Kensal Green Gasworks

8. DESIGN CODE

JUNE 2025

Prepared by
Pilbrow & Partners
on Behalf of St William

1. Planning Statement
2. Development Specification
3. Statement of Community Involvement
4. Community Space Audit
5. Tree Survey / Arboricultural Impact Assessment
6. Biodiversity Net Gain Assessment
7. Environmental Statement
8. Design Code
9. Design & Access Statement
10. Kensal Green ES Vol3 Townscape and Visual Impact Assessment
11. Heritage Statement
12. Archaeology Assessment
13. Daylight, Sunlight and Overshadowing
14. Land Contamination Assessment Preliminary Risk Assessment
15. Flood Risk Assessment & Drainage Strategy
16. Energy Assessment
17. Sustainability Statement
18. Overheating Assessment
19. Pre-Demolition Audit
20. Whole Life Cycle Carbon Assessment
21. Circular Economy Statement
22. Construction Environmental, Construction Traffic and Construction Logistics Management Plan
23. Delivery and Servicing Plan
24. Transport Assessment
25. Site Waste Management Plan
26. Fire Statement
27. Qualitative Design Review

Developer	**St Wiliam**
Architect	**Pilbrow & Partners**
Archaeology	**PCA**
Community Engagement	**Iceni Engagement**
Daylight, Sunlight & Overshadowing	**EB7**
EIA	**Temple**
Energy, Sustainability & Overheating	**Hodkinson**
Fire Engineer	**Introba**
Heritage	**Smith Jenkins**
Land Contamination	**Tetra Tech**
Landscape Architect	**Gillespies**
MEP	**Vector Design**
Planning Consultant	**DP9**
Structural, Civil and Drainage Engineer	**PTA**
Transport and Waste	**SLR**
TVIA	**Tavernor Consultancy**
Visualisation	**Rockhunter**
Wind Engineering	**RWDI**

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1. Introduc

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1.1 Executive Summary

These Design Codes have been prepared by Pilbrow & Partners Architects on behalf of St William Homes LLP in support of a Hybrid Planning Application for the redevelopment of the Kensal Green Gasworks (KGG) site which lies within the Royal Borough of Kensington and Chelsea (RBKC).

The Design Codes are submitted for approval and, together with the Parameter Plans, provide the primary design information to inform the preparation of subsequent phased Reserved Matters Approval (RMA) Applications.

The Design Codes only apply to the outline component of the planning application.

The Design Codes should be read alongside the Kensal Green Gasworks Parameter Plans & Design & Access Statement, which is submitted as an accompanying document in support of the application.

1.2 The Purpose of the Design Codes

The Design Codes are a set of written design requirements with supporting diagrams, which provide clarity on acceptable design quality and thereby provide a level of certainty for the planning authority and other stakeholders.

St William Homes LLP are committed to the delivery of high quality architecture, public open space and residential quality at the Kensal Green Gasworks site and will ensure that any detailed design proposals for the outline component are brought forward in accordance with these Design Codes.

Each RM Application will need to include a Design Codes Compliance Statement, which should indicate how the designs put forward in the application relate to the Design Code.

However, in exceptional circumstances it may be necessary for future designs to not be entirely compliant with mandatory aspects of the Design Codes. Any areas of non-compliance will be agreed through the pre-application process with RBKC and any deviations from the Design Codes set out and justified as part of the RM application.

The objectives of the Design Codes is to inform the detail design development of future RM applications so that a sense of coherence and continuity is maintained across the Kensal Green Gasworks Site.

Compliance with the Codes will ensure the expected and agreed design outcomes are achieved on the Kensal Green Gasworks Site.

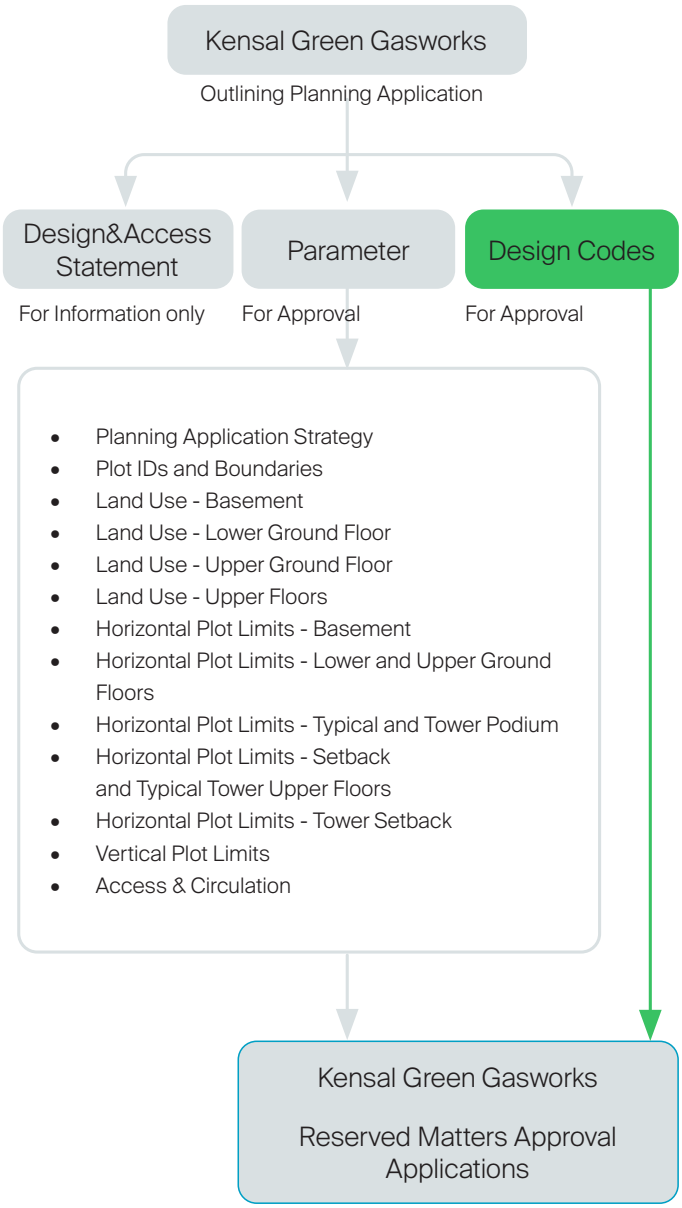
The Design Codes have been informed by a number of fundamental design objectives that underpin our vision for the site and are the result of extensive collaboration with the Local Authority, Royal Borough of Kensington & Chelsea. It is therefore assumed that any designs submitted as part of a RM application that adhere to these design codes will in turn align with these objectives.

1.3 Relationship to Planning Documents

In addition to the Design Codes, a number of other documents have been submitted as part of the Kensal Green Gasworks hybrid Planning Application submission.

Parameter Plans
Parameter Plans provide information for approval related to the layout and scale of the Proposed Development. The plans show how and where development plots, routes and open spaces will be provided and situated. They describe the maximum geometry of development plots, routes and open spaces according to defined limits of deviation.

Design & Access Statement
This is the core document for understanding the design vision for the Kensal Green Gasworks site. It describes the overall approach to the design development of the Site and the Masterplan and it includes a description of the design process, including how the design has evolved through consultation and collaboration with stakeholders. The Design and Access Statement should be read by designers prior to the Parameter Plans and Design Codes.



1.4 Document Structure

The structure of the document has been informed by guidance written by RBKC that outlines best practice for writing a Design Codes specifically for the KCOA. The document sets out a suggested structure and the minimum level of detail required.

The document states:

'The Design Code should act as a mechanism for delivering high quality and ensuring that co-ordinated approach. It should seek to ensure cohesion and consistency across a large development area, without hindering creativity or variety in design.', and 'The Design Code should systematically and gradually break down elements that contribute to the creation of high-quality place making, starting from the most strategic elements.'

This Design Codes document for the Kensal Green Gasworks site are split out into six chapters which cover the following:

1. Sitewide Codes
Describes the masterplan principles and captures strategic issues that require an integrated approach to the Site and Masterplan, such as distribution and hierarchy of open space, built form, access, movement and sustainability.

2. Landscape & Public Realm Design Codes
Describes the landscape vision, and includes sufficient detail to ensure a visually cohesive approach throughout the development, including information on materials, lighting, planting, amenity and movement.

3. Mansion Block Building Design Codes
Describes the architectural vision for the 'Mansion Block' buildings;

4. Gateway Tower Building Design Codes
Describes the architectural vision for the 'Gateway Tower';

1.5 How to use the Design Codes

The Design Codes provide a manual for the design of the Proposed Development and comprise both written and diagrammatic design requirements. The requirements elaborate on the design principles established on the Parameter Plans, providing more detailed guidance. Before designers (and others involved) start work on any part of the Kensal Green Gasworks site covered under the outline component of the planning application, they must first familiarise themselves with the general content of this document.

Each code contains 3 descriptive elements:

Overview
A short text describing the intention of this particular code. This text sets the scene and gives some context for the reason this code has been included and why certain aspects are important.

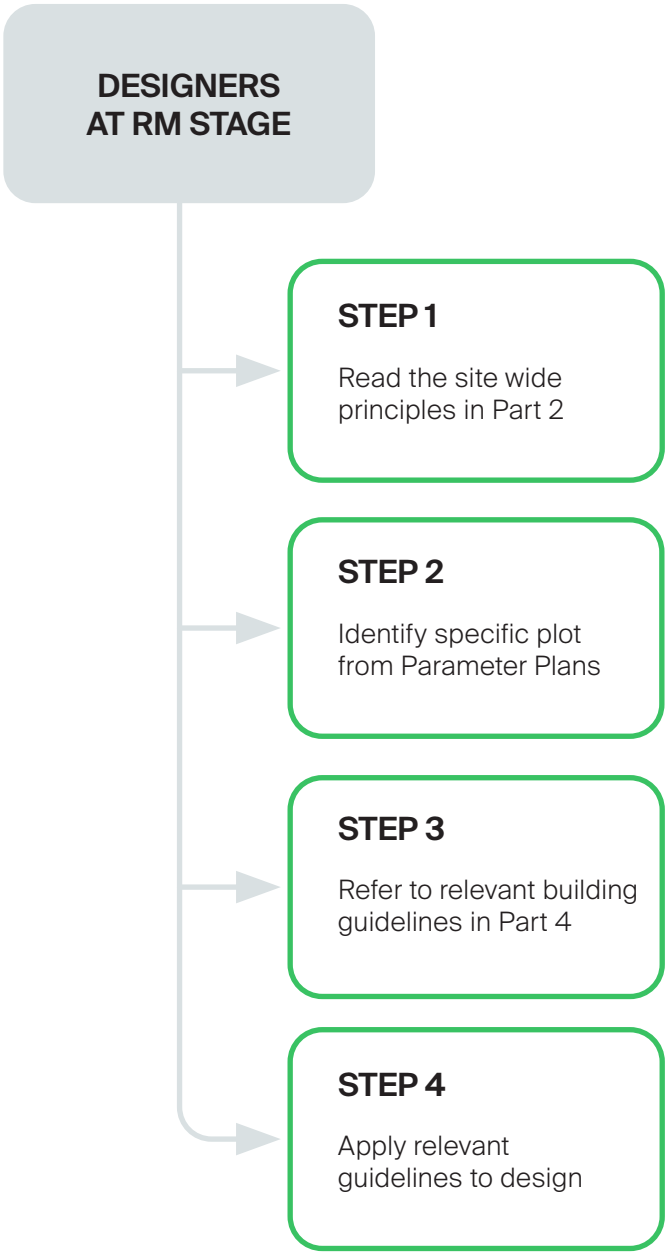
Key Principles

These are numbered in a 2-digit (1.2) format corresponding to the sections of the Design Codes. They are submitted for approval by the Local Planning Authority. There are two types of written codes within this document:

- '**Must**' is absolute and is required as a minimum, unless justification provided otherwise and agreed with RBKC
- '**Should**' is interpretive and is required to be achieved, unless justification provided otherwise and agreed with RBKC

Diagram

A visual explanation for the key aspects of the code and is an important guide to what the code means. All diagrams, images and plans in this Design Codes document are illustrative and 'For Information' only. Where corresponding Parameter Plans are shown, identified with a '**PP**', designers must refer to the actual Parameter Plans which are submitted 'For Approval'.

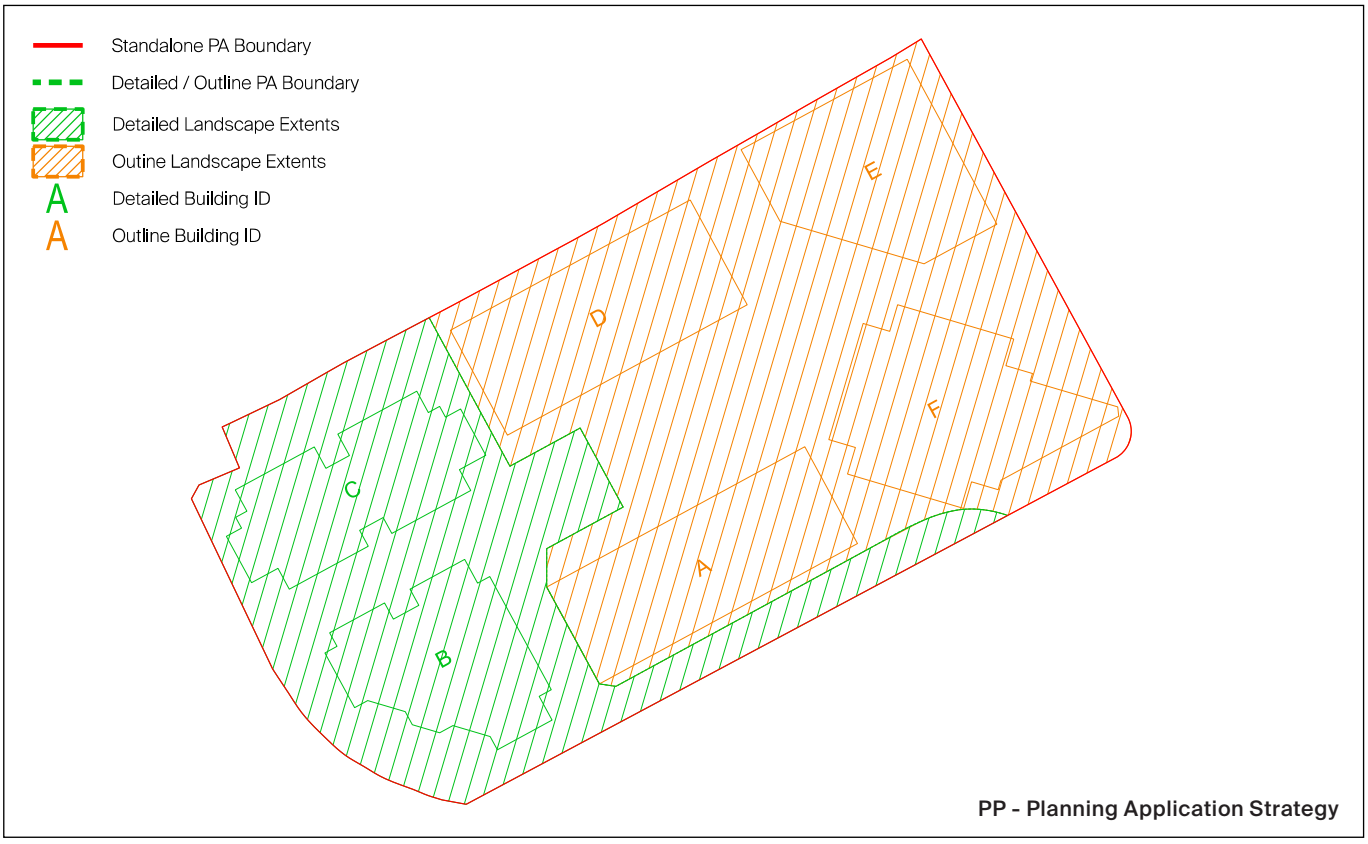


1.6 Planning Application Structure

The application is a hybrid application consisting of detailed and outline planning application boundaries. The Design Code will apply only to the components within the outline planning application boundary of the application. They have been informed by the design of components within the detailed planning application boundaries.

The detailed planning application boundary includes any parcels of development within the green region on the plan opposite. The outline planning application boundary includes any parcels of application within the orange region on the plan opposite.

In order to deliver a coherent masterplan it is intended that the design principles for the landscape character areas and buildings within the detailed planning application boundary should be applied to the outline planning application boundary. In this respect, the detailed component can be taken as an example for the design of buildings and landscape within the outline component.



PP - Planning Application Strategy

2. Sitewide
Design Co

e
odes

2.1 Our Vision

CHARACTER
- A contemporary and contextual interpretation of a traditional Kensington Garden Square;
- The landscape recalls the naturalistic character of the adjacent waterway and cemetery;
- Materiality, detailing and fenestration recalls traditional Kensington mansion blocks

QUALITY
- High residential quality that maximise dual aspect homes, enhance views of the adjacent open spaces, and provide generous, private external balconies and terraces;
- Robust masonry buildings that evoke quality and longevity

HOUSING
- Fulfill the site's potential to deliver much needed housing;
- Deliver 35% on-site affordable housing that reflects local demand

COMMUNITY
- The public central garden is a community hub with space for play and leisure;
- No discernible difference between the quality and appearance of buildings, irrespective of tenure;
- Spaces that are inclusive and fully accessible

SAFETY
- Maximise the extent of active ground floor frontages to create passive survillance of public open spaces;
- Elevated ground floor apartments and large araes of planting reduce the risk of intrusion;
- Secure by Design Principles to adopt crime prevention measures through environmental design

CLIMATE
- Energy efficient and low carbon cooling systems;
- Dual aspect and full height windows increase natural ventilation;
- Low form factor minimises heat loss;
- Integrated, passive design features that provide shade and cooling without significant reductions in natural light

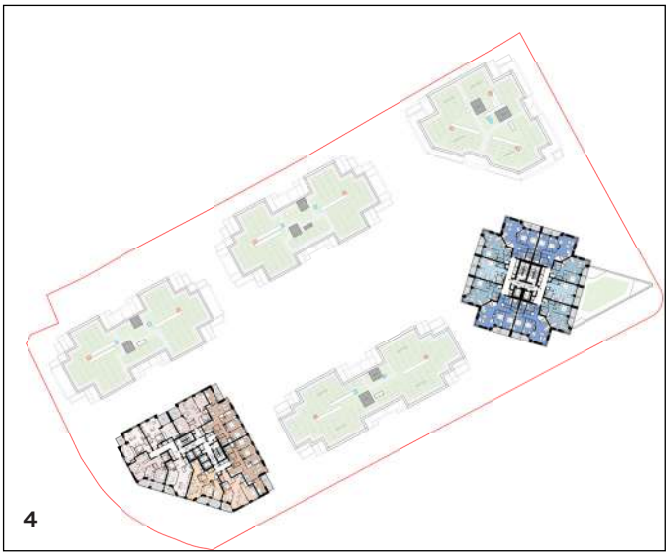
WELLBEING
- Promote active and sustainable travel;
- Homes that benefit from high levels of natural light and views of surrounding open spaces;
- Spaces that provide connections with nature and wildlife

2.2 The 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

Image Key
1. Aerial view of the illustrative scheme
2. Basement plan of the illustrative scheme
3. Ground plan of the illustrative scheme
4. Typical plan of the illustrative scheme



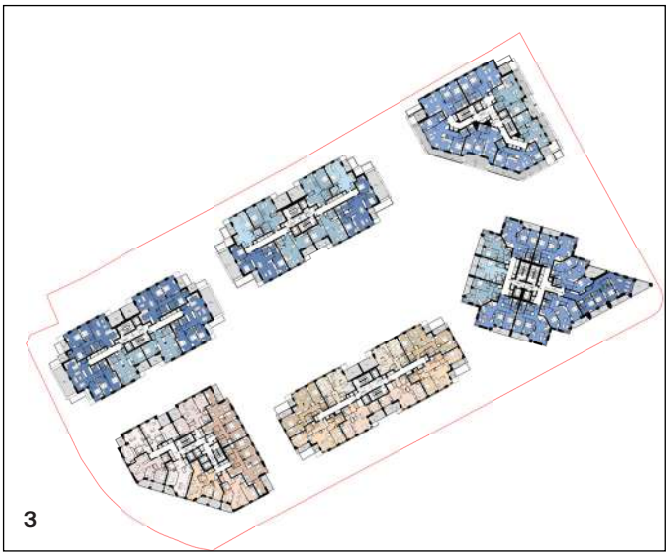


Image Key
Aerial view of the illustrative scheme

2.2 The Illustrative Scheme

2.3 Character & Uses

OVERVIEW
The proposals for the Kensal Green Gasworks site respond to the character areas identified in the overall Kensal Canalside Opportunity Area Masterplan (also known as Project Flourish) which are in turn informed by the five character areas identified in RBKC's Kensal Canalside Opportunity Area SPD which was adopted in July 2021.

The Masterplan was the result of close collaboration between all land owners (St William Homes, Ballymore and Sainsbury's) and their respective design teams.

The Kensal Green Gasworks site lies within 'Area 2' identified in the KCOA SPD, and the 'Nurture' area identified in The KCOA Masterplan, defined as follows:

Area 2 (Extract from KCOA SPD July 2021)

- Quiet in character with the predominant use residential
- Strong relationship to canal and cemetery with the new potential bridge link
- Limited community uses may be acceptable
- Building form must respond to and preserve the special architectural and historic interest of the Grade I Listed Park and Garden Kensal Cemetery
- If used, tall buildings must play a role in the townscape

Nurture (Extract from Project Flourish Design Codes)

- The influence of the cemetery, its mature trees, the canal and the water. Celebrating the heritage context and the canal and enhancing the influence of the natural setting at the canal edge.

KEY PRINCIPLES
2.3.1 To ensure adherence to these overarching masterplan themes and characterisation of the site, any future development **must** be informed by the following principles:

1. Create a predominantly residential neighbourhood catering for a variety of residents and their needs

2. Public open spaces that accommodate a range of uses and draw inspiration from the Site's setting, and promote biodiversity and habitat creation

3. High quality residential buildings that offer a contemporary interpretation of traditional Kensington & Chelsea building typologies

4. Buildings establish a defined built edge to adjacent public open spaces, including a new, generous, contiguous public park at the heart of the site, the canalside, and the residential streets to the south and east of the Site

5. A network of open spaces that achieve contiguous and coherent public realm and facilitate pedestrian and cycle access into the Site

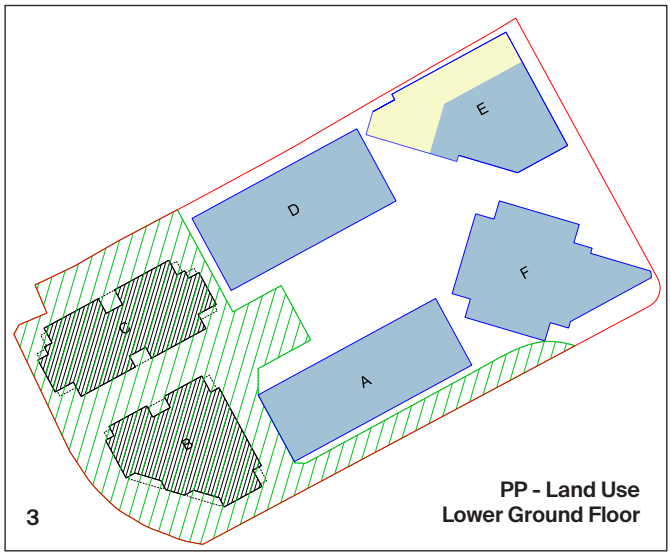
6. Ground floor uses respond to the character of the open spaces, with active uses such as Class E unit (envisaged as a café) and residents' facilities located adjacent to principle site entrances or near to active travel routes

7. Building heights and massing optimise the site's potential whilst acknowledging the site's setting

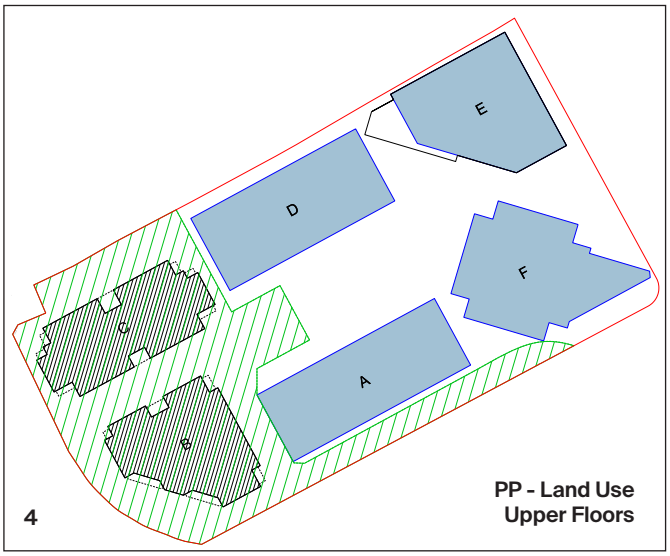
Image Key

1. Masterplan Character Areas, image from Project Flourish Planning Application
2. KCOA Character Areas, image from KCOA SPD July 2021
3. Land use - lower ground floor
4. Land use - typical floor

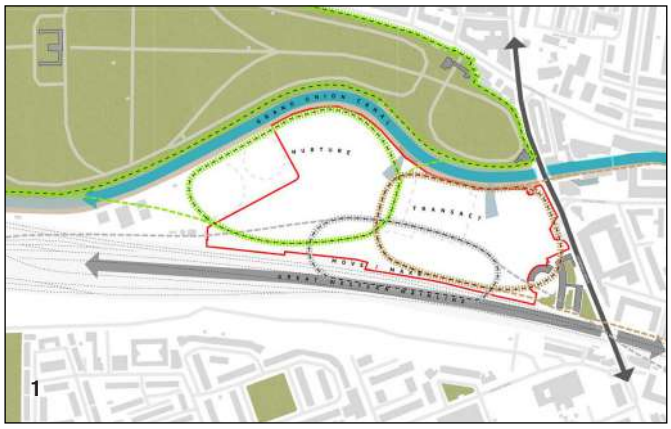
St William Development Planning
Detailed / Outline PA Boundary
Detailed PA Proposal Extents
A Plot ID
Detailed PA Building Extents
Maximum Plot Boundary
Use Class C3
Use Class C3 or Use Class E



3 **PP - Land Use Lower Ground Floor**



4 **PP - Land Use Upper Floors**



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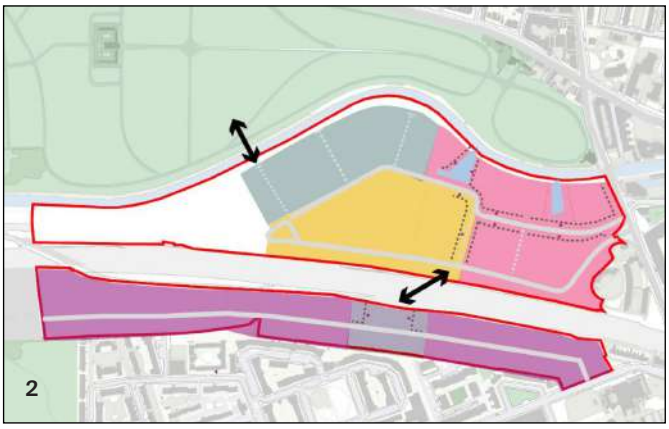

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2.4 Connections

OVERVIEW

The Gasworks site is only currently accessible via Canal Way, a service road which provides access to the site, adjacent industrial yards and the Pressure Reducing Station (PRS) which is operated by Cadent.

The Grand Union Canal runs parallel to the northern edge of the site with moorings and a towpath along the southern edge of the canal. The site is elevated approximately 2m above the adjacent towpath and is therefore inaccessible.

The proposed redevelopment of the KGG site will include significant improvements to public transport access and new, safe pedestrian and cycle routes.

There is a strong aspiration to provide connections from the site to the towpath, and to the cemetery via a canal bridge. Both however require third party agreement

KEY PRINCIPLES

2.4.1 Vehicle, pedestrian and cycle connections **must** connect into proposed networks within the detailed phase of the application and the existing Canal Way or the adjacent Masterplan, depending on which development scenario (Standalone or Masterplan) is implemented

2.4.2 Open spaces **must** respond to key pedestrian desire lines and facilitate direct connections to the Masterplan

2.4.3 The proposed redevelopment of the Site **must** provide new, safe pedestrian and cycle routes and connections to local public transport infrastructure

2.4.4 Primary pedestrian routes **must** be accessible for all users including the mobility impaired, and should be no steeper than 1:20

2.4.5 Buildings and landscape **should** create visual permeability into and through the site at key points of connection

2.4.6 Landscape design **should** facilitate future connections to the towpath, subject to third party agreement

Image Key

1. View of the illustrative scheme showing the entrance to the scheme from south east
2. Viewof the illustrative scheme showing potential connection and landscape works to the towpath

2.5 Ground Floor Frontages

OVERVIEW
Carefully designed ground floor frontages in residential schemes enhance the quality of adjacent open spaces, ensure visual cohesion, promote safety, and contribute to a welcoming, functional and inclusive space for residents and the community.

KEY PRINCIPLES

2.5.1 Residential uses at ground floor **should** be prioritised over plant or other inactive uses to ensure high quality public realm that benefits from passive surveillance

2.5.2 The extent of plant and substations installed at ground floor **should** be minimised and where possible associated with servicing areas rather than on any prominent ground floor frontages

2.5.3 Ground floor apartments and landscape **must** be designed to provide privacy and security

2.5.4 Residential lobbies **must** be a minimum 2.5m high internally

2.5.5 Residential entrances **must** be in prominent locations and provide level access from adjacent open space

2.5.6 Residential entrances **should** provide external shelter upon arrival in the form of a recess or canopy;

Image Key
1. Section of the Building C (detailed application) illustrating the raised ground floor configuration with deep planted buffer
2. Example of a raised ground floor apartment and planting


1


2

2.6 Block Arrangement & Separation Distances

OVERVIEW

The site is arranged into six individual blocks, identified with the letters A to F. Two of the blocks, B and C, have been submitted as part of a detailed application, and the remaining four, Blocks A, D, E and F, make up the outline component of the application. The six blocks are arranged around a central public park and establish a built edge to adjacent open spaces. This arrangement maximises views from the blocks onto high quality open space including the park, canal and cemetery.

Separation between blocks and the form of the blocks provide visual permeability and, in conjunction with the design of the public realm, facilitate pedestrian and cycling connections on the site, This separation enhances residential quality by maximising dual aspect homes whilst preserving privacy and limiting overlooking.

KEY PRINCIPLES

2.6.1 Buildings **must** create a well-defined built edge to adjacent open spaces, primarily the canalside and central park

2.6.2 All buildings **must**, in collaboration with the design of the open space, facilitate permeability and visual connections through the site

2.6.3 Building orientation **must** prioritise views onto open space, primarily the canal, cemetery and the new central park

2.6.4 Buildings **must** optimise the Site's potential whilst ensuring adequate levels of daylight and sunlight within apartments and open space respectively

Image Key

1. View of the illustrative scheme showing a defined frontage to the towpath. Separation between buildings creates routes and views into the central garden
2. View of the illustrative scheme showing orthogonal buildings framing a large central garden. Separation between buildings increases sunlight penetration

2.7 Residential Quality

OVERVIEW
Residential quality focuses on creating well-designed, comfortable, and sustainable homes that enhance occupants' wellbeing and this involves optimising internal layouts and views, natural light, privacy, and ventilation.

Image Key
1. Illustrative building layouts that maximise views of adjacent open spaces
2. Illustrative view from tower balcony
3. Illustrative building layout showing a way of mitigating overlooking through the design of apartment layouts and fenestration

KEY PRINCIPLES

2.7.1 Apartment layouts **must** meet minimum space standards

2.7.2 North facing single aspect apartments **should** be minimised

2.7.3 Apartment layouts **should** respond to the building's orientation in order to maximise views from living rooms, enhance internal daylight to habitable rooms whilst mitigating overheating by facilitating cross ventilation to control unwanted solar gains

2.7.4 Larger areas of glazing **should** be associated with living rooms

2.7.5 In tandem with the fenestration design, habitable rooms **should** be located to minimise overlooking from adjacent apartments


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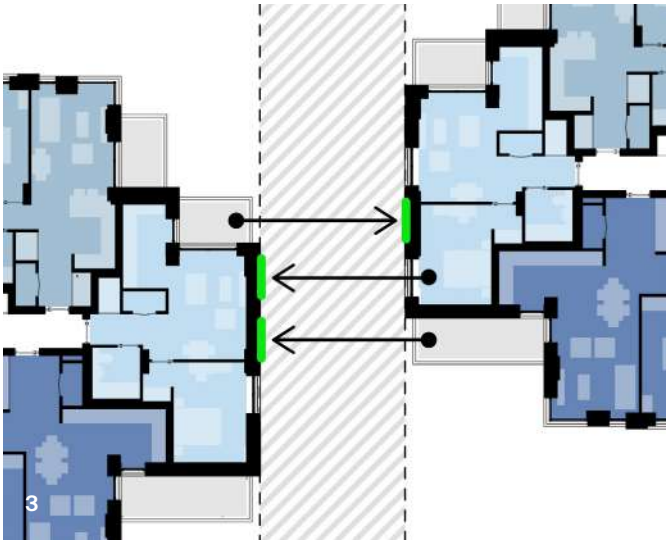
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2.8 External Private Amenity

OVERVIEW

Well-designed external private amenity provides essential outdoor space, contributing to the overall quality and usability of homes.

External balconies and terraces must be carefully designed so that they make a positive contribution to the building's overall appearance

KEY PRINCIPLES

2.8.1 All apartments **should** have external private amenity. Where private amenity is not provided apartment sizes and layouts **must** provide compensation;

2.8.2 All balconies **must** be designed to mitigate unacceptable wind conditions and create comfortable conditions for residents;

2.8.3 The location, size and appearance of balconies **must** form part of an ordered and coherent elevation;

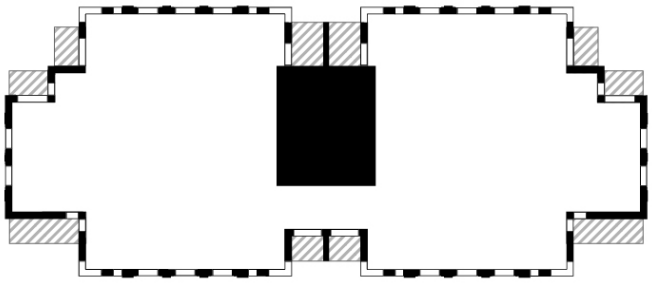
2.8.4 Designers **must** seek a holistic approach to the design of balconies, apartment layouts and fenestration in order to deliver high quality homes that maximise views of surrounding open space;

2.8.5 The design of terraces at ground and set back floors **must** be integrated with the overall design of the building and compliment the façade design.

1

Image Key

1. Illustrative image of the mansion block buildings showing a balcony design
2. Corresponding Masnion Block plan showing possible balcony design (balconies hatched)
3. Illustrative image of the gateway tower showing a balcony design
4. Corresponding Gateway Tower plan showing possible balcony design (balconies hatched)



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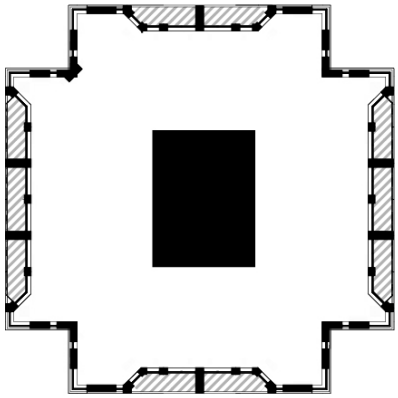

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2.9 Building Heights

OVERVIEW

The Parameter Plans establish horizontal and vertical limits of deviation for all buildings. The vertical limits of deviation are inclusive of lift over runs and roof plant.

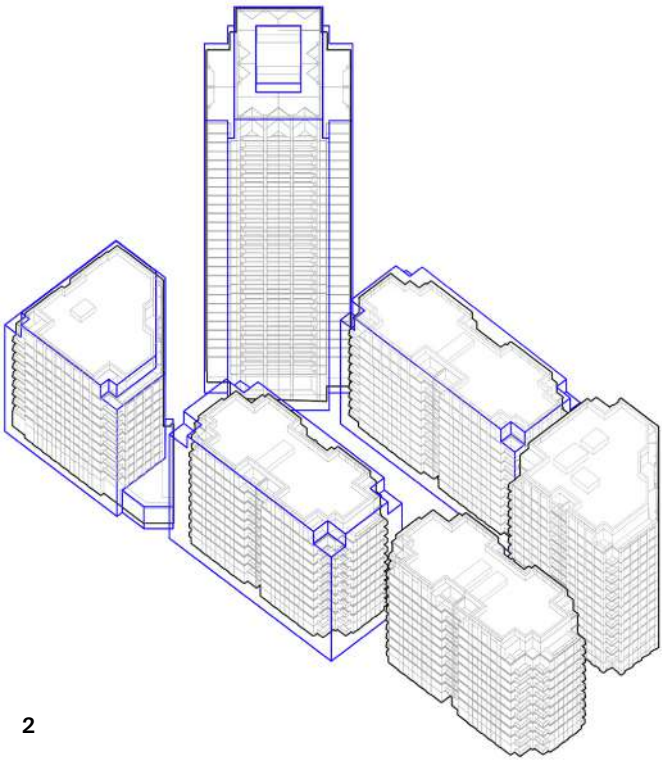
KEY PRINCIPLES

2.9.1 The buildings brought forward at RM Application **must** not exceed the maximum horizontal and vertical limits of deviation as defined in the Parameter Plans

Image Key

1. View of the illustrative scheme from the Anglican Chapel
2. Axonometric view of the maximum limits of deviation (blue) and illustrative buildings

1



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2.10 Roofscape & Parapets

OVERVIEW

Roofscapes and parapets play a vital role in defining the architectural character and inform how the buildings are perceived from distance. The layouts of roofs, including lift over runs, plant, access and green roofs are especially important given the proximity of nearby tall buildings. The design of parapets must be integrated within the overall façade design and help to elaborate the buildings' 'crown'

KEY PRINCIPLES

2.10.1 Rooftop plant, lift over runs and maintenance equipment **should** be designed to reduce their visibility from ground

2.10.2 Parapets required to provide protection from falling **should** be consistent and integrated with the façade detail and material below, and **should** adequately screen rooftop plant, lift over runs and maintenance equipment

2.10.3 All roof plant and access **should** be thoughtfully laid out and create a high quality roofscape.

Image Key
1. Illustrative design for parapets and balustrades to terraces and roofs

2.11 Servicing

OVERVIEW

Access roads, vehicle bays and service areas have been located around the periphery of the site, away from the central garden and towpath.

Vehicle bays and service areas are accessed from the primary vehicular route along the south of the site which connects back to Ladbroke Grove.

Service areas have been designed and configured to ensure adequate space for service vehicles to safely manoeuvre without impeding cyclists or pedestrians. The design of curbs and selection of materials must also prioritise pedestrian and cycle movement.

KEY PRINCIPLES

2.11.1 Vehicle bays and service areas **should** be designed to provide direct, at-grade access to residential cores

2.11.2 Vehicle bays and service areas **must** provide adequate space for vehicles to park and manoeuvre safely without impeding primary pedestrian or cycle routes

2.11.3 Vehicle bays and service areas **should** be integrated within the landscape design

2.11.4 Delivery and service vehicles **should** be limited from entering the central garden and towpath

2.11.5 Residential bin stores/holds and plant at ground floor **must** be located near to service areas so that they are accessible and do not detrimentally affect the quality of the landscaped public open spaces

2.11.6 The landscape and building layouts **must** allow for emergency vehicle access

Image Key

1. Pilbrow & Partners King's Road precedent showing a shared servce area that safely accomodates vehicles, pedestrians and cyclists
2. Illustrative landscape design showing service areas and loading bays around the edges of the development

1

2

2.12 Cycle Parking

OVERVIEW

The provision of safe, accessible, and convenient cycle parking is a key aspect of sustainable urban living. The aim is to encourage cycling as a sustainable mode of transport while ensuring that the facilities meet the needs of residents and comply with relevant regulations.

KEY PRINCIPLES

2.12.1 Cycle storage entrances **should** be in appropriate locations and have security and access control

2.12.2 Cycle parking provision **should** meet the minimum requirements set out in the London Plan and any relevant RBKC planning policies.

2.12.3 Cycle parking facilities **must** be designed to be fully accessible for all users, including residents with disabilities

2.12.4 Cycle parking **should** be conveniently located within close proximity to residential cores to ensure ease of access for all residents

2.12.5 Where there is a change in level, lifts and ramps **should** be used to provide easy and level access to cycle parking for cyclists with mobility impairments

2.12.6 Adequate cycle parking for visitors **must** be provided, located in a visible and easily accessible area near building entrances

Image Key

1. Example of cycle parking standards including 2-tier, adaptable and visitor
2. Illustrative basement plan showing location of secure cycle storage and access


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4


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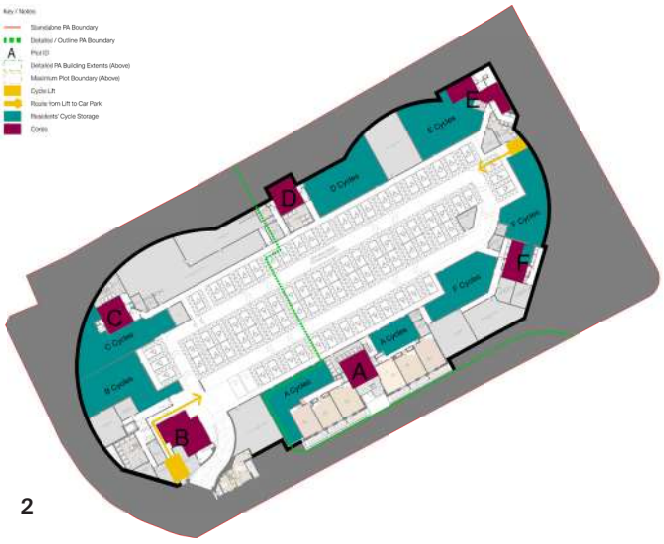

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2.13 Car Parking

OVERVIEW

Residential car parking is located in the basement, accessed via a dedicated car ramp located in the south west of the Site, below Block B within the detailed application. The basement will provide the requisite number of blue badge spaces, ie 10% of the total number of residential apartments. The basement also includes two spaces for tradespeople that can be booked by residents.

KEY PRINCIPLES

2.13.1 The majority of car parking **must** be located in the basement

2.13.2 The design **must** provide accessible and convenient car parking spaces for residents, visitors, and those with mobility impairments

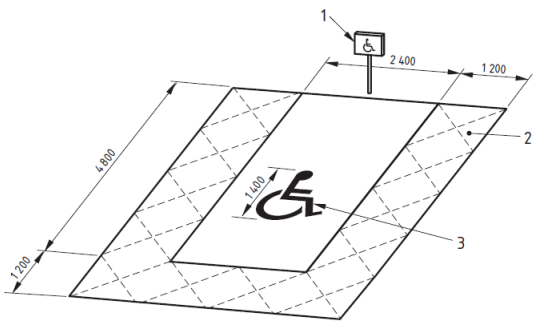
2.13.3 A minimum of 3% of parking spaces **should** be designated for residents with disabilities

2.13.4 Pedestrian paths **should** be clearly separated from vehicle circulation routes, with appropriate crossing points to ensure safety

2.13.5 Car parking **must** be conveniently located within close proximity to residential cores to ensure ease of access for all residents.

Image Key

1. Extract from BS8300-2:2018 Design of an accessible and inclusive built environment
2. Illustrative basement plan showing car access, location of accessible parking and EV charging points, and proximity to residential cores



Key

1 Sign, with its lower edge 1 000 mm above the ground, to identify parking space when road markings obscured e.g. by snow or fallen leaves, with the words "Blue badge holders only"

2 1 200 mm wide access zone between designated parking spaces

3 International Symbol for Access

NOTE Dimensions of parking space are to centre lines of markings.

1

2

2.14 Sustainability & Biodiversity

OVERVIEW

Energy and material efficiency, biodiversity, wellbeing, climate resilience and social inclusion are integral components which have informed all aspects of the design codes set out within this document.

All associated key principles are all assessed in the context of 2025 planning policy and building regulations.

KEY PRINCIPLES

2.14.1 The design **must** minimise the environmental impact of the development through, energy efficiency, the use of clean energy, water management, waste reduction, and sustainable materials

2.14.2 The landscape and buildings **must** integrate biodiversity-rich features to support native species, improve green infrastructure, and provide residents with access to nature

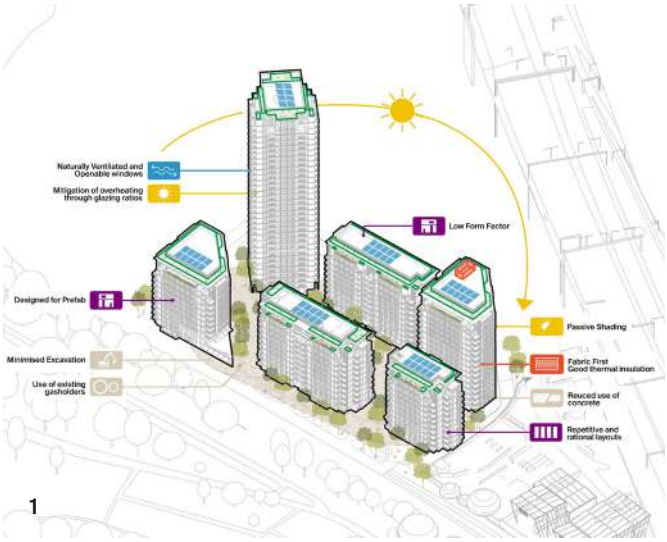
2.14.3 The design **should** incorporate measures to adapt to and mitigate the effects of climate change

2.14.4 The design **should** promote sustainable forms of travel by providing access to public infrastructure and safe cycling and pedestrian routes

2.14.5 Recycled and sustainable building materials **should** be used throughout the construction and fit-out process and **should** follow best practices for circular economy principles

Image Key

1. Illustrative strategies for energy efficiency and responding to climate change
2. Illustrative strategies for biodiversity and promoting active travel within the landsape and public realm



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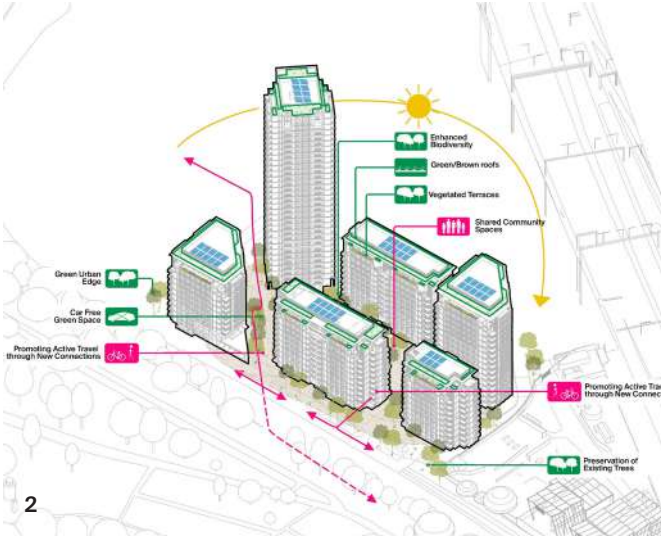


2

2.15 Phasing

OVERVIEW

The phasing strategy needs to ensure that the project is delivered efficiently, safely, and sustainably, while minimising disruption to the surrounding environment and community. Phasing also allows for the flexible and adaptable implementation of the development, meeting both short-term and long-term needs.

KEY PRINCIPLES

2.15.1 The phasing strategy must limit construction-related disruptions to residents and the surrounding area, including noise, dust, and traffic congestion

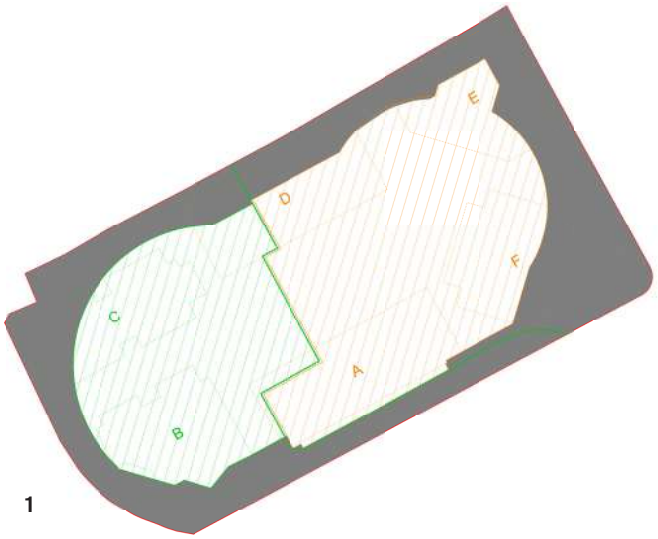
2.15.2 The phasing strategy must ensure that each phase meets environmental sustainability goals, including energy efficiency, waste management, and integration of green spaces

2.15.3 The phasing strategy must maintain safe access and movement for both residents and construction workers throughout the phased construction process

2.15.4 The phasing strategy must ensure that each phase is constructed to the same high standards, both in terms of design quality and construction safety

Image Key

1. Basement construction phasing strategy
2. Above ground construction phasing strategy



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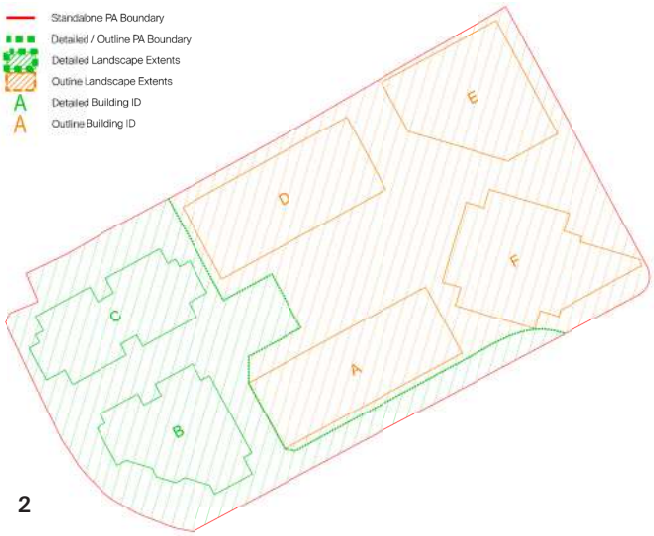

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3. Landsca
Design Co

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odes

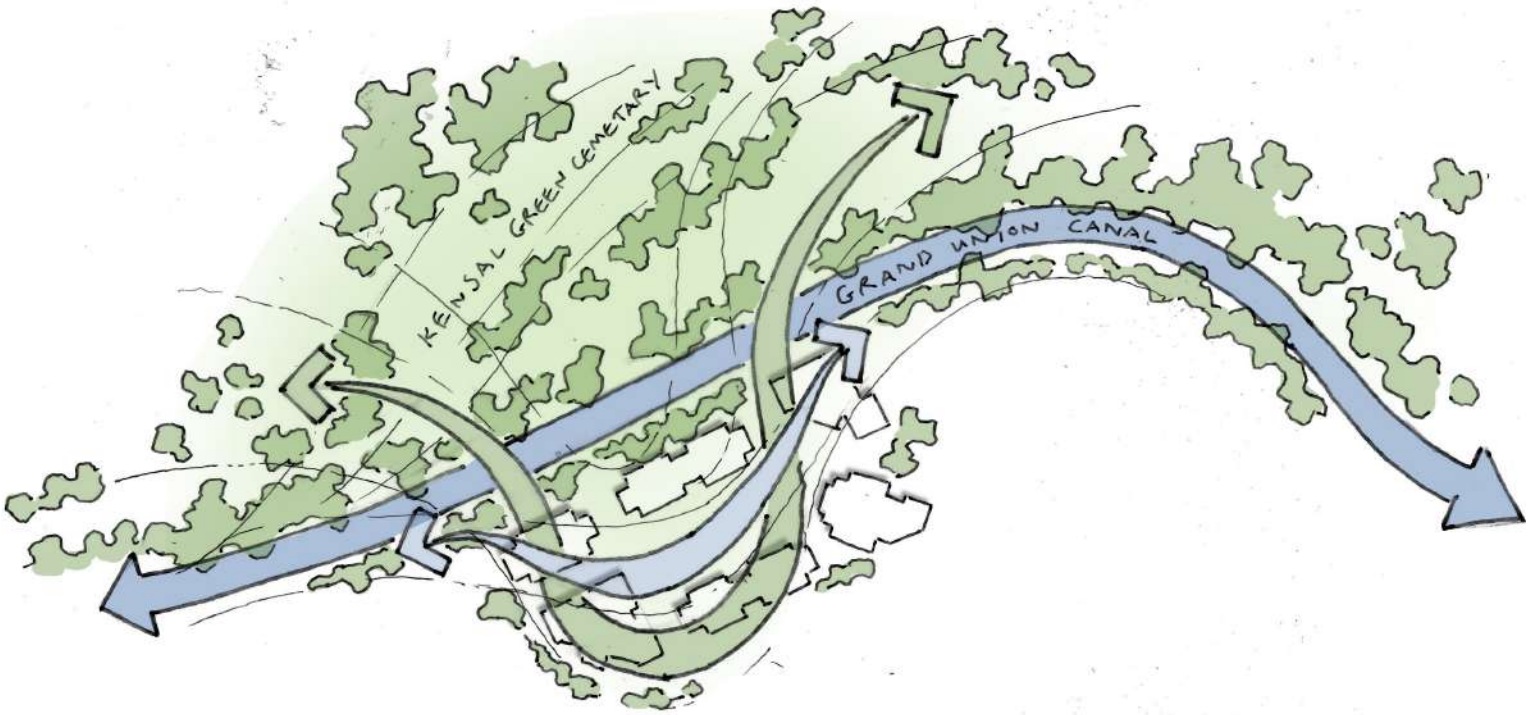
3.1 Introduction

The design for landscape and public realm at Kensal Green should aim to achieve the following underlying principles:

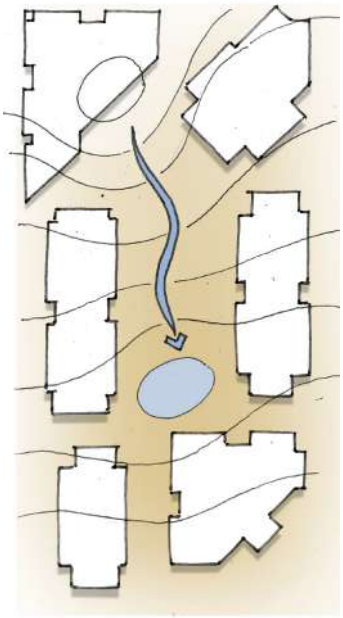
- Draw on the setting of the site, adjacent to the Grand Union Canal and Kensal Green Cemetary to provide a unique and characterful landscape and public realm that is appropriate to its location.
- Create a naturalistic character to landscape, drawing on site context and providing a counterpoint to the more formal building grid. Maximise opportunities for contact with nature as well as contribution to site biodiversity and urban greening.
- Respond to site-specific environmental conditions, in particular sunlight levels and topography, to inform the approach to planting and create a rich and varied landscape that is suited to conditions.
- Create permeability and support wider connections and masterplan journeys through the creation of legible, attractive streets and paths which prioritise pedestrian movement whilst providing clear definition of uses.
- Integrate level change to provide a fully accessible external environment. Celebrate site topography in design as part of the unique feel of the Central Garden.
- Consider how public realm can support the establishment of a strong community, providing space to come together and meet neighbours.
- Implement SuDS principles where possible by utilising surface run off draining into planting, using rain gardens where appropriate and other sustainable water management systems.

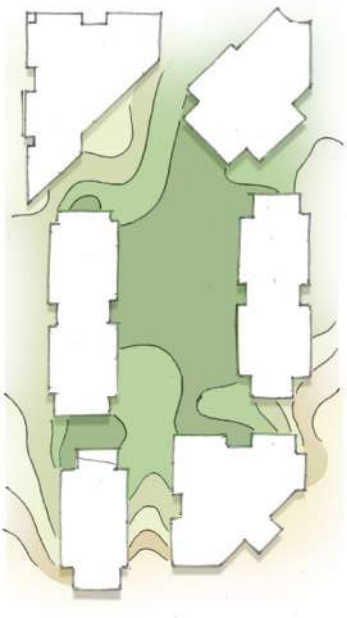
This chapter begins with location-specific codes relating to landscape and public realm typologies within the application area. The chapter concludes with a series of site-wide strategies which apply to the neighbourhood as a whole.

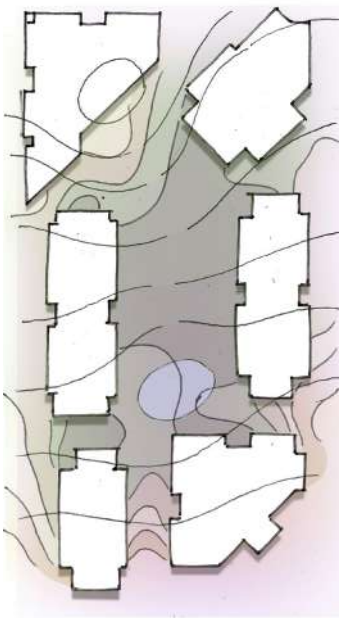
3. Landscape Design Codes



Site Topography	+	Light Levels	=	A Rich Tapestry
• Site topography falls from east to west • Manipulating topography to create varied conditions • Incorporating blue infrastructure into landscape approach to create greater variety		• Sun / shade analysis informs approach to planting • Balanced plant communities that mimic natural structure • A rich and varied landscape that responds to micro-climate		• Site conditions combine to create a rich tapestry of micro-habitats • Planting design that embraces the ephemeral • Greater richness and variety through the seasons







3.2 Illustrative Masterplan

The illustrative landscape masterplan opposite provides an illustration of how the design of landscape and public realm should be developed for outline areas based on these design codes.

Legend

1. Wider masterplan public realm
2. Arrival space on primary axis
3. Primary pedestrian route
4. Focal water feature
5. Lawn area
6. Equipped play space
7. Seating pockets
8. Natural play trails / play on-the-way
9. Group seating
10. Buffer planting
11. Shared pedestrian and cycle route
12. Service area
13. Loading bay
14. Basement access
15. Existing towpath vegetation
16. Connection to towpath (indicative - subject to agreement with CRT)
17. Towpath seating enhancements (indicative - subject to agreement with CRT)

Illustrative landscape masterplan

3. Landscape Design Codes

Open Space Typologies

3.3 Overview

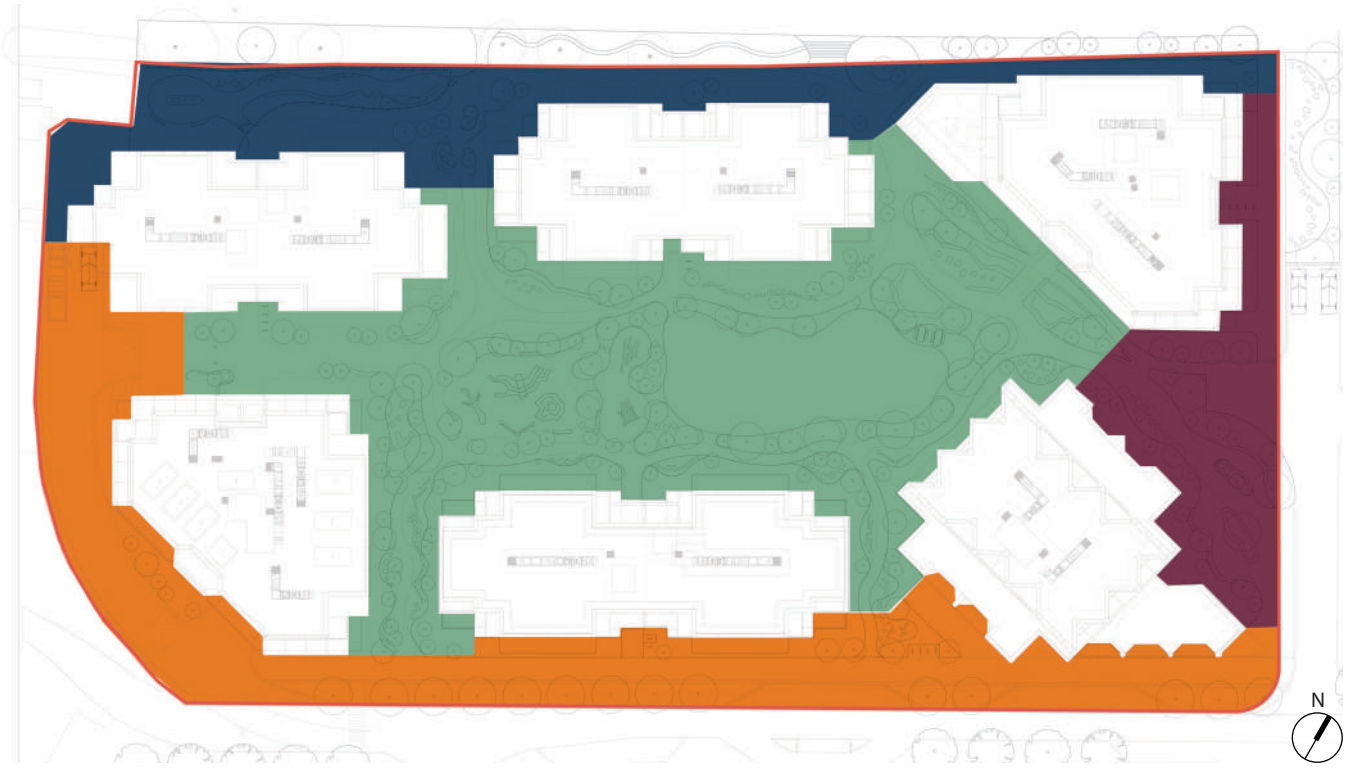
A series of open space typologies are defined based on site conditions, function and use of space, circulation strategy, relationship to built form and vehicle access / servicing requirements in order to:

- Create a rich and varied public realm which caters for a range of uses.
- Create a clear hierarchy of routes and spaces.
- Clearly define public, communal and private spaces.
- Provide legibility for vehicle and pedestrian users.

The Landscape Typologies Diagram below shows how these are laid out in relation to massing whilst the page opposite provides a brief overview of the key characteristics of each. The following pages provide supporting design guidance for each typology.

Legend

- Site Arrival
- Central Garden
- Steetscapes
- Canal Side



Landscape and open space typologies diagram

3. Landscape Design Codes

Site Arrival

- Stitching the site to the wider masterplan
- Providing a sense of arrival and announcing the unique character of Kensal Green
- Accommodating servicing whilst avoiding conflict with pedestrians and cyclists
- Mitigating level change between boundary and Central Garden

Central Garden

- A lush, richly planted courtyard space that provides opportunities for contact with nature
- A vehicle-free environment
- Diverse play and amenity for all ages embedded throughout
- Providing privacy to ground floor residential units and external private amenity

Streetscapes

- An attractive residential street
- Providing vehicular, pedestrian and cycle connections to the wider masterplan with clear delineation of uses
- Allowing servicing access to the west of the masterplan
- Incorporating street trees and greening

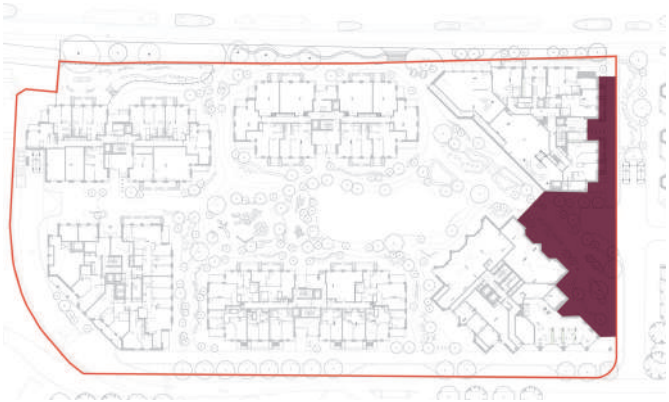
Canal Side

- Interfacing with the adjacent canal towpath subject to CRT agreement
- Optimising play and amenity value in sunny spots where buildings are set back from the boundary
- Enhancing wider green corridors along the canal through naturalistic and biodiverse planting
- Allowing for future enhancement of towpath intefaces beyond the application boundary

Summary of landscape typologies

Open Space Typologies

3.4 Site Arrival



Keyplan

Overview

The Site Arrival forms the main point of connection to the wider masterplan. The design of the space will emphasise the key movement and visual axis from the wider masterplan to the south east, between Buildings E and F to the canal.

The space will also facilitate pedestrian and cycle connections north to the towpath subject to CRT agreement, and west along the Streetscape.

The Site Arrival area also needs to accommodate servicing access and the design will be carefully considered to mitigate potential conflict between pedestrian and vehciular users.

The space provides and opportunity to announce the unique character of the Kensal Green site with lush, naturalistic vegetation and focal trees reinforcing a strong sense of character.

Integrated group seating areas

Focal trees mark arrival point

3. Landscape Design Codes

Key Principles

3.4.1 The SIte Arrival will connect the application site to the adjacent masterplan and should be designed to provide a legible pedestrian and cycle connection.

3.4.2 The Site Arrival sits on the primary axis running between Buildings E and F and the layout and hierarchy of paths and focal elements should reflect this.

3.4.3 The Site Arrival should provide clear legibility between pedestrian and vehicular areas through the use of surface materials, upstand kerbs and buffer planting.

3.4.4 All pedestrian areas to the west of the access road western kerb line should be designed to relfect the character of the Kensal Green masterplan.

Access

3.4.5 Service vehicle turning head should be provided to the east of the site in conjunction with the neighbouring masterplan. This will be delivered across ownership boundaries but should read as a single, unified street. This should be designed with a 100mm kerb, flush to pedestrian crossing intersections, with a minimum 5m carraigeway width.

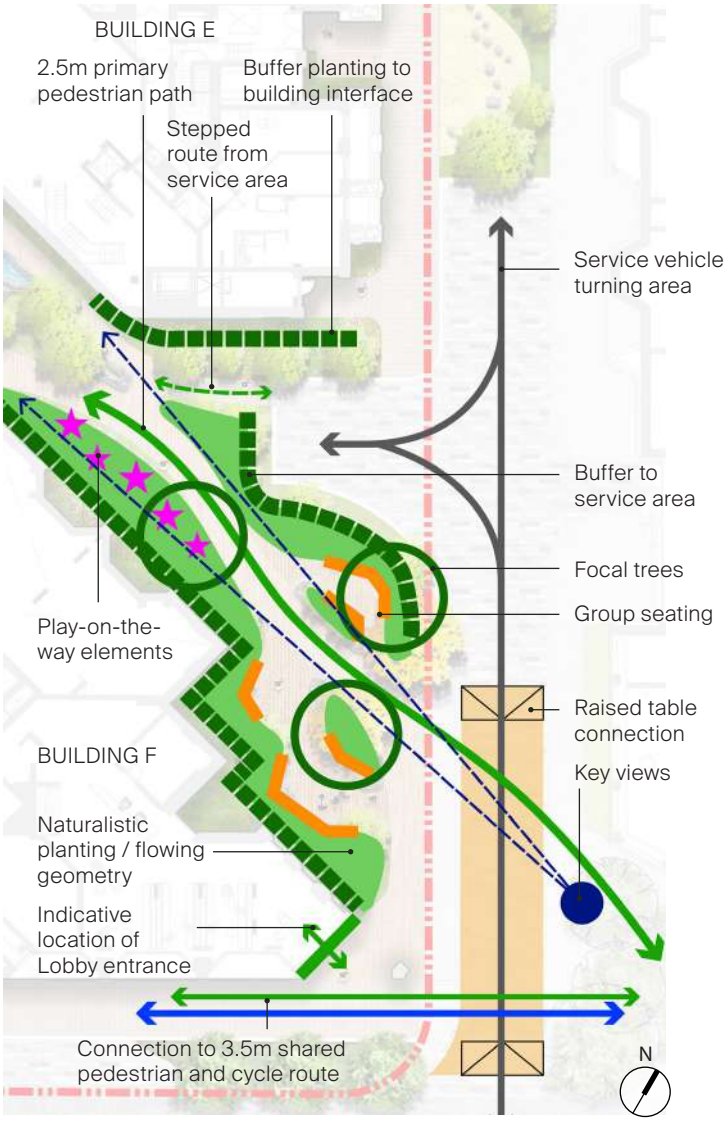
3.4.6 The pedestrian connection linking across the service street should be flush to emphasise pedestrian priority. It should be kept clear of service vehicle turning manoeuvres to avoid conflict between users.

3.4.7 A minimum 2.5m pedestrian path should be provided to connect the Site Arrival with the Central Garden between Buildings E and F.

3.4.8 The design of the Site Arrival area should allow for connections to the shared pedestrian and cycle route running to the south of block F

3.4.9 A direct pedestrian connection should be provided between the service area and Building E entrance to allow for delivery access. This should be stepped if necessary to mitigate level change.

Pedestrian routes with flowing geometry



Key Principles: Site Arrival

Design and Layout

3.4.10 Suitable planting buffers should be provided to ground floor residential units in accordance with the Building Interfaces and Defensible Edges section of this document.

3.4.11 Planting buffers should also be provided between pedestrian areas and the service vehicle turning area.

3.4.12 The Arrival Space should be carefully designed to ensure a fully accessible pedestrian environment.

3.4.13 The design geometry and materiality of the Arrival Space should reflect the overall character of the Kensal Green masterplan.

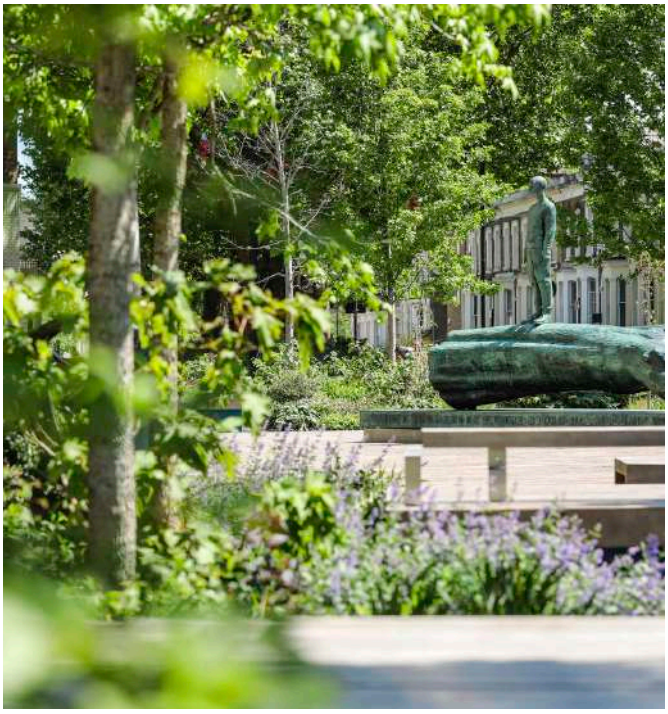
3.4.14 The design of the Arrival Space should incorporate large focal trees with reference to the Tree Strategy section of this document.

3.4.15 The design of the Arrival Space should incorporate seating including seating to accommodate larger groups and gatherings. This should be incorporated into edges of planted areas.

3.4.16 The design of the Arrival Space should consider key views, particularly from the point of arrival along the primary axis. The use of clear-stem trees and lower level planting should be considered to maintain sight-lines.

3.4.17 Incidental play-on-the-way elements should be incorporated. These should be combined with planting in the form of natural play trails or similar. Refer to the Play Strategy section of this chapter for more information.

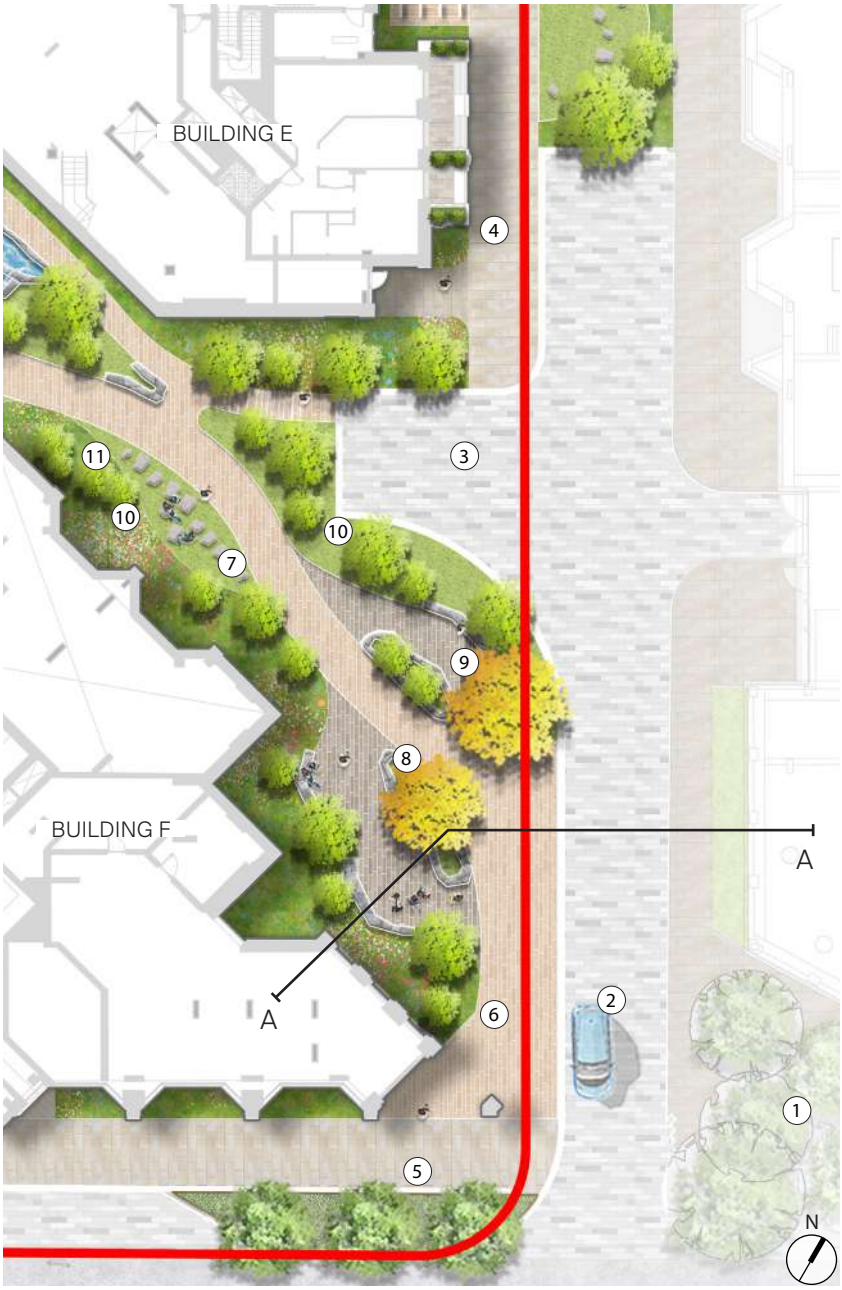
Group seating for larger gatherings



Richly planted edges, harder central space

Naturalistic feel to planting and materiality

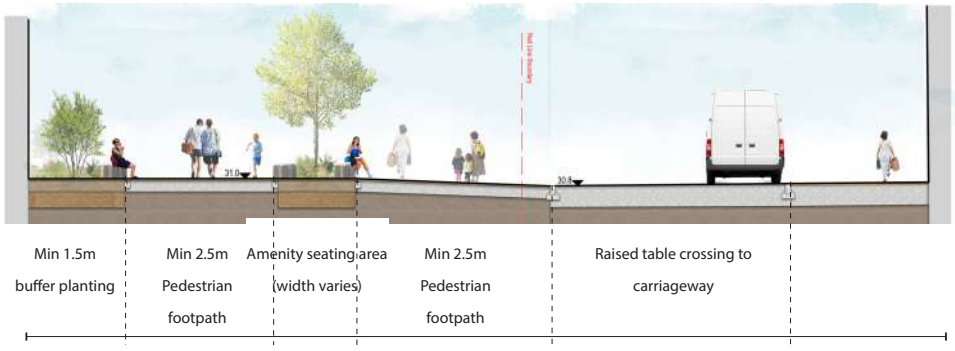
3. Landscape Design Codes



Legend

1. Masterplan public realm
2. Raised table connection
3. Servicing area
4. Pedestrian and cycle connection to canal
5. Shared pedestrian and cycle route
6. Building F lobby entrance
7. Primary pedestrian access route
8. Group seating areas to arrival space
9. Focal trees
10. Buffer planting
11. Incidental play / play-on-the-way

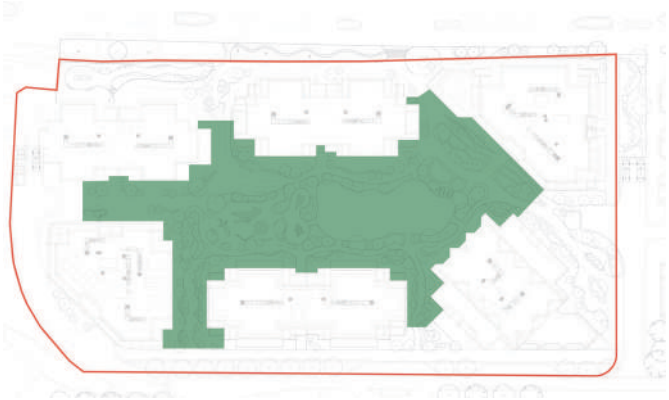
Illustrative render plan: Arrival Space



Illustrative section B-B: Arrival Space

Open Space Typologies

3.5 Central Garden



Keyplan

Overview

The Central Garden will be a richly planted, lush green space for residents and visitors. It will incorporate diverse play and amenity spaces including seating areas, amenity lawn, and play.

The space will be naturalistic and organic in design language with a woodland character to planting providing opportunities for contact with nature.

The design of the space will consider interfaces with ground level residential units, providing privacy through planted buffers and level change.

Flowing paths through planting

Predominantly green character, organic geometry

3. Landscape Design Codes

Key Principles

3.5.1 The Central Garden should be designed as a pedestrian environment with no vehicle access with the exception of fire tender emergency access.

3.5.2 A diverse mix of play, lawn, and inherently playable features should be provided throughout the courtyard with reference to the Play Strategy within this chapter.

3.5.3 The Central Garden design should optimise greening with a range of woodland-type plant communities and an emphasis on seasonality.

3.5.4 A focal point should be created at the eastern end of the garden. A focal water feature should be included in this location.

Access

3.5.5 A primary pedestrian path at minimum 2.5m width should be provided to connect to the Site Arrival, through the garden between Buildings E and F to the Canal Side.

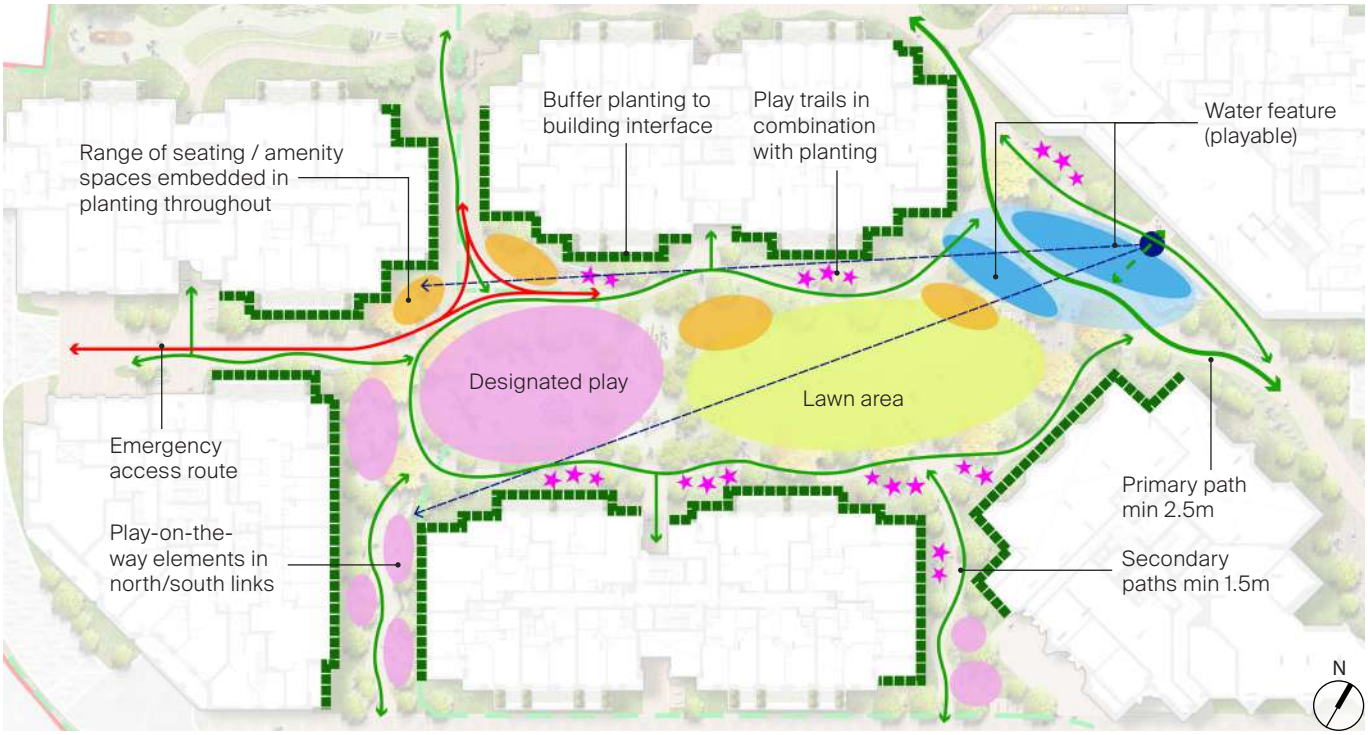
3.5.6 Secondary pedestrian routes at minimum 1.5m width should be provided to allow circulation around the garden and linking to lobby entrances.

3.5.7 Secondary pedestrian routes at minimum 1.5m width should be provided between blocks to connect the garden to the Canal Side and Streetscape subject to CRT agreement.

3.5.8 A combination of narrowing of routes, change in surface materials, planted areas and furniture should be used to define the garden as a pedestrian space and discourage vehicle access.

3.5.9 Emergency vehicle access should be provided via a minimum 3.7m width route from the service bay to within 18m of Building D lobby. This should be sensitively integrated into the landscape layout to maintain the pedestrian priority feel of the garden, and to allow for fire vehicles to reverse / manoeuvre.

3.5.10 Level access routes should be provided throughout. Alternative stepped routes should be provided in some locations in addition to level access routes.



Key Principles: Central Garden

Design and Layout

3.5.11 The design of the garden should include defensible planting to edges to provide privacy to residents. Garden levels should be used to further contribute to privacy of units. Refer to the Building Interfaces and Defensible Edges section of this chapter for further information.

3.5.12 Where provided, buffer planting should be seamlessly integrated into the organic geometry of the garden layout.

3.5.13 The Central Garden design should consider key sight-lines through the garden and linking to adjacent character areas.

3.5.14 The Central Garden should include a water feature as a focal point adjacent to Building E entrance:

3.5.15 A chlorinated element, stones with inherent play value.

3.5.16 A lawn area should be located to the east of the garden, positioned to optimise the sunniest part of the space.

3.5.17 Play space should be located to the west of the garden incorporating adventurous, naturalistic play elements with reference to the Play Strategy section of this chapter.

3.5.18 Pockets of informal play and amenity space should be optimised throughout the garden. These should be designed to support individual users as well as larger groups with a mix of amenity spaces and furniture types. Play and amenity spaces should cater for different ages, genders and levels of physical ability.

3.5.19 Texture and colour of hard materials within The Central Garden should have a warm, fine grained feel.

3.5.20 Play in The Central Garden should be located and designed with consideration for other uses. Careful consideration should be made in situating play in proximity to ground floor residential units to limit potential for disturbance.

3.5.21 Design of The Central Garden should consider landscape build-ups and should provide sufficient soil depth for proposed planting with reference to the Soft Landscape and Tree Planting strategies within this chapter.

3.5.22 Soil depth within The Central Garden should be provided through a combination of allowances between SSL and FFL and mounding within soft landscape.

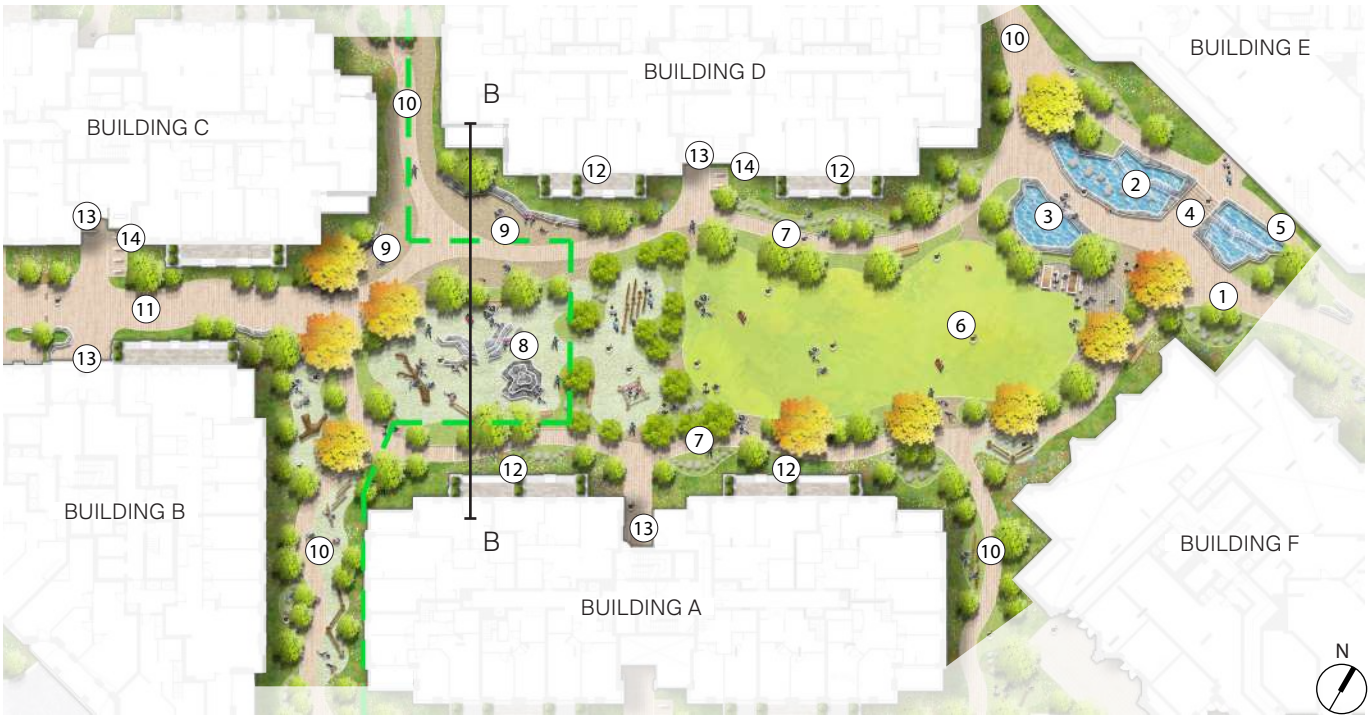
3.5.23 Placement of trees and taller planting should strike a balance, providing privacy to ground floor units whilst optimising light penetration into units, maintaining clear site-lines and optimising sunlight within the garden.

3.5.24 Visitor cycle parking should be accommodated elsewhere within Streetscape / Arrival Area where possible however some should be included within the Central Garden to serve Buildings C and D.

Natural water feature with aquatic planting

Playable water with cascades / jets

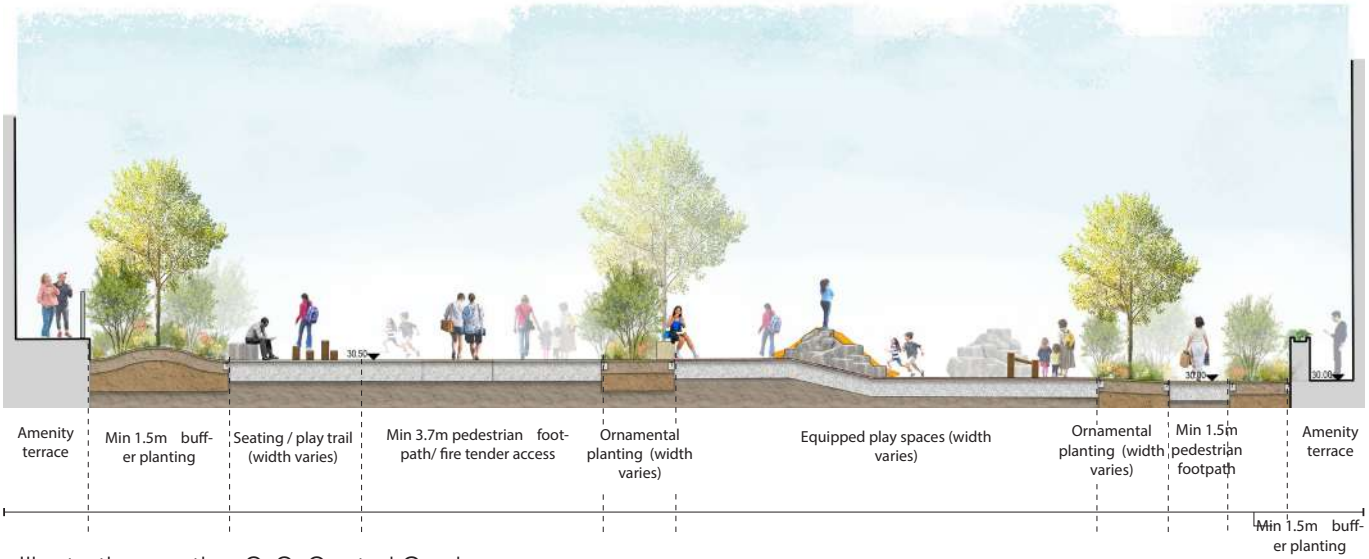
3. Landscape Design Codes



Illustrative render plan: Central Garden

Legend

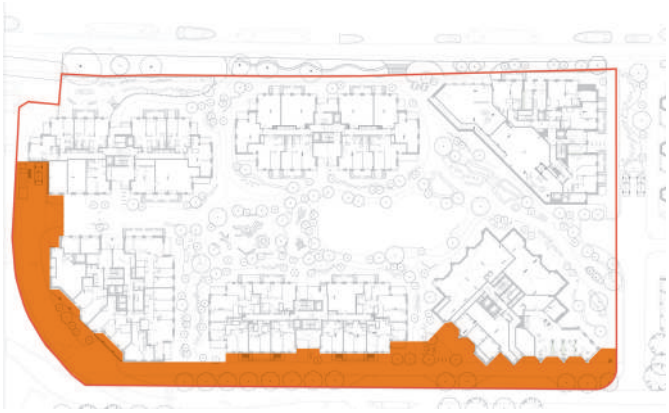
1. Primary pedestrian route
2. Focal water feature (chlorinated playable cascade)
3. Focal water feature (chlorinated playable)
4. Stepped route to Building E
5. Step-free route to Building E
6. Central lawn area
7. Courtyard circulation
8. Equipped play space
9. Amenity seating pockets
10. Green links with play-on-the-way
11. Connection to service yard / fire tender access
12. Buffer planting / private terraces
13. Lobby access
14. Visitor cycle parking



Illustrative section C-C: Central Garden

Open Space Typologies

3.6 Streetscape



Keyplan

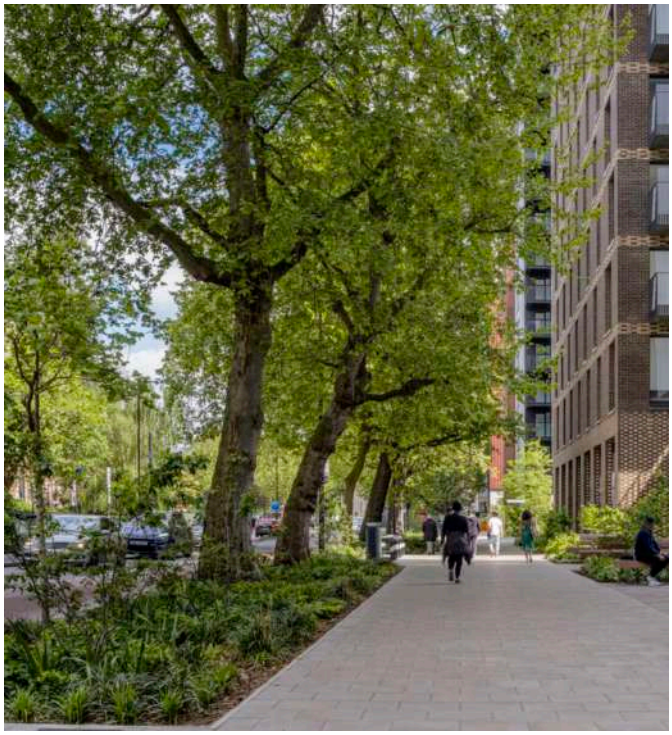
Note: the majority of this character area will be approved in the detailed application

Overview

The streetscape to the south will form the interface between Kensal Green and the wider masterplan and the street will be designed as a single, cohesive piece of public realm.

The streetscape will accommodate different levels of vehicular access along it's length with the western section providing access for residents to the below-ground carpark as well as for buses and servicing whilst the eastern end of the street will be utilised primarily for service access. The design of the street will reflect this hierarchy of usage in materiality, kerb heights and carriageway widths.

The street will also provide a safe environment for pedestrians and cyclists as well as an attractive outlook for residential units. Where feasible planting and trees are incorporated to green the space and provide separation between users.



Planting / street trees separate uses

Flush kerbs / paving to service yard area

3. Landscape Design Codes

Key Principles

3.6.1 Streetscape areas should be designed with clear demarcation between pedestrian and vehicular areas to avoid conflict between users.

3.6.2 Design of Streetscape areas should utilise paving materials and kerb height to define a clear hierarchy of use and demarcate space for different users.

3.6.3 Streetscape areas should be designed to tie in with the wider masterplan in terms of circulation routes, vehicular access strategy and materiality / appearance.

3.6.4 Streetscape areas should optimise greening and street trees where possible, this should be used to provide further separation between vehicles and pedestrians.

Access

3.6.5 Two way vehicular access connecting to the residents carpark and service bays should be provided to the eastern part of the street.

3.6.6 A shared pedestrian and cycle route should be provided along the north side of the street connecting the Arrival Area to the residents car park entrance.

3.6.7 Beyond the residents car park entrance, the street should be designed to accommodate two-way service vehicle access with a turning area within the service yard to the west of Buildings B and C.

3.6.8 The space between Buildings B and C should incorporate a combination of integrated landscape features including but not limited to planters, large trees, furniture elements and fire-brigade bollards to prevent unauthorised vehicle access into the Central Garden whilst allowing emergency access.

Key Principles: Streetscape

Design and Layout

3.6.9 Where residential units and/or private amenity terraces are located at or below street level, the design of the Streetscape should include defensible planting to edges to provide privacy to residents. Refer to the Building Interfaces and Defensible Edges section of this chapter for further information.

3.6.10 Kerbside planting and street trees should be optimised around service bay requirements within the zone bteween carriageway and footway to provide separation between vehicles and pedestrians / cyclists.

3.6.11 The design of kerbside planting should consider rain gardens to take surface water run-off.

3.6.12 Full height raised kerbs should be used to separate vehicular areas from pedestrian / cycle routes along the eastern part of the street. To the west, beyond the residents parking access, flush kerbs should be used to create a more flexible, shared surface space within the service area.

3.6.13 Where kerb height transitions take place, this should be accommodated through ramping up within the carriageway.

3.6.14 Where pedestrian crossing points are proposed these should be provided with dropped kerbs and tactile paving as appropriate.

Rain gardens within kerb build-outs

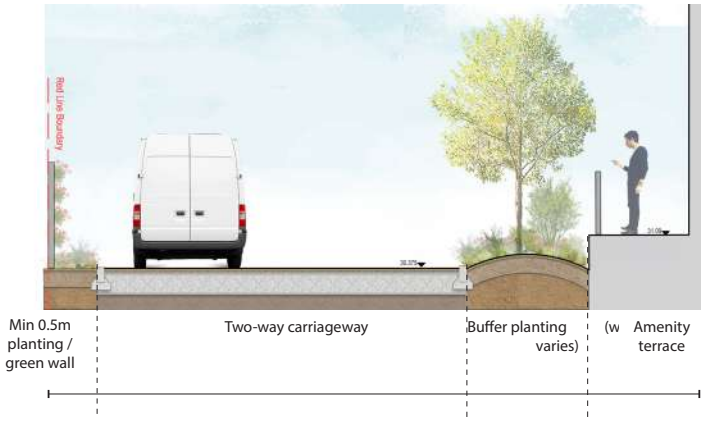
Pedestrian crossing points

3. Landscape Design Codes

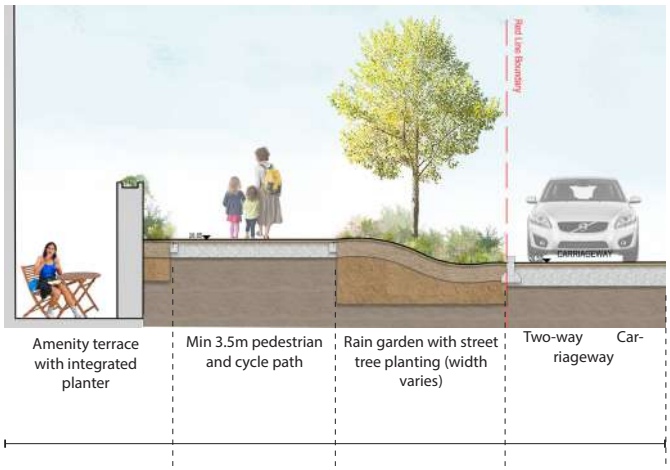
Illustrative render plan: Streetscapes

Legend

1. Shared pedestrian and cycle route (3.5m)
2. Kerbside rain gardens / street trees
3. Loading bays
4. Vehicular carriageway
5. Connection to green links
6. Fire tender / service access
7. Buffer planting to residential units
8. Basement car park access
9. Ramp up to shared surface
10. Shared surface service area
11. Boundary wall with vertical greening subject to agreement with third parties
12. Access control to Central Garden



Illustrative section E-E: Service Yard



Illustrative section F-F: Streetscape

Open Space Typologies

3.7 Canal Side

Keyplan

Overview

The Canal Side typology, subject to CRT agreement, will provide the interface between the development and the existing canal towpath. Landscape levels within the site will be designed to mitigate the current level difference, allowing removal of the existing retaining wall where possible and facilitating improved connectivity to the towpath.

The design of the space will allow for future enhancement of the towpath itself to provide additional amenity and improved accessibility for users although this will be subject to agreement with Canals and Rivers Trust (CRT) and is not included in this application.

Within the site boundary, the design will have a distinctive character, celebrating the proximity to the canal through use of naturalistic planting and helping to enhance the wider ecological corridor.

The setback of Building C provides and opportunity to incorporate play and amenity within a space that will receive good evening sunshine, although safety in proximity to the water is a key consideration.

Ecologically rich riverine planting

Example of Canal-inspired play

3. Landscape Design Codes

Key Principles

3.7.1 The design for the Canal Side should allow flexibility for future enhancements and improved connections to the canal towpath, subject to agreement with CRT.

3.7.2 Where possible, the design of the Canal Side should optimise contribution to site biodiversity and contribute to the wider ecological corridor along the canal.

3.7.3 The design should seek to optimise play value but should be mindful of safety in proximity to the water.

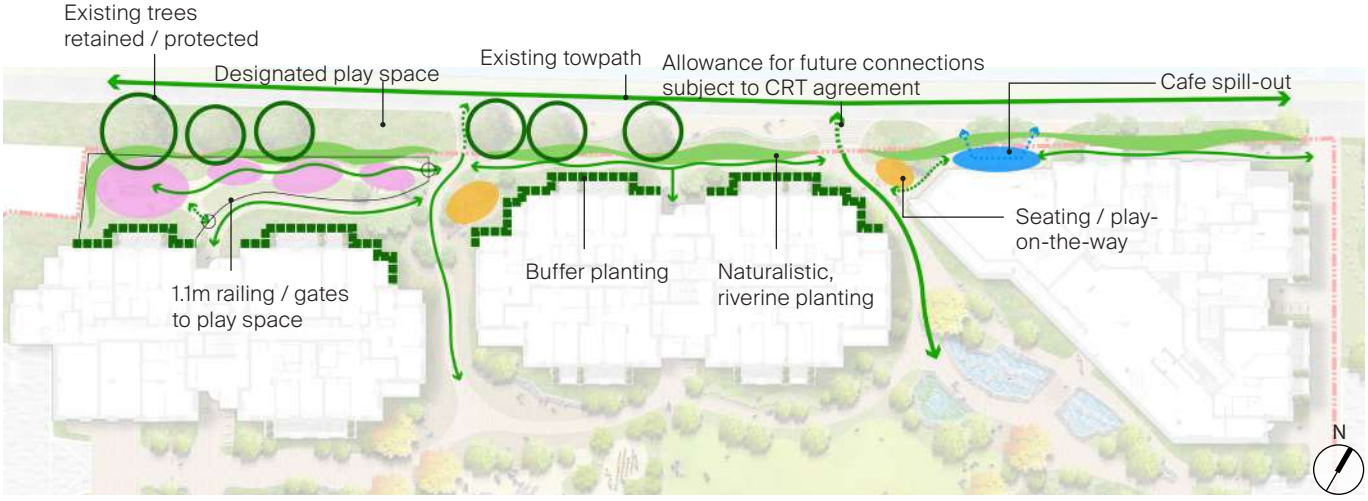
3.7.4 The design should respond to ground floor uses, activate the canal whilst considering the privacy and security of residential units through appropriate landscape buffers.

Access

3.7.5 A pedestrian route should be provided connecting Building C, D and E lobbies and cafe to pedestrian connections from the Central Garden.

3.7.6 The design should allow for future pedestrian connections to the towpath adjacent to the pedestrian linkages between Buildings C and D and D and E.

3.7.7 The design, subject to agreement with CRT, should ensure level, step free access to all areas. Where stepped routes are required to mitigate level change, alternative step free routes should be provided.



Key Principles: Canal Side

Design and Layout

3.7.8 An equipped play space should be provided in the space created by the set back of Building C.

3.7.9 Where play spaces are provided adjacent to the canal these should be provided with a minimum 1.1m height perimeter railing.

3.7.10 Naturalistic planting should be incorporated and contribute to ecological connectivity with reference to the soft landscape and biodiversity sections of this chapter.

3.7.11 Additional play-on-the-way or seating areas should be incorporated in widenings adjacent to connections from the Central Garden.

3.7.12 The design should allow for increased connectivity with the towpath in the future, subject to agreement with CRT.

3.7.13 The existing retaining wall should be removed where site levels tie in with towpath levels. Where site levels are necessarily higher than the towpath some retaining element may be required pending future enhancements to the canal towpath beyond the site boundary which should mitigate level change through soft landscape.

3.7.14 Existing trees beyond the site boundary should be retained and protected with their condition enhanced where possible.

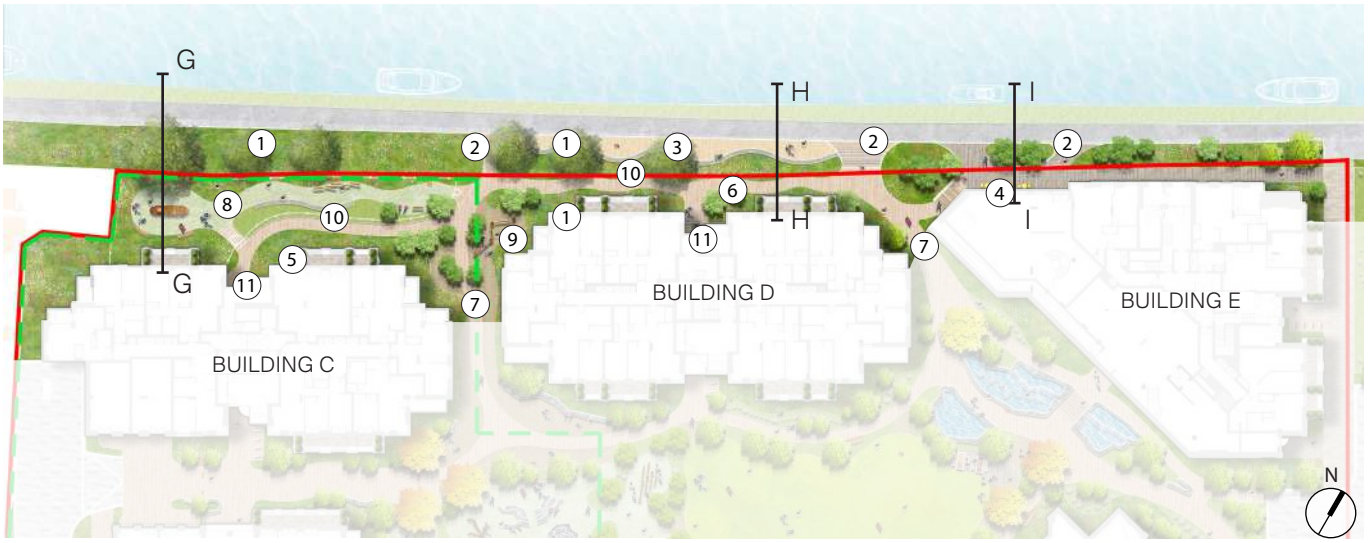
3.7.15 The design of the Canal Side should include defensible planting to edges to provide privacy to residents. Levels design may be used to further contribute to privacy of units. Refer to the Building Interfaces and Defensible Edges section of this chapter for further information.

3.7.16 Where provided, buffer planting should be seamlessly integrated into the organic geometry of the design.

Pockets of seating, immersed in nature

Cafe activating towpath

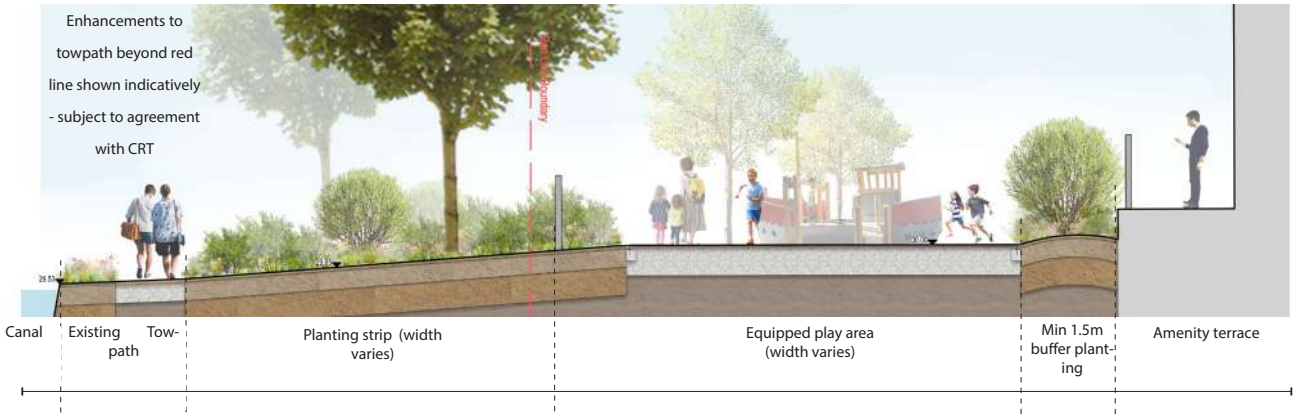
3. Landscape Design Codes



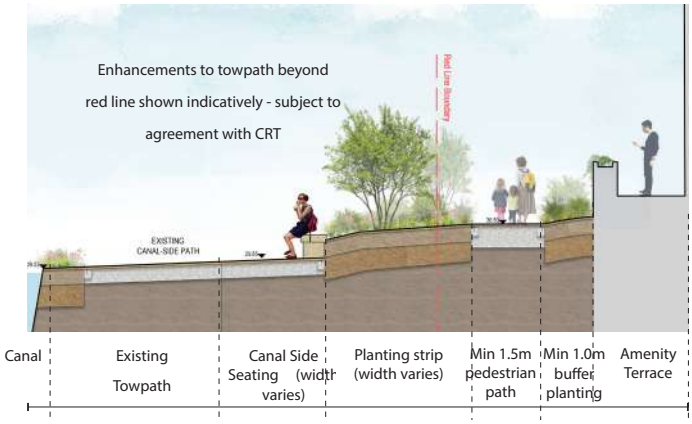
Illustrative render plan: Canal Side

Legend

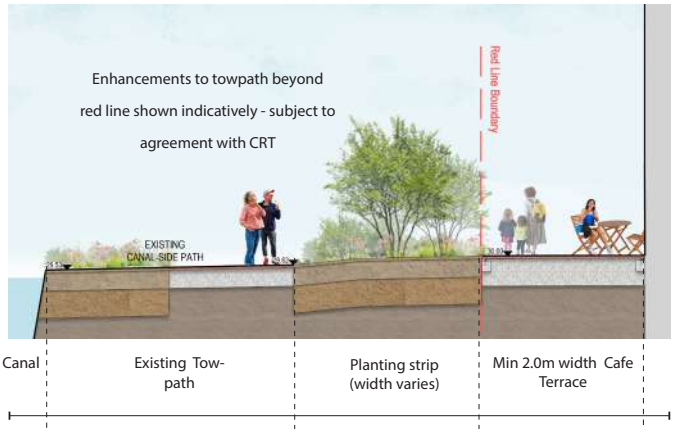
1. Existing trees
2. Future pedestrian connections (subject to CRT agreement)
3. Future amenity seating (subject to CRT agreement)
4. Cafe terrace (Final location and extent is subject to the final design of Block E)
5. Buffer planting
6. Pedestrian paths
7. Connection to green links
8. Equipped play 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

3.8 Building Interfaces and Defensible Edges

Overview

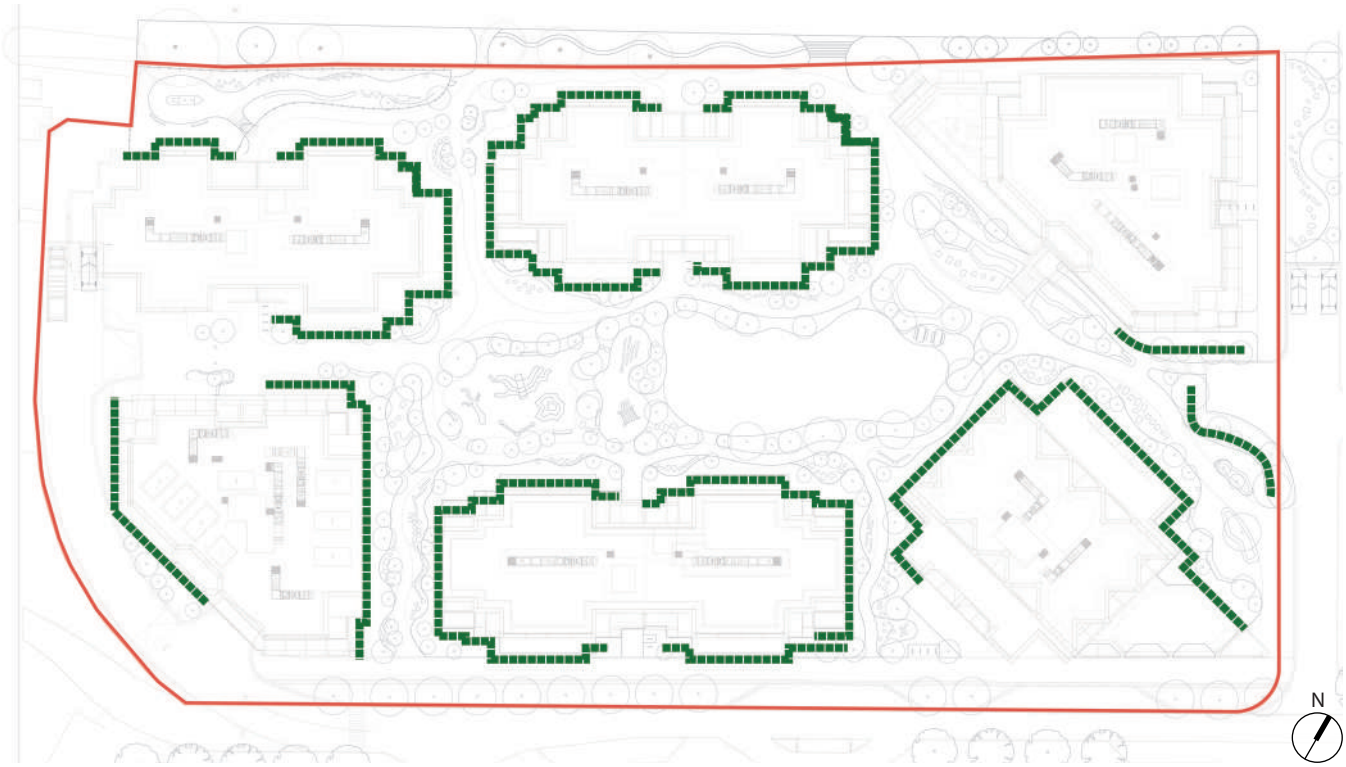
Privacy of ground floor residential units and appropriate interfaces between buildings and landscape are key considerations throughout the masterplan.

The design of defensible edges and interfaces can also contribute to the naturalistic, green character of public realm.

Privacy can also be provided through architectural design, for example through introduction of level difference between building FFLs and external levels and this section is intended to be read in conjunction with architectural chapters.

This section describes the overarching principles for design approach to privacy and defensible space as well as specific characteristics for building interfaces in each typology area.

Naturalistic planted buffers to ground floor units



Illustrative defenixible edges strategy

3. Landscape Design Codes

Planting Buffers

3.8.1 Where residential units are located adjacent to public realm a minimum 1m width planting buffer should be provided.

3.8.2 Where bedrooms are located adjacent to public realm, the minimum 1m width planting buffer should be increased to a minimum 1.5m width.

3.8.3 Where site levels allow, planted buffers should be supplemented by level difference with internal FFLs raised above external landscape levels, and priority should be given to maintaining site levels that create equitable and universal access across the site

3.8.4 Buffer planting throughout should be designed to provide year-round height and screening with reference to the Sitewide Strategies: Soft Landscape section of this document.

3.8.5 Buffer planting should be naturalistic in appearance with a mix of species.

3.8.6 Ground floor uses may also consist of servicing or lobby access to residential blocks and the interface should therefore respond accordingly.

Private External Amenity Boundaries

3.8.7 Where private external amenity is located adjacent to public realm, this should be bordered by a brick wall or steel railing.

3.8.8 Where brick upstands or railings are used, these should be designed to compliment adjacent building façades and architectural detailing.for all age groups should be provided via off-site contribution.

Illustrative section J-J: Defensible Space

Private terraces raised above public realm

Sitewide Strategies

3.9 Play Provision

Play Quantum

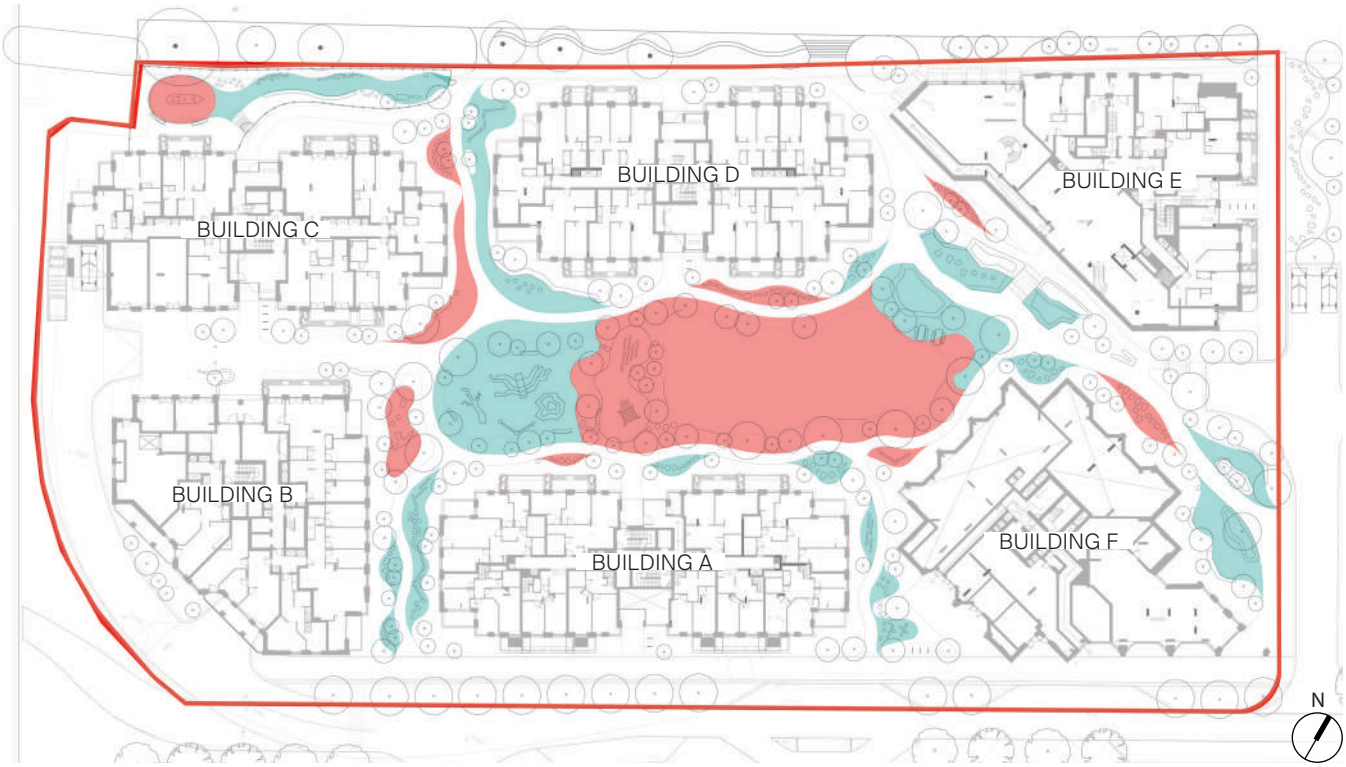
3.9.1 Play requirements by age-group should be calculated based on child yield using the current (2025) version of the GLA population yield calculator.

3.9.2 A minimum of 1,100m2 of Doorstep Play Space requirement (for children aged 0-5) and a minimum of 900m2 of Local Play Space requirement (for children aged 5-11) should be delivered on-site.

3.9.3 Remaining play space requirements for all age groups should be provided via off-site contribution.

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

3. Landscape Design Codes

Play Space Design

3.9.4 Play provision should incorporate a combination of equipped play elements in focal play spaces areas, incidental play features / play-on-the-way elements along circulation routes and areas for free play with reference to the diagram opposite.

3.9.5 Play should not be located immediately adjacent to vehicular areas unless with careful design to ensure safety

3.9.6 Play space should be designed to suit a wide range of abilities and age groups and provide a diverse experience that is accessible to all users.

3.9.7 Play space design should provide areas for supervision in the form of accessible seating.

3.9.8 Play provision should be located to optimise microclimate and sunny areas where possible however alternative shadier spaces for play should also be provided.

3.9.9 Play provision within the Central Garden should be 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.

3.9.10 Play provision adjacent to the canal should take design inspiration from the canal / waterway

3.9.11 Play spaces adjacent to the canal should be provided with a minimum 1.1m height perimeter railing.

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

3.10 Hard Landscape

Overview

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

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

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

Key Principles

3.10.1 Material specification for hard landscape should be considerate of existing wider masterplan material palette, and should be consistent at key interfaces e.g. south and east of the site

3.10.2 Where hard materials interface with the wider masterplan at the site boundary careful consideration should be given to transitions, for example by continuation of the same paving type where appropriate or through use of edge banding where changes in paving occur.

3.10.3 Materials should be selected to create a clear hierarchy of routes and delineate between pedestrian, shared and vehicular areas.

Illustrative hard landscape strategy

3.10.4 Kerbs in a contrasting colour to surrounding paving should be used to help define vehicular areas for sight-impaired users.

Illustrative Materials Palette

3.10.5 All hard paved surfaces should be reviewed based on the masterplan character areas and complementary qualities with adjacent site context.

3.10.6 Design and specification for hard landscape across the masterplan should make an aesethic reference to the illustrative palette opposite.

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

3.11 External Furniture

Overview

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.

External furniture will contribute to the distinctive character of Kensal Green through use of natural materials and/or naturalistic forms.

Key Principles

3.11.1 A minimum of 50% of all seating should have backs and armrests.

3.11.2 Benches with backs and armrests should be provided at regular intervals within the public realm to provide rest points for less able-bodied users.

3.11.3 Furniture should be located with consideration for wear and tear on adjacent landscape, particularly planted areas. For example benches should be positioned adjacent to hard landscape to avoid trampling of planting through use.

3.11.4 Visitor cycle parking should be provided within the public realm. Example provided in the diagram opposite

Illustrative furniture strategy

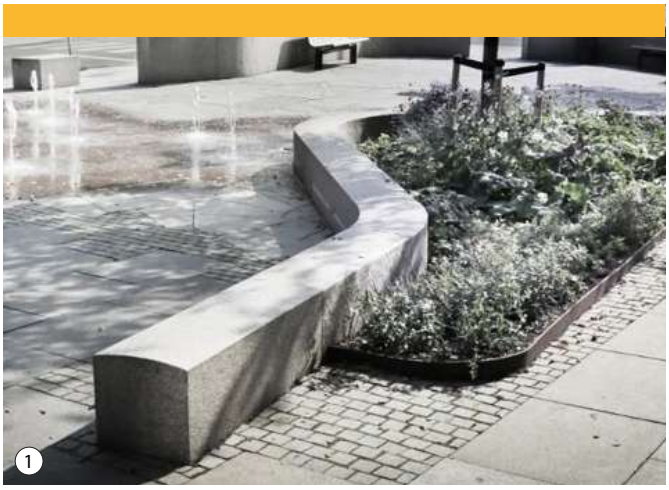
3. Landscape Design Codes

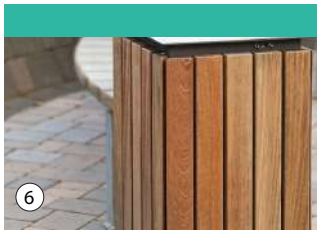
3.11.5 Steel elements for all public realm furniture should be powder coated a consistent colour throughout

Illustrative Furniture Palette

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

3.11.7 Design and specification of external furniture within the public realm should make an aesethic reference to the illustrative furniture palette opposite.





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

3.12 Tree Planting

Overview

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 will also play a key role in wayfinding, creating focal points and marking key entrances and routes.

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

Key Principles

3.12.1 Tree planting should be appropriate for the environmental condition. Sun / shade, wind and predicted soil conditions should all be taken into account.

3.12.2 Resilience to drought, climate change and pests and disease should be considered in tree specification.

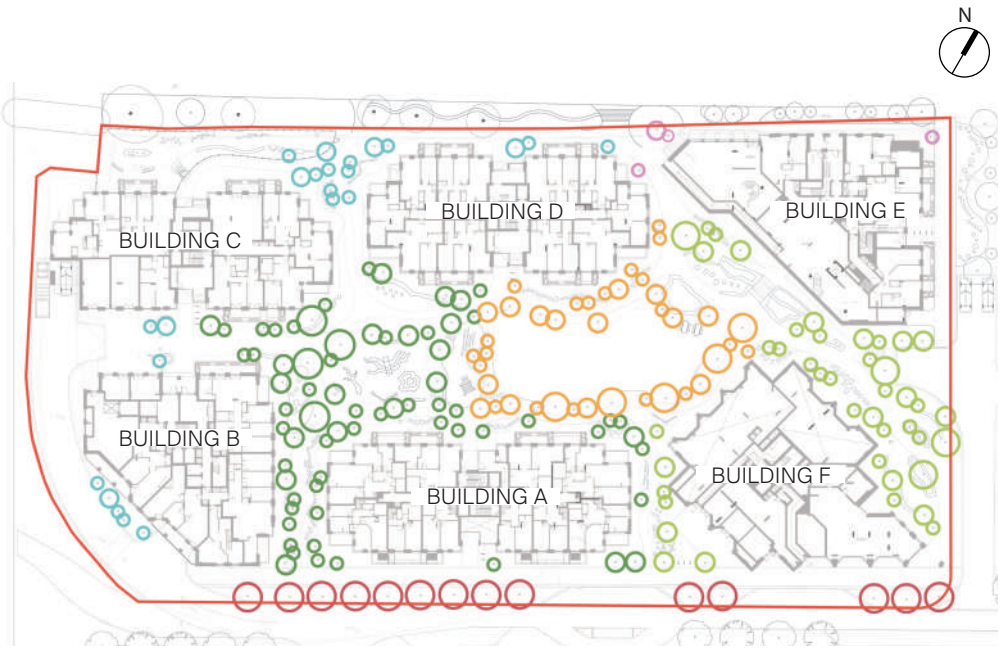
3.12.3 Tree planting should be selected to enhance biodiversity and provide a good range of different species.

3.12.4 Tree planting should embrace seasonal change, form and light filtering qualities to highlight different character areas within the masterplan.

3.12.5 Selection of tree planting should make an aesthetic reference to the illustrative palettes provided within the landscape section of the DAS.

Legend

- 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

3. Landscape Design Codes

Technical Requirements

3.12.6 Trees within the public realm should be stem to ground unless otherwise stated that raised planters may be considered.

3.12.7 Tree planting should should be based on the sizes below.

3.12.8 Tree planting on vehicular streets should have a minimum 2m clear stem and 1m setback from carriageway.

3.12.9 Tree locations should be coordinated with below ground services and utilities with root barriers provided as required to avoid impact of roots on services whilst providing sufficient soil volumes.

3.12.10 Soil quantum in continuous pits should be shared and volume reduced.

Legend

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

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

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

Tree sizing strategy

Sitewide Strategies

3.13 Soft Landscape

Overview

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 highly naturalistic approach that is responsive to specific microclimate conditions.

Besides providing amenity value, planting will optimise contribution to site ecology and urban greening an play a role in sustainable surface water management.

Key Principles

3.13.1 Planting should be appropriate for the environmental condition. Sun / shade, wind and predicted soil conditions should all be taken into account.

3.13.2 Resilience to climate change and pests and disease should be considered in planting specification.

3.13.3 Planting should be 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.

3.13.4 Planting should embrace the seasonal change exhibited by plants by considering flower, fruit, scent, autumn foliage colour, and winter structure.

3.13.5 Design of planting should make reference to the to the illustrative palettes provided within the landscape section of the DAS.

Legend

- 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 soft landscape strategy

3.13.6 Planting at ground floor should be flush with paving where possible to act as raingardens, aiding in SuDS

Technical Requirements

3.13.7 Maintenance and irrigation regimes should be considered when selecting plant species to ensure planting mixes will thrive with the proposed maintenance schedule.

3.13.8 The use of peat as part of the horticultural practices should not be allowed

3.13.9 Plants should be pest free with evidence proving biosecurity UK compliance for the supply chain.

3.13.10 Soil depth for areas above podium slab should be achieved through a combination of allowances for landscape finishes between finished floor level and slab and mounding within soft landscape. Raised planter edges should not be used except where in combination with seating edges as described in the furniture strategy section of this document.

Lush, naturalistic planting, suited to environment

Varied and highly seasonal woodland character

Open ground planting typologies to Canal-Side

Sitewide Strategies

3.14 External Lighting

Overview

External lighting will be designed to provide safe and welcoming spaces in the hours of darkness whilst also enhancing the qualities and character of landscape.

Lighting of streetscapes and 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.

Key Principles

3.14.1 External lighting should respond to the nature of each space to provide a safe environment and reinforce the intended character.

3.14.2 Lighting elements should belong to a clearly defined, high quality 'family' of lighting to create a sense of visual harmony with reference to the illustrative palettes opposite.

3.14.3 The Streetscapes and Site Arrival typologies should utilise navigational lighting.

3.14.4 The Central Garden and Canal-Side typologies should have low level bollard lighting for path guidance and should consider some feature lighting.

Illustrative external lighting strategy

3.14.5 Lighting should complement and build on existing lighting established within the wider masterplan.

3.14.6 Lighting, CCTV and sight-lines should be carefully considered to prevent anti-social behaviour and ensure safe access both day and night.

3.14.7 Steps should be designed with carefully integrated lighting for safety.

Illustrative Lighting Palette

3.14.8 Design and specification for external lighting across the masterplan should make an aesthetic reference to the illustrative palette opposite.

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

Sitewide Strategies

3.15 Roofscape

Overview

Inaccessible roofs will be optimised for contribution to site ecology and biodiversity in conjunction with requirements such as rooftop plant and photovoltaic panels.

Biodiverse roof with habitat features

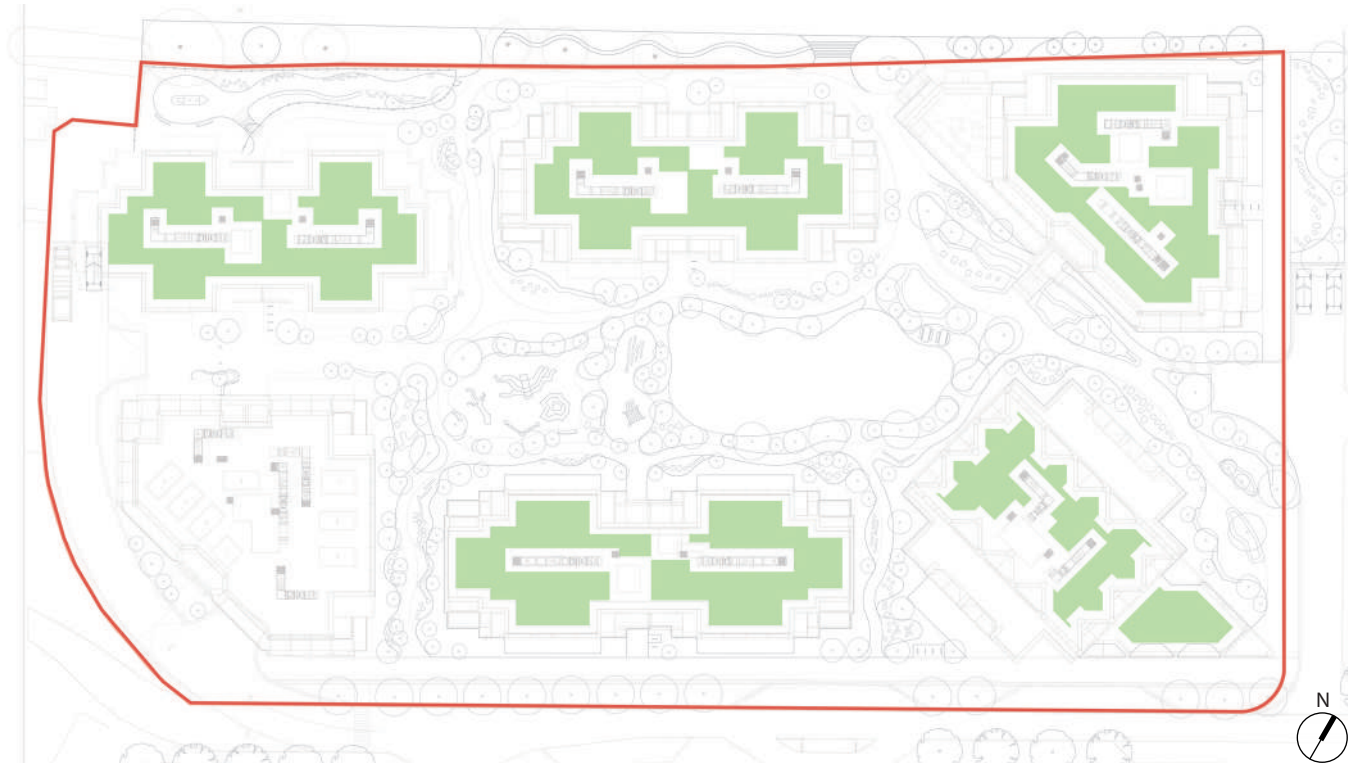
Key Principles

3.15.1 Biodiverse roofs should be optimised on inaccessible roofs in order to contribute to site ecology and meet UGF requirements when considering other uses that must also be provided on the roofs.

3.15.2 Extensive green roofs should be planted with a mix of native wildflower seeding and plug planting. Suitable mixes should be developed at the RMA stage with input from an Ecologist.

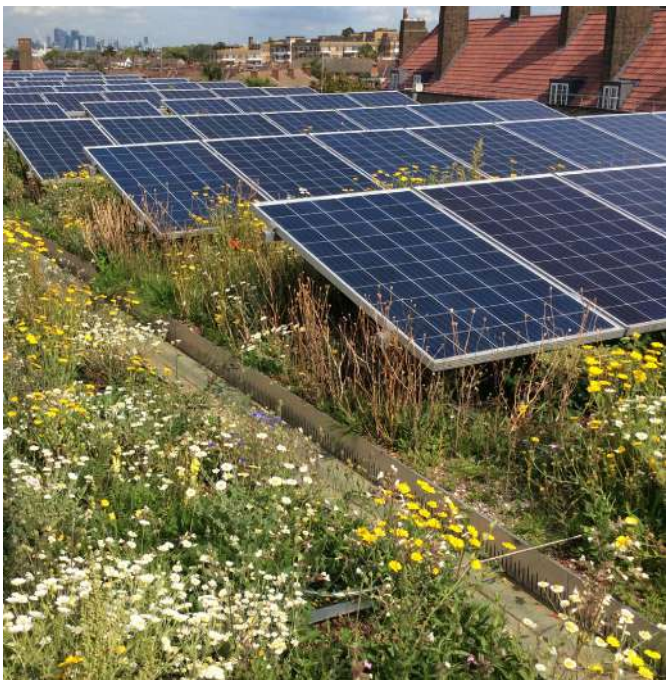
3.15.3 Brown roofs should be partially sown with native seeds with some areas left to colonise naturally.

3.15.4 If solar (PV) panels are located on roofs, biodiverse roof should be included below and around panels.

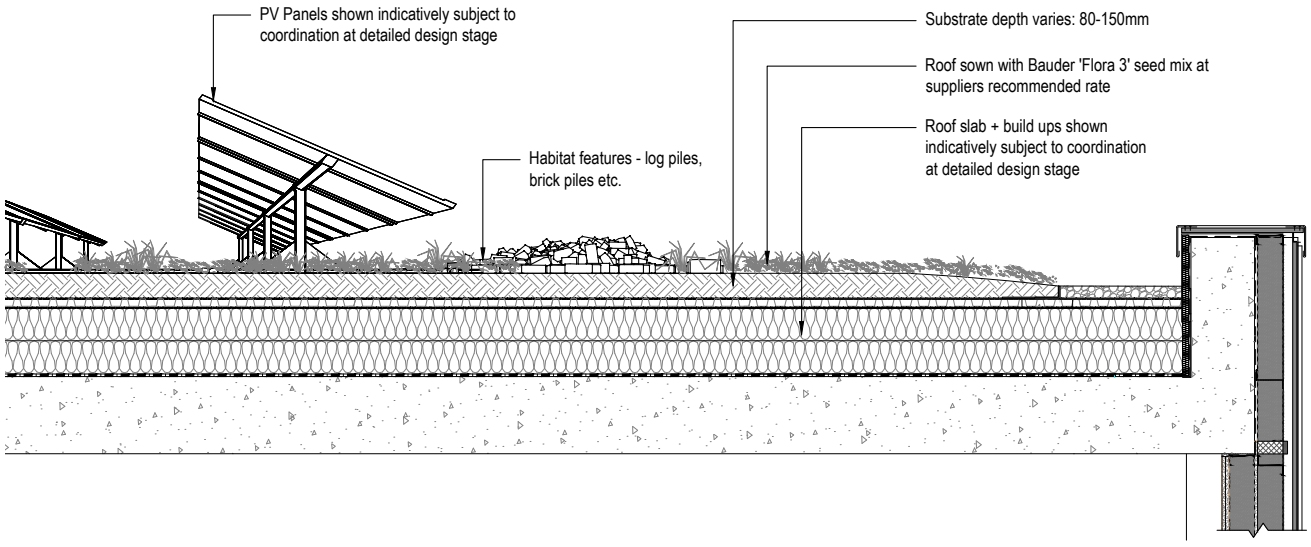


Illustrative biodiverse roof strategy

3. Landscape Design Codes



Biodiverse roof in conjunction with PV panels



Typical example of biosolar roof build-up

Sitewide Strategies

3.16 Biodiversity and Ecology

Overview

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

Invertebrate habitat creation

Key Principles

3.16.1 Planting throughout should be designed to benefit biodiversity.

3.16.2 Ornamental planting should be designed to provide biodiversity benefits alongside amenity value and other considerations such as maintenance.

3.16.3 A variety of tree species should be used, planted in different arrangements including clusters or groups where possible.

3.16.4 A range of habitat features should be incorporated throughout public realm, communal courtyards, built form and roofscapes.

Illustrative biodiversity strategy

Habitat Creation

3.16.5 The Central Garden and Canal-Side areas should consider inclusion of bird tables, bee blocks and bee feeders. Where provided these should be installed in conjunction with biodiverse planting to provide shelter and additional food sources.

3.16.6 Biodiverse roofs should contain areas of bare gravel substrate, logpiles and bug hotels.

3.16.7 A minimum of 6 bat boxes should be incorporated.

3.16.8 All bat boxes should be positioned with appropriate lighting.

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

Legend

1. Biodiverse roof
2. Native scrub planting
3. Species rich planting
4. Tree Planting
5. Bird box
6. Bat box
7. Log piles / bug hotels
8. Bee block
9. Bird table

Bat boxes

Sparrow boxes

Swift boxes

Sitewide Strategies

3.17 Urban Greening

Overview

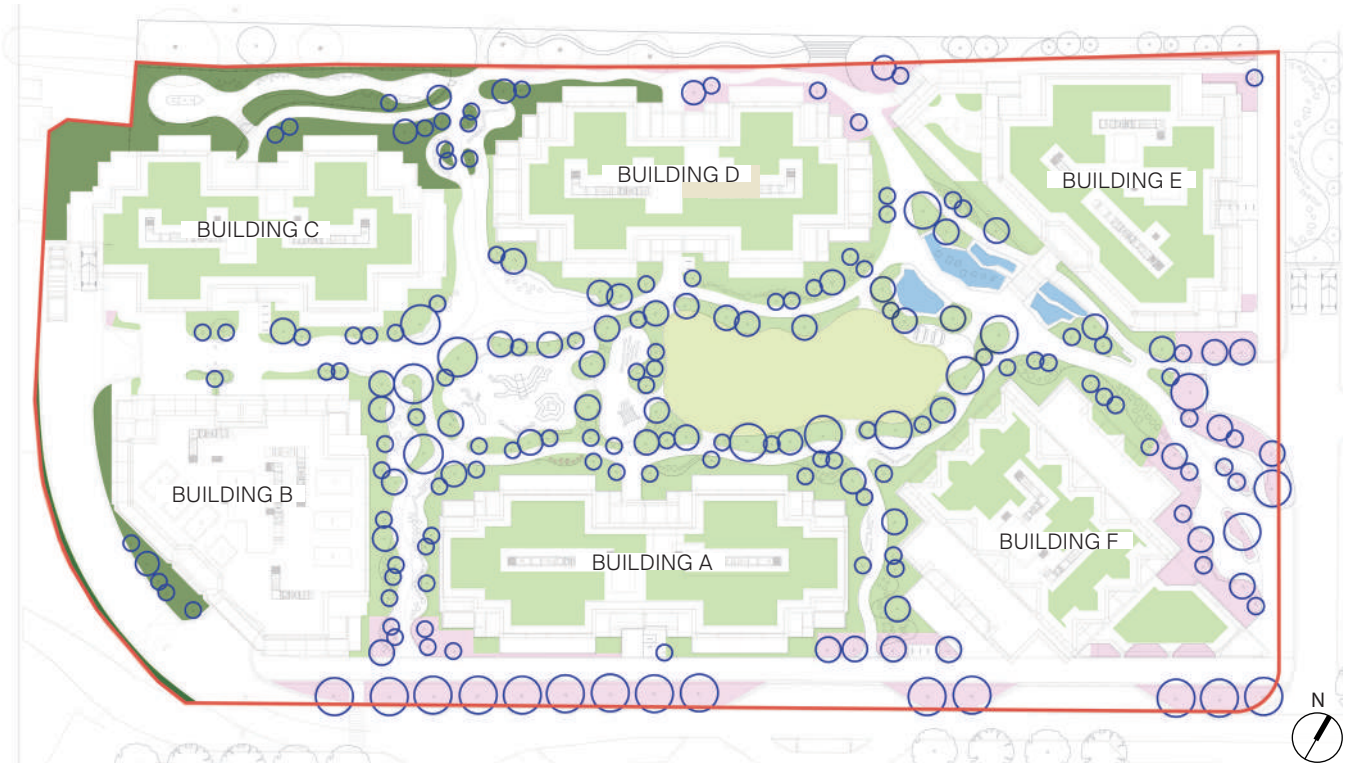
The design of ground level landscape and roofs will be designed to optimise urban greening in accordance where possible with GLA policy.

Key Principles

3.17.1 The GLA 2021 London Plan UGF calculator should be used to evaluate and quantify the amount and quality of urban greening.

3.17.2 A target score of 0.4 based on the the GLA London Plan, 2021 UGF calculator, should be achieved across the outline application area as a whole. Individual phases can vary due to masterplan context.

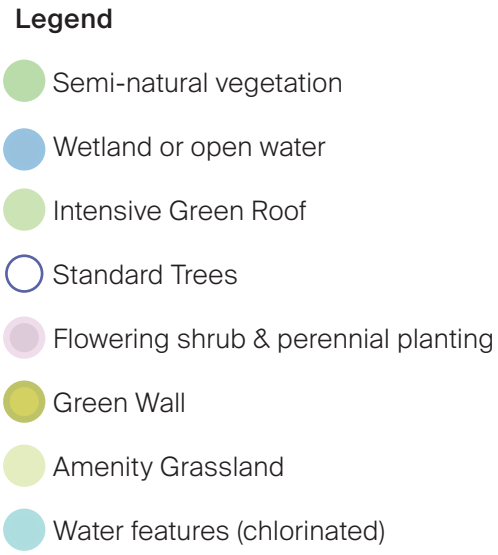
3.17.3 Adopted highways should be excluded from overall site area for the purposes of UGF calculation as these will be subject to Highways Design.



Urban Greening Factor typologies (illustrative scheme)

3. Landscape Design Codes

3.17.4 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



		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)

4. Mansion
Design Co

n Block
odes

4.1 Overview

OVERVIEW

Blocks A,D and 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 the canalside massing proposed within the wider Masterplan. The Mansion Blocks serve as a counter point to the Gateway Tower, establishing a very clear townscape narrative.

Adherence to the Design Codes outlined in this chapter will ensure that their form, articulation and fenestration compliment the two Mansion Block buildings (Buildings B and C) submitted in detail offer a contemporary interpretation of this historic Kensington & Chelsea architectural typology.

KEY PRINCIPLES

4.1.1 The two Mansion Blocks that make up the detailed component (Buildings B and C) **should** be used as precedents for the design of the Mansion Blocks within the outline component (Plots A, D and E)

4.1.2 The design of the buildings **should** take inspiration and offer a contemporary interpretation of a traditional Kensington & Chelsea Mansion Block typology

4.1.3 The Mansion Blocks **must** be designed at RM stage in accordance with the Design Codes

1

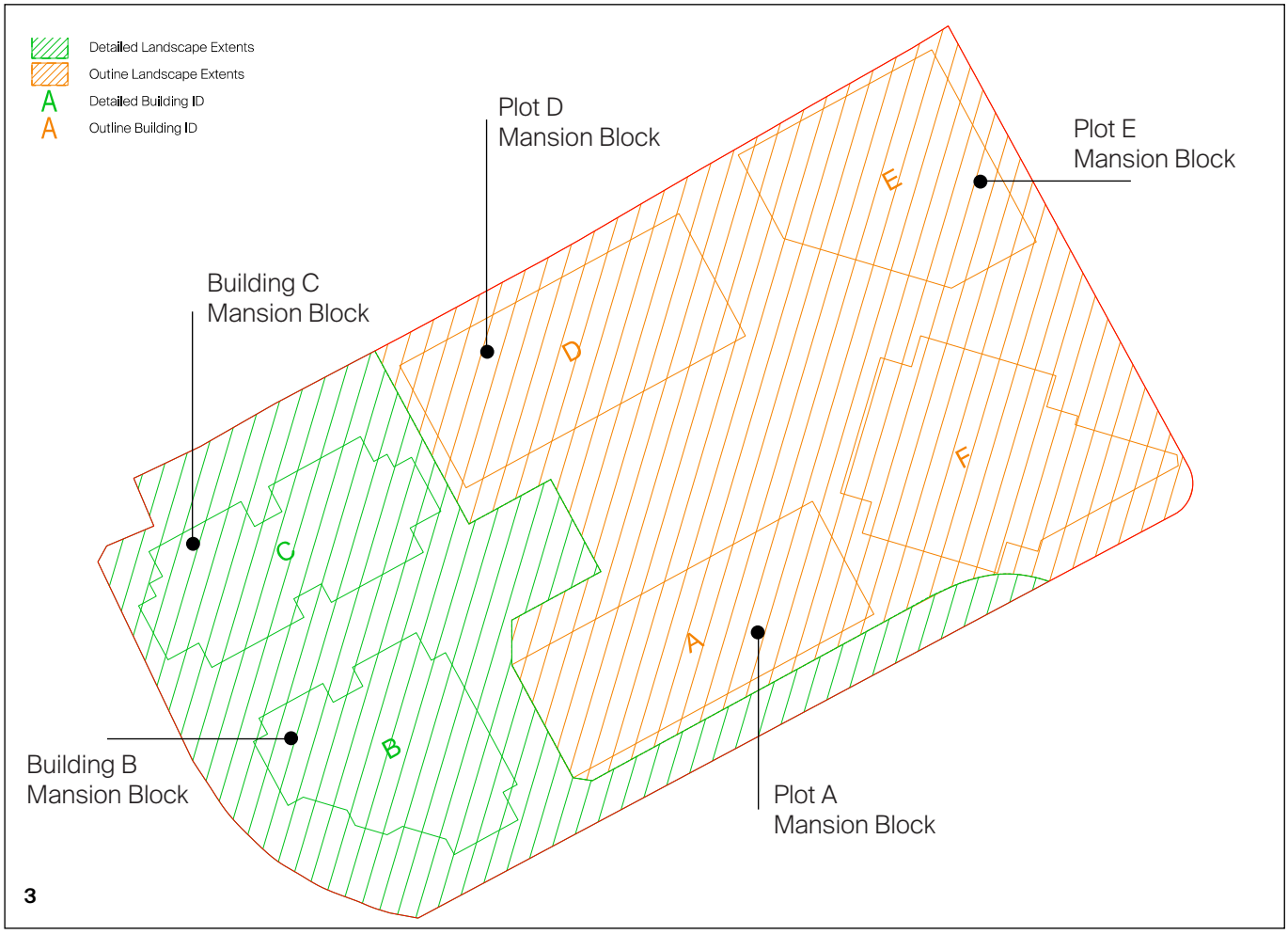
2

4. Mansion Block Design Codes

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 oriignal concept for Albert Hall Mansions. Note the masonry piers that defined the gables
3. Plan showing location of Mansion Blocks within both Detailed and Outline applications
4. Aerial view of Kensal Canalside Gasworks illustrative scheme, with the Mansion Blocks (Buildings A to E) highlighted

4



3

4.2 Massing & Articulation

OVERVIEW

The Parameter Plans establish setbacks at the uppermost floor of the buildings which ensure that the buildings respond positively to their setting by creating a refined silhouette in distant views. The overall massing of the buildings should be articulated to reduce the perceived scale of the buildings

KEY PRINCIPLES

4.2.1 The upper floor or floors, including the roof, **must** be partially set back so that the buildings' silhouette appears recessive

4.2.2 The massing **should** be articulated a s series of bays

4.2.3 Building corners **should** provide opportunities for dual aspect apartments and balconies

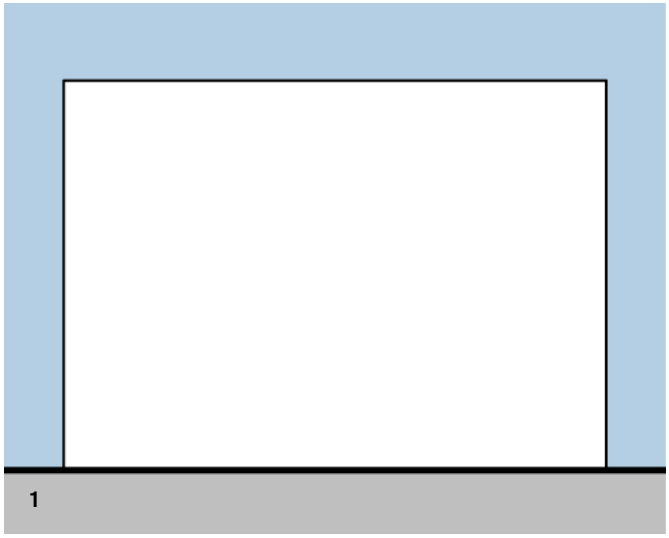
4.2.4 Buildings **must** be articulated so that there is a clear tripartite expression of 'base', 'body' and 'crown'

4.2.5 Elevations **must** be articulated as bays

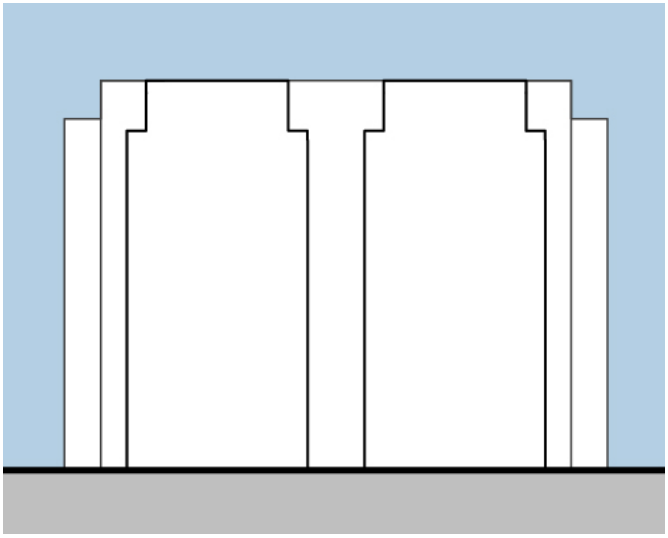
4.2.6 Bays **should** be articulated as masonry piers with a contratsing horizontal string course

4.2.7 Facades **must** be visually coherent

Unarticulated upper floors



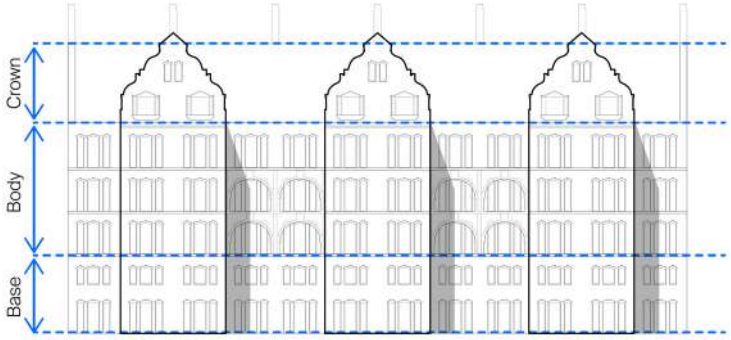
Articulated and recessive upper floors



4. Mansion Block Design Codes

Image Key

1. Diagrams showing how the massing should be articulated as bays with a recessive crown
2. Diagrams showing massing composition and articulation and relationship to traditional mansion blocks



2

4.3 Internal Organisation & Fenestration

OVERVIEW

The façade articulation design should reflect the buildings' internal configurations, specifically the location of bedrooms and living spaces. Location of windows should seek to enhance the internal living conditions, specifically views and daylight, whilst minimising overlooking and overheating.

KEY PRINCIPLES

4.3.1 The design of the fenestration **must** enhance residential quality by maximising views and internal daylight conditions within habitable rooms whilst mitigating for overheating

4.3.2 Windows should be positioned to minimise overlooking from adjacent apartments and maximise views out

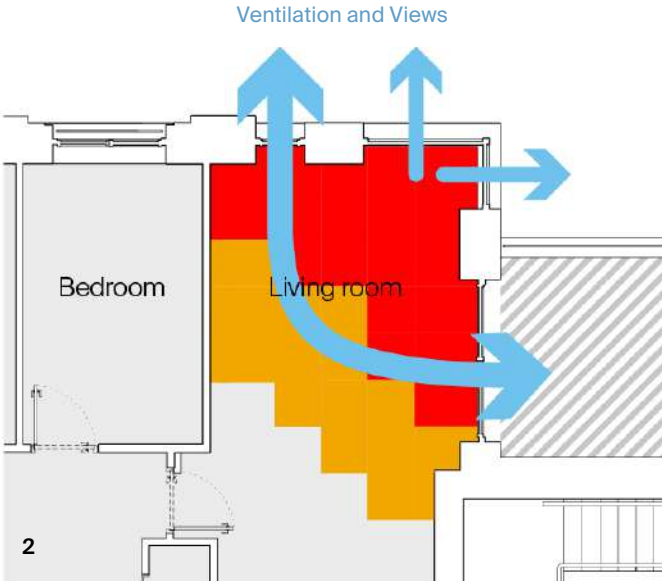
4.3.3 Primary access to balconies **should** be via living rooms and should be positioned to maximise views

4.3.4 The location of living rooms and the design of fenestration **should** in combination seek to enhance internal quality, ie daylight and views

4.3.5 The location of bedrooms and the design of fenestration **should** maintain privacy and minimise overheating, whilst providing views and acceptable levels of daylight

Image Key
1. Illustrative interior view of a canalside apartment;
2. Designers should seek to enhance residential quality in respect of views, daylight and natural cooling

1



2

4.4 Facade Materials

OVERVIEW

The façade should recall the character of a traditional Kensington & Chelsea mansion block buildings, employing a robust masonry envelope and high quality materials. Brick bonds and colours should be used to distinguish specific façade elements and create a clear tripartite hierarchy to the buildings.

KEY PRINCIPLES

4.4.1 The palette of materials **must** compliment the materials used in the detailed buildings (Buildings B and C)

4.4.2 The primary building material **must** be brick or brick aesthetic

4.4.3 The dominant brick colour used in the façade **could** vary between mansion blocks

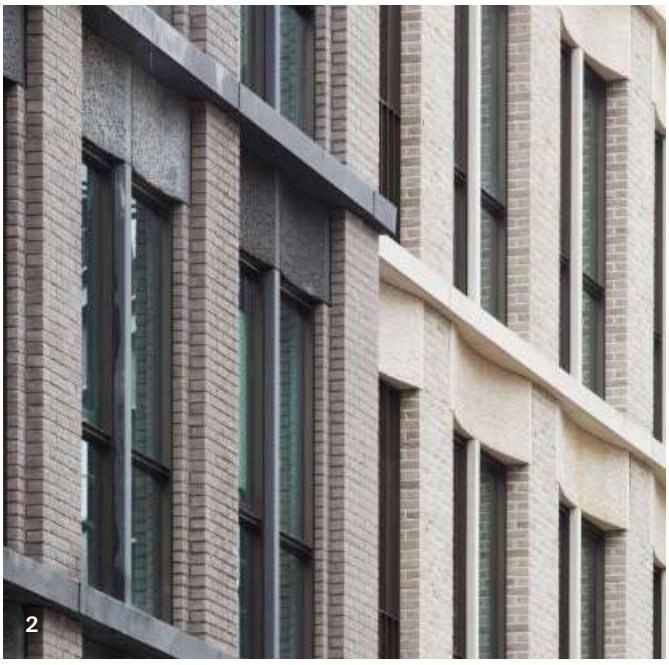
4.4.4 Secondary materials **must** be complimentary but can be contrasting

4.4.5 Materials used **must** be high quality, durable and easy to maintain

4.4.6 Designers **should** use a limited, complimentary but possibly contrasting palette of brick bonds and colours to emphasise architectural elements such as piers, string courses, lintels and spandrels

Image Key

1. Using subtle variations in brick colour and tone between buildings creates variation and identity
2. Using materials and changes in geometry identifies facade elements, such as piers, lintels and string courses, which creates a facade which is both richly layered and legible



5. Gateway
Design Co

y Tower
odes

5.1 Overview

OVERVIEW

The tower acts as both the gateway into the Kensal Canalside Masterplan from the west and the gateway into the gasworks site from the east.

Its orientation is set at 45 degrees to the surrounding Mansion Block buildings, reflecting its unique role within the site and wider masterplan.

Its orientation also responds to its context, acknowledging the Grade I listed Anglican Chapel to the north west and the diagonal pedestrian and cycle route provides access into the site.

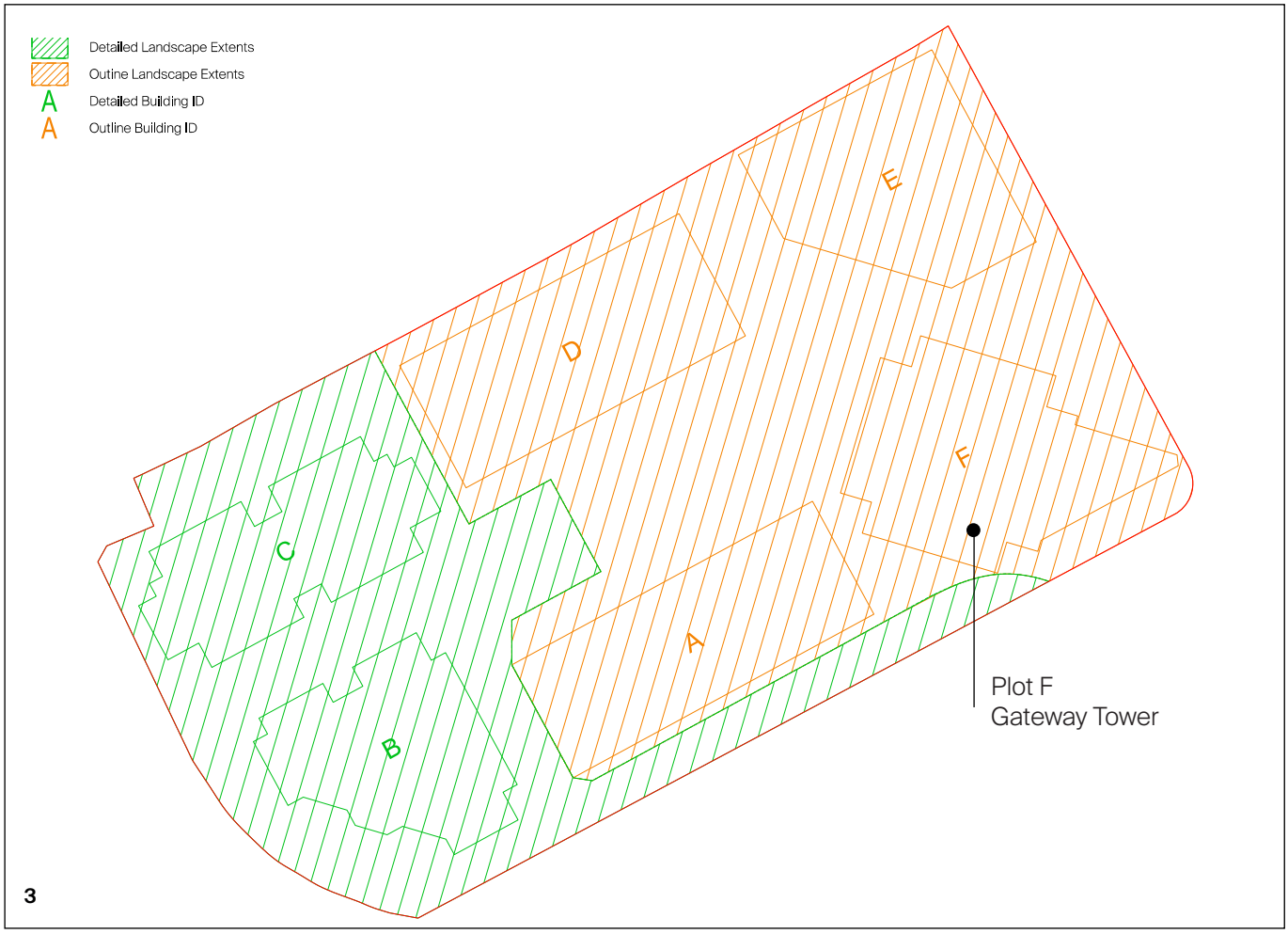
KEY PRINCIPLES

5.1.1 The architectural quality of the tower **must** be high;

5. Gateway Tower Design Codes

Image Key

1. Image of the illustrtaive design of the Gateway Tower, from the central garden
1. Image of the illustrtaive design of the Gateway Tower, from above the cemetery and canal
2. Plan showing location of Gateway Tower within the Outline application
3. Aerial view of Kensal Canalside Gasworks illustrative scheme, with the Gateway Tower highlighted



5.2 Massing & Articulation

OVERVIEW

The Parameter Plans establish setbacks at the uppermost floors of the tower which ensures that the building responds positively to its setting by creating a refined silhouette in distant views.

The overall massing of the tower and its facade should be articulated to reduce its perceived mass.

The base of the building includes a shoulder building which provides a visual transition between the tower and the surrounding lower mansion blocks

KEY PRINCIPLES

5.2.1 The tower **must** be articulated so that there is a clear tripartite expression of 'base', 'body' and 'crown'

5.2.2 The massing of the upper floors **must** create a slender crown

5.2.3 The crown and base of the tower **should** be articulated as double height

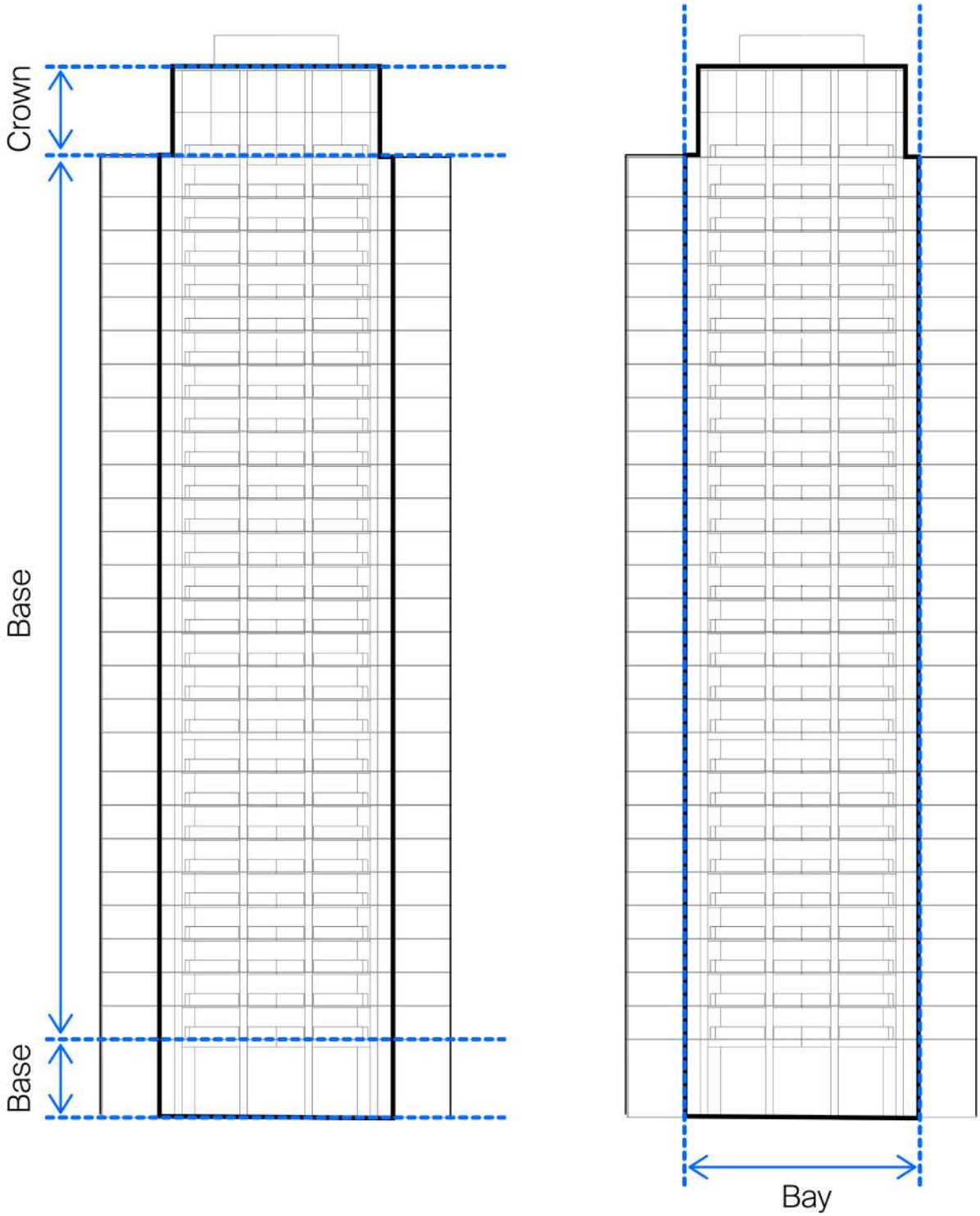
5.2.4 The approach to the design of the facade on all elevations **must** be complimentary and consistent

5.2.5 The top of the primary elevation **must** be expressed as double height

5.2.6 Facades **must** be visually coherent

Image Key
1. Illustrative design for the base of the tower
2. Illustrative design for the crown of the tower
3. Diagrams showing massing composition and articulation

5. Gateway Tower Design Codes



3

5.3 Internal Organisation & Fenestration

OVERVIEW

The façade design should reflect the buildings' internal configuration, specifically the location of bedrooms and living spaces. Location of windows should seek to enhance the internal living conditions, specifically views and daylight, whilst minimising overlooking and overheating.

KEY PRINCIPLES

5.3.1 The design of the fenestration **must** enhance residential quality by maximising views and internal daylight conditions within habitable rooms whilst mitigating for overheating;

5.3.2 Windows **should** be positioned to minimise overlooking from adjacent apartments and maximise views out;

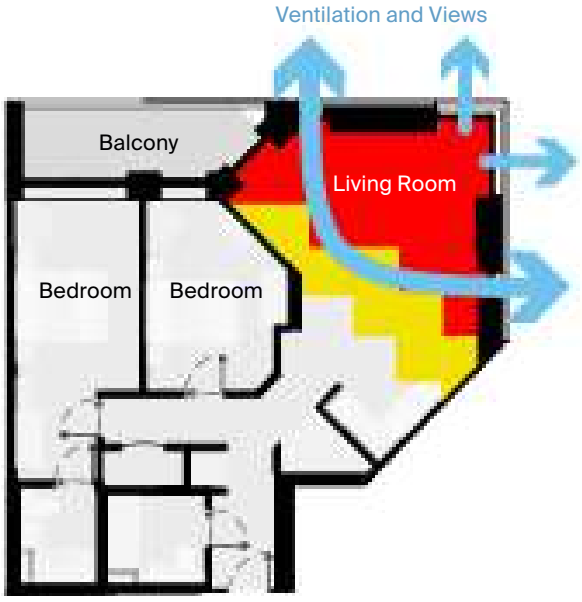
5.3.3 The location of living rooms and the design of fenestration **should** in combination seek to enhance internal quality, ie daylight and views

5.3.4 Apartments **should** not be located at ground floor

5.3.5 Entrances and lobbies **should** be taller than one storey

Image Key

1. Illustrative image of the tower entrance lobby with high ceilings and views of the garden
2. Designers should seek to enhance residential quality in respect of views, daylight and natural cooling



5.4 Facade Materials

OVERVIEW

The façade should employ a robust masonry envelope and high quality materials. Materiality and colours should be used to distinguish specific façade elements and create a clear tripartite hierarchy to the tower.

KEY PRINCIPLES

5.4.1 The palette of colours **should** compliment the Mansion Blocks

5.4.2 The base of the building **should** be distinct

5.4.3 The dominant brick colour used in the façade **must** be a consistent colour but **should** be high quality;

5.4.4 Secondary materials **must** be complimentary but can be contrasting

5.4.5 Materials used **must** be high quality, durable and easy to maintain

5.4.6 Designers **should** use a limited, complimentary but possibly contrasting palette of materials and colours to emphasise architectural elements

Pilbrow & Partners
2-5 St John's Square
London EC1M 4DE

+44 (0)20 3696 7000
info@pilbrowandpartners.com
pilbrowandpartners.com