1.0 Site Analysis

SWOT Analysis - Weaknesses

1.1 Cityscape

- The RBKC Consolidated Local Plan (2015), describes Newcombe House as 'an eyesore'.

1.2 Notting Hill Gate Character

- The RBKC Notting Hill Gate District Centre Framework (2009), when referencing Newcombe House and Camden Hill Tower, states that 'due to their condition, appearance, bulk and massing the towers have a negative impact on the image of Notting Hill Gate District Centre.'

1.3 Heritage, Conservation Areas and Listed Buildings

- The site is bounded by 3 conservation areas and is within the buffer zone of 4 conservation areas.
- The existing buildings on the site have a negative contribution to the conservation areas settings.
- Adjacent Grade II listed Notting Hill Gate Underground Station.
- N = neutral building
- NB: Site is of some archeological interest.

1.4 Streetscape

- Existing buildings on the site do not positively contribute to Notting Hill Gate or Kensington Church Street.
- Existing building facades are deteriorating in appearance.
- Public right of way through site.

1.5 Views

- Newcombe House forms a part of the backdrop to the panoramic view from Hyde Park.
- The site is highly visible from the vista looking north along Kensington Church Street.

1.6 Infrastructure

- Adjacent Underground Railway Station.
- Proximity to multiple entrances to the underground station situated on Notting Hill Gate - constrained footpath.
- Complex underground infrastructure impacting the construction on site to the north and west boundary.
- Adjacent electrical sub-station.
- Large vehicular roads sever the site.
- Narrow pavements for pedestrians.
- Controlled and limited pedestrian crossings.

1.7 Environmental

- Noise pollution from surrounding vehicular traffic.
- Intermittent noise pollution from station announcements.
- South-west prevailing winds.

1.8 Open Space

- Small poor quality public space to the north, shaded by Newcombe House, with high levels of wind not suitable for sitting, a series of blank façades offering no activity and bordered by busy vehicular traffic.
- Existing car park/ service yard - poor quality space.

1.9 Activity

- Area of existing public realm lined with service uses.
- Dense and intensive movement towards Portobello Road.
- Limited existing activity from the site along Notting Hill Gate.
- Low activity to car park and servicing space.

1.10 Area and Scale

- Irregular urban block.
- Overlooking constraints.

1.11 Soft Landscape

- Limited existing soft landscape to the site.

1.12 Topography

- Significant level changes to the north of the site.

1.13 DL/SL

- Limited massing potential to the south of the site and along West boundary and Kensington Church Street.
Opportunities

Cityscape
- The corner of the site is strategically important to the urban infrastructure of the city - opportunity to define significant corner.
- Define new form to improve city legibility and the identity of Notting Hill Gate - defining a sense of arrival.

Notting Hill Gate Character
- RBKC Consolidated Local Plan 2015 identifies negative impact of Newcombe House on the character of Notting Hill Gate and the wider area. Redevelopment of the site creates an opportunity for improvement that could positively impact not just Notting Hill Gate but the wider area.
- Improve the quality and variety of retail and employment offer.

Heritage, Conservation Areas and Listed Buildings
- Preserve or enhance the character of the conservation areas through redevelopment of the site.
- Preserve or enhance the site’s relationship with the heritage assets of the adjacent Grade II listed Notting Hill Gate Underground Station.

Streetscape
- Improve the quality of the built form on the site and its relationship with the public realm – providing active frontages at street level.
- Provide uses that overlook open spaces throughout the day to provide natural surveillance.

Views
- Design proposal responsive to the views on approach and within the local area.
- Improve views from surrounding properties to the site.

Infrastructure
- Explore engineering solutions that enable a proposal that better relates to the site’s context.
- Reduce vehicular lanes on Notting Hill Gate and Kensington Church Street.
- Provide improved pedestrian walkways and crossings including links to Portobello Road – an international destination.
- Improve the balance between quality public space with pedestrian movements and vehicular movements on the site.
- Provide development appropriate to the highly accessible area (PTAL 6b rating).

Environmental
- Buffer the noise pollution from adjacent infrastructure.
- Maximise new buildings and open spaces orientation.
- Minimise negative wind impact on built form and open spaces.
- Maximise the site’s sustainability potential.
- Incorporate renewable energy technologies where possible.

Open Space
- Provide high quality public open space.

Activity
- Provide uses that fulfil the needs of the local community.
- Provide uses that compliment the new residential uses on the site.
- Improve the quality and variety of employment on the site.

Area and Scale
- Respond to the scale of the surrounding urban context whilst still utilising the specific attributes of the site.

Soft Landscape
- Introduce soft landscape across the site for public and private amenity.

Topography
- Connect the site to its context to ensure an inclusive and accessible development.

DL/SL
- Create a quality design informed by the DL/SL constraints.
2.0  Urban Design Strategy

The composition of the existing urban blocks provides opportunity for a variety of building forms in response to the context that facilitates a genuinely mixed-use inner city development.

In response to the site constraints and opportunities, the following objectives have been identified:

Objectives:
• Enhance the identity of the District Centre through sensitive placemaking, including a Corner Building that marks the significant corner and new public space. Redefine the site as physically and visually permeable with a new levelled access inclusive environment.
• Create new high quality public space within the site.
• Frame the public space with active uses and employment, enhancing legibility, safety and meeting the needs of the local community.
• Maintain employment use on the site and enhance the quality of offer with a varied range of office, surgery and retail accommodation.
• Provide a varied range of residential accommodation that enhances the existing residential community - ranging from smaller 1 bed apartments through to larger family homes.
Design Rationale

 Enhance the identity and quality of the Notting Hill Gate area.

 Deliver a high quality inner city mixed-use development that maximises the site opportunities and responds to its constraints.

 Create a development that supports the strong residential community within Notting Hill Gate and The Royal Borough of Kensington and Chelsea.
Design Rationale

Enhance the identity and quality of the Notting Hill Gate area.

The identity of the Notting Hill Gate area has a direct impact on the potential value and quality of offer on the site and its setting within the immediate and wider context. This will be achieved by enhancing Notting Hill Gate’s strategic importance to the urban fabric of the city and by positive contribution to the character of the conservation areas.

Create a development that supports the strong residential community within Notting Hill Gate and The Royal Borough of Kensington and Chelsea.

Supporting the residential community within the borough is critical to the development as we will be extending and enhancing the community with new residential uses on the site. This will be achieved by providing new legible and quality public spaces and uses that cater for the local community.

Deliver a high quality inner city mixed-use development that maximises the site opportunities and responds to its constraints.

A high quality inner city mixed-use development will have a direct impact on the potential value and quality of the built environment. This will be achieved by high quality urban, architectural and sustainable design and construction. The diversity of this offer is to be determined by the homes, jobs and services needed locally and viability considerations.
2.0 Urban Design Strategy

Alternative Urban Design Strategies Tested

Following the site analysis, two strategies were developed to test the urban design response to the site constraints and opportunities.

Urban Design Strategy 01
To complete a single urban block with the neighbouring built form by connecting to Notting Hill Gate built form to create a significant corner and to form an urban street edge to Kensington Church St.

Urban Design Strategy 02
To complete two urban blocks:
One block to be formed with Jameson St terraced houses, with the second block to connect to Notting Hill Gate built form to create a significant corner and to form an urban street edge to Kensington Church Street.
2.0 Urban Design Strategy

Alternative Urban Design Strategies Tested

Urban Design Strategy 01
for details on the alternative strategy tested, please refer to the Appendix of this document - Urban Design Strategy (not selected for for further design development).

Urban Design Strategy 02
(selected for further design development)
Urban Design Strategy 02
(selected for further design development)

**Urban Design Strategy 02:**  
**To complete two urban blocks**

**Urban Block**
- To complete an urban block with Jameson Street terrace houses.
- To complete an urban block connecting to Notting Hill Gate - to define the significant corner to Notting Hill Gate and to define the street edge to Kensington Church Street.
- Public space is to define the centre of the site.

**Permeability**
- Opportunity to connect to and improve the existing network of streets for pedestrian and vehicular movement.
- Physical permeability to be supported by good visual links across the site.

**Variety**
- The composition of the urban blocks are to provide opportunity for a variety of building forms in response to the context.
- The extent of active edges to the urban blocks are to create opportunity for better and more varied retail units, drawing pedestrians into the site.
- Improve the quality and variety of employment on the site.

**Legibility**
- The clarity of urban forms are to be reinforced by public routes and spaces framed by active frontages.

**Public Open Space**
- Creates opportunity for a new high quality public space to the south of the site that is physically and visually well connected to the existing street network.

**Safety**
- Active uses and residential entrances are to frame routes in to the new public space and surround it, providing natural surveillance across the day.

**Conservation Areas and Listed Buildings**
- Creates opportunity to preserve or enhance the character and appearance of the setting of surrounding conservation areas.
- Creates opportunity to preserve or enhance the relationship with the adjacent Grade II listed Notting Hill Gate underground station.

**Environment**
- Urban blocks are to open up to the south, south-east and south-west.
- New public space is orientated to the south.
- Strong edges are to be created to the north, east and west to mitigate noise pollution.
- Creates opportunity to minimise negative wind impact on the built form and open spaces.

**Urban Design Strategy 02**

**Key Strengths**
- Physically and visually permeable site.
- New high quality public space within the site.
- Public space framed by active uses and employment, enhancing legibility, safety and meeting the needs of the community.
- The composition of the urban blocks provides opportunity for a variety of building forms in response to the context.

**Key Weaknesses**
- Dependent on the high provision and viability of public/retail uses at ground floor that cater for the residential community.

**Conclusion**
Urban Design Strategy 02 is the preferred strategy for the site, as it illustrates better opportunity for a quality response to the site specifics and to community needs.
2.0 Urban Design Strategy

Urban Design Strategy 02 (selected for further design development)

SK P205; 1:1500@A3

November 2015

**Defined Edges**
- Quality edges are to be defined to Notting Hill Gate and Kensington Church Street, responsive to both the immediate and wider urban context and to long distance and local views.
- The site’s relationship with the heritage assets of the built form of the adjacent Grade II listed Notting Hill Gate Underground Station is to be preserved or enhanced whilst mitigating the noise impact of the station.
- The proposal is to improve the cityscape legibility and the character and identity of Notting Hill Gate.
- One urban block to define the significant corner to Notting Hill Gate and to define the street edge to Kensington Church Street.
- A second urban block is to define the edge to the west boundary and to provide active frontage to the new public space.

**Public Open Space**
- Improvements to the intersection between Notting Hill Gate and Kensington Church Street are to be contributed towards, marking the significance of the arrival to Notting Hill Gate with a high quality public realm.
- Improvements to the walkways to the site’s edges are to be carried out.
- A new quality south orientated public space is to be introduced into the site with framed routes in to the space from the east and south.

**Ground Floor - Retail and Commercial**
- Ground floor retail units are to be responsive in scale to the immediate context. Larger units are to engage Notting Hill Gate and Kensington Church Street and smaller units are to engage the new public space within the site, responding to the finer urban grain to the south-west of the site.
- Active frontages are to be provided along the street edge and to frame the new public space.
- Uses are to be provided that cater for the local strong residential community and the new residential uses on the site.
- Retail and commercial units are to provide natural surveillance to the public space.

**Ground Floor - Residential Entrances and Vertical Circulation**
- Residential entrances are to be positioned to relate to the street front and new public space.
- Entrances and vertical circulation is to be positioned to align with routes in to the new public space within the site, enhancing legibility to the streetscape and providing natural surveillance.

**Ground Floor - Retail and Commercial**
- Ground floor retail units are to be responsive in scale to the immediate context. Larger units are to engage Notting Hill Gate and Kensington Church Street and smaller units are to engage the new public space within the site, responding to the finer urban grain to the south-west of the site.
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**Public Open Space**
- Improvements to the intersection between Notting Hill Gate and Kensington Church Street are to be contributed towards, marking the significance of the arrival to Notting Hill Gate with a high quality public realm.
- Improvements to the walkways to the site’s edges are to be carried out.
- A new quality south orientated public space is to be introduced into the site with framed routes in to the space from the east and south.
2.0 Urban Design Strategy

Urban Design Strategy 02 (selected for further design development)

**Ground Floor - Vehicular Movement**
- Retail units are to be serviced from the existing loading bays along Kensington Church Street.
- Access to car lifts that serve the basement car park are to be situated at the north and south ends of the site.
- A strategy is being developed to limit vehicular movements across the site to taxi drop off, emergency services and refuse collection.

**Ground Floor - Pedestrian Movement**
- Permeability through the site is to be improved.
- New high quality public space is to invite the local community to use the space to pause and gather whilst using the local shops provided.
- Public, commercial and residential access is to be situated along Notting Hill Gate, Kensington Church Street and off the new public space within the site.

**Built Form**
- Buildings are to open up to the south, south-east and south-west.
- Above ground level the built form is to frame the public open space.
- The architectural composition of the parts is to respond to the different conditions across the site.

**Private Amenity Space**
- New terraces are to be provided to deliver private amenity space within the site above ground level.

**Soft Landscape**
- New soft landscape is to be provided as a public and private amenity within the site, including green roofs that support local habitats.

**Planning**
November 2015
New Public Square and Built Form that defines it

Objectives:
- Create new high quality and inclusive public space for the local community, activated by a mix of vibrant uses.
- Create new high quality permeability through the site, linking the new public space to the existing network of streets.
- Frame the new public space with built form that creates a sense of enclosure, is responsive to the site’s environmental conditions and defines the space with high quality architecture.

Architectural Composition of Built Form:
The composition of the urban blocks provides an opportunity for a variety of building forms in response to the context.

Lower rise massing positively responds to and defines the Kensington Church Street and Notting Hill Gate streetscape, relating to the scale and grain of the local context, whilst framing a new high quality south orientated public square and two elegant vertical elements inserted into the urban quarter - the Corner Building.

From long distance views within the wider urban context, the Corner Building will mark the significant intersection of a key east-west axis across London with a north-south route across the borough and the location of the adjacent transport node. The elegant vertical forms provide a meaningful enhancement to the identity of the Notting Hill Gate district centre.

From local views within the immediate urban context the character of the buildings, the quality of their materiality and detailing alongside the diversity of their activity is revealed. The Corner Building’s positive qualities of ‘discovery’ and ‘place making’ are enhanced, with the tallest vertical element fully revealing itself at the point of arrival to the new public space - confidently grounded in alignment with a central axis through the public square.

The Cube Building is set within the new public square. Its sculptural form opens up on to the new public space and has the potential to extend public activity into its interior for curated events.

Levelled Access:
The existing single gated route from Notting Hill gate to Uxbridge Street and the existing Car Park is characterised by a poor quality undercroft space opposite a service access, a large sub-station, blank facades, a ramp and stair and with no overlooking by active uses outside working hours (the existing site access has all the elements of an unsafe place).

Detailed studies of the site from the Design Team, including input from Landscape, Transport and Accessibility consultants, has enabled the development of an inclusive environment across the site with levelled access created through the regrading of the ground levels, including the proposed New Public Square and New Public Lanes.

New Public Square:
The design is organised around a central publicly accessible square. The new public square provides everyday public use, a space to pause, gather and reflect within, but also set apart from, this busy urban location.

The public square is generous in its scale and orientation to sunlight, whilst being sheltered from the noise and wind. The space will be characterised by a mix of uses that activate the space across the day and night, including residential, office, retail and surgery uses, supported by an ever changing environment of curated public events, such as the potential retention of the Saturday farmer’s market.

New Public Lanes:
The public square is permeated by a series of proposed public routes through the New Public Square that connect to the surrounding network of local streets:
- Kensington Church Street
- Adjacent to the Corner Building, to the North-East, the New Public Square generously opens out onto the streetscape.
- Kensington Church Street Lane
- To the South-East, a new pedestrian lane is positioned to visually and physically connect the New Public Square with both Kensington Church Street and Kensington Mall beyond.
- Newcombe Lane
- To the South, a new pedestrian lane is positioned to visually and physically connect the New Public Square to both Newcombe Street and Kensington Place beyond.
- Notting Hill Lane
- To the North and North-West, a new pedestrian lane is positioned to visually and physically connect the New Public Square to Notting Hill Gate and the nearby Notting Hill Gate station. The covered route has generous proportions, benefiting from: a clear height of a minimum of 4.7m that increases to 5.7m as it opens up onto the square, with an average in excess of 5m; and a width ranging from 4.9m - 8.1m. The route maintains and enhances an existing connection to Uxbridge Street. The lane is characterised by a diverse mix of activity, with retail frontage, double aspect office entrance, flexible surgery/ office entrance, residential entrance, vehicle lift entry for residents and flexible surgery/ office use, soft landscaping and public cycle parking areas - providing natural surveillance through 24 hour overlooking and a barrier free environment.

The new public realm is to provide an inclusive and high quality pedestrian environment. Vehicle movement across the new public square will be restricted, with only emergency vehicle access provided.

Through thoughtful design and planning, we propose to transform a space that is currently characterised and dominated by vehicles into pedestrianised publicly accessible space for the future enjoyment of people – a new urban quarter, vibrant and relevant - defining the Notting Hill Gate district centre.
2.0 Urban Design Strategy
Development of Selected Design Strategy

Perimeter Buildings establishing the streetscape and new public square. New Corner Building bringing identity to the district centre and new public square.

Refining the site strategy to positively respond to site specifics. Development of architectural composition that responds to 360 degree views and marks, with its elegant forms, the significant corner to the district centre.

New permeability through the site - connecting the New Public Square to the existing network of streets. Mixed uses across the site, with office uses (shown red) defining the north and south face of the new public square.
Development of Selected Design Strategy

The Corner Building Form was developed through a series of options in response to the site constraints and opportunities.

The Corner Building is defined by the East and Central Form. The two forms step in their floor plan and height to provide a dynamic architectural composition when viewed from its context. The two forms are composed of small floor plates and achieve their elegant proportion at G+13 and G+17 height.

The form was developed through testing of massing models in views with the objective to respond to the 360 degree views of the building on approach from Conservation Areas with elegant proportions.
2.0 Urban Design Strategy
Corner Building Form - 360 View Sequence
SK P210; NTS

Corner Building Form - 360 View Sequence

1. South-East
2. 3
3. 4 South-West
9. North-West
10. 11
11. 12 North-East

November 2015
Corner Building Form - 360 View Sequence

The sculptural building form offers multiple perceptions from 360 degree views.

The distinct vistas provide enhancement to the identity of both the building itself and the distinct places to which it is connected to visually on approach - each place taking ownership of a unique view that changes across the day and seasons with the play of light and shadow on the sculptural form.
Layering of Uses

The proposal offers a genuine mix of uses (including residential, office, retail and surgery) that provide activity across the day and night to animate the proposals and provide a safe environment.

Office uses are located at both ends of the new public square, encouraging movement across the public space throughout the day.

A vertical layering of uses is designed to be responsive to the site specifics to:

- Provide a vertical grading of public to private uses.
- Enhance the existing residential community through the introduction of new high quality residential accommodation.
- Provide high quality Grade A office space that improves on the standards of the site’s existing offer.

Ground Floor Activities:
The building uses at street level are to actively engage with the new public space, spilling out onto it - with a vibrant mix of local shops, cafes and restaurants. The mix of uses are strategically positioned across the site - combining to provide 24 hour activity and, with it, social surveillance to the new public realm.

Greening:
The design introduces greening across multiple levels of the proposal, softening the harsh urban environment with high quality visual amenity, creating a buffer between uses and enhancing the site’s ecology.

The site concept axonometric opposite brings all of the above described aspects together in visual form.
2.0 Urban Design Strategy

Site Concept Axonometric

SK P213; NTS
Character of the existing context:
- Soft landscape forms an integrated part of the surrounding conservation areas and Royal Borough of Kensington & Chelsea, with mature trees visible between and over building forms within the long and short distance views.

Character of the proposal:
- Layering of greening across the building forms: New Public Square with trees and soft landscape, intensive gardens at upper levels, winter gardens within the architectural form, with soft landscape forming an integral part of the built environment - visible within the long and short distance views.
Provision of a layering of public and semi-private spaces:

- New large public square at the heart of the proposal - framed by a composition of buildings and uses that actively engage the space. Providing a levelled access inclusive environment, visually and physically connected to the existing street pattern.
- The proposal is to feature new trees at its heart and landscaping aligned with key vistas into the New Public Square.
- Intensive Gardens to Corner Building to the North atop NHG Building at 4th floor, to the West atop WB5 at 5th floor and to the east atop the East Form at the 14th floor - providing a green setting to the corner of Notting Hill Gate and contributing to a positive urban environment. Intensive Gardens form private gardens, set back from the building edge, providing a green buffer to residential accommodation and a visual amenity to the streetscape. A building management zone to the perimeter is proposed for access and maintenance and to preserve the soft landscaping.
- Communal terrace for residents use atop KCS Building 1 - providing a space for residents to gather and for the integration of play space is to provide further soft landscaping at high level.
- All apartments are to benefit from external amenity space, with a mix of balconies, winter gardens and intensive gardens all with integrated planters.
- The Corner Building apartments benefit from protected external amenity space - with winter gardens that integrate into the main form of the building, allowing the enjoyment of outdoor space protected from high level wind conditions. High level double height winter gardens are to integrate tree planting.
- Lower level apartments across the Corner Building and Perimeter Buildings benefit from terraces/ balconies opening out to the surrounding public realm.
- Trees surrounding the site are to be retained wherever possible and new trees are to be added along Notting Hill Gate and Kensington Church Street.
- Greening adjacent to the current blank facade to the London Underground Substation is proposed along Uxbridge Street.

Please refer to Adams Habermehl Landscape Strategy for further details on landscape design.
2.0 Urban Design Strategy
Public Realm Axonometric
SK P216; NTS
Public Realm Axonometric

New Public Square:
The design is organised around a central publicly accessible square. The new public square provides everyday public use, a space to pause, gather and reflect within, but also set apart from, this busy urban location.

The public square is generous in its scale and orientation to sunlight, whilst being sheltered from the noise and wind. The space will be characterised by a mix of uses that activate the space across the day and night, including residential, office, retail and surgery uses, supported by an ever changing environment of curated public events, such as the potential retention of the Saturday Farmer’s Market.

New Public Lanes:
The public square is permeated by a series of proposed public routes through the New Public Square that connect to the surrounding network of local streets.

Levelled Access:
The existing single gated route from Notting Hill gate to Uxbridge Street and the Car Park is characterised by a poor quality undercroft space opposite a service access, a large sub-station, blank facades, a ramp and stair and with no overlooking by active uses outside working hours. It has all the elements of an unsafe place.

Detailed studies of the site from the Design Team, including input from Landscape, Transport and Accessibility consultants, has enabled the development of an inclusive environment across the site with levelled access created through the regrading of the ground levels, including the proposed New Public Square and New Public Lanes.

Key:
- R: Receptions
- E: Entrances
- O: Office
- R: Retail
- S: Surgery
- R: Residential
2.0 Urban Design Strategy

Movement Diagrams

**Public Movement:**
- The site is situated on a transport interchange and assessed as having an excellent public transport PTAL level 6b. The environment is currently dominated by vehicular traffic.
- The site is within walking distance of key public spaces, including Hyde Park to the east and Portobello Road to the north.
- The proposal contributes to improvements to the public realm, including increasing the space for pedestrian movement.
- The public network of movement is improved and extended into the site, through provision of the new public square, framed by a varied mix of uses, including uses serving the local community.
- New routes through the site provide level access from Notting Hill Gate and Kensington Church Street - improving on the existing Notting Hill Gate public right of way through the site (characterised by a poor quality gated undercroft space opposite a service access, a large sub-station, blank facades, a ramp and stair and with no overlooking by active uses outside working hours - it has all the elements of an unsafe place).
- For further details please refer to TPP Transport Assessment.

**Surgery or Office Movement:**
- Office uses are located at both ends of the new public square, encouraging movement across the public space throughout the day.
- Corner Building (and supporting architectural forms) Office - A positive arrival experience is defined by a double aspect office lobby with its main entrance on Kensington Church Street and secondary entrance connecting to the new Notting Hill Lane to New Public Square.
- WPB2 Cube Office - A positive arrival sequence is defined by a generous entrance with multifunctional space opening up onto the New Public Square.
- WPB3 Surgery - A positive arrival sequence is defined by an entry onto the New Public Space directly visible from Kensington Church Street and in close proximity to Notting Hill Gate, the underground station and bus stops.
- Surgery workers’ cycle storage is provided at -1 level and limited car parking spaces are provided at -2 level.
- Surgery visitors’ cycle parking is provided at ground floor level.
- For further details please refer to TPP Transport Assessment.
Residents' Movement:

Pedestrian
Corner Building
- Defining a positive arrival experience, including a double aspect residential lobby, within the corner building, with its main entrance on Kensington Church Street, and secondary entrance on the New Public Square, connecting to the local network of movement through the site.

Perimeter Buildings -
- A series of residential lobbies are positioned adjacent and opposite to public routes into the New Public Square.

Vehicular
- Residents’ vehicular access to basement level car parking is provided by an entry lift at the north and an exit lift at the south of the site, minimising the impact of vehicles on the new public space.
- In case of a fault to a lift, each lift is configured for entry and exit in case of emergency.
- Cycle storage provision is provided at -2 level for residents.
- For further details please refer to TPP Transport Assessment.

Residents’ Visitors’ Movement:
- Controlled level access is provided to the residential lobbies.

Servicing:
- Vehicular movements across the New Public Square will be restricted to emergency vehicles.
- Retail units are to be serviced from the existing loading bays along Kensington Church Street and Notting Hill Gate.
- Residential refuse collection is to take place outside active hours.
- For further details please refer to TPP Transport Assessment.
2.0 Urban Design Strategy

Site Within its Context - Proposed Outline Elevations

South Elevation

West Elevation

Application Boundary

Noting Hill Gate

Kens. Ch. St.

CB East Form

NHG Building

Glass Link

WPB1

WPB3

New Public Square

Kensington Place

WPB2 (Cube)

Notting Hill Gate

CB Central Form

CB East Form

Application Boundary

NHG Building

Glass Link

WPB1

WPB3

New Public Square

Kensington Place

WPB2 (Cube)
2.0 Urban Design Strategy

Site Within its Context - Proposed Outline Elevations

Key: Indicative Location

Application Boundary

Kensington Church
Notting Hill Gate

North Elevation

East Elevation