SQUIRE & PARTNERS

Colebrook Court

Design and Access Statement

For Colebrook Court Resident's Association Limited

18028

08/03/2024

Document History

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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, which will comply with current regulations. The proposal has been carefully considered in collaboration with townscape consultants, Montagu Evans, and in response to comments and feedback received during pre-application consultation in order to enhance the character and appearance of the area and contribute to the private housing stock and commercial offers in 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.
- 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 relevant stakeholders.

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
Community Involvement	Polity Communications 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
BioDiversity	MKA Ecology Ltd
Contaminated Land Assessment	GEA
Archaeology Consultant	MOLA
Arboriculturist	OMC Associates Ltd.
Heritage, Townscape and **Visual Impact Consultant**	Montagu Evans
Viability Assessment	Knight Frank

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

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 accommodates 12 private tenure residential flats (4 No. 2-bedroom units per level) and is located centrally within the site.

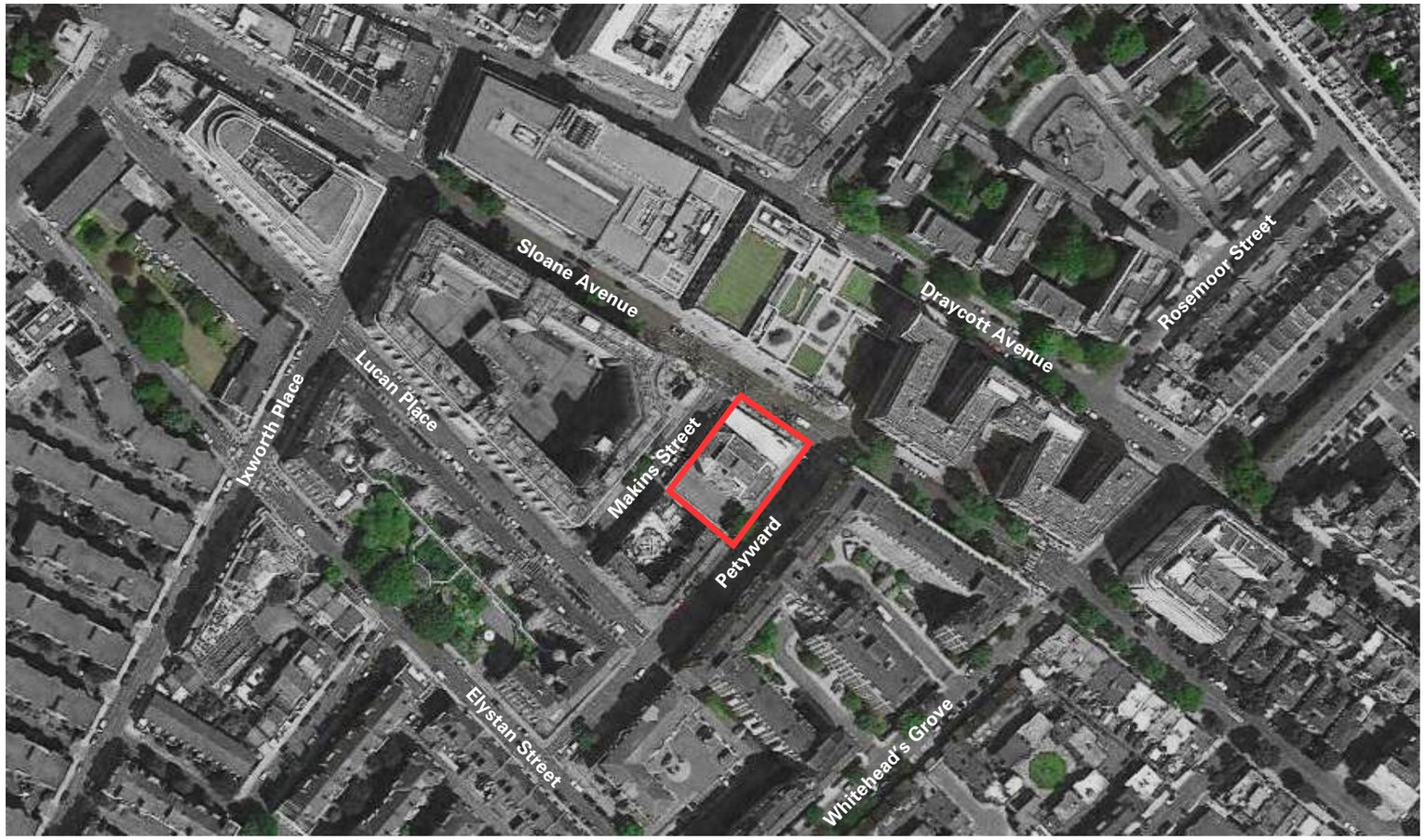
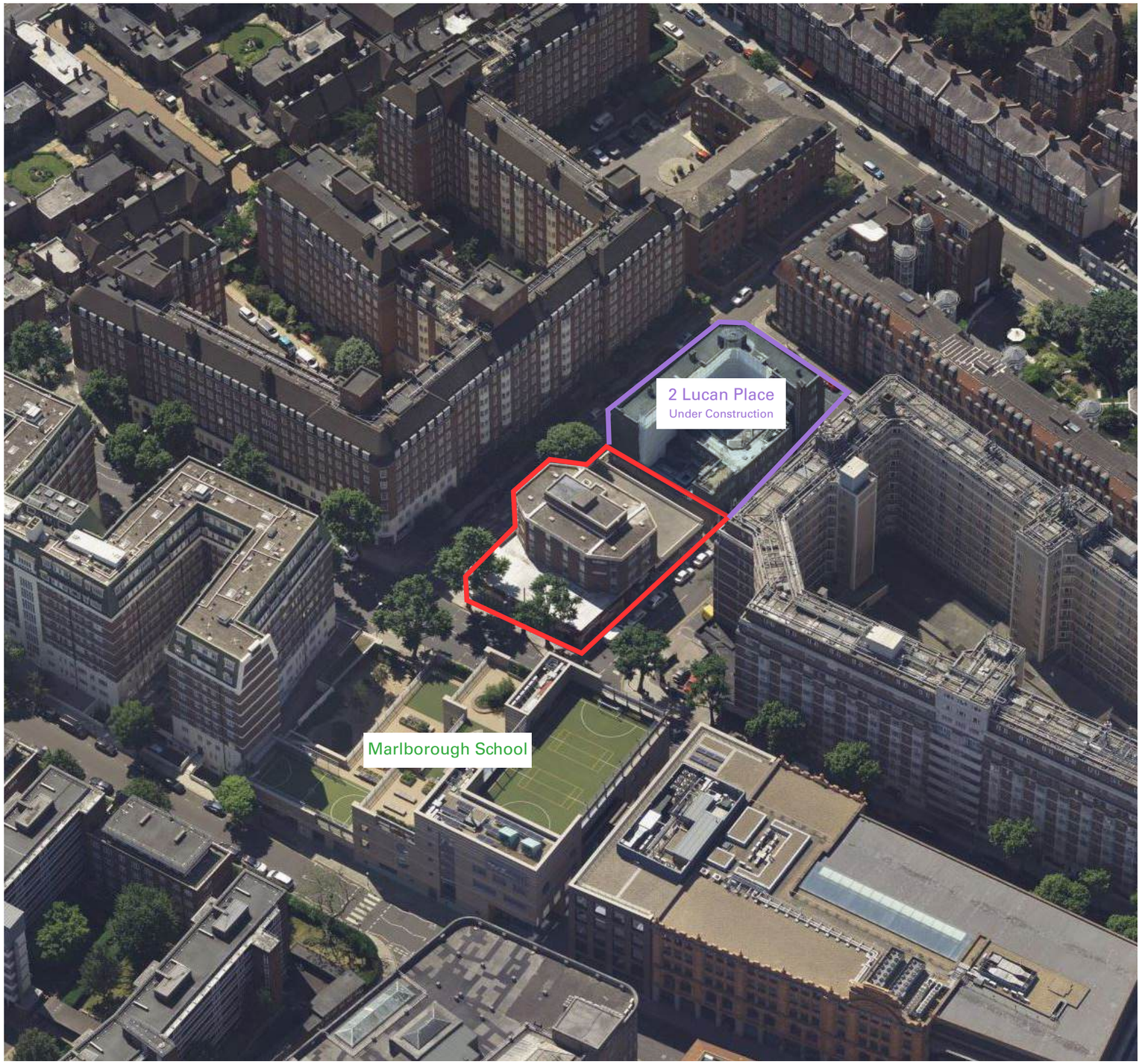


Fig. 2.1.1 - Aerial streetview indicating location of the application Site

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



Key:

Application Site

2 Lucan Place

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. The parking element specifically contributes to a lack of active frontage along both Makins Street and Petyward. 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.

2.3 Site Photographs

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

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

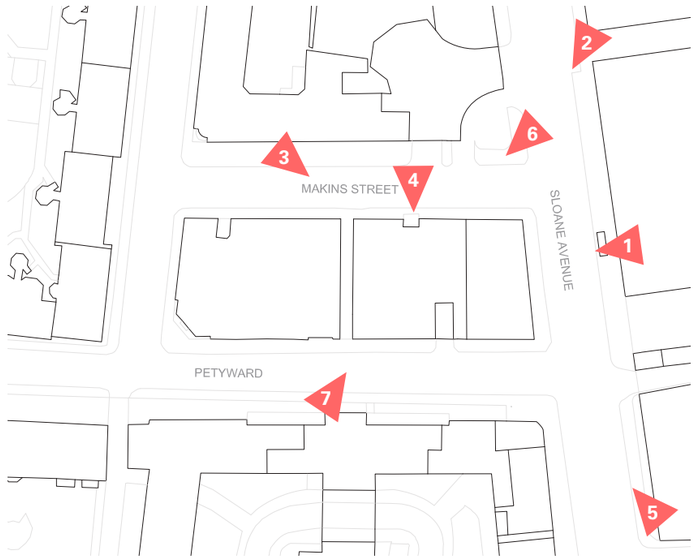


Fig. 2.3.1 - Site Photo Key Plan

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

View 4 - View of residential entrance to Colebrook Court

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

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

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.

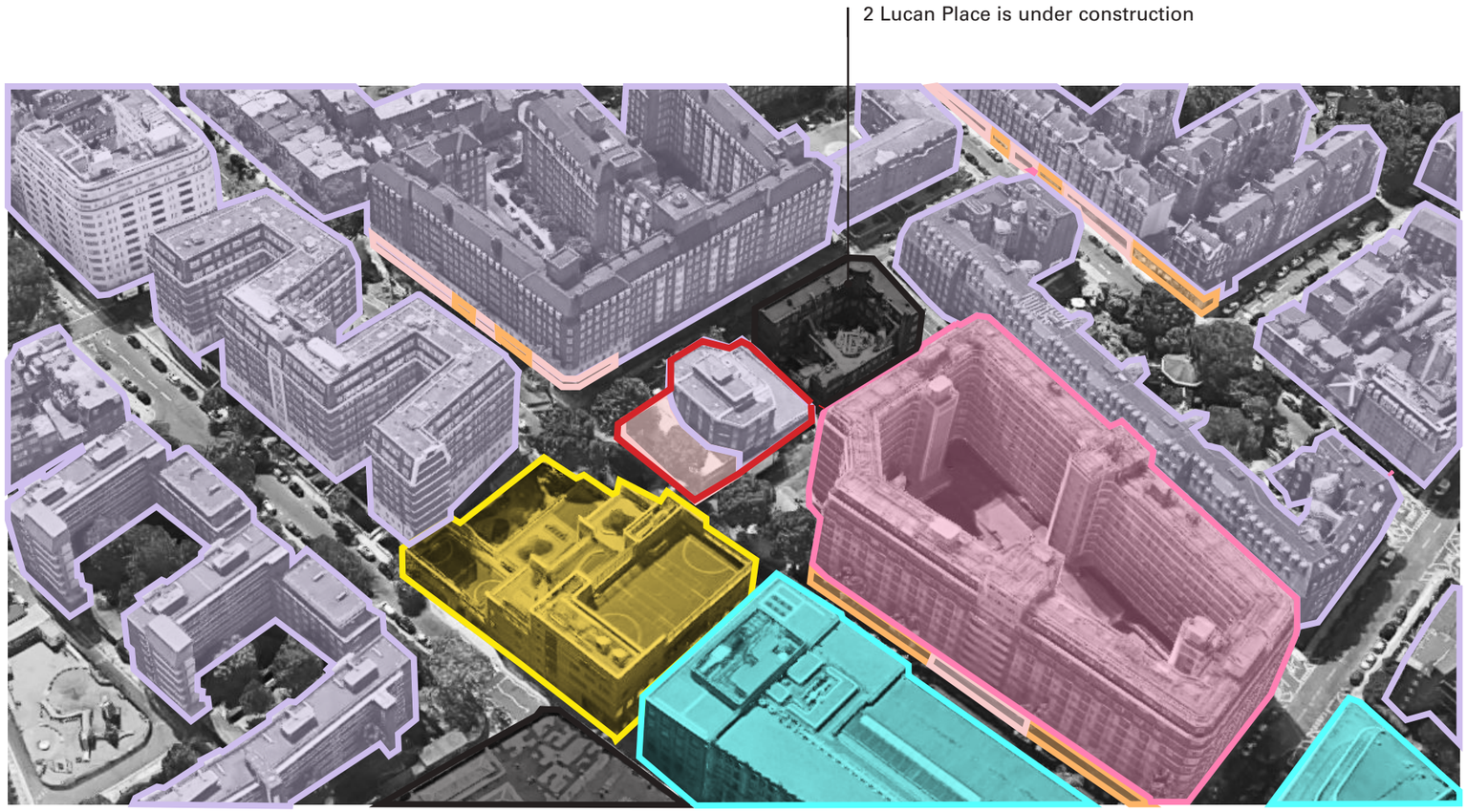


Fig. 2.5.1 - Surrounding Land Uses

2.5 Surrounding Land Uses and Amenity

2.5.1 Retail

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

Most retail units in the area are located along 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 2 - View North on Sloane Avenue (Primary School)

View 3 - View towards Chelsea Cloisters mansion block from Petyward

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

View 5 - View West along Sloane Avenue towards site

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.

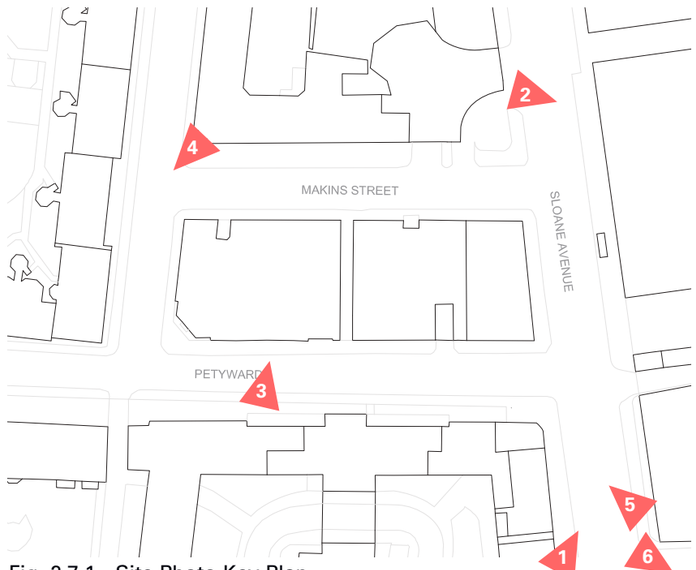


Fig. 2.7.1 - Site Photo Key Plan

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

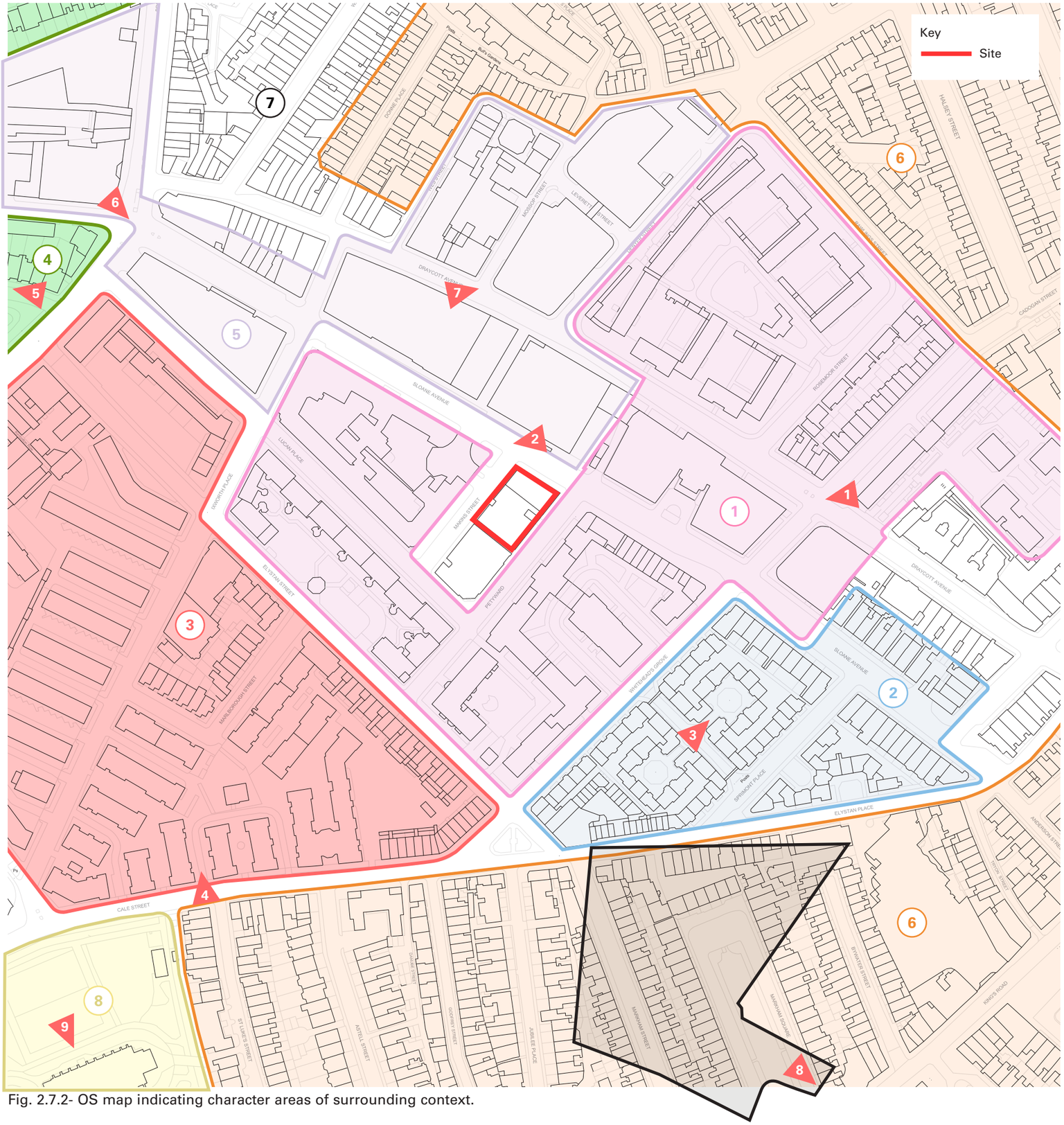


Fig. 2.7.2- OS map indicating character areas of surrounding context.

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

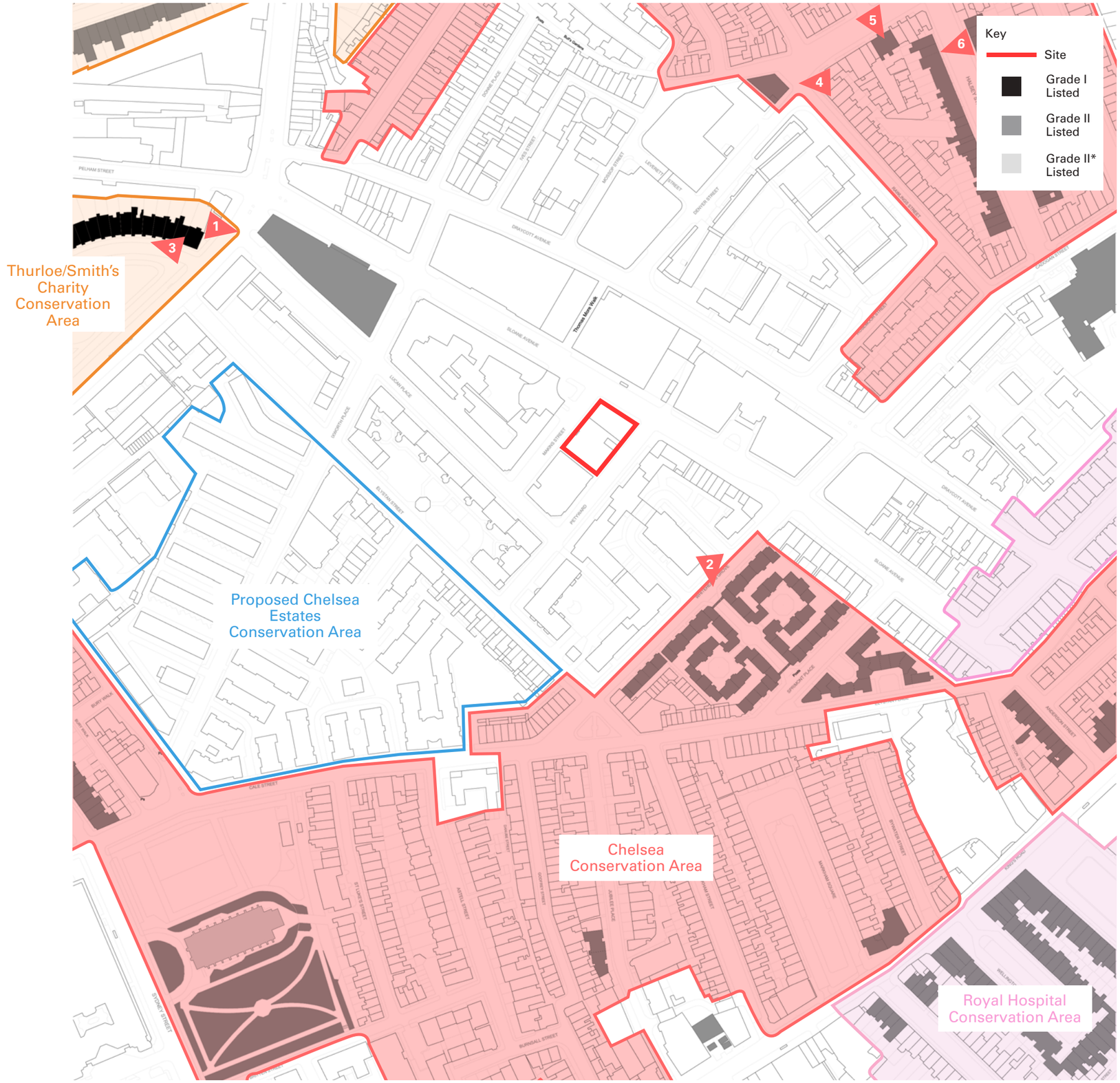


Fig. 2.8.1 - Current OS map with Surrounding Conservation Areas and Listed Buildings identified as per Historic England and RBKC websites

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

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

2.9 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

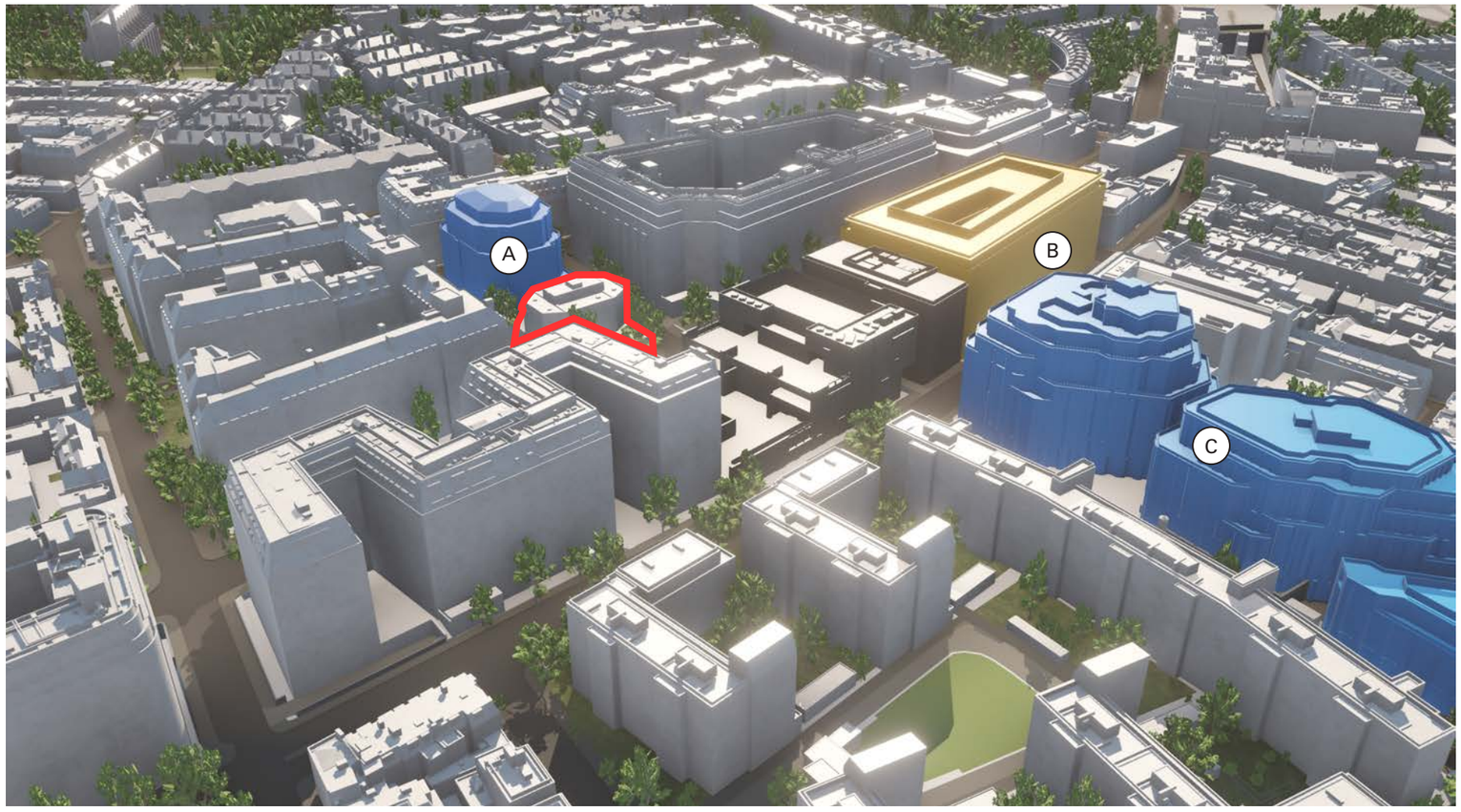


Fig. 2.9.4 - Emerging Context (VuCity)

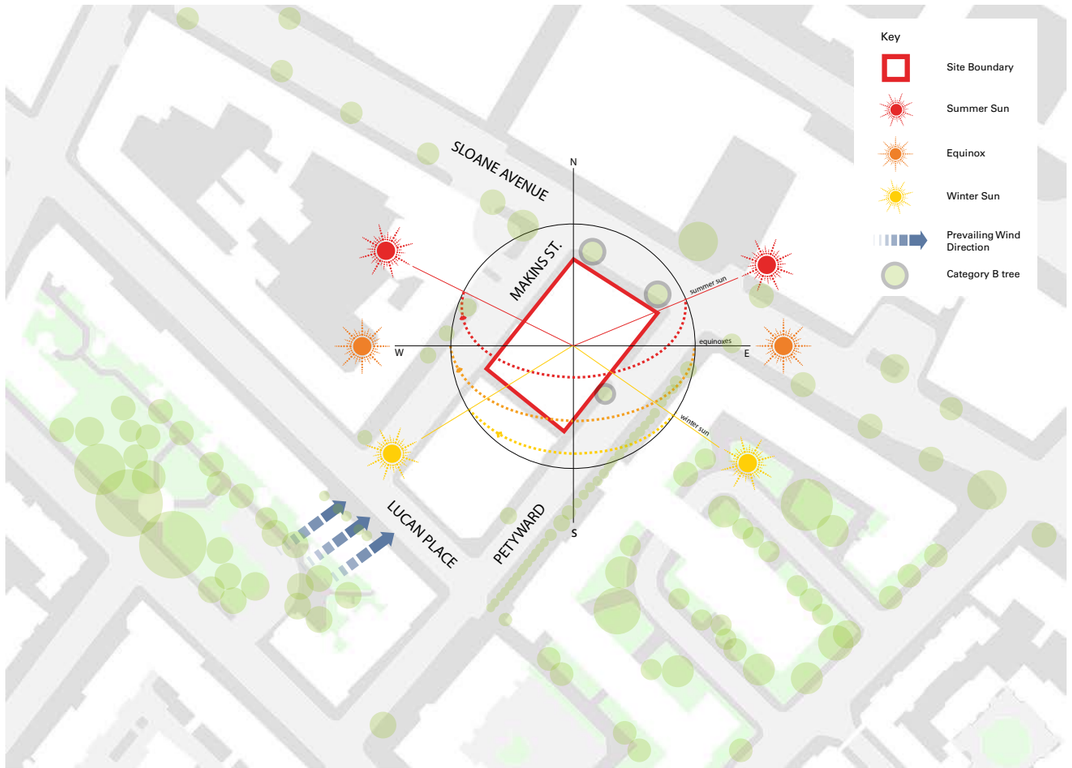


Fig. 2.10.1 - Environmental Factors

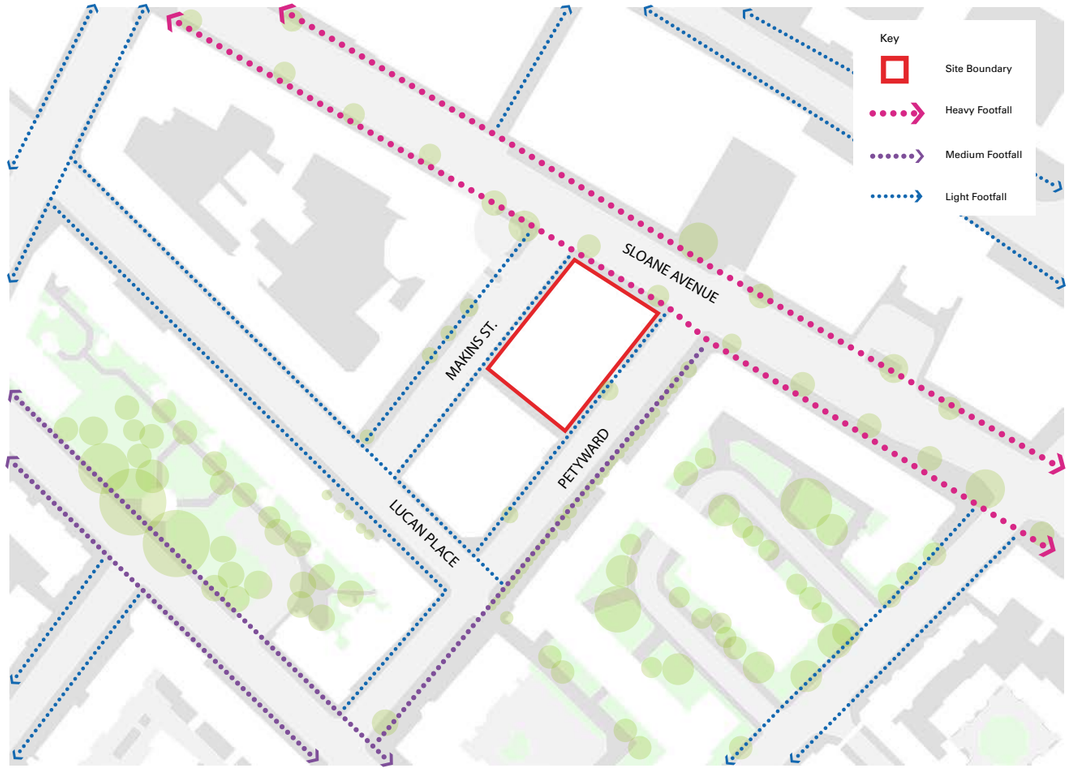


Fig. 2.10.2 - Pedestrian Flow

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.

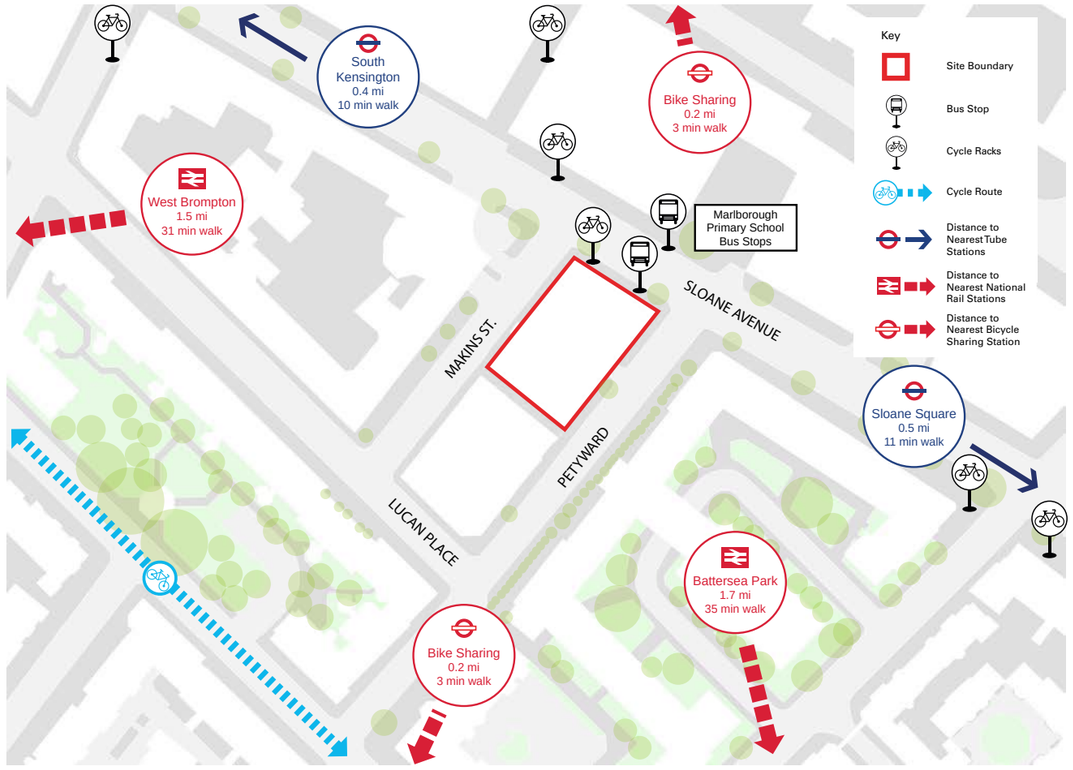


Fig. 2.11.1 - Transport Links

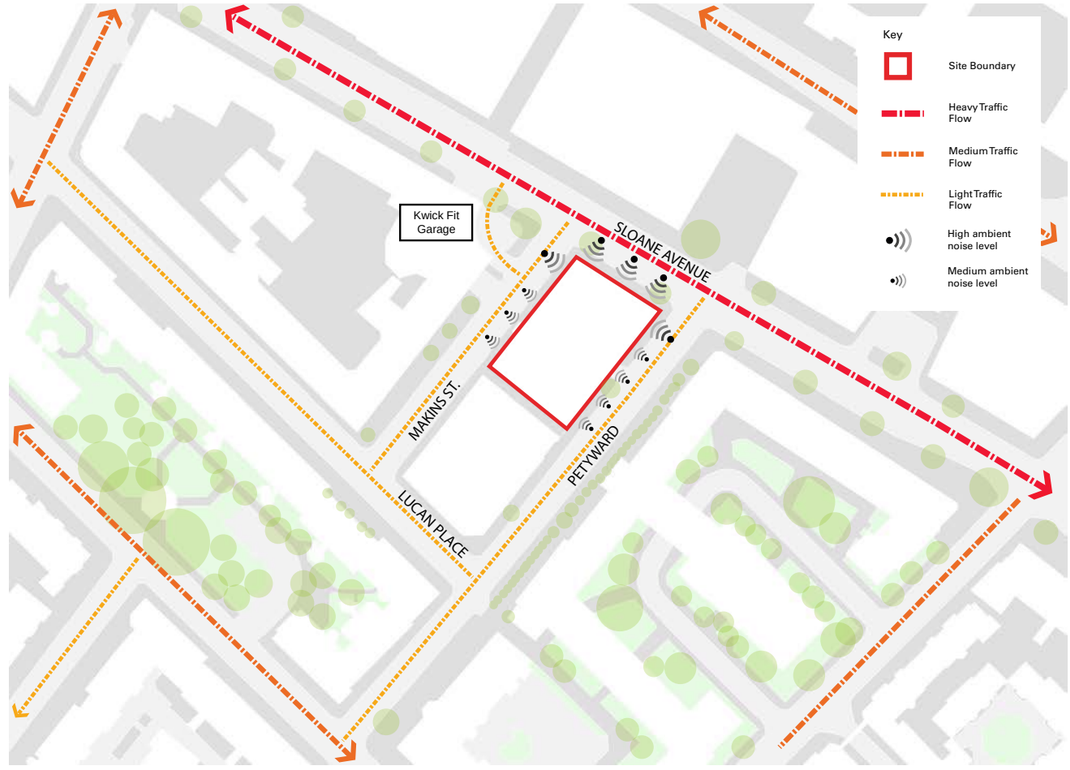


Fig. 2.11.2 - Traffic Flow

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.

Fig. 2.12.1 - Key views

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'.

The Council has been working on a New Local Plan Review with the examination in public taking place in June and July 2023. Following the Inspectors report, the Council has proposed further modifications to the draft plan which are currently being consulted upon.

2.13.4 For further information refer to The Planning Statement by DP9.

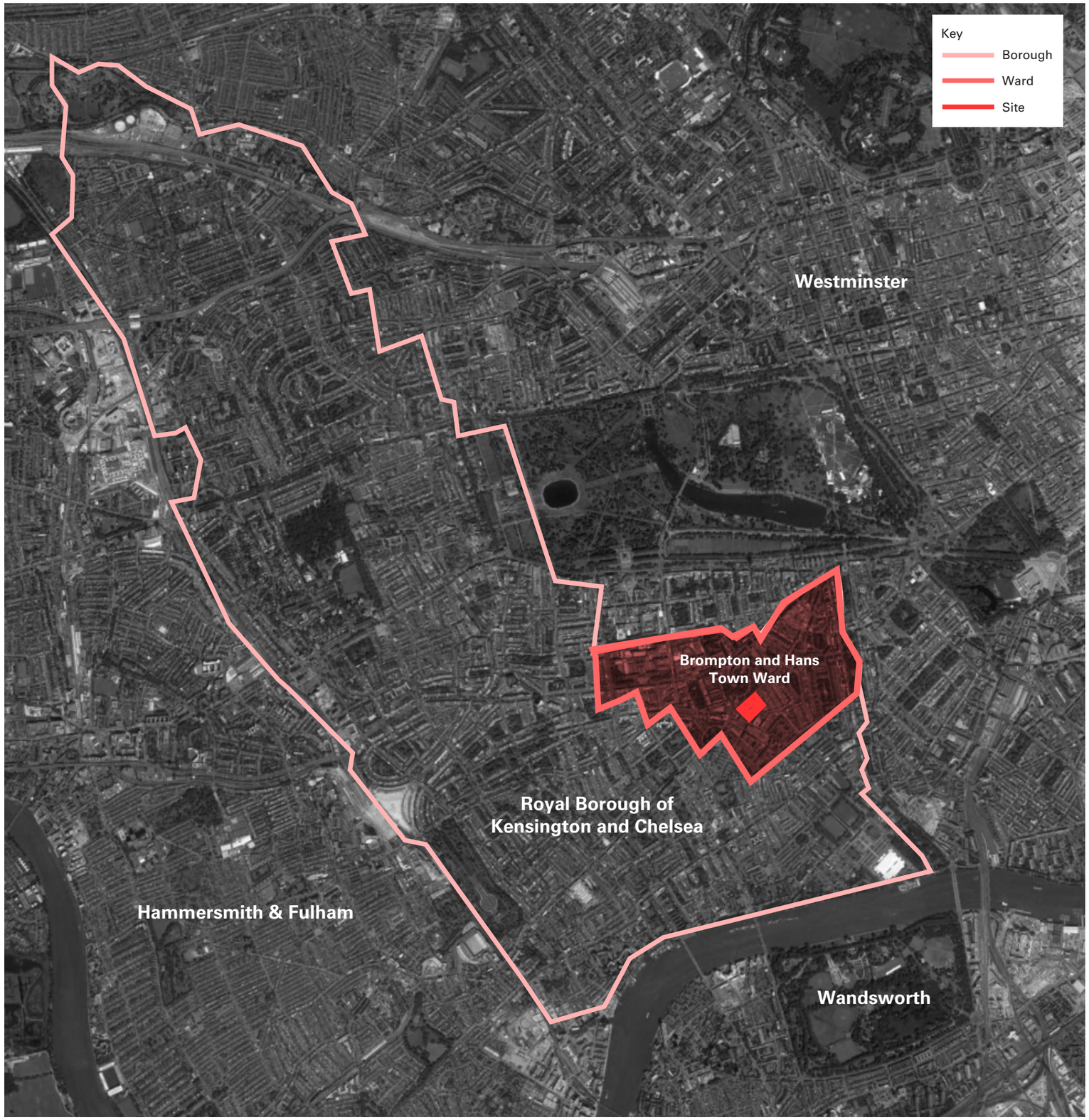


Fig. 2.13.1 - Royal Borough of Kensington and Chelsea, Brompton and Hans Town Ward

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

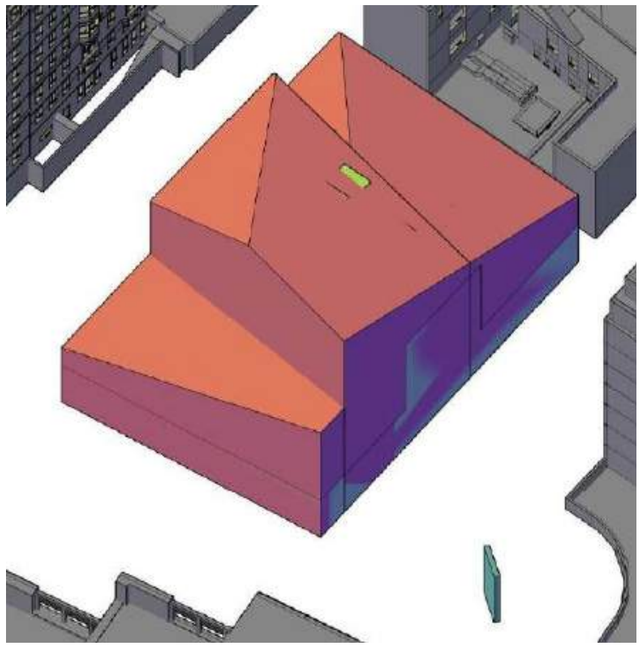


Fig 3.1.2 - Site jellymould

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 and the Royal Borough of Kensington and Chelsea.

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

Residential
- 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 incongruous 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 stone elements, notably as a double height base material,
- 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.

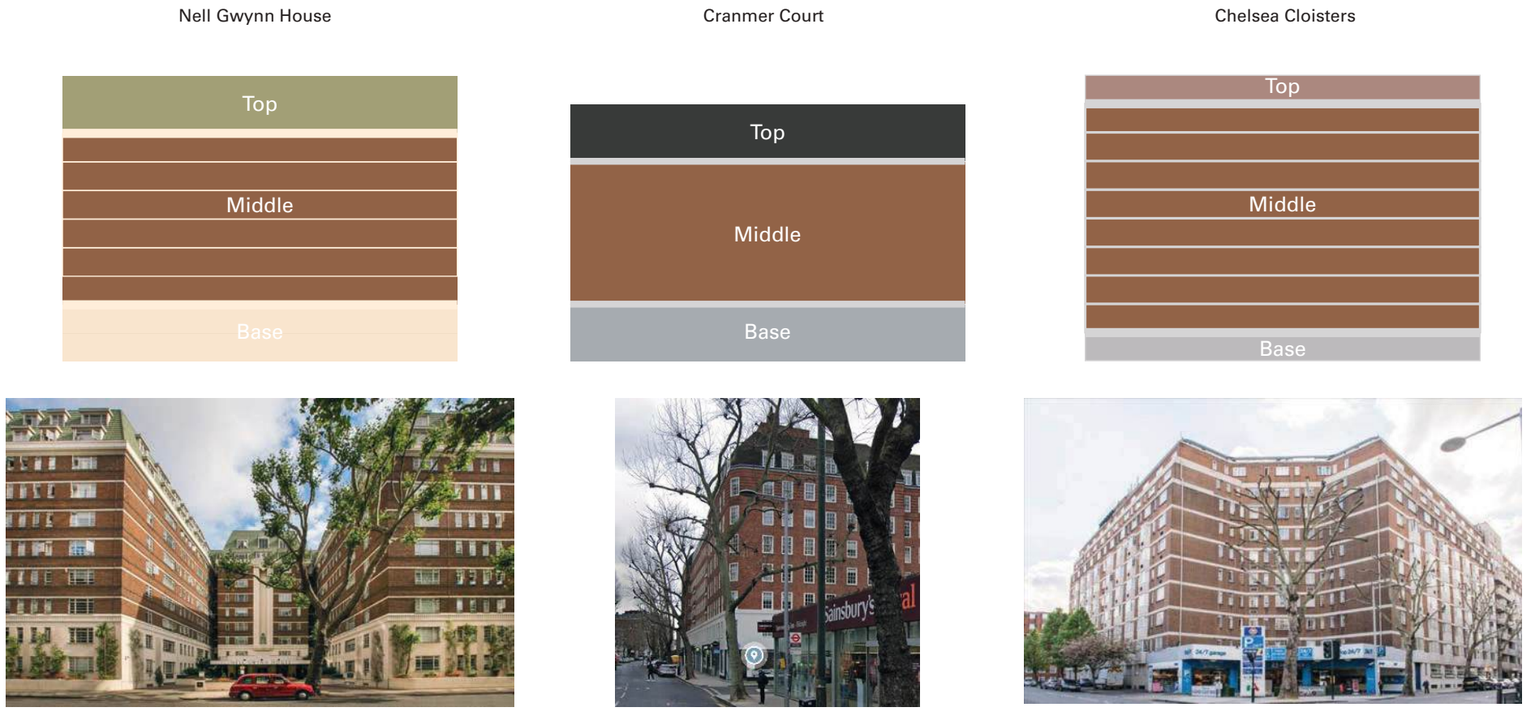


Fig. 3.3.1 - Diagrams to demonstrate repetitive banding and massing features in the vicinity of The Site.

Massing and testing Daylight & Sunlight
As a starting point, the massing was tested using a simple mansion block form, filling the full extent of the site and matching the height of the consented scheme on 2 Lucan Place. This would be at a height just less than 30.0m from the ground level. 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. Refer to Figure 3.3.2 A, which is taken from the Lumina Report.

Using the form shown in 3.3.3 A, 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.

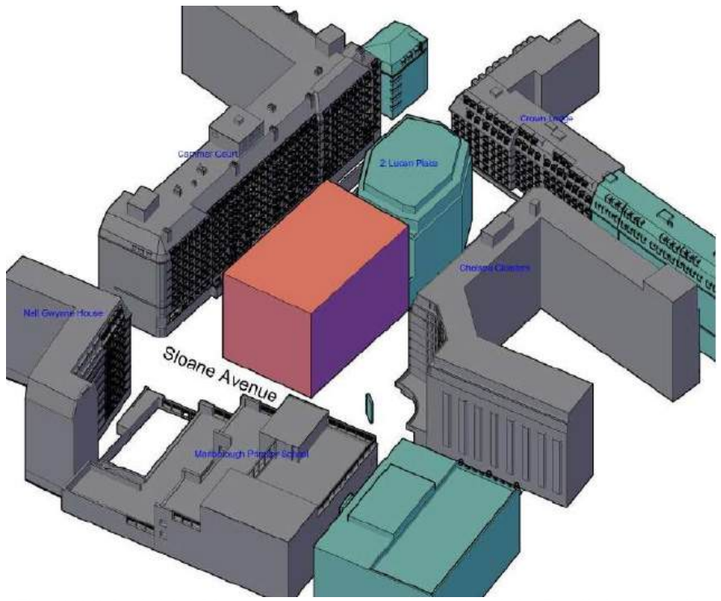


Fig. 3.3.2 A - Initial Massing option tested for Sunlight Daylight compliance on neighbouring properties

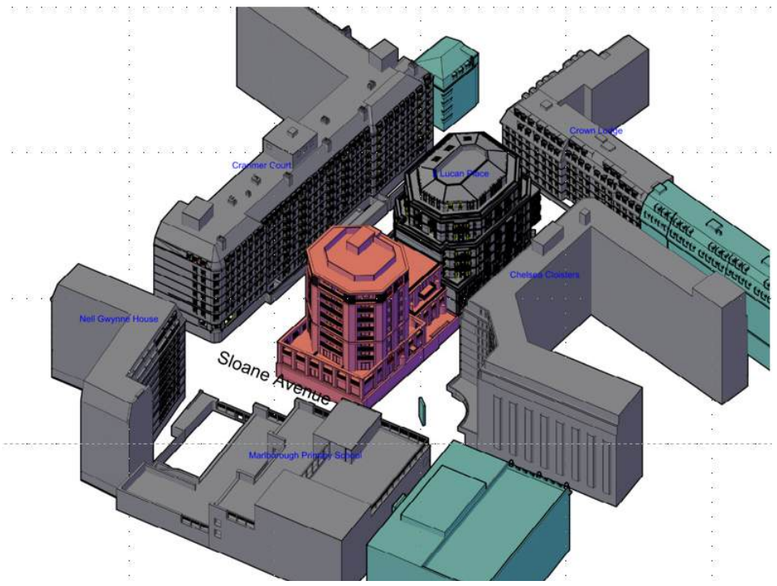
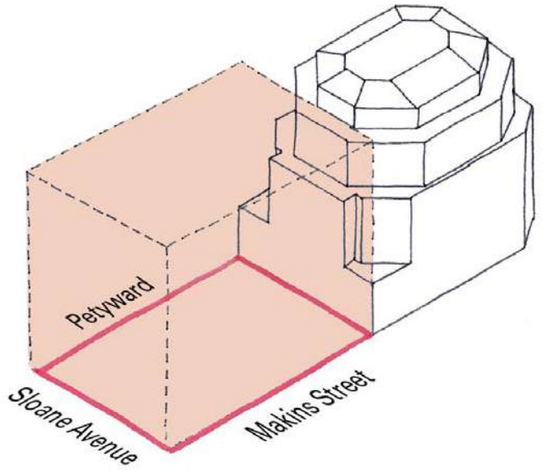
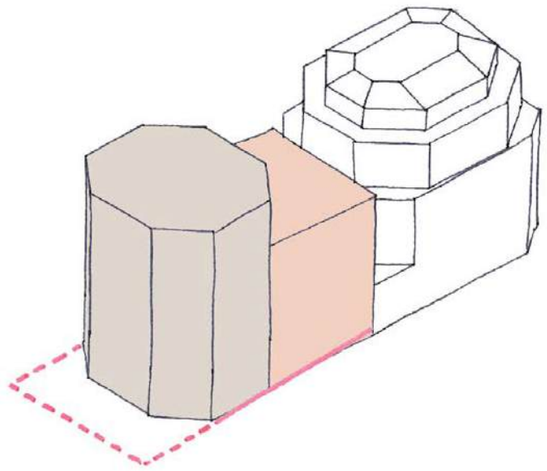


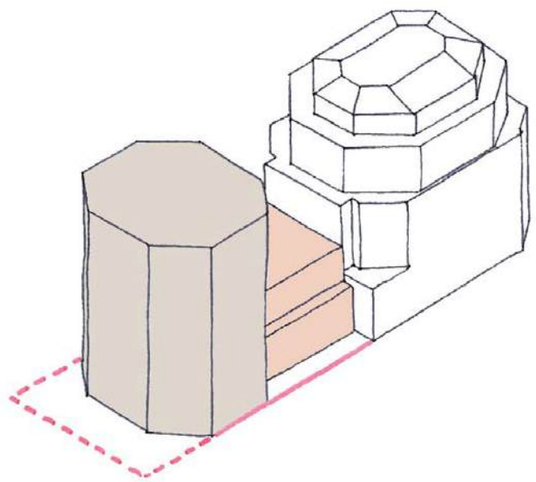
Fig. 3.3.2 B-Taken from Lumina report. the revised form was tested to ensure the mass allow light to pass around the site.



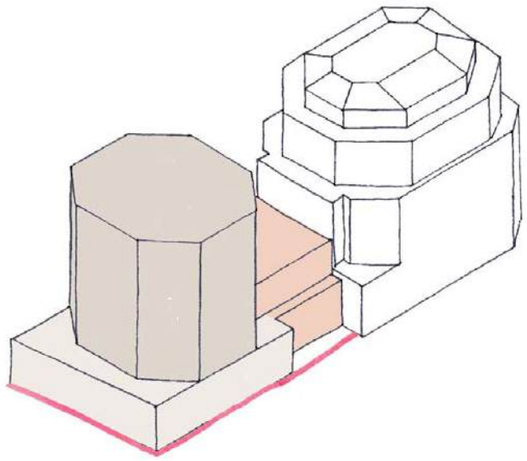
1. Extrude the site area to match the height of 2 Lucan Place



2. Articulate the building mass with a taller octagonal element to the front which creates a nodal piece along Sloane Avenue and a shoulder in order to reduce the impact of the Rights of Light and views of neighbouring properties.



3. Reduce the height of the shoulder building and set it back from the site boundary line to create a lightwell 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, providing suitable accommodation for a commercial unit. Further reduce the footprint of the tower so that it rests on the podium.

Fig 3.3.3-Sketch showing development of massing

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 'entire block' 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 takes the 'block' and it is eroded to avoid any major reduction of light on neighbouring properties. The proposal was to introduce a taller chamfered octagonal form set back from the street frontage with a reduced footprint, which preserves light passing around the building, rather than over. Figure 3.3.2 B on the previous page, also shows how revised form has been tested by Lumina.

Behind this taller chamfered 'focal point' element, an orthogonal '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.

4.0 Consultation and Community Involvement

4.1 Public Exhibition's

Following the development of the design proposals for and discussions with RBKC Officers, consultation was undertaken to provide an opportunity for the local community to provide their feedback on the proposals planning application. Please refer to supporting document *'Statement of Community Involvement'* by Polity, where this is documented in full.

Previous public and community engagement has taken place since 2019 as the scheme has developed and therefore the consultant process has been in 3 stages:

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 second stage in 2020 and 2021 involved the presentation of revised proposals which sought to respond directly to the feedback received in 2019. A planning submission was made in March 2022 following further consultation with RBKC, however this application was withdrawn following commentary around Fire Safety and introduction of new and emerging government legislation.

The third stage was in October 2023 following revisions to the scheme which addressed the new Fire Safety legislation and reduced the height of the development to ground plus eight storeys. The consultation was formed of a Webinar and Public Exhibition.

4.2 Feedback from the Consultation for this application

The drop-in exhibition and the Webinar presentation focused on explaining the changes made to the scheme since the planning submission was withdrawn in 2022. Key images were used to explain the reduction in height. Refer to figures 4.14 and 4.1.6. This explained the difference between the Ground + 12 storey to Ground + 8 storey scheme.

The team also described the change to the form from a cylinder to a chamfered form and how the building typology and massing had developed through reference to the local vernacular of the brick Mansion block.

We highlighted the differences in the layout and in particular the addition of the second staircase, which impacted on the layout of the residential units, but was in response to the HSE commentary on the planning submission.

Fig. 4.1.1 - Example of an Exhibition Board displayed at Public Consultion

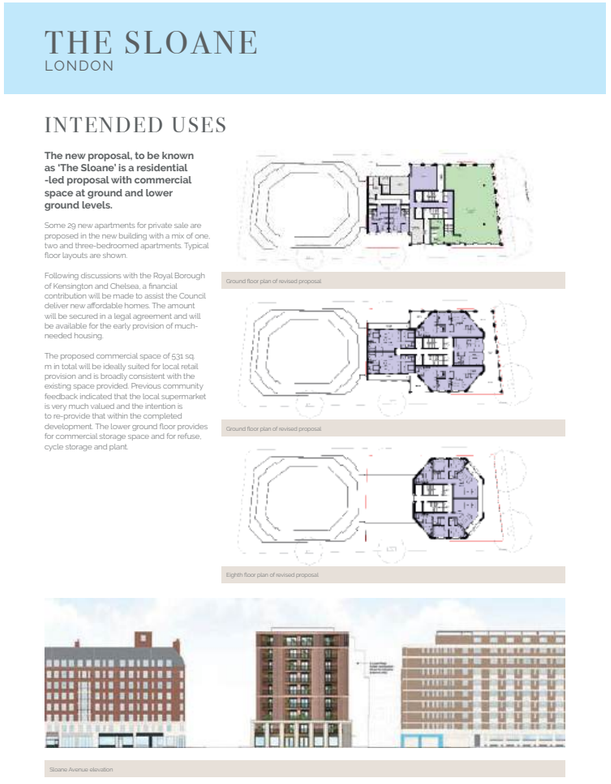


Fig. 4.1.2 - Example of an Exhibition Board displayed at Public Consultion

Fig. 4.1.3 - Site and catchment area

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

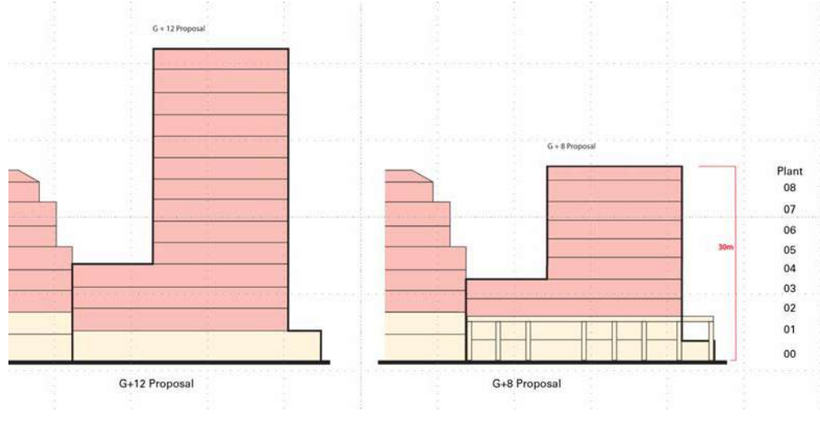


Fig. 4.1.4 - An image showing height comparison between the old and new scheme shown at the public exhibtion

Fig. 4.1.5 - Community Engagement at the Public Exhibition

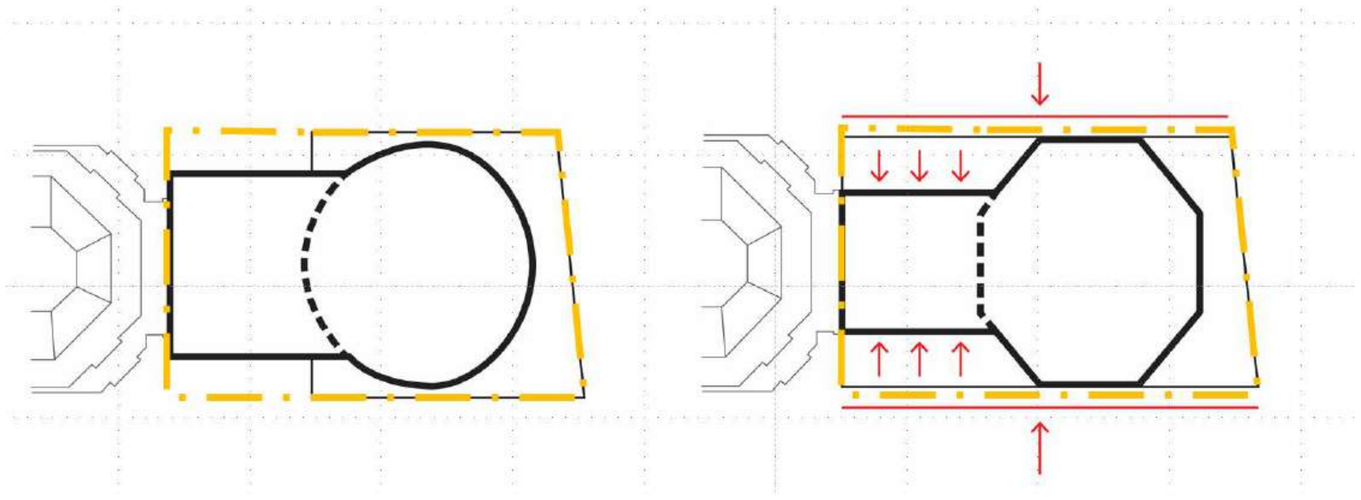


Fig. 4.1.6 - An image showing form comparison between the old and new scheme shown at the public exhibition

There was general support for the revised scheme at the public exhibition. Many of the questions asked for reassurance the supermarket would return once the development had been completed it as local residents note it is an assist to the community.

There were a few questions on the appearance and the architecture, but generally people were complimentary of the revised design and height.

Example comments received:

'I am glad there is some greenery incorporated into the building, and the brick work is excellent and of course keeping the much needed supermarket.' -

'This is a huge improvement, not only in scale but design too. My initial response is to be supportive of this.'

'The new proposal certainly seems much more appropriate to the setting than its predecessors.'

4.3 Fire Strategy Consultation

The Applicant engaged with RBKC building control who requested associated Fire Strategy plans to supplement the Fire Statement. Following a review of the Fire Strategy, RBKC pre-application advice confirmed that "The submitted Fire Statement and associated plans demonstrate forward thinking on fire safety matters as they relate to land use planning, therefore no objections would be raised."

4.3 Summary of RBKC Pre-application consultations

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

Refer to Figure 4.4.1 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:

-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.

- Finding a viable balance between the delivery of new 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.

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.

Fig. 4.4.1 Summary of Design development during Consultation process

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 4 - 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 5 - 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 6, 7 & 8 -12/01/2022 & 08 &15/12/2022

GF+ 12 Storeys

24%-26% Affordable housing provided on site

Feedback:

A planning application for this scheme was submitted to RBKC in March 2022, however discussions on the height and percentage of affordable housing, plus the emerging fire legislation and feedback from the Health and Safety Executive (HSE) in June 2022, required the scheme to be withdrawn in July 2022.

Two further pre-application meetings were held in December 2022 to consult with the Building Control officer at RBKC and present the scheme with the addition of a second staircase. There was still a concern over height and form, which they said appears at odds with its context & that the single storey podium appears out of scale in its context.

RBKC Pre-App 9 - 16/03/2023

GF+ 11 Storeys

22% Affordable housing provided on site

Incorporated all comments from the HSE and Building Control officer on Fire Safety.

Site visit with Officers from RBKC. They had requested to see the building so they could understand the existing condition and the context of the development. During this visit we were able to gain access to one of the apartments

Feedback:

Good to have moved away from the cylinder form and incorporate a double storey podium and look to the Mansion block typology.

G+10 is still considered to be a tall building.

RBKC Pre-App 10 - 29/11/2023

GF+ 8 Storeys

Option 1 - 2 Affordable housing units on site

Option 2 - No affordable and payment in lieu

Feedback:

Option 2 was preferred. Height preferred in context with the surrounding buildings. One minor point raised on the treatment of the top level of accommodation and to at the design to differentiate it from the lower levels.

The change from a curved form to a chamfered form is welcome in relating to the rectilinear form of the existing mansion blocks that surround the site of 3 of the 4 sides

This scheme is the proposal described within this Design and Access Statement.

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, Sloane Avenue, London, SW3 3D.

The proposal comprises retail provision at Ground and Lower ground floor articulated by a double storey podium, which frames both the commercial unit and the first floor level amenity terrace. The entrance to the main residential apartments is at ground floor from Makins Street to allow access all apartments. Two duplex apartments have direct escape at street level from Petyward. The residential core accommodates 2 sets of staircases, a fire fighting lift and evacuation lift. The building incorporate set back terraces, inset and projecting balconies for amenity.

There is a single level basement (Lower Ground Floor) which houses the lower floors of accommodation for 2 of the duplex apartments, the lower level of commercial space, cycle storage and plant equipment for both commercial and residential. The proposed lower ground floor is an extension of the existing basement area on site.

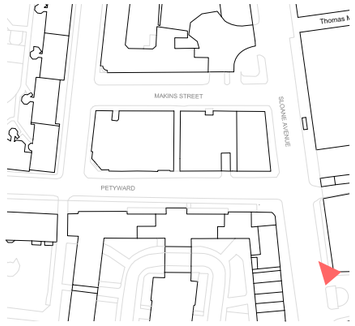
At roof level there is a partially enclosed plant enclosure, with access from the main staircase.

5.2 Quantum of Proposals

The scheme provides a total of 29 apartments (5,230 sqm GEA, 4,681 sqm GIA), with a mix as indicated in Section 5.4.
The proposed commercial provision is 567 sqm GEA (499 sqm 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

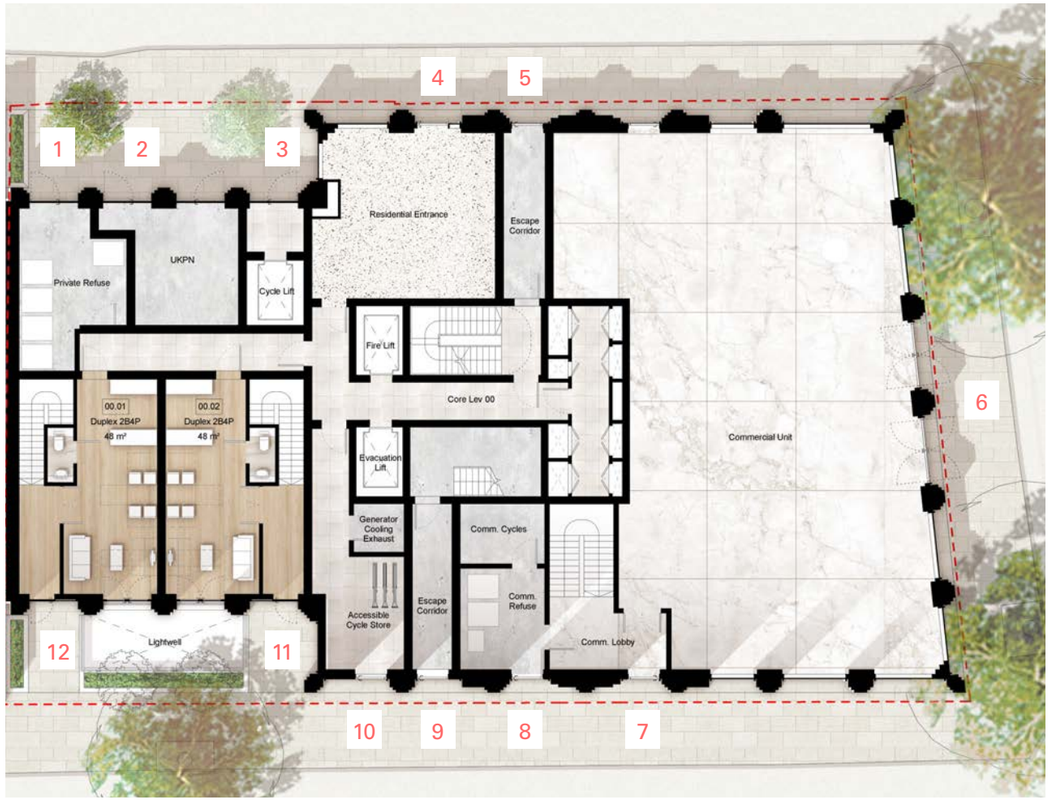


Fig 5.3.1- Proposed Ground Floor Plan

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 residential entrance is located off Makins Street. This is identified as 4 on Figure 5.3.1.

There are eleven further access or exit points at street level which are identified on Figure 5.3.1 as follows;

1. Access to residential refuse store
2. Access to UKPN room
3. Residential cyclist access to lift down to lower ground
4. Residential entrance
5. Protected escape route and exit from the lower ground floor ancillary/plant accommodation and main staircase in the building, which is adjacent to the fire fighting lift
6. Entrance to the commercial space
7. Access and escape route from lower ground floor commercial area. This only serves the commercial as a requirement for Fire Safety and Building Control.
8. Access to commercial refuse store and cycle store.
9. Protected fire escape corridor from second set of escape stairs through the building
10. Access to the accessible cycle store
11. Front door to the first duplex apartment
12. Front door to the second duplex apartment

The lower ground floor accommodates the lower level of commercial provision, this will initially be accessible from the staircase as visible on Figure 5.3.1, however there is the opportunity to provide a soft spot in the slab to enable a future tenant to provide vertical circulation to combine the two levels internally.

The sleeping accommodation of the two duplex apartments is also located at lower ground floor level in addition to the residential cycle stores and ancillary/plant areas to service both commercial and residential accommodation. A lightwell space allows light into the duplexes at lower ground. There is also WC provision for building security and management. Refer to Figure 5.3.2 for the lower ground floor layout.

As required by the HSE the commercial unit has a direct escape route to the outside.

The apartments are located from Levels 01 to 08 and are accessed via two residential lifts off the entrance area. One of these lifts would also operate as a fire fighting lift, the second is an evacuation lift, and the utility / emergency staircases can be used residents for access.

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

At each residential level, a 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 good floor to ceiling heights with habitable rooms at 2500mm AFFL.

5.4 External Amenity Space

Currently the site has no external amenity, either private or shared, provided for the residential occupants. Within the proposed development, all apartments provide private outdoor amenity space located either on balconies, light wells or terrace.

The landscaping of these communal external amenity spaces is described in more detail in Section 6.0.

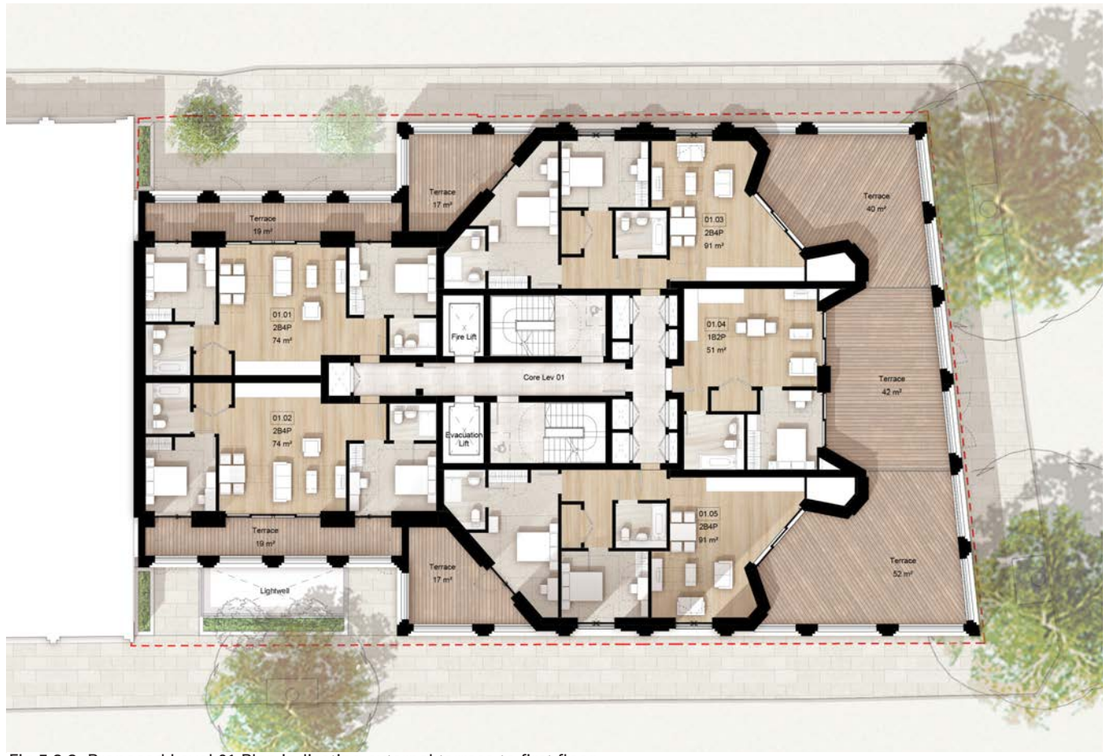


Fig 5.3.3- Proposed Level 01 Plan indicating external terrace to first floor.

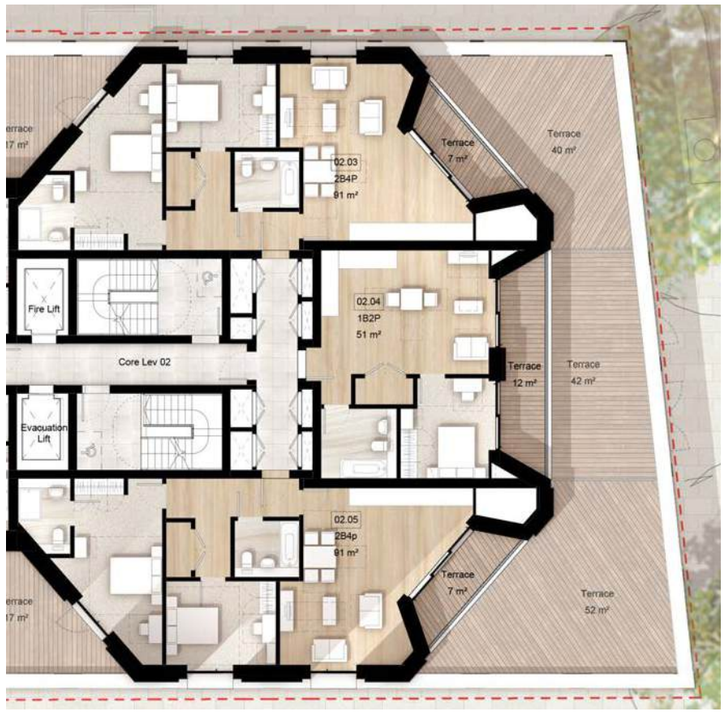
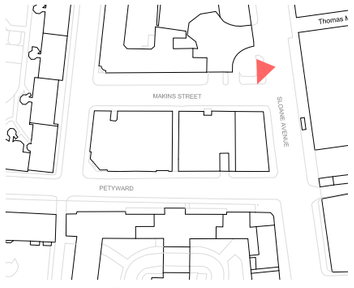


Fig. 5.3.4 Proposed plan of typical floor

Fig. 5.3.5 Plan of 1 Bed unit with balcony.

Fig 5.3.6- Proposed view towards residential entrance from the corner of Makins Street and Sloane Avenue, and in context with 2 Lucan Place



Key plan for Fig. 5.3.6

5.5 Residential Mix

The proposed scheme is made up of 29 No. residential units.

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

The overal residential mix is as follows:

1 Bed:	5	17%
2 Bed:	18	62%
3 Bed:	6	21%
Total	29	

All unit 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.

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

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 massing 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 storey podium, encompassing both the retail provision at ground floor and open landscaped amenity space at first floor level and also maintains the existing building lines along Sloane Avenue, Petyward and Makins Street.

- A higher chamfered building element of 8 storeys which houses residential accommodation and relates back to the angular mansion block building typology.

- A shoulder element to the rear which also has setbacks which relate to the massing of the 2 Lucan Place scheme currently under construction.

The height at Ground + 8 storeys has been established by reviewing the building in context of the views along Sloane Avenue and wider Townscape views from Markham Square as shown in Figure 5.5.2. Figures 5.5.3 A, B & C show the existing view and proposed view along Sloane Avenue with the proposed new height and massing in green.

Fig. 5.5.1 - Ariel view showing our proposed massing in context of the surrounding and emerging context. Our proposed massing is shown in green and the adjacent consented and 'under construction' no 2 Lucan Place shown in blue.

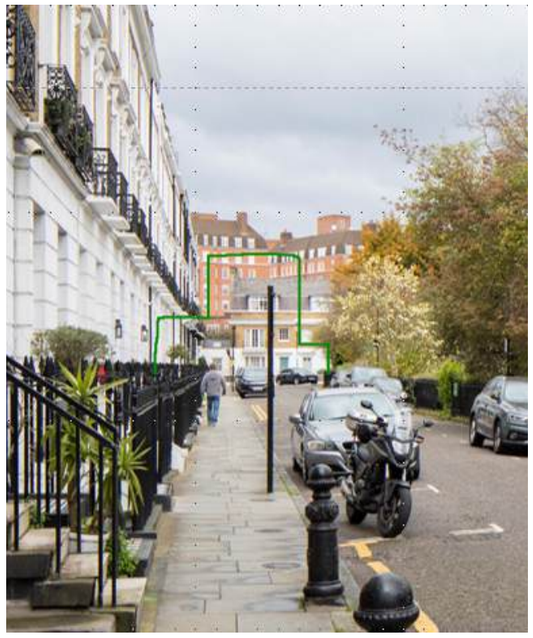


Fig. 5.5.2 - View of Markham Square, showing the outline of the proposed G+8 scheme in green and therefore not visible in this Townscape view

Fig. 5.5.3 - A - Existing View looking North West up Sloane Avenue towards The Site. B - Revised massing and form tested in context. C - Proposed new scheme & design in context

Fig. 5.5.4A - Site section diagram illustrating that the height of proposal height of surrounding context along Sloane Avenue

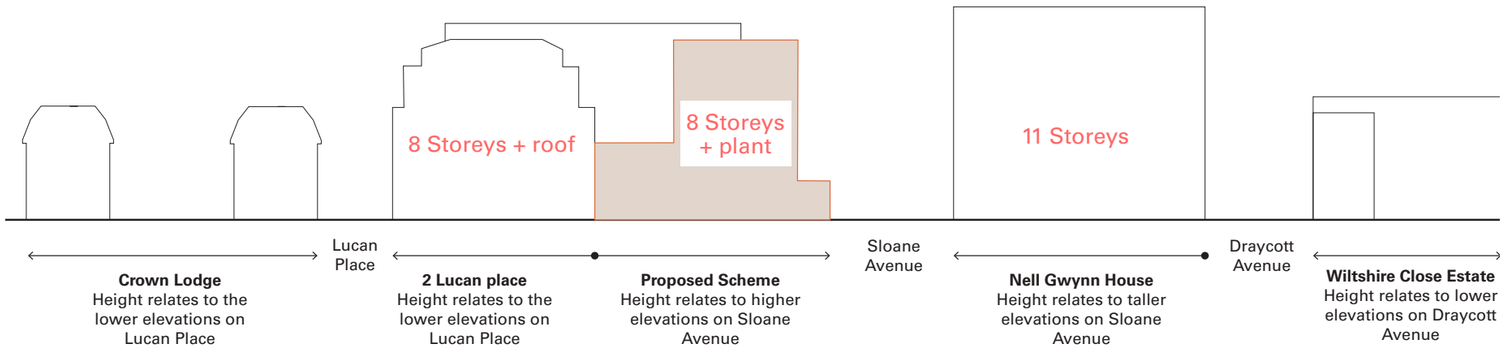


Fig. 5.5.4B - Site section diagram illustrating that the height of proposal is within surrounding context perpendicular to Sloane Avenue

Fig. 5.5.5A - Proposed elevation in context along Sloane Avenue

Fig. 5.5.5B - Proposed Elevation in context along Petyward with the outline of 2 Lucan Place

The Site is flanked on either side along Sloane Avenue by an 8 storey building (Cranmer Court) and a 10 storey building (Chelsea Clositer), the previous proposal of up to 13.5 storey building within this context were considered tall buildings and out of context.

Figure 5.5.4 A demonstrates that the scale of surrounding buildings against our revised ground plus 8 storeys scheme and shows how it fits comfortably as part of the street scape and Sloane Avenue elevation.

Similarly Figure 5.5.4 B demonstrates the revised ground plus 8 storeys scheme sitting adjacent to the development under construction at 2 Lucan Place and against Nell Gwynn House on the opposite side of Sloane Avenue. Again this shows how it fits comfortably as part of the immediate street scape. The height of the revised scheme matching that of 2 Lucan Place.

The revised height and scale of the scheme described in this document was also considered in reference to the consultation feedback received from RBKC on the submitted application from 2022. RBKC response:

The applicant has provided a visual impact assessment of the proposals. Generally the views demonstrate that the impact of the development on longer views is relatively low. Of note are view 4 from Markham Square, where the top of the building would appear over the existing mansion blocks, signalling its presence and its landmark quality at odds with its function and residential location.

The character of the area around the Colebrook Court site is varied. The Borough's Character Study describes it as a densely developed and coarse grained urban area. The area around the site is characterised by large mansion blocks that define a strong sense of enclosure to the streets – the proposal's structure of a podium and set back tower would imitate the existing condition of visual contrast, and the taller building would stand out in the townscape due to its height and curved shape.

Reducing the height and testing this in the Markham Square view (refer to Figure 5.5.2) has addressed the comments made by the authority in relation to height and scale.

5.7 Building Character and Appearance

The proposed scheme has been designed to be contemporary yet contextual to its location and it notabilities the existing site which is of poor architectural quality and incongruous 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
- Articulated double storey podium

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 double storey 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, bronze framed glazing and bronze coloured finished panels form the ground floor. The verticals then extend up to form a framing the first floor terrace with simple vertical bronze balustrades in-between the facade bays.

Middle - Residential Levels

High quality brickwork expressed in double storey bay. Dark red terracotta coloured precast form the vertical framing to the window and light coloured terracotta form the horizontal banding or cornicing. The double storey window bay creates an elongation and slenderness to the facade. Refer to Figure 5.7.2.

Top - Penthouse and Roof Plant Enclosure

The top level of accommodation distinguish's itself from the middle portion by the introduction of a vertical profiled precast panel framing the balconies and adding a layer of texture and interest to the facade. The different configuration of the balcony and the use of the light and dark precast in a different orientation to the lower floors creates a 'crown' to the residential building. Refer to Figure 5.7.3.

The plant enclosure is formed of panels with a bronze colour and this is set back from the building line, so not visible from Sloane Avenue.

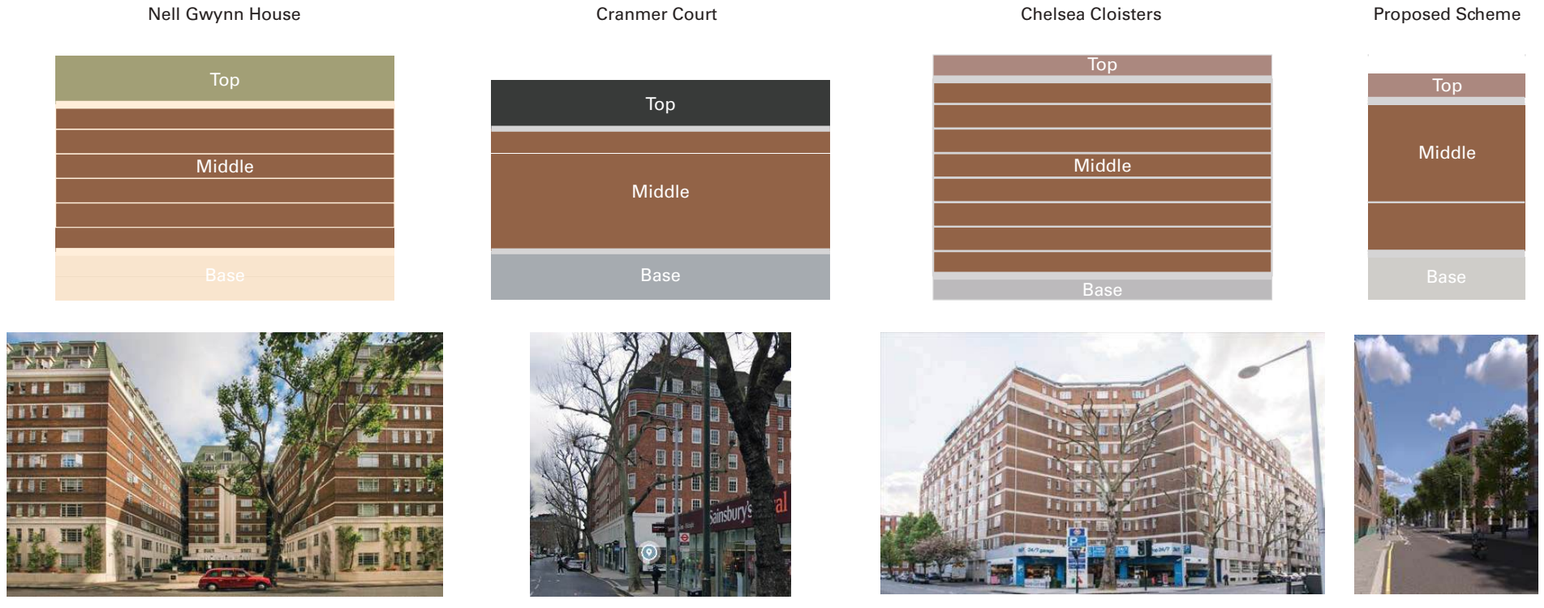


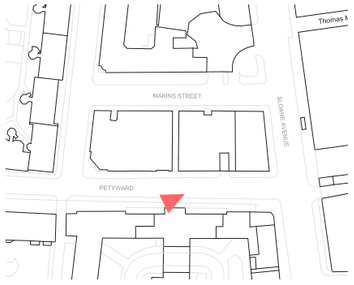
Fig.5.7.1- Facade diagram -Base / Middle / Top of Proposed Scheme and surrounding context

Fig.5.7.2- Proposed bay study expressing double storey window grouping

Fig.5.7.3- Image of the profiled precast to the top level of accomodation

Fig. 5.7.4 - Existing frontage onto Petyward is expanse of blank wall, ventilation louvres and car park screen

Fig. 5.7.5 - 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 chamfered form 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 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 5.7.5).

Communal terrace at 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 5.7.4.

Additional planting and greenery is proposed at ground floor on Makins Street and Petyward both to screen the ground floor apartments entrances and to create a more pleasant environment along these streets, Refer to Figures 5.7.4 and 5.7.5.

5.7.6 Figure 5.7.6 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 within the lower ground floor light wells of the duplexes is a way to increase light reflectance within these spaces and is a more subtle reference to the nearby listed Michelin Building.

5.7.8 Figure 5.7.8 Illustrates the contextual building references we have used to select materials and details suitable for this site.

5.7.9 Figure 5.7.9 below locates the proposed materials on the lower part of the proposed elevation. For further facade bay studies please refer to section 9.4.

Fig.5.7.7- Sketch to show how the building character was developed

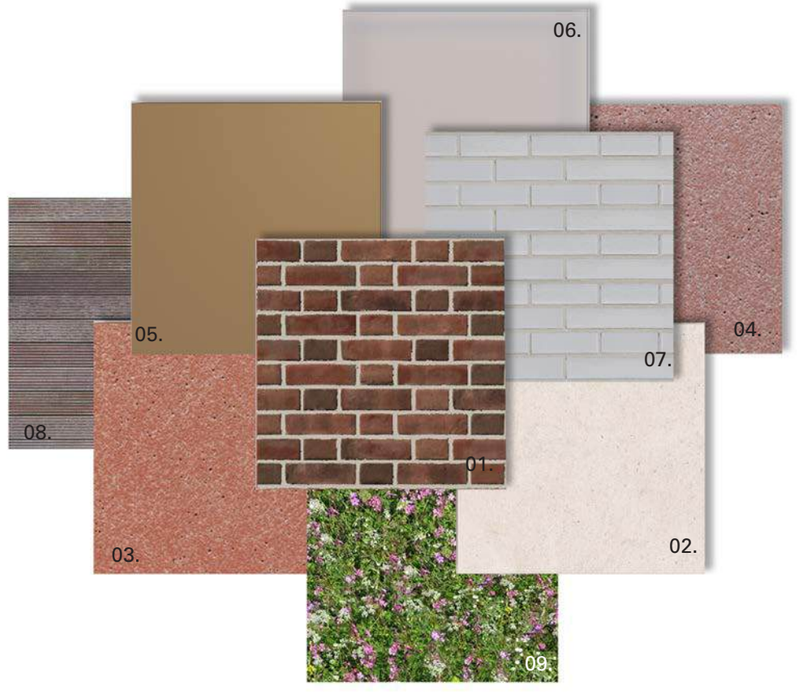


Fig.5.7.8- Contextual building references used to select materials and details suitable for this site.

Fig. 5.7.6- Indicative Proposed Materials Palette (Refer to Appendix 9.5 for Proposed Locations on elevations)

Key

01. High Quality Red Brick
02. Portland Stone finish to precast elements
03. Dark terracotta coloured precast
04. Light terracotta coloured precast
05. Bronze coloured PPC finish to metal elements
06. Glass
07. Glazed brick
08. Timber to landscape elements
09. Urban Greening

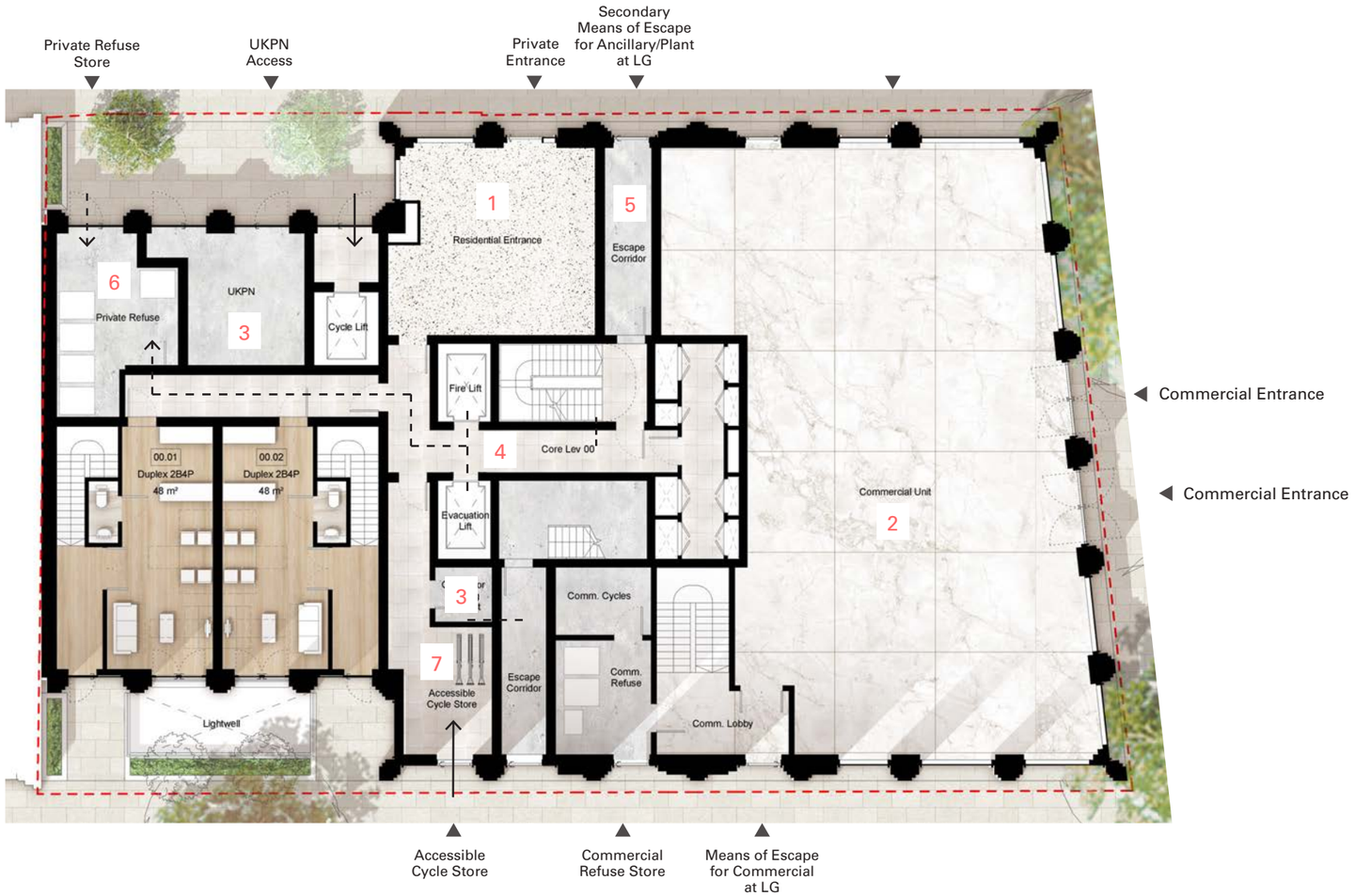


Fig. 5.8.1- Ground Floor Access

Key

▲ Entrance
----> Residential Refuse
——> Cycle Route

1. Residential Entrance
2. Commercial
3. Plant
4. Residential Lobby
5. Secondary Means of Escape for Ancillary/Plant Space at LG
6. Residential Back of House
7. Accessible 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.

The existing 12 parking permits for the site will be reinstated by RBKC as part of the development.

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

5.8.1 Pedestrian entrances:

The residential entrance is located on Makins Street, where the existing scheme's entrance is located. This leads to the reception area and then the two staircases and lifts. One stair serves GF to level 08 and the other from LG to the roof plant space.

The main entrance to the commercial unit is from Sloane Avenue which is as per the existing provision. The proposed service entrance, with stair down to lower ground is off Petyward.

5.8.2 Cycle Access and Storage Provision:

There is provision on site at Lower Ground for 30 long-stay cycle parking spaces for residential use and 2 long-stay cycle parking spaces for commercial use at Ground Floor Level. 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 dedicated cycle lift from the service entrance on Makins Street. Access to this entrance will be controlled by a secure keyfob.

The commercial long-stay cycle store is at ground floor accessed from Petyward.

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 through 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 lobby. 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 residents apartments at agreed intervals, it will then be taken to Ground Floor Level where if will be taken to the to residential refuse store which can be accessed directly from Makins street.

Bin stores will contain separate bins for recycling, general and food waste as well as an area set aside for bulky household items.

Residential refuse will be collected bi-weekly from a private provider.

Retail Refuse Collection:
The commercial unit has its own dedicated refuse store accessed from a separate Petyward entrance. Private collections would be arranged to suit the tenant's requirements. This is kept completely separate from the residential refuse stores as required by the HSE.

Fig. 5.8.2 - Lower Ground Floor Access

Key

→ Cycle Route
1. Commercial
2. Plant
3. Residential Lobby
4. Secondary Means of Escape for residential LG
5. Residential Back of House
6. Fire escape for the LG commercial space

5.8.4 Commercial deliveries:
Goods will be delivered from Petyward via the commercial 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 and concealed behind the vertical plant enclosure.

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 residential 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 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.

The residential entrance door and cycle lift door 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, first and fourth floor levels.

Post will be delivered to the reception area where secure dedicated post boxes will be present. Building management will organise and deliver parcels to specific apartments that do not fit into the dedicated post boxes.

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 main stair which runs from lower ground to roof to allow easy and safe route for regular plant maintenance.

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

Residential Accommodation:

Under 5's:	3.4
5-11 years:	2.3
Over 12's:	0.9
Total:	6.6

Based on GLA's recommended allowance of 10m2 per child, 66sqm of play space is required for the development. This can be broken down as follows:

Under 5's:	34 sqm
5-11 years:	23 sqm
Over 12's:	9 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 demonstrate 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.

Play space for children under 5's is provided landscaped 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 Figure 6.1.4 is 101sqm (35 sqm in excess of total requirements)

1. Princes Gardens

2. Holy Trinity

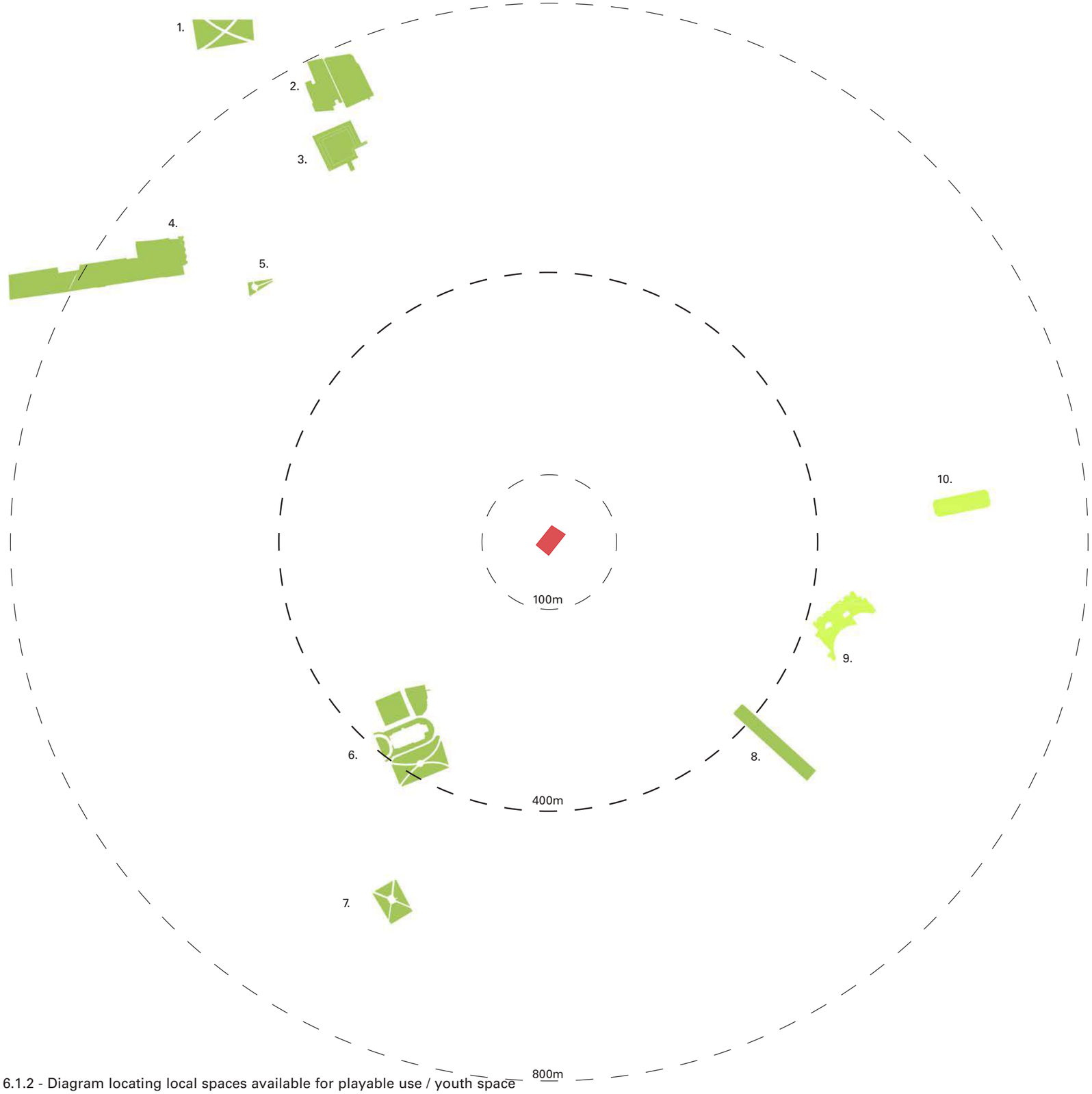
3. Oratory Gardens

9. Duke of York Square

6. St. Luke's Gardens

6. 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

GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	5	18	6	0
Social Units	0	0	0	0

Total Units	29

Geographic Aggregation	**London**
PTAL	**PTAL 5-6**

Notes
Sample size of 27 sites
Shaded cells require user input
Select both geography and PTAL
For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	3.4	0.0	3.4
Ages 5, 6, 7, 8, 9, 10 & 11	2.3	0.0	2.3
Ages 12, 13, 14 & 15	0.6	0.0	0.6
Ages 16 & 17	0.3	0.0	0.3
18-64	53.6	0.0	53.6
65+	1.3	0.0	1.3
Total Yield	**61.5**	**0.0**	**61.5**

Play Space Calculator

Total Children	**6.6**

	Benchmark (m^2)	Total play space (m^2)
Play space requirement	10	65.7

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

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.

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 terrace level 04. At level 01 planters will also be introduced which provide greenery onto Sloane Avenue.

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 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.

Fig. 6.1.3 - Informal play elements

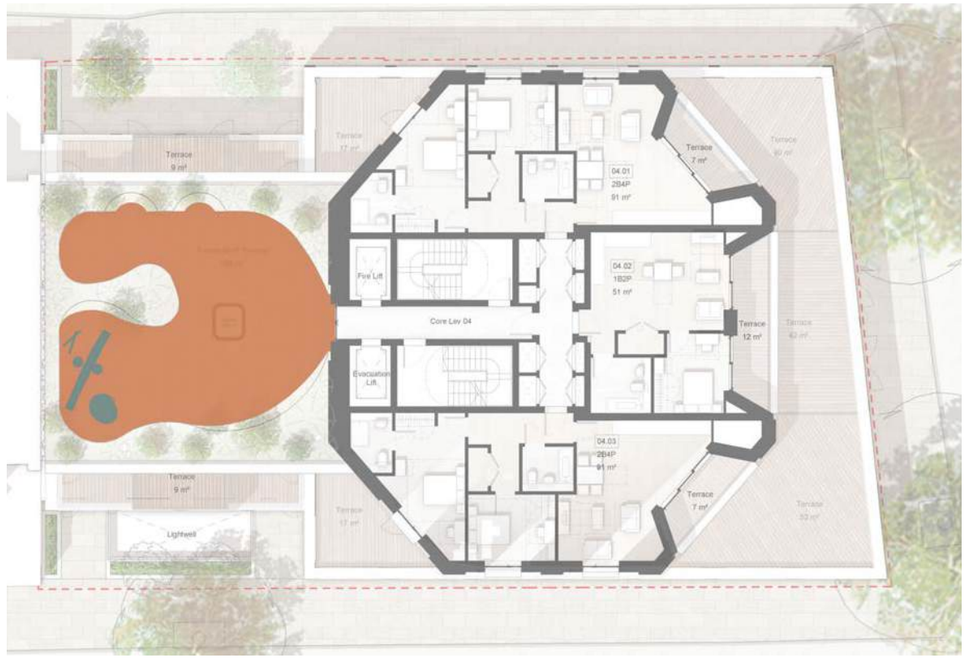


Fig. 6.1.4 - Communal Terrace area at Level 04

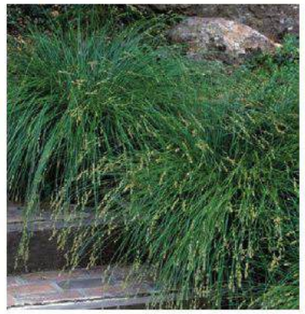
Key

- Playscape elements
- Informal playspace (101sqm in total)

Fig. 6.1.5 - Green wall Proposal to the flank wall adjacent to Lucan Place


Dryopteris felix-mas


Calamagrostis x acutiflora 'Karl Foerster'


Carex divulsa


Hakonechloa macra


Miscanthus 'Kleine Silberspinne'


Achillea 'Credo'


Agastache rugosa f. albiflora


Astrantia major 'Claret'


Echinacea pallida


Echinops ritro 'Veitch's Blue'


Eryngium x 'Big Blue'


Geranium 'Mrs Kendall Clarke'


Gillenia trifoliata


Helleborus orientalis


Hylotelephium telephium 'Matrona'

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

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 terrace, and the roof of the main building will be a Sedum green roof. Which along with pollen-rich flowers and tree planting 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.

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,

6.4 Urban Greening Factor

The proposed design of the landscape achieves an Urban Greening Factor of 0.71 which is in excess of the minimum 0.40 value required in the London Plan 2021.

Refer to report by MKA Ecology for the Urban Greening Factor calculation and summary.

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

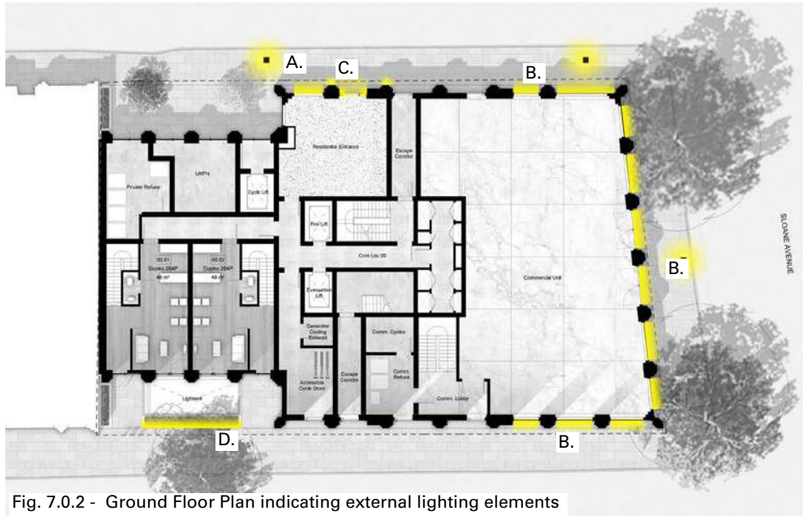


Fig. 7.0.2 - Ground Floor Plan indicating external lighting elements

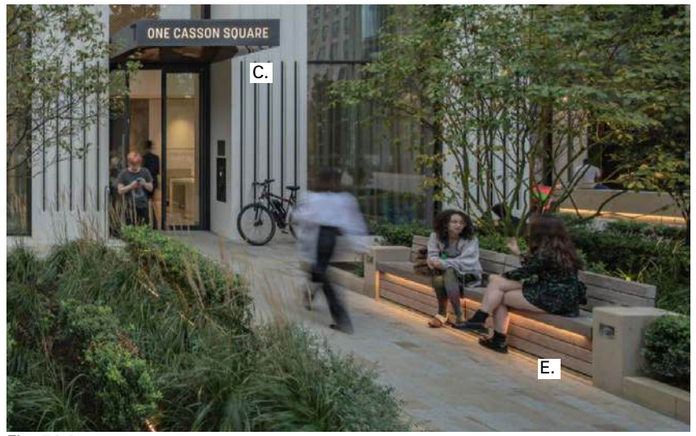


Fig. 7.0.9

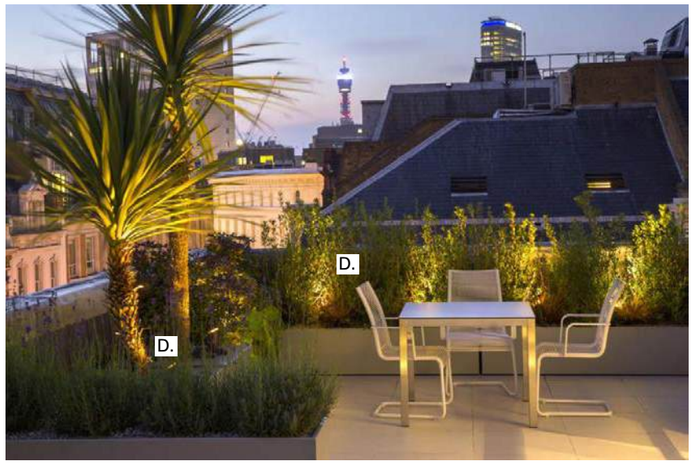


Fig. 7.0.8

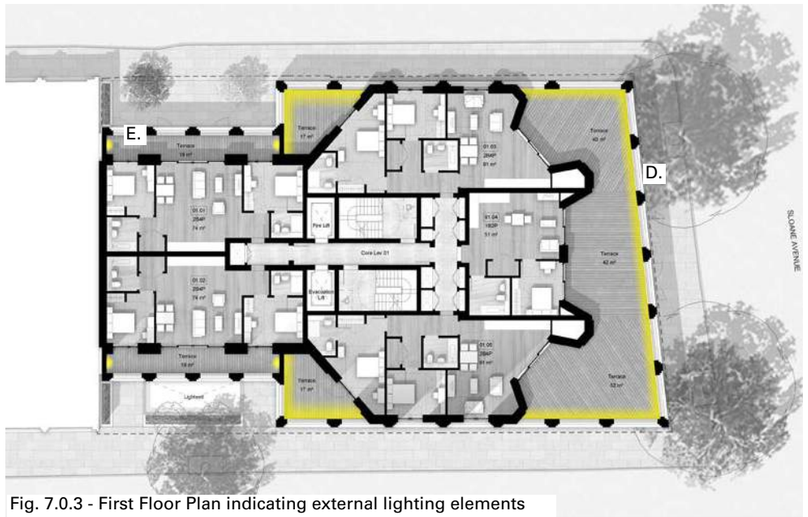


Fig. 7.0.3 - First Floor Plan indicating external lighting elements

Fig. 7.0.5 Night photograph along Sloane Avenue

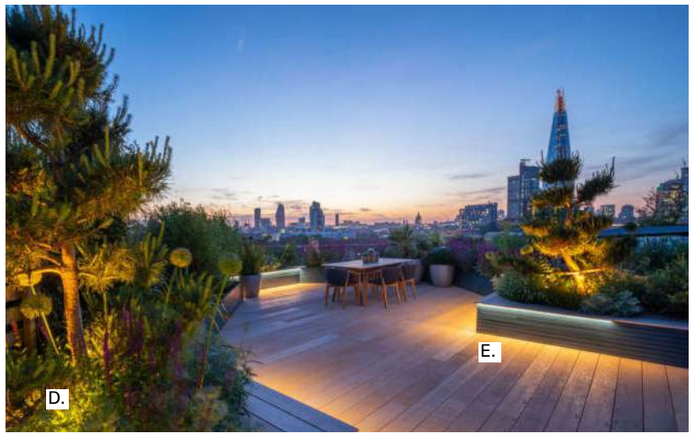


Fig. 7.0.7

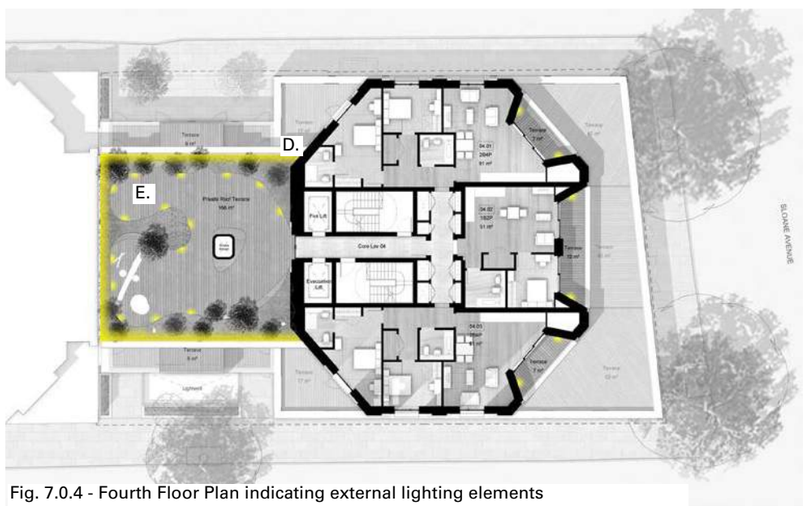


Fig. 7.0.4 - Fourth Floor Plan indicating external lighting elements

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. 7.0.6 -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 identified with voice annunciation and LED display.

The means of escape will be provided for all users as stated in the Fire Strategy. Refer to Hoare Lea Fire report.
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% apartments are being designed to Approved Document Part M4(3) standards. They are distributed across a range of 2 bed apartments on different levels. The remaining 90% of apartments 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 opposite under figures 8.6.1 and 8.6.2. One of these dwellings is 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:

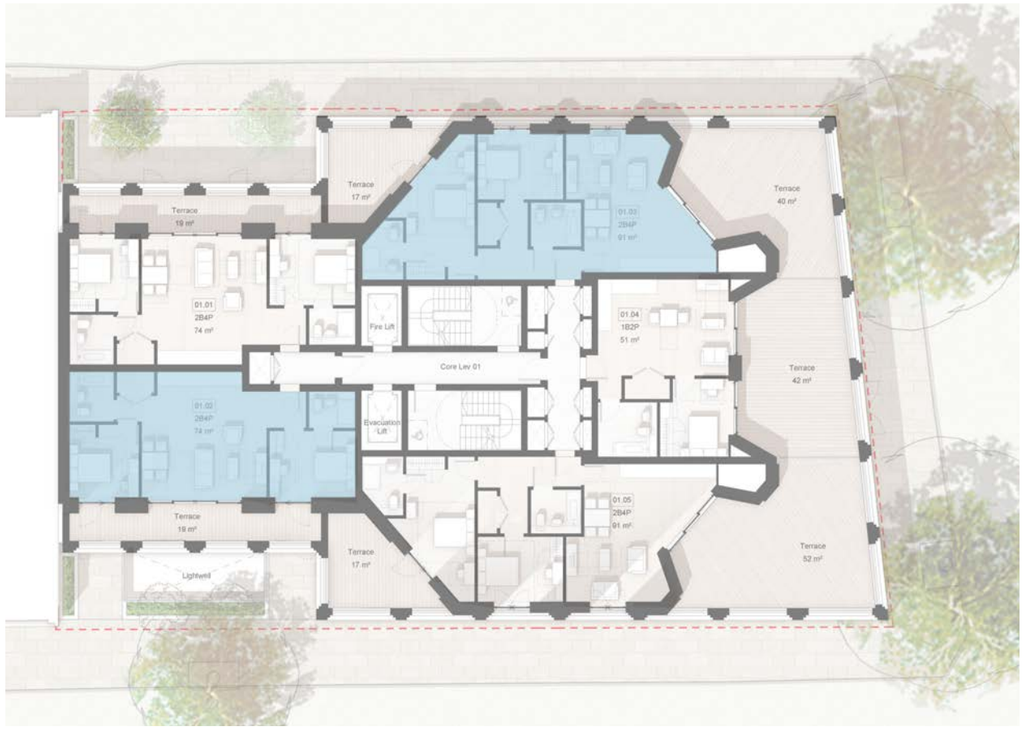
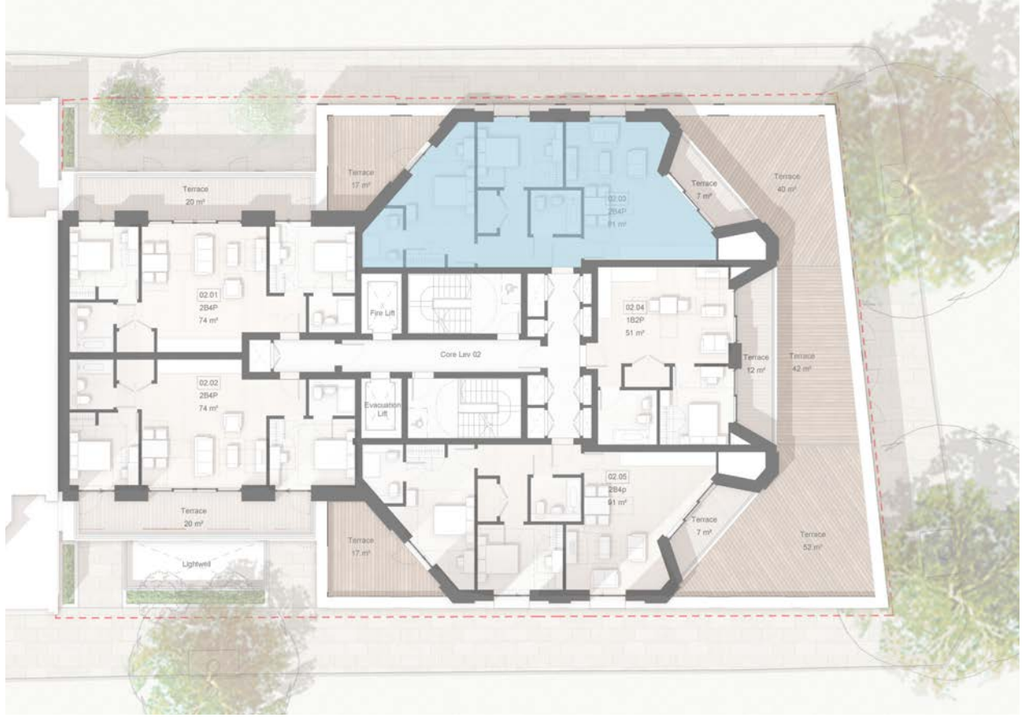


Fig. 8.6.1 - First Floor Plan indicating location of Accessible units



Key

Accessible units

Fig. 8.6.2 - Second Floor Plan indicating location of Accessible units

• 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.

8.9 Fire Safety and Consultation with the Health and Safety Executive (HSE)

As part of the consultation process the scheme was presented to the Health and Safety Executive. This was following the introduction of the second staircase to meet the emerging fire and safety legislation and to inform the submission for Gateway One, as part of the Building Safety Act. The scheme now incorporates the following physical design elements, which addresses the comments received from the HSE and has been developed with the Fire Consultation at Hoare Lea.

• Two escape staircases for the residential.
• A separate entrance into the commercial unit at lower ground, ie. separation between residential and commercial uses.
• Refuge points in the staircases.
• Smoke ventilation to the stairs.
• Protected routes from each staircase leading directly out to the street.
• Separating commercial refuse and residential refuse spaces with access directly out to the street at ground floor.
• Smoke ventilated secondary lobbies.

For further details on compliance with Fire Safety then please refer to the Hoare Lea Fire Report.

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
GIA Schedule - G+8 Scheme
18028-SQP-ZZ-ZZ-SH-A-05903

15/01/24 **Rev 5 - Design Freeze**

GIA Schedule			
Floor	**TYPE**	**GIA(sqm)**	**GIA (sqft)**
Lower Ground	Commercial	179	1,927
	Private	167	1,798
	Back of House	392	4,219
		738	7,944
Ground	Commercial	320	3,444
	Private	278	2,992
	Back of House	110	1,184
		708	7,621
Level 01	Private	497	5,350
		497	5,350
Level 02	Private	497	5,350
		497	5,350
Level 03	Private	497	5,350
		497	5,350
Level 04	Private	337	3,627
		337	3,627
Level 05	Private	337	3,627
		337	3,627
Level 06	Private	337	3,627
		337	3,627
Level 07	Private	337	3,627
		337	3,627
Level 08	Private	330	3,552
		330	3,552
Roof	Back of House	66	710
		66	710

Commercial	**499**	5,371
Back of House	**568**	6,114
Private	**3,614**	38,901
TOTAL	**4,681**	50,386

SQUIRE & PARTNERS

Colebrook Court
GEA Schedule - G+8 Scheme
18028-SQP-ZZ-ZZ-SH-A-05903

15/01/24 **Rev 5 - Design Freeze**

GEA Schedule			
Floor	**TYPE**	**GEA(sqm)**	**GEA (sqft)**
Lower Ground	Commercial	218	2,347
	Private	178	1,916
	Back of House	470	5,059
		866	9,322
Ground	Commercial	349	3,757
	Private	297	3,197
	Back of House	123	1,324
		769	8,278
Level 01	Private	552	5,942
		552	5,942
Level 02	Private	550	5,920
		550	5,920
Level 03	Private	550	5,920
		550	5,920
Level 04	Private	375	4,037
		375	4,037
Level 05	Private	375	4,037
		375	4,037
Level 06	Private	375	4,037
		375	4,037
Level 07	Private	375	4,037
		375	4,037
Level 08	Private	365	3,929
		365	3,929
Roof	Back of House	78	840
		78	840

Commercial	**567**	6,103
Back of House	**671**	7,223
Private	**3,992**	42,970
TOTAL	**5,230**	56,296

SQUIRE & PARTNERS

Colebrook Court
NIA Schedule - G+8 Scheme
18028-SQP-ZZ-ZZ-SH-A-05903

15/01/24 **Rev 6 - Design Freeze**

Residential and Commercial NIA Schedule			
Floor	**TYPE**	**NIA(sqm)**	**NIA (sqft)**
Lower Ground	Private 2B Duplex	48	517
	Private 2B Duplex	49	527
	Private	55	592
	Commercial	174	1,873
		326	3,509
Ground	Private 2B Duplex	48	517
	Private 2B Duplex	48	517
	Commercial	280	3,014
		376	4,047
Level 01	Private 2B4P	74	797
	Private 2B4P	91	980
	Private 1B2P	51	549
	Private 2B4P	91	980
	Private 2B4P	74	797
		381	4,101
Level 02	Private 2B4P	74	797
	Private 2B4P	91	980
	Private 1B2P	51	549
	Private 2B4P	91	980
	Private 2B4P	74	797
		381	4,101
Level 03	Private 2B4P	74	797
	Private 2B4P	91	980
	Private 1B2P	51	549
	Private 2B4P	91	980
	Private 2B4P	74	797
		381	4,101
Level 04	Private 2B4P	91	980
	Private 1B2P	51	549
	Private 2B4P	91	980
		233	2,508
Level 05	Private 2B4P	91	980
	Private 1B2P	51	549
	Private 2B4P	91	980
		233	2,508
Level 06	Private 3B6P	118	1,270
	Private 3B6P	118	1,270
		236	2,540
Level 07	Private 3B6P	118	1,270
	Private 3B6P	118	1,270
		236	2,540
Level 08	Private 3B6P	118	1,270
	Private 3B6P	118	1,270
		236	2,540

Commercial	**454**	4,887
Private	**2,565**	27,610
TOTAL	**3,019**	32,497

PRIVATE UNITS	
1B1P	-
1B2P	5
2B3P	-
2B4P	18
3B6P	6
4B8P	-
TOTAL	**29**

PRIVATE HAB ROOMS
-
10
-
54
24
-
88

9.2. Computer Generated Images

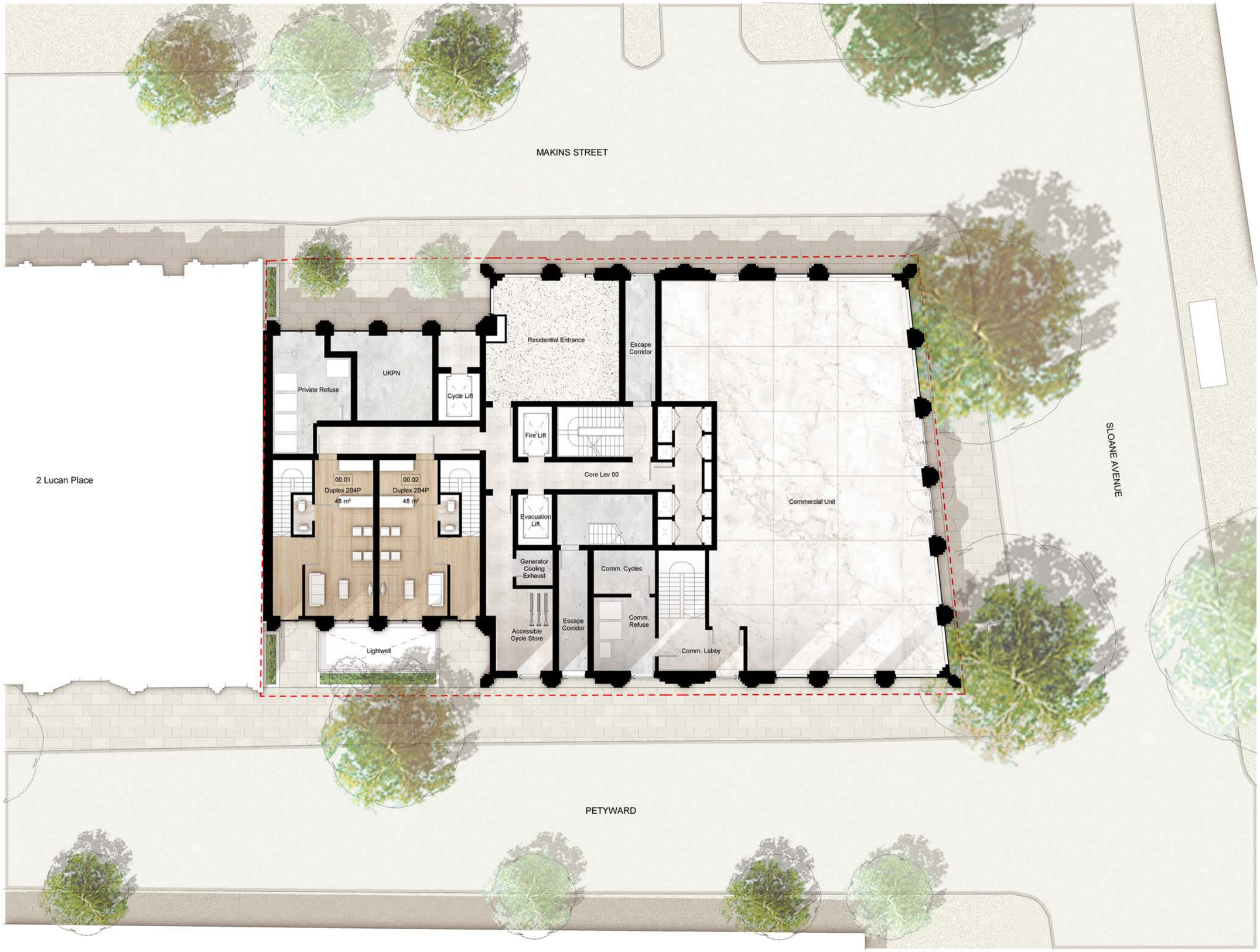

STARBUCKS

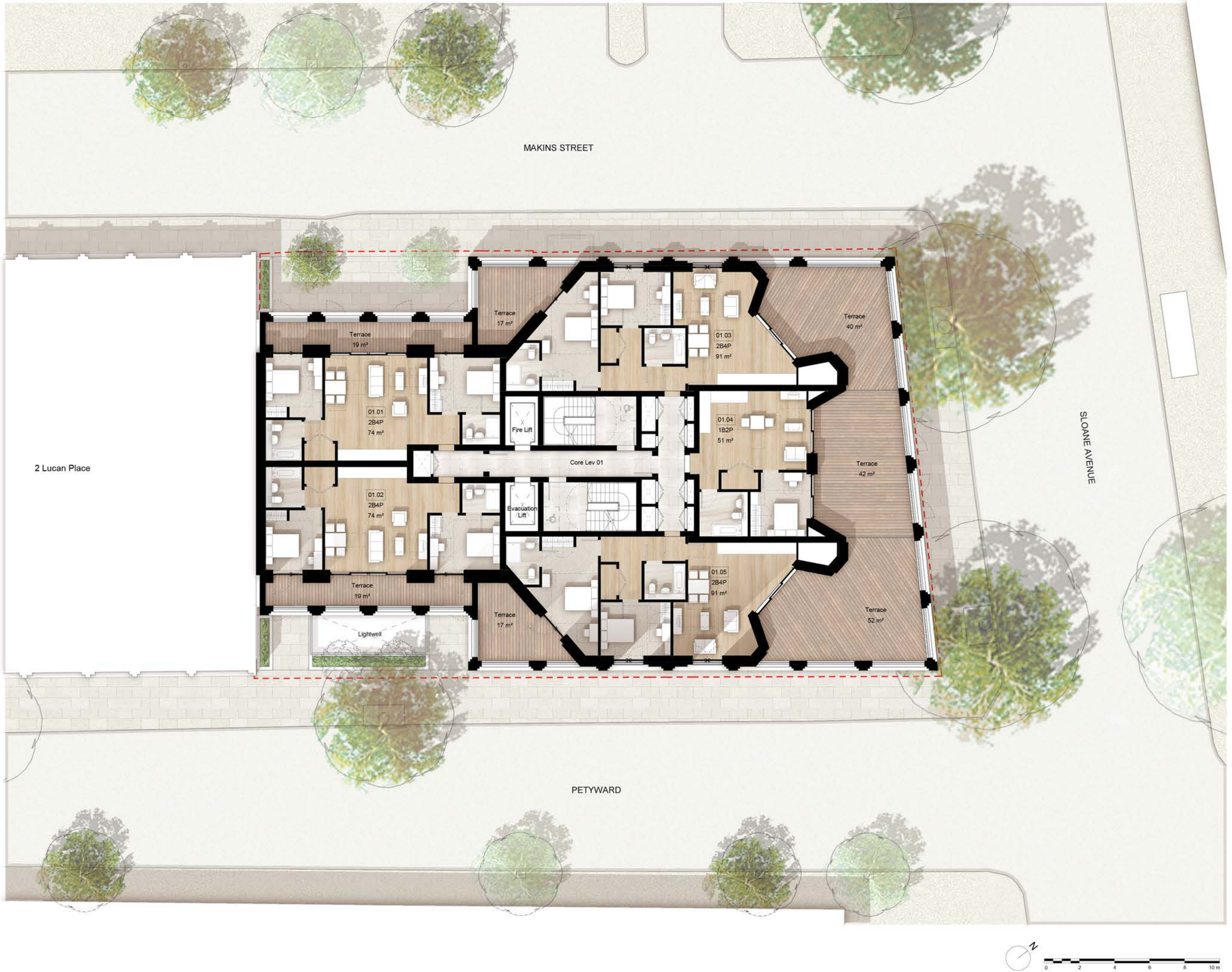

BUS
STOP

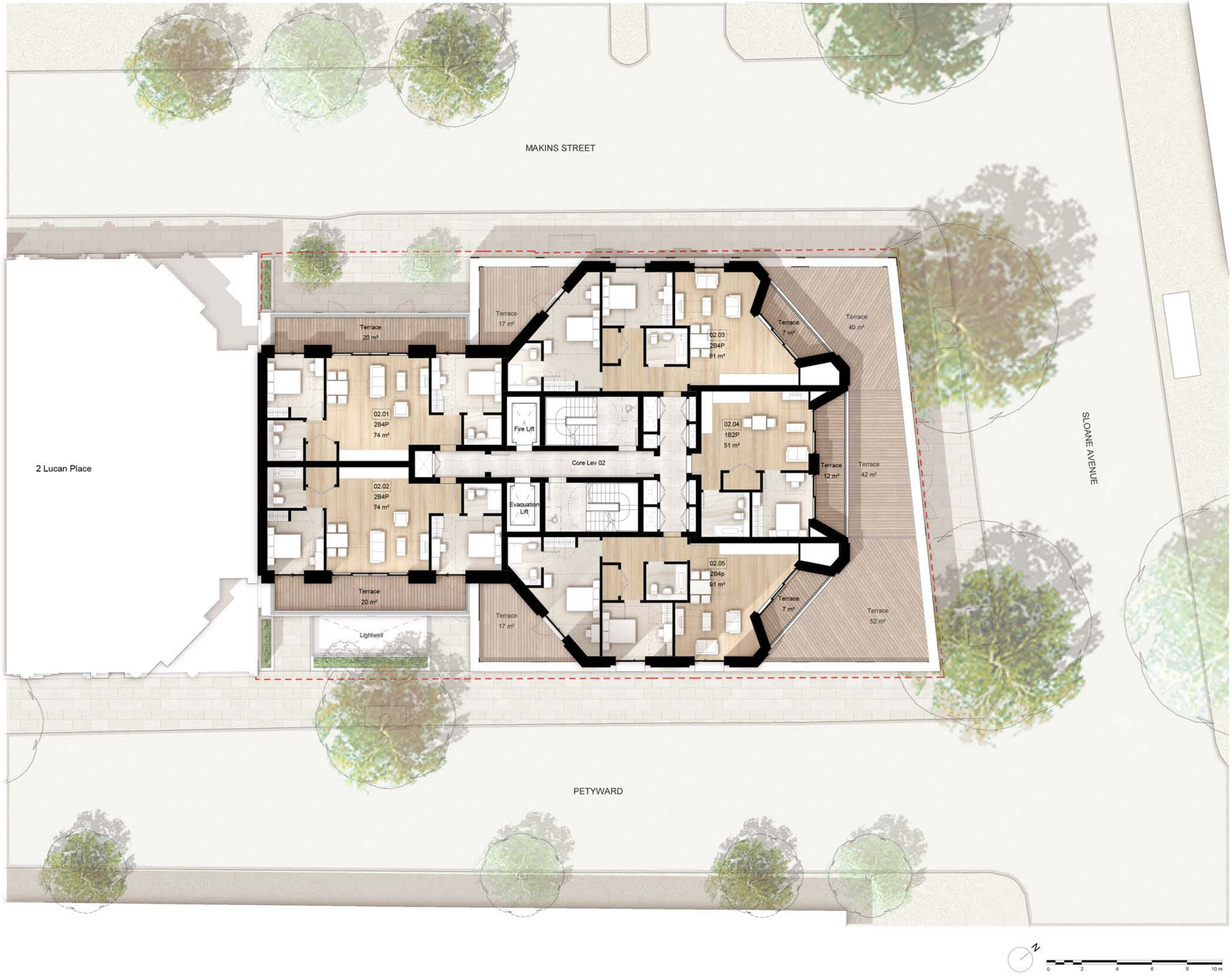
9.3. Illustrative Plans


Comms Room
LV Switch Room
Future
District Heat
C. Sprinkler Pump
D. Water and Sprinkler
Private Cycle Store
Cycle / Evac
Lift
WC
+2880 AOD
Fire Lift
+2350 AOD
Duplex 2B4P
48 m²
Duplex 2B4P
49 m²
Generator and Life Safety
Commercial Unit Storage
Lightwell
Lightwell


N
0
2
4
6
8
10 m


MAKINS STREET
SLOANE AVENUE
PETYWARD
2 Lucan Place
Residential Entrance
Escape Corridor
UKPN
Private Refuse
Cycle Lift
Fire Lift
Core Lev 00
00.01
Duplex 2B4P
48 m²
00.02
Duplex 2B4P
48 m²
Commercial Unit
Evacuation Lift
Generator Cooling Exhaust
Comm. Cycles
Escape Corridor
Comm. Refuse
Accessible Cycle Store
Comm. Lobby
Lightwell
N
0
2
4
6
8
10 m


MAKINS STREET
SLOANE AVENUE
PETYWARD
2 Lucan Place
Terrace
19 m²
Terrace
17 m²
01.01
2B4P
74 m²
Fire Lift
Core Lev 01
01.03
2B4P
91 m²
Terrace
40 m²
01.04
1B2P
51 m²
Terrace
42 m²
01.02
2B4P
74 m²
Evacuation
Lift
Terrace
19 m²
Lightwell
Terrace
17 m²
01.05
2B4P
91 m²
Terrace
52 m²
N
0
2
4
6
8
10 m


MAKINS STREET
SLOANE AVENUE
PETYWARD
2 Lucan Place
Terrace
20 m²
02.01
2B4P
74 m²
Terrace
17 m²
02.03
2B4P
61 m²
Terrace
7 m²
Terrace
40 m²
Fire Lift
Core Lev 02
02.04
1B2P
51 m²
Terrace
12 m²
Terrace
42 m²
02.02
2B4P
74 m²
Evacuation
Lift
02.05
2B4p
61 m²
Terrace
20 m²
Terrace
17 m²
Terrace
7 m²
Terrace
52 m²
Lightwell
N
0
2
4
6
8
10 m

MAKINS STREET

2 Lucan Place

SLOANE AVENUE

PETYWARD

Terrace
9 m²

03.01
2B4P
74 m²

Terrace
17 m²

Fire Lift

Core Lev 03

03.03
2B4P
91 m²

Terrace
7 m²

Terrace
40 m²

03.04
1B2P
51 m²

Terrace
12 m²

Terrace
42 m²

Evacuation
Lift

03.02
2B4P
74 m²

Terrace
9 m²

Lightwell

03.05
2B4P
91 m²

Terrace
17 m²

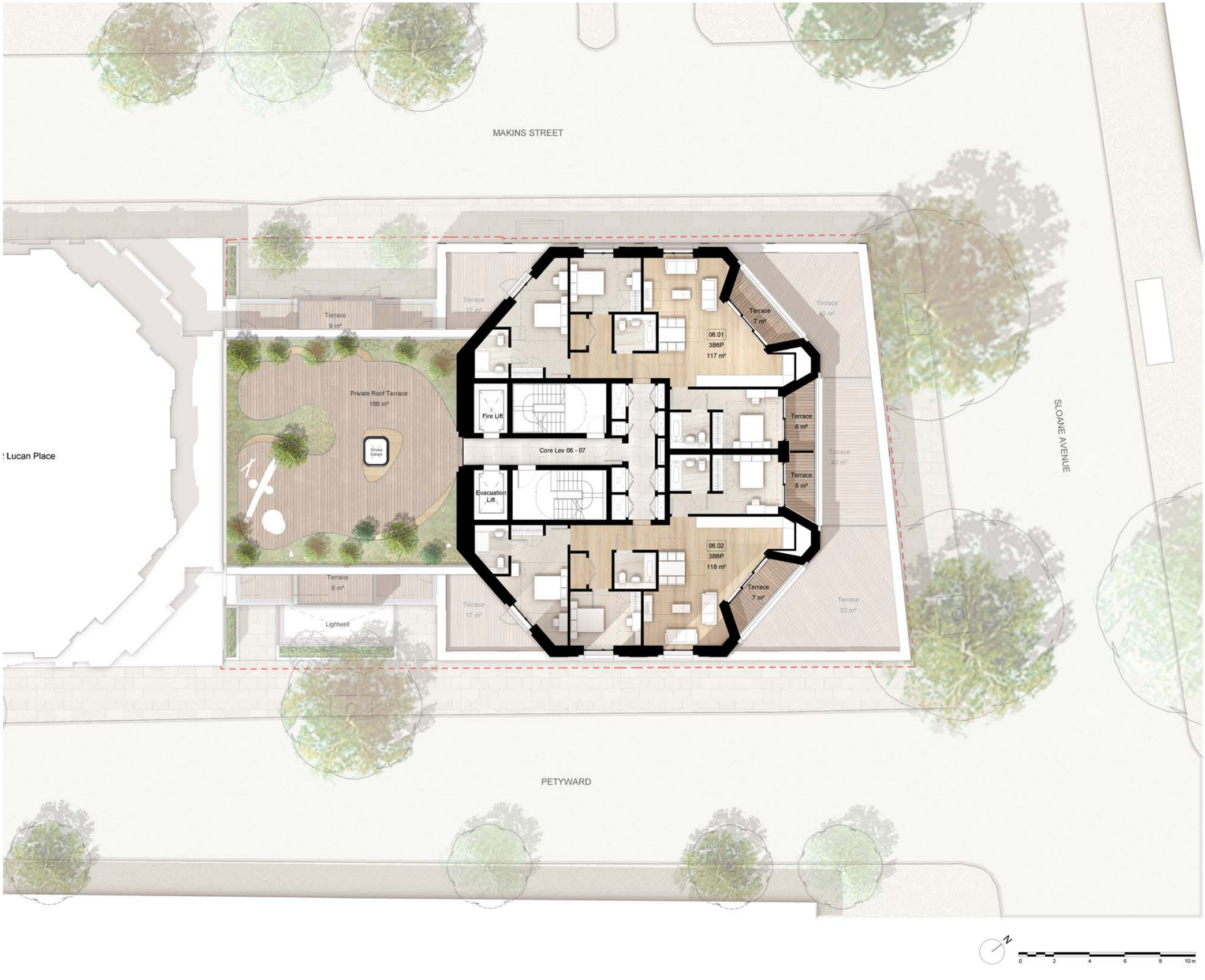
Terrace
7 m²

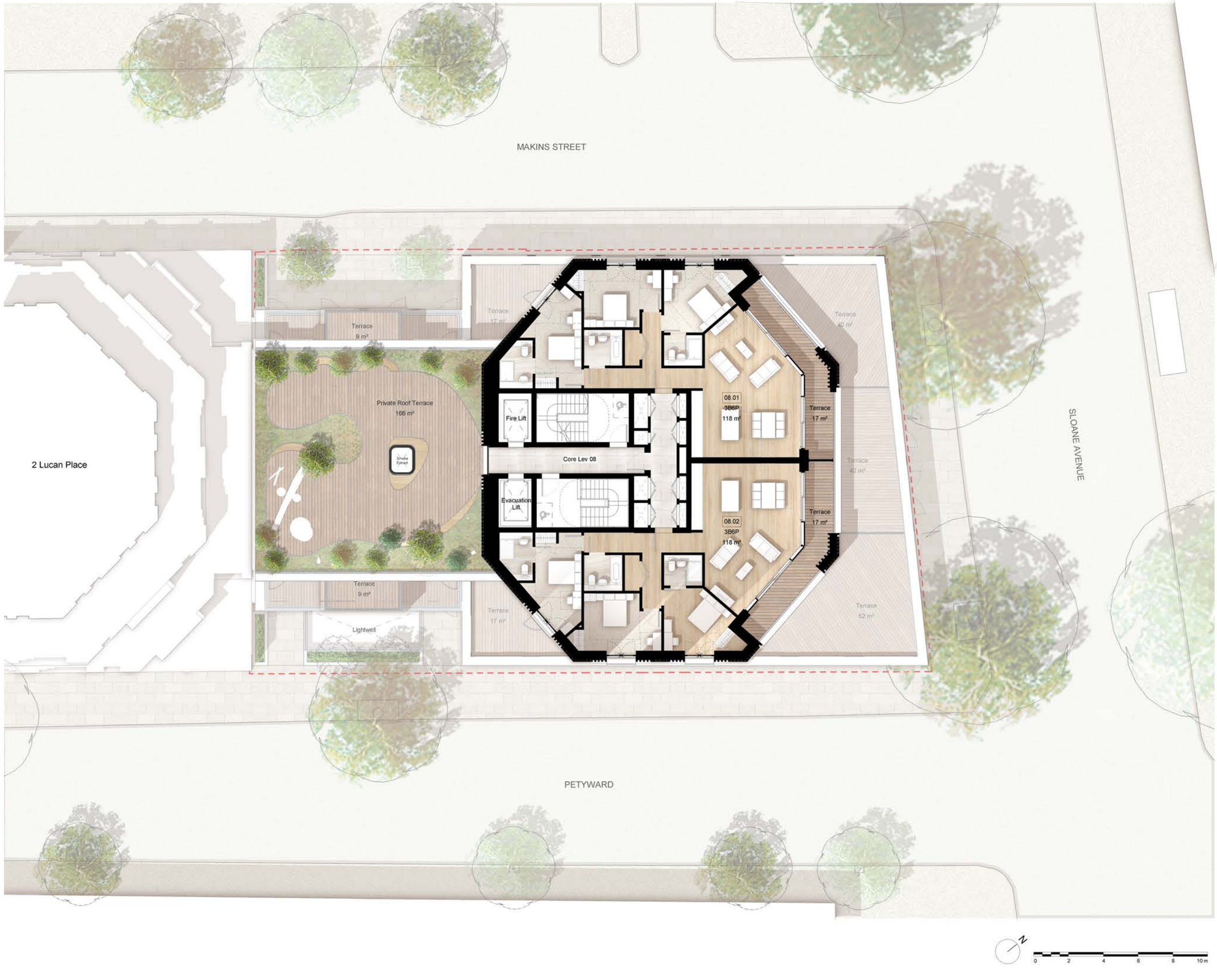
Terrace
52 m²

N

0 2 4 6 8 10 m


MAKINS STREET
SLOANE AVENUE
PETYWARD
2 Lucan Place
Terrace
9 m²
Private Roof Terrace
166 m²
Smoke Extract
Fire Lift
Core Lev 05
Evacuation Lift
Lightwell
Terrace
9 m²
Terrace
17 m²
05.01
Duplex 2B4P
91 m²
Terrace
7 m²
Terrace
40 m²
05.02
Duplex 1B2P
51 m²
Terrace
12 m²
Terrace
42 m²
05.03
2B4P
91 m²
Terrace
7 m²
Terrace
17 m²
Terrace
52 m²
N
0
2
4
6
8
10 m


MAKINS STREET
SLOANE AVENUE
PETYWARD
Lucan Place
Terrace
9 m²
Private Roof Terrace
166 m²
Smoke Extract
Terrace
17 m²
Terrace
7 m²
06.01
3B6P
117 m²
Terrace
40 m²
Fire Lift
Terrace
6 m²
Core Lev 06 - 07
Terrace
42 m²
Evacuation Lift
Terrace
6 m²
06.02
3B6P
118 m²
Terrace
9 m²
Terrace
7 m²
Lightwell
Terrace
17 m²
Terrace
52 m²
N
0
2
4
6
8
10 m


MAKINS STREET
SLOANE AVENUE
PETYWARD
2 Lucan Place
Terrace
9 m²
Private Roof Terrace
166 m²
Smoke Extract
Fire Lift
Core Lev 08
Evacuation Lift
Lightwell
Terrace
17 m²
08.01
3B6P
118 m²
Terrace
17 m²
Terrace
42 m²
Terrace
17 m²
08.02
3B6P
118 m²
Terrace
17 m²
Terrace
9 m²
Terrace
17 m²
Terrace
52 m²
N
0
2
4
6
8
10 m

MAKINS STREET

SLOANE AVENUE

PETYWARD

Lucan Place

Terrace
9 m²

Private Roof Terrace
166 m²

Smoke Extract

Terrace
9 m²

Lightwell

Terrace
17 m²

Terrace
42 m²

Terrace
52 m²

Smoke Extract Fan

Smoke Extract Fan

Heat Pump

Generator Flue

Heat Pump

Lift Overrun

Satellites

Pump room

Heat Pump

Variable Refrigerant Flow

N

0 2 4 6 8 10 m

MAKINS STREET

SLOANE AVENUE

PETYWARD

2 Lucan Place

Terrace
9 m²

Private Roof Terrace
166 m²

Smoke Extract

Lift Overrun

Stair Overrun

Green Roof

Terrace
17 m²

Terrace
40 m²

Terrace
42 m²

Terrace
9 m²

Lightwell

Terrace
17 m²

Terrace
52 m²

N

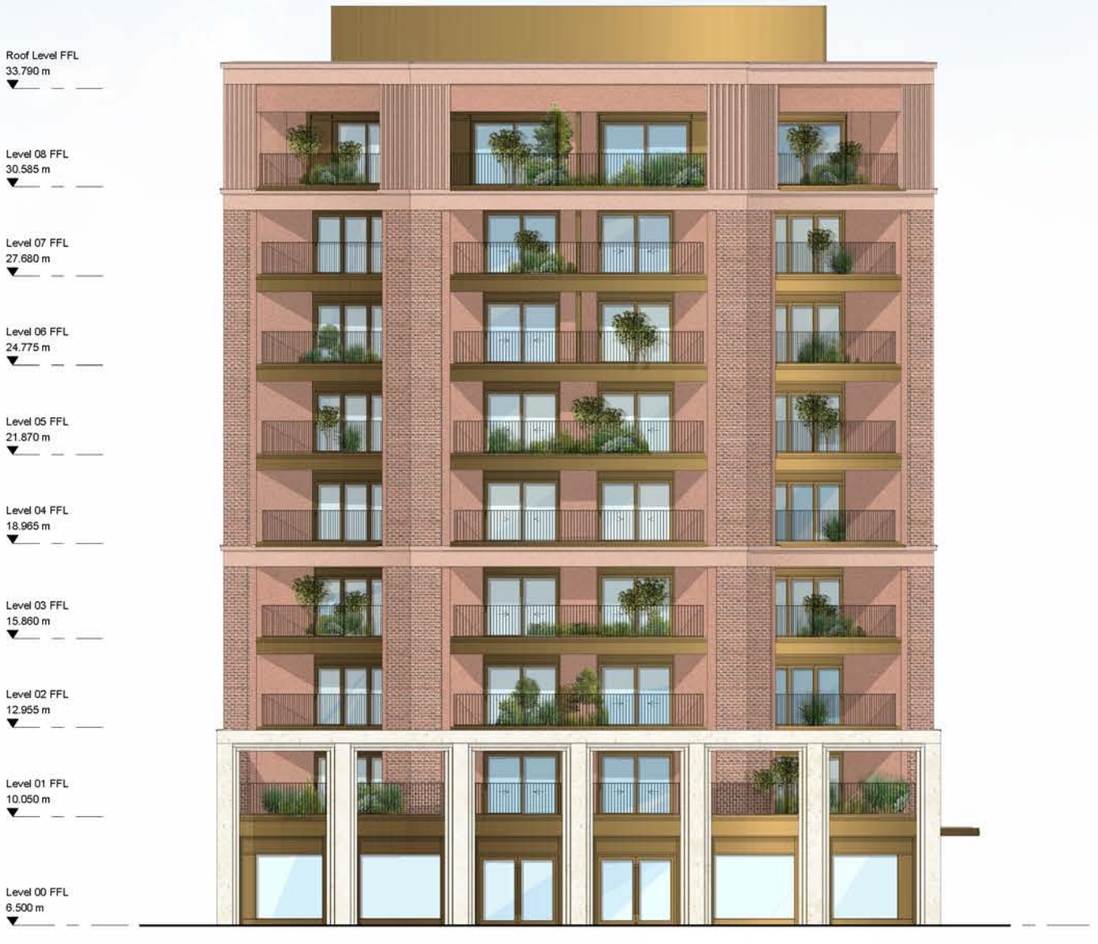
0 2 4 6 8 10 m

9.3. Illustrative Elevations

02 Petyward LGF Elevation
1 : 100

01 Petyward Elevation
1 : 100

0 2 4 6 8 10 m


Roof Level FFL
33.790 m
Level 08 FFL
30.585 m
Level 07 FFL
27.680 m
Level 06 FFL
24.775 m
Level 05 FFL
21.870 m
Level 04 FFL
18.965 m
Level 03 FFL
15.860 m
Level 02 FFL
12.955 m
Level 01 FFL
10.050 m
Level 00 FFL
6.500 m

0 2 4 6 8 10 m

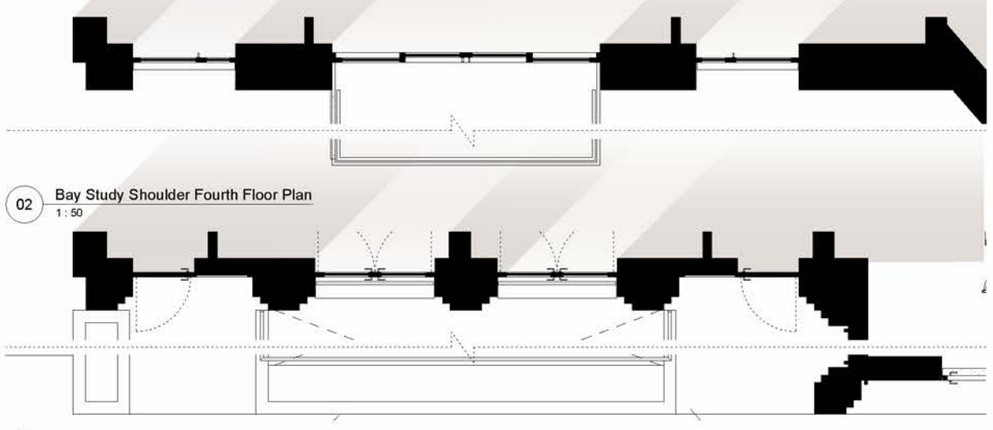

Roof Level FFL
33.790 m
Level 08 FFL
30.585 m
Level 07 FFL
27.680 m
Level 06 FFL
24.775 m
Level 05 FFL
21.870 m
Level 04 FFL
18.965 m
Level 03 FFL
15.860 m
Level 02 FFL
12.955 m
Level 01 FFL
10.050 m
Level 00 FFL
6.500 m
2 Lucan Place (Under construction - shown for indicative purposes only)
0
2
4
6
8
10 m


Roof Level FFL
33.790 m
Level 08 FFL
30.585 m
Level 07 FFL
27.680 m
Level 06 FFL
24.775 m
Level 05 FFL
21.870 m
Level 04 FFL
18.965 m
Level 03 FFL
15.860 m
Level 02 FFL
12.955 m
Level 01 FFL
10.050 m
Level 00 FFL
6.500 m
18.965 m

0 2 4 6 8 10 m

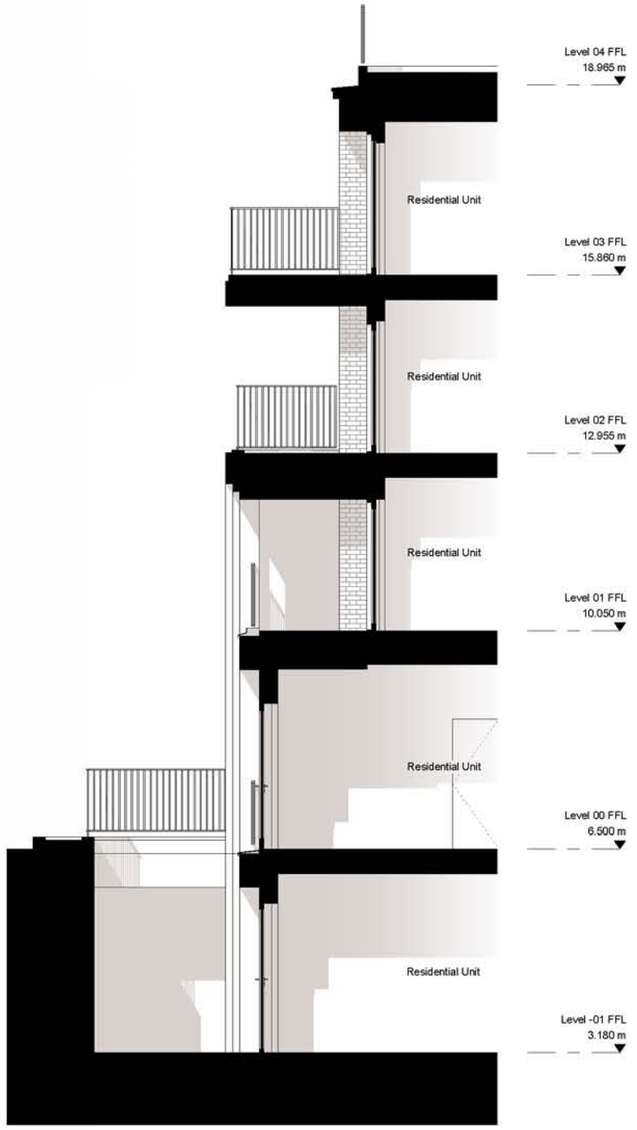
9.4. Illustrative Bay Studies

01 Bay Study Shoulder
1 : 50



02 Bay Study Shoulder Fourth Floor Plan
1 : 50

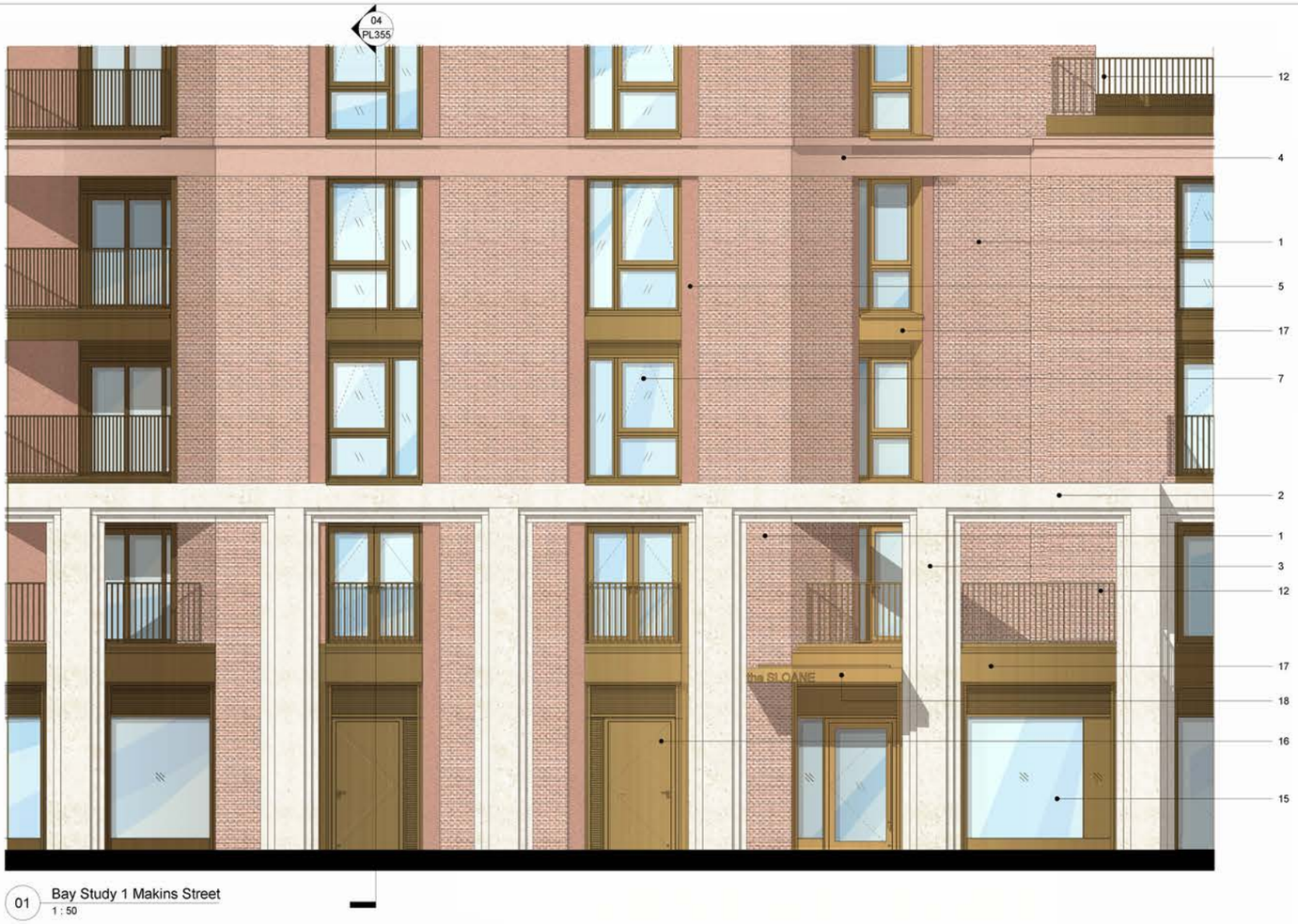
03 Bay Study Shoulder Ground Floor Plan
1 : 50



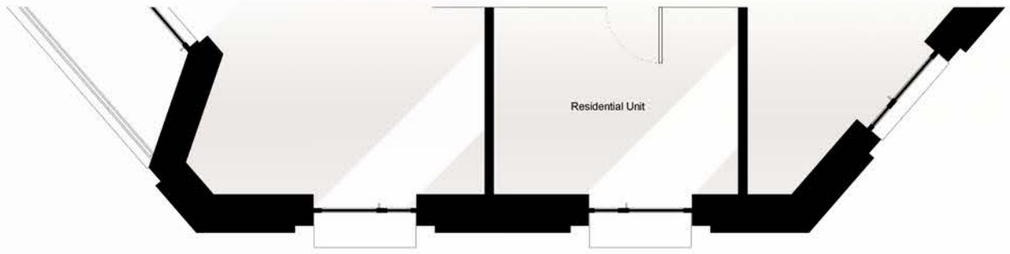
04 Bay Study Shoulder Section
1 : 50

MATERIAL LEGEND

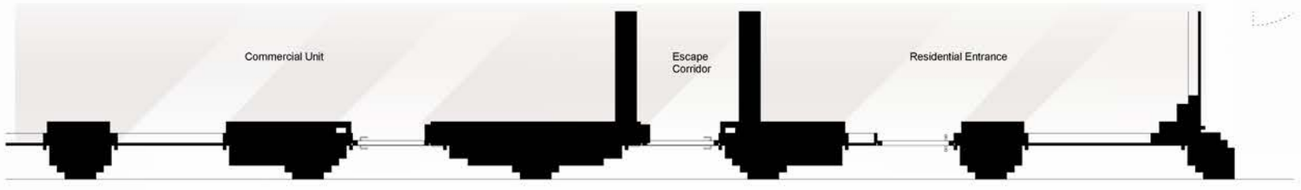
1. Insulated precast concrete panel with Flemish bond handmade brick veneer.
2. Insulated precast concrete spandrel with Portland stone veneer.
3. Insulated precast concrete column with Portland stone veneer.
4. Insulated precast concrete panel self coloured in light terracotta and finish in acid etched.
5. Insulated precast concrete panel self coloured in dark terracotta and finish in acid etched.
6. Balcony panel and cill to be bronze coloured PPC aluminium. Stone pavers to balcony floor and soffit to be clad with GRC panels.
7. Double glazed top-hung window with bronze coloured PPC aluminium frame, high level architectural louvre and fixed side panel.
8. Double glazed single leaf door with bronze coloured PPC aluminium frame and high level architectural louvre and fixed side panel.
9. Double glazed double leaf door with bronze coloured PPC aluminium frame and high level architectural louvre.
10. Double glazed sliding doors with bronze coloured PPC aluminium frame and high level architectural louvre.
11. Solid metal entrance door coloured in bronze and fixed side shadow box unit.
12. PPC bronze coloured mild steel railing.
13. PPC bronze coloured aluminium cill.
14. Aluminium curtain wall with PPC bronze coloured mullions, aluminium insulated panels, clear double glazed units and high level architectural louvre.
15. Clear double glazed units with high level architectural louvre.
16. Solid metal BOH door coloured in bronze.
17. Insulated PPC bronze coloured aluminium spandrel.
18. PPC bronze coloured aluminium projecting canopy with GRC soffitt and integrated lightings.
19. PPC bronze coloured aluminium louvred plant screen



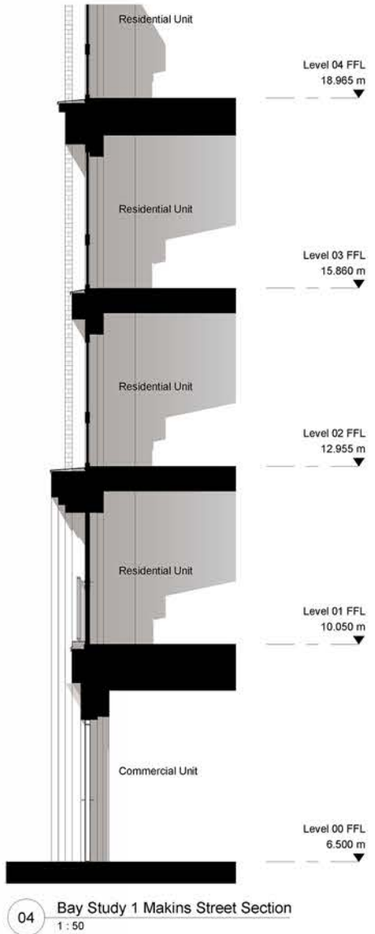
01 Bay Study 1 Makins Street
1 : 50



02 Bay Study Makins Street Typical Floor Plan
1 : 50



03 Bay Study 1 Makins Street Ground Floor Plan
1 : 50

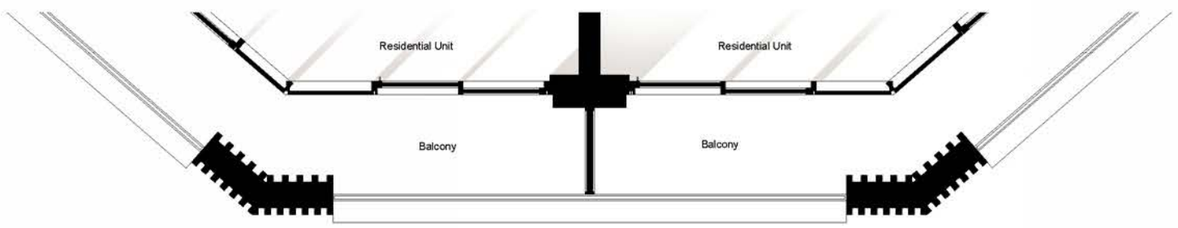


04 Bay Study 1 Makins Street Section
1 : 50

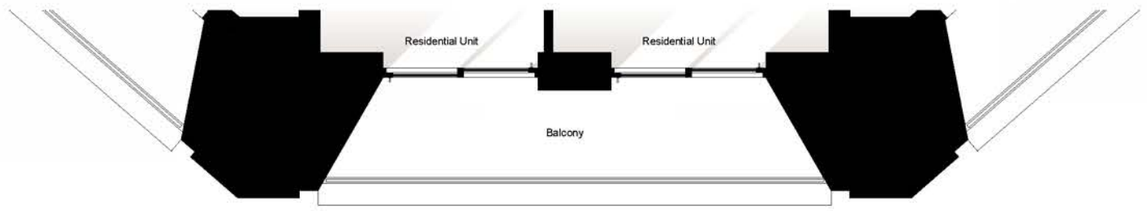
MATERIAL LEGEND

1. Insulated precast concrete panel with Flemish bond handmade brick veneer.
2. Insulated precast concrete spandrel with Portland stone veneer.
3. Insulated precast concrete column with Portland stone veneer.
4. Insulated precast concrete panel self coloured in light terracotta and finish in acid etched.
5. Insulated precast concrete panel self coloured in dark terracotta and finish in acid etched.
6. Balcony panel and cill to be bronze coloured PPC aluminium. Stone pavers to balcony floor and soffit to be clad with GRC panels.
7. Double glazed top-hung window with bronze coloured PPC aluminium frame, high level architectural louvre and fixed side panel.
8. Double glazed single leaf door with bronze coloured PPC aluminium frame and high level architectural louvre and fixed side panel.
9. Double glazed double leaf door with bronze coloured PPC aluminium frame and high level architectural louvre.
10. Double glazed sliding doors with bronze coloured PPC aluminium frame and high level architectural louvre.
11. Solid metal entrance door coloured in bronze and fixed side shadow box unit.
12. PPC bronze coloured mild steel railing.
13. PPC bronze coloured aluminium cill.
14. Aluminium curtain wall with PPC bronze coloured mullions, aluminium insulated panels, clear double glazed units and high level architectural louvre.
15. Clear double glazed units with high level architectural louvre.
16. Solid metal BOH door coloured in bronze.
17. Insulated PPC bronze coloured aluminium spandrel.
18. PPC bronze coloured aluminium projecting canopy with GRC soffitt and integrated lightings.
19. PPC bronze coloured aluminium louvred plant screen
20. Handmade ivory glazed brick with dark mortar.

01 Bay Study Sloane Avenue
1 : 50



02 Bay Study Sloane Avenue Penthouse Plan
1 : 50



03 Bay Study Sloane Avenue Typical Plan
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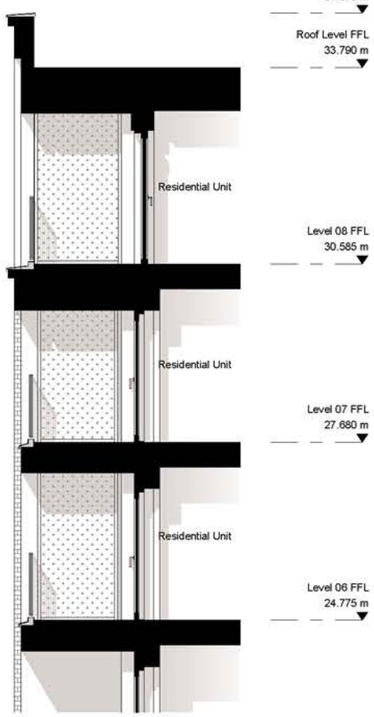

04 Bay Study Sloane Avenue Section
1 : 50

MATERIAL LEGEND

1. Insulated precast concrete panel with Flemish bond handmade brick veneer.
2. Insulated precast concrete spandrel with Portland stone veneer.
3. Insulated precast concrete column with Portland stone veneer.
4. Insulated precast concrete panel self coloured in light terracotta and finish in acid etched.
5. Insulated precast concrete panel self coloured in dark terracotta and finish in acid etched.
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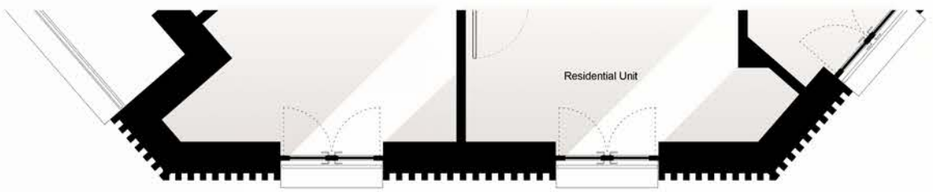
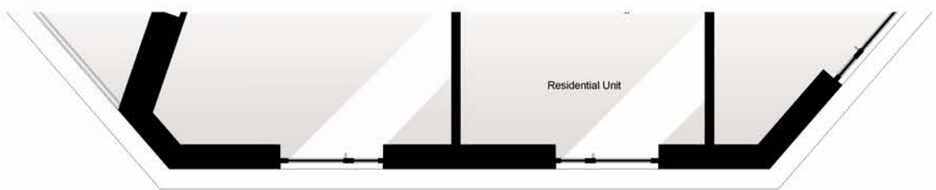
15. Clear double glazed units with high level architectural louvre.
16. Solid metal BOH door coloured in bronze.
17. Insulated PPC bronze coloured aluminium spandrel.
18. PPC bronze coloured aluminium projecting canopy with GRC soffit and integrated lightings.
19. PPC bronze coloured aluminium louvred plant screen

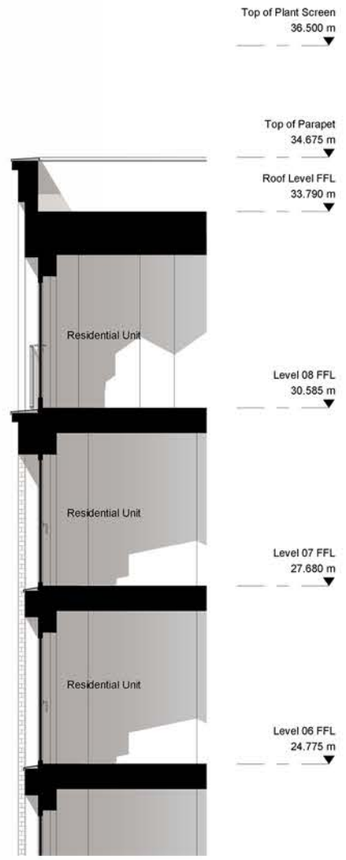
01 Bay Study 2 Makins Street
1 : 50



02 Bay Study 2 Makins Street Penthouse Plan
1 : 50



03 Bay Study 2 Makins Street Sixth Floor Plan
1 : 50



04 Bay Study 2 Makins Street Section
1 : 50

MATERIAL LEGEND

1. Insulated precast concrete panel with Flemish bond handmade brick veneer.
2. Insulated precast concrete spandrel with Portland stone veneer.
3. Insulated precast concrete column with Portland stone veneer.
4. Insulated precast concrete panel self coloured in light terracotta and finish in acid etched.
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9. Double glazed double leaf door with bronze coloured PPC aluminium frame and high level architectural louvre.
10. Double glazed sliding doors with bronze coloured PPC aluminium frame and high level architectural louvre.
11. Solid metal entrance door coloured in bronze and fixed side shadow box unit.
12. PPC bronze coloured mild steel railing.
13. PPC bronze coloured aluminium cill.
14. Aluminium curtain wall with PPC bronze coloured mullions, aluminium insulated panels, clear double glazed units and high level architectural louvre.
15. Clear double glazed units with high level architectural louvre.
16. Solid metal BOH door coloured in bronze.
17. Insulated PPC bronze coloured aluminium spandrel.
18. PPC bronze coloured aluminium projecting canopy with GRC soffitt and integrated lightings.
19. PPC bronze coloured aluminium louvred plant screen
20. Handmade ivory glazed brick with dark mortar.

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