Residential Amenity

Residential amenity space will be provided as private, communal or public open space, including private gardens, balconies, private and communal roof terraces, and communal and public green spaces at grade.

The quantum of residential amenity to be provided considers RBKC Planning Policy and the GLA Housing Standards. The Mayor’s Housing SPG sets out a requirement for a minimum of 5 sqm private outdoor space to be provided for 1-2 person dwellings and an extra 1 sqm to be provided for each additional occupant.

Dwellings with accommodation located at ground level should be provided with the amenity stated above immediately adjoining the dwelling. All of the ground and lower ground floor units have outdoor space in the form of private gardens or terraces.
Retail Square

We propose a vibrant new Retail Square to become a destination off the nearby King’s Road and improve the viability of retail units. The Retail Square’s emphasis is on the provision of a quality retail space and the opportunity to relocate the existing retail units from the Chelsea Farmers Market. A linear pavilion wraps around the ground floor of 151 Sydney Street and creates the opposing side to the main retail spaces at the base of the Sister Block. The opportunity to continue a journey either along King’s Road or north towards South Kensington is a key concept that is enhanced by our design strategy.

Retail units are proposed to wrap around 3 sides of the site (Sister Block ground floor north and east elevations and Retail pavilion), drawing shoppers into the new retail square.

Granite setts with bands of Yorkstone paving will contribute to visually connect Dovehouse Green and Sydney Street. The corner of the Retail Square with Dovehouse Green will be held with relocated historic brick piers from Sydney Street and a planted border helping to improve the outlook across the existing gravestones beyond.

A clear and neat access to the light well of 151 Sydney Street will be formed in place of the existing one. A new staircase in front of Dovehouse Green will be located to allow egress from the half-storey level at 151 Sydney Street.
4.0  PUBLIC REALM AND LANDSCAPE DESIGN

A- Garden

Bound gravel
Dimensions: 6-10mm

Granite Setts
Dimensions: 140mm x 140mm x 50mm

York stone paving
Dimensions: 700mm x 340mm x 50mm

York stone paving setts
Dimensions: 100mm x 100mm x 50mm

B- Public Square

LOCATION OF THE HARD LANDSCAPING
The London garden square is a quintessential feature of the local area, providing communal green spaces and gardens in urban residential areas like Chelsea.

The Garden Square provides a private, calmer entrance off the busy Sydney Street and provides an attractive outlook for the apartments. The two town houses form the backdrop to the square, providing a link between the taller mass of the Sister Block and the Garden Square buildings. The articulation of the town house terrace continues the street rhythm of the buildings along Sydney Street and draws attention to the architecture that resides within the courtyard garden.

The main challenge we faced during the conceptual design development of the Garden Square is that it performs numerous functions. It gives communal access to the Sister Block, it is the main entrance to the Garden Block and a private entrance to the Mews Houses, but it is a space, which is opened to the public that also houses private light wells.
Garden Square

We have tried to address its much functional nature through the study of the principles of similar Chelsea garden squares in the area:

1. Old Church Square
   - Private garden without railings
   - Controlled access with gates
   - High hedge wall as privacy threshold

2. Markham Square
   - Private communal garden with railings
   - Pinch points limit visual accessibility
   - High hedge wall with big trees as privacy threshold

3. Carlyle Square
   - Private communal garden with railings
   - Severe pinch points limit visual accessibility
   - High hedge wall with big trees as privacy threshold

4. Wellington Square
   - Private communal garden with railings, but set back from main street.
   - A single pinch point limits visual accessibility
   - Trees at the pinch point create a privacy threshold

The Wellington Square off the busy King’s Road is an example which provides a precedent in terms of scale, public/private amenity and landscape quality that translates into an appropriate response in our scheme as it is a precedent reference for the following:

- Creation of landscape edge to Sydney Street
- A “Pinched” threshold framed by planting and trees
- Private “light wells” close to street are treated with hedge detail to create privacy.
- Central residential square using simple planted perimeter to create boundary conditions and a pleasant garden nature.
- Visual amenity from windows overlooking space through simple landscape vantage
4.0 PUBLIC REALM AND LANDSCAPE DESIGN

4.0.07 - VIEW OF GARDEN SQUARE FROM SYDNEY STREET
Courtyard Garden

The sunken Courtyard Garden forms the central space around which the Garden and Britten residential blocks are arranged and is bound on four sides by residential blocks.

As well as providing access to the ground floor duplex apartments and the leisure facilities it also accesses each of the residential cores of the Garden and Britten Street blocks creating an external central communal amenity space. This shared amenity space creates an attractive outlook for the surrounding apartments as well as housing a number of residential terraces enclosed by hedges at lower ground floor level.

The site wide aspiration has been to maximise the number of dual aspect units, so that all the apartments with more than one bedroom are dual aspect with the living rooms having views towards the Courtyard Garden. The garden space provides green aspect on one side of these residences. As a result of lowering the Courtyard, all the lower ground flats can benefit from proper terraces instead of light wells.

In terms of finish this is to be an informal (softly undulating) garden space, punctuated with hedges and trees, whilst the treatment for hard surfaces is proposed as bound gravel with bands of Yorkstone demarcating the footpath.

We have allocated a number of tree pits in this space so that large trees can be planted as part of the landscape scheme. The precedent image opposite (4.0.08) shows a relaxed garden space enhanced by undulations in the green-planted areas as well as a mix of hard, soft and hedge planting.
Residential Gardens - Design Development

Using linear strips of planting, the scale of the space is enhanced and a variety of open and enclosed areas are created. The strips of planting form a buffer between the private and communal spaces.

The Garden Square - Design Approach

Tree Species

- Pyrus chantileer
- Amelanchier lamarckii
- Magnolia kobus
- Quercus ilex

6-7m height, 2.4m clear canopy
5m height, 2.4m clipped clear canopy
5m height, 2.4m clear canopy

Planting proposed for the garden square
BOUNDARY WALL WITH LISTED BUILDINGS IN SYDNEY STREET

PERMEABLE SQUARE

HEGDES DEFINING PRIVATE TERRACES

LOWER GROUND FLOOR TERRACES

4.0.11 - AXONOMETRIC VIEW OF COURTYARD GARDEN

4.0 PUBLIC REALM AND LANDSCAPE DESIGN
Soil strategy

Areas of hard and soft landscape will be integrated into a cohesive design creating a series of garden courtyards, private gardens and green roofs. All of which will exhibit specific soil details and some of which will be over structure.

Spatial typologies requiring soil responses can be summarised as:
- Tree planting over a flat slab
- Tree planting over a recessed slab
- Lawn areas
- Green roofs.

Areas of hard and soft landscape will be integrated into a cohesive design creating a series of garden courtyards, private gardens and green roofs. All of which will exhibit specific soil details and some of which will be over structure.

The predominantly hardworks nature of the existing site means that little, or no, existing topsoil will be present.

It is therefore proposed that washed sand subsoils the matrix of topsoils and the habitat creation substrates and root zones will be manufactured and imported onto the site to reflect the requirements of the habitats to be created. The material will be closely controlled in accordance with detailed specification and will consist of free draining materials where the planting occurs over structure or on roofs.

Subsoil and topsoil handling will be in accordance with good practice and approved method statements – particularly avoiding periods of poor weather when the soil structure could be damaged (minimising risk of compaction and or waterlogging). The topsoil depths and tree pit trench widths as described herein are typically ‘minimum’ requirements. Close coordination with construction phase setting out will avoid conflicts with new and existing utilities – tree and shrub planting is integral to the success of the regeneration and protection of the tree strategy is paramount.
Where tree roots can expand across a soft landscape surface (around lawns, shrubs etc) a tree pit depth should achieve a minimum depth of 1m (400mm of topsoil and 600mm of subsoil). This is underlain by drainage provisions comprising either 30mm for drainage mats or 200mm for a leca / gravel layer.

Should additional height or mounding be required as part of the design vision, the integration of tree pits into a polystyrene ‘formation’ is a well-established means of creating a soft and flowing landscape form. Where structural loading constraints exist across an area, the polystyrene can be modelled and contoured to ‘define’ a deeper area of soil.

Tree planting over a flat slab
Tree planting over a recessed slab

Where trees are to be planted over a podium deck or landscape area which requires that soils are ‘minimised’ to achieve lawn and shrub requirements only, the trees will be planted in location specific pits or trenches. Trenches assist in providing the soil volumes appropriate to establishing new trees and ensuring that they grow into the space. Long term growth, girth and height of trees will ultimately be constrained by the total volume of soils however the detailed design process will ensure that the capacity is sufficient for the design intent and creation of space.

The aim of a ‘sunken tree pit design’, particularly within a podium structure, offers flexibility with regard to any potential use of basement areas. If 500mm depth of soil is achieved generally across the roof slab structure, then 500 to 700mm recess into the structure is incorporated in to the scheme to achieve 1m depth of soil overall plus 50 to 200mm depth for handling drainage, waterproofing and anti-root barrier requirements.

Drainage will be via the soil, to drainage mat, to tree trench drainage outlet; coordination of this strategy to the podium areas will be essential as the tree pits typically form the low points and can act as drainage sumps. Subject to confirmation of the overall length of the tree trenches, it is recommended that each have at least two drainage outlets such that the areas continue to drain should one outlet become blocked. Drainage type, fitting and positions to be confirmed with engineers. Any tree pit recessed into the structural slab will be waterproofed internally.

If through the development process, localised depth requirements are non-attainable, or if clear width creates a localised issue, then consideration can be given to advance procurement of the trees, placing them on a nursery in rectangular containers such that lateral root growth is encouraged (rather than the traditional round or square rootball). This is a last resort as it will lead to roots being constrained from the outset.
Lawn areas

It is proposed that a 450mm to cover minimum cover is achieved over any structural slab to incorporate the following:

- Turf finish (specification and seed mix subject to location, look, anticipated level of wear and tear)
- 350mm lawn substrate (the soil specification is to achieve a balance between drainage and irrigation, and to allow enough depth for pop-up irrigation system)
- 100mm depth to accommodate:
  - Filter membrane.
  - Drainage mat and or combined drainage
  - Anti-root barrier to protect waterproofing
  - Waterproofing membrane

All soft landscape drainage is to be via the soil, percolating through to the drainage mat and on to flat roof slab via which it passes to structural integrated and waterproofed drainage outlets.

A total installation depth over roof slab of 450mm will provide flexibility in the design, routing and installation of any ‘above slab’ services, including main line irrigation pipework, secondary power to courtyard lighting, although it is noted that water pipework would need insulation in this depth of cover. Irrigation doesn’t need insulating as it is drained down during the winter.

Where greater depth or undulations are required in the proposed courtyards, lightweight polystyrenes can be utilised to model a ‘sub-formation’ over the structural slab.
Green roofs

The proposed green roof will require specific manufactured lightweight soil types, tailored to support the different plant communities. Material should include a 20% composition of recycled materials including lightweight block materials.
5.0 Sister Block design
5.0 Sister Block design

Design Approach

The Chelsea Farmers Market site is a slight misnomer, as although it is home to a conglomeration of low-rise temporary shed-like buildings, their uses are contemporary urban small retail rather than farmers selling their wares. Their ad hoc nature and their scale does present as an anomaly in the overall streetscape with little precedent for development and therefore one of the key design drivers for an appropriate response to the Chelsea Farmers market site has been to try to seek clues from the surrounding Chelsea vernacular.

As the report has previously described a third workhouse building existed historically, parallel to 151 Sydney Street, as a ‘sister’ building in bulk, scale and massing. Reinstating a massing akin to this not only acknowledges the site’s rich history but also provides the opportunity for a significant new building to enclose the a proposed retail square.

The building is essentially mixed use and has four visible elevations providing retail units at ground and lower ground floor level (accessed off the square and Sydney Street) and fourteen residential apartments on the floors above.

The fenestration of the Sister Block seeks to respond positively to the massing and window proportions of 151 Sydney Street. The design approach is not to replicate the architecture of 151 Sydney Street, only to reference the architecture in a contemporary manner. The Sister Block will be a stand-alone contemporary building with merely subtle references to the building adjacent. 151 Sydney Street has been utilised to inform the bulk and massing of the proposal but detailing and material selection will be contrasting to create a dynamic relationship across the retail square and to link it inextricably to the proposed wider Chelsea Farmers market residential scheme.

The current scheme proposes a London stock brick clad façade supported by a concrete frame structure. The façade has a regular and repetitive rhythm to contrast with the ‘bookend’ element to Sydney Street. It is proposed to modulate the façade and further define window elements with metal balustrades and Juliette balconies, which provide some amenity to the residents and add to the vibrancy of the retail square.
5.0 SISTER BLOCK DESIGN

Sydney Street

Retail Entrance

Retail Entrance

Garden Square

Granite Bench

COMMUNAL ENTRANCE

PRIVATE ENTRANCE

PRIVATE ENTRANCE

PRIVATE ENTRANCE

FPL +7.700

FPL +7.700

FPL +7.700

FPL +7.700

FPL +7.700

Garden Square

Retail Square

RETAIL 1 GIA

160 sqm

FPL +7.700

RETAIL 2 GIA

100 sqm

FPL +7.700

RETAIL 3 GIA

160 sqm

FPL +7.700

RETAIL 3 GIA

160 sqm

FPL +7.700

Retail Entrance

Retail Entrance

Retail Entrance

Retail Entrance

Retail Entrance

Private Store

Cycle Store

Predication Access Through to Extension Green
5.0 SISTER BLOCK DESIGN
5.0 SISTER BLOCK DESIGN
5.0 SISTER BLOCK DESIGN

Material descriptions:
A. Bronze powder coated aluminium fins.
B. Bronze powder coated aluminium coping.
C. Fixed glass with powder coated metal frame.
D. Composite glazed door with powder coated metal frame.
E. Reconstituted stone panel coating.
F. Masonry work as light brick with dark joints.
G. Pre-taped aluminium dot coating to match window frames.
H. Powder coated anti-glazed in true veneer system with insulated backing.
I. One brick (25mm) deep reveal to window.
J. Pre-cast concrete soffit with laser etched finish.
K. Composite frameless sliding door.
L. Powder coated metal glass framing system to retail area frame.
M. Powder coated glazed in true veneer system at high level for retail ventilation.
N. Wall hung signage in bronze powder coated aluminium.
0. Milled risers for sliding between cladding finishes on floor. Colour to match window frames.
Q. Balcony rail metal frame.
R. Feature tiled terracotta screen.
S. Powder coated aluminium frame to apparent window system.
T. Powder coated aluminium frame to apparent window system.
6.0 Garden Block and Mews House design