



# Silchester Arches New Homes

Public Consultation Events  
**Friday 4 December**  
**Saturday 5 December**

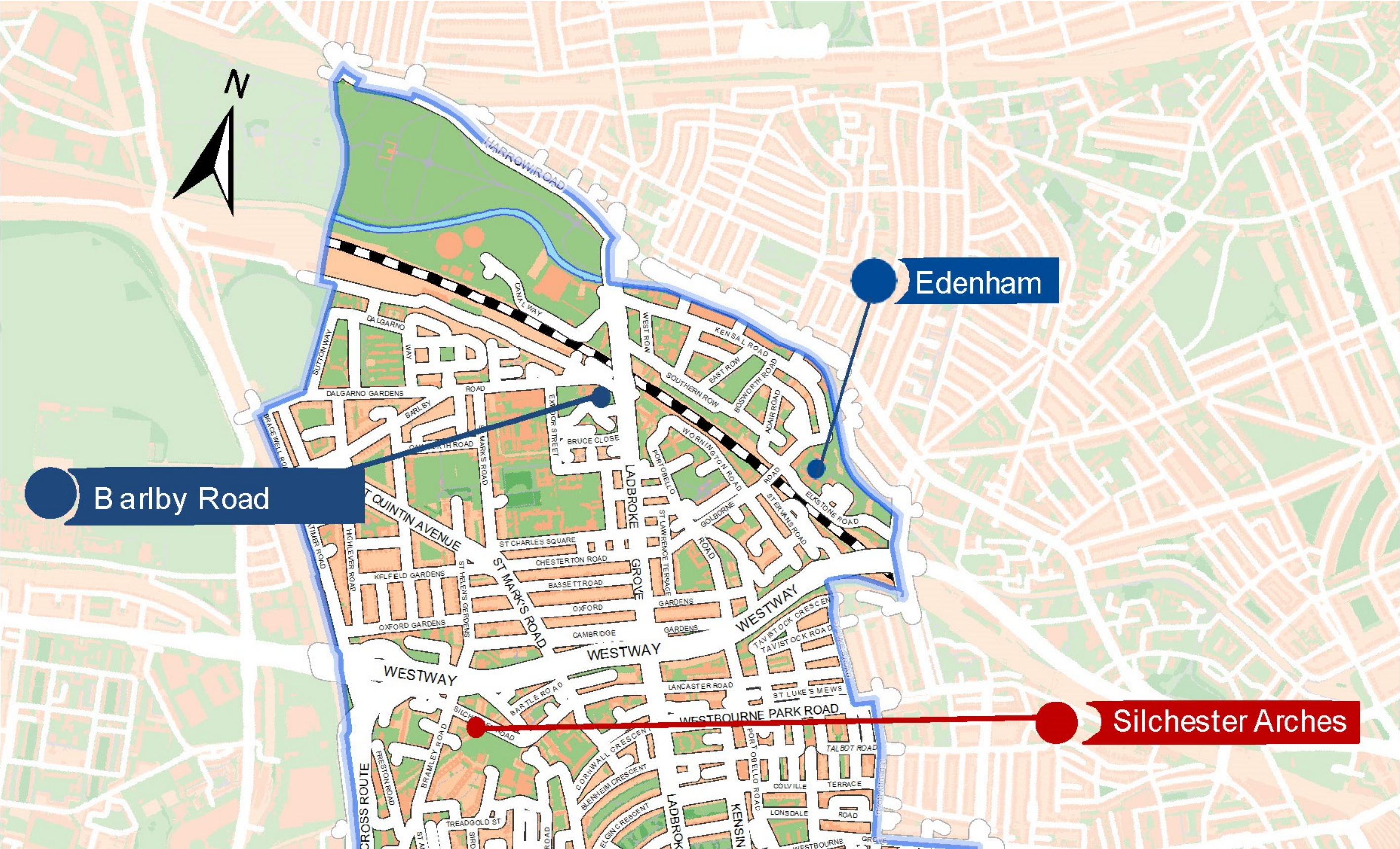
**Building  
for the  
Future**



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA



# New Homes Delivery Programme Stage 2 Sites





# Project Team



RBKC have appointed PRP to develop the scheme for Silchester Arches, working together with Lichfields, planning and engagement consultants.

PRP are a London based practice who have won a number of awards for housing, including new affordable housing developments.



Wornington Green



Chobham Manor



Acklam Road



# Wider context

Aerial photograph





# Wider context

Aerial view from the north



Aerial view from the east





# Site context



View along the tree lined Silchester Road towards Bramley Road



View of Bramley House (5 storeys) from Darfield Way



View from Kingsdown Close across the open space to Kingsnorth House



View of the sites' frontage



Pavement view with 2 storey houses and Bramley House in the background



Pavement view of the railway viaduct and arches



# Site context



View of existing hardstanding with railway viaduct and Grenfell Tower beyond



View of railway viaduct and landscape materials being stored on site



Photograph taken from raised area of site towards the rear of the adjacent houses



Flank wall to houses fronting Silchester Road



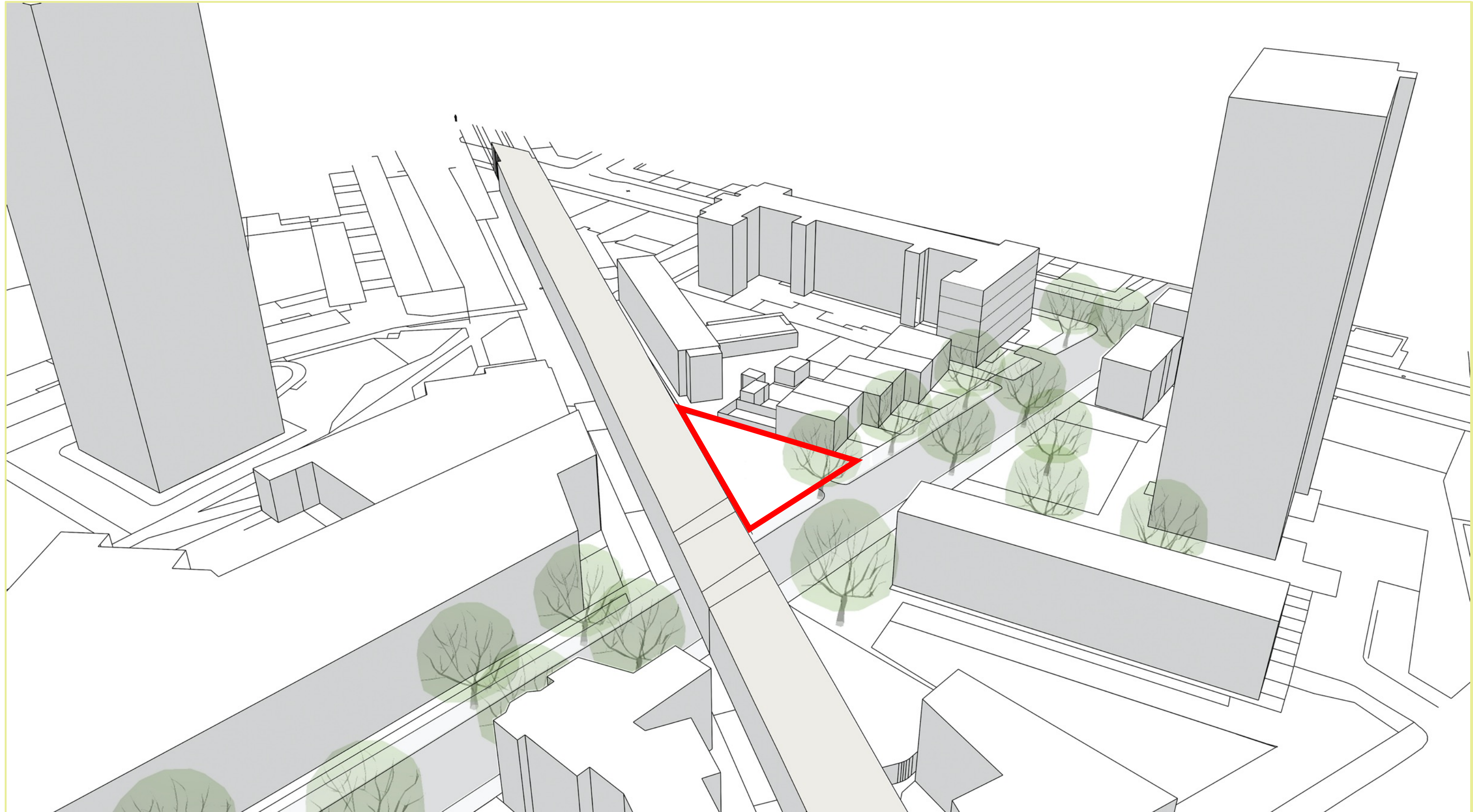
View of existing fence and arches to the railway viaduct



View towards Whitstable House



# The site





# What can we improve?

1



Utilisation of a temporary use site

2



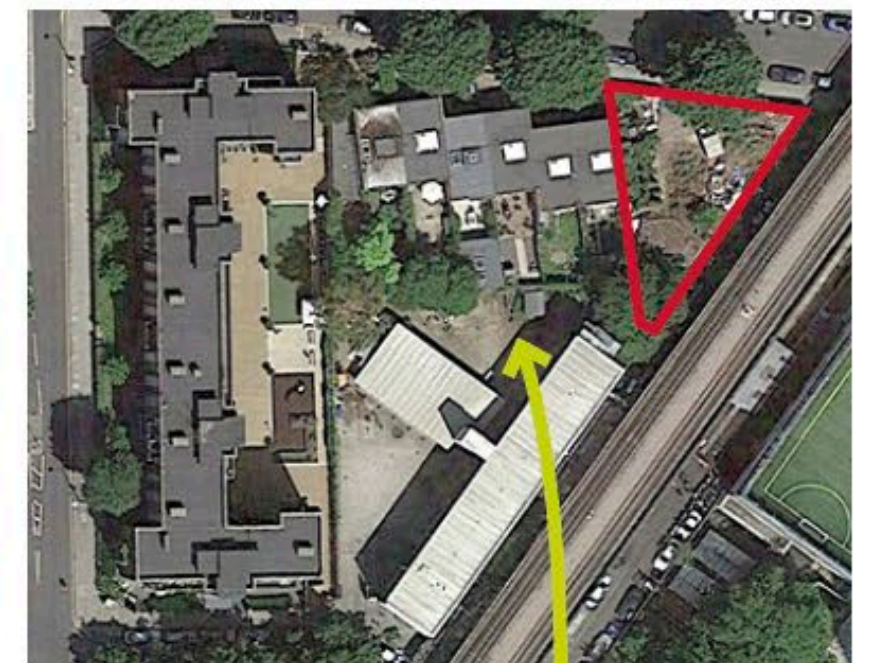
Availability and supply of  
affordable homes for the area

3



The streetscape to Silchester Road

4

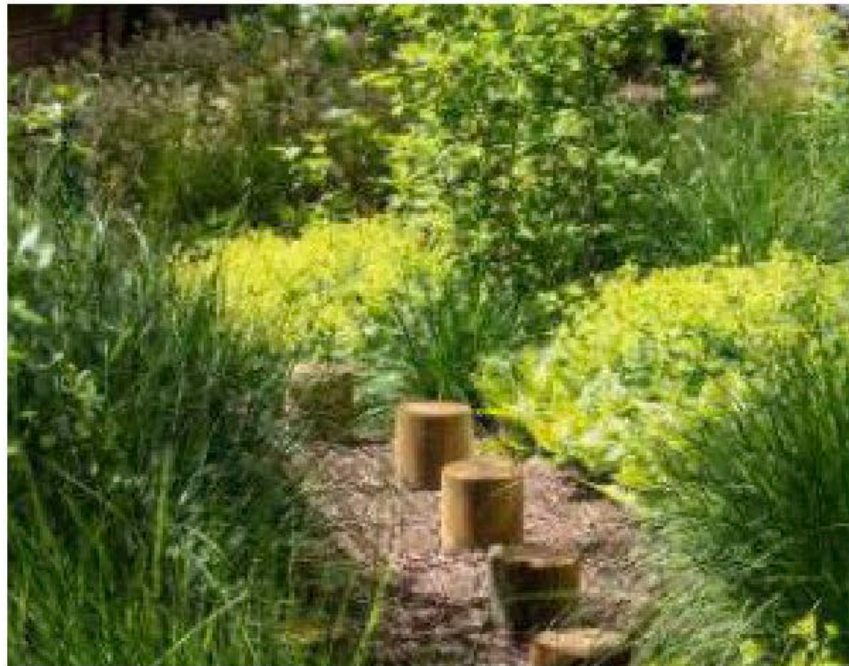


Potential for enhancement of  
ACAVA outdoor area between site  
and Bramley house



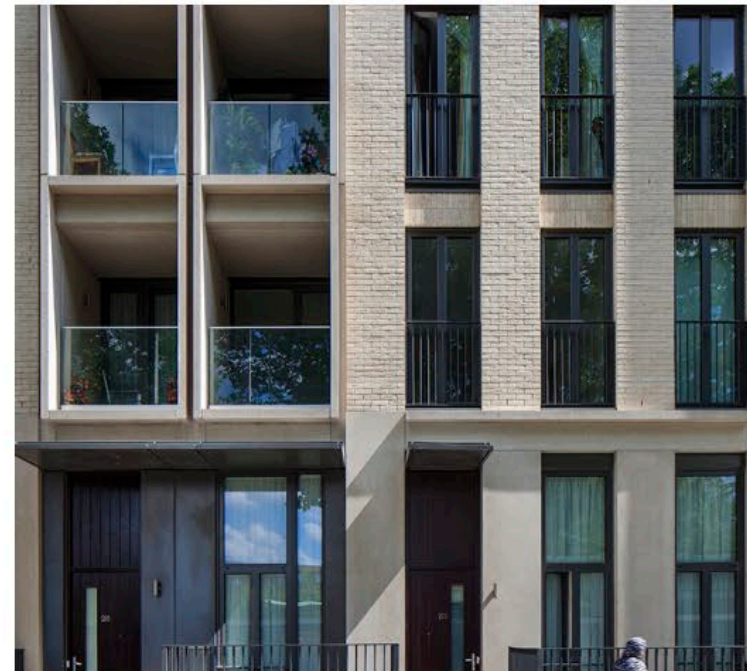
# What are the opportunities?

1



Creating amenity spaces for residents of the new homes

2



Providing quality homes

3



Creating a safe and attractive streetscape

4



Creating a feature within the community

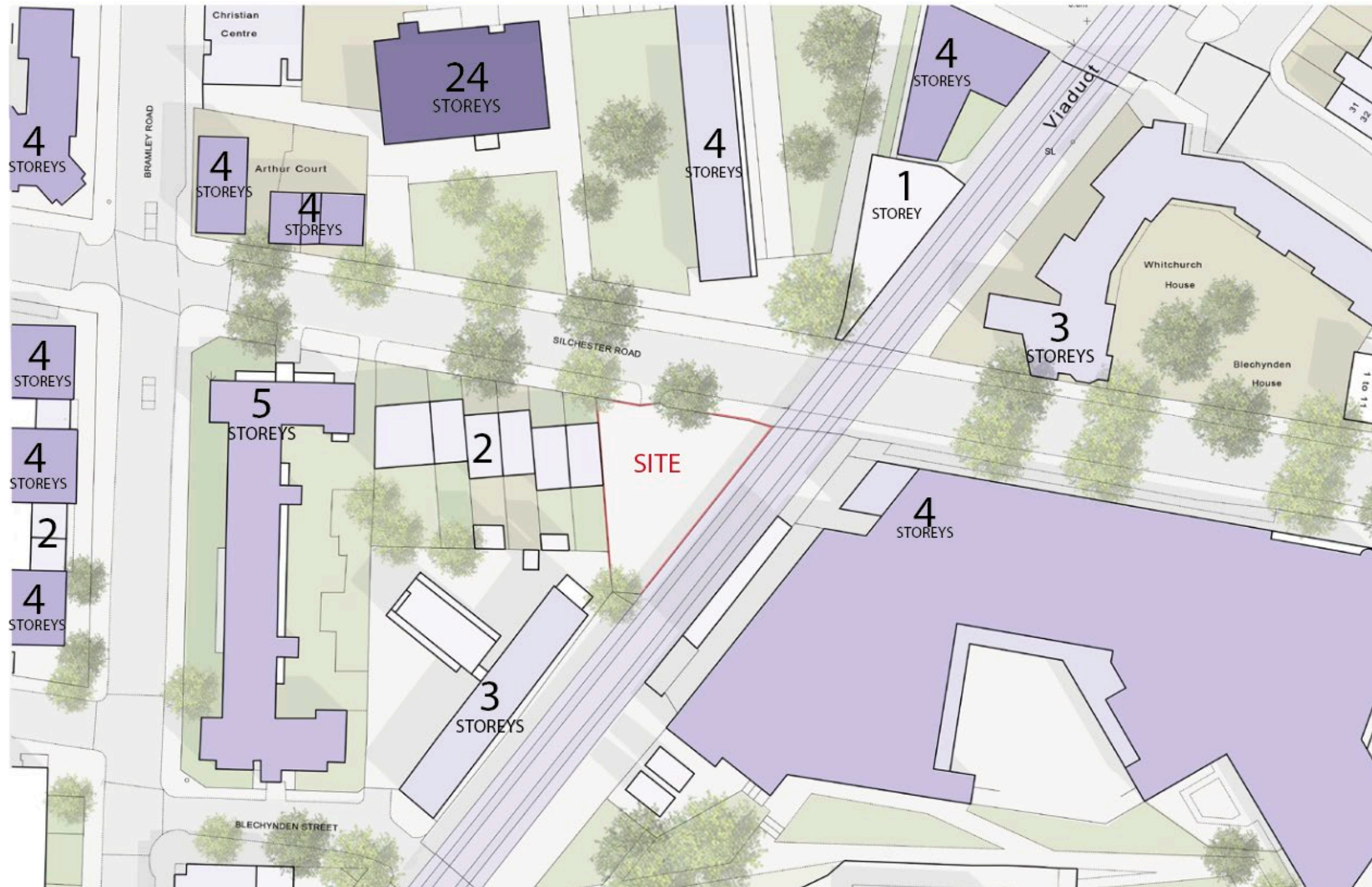


# What are the priorities?

1. 100% affordable housing
2. Optimising number of homes and family sized homes
3. Consideration of surrounding scale and massing of existing homes
4. Consideration of sunlight and daylight requirements
5. Good quality design (e.g. safe and secure)
6. Promoting well-being and health
7. Sustainability and the environment
8. Opportunity for engagement with the local community
9. Addressing air quality and sound/thermal insulation requirements for new homes

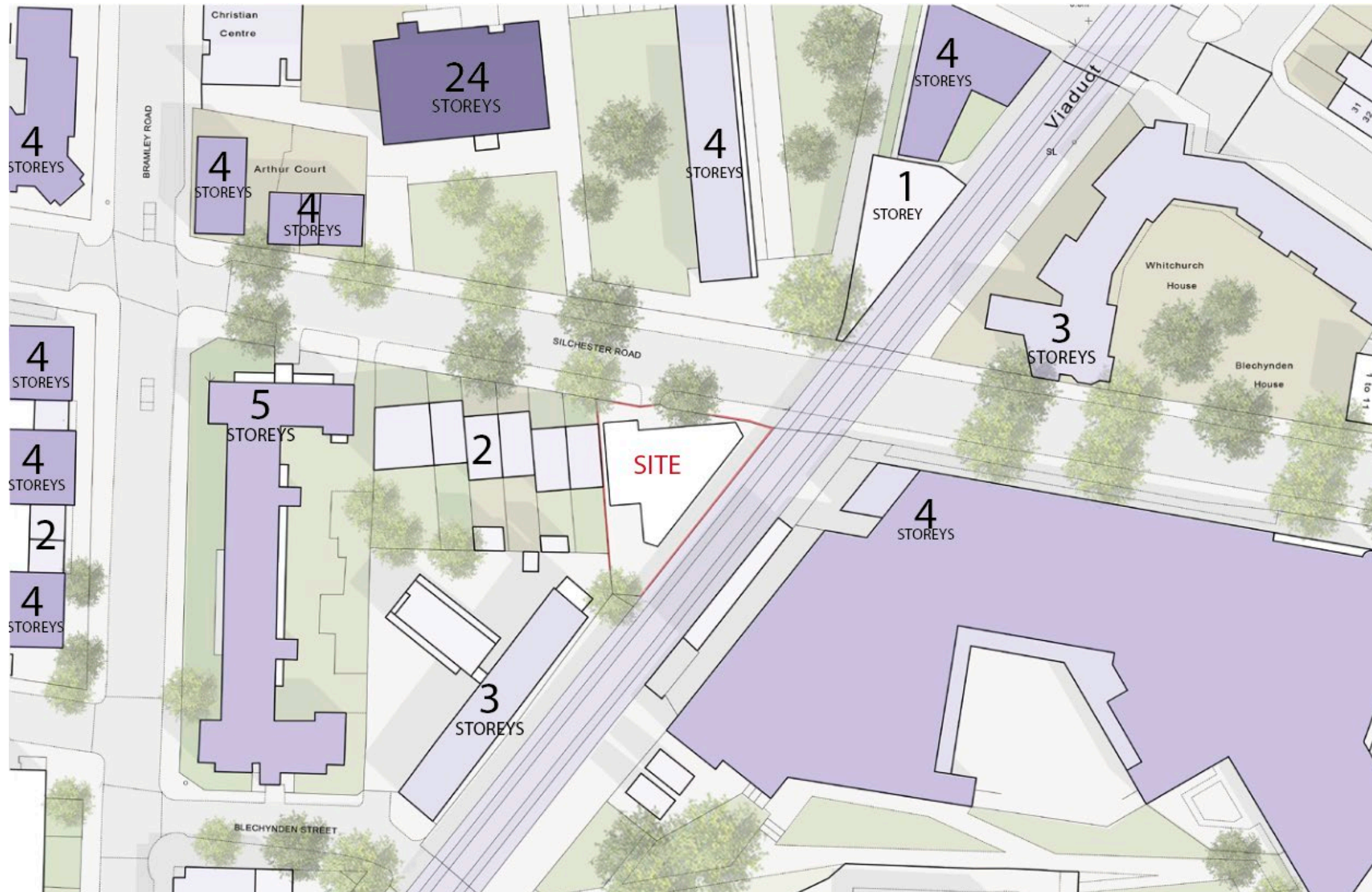


# Consideration of scale – existing buildings surrounding site





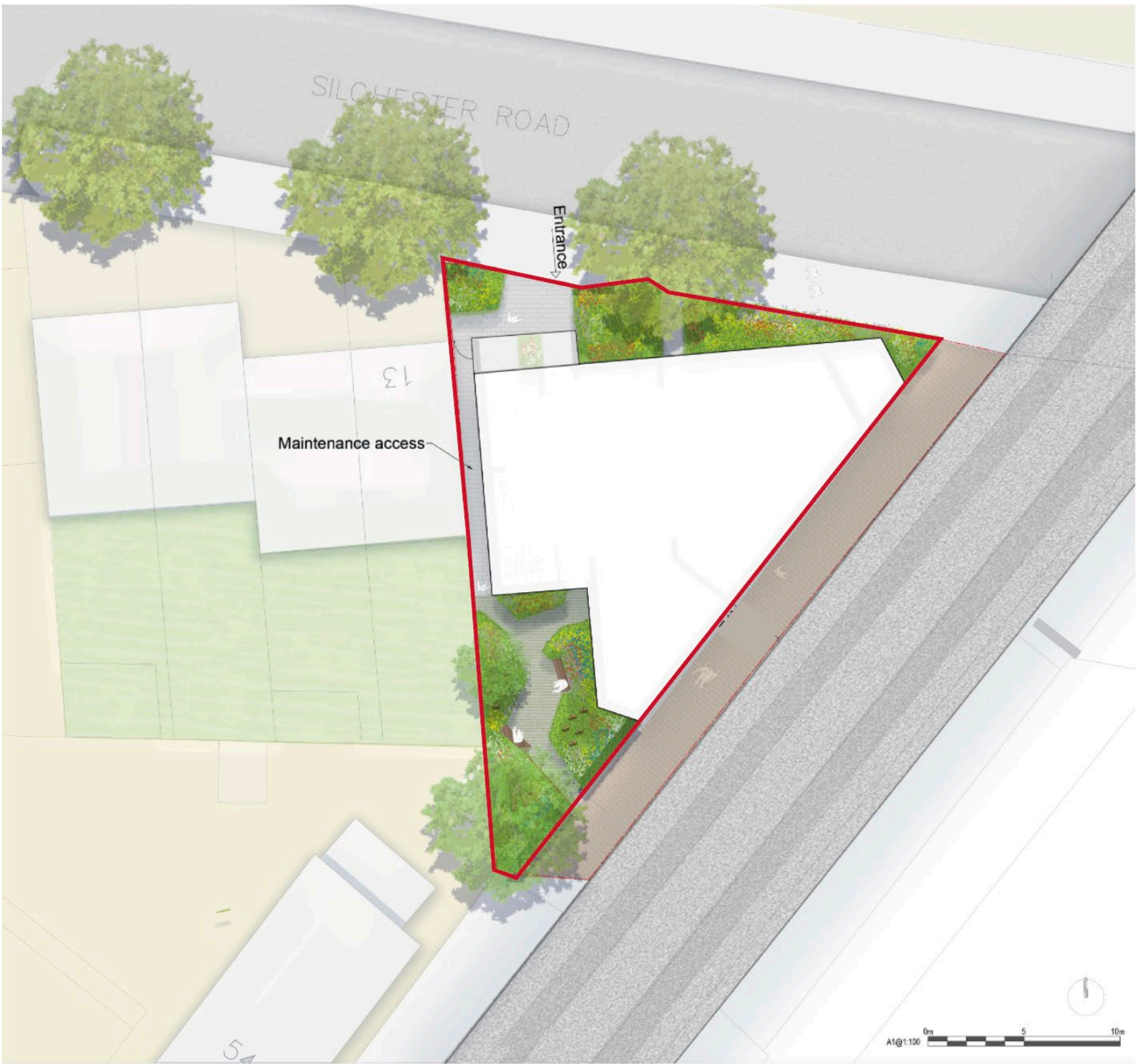
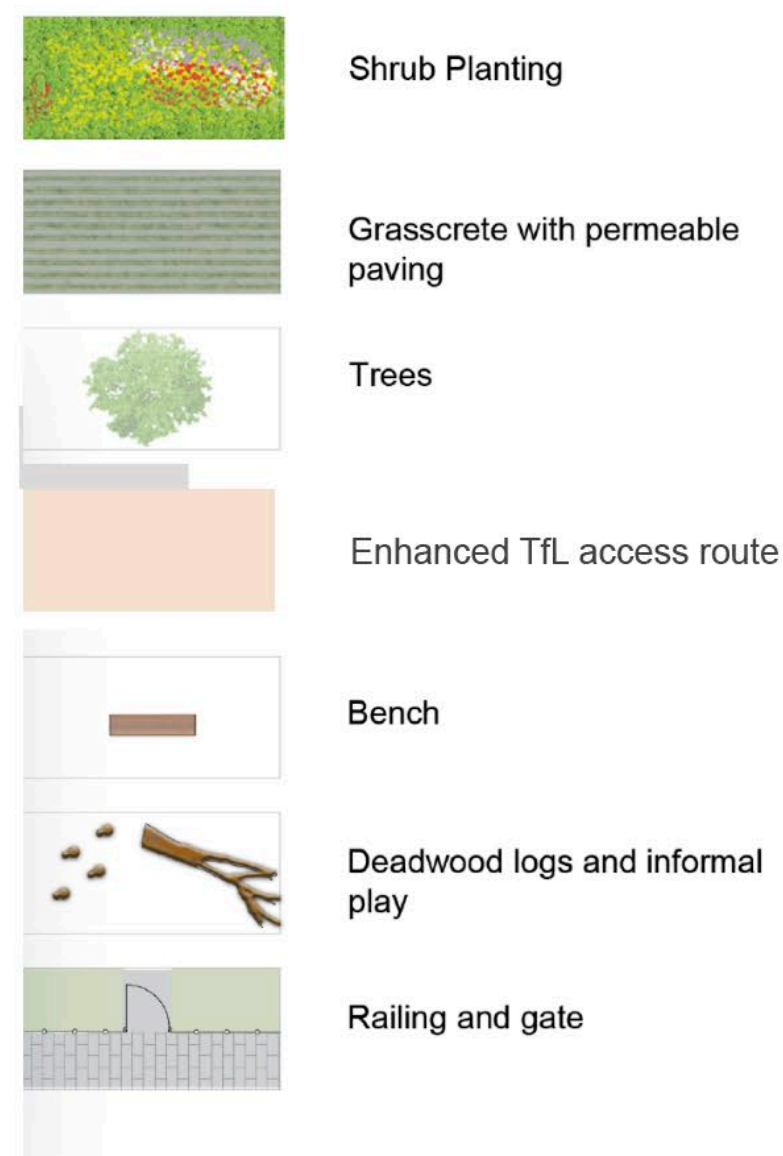
# Consideration of scale – existing buildings surrounding site and indicative site footprint



**We would like your views of massing and scale of the building.**

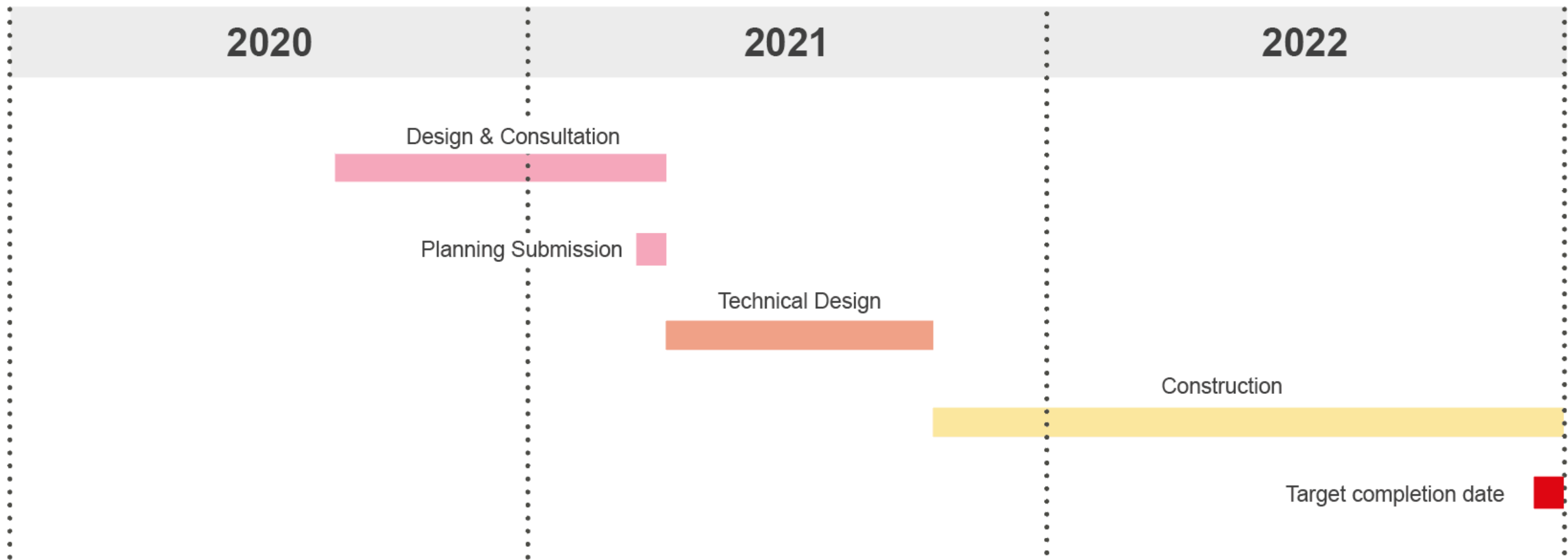


# Early indicative site and landscape concept





# Delivery Programme





# What are your views

1. What are your expectations for the scale of the proposed building on site?
2. How can we ensure the design and appearance fits in with its surroundings, whilst trying to deliver as many homes as possible?
3. How can we amplify the character of the existing community?
4. What do you like about the area?
5. How will the Council ensure the impact of the neighbouring overground/TfL land is mitigated?



# We want your feedback!

We want to understand what is important to you about the surrounding area and what your aspirations are for the future of the site.

You can access the feedback form on the website link below which will assist us in developing a design for the site.

## Link to Feedback Forms

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

**Session 1: Friday 4 December 2020 from 5:30pm to 6:30pm**

**Session 2: Saturday 5 December 2020 from 1pm to 2pm**

You can access these and find out more about the proposals on the project website:  
[www.rbkc.gov.uk/new-homes-silchester-arches](http://www.rbkc.gov.uk/new-homes-silchester-arches)

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

For all enquiries please contact us via email at - [newhomesenquiries@rbkc.gov.uk](mailto:newhomesenquiries@rbkc.gov.uk) if you are having accessibility issues to view these materials presented or access to the feedback form, hard copies can be requested via our email.

If you require the consultation materials in another language please call 07739 313539 between 9am-5pm, Monday to Friday.



# Thank you for your time!

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