



Silchester Arches

New Homes

Second round of online chat sessions

Thursday 25 March
5.30pm to 6.30pm

Saturday 27 March
10.30am to 11.30am

**Building
for the
Future**



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

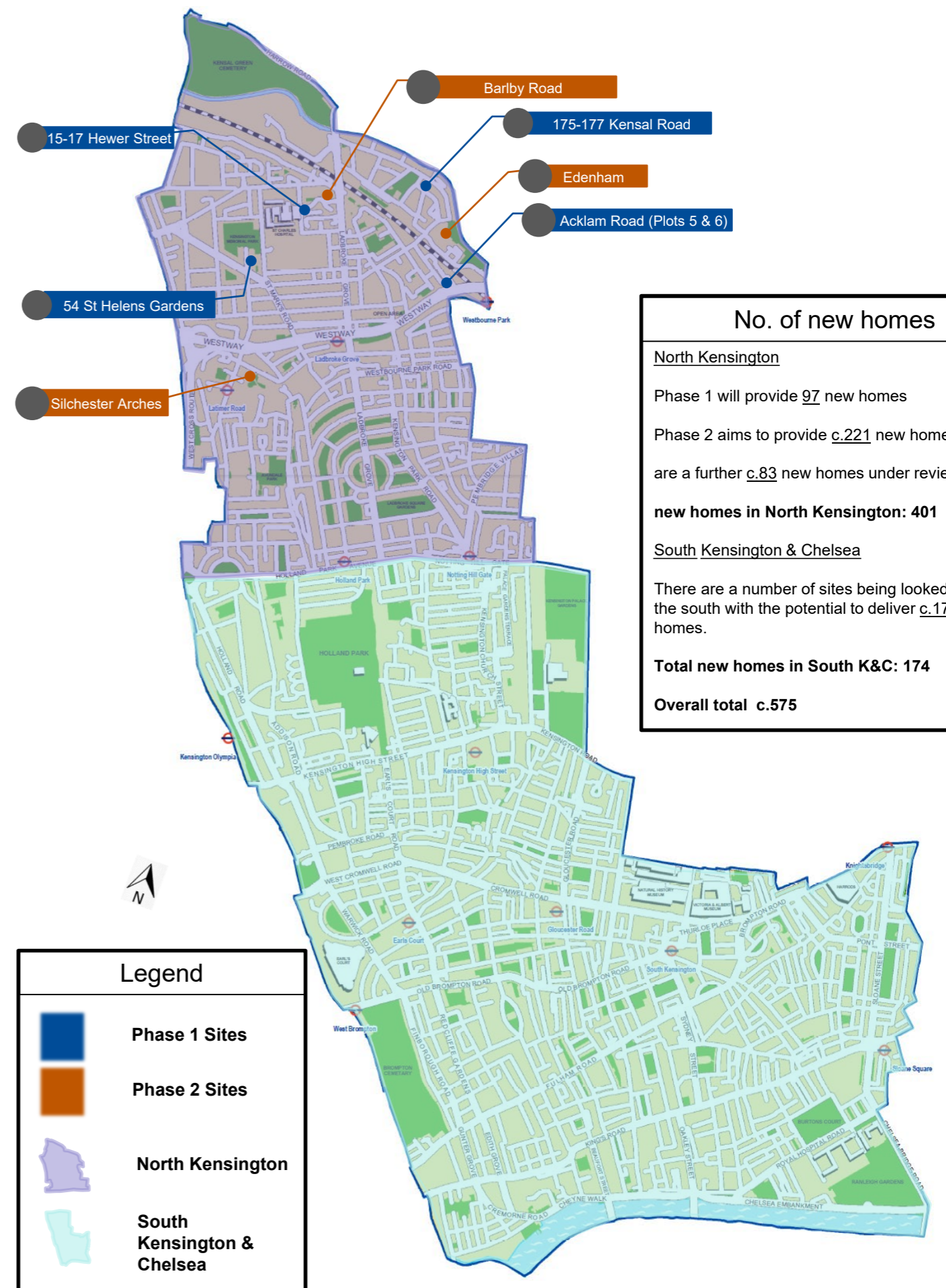
What are we here to talk about?

We would like to talk about one of our sites in the New Homes Delivery Programme.

The Council is delivering **600 new homes** including a minimum of **300 social rent homes**, alongside open market homes to rent and other community and employment facilities as part of this exciting New Homes Programme. All of these new homes will be developed on sites owned and managed by the Council.

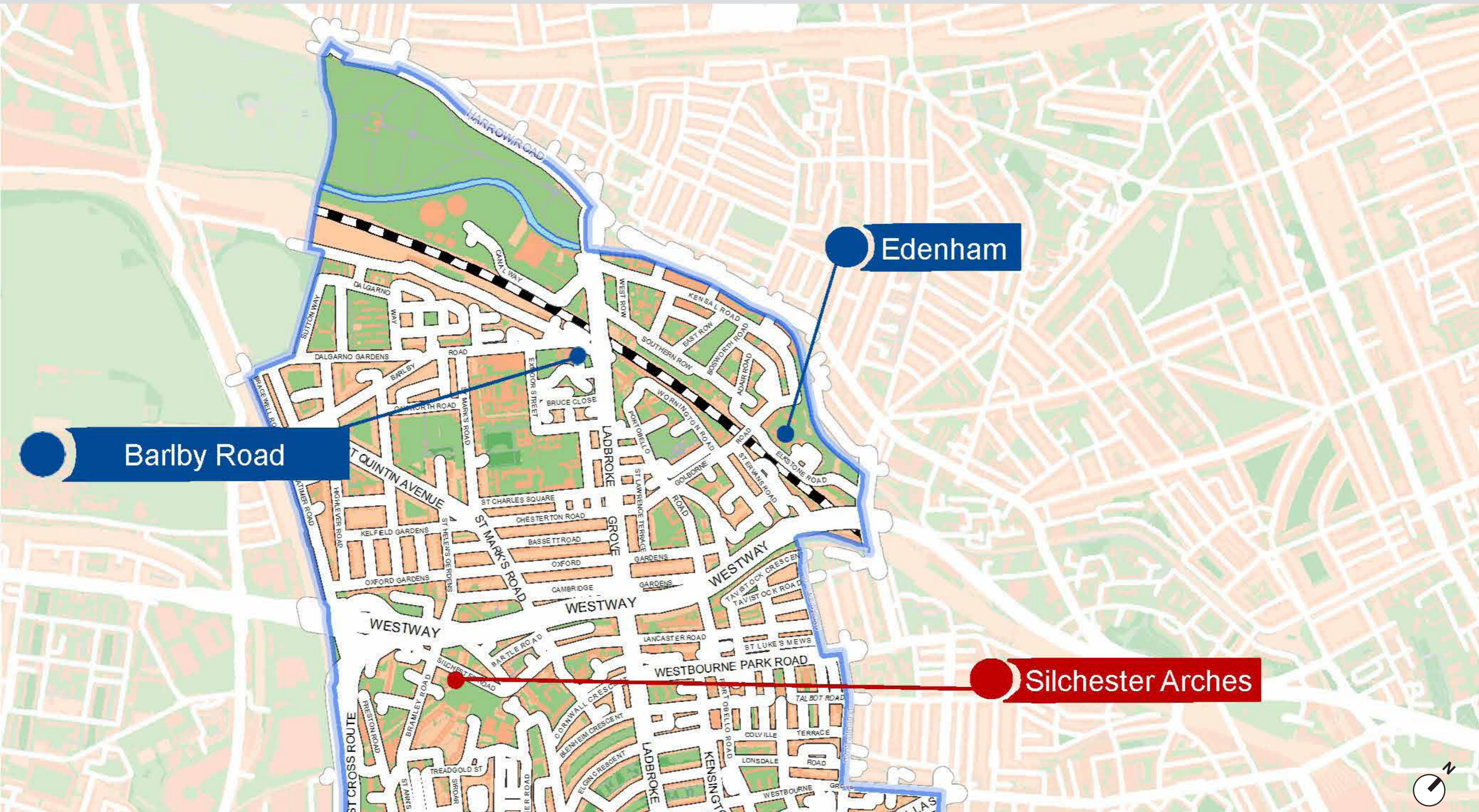
We have consulted on the Phase 1 sites and they have now received planning permission. Construction is due to start on those sites in early 2021.

These four sites will deliver 97 new homes which will be offered at various tenures. Today we would like to talk to you about the Silchester Arches site.



The above map shows the NHDP sites in Phases 1, 2 and future potential numbers within the north and south of the borough. Please note that numbers quoted on this diagram are estimated (excluding Phase 1 sites) and are subject to change.

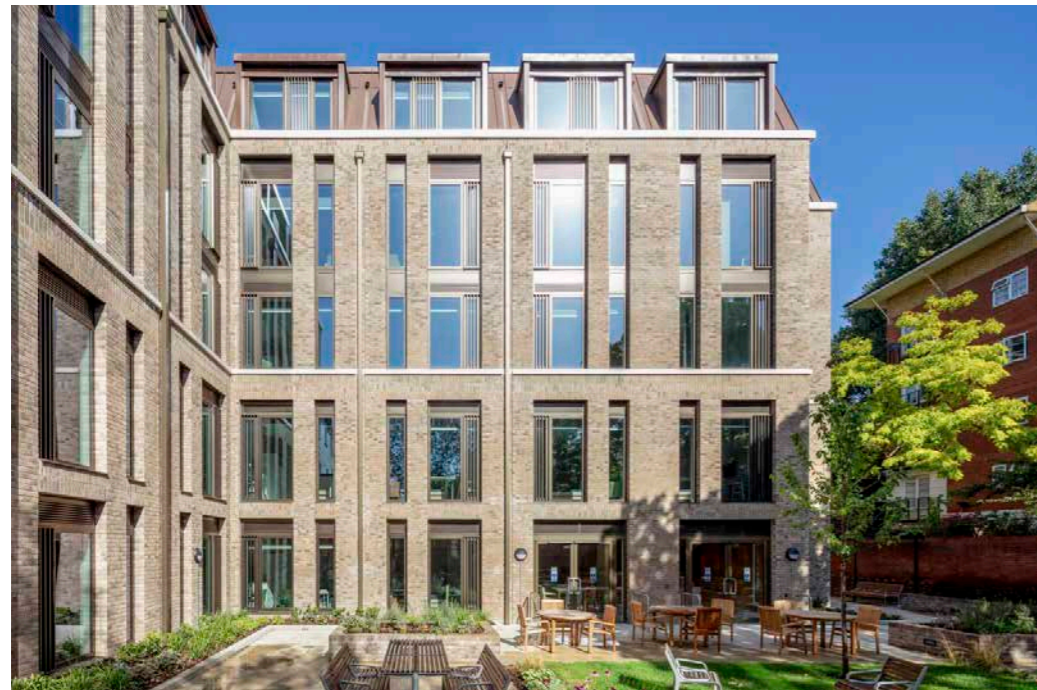
Phase 2 sites - The location of sites in our Phase 2 programme are shown below



Project Team



RBKC have appointed PRP to develop the scheme for Silchester Arches, working together with Lichfields, planning and engagement consultants. PRP are a London based practice who have won a number of awards for housing, including new affordable housing developments.



Beachcroft House



Chobham Manor



Acklam Road

Thank you for your feedback!

Thank you to:

- All local residents and businesses
- Residents associations, including Silchester Estate and Bramley House RAs
- ACAVA Studios
- Ward Councillors

In addition to the online chat sessions we have also had focused discussions with residents living close to the site and other key stakeholders to obtain their views.

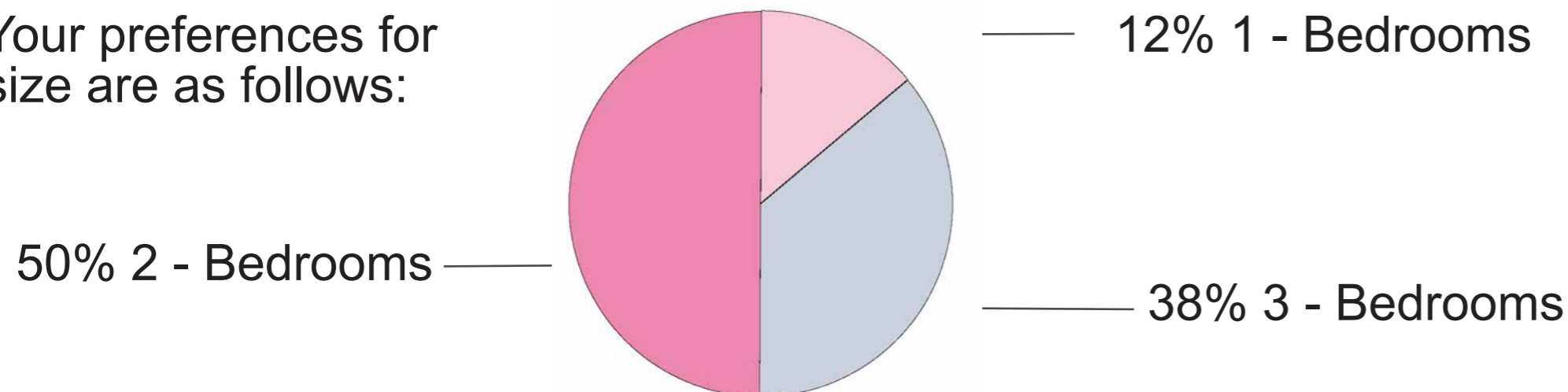
We have taken on board your comments and feedback to shape the design proposals.

What you told us

Thank you to all groups and individuals who provided feedback at round 1 of the online consultation events, focused stakeholder discussions and feedback forms. The key themes emerging from this consultation and key stakeholder meetings were as follows:

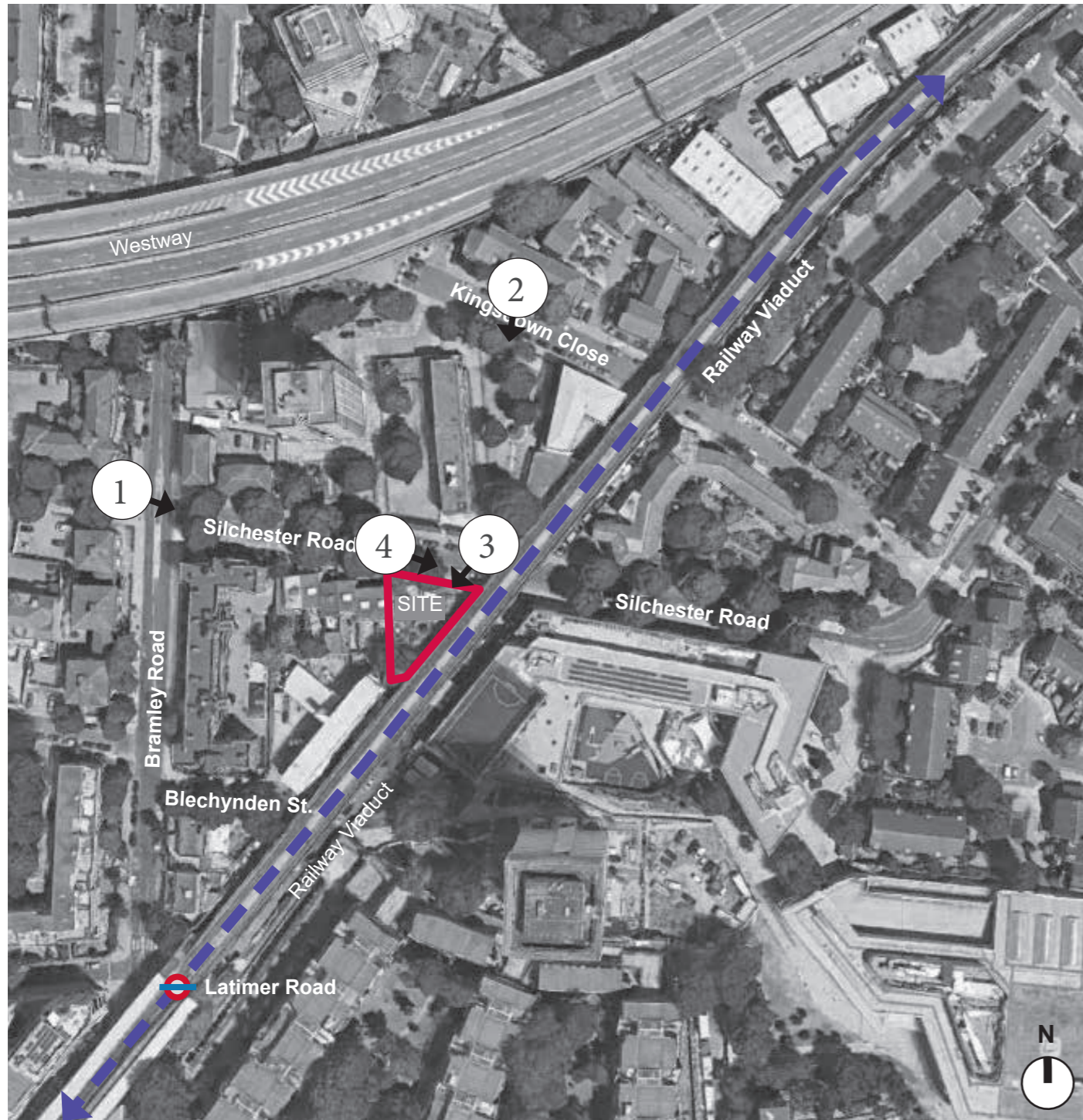
1. You wanted to see a design proposal that respects the surrounding buildings in terms of height and scale. Your other key concerns were regarding proximity to adjacent buildings and sunlight/daylight impact.
2. A high quality of design that integrates well within the area is important as well as height.
3. The importance of shared outdoor space for the residents in these new homes is a key issue.
4. Addressing air quality and acoustic issues in the design is key because of proximity to the TfL line.

Your preferences for size are as follows:



We have taken on board your comments and feedback to shape the evolving design of the proposals. This is outlined in the following slides.

Site Context



— Site Boundary
 - - - TfL Hammersmith and City Line



1. View of Bramley House from Darfield Way



2. View from of Kingsnorth House and open space opposite site.



3. View of site frontage



4. Pavement view of the railway viaduct and arches

What can we improve?

1



How we use the site

2



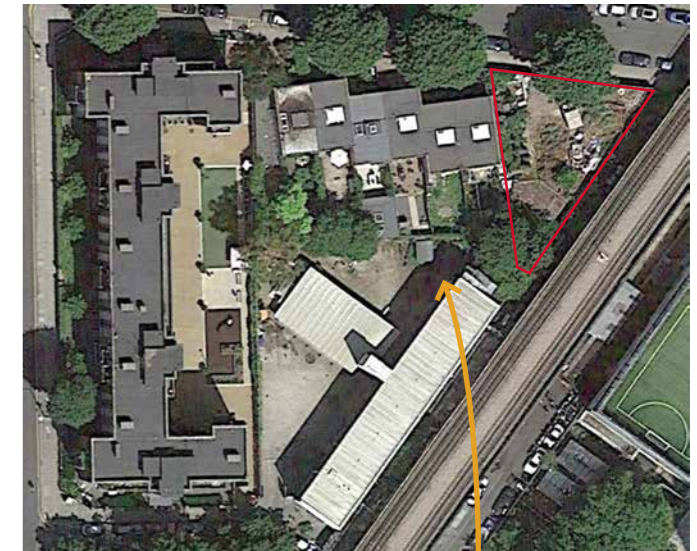
Delivering more affordable homes for the area

3



Improvements to streetscape on Silchester Road

4



Potential for enhancement of ACAVA Studio's outdoor area between site and Bramley House

What are the priorities?

1



100% affordable homes to rent owned by the Council, on this site.

2



Considering the scale and height of the surrounding buildings.

3



Making the most of the number of homes on the site, including larger homes to meet the local need.

4



Engaging with the local community.

5



Minimising the adverse effects daylight/sunlight impact on surrounding homes.

What are the priorities?

6



Delivering good quality design that is safe, secure and sustainable.

7



Integrating air quality and sound/thermal insulation requirements into the design of new homes.

8



Maximising natural light and natural ventilation to homes.

9



Ensuring all homes have winter gardens or balconies.

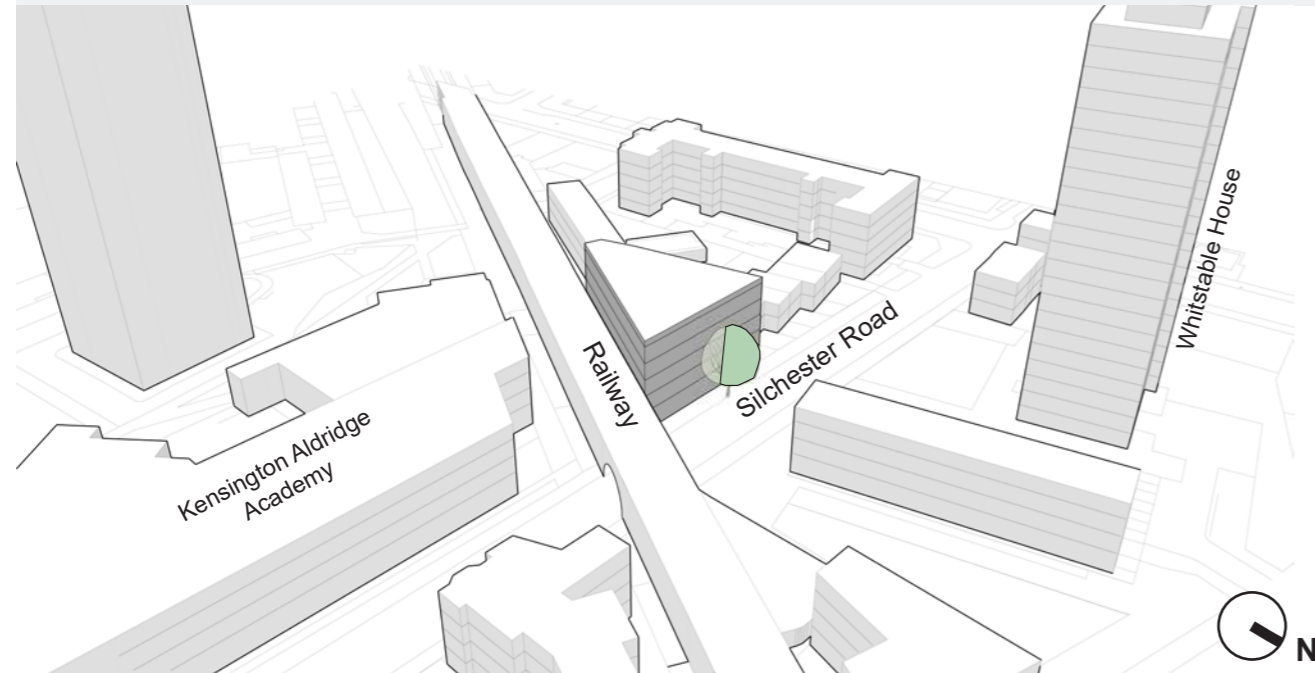
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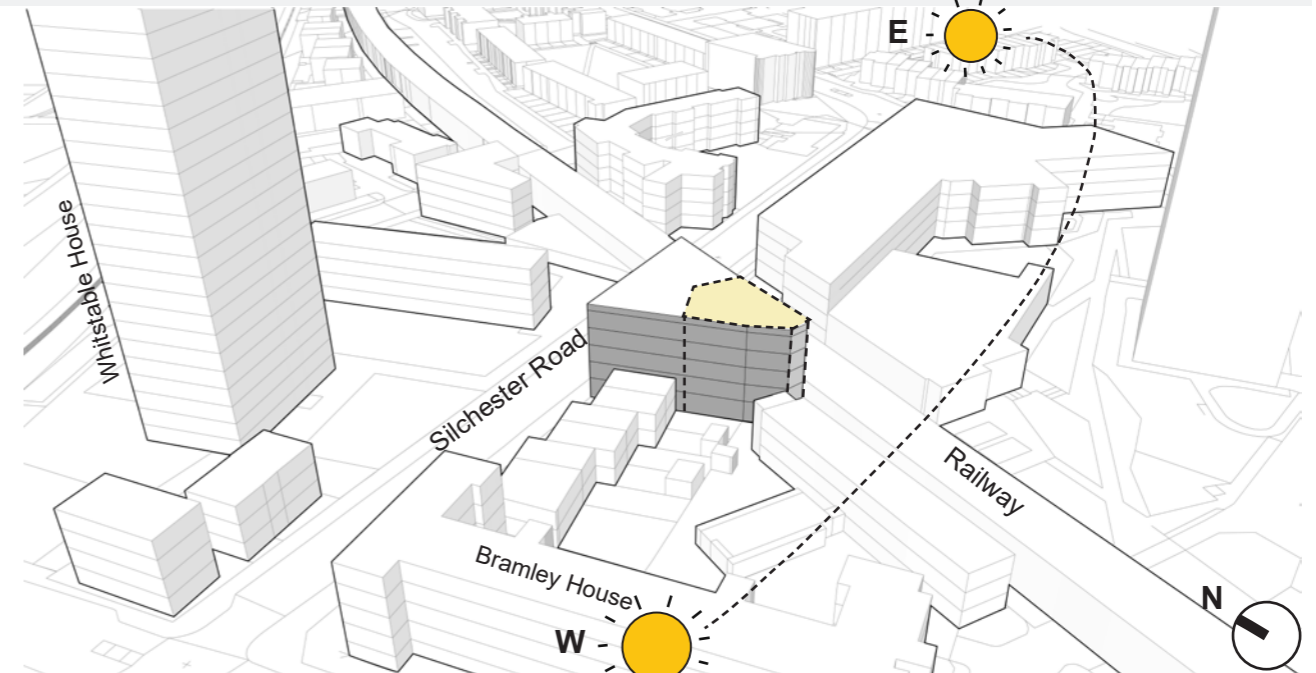
Maximising communal outdoor space and biodiversity.

Design Exploration - You told us that scale and height is one of your key concerns. We are exploring the alternatives for developing the site and have already discounted a number of options.

1. Firstly, we looked at a building footprint that is appropriate for this site.

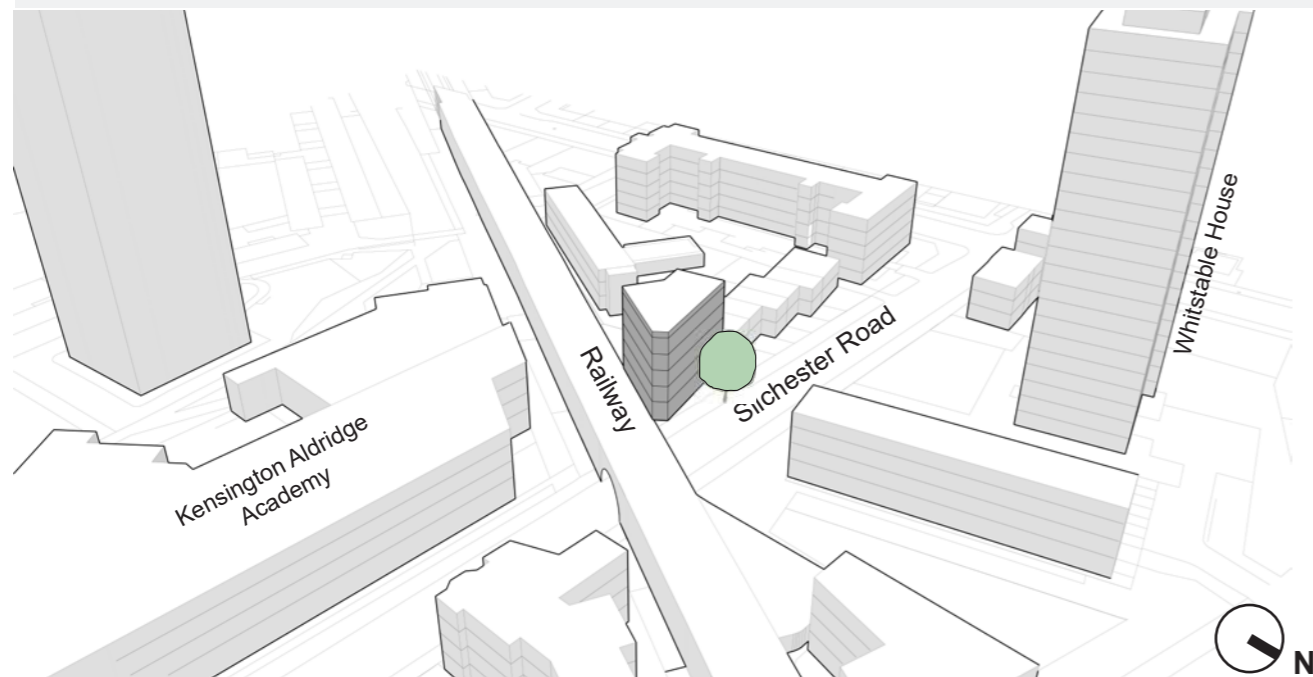


A larger footprint would have a significant impact on existing tree and outdoor space

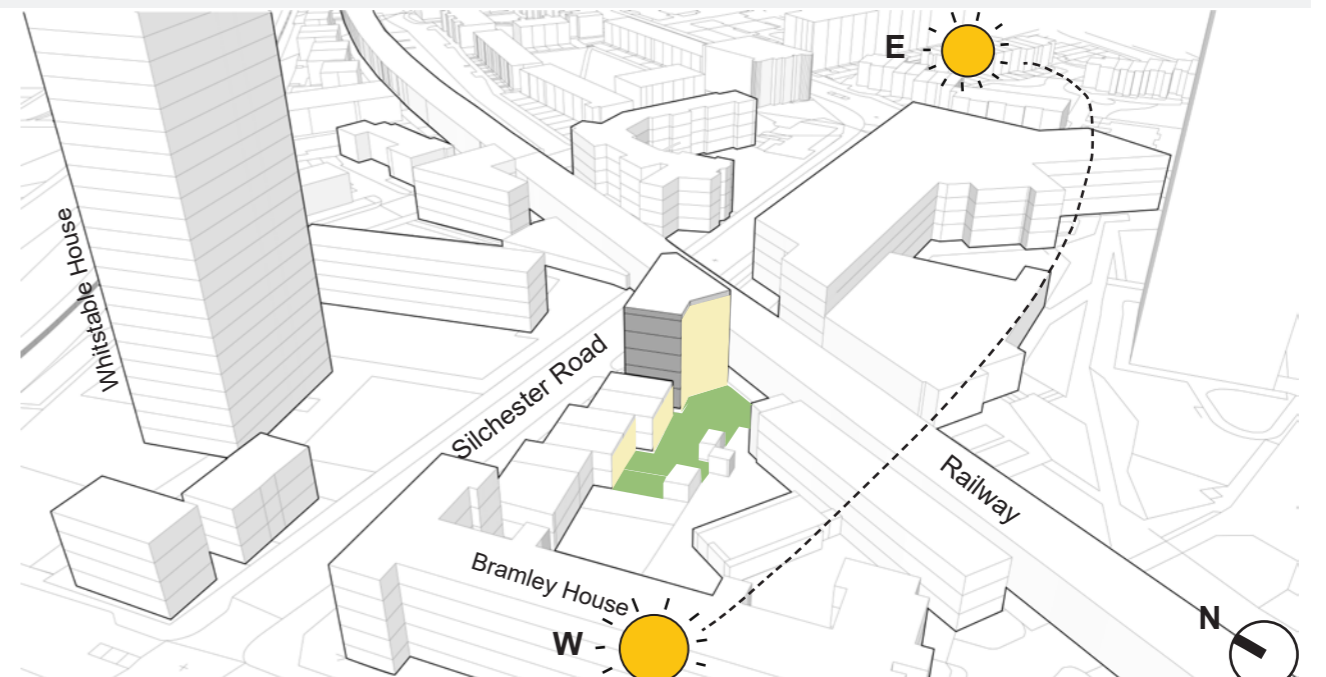


This footprint would have an unacceptable impact on daylight and sunlight to existing homes

2. For the reasons shown above, we have discounted the larger building footprint. The options below indicates a preferred approach.



This building footprint enables the tree to be retained and the streetscape maintained.



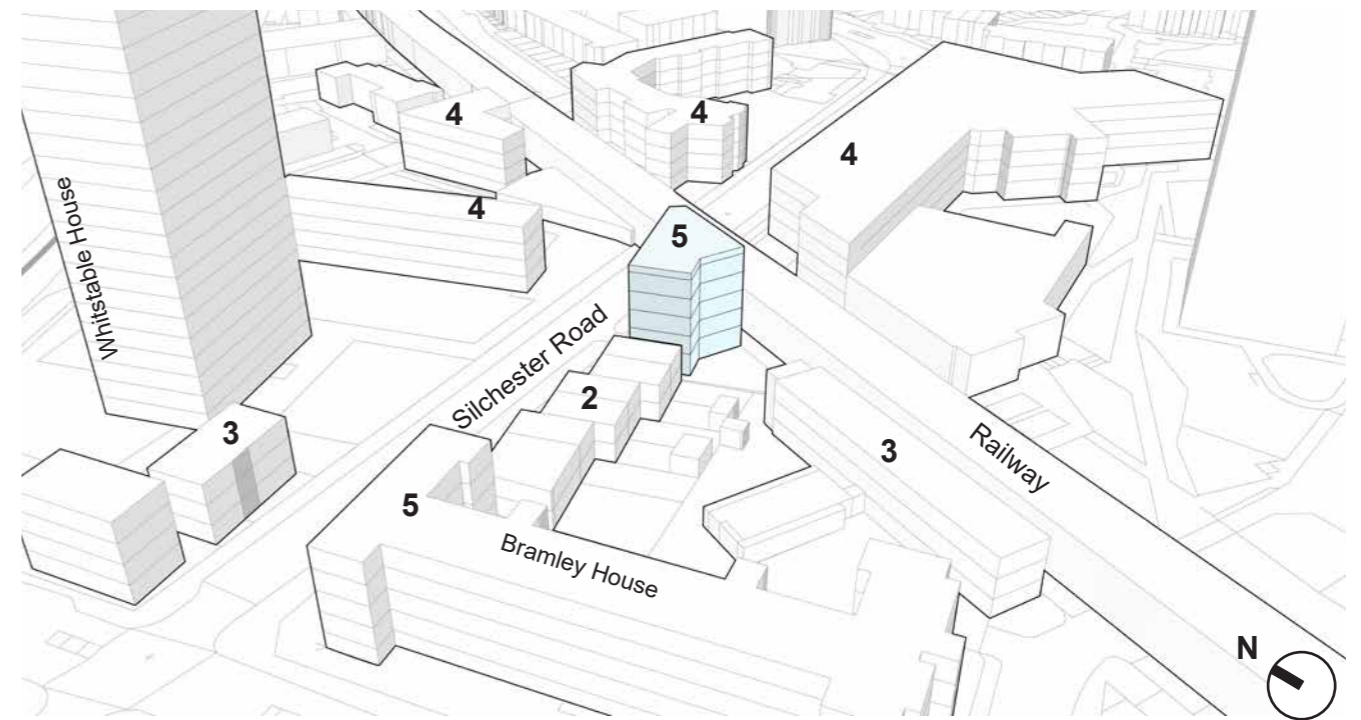
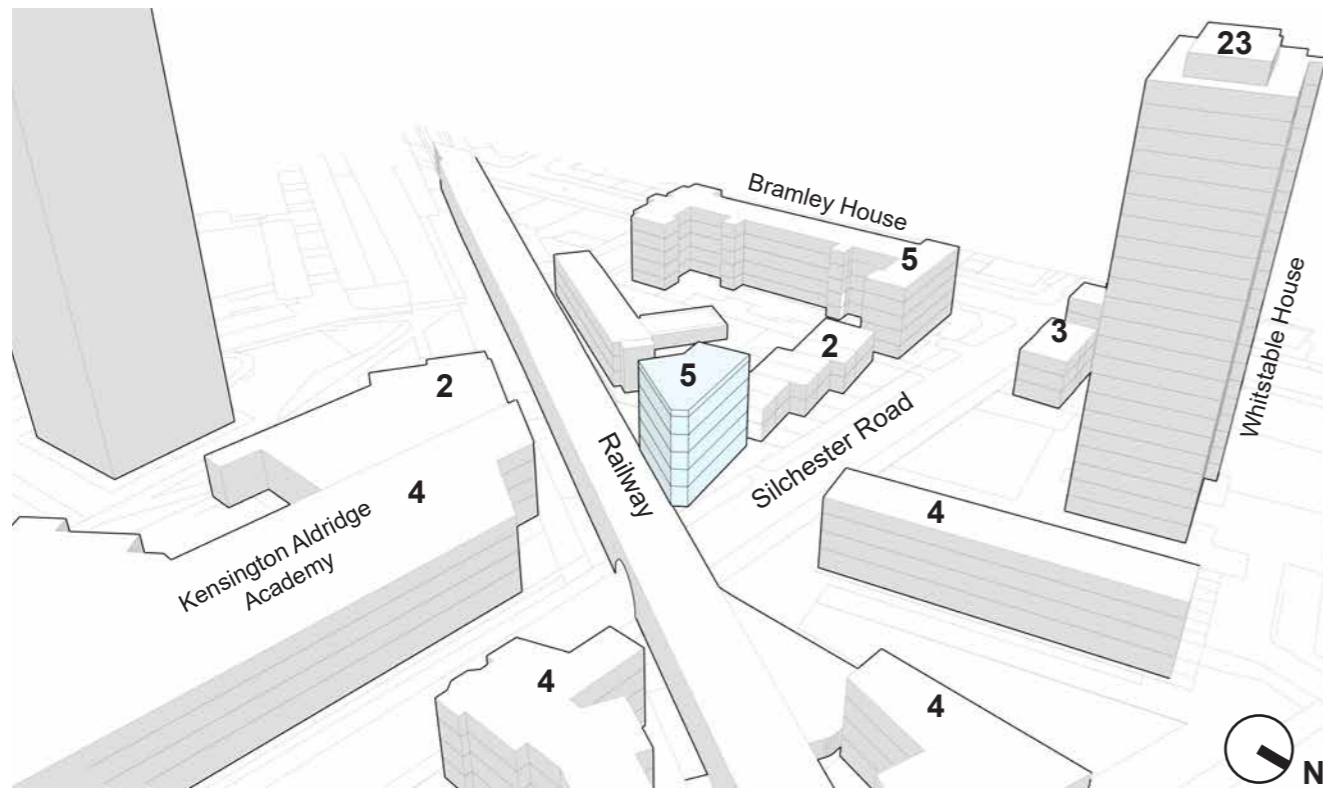
This building form is shaped to minimise daylight and sunlight/overlooking impact on neighbouring properties.

What is your preference?

Next, we explored the height of the building. We would like to hear your views on a number of alternatives set out in the next slides.

5 storeys

9 affordable homes



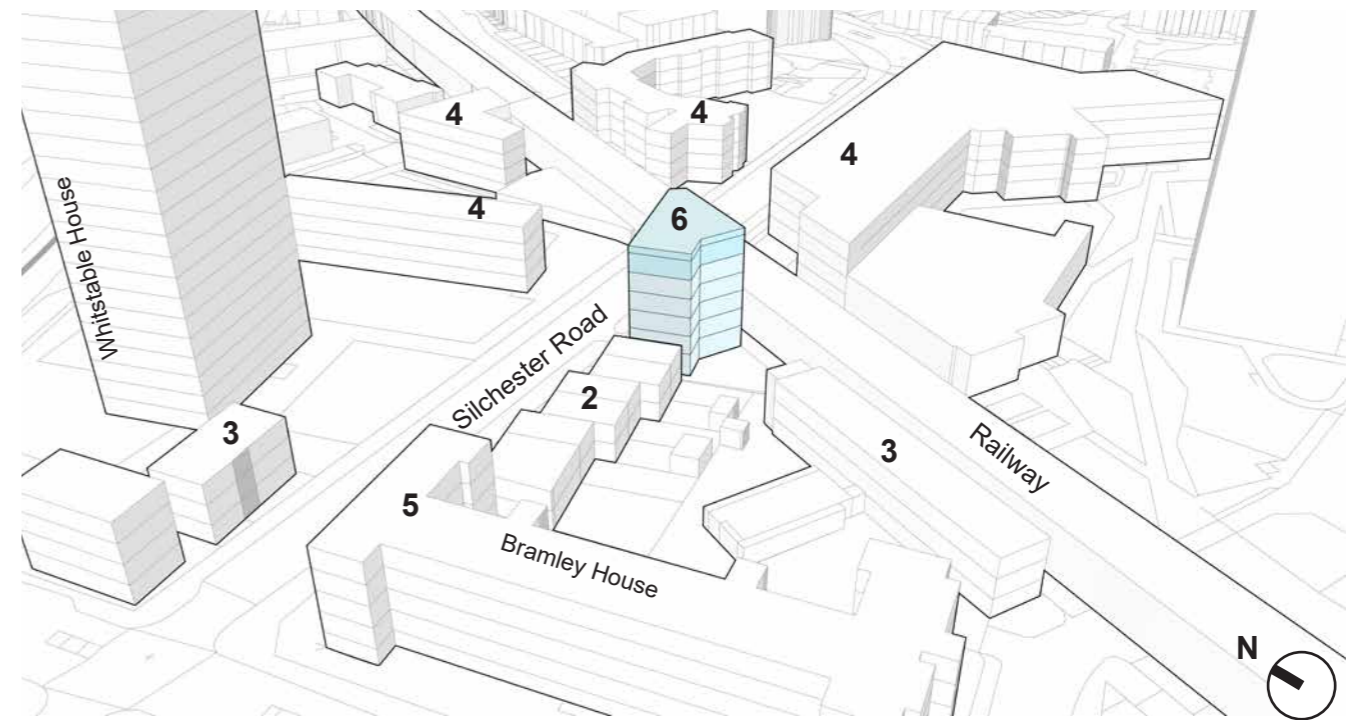
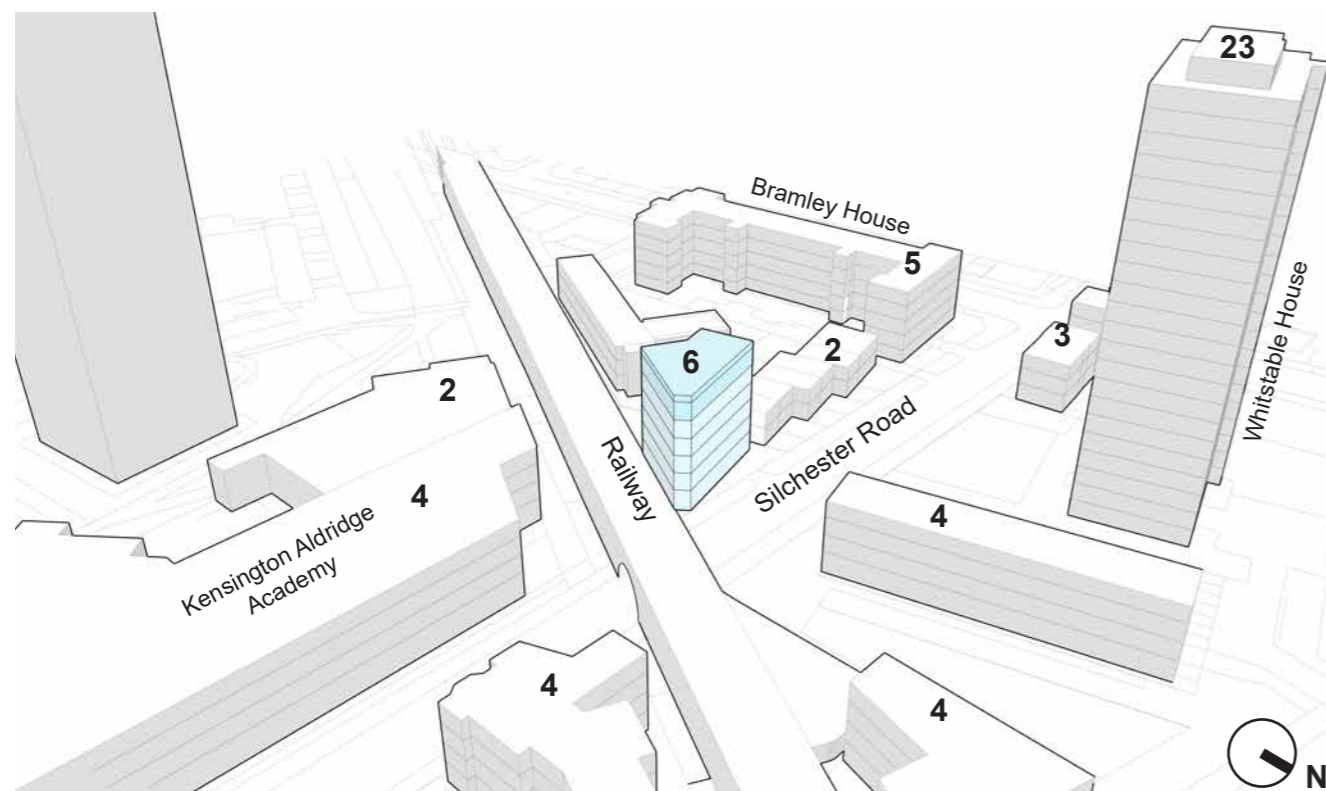
This option broadly aligns with the adjacent Bramley House, however it does not maximise the number of homes that we can provide on site.

What is your preference?

Next, we explored the height of the building. We would like to hear your views on a number of alternatives set out in the next slides.

6 storeys

11 affordable homes



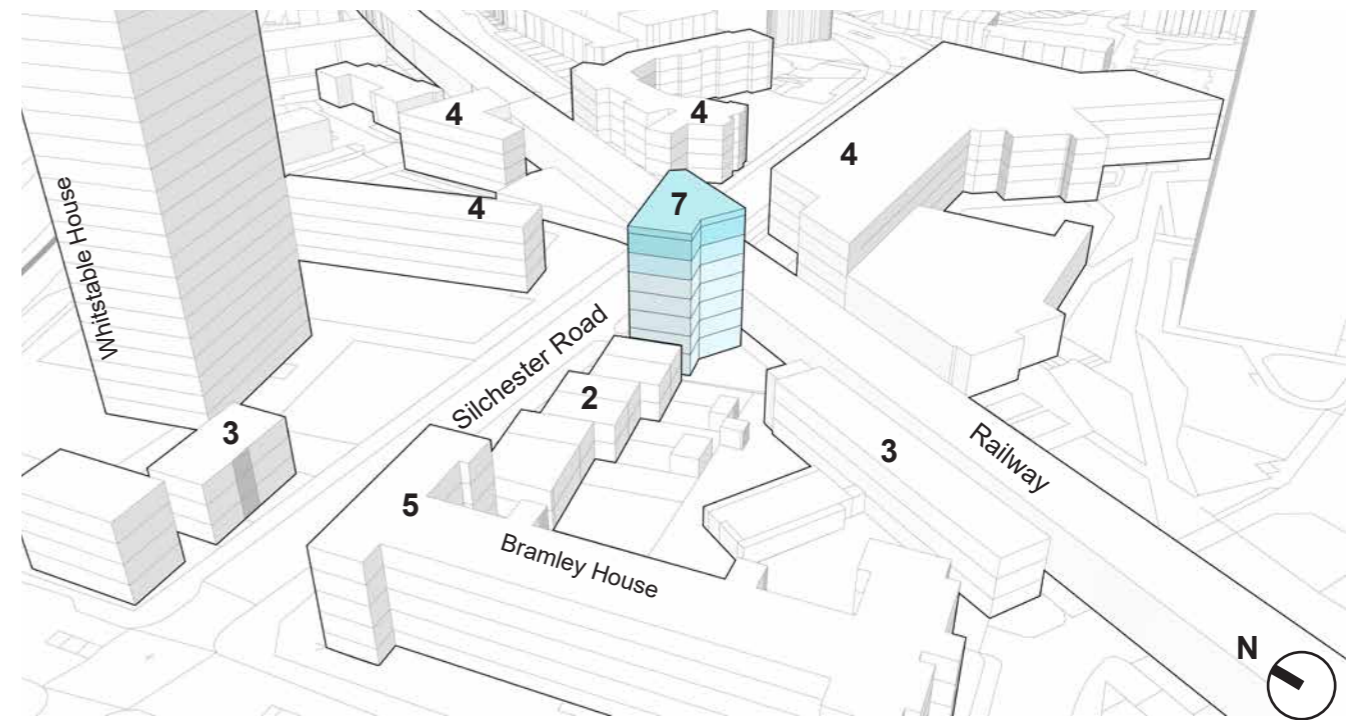
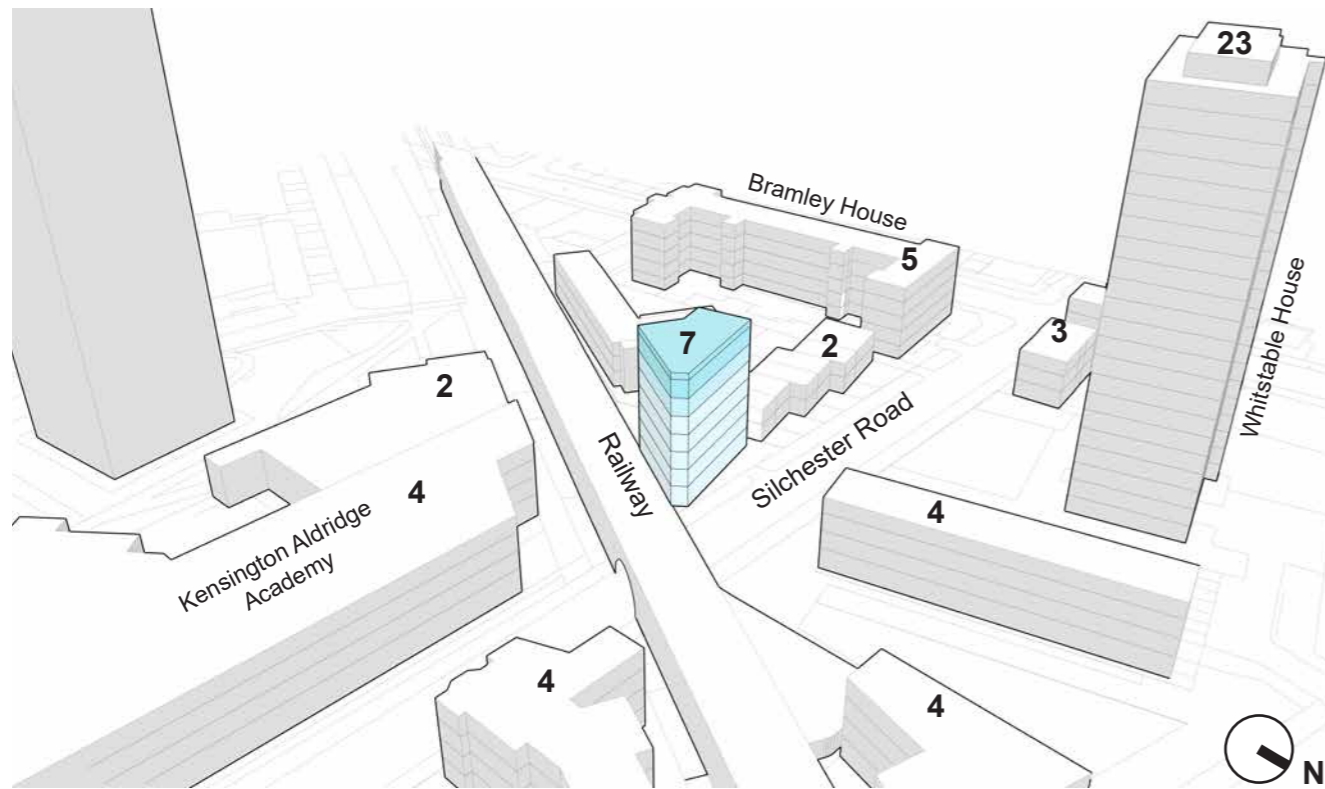
This option is slightly higher than Bramley House, but it provides 2 more homes than the previous option.

What is your preference?

Next, we explored the height of the building. We would like to hear your views on a number of alternatives set out in the next slides.

7 storeys

13 affordable homes



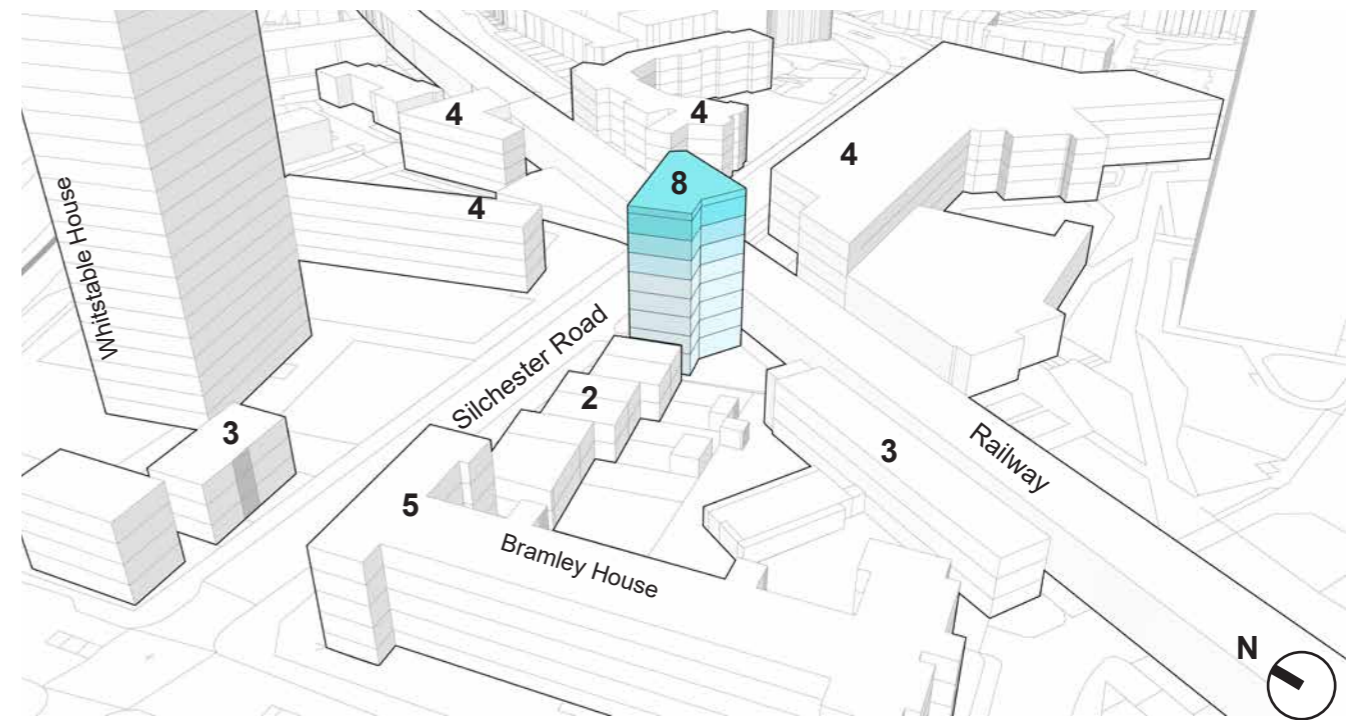
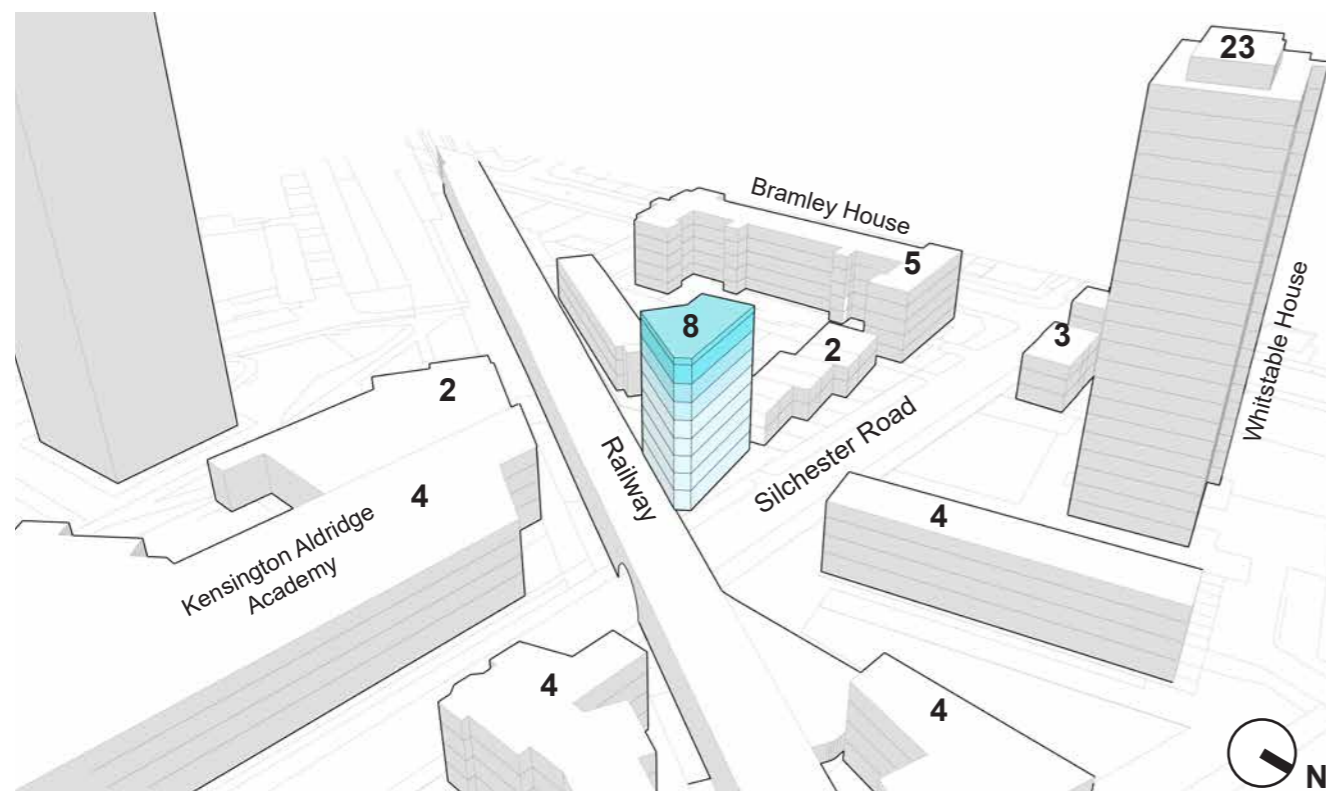
This 7 storey option is 2 storeys taller than the adjacent Bramley House, but provides 4 more homes than the 5 storey option. The scale and massing of the adjoining 2 storey homes is also a key consideration.

What is your preference?

Next, we explored the height of the building. We would like to hear your views on a number of alternatives set out in the next slides.

8 storeys

15 affordable homes



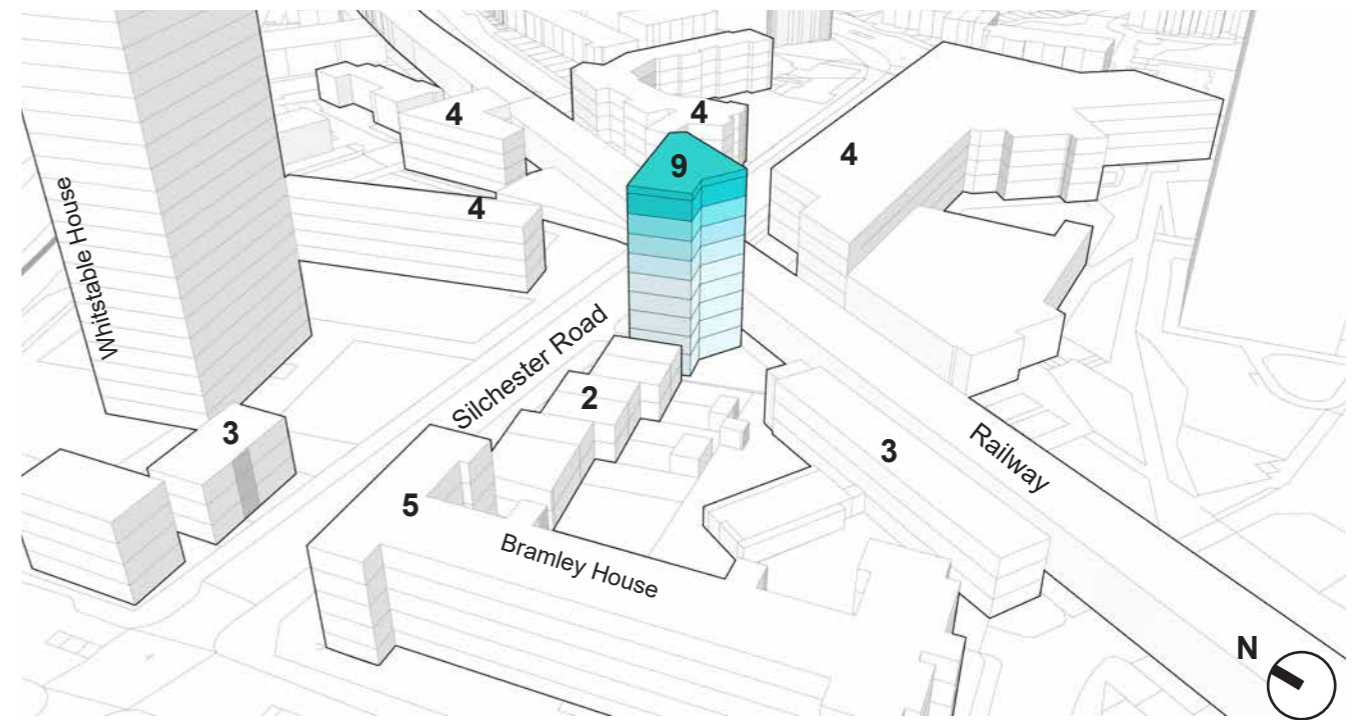
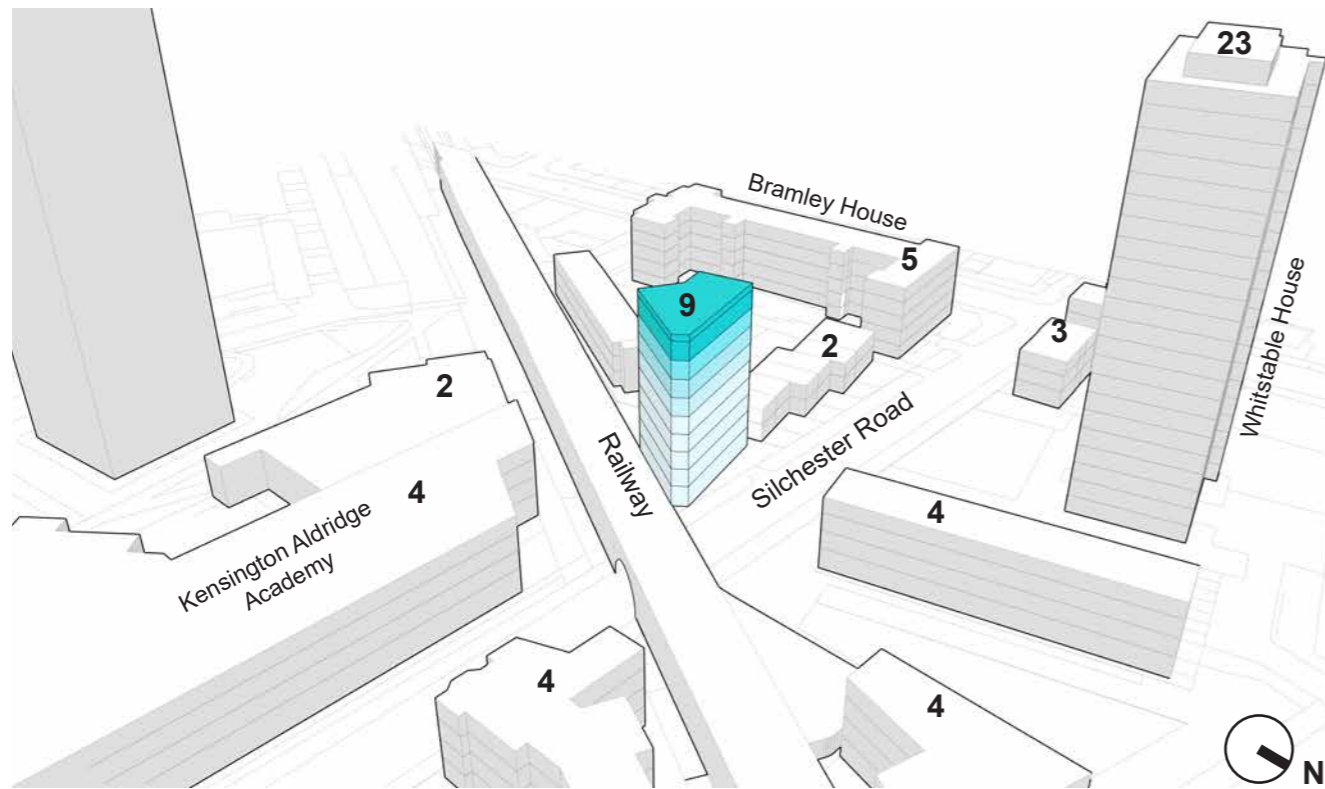
This 8 storey option is 3 storeys taller than Bramley House, however it provides 6 more homes than the 5 storey option.

What is your preference?

Next, we explored the height of the building. We would like to hear your views on a number of alternatives set out in the next slides.

9 storeys

17 affordable homes



Finally, this 9 storey option creates a relationship that transitions between Whitstable House (23 storeys) and Bramley House (5 storeys). It enables us to provide an additional number of affordable homes (total 17) to meet the need within the Borough. However, it is 4 storeys higher than the adjacent Bramley House, and as with the earlier options the immediately adjoining homes are a key consideration.

What is your preference?

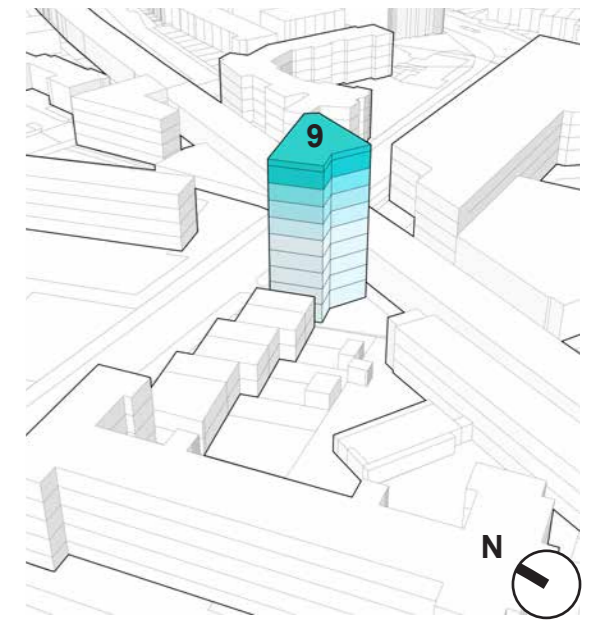
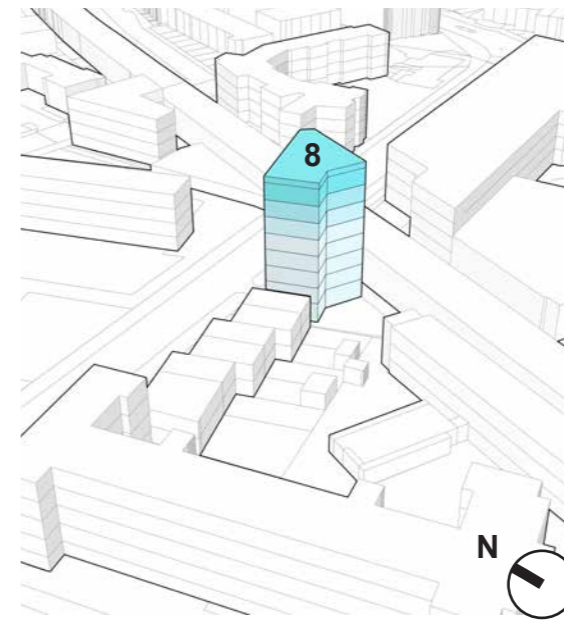
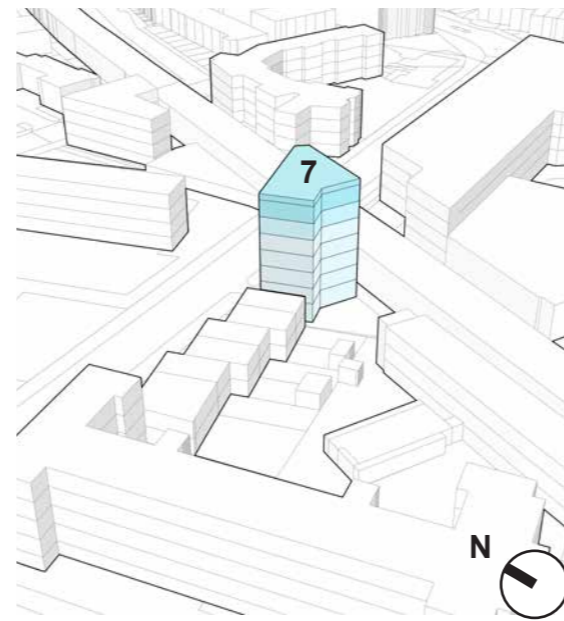
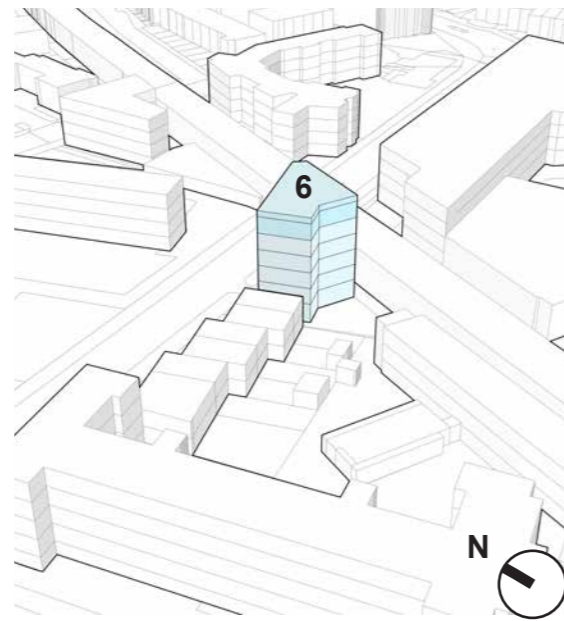
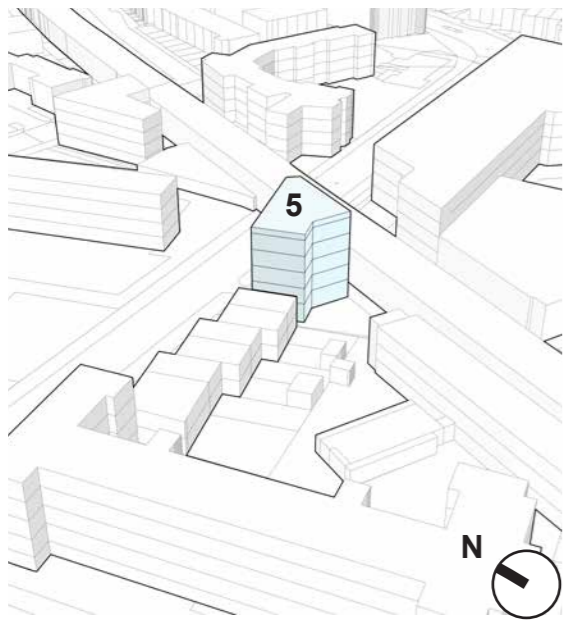
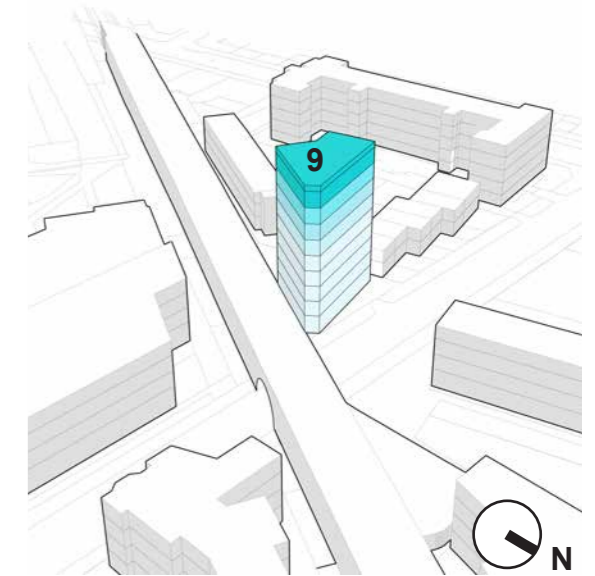
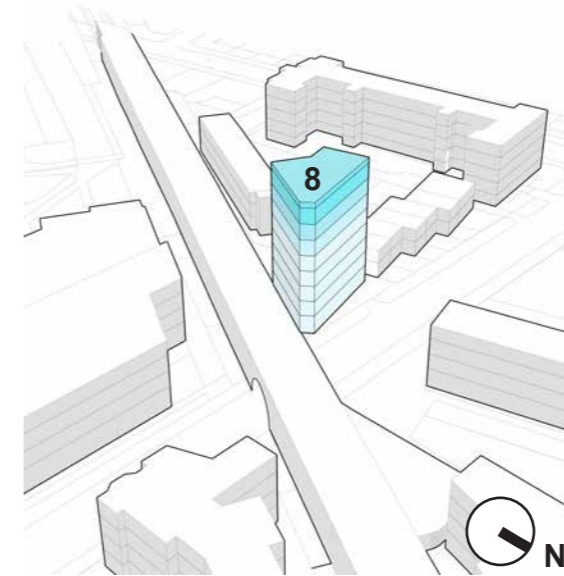
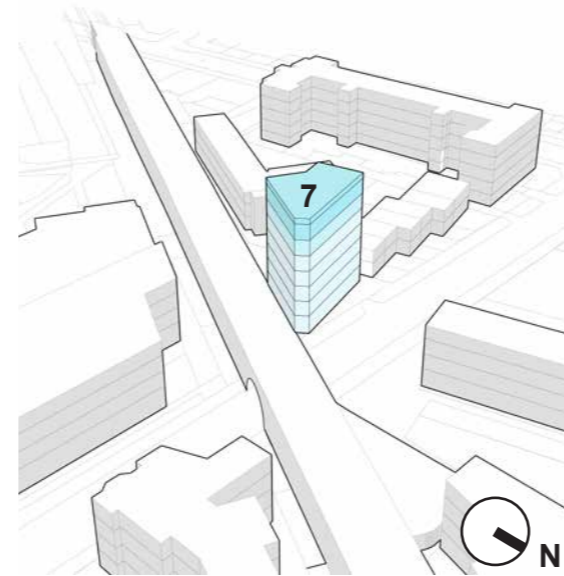
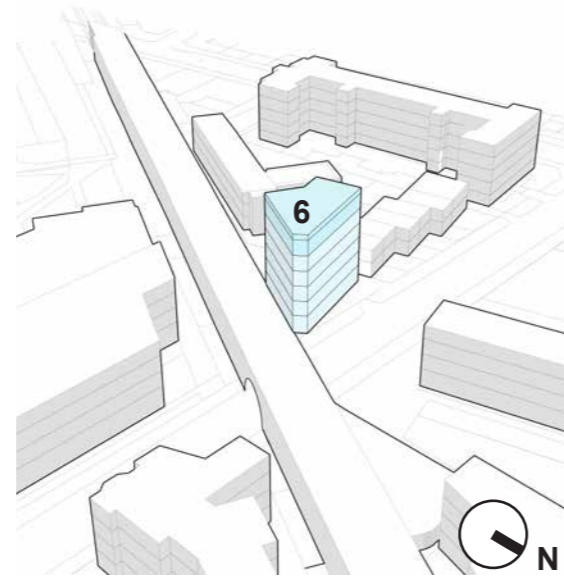
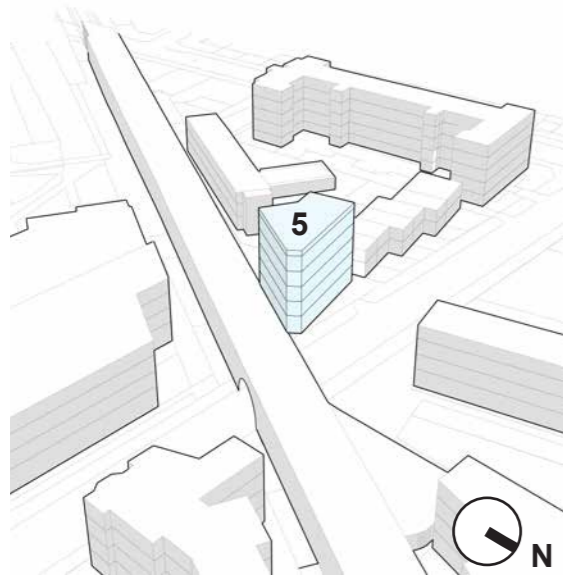
5 storeys

6 storeys

7 storeys

8 storeys

9 storeys



9 affordable homes

11 affordable homes

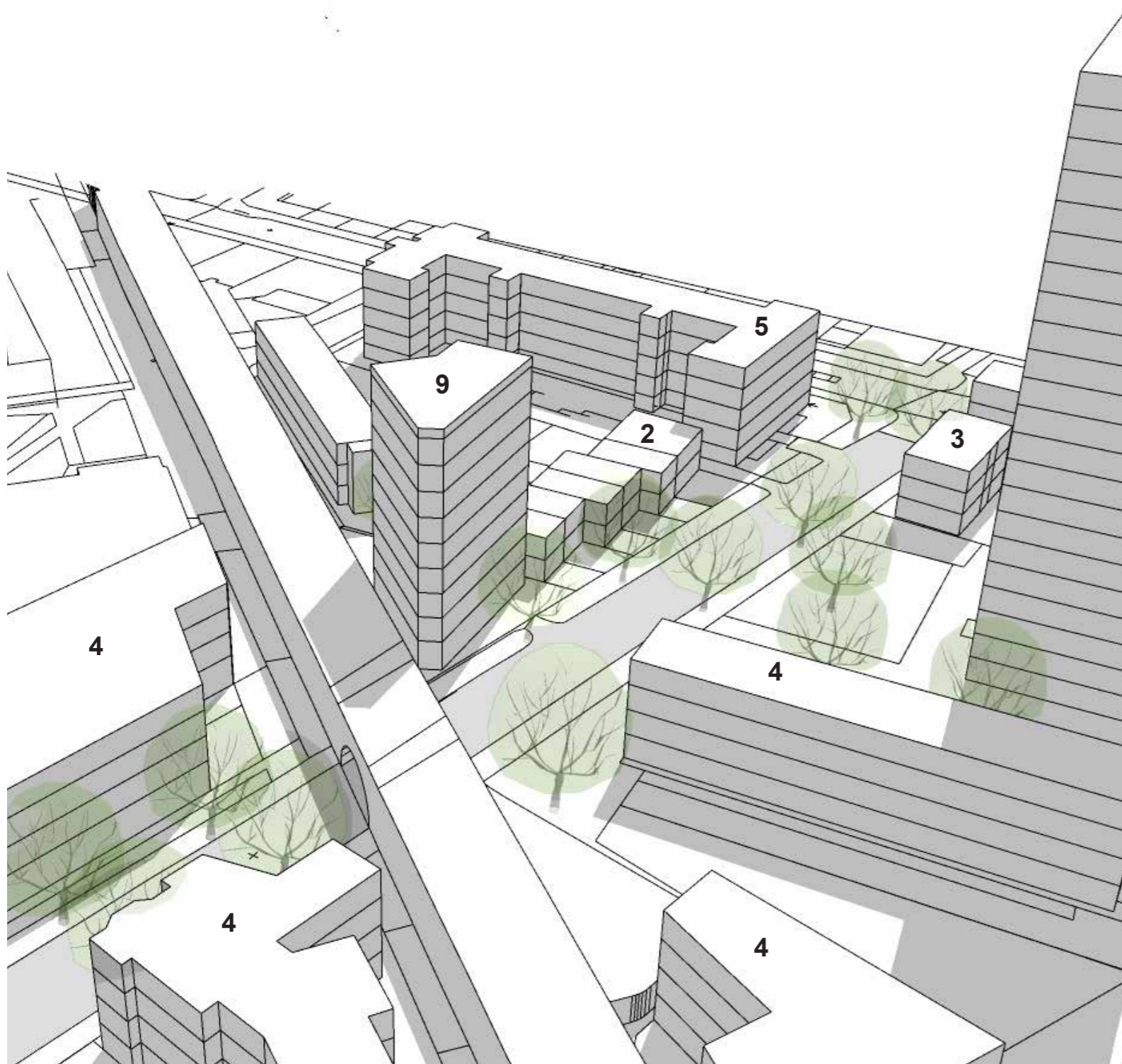
13 affordable homes

15 affordable homes

17 affordable homes

Please tell us what your preference is via the feedback form. You can find the link at the end of this presentation.

Maximising new homes



Maximum height option - 9 storeys

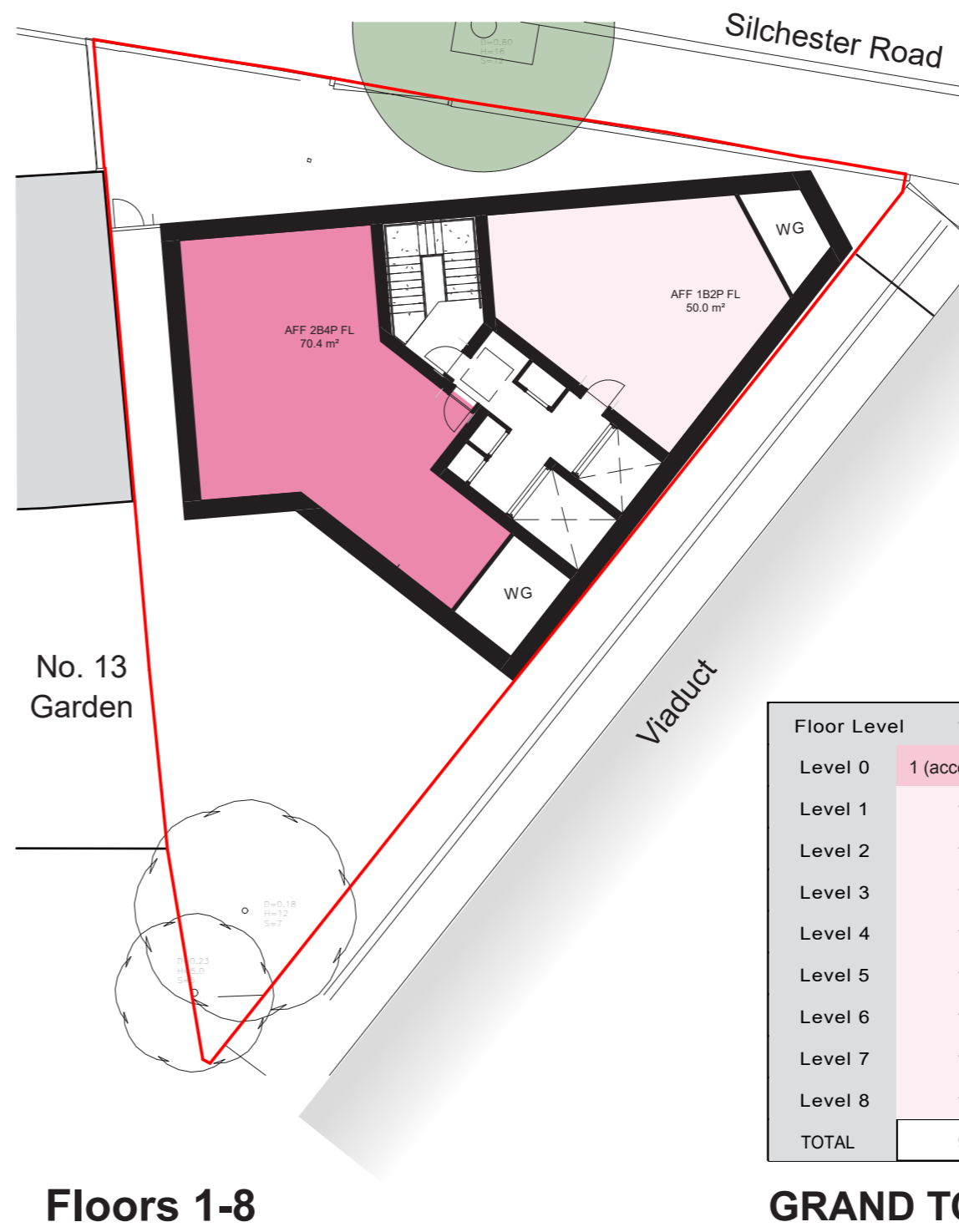
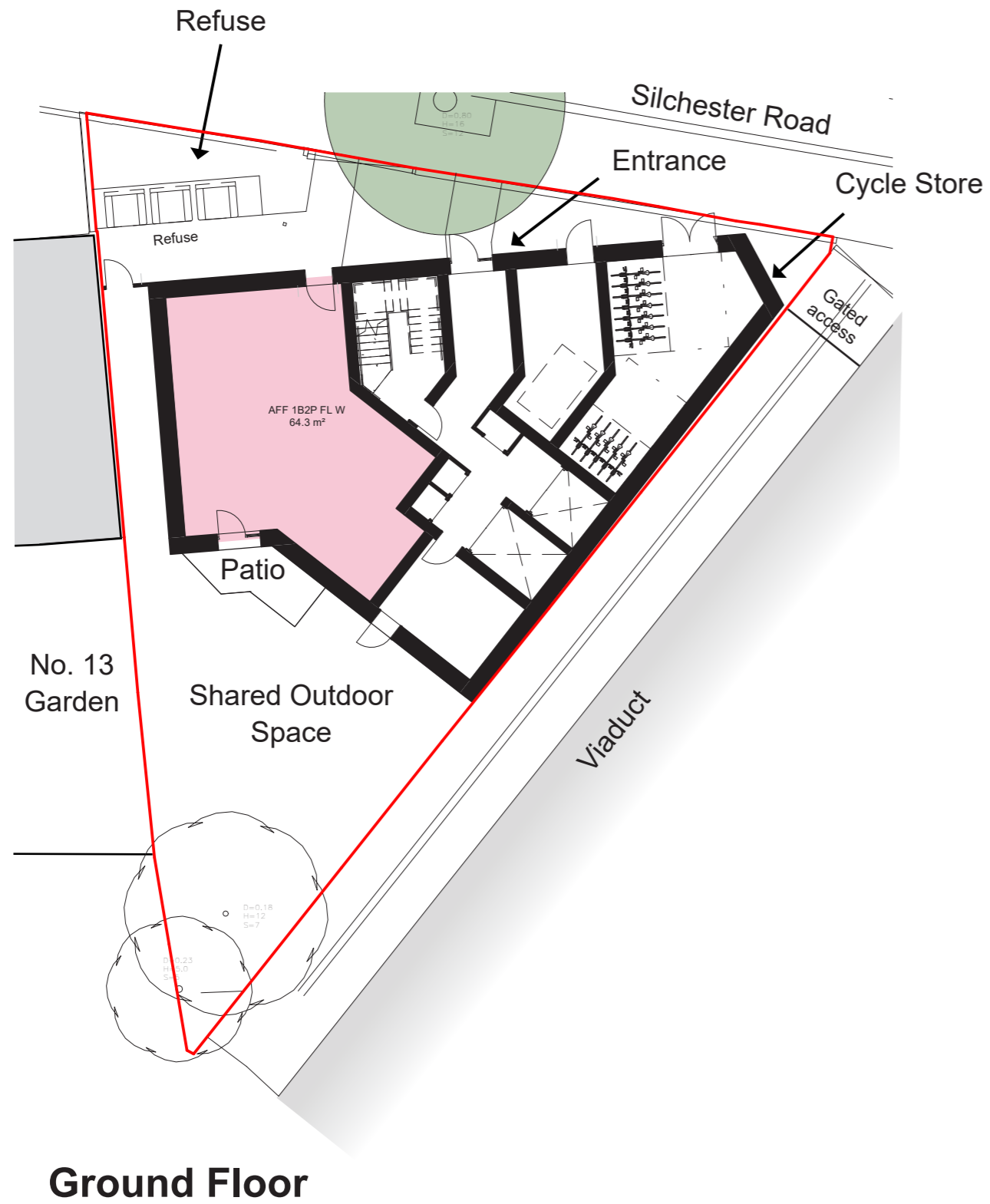
- The Council has **2,300 people on the waiting list** for housing and has secured funding from the Mayor of London to provide social rented homes on this site to help meet this need.
- The Silchester Arches site aims to deliver 100% affordable homes with the potential to be allocated via a local lettings policy.
- The proposed height in this option acknowledges the surrounding estate and Bramley House, in planning terms.
- The footprint of the building has been cut back to maximise daylight and sunlight being received by neighbouring properties and to retain the existing tree on Silchester Road. As such, the potential to increase the footprint to provide new homes is limited.
- This option would provide 17 new affordable homes to meet the need within the Borough.

We would like your feedback on how this emerging design responds to your comments before progressing the designs further.

Proposed building footprint - Plan View



Indicative Floor Plans and Number of New Homes

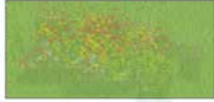





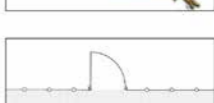


Floor Level	1B	2B
Level 0	1 (accessible)	0
Level 1	1	1
Level 2	1	1
Level 3	1	1
Level 4	1	1
Level 5	1	1
Level 6	1	1
Level 7	1	1
Level 8	1	1
TOTAL	9	8

GRAND TOTAL 17

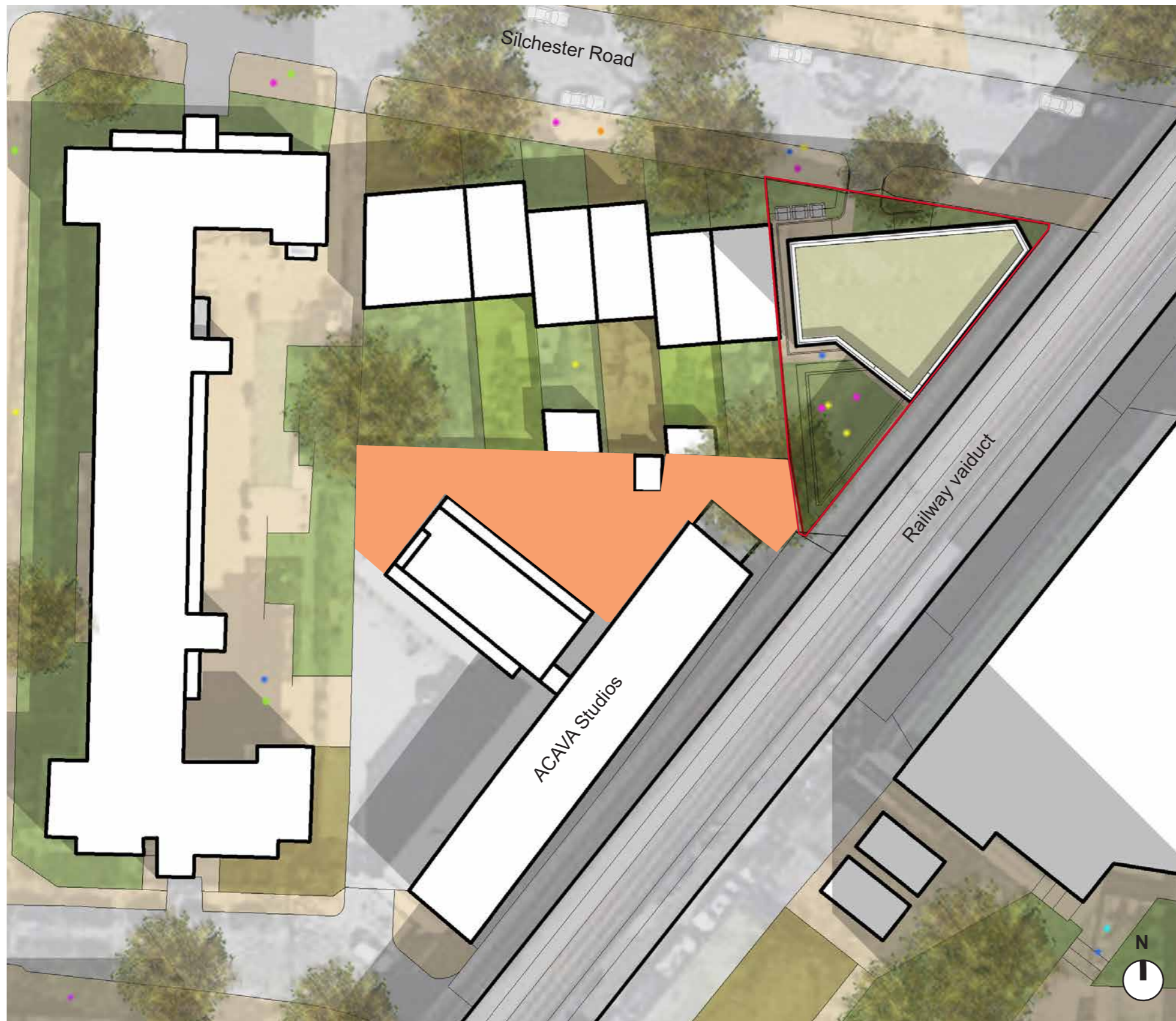
Proposed Landscape Plans



-  Shrub Planting
-  Resin Bound Gravel Path
-  Trees
-  Paving
-  Bench
-  Informal Play
-  Railing / gate



Site Opportunity



You told us that you would like us to explore better landscape treatment to the adjacent **ACAVA outdoor areas.**

We are in discussion with ACAVA regarding how this opportunity could be explored further to provide enhanced spaces and visual amenity.

These proposals would be treated separately from the new homes application for this site.

Landscape Proposal



Pedestrian Entrances



Buffer / Defensible planting to the street



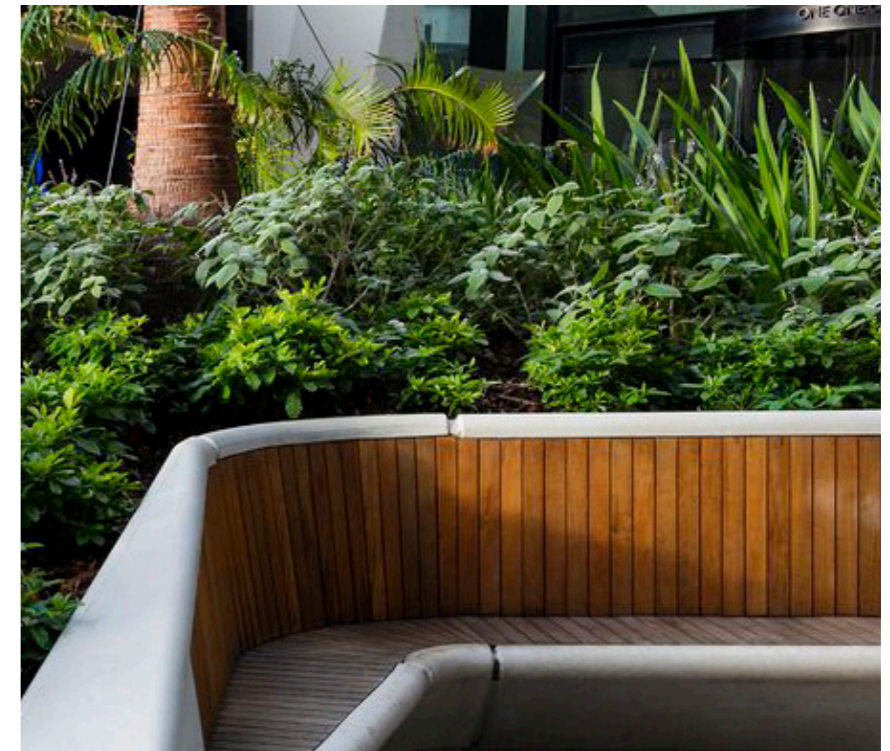
Rear garden appearance



Informal play - balance logs and timber 'stepping stones'



Informal play - timber logs



Precast concrete/timber bench integrated with raised planter

Building Materials - look and feel

Local brick textures & colours



Viaduct



Viaduct



2 storey houses

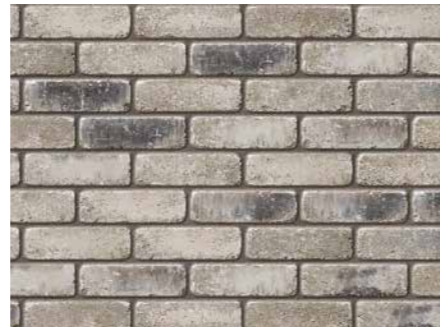


Bramley House



Arthur Court

Proposed brick



Proposed brick texture



sandstone brick

Precedents



Deep reveals



Activating the ground floor



Varied window positions



Simple window openings

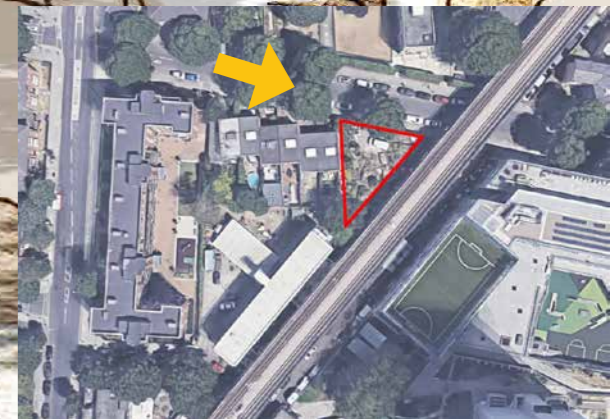


Feature brickwork

Proposed Street View 1- A view from Bramley Road (Maximum height option - 9 storeys)



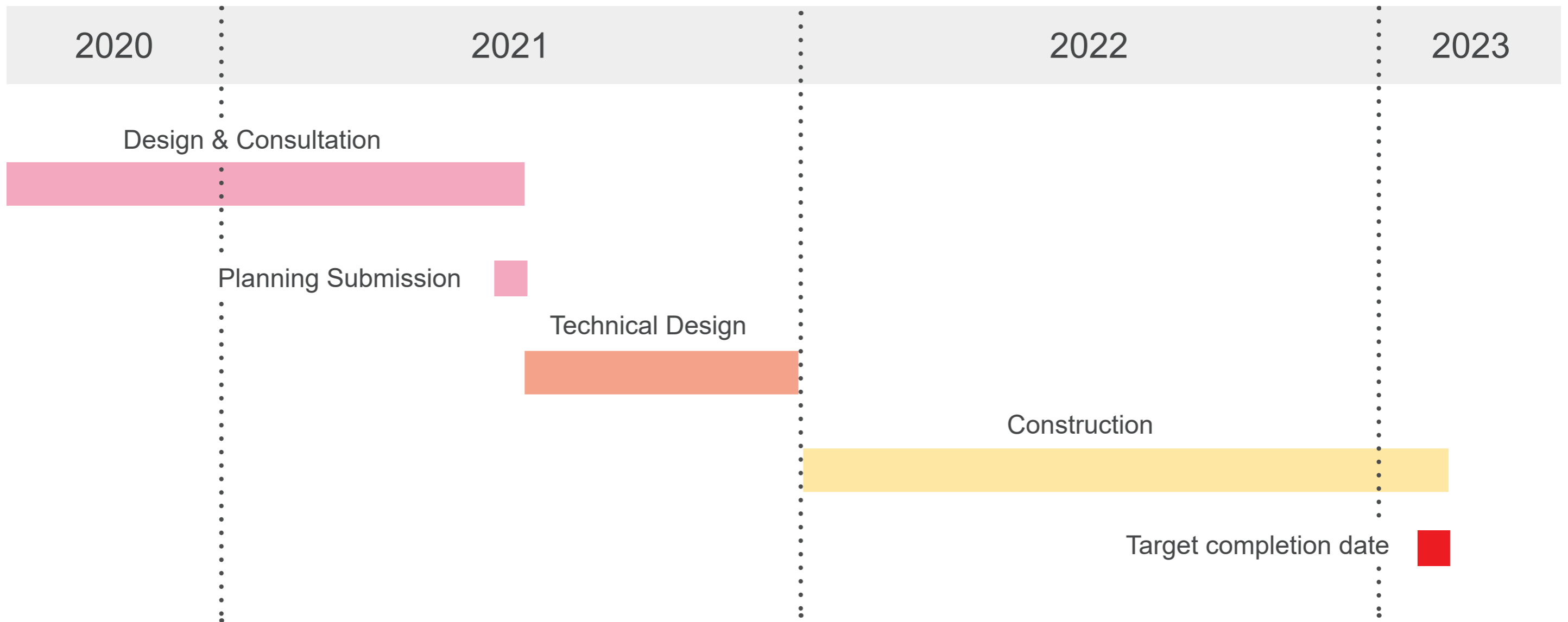
Proposed Street View 2 - Looking east from Silchester Road (Maximum height option - 9 storeys)



Proposed Street View 3 - A view from Silchester Road (Maximum height option - 9 storeys)



Target Delivery Programme



What are your views?

1. What are your thoughts on the height of the different options we have shown?
2. What are your thoughts on the footprint of the new building?
3. What do you think about the colour and type of brick for the elevations?
4. Do you feel that the proposal enhances the existing streetscape and immediate area?
5. What do you like about the proposals?
6. What do you not like about the proposals?
7. What are your thoughts on the opportunity to enhance the ACAA outdoor area adjacent to the site?

Please let us have your feedback on the proposals shown via our feedback form.

We want your feedback!

We want to understand what is important to you about the future of this site and the surrounding area.

You can leave your feedback via our feedback form located on the new homes Silchester Arches website.

We will be hosting virtual chat sessions where you will be able to discuss this presentation with members of the project team. You can attend either or both sessions:

Session 1: Thursday 25 March 2021 from 5:30pm - 6:30pm

Session 2: Saturday 27 March 2021 from 10:30am - 11:30am

You can access these and find out more about the proposals on the project website:

<https://www.rbkc.gov.uk/housing/new-homes-consultation/silchester-arches>

The website will also be updated regularly with details of our future consultation events.

For all enquiries please contact us via email at - newhomesenquiries@rbkc.gov.uk if you are having accessibility issues to view these materials presented or access to the feedback form hard copies can be requested via our email address. If you require the consultation materials in another language please call [07739317294](tel:07739317294) between 9am and 5pm. Please note these materials can also be provided in another language if required.

Thank you for watching.

You can find more details at
[www.rbkc.gov.uk/
new-homes-silchester-arches](http://www.rbkc.gov.uk/new-homes-silchester-arches)

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Silchester Arches new homes presentation appendix

- Following feedback we've received this week ahead of the online chat sessions, we understand that there are mixed feelings about the height of the proposed development on this site, and its impact on the immediate area. We will of course be taking on board everyone's feedback as part of the consultation.
- It is important for us to highlight that in order for the Council to address the urgent need for social rent homes in North Kensington, we need to maximise the number of homes that can be delivered on all the new homes sites, including Silchester Arches.
- We will also be exploring the option of a local lettings policy for Silchester Arches to help local people find social rented accommodation in this area.

