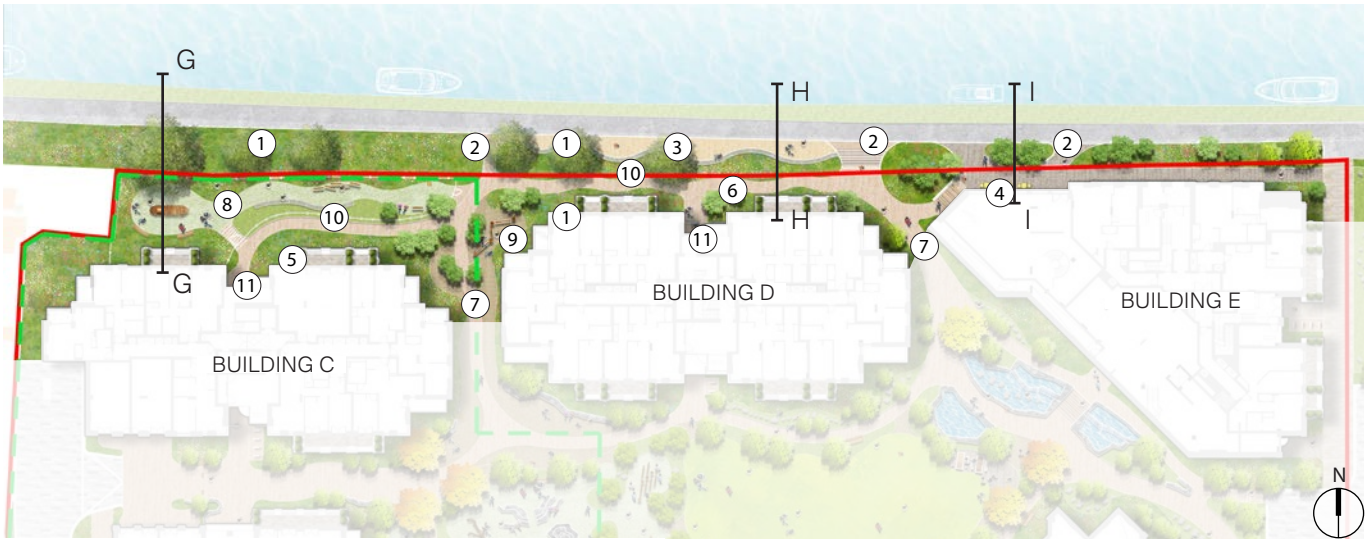
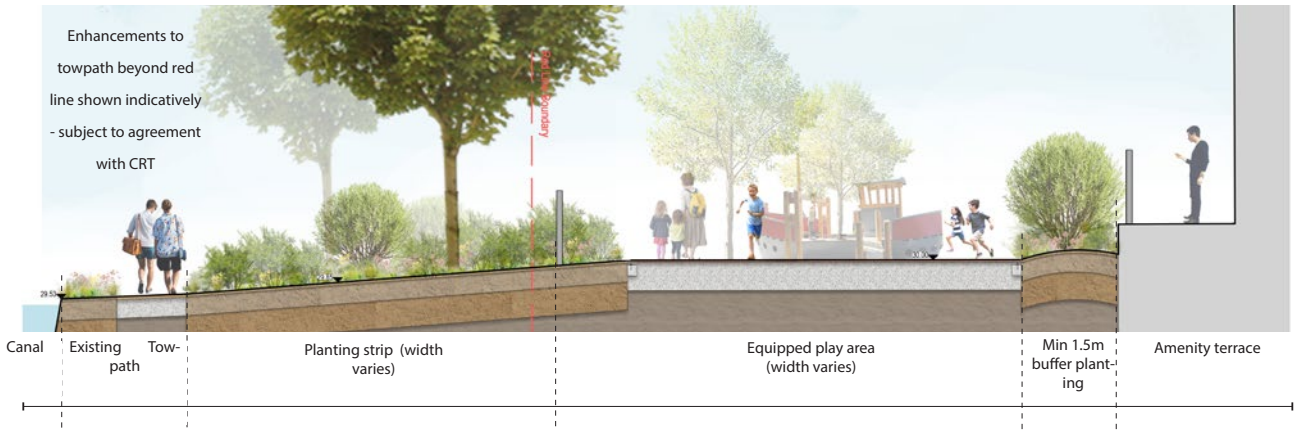
6. Landscape



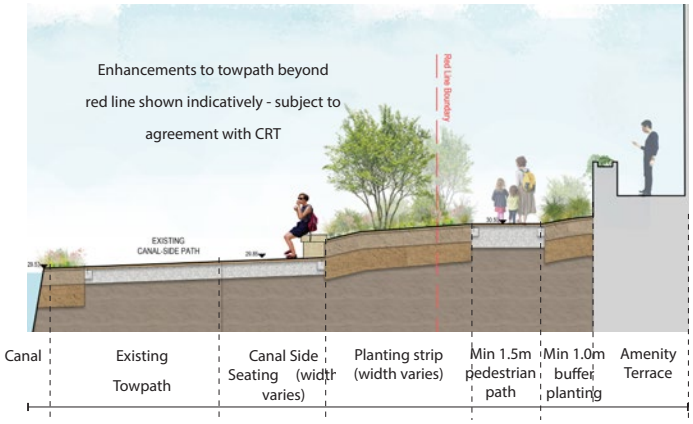
Illustrative render plan: Canal Side

Legend

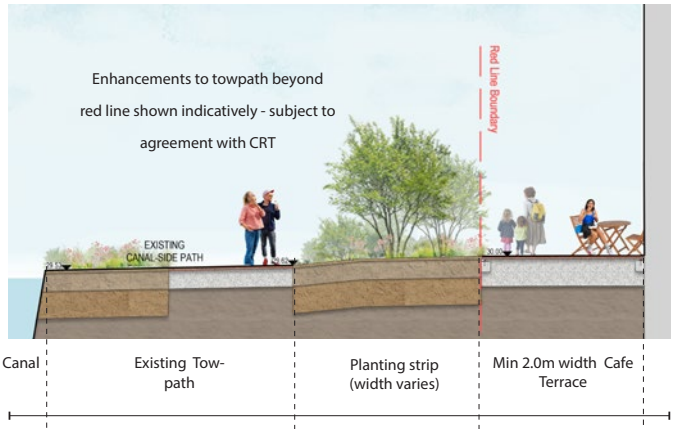
1. Existing trees retained / protected
2. Future pedestrian connections (subject to CRT agreement)
3. Future amenity seating (subject to CRT agreement)
4. Cafe terrace
5. Buffer planting
6. Pedestrian paths
7. Connection to green links
8. Equipped play space
9. play-on-the-way elements
10. Biodiverse planting
11. Lobby access



Illustrative section G-G: Canal Side play space



Illustrative section H-H: Canal Side residential



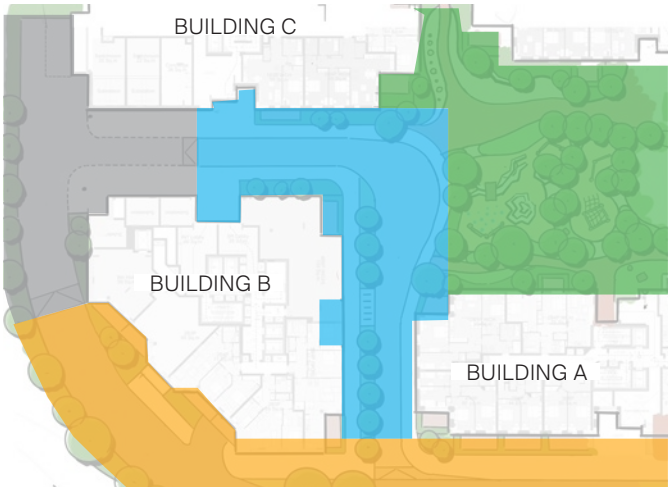
Illustrative section I-I: Canal Side cafe

6.13 Standalone Scheme

The masterplan has been developed to allow flexibility for the design to function with or without the neighbouring development coming forward. In the event that the Kensal Green scheme comes forward prior to neighbouring sites, the landscape to the west around Building B would be adapted to incorporate a revised road layout.

The following pages illustrate changes to the landscape with the Central Garden extent reduced and an attractive, low-traffic residential street typology created running between Buildings A and B and B and C.

A separate 'Standalone Scheme' landscape plan is included with the application.



Landscape typologies: Standalone scheme

Central Garden
- Pedestrian environment
- Emergency vehicles only
- Flush edges / warm tone paving
- Lush, naturalistic planting

Residential Street
- Seperate road and pavement
- Pedestrian friendly environment
- Bus and service vehicles, one-way access only
- Half height kerbs / block paved carriageway
- More formal planting and street trees

Streetscape
- Segregated pedestrian and vehicle use
- Residents access + buses and servicing
- Full height kerbs / asphalt carriageway
- Kerbside rain gardens and street trees

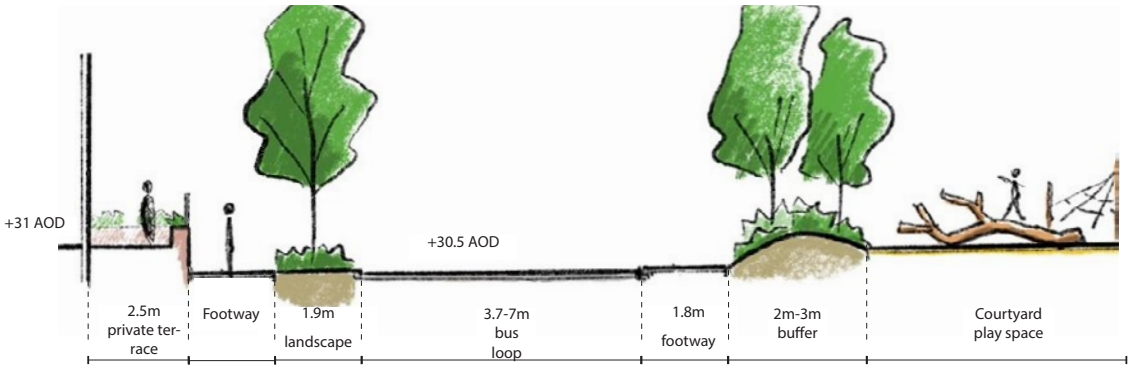
Service Yard
- Limited pedestrian use - maintenance and servicing only
- Bus and service vehicle access
- Flush kerbs to maximise space for vehicle movements

6. Landscape

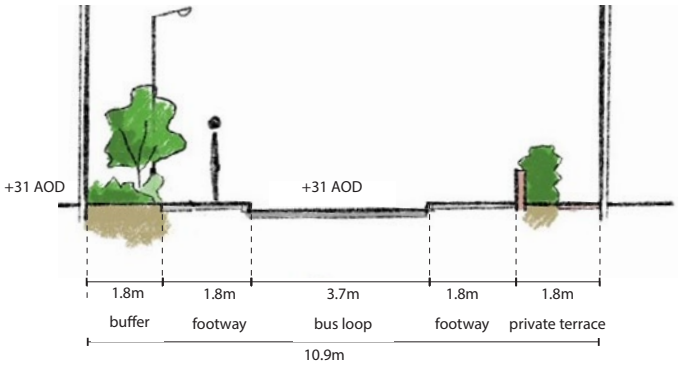
Legend

1. Fire tender turning integrated into Central Garden
2. One-way street with 60mm upstand kerbs and block paved surface to create pedestrian friendly environment
3. Change in character between street and garden
4. Ramps mark transition at changes in kerb height
5. Service area with flush kerbs
6. Primary road with full height kerbs and rain gardens
7. Bus stop

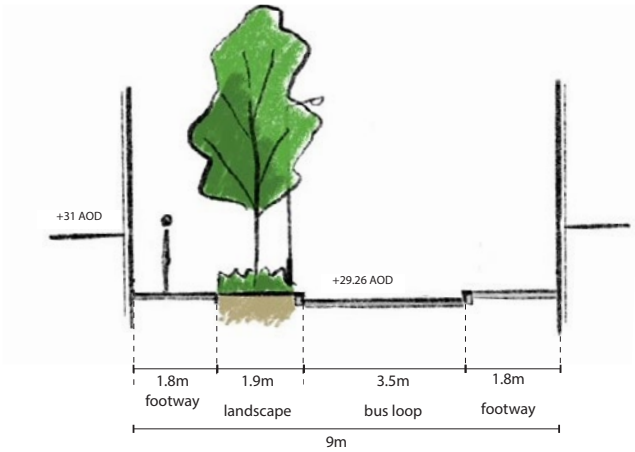
Illustrative sketch plan: Standalone scheme



Illustrative sketch section J-J: Standalone scheme



Illustrative sketch section K-K: Standalone scheme



Illustrative sketch section L-L: Standalone scheme

Sitewide Strategies

6.14 Levels & Access for All

In designing site levels, consideration has been given to the potential end users and every effort has been made to make the site accessible to all. The levels have been coordinated between the design team to ensure that levels meet or exceed the requirements.

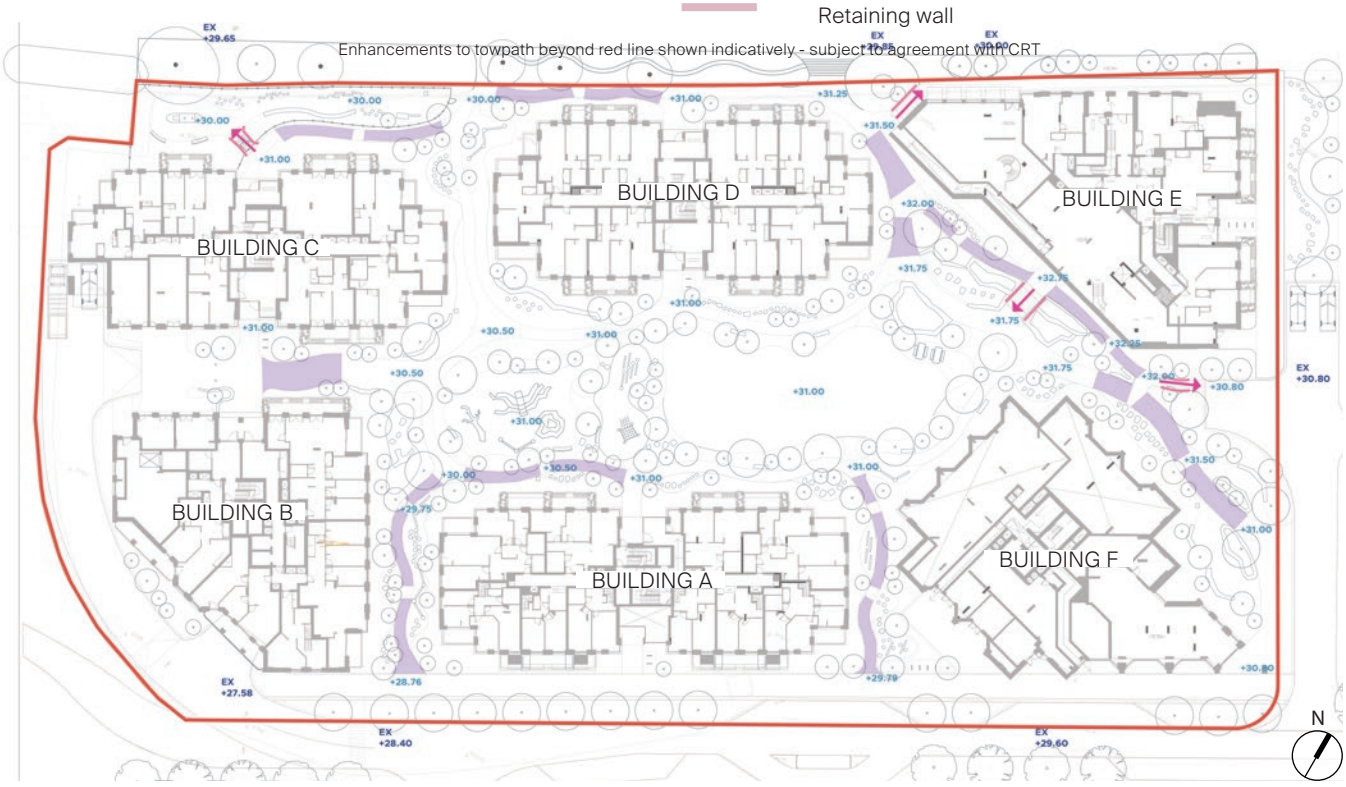
The site levels are constrained by the existing levels around the site boundary and the requirement to rise up to the east of the plan to allow for potential future bridge connections and access to Building E entrance.

The following principles have been used to guide levels design throughout the masterplan:

- Requirements for ease of maintenance and access.
- Consideration of existing trees to avoid or minimise any change or disruption to the root protection area.
- Path gradients to be profiled to ensure they allow access for all abilities with no gradients exceeding 1 in 20, and should be designed with suitable and regular flat spots for resting etc. between areas of gradient. Main pedestrian routes have target gradients of 1 in 40, but this has been difficult to achieve everywhere given the existing site levels.
- Where these standards cannot be achieved stepped are proposed. These are designed in line with BS8300:2018 with appropriate landings, widths, step dimensions, handrails, tactile paving and visibility considerations.
- Wherever stepped routes are proposed, alternative, step-free routes are provided.

Legend

- Site boundary
- +00.00 Existing spot elevation
- +00.00 Proposed spot elevation
- 1:20 accessible slope
- Stepped access
- Retaining wall



Illustrative levels and access strategy

Sitewide Strategies

6.15 Open Space

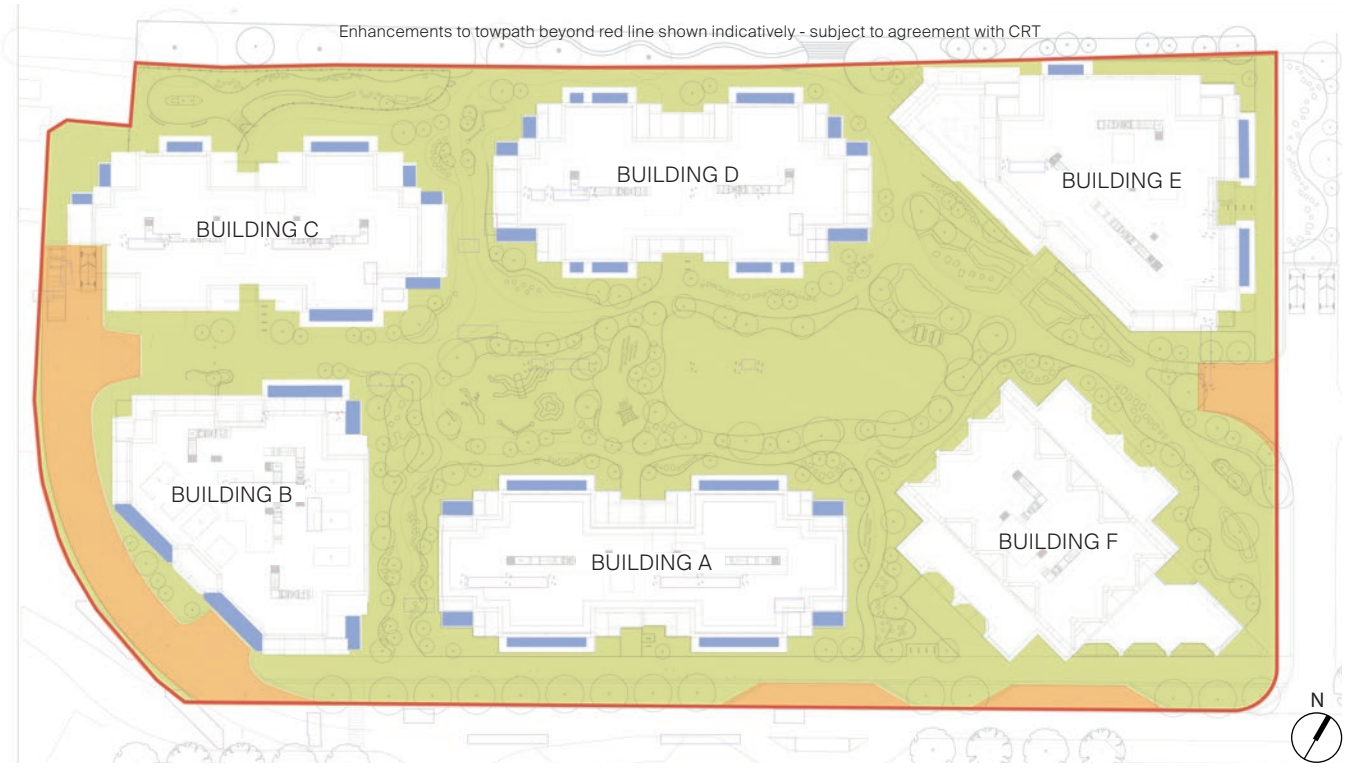
The majority of the ground level landscape is publicly accessible with no secure boundaries to the Central Garden space.

Ground floor apartments are provided with private external amenity around the perimeter of landscaped spaces, there is a requirement to provide a degree of enclosure for residents and this is achieved through a combination of buffer planting and level difference between internal FFLs and external landscape.

The site is designed to be publicly accessible and inclusive for all users, with step free access, seating and play facilities. Lighting for all hour access and wayfinding add to the use and enjoyment of these spaces. The interface with the adjoining built form is critical to the success of the public realm and the design team has coordinated the design to maximise relationships between the inside and outside of buildings.

Legend

- Site boundary
- Public Open Space
- Vehicular Use
- Residents Private Amenity Space



Illustrative open space strategy

Sitewide Strategies

6.16 Hard Landscape

Hard landscape will be designed to provide legible, durable external spaces which reinforce a clear hierarchy of routes and delineate between different uses.

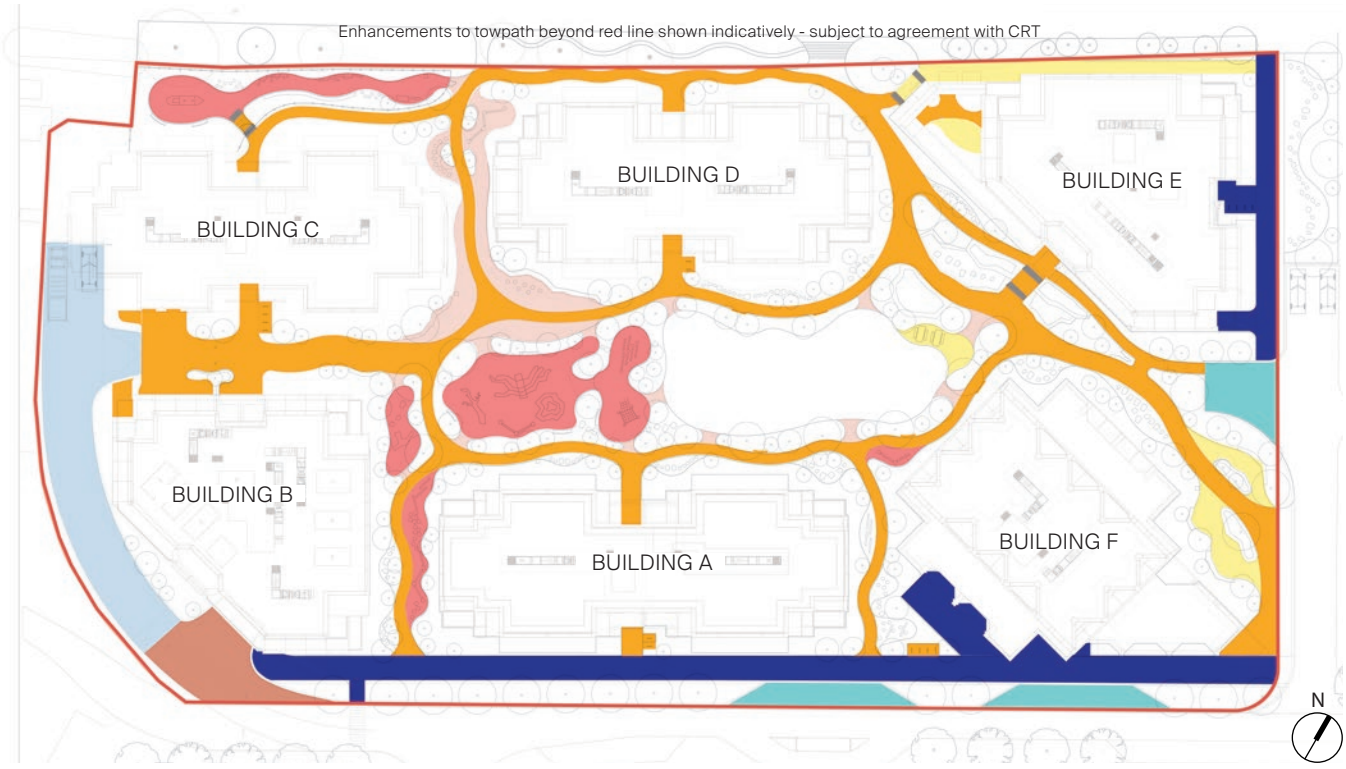
It will also serve to reinforce the unique character of Kensal Green, balancing continuity with variation in character between different typologies.

Hard materials palettes are selected to provide a warm, textured feel that will compliment the lush planted character of the primary landscaped spaces.

Materials selection, particularly to perimeter streetscapes has been selected with considerate of wider masterplan material palette to ensure a cohesive overall scheme.

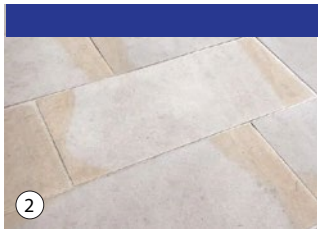
Longevity, robustness and life cycle must are a key consideration for material selection .

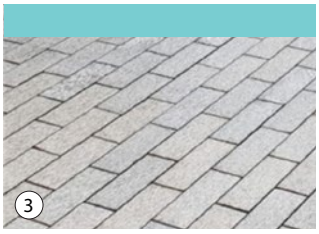
Paving materials are selected to provide a safe, accessible environment with consideration for mobility, slip resistance and fall protection in line with building regulations and standards.

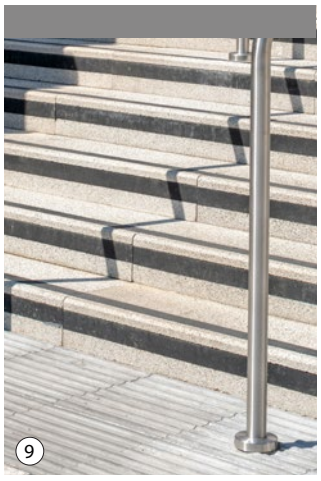


Illustrative hard landscape strategy

6. Landscape







Legend

1. Kerbs and edges to vehicular areas with visual contrast to surrounding paving
   or alternative if required to match the adjacent masterplan
2. Flag paving to streetscape footways to match adjacent masterplan
   or alternative if required to match the adjacent masterplan
3. Block paving to crossovers and loading bays to match adjacent masterplan
   or alternative if required to match the adjacent masterplan
4. Block paving to Garden paths, small unit, warm tones
   or alternative if required to match the adjacent masterplan
5. Block paving to Garden seating areas, small unit, dark tones
   or alternative if required to match the adjacent masterplan
6. Block paving to service yard, silver grey
   or alternative if required to match the adjacent masterplan
7. Resin bound gravel to secondary paths
   or alternative if required to match the adjacent masterplan
8. Play surface, natural tones
   or alternative if required to match the adjacent masterplan
9. Steps/tactile paving, silver / dark grey
   or alternative if required to match the adjacent masterplan

Sitewide Strategies

6.17 External Furniture

Design and distribution of external furniture will be critical in creating a fully accessible external environment, providing spaces for users of all ages and levels of mobility to sit, rest, meet friends and enjoy external spaces.

External furniture will enhance the amenity value of different spaces and contribute to social interaction through provision of a range of furniture elements.

Furniture elements will also contribute to the distinctive character of Kensal Green through use of natural materials and/or naturalistic forms.

Specification of furniture will consider sustainability with timber elements to be FSC (Forestry Stewardship Council) or PEFC (Programme for the Endorsement of Forest) certified and preference given to UK or European sourced materials with lower embodied carbon.

A minimum of 50% of all seating will have backs and armrests and these will be provided at regular intervals within the public realm to provide rest points for less able-bodied users.

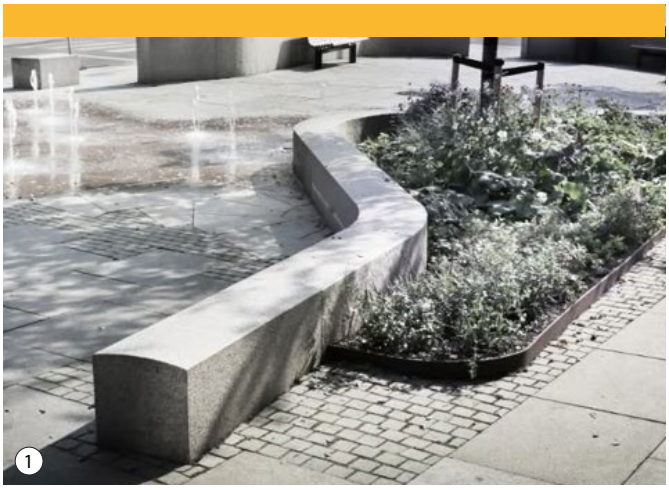
Furniture is carefully located to avoid creating clutter or blocking desire lines and with consideration for wear and tear on adjacent landscape, particularly planted areas.

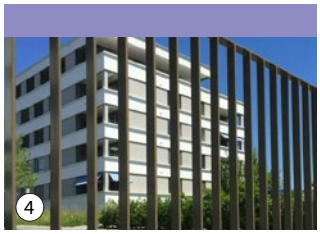
Visitor cycle parking is provided throughout the public realm and located in well overlooked spaces close to building entrances.

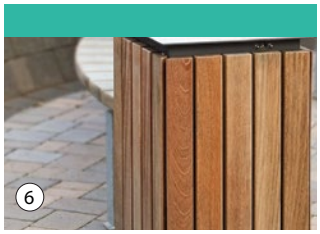
Furniture specification is considered as part of a family that provides continuity across the site whilst complementing the various landscape character areas.

Illustrative furniture strategy

6. Landscape







Legend

1. Concrete seating edge / water feature edging - etched finish, warm tones
2. Timber and steel free standing benches with backrests / armrests, natural
3. Visitor cycle stands, steel
4. Flat bar railings, steel
5. Removable bollards, steel,
6. Litter bin, steel and timber
7. Timber and steel furniture / lounger elements, natural

Sitewide Strategies

6.18 Play Provision

Play Quantum

Play requirements by age-group have been calculated based on child yield using the current (2025) version of the GLA population yield calculator.

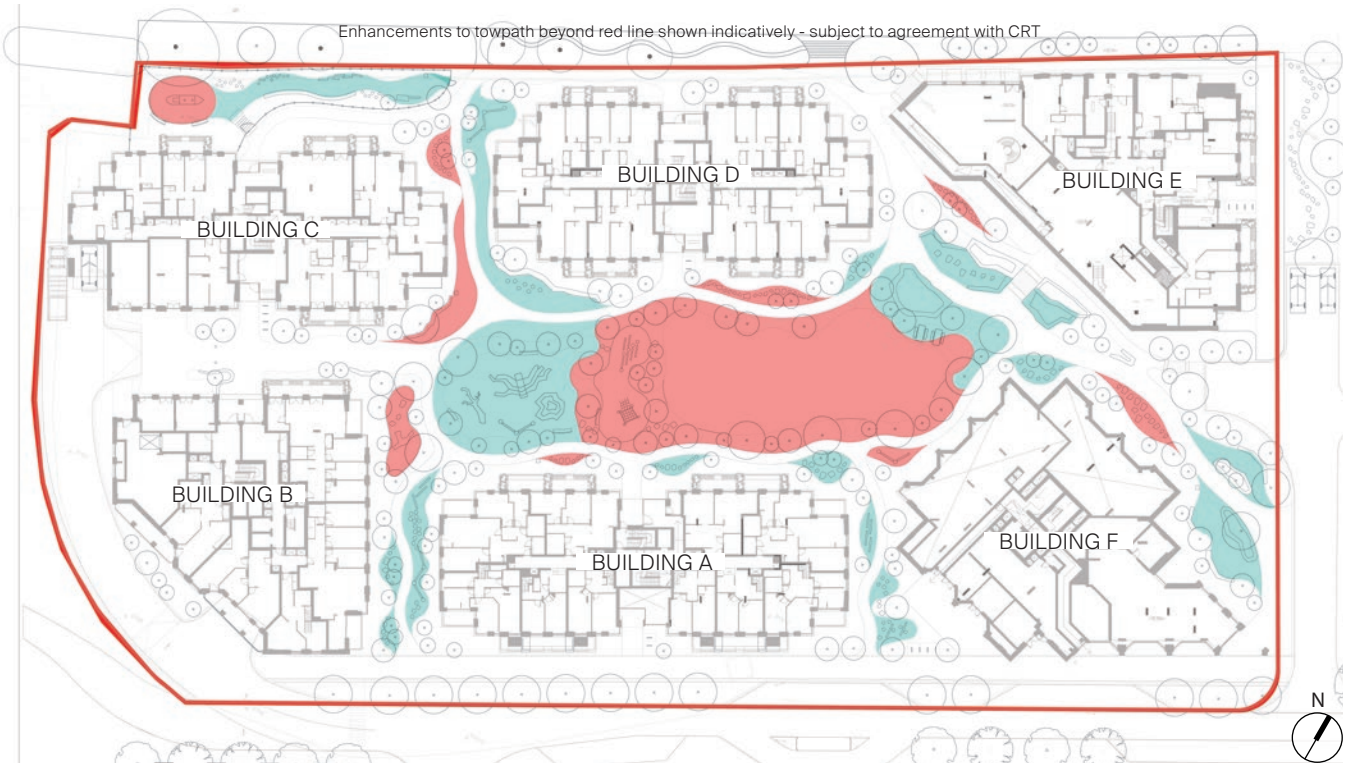
The landscape has been design to optimise provision of play space on-site and significant areas of doorstep and local play are provided within the Central Garden and Canal Side areas.

It is felt that further increasing provision on-site will compromise requirements for access and urban greening and will result in play becoming overly dominant, impacting on the versatility of external spaces to cater for all users.

There are opportunities to enhance existing play spaces in the area to the site to address the shortfall as described in the 'Surrounding Green Spaces' section of this chapter.

Age Provision	Play Target	Play Provided
Doorstep Play (0-4 years)	1676.0 m2	1108.0m2 (Shortfall of 568.0 m2)
Local Play (5-11 years)	1275.0 m2	913.0 m2 (Shortfall of 362.0 m2)
Neighbourhood Play (12 + years)	871.0 m2	0 m2 (Shortfall of 871.0 m2)
Play Total	3822.0 m2	2021.0 m2 (Shortfall of 1801.0m2)

Play requirements / provision based on illustrative mix



Illustrative sitewide play provision

6. Landscape

Play Space Design

The location of play spaces takes into account microclimate, optimising sunny areas but also providing alternative shaded spaces. Proximity to other ground floor and external uses is also a key consideration in location of more active play space.

Play is also located and designed with consideration for safety, with adequate buffers or barriers provided between play spaces and vehicular areas or open water and suitable surfacing to provide fall protection.

Play provision is designed to integrate seamlessly into the overall landscape scheme. Play provision within the Central Garden is naturalistic in character, making use of natural materials for both equipped and incidental play and providing opportunities for play within nature in conjunction with naturalistic planting whilst play adjacent to the canal should take design inspiration from the canal / waterway.

Play space is designed to suit a wide range of abilities and age groups and provide a diverse experience that is accessible to all users. Accessible seating is provided for supervision.

Equipped play and natural materials in Courtyard

Play-on-the-way / play within nature

Example of water-inspired themed play

Flexible lawn areas for free-play

Sitewide Strategies

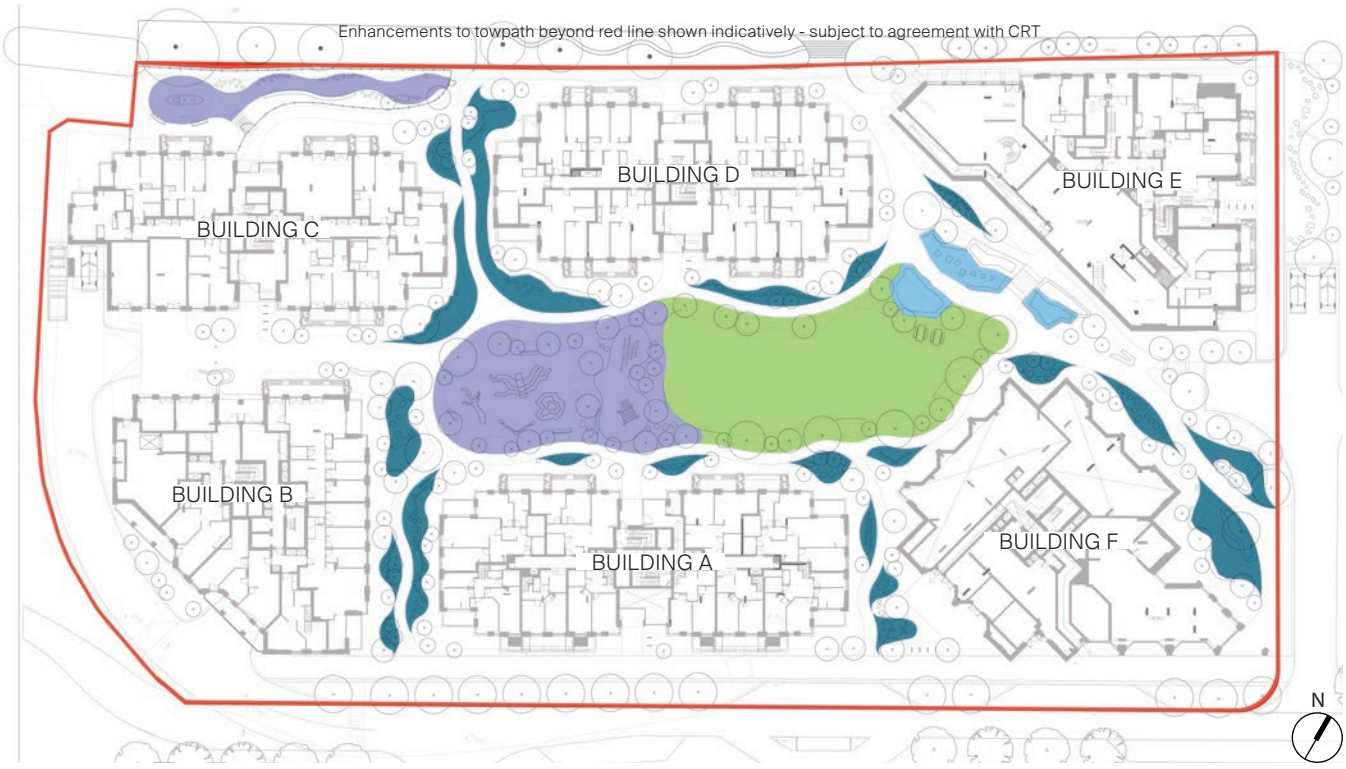
6.19 Play Typologies

Play Typologies

Play on site is provided a combination of equipped play elements in focal play spaces areas, incidental play features / play-on-the-way elements along circulation routes and open lawn areas for free play. The focal water feature is also designed to be inherently playful.

Legend

- Site boundary
- Equipped Play
- Water Play
- Nature Play / Play-on-the-way
- Flexible Lawn Play



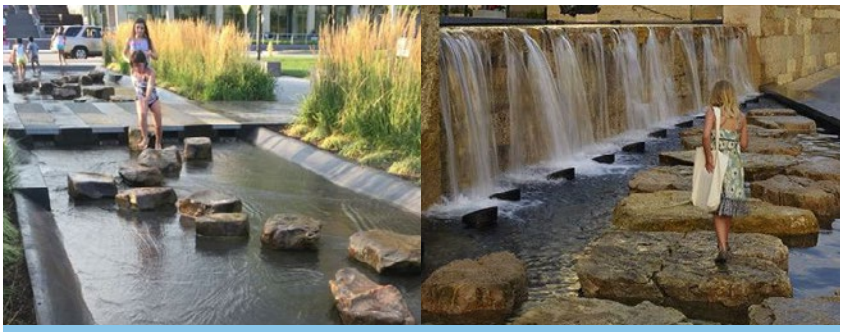
Illustrative play typologies diagram

6. Landscape

Prescriptive Play

Equipped Play

Play equipment of varied types and sizes is clustered in key spaces which are designed with specific play uses in mind. These include climbing elements (frames, ropes), swings, slides and bouncing elements (trampolines, springers). Equipment chosen will be of natural materials and offer high play value.



Water Play

Water Play

Interactive water play provides a fun and attractive element of play in the landscape. Stepping stones encourage encourage interaction and co-operative play for all generations.

Nature / Play-On-The-Way

Nature / Play-On-The-Way

Smaller, more informal elements including stepping-stones, logs, balance beams and concrete elements mimicked are integrated into play trails which encourage 'play-on-the-way' experiences in the landscape. Re-use of materials should be encouraged.

Flexible Lawn Play

Flexible Lawn Play

Lawn areas offer a great deal of flexibility for play for all ages, facilitating ball games, social play, running and other exercise. Landform adds further playability by providing challenge and engaging younger children in imaginative play.

Sitewide Strategies

6.20 Tree Planting

The tree planting strategy relates to the landscape typology areas to provide a coherent approach whilst reinforcing variations in character throughout the masterplan. Tree planting also plays a key role in wayfinding, creating focal points and marking key entrances and routes.

Trees are selected to be well suited to conditions, provide excellent amenity value, enhance site biodiversity and provide resilience to pests and disease and climate change.

Resilience to drought, climate change and pests and disease have been considered in tree specification and trees have been selected to enhance biodiversity and provide a good range of different species, as well as embracing seasonal change.

Trees are proposed at a range of different planted sizes as described overleaf to create focal points and reinforce landscape character.

Legend

- Site boundary
- Native Scrub Planting Character
- Maple Grove Planting Character
- Hazel Copse Planting Character
- Bluebell Knoll Planting Character
- Street-scape Planting Character
- Canal-side Planting Character

Illustrative tree typologies strategy

6. Landscape

Native Scrub Planting Character


Acer campestre
(Field Maple)

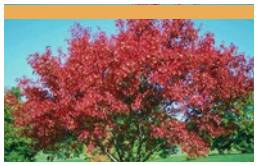

Tilia cordata
(Small leaved lime)


Carpinus betulus
(Hornbeam)

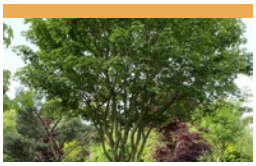

Crataegus monogynai
(Hawthorn)

Maple Grove Planting Character


Acer pensylvanicu
(Moose Wood)


Acer tataricum subsp. ginnala
(Amur Maple)


Acer rufinerve
(Snake Bark Maple)


Acer x zoechense


Amelanchier lamarckii
(Snowy Mespilus)

Hazel Copse Planting Character

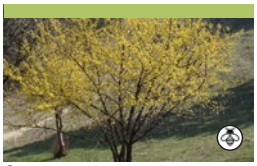

Corylus avellana
(Hazel)


Ostrya carpinifolia
(Hop Hornbeam)


Carpinus betulus
(Hornbeam)

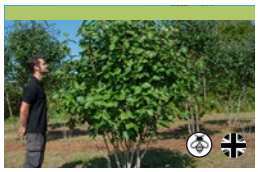

Taxus baccata
(Yew)

Bluebell Knoll Planting Character


Cornus mas
(Cornelian Cherry)


Cornus kousa
(Dogwood)


Cornus sanguinea
(Native Dogwood)


Viburnum lantana
(Wayfaring Tree)


Taxus baccata
(Yew)

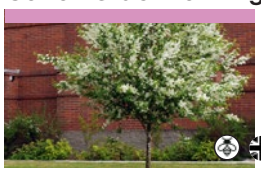
Street-scape Planting Character


Carpinus betulus 'Streetwise'
(European Hornbeam)


Tilia tomentosa 'Brabant'
(Silver Lime)


Tilia cordata 'Rancho'
(Small Leaved Lime 'Rancho')

Canal-Side Planting Character


Prunus padus
(Bird Cherry)

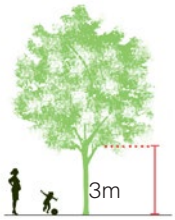

Alnus glutinosa
(Alder)


Salix alba
(White Willow)

Sitewide Strategies

6.21 Tree Sizes

Legend



Large tree
Planted size: 8-10m
Est mature size: 20m

Large Trees
Trees to be specified as single stem
Clear stem - 2.5m
5 times transplanted
Height - 8-10m; Width - 3-4m, Girth - 35-40cm
Soil Volume - 25m3 (can be reduced if shared via tree trenches)

Medium tree
Planted size: 5-7m
Est mature size: 10m

Medium Trees
Clear stem - 2m
5 times transplanted
Height - 5-7m; Spread - 2-3m; Girth - 30-35cm
Soil volume - 15m3 (can be reduced if shared via tree trenches)

Small tree
Planted size: 2-4m
Est mature size: 5m

Small Trees
Height - 3-4.5m
Spread - 2-3m
Soil volume - 10m3 (can be reduced if shared via tree trenches)

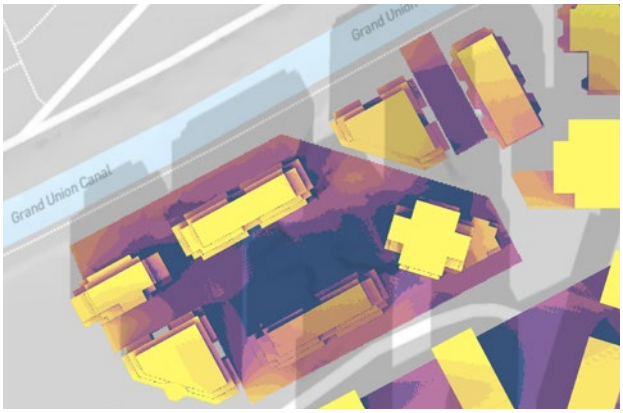
Illustrative tree sizing strategy

6.22 Sunlight Analysis

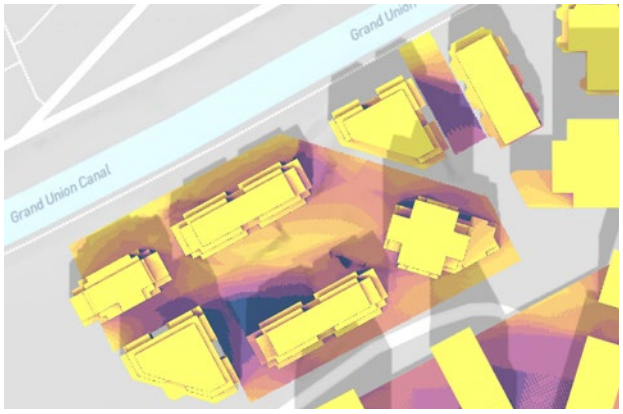
A sunlight study has been conducted to guide the choice of planting and assess the feasibility of the proposed lawn. This is undertaken by analysis of a 3D massing model with context, to understand the sunlight falling on ground throughout the year.

Areas coloured in yellow receive more than 6 hours of sunlight and would be considered sunny, receiving enough sunlight for lawn to be viable. Zones with less than four hours will be considered shady but will be suitable for shade loving species of planting.

The tree, shrub and herbaceous species planting strategy follows a habitat-based method with the aim of creating designed plant communities with native and selected non-native species which share the same environmental needs and can thrive in a given habitat.

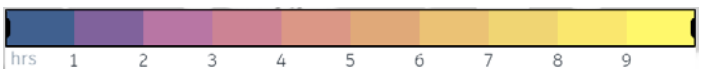


Spring Equinox



Summer Solstice - Mid Summer, 21rst June

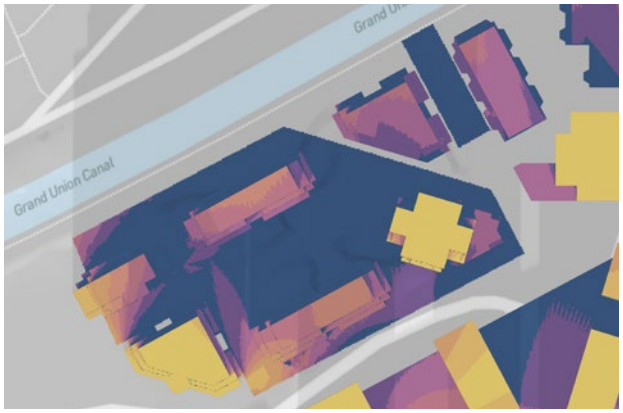
Total hours of sunlight



Full Sun > 6 hr of sun per day at mid-summer, June 21rst (Open Ground Habitat)

Half Shade 4-5 hr of sun per day at mid-summer, June 21rst (Woodland Edge Habitat)

Shade 3< hr of sun per day at mid-summer, June 21rst (Woodland Habitat)



Winter Solstice

Sitewide Strategies

6.23 Soft Landscape

The planting strategy relates to the landscape typology areas to provide a coherent approach throughout the masterplan whilst reinforcing variations in character.

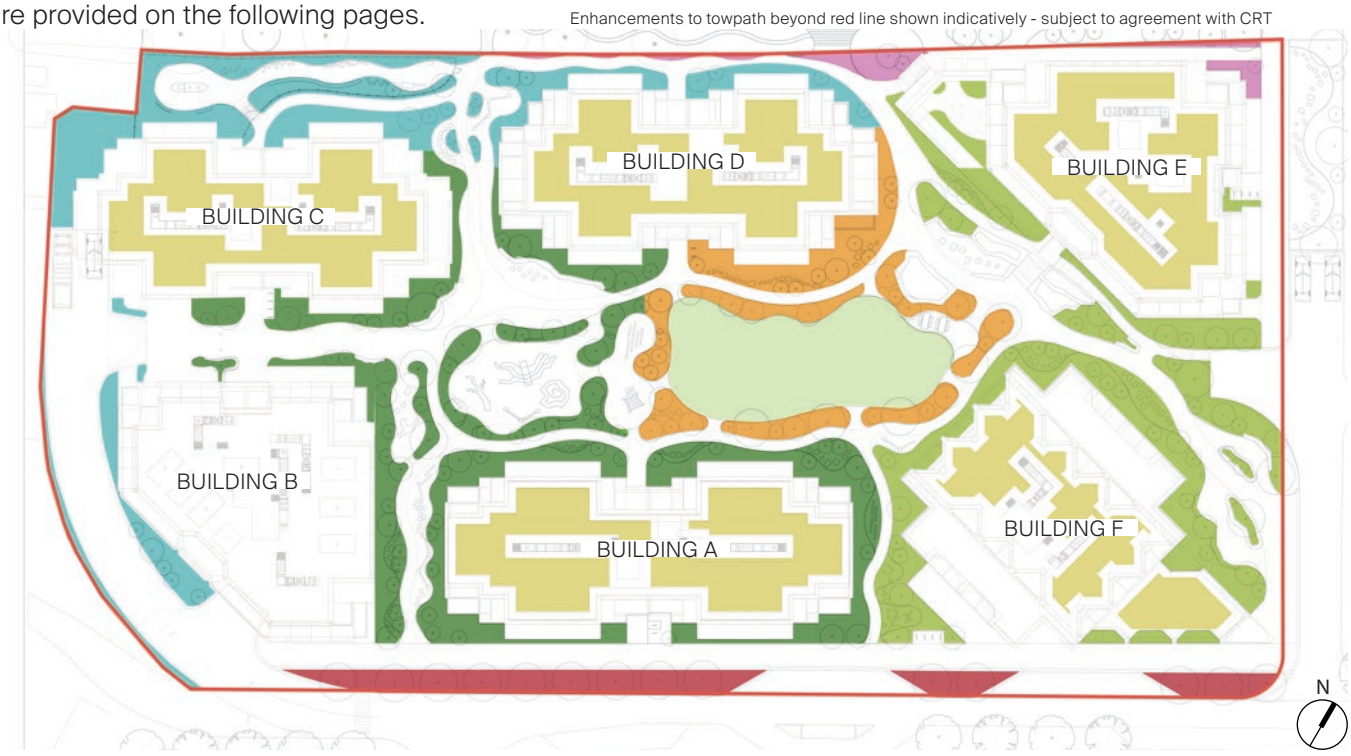
Planting will play an important role in creating a unique and distinctive character within the Central Garden and Canal-Side areas which will contrast with the surrounding streetscape and wider masterplan with a naturalistic approach that is responsive to specific microclimate conditions.

Environmental condition such as sun / shade, wind and predicted soil conditions have all be taken into account while selecting planting typologies for the site. The planting has been selected to enhance biodiversity and provide a good range of different species, with a combination of native stock and non-native species that support biodiversity. Planting to ground floor to be flush with paving to act as raingardens, aiding in SuDS

Illustrative planting palettes for each typology are provided on the following pages.

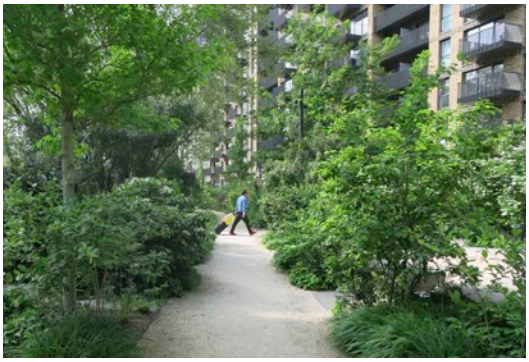
Legend

- Site boundary
- Native Scrub Planting
- Maple Grove Planting
- Hazel Copse Planting
- Bluebell Knoll Planting
- Street-scape Planting
- Community Canal-side Planting
- Lawn
- Biodiverse Roof Planting



Illustrative soft landscape strategy

Scrub Planting - Woodland to Woodland Edge Planting Community



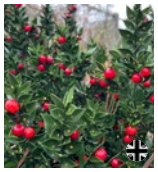
- Chosen species to complement the associated tree typology and to provide a mostly native (to the UK) and adapted shrub understory and ground cover to the woodland habitat. as well as ecological benefits.

Understorey Shrub Layer


Viburnum opulus (Geulder Rose)


Cornus sanguinea (Dogwood)


Viburnum lantana (Wayfaring tree)


Ruscus aculeatus (Butcher's Broom)


Viburnum tinus (Laurustinus)

Herbaceous Layer


Matteuccia struthiopteris (Shuttlecock Fern)


Iris foetidissima (Stinking Iris)


Polystichum setiferum (Shield Fern)


Campanula trachelium (Nettle Leaved Bellflower)


Carex divulsa (Sedge)

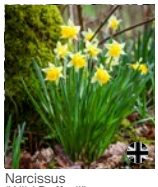
Geophytes


Ajuga reptans (Bugle)


Hyacinthoides ns (Bluebell)


Galanthus nivalis (Snowdrop)

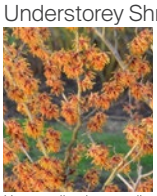

Allium ursinum (Wild Garlic)


Narcissus (Wild Daffodil)

Maple Grove Planting- Woodland to Woodland Edge Plant Community

- Plant species to complement the associated tree typology.
- A mixture of adapted and native (to the UK) species are proposed for their aesthetic and ecological benefits.
- Shrub layer to provide structure and height with an ornamental herbaceous layer beneath and geophytes (bulbs) to provide seasonal interest

Understorey Shrub Layer


Hamamelis x intermedia (Witch Hazel)


Sarcococca confusa (Sweet box)


Viburnum opulus (Geulder Rose)


Cronus mas (Cornelian cherry)


Aronia prunifolia (Yellow Wax Bell)

Herbaceous Layer


Euphorbia amygdaloides (Wood Spurge)


Ajuga reptans (Bugle)


Astrantia major (Great Masterwort)


Aruncus dioicus (Goat's Beard)


Geranium cantabrigiense (Cranesbill)

Geophytes


Galanthus nivalis


Hyacinthoides non-scripta


Crocus tommasinianus


Narcissus pseudonarcissus


Muscari armeniacum

Key

Sunny ○ Part Shade ◑ Shady ● Native (to the UK) Plant Species RHS Pollinator Friendly Plant

Sitewide Strategies

● Hazel Copse Planting - Woodland Plant Community

- Chosen species to complement the predicted shade conditions.
- A mixture of adapted and native (to the UK) species has been chosen for their appearance and for their ecological benefits.
- The shrub layer would provide structure and height with an ornamental herbaceous layer beneath to add dynamism, including geophytes (bulbs) to provide seasonal interest

Understorey Shrub Layer


Viburnum opulus (Geulder Rose)


Viburnum lantana (Common Wayfaring Tree)

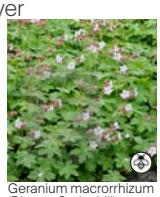

Corylus avellana (Hazel)


Viburnum tinus (Laurustinus)


Hamamelis x intermedia (Witch Hazel)

Herbaceous Layer


Dryopteris filix-mas (Male Fern)


Geranium macrorrhizum (Bigroot Crainsbill)


Epimedium x perralchicum (Barrenwort)


Pulmonaria 'Ice Ballet' (Lungwort)


Aquilegia vulgaris (Columbine)

Geophytes


Iris foetidissima (Stinking Iris)


Lilium martagon (Martagon Lily)


Galanthus nivalis (Snow Drop)


Convallaria majalis (Lily of the Valley)

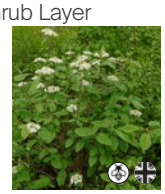

Hyacinthoides ns (Bluebell)

◑ ● Bluebell Knoll Planting - Woodland to Woodland Edge Plant Community

- Chosen species to complement the predicted shade conditions.
- A mixture of adapted and native (to the UK) species has been chosen for their appearance and for their ecological benefits.
- The shrub layer would provide structure and height with an ornamental herbaceous layer beneath to add dynamism, including geophytes (bulbs) to provide seasonal interest

Understorey Shrub Layer


Viburnum opulus (Geulder Rose)


Viburnum lantana (Common Wayfaring Tree)

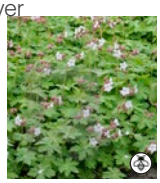

Cornus sanguinea (Dogwood)


Cornus alba'Kesselringii' (Dogwood)


Cornus kousa 'China Girl' (Japanese Dogwoodl)

Herbaceous Layer


Primula vulgaris (Primrose)


Geranium macrorrhizum (Bigroot Crainsbill)


Helleborus orientalis Hellebore


Pulmonaria 'Ice Ballet' (Lungwort)


Lamium album (White Dead Nettle)

Geophytes


Iris foetidissima (Stinking Iris)


Lilium martagon (Martagon Lily)


Galanthus nivalis (Snow Drop)


Anemone nemorosa (Wood anemone)


Hyacinthoides ns (Bluebell)

Key

Sunny ○ Part Shade ◑ Shady ● Native (to the UK) Plant Species RHS Pollinator Friendly Plant

◑ ● Street-scape Planting - Woodland to Woodland Edge Plant Community

- Chosen species to complement the predicted shade conditions.
- A mixture of adapted and native (to the UK) species has been chosen for their appearance and for their ecological benefits.
- The shrub layer would provide structure and height with an ornamental herbaceous layer beneath to add dynamism, including geophytes (bulbs) to provide seasonal interest

Understorey Shrub Layer


Viburnum opulus (Geulder Rose)


Hydrangea quercifolia (Oakleaved Hydrangea)

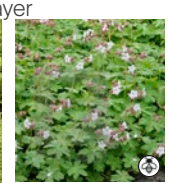

Viburnum lantana (Wayfaring tree)


Mahonia aquifolium (Mahonia)


Viburnum tinus (Laurustinus)

Herbaceous Layer


Polystichum setiferum (Soft Shield Fern)


Geranium macrorrhizum (Bigroot Crainsbill)


Euphorbia amygdaloides (Wood Spurge)


Liriope muscari (Lilyturf)


Ajuga reptans (Bugle)

Geophytes


Iris foetidissima (Stinking Iris)


Narcissus pseudonarcissus (Daffodil)


Galanthus nivalis (Snow Drop)


Convallaria majalis (Lily of the Valley)

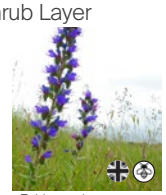

Hyacinthoides ns (Bluebell)

○ Green roofs - Open Ground with shallow dry soil Plant Community

- Most buildings within the master plan will incorporate green, inaccessible roofs. These will provide a mosaic habitat, namely areas of open ground, gravel, sand, and log piles, dry meadow vegetation, and ephemeral pools.

Understorey Shrub Layer


Thymus serpyllum (Wild thyme)


Echium vulgare (Viper bugloss)


Armeria maritima (Sea Thrift)


Silene vulgaris (Bladder campion)


Sedum rupestre (Reflexed Stonecrop)

Herbaceous Layer


Sedum album (White stonecrop)


Limonium vulgare (Sea Lavender)


Centranthuis ruber (Red Valerian)


Potentilla neumanniana (Alpine cinquefoil)


Dianthus deltoides (Maiden Pink)

Geophytes


Nepeta cataria (Catmint)


Dianthus carthusianorum (Clusterhead)


Crocus tommasinianus (Crocus)


Allium 'Summer Beauty' Ornamental onion


Muscari armeniacum (Grape Hyacinth)

Key

Sunny ○ Part Shade ◑ Shady ● Native (to the UK) Plant Species RHS Pollinator Friendly Plant

Sitewide Strategies

6.24 Urban Greening

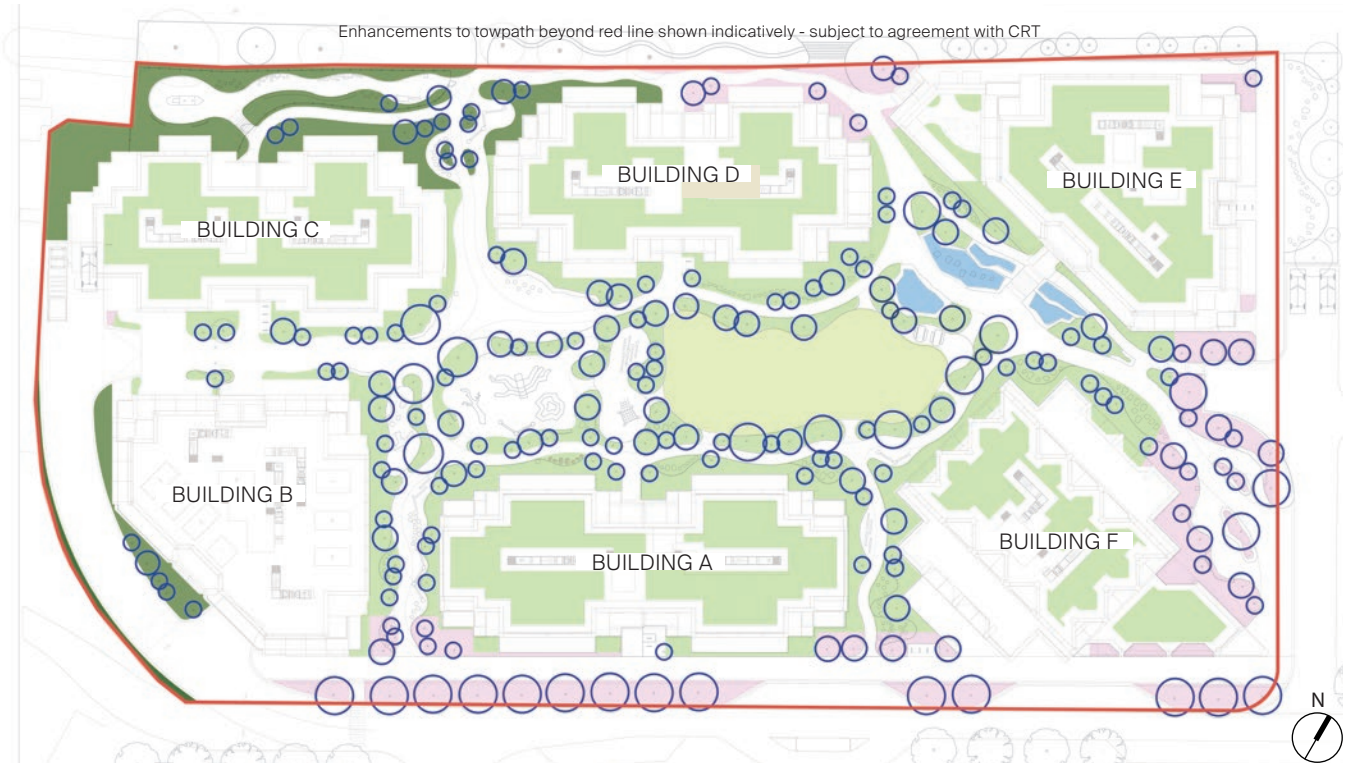
Ground level landscape and roofs are designed to optimise urban greening in accordance with GLA 2021 London Plan UGF policy.

A target score of 0.4 will be achieved across the entire site as a whole, based on the the GLA London Plan, 2021 UGF calculator. Individual phases could vary due to masterplan context.

The diagram below and table opposite show a potential distribution of UGF typologies to achieve the 0.4 target based on the illustrative scheme. The target of 0.4 should be achieved across the scheme as a whole. Future RMA submissions could vary in terms of distribution of typologies, provided the scheme as a whole achieves the overall target of 0.4

Legend

- Site boundary
- Semi-natural vegetation
- Intensive Green Roof (min 150mm substrate)
- Standard Trees Planted in Natural Soils
- Flowering shrub & perennial planting
- Amenity Grassland
- Water features (chlorinated)



Illustrative urban Greening Factor typologies (illustrative scheme)

6. Landscape

		GLA	
Surface Cover Type	Area	Factor	Output
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	565	1	565
~~Wetland or open water (semi-natural; not chlorinated) maintained or established on site.~~	~~0~~	1	0
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	3,421	0.8	2736.8
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	1,968	0.8	1574.4
~~Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.~~	~~0~~	~~0.7~~	~~0~~
Flower-rich perennial planting.	804	0.7	562.8
~~Rain gardens and other vegetated sustainable drainage elements.~~	~~0~~	~~0.7~~	~~0~~
~~Hedges (line of mature shrubs one or two shrubs wide)~~	~~0~~	~~0.6~~	~~0~~
~~Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.~~	~~0~~	~~0.6~~	~~0~~
~~Green wall – modular system or climbers rooted in soil.~~	~~0~~	0.6	0
~~Groundcover planting.~~	~~0~~	~~0.5~~	~~0~~
~~Amenity grassland (species-poor, regularly mown lawn).~~	~~0~~	~~0.4~~	~~0~~
~~Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.~~	~~0~~	~~0.3~~	~~0~~
Water features (chlorinated) or unplanted detention basins.	81	0.2	16.2
~~Permeable paving.~~	~~0.0~~	~~0.1~~	~~0~~
~~Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).~~	~~0~~	~~0~~	~~0~~
Total area m²:			4871.0
Total output:			5455.2
Application Area (red line boundary) m²:			13,661.5
Total Score:			**0.40**

Urban Greening Factor table (illustrative scheme)

Sitewide Strategies

6.25 Biodiversity and Ecology

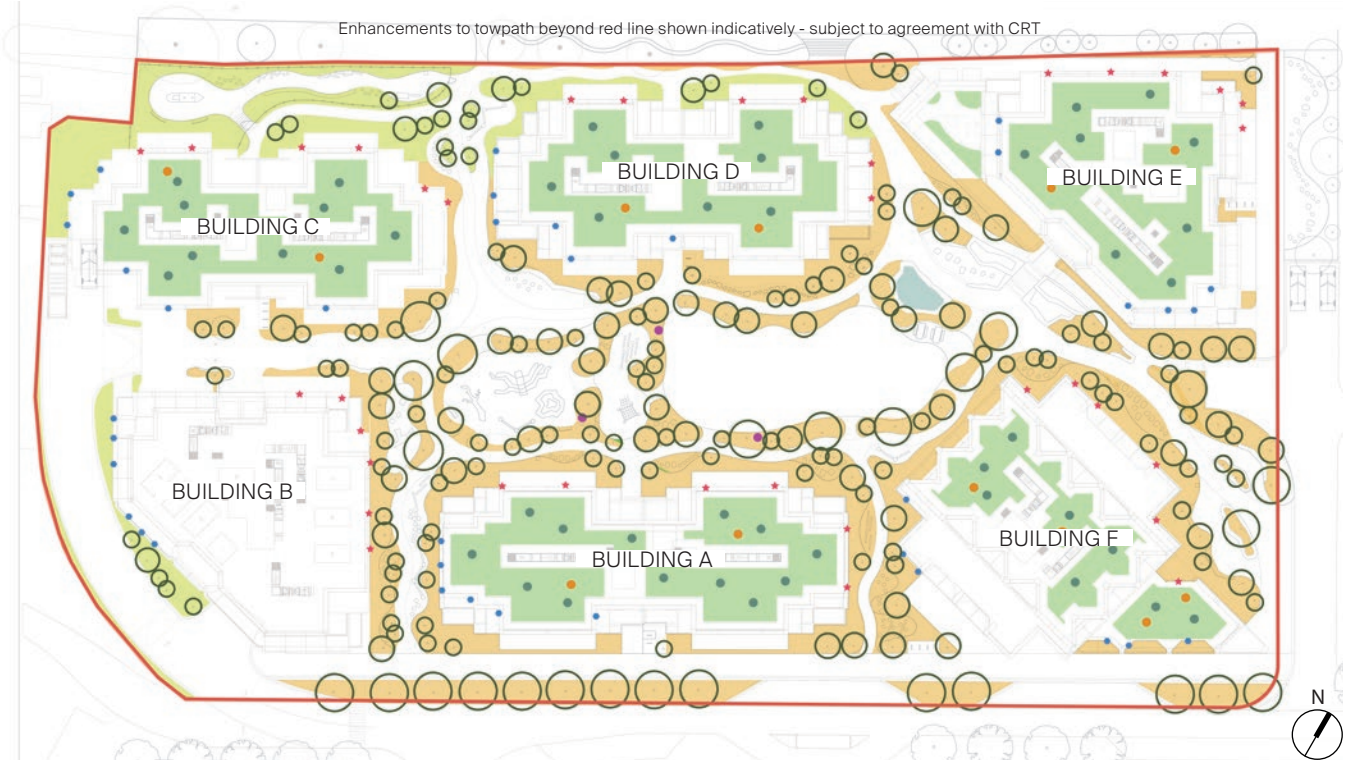
The landscape design seeks to enhance site biodiversity and ecology through a combination of biodiverse planting and habitat creation. Wider ecological connectivity is also considered, particularly in relation to the canal corridor.

The planting throughout has been designed to provide biodiversity benefits through inclusion of native species and species of known benefit to wildlife, for example nectar-rich or fruiting species. Planting along the canal is predominantly native species, reinforcing the existing wildlife corridor.

A wide variety of tree species have been used to enhance diversity and build resilience. These are planted in different arrangements including clusters or groups where possible.

Legend

- Site Boundary
- Intensive Green Roof Planting
- Natural Scrub Planting
- Flower Rich Perennial and Shrub Planting to Ground Floor
- Tree Planting
- Bird Box
- Bat Box
- Log piles/ bug hotels
- Bee Block
- Bird Table



Illustrative biodiversity strategy

6. Landscape

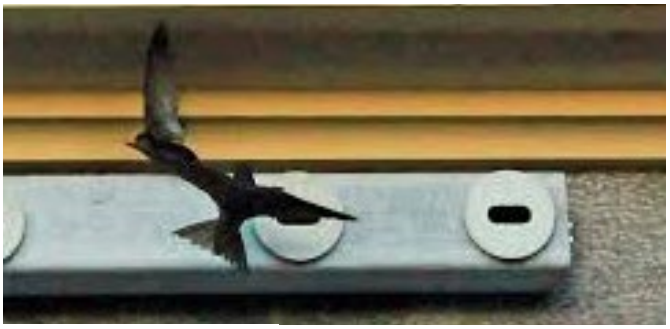
A range of habitat features have been incorporated throughout the public realm, communal courtyards, built form, and roofscapes.

The Central Garden and Canal-Side areas include bird tables, bee blocks and bee feeders in conjunction with biodiverse planting to provide shelter and additional food sources.

A minimum of 6 bat boxes are to be incorporated.

A minimum of 6 bird boxes are to be provided targeting house sparrows and swifts, both of which are London target species.

Invertebrate habitat creation



Swift boxes

Sparrow boxes

Bat boxes

Sitewide Strategies

6.26 External Lighting

External lighting is proposed throughout the landscape to provide safe and welcoming spaces in the hours of darkness whilst also enhancing the qualities and character of landscape.

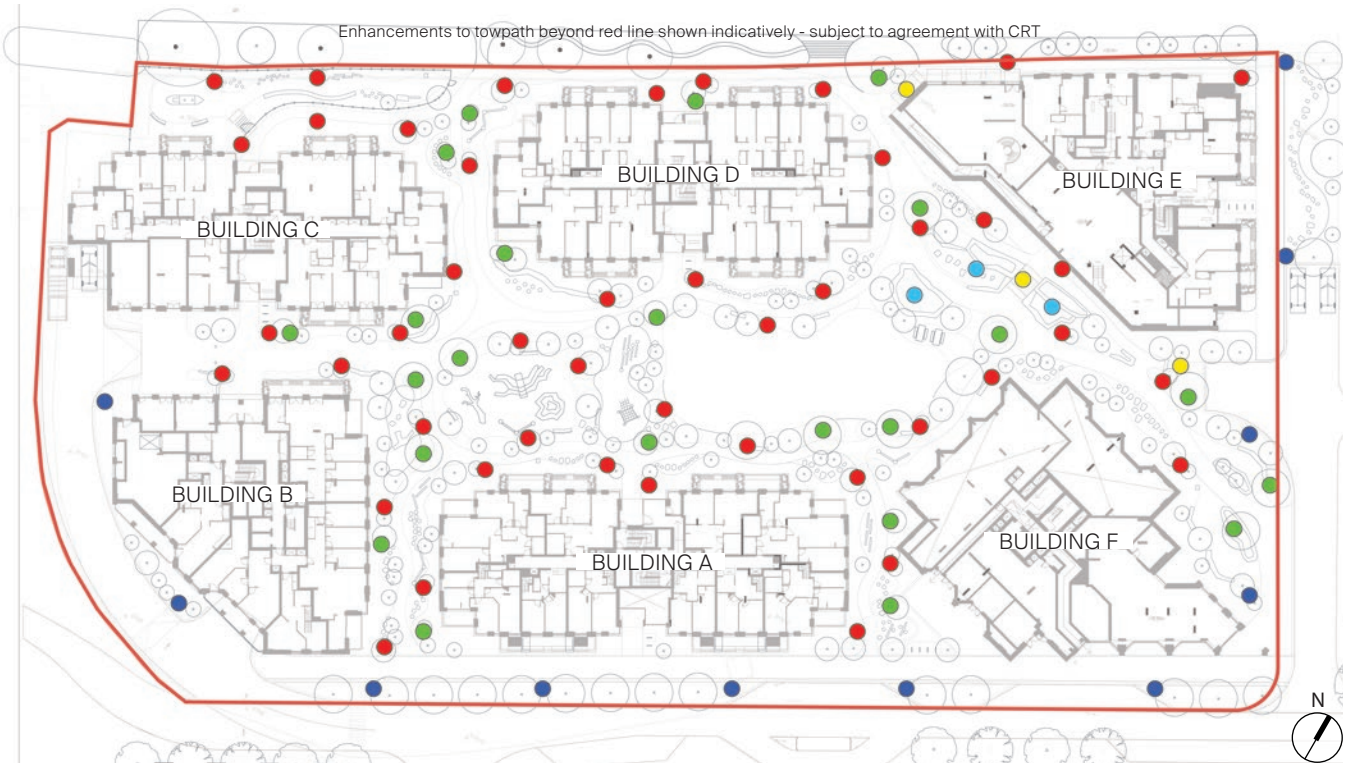
Lighting of streetscapes is via pole mounted fittings whilst bollard lighting to Central Garden paths reinforces the change of character whilst ensuring routes are lit to create a safe environment for effective navigation.

Feature lighting is considered for key elements in the landscape where it will enhance the experience of the space in the hours of darkness, for example use of tree uplighting and lighting to water features.

Lighting design will also need to consider ecology, in particular in relation to the Canal to ensure no adverse impact on local wildlife.

Legend

1. Pole mounted lighting to Streetscapes
2. Bollard lighting to courtyard paths
3. Integrated lighting to steps
4. Feature uplighting to trees
5. Feature lighting to water features



Illustrative external lighting strategy

6. Landscape


1


2


3


4


5

7. Site Lay
Massing E

out &
Evolution

7.1 Timeline

Evaluating alternative site layouts

2020

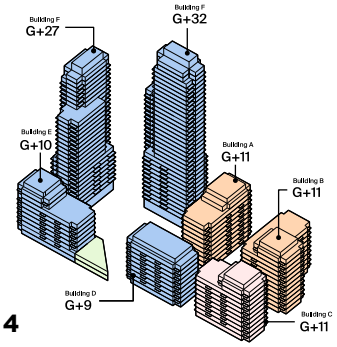
Dec 2020

Oct 2021

D E S I G N

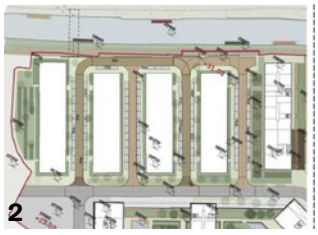
1

‘Podium’ Scheme



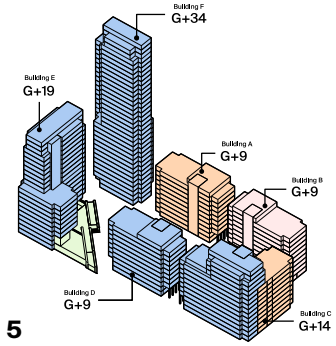
4

Design Iteration #1
Two towers with park and residential street



2

‘Linear Slab’ Scheme

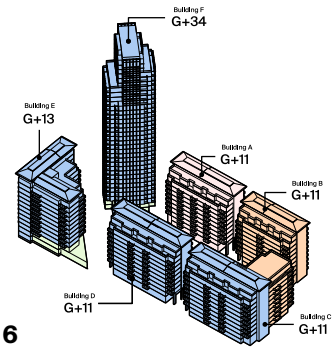


5

Design Iteration #2
One tower with consolidated central public space

3

‘Park’ Scheme



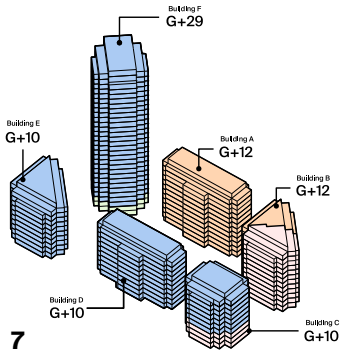
6

Design Iteration #3
Tower rotated

7. Site Layout & Massing Evolution

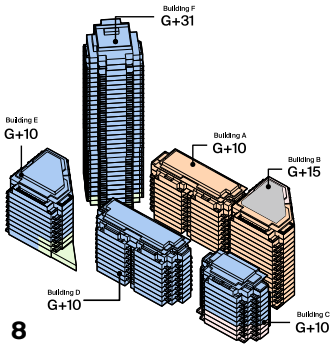
Oct 2022 — Feb 2024 — Jan 2025

E V O L U T I O N



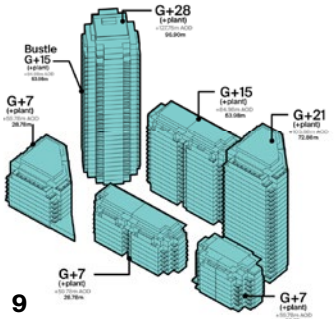
7

Design Iteration #4
Removal of single aspect north facing homes and vehicles from central garden



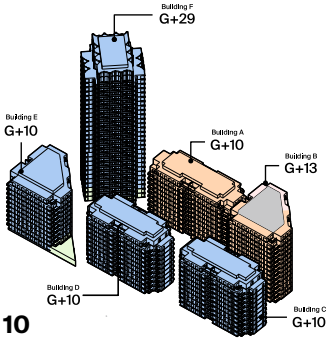
8

Design Iteration #5
Response to BSA and GLA dual aspect definition



9

Design Iteration #6
Justifying a design led approach and response to policy



10

Design Iteration #7
Reduction in tower height and finalisation of massing

7.2 Evaluating Alternative Site Layouts 2020

Prior to the involvement of Pilbrow & Partners, two different schemes, described in detail below, had already been considered for the gasholder site. These had been developed to a basic level of detail, illustrating building outlines, road setting out, provision of green space and massing proposals. Part of St William's brief was to evaluate these schemes and find ways to better meet the their aspiration of delivering a new public park and high quality residential accommodation befitting a development in RBKC.

We believed that both schemes were compromised and did not satisfy the client's brief. We also felt that there may be opportunities for intensifying the site by increasing building heights, making more efficient use of the site and increasing built footprint to achieve RBKC's aspiration for 35% on site affordable housing. As well as quantity of homes, we also believed there were opportunities to improve the quality of homes, and availability of open space.

'Linear Bar' Scheme

This scheme proposed a series of residential linear bars laid out perpendicular to the canal. Each residential bar was approximately 18m wide and spaced 18m apart. Between each of the buildings were streets providing vehicle, cycle and pedestrian access to the buildings. There is insufficient space against the canal to provide a turning circle and so the streets return parallel to the towpath.

The quality of the public realm is fairly poor and does not offer any recreational green space. The site layout prioritises vehicles over pedestrians and cyclists. Locating a road adjacent to the towpath creates the same issues outlined previously.

Linear bars created limited opportunity for variation in height and, in order to achieve an equivalent density to that currently being achieved, the linear bars would have to be significantly taller than the mansion blocks proposed as part of this application. Therefore the 'Linear Bar' scheme was considered to be significantly more harmful on views from the cemetery and in particular the Grade I listed Anglican Chapel.

7. Site Layout & Massing Evolution

‘Podium’ Scheme

Six residential blocks frame a central private resident’s garden, set at podium level to facilitate a level of at grade residential parking below. The urban blocks have a variety of forms; u-shaped blocks, linear bars and squares footprints.

The site has no permeability or access to the towpath. The street on the west is flanked by the existing Cadent gasworks site and residential ancillary areas (such as bin stores and cycles) with poor visibility through to the canal, resulting in a perceived ‘dead end’. The quality of the ‘street’ and the safety of pedestrians and residents would be a concern.

In order to provide the necessary vehicular access to the central canalside building, the design incorporates roads that run parallel to the towpath. Allowing vehicles to access and drive along the towpath diminishes the aspiration to create a verdant, landscaped edge augmenting the existing tow path. It also raises safety concerns due to potential conflicts between cyclists, pedestrians, and vehicles. Additionally, setting the basement at grade results in a perimeter of inactive or non-residential frontages, which undermines the aspiration to create a predominantly residential neighbourhood characterized by tree-lined streets and direct access to front doors - a defining feature of a typical London street. As a consequence of elevating the garden, the primary green space is entirely private and inaccessible to the public.

The buildings along the canal are and irregular in both their setting out and articulation, failing to reinforce the geometry of the towpath.

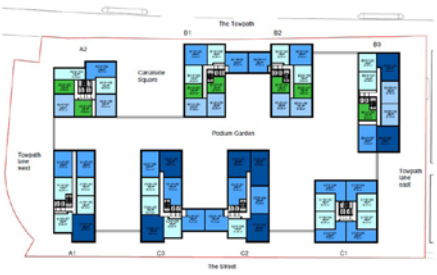
7.2 Evaluating Alternative Site Layouts 2020

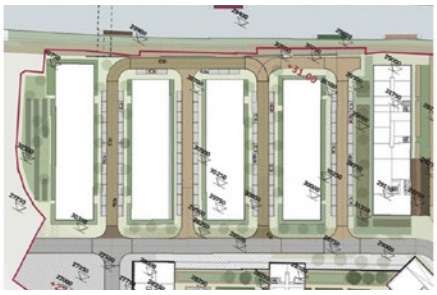
‘PODIUM’
By others

‘LINEAR BAR’
By others

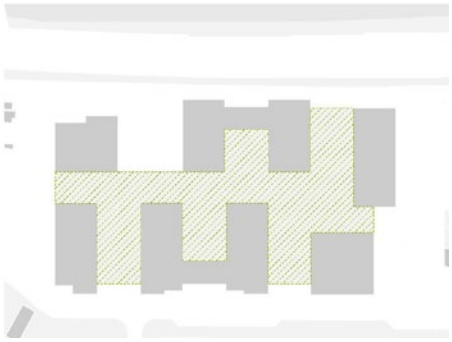
‘Park’
P&P Scheme

Alternatives Overview

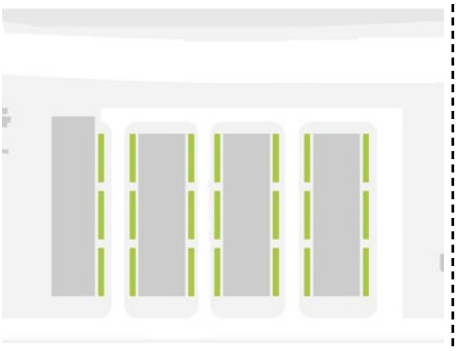




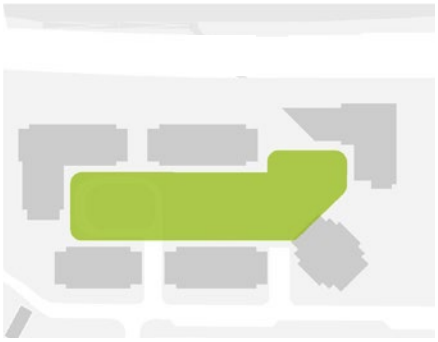
Public Green Space



No public open space. The private open space is fragmented and overshadowed

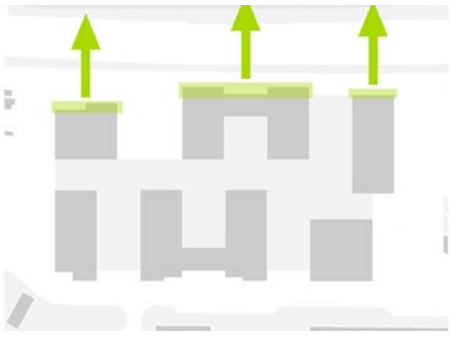


Open space is limited in size and function and is compromised by need to provide vehicle access

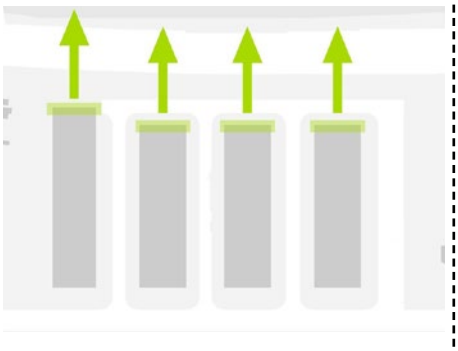


22.5% of the site is dedicated to high quality green open space.

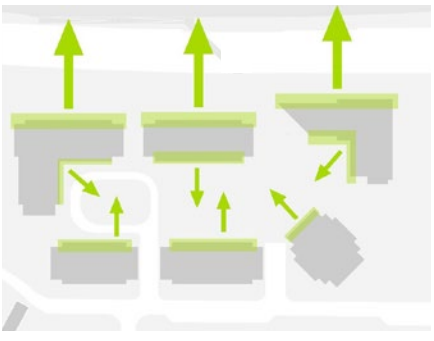
Outlook onto Green Space



Limited outlook onto open space and the canal and cemetery to the north



The orientation of the buildings perpendicular to the canal restricts views of the canal and cemetery

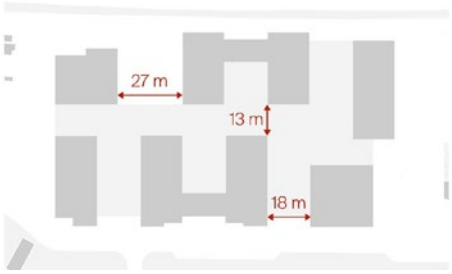


The majority of apartments look onto open space including the cemetery and the new public park

7. Site Layout & Massing Evolution

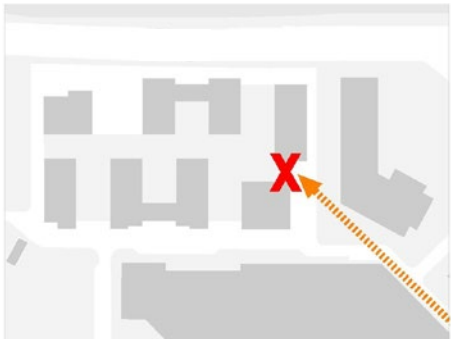
‘PODIUM’
By others

Separation Distances



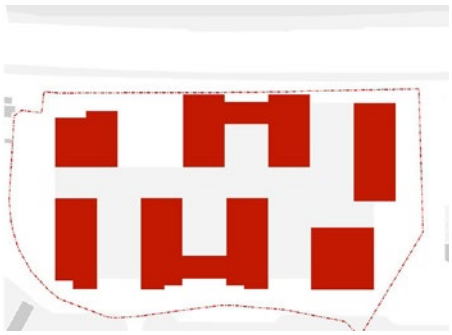
Building orientation and separation distances restrict daylight, outlook and reduce privacy

Permeability



The elevated podium prevents public access into the site

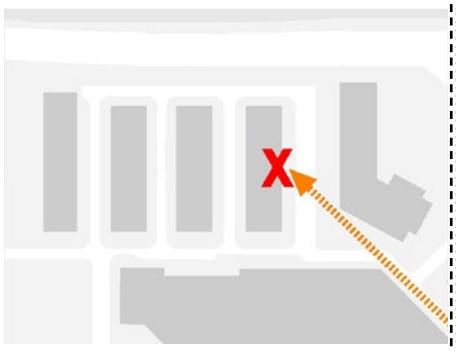
Built Area



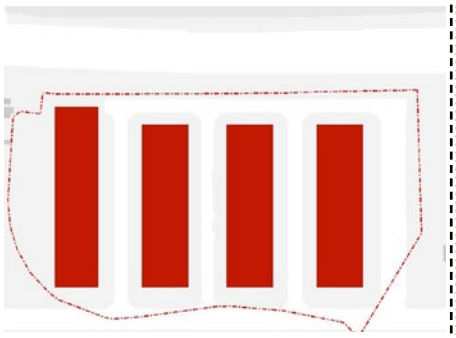
34% of the site is built area

‘LINEAR BAR’
By others

Majority of apartments look directly at adjacent buildings

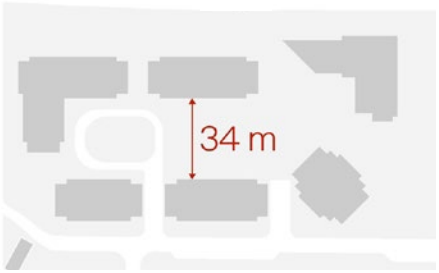


The linear bars occlude views through the masterplan and restrict access to the canal



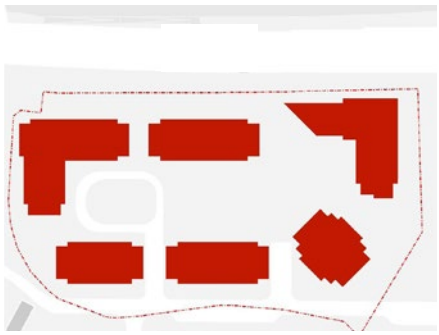
32% of the site is built area

‘Park’
P&P Scheme



Creating a wide public park improves residential quality by maximising daylight and sunlight penetration

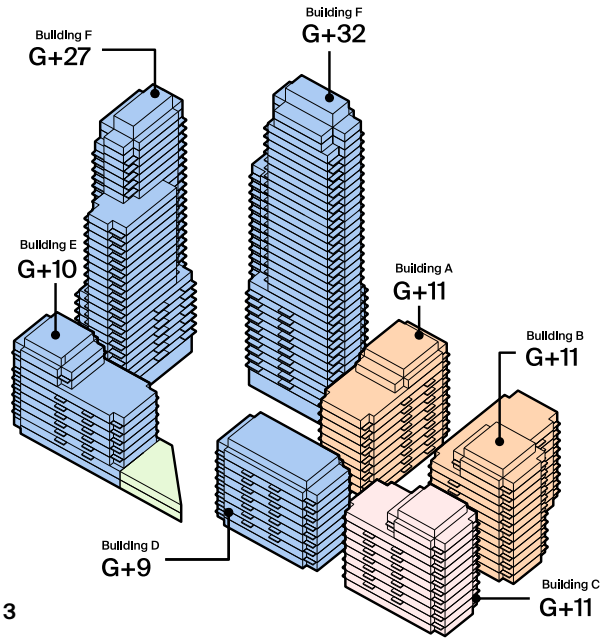
The geometry of the park and surrounding buildings facilitate views and potential connections through the masterplan



35% of the site is built area, optimising the site for housing whilst delivering high quality homes and public realm

7.3 Design Iteration #1
Oct 2020 – Dec 2021

Image Key
1. Aerial view
2. View from Anglican Chapel
3. Massing



3

Site Plan

This was the first scheme developed by Pilbrow & Partners. The site was divided into two public open spaces: a new vehicle-free public garden to the east, incorporating a diagonal pedestrian and cycle route, and a residential street to the west. These spaces were separated by a north–south oriented residential building. Both open spaces and the towpath were framed by mansion block buildings.

Height & Massing

Mansion blocks ranged in scale between 9 and 11 storeys. Taller elements provided articulation to the roof line and helped to 'book-end' the site in views from the Anglican Chapel

We were at this point testing two tall buildings in the south east corner of the site, marking the gateway into the site. The inclusion of two tall buildings marking a route within the gasholders site was broadly aligned to an earlier version of the KCOA SPD that RBKC had published for consultation.

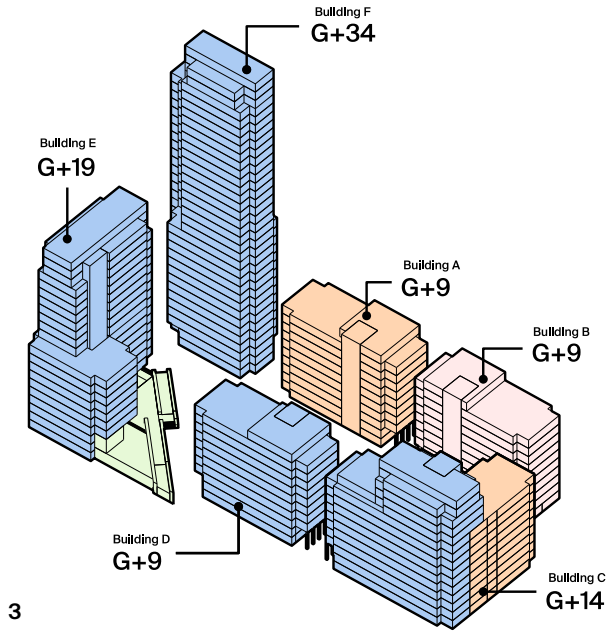
At this stage all the buildings, including the two tall buildings, were laid out orthogonally, therefore defining an consistent urban edge to the perimeter of the site.


1


2

7.4 Design Iteration #2
Oct 2020 – Dec 2021

Image Key
1. Aerial view showing direct views through masterplan
2. Two towers obstructed this view
3. Massing



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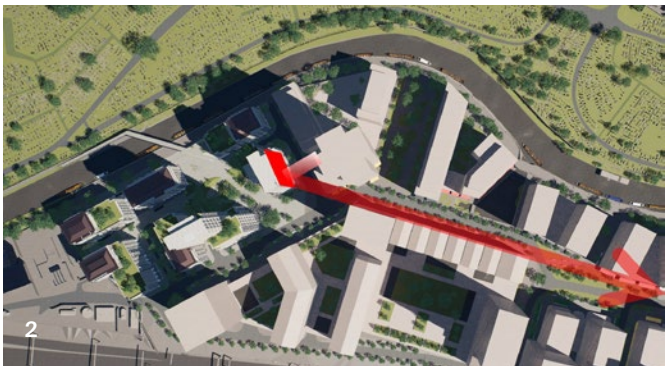
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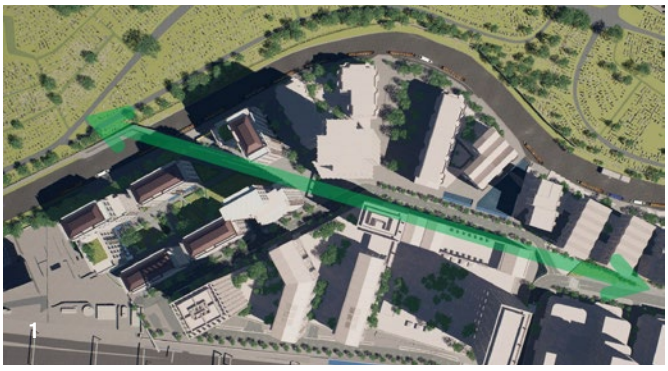

1

Following on from the presentation to RBKC and the QRP in February 2020, and ahead of a follow up presentation to the QRP in April, the design team embarked on a number of fundamental changes in an effort to address concerns, summarised below.

Site Plan

In collaboration with the Plot 4 architects, the buildings were reorganised in order to create a clear line of site along the length of the masterplan from east to west. The diagonal pedestrian and cycle route moved east and consequently the number of buildings was reduced from seven to six. In response, the Plot 4 architects amended the setting out of their tall building, rotating the tall building and chamfering the podium to facilitate the long axial view requested by RBKC and the QRP.

Moving the pedestrian route east meant that three efficient buildings could be planned along the south elevation, parallel to the road. As a result, the park and the residential street to the west could be planned as a single, generous rectangular public space. This meant that all buildings and tenures enjoyed outlook over a central green space. The site plan and public realm strategy became simpler and more coherent.

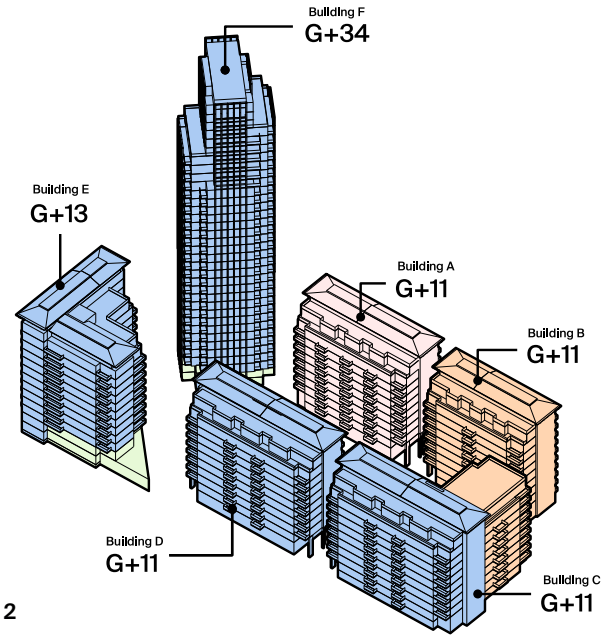
Height & Massing

The number of residential buildings were reduced from seven to six and the number of tall building reduced to one. Since the first QRP presentation RBKC published an updated draft of their SPD guidance which showed only one star (code for a tall building) on the gasworks site. Our proposals respond accordingly.

In order to maintain the number of homes being delivered on the site, including 35% affordable, the residential building in the north east corner was increased from 12 to 20 storeys and the building in the north west corner increased to 15 storeys.

7.5 Design Iteration #3
Oct 2020 – Dec 2021

Image Key
1. Aerial view
2. Massing



2


1

Site Plan

In response to Historic England's concerns about the proportion of the tall building, we rotated it 45 degrees, aligning it with the diagonal pedestrian and cycle route. This adjustment had the following benefits:

- Reinforces the diagonal route and helps direct pedestrians and cyclists through the public space and aids wayfinding at ground level;
- Aids wayfinding - defines the entrance to the site from the west when approaching via the towpath and from Ladbroke Grove on the east;
- The tall building now presents a slender elevation to the Anglican Chapel, thus reducing its impact on views.

Height & Massing

To ensure the tall building appeared as modest and elegant as possible in views from the Anglican Chapel, two footprints were tested, a square and a cruciform footprint. The gross area and overall height of these alternatives were equivalent to the previous version.

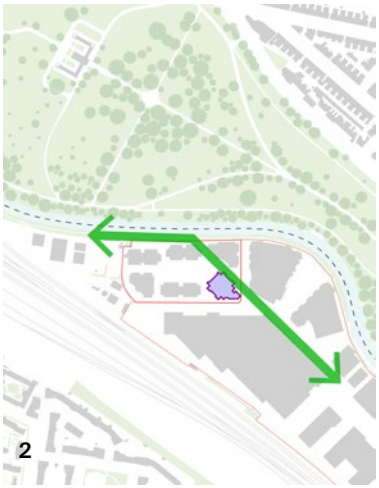
Although the square footprint was more compact, the tall building was more impactful in views from the cemetery as the elevations were broad and there was limited opportunity to step the mass at the upper floors.

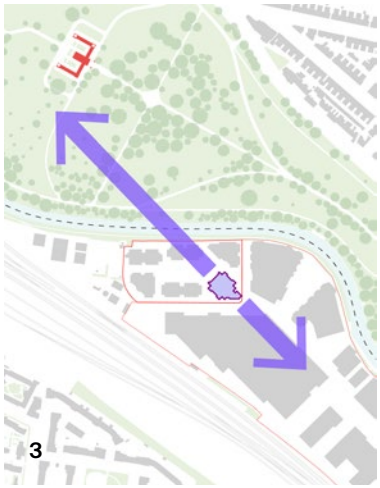
By contrast, the cruciform footprint presented opportunities for a more articulated form through the creation of slender gables facing west and east, inset corners which help erode the building's corners reducing its perceived width, and shoulders

7. Site Layout & Massing Evolution

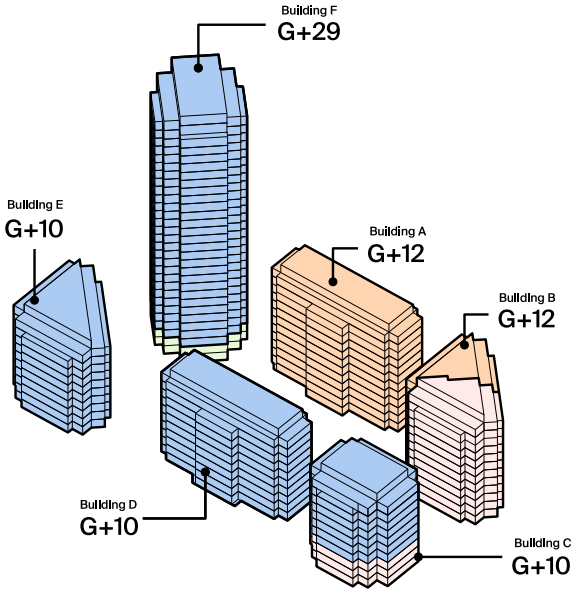
Image Key

1. View from Anglican Chapel
2. The rotated tower opens up views and reinforces the route between towpath and masterplan
3. The rotated tower acknowledges the presence of the Anglican Chapel





7.6 Design Iteration #4
Oct 2022



1

In August 2022, the design team were instructed by St William to undertake a comprehensive review of the scheme in response to specific concerns raised by RBKC and the QRP. St William instructed the design team to:

- Increase the percentage of dual aspect homes to > 80% and remove all north facing single aspect homes;
- Reduce the height of the tall marker building to align with RBKC policy (< 98m);
- Reduce the height of the canalside buildings to be consistent with adjacent buildings in Plot 4 to 11 storeys;
- Design the central open space to be fully pedestrianised with no vehicular access;

Updated proposals were presented to RBKC at a pre-application meeting in October 2022.

Site Plan

- The vehicular route was moved west, outside of the central open space, adjacent to the boundary between the site and the PRS;
- To increase the percentage of dual aspect homes, individual buildings were reconfigured to deliver more corners, which in turn created a more articulated and varied massing when viewed from within the central open space and the canalside;
- A new, triangular, mansion block typology was introduced. This was a direct response to the site's geometry constraints and proposed cycle and pedestrian connections. The triangular footprint was a more efficient use of the site, increasing the overall footprint without compromising the quality of the central open space;
- To increase the quality of the central open space the canalside buildings were moved north closer to the towpath. Spaces between buildings were also increased to maximise the amount of sunlight penetration into the central open space and reduce the sense of enclosure.

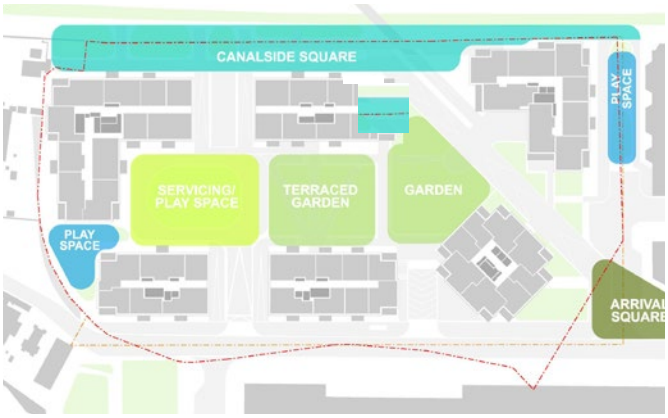
Height & Massing

- The three canalside buildings were reduced to a consistent height of 11 storeys, to reduce their visibility from the canal, reduce overshadowing to the canal and cemetery, and to match the adjacent buildings within Plot 3 in order to establish a consistent roof line to canalside buildings along the western end of the KCOA;
- The marker tall building was reduced in height to 98m, to accord with RBKC policy;
- The mansion block in the south west corner was increased by one storey to balance the loss of height elsewhere. This approach was deemed appropriate by the design team as this particular building had the least impact on extent of overshadowing to the central open space, and was set back from the canal so the visual impact on the cemetery would be negligible. This approach also aligned with updated guidance in the new Local Plan.

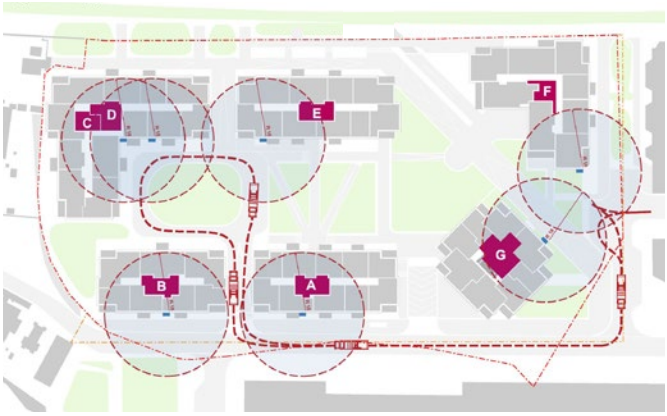
7. Site Layout & Massing Evolution

Image Key
1. Massing

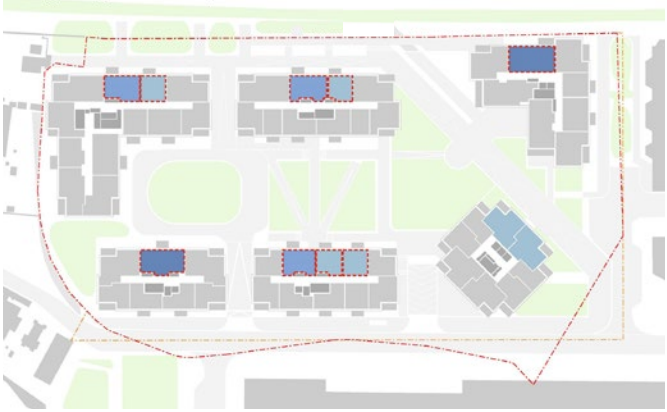
Design Iteration #6



Central Garden
The previous design iteration proposed a sequence of independent character spaces, separated by level changes

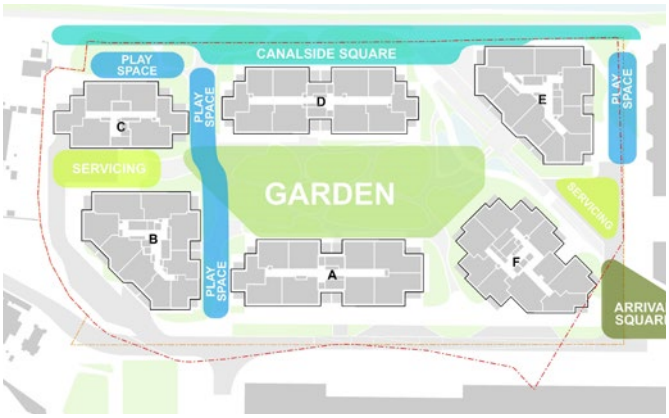


Vehicle Access
The previous design iteration incorporated a service road and vehicle access within the central landscaped space



Aspect
The previous design iteration included a significant number of single aspect, north facing apartments

Design Iteration #7

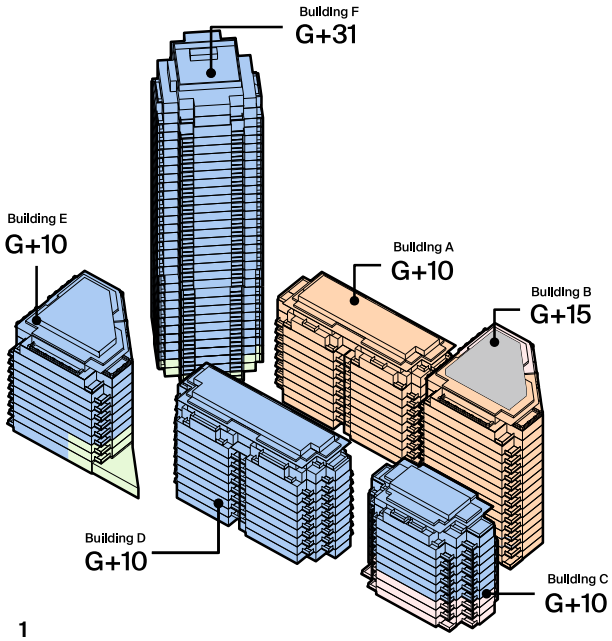


Central Garden
The revised design proposed a single continuous landscaped space with no significant level changes

Vehicle Access
The revised design removed vehicles from the central garden, moving vehicle access to the perimeter of the site, improving the quality of the open space;

Aspect
The revised design adjusted the buildings form to remove any single aspect, north facing apartments. instead creating high quality dual aspect homes

7.7 Design Iteration #5
Feb 2024 – Nov 2024



1

In February 2024 the design team presented a revised scheme to RBKC, which was subsequently presented to the QRP in Apr 2024. This iteration retained aspects of the previous scheme that were supported by officers when met with in October 2022:

- A single, contiguous, vehicle-free central garden space;
- Height and massing strategy;
- Provision of 35% affordable homes
- Residential quality and high % of dual aspect homes.

Throughout 2023, changes to a number of regulations and design guidance came into force which had profound implications for the scheme, specifically:

- Implementation of the Building Safety Act in October 2023 in response to the Grenfell tragedy, and subsequent amendments to the Building Regulations Part B Fire, including mandating a second staircase and enhanced life safety provision;
- Publication of the GLA's new Housing Design Standards LPG which provided specific definitions of 'dual aspect' and set out enhancements to minimum space standards;
- New Approved Document L (Energy) and Approved Document O (Overheating) resulting in thicker wall build ups, reduced glazing and a higher proportion of operable windows.

Site Plan

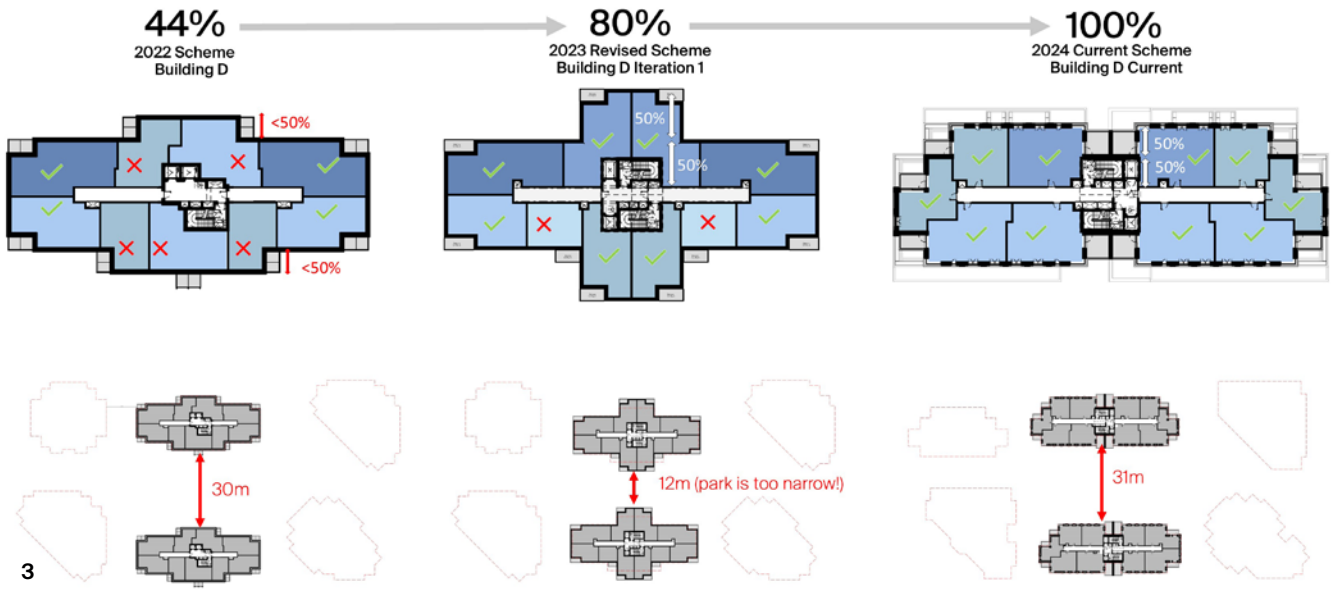
- The overall site organisation remained unchanged from the October 2022 scheme;
- Building footprints were enlarged to compensate for the loss of residential area resulting from the inclusion of a second stair and associated life safety systems and shafts. This preserved the overall quantity of residential space and provision of 35% affordable housing, without needing to significantly increase building heights;
- The north western mansion block was reconfigured to avoid building over the power tunnel easement. This amendment benefited the public realm as it reduced the extent of service area in favour of play space fronting the canal;
- The landscape designs were developed to create a more 'naturalistic' environment, recalling the wild and bucolic characteristics of the towpath and cemetery.

7. Site Layout & Massing Evolution

Image Key
1. Massing
2. Diagrams illustrating how a second staircase and protected lobbies were incorporated into the design of buildings
3. Diagrams illustrating how GLA compliant dual aspect homes were tested and ultimately incorporated into the scheme

Dual Aspect

Compliance against 2023 GLA, London Housing Design Guide



3

2

7.8 Design Iteration #6
Feb 2024 – Nov 2024

Height & Massing

As part of this design iteration, at the request of RBKC the design team tested an approach that strictly adhered to RBKC heights guidance. The design team also tested, and advocated for, two alternative 'design-led' massing options. The following criteria were consistent across all options:

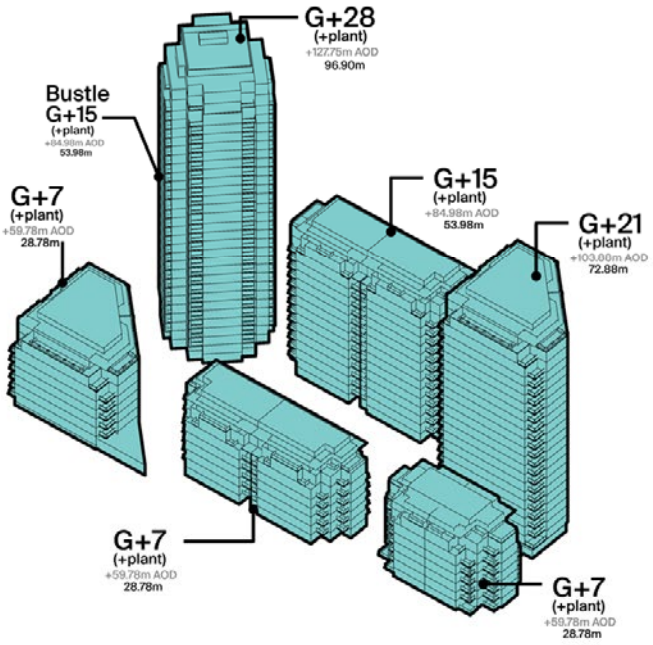
- Site layout and building organisation;
- Built area and open space;
- Residential floorspace and provision of 35% affordable housing.

The only variable was building height. The design team used the following criteria to appraise each of the massing options:

- Compliance with policy and guidance;
- Impact on townscape and heritage;
- Quality of proposed open space including extent of overshadowing and sense of enclosure.

RBKC and the QRP concluded that a design-led approach was preferable and an approach which strictly followed RBKC heights guidance could not deliver 35% affordable housing without a severely detrimental impact on townscape and quality of open space.

Massing 1
Based on RBKC Heights Guidance (2024)




1

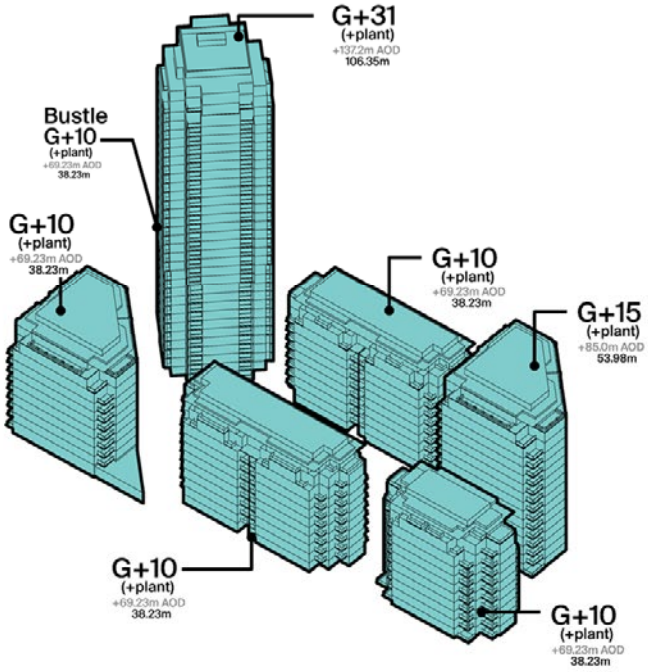

2

7. Site Layout & Massing Evolution

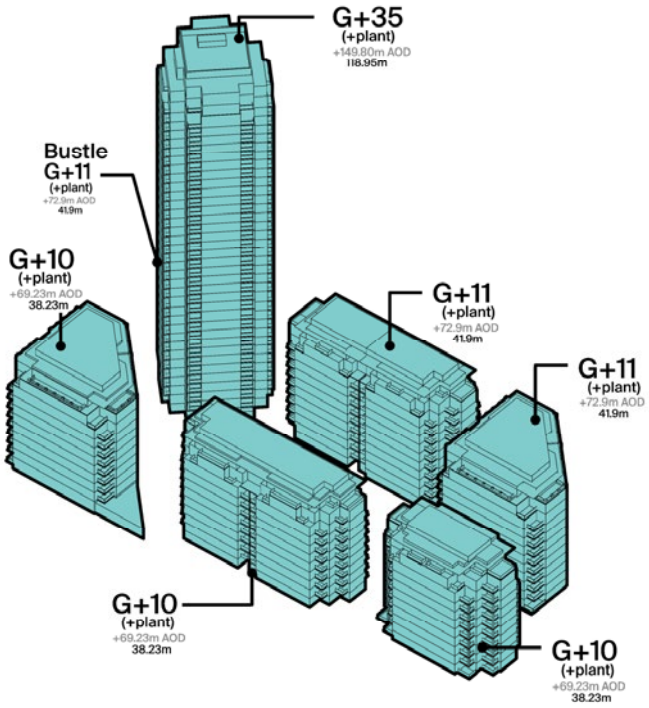
Image Key

1. Visualisation of the historic gasholders
2. The background Mansion Block buildings to the rear of the site are visually dominant and overbearing, and detract from the overall composition
3. Increasing the foreground buildings, and reducing the rear buildings creates a simpler and calmer massing
4. The design team presented a further reduction in the height of the lower buildings and an increase in tower height

Massing 2
Design-Led (2024)



Massing 3
Design-Led (2024)

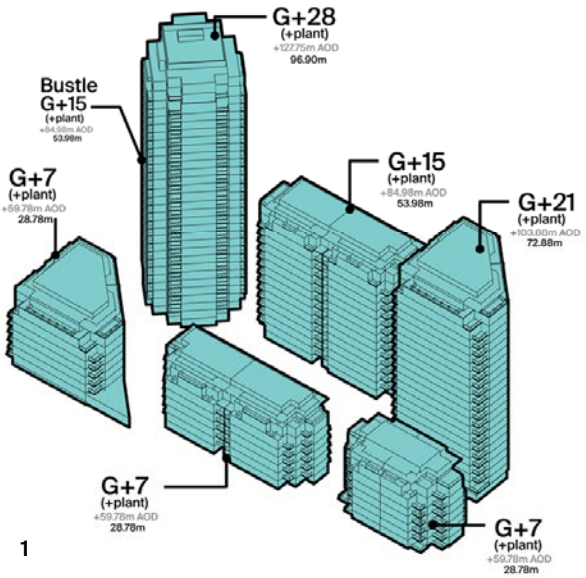


7.8 Design Iteration #6
Feb 2024 – Nov 2024

Massing 21– RBKC Heights Guidance

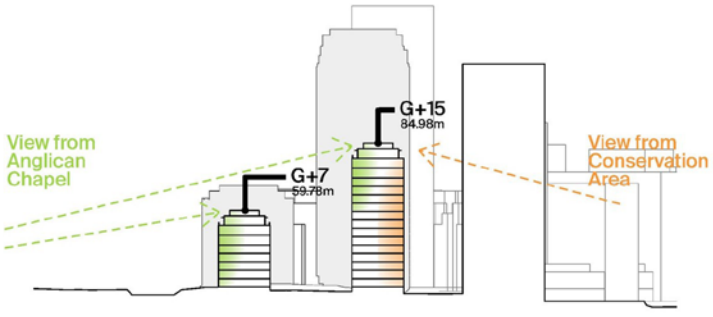
- Building heights based on RBKC heights guidance;
- The purpose of this study was to determine the impact of strictly following the height parameters set out in Part J or Policy SA1 within RBKC Local Plan 2024. For clarity, policy wording and definitions have been included on the opposite page;
- In line with policy, the canalside buildings were reduced to 30m in height. As a consequence of this dramatic reduction in height, and to maintain the overall quantum of residential area, including 35% affordable, the rear buildings to the south of the site were significantly increased in height from 11 and 16 stories to 16 and 22 respectively. The tall marker building was maintained at 98m (30 stories);

Massing 1
Based on RBKC Heights Guidance



1

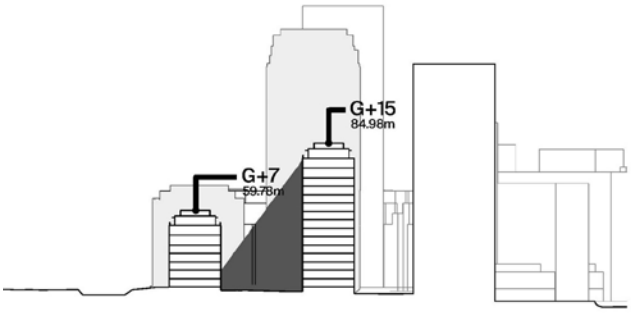
Townscape / Heritage Impact



Taller buildings to the south of the site are highly visible from the cemetery and Oxford Gardens CA, undermining the ambition to create a continuous low datum and singular points of height

2

Quality of Public Space / Sunlight

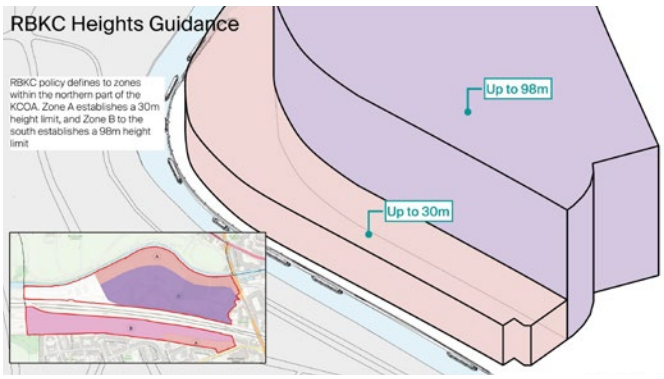


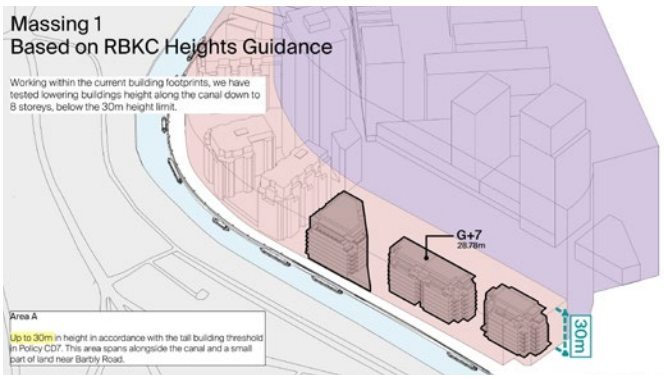
Taller buildings to the south severely restrict sunlight penetration to central garden

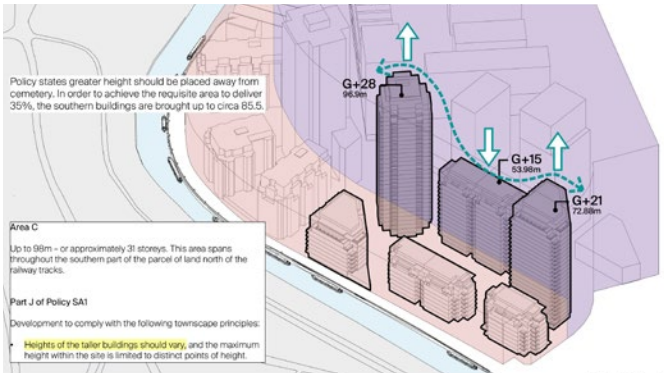
7. Site Layout & Massing Evolution

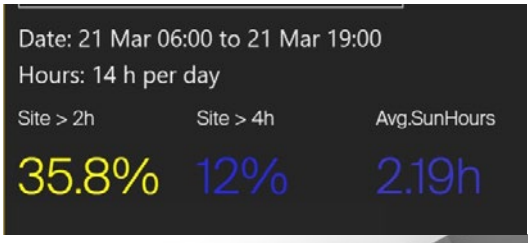
Image Key

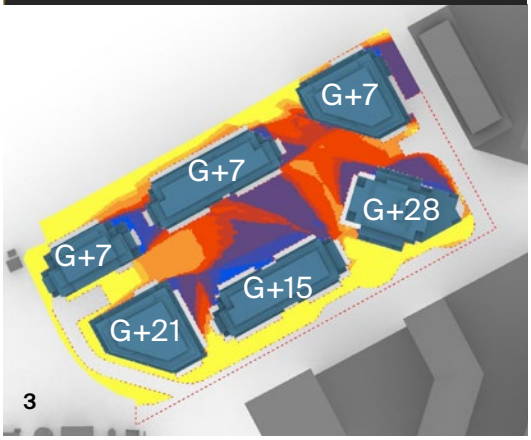
1. Massing 1 based on RBKC heights guidance
2. Diagrams illustrating the challenges with this approach
3. Increasing the height of the rear buildings has a severe impact on the amount of sunlight within the central garden
4. Massing 1 viewed from the Anglican Chapel
5. A series of diagrams illustrating how the massing responds to RBKC's heights guidance











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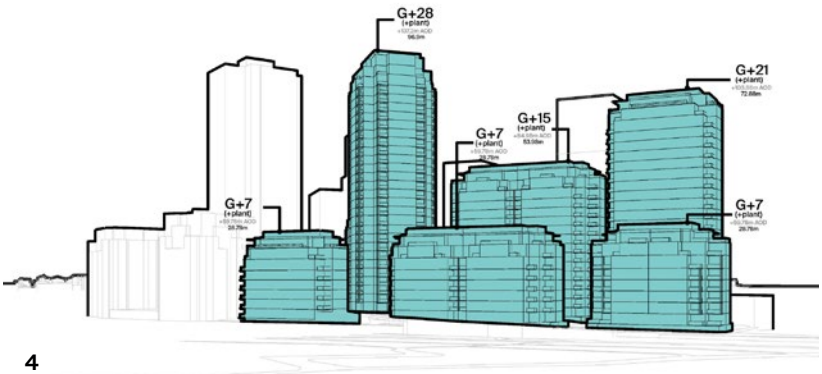


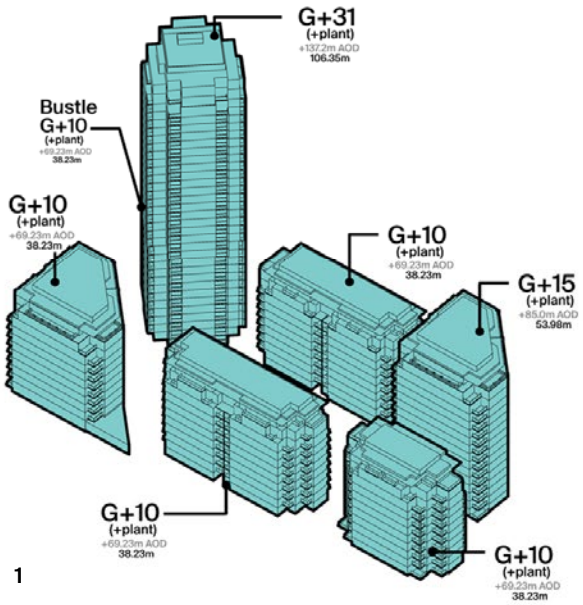
4

7.8 Design Iteration #6
Feb 2024 – Nov 2024

Massing 2 – Design-Led Approach

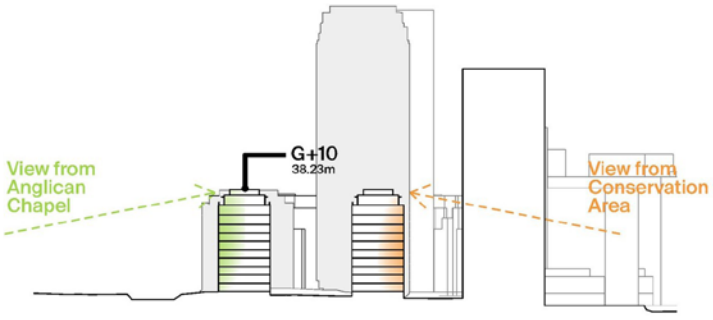
- This approach broadly aligned with the schemes presented to RBKC in October 2022 and was generally supported;
- The massing follows a clear principle – mid rise mansion block residential buildings frame the central open space and contrast a single tall elegant marker building in the south east corner;
- The height of the canalside buildings remained at 11 storeys;
- The triangular residential building in the south west.

Massing 2
Design-Led (Current Scheme)



1

Townscape / Heritage Impact

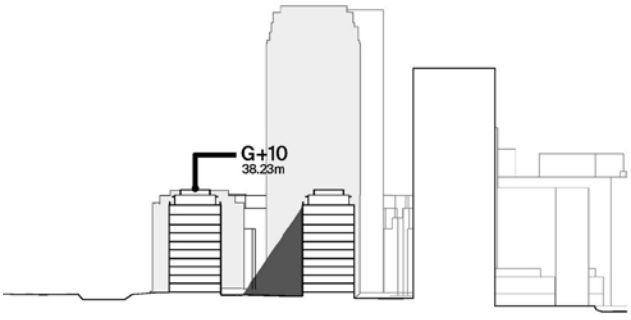


2

Balancing the height of the canalside buildings and southern buildings reduces the perceived massing of the scheme in views from the cemetery and Oxford Gardens CA.

Although the height of the tower increases, the overall harm to the historic assets is, on balance, reduced

Quality of Public Space / Sunlight

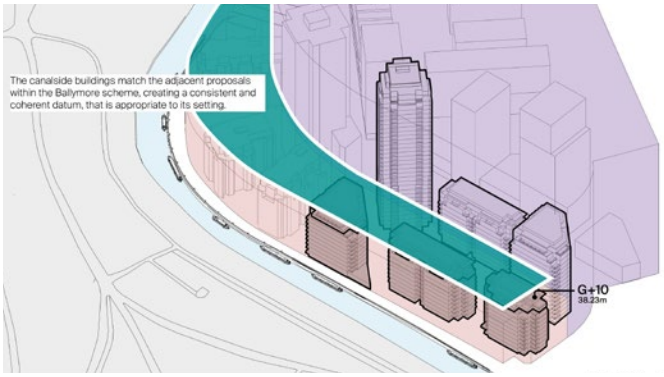


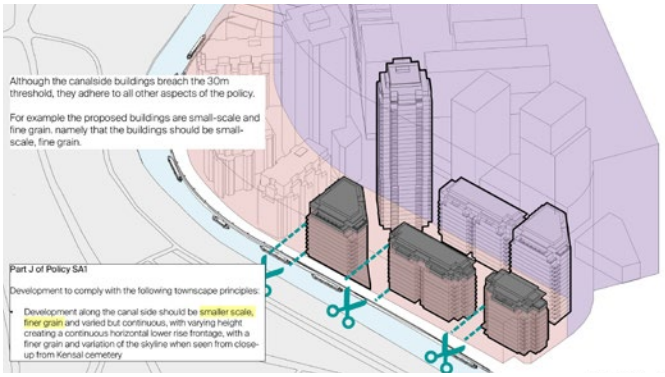
Balancing the height of the canalside buildings and southern buildings significantly increases the amount of sunlight penetration into the central garden.

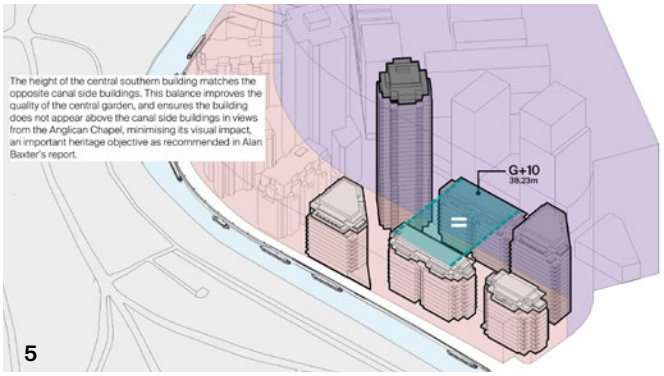
7. Site Layout & Massing Evolution

Image Key

1. Massing 2 based on a 'design-led approach'
2. Diagrams illustrating the benefits of this approach
3. Reducing the height of the rear buildings increases the amount of sunlight within the central garden
4. Massing 2 viewed from the Anglican Chapel
5. A series of diagrams illustrating how the massing responds to its context, in particular views from the cemetery
6. Extract from Alan Baxter's report with the scheme overlaid onto the site







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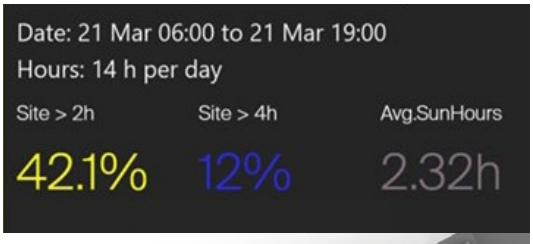

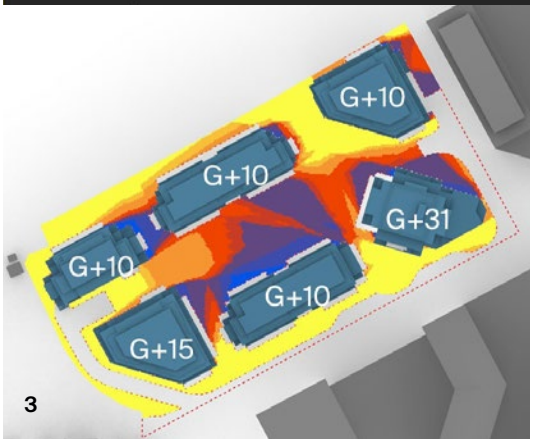

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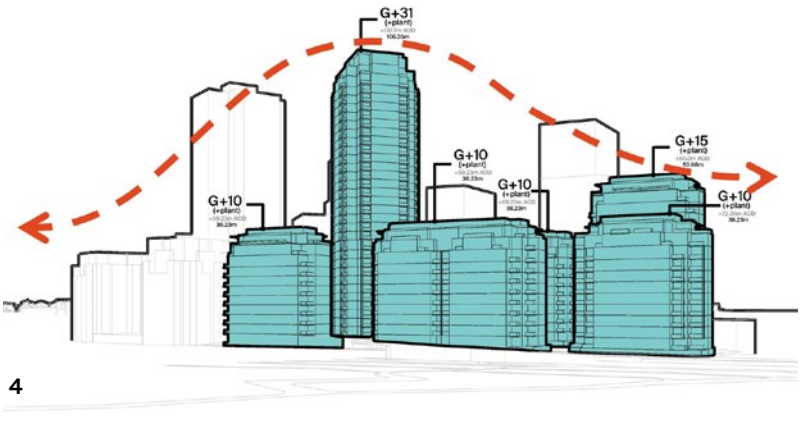

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7.9 Design Iteration #7 (Current) Jan 2025

After extensive consultation with officers on Massing options 1 to 3, it was agreed that the scheme below represented the optimal viable development solution whilst providing 35% affordable housing.

- The tall marker building is no taller than 98m and the remaining lower mansion blocks should be 11 storeys, with the exception of the triangular building (Building B) in the south west which, it was agreed could be taller;
- The scheme should deliver 35% affordable housing. RBKC confirmed that this could be measured as a proportion of habitable rooms as set out in Policy HO3: Community Housing, rather than habitable floorspace as had previously been assumed;
- 70% of the affordable homes, measured by units, should be Social Rent. This was as previously proposed. However RBKC stated that the 30% intermediate tenure should be changed from Shared Ownership to London Living Rent, RBKC's preferred intermediate product;
- The affordable housing mix should be adjusted to align with RBKC's Local Housing Needs Assessment which resulted in an increase in apartments with 3 or 4 bedrooms in lieu of apartments with 1 or 2 bedrooms;
- Private 2 bedroom apartments should incorporate 4 bedspaces, rather than 3.

Site Plan

In repsonse to RBKC's request to change tenure to LRR and in repsonse to suggestions from the QRP, the design team were instructed to increase the built area in order to provide wider scheme benefits. In summary:

- Building depths were increased without compromising internal layouts and quality of the publci open spaces;
- Separation distances between buildings were refined in order to create a clearer hierarchy of landscaped spaces around the central garden;
- The footprint of the tall marker building was increased.

Height & Massing

The design team adjusted the building heights and articulation to reflect advice received from RBKC and the QRP:

- Tall marker building reduced to 30 stories, 98m from ground level;
- Consistent 11 stories to canalside and building to the south of the central park;
- 14 story triangular building in the south west of the site;
- Balconies across the tower elevation were relocated to the centre of the bays. As a result the building appeared slimmer in distant views, including from within the cemetery, and improved the quality of these external spaces by removing from the exposed corners. Furthermore, the updated facade articulation complimented the adjacent tower within plot 4, which employs a language of logias;
- Roof canopies were removed from the mansion block buildings, creating a more recessive massing at the mansion block's upper floors.

7. Site Layout & Massing Evolution

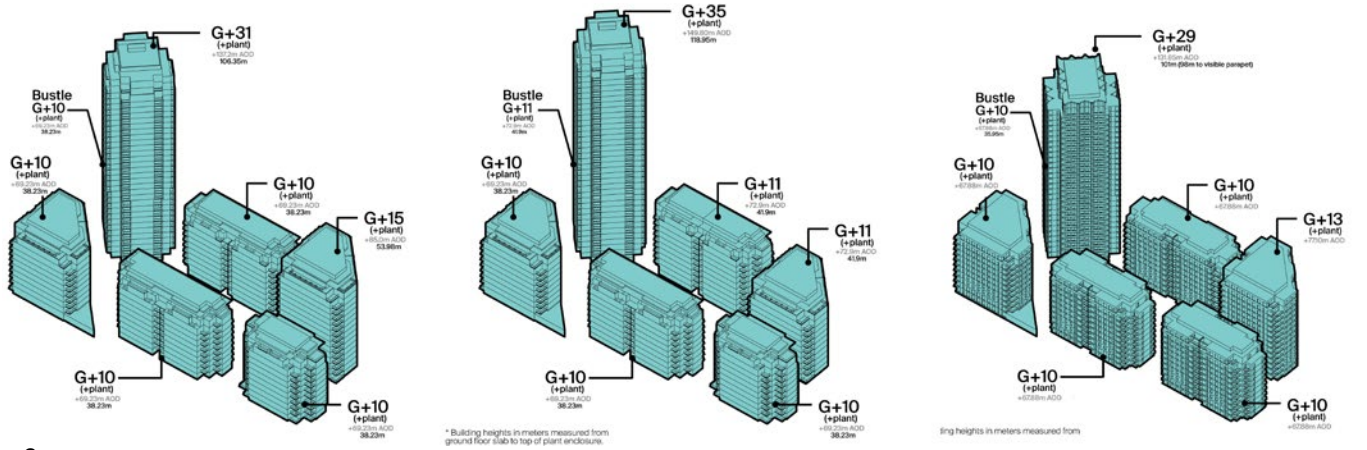
Image Key

1. Plan showing the updated site layout with the previous layout highlighted in red. The site layout was optimise din response to RBKC and the QRP's feedback
2. Massing diagrams showing the revised scheme (Massing 3) in relation to previous iterations

Massing 1
Based on RBKC Heights Guidance

Massing 2
Design-Led (Current Scheme)

Massing 3
Design-Led (Alternative Scheme)



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8. The Pro

posals

8.1 Overview

Our design proposals for the Kensal Gasworks site are the culmination of five years of close, constructive collaboration with the local authority, key stakeholders, and adjoining landowners. Throughout this process, the design team and applicant have listened attentively to feedback and have consistently responded with ambition and care—seeking every opportunity to elevate and refine the quality of the scheme.

This site plays a strategic role in supporting housing delivery within the Royal Borough of Kensington and Chelsea. The scheme has evolved to ensure optimal use of the land, balancing residential capacity with high standards of design, landscape, and architectural expression. The resulting homes are of exemplary and consistent quality, maximising the site's remarkable setting to offer expansive views and exceptional levels of natural daylight. A refined approach to façade articulation and internal layout reinforces the scheme's resilience to a changing climate.

The proposals form a key part of the wider vision for the Kensal Canalside Opportunity Area—a new urban district for Kensington and Chelsea—shaped directly by local policy and masterplanning principles.

The architecture is deeply informed by context. The buildings' form, orientation, detailing, and material palette have been carefully developed in response to the site's historically sensitive surroundings. The design team has rigorously assessed the impact of each iteration of the scheme on adjacent conservation areas and heritage assets, with particular attention given to Kensal Green Cemetery and the Grade I Anglican Chapel.

Aerial view of the illustrative scheme

8. The Proposals

8.2 Housing Delivery & Tenures

The illustrative scheme presented within this document has been designed to deliver 794 new homes of which 210 homes (35% measured as a proportion of habitable rooms) will be Affordable Housing, delivered on-site. All homes within the market tenure will be 'for sale'.

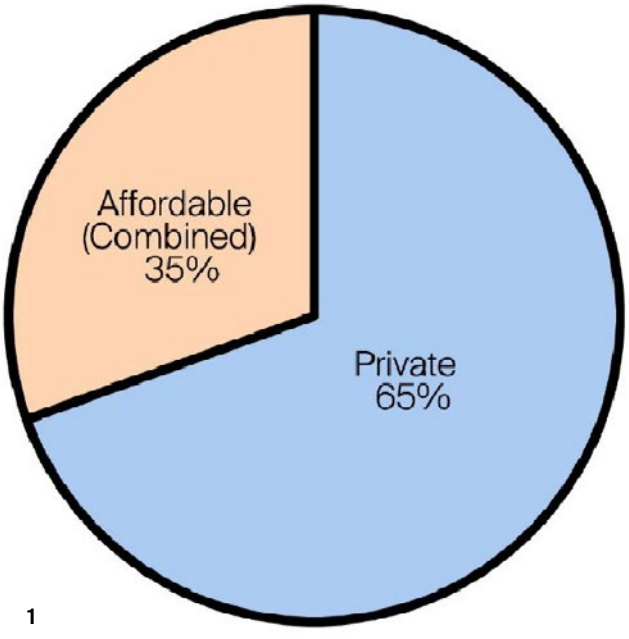
146 homes will be Social Rent and 64 homes will be London Living Rent at the lowest ward level (70% and 30% of the total Community Housing respectively measured as a proportion of homes).

This aligns with Policy HO3: Community Housing.

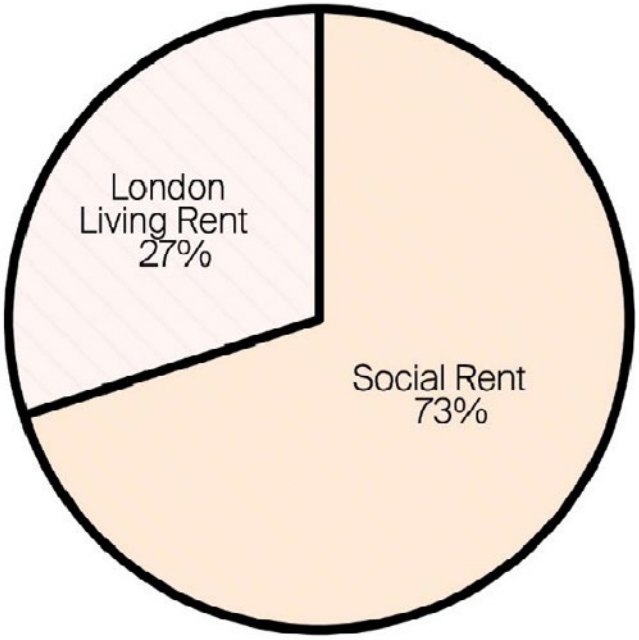
The residential apartment mix in the affordable housing tenures responds to RBKC's Local Housing Needs Assessment.

The exact number of homes that will ultimately be delivered cannot be substantiated owing to the hybrid nature of the proposals and what is shown on this page summarises the illustrative proposals.

% tenure by number of habitable rooms



% affordable housing by number of units

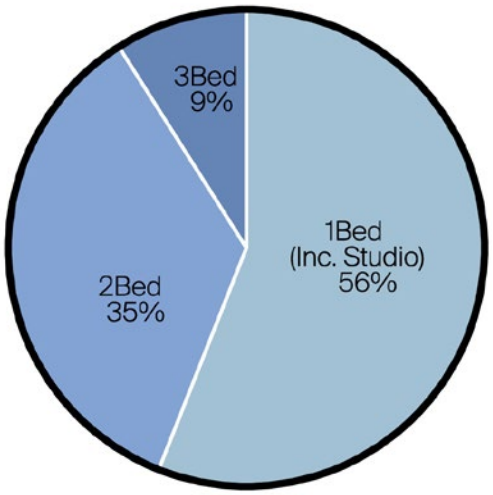


1

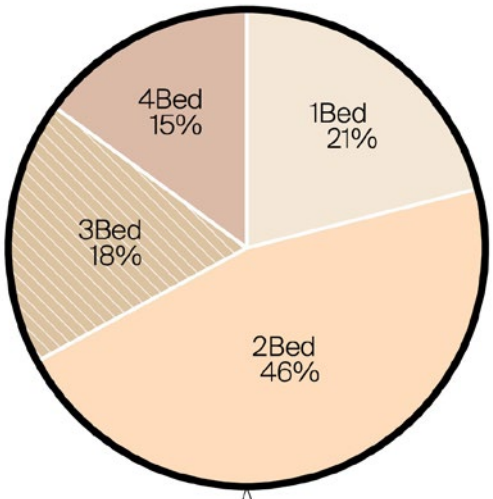
Image Key

1. The entire scheme provides 35% affordable homes (measured by habitable rooms), of which 74% are Social Rent and 27% are London Living Rent (measured by units)
2. The mix of the affordable housing is a direct response to RBKC's Local Housing Needs Assessment

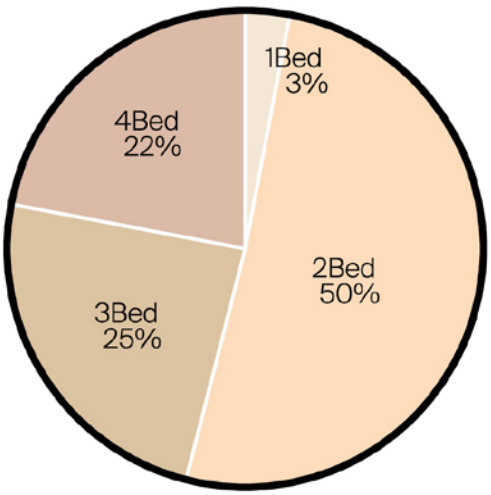
Market for sale tenure mix of homes



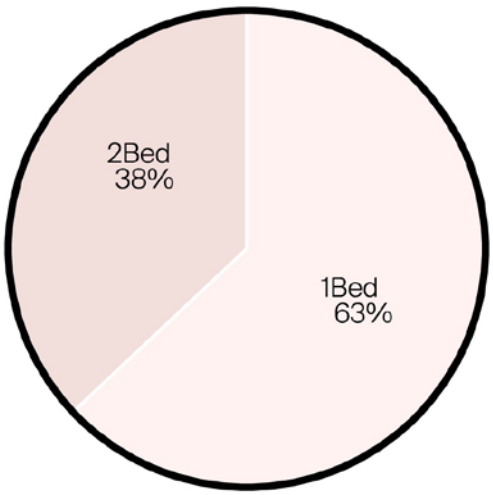
Community housing tenure mix of homes



Social Rent tenure mix of homes



London Living Rent tenure mix of homes



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8.3 Site Layout & Use

The building layout and disposition of public open space within the gasworks site takes inspiration from a familiar and historic urban typology – that of a traditional Kensington garden square.

Our proposals place a new, 0.3ha public garden at the heart of the development. The garden's perimeter is defined by grand, robust, masonry residential buildings, that offer a contemporary interpretation of a traditional Kensington mansion block. The public garden provides for a range of activities, including a lawn for relaxation, quiet contemplative woodland areas, and play space for young children. The public garden fosters a sense of community as all residential buildings, regardless of tenure, face onto the park.

The approach to landscape draws inspiration from its naturalistic setting – the adjacent towpath and cemetery. In much the same way as a traditional Kensington garden provides a tranquil and leafy sanctuary, the proposed garden will provide local residents with a space where they can share and enjoy a connection with nature.

The layout and orientation of buildings intentionally maximise outlook onto adjacent high quality open space, both within the development and the adjacent canal and cemetery.

Mansion block buildings along the canal are oriented east-west, set out parallel to the canal establishing a defined built edge to the towpath, reflecting the majority of buildings along the Grand Union Canal. The orientation of the canalside building in turn informs the orientation of the garden and building to the south.

The triangular form of the north eastern building and the orientation of the tower are both informed by the desire to create a direct cycle and pedestrian route from the towpath providing unobstructed views through the masterplan. Rotating the tower has the additional benefit of presenting a slender elevation to the Grade I listed Anglican Chapel, acknowledging the presence of this important historic asset.

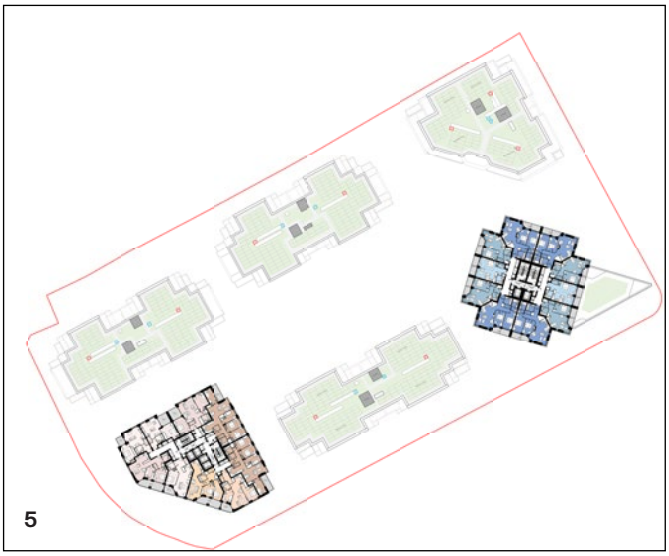
The triangular building in the south west of the site is informed by the geometry of the site which curves along its boundary with the adjacent PRS. The eastern elevation defines the western edge of the central garden and its northern elevation, in conjunction with the adjacent canalside building, creates an urban and well defined edge to the adjacent street and area of hard landscaping to the west of the garden.

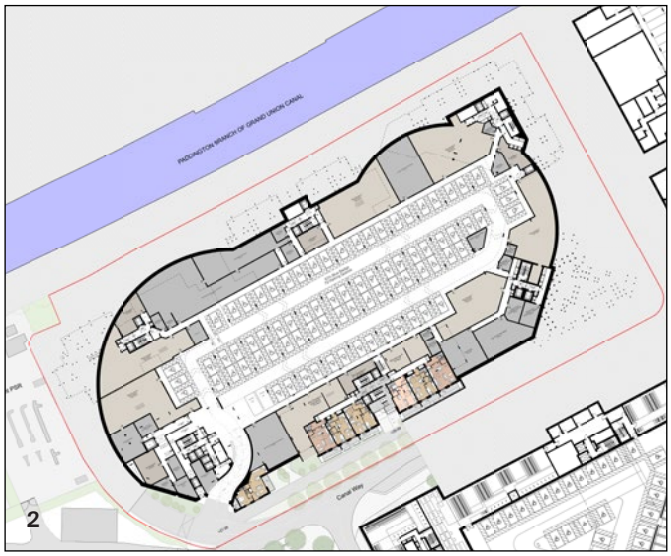
1

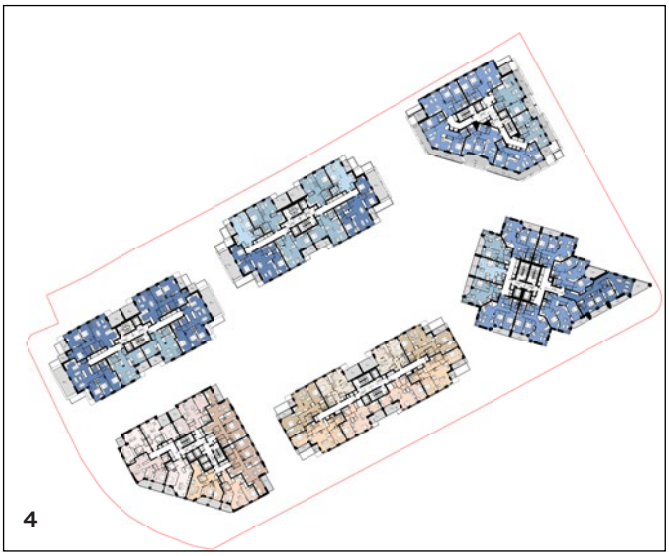
Image Key
1. Site layout and landscape plan
2. Basement plan (illustrative scheme)
3. Lower Ground Floor Plan (illustrative scheme)
4. Typical Floor Plan (illustrative scheme)
5. Upper Floor Plan (illustrative scheme)

P&P have developed an illustrative masterplan that responds directly to the Design Codes and Parameter Plans and provides an illustration of how the public realm and buildings within the outline application might be brought forward as part of a later Reserved Matters Application.

The illustrative scheme is for information only, and is not for approval







8.3 Site Layout & Use

The garden square, encourages a sense of community, as all residents can use the square for relaxation, social gatherings, or informal meetings and fosters a social environment where neighbours can connect in a more intimate and natural way. All buildings within the Kensal Green Gasworks masterplan, regardless of tenure, benefit from outlook onto the central garden space.

This approach is in accordance with Paragraph 5.47 within RBKC's Local Plan 2024 CH2(f) that requires the affordable and market housing to be designed so that it is not possible to identify either tenure, and states:

'This is to ensure all residents enjoy the same high standards of design and to aid integration of the various communities living within a housing development.'

All residential entrances are in prominent locations, highly visible and enjoy direct access on to the central public garden and surrounding open spaces.

View of the central garden in the illustrative scheme

8. The Proposals

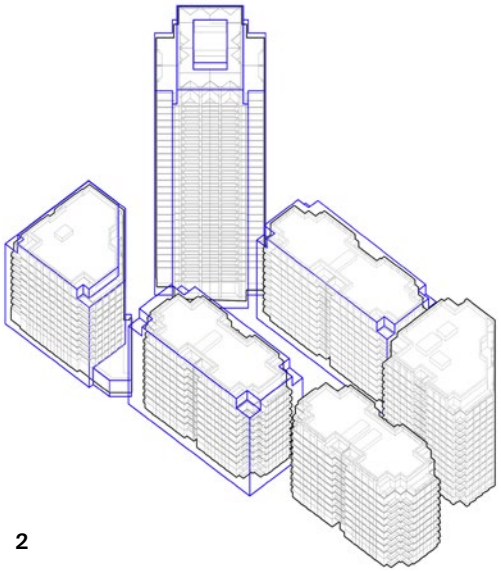
8.4 Height & Massing

Image Key
1. Aerial view of the illustrative scheme
2. Proposed illustrative massing. Max parameters are shown in blue
3. North-south section looking east (illustrative scheme)
4. North canalside elevation (illustrative scheme)

The new public garden at the heart of the proposals are framed by five ‘mansion block’ buildings between 11 and 14 storeys, and a single ‘marker’ building 98m tall. The form and orientation of the buildings establish a clear and defined perimeter to each of the landscaped character areas, including the central garden, the canalside, and the residential streets to the south and east of the site.

Building heights and massing have been carefully developed to ensure the garden and surrounding spaces including the towpath, benefits from very good levels of sunlight and is calm with very low wind speeds, particularly in spring and summer when the spaces will be used.

Building heights and massing have been carefully developed to ensure the garden benefits from very good levels of sunlight and is calm with very low wind speeds, particularly in spring and summer when the space will be predominantly used.



2

1


Building E
+64.60 AOD
Building D
+65.00 AOD
+34.90 AOD
Building C
+64.50 AOD

4


Building D
+65.00 AOD
Building A
+76.04 AOD

3

8.4 Height & Massing

The KCOA SPD acknowledges the role of tall buildings (circa 30 storeys) within the masterplan and promotes their inclusion in order to define key points of access within the masterplan to aid wayfinding and legibility.

The design of the tower has been informed by a number of considerations that acknowledge its important role within the masterplan, but also its sensitive, historic context.

- The design of the tower has been developed and refined in response to sensitive views from the chapel. The tower is oriented to acknowledge the presence of the Anglican Chapel and its form is articulated as a series of slender bays, enriched with a language of balconies and logias that create a dynamic and compelling facade.
- The scale of the tower diminishes at its upper floors. The building's crown is defined by a double height articulated form.
- The tower marks the entrance to the gasholder site from within the masterplan itself, but also from the towpath and defines the gasholder site as the 'western gateway' into the KCOA;
- The height and form of the tower responds to the design of adjacent tall buildings, establishing a clear hierarchy that crescendos towards the apex of the canal, and centre of the masterplan. The towers are spaced sufficiently apart so that they appear as single, elegant forms, rather than a cluster of buildings.

View of the illustrative scheme from the steps of the Grade I Anglican Chapel

8. The Proposals

8.5 Residential Quality

The design team have targeted the highest residential standards and this approach underpins the design of the internal layouts and external amenity across all tenures.

All apartments and external private balconies and terraces meet or exceed minimum national space standards and comply with the GLA's Housing Design Standards, particularly in respect of the design and proportion of dual aspect homes:

- 71% of homes are dual aspect (compliant with the GLA definition)
- 14% are characterised as 'partial' dual aspect as they do not strictly comply with the GLA's definition but do still offer views in two directions;
- 15% are single aspect. Where single aspect homes are proposed, none face north and balconies have been located adjacent to bedrooms (but also accessed from living rooms) to provide shading and to prevent overheating.

Apartment layouts, location of balconies and windows have been thoughtfully designed to create a holistic solution:

- Balconies are private, comfortable spaces that will be well used;
- Setting the balconies increases natural light and views out from within the living rooms;
- Balconies are designed to be an extension of the internal space and are sized and located accordingly;
- Return elevations provide access to balconies, aids natural cross-ventilation, and provides views in multiple directions.

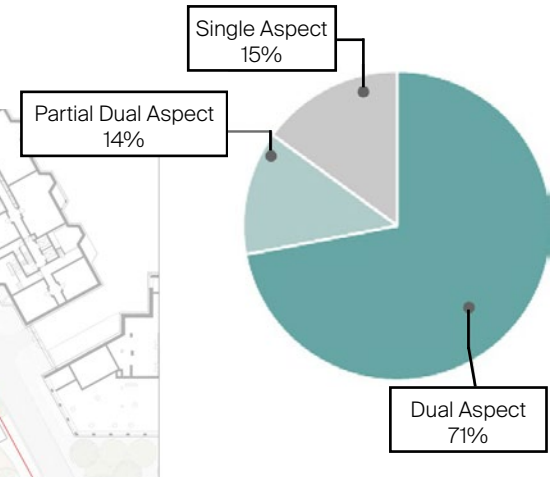
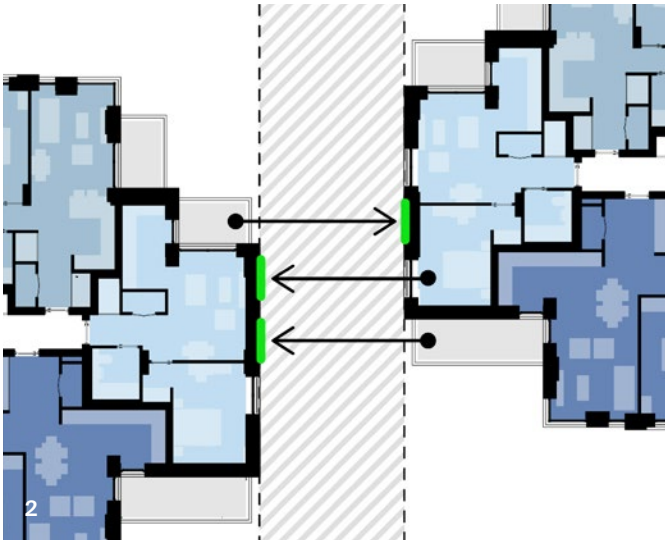


Image Key

1. The illustrative scheme provides for a high proportion of dual aspect homes, compliant with the GLA's design standards;
2. Fenestration design and site setting out has been carefully designed to create privacy
3. Site layout and building orientation seek to maximise views of adjacent high quality open space
4. Early visualisations testing various apartment typologies to ensure privacy is maintained and views out are enhanced



8.6 The Mansion Blocks Overview

Buildings A to E are characterised as ‘Mansion Blocks’. These buildings establish a consistent lower shoulder to the development that is both consistent around the central garden and along the towpath.

These lower Mansion Blocks respond to sensitive townscape views from nearby Conservation Areas and align with masterplan’s clear vision for height along the canal. The Mansion Blocks serve as a counter point to the Gateway Tower, establishing a very clear townscape narrative.

Two of the Mansion Block buildings (Buildings B and C) have been submitted in detail, with the remaining submitted in outline.

The design of the residential buildings that frame the central park are heavily influenced by a traditional Kensington mansion block building, recalling the scale, articulation, and fine detailing of Norman Shaw’s Albert Hall Mansions.

The proposed buildings are organised by the classical tripartite division of base, body and attic, evidenced in Kensington mansion blocks where a strong horizontal datum and double height entrances define the separation between base and body, and set backs and mansard roofs define the buildings’ attic

View of the illustrative scheme from the canal

8.7 The Mansion Blocks Massing & Articulation

The buildings take inspiration from a typical RBKC mansion bock building, such as Normal Shaw's Albert Hall Mansions. These buildings employ a tripartite organisation with a clearly defined base, body and crown, using changes in material and geometry to accentuate these elements. This approach reduces the perceived size and scale of the buildings by creating an elegant silhouette that diminishes towards its crown.

The buildings are characterised by careful and intricate brick detailing. Facades are typically layered with different architectural elements woven together, such as masonry piers and string courses. The approach results in a visually rich and dynamic facade that appears robust and 'load bearing'.

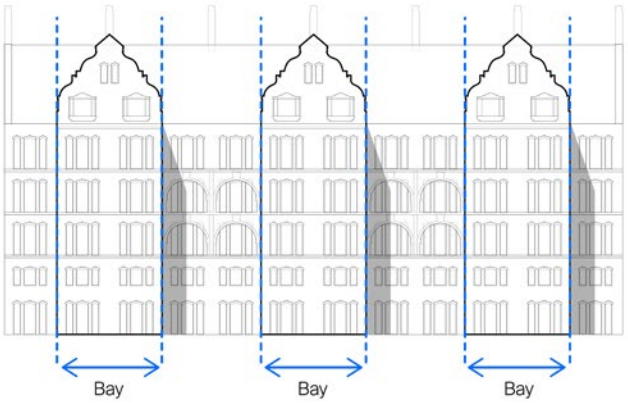
The internal layouts and facade articulation are designed holistically. In the case of Albert Hall Mansions the external expression reflects the internal residential section, with taller windows on the prominent frontage towards Hyde Park, and shorter windows to bedroom on the rear. Our proposals for Kensal Green reflect this philosophy. The design of the fenestration reflects the internal configuration. Living rooms, along with large areas of glazing are placed at the corners where they can benefit from panoramic views and adjacency to generous external private amenity. Bedrooms are located towards the centre of the bays and windows reduced to minimise overheating and preserve privacy. This results in a facade that is defined by heavy masonry bays, and contrasting light weight corners which serves to reduce the perceived scale of the buildings.

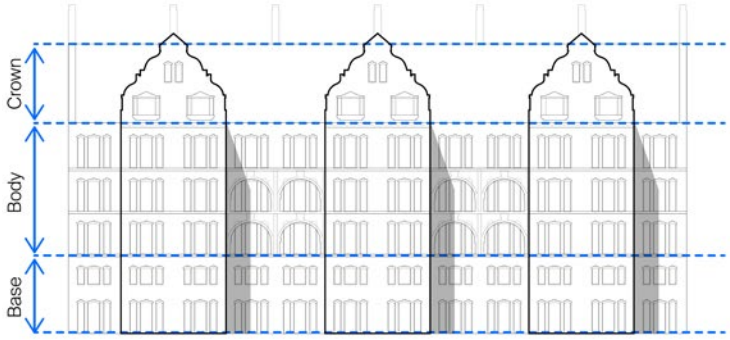

1


2

Image Key

1. Photograph of the balconies and facade of Albert Hall Mansions in the Royal Borough of Kensington & Chelsea
2. Early sketch by Norman Shaw showing the original concept for Albert Hall Mansions. Note the masonry piers that defined the gables
3. Diagrams showing how the proposed mansion block buildings take inspiration from the characteristic of Albert hall Mansions and other traditional mansion block buildings





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8.9 The Mansion Blocks Massing & Articulation

A series of masonry bays reflect the building's internal configuration, with bedrooms and smaller windows, concentrated to the centre of the plan and elevation. Living rooms and balconies are placed at the corners. This creates a facade that is ordered and symmetrical and enhances internal residential quality

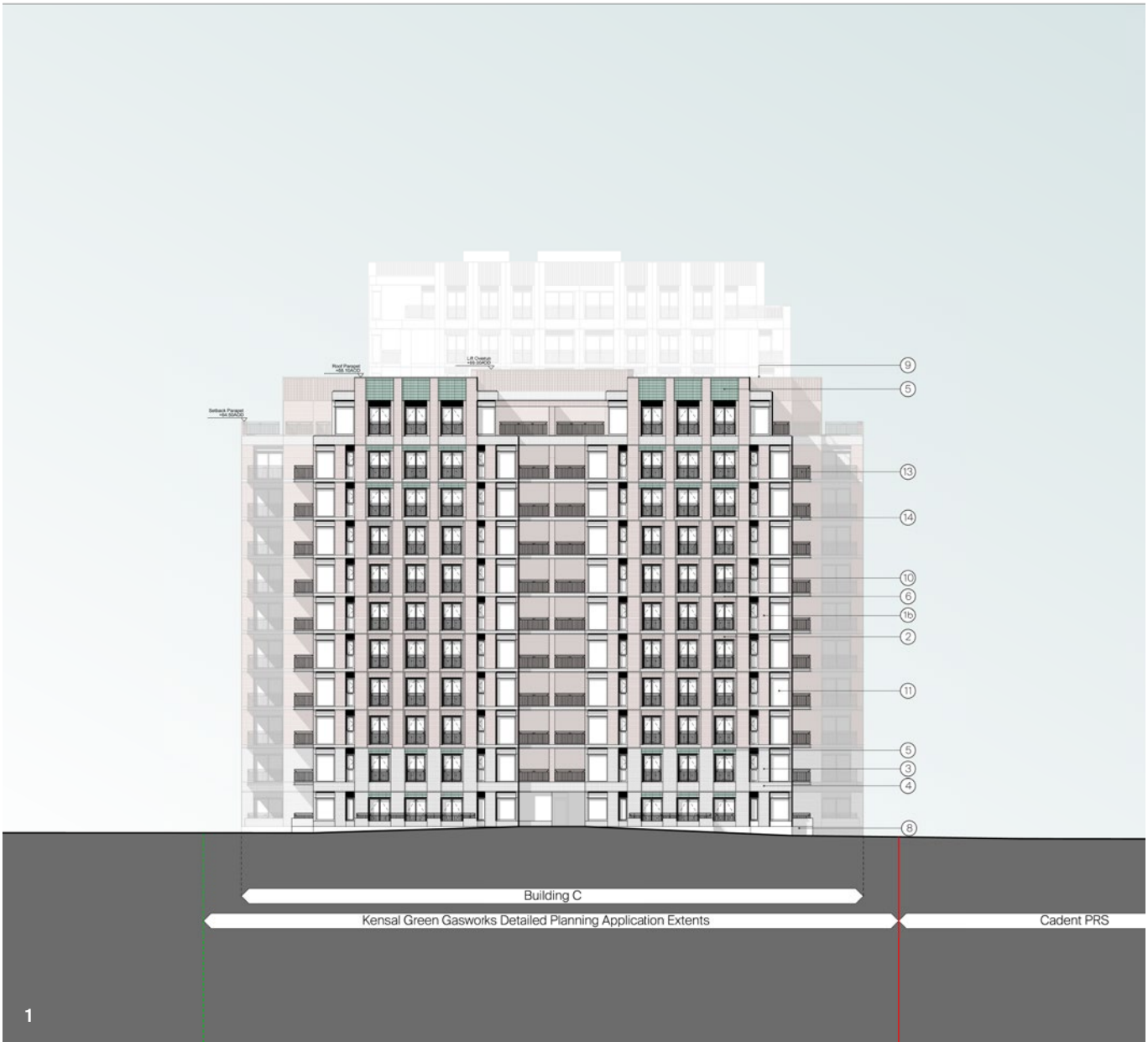

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Image Key
1. North elevation of Building C (submitted in detail)
2. East elevation of Building B and C (submitted in detail)

The approach to fenestration and articulation is consistent to all mansion block buildings, irrespective of form and tenure

8.8 The Mansion Blocks Layout & Fenestration

The site's unique context provides an opportunity to create apartments that enjoy panoramic views across the adjacent public open spaces, including the new central park, the canal and the cemetery.

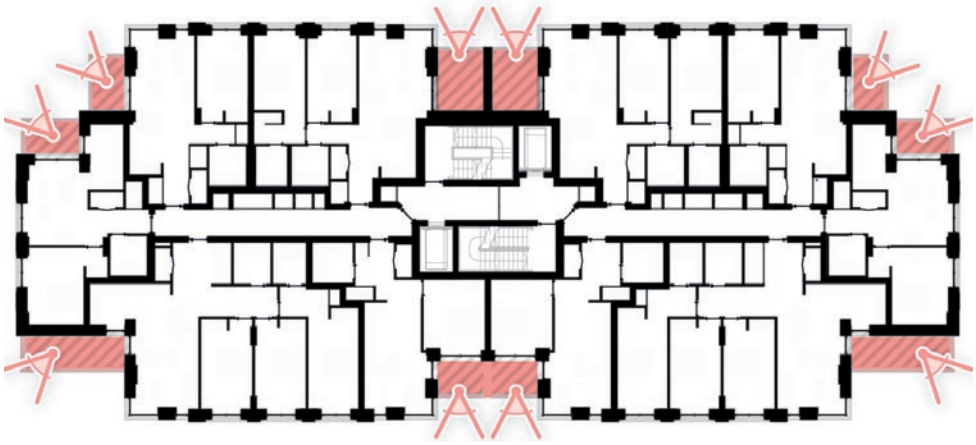
To enhance these views, generous private terraces are integrated into the facade. Large areas of glazing are positioned on the corner of the living rooms to enhance views out and maximise internal daylight conditions.

Image Key

1. Visualisation of a canalside apartment. The inset balcony serves as an extension of the living room and offers a degree of privacy from the adjacent open space
2. The internal organisation and fenestration have been carefully and holistically design to enhance residential quality

Balconies

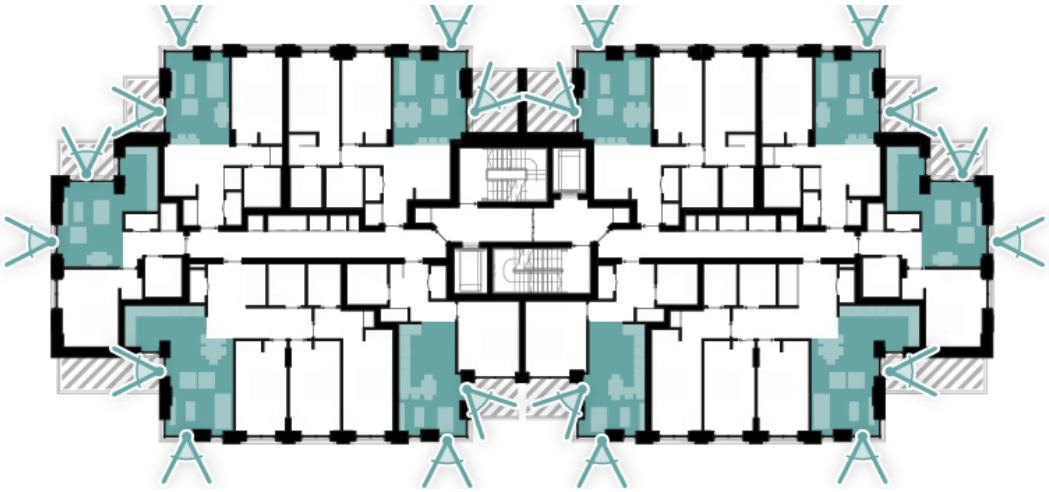
Balconies are set back from the building envelope, helping to articulate the building as a sequence of bays, and affording residents privacy and panoramic views. The balconies also serve to shade habitable spaces



Living Rooms

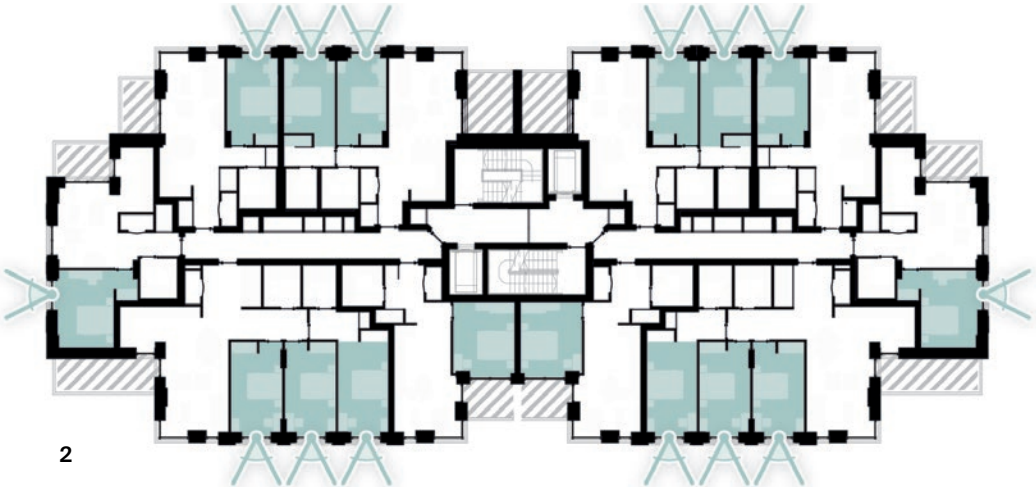
Living rooms are located at the corners of the plan, creating dual aspect rooms that benefit from obstructed views of the adjacent open spaces.

The location of balconies are associated with living rooms, and serve as an extension of the space



Bedrooms

Bedrooms are located towards the centre of the plan and are mostly single facing. The extent of glazing is lower in bedrooms than living rooms, reflecting their sensitivity in respect of overheating.



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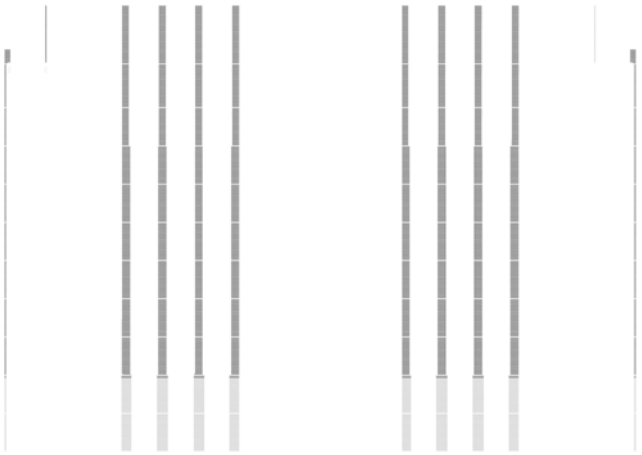
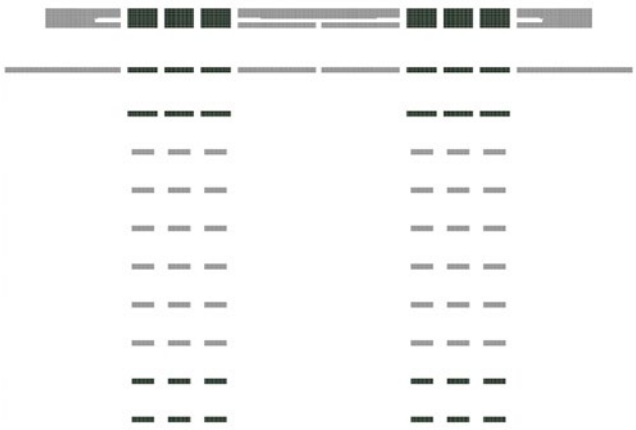
8.9 The Mansion Blocks Facade Materials

The façade recalls the character of a traditional Kensington & Chelsea mansion block building, employing a robust masonry envelope and high quality materials. Brick bonds and colours are used to distinguish specific façade elements and create a clear tripartite hierarchy to the buildings. Variations in material, colour and geometry accentuate particular architectural elements, such as lintels, piers and string courses.

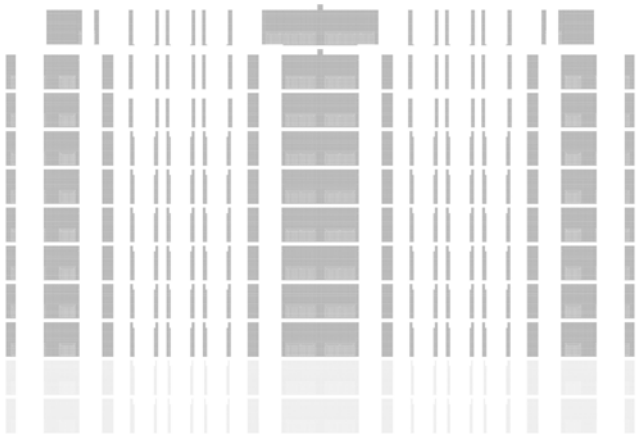
Brick piers



Lintels and parapets



Brick Reveals



Metalwork

1

Image Key
1. Taxonomy of facade elements
2. Facade materials and composition

2

8.10 The Gateway Tower Overview

The Gateway tower marks the arrival into the masterplan from the west. It distinctive orientation is a consequence of the adjacent diagonal route that provides pedestrian access into the central garden. The orientation also acknowledges the Anglican Chapel to the north west. The cruciform plan establishes a series of slender gables with integrated balconies, creating a dynamic and visually intriguing elevation.

At 98m the Gateway Tower will be one of the tallest buildings in RBKC. The building employs robust materials which lend the tower a 'load bearing quality', and are characteristic and reminiscent of historic buildings within Kensington & Chelsea. The overall form of the building follows a tripartite organisation, in so far as there is a clearly defined base, body and crown. The building's silhouette is simple and elegant.

View of illustrative scheme - the base of the tower accentuates desire lines through the site

View of illustrative scheme. The Gateway Tower frames the eastern end of the central garden

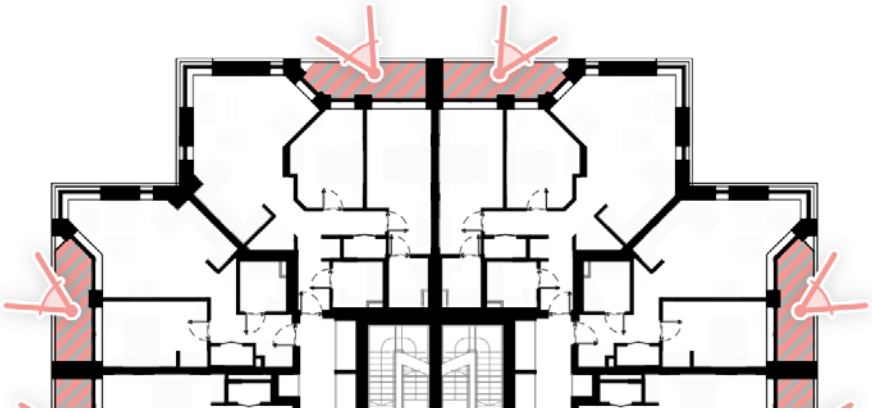
8.11 The Gateway Tower Layout & Fenestration

The approach to layout and fenestration are consistent with the Mansion Block buildings. Living rooms are located towards the corners where they can benefit from panoramic views. Bedrooms are located to the centre of the plan and are shaded by external balconies, and can be accessed from both adjacent bedrooms and living rooms.

Materials are robust and the palette is refined and simple so that the tower appears as a quiet backdrop building, in views from the surrounding conservation areas. Like the Mansion Block buildings the different architectural elements within the facade are expressed through changes in geometry and colour. The overall facade expression is ordered and coherent.

Balconies

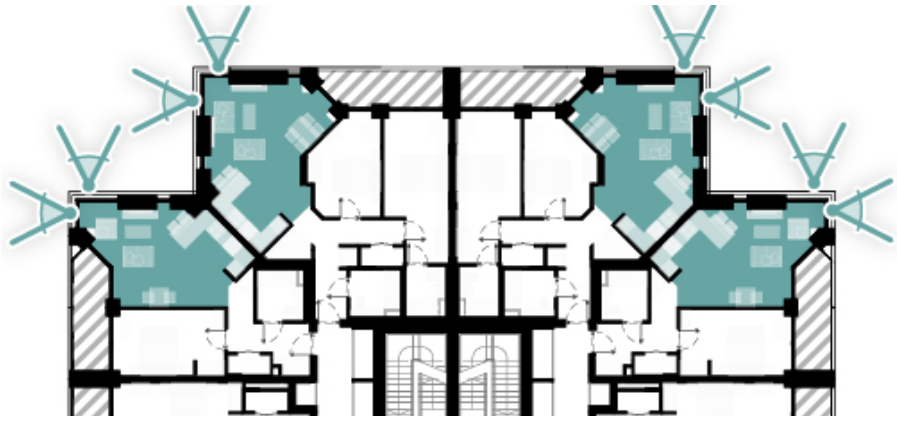
Balconies are set back from the building envelope creating private and comfortable conditions. The balconies also serve to shade the bedrooms.



Living Rooms

Living rooms are located at the corners of the plan, creating dual aspect rooms that benefit from obstructed views of the adjacent open spaces.

The location of balconies are associated with living rooms, and serve as an extension of the space



Bedrooms

Bedrooms are located towards the centre of the plan and are single facing, with access onto balconies

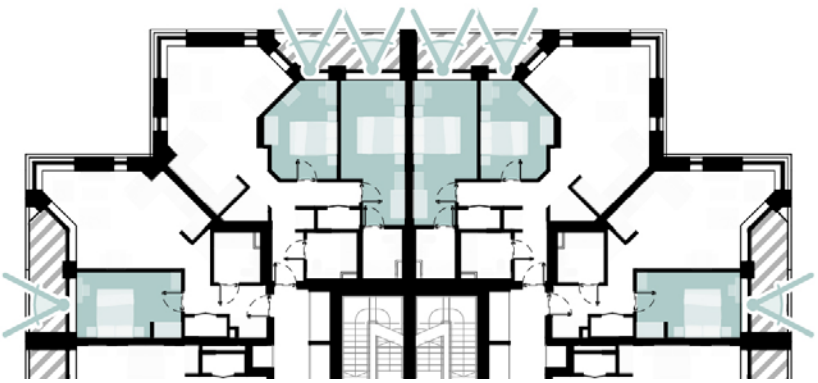
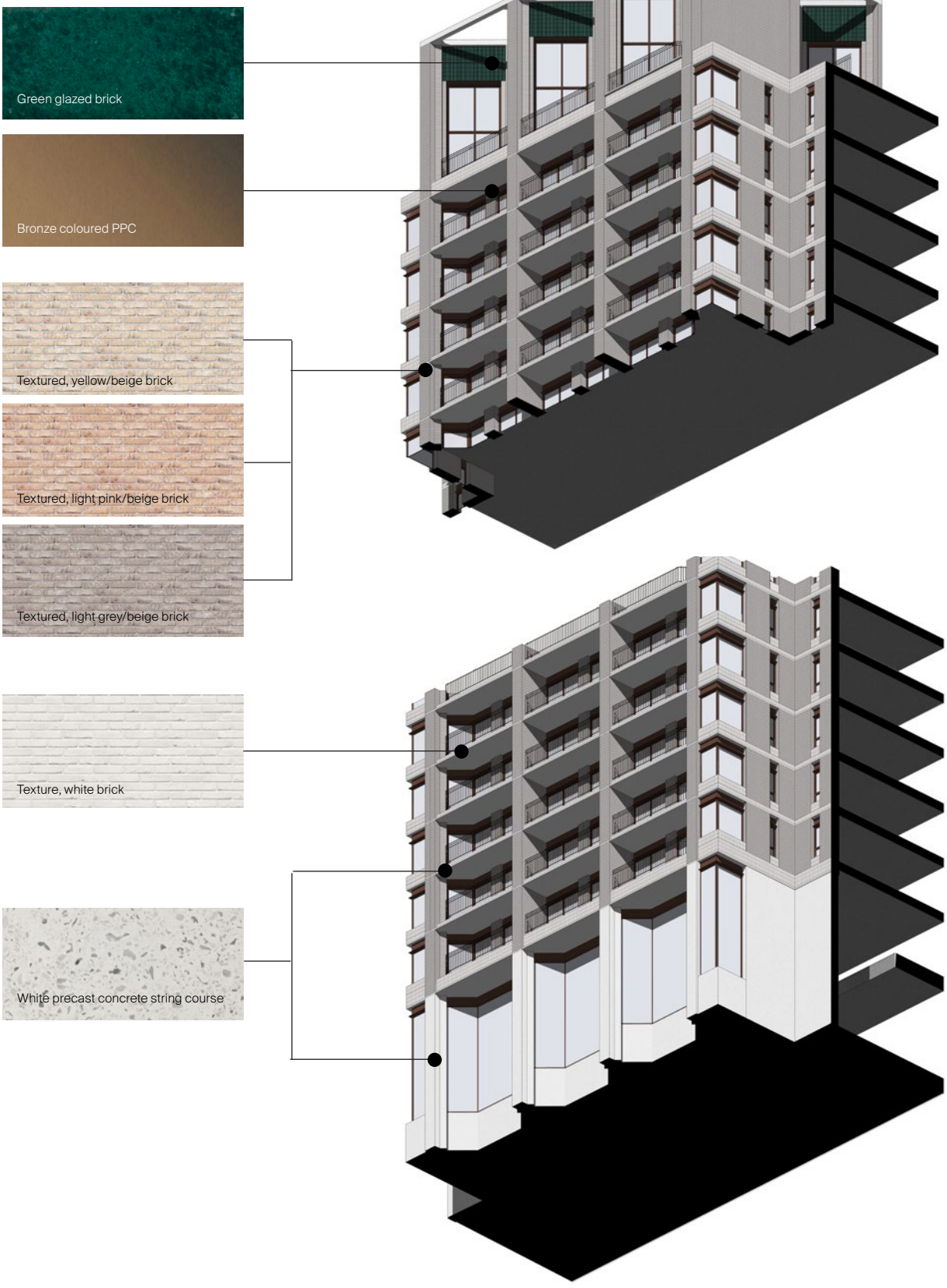


Image Key
1. Taxonomy of facade elements
2. Facade materials and composition



9. Living C
& Climate

Conditions

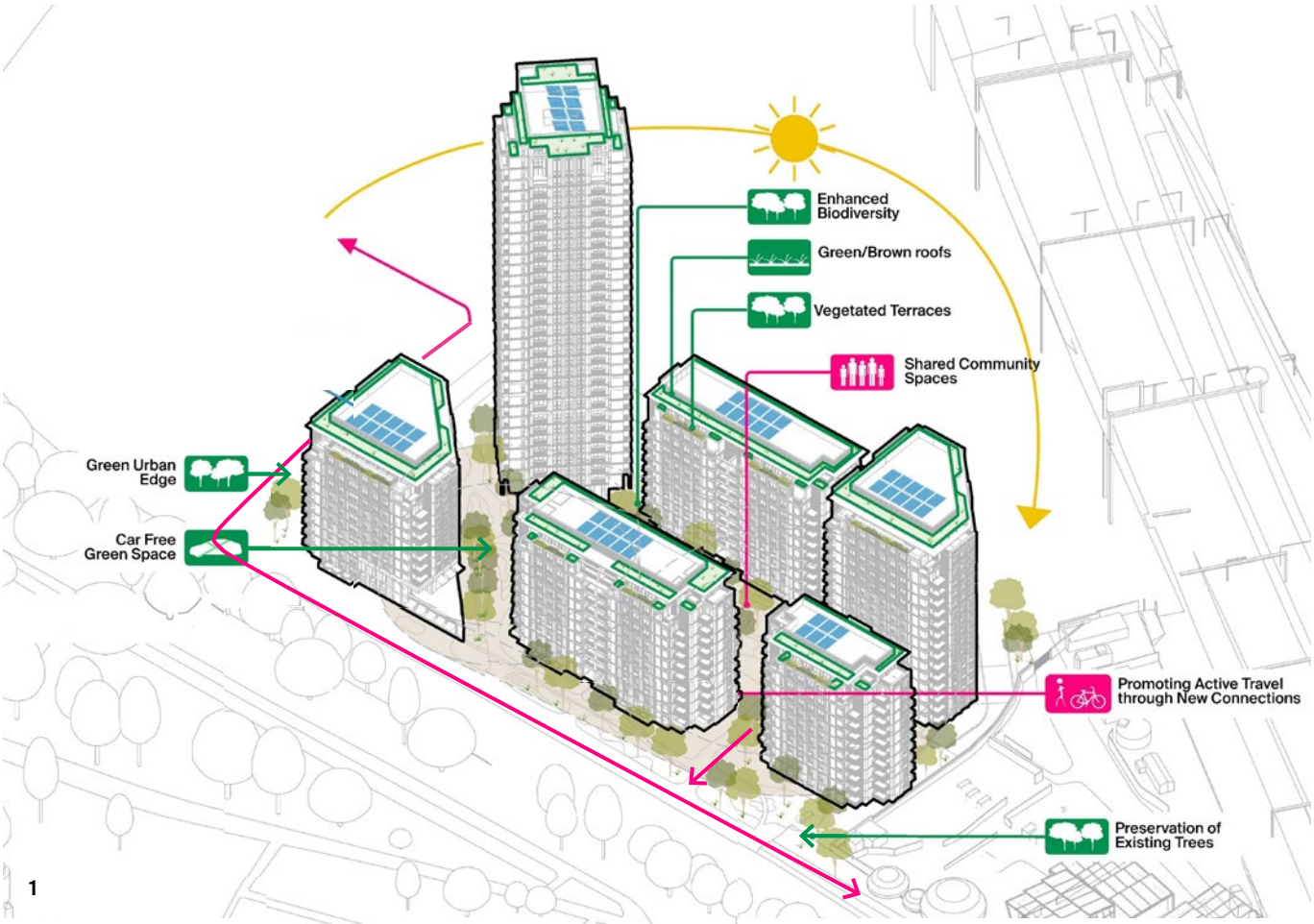
9.1 Environmental Strategies

Landscape

Environmental design is a fundamental tenet of the scheme. Our proposals minimise their impact on the environment whilst ensuring they are resilient in the face of a changing climate. Our approach to landscape and an emphasis on planting and natural landscapes will significantly increase biodiversity on the site as well as help to mitigate overheating by reducing the extent of hard surfaces. These naturalistic and bucolic spaces provide residents with a connection to nature, improving health and wellbeing within the community. The design of the public realm promotes active travel, prioritising safe routes for pedestrian and cyclists. Green roofs promote biodiversity and attenuate rainwater.

2

3



1

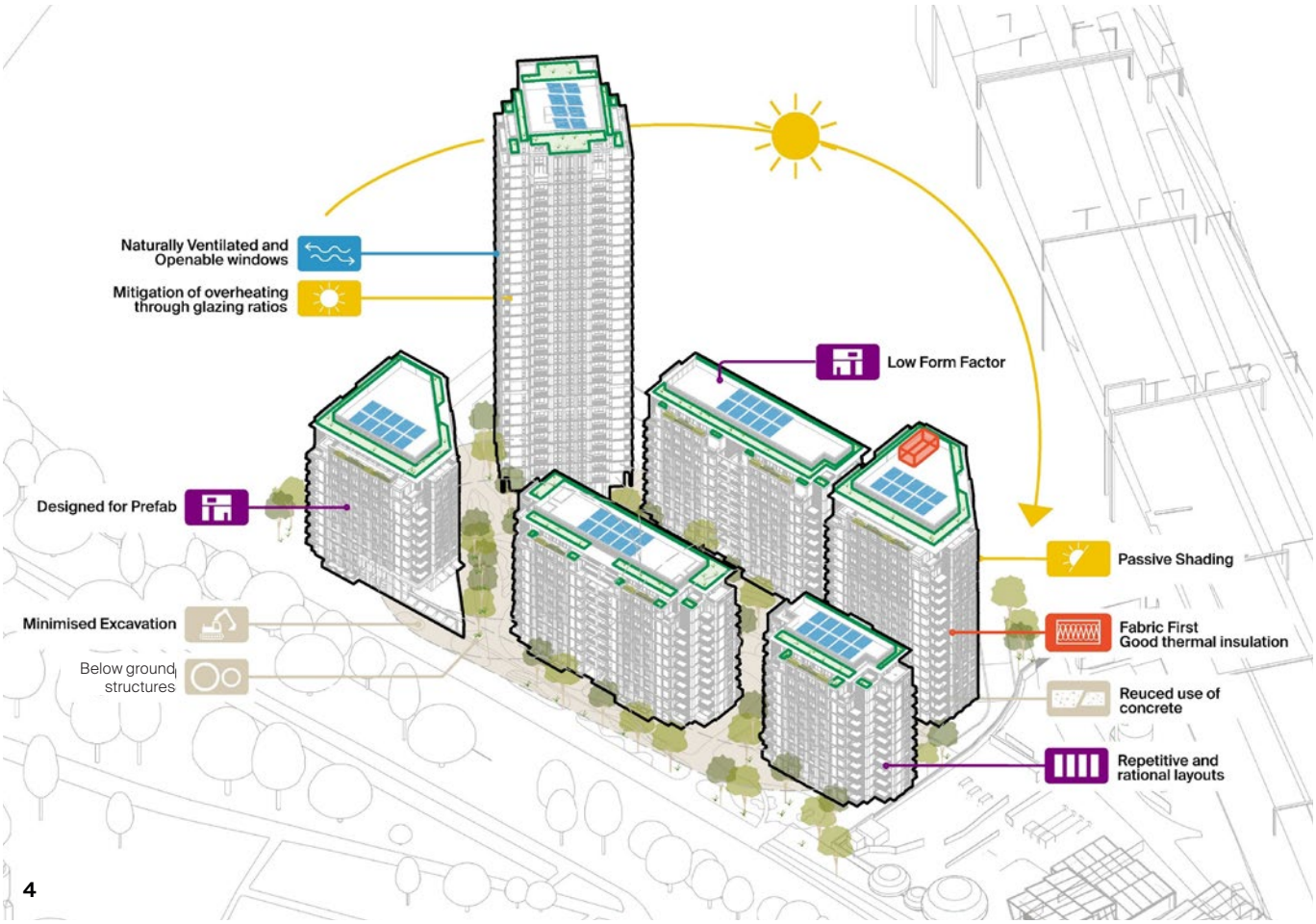
9. Living Conditions & Climate

Image Key
1. Summary of landscape and public realm strategies
2. Berkeley Group's sustainability 2023 strategy
3. The landscape promotes active travel
4. Energy, carbon and waste reduction strategies

Energy Reduction

The design of the buildings adhere to the GLA's 'Be Lean' principles. The form of the buildings are simple, orthogonal and efficient, minimising the extent of façade relative to floor area which reduces unwanted heat loss. The internal layouts and the façade have been designed with prefabrication in mind. Apartment layouts are high quality, but also regular and repetitive providing opportunities to install prefabricated bathrooms, and reduce the amount of waste from offcuts. The buildings' form and articulation offer a contemporary interpretation of a traditional mansion block building - robust, hierarchical and coherent. This approach also lends itself to methods of prefabrication, such as unitised or precast systems, which offer benefits in respect of thermal performance, speed, safety and quality of construction, and a reduction in waste and greenhouse gas emissions.

The scheme utilises the existing gasholder retaining walls, thereby reducing the extent of demolition and construction required to form the new basement, thereby minimising carbon and the extent of material that needs to be removed and decontaminated.



4

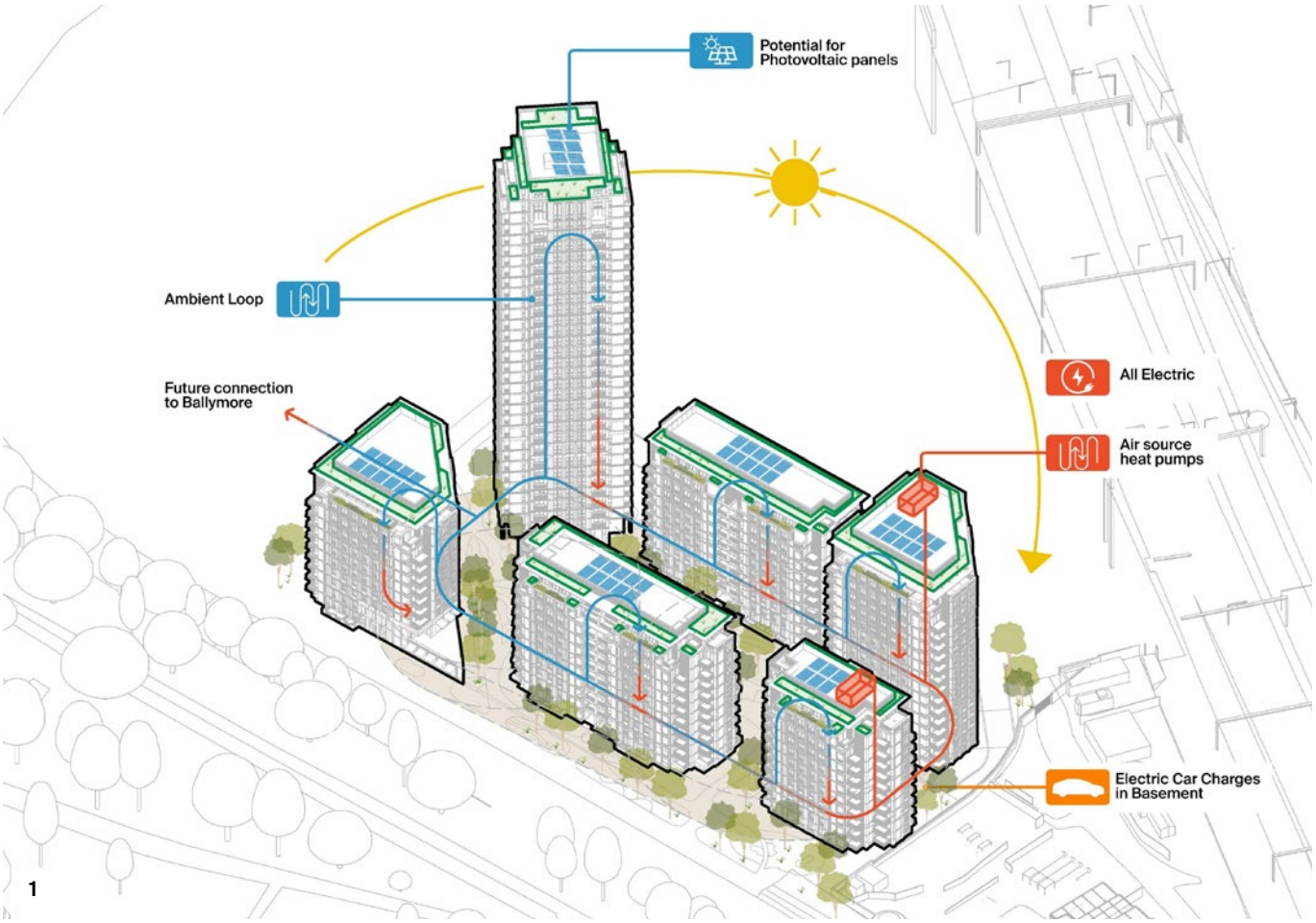
9.1 Environmental Strategies

Clean Energy

In line with GLA's 'Be Clean' and 'Be Green' principles, the scheme utilises all-electric systems for heating, cooling and ventilation, such as roof-mounted air source heat pumps and mechanical ventilation units with heat recovery installed within apartments. Photovoltaic panels are mounted on roofs to provide clean, renewable energy. An ambient loop system provides an energy-efficient and low carbon solution for distributing heat around the site. In contrast to a conventional system, an ambient loop system circulates water at ambient temperatures, thereby reducing the extent of heat loss, and overheating within common corridors and lobbies. Utilising an ambient loop system also creates the potential for a future connection to the adjacent Ballymore/Sainsbury's development, which will also incorporate ambient loop network.

2

3



1

9. Living Conditions & Climate

Image Key
1. Clean energy strategies
2. Roof-mounted photovoltaics and green roofs
3. Roof-mounted air source heat pumps
4. Illustrative scheme

Building Envelope

The site's orientation, proportion and context creates both challenges and opportunities, in respect of overheating, daylight and views. To mitigate potential issues of overheating within apartments that are south and west facing, the façade incorporates a number of sound passive principles. The overall percentage of glazing within the façade has been carefully developed to minimise heat loss and overheating, whilst maintaining high levels of internal daylight. The extent of glazing to bedrooms is lower compared to living rooms. Bedroom occupants are particularly sensitive to overheating but are content with fairly low levels of natural light, whereas conversely living room occupants require and expect high levels of daylight but are less sensitive to overheating because it is ultimately easier to naturally purge a living room of excess heat.

Inset balconies are used as devices to help shade bedrooms on exposed south west facing facades, and create dual aspect living rooms on north and south facing elevations. Dual aspect living rooms facilitate natural ventilation and passive cooling, as well as enhancing residential quality.

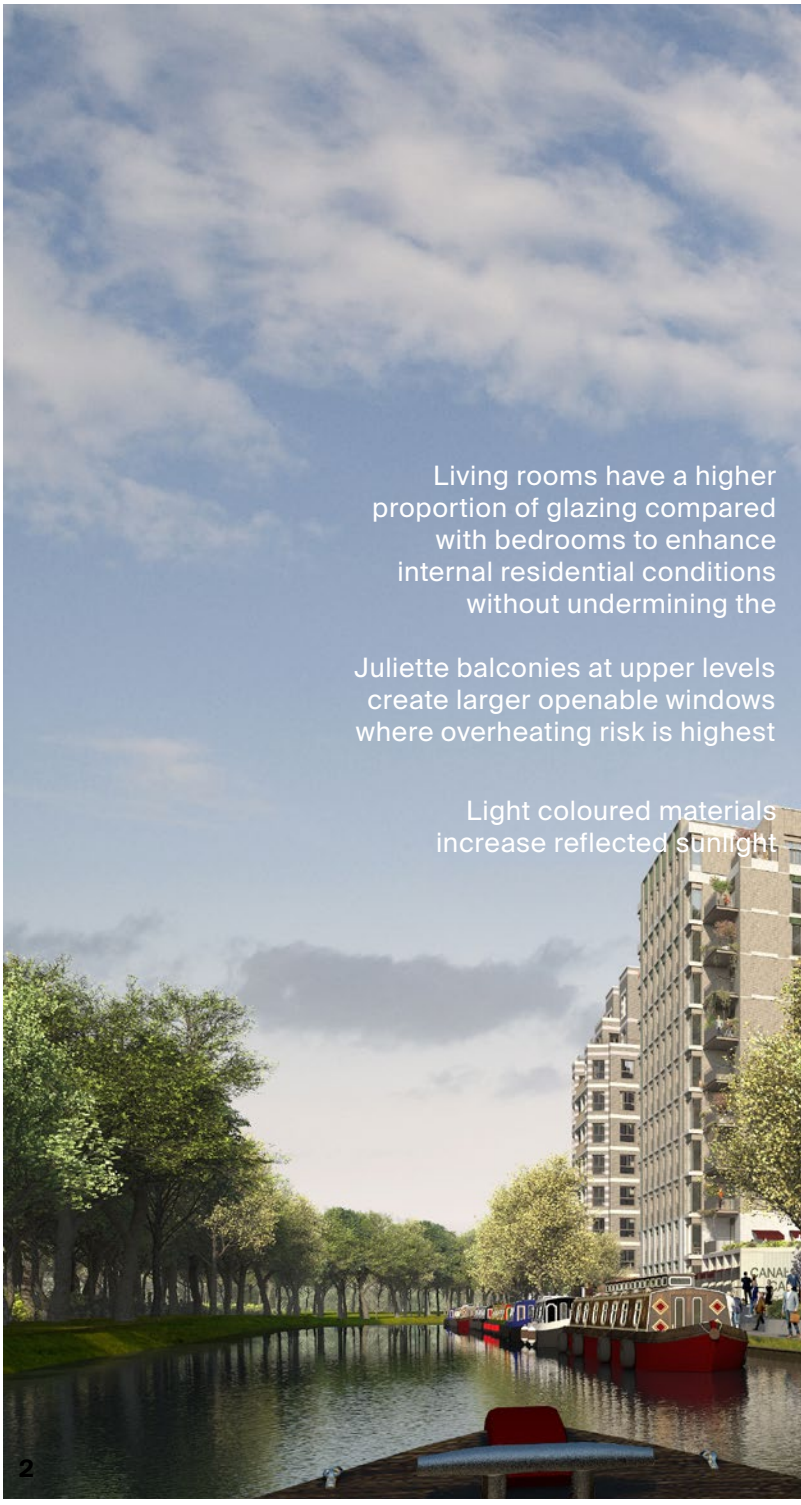
9.2 Facade Strategies

The design of the façade is the result of holistic thinking in relation to external appearance, internal residential quality and environmental performance.

The façade employs a number of passive design strategies that mitigate the risk of overheating, reduce heat loss and improve energy efficiency, and enhance internal daylight conditions.

Deep brick reveals and external balconies provide shading to habitable rooms. The design of bedroom windows are a response to both their outlook and their orientation. Full height windows with Juliette balconies are located on elevations which benefit from expansive views of the surrounding open space. On less prominent elevations, a solid brick spandrel is provided to help minimise overall heat loss, and provide privacy to bedrooms. Both scenarios incorporate fully openable windows to mitigate for excessive solar gains through the glass that may lead to overheating. Both scenarios provide adequate protection from falling to ensure the bedrooms are safe for small children.

The extent of glazing has been developed and iterated with the project's energy and sustainability, Hodkinsons Consultancy. A target ratio of between 30%-35% of glazing was established early on in the project. It was anticipated that this range would enable the scheme to achieve the required energy efficiency targets set out In Building Regulation Part L with a realistic and achievable building specification, whilst meeting our ambition to create apartments that are benefit from high levels of natural daylight.



2

9. Living Conditions & Climate

9.3 Daylight

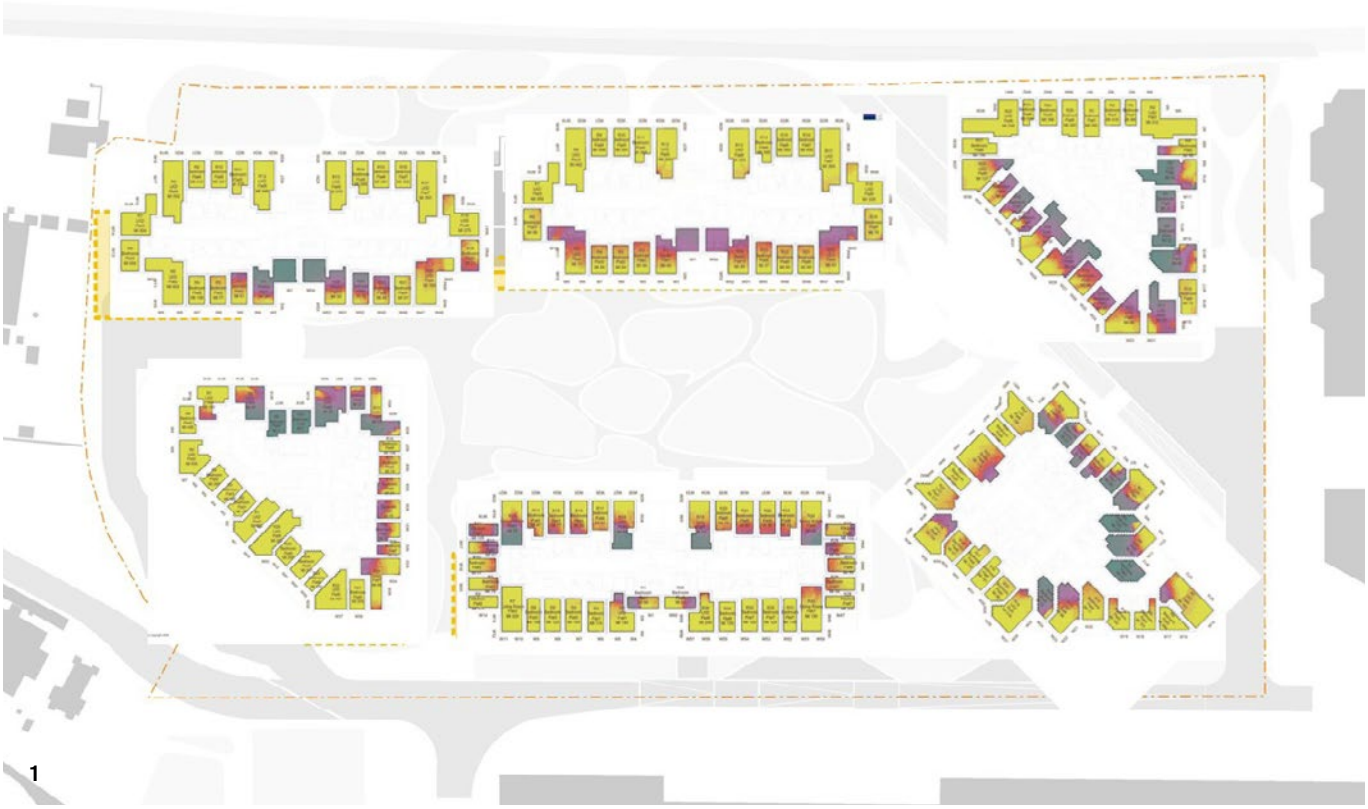
Daylight and sunlight consultants, EB7, have undertaken careful and detailed analysis of the internal daylight and sunlight conditions. The results and their conclusions are outlined in the daylight and sunlight report which forms part of this submission.

In summary, the scheme benefits from high levels of internal daylight and sunlight, surpassing what would be expected from a scheme that delivers the proposed number of homes.

These high levels of internal daylight and sunlight are a consequence of a holistic approach that has involved developing the internal organisation and external articulation simultaneously, and an iterative process that has brought together experts in various fields to determine who have helped shape an optimal response to various, competing environmental factors, including daylight and sunlight.

The extent of glazing across the buildings has been carefully judged to maximise daylight whilst increasing thermal performance and minimsing the risk of overheating . The percentage of glazing has been weighted in favour of living rooms, ensuring it is living rooms that benefit from the best views and highest levels of internal daylight.

2



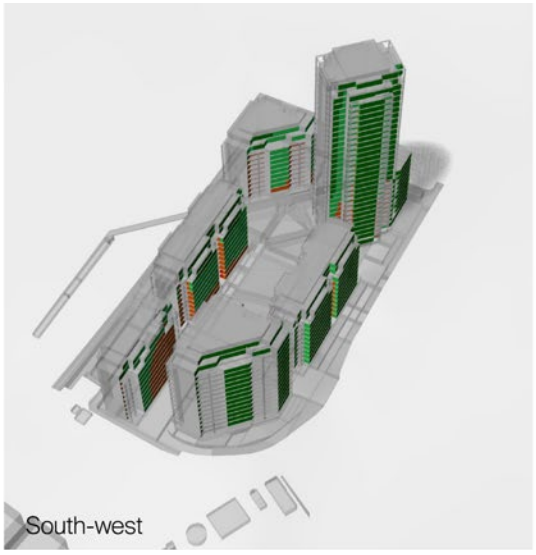
1

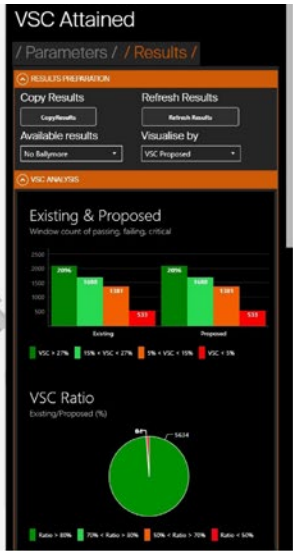
9. Living Conditions & Climate

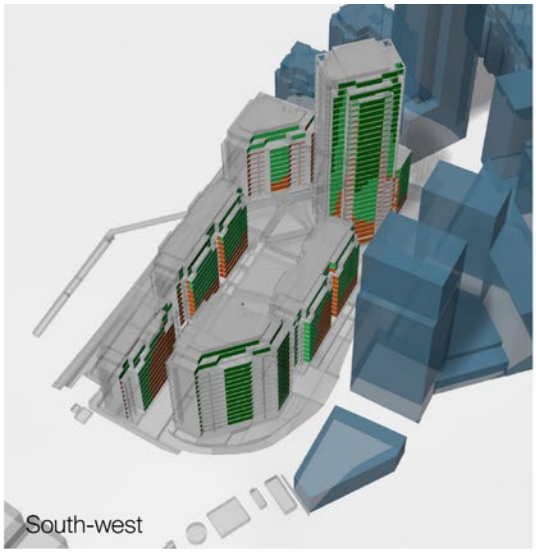
Image Key

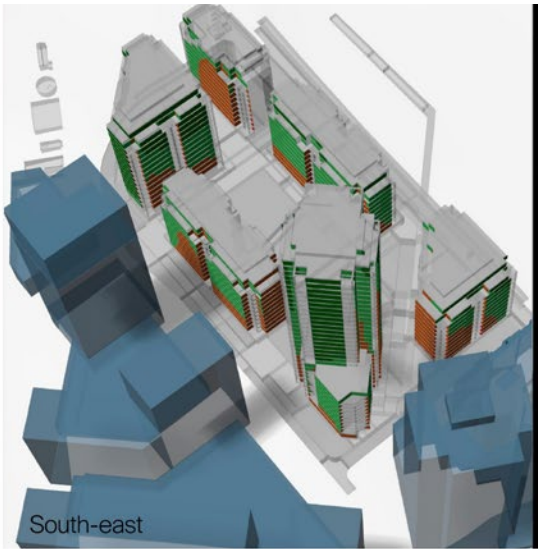
1. Early analysis of internal daylight conditions across the site. This study allowed us to refine the design in order to enhance internal daylight conditions
2. We tested alternative balcony locations and their impact on internal daylight conditions
3. We undertook early VSC analysis to inform the design of the facade in order to optimise internal daylight

Early testing was undertaken to understand the impact of the emerging masterplan, and neighbouring buildings within the proposed scheme, on internal daylight conditions. Working closely with EB7, the daylight and sunlight consultant, we adjusted the fenestration to ensure habitable rooms, and in particular living rooms, were fully optimised in respect of the amount of daylight they would receive.









3

9.4 Overheating & Acoustics

The buildings incorporate strategies that passively mitigate overheating, reducing reliance on active/mechanical cooling. We have taken a holistic and considered approach to ensure these measures does not compromise residential quality, such as internal daylight.

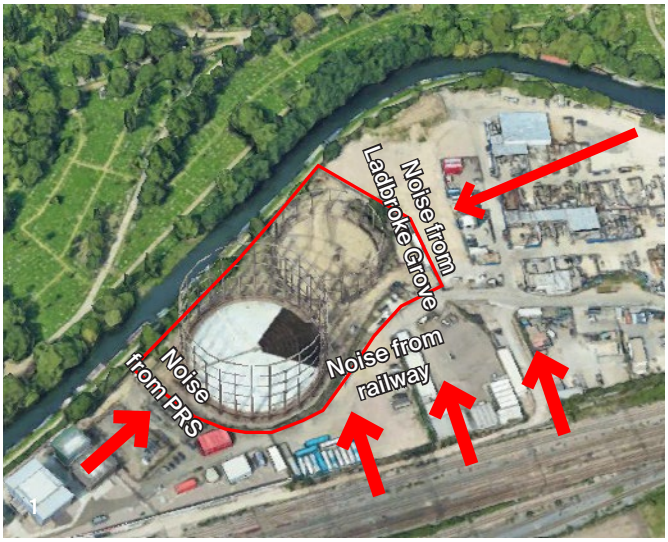
Minimise internal heat generation
Optimised glazing to minimise solar gains and overheating, against daylight and energy requirements
Ambient loop energy network reduces heat load to communal corridors and adjacent dwellings;

Reduce amount of heat
Site orientation and context determines site layout;
Inset balconies on south and west elevations provide shading to habitable rooms, in particular bedrooms
Corner balconies provide shading to habitable rooms;
Full brick reveals provide shading, and reinforce a ‘robust, masonry architecture’;
Triple glazing (0.85) and external wall (0.18) u-values to achieve 50% improvement against Part L notional dwelling

Passive Ventilation
Maximise area of openable glazing (juliette balconies)
Where spandrels are proposed, design as solid insulated masonry spandrel with u-value of 0.14, not metal or fixed glazed that is part of window system);
Position openable windows and doors away and perpendicular from one another to aid cross ventilation.

3


2

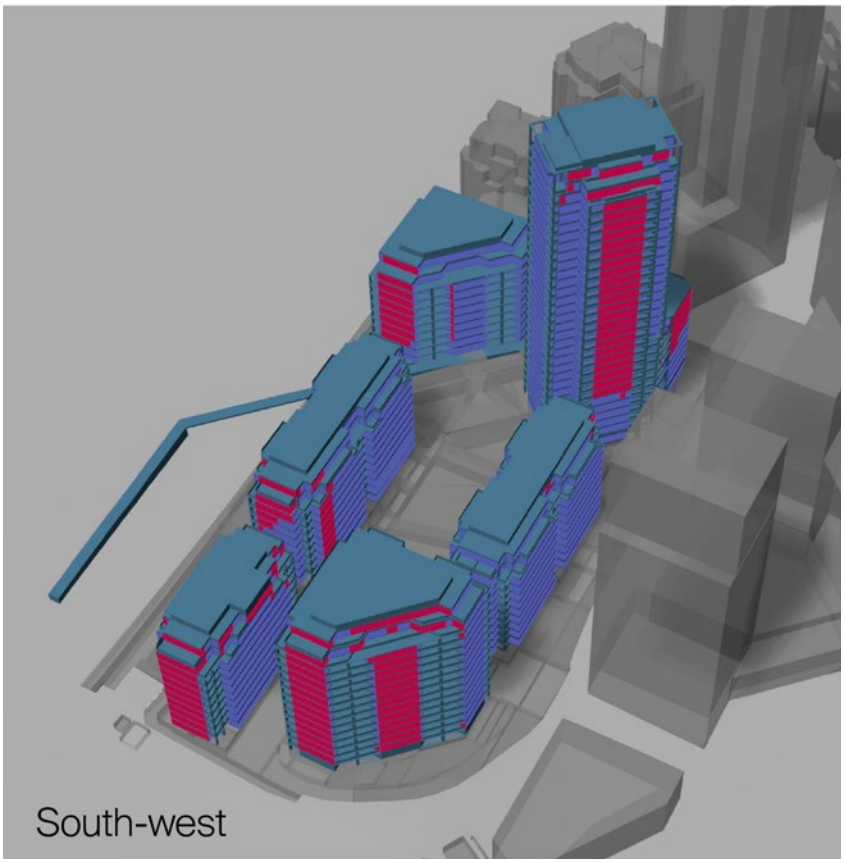


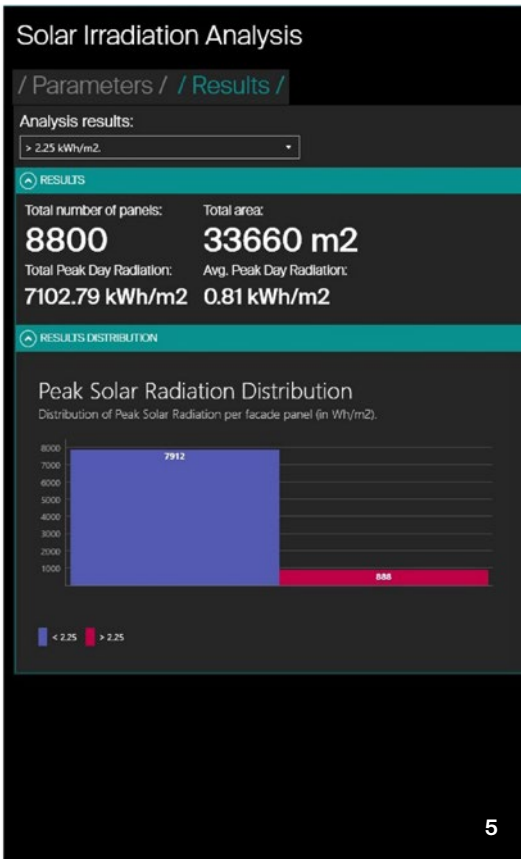
1

9. Living Conditions & Climate

Image Key

1. The site and building façades are affected by noise from the PRS, the railway and Ladbroke Grove, reducing the effetciveness of openable windows to cool apartments;
2. Diagram showing which facades are most affected by external nosie;
3. The majoirty of homes are dual aspect, an affecting passive strategy for cooling apartments through natural ventilation;
4. Balconies are located on south west facing facades in front of bedrooms to rpovide shading and reduce overheating;
5. Early solar radiance analysis was undertaken to understand the risk of overheating and inform the design of the facade





10. Inclusi
Access &

vity,
Safety

10.1 Inclusivity
Public Realm

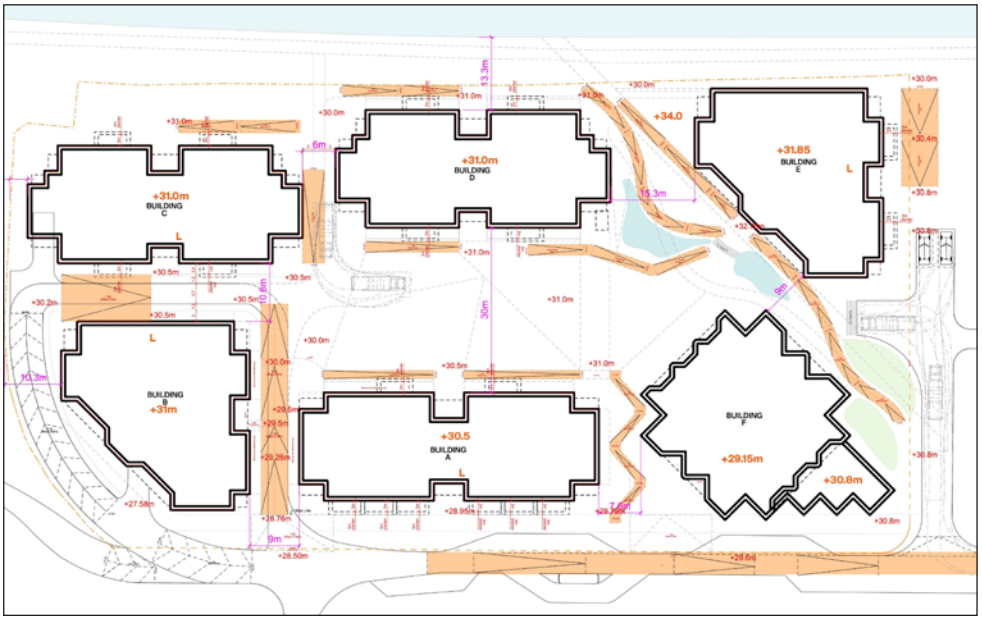
Image Key
1. The public realm and landscape incorporates inclusive routes throughout
2. Building entrances and lobbies provide level access to lifts and ground floor apartments

Accessibility and inclusivity are fundamental to the design of the public realm, with step-free routes incorporated seamlessly into the landscape. Existing levels around the site vary by up to 2.5m creating some challenges in respect of movement through the site. The landscape proposals create a singular, contiguous open space at the heart of the scheme and creates opportunities for movement both within the garden itself and between the towpath and masterplan. It was therefore imperative that the needs of people with mobility and visual impairments were considered from the outset and the design of the landscape and site organisation adjusted accordingly.

The existing and proposed masterplan levels informed our approach to the central garden. The central park gently slopes up from the west, broadly following the gradient of the proposed new road to the south of the site and connecting residential lobbies and service area on the west with the elevated café terrace on the east, the café terrace also serving as a landing point for any future canal bridge.

The central garden and site organisation also facilitates north south routes between the towpath and masterplan, all of which are fully accessible and inclusive.

The landscape incorporates subtle level changes to ensure access into residential lobbies is fully accessible, reducing reliance on platform lifts. Neither Building B or C which have been submitted in detail rely on platform lifts to provide access to lift lobbies. Access to all ancillary spaces, such as cycle and bin stores, are also fully accessible and located adjacent to residential cores.



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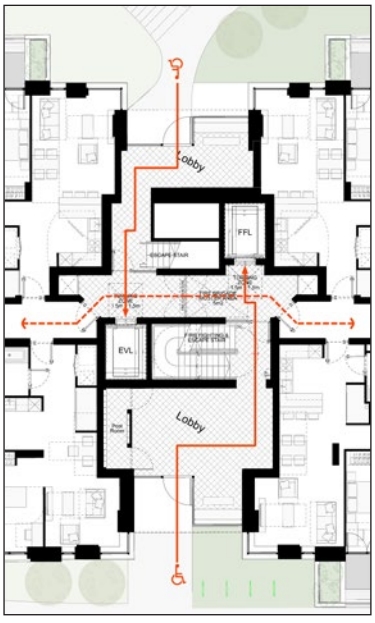


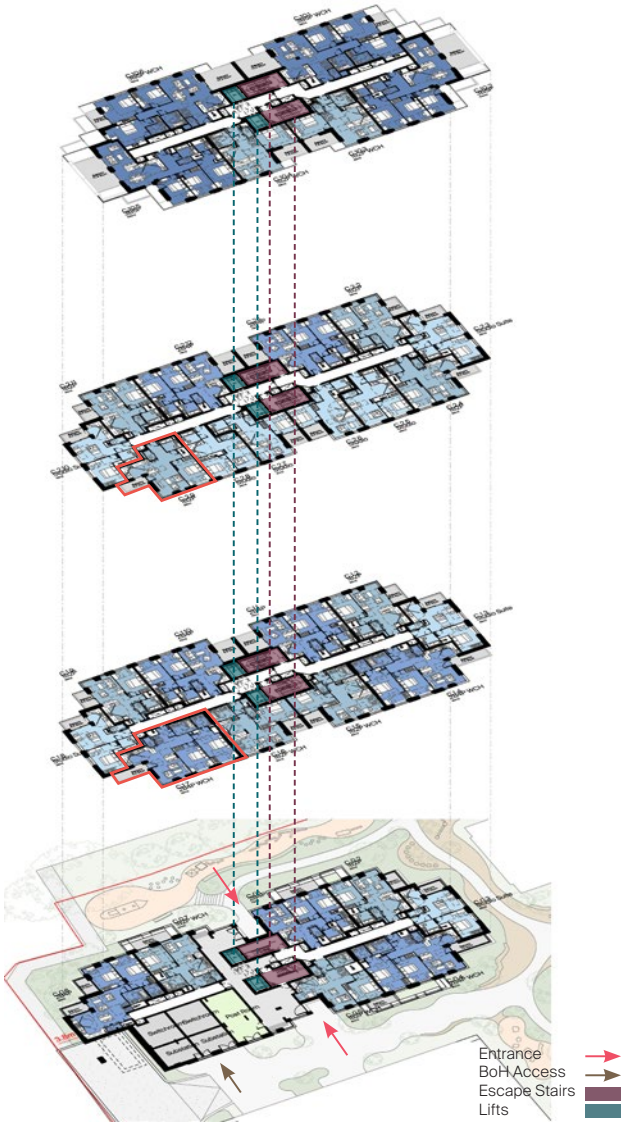
2

10.2 Inclusivity
Apartments

Image Key
1. Building B (detailed) inclusive entrances and circulation
2. Building C (detailed) inclusive entrances and circulation

The scheme provides the requisite number of accessible apartments, with 10% of all apartments complying with Building Regulation Part M standards for accessible dwellings. We have sought to provide a range of apartment types, prioritising accessible apartments within the affordable tenures and locating the majority of these at the lower floors and to the south.

1



2

12.2 Inclusivity
Apartments

Image Key
1. Plan of a 2 bedroom wheelchair apartment, M4(3)
2. Plan of a 3 bedroom wheelchair accessible apartment, M4(2)

Diagram Key	M4(2) provision	AD M Vol 1 section
1	Principal private entrance provides a door with 850mm clear opening width, 300mm nib to the pull side of the door maintained for a distance of 1200mmm. External door to balcony meets the same requirement.	2.20-2.21
2	Internal doors are a minimum of 750mm as per Table 2.1 and internal circulation widths are a minimum of 900mm, as per Diagram 2.3.	2.22
3	A clear 1200mm circulation space is provided in front of all kitchen countertop.	2.24
4	Every principal double bed demonstrates a clear 750mm access zone to both sides and foot of the bed, every other double demonstrates a 750mm access zone to one side and foot of the bed and every single bed demonstrates a clear 750mm zone to one side of the bed.	2.25
5	An accessible bathroom as per Diagram 2.5 is provided within every residential unit.	2.27-2.29

Building B
M4(2)

2

Diagram Key	M4(3) provision	AD M Vol 1 section
1	Principal private entrance provides a door with 850mm clear opening width, 300mm nib to the pull side of the door maintained for a distance of 1800mmm. External door to balcony meets the same requirement.	3.22-3.23
2	Internal doors are a minimum of 850mm clear opening width and internal circulation widths are a minimum of 1050mm, as per Diagram 3.4	3.24
3	A wheelchair transfer and storage space 1700mm wide by 1100mm deep and accessible from a clear 1200mm circulation is provided.	3.25
4	General built in storage meets Table 3.1.	3.26
5	The minimum combined floor areas for living, dining and kitchen space meets Table 3.2.	3.31
6	A clear 1500mm circulation space is provided in front of all kitchen countertop and kitchen countertop lengths meet Table 3.3 and 3.4.	3.32-3.34
7	Every principal double bedroom is a minimum of 13.5Sqm and demonstrates a clear 1000mm access zone to both sides and foot of the bed, every other double room is a minimum of 12.5Sqm and demonstrates a 750mm access zone to one side and foot of the bed and every single bedroom is a minimum of 8.5Sqm demonstrates a clear 750mm zone to one side of the bed.	3.35
8	The number of sanitary facilities provided meets Table 3.5 and the design of the accessible bathroom meet Diagram 3.10/Diagram 3.11.	3.36-3.43
9	Private outdoor space provides a minimum width of 1500mm and demonstrates a clear turning circle 1500mm, free of any door swing.	3.45

Building B
M4(3)

1

12.2 Inclusivity
Apartments

Image Key
1. Plan of a 2 bedroom wheelchair apartment, M4(3)
2. Plan of a 3 bedroom wheelchair accessible apartment, M4(2)

Diagram Key	M4(2) provision	AD M Vol 1 section
1	Principal private entrance provides a door with 850mm clear opening width, 300mm nib to the pull side of the door maintained for a distance of 1200mmm. External door to balcony meets the same requirement.	2.20-2.21
2	Internal doors are a minimum of 750mm as per Table 2.1 and internal circulation widths are a minimum of 900mm, as per Diagram 2.3.	2.22
3	A clear 1200mm circulation space is provided in front of all kitchen countertop.	2.24
4	Every principal double bed demonstrates a clear 750mm access zone to both sides and foot of the bed, every other double demonstrates a 750mm access zone to one side and foot of the bed and every single bed demonstrates a clear 750mm zone to one side of the bed.	2.25
5	An accessible bathroom as per Diagram 2.5 is provided within every residential unit.	2.27-2.29

Building C
M4(2)

2

Diagram Key	M4(3) provision	AD M Vol 1 section
1	Principal private entrance provides a door with 850mm clear opening width, 300mm nib to the pull side of the door maintained for a distance of 1800mmm. External door to balcony meets the same requirement.	3.22-3.23
2	Internal doors are a minimum of 850mm clear opening width and internal circulation widths are a minimum of 1050mm, as per Diagram 3.4	3.24
3	A wheelchair transfer and storage space 1700mm wide by 1100mm deep and accessible from a clear 1200mm circulation is provided.	3.25
4	General built in storage meets Table 3.1.	3.26
5	The minimum combined floor areas for living, dining and kitchen space meets Table 3.2.	3.31
6	A clear 1500mm circulation space is provided in front of all kitchen countertop and kitchen countertop lengths meet Table 3.3 and 3.4.	3.32-3.34
7	Every principal double bedroom is a minimum of 13.5Sqm and demonstrates a clear 1000mm access zone to both sides and foot of the bed, every other double room is a minimum of 12.5Sqm and demonstrates a 750mm access zone to one side and foot of the bed and every single bedroom is a minimum of 8.5Sqm demonstrates a clear 750mm zone to one side of the bed.	3.35
8	The number of sanitary facilities provided meets Table 3.5 and the design of the accessible bathroom meet Diagram 3.10/Diagram 3.11.	3.36-3.43
9	Private outdoor space provides a minimum width of 1500mm and demonstrates a clear turning circle 1500mm, free of any door swing.	3.45

Building C
M4(3)

1

10.3 Deliveries

Image Key
1. Diagram of vehicle delivery strategy

Delivery vehicles can access the residential buildings via service areas and parking bays on the west, south and east of the site, thereby preserving a vehicle-free landscaped space at the heart of the scheme. From these parking bays, post and small packages can be delivered to post boxes and apartments within residential lobbies. A central concierge and post room has been proposed at the base of the Gateway Tower as part of the outline proposals and will be delivered in a later phase.

To help manage and reduce the number of parked vehicles within the ground floor bays, two service bays have been provided in the basement which can be booked by residents for use by trades and services.

1

10.4 Waste Collection

Image Key
1. Diagram of bin store locations and proximity of cores
2. Diagram showing bin hold and bin store locations at grade, as well as refuse vehicle access and movement

The waste collection strategy has been informed by an ambition to create high quality public realm and active ground floor frontages. With the exception of the tower, all bin stores have been located in the basement, adjacent to residential cores.

Bins are transferred at basement level by the management team to a bin hold located at grade in the north west corner of Building B, via a dedicated bin lift. Bins are collected by RBKC's refuse team who access the bin store from the adjacent service area. The service area has been designed to allow adequate space for a refuse vehicle to manoeuvre and exit the site. The bin hold is located within the detailed application has been designed to accommodate the remaining phases.

The tower (Building F) has its own dedicated bin store at grade, accessed from the adjacent road and loading bay.

3

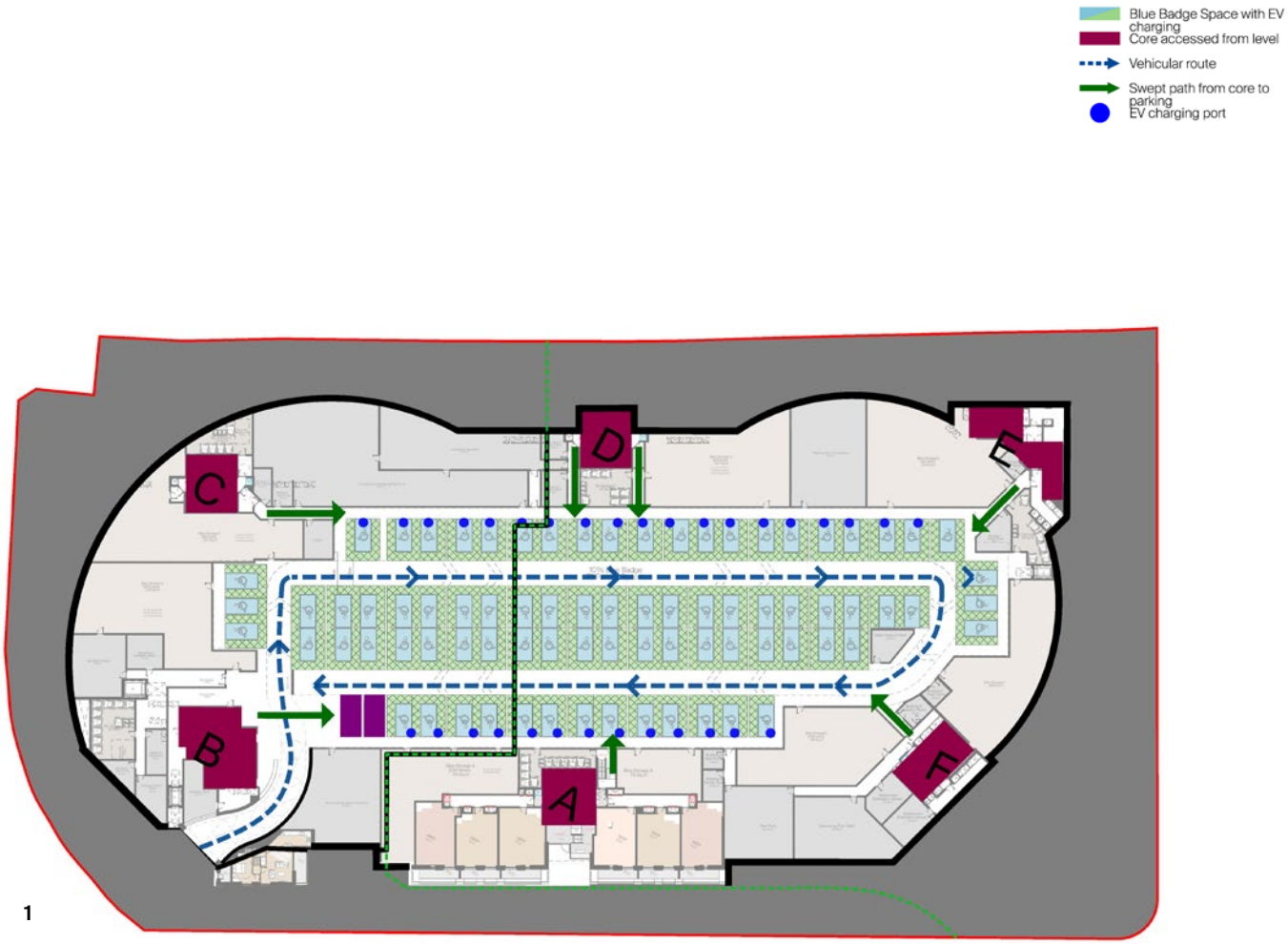
2

10.5 Parking

Image Key

1. Location of car park spaces in basement, including vehicle movement and core access

Blue badge residents' parking is located in the basement, accessed via a dedicated vehicle ramp in the south west corner of Building B. The entire scheme (detailed and outline proposals) provides the requisite number of accessible parking spaces, ie 3% of the total number of apartments up front, with the ability to provide an additional 7% depending on future demand. Locating all parking spaces in the basement allowed the design team to enhance the quality and extent of open space, whilst taking benefit of the existing gasholder retaining walls. The design of the basement ensures residents benefit from level accessible from all parking spaces to individual residential cores.



1

10.6 Pedestrian Movement

Image Key
1. Pedestrian movement and lobbies

Residential entrances are located on prominent frontages, and offer direct access onto adjacent open spaces. Where appropriate, residential entrances are located on opposing elevations and connected via through-lobbies. This creates permeability through the building, further activating the ground floor and enhancing the building's relationship with the public realm.

Two routes, one running north south and another cutting diagonally through the garden provide pedestrians with a direct route between the towpath and the masterplan. The garden also includes a network of narrower, meandering routes which provide access to areas within the garden, such as the play space and lawn, as well as residential lobbies.

2

10.7 Cycle Movement

Shared pedestrian and cycle routes are embedded within the public realm and tie seamlessly into the network proposed within the wider masterplan. Direct cycle routes have been provided along the south and east of the site, the latter will facilitate future connections to the towpath. The design of landscape to the east of the garden has been designed to provide a cycle connection to a potential canal bridge.

The design of paths and choice of materials within the central garden promotes movement and activation but discourages fast, commuter cycling. This is to preserve the intended character of the space. The prescribed cycle route is located on the street to the east of Building E.

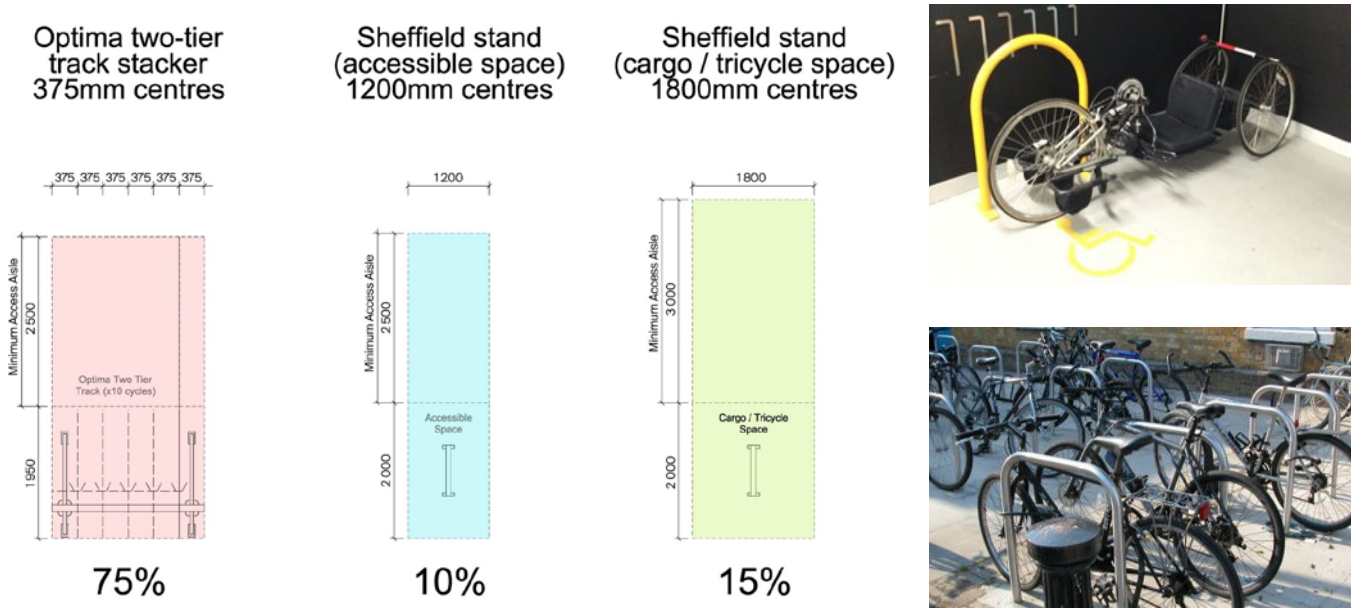
Secure cycle storage for residents has been provided in the basement, via two separate entrances and cycle lifts, located in the south west corner of Building B (detailed application), and the south east corner of Building E (outline application).

1

10. Inclusivity, Access & Safety

Image Key

1. Cycle routes and entrances are along the south and east of the site. Visitor parking is provided within the landscape
2. Secure cycle storage is provided within he basement and provides for a range of storage spaces, including space for adapted and cargo bikes



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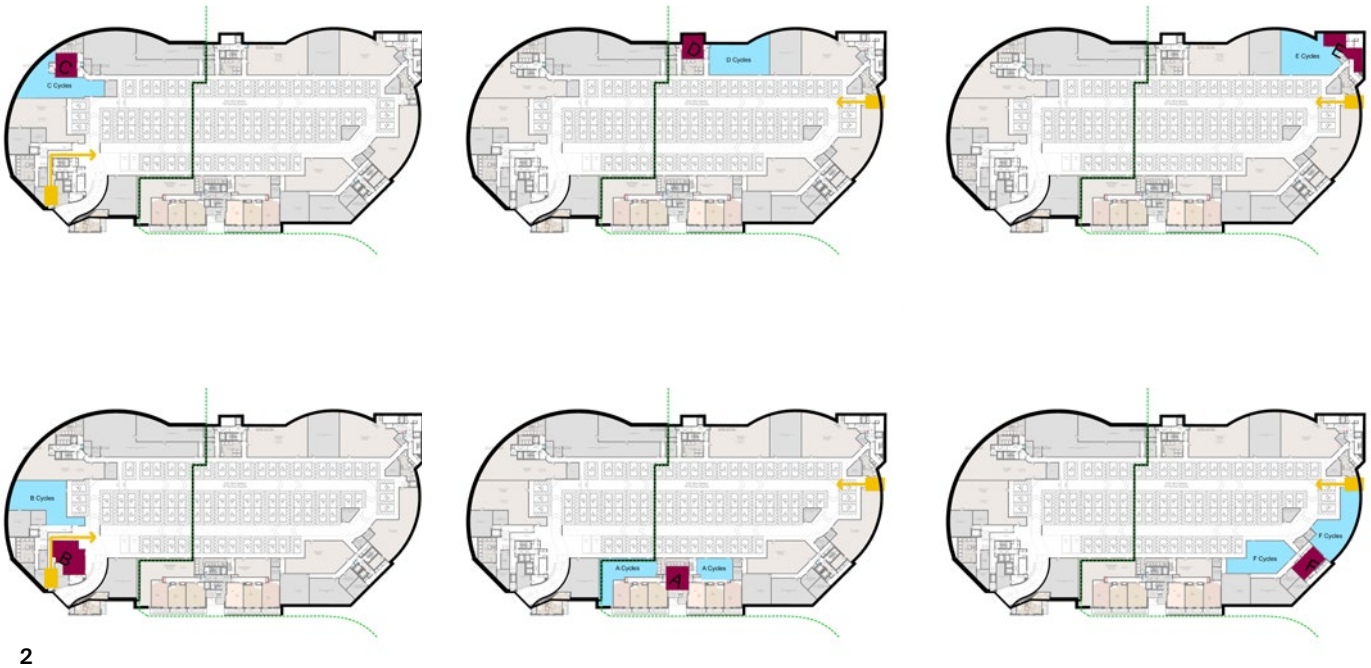
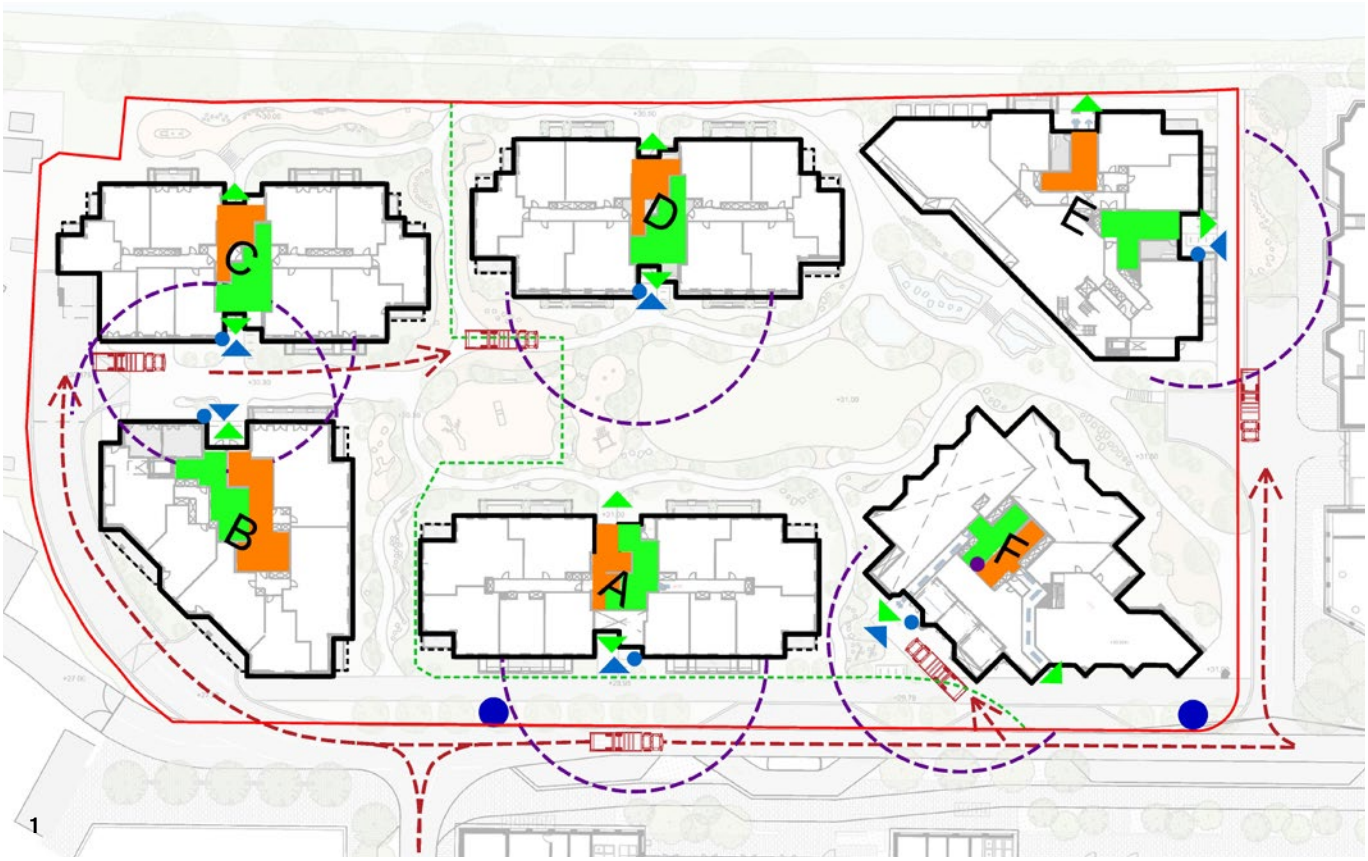


2

10.8 Fire Safety

The landscape has been designed to facilitate fire tender access to all fire fighting cores within each of the buildings. The fire brigade access the buildings from the proposed roads to the west, south and east of the site. Access to Building D is via the north west corner of the garden. The landscape has been carefully designed to ensure the quality of public realm is not diminished, whilst facilitating access in the event of an emergency.

The fire brigade access the building at the ground floor, level with the external pavement, and enter into a fire fighting core via a fire sterile lobby. Dry riser inlets are provided adjacent to the fire brigade entrance in all buildings, except for the Gateway Tower (Building F) which, as a result of its height, will be served by a wet riser.



10. Inclusivity, Access & Safety

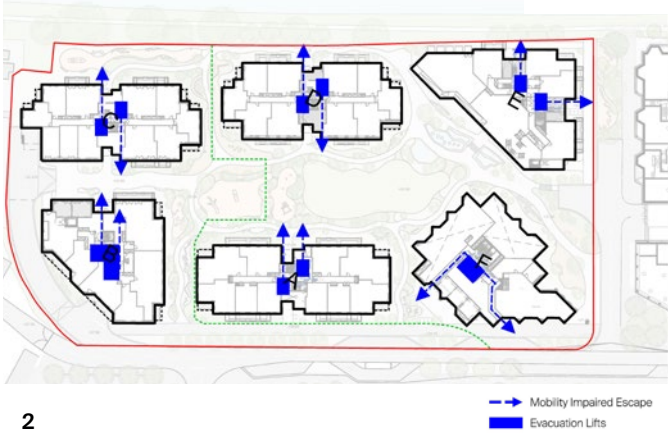
Image Key

1. Fire trucks access buildings from either the west south or east roads. Building D is accessed via the landscape, which has been designed accordingly.
2. Diagrams showing escape and fire brigade entry routes

All buildings include two independent fire protected cores for evacuation in the event of fire. Each core has a staircase and an evacuation lift which residents access via a protected lobby. A mechanical smoke extract system ensures the lobbies and stairs remain clear of smoke in the event of a fire. At ground floor both cores provide independent egress from the building.

The residential cores have been designed to the highest fire safety standards, without compromising the desired quality of the residential layouts and communal areas. To ensure unencumbered access to both lifts and to ensure they operate effectively in a day-to-day scenario, doors between protected lobbies are held open, but automatically close in the event of a fire.

An RBKC template Fire Statement, a fire pre app and a QDR have all been submitted with the application and a QDR meeting is being held to maintain clear and extensive engagement with RBKC officers and building controla and to ensure that the designs and strategy are robust.

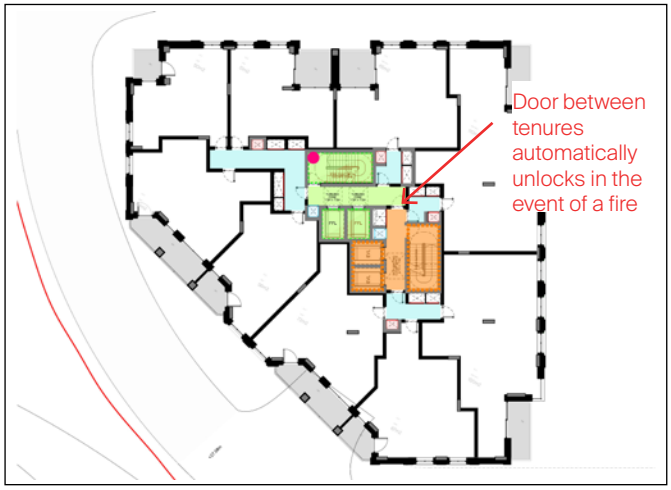


2

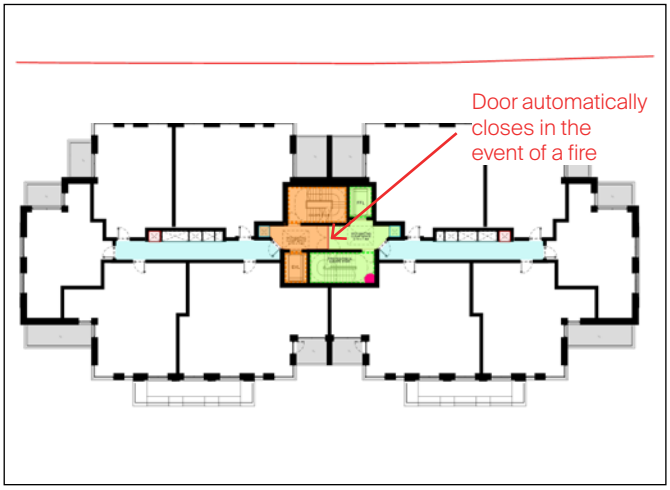
12.8 Fire Safety

The landscape has been designed to facilitate fire tender access to all fire fighting cores within each of the buildings. The fire brigade access the buildings from the proposed roads to the west, south and east of the site. Access to Building D is via the north west corner of the garden. The landscape has been carefully designed to ensure the quality of public realm is not diminished, whilst facilitating access in the event of an emergency.

The fire brigade access into the buildings is at the ground floor, level with the external pavement. The brigade enter into a fire fighting core via a fire sterile lobby. Dry riser inlets are provided adjacent to the fire brigade entrance in all buildings, except for the Gateway Tower (Building F) which, as a result of its height, will be served by a wet riser.

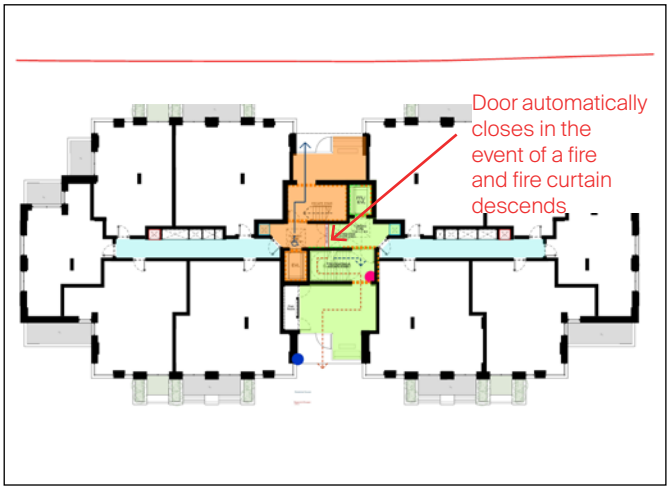


Building C Ground Floor



Building C Ground Floor

Building B Ground Floor



Building C Ground Floor

10.9 Secure by Design

The design of the buildings and landscape follow Secure by Design principles. The landscape is activated by pedestrians, cyclists and vehicles and is overlooked by ground floor residential apartments, ensuring passive surveillance of the public open space. All open spaces will be well lit and covered by CCTV cameras.

Ground floor apartments and terraces are slightly elevated above the public realm and deep planting ensure high levels of protection from adjacent public areas.

Access into the buildings, including the basement, will be via access control and all entrance doors will be robust and secure. All entrances are highly visible and accessed from the public realm.

11. Develop Scenarios

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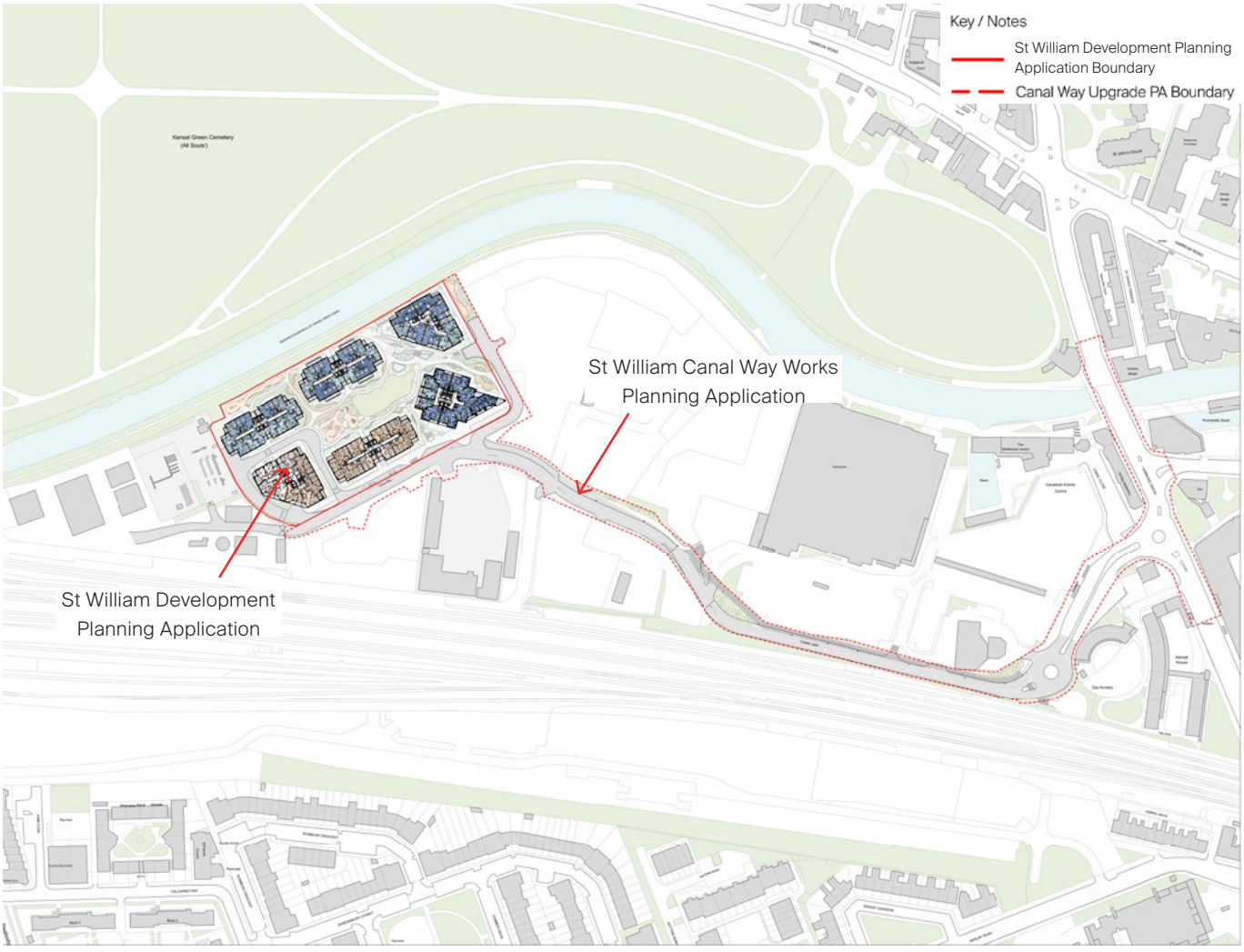
11.1 Overview

St Wiliam, Ballymore/Sainsbury's have agreed a Collaboration Agreement to enable the re-development of the opportunity area. The Collaboration Agreement means there is a unique opportunity to realise a comprehensive development across multiple land holdings and the significant wider public benefits that arise including new private and affordable homes, public open space and commercial and community facilities.

The Collaboration Agreement between St William and Ballymore/Sainsbury's enables both a comprehensive redevelopment of the Kensal Canalside Opportunity Area and a St William Standalone Development. The aspiration of the developers is for a comprehensive re-development, which is the most likely development scenario.

St William Standalone Scenario



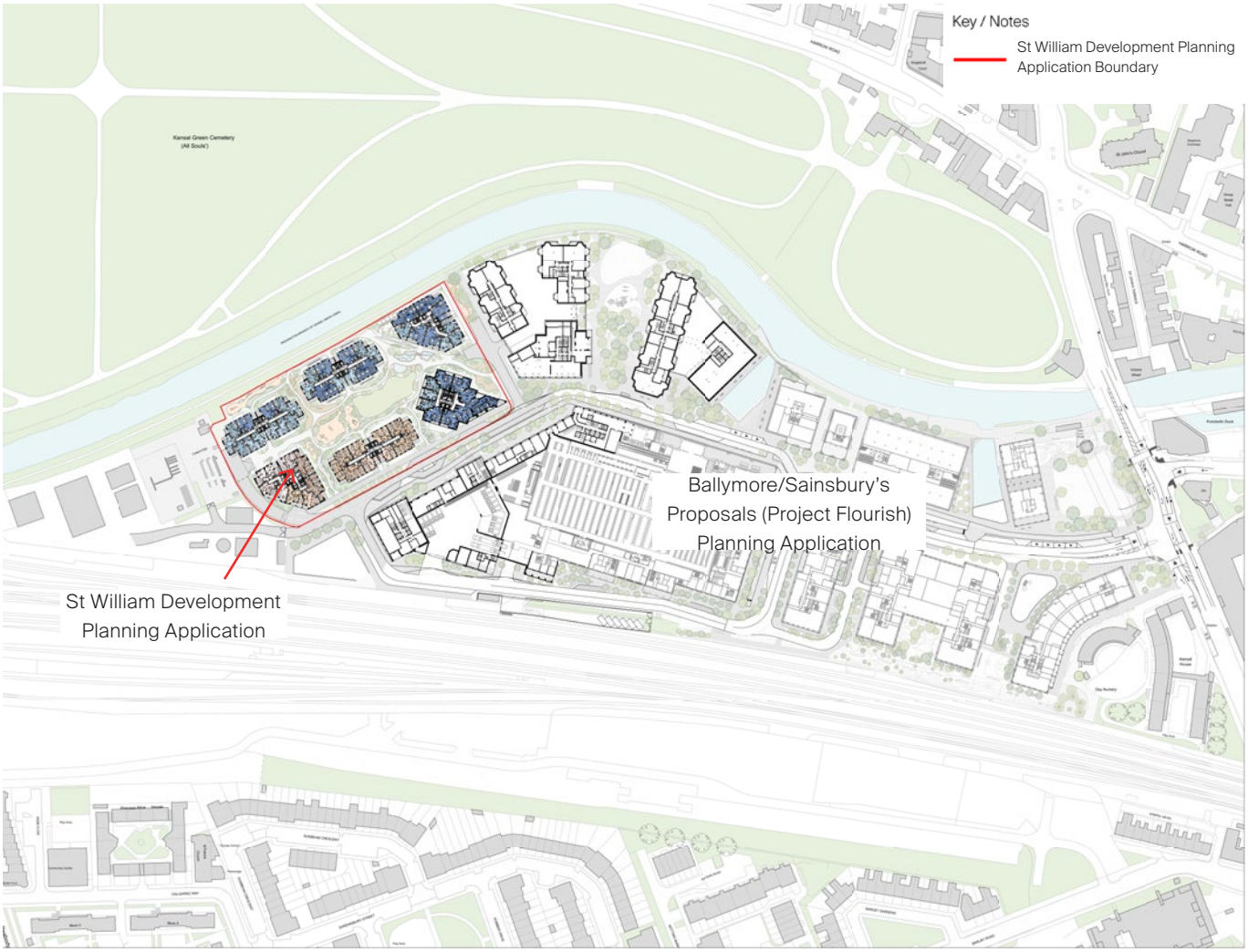
11. Development Scenarios

St William have submitted two planning applications and will require planning for both:

- The St William Development Planning Application (in both St William Masterplan Scenario and St William Standalone Scenarios) and
- The St William Canal Way Works Planning Application

For the avoidance of doubt, there is no proposed difference in the housing provision, design or scale of the buildings between the Masterplan Sceanrio and the Standalone Scenario. The only difference being how the St Willam Development is accessed, and whether works to the landscape to facilitate the bus turning facility are delivered or not. Details on the bus loop and landscape scenarios are provided on the following pages.

St William Masterplan Scenario



11.2 Canal Way Upgrade Works

The existing site is accessed from Ladbroke Grove via Canal Way. The nature of the existing and neighbouring sites means that the current road, its boundary conditions and the provision for pedestrians and cyclists do not adequately serve the residential development that is being proposed on the gasworks site. Access to the neighbouring sites, including the PRS and storage facilities, and construction access to the later phases, including the wider masterplan, will need to be maintained.

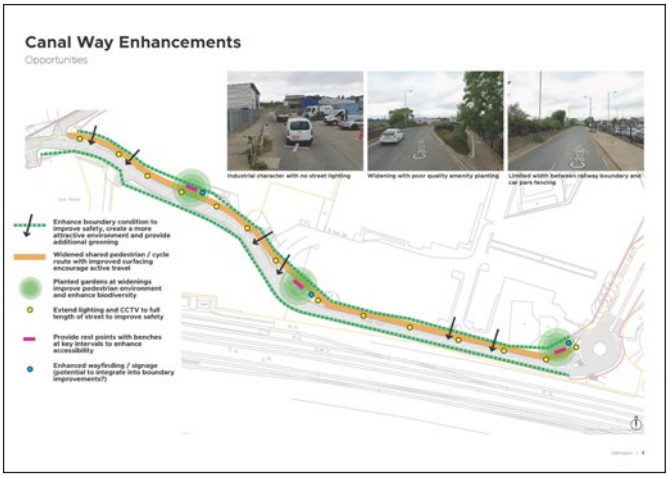
The design team have therefore looked very carefully at what works would be required to maintain vehicle access along Canal Way, whilst creating a safe, accessible and high quality route for pedestrians and cyclists.

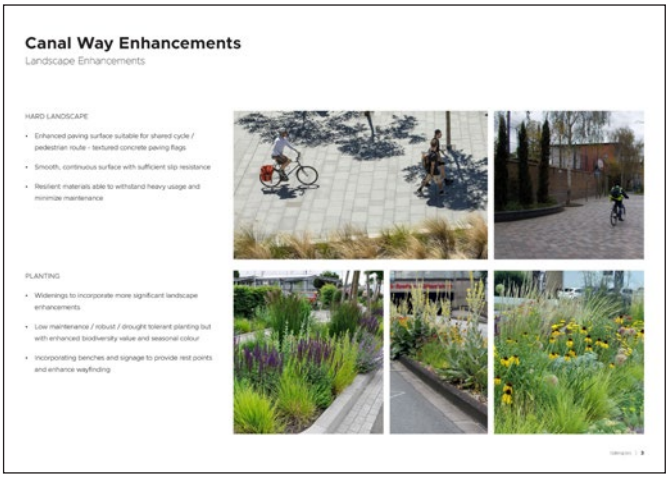
The photos below show the existing condition along Canal Way.

Image Key
1. Photos of the existing Canal Way
2. Aerial photo of existing Canal Way, highlighted
3. Canal Way upgrade proposals by the Landscape Archiect, Gillespies

The landscape architect, Gillespies, working in close collaboration with traffic consultants SLR, have looked at various strategies to enhance the quality and safety of Canal Way:

- a continuous shared cycle and pedestrian route;
- a planted buffer between the shared route and road where the width if the boundary allows;
- lighting and CCTV along the length of the route;
- traffic calming measures and changes in material associated with neighbouring site access to slow vehicles and warn cyclists and pedestrians that a vehicle may be turning;
- Discrete areas of planting and seating to offer opportunities to sit;
- Wayfinding, signage, artwork and high quality, robust materials create a pleasurable experience and deter criminal activity;
- Provision of new boundary treatments





3

11.3 Bus Stop & Loop

The Standalone Scenario includes an extension to one of the existing bus routes so that the proposed development can be adequately served by public transport. In the Masterplan Scenario buses use the road network proposed on the Ballymore site and therefore do not need to enter the St William land. However, in the Standalone Scenario, the masterplan road network does not exist, and therefore buses need to manouevre within the St William development. As a result, the Landscape Architect, have developed two propsoals aligned to either the Standalone or Masterplan Scenario.

In the 'Standalone Scenario', a one way 'bus loop' has been integrated into the landscape in the south west corner of the site, around Building B. Landscape levels, building entrances and ground floor frontages are consistent between both the 'Masterplan' scenario and 'Standalone' scenario, on which the bus loop is predicated. This ensures that the bus loop can be removed once the rest of the masterplan is completed with minimal disruption to the landscape and ultimately residents that live there, as well as minimising waste.

The design of the bus loop and pavement, specifically widths, level changes and choice of materials, ensure adequate space for a bus to manoeuvre, whilst creating safe routes for pedestrians. The materials and detailing of the bus loop will be high quality and resilient, consistent with the rest of the landscape.

Passengers alite at a bus stop on the south side of the site, opposite Building A. Space has been provided behind the bus stop for a second bus, in the event that the first bus has to wait in order to regularise the service. A discrete drivers facility has been provided in Building B adjacent to the car park ramp entry, a short walk from the bus stop.

The proposals have been developed in response to advise received from Transport for London

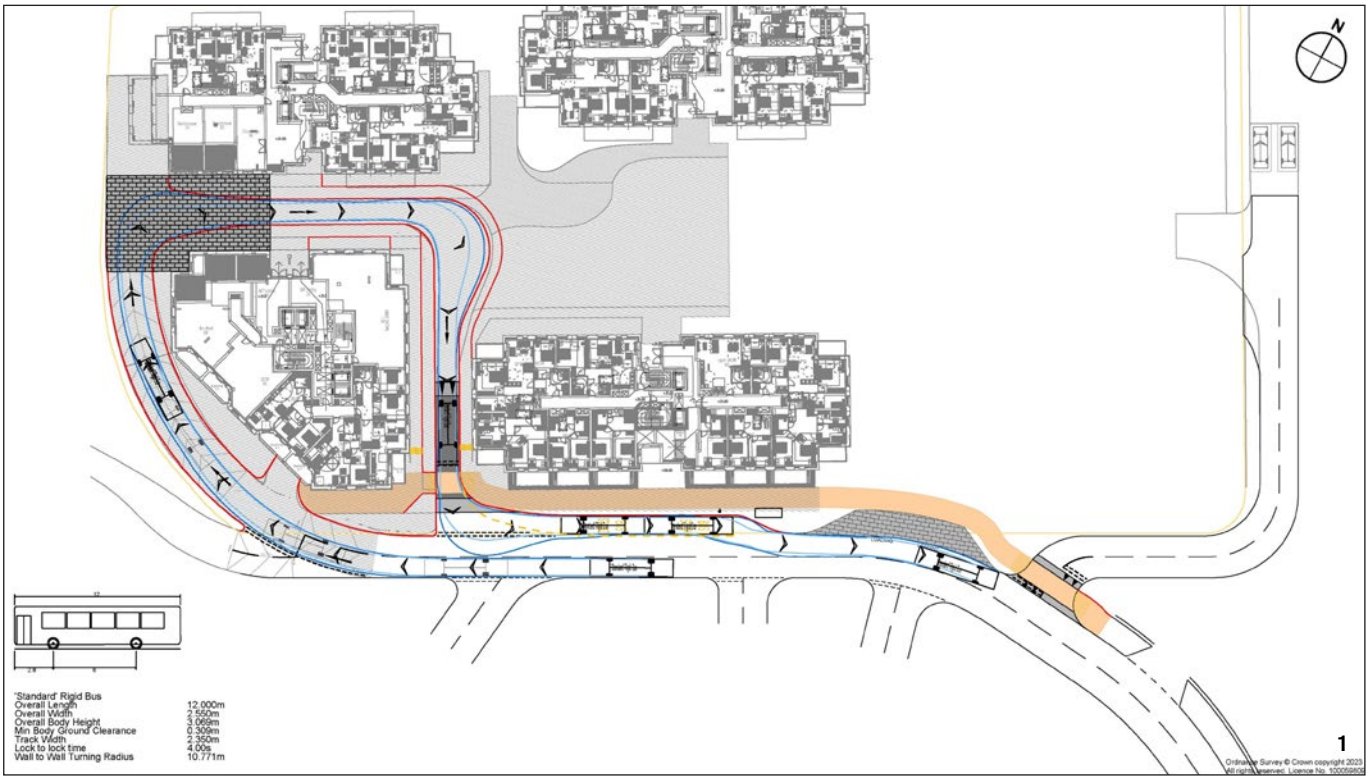


Image Key

1. Tracking showing the bus route and manouvering zone
2. Landscpae proposals in the Masterplan scenario
3. Landscape proposals in the Standalone sceanrio

Fire tender turning integrated into courtyard character area

One-way street with 60mm upstand kerbs and block paved surface to create pedestrian priority character

Planted buffer / level change creates barrier between courtyard play space and street

Driver facilities incorporated into level change

Primary road character - full height kerbs and asphalt surface

3

Fire tender access and turning maintained

Low kerbs and change in paving removed to create fully pedestrian space

Additional planting and pockets of play implemented in N/S connection

Path narrowed to 1.5m

Vehicular connection removed with additional kerbside planting/ street trees

2

11.4 Visualisation

To support our conversation with RBKC and TfL on the proposed Canal Way works, the design team prepared a short animation showing the proposed route from the Ladbroke Grove junction, along Canal Way and the bus loop, terminating at the proposed stop adjacent to Building A on the south side of the site.

The animation gave the design team, RBKC and TfL confidence that the proposals would transform Canal Way from a poor and inadequate service road, into high quality public realm that will be safe and accessible, as well as being technically compliant.

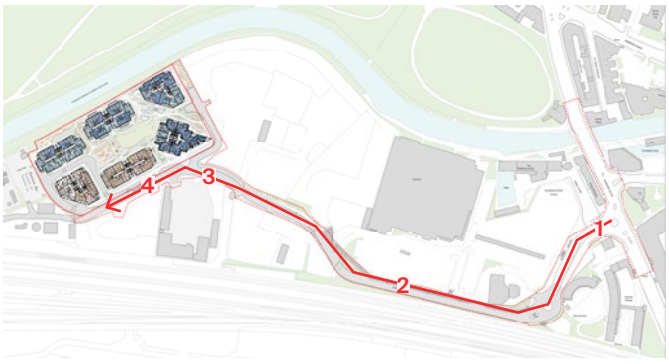


Image Key

1. Map showing animation path following proposed Canal Way and bus loop
2. Stills from the animation showing the proposed Canal Way upgrade works and bus loop

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