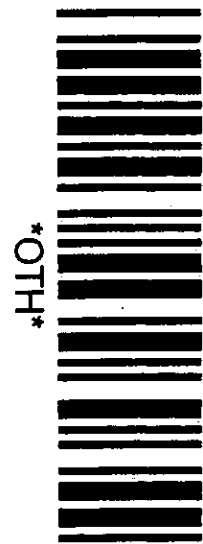


ROYAL BOROUGH
OF
KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



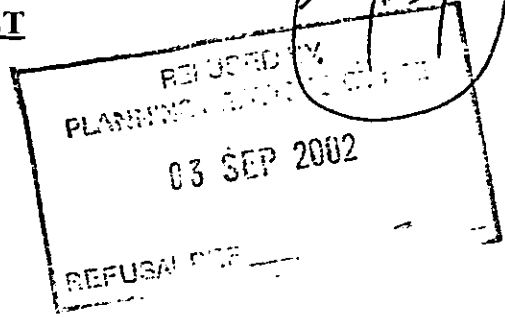
OTH

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Avanti Architects,
No. 1 Torriano Mews,
London
NW5 2RZ



APPLICATION NO: PP/02/00901

APPLICATION DATED: 19/04/2002

DATE ACKNOWLEDGED: 30 April 2002

APPLICATION COMPLETE: 29/04/2002

DATE TO BE DECIDED BY: 24/06/2002

SITE: Site at 7 Swanscombe Road, London, W11 4SU

PROPOSAL: Construction of residential development of 17 residential units comprising one, two and three bed units and provision for 11 off-street parking spaces. (MAJOR DEVELOPMENT)

ADDRESSES TO BE CONSULTED

- 1.
- 2.
3. AS TP 98/1388
- 4.
5. + Graham Davidson
6. Edward Woods Tenants and Residents.
7. Association T.R.A. Office
8. 20 Swanscombe Road
9. LONDON W11 4SS.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

Ms J. Boyle.
Edward Woods
Community Centre,
66-68 Norland Road
LONDON W11.

ya
30/4
X
(23)

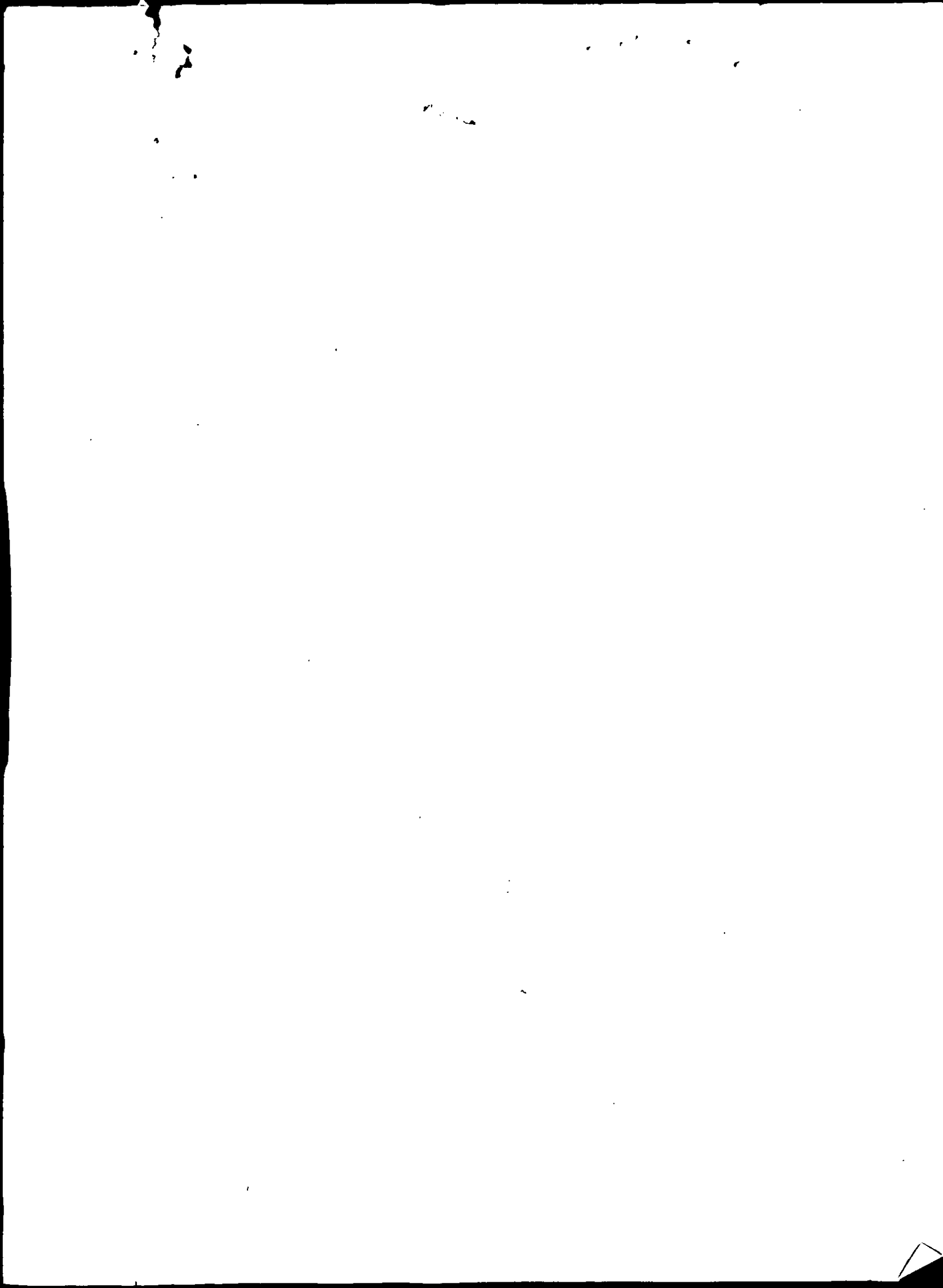
CONSULT STATUTORILY

- English Heritage Listed Bdgs - CATEGORY: ...
- English Heritage Setting of Bdgs Grade I or II ...
- English Heritage Demolition in Cons. Area ...
- Demolition Bodies ...
- DoT Trunk Road - Increased traffic ...
- DoT Westway etc., ...
- Neighbouring Local Authority ...
- Strategic view authorities ...
- Kensington Palace ...
- Civil Aviation Authority (over 300') ...
- Theatres Trust ...
- National Rivers Authority ...
- Thames Water ...
- Crossrail ...
- LRT/Chelsea-Hackney Line ...
- Victorian Society ...
- DTLR Dept. Transport Loc.Gov.& Regions ...

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health
- GLA - CATEGORY:
- Govt. Office for London
- Twentieth Century Society

✓
ya.
30/4.
✓



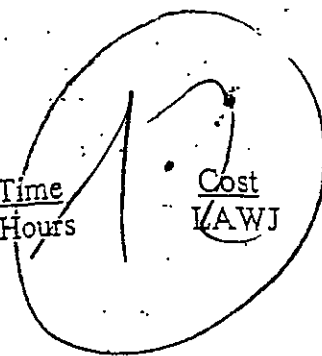
APPEALS TIMETABLE

ADMINISTRATION

Initials

Time
Hours

Cost
LAWJ



- (1) Notification of appeal to third parties
- (2) Pre Statement Inquiry/hearing
- (3) Preparation of Statement and Documentation
- (4) Notification of appeal decision

CASE OFFICER

- (1) Preparation /
 - (2) Meeting
- Legal
Counsel
Transportation
Design
Policy
BEHO
Other Parties

- (3) Statement
- (4) Public Inquiry/Local Hearing

Policy

Preparation
Meetings
Statement if applicable

Design

Preparation
Meetings
Statement if applicable

Transportation

Preparation
Meetings
Statement if applicable

TP Street 1 of 1.

PP 020901

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 7 SWANSCOMBE ROAD

SITE AT
NO 7 SWANSCOMBE ROAD.

POLLING DISTRICT F

- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St. Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic Use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
2																	

	Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable Rooms Proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area Proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces Required	
	Spaces Proposed	

Notes:

RBKC ARBORICULTURAL OBSERVATIONS

RBKC ARBORICULTURAL OBSERVATIONS			
Address	Application No.	DC Officer	Date of Obs
7 Swanscombe Road, W.11	98/1388f	SW	8/1/98
Development		Obj.	No Obj.
Residential		Objection	-----
Status of Tree(s):			
C.A. No.(if any)	T.P.O. No. & Details (if any)	Tree Work Applications	
No.2	-----	-----	
Comments :			

The tree standing in the south east corner of the site that is shown as being retained on drawing No. SWR/01 Rev B, is a semi mature Sycamore (DBH 40cm; H10m, CS 8m).

The tree appears healthy and its retention is desirable as it is the only tree of this size in the immediate area.

However there are a number of issues that need to be addressed to ensure the trees long term future.

1. The tree will need protection from damage throughout the duration of the development. This will require protective fencing to BS 5837 :1991 to be provided before development commences. Standard Condition C22 should be made to provide for the above.

2. The tree will require some pruning to contain its size. Standard Condition C23 should be made to ensure this is adequately controlled.

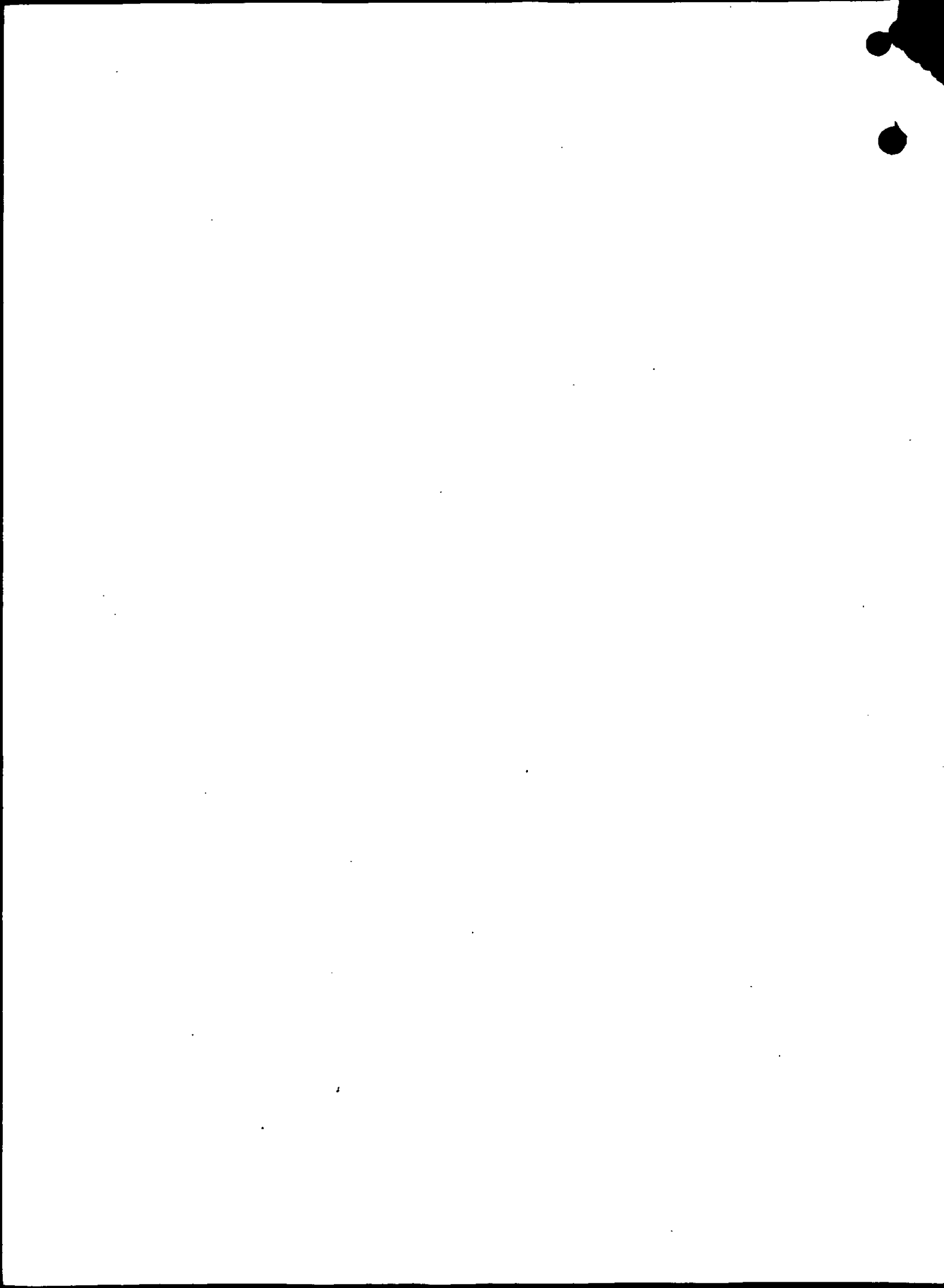
3. As shown the car parking spaces come up to the base of the tree. Highways have advised me that the minimum area needed to turn cars is six meters. At present 6.8 meters is shown as the turning area and it would be desirable if the edge of the parking bay is moved back by 0.8 m.

Also the surface of the parking area is of concern. Excavations for the construction of the spaces are likely to damage tree roots below and, being so close to the base of the tree this damage will have a serious affect on the trees health and stability.

Therefore it should be made a condition that no excavations within the trees canopy are permitted and that no levels are altered. Details of the construction method used in this area should be submitted in writing and approved by the Council's Arboriculturist before commencement of works. Also the surface of the three parking bays near the tree should be designed to allow for the presence of the trees roots. Alternatives exist to tarmac that allow air and moisture to reach the roots below. The Arboricultural Advisory And Information Service have produced a practice note- APN1 Driveways Close To Trees, which gives advice as to best practice and these principles should form the basis of any solution to the problem.

To allow for re-landscaping of the site Standard Condition C18 should be made for reason R18.

Signed: *Steven Parola* Date: *8/1/98*



15

AVANTI ARCHITECTS LTD		JOB NO: 0112			SHEET NO 1 Planning Application Issue																
DRAWING REGISTER & ISSUE SHEET		JOB TITLE: 7 SWANSCOMBE ROAD																			
		LONDON W11																			
NO	DRAWING TITLE	Scale	Sheet Size	DATE OF ISSUE																	
				Tick or revision letter																	
				19/04/02																	
GA01	Location & Site Plan	1:500	A2	/																	
GA02	Ground Floor & Site Plan	1:100	A2	/																	
GA03	First Floor Plan	1:200	A2	/																	
GA004	Second Floor Plan	1:100	A2	/																	
GA005	Third Floor Plan	1:100	A2	/																	
GA006	Fourth Floor Plan	1:100	A2	/																	
GA007	Roof Plan	1:100	A2	/																	
GA008	Elevations North & East	1:100	A1	/																	
GA009	Elevations South & West	1:100	A1	/																	
GA010	Street Elevations	1:500	A1	/																	
GA011	Typical Elevational Treatment	1:50	A1	/																	
GA012	Sections	1:100	A1	/																	
GA013	Light Angle Studies	1:200	A2	/																	
GA014	Site Plan as Existing	1:200	A3	/																	
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GA018																					
GA019																					
GA020																					
GA021																					
GA022																					
GA023																					
GA024																					
ISSUED TO		PURPOSE a Requested by b For Info Only c For Records d For Comment e Approval/Planning																			
		OF ISSUE f For Measurement g For Tender h For Contract Issue k For Construction																			
		e																			
		NO OF COPIES SENT																			
NHHO		2																			
A.L. SMITH		2																			
BRAND LEONARD		1																			
PLANNING		4																			
BUILDING CONTROL																					
CONTRACTOR / TENDERER																					

EX DIR	HDC	TP	CAC	AD	CLU	NO
R.B	K.C.	23	APR	2007	PLANNING	
N	C	SW	SE	APPT	IO	REC
				ARB	FPIN	DES
						FEES



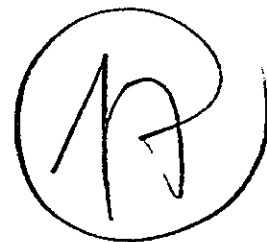
No 7 Swanscombe Road, London W11
A New Housing Development by NHHO

Schedule of Accommodation For the new Proposed Scheme of 17
units on Ground plus 4 storeys. Plus 11 Parking Spaces

Access Level & Block	Unit Number	Type	Net Area in Sq m	No Habitable Rooms	Affordable Homes
Block A GF	1	1 bed wheel	61	2	yes
Block A 1st	2	1bed	45.6	2	yes
Block A 1st	3	1bed	45.7	2	yes
Block A 1st	4	2bed	65.74	3	yes
Block A 2 nd	5	1bed	45.6	2	yes
Block A 2 nd	6	1bed	45.7	2	yes
Block A 2 nd	7	2bed	65.74	3	yes
Block A 3 rd	8	1bed	45.6	2	yes
Block A 3 rd	9	1bed	45.7	2	
Block A 3 rd	10	2bed	65.74	3	yes
Block A 4 th	11	3 bed	103.8	4	
Block B	12	3bed maisonette	94.7	5	
Block B	13	3 bed maisonette	94.7	5	
Block B	14	3 bed maisonette	94.7	5	
Block B 2 nd	15	2 bed	69.5	3	yes
Block B 3 rd	16	2 bed	63.8	3	yes
Link Flat Block A	17	2 bed Maisonette	65.17	3	

* Block A refers to block along Swanscombe Road

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		23 APR 2002			PLANNING	
N	C	SW	SE	APP	IO	REC
		ARR		PLANNING	SITES	



PP 020901

1 Torriano Mews
 London NW5 2RZ
 www.avantiarchitects.co.uk
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 t +44 020 7284 1616

Mr Brian Roche
 Royal Borough of Kensington and Chelsea
 Planning and Conservation
 The Town Hall
 Hornton Street
 London
 W8 7NX

24th April 2002

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B. K.C.	26 APR 2002			PLANNING			
N	C	SW	SE	APP	IG	REC	
			ARB	FPLN	DES	FEE	

Dear Mr Roche

Your ref: TP/PEND/BR
 Our ref: New Development at 7 Swanscombe Road, W11

£510.00 C/N 705364
 R/N
 0360895

I refer to our conversation of today regarding the required fee for the above application. We enclose an additional cheque to cover the increase in the planning fees which came into effect on the 1st April 2002. The cheque is for £510 which covers the difference in the increase from £190 to £220 multiplied by the number of units (7x£30). Please also find enclosed an additional 2 sets of the planning drawings as requested.

I also refer to our conversation regarding the parallel application to the London Borough of Hammersmith & Fulham. I confirm your assertion that the full planning fee paid for the application to the RBKC covers the fee for the secondary application to the LBH&F as the majority of the development falls within the RBKC.

I trust the above is in order. Please do not hesitate to call us if you need any further information.

Yours sincerely,


 Keyvan Lankarani

List of enclosures:

1. A cheque for £510
2. 2x copies of scaled drawings

CC Mr N Lane, Mr S Bhola Notting Hill Home Ownership

Directors
 John Allan
 MA/Edin
 BA Hons Dip Arch
 MA/Sheff Architect
 Richard Barton
 BA Hons
 B Arch Hons/Ncle RIBA
 John Cooper
 BA Hons
 Dip Arch/Cantab RIBA
 Justin De Syllas
 AA Dip MSc/UCL RIBA
 Geraldine O'Riordan
 B Arch/UCD RIBA
 Associate
 Claudia Bloom
 BA Hons/Sheff
 Dip Arch Hons/PNL RIBA

Avanti Architects Limited
 Registered in England
 under the Industrial and
 Provident Societies Act 1965
 Registration 23270R

18
PP020901

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Mr. Derek Taylor
Royal Borough of Kensington and Chelsea
Planning and Conservation
The Town Hall
Hornton Street
London
W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		23 APR 2002			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

19 April 2002

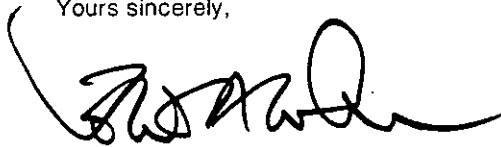
Dear Mr. Taylor

New Development at 7 Swanscombe Road, W11

I write further to our recent series of meetings with yourself and your colleagues regarding the above site, which effectively established that our amended proposals now meet with your general approval. We have incorporated all the points agreed in discussion into a final set of scheme drawings and now submit these together with the necessary supporting documentation as a formal planning application.

We shall be grateful if you will confirm the application has been formally registered and advise us when it may be expected to be put up for consent. Please contact us immediately if there are any further items of information you require.

Yours sincerely,



Directors
John Allan
MA/Edin
BA Hons Dip Arch
MA/Sheff Architect
Richard Barton
BA Hons
B Arch Hons/Ncle RIBA
John Cooper
BA Hons
Dip Arch/Cantab RIBA
Justin De Syllas
AA Dip MSc/UCL RIBA
Geraldine O'Riordan
B Arch/UCD RIBA
Associate
Claudia Bloom
BA Hons/Sheff
Dip Arch Hons/PNL RIBA

John Allan

List of enclosures:

1. A copy of the written description of the scheme
2. A copy of the accommodation schedule
3. A copy of drawing issue sheet
4. 4 x copies of the filled in appropriate forms
5. A cheque for £3230.00 (17x£190)
6. 4x copies of scaled drawings
7. 2 copies of the site photographs
8. 2 copies of Sun Path and Shadow Studies

CC Mr N Lane, Mr S Bhola Notting Hill Home Ownership
Mr Finlayson The London Borough of Hammersmith & Fulham

Avanti Architects Limited
Registered in England
under the Industrial and
Provident Societies Act 1965
Registration 23270R



NEW DEVELOPMENT AT 7 SWANSCOMBE ROAD, LONDON W 11

This report accompanies a Planning Application made on behalf of Notting Hill Home Ownership by Avanti Architects Ltd and should be read in conjunction with the drawings attached to the application.

Introduction

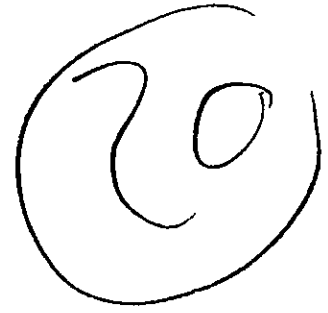
The site, formerly occupied by the Sheepshank Public House, lies substantially within the Royal Borough of Kensington & Chelsea with a small portion across the boundary with the London Borough of Hammersmith and Fulham. It has been the subject of a previous planning consent for a redevelopment scheme that proved technically unfeasible due to the discovery of significant underground services within the footprint of the proposed buildings. That scheme was accordingly abandoned, and the site owners Notting Hill Home Ownership, commissioned a fresh scheme by Avanti Architects.

The scheme submitted for Planning Consent has followed considerable detailed consultation with the Planning and Conservation Department of RBKC from summer 2001 through Easter 2002 and addresses all the issues covered in consultation to the satisfaction of the Department.

The site and its context

The site lies at the western end of Swanscombe Road at its intersection with the northern end of the now defunct Norland Road. It marks the point at which the 19th century Norland Estate fragments into the modern developments of the post-war period, and is dominated by three 24 storey tower blocks of the Edward Woods Estate alongside the West Cross Route (M41). The orderly urban pattern of the Norland Conservation Area effectively ends at the west edge of St Anne's Villas, such that the urban 'block' that includes the site is neither a complete unit of the Norland Estate nor fully absorbed by the Edward Woods Estate. In other words the site sits on an urban fault line.

The buildings immediately surrounding the site thus belong to no single period or style. Going anti-clockwise around the block, there are the 19th century neo-gothic villas in St. Anne's Villas, (described as 'eccentricities' in the Conservation Area Policy Statement), a fairly recent single house (No.1 Swanscombe Road) inserted into the back garden of the last villa (which significantly does not 'turn the corner' but stops with a plain gable wall), a recently completed workshop/ office in front of the former organ factory, itself now converted into an art gallery and private residence, the present site formally occupied by a pub, a 1970s community hall and its annex, a Sikh Temple, in an orientalist neo-Rococo style, and the terrace of 19th century houses returning along Queensdale Road.



Opposite the site is the substantial 5 storey block of shops and flats of Edward Woods Estate leading towards the open space edged on the west and north by the main bulk of the rest of this estate. From this heterogeneous assortment it is clear that the piecemeal formation of the site context results from each element responding to the circumstances and requirements of its own development, with little or no relationship to adjacent buildings.

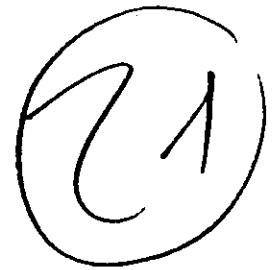
Interpreting the urban context

The proposed scheme seeks to gather these disparate ingredients together and make sense of the context through a combination of site layout, varying scale and architectural form. Apart from the wide variety of building sizes and styles the dominant aspect of the context is this intersection of different urban geometries. Specifically, these are represented a) by the extended axis of St. James Gardens and b) by the oblique line of the former Norland Road, routed ultimately from the large roundabout at the west end of Holland Park Avenue. These are the plan generators of the new development.

The proposed scheme – Urban Design

The proposed scheme takes the intersecting lines of these two geometries and binds them into a composite block, comprising 3 and 4 storey tranches, with a recessed penthouse level. The staircase and lift core are located between the two main elements. The old Norland Road axis is reflected in a north-south block that observes the building line of the adjacent Community Hall. The Swanscombe Road axis is continued in an abutting east-west block which points towards the 24 storey towers of Edward Woods Estate. It is terminated in a curved form to acknowledge its position as the final piece on the long east-west axis of St. James Gardens, and to mark the turning point at its apex. This pivotal urban position, and the greatly increased size of the buildings to the west and north, are factors to which the development seeks to respond as well as addressing the smaller scale buildings on the south-east side of Swanscombe Road.

At the north-east corner of the site the development is closely related in scale and modelling to the adjacent, recently built, gatehouse building on Swanscombe Road. The building reduces to three storeys to equate to the ridge line of the gatehouse and is set back at the 2nd floor level in order to be contained within its gable line. This effects a scale transition from the gatehouse westwards through the development towards the larger scale of the other buildings in the context. The main block is also raised on pillars, architecturally to enter into dialogue with the building opposite, and technically to bridge over and avoid disturbing the underground services. At eye level on the street this device also serves to proclaim the corner, signalling the large open space south-west of Swanscombe Road and allowing views under the block at the intersection of the two axes.



The composite block creates two external spaces, a communal garden area (edged by gardens for the townhouses) open to the west, and a mews courtyard to the east contained by the existing wall of the adjacent former organ factory. The western foreground of the scheme is treated as a new landscaped area with grass, shrubs and trees, and although secured with railings at the site boundary, will merge visually with the larger area of public gardens in front of the Edward Woods blocks. The courtyard is reached under the archway of the link block.

The proposed scheme – Accommodation and Architectural Design

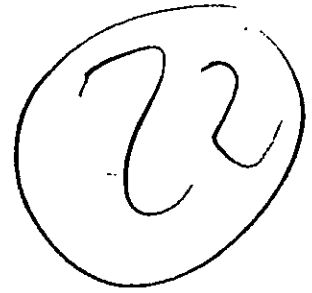
The development contains a total of 17 units in a variety of dwelling types and sizes. The units range from family townhouses with private gardens, to 1-,2-, and 3 bedroom apartments (all with balconies) and a rooftop penthouse. 11 units of affordable housing, including a disabled access unit, are included in the dwelling mix, and all units have habitable rooms of good sizes and proportions. (See Accommodation Schedule.)

Two units have direct access from Swanscombe Road - the link block next to the gatehouse, and the disabled unit at ground floor, thereby giving a measure of passive surveillance to the scheme at street level. The remaining development is approached from a secure access point on Swanscombe Road leading under the link block firstly to a covered entrance porch and lift hall serving the flats, then on to the three townhouses. At upper levels the lift/stair core, which receives natural light from the west, serves three units per floor on the first and second floor levels, four units on the third floor level, and two units on the fourth floor. Habitable rooms are generally arranged to face outwards, with only service rooms on the east elevation to avoid any problems of overlooking to or from the neighbouring properties on this side. The development also complies with the relevant requirements in respect of light angles in relation to all neighbouring properties.

A variety of exterior materials is proposed, both to reflect the composite identity of the block and to relate to the range of materials found in the neighbouring buildings, which includes brickwork, tile, render and panelling. The building plinth from ground to first floor level will be of brickwork, while the main block will be faced with modular rainscreen tiles, with render elsewhere. This treatment serves to articulate the different sections of the building form and also give a sense of scale to the development as a whole. Velfac metal sheathed timber windows are proposed, and architectural metalwork trims will be in powder coated aluminium.

Parking and External Works

Provision is made for 11 off-street parking spaces to meet the prescribed Borough policy, 3 bays being located under the block along Swanscombe Road where there is an existing



crossover and where building is in any case prevented by the underground services. A further 5 spaces are laid out in the rear courtyard, with 3 more being integral with the townhouses.

The site area will be secured with custom designed metal railings, and controlled gated access and will be laid out with a full scheme of hard and soft landscaping and planting. The refuse enclosure will be constructed in brickwork matching the base of the main block. A secure storage facility for bicycles is also provided at the rear of the courtyard. Tree and shrub planting will be introduced along the west edge of the site where this is not inhibited by the underground services.

23

AVANTI ARCHITECTS LTD JOB NO: 0112 SHEET NO 1 Planning Application Issue

DRAWING REGISTER & ISSUE SHEET JOB TITLE: **7 SWANSCOMBE ROAD LONDON W11**

NO	DRAWING TITLE	Scale	Sheet Size	DATE OF ISSUE															
				Tick or revision letter															
				19/04/02	24/04/02														
GA01	Location & Site Plan	1:500	A2	/	/														
GA02	Ground Floor & Site Plan	1:100	A2	/	/														
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DIR						AK
R.B.						
K.C.		28	APR	2002	PLANNING	

N	C	SW	SE	APP	IO	REG
			ARB	FPLN	DES	FEEs



No 7 Swanscombe Road, London W11
A New Housing Development by NHHO

Schedule of Accommodation For the new Proposed Scheme of 17
units on Ground plus 4 storeys. Plus 11 Parking Spaces

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Block A 2 nd	6	1bed	45.7	2	yes
Block A 2 nd	7	2bed	65.74	3	yes
Block A 3 rd	8	1bed	45.6	2	yes
Block A 3 rd	9	1bed	45.7	2	
Block A 3 rd	10	2bed	65.74	3	yes
Block A 4 th	11	3 bed	103.8	4	
Block B	12	3bed maisonette	94.7	5	
Block B	13	3 bed maisonette	94.7	5	
Block B	14	3 bed maisonette	94.7	5	
Block B 2 nd	15	2 bed	69.5	3	yes
Block B 3 rd	16	2 bed	63.8	3	yes
Link Flat Block A	17	2 bed Maisonette	65.17	3	

* Block A refers to block along Swanscombe Road

