4.18 External Lighting Strategy

4.18.1 External Lighting Requirements

The external lighting has been carefully selected to compliment the natural landscaping proposed. It will comply fully with Part L and the following guides:

Code for Sustainable Homes (CfSH)

BREEAM
- HEA 1 Visual Comfort.
- ENE 3 External Lighting.
- POL 4 Reduction of Night Time Light Pollution.

Secure by Design
- This will consider external lighting for Residencies with external entrances and areas (i.e. entrance, balconies and garden areas).

4.18.2 External Illumination (lux) Levels

The external illumination levels will be as defined by CfSH, BREEAM and CIBSE/SLL and ILE Lighting Guides:

- Walkways exclusively for Pedestrians, 5 Lux
- Traffic areas for slow moving vehicles (<10km/h), 10 lux
- Regular vehicle traffic (<40 km/h), 20 lux
- Pedestrian passages, vehicle turning, loading points, 50 lux.

(Note all of the above provided with the required uniformity and colour rendering values).

Fig 4.18.2
External lighting references. Images courtesy of Gross Max
4.19 **Play Strategy**

4.19.1 There is generally a good provision of play spaces in the local area. Holland Park play areas is 0.4 miles or 7 minutes walk, while The Diana Princess of Wales Memorial Playground in Kensington Gardens is 1.1 miles or 21 minutes walk from The Kensington. The Kensington aims to increase connectivity to Holland Park by way of an improved crossing point and direct route to the play spaces.

4.19.2 The overall landscaping design also aims to make the public realm child friendly through the provision of well located, well designed spaces that are accessible. All public realm spaces are fully accessible providing level access and are DDA compliant. Informal opportunities for ‘playable’ and ‘social’ spaces are provided through the incorporation of a number of different elements within these spaces as outlined below:

4.19.3 **Kensington High Street**
A social space with access to public art work and seating as well as interactive paving.

4.19.4 **Semi-private Courtyard and Mews**
These areas are located away from the busy High Street and offer the best opportunity to locate a designated play area with a range of play experiences within a safe and enclosed designed landscape with informal oversight from residential buildings. Landscape consultants Gross Max have suggested incorporating simple elements such as changes textures within the paving, tactile engraving in the form of metal inlay art work and water related play in relation to the central water feature. References to the sites historical past as the Odeon Cinema can also be translated into landscape features and artwork. Raised stepping stones, linear paving elements to run along, use of hedges to form small rooms for creative role play are just some of the methods used to create informal play space that is not imposing on the surrounding residents. Seating can also be integrated into the raised planters for parents to keep watch. Overall, the scheme will provide spaces for quiet contemplation as well as open space to play, creating a range of experiences for children to enjoy.

4.19.5 Please refer to Gross Max’s report for further information regarding landscaping and play strategies.

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**Fig 4.19.1**
Play feature references. Images courtesy of Gross Max.
4.19.6 Play Space Calculation

The play space requirements were calculated based on the child occupancy for the unit mix listed below. Based on the GLA Shaping Neighbourhoods: Play and Informal Recreation SPD (Sept 2012) which outlines a requirement for on-site doorstep playable space for the under 5s. The amount required is calculated based on the mix of units which is outlined below. The total amount of play space required is 151.5 sq m.

<table>
<thead>
<tr>
<th>Market Houses:</th>
<th>Market Flats:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 bed = 2</td>
<td>1 bed = 3</td>
</tr>
<tr>
<td>4 bed = 2</td>
<td>2 bed = 7</td>
</tr>
<tr>
<td>6 bed = 3</td>
<td>3 bed = 18</td>
</tr>
<tr>
<td>7 bed = 1</td>
<td>4 bed = 5</td>
</tr>
<tr>
<td>5 bed = 1</td>
<td>5 bed = 1</td>
</tr>
</tbody>
</table>

Based on these play space requirements, The Kensington has allocated 152 sq m of play space as outlined in Fig 5.18.4.
4.20 Solar Shading in the Courtyard

4.20.1 The following diagrams demonstrate the shadows cast in and around the site during the different times of the year. The scheme was tested at 12 noon on the summer solstice and spring equinox.

4.20.2 At the peak of the winter in December most of the courtyard will be in shade, however the weather will be colder, the sun is lower and days shorter therefore the courtyard will likely be used less often. In March much of the courtyard still sits in shade however as the summer months approach and weather warms up the courtyard gains more sunlight. By June the majority of the courtyard basks in sunlight.

4.20.3 The private gardens of the mews and townhouses are all located south of each unit, and enjoy a good amount of sunlight especially in the summer months.
4.21 Highways and Public Realm Improvements

4.21.1 The approach to the highways and townscape public realm to the areas that sit outside of the site ownership will be independent of this application.

4.21.2 Our first approach was to identify the existing problems and constraints that occur along the frontage of the cinema along Kensington High Street. There is a great deal of clutter that resides along the kerb edge including utility boxes, telephone boxes, a grit box, a bench and dustbins. It is the intention to remove as much of these as possible.

4.21.3 A new crossing will be proposed at the junction with Earls Court Road and Kensington High Street which completes the pedestrian circulation around the junction and forms better links with Earls Court Road, the application site to the new Design Museum and Holland Park. Our transport consultant is undergoing data modelling for the junction that will be submitted to TfL for analysis following this application.
4.21.4 The existing street lamp locations currently do not work well with the sight lines from the main entrance of building 1. We propose to relocate these as shown in fig 4.21.2 while still maintaining a similar separation and luminance both on the road and the pavement. This has been demonstrated by our lighting engineers Hoare Lea to include minimal impact to the existing condition.
4.21.8 Improvements to Pembroke Place

The existing width of Pembroke Place in front of building 5 is approximately 6m. The pavement to the northern side outside building 5 is approximately 1.12m and the width of the pavement on the southern side is approximately 1.19m. We propose to improve the situation by increasing the pavement widths on both sides to 1.3m meaning the carriageway width will reduce from 3.69m to 3.4m which is still more than adequate for a single direction vehicle to pass meaning the situation is not worsened from the existing condition. We also proposed to raise the carriageway to create a shared surface so that wheelchair or scooter users have more space should they require to use the carriageway when no vehicles are passing. The raised carriageway could adopt a similar treatment to the footway with York stone pavers or use traditional asphalt. The exact treatment to be agreed with RBKC highways and Pembroke Place residents.
4.22 The New Cinemas

4.22.1 The Approved Cinemas
The current approved replacement cinema proposals include:
- A new cinema below ground
- 1,063 seats across 3,320 sq.m of floor space
- A total of 6 screens
- The removal of the two mature London Plane trees on High Street Kensington

4.22.2 The Change in Cinema
Since this facility was approved there has been:
- A greater move to ‘multiplex’ cinemas across the country together with the introduction of the ‘Luxury Cinema’ brand.
- Higher customer expectations.
- Significant improvements in picture, sound, size and ‘amenities’ at other nearby and directly competing cinemas (for example Westfield London).
- A consistent pattern of decline in attendance figures at Odeon Kensington.

4.22.3 The New Cinema
The new proposals address these concerns and seek to provide a high quality and viable long term solution to ensure that a cinema permanently operates on the site. The new proposal will provide:
- A Cinema which starts at lower ground floor level which does not require long escalator trips to screens.
- 7 screens – providing an increase in screen numbers from existing and consented cinema facilities, meaning a wider choice of shows and show times.
- 1,038 seats across of 3,859 sq.m of floor space, including wider seats.
- Retention of the two existing London Plane Trees.
- Quality - through the nature of the proposed cinema operator, Picturehouse, as well as through the ambience and better choice of food and beverages.
- Inclusion of restaurants and bar facilities to compliment cinema experience.
- A cinema which widens the choice for film goers in the area.
- A superior experience for cinema-goers through the purpose designed new screens, and digital projection.
- An operator which has an excellent reputation and engages with the local community very positively.
- As well as showing films Picturehouse also show art and cultural events.

Fig 4.22.1
Picturehouse
4.22.4 Cinema Summary

The following is a summary of the cinema screen numbers:

- **Total Cinema Auditorium Area:** 1,347 Sqm
- **Total Gross Cinema Area:** 5,323 Sqm
- **Total Number of Screens:** 7
- **Total Seats:** 1,025
- **Total Wheelchair Spaces:** 13
- **Total Capacity:** 1,038

**Screen 1:** 291 Seats, 3 Wheelchair Spaces
**Screen 2:** 168 Seats, 2 Wheelchair Spaces
**Screen 3:** 168 Seats, 2 Wheelchair Spaces
**Screen 4:** 155 Seats, 2 Wheelchair Spaces
**Screen 5:** 105 Seats, 2 Wheelchair Spaces
**Screen 6:** 59 Seats, 1 Wheelchair Space
**Screen 7:** 79 Seats, 1 Wheelchair Space
4.22.5 Entrance Strategy

- The Picturehouse Cinema entrance is located on Kensington High Street within the in the same location as the existing cinema via the proscenium arch.
- There are approximately 1,025 seats plus 13 wheelchair spaces at full occupancy.
- The average occupancy of the cinema is expected to be approx. 17% at non-peak times and approx. 57% at peak times.
- Cinemas generate less queues due to online sales.
- Screenings will be staggered with films starting at 10-20 min intervals, which is within the operator’s interest to avoid congestion in the foyer.
- Visitors to the cinema are expected to arrive up to 1 hour before a film starts, allowing time to dine in the restaurant or visit the bar and collect/purchase tickets prior to the screening.
- The entrance will be large and spacious and allow people to filtrate quickly into the many doors and down the staircase to the concessions/bar area, avoiding any congestion on the footway.

4.22.6 Exit & Fire Escape Strategy

- Upon exit some visitors will pause to use the washrooms, some will visit the bar and others may wait to regroup in the bar area before ascending the stairs.
- The cinema fire escapes are split into two locations, one is located on Kensington High Street and the other on Earls Court Road in order to meet the requirements for escape distances at the lower levels.
- A detailed escape analysis has been undertaken based on 100% occupancy. A maximum number of 690 people will escape via the escape on Kensington High Street and maximum of 596 people will escape via Earls Court Road (including staff) from the cinema.
- Fires in cinemas are rare events due to the fire precautions in place and high level of management.
- Stair and exit widths are ample to result in steady flow once occupants leave the cinema. Any evacuation will be managed by highly trained staff.