3.3.9 Soft Landscape

3.3.9.1 General guidelines

All planting material should sourced locally where possible. Where native plant material is specified, these should be sourced from suppliers who have adopted Flora Locale's (2012) Code of Practice for collectors, growers and suppliers of native flora. All composts and soil conditioners must be peat free. Water use and moisture retention should be considered through the specification of a natural mulch of sufficient depth and quality.

3.3.9.2 Tree planting

There should be a variety of trees species which vary in height and form. Tree planting should enhance the public spaces aid wayfinding and define routes.

Tree palettes for areas of densely planted groups should be from the same family of genus i.e. *Rosacea* as trees from the same family will fare better than those from competing families. If possible, tree stock for densely planted groups should be seeded or sourced from the same mother stock to provide the best chance of performing as one tree group system.

Tree species should be selected for their suitability to growing conditions on site and for future resilience to factors such drought or short flooding due to climate change. Consideration should be given to the placement of utilities and installation of hardstanding to ensure successful tree planting. Root barrier should be used only where strictly necessary to protect adjacent services and structures.

Tree pits should have sufficient volume for the size of tree proposed and employ the use of structural system to prevent soil compaction in hard paving. Compaction should be avoided and shared tree pit zones are encouraged to reduce stress, providing longevity for the trees and to minimise future potential damage to pavements or built structures, promoting legacy trees. Trees in hardstanding should use integrated paved tree grilles with expandable circular rings to allow for tree growth.

Tree pits on podium or slab should contain a sufficient soil depth and volume to allow for successful establishment, with the use of raised beds or mounded planting areas where necessary.

SW.L.18

Soft Landscape

Mandatory Design Element

Planting must include mix of native and non-native species of known value to wildlife and will increase forage and nesting opportunities around the site.

Plant choice must also provide year-round forage provision for pollinators, and support bats – please refer to RHS Plants for Bats and Plants for Pollinators lists, including night-scented flowers.

Planting must meet RBKC Biodiversity Action Plan (BAP) target P3.3: 'At least 30% of all new planting schemes must comprise pollinator-friendly plants'.

Where amenity grass is planned, a low-flowering lawn mix that will increase biodiversity while withstanding regular mowing and footfall must be used.

SW.L.19

Tree Planting

Mandatory Tree Planting Requirements:

Structural soil systems utilising a cellular crate must be used in areas where there is likely to be high compaction in the adjacent surfaces (i.e. adjacent to roads, footways, buildings etc).

Any proposed tree species to the southern boundary must be in line with published Network Rail Tree Planting Guidance, please refer to 'Recommended planting species', 2015.

Trees sourced for wind mitigation must be acclimatised to windy conditions at the source nursery to ensure the best chance of survival.

Tree pits must be free draining, contain an irrigation system (either manual or automated) and tree aeration system.

Anchoring system must be all underground and adjustable. Above ground tree stakes are to be avoided.

Tree pits must have a minimum of 1200mm soil depth (topsoil and sub-soil combined) and must be provided over 250mm granular drainage and drainage mat where planting over structure/podium. Note the above is a minimum and the tree pit size must be adapted to larger volumes for larger trees.

Trees must never be planted in tree pits where the rootball size is the same as the dug tree pit dimension. An allowance of 200mm soil buffer zone on all sides must be provided as a minimum.

Trees must be planted in the following stock sizes as a minimum:

- Single stem trees (Podium): 4m H, 16-18cm girth
- Single stem trees (Streets): 7m H, 2m clear stem
- Multi-stem trees (All): 2.5m H

*Note these are minimums only and where required for wind mitigation, trees should be installed at the recommended height for mitigation.

SW.L.20

Amenity Planting

Mandatory Design Element

Planting near children's play areas must be non-toxic.

Planting must be resilient and adaptive to climate change and including species that are drought tolerant and able to withstand short spells of localised flooding.

Planting depths outlined above must be followed to ensure optimum outcomes for the planting.

3.3.9.3 All other amenity planting

A mix of evergreen and deciduous plants should be used to create year-round interest and variety throughout the seasons. Planting should address the urban environment and where appropriate, provide mitigating effects such as reducing air pollution.

Planting should be low maintenance and species appropriate to the locality, it should offer biodiversity value and native species should be prioritised. Areas of lawn should be species rich wherever possible with some areas mown less often to promote biodiversity and wildflower growth.

Planting will be over structure should use drought tolerant mixes, choosing appropriate species for climate resilience to reduce water consumption. Areas of defensible planting should be of an appropriate size to create adequate levels of privacy at installation.

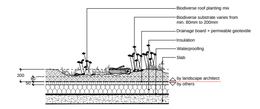
Any shrub planting that is required for wind mitigation should be robust and consist of a mix of species rather than single species.

The following soil depths to be installed as a minimum for amenity planting, including on podiums:

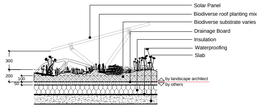
- SHRUBS AND HEDGES : 600mm soil depth (topsoil and sub-soil combined) should be provided over 200mm granular drainage and drainage mat.
- HERBACEOUS, GROUNDCOVER AND LAWN: 400mm soil depth (topsoil and sub-soil combined) should be provided over 150mm granular drainage and drainage mat.

3.3.9.4 Typical Planting Details

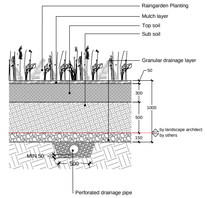
The following substrate depths should be used for general planting.



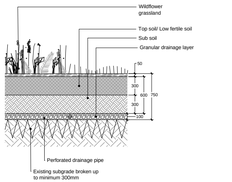
01 Biodiverse Roof
SCALE 1:20



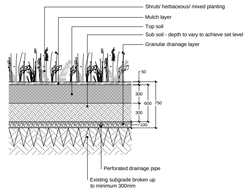
02 Biodiverse Solar Roof
SCALE 1:20



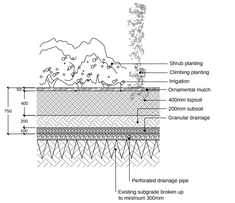
03 Raingarden Planting
SCALE 1:20



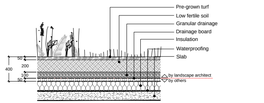
04 Wildflower Grassland / Species Rich Lawn
SCALE 1:20



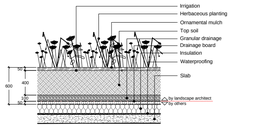
05 Herbaceous Planting
SCALE 1:20



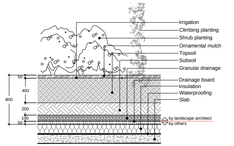
06 Shrub / Climbing Planting
SCALE 1:20



07 Wildflower Grassland / Species Rich Lawn - Over Podium
SCALE 1:20



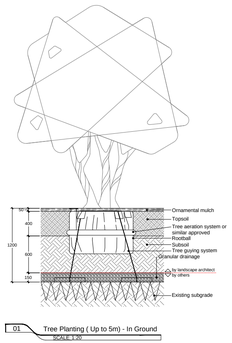
08 Herbaceous Planting - Over Podium
SCALE 1:20



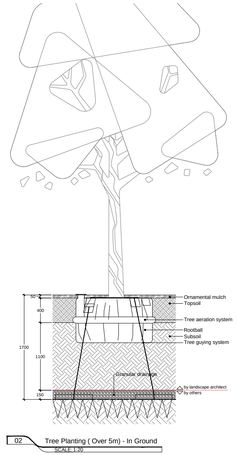
09 Shrub / Climbing Planting - Over Podium
SCALE 1:20

3.3.9.5 Typical Tree Pit Details

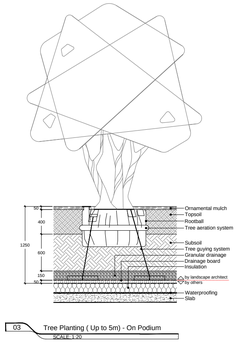
The following substrate depths should be used for tree planting.



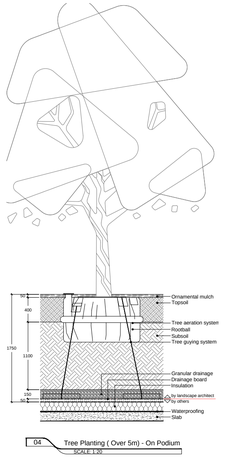
01 Tree Planting (Up to 5m) - In Ground
SCALE 1:20



02 Tree Planting (Over 5m) - In Ground
SCALE 1:20



03 Tree Planting (Up to 5m) - On Podium
SCALE 1:20



04 Tree Planting (Over 5m) - On Podium
SCALE 1:20

3.3.10 Sustainability and Biodiversity

3.3.10.1 Sustainability

Sustainable principles must be embedded within the design of the landscape and public realm. This should be considered at every stage of the project from design through to construction and future management. Consideration should be given from the outset of the design process as to how the landscape will be managed and maintained in the long term.

The proposals must create places that are flexible, taking account of the future impacts of climate change, and adaptation measures that may be retrofitted in the future. Consideration should be paid to the implementation of water management and recycling schemes such as use of grey-water recycling, rainwater harvesting for irrigation, and to promote sustainable urban drainage systems (SuDS).

3.3.10.2 Sustainable materials

Landscape materials should be selected from local materials, where possible, consider sustainable sources and overall carbon emissions resulting from shipping, quarrying and other energy uses. They should be fit for their purpose and consider overall longevity and likelihood of replacement when considering the overall carbon impact.

Reuse of building materials from demolished buildings should be considered from an early design stage in accordance with Circular Economy SPG. This includes reuse of materials within items such as gabions and biodiverse substrates. Other possible items could include the reuse of furniture, hard paving and brick material for retaining features.

Timber products should be Forest Stewardship Council (FSC) certified timber or timber certified under the Pan European Forest Certification Scheme.

The lighting design should minimise energy use through low energy use equipment and sophisticated control systems. Timed lighting systems for seasonal and day/night use should be considered. The lighting products selected should prevent glare and light spill pollution, and not be detrimental to wildlife corridors. Solar lighting options should be explored where possible.

3.3.10.3 Biodiversity

Guidance from an ecologist of recommended species to include is necessary. Refer to the 'Preliminary Ecological Assessment (PEA)' for species of importance that have been identified including safeguarding along the canal for potential bat corridors.

The public realm adjacent to the canal must be designed with considerations to seasonality to minimise the impact on this important ecological corridor. The detail design of lighting and planting must require input and sign off from an ecologist.

Bat boxes should be positioned between 3-5m above ground level facing southeast – southwest in a location that must not be lit by artificial lighting. The use of integrated bat boxes that can be incorporated into the fabric of new buildings is also recommended as this will create long-term roost resources for local bat populations.

Habitat features and planting that support priority species identified within the London BAP and RBKC BAP and highlighted as important within the PEA should be installed wherever possible. These include but is not limited to targeting nesting boxes for black redstart and house sparrow. The inclusion of woodcrete bird boxes (or equivalent) are recommended as they are available in a range of designs, are long lasting compared to wooden boxes and insulate occupants from extremes of temperature and condensation.

House sparrow boxes should be located at least 3m in height, out of direct sunlight but not obscured by dense vegetation and adjacent to dense hedgerows and wildflower meadow to maximise foraging opportunities and away from areas of high foot traffic. The boxes should be cleaned out yearly during the winter months (September-February) and old boxes should be replaced or repaired as necessary.

The provision of beetle bumps, in line with the open mosaic habitat mitigation, and log piles on site will provide shelter for a range of invertebrates including stag beetle, as well as function as hibernation sites. These features should be located in relatively undisturbed areas, and log piles could be placed beneath newly created hedgerows and other vegetation. An increase in invertebrate numbers and diversity, will also benefit foraging bats and birds.

Bespoke invertebrate habitat could also be incorporated into the design on or in close proximity to newly created biodiverse roof areas. These can be attractively designed using recycled materials of local provenance that are appropriate to the habitats available on site.

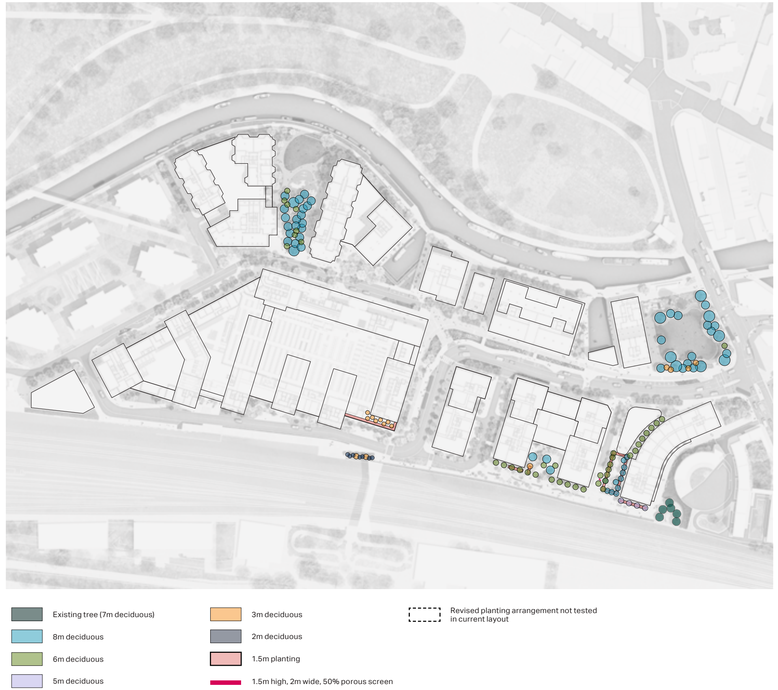
3.3.11 Wind Mitigation

Wind model testing has been carried our for the outline planning portion of the development. These tests were modelled from the maximum parameter and did not include architectural elements such as balconies and recesses for entrances as shown on the illustrative scheme. Therefore wind exceedances have been mitigated via modifications in the landscape and public realm design based on the outline maximum massing parameters only.

Further wind model testing will be required at the detail design phase. This is expected to possibly reduce or change the need for mitigation measures in the landscape and public realm, due to increased articulation of the architectural design.

The mitigation measures tested and shown in the diagram adjacent are subject to further development and may change at the detailed design stage. The wind testing to date demonstrates that it is possible to mitigate for windy conditions along the southern terrace.

The measures shown on the diagram adjacent are to illustrate that it is possible to achieve safe wind conditions throughout the site and were based on a previous iteration of the design. It should be noted that there are some misalignments due to the discrepancies between the tested design and the final illustrative scheme submitted for planning. Further design development is expected to improve the conditions and provide more integrated mitigation measures. More information can be found within the Wind Mitigation Report.



3.3.12 Edge Treatment - Crescent Link & Kensal House Nursery

SW.L.21

Edge Treatment - Crescent Link

Mandatory Design Element

A minimum 4m wide landscape strip surrounding the northern perimeter of Kensal House Nursery must incorporate a minimum 1.8m high fence to prevent public access to the rear of the nursery and provide an offset to the clerestory windows.

The following section have been prepared to illustrate the edge conditions to the southern and eastern edges of the site.

Here we have illustrated the relationship between the proposed Crescent Building (Building 1.1) and Kensal House Nursery. The illustrative scheme proposes a pedestrian footpath 'Crescent Link' which will be a minimum of 3.7m wide to provide a secondary means of fire tender access into the site.

A minimum 4m wide landscape strip must incorporate a 1.8m high fence along the existing boundary line, to prevent public access to the rear of the nursery and provide an offset to the existing clerestory windows. The landscape strip should incorporate appropriate planting to provide privacy.

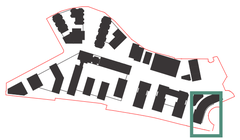


Fig 3.32: Edge Condition - Plot 01 Crescent and Proposed Kensal House Boundary Fence

Fig 3.33: The existing boundary condition

Fig 3.34: The existing boundary condition

Fig 3.35: The Proposed boundary condition

3.3.13 Edge Treatment - South Terrace (Plot 01 Garden)

SW.L.22

South Terrace Edge Treatment

Mandatory Design Element

A minimum 1.8m high railing (measured from South Terrace finished floor level) must be provided along the southern edge of South Terrace.

The design of the railings must allow for views and natural light to the south whilst providing a barrier to the Great Western Mainline beyond.

The edge treatment along South Terrace must provide safety for visitors and residents whilst maximising the views to the south of the site.

The section drawing opposite shows the scale of South Terrace and the significant level difference between this and the Great Western Mainline to the south.

The design of these railings should complement the material palette and architectural design of Plot 01. Suitable examples have been shown within this section.

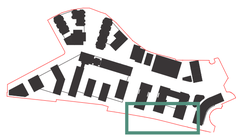


Fig 3.36: Edge Condition - Plot 01 Crescent and Proposed Kensal House Boundary Fence

Fig 3.37: The existing boundary condition to the memorial site

Fig 3.40: Example of appropriate boundary fence treatement (min. height 1.8)

Fig 3.41: Example of appropriate boundary fence treatement (min. height 1.8)

Fig 3.38: The Proposed boundary condition

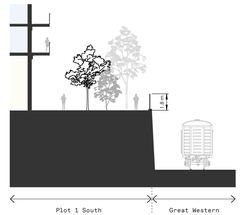


Fig 3.39: Typical South Terrace Section

3.3.14 Edge Treatment - South Drive - Plot 02

SW.L.23

South Drive Edge Treatment

Mandatory Design Element

A minimum 1.8m high railing (measured from South Terrace finished floor level) must be provided along the southern edge of South Terrace.

The design of the railings must allow for views and natural light to the south whilst providing a barrier to the Great Western Mainline beyond.

The boundary treatment on the southern edge of South Drive fulfils an important role in both screening the Network Rail Compound and Great Western Mainline from South Walk and Gardens, whilst allowing views to Wormwood Scrubs and the wider city beyond.

The boundary treatment on the southern edge of the road (labelled 'Landscape A') will be comprised of a 1m wide landscape strip incorporating low planting in front of a minimum 1.8m high brick wall. The brick wall must be designed in a material palette sympathetic to Plot 02, where a London Stock Brick has been selected to characterise the podium buildings here.

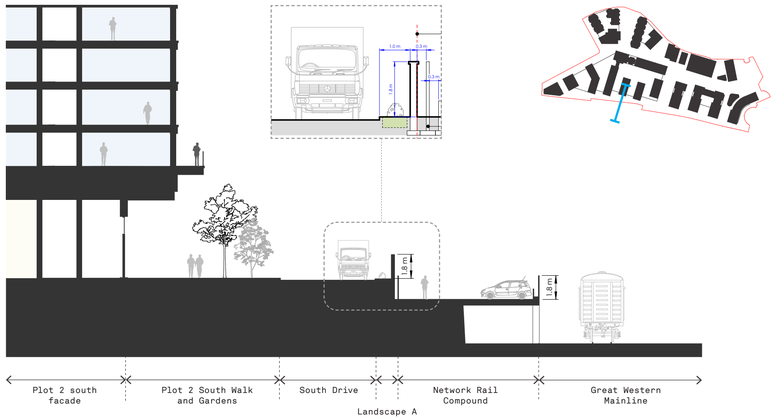


Fig 3.42: Proposed section showing Plot 2 and South Drive

Fig 3.43: The illustrative landscape plan showing the 1m landscape strip on the southern edge of South Drive

This page is intentionally blank

P2 REVISIONS - 14th March 2025

P2 ISSUE - REISSUE IN RESPONSE TO RBKC AND GLA COMMENTS

Figures 3.7+3.8 - Before and after site overview images added.

Figures 3.43/3.44/3.45 - Diagrams updated to show 'mandatory' requirement where previously 'recommended'.

General Update to clarify the wording for Mandatory design elements

Mandatory Design Code Element Numbering System Added / Document reformated.

4.0 Plot Design Guidelines - Plot 1

Plot 01
Introduction and vision

Plot 01 design narrative emerges from a process of careful analysis of the borough's local vernacular. There are strong urban planning and architectural features that define the Plot's character, which are inspired by those elements that are essential to the architectural identity of West London. Elements of Regency architecture from both a macro and micro scale are incorporated to the design as part of a recipe for a contemporary interpretation of the classical heritage of the area.

The Plot incorporates the Crescent, one of the most representative residential typologies in the Borough as one of its strongest design principles.

Looking further into North Kensington´s architecural anatomy, the rounded street corner appears as one of its key streetscape features. This urban shape is incorporated to the design as another way of showcasing the area's architectural tradition in urban design.

It is identified that Plot 01 is a significant part of the overall site as it bounds the South Eastern edge of the development occupying a prominent corner of the masterplan, in direct contact with existing urban tissue.

Fig 4.1: Crescent form - Concept Sketch

Fig 4.2: Regency aesthetic - precedent study

Fig 4.3: Ground floor space - precedent study

Fig 4.4: Ground floor uses diagram

Fig 4.5: Regency aesthetic - precedent study

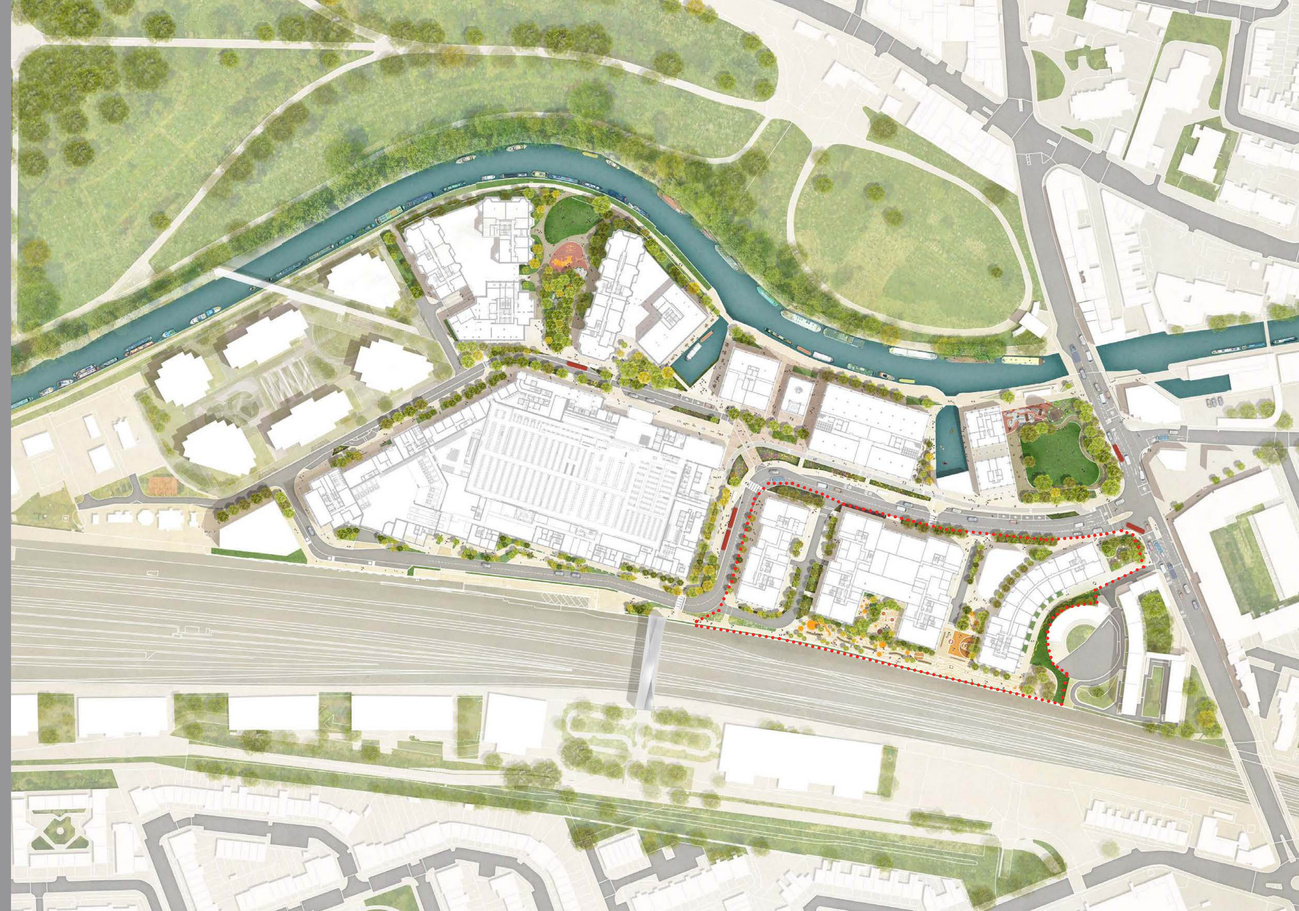


Fig 4.6: A view of one of the connecting streets in Plot 01.

The primary physical constraint to the Plot 01 site is the Great Western Railway mainline along its southern edge. The buildings will sit away from the railway and will account for enough space along the South of the site for public realm, accomodating the south terrace linear park.

The north Edge of the plot is determined by the Sainsbury's view corridor, which itself outlines the primary commercial frontage to the central Avenue.

To the West, it is the key masterplan splines and distance to Plot 02 which determines the boundary of the plot. The buildings frame a north south connection through the site from the proposed bridge landing position to the canal edge.

To the East of the Plot sits the Grade II listed Kensal House, a modernist housing estate by architect Maxwell Fry, completed in 1937. Kensal house triggers key design guidelines for the plot, such as the lowering scale approaching Ladbroke Road, and the crescent shape for block 1.1

Fig 4.7: The existing southern boundary to the site

Fig 4.8: The proposed landscape design and building frontages to south drive

4.1 Plot 1 - Block Form & Arrangement

4.1.1 Relationship to masterplan

01.01

Block Form and Arrangement

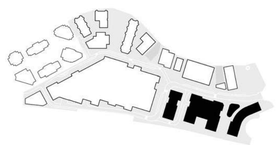
Mandatory Design Element

Minimum 18m street width must be achieved between the blocks

Blocks must be orientated north south

Blocks must be arranged to maximise active uses at the ground floor building perimeter

Plot 1 occupies a key location at the south east corner of the masterplan and is highly visible from the junction with Ladbroke Grove. The block is arranged into 4 distinct plot footprints, namely, 1.1, 1.2, 1.3 and 1.4, running east to west. The four plots are separated by streets and courtyards to allow daylight and sunlight to penetrate and they span north south to allow for east and west facing apartments. Plots 1.2 and 1.3 share a podium and are joined by a lower linking block on the north side of the plot to give presence and enclosure to the high street. Plot 1.1 is curved into a crescent shape, reflecting the curvature of nearby Kensal House and responding to the semi circular existing buildings and courtyard.



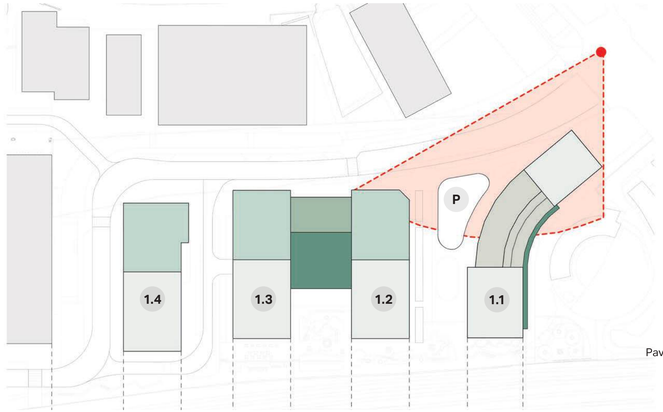


Fig 4.9: Block Gauging

Fig 4.10: Illustrative scheme

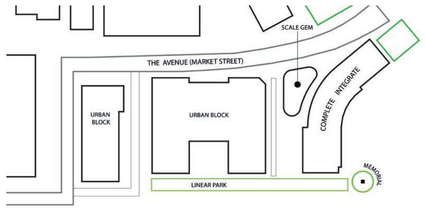


Fig 4.11: Plot 01 - Plan Form

4.2 Plot 1 - Scale & Massing

4.2.1 Block articulation

01.02

Block Articulation

Mandatory Design Element

Massing must be arranged to maximise daylight penetration to units and provide adequate sunlight to the open spaces

Building design must optimize orientation of the site with residential buildings predominately orientated north south to encourage east and west aspect units

Blocks must be articulated to maximise the quantum of dual aspect units

Blocks to be broken into vertical forms using recesses and varying heights articulated within the massing. The stepping approach to height must be maintained within the maximum parameters.

The building massing arrangement for plot 1 positions lower level 'shoulder' blocks to the north facing the high street, with taller massing to the south with aspect over the train lines.

This approach aligns with the overall masterplan vision with lower buildings to the inner streets and canal edge and taller buildings to the southern edge of the site.

The illustrative designs suggest an articulated mass to define a base, mid and upper crowning element, with a vertical emphasis to the massing form.

The curved element of plot 1.1 is lower in height to form a scale relationship to the existing context immediately east. The massing profiles are varied in height to create an interesting profile on the skyline and help breakdown the perceived length of the block in the street.

Fig 4.16: Illustrative scheme .

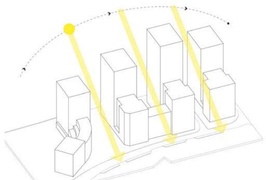


Fig 4.14: Plot 01 - Environment and views.

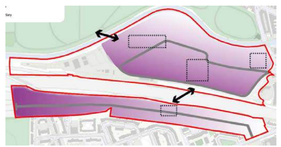


Fig 4.13: An extract from the Kensal Canalside SPD.

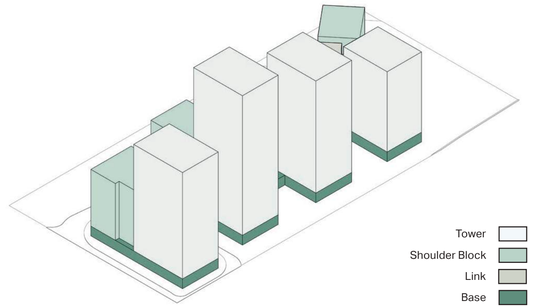


Fig 4.15: Massing approach: South west axonometric view

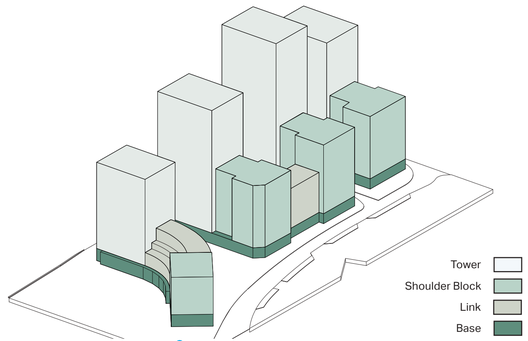


Fig 4.12: Massing approach: north east axonometric view

4.2.2 Building Lines

01.03

Building Lines

Mandatory Design Element

The blocks must be broken into vertical forms using recesses and varying heights articulated within the massing. The stepping approach to height must be maintained within the maximum parameters.

The plan forms as defined by the maximum parameters allow the blocks to be broken down in their north – south length to create three dimensional interest in the facades. The parameters allow for the base of the block to step out from the façade line of the upper levels, allowing flexibility for designers to articulate the 'base' of the buildings.

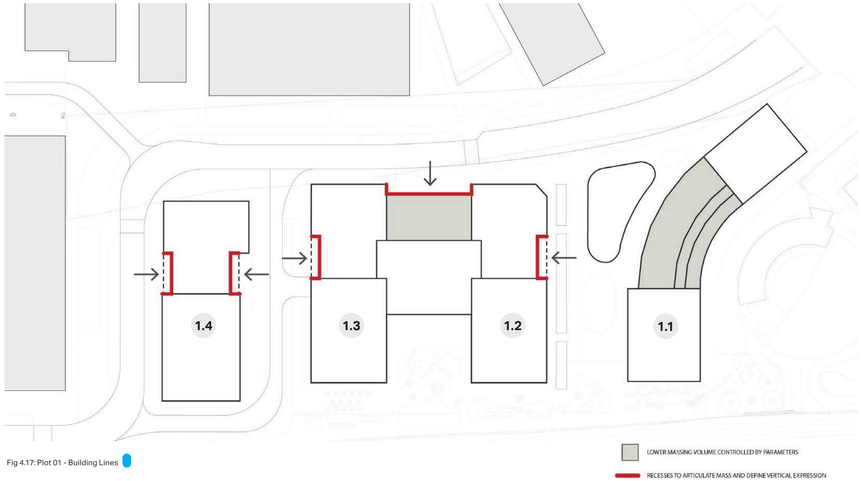


Fig 4.17: Plot 01 - Building Lines

4.2.3 Maximum/ Minimum Parameters

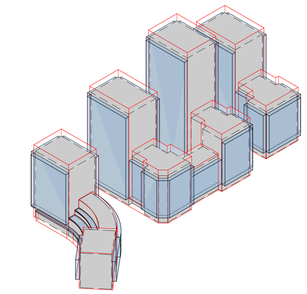
01.04

Building Parameters

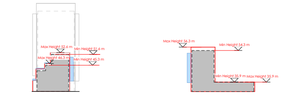
Mandatory Design Element

The design brought forward at reserved matters stage must not exceed the maximum parameter envelope and must not be smaller than the minimum parameter.

The plans, sections and 3D diagrams opposite define the maximum and minimum proposed extents for the buildings. A 2m wide balcony zone surrounds the maximum parameter envelope. Both the minimum and maximum extents have been tested as part of the Environmental Statement (E.S). The balcony zone allows for flexibility on location subject to section 2.6.5. All heights shown are expressed as AOD (m).

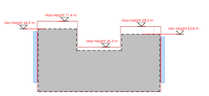


Plot 01 Parameter Axo

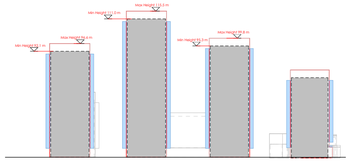


Plot 01.1 Parameter Section 03

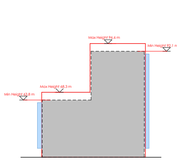
Plot 01.2 &1.3 Paramaeter Section 04



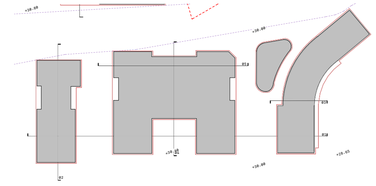
Plot 01.2 &1.3 Parameter Section 05



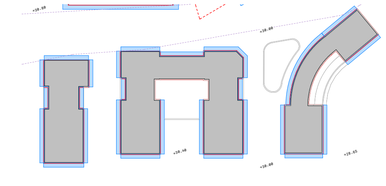
Plot 01 Parameter Section 01



Plot 01.4 Parameter Section 02



Plot 01 Ground Parameters



Plot 01 Typical Mid Level Parameters

Fig 4.18: Plot 01 - Maximum and minimum parameters

4.2.4 Facade Composition

01.05

Facade Composition

Mandatory Design Element

All facadesmust be clearly articulated with a calm and ordered fenestration pattern.

All buildings to have a clearly defined base, middle and top

For buildings that appear in distant views, scale and modulation of the façade must be carefully considered

All units must have private amenity space

Any mitigation measures required for noise, light or privacy, such as inset balconies and screens, must be integrated into the design character of the façade and not appear as accidental or additional elements bringing unnecessary complexity to the facade

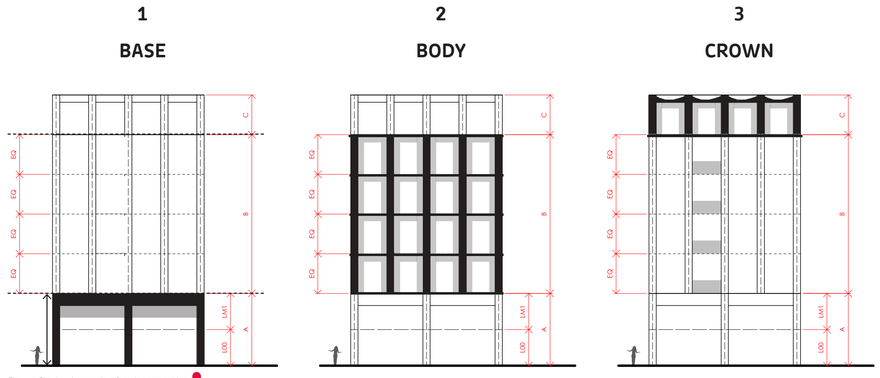


Fig 4.19: Plot 01 - Approach to facade composition

The articulation of the facades to plot 01 is based on a simple vertical and horizontal ordering overlaid on a clear expression of architectural order, base, middle and top. The base should be well defined, setting the streetscape character of shop frontages, accepting a mix of uses and promoting activity at the street edge. The residential facades should support a simple articulation of vertical and horizontal elements to form an expressed grid pattern to the façade. The top of each building, either tower element or shoulder block should be expressed as a crowning element. Proportions should be in harmony with the main façade but can be adapted to accept the technical functions of each roof zone, either as a high parapet to accept an inhabited roof space, or an extended façade to screen plant equipment and lift overruns. The architectural design of the top of the towers should offer a legibility against the skyline.

Fig 4.20: Plot 01 - Facade component precedents

4.2.5 Parapets & Roof Form

01.06

Parapets and Roof Form

Mandatory Design Element

Parapets and articulations in roof forms must be integrated with the design of the façade

Variation in parapet height must be employed to enhance articulation in the massing

Parapets to Plot 1.1 must enhance the architectural expression of the building and relate to the regency architecture of the local context

The max parameters allow for articulation and variation in the expression of the top of each block. The parapet can extend to form a storey height screen at roof level, shown illustratively on the tallest blocks. The shoulder blocks may express a lower parapet providing that edge protection and screening of any core overrun is considered.

Fig 4.22: Plot 01 - Crown Type 1 - Full height

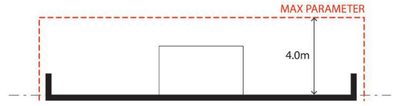


Fig 4.23: Plot 01 - Crown Type 2 - Half height

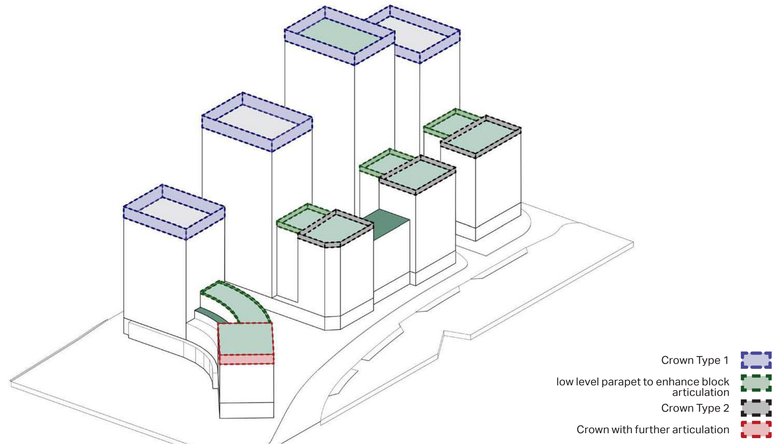


Fig 4.21: Plot 01 - Illustrative Scheme

4.3 Plot 1 - Use & Quantum

4.3.1 Plot Use

01.07

Plot Use

Mandatory Design Element

Provision of commercial space at ground floor in key locations to provide active frontage

A mixture of commercial and community focused uses are provided at ground floor level of the block. These units are sized to provide useful services to the new residents and the wider community.

Plot 1 consists of a mix of residential (C3) and flexible commercial uses (E1). Plot 1 consists of c.750 high quality apartments of private and affordable tenure. The range of units has been designed to include a mix of townhouses, studios, one, two, three and four bed units.

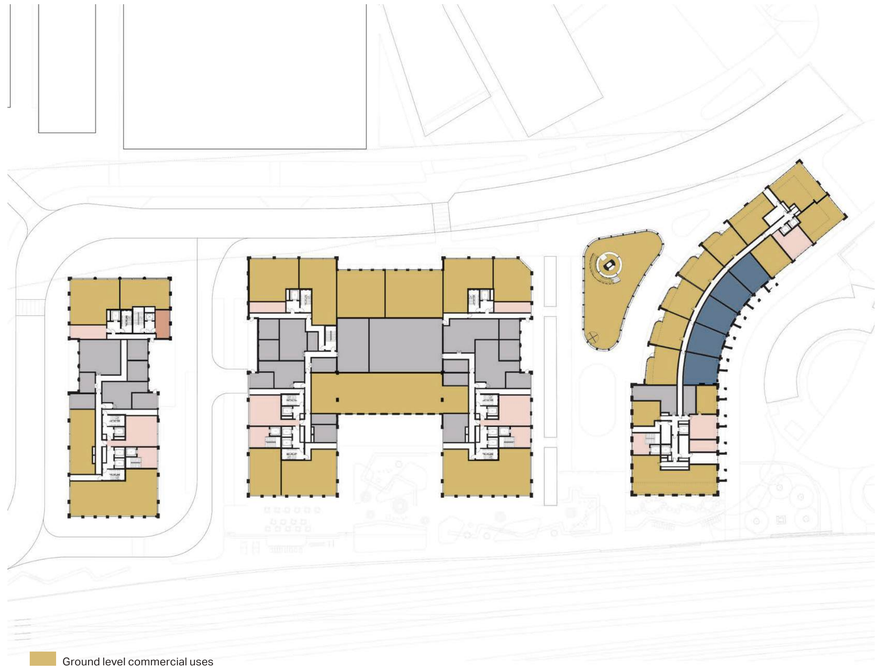


Fig 4.24: Plot 01 - Ground Floor

Fig 4.25: Plot 01 - Level 03

Fig 4.26: Plot 01 -Typica Lower Level

Fig 4.27: Plot 01 - Typical Upper Level

4.4 Plot 1 - Layout

4.4.1 Access , entrances, servicing, refuse & cycles

01.08

Access. entrances, services

Mandatory Design Element

Main entrances must be easily recognizable, prominent and celebrated (e.g. residential lobby entrances and entrances to shops)

Main entrances must be located on the ground floor

Main entrances must be highly visible with consideration to natural surveillance and overlooking from dwellings and other uses and must consider the use of canopies, recesses, screens and planting to provide shelter upon arrival

Cycle storage must be predominantly accessed from the courtyards to provide additional security

Cycle storage must have the relevant SBD levels of security including access control

Cycle storage must be directly accessible from the outside so that bikes do not need to be taken through lobbies

Visitor cycle parking must be located within the landscape in close proximity to building entrances and overlooked by active frontage

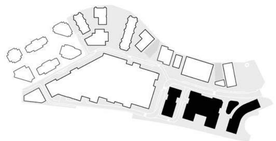
Refuse stores must allow direct access to external streets

The entrance lobbies are a residents and visitors first impression arriving in each building and as such are a key element in the design layout. The entrances should be clearly defined in the street and legible to the building user. The lobbies can attribute to an active streetscape throughout day to evening and should be highly transparent to the street. Their internal arrangement should offer clear legibility to the location of the lifts and stairs.

The lobbies should allow for communal post box areas and a store should be provided for large deliveries which will be managed by the landlord. The stores should be accessible from the lobby, subject to the agreed fire strategy.

In line with local authority guidance, all bin stores must be accessed within 10m of the refuse vehicle. Bin stores must be provided within easy reach for all residents and often located directly off the main lift core.

In efforts to promote cycling designers must provide high quality, safe and accessible bicycle stores within each block. The illustrative scheme locates the cycle storage in the basement area but with a clear and legible cycle entrance at ground level served by a lift and stair to basement dedicated to cycles. Accessing and using the bike store should be second nature in this sustainable community.



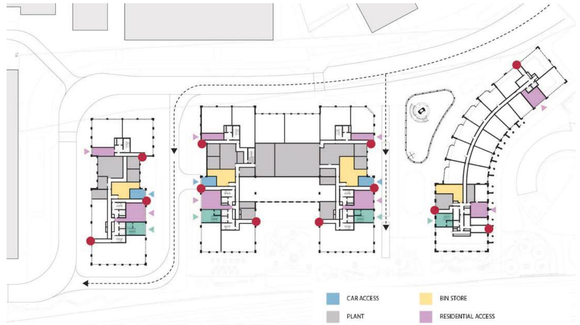


Fig 4.28: Plot 01 - Ground floor access, entrances, servicing, refuse and cycles

Fig 4.29: Plot 01 - Basement servicing and cycles

4.4.2 Residential layouts: Orientation & dual aspect

The illustrative scheme provides for a range of unit sizes and tenure mix, based around central cores to the taller massing elements with connected escape cores to the shoulder blocks. This arrangement allows for a maximisation of dual aspect and east and west facing apartments, as well as a range of subdivision of internal space to create a mix of unit sizes.

4.4.3 Special corners and key facades

A distinct corner treatment should be employed to strategic locations within the masterplan whereby the architectural expression will generate moments of visual interest or intensity within the scheme, or act as a marker signifying a route or entrance. The illustrative scheme suggests two key areas on plot 1 where particular design attention should be given, designed to promote visual interest and coherence within the overall masterplan character.

4.4.4 Plot 1.1 Crescent townhouses

The east facing elevation to plot 1.1 provides an opportunity for residential use to the ground floor with front doors to the street edge, in a traditional terrace crescent format. The design solution should explore townhouses or stacked maisonettes in this location with the use of projecting bays to the lower elevation to provide further interest to the street. The bays will also help to define defensible space to the street entrances.

01.09

Residential Layouts

Mandatory Design Element

North facing single aspect units must be avoided

The east facing elevation of plot 1.1 to be given particular architectural consideration given it acts as a marker at the entrance to the scheme.

Special consideration to be given to the north east corner of plot 1.2 as a highly prominent corner on the high street over the full height of the elevation, either as a chamfer or as a set back.

Fig 4.30: Plot 01 - Maximise dual aspect apartments

Fig 4.31: Plot 01.1 Key gable elevation (illustrative scheme)

Fig 4.32: Plot 01 - Interpreting the crescent terrace

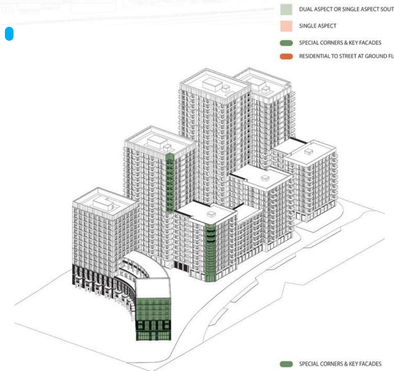


Fig 4.33: Plot 01 - Special corners and key facades

4.5 Plot 1 - Active Frontages

4.4.5 Plant Strategy

01.10

Plant Strategy

Mandatory Design Element

LV switch and secondary plant requirements such as water storage tanks can be located either at ground floor or basement level but must not be located on a primary street facing façade.

Access and egress from plant areas for servicing personnel must be considered

Plant in basement areas must be maximized where possible

Substations to be located in areas suitable for easy access from the street at ground level

All plant equipment at roof level must not project above the building parapet line and must be suitably screened from view

Integration of the building parapets will provide a coordinated approach to the appearance of building facades and provide suitable levels of safety for maintenance access to the roof, as well as acting as a screen to roof mounted plant. The illustrative scheme allows for substations and hv switch rooms to be located at ground floor level for easy access from the street.

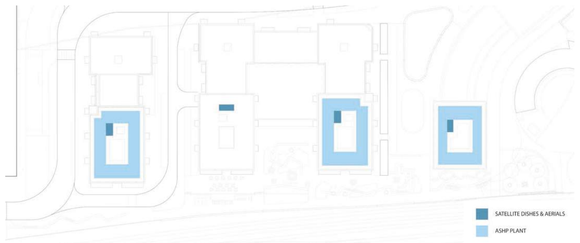


Fig 4.35: Plot 01 - Roof level illustrative plant areas

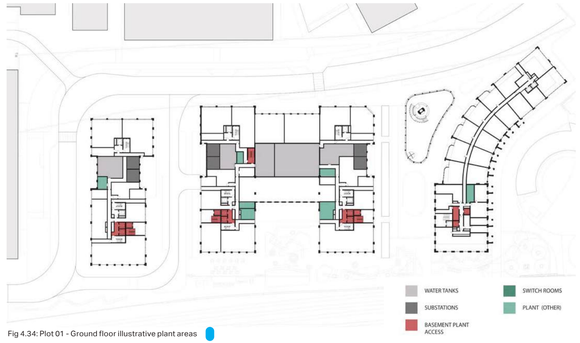


Fig 4.34: Plot 01 - Ground floor illustrative plant areas

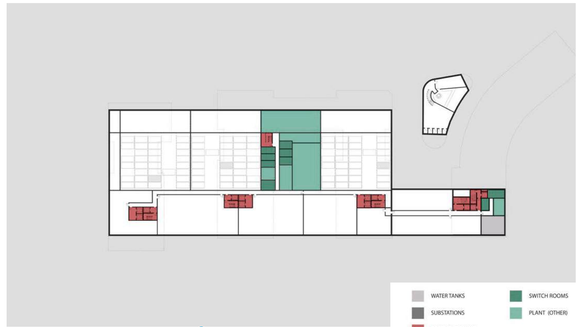


Fig 4.36: Plot 01 - Basement illustrative plant areas

4.5.1 Street edges

01.11

Street Frontages

Mandatory Design Element

The plot must maximise street facing retail units contributing to the creation of well defined streets

Buildings must be arranged to define street edges. Courtyards between plots 1.2 & 1.3 must be located on the south side of the plot

The landscape strategy must contribute to the street definition

Active frontages must have a flexible design to be easily adaptable to a wide range of uses

Blank walls along the ground floor elevation must be minimised

Building frontages are arranged in relation to the adjacent street patterns and surrounding character areas within the masterplan. The arrangement of building services at the ground level of each building has been composed to allow as much active frontage as possible to the surrounding streets. To the northern edge of the plots in the space fronting the high street it is intended that the frontages are expressed as wide glazed 'shop frontages' making a connection between the public realm and the ground floor use.

Frontages to the side streets are envisaged to be more flexible in terms of adaption for use as flexible workspace, maker space or leisure/service uses.

The south facing frontages should make connections between the interior space and the landscape of the linear park.

4.5.2 Shop Front & Signage Strategy

01.12

Shop Front Strategy

Mandatory Design Element

Shop frontage must utilise full height glazing with a consistent head detail.

Signage design must allow for a variety of designs within a common placement location. The signage must be visible and legible from short and long distant views.

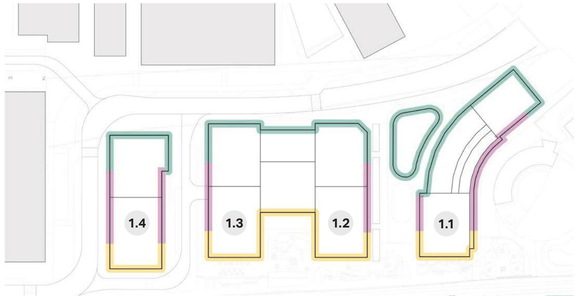


Fig 4.37: Plot 01 - Frontage zone strategy

Fig 4.38: Plot 01 - Shop Front precedents

4.6 Plot 1 - Private Amenity

4.6.1 Balcony guidance, privacy, landscape and terraces

01.13

Private Amenity

Mandatory Design Element

All units must have a private amenity space

All balconies must be designed to mitigate wind and daylight factors.

North-facing balconies must be minimised

Balcony soffits must be designed to facilitate self-drainage

Bolt-on balconies must include appropriate fixing details to prevent weathering at the interface with the external facade

Balcony appearance must be consistent on any individual block

All apartments must have access to external amenity space in line with GLA guidance. External planting on balconies has been designed into the illustrative scheme to provide interest and variation to the façade, with consideration to the overall appearance of the blocks. The balconies should contribute to the character of the architecture and should consider the drainage and weathering details in their fixing and appearance, in particular the soffit and how this will be viewed by the occupants of a lower floor apartment. Privacy should also be considered, both in the treatment of balustrade finish and in the stacking of the balcony projections vertically over floor levels.

South facing facades should be fitted with expressed linear balconies. These balconies provide useful and generous private amenity as well as mitigation against the effects of overheating and wind.

Amenity space may also be provided at podium level and on the lower roof areas to the shoulder blocks. Designers should seek to provide a significant amount for greening to roof areas in line with the landscape requirements for the scheme.

Fig 4.42: Plot 01 - Roof and landscaped terrace approach

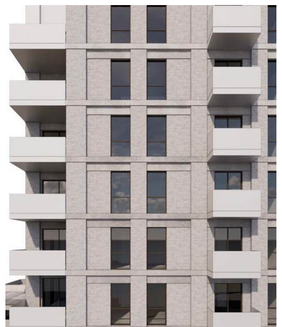


Fig 4.39: Example of solid metal balcony expression

Fig 4.40: Example of open rail balcony expression

Fig 4.41: Example of open rail balcony with expressed structural cage

This page is intentionally blank

4.7 Plot 1 - Facade Approach, Materiality & Detailing

4.7.1 Materials and Detailing

01.B.01

Materials and Colour

Mandatory Design Element

Material palette of all proposed buildings must be simple and coherent

Materials must be durable and of the highest quality to minimise he need of maintenance and remain attractive throughout the building life.

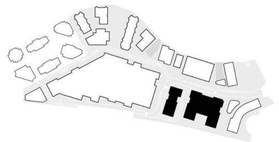
Materials must be robust and must weather well and provide a high quality appearance to the building facades

Details such as the bonding of masonry elements, mortars colours and type of joints must be considered when colour selection is being made.

All building facades must have minimum 215mm reveal dimensions to glazed openings with depth and shadow promoted as key features of the architectural detailing.

Given its location at the site entrance and against the southern site boundary; Plot 1 is the mediator between several existing conditions. The Crescent's materiality is a direct response to Kensal House, a modernist residential building which itself references the regency architecture of Ladbroke Grove. As such, a light palette of masonry materials characterise these blocks. The main residential blocks of plot 1 incorporate a range of pale pastel hues inspired by the building tones along Ladbroke Grove and the regency buildings to the south.

The pavilion building plot 1.1.3 is a distinct moment upon entering the masterplan and acts to mitigate the scale between active commercial frontages and the taller plot 1 buildings to the south. Green tones which utilise patinated concrete, coloured metals or glazed bricks have been selected to create a distinction which respects both the regency inspired aesthetic of Plot 1 and the brick wharf language of Plot 4 and 5.



Plot 01 Main residential Blocks

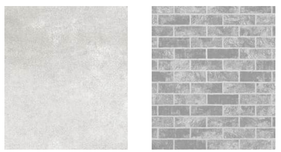
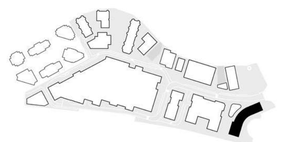


Fig 4.43: Plot 1.2-1.4 Material Palette



Plot 01 'Crescent'

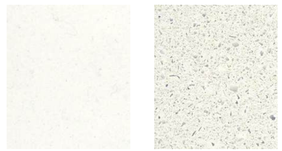
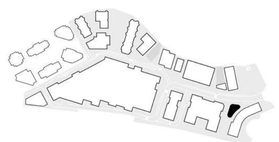


Fig 4.44: Plot 1.1 Material Palette



Plot 01 'Pavillion'

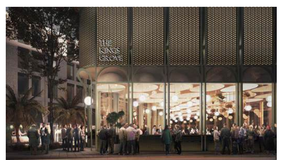


Fig 4.45: Plot 1 Pavilion Material Palette

Fig 4.46: Example of vertical pier expression & facade layering

Fig 4.47: Example of vertical expression & offset window bay

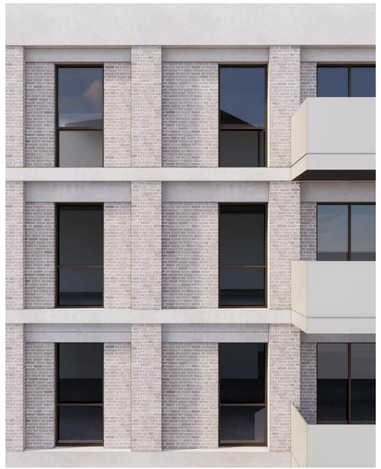


Fig 4.48: Example of horizontal grid and single height vertical pier

P2 REVISIONS - 14th March 2025

P2 ISSUE - REISSUE IN RESPONSE TO RBKC AND GLA COMMENTS

Figure 4.9 - block articulation diagram update to show 'mandatory' guidelines, where previously they were 'recommended'.
Diagram updated to show mandatory arrangement of living spaces between Blocks 2.2 and 2.5.

Section 4.7.1 - Materiality diagrams updated to show 'mandatory' guidelines where previously they were 'recommended'.

Section 4.7.8 - Page added to describe the layout of the proposed community sports building.

General Update to clarify the wording for Mandatory design elements

Mandatory Design Code Element Numbering System Added / Document reformated.

5.0 Plot 2 Design Guidelines

Plot 2
Introduction and vision

Plot 2 is located to the south-west of the masterplan. Bound by the railway lines to the south, Plot 2 forms key interfaces with the new public realm, as well as most of the other plots on the site, with Plot 1 to the east, Plot 3 (the St Williams site) to the north-west, Plot 4 to the north, and Plot 5 to the north-east.

Incorporating the key considerations discussed throughout the planning process, it is the combination of these factors which have shaped the overall layout and massing on Plot 2, aiming to optimise the potential for the site and provide high quality spaces for future occupants and the wider community.

The plot accommodates the reprovision of the Sainsbury's supermarket within the masterplan, enabling the redevelopment of the existing store footprint, associated car park, and service yard. The aim is to integrate the new store within the mixed use development, one of a wide range of new commercial uses within the emerging neighbourhood.

A hybrid application is proposed for Plot 2; the Detailed element formed of the Sainsbury's store, commercial spaces, and residential ancillary spaces, whilst the residential accommodation and community spaces form the Outline element. A more detailed overview is provided in this chapter.

Fig 5.1: Overview of Plot 2 Illustrative Scheme


Fig 5.2: Grand Union Canal


Fig 5.3: Industrial Style Precedent


Fig 5.4: Regency Style Precedent

1. Located on the northern end of Ladbroke Grove, the area's rich Regency architecture provides many enduring qualities that have influenced our proposal for the site.

Whilst the layout of Plot 2 aims to discreetly integrate the new Sainsbury's store within the mixed-use proposals, it is important that the store frontage is visible and clearly legible to existing and new customers within the emerging neighbourhood.

Since the opening of their first shop in Islington in 1882, the presence of Sainsbury's shopfronts and signage have played a significant role in establishing the brand. Their shops quickly started to look similar with high, cast-iron 'J.SAINSBURY' signage featured on every store, in order for people to recognise them throughout London and see them from afar.

5.1 Plot 2 - Connection to the wider masterplan

5.1.1 Connection to the masterplan

Plot 2 sits at the south-west of the masterplan. The layout and massing has been informed by its relationship to the surrounding plots, ensuring that the opportunities of the site are optimised whilst not compromising the quality of the spaces within and around the plot.

Bound by the railway to the south, this provides the opportunity to vary the height of the residential buildings along the southern boundary, creating a varied skyline when read in conjunction with Plot 1 without overshadowing the existing neighbourhood to the south.

Lower buildings are proposed to the northern edge of Plot 2, located in the heart of the masterplan, ensuring that daylight and sunlight to the proposed new public realm to the north, including Canalside Park and the New Wharf, are not compromised.

The potential opportunity for a pedestrian and cycle bridge over the railway lines to the south has been integrated into the emerging proposals for Plot 2, ensuring that a legible and accessible route is provided, running in a north-south orientation between Plots 1 and 2, providing a route into the centre of the emerging neighbourhood. A generous pavement and dedicated cycle lane will connect the future bridge landing through the masterplan along The Avenue and back on to Ladbroke Grove to the east.

Fig 5.5: Plot 2 within the proposed masterplan

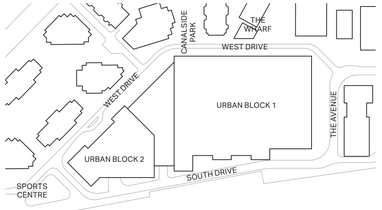


Fig 5.6: Ground Floor Plan

Fig 5.7: Axonometric sketch showing relationship of Plot 2 to masterplan & potential future bridge

Fig 5.8: Illustrative Roof Plan of Plot 2 within the landscaping and public realm

5.2 Plot 2 - Block Form & Arrangement

5.2.1 Relationship to Masterplan

02.01

Block Form and Arrangement

Mandatory Design Element

Minimum 18m width must be achieved between the blocks , except for one instance between blocks 2.2 and 2.5, where a minimum width of 11m. must be provided

Minimum 24m must be achieved between Plot 1.4 and Plot 2

Blocks must be orientated north south

Blocks to be arranged to maximise active uses at the building perimeter

The internal planning of buildings 2.2 and 2.5 must be managed carefullt to avoid living space to living space overlooking as indicated on diagram 5.9 .

Plot 2 places a number of buildings in key gateways within the wider masterplan. The distinct form and massing of each building has been developed in response to its function and context.

One of the tallest buildings within the masterplan, Building 2.1 is located in the heart of the site, on the eastern edge of Plot 2. This acts as a visual marker for the new store within the wider context. This residential building has a generous entrance lobby activating the new street, and is flanked by a mixture of commercial and leisure uses to provide a diverse range of activity at street level.

To the north of Building 2.1, is Building 2.6. Visible on the main approach from Ladbroke Grove, and contrasting in scale and architectural style, the building celebrates the end of The Avenue. The distinct base of the building denotes the Sainsbury's store entrance, whilst the Leisure Facilities also activate the building frontage above the store. The building continues along West Drive, providing a distinct backdrop to the New Wharf.

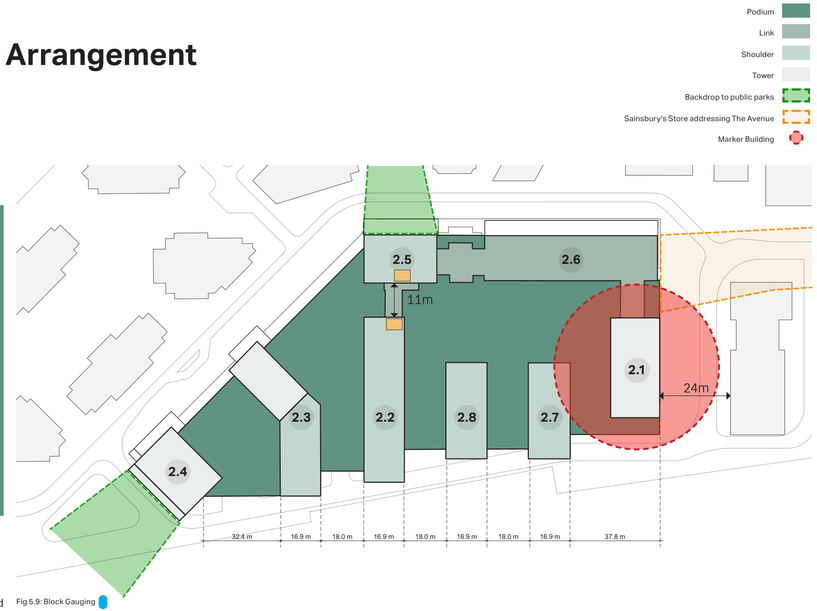


Fig 5.9: Block Gauging

Continuing along the north, Building 2.5 acts as a backdrop to Canalside Park on Plot 4 as well as signifying the kink in the road along West Drive.

At the western end of the site, Building 2.4 book-ends the proposals on Plot 2. With community space at street level, the building provides a backdrop to the proposed Sports Centre to the west.

Fig 5.10: Illustrative scheme

5.2.2 Sainsbury's Store

Whilst the footprint of the proposed Sainsbury's store expands across Plot 2, the perimeter is lined with a range of residential, commercial, and community spaces, breaking down the massing and responding to the neighbouring plots. The store frontage is located on the corner of West Drive and The Avenue, adding to the vibrant mix of public spaces around New Wharf, the reinstated basin to the north.

As part of the hybrid application, the residential buildings that form the Outline element on Plot 2 have been developed and co-ordinated with the Detailed element for the lower levels of the site. This includes the Sainsbury's store and its ancillary spaces including plant, parking, and service yard. The Detailed element also includes the Plot 2 basements which include residential ancillary spaces such as plant, cycle stores, and car park. Two commercial spaces in between the residential buildings complete the lower levels and the extent of the detailed elements.

Refer to the Design & Access Statement and drawings for details of the Detailed elements of the hybrid application.

Extent of Detailed Elements

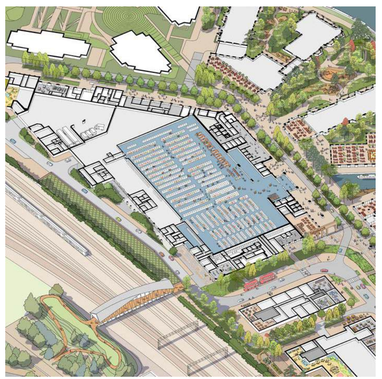


Fig 5.11: Axonometric sketch showing relationship of Plot 2 to masterplan

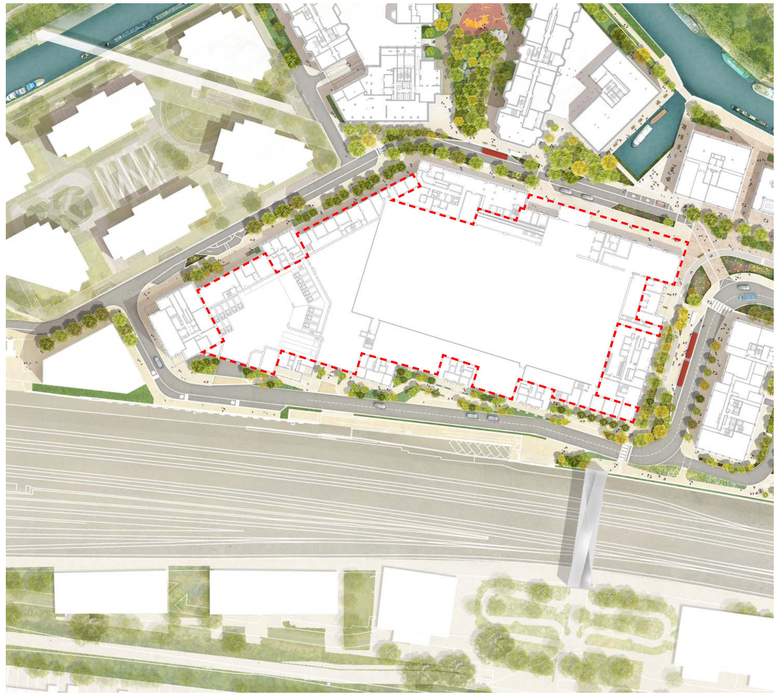


Fig 5.12: Illustrative Street Level Plan of Plot 2 within the landscaping and public realm

5.3 Plot 2 - Scale & Massing

5.3.1 Block Articulation

The overall scale and massing of Plot 2 has evolved in response to the key considerations discussed throughout the planning process, aiming to provide high quality spaces throughout the masterplan.

The tallest building, B2.1, acts as the marker building within the wider context. Located in the centre of the masterplan the building also acts as a visual marker for the new supermarket location.

The mid-height buildings, B2.4 and B2.5, aim to open up and respond to the adjacent public spaces, whilst the linear buildings above the store have been located to the south of the plot in a north-south orientation to maximise daylight and sunlight.

Building 2.6 is unique in it's scale and orientation due to it's important relationship to the wider masterplan as outlined on the previous page. Deck access along the north elevation provides activation and depth to the north facade whist accommodating dual aspect homes.

Fig 5.13: Illustrative Scheme

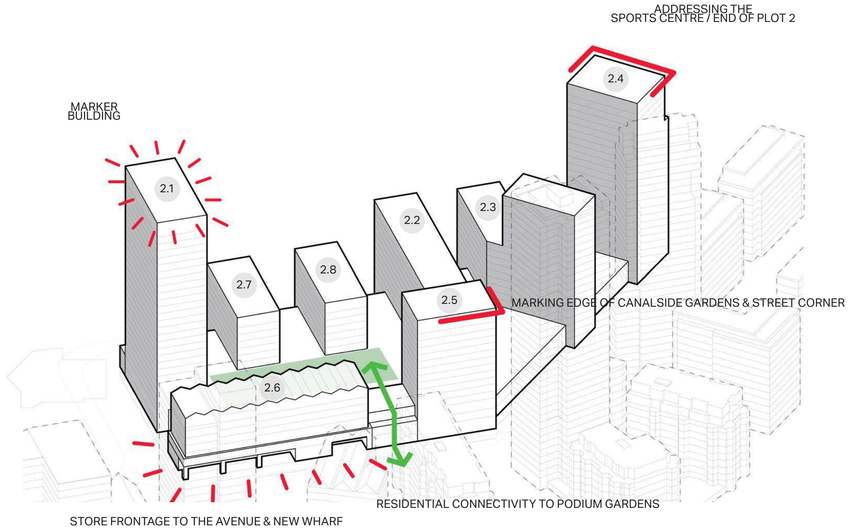


Fig 5.14: Massing concept diagram taken from North West

02.02

Scale and Massing

Mandatory Design Element

Massing must be arranged to maximise daylight penetration to units and provide adequate sunlight to the open spaces

Building design must optimise orientation of the site with residential buildings predominately orientated north south to encourage east and west aspect units.

The blocks must be broken into vertical forms using recesses and varying heights articulated within the massing. The stepping approach to height must be maintained within the maximum parameters.

The massing of the buildings and spaces in between aim to visually define a pair of urban blocks on the plot. The arrangement of the blocks around three distinct green spaces at podium level help to further define the massing.

A number of visual links across the masterplan also inform the formation of the urban blocks, extending the visual lines through Plot 2 by strategically locating the green spaces, ensuring that the proposed buildings frame these routes rather than disrupt them.

Fig 5.15: Legible Building Typologies

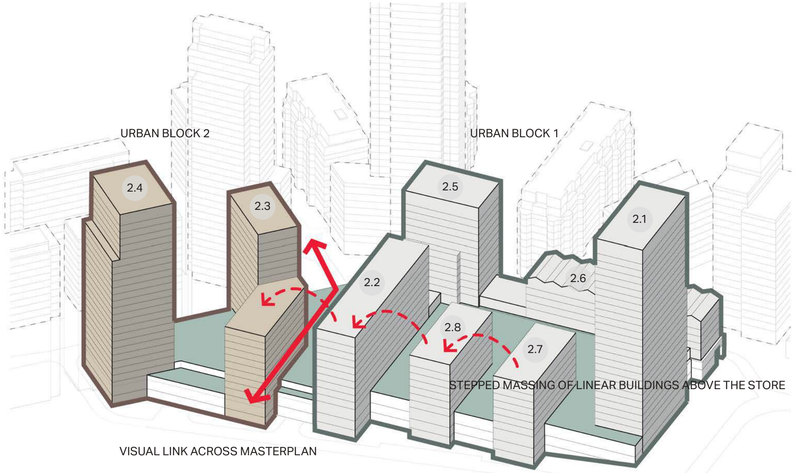


Fig 5.16: Massing concept diagram taken from South East

5.3.2 Building Lines

02.03

Building Lines

Mandatory Design Element

The blocks must be broken into vertical forms using recesses and varying heights articulated within the massing. The stepping approach to height must be maintained within the maximum parameters.

The residential entrances on South Drive are to be clearly identifiable, and are to be given prominence in the streetscape. A clearly defined, landscaped pedestrian route must provided to ensure a good quality of space for residents.

As the built form extends across the whole of Plot 2 to accommodate the store on the lower levels, activation on all edges is important to ensure that good quality, legible, and safe streets are created. The definition of the residential buildings extending to the ground within these streets aims to ensure that the streetscapes are varied and that each building is legible to all users. The parameters allow for the base of each building to step out from the podium massing to articulate the 'base' of the residential buildings.

The spaces in-between, illustrated in red on figure 5.17, are much lower in scale and aim to define the commercial and ancillary spaces. There is one exception where the podium massing steps out, illustrated in orange. This is to give prominence to the proposed commercial space and its relationship to the pedestrian route and potential future bridge landing point.

In order to provide a good quality pedestrian route along the South Drive, colonnades are proposed to provide a wide pavement with a continuous visual connection between the buildings, as well as providing covered entrances to the residential lobbies.

Fig 5.17: Plot 2 - Building Lines

5.3.3 Maximum/ Minimum Parameters

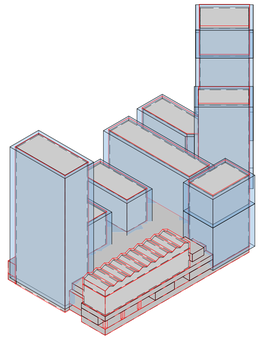
02.04

Building Parameters

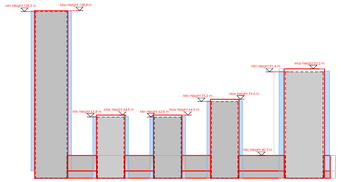
Mandatory Design Element

The design brought forward at reserved matters stage must not exceed the maximum parameter envelope and must not be smaller than the minimum parameter.

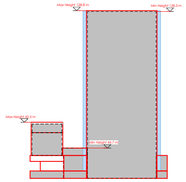
The plans, sections and 3D diagrams opposite define the maximum and minimum proposed extents for each building. A 2m wide balcony zone surrounds the maximum parameter envelope. Both the minimum and maximum extents have been tested as part of the Environmental Statement (E.S). The balcony zone allows for flexibility on location. All heights shown are expressed as AOD (m).



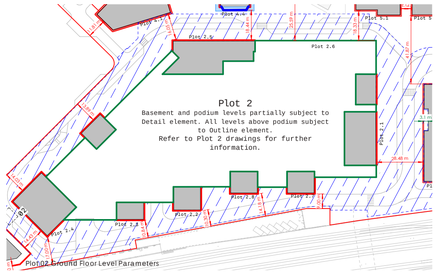
Plot 02 Parameter Axo



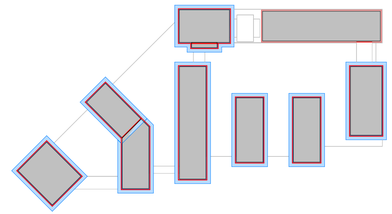
Plot 02 Section 01
1:100



Plot 02 Section 02
1:100



Plot 02 Ground Floor Level Parameters



Plot 02 Typical Mid Level Parameters
1:100

Fig 5.18: Plot 2 - Maximum and minimum parameters

5.4 Plot 2 - Use & Quantum

A mixture of commercial and community focused uses are provided at ground floor level of the blocks fronting onto the The Avenue and West Drive. These units are sized to provide useful services to the new residents and the wider community.

The Outline element of Plot 2 consists of a mix of residential (Class C3), leisure (Class E), and community (Class F1/F2) uses. Plot 2 consists of c. 947 high quality apartments. The range of units has been designed to include a mix of studios, one, two, three and four bed units. 10% of the units provided will be wheelchair adaptable homes (M4(3) standard).

In addition to c.947 new homes, the plot will provide a variety of new green spaces and attractive public realm with soft and hard landscaped areas, low levels of residential parking, and services catering for the local community.

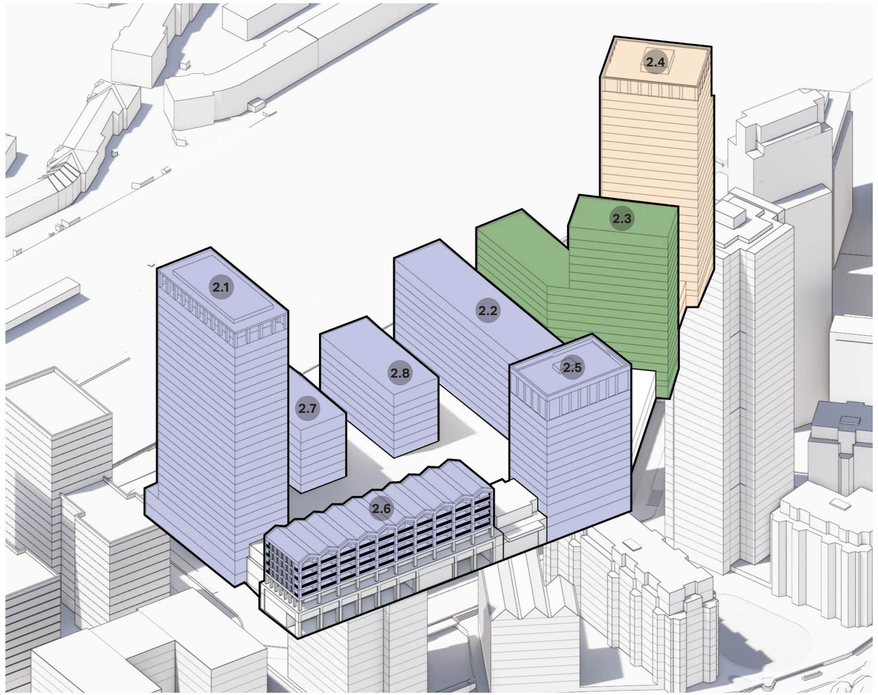


Fig 5.19: Indicative Tenure Mix / Building Numbers

5.4.1 Plot Use

Plot 2 comprises eight residential buildings placed across the site in response to the massing and scale of their surroundings. The buildings have been designed in conjunction with the Detailed element of the store and commercial spaces at street level, as described in the Detailed element of the application.

The articulation of each residential building and the defined building line at street level help to break down the massing of the plot and distinguish each building from the connected floors below the podium level.

The following pages will outline the key parameters of the scheme, demonstrating block arrangement and massing approach. The residential buildings along with the leisure facilities are linked by generous podium gardens that offer the residents and members of the public high quality outdoor spaces. The buildings are orientated to maximise natural light to the dwellings, whilst also responding to their context granting aspects across the various green areas surrounding the site, and views to London beyond.

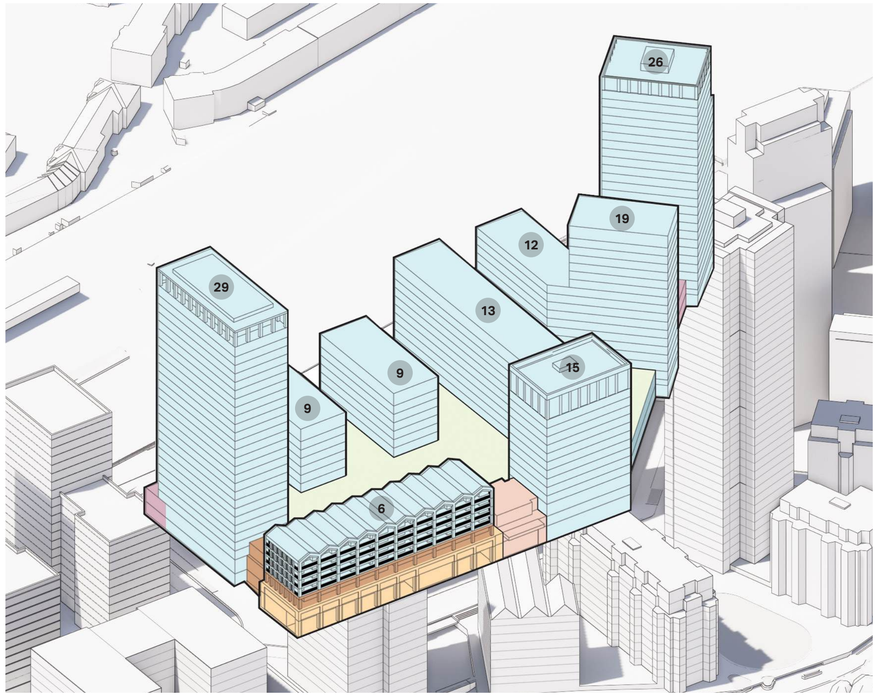


Fig 5.20: Building Uses / Indicative number of storeys (as per Illustrative scheme)

5.5 Plot 2 - Layout

5.5.1 Residential Layouts: Orientation & Aspect

02.05

Residential Layouts

Mandatory Design Element

Residential layouts must be articulated to maximise the quantum of dual aspect units

North facing single aspect units must be avoided

The form and elevations of Building 2.6 must be given particular architectural consideration given it acts as a marker at the centre of the scheme.

The illustrative scheme provides for a range of unit sizes and tenure mix, based around central cores to the majority of the residential buildings, and two connected cores in the longer linear buildings. This arrangement of cores and the north south orientation of the buildings allows for a maximisation of dual aspect and east and west facing apartments, as well as a range of subdivision of internal space to create a mix of unit sizes.

Building 2.6 is unique in its orientation, running east west. To ensure the quality of housing is not compromised, deck access is proposed along the north elevation, resulting in 80% dual and triple aspect homes.

Fig 5.21: Plot 2 - Maximising dual aspect apartments

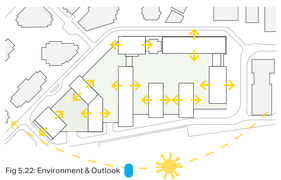


Fig 5.22: Environment & Outlook

5.5.2 Residential Layouts: Outlook

The proposals offer a varied set of vistas across the surrounding context, both new and old. Each building has a different outlook demonstrating the variety within the masterplan. The dwellings that look out onto the podium gardens will enjoy sheltered views over high quality landscaped spaces. The dwellings that look outwards from Plot 2 will have a wide variety of views, from aspects of central London to views of the Grand Union Canal, the New Wharf, Canalside Park and the Sports Centre.

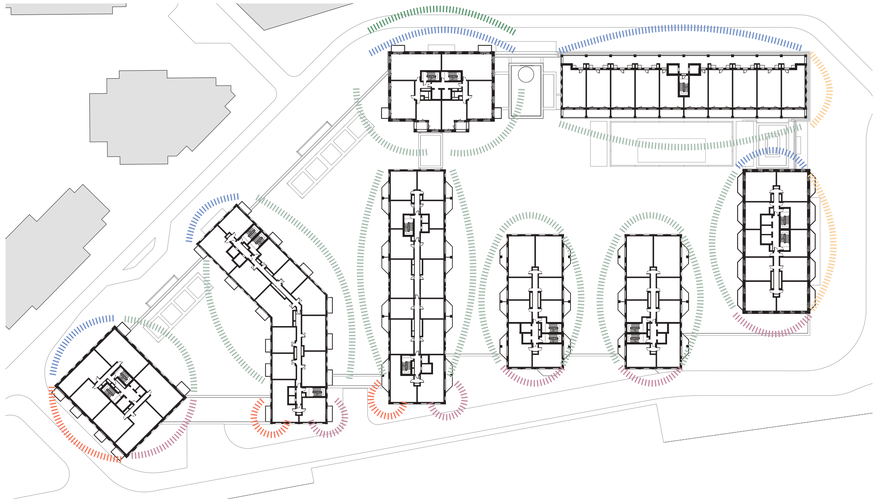


Fig 5.23: Plot 2 - Outlook

5.5.3 Balcony Guidance: Privacy, Landscape & Terraces

All apartments must have access to private external amenity space in line with GLA guidance. This is to be provided through the provision of balconies in various forms, and terraces at podium level.

Designers should seek to provide a significant amount for greening to podium and roof areas in line with the landscape and playspace requirements for the scheme.

5.5.4 Podium Gardens

Due to the nature of the residential accommodation above the store, there are three large interconnecting podium gardens located on Plot 2, which are accessible from all residential buildings. Private terraces are proposed to the residential units located at podium level. Generously planted defensible spaces between the private terraces and the shared podium gardens ensure that privacy is not compromised.

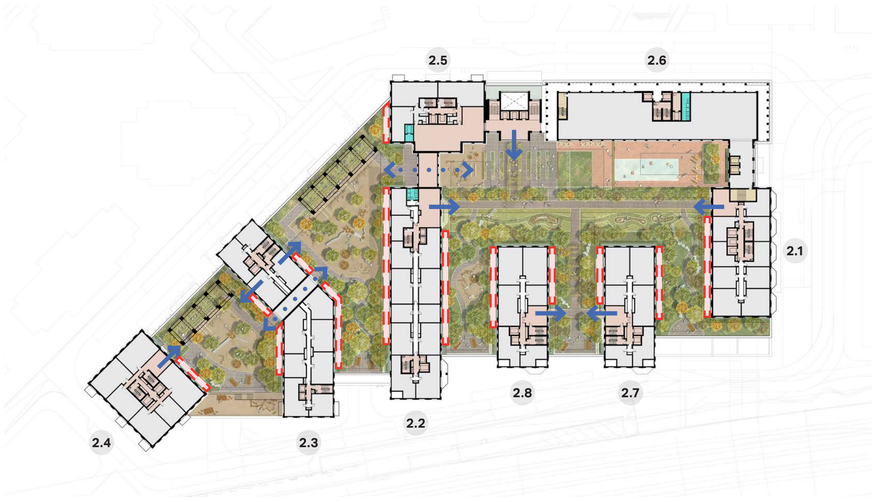


Fig 5.24: Plot 2 - Landscaped Podium Gardens Approach

5.5.5 Balcony Typologies

02.06

Balcony Typologies

Mandatory Design Element

All units must have a private amenity space

All balconies must be designed to mitigate wind and daylight factors.

North-facing balconies to be minimised

Balcony soffits to be designed to facilitate self-drainage

Projecting balconies must include appropriate fixing details to prevent weathering and must be designed for ease of maintenance at the interface with the external facade

Balcony appearance to be consistent on any individual building

External projecting balconies have been designed into the illustrative scheme to provide interest and variation to the façade, with consideration to the overall appearance of the buildings.

The balconies should contribute to the character of the architecture and should consider the drainage and weathering details in their fixing and appearance, in particular the soffit and how this will be viewed by the occupants of a lower floor apartment.

Privacy should also be considered, both in the treatment of balustrade finish and in the stacking of the balcony projections vertically over floor levels.

The south facing facade of Building 2.6 should be fitted with expressed linear balconies. These balconies provide useful and generous private amenity as well as mitigation against the effects of overheating and wind.

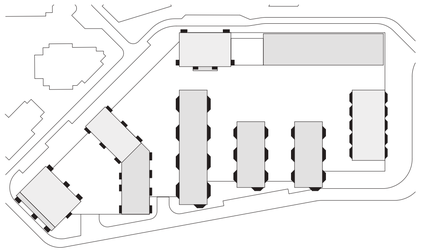


Fig 5.25: Indicative location of projecting balconies

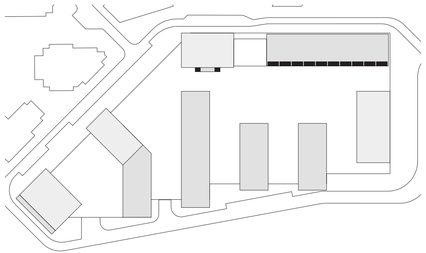


Fig 5.26: Indicative location of linear/recessed balconies

Fig 5.27: Urban Block 1 - Example of projecting balconies

Fig 5.28: Urban Block 2 - Example of projecting balconies

Fig 5.29: Building 2.6 - Example of linear/recessed balconies

5.5.6 Fire Strategy

The outline design parameter drawings assume and allow for each block to include two stair cores for fire escape. It is also assumed that every residential building on site will be fitted with sprinklers.

A more detailed description of the fire engineering approach will be included in the associated site wide fire strategy report.

Escape stair location

Fig 5.30: Plot 2 - Illustrative plan arrangement

5.5.7 Access , Entrances, Servicing, Refuse & Cycles

02.07

Access, Entrance and Servicing

Mandatory Design Element

Main entrances must be easily recognisable, prominent and celebrated (e.g., residential lobby entrances and entrances to shops)

Main entrances must be located on the ground floor

Main entrances must be highly visible with consideration to natural surveillance and overlooking from dwellings and other uses and must consider the use of canopies, recesses, screens and planting to provide shelter upon arrival

Cycle storage to be predominantly accessed from the courtyards to provide additional security

Cycle storage must have the relevant SBD levels of security including access control

Cycle storage must be directly accessible from the outside so that bikes do not need to be taken through lobbies

Visitor cycle parking to be located within the landscape in close proximity to building entrances and overlooked by active frontage

Refuse stores must allow direct access to external streets and be within easy reach of main residential circulation cores.

Spacious, glazed entrance lobbies with large floor to ceiling heights can contribute to activating the street frontage and providing a safe point of entry and exit for residents and visitors throughout the day and night. Simple internal arrangements aim to provide clear legibility to secure Post Rooms and to the vertical circulation beyond.

Whilst Buildings 2.1, 2.3, 2.4 and 2.5 have independent entrances on the primary thoroughfares as shown on the Ground Floor Plan, the aim is to provide a Community Lobby to access B2.2, B2.6, B2.7 & B2.8 from the main thoroughfare on West Drive with consolidated Post Rooms and Concierge. This is in addition to dedicated entrances on the South Drive.

In line with local authority guidance, all bin stores must be accessed within 10m of the refuse vehicles. Bin stores must be provided within easy reach for all residents and often located directly off the main lift core.

In efforts to promote cycling designers must provide high quality, safe and accessible bicycle stores within each block. The illustrative scheme locates the cycle storage in the basement area but with a clear and legible cycle entrance at ground level served by a lift and stair to basement dedicated to cycles. Accessing and using the bike store should be second nature in this sustainable community.

The Outline element includes a proposed residential car park at Basement level. This is entered via the Sainsbury's car park entrance on South Drive, included in the Detailed element. A second internal ramp provides access to the Residential car park. The illustrative scheme proposes 28 wheelchair accessible parking spaces.

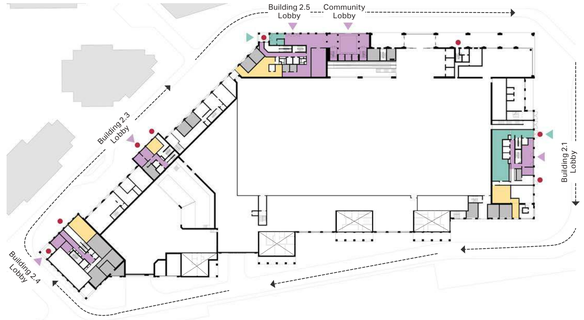


Fig 5.31: Plot 2 - Ground floor access, entrances, servicing, refuse and cycles

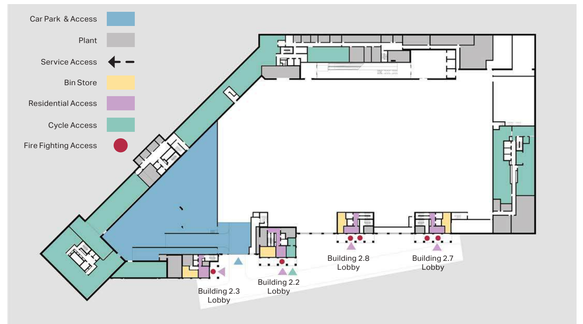


Fig 5.32: Plot 2 - Basement servicing and cycles

5.5.8 Plant Strategy

02.08

Plant

Mandatory Design Element

Access and egress from plant areas for servicing personnel must be provided.

Substations must be located in areas suitable for easy access from the street at ground level.

LV Switchrooms and secondary plant requirements such as water storage tanks can be located either at ground floor or basement level but must not be located on a primary street facing façade.

Building crowns and parapets will provide a coordinated approach to the appearance of building facades and provide suitable levels of safety for maintenance access to the roof, as well as acting as a screen to roof mounted plant and lift overruns. The illustrative scheme allows for all ASHP roof plant to be centralised on the tallest building, B2.1, therefore maximising space for green roofs, blue roofs, and photovoltaic panels on the other buildings.

The illustrative scheme allows for Substations and HV Switchrooms to be located at ground floor level for essential access required at street level.

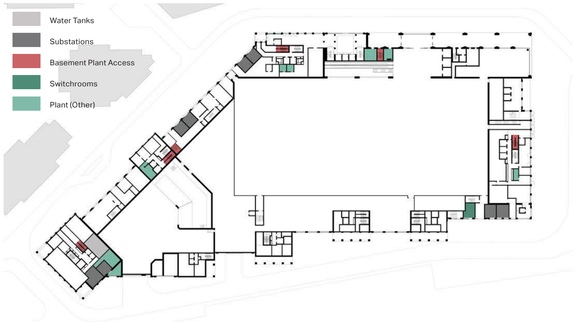


Fig 5.33: Plot 2 - Ground floor illustrative plant areas

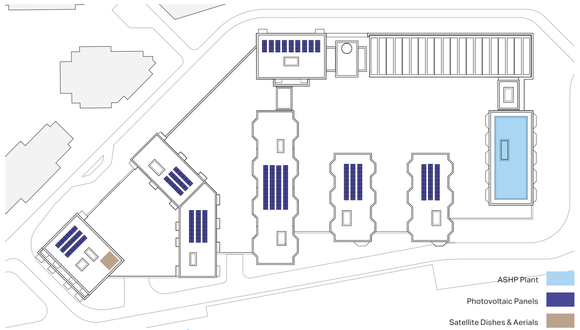


Fig 5.34: Plot 2 - Roof level illustrative plant areas

Fig 5.35: Plot 2 - Basement illustrative plant areas

5.6 Plot 2 - Active Frontages

5.6.1 Street Edges

02.09

Street Frontages

Mandatory Design Element

The plot must maximise street facing commercial units contributing to the creation of well defined streets

Residential Buildings above podium must be bought to ground with clearly defined residential frontages distinct from commercial frontages.

The landscape strategy must contribute to the street definition

Active frontages must have flexible design to be easily adaptable to a wide range of uses

Blank walls along the ground floor elevation must be minimised

The residential entrances and associated cycle and service access points are evenly dispersed across Plot 2. Entrances are easily identified through the use of colonnades and projecting canopies, to ensure their legibility.

The residential buildings are interspersed with active frontages to other uses, including the Residential Estate Management, Commercial Space, Leisure Facilities, Community Spaces. These spaces are typically two storeys tall with the use of larger openings in order to create a visual distinction within the streetscape.

Coupled with the active frontages to the ground floor of the other plots, the aim is to create a varied and dynamic public realm.

5.6.2 Shop Front & Signage Strategy

Located on the north-east corner of the site, the store frontage forms the plinth of Building 2.6. The building is a key marker on the main approach along The Avenue from Ladbroke Grove. This is strengthened by the distinctive typology of the building above, ensuring visibility and legibility for customers accessing the site.

The store entrance, cafe, and drop off point all play a key role in activating the ground floor street frontage to Plot 2 as well as forming one of the edges to West Drive and the reinstated canal basin, New Wharf on Plot 4.

The proposed store signage located on the north and east face of the colonnaded plinth, further strengthens this key marker within the wider masterplan.

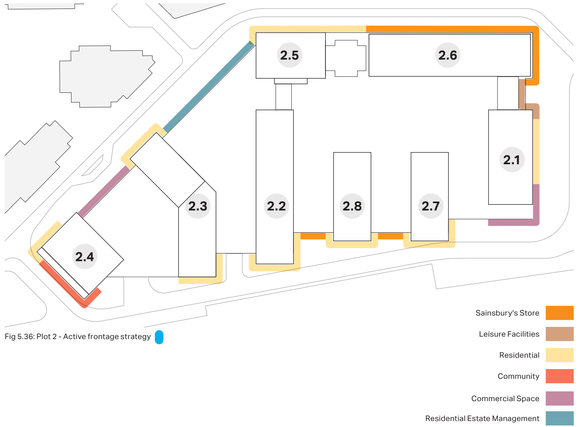


Fig 5.36: Plot 2 - Active frontage strategy

Fig 5.37: Plot 2 - Active Frontages: Residential Estate Management (Detailed Element)

Fig 5.38: Plot 2 - Active Frontages: Commercial Space (Detailed Element)

5.7 Plot 2 - Facade Approach, Materiality & Detailing

5.7.1 Materials and Detailing

02.B.01

Materials and Colour

Mandatory Design Element

Material palette of all proposed buildings must be simple and coherent

Materials must be durable and of the highest quality to minimise the need of maintenance and remain attractive throughout the building life.

Materials must be robust and must weather well and provide a high quality appearance to the building facades

Details such as the bonding of masonry elements, mortars colours and type of joints must be confirmed when colour selection is being made.

All building facades must have minimum 215mm reveal dimensions to glazed openings with depth and shadow promoted as key features of the architectural detailing

To further articulate the two urban blocks proposed within Plot 2, the proposed composition of the facades varies, as outlined in this chapter. Whilst each urban block draws from the wider context of the site, variations to the window proportions, materiality, and balcony detailing aim to provide a defined character.

A distinct treatment and materiality should be employed to strategic locations within the masterplan whereby the architectural expression will generate moments of visual interest or intensity within the scheme, or act as a marker signifying a route or entrance. This approach has been applied to Plots 2.1 and 2.6 on Plot 2, as outlined in the following pages.

Urban Block 1 - Regency Style

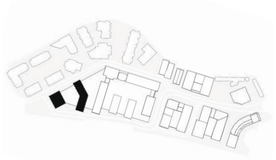
Located on the northern end of Ladbroke Grove, the area's rich Regency architecture provides many enduring qualities that have influenced our proposals for the site. The defined orders, the rhythm of the terraces, the lightness of the stucco facades and the celebration of arrival will inform our proposals. Similarly, there are modern examples of architecture that share many qualities with their classical neighbours through their carefully considered proportions, elegant detailing, and use of light, monolithic materiality providing a contemporary classicism that complements their context whilst avoiding pastiche.

Urban Block 2 - Canalside Industrialisation

In order to define the two urban blocks on Plot 2, and in contrast to the lighter Regency Style material palette, we have reviewed the language of the buildings addressing the Grand Union Canal to form a distinct palette of materials for buildings on the west end of Plot 2. Reminiscent of London's industrial revolution, the predominant use of London stock brick is evident in these buildings. Whilst there is no consistent style, the application of decoration and detail to the frontispiece is prevalent. This is evident through the use of contrasting corner stones, sills, cornicing, typically in contrasting brick colours or stucco detailing. The use of London stock brick to provide robust buildings during the rapid growth of London during the 19th century has had a significant influence in the development of London's new residential vernacular over the last decade, with a familiar use of buff brickwork, simple forms, and a restrained application of decoration.

Urban Block 1 - Regency Style

Fig 5.39: Plot 2.1, 2.2, 2.5, 2.7, 2.8 - Indicative Materials



Urban Block 2 - Canalside Industrialisation

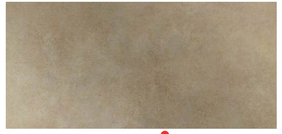


Fig 5.40: Plot 2.3, 2.4 - Indicative Materials

5.7.2 Facade Composition: Regency Style

02.10

Facade Composition 01

Mandatory Design Element

All facades must be clearly articulated with a calm and ordered fenestration pattern.

All buildings to have a clearly defined base, middle and top

For buildings that appear in distant views, scale and modulation of the façade must be carefully considered

Any mitigation measures required for noise, light or privacy, such as inset balconies and screens, must be integrated into the design character of the façade and not appear as accidental or additional elements bringing unnecessary complexity to the facade

Drawing on the Regency style, the aim is to develop a contemporary architecture in response to the classical context of Ladbroke Grove. The use of robust materials such as brick and precast concrete in lighter tones with a simplicity of form and full height window openings, balanced with elegant detailing of metalwork aim to unify a collection of the buildings within Plot 2 to form the first urban block. The definition of order; base, middle, and top to the more vertical buildings, and the rhythm and use of faceted projecting bays on the linear buildings aims to respond to the timeless qualities of the classical architectural style.

1
BASE

2
BODY

3
CROWN

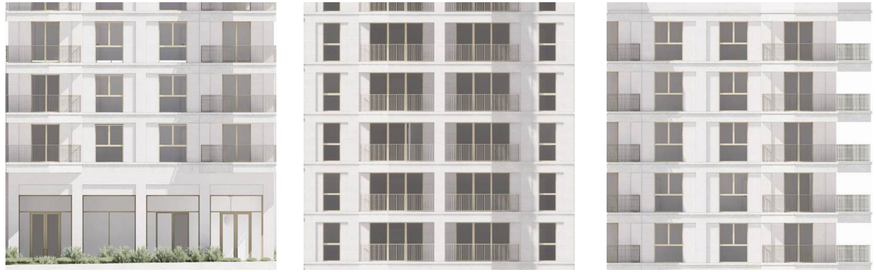


Fig 5.41: Urban Block 1 - Approach to facade composition

Fig 5.42: Plot 2 - Facade component precedents

5.7.3 Building 2.1 Marker Building

02.11

Materiality / Architectural Composition

Mandatory Design Element

The building must be clad in brick with a similar tone reconstituted stone

The proposed materials must be of the highest quality and appropraite for the facade detailing to be achieved

All facades must be clearly articulated with a calm and ordered fenestration pattern

All units must have private amenity space designed and expressed in the architectural composition.

Located in the heart of the masterplan, Building 2.1 acts as a marker building for the relocated store within the wider context.

Forming part of Urban Block 1, also drawing on the Regency style, the use of brick and precast concrete in lighter tones is proposed.

The illustrative scheme suggests the use of generous openings to form a defined and active base at street level. The faceted balconies used throughout in Urban Block 1 are applied as a grid to the east and west facades, defining the marker building with a unique geometry, whilst enabling residents to access private outdoor amenity from both their living and bedroom spaces. The north and south elevations express the elegant verticality of the tower. Full height windows are used throughout offering residents ample natural light within their homes.

In contrast to the other buildings on Plot 2, the tower is terminated with an open skyframe to crown the building and to discreetly conceal the plant enclosure within the townscape views.

Fig 5.43: Plot 2 Illustrative Scheme within the proposed masterplan

5.7.4 Facade Composition: Industrial Style

02.12

Facade Composition 02

Mandatory Design Element

All facades must be clearly articulated with a calm and ordered fenestration pattern.

All buildings must have a clearly defined base, middle and top

For buildings that appear in distant views, scale and modulation of the façade must be carefully considered

Any mitigation measures required for noise, light or privacy, such as inset balconies and screens, must be integrated into the design character of the façade and not appear as accidental or additional elements bringing unnecessary complexity to the facade

Buildings should have a solid aesthetic, with punctured window openings with raised sills, and restrained detailing through the application of continuous cornices. This approach aims to respond to the architecture of the Grand Union Canal.

Rectangular projecting bays further define the restrained approach. Similar to the architectural approach to the Regency style detailing, a limited palette of robust materials is proposed, and the use of precast concrete for the detailing provides continuity between the two urban blocks.

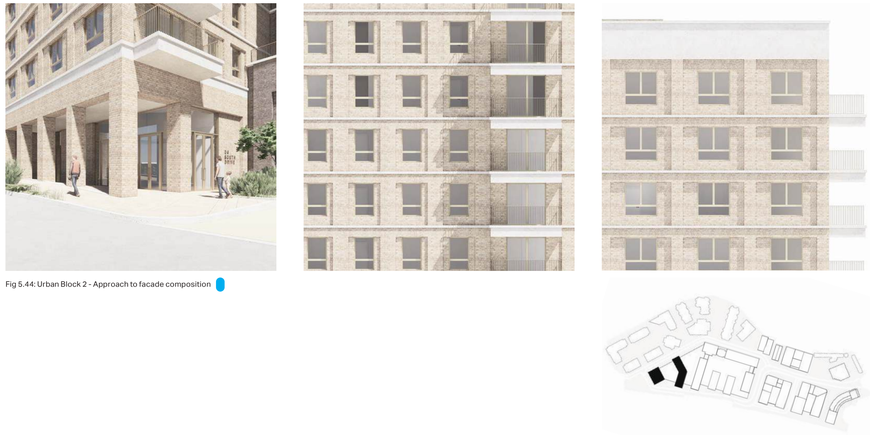


Fig 5.44: Urban Block 2 - Approach to facade composition

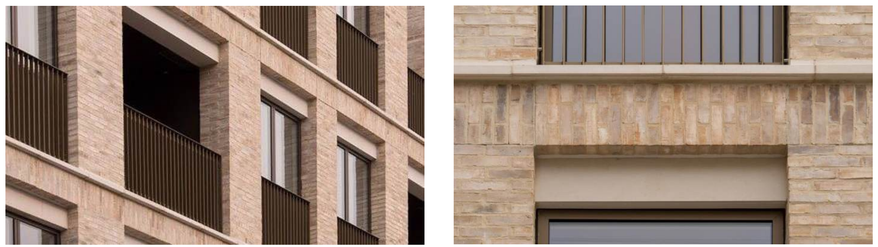


Fig 5.45: Plot 2 - Facade component precedents

5.7.5 Building 2.6

02.13

Form and Orientation

Mandatory Design Element

Deck access must be used due to east-west orientation of Building 2.6

North facing single aspect units must be avoided

The form and elevations of Building 2.6 must be given particular architectural consideration given it acts as a marker at the centre of the scheme.

The illustrative scheme suggests Building 2.6 on Plot 2 is where particular design attention should be given, designed to promote visual interest and coherence within the overall masterplan character.

The form and materiality have been informed by the industrial architecture of the former gasworks. Located above the store entrance and with publicly accessible leisure facilities provided at Podium Level, the building is located centrally within the masterplan. The use of a pitched-roof structure framing internal and external spaces, and clad in a darker bronze-coloured cladding, the aim is to celebrate the site's heritage. This approach enables the proposed building to be easily identified, contrasting with the neighbouring buildings.

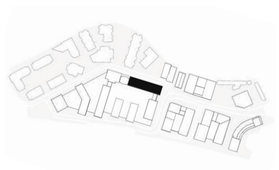


Fig 5.46: Building 2.6 - Approach to facade composition

Fig 5.47: Building 2.6 - Facade component precedents

5.7.6 Parapets & Roof Form

02.14

Parapets and Roof Form

Mandatory Design Element

Parapets and articulations in roof forms must be integrated with the design of the façade

Variation in parapet height must be employed to enhance articulation in the massing

Parapet to Building 2.1 must enhance the architectural expression, forming a crown to the marker building

The pitched roof structure to Building 2.6 must define the architectural expression reflecting the industrial heritage of the site.

The maximum parameters allow for articulation and variation in the expression of the top of each building.

The open-frame crown to Building 2.1 forms the parapet to the top of the building, which sets the maximum parameter. The plant screen is set back behind the crown, and can be adjusted in height to suit the plant provisions and lift overrun.

The shoulder blocks may express a lower parapet providing edge protection and screening of any core overrun is considered.

The pitched roof structure to Building 2.6 aims to articulate the facade composition and accommodate lift overruns within its form.

Fig 5.49: Plot 2 - Crown Type 1 - Full height

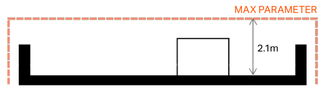


Fig 5.50: Plot 2 - Parapet Type 1 - Half height

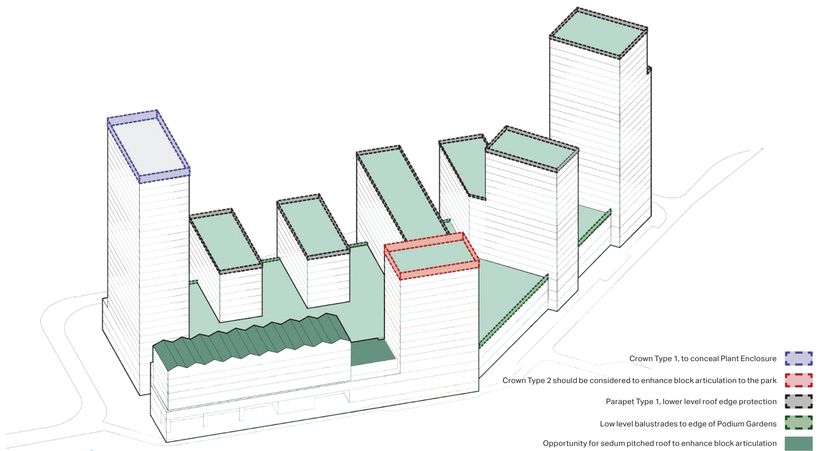


Fig 5.48: Plot 2 - View from North West

5.7.7 Building 2.9 - Sports Pavillion

Building 2.9 has been designed in collaboration with the London Sports Trust to provide a community sports facility in the south western corner of the masterplan.

The following pages describe the parameters set out within the illustrative masterplan.

A description of the illustrative design intention is set out in section 7.3 of the Design and Access Statement.

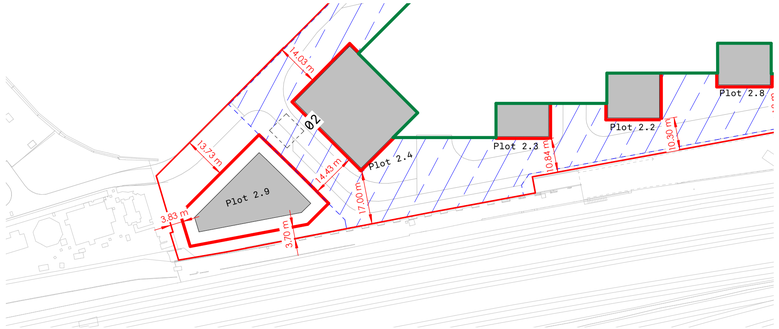


Fig 5.51: Parameter plan

Fig 5.52: Illustrative plan

Fig 5.54: An impression of the illustrative massing as viewed from South Drive.

5.7.8 Building 2.9 - Active Frontages

02.15

Active Frontages

Mandatory Design Element

Active Frontages must be maximised to the south, east and west facades where feasible. Plant and service access should be provided to the north facade.

The illustrative proposals for the Sports Pavilion and the resultant parameter plans have been shaped to directly respond to the adjacent context.

Building 2.9 is surrounded to the south by the Great Western Mainline, to the east by South Drive, West Drive and Building 2.4 and to the north by the Cadent Access Road and Plot 03 beyond. The western edge of the plot fronts onto industrial land partially owned by Cadent. The character of the building and the position of active frontages is a direct response to these varied conditions. By placing the active frontages largely on the east, west and southern facades, the building interacts in a dynamic

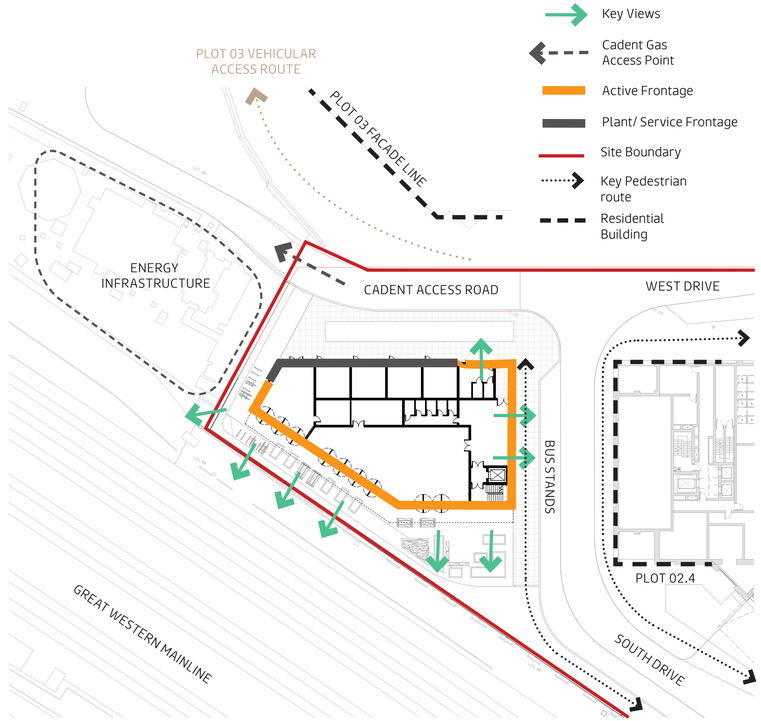


Fig 5.55: Building 2.9 Active Frontages and Response to wider masterplan

P2 REVISIONS - 14th March 2025

P2 ISSUE - REISSUE IN RESPONSE TO RBKC AND GLA COMMENTS

Figures 5.9/5.11/5.19/5.28/5.29/5.33/5.52 and 5.59 - diagrams, layouts and material pallettes have been updated to show 'mandatory' design code requirements where previously they were shown as 'recommended'.

Section 5.3.3 - diagrams and text added to the chapter to describe the specific parameter criteria for building 4.1.

General Update to clarify the wording for Mandatory design elements

Mandatory Design Code Element Numbering System Added / Document reformated.

6.0 Plot Design Code - Plot 4

Plot 04
Introduction and vision

Plot 4 sits at the northwest of the masterplan nestled in the bend of the canal opposite Kensal cemetery. The site is bounded by Plot 3 (the St Williams site) to the west, Plot 2 (the supermarket) to the south, Plot 5 (the Yard) with its reinstated basin to the east and the Canal towpath to the north.

The basin to the east of Plot 4 marks the shift in character in the masterplan from the more vibrant and dynamic Highstreet and dockside wharfs to the more residential areas surrounding the garden squares to the west. This change is reflected within Plot 4, with a building lining the basin to the east responding to the character of the wharf, and the other buildings lining the central garden square being more residential in character.

The site is also defined by the geometry of the masterplan changing as it follows the curve of the canal resulting in the fan-like shape of the plot, with a generous frontage to the water and converging towards Wharf Road and the superstore. The fulcrum, at the centre of the curve, forms a tipping point in the masterplan where the orientation of the site changes and the main route through the site meets an intersection. The road turns to run parallel to the canal and a pedestrian route continues towards the bridge link across the canal in Plot 3 (the St William site).

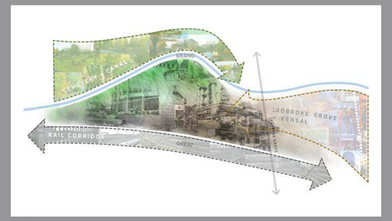


Fig 6.1: Concept diagram - learning from the context

Fig 6.2: Mansion Block precedent

Fig 6.3: Kensal Green Cemetery

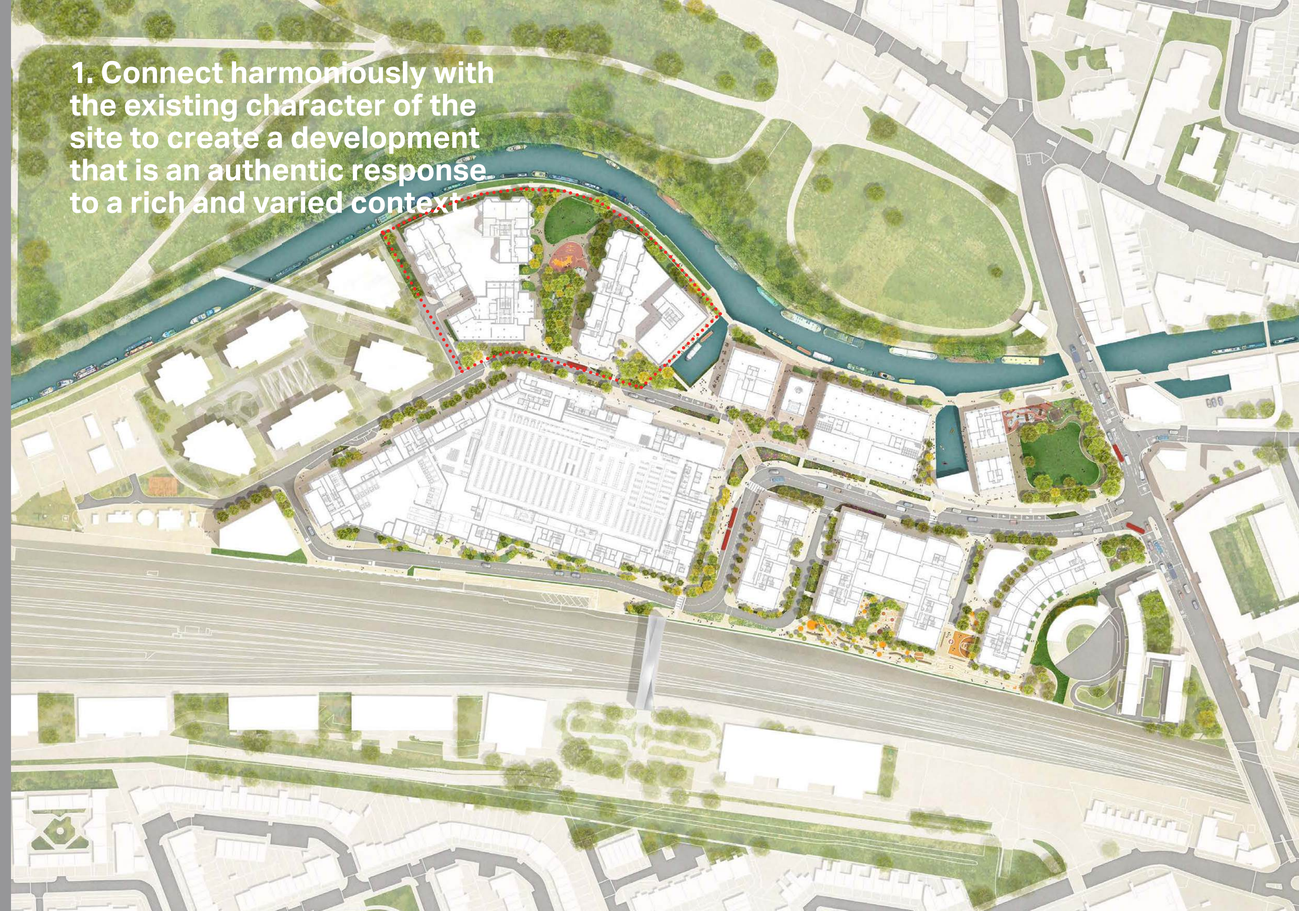


Fig 6.4: An impression of the new Canalside Garden

2. Respond generously to the context improving connections for new residents and for residents and visitors from the surrounding area.

Our plans aim to celebrate the canal edge environment with landscape connections that compliment the canal towpath and offer new ways to interact with the water and the trees which line the canal.

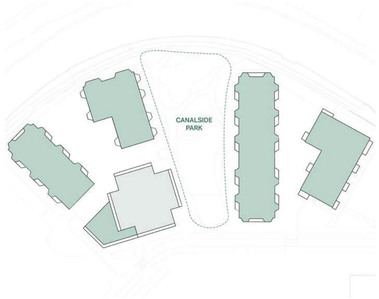
6.1 Plot 4 - Connection to the wider masterplan

6.1.1 Connection to the masterplan

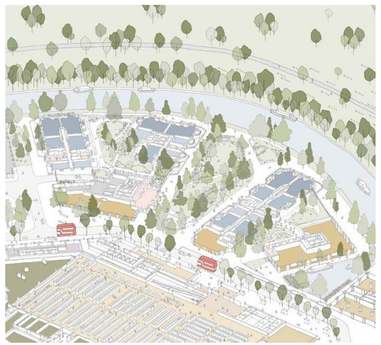
Plot 04 sits on the northern-most edge of the masterplan, framed by Plot 03 to the west, the reinstated basin to the east, and West Drive to the south. The plot signals the shift in the masterplan from the commercial eastern half to the quieter residential western half, which characterises Plot 03 and Plot 04.

Central within the plot lies Canalside Park, a new, expansive piece of public realm offering a new woodland, a lawn space fronting the canal and integrated playspace.

Plot 4 Within the proposed masterplan



Ground floor plan



Axonometric sketch showing ground floor uses

6.2 Plot 4 - Block Form & Arrangement

6.2.1 Relationship to masterplan

04.01

Block form and arrangement

Mandatory Design Element

Minimum 16m street width must be achieved between the block 4.2 and plot 3

Minimum 19.7m must be achieved between plot 4.5 and plot 5

Blocks to be orientated perpendicular to the curve of the canal, with the fulcrum at the centre of the curve

Blocks to be arranged to maximise active uses at the southern frontage to the road

The plot is arranged into 5 distinct plot footprints, namely, 4.1, 4.2, 4.3, 4.4 and 4.5 east to west. The five plots are separated by courtyards and a Canalside Park to allow daylight and sunlight to penetrate into the blocks. Plot 4 consists of a building lining the basin to the east responding to the character of the wharf, and the other buildings lining the central garden square being more residential in character.

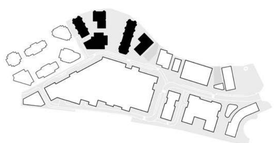


Fig 6.5: Illustrative scheme

Fig 6.6: Block guaging

6.2.2 Canalside Park

The central park to plot 04 is a key feature of the plot, linking the central road of the masterplan to the canal edge and forming a key focal point for the mansion block scale buildings that look into the space.

The park is divided into sections in order to create different environments. The southern portion is planted with mature trees. The northern section includes an area of lawn to provide a flexible space for multiple uses. The park will include space for doorstep play.

Refer to the Landscape and Public Realm Strategy document prepared by landscape architects Spacehub.

Fig 6.7: Canalside Park - Illustrative scheme

6.2.3 Raised Courtyards

04.02

Courtyards

Mandatory Design Element

Courtyard level to be 800mm above external ground level.

Covered links required to connect 4.1 with 4.3 and 4.4 with 4.5 to enable residents to access the core and basement

Level access to be provided from the communal raised courtyards to the cores

At grade access to be provided to the raised courtyard via access from Towpath Mews

Plot 4.1 marks the fulcrum point, where the geometry of the masterplan changes and the main route through the site meets an intersection. The building massing of Plot 4 is positioned around two raised courtyards, set on either side of the central garden square.

The commercial units in blocks 4.1, 4.4 and 4.5 face outward to the street. Residential apartments, including both sides of the public Canalside Park and the residential street to the west, are raised up by circa 800mm. The raised ground floors ensure a reasonable balance is achieved between safeguarding residents' privacy and making a positive contribution to the character and activation of the public realm. The communal courtyard sits at the same level as the raised ground floor, allowing level access to the communal garden from the core and giving the raised courtyard exceptional views out across the canal and Kensal Cemetery beyond.

The courtyard can be accessed at grade via gates that front onto Towpath Mews. In the middle of the courtyard there is a covered link that connects the neighbouring building 4.5 (the Wharf Block) to building 4.4. This helps the residents of building 4.5 gain access to the Canalside Park, basement car park and ancillary accommodation via the core in building 4.4.

Fig 6.8: Plot 01 - Building Arrangment

6.3 Plot 4 - Scale & Massing

6.3.1 Block articulation

04.03

Block Articulation

Mandatory Design Element

Massing must be arranged to maximise daylight penetration to units and provide adequate sunlight to the open spaces

Building design must optimise orientation of the site with residential buildings predominately orientated north south to encourage east and west aspect units

Blocks must be articulated to maximise the quantum of dual aspect units

Block 4.1 must not exceed 98m in height.

Plot 4.1 is conceived in the masterplan as a fulcrum marking the change in orientation in the urban grain. It is located at the bend in the central avenue, at a point from which several buildings 'fan out' radially to respond to the curvature of the canal to the north.

Plot 4 shoulder buildings range in height from ground plus 7 to 9 storeys. The Tower (Block 4.1) is an important marker in the masterplan, sitting at its heart and responding to the change of orientation of the main axis. Its orientation is at an angle relative to the buildings along the High Street and the Avenue in front of the superstore, announcing the point at which the road turns into South Drive. The Towers maximum height is set at 98m above ground level, addressing the future route to the bridge and cemetery. The upper part of tower is read 'in the round' and therefore has no front or back, the lower 'shoulder' height block reiterates the datum created by the adjacent Mansion Blocks and responds to the street, wrapping around to create a corner of appropriate urban scale.

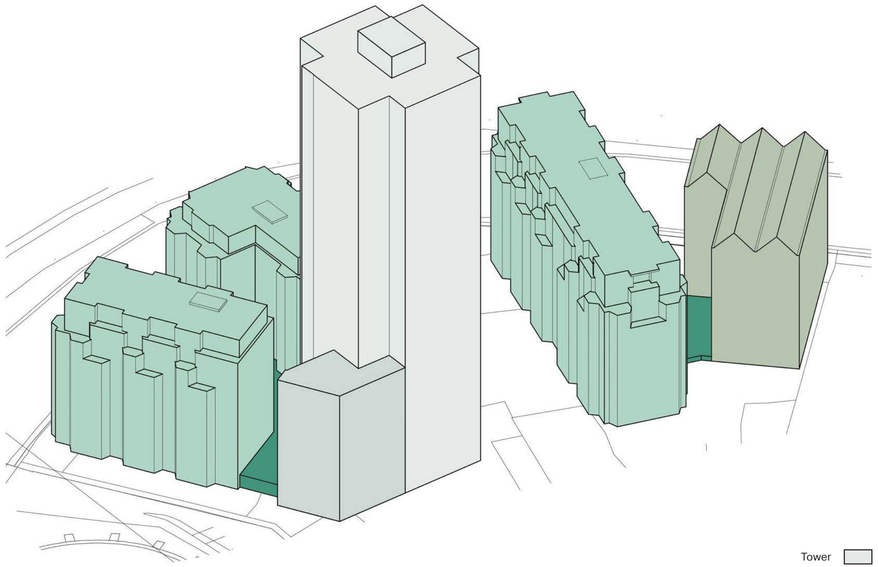


Fig 6.9: Massing approach: South west axonometric view

Fig 6.10: Illustrative scheme

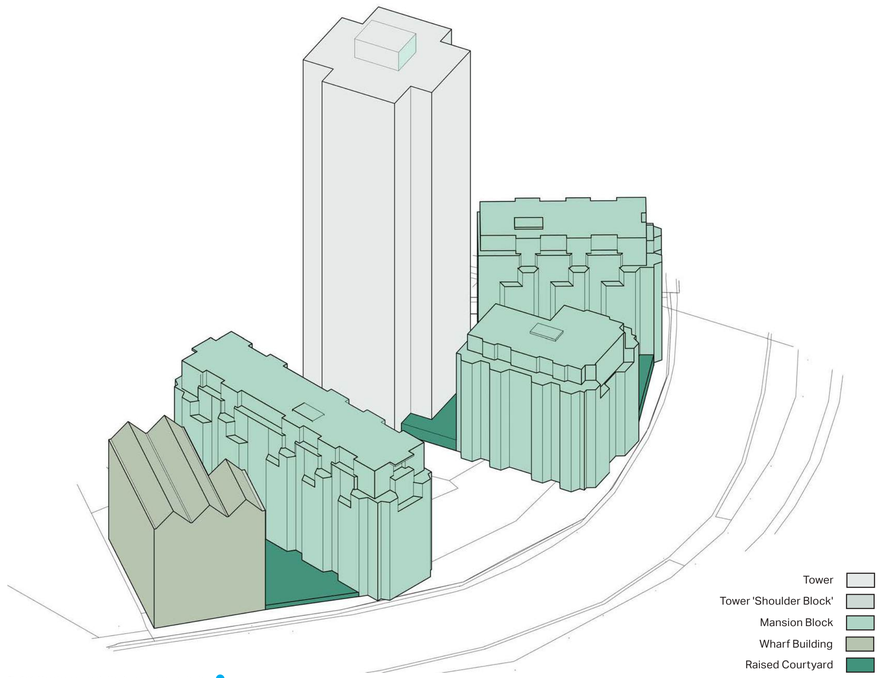


Fig 6.11: Massing approach: North east axonometric view

6.3.2 Maximum/ Minimum Parameters

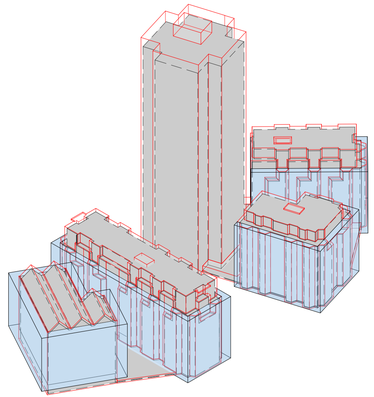
04.04

Building Parameters

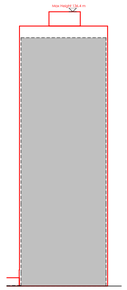
Mandatory Design Element

The design brought forward at reserved matters stage must not exceed the maximum parameter envelope and must not be smaller than the minimum parameter.

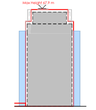
The plans, sections and 3D diagrams opposite define the maximum and minimum proposed extents for each building. A 3.1m wide balcony zone surrounds the maximum parameter envelope of Plot 4.5. Both the minimum and maximum extents have been tested as part of the Environmental Statement (E.S). The balcony zone on Plot 4.5 allows for flexibility on location. All heights shown are expressed as AOD (m).



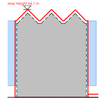
Plot 04 Parameter Axo



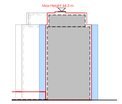
Plot 4.1 Parameter Section
1 : 500



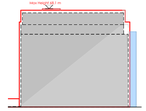
Plot 4.4 Parameter Section
1 : 500



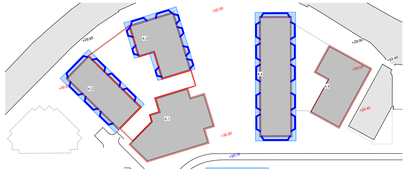
Plot 4.5 Parameter Section
1 : 500



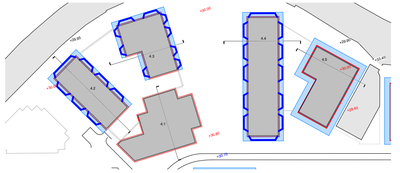
Plot 4.3 Parameter Section
1 : 500



Plot 4.2 Parameter Section
1 : 500



Plot 04 Ground Parameters
1 : 750



Plot 04 Typical Mid Level Parameters
1 : 750

Fig 6.12: Plot 04 - Maximum and minimum parameters

6.3.3 Local Plan (Policy CD7)

Within Local Plan (Policy CD7) Figure 4.4 highlights 'suitable locations for tall buildings and their maximum heights'. The Kensal Canalside (SA1) location indicates a height range between 20m and 98m or 6 - 31 storeys. Paragraph 4.52 states: "For the purpose of the Local Plan, the top of a building would normally be measured externally at the height of the roof parapet of the uppermost storey, excluding minor elements such as lift overruns and plant enclosures."

The visible parapet of building 4.1 is within the 98m height limit. The parameter line of the extended lift and plant overrun extends to 105.6m to provide for flexibility in the resolution of this roof-top plant enclosure when detailed designs are brought forward. An annotated drawing to describe our approach has been provided adjacent.

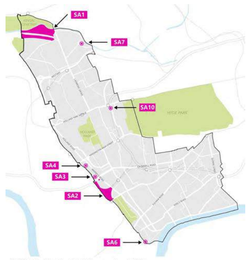


Figure 4.4: Suitable locations for tall buildings and their maximum heights

Fig 6.14: Extract of Policy CD7 - Figure 4.4

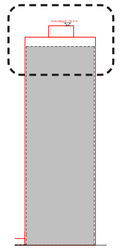


Fig 6.15: Plot 04.1 Parameters Key Section

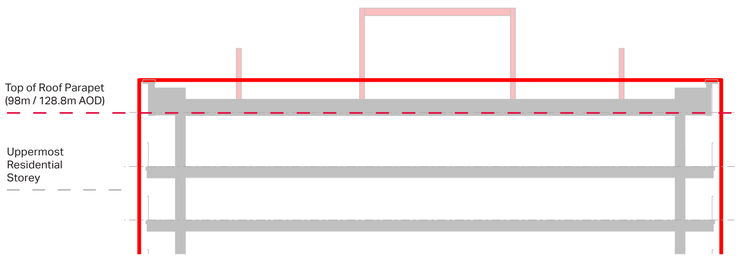


Fig 6.13: Plot 04.1 - Roofline - Maximum Parameters

6.4 Plot 4 - Use & Quantum

6.4.1 Plot Use

04.05

Plot Use

Mandatory Design Element

Provision of c. 500 apartments must be provided.

Provision of commercial and community space at ground floor in key locations facing Wharf Road and the new Wharf must be provided.

A mixture of commercial and community focused uses are provided at ground floor level of the blocks fronting onto the Wharf Road and the canal basin. These units are sized to provide useful services to the new residents and the wider community.

Plot 4 consists of a mix of residential (Class C3) and flexible commercial (Class E) and community (Class F1/F2) uses. Plot 4 consists of c. 500 high quality apartments. The range of units has been designed to include a mix of studios, one, two and three bed units. 10% of the units provided will be wheelchair adaptable homes (M4(3) standard).

In addition to c.500 new homes, the site will provide a variety of new green spaces and attractive public realm with soft and hard landscaped areas, low levels of residential parking, canal side leisure opportunities, as well as opportunities for businesses and services catering for the local community.

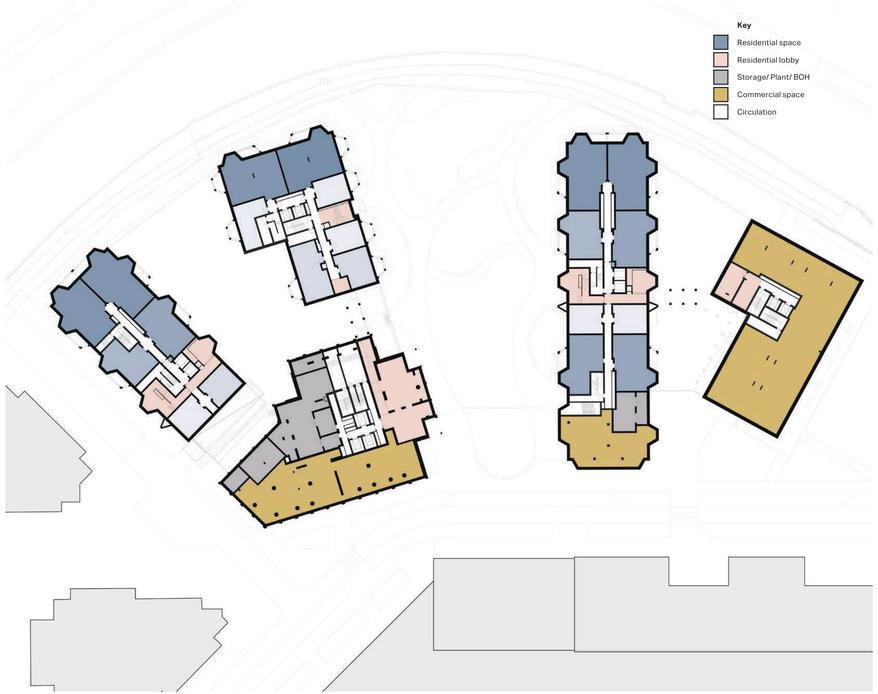


Fig 6.16: Plot 04 - Raised Ground Floor plan showing indicative internal arrangement

6.5 Plot 4 - Layout

Indicative Floor Plans for typical levels

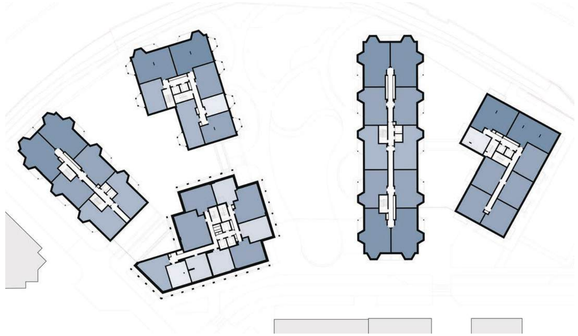


Fig 6.17: Plot 01 - Level 01-07

Fig 6.18: Plot 01 - Level 08

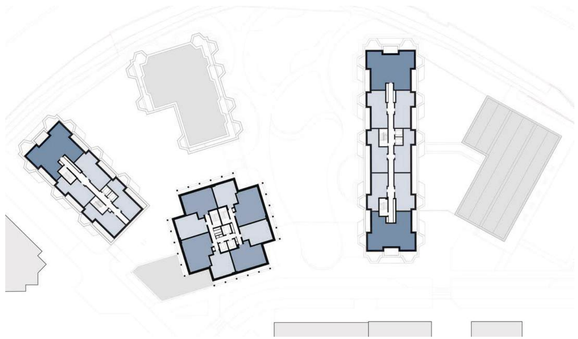


Fig 6.19: Plot 01 - Level 09

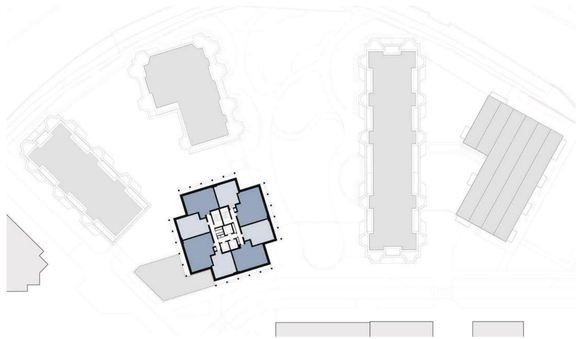


Fig 6.20: Plot 01 - Level 10

6.5.1 Residential layouts: Orientation & dual aspect

04.06

Residential Layouts

Mandatory Design Element

Residential layouts must be articulated to maximise the quantum of dual aspect units

North facing single aspect units must be avoided

There must be no more than 10 homes per core.

The illustrative scheme provides for a range of unit sizes and tenure mix, based around central cores. This arrangement allows for a maximisation of dual aspect, or in some instances triple aspect apartments, as well as a range of subdivision of internal space to create a mix of unit sizes.

Fig 6.21: Plot 04 - Maximise dual aspect apartments

6.5.2 Outlook, proximity and overlooking

04.07

Outlook

Mandatory Design Element

The distance between buildings within Plot 4 must be reduced as you move away from the canal, creating splayed landscape spaces opening out towards the canal

Living rooms must not directly face each other and overlooking between units must be minimised

The blocks are laid out perpendicular to the curve of the canal forming a splayed orientation. This creates a series of triangular spaces opening towards the water, increasing opportunities for diagonal views towards the canal. This strategy of creating oblique views is further reinforced by the addition of bay windows, giving the living rooms of the mansion blocks a variety of outlooks, north to the canal and south to the sun. The arrangement of the buildings and the positioning of windows allows for long view past these 'pinch points' and minimises the amount of overlooking.

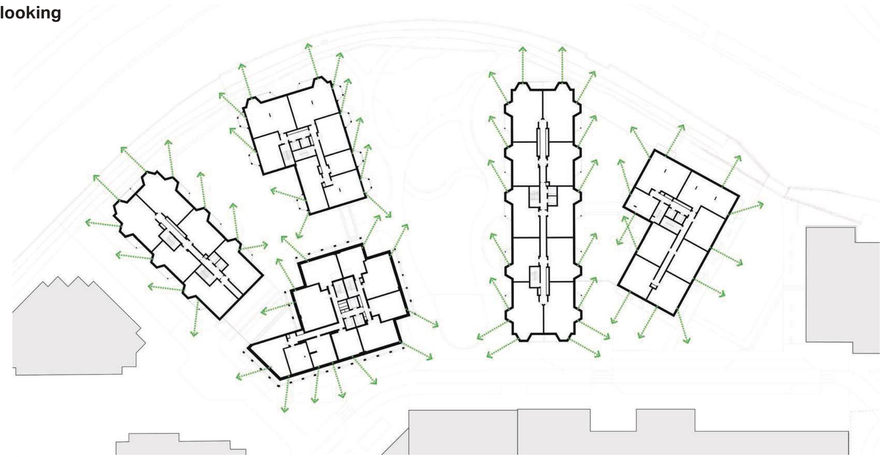


Fig 6.22: Plot 04 - Typical floor highlighting the potential for long views

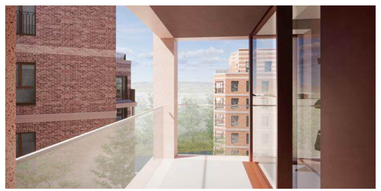


Fig 6.23: Plot 04 - View looking north from 4.1

Fig 6.24: Plot 04 - View looking south from 4.4

Fig 6.25: Plot 04 - View looking north from 4.4

6.5.3 Balcony guidance, privacy, landscape and terraces

04.08

Balconies and Amenity

Mandatory Design Element

All units must have a private amenity space

All balconies must be designed to mitigate wind and daylight factors.

North-facing balconies must be minimised

Balcony soffits must be designed to facilitate self-drainage

Bolt-on balconies must include appropriate fixing details to prevent weathering and must be designed for ease of maintenance at the interface with the external facade

Balcony appearance to be consistent on any individual block

A minimum of 1.5m depth is required.

All balconies to comply with minimum space standards as set out in the relevant guidelines.

Private outdoor amenity space has been provided to all homes with direct level access to a generous terrace, logia or balcony. All private amenity spaces are deep enough to ensure that at least four occupants can easily sit and circulate around a table regardless of the size of the unit.

The balconies should contribute to the character of the architecture and should consider the drainage and weathering details in their fixing and appearance, in particular the soffit and how this will be viewed by the occupants of a lower floor apartment. Privacy should also be considered, both in the treatment of balustrade finish and in the stacking of the balcony projections vertically over floor levels.

Private communal residential amenity is provided in the form of two courtyard gardens. Located at the raised ground level, these courtyard gardens have level access from the residential cores and enjoy great views out to the canal and the cemetery beyond.

External plant-on balconies have been designed into the illustrative scheme of Plot 4.5 to provide interest and variation to the façade.

Fig 6.26: Plot 04 - Roof and landscaped terrace approach

Fig 6.27: Example of glazed balcony expression on the Tower

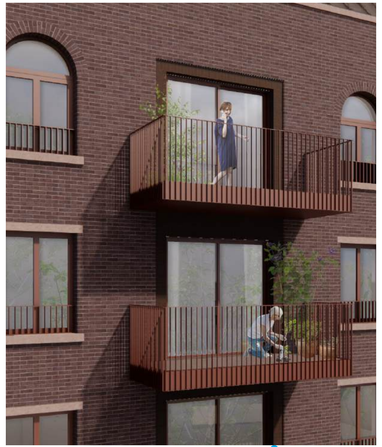


Fig 6.28: Example of open rail balcony expression on the Wharf Building

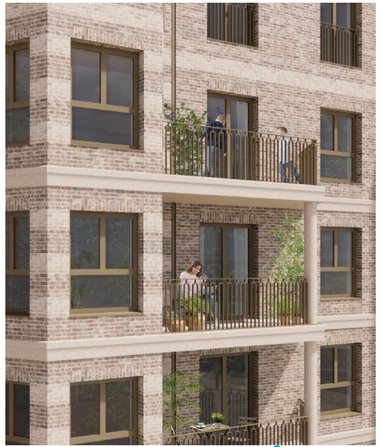


Fig 6.29: Example of open rail balcony expression on the Mansion Blocks

6.5.4 Fire Strategy

The outline design parameter drawings assume and allow for each block to include two stair cores for fire escape. It is also assumed that every residential building on site will be fitted with sprinklers.

A more detailed description of the fire engineering approach will be included in the associated site wide fire strategy report.

Fig 6.30: Plot 04 - Illustrative plan arrangement

6.5.5 Access , entrances, servicing, refuse & cycles

04.09

Access, Entrance and Services

Mandatory Design Element

Main entrances must be easily recognisable, prominent and celebrated (e.g. residential lobby entrances and entrances to shops)

Main entrances must be located on the ground floor

The lobbies must allow for communal post box areas and a store must be provided for large deliveries which will be managed by the landlord.

All bin stores must be accessed within 10m of the refuse vehicle.

Main entrances must be highly visible with consideration to natural surveillance and overlooking from dwellings and other uses and consider the use of canopies, recesses, screens and planting to provide shelter upon arrival

Cycle storage to be predominantly accessed from the courtyards to provide additional security

Cycle storage must have the relevant Secured by Design levels of security including access control

Cycle storage must be directly accessible from the outside so that bikes do not need to be taken through lobbies

Visitor cycle parking to be located within the landscape in close proximity to building entrances and overlooked by active frontage

Refuse stores must be located to allow direct access to external streets and be easily accessed from residential access core.

The entrance lobbies are a residents and visitors first impression arriving in each building and as such are a key element in the design layout. The entrances should be clearly defined in the street and legible to the building user. The lobbies can attribute to an active streetscape throughout day to evening and should be highly transparent to the street. Their internal arrangement should offer clear legibility to the location of the lifts and stairs.

The lobbies should allow for communal post box areas and a store should be provided for large deliveries which will be managed by the landlord The stores should be accessible from the lobby, subject to the agreed fire strategy.

In line with local authority guidance, all bin stores must be accessed within 10m of the refuse vehicle. Bin stores must be provided within easy reach for all residents and often located directly off the main lift core.

In efforts to promote cycling designers must provide high quality, safe and accessible bicycle stores within each block. The illustrative scheme locates the cycle storage in the basement area with access to the basement provided using a ramp between Plots 4.1 and 4.2. The anticipated cycle numbers calculated are based on the adopted London Plan. Accessing and using the bike store should be second nature in this sustainable community.

Within the illustrative scheme the car park is entered via a lift from Towpath Mews to the west of building 4.2. The basement will provide up to 134 parking spaces through an automated stacker system. A number of parking spaces will also be located for use by tradespeople, to mitigate the lack of on-street parking and avoid the use of loading bays for longer periods of time.

Fig 6.31: Plot 01 - Ground floor access, entrances, servicing, refuse and cycles (indicative locations)

Fig 6.32: Plot 01 - Basement servicing and cycles

6.5.6 Plant Strategy

04.10

Plant Strategy

Mandatory Design Element

Access and egress from plant areas for servicing personnel must be integrated to the design.

Plant in basement areas must be maximised.

Substations must be located in areas suitable for easy access from the street at ground level

All plant equipment at roof level must comply to the rules set out in the parameter plans.

Integration of the building parapets will provide a coordinated approach to the appearance of building facades and provide suitable levels of safety for maintenance access to the roof, as well as acting as a screen to roof mounted plant.

The basement is composed of two parts: a semi basement located under the raised courtyard between Plots 4.1, 4.2 and 4.3, and a basement under Plot 4.4. The illustrative scheme allows for substations to be located at ground floor level for easy access from the street. LV switch and secondary plant requirements such as water storage tanks can be located either at ground floor or basement level but must not be located on a primary street facing façade.

There is also a plant room halfway up the tower in the plot 4.1 illustrative scheme, to facilitate the efficient distribution of services and optimise the size of the risers in the core.

Fig 6.33: Plot 04 - Ground floor illustrative plant areas

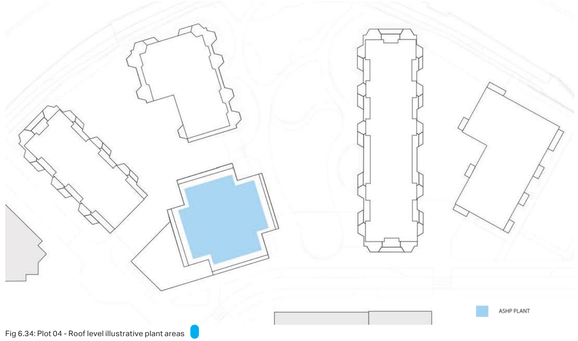


Fig 6.34: Plot 04 - Roof level illustrative plant areas

Fig 6.35: Plot 04 - Basement illustrative plant areas

6.6 Plot 4 - Active Frontages

6.6.1 Street edges

04.11

Active Frontages

Mandatory Design Element

The plot must maximise street facing commercial and community units contributing to the creation of well defined streets

Buildings must be arranged to define courtyards and central garden square between plots

Active frontages must have flexible design to be easily adaptable to a wide range of uses

Blank walls along the ground floor elevation must be minimised

Awning, fixed shading and canopies may be used around open spaces to encourage activities and provide shelter for outdoor areas

Shop frontage must utilise full height glazing with a consistent head detail.

Signage design must allow for a variety of designs within a common placement location. The signage must be visible and legible from short and long distant views.

Use of awnings must be considered to all commercial frontages

A mixture of commercial and community focused uses are provided at ground floor level of the blocks fronting onto the Wharf Road and the canal basin. The entrance to Canalside Park provides the opportunity for cafes and restaurants that will animate the waterfront and provide landscape spaces that they can utilise. The commercial or community spaces fronting onto Towpath Mews will provide an active and animated civic frontage to the pedestrian route running through the site that links up with the anticipated new pedestrian bridge across the canal, expected to be delivered by St.William as part of their scheme on Plot 3.

In the most prominent locations, the ground floors of the blocks have been designed to maximise active frontage to the public realm. The rest of the ground floors, including both sides of the park and the residential street to the west, are raised up by circa 800mm and contain residential accommodation. The raised ground floors ensure a reasonable balance is achieved between safeguarding residents' privacy and making a positive contribution to the character and activation of the public realm.

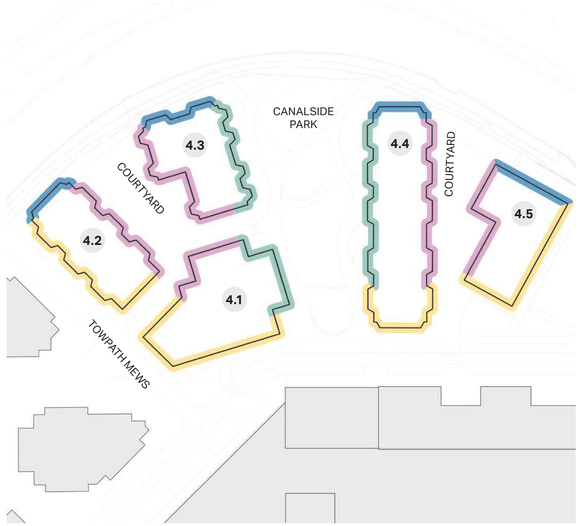


Fig 6.36: Plot 04 - Active frontage strategy

Towards raised courtyards
Towards Wharf Road, Towpath Mews & the new Wharf
Towards Canalside Park
Towards the Canal

Fig 6.37: Plot 04.4 Commercial Unit

Fig 6.38: Plot 04.5 Commercial Unit

Fig 6.39: Plot 04.1 Commercial Unit

6.7 Plot 4 - Facade Approach, Materiality & Detailing

6.7.1 Materials and Detailing

04.B1.04

Materials and Colours

Mandatory Design Element

Material palette of all proposed buildings must be simple and coherent

Materials must be durable and of the highest quality to minimise the need of maintenance and remain attractive throughout the building life.

Materials must be robust and must weather well and provide a high quality appearance to the building facades

Details such as the bonding of masonry elements, mortars colours and type of joints should be considered.

The buildings within Plot 4 have been designed to last for a long time and age gracefully, prioritising long-lasting quality materials with low environmental impact, and to minimise air, noise, light, and water pollution. All external envelopes will be composed of non-combustible materials. The principles of circular economy will be used throughout the design, construction, and end of life. High quality brick is used throughout, articulated by stone or precast elements that echo the fine grain of their precedents with a more contemporary approach to detail.

Plot 4 consists of three building types, which are as follows: a wharf building, then three mansion blocks that define public and semi-private gardens, and finally the tower.

Plot 4.5 to the east responds to the character of the wharf, and the other buildings within plot 4 lining the central garden square are more residential in character.

Fig 6.40: Plot 04 Building model hinting at material tones

6.7.2 Plot 4.1 The Tower

04.12

Material Pallette - The Tower

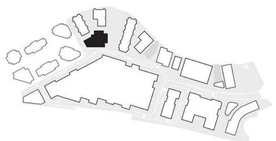
Mandatory Design Element

The buidling must be clad in brick with reconstitued stone in a similar tone.

The materials must have a subtle change in tone, becoming lighter as the building gets higher

Proposed materials must be of the highest quality and appropriate for the facade detailing to be achieved

The tower sits at the heart of the masterplan and marks the change in orientation of the avenue. It is comprised of masonry and distinctly architectural details that reads as a simple legible object as well as being appropriate in context.



Plot 04 The Tower

Fig 6.41: View looking West toward plot 4 along the central Avenue

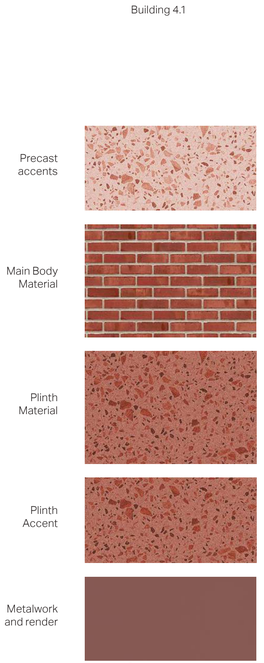


Fig 6.42: Plot 4.1 - Mandatory Materials

6.7.3 Articulation of Tall Building

04.13

Tall Building Articulation

Mandatory Design Element

The loggias must consist of a tinted rendered rear wall and soffit and paving colour-matched to the structure

The facade must adopt a heavy masonry aesthetic and a definite load-bearing 'architectural' language

All facades must be clearly articulated with a calm and ordered fenestration pattern

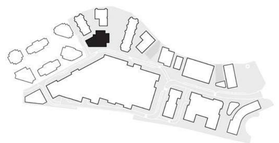
All units must have private amenity space designed and expressed in the architectural composition

The tower sits at the centre of the western residential neighbourhood, marking the location of the canalside garden, the western proposed bus stop and the onward connection to the future canal bridge connection to the cemetery.

The order of the tower speaks of traditional post-and-beam, with an interplay of vertical and horizontal elements providing relief but also an even overall gridded surface. The tower is a highly legible extruded four-sided geometric object. At the upper levels, the building should have four identical faces, lined with a loggia offering a generous balcony to each unit and the corners are recessed ensuring every dwelling is dual aspect.

At the lower levels, one corner of the building extends out forming a shoulder block fronting onto Bridge Place. The 'shoulder' height reiterates the datum created by the adjacent mansion blocks.

Fig 6.43: Plot 4.1 - View of the top of the tower



Plot 04 The Tower

Fig 6.44: Plot 4.1 - Residential Entrance

Fig 6.45: Plot 4.1 - Sketch of the towers ordered fenestration pattern and loggias

6.7.4 Plot 4 Facade Composition

04.14

Facade Composition

Mandatory Design Element

The facade must be symmetrical and incorporate bay windows, or in the case of Plot 4.3 bay balconies

Facade appearance must be influenced by design cues from historic mansion blocks within local context. The facades must include textures appropriate to mansion block styles.

Facades must provide rhythm and be layered 3 dimensionally to provide dual aspect views from apartments

The illustrative design of the three mansion blocks has been designed to incorporate obvious and subtle differences but to also share many details and a common aesthetic. This aesthetic is derived from predominantly Nineteenth Century West London mansion blocks, many of which are built in a rich red brick and feature a profusion of detail and decoration. The mansion blocks seek to evoke flamboyant character and exceptional quality while pairing back fine detail that is no longer required by modern construction technology and contemporary design sensibilities.

The facades of buildings are characterised by their bay windows, or in the case of building 4.3 its bay balconies. These have the benefit of offering wide views and ample daylight but they also provide an undulating rhythm. These are often combined with balconies and horizontal banding, in the form of decorative stripes and reconstituted stone stringers, to give a complex but repetitive and therefore highly legible architectural order. At the tops of these buildings, this order shifts from the horizontal to a more vertical cascade of interlocking dormers and further complexity through decoration.

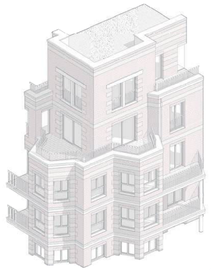
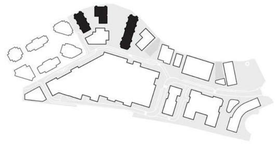


Fig 6.46: Axonometric bay study of upper corner of 4.2 and 4.4

Fig 6.47: Mansion block - Typical bay window and balcony



Plot 04 Mansion Blocks

Fig 6.48: Plot 4.2

Fig 6.49: Plot 4.3

6.7.5 Mansion Blocks

04.15

Material Pallette - Mansion Blocks

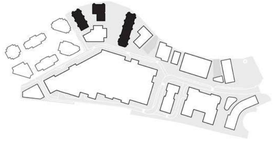
Mandatory Design Element

The buidling must be clad in brick with a contrast brick banding

The materials must have a subtle change in tone to define the different uses

Proposed materials must be of the highest quality and appropriate for the facade detailing to be achieved

The mansion blocks playfully reference the familiar flamboyant red and white striped Victorian mansion blocks of West London, such as Maida Vale and Marleybone. In combination with their language of bay windows and stone banding, the character here is much more residential yet grand and provides a convivial backdrop to the green of the park and gardens.



Plot 04 Mansion Blocks

Fig 6.50: View looking East toward Building 4.4 from across the canal

Fig 6.51: Victorian Mansion Block in Marleybone

Fig 6.52: Victorian Mansion Block in Maida Vale

Fig 6.53: Plot 4.4 Mansion Block penthouse level terraced roofscape

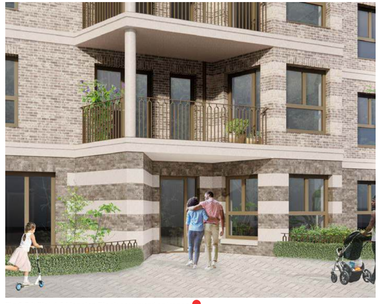


Fig 6.54: Plot 4.2 Mansion Block courtyard entrance

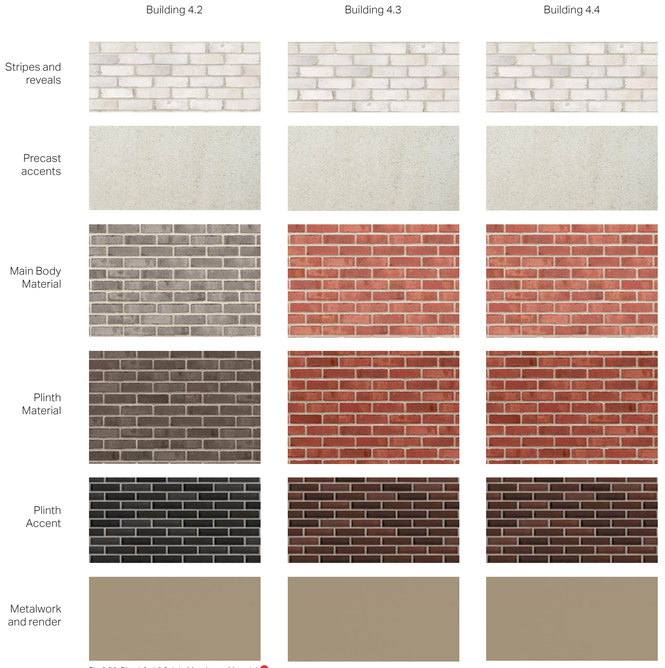


Fig 6.55: Plot 4.2, 4.3 & 4.4 - Mandatory Materials

6.7.6 Facade Composition: Plot 4.5 Wharf Building

04.16

Material Pallette - Wharf Building 01

Mandatory Design Element

The design must be influenced by historic warehouses and industrial buildings which will manifest in the building form and be appropriate to its canalside location

The building must utilise pitched roof and expressed gables with evenly proportioned openings appropriate to its form

The ground floor must offer commercial uses to activate its dockside location

The building must utilise expressed projecting balconies to provide external amenity to the residential units

The Wharf Building has an L-shaped plan form but can be understood as three adjoined volumes, each with a pitched roof. These roofs, and the buildings' upright proportions reference the historic warehouse and industrial buildings often situated alongside waterways.

On the side elevations private amenity is provided to each flat in the form of a large projecting metal balcony.

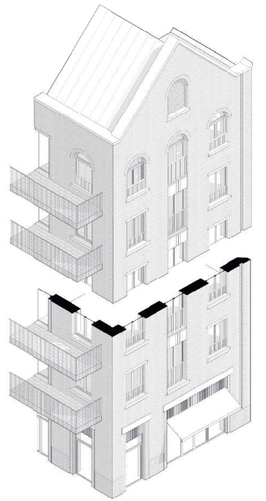
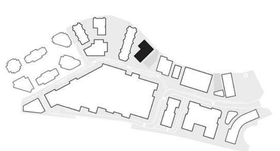


Fig 6.56: Axonometric bay study of 4.5 gable



Plot 04 Wharf Building

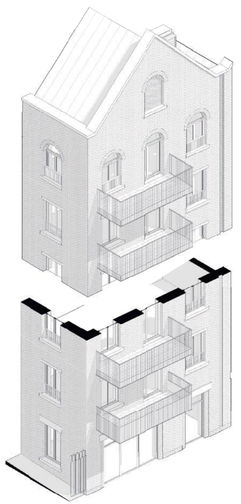


Fig 6.57: Axonometric bay study of 4.5 entrance

Fig 6.58: Typical side elevation

Fig 6.60: Plot 4.5

Fig 6.59: Typical gable elevation

6.7.7 Plot 4.5 Wharf Building

04.17

Material Pallette - Wharf Building 02

Mandatory Design Element

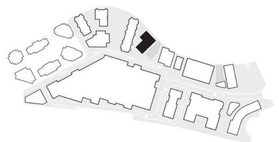
The buidling must be clad in brick

Proposed materials must be of the highest quality and appropriate for the facade detailing to be achieved

The Wharf Building forms the transition between the bustling atmosphere of Plot 5 (the Yard) and the more residential character surrounding Canalside Gardens.

The Wharf Building has a distinctive upright, pitch-roofed form redolent of post-industrial revolution dockside warehouse buildings found across London.

The brickwork is a darker tone, accented by reconsituted rectilinear stone elements. The commercial space at ground is defined by large glazed openings of alternating width relating to the fenestration above, bounded by recessed glazed brick reveals. At the uppermost level all around the building, the windows have a brick arch detail with a glazed top light. Rather than expressing the eaves, the standing seam metal-clad pitched roofs are set back behind parapets with a concealed gutter and an appropriately substantial reconstituted stone coping.



Plot 04 Wharf Building

Fig 6.61: A view into the new basin with Plot 04 on the right

Building 4.5

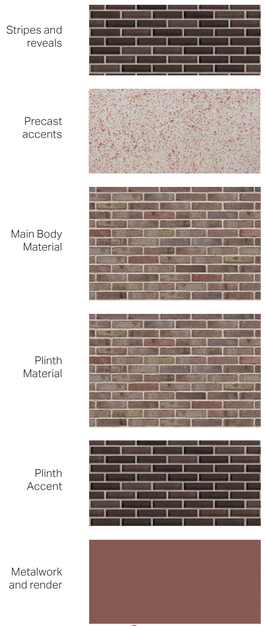


Fig 6.62: Plot 4.5 - Mandatory Materials

This page is intentionally blank

P2 REVISIONS - 14th March 2025

P2 ISSUE - 19th DECEMBER 2024 - REISSUE IN RESPONSE TO RBKC AND GLA COMMENTS

General Update to clarify the wording for Mandatory design elements

Mandatory Design Code Element Numbering System Added / Document reformated.

7.0 Plot Design Guidelines - Plot 5

Plot 05
Introduction and vision

Plot 05 sits to the north of the masterplan. It occupies a prominent edge that fronts onto the existing canal and sits adjacent to the listed Kensal Green Cemetery. This gives Plot 05 the opportunity to play a major role in enhancing the existing public realm.

The primary physical constraint to the Plot 05 site is the Grand Union Canal which spans along the northern edge of the masterplan. With a tight footprint due to various constraints around the plot, the buildings will be located in close proximity to the canal, which will offer the opportunity for a new urban fabric to stitch together with the existing towpath.

The Northern edge of the plot is determined by the red line boundary that exists from the ownership of the current Sainsbury's store that occupies the plot.

To the east and west, the plot is bookended by two existing basin inlets. These inlets are reminents from the site previous industrial heritage and are proposed to be retained and developed into water based public amenity for the wider masterplan also offer visuals connections back to the canal and the cemetery beyond.

The southern edge of the plot is bound by the Sainsbury's view corridor which itself outlines the primary commerical frontage towards the central avenue.

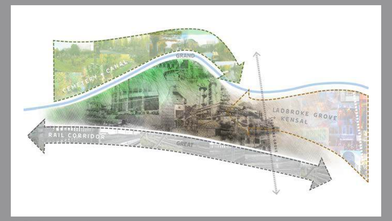


Fig 7.1: Site concept diagram

Fig 7.2: Diagram of ground floor uses

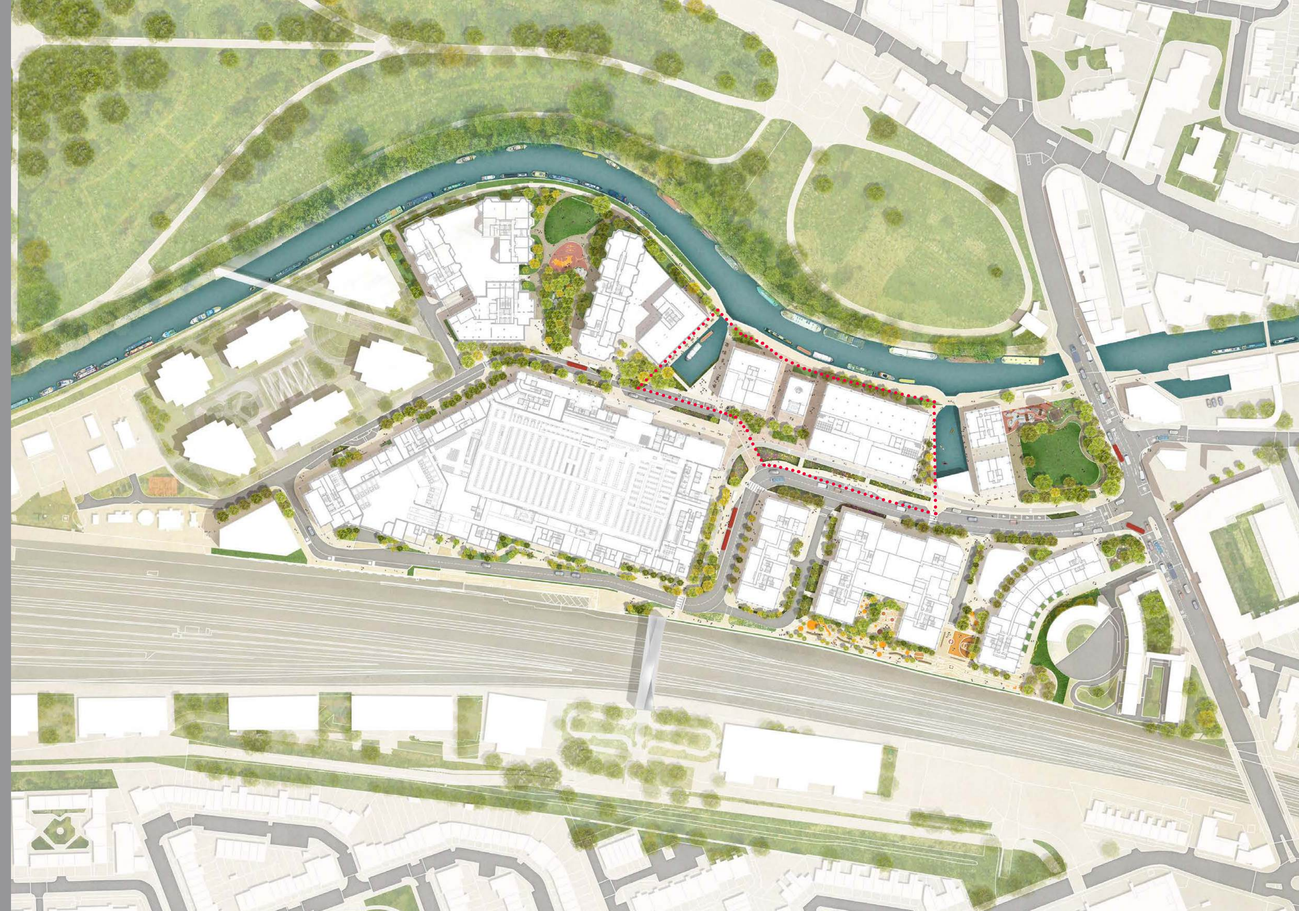


Fig 7.3: The Avenue

In contrast with the classical architecture that inspires other buildings in the development the character of Plot 05 is marked by the industrial nature of historical wharf buildings. Grand Union Canal offers a unique landmark on which to base the architectural principles that shape these buildings.

Outlining the Canal, Plot 05 offers a unique moment along the towpath incorporating a new public realm design. Carefully landscaped seating areas and stepped corridors define the threshold between an active groundfloor and the serenity of the Canal. With Kensal Green Cemetery as historical backdrop the area engages both banks of the canal, creating an enriched experience towards the water.

During the nineteenth and twentieth centuries, Grand Union Canal was a predominantly industrial area characterised by brick and concrete warehouse buildings. In 1896, Kensal Gasworks occupied all of the land to the west of Ladbroke Grove between the railway and the canal. The Gasworks was formed of a series of buildings serving the different uses along the coal gas production chain. One of the typologies that emerges through time as a masterplan marker is the coal gas Retort Building. With the future disappearance of the steel framed Gasholders, the only remaining symbol of the heritage of the site, the memory of the Retort Building is brought back to the present as a Masterplan marker to celebrate the industrual spirit of the site. Building 5.1 will thus assumes the role of the Plot's marker building.

7.1 Plot 5 - Connection to the wider masterplan

7.1.1 Masterplan Overview

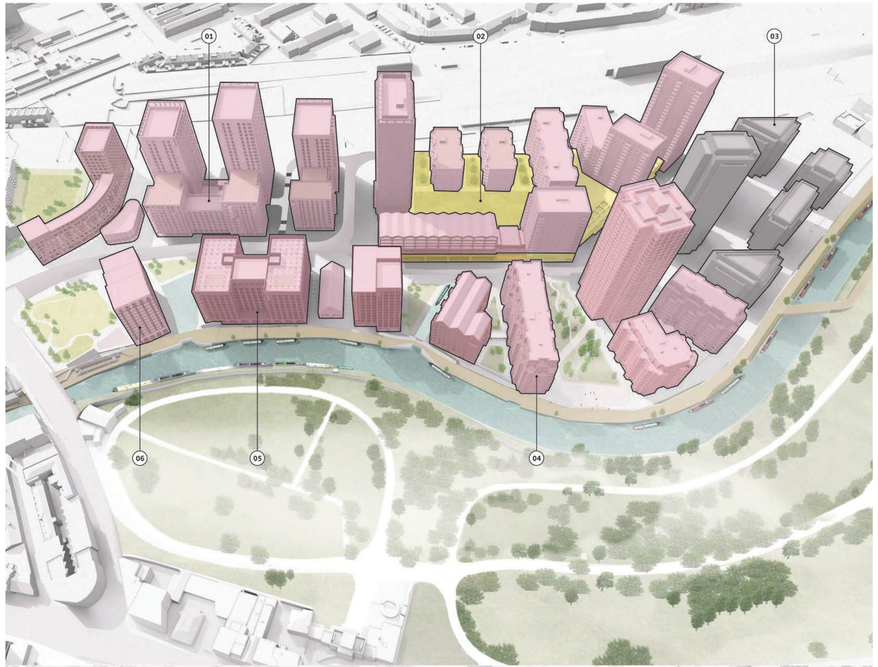
Occupying the Northern edge of the masterplan, Plot 05 establishes itself as a key moment both within a prominent commerical front to the canal edge and also southward into the newly proposed central Avenue.

The massing strategy of Plot 05 consists of three seperate elements.

Plot 5.1 acts as a marker moment along the canal. Massing at 14 storeys, it will help act as visual landmark along the canal to signify a moment of threshold behold the masterplan and the canal. The tower aesthic is reminiscent of the coal shoots and industrial chimneys that once existed along the canal edge.

Plot 5.2/5.3 acts as a horizontal edge to the canal and avenue. With the architecture being derived from historical warehouse typologies that once lined the canal. This helps bound the main commercial avenue.

Plot 5.4 is a lower scale pavilion building, located between Plot 5.1 and 5.2-5.3. It has a predominance of active frontage and nturally invites interaction with the wider masterplan from the towpath edge.



Key

- Detail plots
- Outline plots
- St William owned land

7.2 Plot 5 - Block Form and Arrangement

7.2.1 Plan Form

Plot 05 Originates from an orthogonal grid structure of approx 7.2x7.2. This is triggered by the vision of generous wharehouse spaces with evenly spaced-out columns.

The buildings will be spaced to allow for North-South connections between the centre avenue of the masterplan and the canal.

Cores will be positioned away from facades, in order to maximise active frontage in both lower and upper levels. They are shown in black on the adjacent drawings.

The basement will link the three buildings together, enabling the use of shared spaces for plant, bike & bins storage and car park.

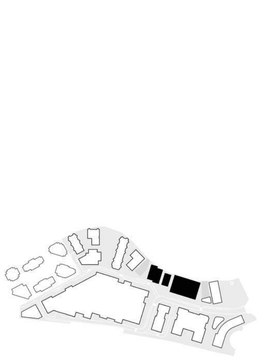


Fig 7.6: Plot 05 - Basement

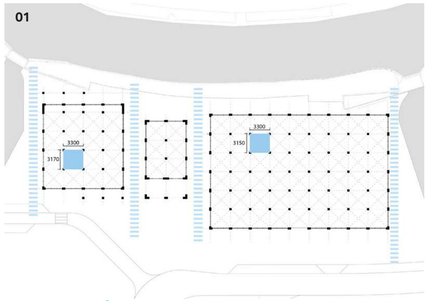
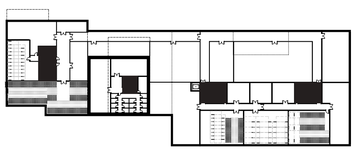


Fig 7.4: Plot 05 - Plan Form



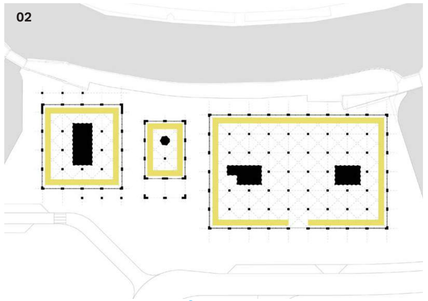


Fig 7.5: Plot 05 - Core Location vs Active Frontage

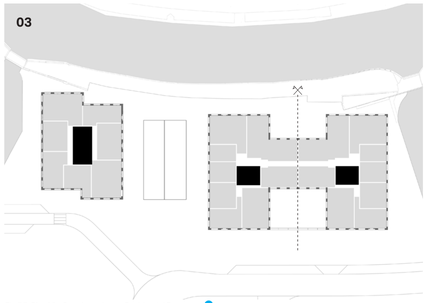


Fig 7.7: Plot 05 - Core Location vs Residential Frontage

7.3 Plot 5 - Scale and Massing

7.2.2 Block Arrangement

The buildings in Plot 05 take precedent from former industrial Gasworks buildings on the site. These typologies range from the tall Retort Building to the small station pavilion. The Block, the Marker and the Splitter become the main characters in the composition.

The following diagrams express the relationship between the three buildings, and its chracater towards the site.

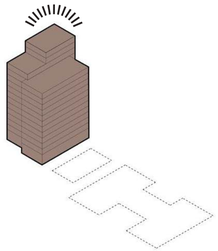


Fig 7.8: Plot 05 - Marker

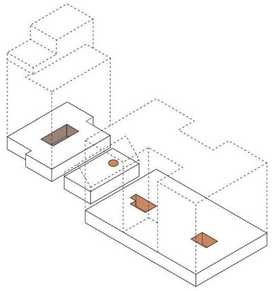
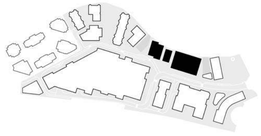


Fig 7.9: Plot 05 - Flexible Base/ Cores



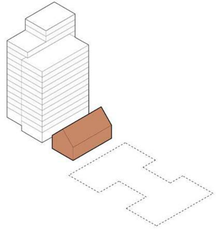


Fig 7.10: Plot 05 - Splitter

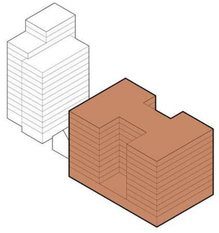
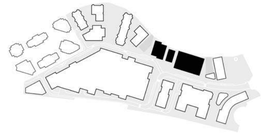


Fig 7.11: Plot 05 - Block

7.3.1 Block Articulation & Gauging

The Plot is profiled by a series of site constraints that impact its massing and orientation.

Framed between Canal basins, respecting the threashold along the canal becomes a priority towards the North of the site. The blocks are recessed to allow for generous public realm speces towards the South of the site, along the Avenue. North-South visual connections across the site are a key stretegy to blend these two areas together and compose a continuous active frontage along all elevations.



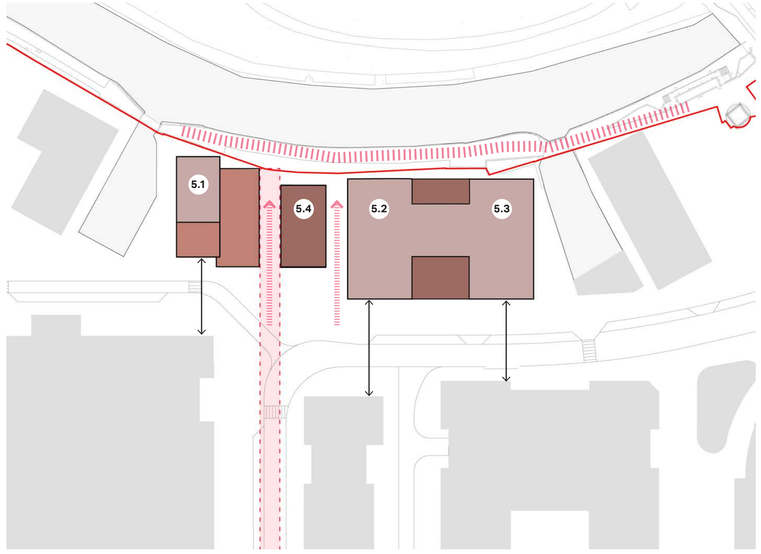


Fig 7.12: Block Gauging

7.3.2 Mass Approach

05.01

Massing Approach

Mandatory Design Element

Massing must be arranged to maximise daylight penetration to units and provide adequate sunlight to the open spaces.

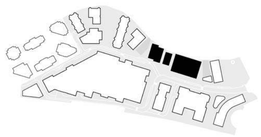
Building design must optimise the orientation of the site with residential buildings predominantly orientated north-south to encourage East-West aspect units

Residential units with dual aspect must be maximised

Blocks must be articulated to maximise the quantum of dual aspect units.

North-facing single aspect units must be avoided

East-West aspect units must be prioritised.



The approach to height and massing responds to the scale of the adjacent buildings, as well as creating a distinctive and complementary townscape.

The proposed heights seek to respect the requirements of the site allocation and the sensitivity of the area. The massing is broadly broken in four categories, base: body, crown and tower, defining key moments in the masterplan.

The marker building is split into two volumes, breaking the mass, adapting to the plot boundary, and varying heights.

The block building is split in two symmetrical halves, presenting a broad elevation towards the Avenue and a podium level amenity space towards the canal.

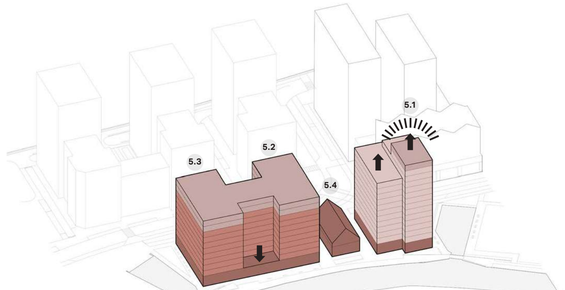


Fig 7.14: Massing concept diagram taken from North East

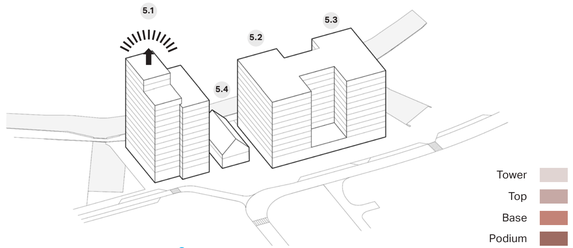


Fig 7.13: Massing Concept Diagram - South-West

7.3.3 Maximum/ Minimum Parameters

The plans, sections and 3D diagrams opposite define the maximum and minimum proposed extents for the building. A 3.5m wide balcony zone surrounds the maximum parameter envelope. Both the minimum and maximum extents have been tested as part of the Environmental Statement (E.S). The balcony zone allows for flexibility on location. All heights shown are expressed as AOD (m).

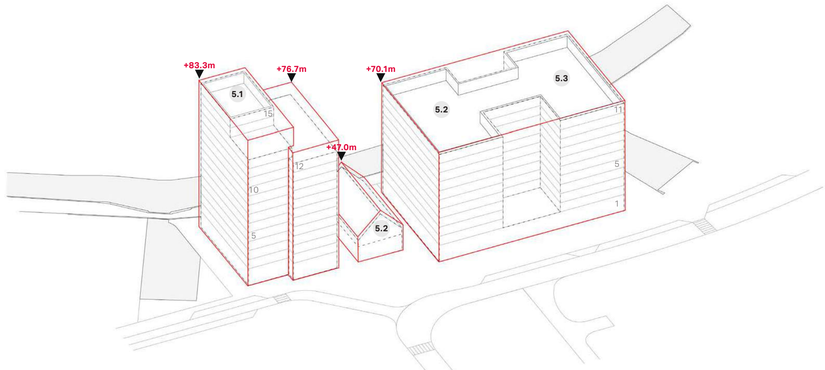
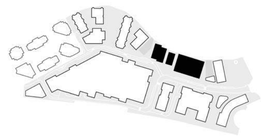


Fig 7.15: Plot 05 - AOD Heights - View from South East



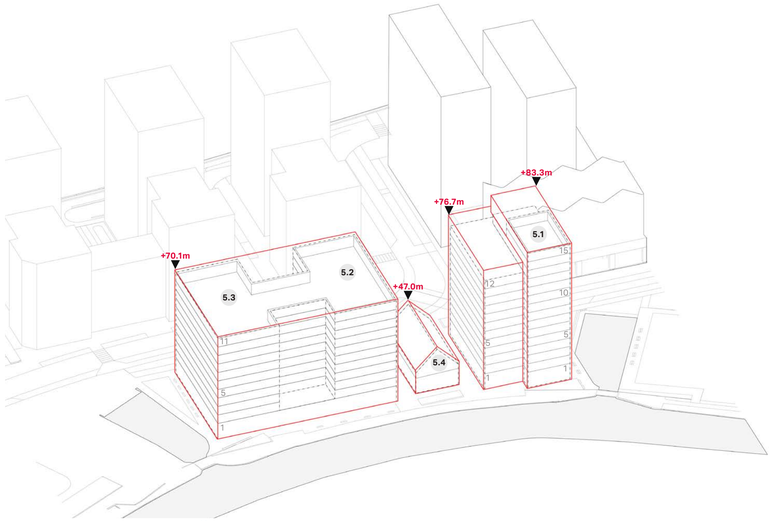


Fig 7.16: Plot 05 - AOD Heights - View from North East

7.3.4 Roof Form

Roof form will follow the hierarchy marked by massing principles, highlighting building 5.1 as the tall marker on the site.

Roofs areas will allow space for communal external amenity spaces as well as other plant uses the building may require including areas for PV panels. Remaining area to be green/brown roof to meet the requirements of GRO Code (2014) with c.100mm attenuation beneath.

The roofs also provide limited attenuation as part of the site SUDS stratgey and re-provide a habitat for existing species on site.

Views towards Kensal Green Cemetery and Grand Union Canal shoudl be prioritised for amenity spaces. Plant enclosures, facade maintenance equipment, roof pergolas and other landscaping elements serving communal gardens will be hidden from street sight behind crown parapet.

Plant
Green Roof
Communal Gardens

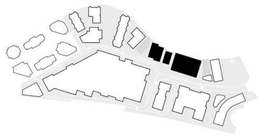


Fig 7.17: Plot 05 - Roof Form South-West View

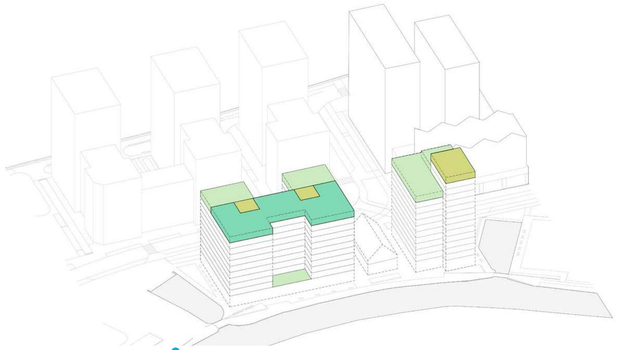


Fig 7.18: Plot 05 - Roof Form North-East View

7.4 Plot 5 - Use & Quantum

7.4.1 Plot Use

05.02

Plot Use

Mandatory Design Element

Provision of commercial space at ground floor in key locations must be provided.

Commercial and community focused uses are provided at ground floor level of the block, with community use shown indicatively within building 5.4. These units are sized to provide useful services to the new residents and the wider community.

Plot 5 consists of a mix of residential (C3) and flexible commercial uses (E1).

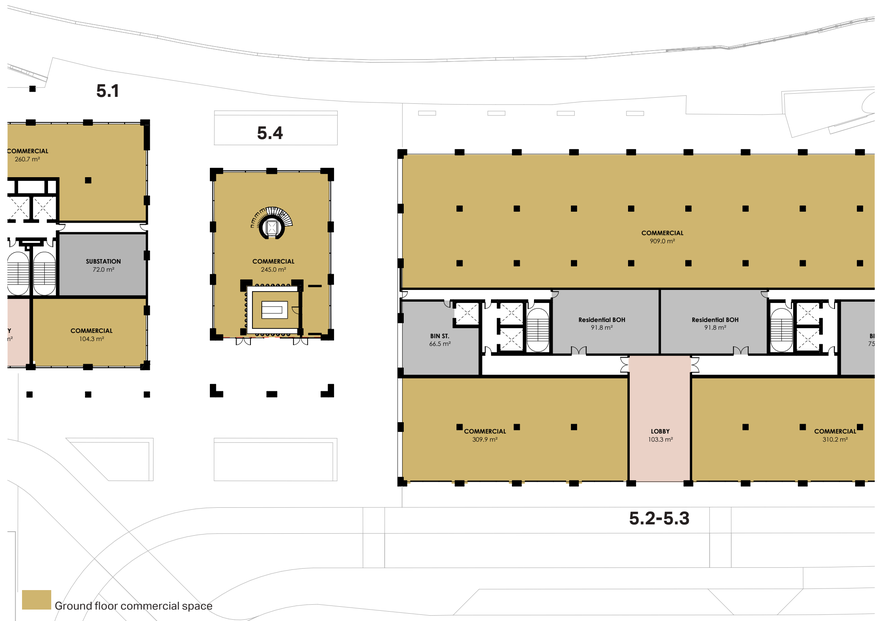


Fig 7.19: Plot 05 - Ground Floor

7.4.1.1 Typical Upper Level

Plot 5 consists of c.230 high quality apartments. The range of units has tested within the parameters. The illustrative design has been designed to include a mix of studios, one, two, three and four bed units, the final mix will be confirmed with the resevered matters application.

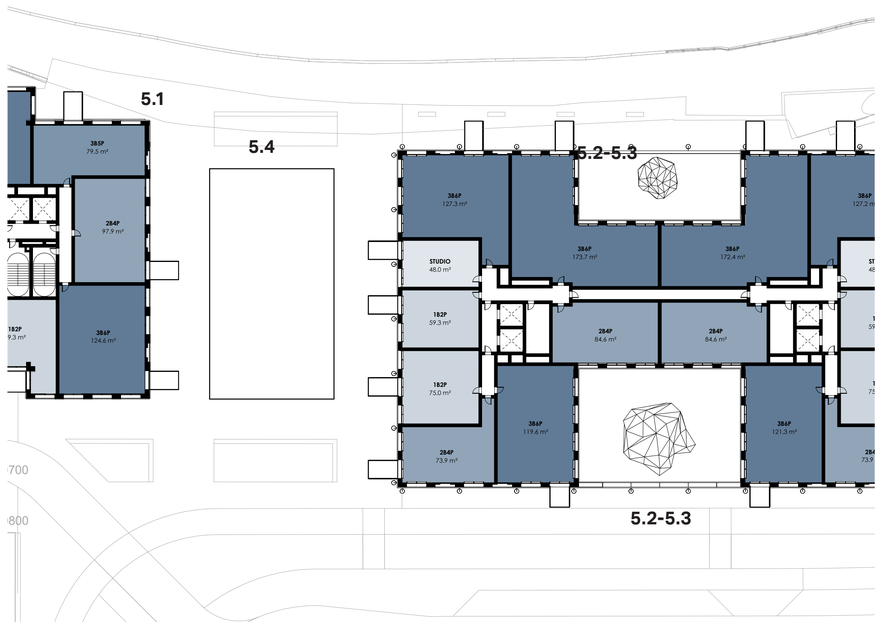


Fig 7.20: Plot 05 - Typical Upper Floor

7.5 Plot 5 - Layout

7.5.1 Private Amenity

5.03

Private Amenity

Mandatory Design Element

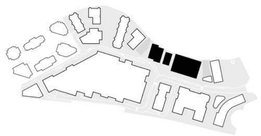
All units must have a private amenity space

Balconies must be positioned primarily on building corners to gain double orientation

All balconies must be designed to mitigate wind and daylight factors.

North-facing balconies must be avoided if not double-aspect

External amenity spaces will be embedded within the building´s footprint and frame. The historic wharehouse typology the building references assumes a bloc-type elevation with no projecting elements other than reveals and cornicing. These recessed balconies will add depth to the facade without compromising the expressed grid.



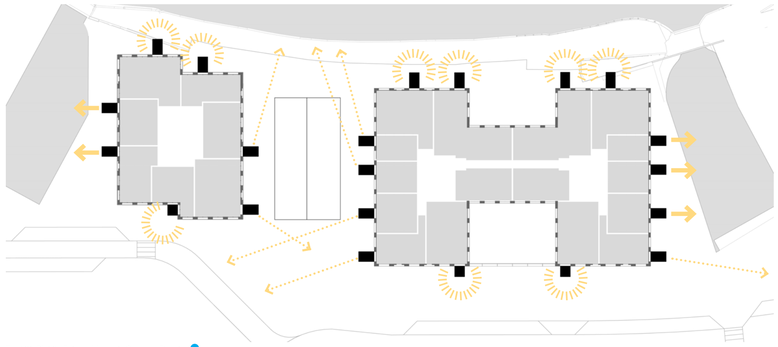


Fig 7.21: Plot 05 External Amenity Spaces - Private

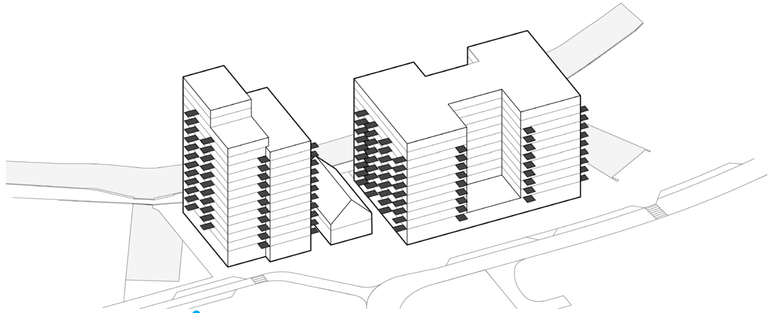


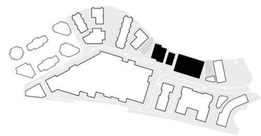
Fig 7.22: Plot 05 External Amenity Spaces - Private

7.5.2 Building Access

Principle access points to the plot are from the north and south facade, regardless of the use class. The main residential entrances are then located on the south facades, liberating the central east and western flanks for service, plant and and escape requirements.

The strategy is to prioritise the development of a generous public realm towards the North and South elevations and minimise vehicle layby and other service infrastructure requirements to the south of the plot where possible.

- Access Point- Lobby
- Masterplan Bike Route
- Bike Access
- Bike Storage Room
- Escape route
- Resident Access
- Central East/West flanks



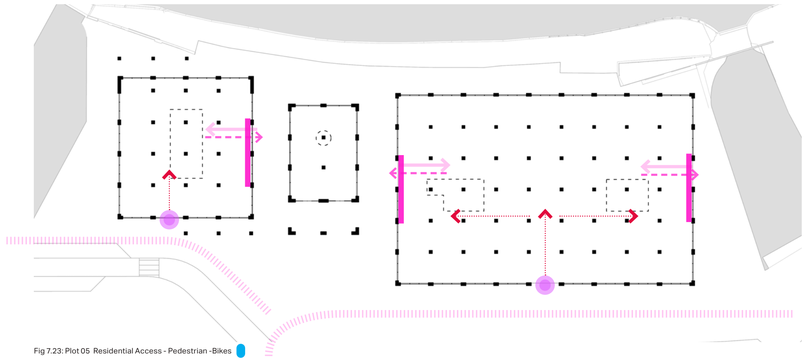


Fig 7.23: Plot 05 Residential Access - Pedestrian -Bikes

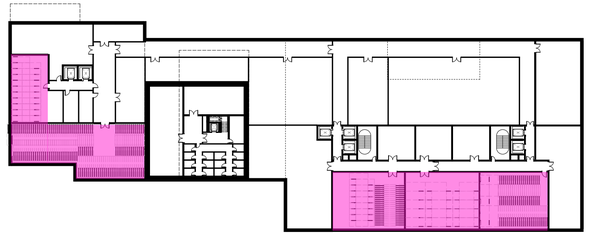


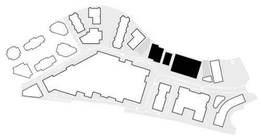
Fig 7.24: Plot 05 Residential Access - Pedestrian -Bikes

7.5.3 Building Access

Ancillary and plant access points will be located along the side streets. This will allow for as much commercial & Community frontage as possible across all elevations.

Refuse and recycling stores have been calculated using local authority management guidelines for Architects and Property Developers and BS 5906:2005 waste management in buildings- code of practice.

- Communal Bin Storage
- General Bin Storage
- Refuse Vehicle Access
- Bin presentation area and collection point
- Plant Maintenance Vehicle Access (occasional)
- Plant



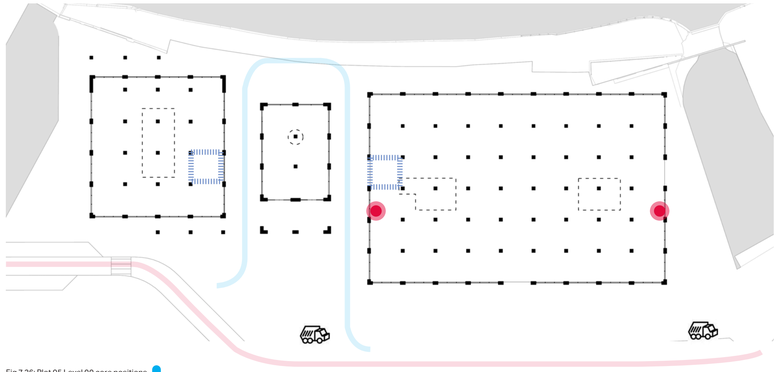


Fig 7.26: Plot 05 Level 00 core positions

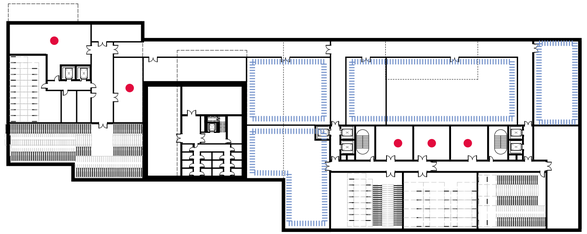


Fig 7.25: Plot 05 Refuse and Plant - Basement

7.5.4 Orientation & Aspect

5.04

Orientation and Aspect

Mandatory Design Element

Residential layouts must be articulated to maximise the quantum of dual aspect units

North facing single aspect units must be avoided

Single aspect east and west facing units are acceptable but are to be limited.

The north facing elevation and uppermost 'crown' level of plot 5.1 must be given particular architectural consideration given it acts as a marker on the canal edge to the reinstated basin.

The illustrative scheme provides for a range of unit sizes and tenure mix, based around central cores to to all massing elements. This arrangement allows for a maximisation of dual aspect and east and west facing apartments, as well as a range of subdivision of internal space to create a mix of unit sizes.

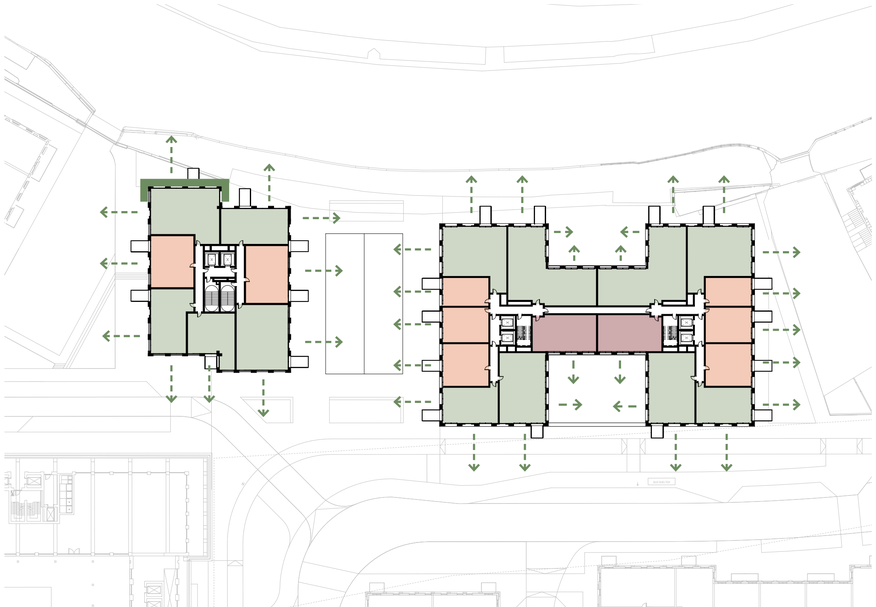


Fig 7.27: Plot 05 - Maximise dual aspect apartments

7.6 Plot 5 - Active Frontages

7.6.1 Frontages

5.05

Active Frontages

Mandatory Design Element

A minimum of 75% of active frontage must be provided on the building façades facing onto key routes and public spaces

Long contiguous inactive frontages facing onto the public realm must be avoided to provide passive surveillance and discourage anti-social behaviours.

Active frontages to have a flexible design to be easily adaptable to a wide range of uses

The design of permeable façades must be in keeping with the character and the proportions of surrounding buildings.

Blank walls along ground floor elevation must be minimised.

As the lower level will be reserved for commercial spaces and activities directed to the public, frontages will be designed following permeability principles which will allow for the internal spaces to somehow participate in th epublic realm.

The analysis of the area identifies three key frontage types: Towards the avenue, towards the Canal, and towards side streets. Frontages towards the Avenue will be reserved for key high street commercial activities. Areas towards the North of the site, facing the Canal will be more suitable for community-oriented activities and outdoor cafes.

However varied the activities these ground floor areas hold, the facade expresion towards the street will be as unified as possible, following general proportions and layering rules which will apply across all elevations.

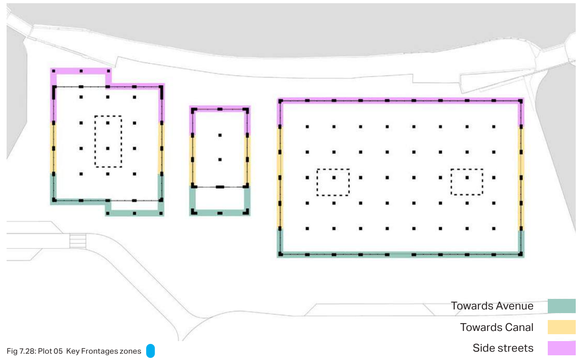


Fig 7.28: Plot 05 Key Frontages zones

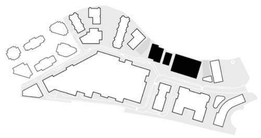
Fig 7.29: Plot 05 Non Residential Use Plan

NON-RESIDENTIAL USE KEY:	INDICATIVE PLANNING USE CLASS:
Site Parcel Hub	CLASS E
Sainsbury's Store	CLASS E
Restaurant & Cafe	CLASS E
Independant Retail	CLASS E
Workshop / Flexible Workspace	CLASS E
Leisure & Service	CLASS E / SUI GENERIS
Anchor Commercial Space	CLASS E
Commercial Space	CLASS E
Cycle Hub	CLASS E
Pavilion Building (Bar / Bistro)	CLASS E / SUI GENERIS
Club Entrance Building	SUI GENERIS
Creche	CLASS F
Community Space	CLASS F
Office Space	CLASS E

Detailed Application Footprint
Outline Application Footprint
Planning Application Boundary

NOTE:

- USE TYPE/ CLASS TO BE AGREED BY CLIENT TEAM



7.7 Plot 5 - Facade Approach, Materiality & Detailing

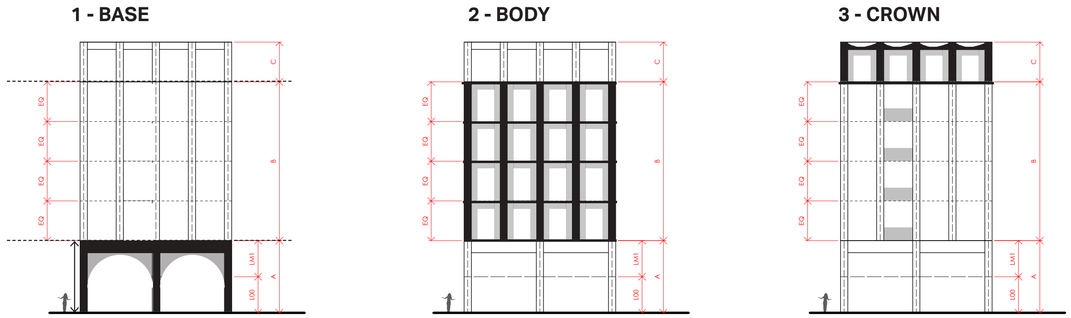


Fig 7.30: Plot 05 Elevation Structure

Fig 7.31: Plot 05 Elevation -Appearance

7.7.1 Materials and Detailing

05.06

Facade Design

Mandatory Design Element

The elevation will be structured following principles of base, body and crown, expressed by facade treatment

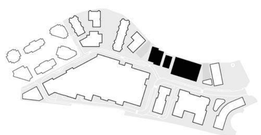
Building facade must have an ordered fenestration pattern

Any mitigation measures for noise, light or privacy must be integrated in the design character of the facade

The elevational treatment is ordered and rational taking its cue from its existing heritage and context; tough and robust but timeless.

The robustness of the building, which resonates with the industrial heritage of the site, will be expressed by a clear uniform facade grid and a clear hierarchy of elements that will prioritise the presence of mass against void.

Other ornamental elements may be introduced to express and depth and structure, but never compromising the orthogonal frame, void-fill proportions, or footprint.



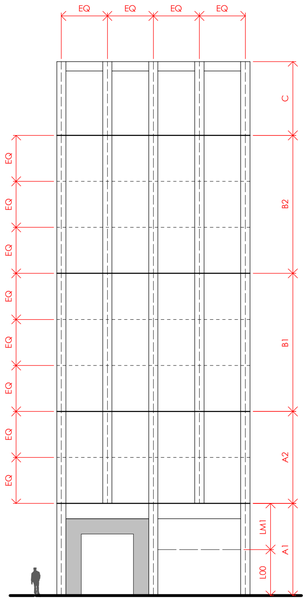


Fig 7.32: Plot 5.2 - 5.3 Facade Heirarchy

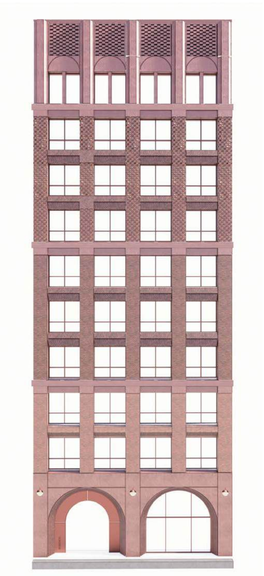


Fig 7.33: Plot 5.2 - 5.3 Facade Expression

7.7.2 Materials and Detailing

05.B.01

Materials and Colour 02

Mandatory Design Element

Materials must be durable to minimise need of maintenance and remain attractive throughout the building life

Materials must be robust and must weather well

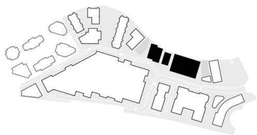
All building facades must have a minimum of a full brick reveal.

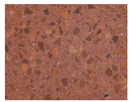
In order to reinforce the narrative, the materials chosen should take precedent in XIX, XX century industrial typologies. The proposed colour palette has thus been limited to red clay brick tones.

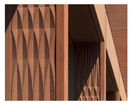
The choice of two brick types and use of acid etched and fairfaced concrete emphasise the solidity and permanence of the buildings (refer to DAS Chapter 04)

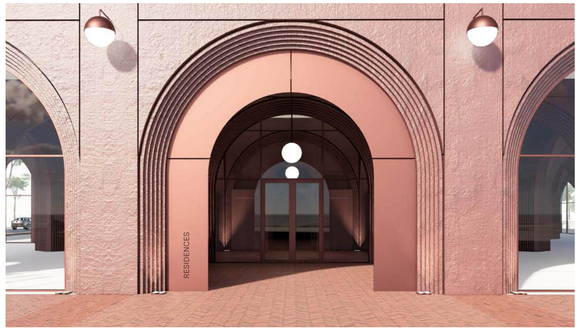
Precast concrete panels will be applied to the base, enabling wide double-bay openings for commercial spaces. Concrete cornicing and ledging will be as well be used to express facade hierarchhy, looking to create depth and movement effects.

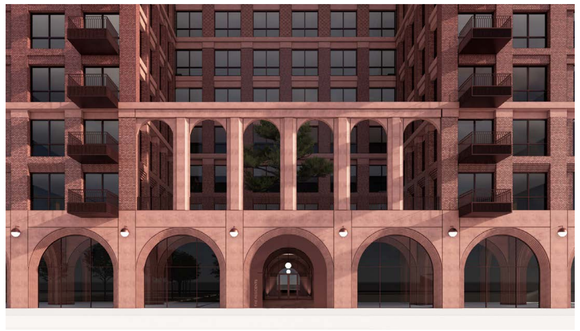
Ornamentation is thus achieved by change of textures and colour toning, rather that overpowering elements added to the facade composition.











P2 REVISIONS - 14th March 2025

P2 ISSUE - REISSUE IN RESPONSE TO RBKC AND GLA COMMENTS

Figures 7.7+7.8 added. Before and after images to show the site entrance on Ladbroke Grove.

Figures 7.17/7.18+7.19 - Diagrams added to describe mandatory guidance for the stepped profile articulation of building 6.1.

Figure 7.58 - Ladbroke Grove site entrance image added.

Section 7.3.5 - Plot 06 building parapet and stepped profile diagram added.

General Update to clarify the wording for Mandatory design elements

Mandatory Design Code Element Numbering System Added / Document reformated.

8.0 Plot Design Guidelines - Plot 6

Plot 6
Introduction and vision

Plot 6, positioned at the entrance threshold of the site, holds significant prominence and visibility. It is of utmost importance that the design for this plot exemplifies the masterplan's commitment to delivering a series of developments that enrich the landscape. Constructed from premium materials, the development should bring about a substantial enhancement in terms of functionality, aesthetics, and overall environment compared to the existing site.

A key element of the plot should be a meticulously designed, publicly accessible landscaped garden. This garden, managed and maintained to the highest standards, will serve as a captivating backdrop. It will not only provide an inviting space for the residents of the new masterplan but also become a cherished addition to the broader Ladbroke Grove community.

The building's massing should be positioned in such a way that it serves as a complementary backdrop to the exquisite landscaped garden. Commercial units, strategically located along the perimeter of the ground floor, will create an engaging and active boundary, enhancing the overall appeal of the garden and the adjacent basin.

To achieve a harmonious integration between the plot and its surroundings, the design must incorporate white or light-coloured, high-quality materials. Drawing inspiration from the neighbouring Regency architecture, the plot and its landscape should seamlessly blend together, creating a visually pleasing composition. Please refer to the accompanying examples for a better understanding of the desired aesthetic harmony.

Fig 8.1: Regency examples. Note the light materials of the buildings that act as a backdrop to the rich landscaped gardens.

Fig 8.3: A colonnaded connection route will be introduced on the ground floor of Plot 06, seamlessly linking the landscaped garden on the eastern side with the basin, which forms the western boundary of the plot.

The existing canal basin serves as the western boundary of the plot. Enhancements will be made to improve connectivity and engagement with the water. Efforts will be made to create better access points, allowing for increased interaction and utilization of the basin. It is worth noting that the basin will continue to be utilized by the London Sport Trust, a local charity that plays a crucial role in providing sports opportunities for both young children and adults. In addition to promoting physical activity, the organization contributes to the development of essential life skills.

Furthermore, significant improvements will be made to the connections leading to the canal edge towpath located to the north. Given that the towpath sits approximately 3 meters higher than the basin edge, it is essential to ensure safe and well-lit environments for people to access. This consideration prioritises the creation of secure and inviting pathways that facilitate convenient access to the towpath, enhancing the overall user experience.

Fig 8.4: Illustrative design of the improved access up to the northern canal towpath.

Fig 8.5: Illustrative scheme viewed from Ladbroke Grove.

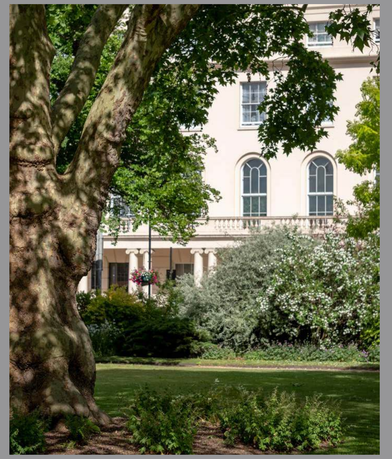


Fig 8.6: Regency examples that have informed the illustrative design.

Fig 8.7: The existing site entrance

Fig 8.8: The proposed site entrance showing the illustrative design

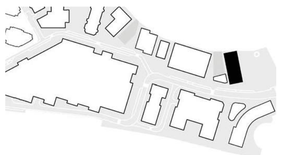
8.1 Plot 6 - Connection to the Wider Masterplan

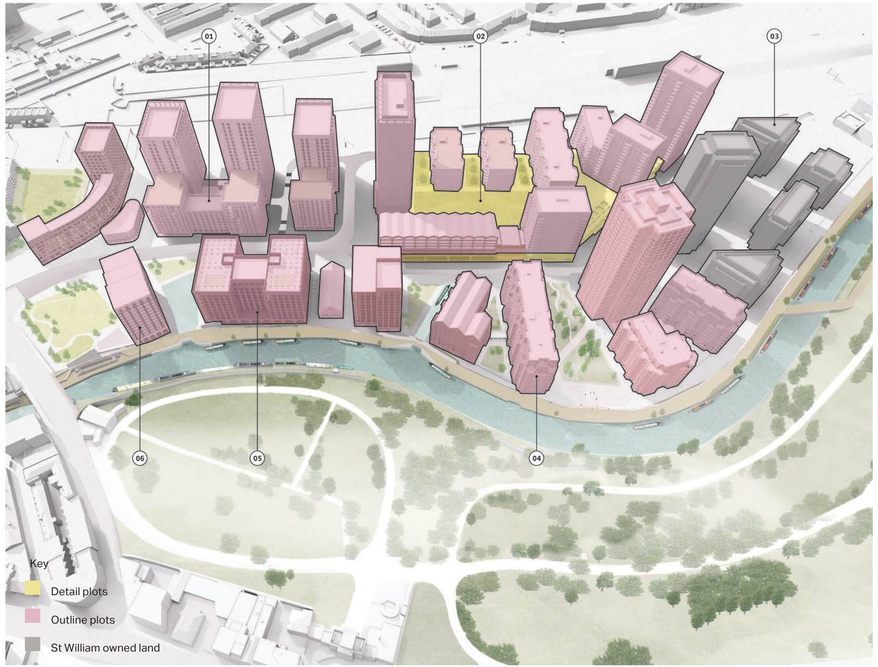
8.1.1 Masterplan Overview

Plot 6 occupies a prime position at the north-east corner of the masterplan, highly visible from the Ladbroke Grove junction. It lies on the eastern edge of the plot and is bound by the existing basin to the west, which defines its axis on the site.

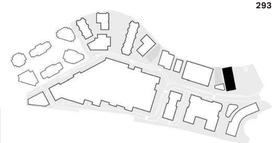
Its westerly position provides the opportunity for a large public garden to the east, explored in the 'Landscape' chapter of the design code.

The position and scale of the building are intentional in order to provide a threshold and gateway at the site entrance and to have a dialogue with the lower storey buildings on Plot 1.1 and the buildings on Ladbroke Grove, such as the Innocent Smoothie building and Grand Union Studios.





8.2 Plot 6 - Block Form & Arrangement



8.2.1 Relationship to masterplan

06.01

Block Form

Mandatory Design Element

The Plot must be positioned to the western edge of the site, with the majority of the development plot afforded to be a new landscaped garden.

The plot must be split down into three shoulders, with the heights stepped.

A smaller scale pavilion building needs to be located to the south of the basin to accommodate the London Sports Trust.

To maximize the site's potential, Plot 06 has been strategically placed along the western edge, enabling the majority of the area to be dedicated to a publicly accessible landscaped garden. This deliberate design choice creates an inviting and landscape-focused entrance into the masterplan. The block should be thoughtfully divided into three sections, gradually stepping in height from south to north, effectively breaking down its massing.

Moreover, a smaller pavilion building will be situated at the basin's southern edge, serving as the London Sports Trust's base. This pavilion will provide necessary facilities and accommodations for the trust to continue offering watersport activities on the canal, such as kayaking

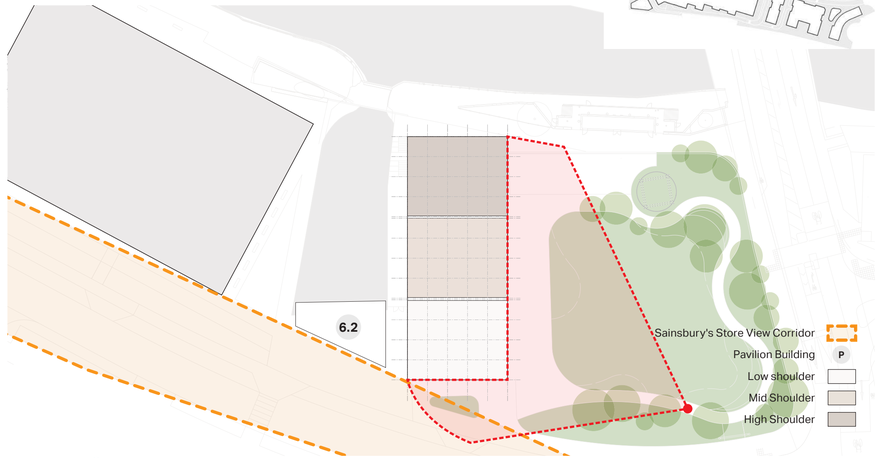


Fig 8.9: Block Gauging

Fig 8.10: Illustrative scheme

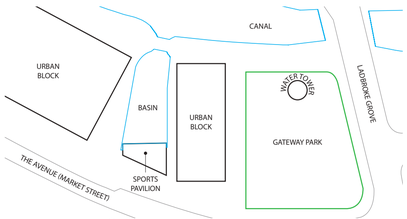


Fig 8.11: Plot 06 - Plan Form

8.2.2 Plan Form

Plot 06 should be positioned towards the western edge of the site, to allow for the majority of the site to be given over as communal garden space.

The design of the ground floor must prioritise seamless connections between the garden and the basin, allowing for easy and convenient access.

Pedestrian pathways should be incorporated to link the upper canal towpath located to the north of the site with the basin edge, enhancing connectivity and promoting pedestrian flow.

To maximize the active frontage on both lower and upper levels, the cores of the building should be positioned away from the facades. This arrangement enables an engaging and visually dynamic streetscape, enhancing the overall appeal of the development.

To optimise the ground floor level for commercial use, a basement level should be dedicated to accommodating plant, bike storage, and waste bins. By providing these essential facilities below ground, the ground floor can remain open and unobstructed, creating a flexible and inviting space for commercial activities.

By implementing these design considerations, Plot 06 will offer an attractive and functional environment that seamlessly integrates communal garden spaces, promotes pedestrian accessibility, and ensures an engaging streetscape for both commercial and upper-level activities.

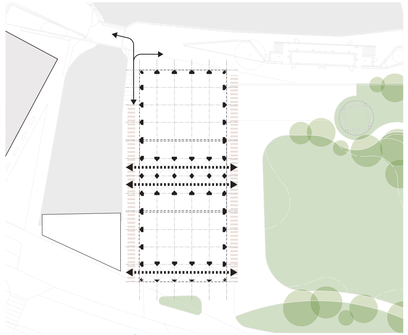


Fig 8.12: Plot 05 - Routes Through

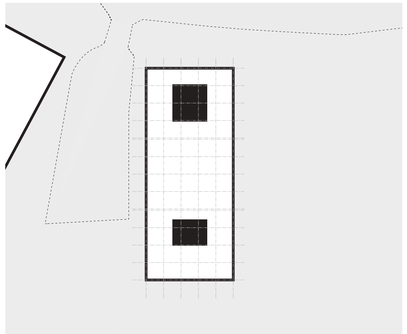


Fig 8.13: Plot 05 - Basement

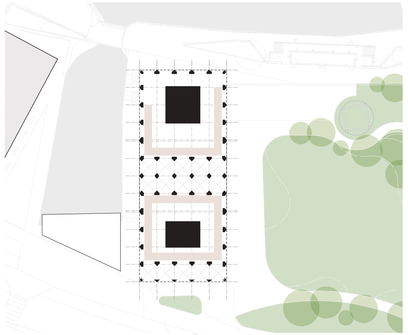


Fig 8.15: Plot 05 - Core Location vs Active Frontage

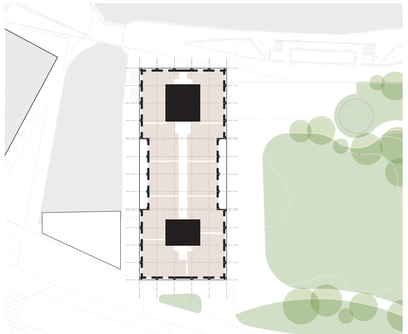


Fig 8.14: Plot 05 - Core Location vs Residential Frontage

8.3 Plot 6 - Scale & Massing

8.3.1 Block Articulation

06.02

Block Articulation

Mandatory Design Element

Connections through the ground floor must be incorporated to connect the landscaped garden and canal basin.

Massing must be split into vertical forms and stepped in height to create visual interest and reduce its scale as a silhouette. The stepping approach to height must be maintained within the maximum parameters.

Facade design to be detailed/articulated to reinforce a bottom, middle and top order.

The ground floor must incorporate arched openings within the facade that are informed by studies of Regency architecture.

The design rationale for Plot 6 focuses on key elements to create a visually appealing development.

The block is divided into three sections, adding architectural articulation and breaking down massing.

A ground-level connection seamlessly links the garden to the basin, promoting continuity and interaction.

The block follows a hierarchy, with luxurious duplex flats on upper floors, high-quality residential apartments in the middle, and flexible commercial units on the ground floor for an active streetscape.

The materiality reflects the local regency architecture, ensuring harmonious integration with the surroundings. By incorporating these design principles, Plot 6 achieves a cohesive and visually engaging composition, enhancing the living experience for residents and providing an attractive destination for the community.

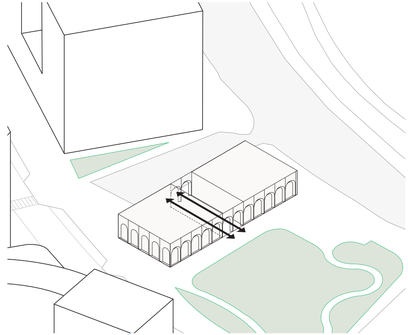


Fig 8.16: Colonnade connection

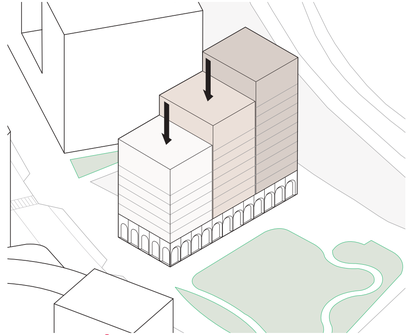


Fig 8.18: Stepped heights

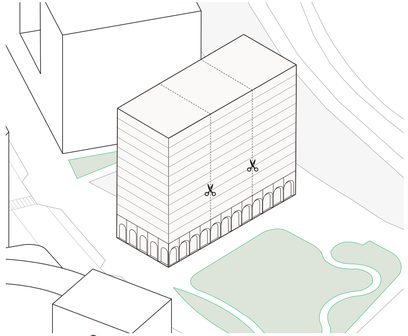


Fig 8.17: Massing split

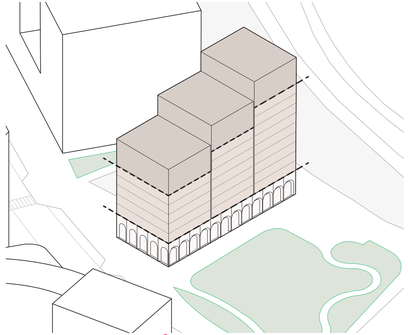


Fig 8.19: Bottom, middle and top hierarchy

8.3.2 Building Lines

06.03

Building Lines

Mandatory Design Element

The blocks must be broken into vertical forms using recesses and varying heights articulated within the massing. The stepping approach to height must be maintained within the maximum parameters.

The block must step in at defined locations to create three dimensional interest in the facade.

The stepping in of the facade must be used to create inset balconies, so that designers can further explore a play of light/shadow on the facade.

The plan form incorporates adjustable parameters that enable a central zone to be inwardly recessed. This recessed area facilitates a stepped massing, contributing to a clearer and more distinct architectural expression. Furthermore, the recessed portion can be utilized to create internal balconies for certain flats. This feature offers designers the opportunity to play with light and shadow, enhancing the façade's depth and visual appeal.

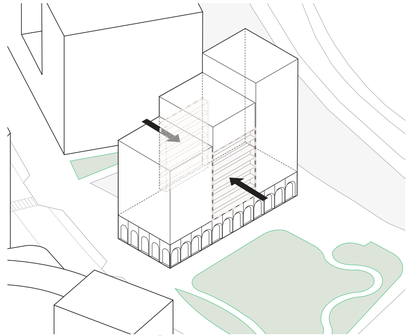


Fig 8.20: Inset balconies to middle block

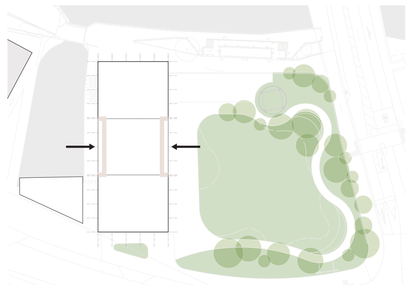


Fig 8.22: Inset balconies on the east and west facades

Fig 8.21: Illustrative inset balconies

Fig 8.23: Illustrative inset balconies elevation

8.3.3 Maximum/ Minimum Parameters

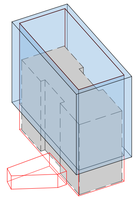
06.04

Building Parameters

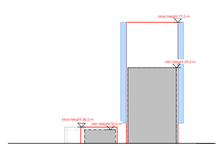
Mandatory Design Element

The design brought forward at reserved matters stage must not exceed the maximum parameter envelope and must not be smaller than the minimum parameter.

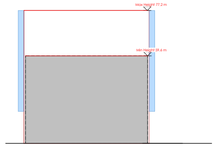
The provided plans, sections, and 3D diagrams illustrate the proposed boundaries of the building, specifying both the maximum and minimum extents. Surrounding the maximum parameter envelope, there is a 2m wide balcony zone. The Environmental Statement (E.S) has thoroughly examined and evaluated both the minimum and maximum extents. The presence of the balcony zone offers flexibility in determining its specific location. Additionally, all height measurements are expressed as Above Ordnance Datum (AOD) in meters



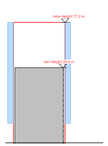
Plot 06 Parameter Axo



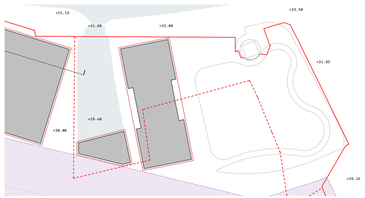
Plot 06 Section 1
1 : 500



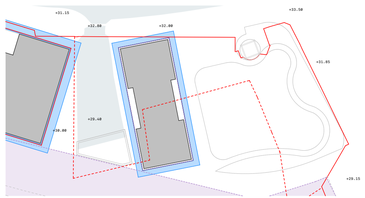
Plot 06 Section 02
1 : 500



Plot 06 Section 03
1 : 500



Plot 06 Ground Parameters
1 : 500



Plot 06 Typical Mid Level Parameters
1 : 500

Fig 8.24: Plot 06 - Maximum and minimum parameters

8.3.4 Parapets & Roof Form

06.05

Parameters and Roof Form

Mandatory Design Element

Parapets and articulations in roof forms must be integrated with the design of the façade

Any views from communal/private gardens over lower shoulders of the plot must be carefully considered. Louvre screens or similar must be used to minimise any visual impact of plant equipment below.

The top of the Plot 6 blocks should maintain a consistent and clean architectural expression, drawing inspiration from Regency examples. It is essential to maximize the use of roofs to create external spaces or gardens, taking full advantage of the exceptional views they offer.

Their location needs to be carefully considered dependent upon the selected stepping profile of the roof form. Particular consideration for the views out and orientation to maximise daylight exposure must be studied.

Finally, careful consideration must be given to the visibility across lower levels, ensuring that unsightly views of plant equipment are effectively screened off.

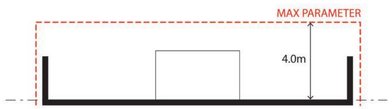


Fig 8.26: Crown Type 1 - Full height

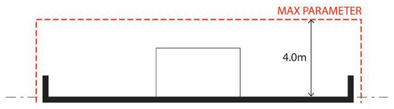


Fig 8.27: Crown Type 2 - Half height

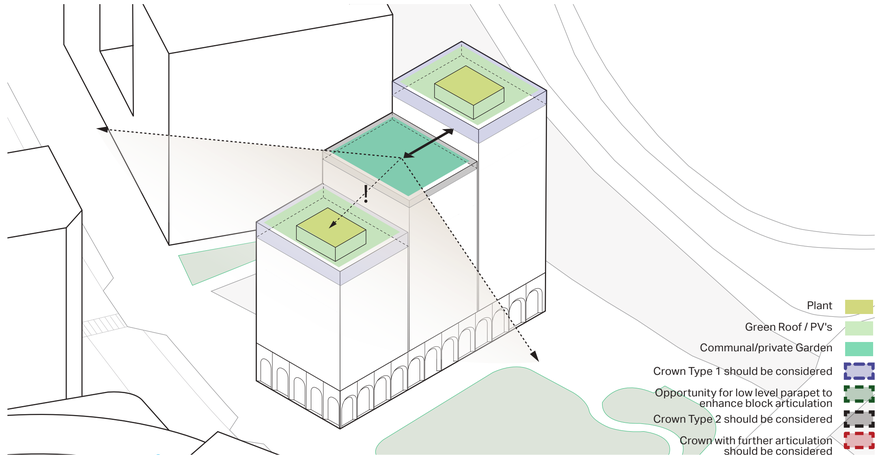


Fig 8.25: Plot 06 - Illustrative roof layout

8.3.5 Parapets & Roof Form

The stepped roof form is an integral part of the design of Plot 6 as embeded within the illustrative proposals. This form is reinforced within the parameters drawings to ensure this is delivered as part of any reserved matters application.

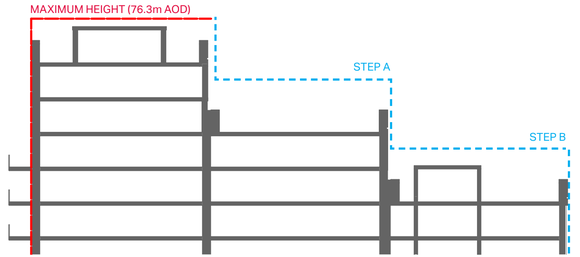


Fig 8.30: Plot 06 - Section A-A - Roof form must contain 3 distinct steps , and step down from the Canal Edge

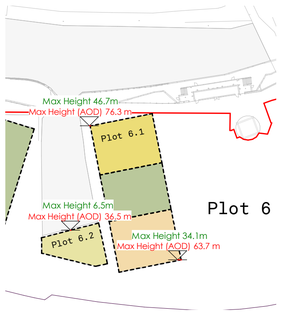
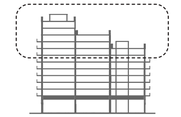


Fig 8.28: Plot 06 - Extract of Maximum parameters as conveyed on Parameter Plans



Maximum Parameter
Illustrative Plot 06 Section
Stepped Roof Form

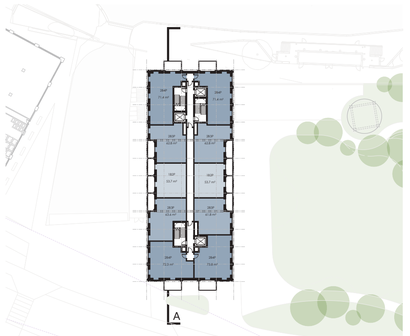


Fig 8.29: Plot 06 - Section Key

8.4 Plot 6 - Use & Quantum

8.4.1 Plot Use

06.06

Plot Use

Mandatory Design Element

Provision of ground level non-residential use at ground floor in key locations must provide active frontage to both the landscaped garden and basin canal.

The primary focus of the block should be the creation of an expansive and inviting landscaped garden, intended for public use by local residents and the wider community. This garden will serve as a communal space, providing an opportunity for relaxation, recreation, and social interaction.

On the ground floor, the design should incorporate flexible commercial units (E1), strategically positioned to face the park and basin. This arrangement will activate the street frontage, creating a vibrant and engaging atmosphere. Above the ground floor, the block will house a range of high-quality residential apartments available for private tenure. The apartment mix should include a variety of unit types, such as studios, one-bedroom, two-bedroom, three-bedroom, and four-bedroom units, catering to diverse housing needs.

In addition to the standard apartments, it is recommended to allocate the uppermost floors for larger, luxury duplex flats. These duplex units will provide a premium living experience and can serve as an exclusive offering within the development.

By combining the provision of a publicly accessible landscaped garden with a thoughtfully designed mix of commercial and residential units, the block will contribute to the overall appeal and functionality of the development, enriching the experience for residents and the wider community.

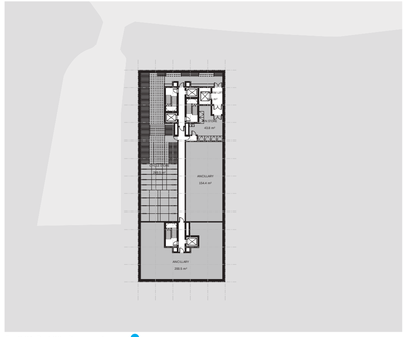


Fig 8.31: Plot 06 - Basement Level

Fig 8.34: Plot 06 - Ground Floor

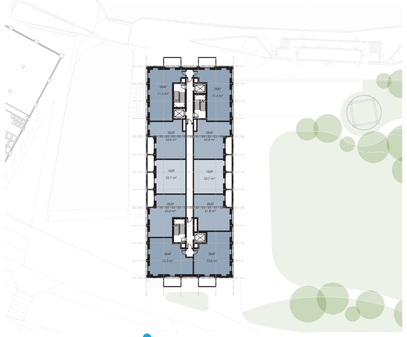


Fig 8.32: Plot 06 - Typical Upper Floor

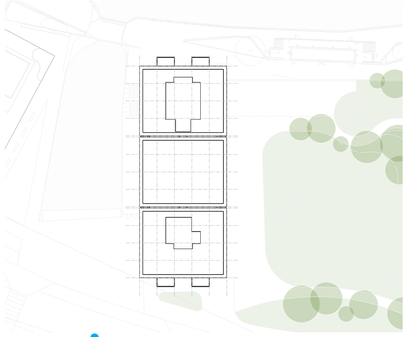


Fig 8.33: Plot 06 - Roof

8.5 Plot 6 - Layout

8.5.1 Private Amenity

06.07

Private Amenity

Mandatory Design Element

All units must have a private amenity space

All balconies must be designed to mitigate wind and daylight factors.

Projecting balconies to be avoided on the east and west facade so that the architecture remains solid in appearance with the focus on maintaining a calm and ordered articulation.

Careful consideration needs to be given to the design of any balustrades, as this is a prominent feature across regency examples. Any designs must be modern interpretations and not overly ornate or pastiche.

All apartments within the project must adhere to the GLA guidance, ensuring access to external amenity spaces. Balconies should not only contribute to the architectural character but also take into account drainage and weathering details in their design and installation, particularly considering the soffit and its visibility from lower-floor apartments. Privacy is an important consideration, encompassing both the treatment of balustrade finish and the vertical stacking of balcony projections across different floor levels.

For north/south elevations, the incorporation of projecting balconies is recommended, while east/west elevations should include inset balconies.

It is important to pay special attention to the design of the balustrades, studying carefully the examples found in Regency architecture to inform the design choices.

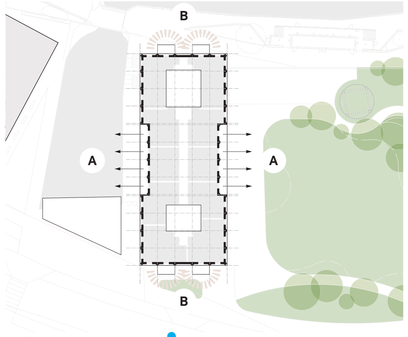


Fig 8.35: Plot 06 - Balcony types & locations

Fig 8.36: Plot 06 - Illustrative inset balcony design

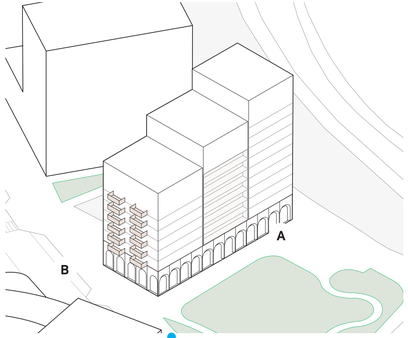


Fig 8.37: Plot 06 - Balcony types & locations

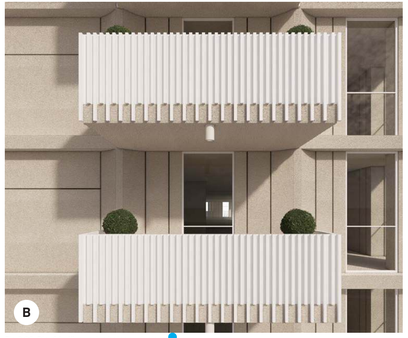


Fig 8.38: Plot 06 - Illustrative balcony design

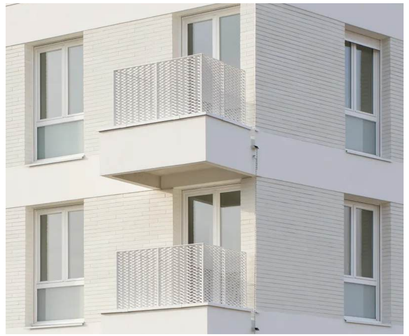


Fig 8.39: Plot 06 - Illustrative balustrade material tests

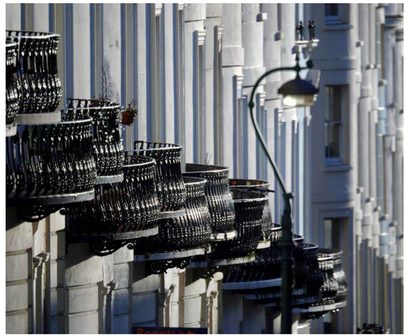


Fig 8.40: Precedent studies for balustrade design

Fig 8.41: Plot 06 - Illustrative design for site entrance threshold showing Plot 06 and balcony design (RHS)

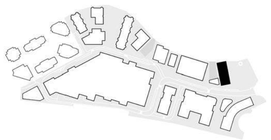
8.5.2 Access , entrances, servicing, refuse & cycles

Residential entrances are to Plot 06 are located within the central collonade which runs beneath the building in the illustrative scheme, providing onward access to the basin to the west.

Cycle access is provided from the northern core where a lift provides access to basement cycle stores.

On collection day, bins are moved from the basement level via a dedicated lift.

Refuse and recycling stores have been calculated using local authority management guidelines for Architects and Property Developers and BS 5906:2005 waste management in buildings- code of practice.



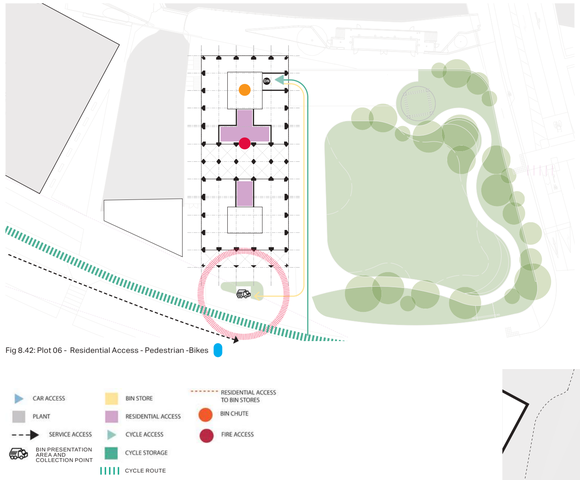


Fig 8.42: Plot 06 - Residential Access - Pedestrian -Bikes

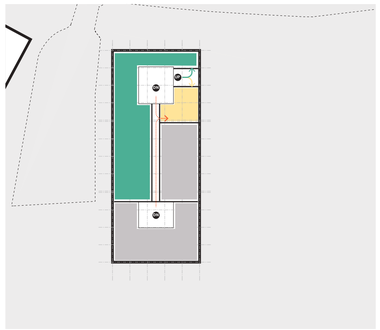


Fig 8.43: Plot 01 - Plot 05 Residential Access - Pedestrian -Bikes

8.5.3 Residential layouts: Orientation & dual aspect

06.08

Residential Layouts

Mandatory Design Element

Residential layouts must be articulated to maximise the quantum of dual aspect units

North facing single aspect units must be avoided

The east facing elevation of Plot 6 must be given particular architectural consideration given it acts as a marker at the entrance to the scheme.

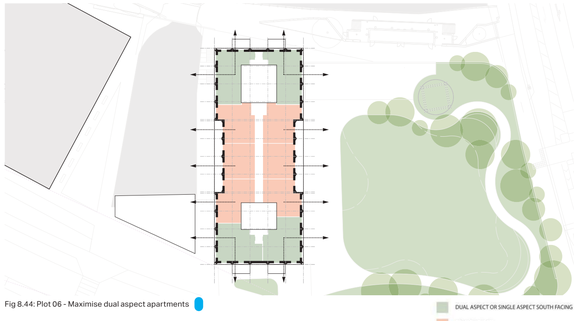


Fig 8.44: Plot 06 - Maximise dual aspect apartments

The illustrative scheme incorporates a variety of unit sizes and tenures, organized around central cores for the taller massing elements and interconnected escape cores for the shoulder blocks. This arrangement allows for the optimization of dual-aspect and east/west-facing apartments while enabling flexibility in subdividing internal spaces to accommodate a range of unit sizes.

Designers should give special attention to the top order, where the inclusion of bay windows will create highly desirable apartments on the uppermost levels. Internally, the layout of the flats should maximize the benefits of these bay windows, ensuring that the room configurations capitalize on the views offered by these architectural features.

Fig 8.45: Illustrative top order

Fig 8.46: Illustrative apartment balcony design maximising east / west aspect

8.6 Plot 6 - Active Frontages

8.6.1 Garden Edge

06.09

Active Frontages

Mandatory Design Element

The plot must maximise activate frontages facing out towards to the landscaped garden and canal basin. The unit uses are critical in order to create a strong relationship between the units and amenity (canal basin or garden)

Connections through the plot need to be well lit and spacious.

Signage and any lighting located on the façade needs to fit seamlessly with the architecture and not appear as an 'afterthought'.

Blank walls along the ground floor elevation must be minimised.

The colonnade must be well illuminated and designed to ensure safety.

The ground level arrangement of building services in each building has been carefully planned to maximize active frontage along the surrounding streets. Specifically, for the eastern edge of Plot 06, it is essential that the ground level frontage effectively interacts with the landscaped garden. In the illustrative scheme, this interaction is achieved through a series of arches, drawing inspiration from a common feature found in Regency architecture. This design element not only enhances the aesthetics but also optimise views both into and out of the commercial frontages, fostering a strong relationship between the shops and the public garden.

The selection of the types of shops in this area is of critical importance as well. They should be chosen carefully to ensure they contribute to the envisioned activity and engagement within the space, creating a vibrant and inviting atmosphere.

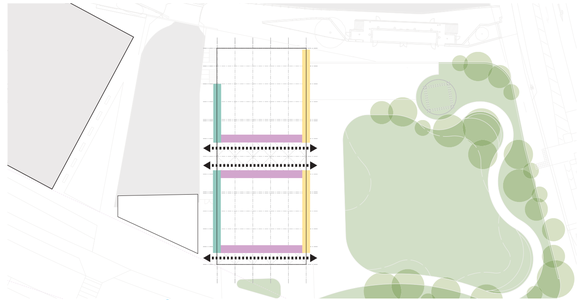


Fig 8.47: Plot 06 - Frontage zone strategy

Fig 8.49: Regency example with ground floor commercial unit

Fig 8.48: Plot 06 - Illustrative ground floor level

8.6.2 Within Colonnade

A crucial element that should be integrated into the design is the establishment of a pathway connecting the landscaped garden to the basin. In the illustrative scheme, this pathway is envisioned as a colonnade, inspired by the frequent occurrence of this architectural feature in Regency architecture. The colonnade must be well illuminated and designed to ensure safety, effectively managing the flow of public and private access into residential lobbies or shop frontages.

The colonnade serves as both a functional and aesthetic feature, providing a pleasant and sheltered passage for pedestrians while enhancing the overall architectural character of the development. Careful attention should be given to its design, ensuring it harmonizes with the surrounding environment and creates a seamless transition between the landscaped garden and the basin area.

Fig 8.50: Plot 06 - Illustrative colonnade route from landscaped garden to basin

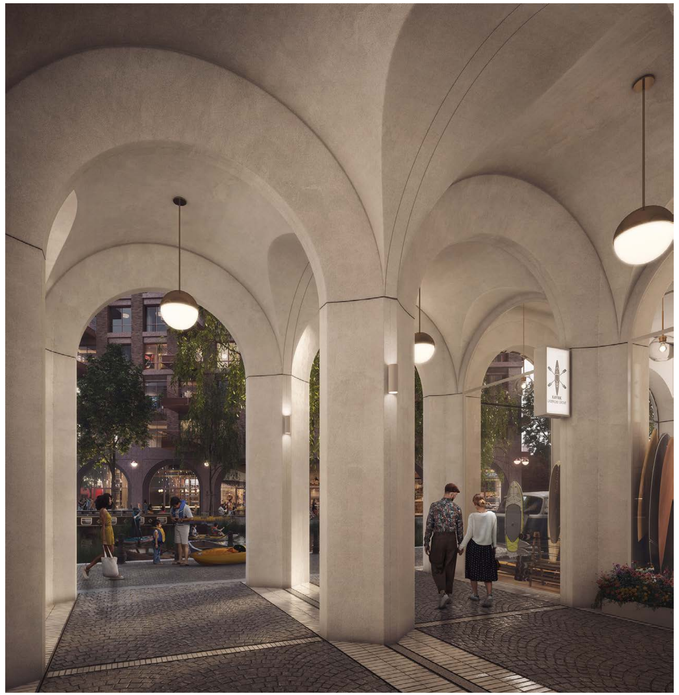


Fig 8.51: Plot 06 - Illustrative colonnade design

8.7 Plot 6 - Materiality & Detailing

8.6.3 Towards Canal Basin

06.10

Canal Towpath

Mandatory Design Element

Access from the upper towpath of the canal down to the basin must be provided and must be integrated with architectural approach.

The activation of the canal edge adjoining the basin is of equal importance to the landscaped garden. The selection of commercial units in this area should align with the basin's use as a sports facility by the London Sports Trust.

A key consideration for this edge is to enhance accessibility, particularly improving access from the lower basin edge to the towpath on the northern side, which is approximately +3m AOD.

Regarding seating arrangements, it is recommended that the Plot 6 edge of the basin remains clear and free of seating. Instead, seating provisions should be situated on the opposite side, where Plot 5 is located. This approach allows for a more organized and well-distributed allocation of seating, optimising the enjoyment and functionality of the public space.

Fig 8.52: Plot 06 - Illustrative design to improve the access from basin level up to the north canal towpath

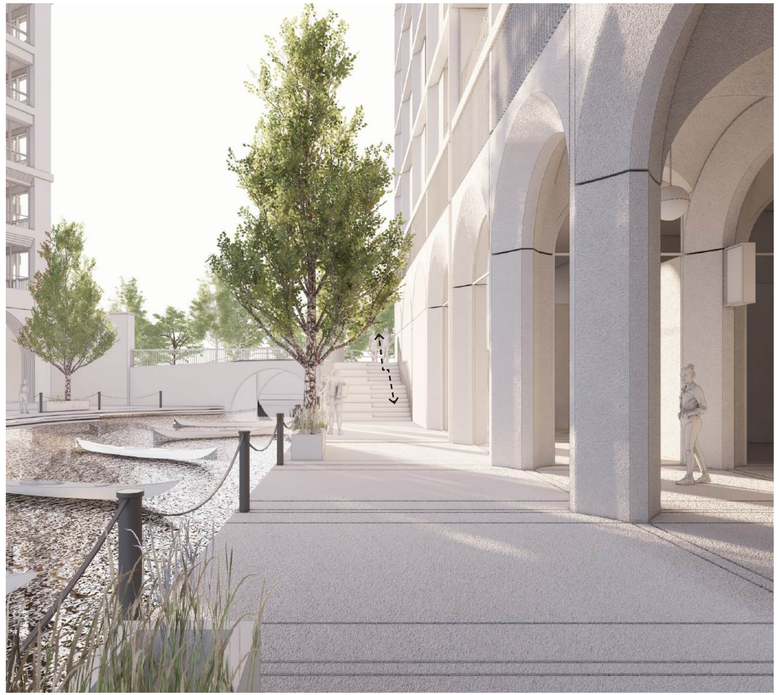


Fig 8.53: Plot 06 - Illustrative design showing stepped connection to northern towpath and colonnade route through from landscaped garden

8.7.1 Materials and Detailing

Plot 6, situated alongside The Crescent, holds significant importance as the first development plot encountered within the new masterplan. It serves as the gateway into the site, making its appearance and quality crucial in setting the welcoming atmosphere and establishing high standards of aspiration.

To reflect the exemplary quality of Regency architecture along Ladbroke Grove, meticulous attention should be given to the detailed design of Plot 6. The use of a light material palette becomes critical, allowing for depth and architectural definition through the incorporation of precise details that enhance the building's human scale as one approaches it. The selected materials should be solid, durable, and exhibit textural and tonal variations within a single material rather than incorporating multiple materials, thus creating distinct definition and detailing.

It is essential for the chosen materials to harmonize across the three architectural orders—top, middle, and bottom—to ensure an overall cohesive appearance for the plot. Additionally, particular emphasis should be placed on the design of the balustrades.

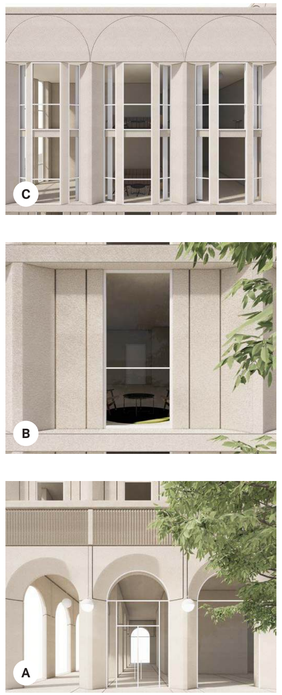


Fig 8.54: Illustrative designs for the bottom, middle and top orders

Fig 8.55: Plot 06 - Illustrative design

06.B.01

Materials and Colour

Mandatory Design Element

The material palette must be simple and coherent

Materials must be durable and of the highest quality to minimise the need of maintenance and remain attractive throughout the building life.

Materials must be robust and must weather well and provide a high quality appearance to the building facades

Careful consideration must be given to the detailing of window reveals, parapets, arches etc that help break the scale of the massing down.

All building facades must have minimum 215mm reveal dimensions to glazed openings with depth and shadow promoted as key features of the architectural detailing

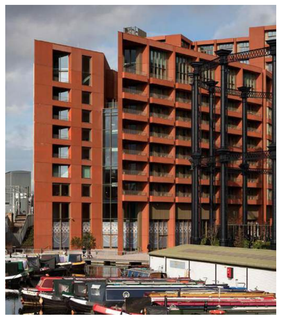
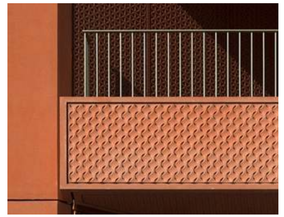


Fig 8.56: Plot 06 - Precedent example for the facade articulation & detailing



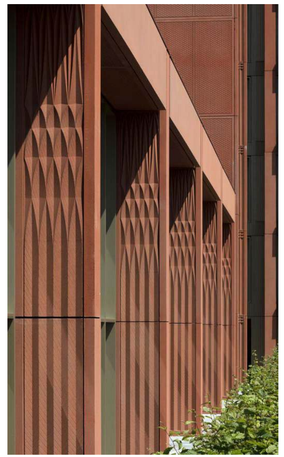


Fig 8.57: Illustrative facade compositions and detailing.

Fig 8.58: Plot 6.1 Material Palette

8.7.2 Facade Composition

06.11

Facade Composition

Mandatory Design Element

All facades must be clearly articulated with a calm and ordered fenestration pattern.

All buildings to have a clearly defined base, middle and top

Features of Regency architecture, such as arches and bay windows must be interpreted in a modern way to articulate the facade.

Any mitigation measures required for noise, light or privacy, such as inset balconies and screens, must be integrated into the design character of the façade and not appear as accidental or additional elements bringing unnecessary complexity to the facade

The crowning level of the plot must feature a bay window, to maximise the views out and create luxury apartments on the upper floors.

The facades facing Plot 6 follow a clear architectural order, inspired by Regency architecture's vertical and horizontal arrangements. It consists of a three-part composition: base, middle, and top. The base defines the streetscape, accommodating diverse uses and promoting activity towards the garden and basin.

Residential facades feature a simple yet effective articulation of vertical and horizontal elements, enhancing the facade with a grid pattern. The top serves as a crowning element, with large bay windows offering panoramic views from spacious duplex flats. Proportions harmonize with the main facade but can adapt for specific technical functions. This may include a higher parapet for inhabited roof space or an extended facade to conceal equipment and overruns while maintaining a cohesive appearance.

1

BASE

2

BODY

3

CROWN

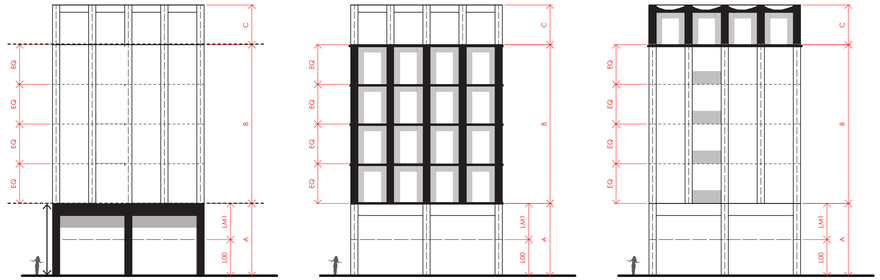


Fig 8.59: Plot 06 - Approach to facade composition

Fig 8.60: Plot 06 - Illustrative facade compositions

Fig 8.61: The new entrance to the site on Ladbroke Grove showing Plot 06 on the left hand side.

This page is intentionally blank

LADBROKE GROVE

Project Flourish