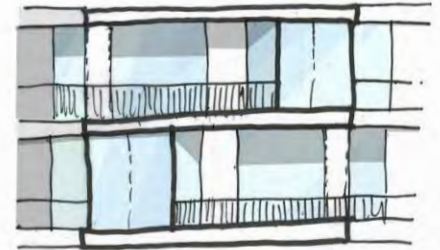




Site Overlay

-  Site
-  Protected Strategic View
-  Backdrop of Panoramic Views
-  Backdrop of River Prospect
-  Townscape View
-  RBKC Boundary

The site sits within a cluster of 'taller buildings'.













2019 scheme

GF + 26 Floors

35% Affordable on site

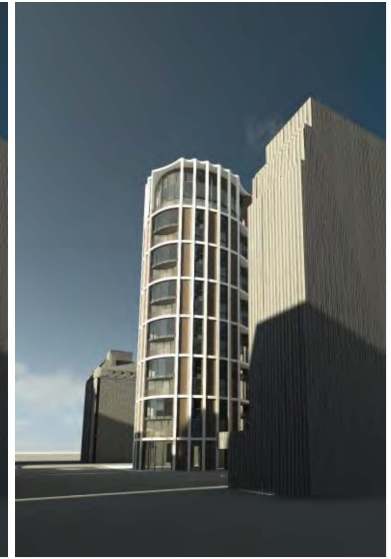
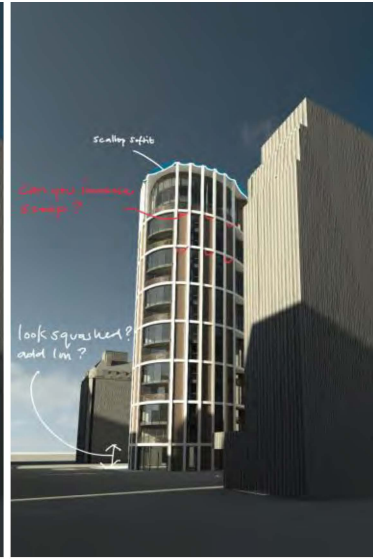
Policy compliant

GF + 26 Floors - 2019 Consultation Proposal



GF + 14 Floors - Revised 2020 draft Proposal following discussions with Council

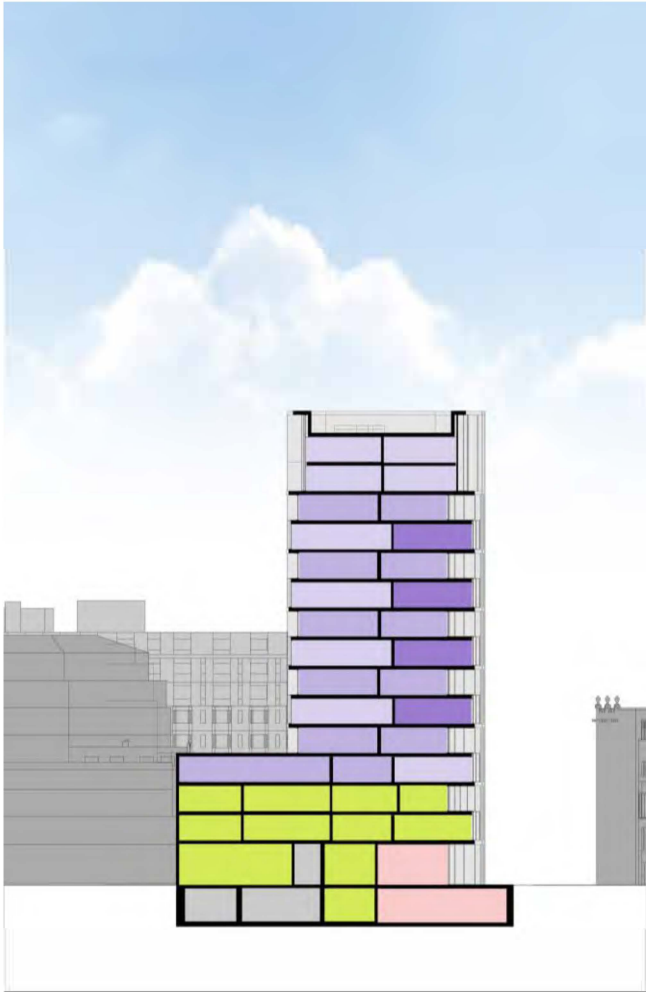




Design development 2020 following officer comment – more vertical expression



Revised elevation treatment - change to more traditional materials



- Affordable
- Private
- Retail
- Plant

**G+14 Floors**

20% affordable based on habitable rooms on site

9 Affordable units

39 Private units



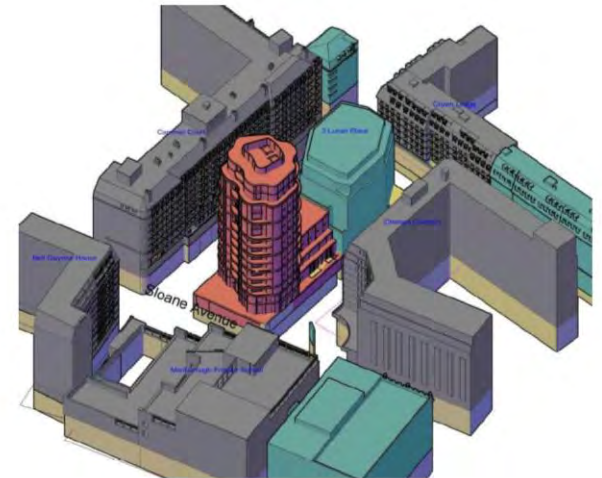
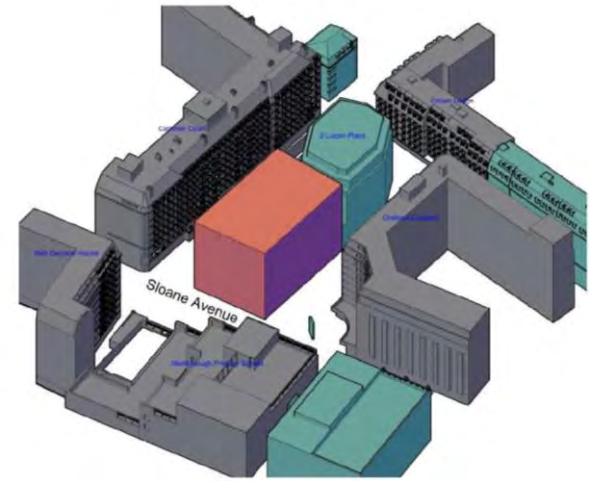
## DAYLIGHT/SUNLIGHT IMPACTS ON NEIGHBOURS

The results of the Vertical Sky Component analysis ('VSC' - a 'spot' measure of the skylight reaching the mid-point of a window from an overcast sky) show that the percentage losses of VSC will be well in excess of 40% and in some cases exceed 50% within Cranmer Court if a 'Mansion Block' approach were to be followed (top diagram).

Such levels of loss when expressed as a percentage 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.

In order to maintain a reasonable VSC value and continue to maintain a reasonable amount of 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 pointed towards a “tower and podium” form of massing (lower diagram).

*As assessed by specialist company, Lumina in a Daylight and Sunlight Massing Study Report – May 2020*





When compared to a mansion block form (top massing diagram) we consider that a tower and podium approach creates a more open aspect along both Makins Street and Petyward.

In addition greater public realm/space is provided at street level with the proposed scheme due to the shape of the tower (bottom massing diagram).



View along Petyward



When compared to a mansion block form (top massing diagram) we consider that a tower and podium approach creates a more open aspect along both Makins Street and Petyward.

In addition greater public realm/space is provided at street level with the proposed scheme due to the shape of the tower (bottom massing diagram).



View along Makins Street



View looking south  
east along Sloane  
Avenue

G+14 Floors

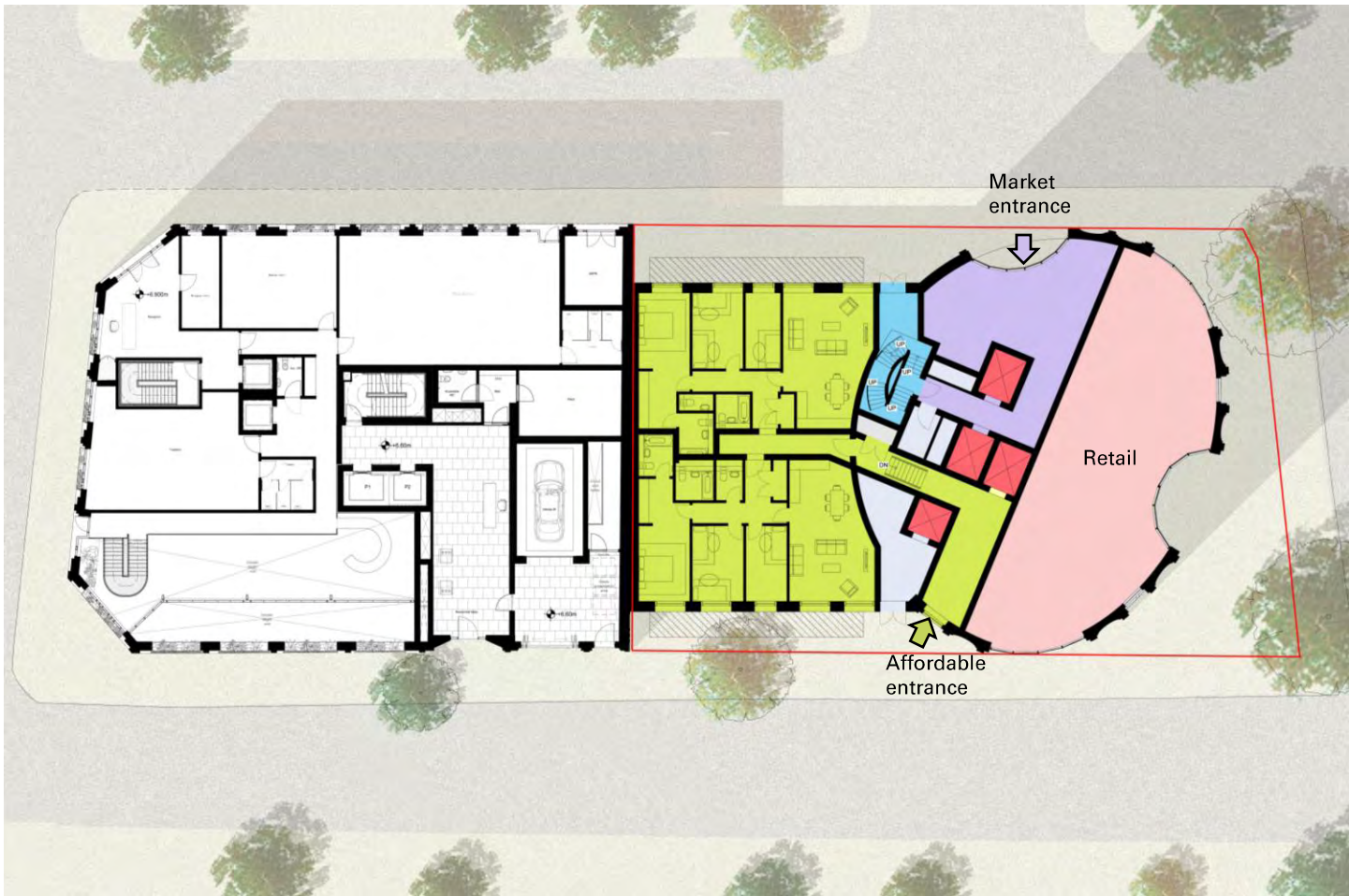


View looking north  
west along Sloane  
Avenue

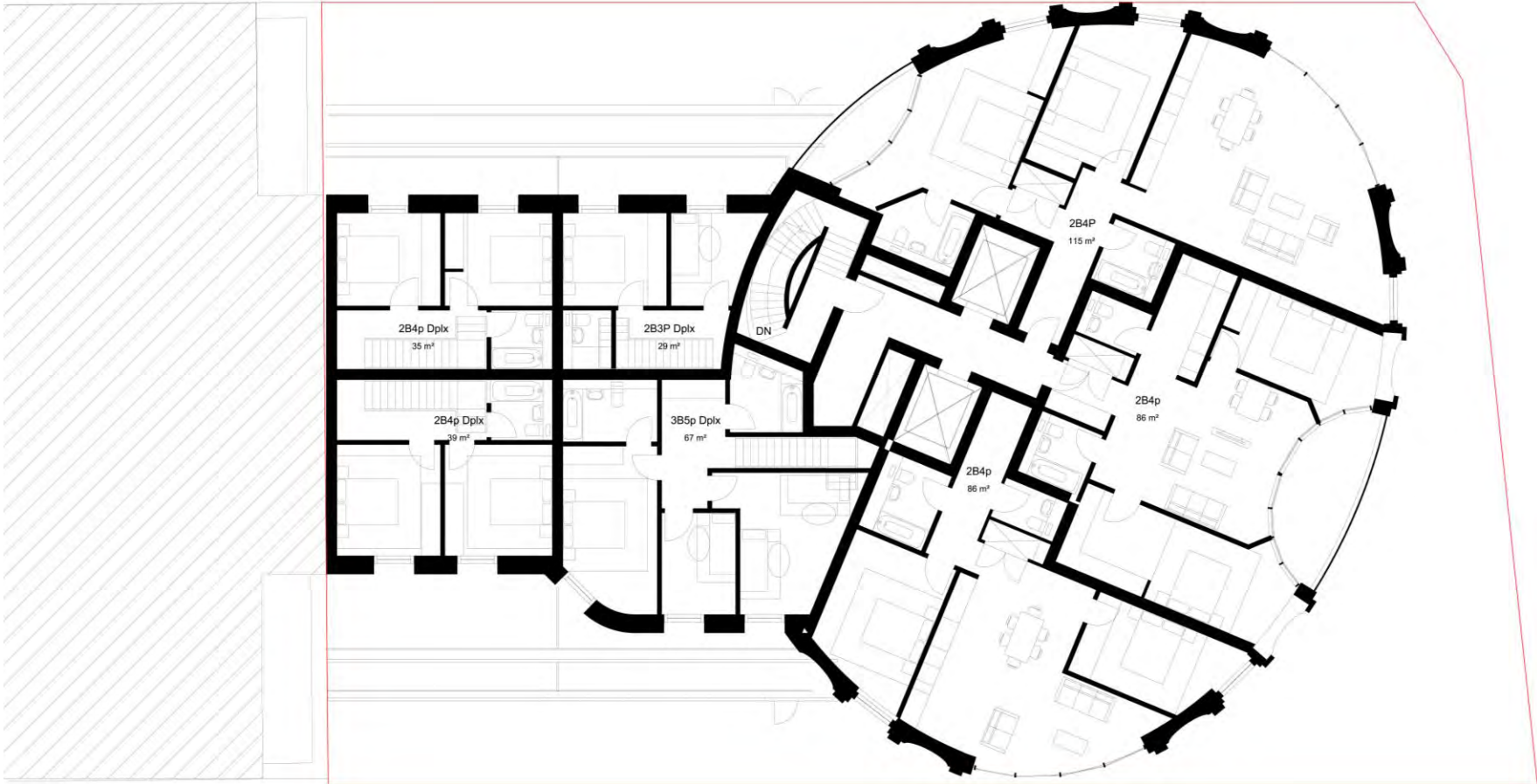


Street view from  
Sloane Avenue

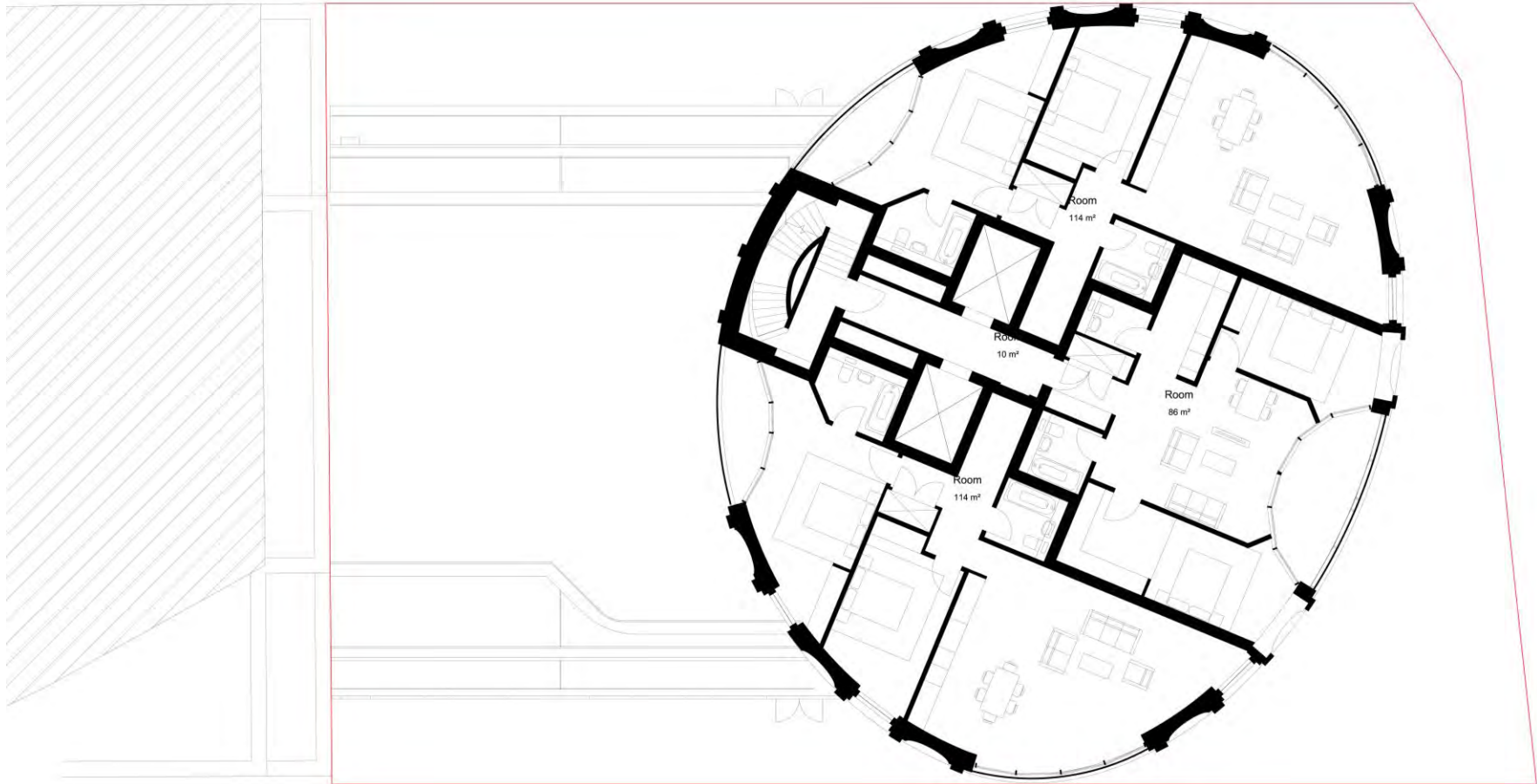
G+ 12 Floors  
G+14 Floors

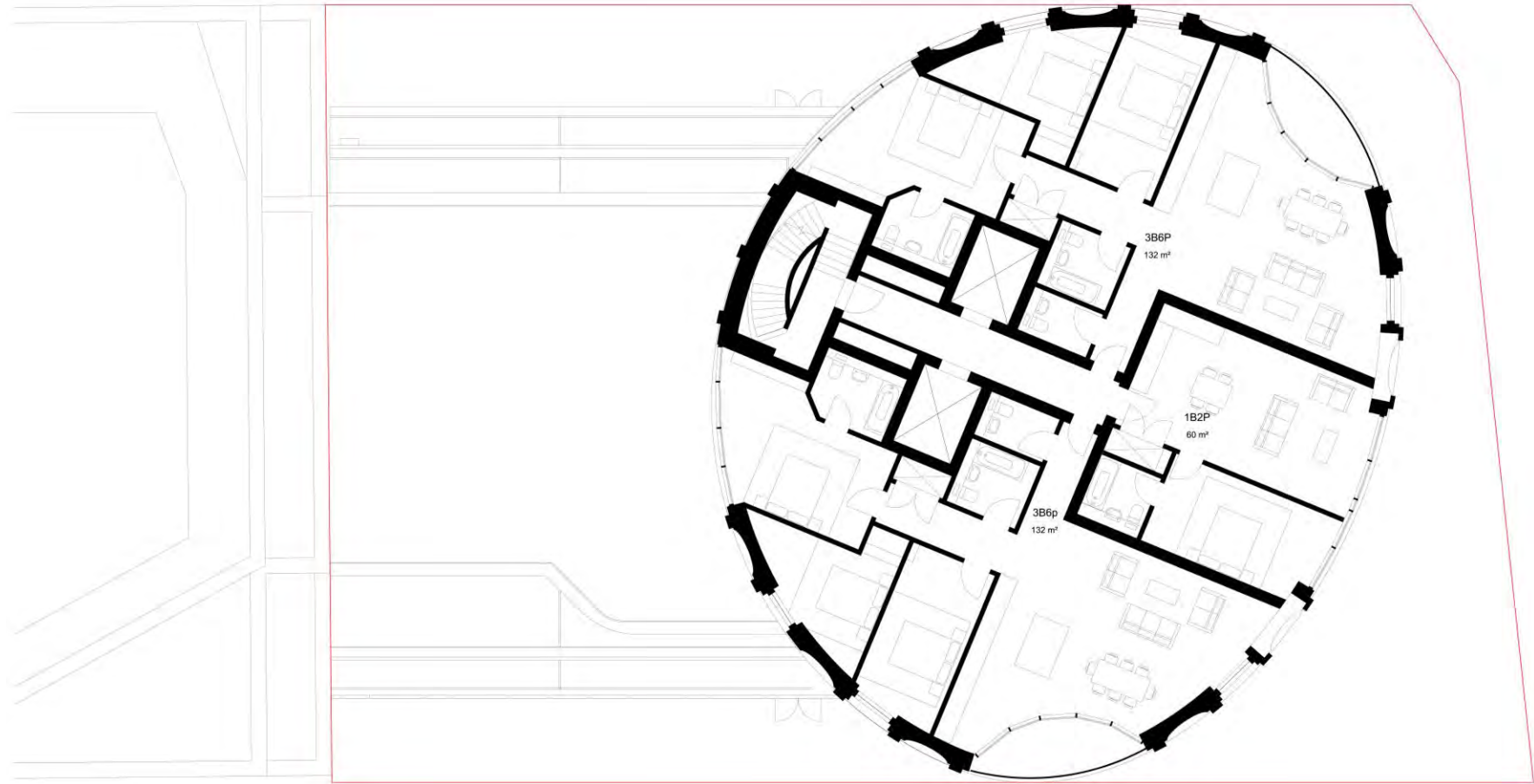


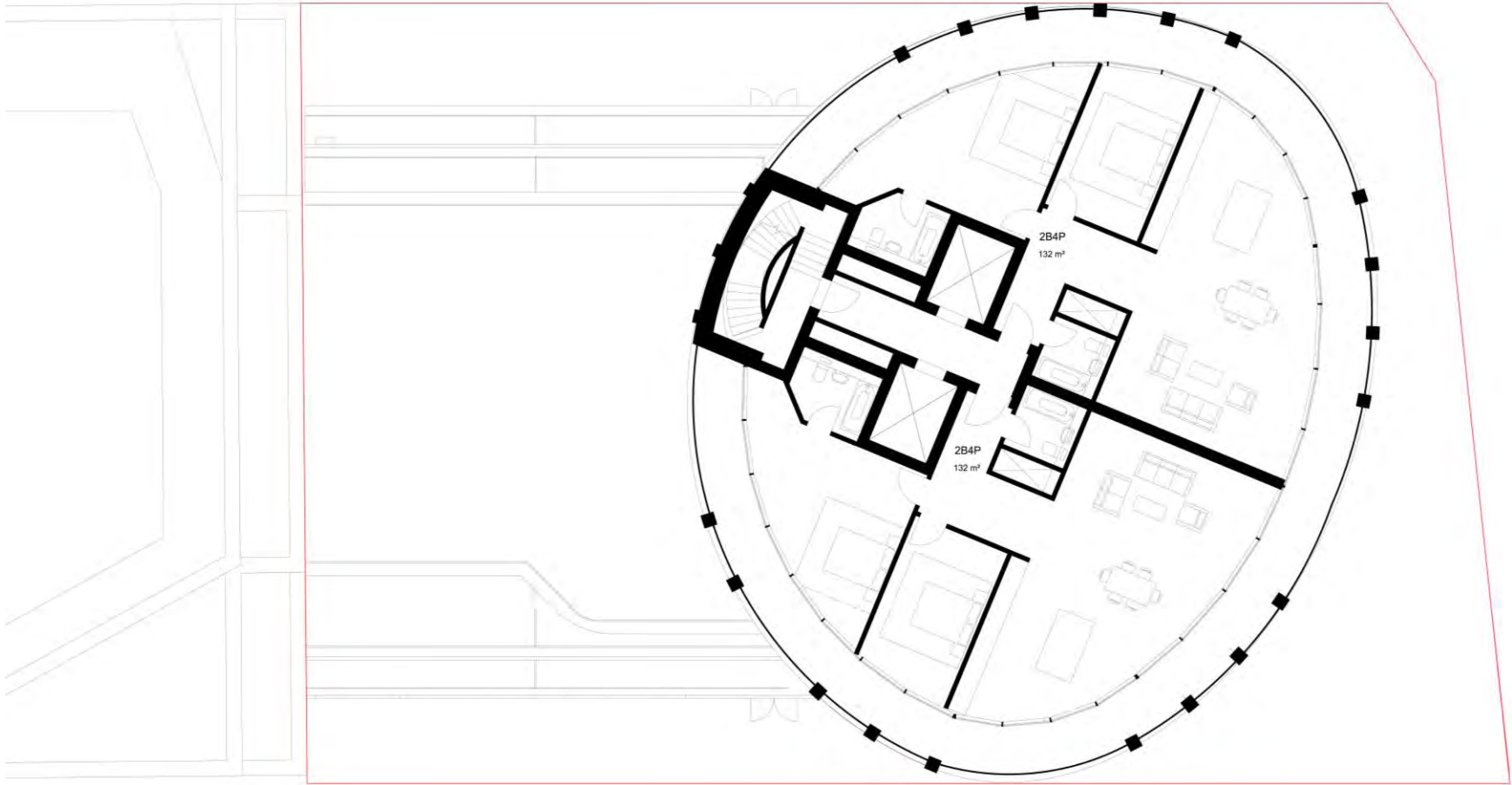
G+14 - Proposed Ground Floor Floorplan













Comparison of two options:  
affordable provision

G+14 Floors

20% affordable based on hab. rooms on site

9 Affordable units

39 Private units



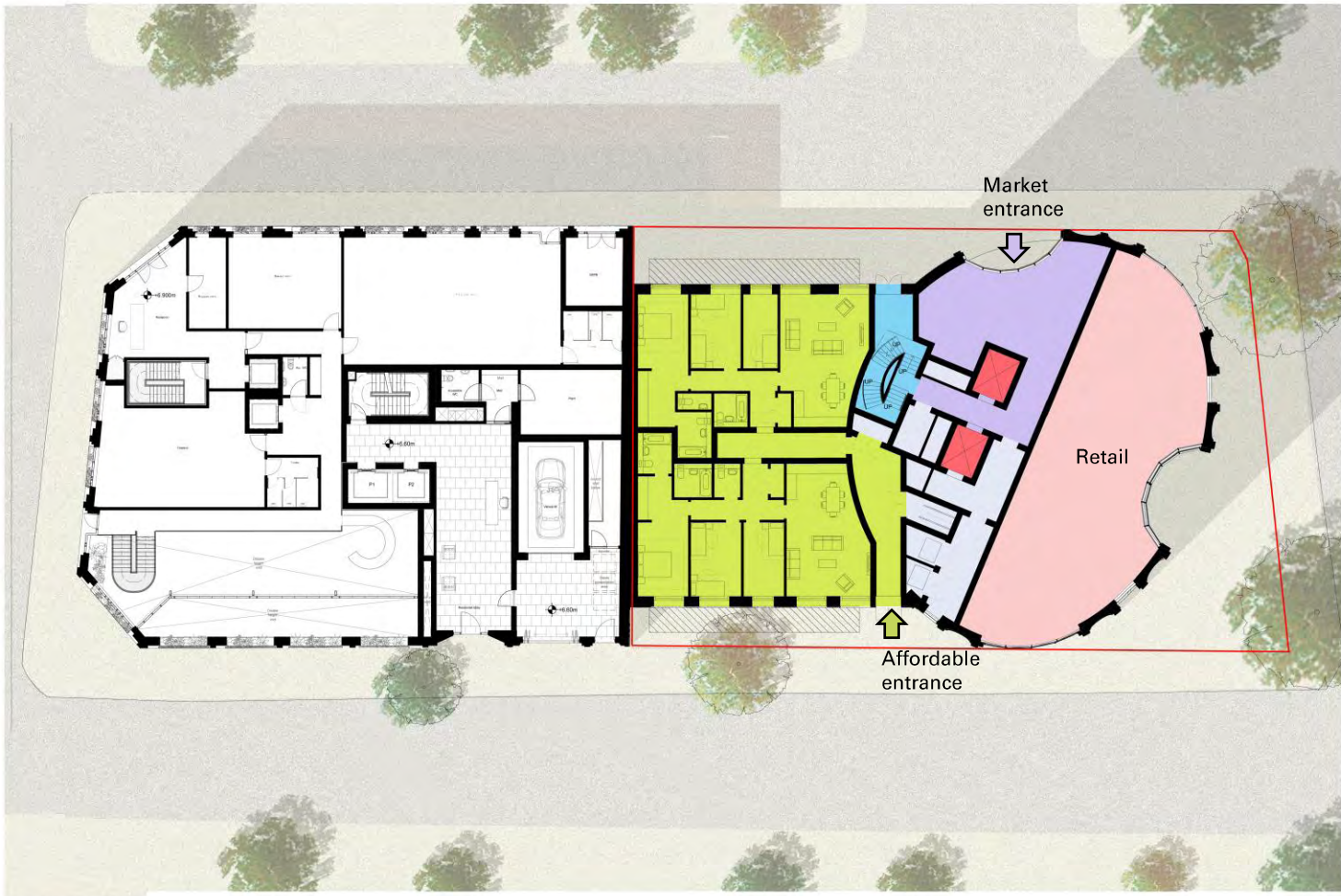
Comparison of two options:  
affordable provision

G+12 Floors

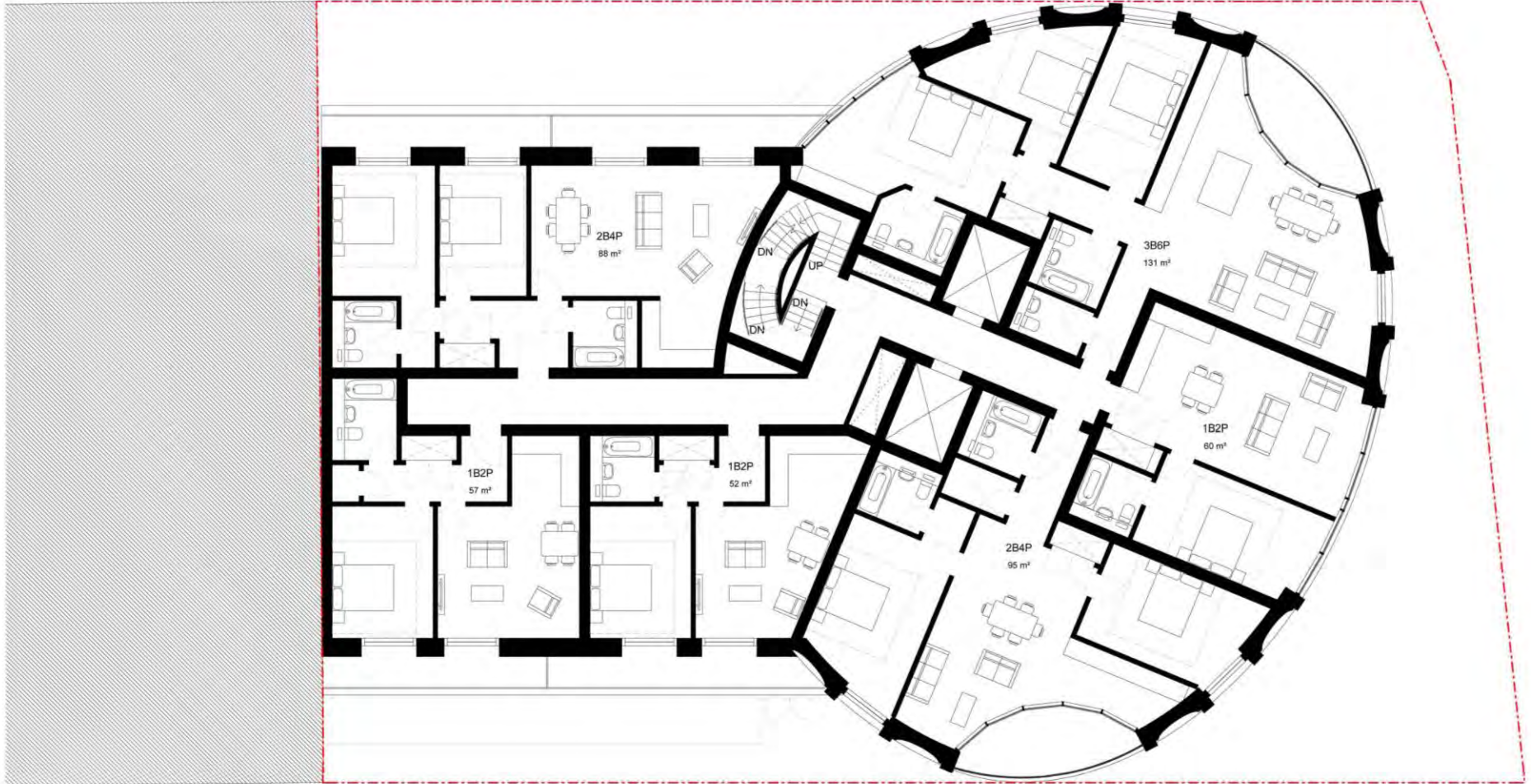
6% affordable based on hab. rooms on site

2 Affordable units

41 Private units



G+12 - Proposed Ground Floor Floorplan



G+12 Floors – First floor

## Two options G+12 and G+14 seen from different viewpoints



View location map





Brompton Road at junction with Pelham Street





Brompton Road at junction with Pelham Street























**OPTION 1**  
G+14 Floors



**OPTION 2**  
G+12 Floors



OPTION 1  
G+14 Floors



OPTION 2  
G+12 Floors

Thank you

We would very much welcome the opinion of the local community on the two options shown in this presentation. You can give us feedback via the online comment form at [www.thesloane.info](http://www.thesloane.info) or use the email address below.

For more information or if you have any questions, please email [consultation@thesloane.info](mailto:consultation@thesloane.info) or contact Martin Hughes on 0207 242 3969.