4.14 Detailed Façade Study: Building 4

4.14.1 The façade of Building 4 uses a palette of materials responsive to the neighbouring buildings in Pembroke Place. Here a London stock brick is complimented with a rendered ground floor base. In contrast to Building 3, the windows are treated as punched openings within the brick façade, and each window is finished with a contrasting reconstituted stone surround. The overall façade design along with the ground floor treatment gives this building its own unique character and improves on the quality of the affordable housing accommodation whilst still clearly drawing on the architectural language of the surrounding area. We consider the quality of the architecture of the affordable housing much improved compared to that already approved.
Fig 4.14.3 - Detailed elevation of building 4

Fig 4.14.4 - Elevation of building 4 in context

Fig 4.14.5 - Precedent images of London brick façades
4.15 Detailed Façade Study: Building 5

4.15.1 The design of Building 5 follows the façade treatment of the immediate adjacent terraces surrounding Pembroke Place to give the appearance of three houses to form part of the terrace. These are however apartments for elderly affordable tenure. These are simple Georgian painted render with regularised vertical window proportions containing white painted sash windows. To create some variation each façade takes on its own personality by introducing slightly larger windows and metalwork. The proposed height of Building 5 matches the height of the adjacent terrace and blends harmoniously into and retains the identity of the street.

4.15.2 Building 5 will also be painted in three similar colours to the neighbouring buildings with the side and rear elevations constructed from London Stock brick. The building’s appearance will be similar to that already approved.
4.16 Detailed Bay Study: Building 6

4.16.1 The façades of the lateral apartment buildings at the rear of the site have been designed to integrate with the other residential buildings facing the courtyard through the use of similar complementary materials. The fine cast masonry stone detailing and articulated balcony balustrades of Building 1 is repeated on the north façade of the apartments which follows a similar crescent line to the south façade of this building. This approach is repeated with the building facing the mews reflecting the same façade treatment. The setback top floor is of a similar composition and treatment to the penthouse of Building 1 except over a single storey and an extended bronze coloured canopy for solar shading.

4.16.2 High quality London stock bricks will be used on the south elevation of the building. This ensures that the elevations of the apartments all relate to the materials of the rear of the houses that front onto Pembroke Place, which is common of Georgian houses. Reconstituted stone frames around the window opening and horizontal bands add quality and detail to the façades. The building’s appearance will be similar to that already approved.
Fig 4.16.3 - North Elevation

Fig 4.16.4 - South Elevation

Fig 4.16.5 - High quality cast masonry precedents

Fig 4.16.6 - London Stock brick used on Edwardes Square terraces in Kensington

Fig 4.16.7 - Mews Houses in The Knightsbridge
4.17 Landscaping

4.17.1 Public Amenity Space
The landscaping to the front forecourt has considered the public realm usage of this space. York stone paving slabs to match the footway paving with feature strips surround the large London Plane trees.

4.17.2 Semi-Private Amenity Space
The courtyard in the centre of the site is mainly pedestrian with the drop off - porte cochere and access to the car lift being the only area reserved to vehicles. The courtyard is a lush garden with seating options, feature paving and an immersive, textural planting scheme with trees to provide all year seasonal interest. Natural stone continues through the site with bronze inlays and details. Consideration has been given to the planting palette, which includes specific planting characters and planting schemes which aim to enhance the ecological value of the site. The palette includes a combination of shrubs, herbaceous plants, single stem and multi stem trees to provide a variety of texture and form. The space includes a range of playable elements as key components, which contribute to the required doorstep play, as well as being integrated into the scheme to produce spaces which can be used and enjoyed by all residents. The ground floor residential units have buffer planting in planters to provide privacy.

4.17.3 Private Amenity Space
Residents of Building 6 ground floor will have their own private garden spaces that can be accessed from both the ground and lower ground floor.

As was the case in the already approved development, residents of apartments in Building 1, on 4th, 5th, and 6th floors, residents of apartments in Building 2, on 2nd, 3rd and 4th floors and residents of apartment on Building 3, on 4th will have balcony terraces.
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:

**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 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).

**BS EN 5489-1:2013 - Code of Practice for the Design of Road Lighting – Part 1: Lighting of roads and public amenity areas, BSI, 2013**
- Lighting Guides LG6 - The Outdoor Environment, CIBSE 1992
- CIBSE Guide to limiting Obstructive light, 2012, SLL
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 Princes 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 throughout the design with the incorporation of a number of different elements, textures and varying height.

4.19.3 Kensington High Street
A social space with 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 Andy Sturgeon Design have suggested incorporating simple elements such as changes textures within the paving, tactile engraving in the form of features inlay art work that play in relation to the central courtyard. 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 is also 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.

Fig 4.19.1 - Play feature references. Images courtesy of Andy Sturgeon Design
4.19.5 Play Space Calculation

The play space requirements were calculated based on the child occupancy for the unit mix listed below and based upon the London Plan Policy 3.6 and Providing for Children and Young People’s Play and Informal Recreation SPG. The amount required is calculated based on the mix of units which is outlined below.

Market Flats:

1 bed = 14
2 bed = 22
3 bed = 23
4 bed = 9

Given the residential mix of the scheme, approx 98.9 sqm of play space is required. This is to be split, according to the required GLA mix as:

Under 5 year olds - 56%
5 - 11 year olds - 32%
12 years + - 13%

Based on these play space requirements, The Kensington has allocated 340 sq m of play space as outlined in Fig 5.19.4.
4.20 Highways and Public Realm Improvements

4.20.1 Any existing public realm improvements identified on the S106 Agreement will be carried over.

4.20.2 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 while still maintaining a similar separation and luminance both on the road and the pavement.

4.20.3 Activation of the Forecourt
In order to keep the forecourt a lively and active high street frontage the amended proposals introduce cafe and restaurant uses at the base of the proscenium arch with associated outdoor seating. This will generate a sense of place and activity through the day while being an complimentary use adjacent to the Cinema Entrance.

4.20.4 Discussions have taken place with RBKC highways officers regarding these proposals during Pre-application.
4.21 Arrival Experience

4.21.1 The façade treatment of the primary residential entrance is formed in the West Elevation.

4.21.2 Pedestrians Access
The access is formed via a recess to the Ground and Upper Ground floor creating an exterior corridor space. A colonnade approach with its generous width enhances the journey experience while achieving a feasible structural solution and adding improved privacy.

4.21.3 Porte Cochere
The Porte Cochere is envisioned to be the primary drop off space. The space is carved out of the Ground Floor corner of the building allowing a covered arrival experience.

The Porte cochere has been sized accordingly to allow for the different types of vehicles that will need regular and occasionally access to the site without compromising the access to the central courtyard which is pedestrian access only.
4.22 The New Cinema

4.22.1 The Consented Cinema

The current consent has two cinema operators, Picture House and Screening Rooms, which has a total of 7 screens and 887 seats across of 4,447 sq.m of floor space, including wider seats across three levels.

Screening Rooms would have an entrance via Kensington High Street and Picture House would have an entrance via Earls Court Road. Both operators have restaurant and bar facilities to compliment the cinema experience.

4.22.2 The Proposed Cinema

The new proposed cinema seeks to provide a high quality and viable long term solution to ensure that a cinema permanently operates on the site with a single cinema operator, Picture House.

The new proposal will provide:

- All screens are accessed via a single main entrance from Kensington High Street.
- Total of 6 screens – screen numbers are more rational and optimised located in a single floor.
- 887 seats across of 3,120 sq.m of floor space.
- Quality - through the nature of the proposed cinema operator, Picturehouse, as well as through the ambience and better choice of F&B.
- Inclusion of members club 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 mainstream films Picturehouse also show other cultural events.

Please refer to Cinema Supporting Information for further details.
4.22.3 Cinema Summary

The following is a summary of the cinema screen numbers.

Consented Scheme:

Total Gross Cinema Area: 5,049 Sqm
Total Cinema Auditorium Area: 1,325 Sqm
Total Number of Screens: 7
Total Seats: 887
Total Wheelchair Spaces: 12

PH Screen 1: 280 Seats, 3 Wheelchair Spaces
PH Screen 2: 170 Seats, 2 Wheelchair Spaces
PH Screen 3: 166 Seats, 2 Wheelchair Spaces
PH Screen 4: 145 Seats, 2 Wheelchair Spaces
SR Screen 1: 36 Seats, 1 Wheelchair Space
SR Screen 2: 36 Seats, 1 Wheelchair Space
SR Screen 3: 42 Seats, 1 Wheelchair Space

Total: 887 seats, including 12 wheelchair

S73 Scheme:

Total Gross Cinema Area: 4,887 Sqm
Total Cinema Auditorium Area: 1,205 Sqm
Total Number of Screens: 6
Total Seats: 887
Total Wheelchair Spaces: 12

PH Screen 1: 302 Seats, 3 Wheelchair Spaces
PH Screen 2: 168 Seats, 2 Wheelchair Spaces
PH Screen 3: 119 Seats, 2 Wheelchair Space
PH Screen 4: 119 Seats, 2 Wheelchair Space
PH Screen 5: 121 Seats, 2 Wheelchair Spaces
PH Screen 6: 45 Seats, 2 Wheelchair Space

Total: 887 seats, including 12 wheelchair
4.22.4 Entrance Strategy

- The cinema entrance is located on Kensington High Street on the site of the former Post Office.
- There are 875 seats plus 12 wheelchair spaces in The Picture House 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 1-2 hours before a film starts, allowing time to visit the bar and collect/purchase tickets prior to the screening.
- Within the upper ground floor lobby area there is an F&B offer which spills over the forecourt and animates Kensington High Street.

4.22.5 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.
- Cinema fire escapes are split into three locations, that takes people straight to Kensington High Street either side of the existing proscenium arch.
- A phased evacuation strategy will be in place once the alarm has been activated in the cinema. This will not affect the residential unless absolutely necessary.
- 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.

Please refer to the Fire Statement for further details.
Fig 4.22.11 - Entrance Lobby of Cinema
4.23 B1 Office Space

4.23.1 Within Building 1 and 2 ground floor is located a new office space which is potentially suitable for smaller startup businesses. The floor plate is optimised from the consented scheme which had several floors with a total of 7,686sqft gross area. The new proposal across a single floor has a total of 7,890sqft gross area and will deliver high quality office space that is adaptable for different business types but aimed at smaller businesses. The floor plate could be let to a number of small businesses or a single tenant. The upper ground floor has an entrance adjacent to the cinema entrance, this will house post boxes and the door will have an intercom. Two passengers lift can take people down to ground floor for office location and a service lift with entrance via Earls Court Road leads to Lower Ground Floor where there is a bike store, showers and drying room and a refuse store.

4.23.2 The office interiors are likely to be similar to the images shown on the next page with possible exposed ceilings and services and bright coloured furniture with innovative lighting features.
Fig 4.23.2 - Office garden precedents

Fig 4.23.3 - Below ground office precedents

Fig 4.23.4 - Examples of creative office interiors
4.24 Elderly Affordable Housing Proposals

4.24.1 Building 4 and 5 of the development, situated on Earls Court Road and Pembroke Place respectively, will be designated for affordable housing suited for the over 55s.

4.24.2 The proposal for specialist housing meets the requirements of the borough as well as all standards. These includes Part M of the building regulations and the London Housing Design Guide.

4.24.3 There are 30 flats in total.

- Five one-bed upper ground floor flats are located in Building 4 and 5.
- More than 10% of all apartments are designated as wheelchair accessible units. There are 8 units that are compliant with the Part M of the building regulations. All flats have lift access via a ground floor lobby.
- Drop-offs will be curb-side and in front of building 4 for both buildings, and accessed via a single entrance on Earls Court Road.

4.24.4 There is a refuse and bike store in both the affordable housing block in the ground level. A mobility scooter store is also located at the ground floor level.

4.24.5 Please refer to the Planning Statement and Affordable Housing Assessment report for further details.
4.25 Key Sustainability and Renewable Energy Commitments

4.25.1 Energy Strategy
The development will utilise low energy building services solutions to keep energy use and carbon emissions to a minimum. A hierarchy approach to reducing energy consumption for the development will be adopted and developed along the principles of Be Lean, Be Clean and Be Green. In line with the energy hierarchy the proposed development includes a CHP powered site wide heating system connected to all dwellings including affordable and non-domestic building uses. The proposed scheme is future proofed with provision for potential connection to a district heating system. Along side the site wide heating system, PV panels are also proposed, to further reduce CO2 emissions.

4.25.2 Sustainability has been a key driver for the design of the buildings with the aim to create a fabric that minimises the need for heating, artificial lighting and cooling. In addition, a certification of BREEAM ‘Excellent’ standard is targeted for Cinema, Office and Retail.

The residential elements of the development will exceed the minimum requirements under Code level 4 for energy reduction ENE 01 (19% better than Part L 2013) and water consumption WAT 01(105 litres/person/day). The proposed development also includes green roofs and cycle storage provision.

Please refer to the Energy Statement and Sustainability Appraisal for further details.
4.26 Site Management and Security

4.26.1 All areas in and around the site will be under surveillance from CCTV and sufficient and uniform lighting will illuminate all access and enclosed areas.

4.26.2 The main reception areas for the private residential buildings will have 24 hour security personnel presence. Each reception desk will have access to the Central Security Systems.

4.26.3 All visitors will report to the security desk in the reception area and state the apartment and resident for 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 office reception will take a similar approach depending on the tenancy split.

4.26.4 All vehicles entering the site will be monitored and questioned if suspicious. No parking will be allowed anywhere in the external landscaped area except for loading or waiting.

4.26.5 All apartment front doors and communal entrance doors will meet the PAS 23/24 and BS 3621 standards in order to meet Secured by Design requirements where a certificate will be required by the manufacturer. All windows will meet BS 7950 in order to meet Secured by Design requirements on lower ground, ground and first floor levels in order to meet Secured by Design requirements.

4.26.6 Post will be left in postboxes in the post room or with the concierge. The refuse and cycle stores will have a self closing, self locking door and each resident will have a key.

4.26.7 Buildings 4 and 5 have a single entrance point from Earls Court Road and will be access controlled with an intercom system linked to each individual apartment.

4.26.8 There will be no roof mounted BMUs and windows will be cleaned from ground floor where accessible up to 4th floor level and from a moveable platform or cherry picker for the upper floors.
4.27 Privacy & Overlooking

4.27.1 Building 1 has been designed so that the majority of the bedrooms are located in the central part of the elevations with the main living rooms on the corners receiving dual aspect.

4.27.2 The key distances between the buildings are highlighted on the plan in fig 4.27.1.

4.27.3 There are a number of facing elevations from surrounding buildings with no windows, these have been shown in blue on the plan in fig 4.27.1.

4.27.4 The rear windows to 255 Kensington High Street were carefully analysed and only two of these windows are habitable residential. The other is to a common stairwell. Of these two windows the 2nd floor is to a maid’s room which also has another window facing north. The outlook and light was already compromised into this windows as it looked out onto the sorting office roof and escape ladder (before demolition). The aspect of these windows will be improved with the new proposals.

4.27.5 The rear of 12-14 Earls Court Road has some windows in the small light wells, the south light well has no proposed building adjacent to it. Only one elevation of the light well has a habitable bedroom and these are facing into the light well so should not be impacted by the proposed development.

4.27.6 The distance from the penthouse of building 1 to the facing windows on the southern side of Pembroke Place is 70m. There are three apartments on the penthouse. The layouts have been designed to reduce overlooking into Pembroke Place, half of the elevation is a living space and the other half are bedrooms.

The setback distances between buildings within the development and between buildings adjoining the development are consistent with the existing planning permission that has been implemented.
5.0 Consultation & Community Involvement

5.1 Early engagement

Early in the process, the project team engaged with local stakeholder groups to discuss improvements to the extant scheme. The overall feedback received was positive and resulted in positive changes to the scheme.

Refer to Statement of Community Involvement for further information.
5.2 Pre-Application Consultation with Officers

5.2.1 Several pre-application consultations have taken place with RBKC officers between January and June 2019 that informed the design of the scheme. The project team revised the scheme and addressed the comments made during the process.

5.2.2 Consultations have taken place with local councillors, residents and other stakeholders as well as a public exhibition.

Please refer to the Planning Statement and Statement of Community Involvement for further details.
5.3 Public Exhibitions

5.3.1 Two public exhibition sessions were held on Friday 17th May 2019 (12pm-7pm) and Saturday 18th May 2019 (10am-5pm) at a vacant retail unit opposite the site to display the proposals and obtain feedback from local residents. Another session was held on Thursday 16th May for a number of previews for members of the local stakeholder groups. Over 1,000 nearby properties received a newsletter inviting residents to both sessions and contact details were provided for those who could not attend. The project team also made contact with local ward Councillors from Abingdon and neighbouring Holland ward.

5.3.2 Approximately 475 members of the public attended the public exhibition, with 81 providing feedback giving detailed views of the proposals.

Refer to Statement of Community Involvement for further information on data gathered at public exhibitions, contained within this application.
6.0 Accessibility, Social Inclusion & Safety

6.1 Introduction

6.1.1 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.

6.1.2 The scheme provides a safe, legible, high quality environment that will be easily used by wide a range of people as possible without undue effort, special treatment or separation.

6.2 Transport

6.2.1 Public Transport
The site benefits from access to and from the Underground Station High Street Kensington, on the Circle and District Lines, which connects within a few minutes into the West End or slightly further afield to the City. Only a few stops away is London Paddington Station which connects to the West to places such as Reading, Swindon and Bristol. Seven bus routes run along Kensington High Street, 9, 10, 27, 28, 49, C1, N9 and N28 providing links to Hammersmith, Trafalgar Square, Grosvenor Gardens, King’s Cross, Chalk Farm, Chiswick and White City. There are three further bus routes that run along Earls Court Road, 328, C1 and N31 connecting to Chelsea, Victoria, Shepherds Bush, Camden Town, Golders Green and Clapham Junction. Three night buses operate here too. There are no dedicated cycle lanes other than on Philimore Gardens, and Abingdon Villas, which are within close proximity to the site.

6.2.2 Collectively, these nodes provide the site with a large public transport catchment area which benefits from good accessibility. The development proposals will continue this existing good level of accessibility to the mobility impaired, in line with requirements set out in National Guidance, the RBKC Local Development Framework (LDF).

6.2.3 Parking, Deliveries and Refuse Collection
- **Off-street parking accessed via an automated car stacker system from within the central courtyard; with space for 58 vehicles, with all spaces being fully accessible, which exceeds RBKC’s minimum parking standards;**
- **Cycle storage within a locked bike store within the basement for 122 bicycles for the private residential, 10 bicycles for the office occupant; 18 spaces for the cinema staff, with 56 additional visitor spaces externally at ground floor. There are also 34 spaces within the affordable buildings.**
- **Service, delivery and drop-off will be either done off street on Kensington High Street or Earls Court Road or from within the courtyard for the private residential units.**
- **Refuse for the cinema and private residential will be collected from a presentation room on Earls Court Road. For the residential the bins will be transported from the basement via the service / goods lift, to the holding area. A power assisted tug will be used to assist with gradients.**
- **Approaches to Buildings**

6.3.1 The key points of the proposed development are:
- 98 dwelling units within 6 residential Buildings;
- Flush access into all buildings;
- Building 1 entrance lobby accessed either via Kensington High Street or via the drop-off from the central courtyard;
- Building 2 cinema entrance lobbies accessed via Kensington High Street;
- Building 3, retail and residential entrance lobbies accessed from Earls Court Road;
- Building 4 and 5 residential accessed from Earls Court Road;
- Building 6 and Building 2 rear accessed from courtyard.

6.3.2 The principal challenge to maintaining an inclusive environment on this site is dealing with the level difference between the site and the surrounding roads and site entry points. This is overcome with the use of ramps and gently sloping hard surfaces of a maximum gradient of 1 in 20 where necessary. It is acknowledged that the environment created is by definition simply ‘accessible’ and not ‘inclusive’.

6.3.3 The main entrance into Building 1 is at a level of +10.15m AOD, located off Kensington High Street, with drop-off from the central courtyard at +6.45m AOD. The access into Building 2 is at a level of +10.15m AOD off Kensington High Street. Building 3, and Buildings 4 and 5 are accessed from Earls Court Road at +9.60m AOD and +8.51m AOD respectively. Building 6, and the duplex units in Buildings 2 rear, 4 and 6 are accessed from the central courtyard at +6.45m AOD. All buildings have levelled access.

6.3.4 The External Landscaping will meet the following targets:
- All routes are minimum 1200mm wide.
- Drop kerbs will be provided as appropriate.
- Surfacing will be robust, suitable non-slip stone pavements.

6.3.5 Access into the Building
- **Flush thresholds are provided into the main lobbies in all Buildings.**
- **Handrails to ramps and stairs will be suitably detailed.**
- Minimum clear width to ramps and stairs is 1200mm.
- **Main residential and office entrances to have automatic doors operated by a wheelchair accessible push button.**
- **A canopy is provided above entrances to all buildings.**

6.4 Access and Circulation within Buildings

6.4.1 Access to Dwellings
- Residential entrances are provided with adequate space to manoeuvre, to suit Part M and the Wheelchair Housing Design Guide.
- A smooth slip resistant route to dwelling.
- Ramps are not steeper than 1 in 15
- All corridors are minimum 1200mm clear width;
- All approaches to and from lifts to have flush thresholds;
- Retail units at ground floor to have flush thresholds from street grade.

6.4.2 Within the Building - Elsewhere
- All corridors are minimum 1200mm clear width;
- All approaches to and from lifts to have flush thresholds;
- Retail units at ground floor to have flush thresholds from street grade.

6.4.3 Access to Refuse Stores
- The refuse storage for the private residential is located within basement level 2 accessed directly from main residential cores. The office refuse store is located at B2 level and accessed from the office core;
- The cinema refuse store is located at the ground floor with direct access from a service lift to all cinema levels and from Kensington High Street;
- All refuse stores are provided with flush thresholds.

6.4.4 Communications and Controls
- This will be addressed in detail design.
- Generally, signage will be clear, legible and consistent within the buildings. Consideration will be given to providing auditory signals for the visually impaired and visual signals for the auditory impaired, for example lift signals.
- All fire alarms to be both visual and auditory; these will be addressed further during detail design.
- Refuse for the cinema and private residential will be collected from a presentation room on Earls Court Road. For the residential the bins will be transported from the basement via the service / goods lift, to the holding area. A power assisted tug will be used to assist with gradients.
- In the event of emergency, evacuation of the building is by stairwell.

6.4.5 Evacuation and Means of Escape
- In the event of emergency, evacuation of the building is by stairwell.

6.4.6 Building Maintenance
- The development will be maintained by a management company. This will apply to internal and external areas.
- External landscaping will be maintained sound, smooth and clean.
- Any problems with lifts or other amenities will be addressed as soon as the need arises.
6.5 Standards within Dwellings

6.5.1 There are 7 apartments within the private residential that are designed for wheelchair capability and 8 apartments in the affordable residential buildings. The following documents have been referred to in the development of the scheme:

- British Standard 8300:2018 Design of an Accessible and Inclusive Built Environment - Code of Practice, British Standards Institution, 2018
- Technical Housing Standards - Nationally Described Space Standard, 2015
- Wheelchair Housing Design Guide 2006
- London Housing Design Guide 2010
- London Wheelchair Accessible Housing 2007

6.5.2 All apartments within the Buildings of the development are capable through detailed design of meeting Part M standards. Ten percent of all accommodation has been allocated adaptable for wheelchair use and section 7.3 contains drawings thereof.

6.5.3 The apartments should be suitable homes for all purchasers regardless of changes in personal ability or circumstance. The measures to achieve this are detailed below.

6.5.4 British Standards
All apartments are capable of being developed to meet BS8300:2018.

6.5.5 Building Regulations Part M
The requirements provided under Part M include:

- Tactile pavers will be provided, as required.
- All disabled parking bays will have 1200mm access space to one side and another 1200mm safety zone on the vehicular side of the bays.
- Access ramp flight gradients and landings are in accordance with Part M regulations; no ramp is steeper than 1:20, or has a going greater than 10 metres, or a rise of more than 500mm.
- External stair widths will be no less than 1.2m and flights between landings will have a rise of no more than 12 risers.
- Maximum rise of 150mm for external stairs.

6.5.7 Disabled Housing Standards
Additional consideration will be taken to ensure 10% of the apartments are capable of adaption for wheelchair users. This will include:

- Refuse stores located as conveniently as possible. If necessary, refuse collection will be organised by the management.
- Ironmongery will be addressed in detail design.
- Post collection will be located as conveniently as possible. If necessary, it can be organised by the management.
- The flats in the development generally have excellent day lighting - this will minimise changing of bulbs.
- The exclusion of corners in corridors or hallways.
- Dwellings for wheelchair users will be addressed during detail design.
- Knockout panels will be provided between main bathrooms and bedrooms during detail design.

6.5.8 London Housing Design Guide
- Passage widths or approaches, where no turning or door approach is required, will not be less than 900mm wide clear of all obstructions;
- The minimum effective clear width for doors will be 775mm and 800mm for the entrance door. Spaces beside the latch edge of door, will be a minimum 200mm on push side and minimum 300mm on pull side;
- Space for wheelchair users to approach furniture, circulate around it, transfer to seating and approach and operate doors, windows, equipment and control will be provided;
- A turning space of 1800mm x 1500mm behind the closed door, clear of fittings and obstructions will be provided at the entrance, as well as a space of 1100mm x 1700mm to transfer to a second wheelchair;
- Clear manoeuvring space not less than 1800mm x 1500mm will be provided in the kitchen;
- Direct access from main bedroom to the bathroom will be supplied;
- Independent approach/transfer to and use of all fittings, including manoeuvring space clear of fittings will be feasible in one bathroom at least;
- Access to both sides of beds in double bedrooms and outer side of beds in single bedrooms will be possible.
6.6 Fire Strategy

6.6.1 The 263 Kensington High Street development will meet the aforementioned statutory obligations.

6.6.2 The cinema will be designed, constructed and commissioned to meet the stringent requirements of the Building Regulations under the scrutiny of Government approved Building Control inspectors and the Fire Service who have a remit to approve the design and construction but only when they are satisfied that each element of the process meets statutory standards. Therefore, in the unlikely event of a fire, the building fabric of the cinema along with the passive and active fire systems will have been designed to the most modern standards, either meeting or exceeding the requirements of the regulations, to ensure safety.

6.6.3 In conjunction with the aforementioned robust design, post occupancy statutory obligations are equally enforced under the requirements of the Regulatory Reform (Fire Safety) Order 2005. Fire prevention is fundamental and implementing clearly defined fire policies and procedures will be a primary duty for the cinema operator to ensure the safety of all persons within the cinema at all times.

6.6.4 Staff will also receive comprehensive fire training in accordance with training needs analysis to enhance the requirements of the fire procedures. This will ensure, in conjunction with the active measures such as the fire alarm system, that in the event of an emergency, the evacuation of persons from within the building will be in a safe, proficient and timely manner.

6.6.5 Emergency vehicles include fire tenders and ambulance vehicles.

- Access to Buildings 1, 2, and 6 will be via the central courtyard accessed from Kensington High Street.
- Adequate headroom has been allowed for a fire tender to pass under Building 1 and park within 18m of the specific Building;
- Access to Building 2 will be via the gate on Kensington High Street and into the Building 2 core
- Access to Buildings 3 and 4 and 5 will be via the main entrances from Earls Court Road.
- Dry riser inlets will be placed at the front of each building. The nearest fire station is approximately 920m away, east along Kensington High Street on Old Court Place.

Please refer to the Fire Statement for further details.

Figs 6.6.1 - Upper Ground Floor showing egress from lower floors straight to Kensington High Street and fire brigade access from Earls Court Road
Figs 6.6.2 - Ground Floor showing egress from lower floors into courtyard