3: The Proposals

3.12.5 Type 2

Type 2 individual qualities are:

Type: Villa
No. of storeys: 3 storeys to crescent and additional 2 lower ground levels
Frontage: Double fronted with link wall feature
Accommodation: 4 bedrooms
Number of houses in series: 3
5.3: The Proposals

3.12.6 Materials:
Rusticated reconstituted stone base with render and brick facades and reconstituted stone detailing. Brick rear elevation with reconstituted stone and brick detailing.

3.12.7 Architectural features:
Due to the geometry of the crescent and the size of the properties a series of breaks are formed in the terrace to allow for an increased garden provision and increased solar penetration. This variation is made possible by the continuous nature of the stone base and the rhythm of the expressed and recessed frontages.

A garden terrace is located to the side of the property at ground level but is obscured from the existing neighbouring gardens by the existing boundary wall.
3: The Proposals

3.12.8 Type 3

Type 3 individual qualities are:

Type: Terrace

No. of storeys: 3 storeys to crescent and additional 2 lower ground levels

Frontage: Double fronted with recessed flank

Accommodation: 4 bedrooms

Number of houses in series: 8
3. The Proposals

3.12.9 Materials:
Rusticated reconstituted stone base with render and brick facades and reconstituted stone detailing. Brick rear elevation with bay projections and reconstituted stone and brick detailing.

3.12.10 Architectural features:
A grand entry has been provided by introducing a double height space.
Subtly varied front door arrangements and ground level window locations to create variety within the pattern of frontages.
Contemporary take on historic cornice treatment with introduction of glazed clerestory windows to uppermost section of frontage.

3 elevational variants have been developed to provide individuality to the houses and diversity to the streetscape. The variations are concentrated around the entrance door and ground floor window arrangement, as well as the garden wall, gate and railings.

Due to site constraints this house type has limited opportunities for windows to the rear of the top floor so roof lights have been introduced to ensure good levels of natural light.

Each dwelling has an integrated garage.
3: The Proposals

3.12.11 Type 4

Type 4 individual qualities are:

- **Type:** Terrace
- **No. of storeys:** 3 storeys to crescent and additional 1 lower ground level
- **Frontage:** Double fronted with recessed flank
- **Accommodation:** 5 bedrooms
- **Number of houses in series:** 6
3. The Proposals

3.12.12 Materials:
Rusticated reconstituted stone base with render and brick facades and reconstituted stone detailing. Brick rear elevation with reconstituted stone and brick detailing.

3.12.13 Architectural features:
Single level of basement due to road being set at lower level for this part of the crescent. Asymmetric arrangement of front door and ground level windows.
Ground floor extension located behind boundary wall and not visible from existing gardens.
3: The Proposals

3.13 WV05

3.13.1 Plot WV05 is comprised of 4 different housing types (numbered 5-8) due to the varying site conditions along the crescent.

3.13.2 The following pages describe the various types and clarify the differences between.

3.13.3 The following characteristics apply to all of the townhouses along Empress Crescent:

- There is a min 2m strip at the back of the gardens (along the existing retaining wall) where there is an opportunity for taller planting with deeper soil build-up and no basement accommodation below; many of the gardens are large enough for significantly more than the 2m strip of tall planting potential.

3.13.4 Type 5

3.13.5 Type 5 individual qualities are:

- Type: Terrace
- No. of storeys: 3 storeys to crescent and additional 2 lower ground levels
- Frontage: Single fronted with recessed flank
- Accommodation: 4 bedrooms
- Number of houses in series: 6
3: The Proposals

3.13.6 **Materials:**
Rusticated reconstituted stone base with render and brick facades and reconstituted stone detailing. Brick rear elevation with reconstituted stone and brick detailing.

3.13.7 **Architectural features:**
Basement level extension located behind boundary wall and not visible from existing gardens.

**fig 3.13.8:** Type 5 Coloured Front Elevation

**fig 3.13.9:** Type 5 Rear Elevation
3: The Proposals

3.13.8 Type 6

Type 6 individual qualities are:

Type: Terrace
No. of storeys: 3 storeys to crescent and additional 2 lower ground levels
Frontage: Double fronted with recessed flank
Accommodation: 5 bedrooms
Number of houses in series: 8
3: The Proposals

3.13.9 Materials:
Rusticated reconstituted stone base with render and brick facades and reconstituted stone detailing. Brick rear elevation with bay projections and reconstituted stone and brick detailing.

3.13.10 Architectural features:
Double-height living space with sloping roof to rear extension
Contemporary take on historic cornice treatment with introduction of glazed clerestory windows to uppermost section of frontage

3 elevational variants have been developed to provide individuality to the houses and diversity to the streetscape. The variations are concentrated around the entrance door and ground floor window arrangement, as well as the garden wall, gate and railings

Roof lights are used to provide a dramatic stair and increase light levels to a deep bedroom plan.

Each dwelling has an integrated garage

House type 6 sits alongside house type 7, which is a lower two storey type. The junction between house type 6 & 7 warrants a special unit, with a set back and side window to the top storey brick element in order to address the corner
3: The Proposals

3.13.11 Type 7

Type 7 individual qualities are:

Type: Terrace
No. of storeys: 2 storeys to crescent and additional 1 lower ground level
Frontage: Double fronted with recessed flank
Accommodation: 3 bedrooms
Number of houses in series: 6
3.13.12 **Materials:**
Rusticated reconstituted stone base with render and brick facades and reconstituted stone detailing. Brick rear elevation with reconstituted stone and brick detailing.

3.13.13 **Architectural features:**
Lower Ground level extension located behind boundary wall and not visible from existing gardens.
All dwellings have an integrated garage.
3: The Proposals

3.13.14 Type 8

Type 8 individual qualities are:

Type: Apartment
No. of storeys: 2 storeys to crescent and additional 1 lower ground level
Frontage: Double fronted with central recess
Accommodation: 2 bedrooms
Number of houses in series: 1
3: The Proposals

3.13.15 Materials:
Rusticated reconstituted stone base with integrated glazed retail frontage and signage. Render and brick facades and reconstituted stone detailing. Brick rear elevation with reconstituted stone and brick detailing.

3.13.16 Architectural features:
Ground level access to accommodation with integrated garage. Living and sleeping accommodation situated on first floor level.
Retail unit to Old Brompton Road frontage with connected basement retail/storage
3: The Proposals

3.14 Pavilions

3.14.1 Warwick Pavilion

No. of storeys: Single extended storey structure
Use: Cultural and retail
Frontage: The pavilion has a southerly aspect onto Exhibition Square

3.14.2 Architectural features:
The pavilion is defined by a gently tapering canopy set at the height of the rusticated base of its new neighbours. This feature leads visitors and residents into the square and marks the pavilion and subsequently the development on Warwick Road. The canopy is “folded” downwards to contain the raised seating area and shield activity from neighbouring properties on Warwick Road. The entrance to the pavilion is on Exhibition Square and this encourages people into and to use the space.

3.14.3 Materials:
The main component of the pavilion is a simple glazed enclosure that sits on a reconstituted stone plinth that emerges from the ground as the site level drops to Warwick Road. This provides an external terrace, associated to the cultural use inside, to allow for seating or external exhibition space. The space is covered by an overhanging roof, edged with a bronze powder coated channel within which is set a reconstituted stone strip and contained by a textured reconstituted stone slatted wall to the north. The transition between pavilion and terrace is marked in a similar way making reference to the rusticated base of the houses.
3: The Proposals

3.14.4 Empress Pavilion

No. of storeys: Single extended storey structure with two reduced upper level floorplans

Use: Cultural

Frontage: The pavilion has a northerly aspect onto Exhibition Square

3.14.5 Architectural features:

The ground level expression of the pavilion matches its northern counterpart, forming a set piece defining the entrance of the square and the developments proposals beyond. Above, accommodation is stacked to sit back from the road and the adjoining properties and becomes secondary element above the strong canopy line.

3.14.6 Materials:

The materials echo those of the northern pavilion but differ to the higher level accommodation. Here each form is treated differently, representing different types of exhibition space inside so that the larger element adjacent to the houses is ‘black box’ accommodation dressed in reconstituted stone acknowledging the rhythm of fenestration of the houses in its panel sizes and the intensity of detail generated by the first floor domestic balconies in its groove detailing. The single storey element sitting closer to Warwick Road is a powder coated bronze clad box and allows for natural daylighting by means of its sinuously curved fins turned, to allow glimpses of outside from within and a suggestion of the activity in the exhibition space from the square.
fig 3.15.1: View of Exhibition Square
3: The Proposals

3.16  WV01

3.16.1  Introduction

3.16.2  WV01 fronts the Lost River Park and continues the alignment of Warwick Crescent and its relationship to the existing properties on Philbeach Gardens.

3.16.3  The two schemes (RBKC only and the comprehensive scheme) change the setting of this building and the surrounding issues have been investigated for both scenarios. During design development stages the team have explored options of both townhouses and apartments for this location.

3.16.4  Comprehensive scheme

3.16.5  WV01 sits adjacent to the Lost River Park, within the existing Philbeach Gardens properties to its rear. To the north sits the impressive St Cuthbert’s Church. The decking over of the West London Line allows for the provision of the linear Lost River Park running from Lillie Road to the South to West Cromwell Road to the North. The park makes for a green outlook to the building and a dramatic landscape setting. To the north the ventilation opening to the West London Line is hidden by green sloped banks and the landscape has an interesting 3 dimensional form. Access to the building is controlled to pedestrian/taxi/deliveries and emergencies at grade, the road changing from black top to a softer organic material in keeping with the Lost River Park. Car access is from below ground linking with the basement under the former Exhibition Centre.
3: The Proposals

3.16.6 **RBKC-Only scheme**

3.16.7 The location of the building and its form is unchanged in this scenario. The RBKC-Only masterplan does not deliver the Lost River Park to the northern part of the development, therefore the West London Line would remain uncovered adjacent to building WVO1. Access is provided along the resultant strip of land between building and railway.

3.16.8 The investigations and design development have concluded in an apartment scheme that is more suited to the 6 storey section and amenity space provision than family homes. The apartment scheme provides four upper duplexes with living spaces to the top floor.
3: The Proposals

3.16.9 WV01

3.16.10 The building has a total of six levels, with 3 dual aspect, habitable storeys above ground, two single aspect, habitable storeys below ground and a basement level for parking and service access. The plot itself is a long strip with three storeys above ground and a setback to the top floor. The massing is largely dictated by the site constraints, such as the overshadowing to neighbouring gardens to the rear, the site boundary to the front, views to the existing church to the north of the site, rail tracks and the northern access road below. There is good below ground access via the basement under the former Exhibition Centre.

3.16.11 Architecturally, WV01 is seen as a mansion block to accompany the town houses of Warwick Crescent. Therefore, they are designed to echo similar proportions and materials. WV01 retains the rusticated base of the town houses with a rusticated reconstituted stone or render top section and a strong cornice line. A recessed element is used to break up the mass of the front elevation and to define the entry points to the two access cores. The rear of the building is in mock Flemish bond brickwork and uses the stepped element as a point to change material.

3.16.12 Increased activity is created at ground level by providing all ground floor lateral apartments with their own private entrances. The window design observe a hierarchy, with tall windows to the ground floor, French windows with balconies at first floor level and smaller windows to the second floor. This hierarchy is also followed to the rear of the property. Additional windows are provided to the flank elevations so the building can address the landscape areas to the North and South of the site and turn the corner in a suitable manner.

fig 3.16.3: WV01 Proposed section

fig 3.16.4: WV01 Proposed floor plan
3: The Proposals

3.16.13 **WV01**

3.16.14 **WV01 Upper duplexes**
There are a total of four dual aspect, upper duplexes that are accessed at third floor level from the lift core. They comprise of 3 bedrooms, 2 reception rooms, kitchen, breakfast room and a study. The living areas are situated on the top floor and benefit from direct access to a generous private terrace to the rear. Planting and a fence prevent overlooking to the rear of the property whilst also providing visual interest for the neighbouring properties. The bedrooms to the front of the property have balconies.

3.16.15 **WV01 ground floor laterals**
There are a total of four dual aspect, lateral apartments at ground floor level and each of these has private access directly from the street. They comprise 2 bedrooms with combined living / kitchen / dining. A strip of amenity space is provided to the front of each unit, at the point of access and there is potential to provide the two end units with further amenity space to the flank elevation, directly off the living area.

3.16.16 **WV01 Lower duplexes**
There are a total of four single aspect, lower duplexes that are accessed at level -2 from the lift core. They comprise 3 bedrooms, 1 reception room and combined kitchen / dining. The living spaces are located on the lowest level and benefit from direct access to a generous terrace/ garden area with a 3 metre planting zone.
3: The Proposals

3.17 Materials

3.17.1 Material Palette
The materials used for the building facades are robust and hard-wearing in nature and inspired by the surrounding townscape of the Royal Borough of Kensington and Chelsea. The townhouses respect the permanence of their existing surroundings and the visual weight exhibited by the mansion blocks and townhouses located in their proximity.

3.17.2 The material palette includes reconstituted stone, yellow London stock brick, through-colour render (a modern equivalent to stucco) and bronze powder coated metal window frames. The cultural pavilions to Exhibition square utilise larger extents of solar control glazing, reconstituted stone panels and detailing and bronze coloured strip cladding.

3.17.3 Further information regarding the appearance of the wider development and the townhouses’ future context can be found in Section 3.1.12 of the Design and Access Statement (June 2011).
3.18 Building Uses

3.18.1 Proposed uses/buildings
The following uses are proposed for within WV01, WV02, WV05:
- Cultural facilities
- Retail
- Residential
- Ancillary, parking, circulation, servicing and plant

3.18.2 The dominant use across the site is residential, however this is supported with a number of other uses to create a diverse and varied development.