



# New homes at **Silchester Arches**

**You said, We did**  
Resident engagement events

Outdoor in person

**Saturday 26 June from 10am to 12pm**

Whitstable House Car Park,  
21 Silchester Road, W10 6SH

Online chat session

**Wednesday 30 June from 5.30pm  
to 7pm**

**Building  
for the  
Future**



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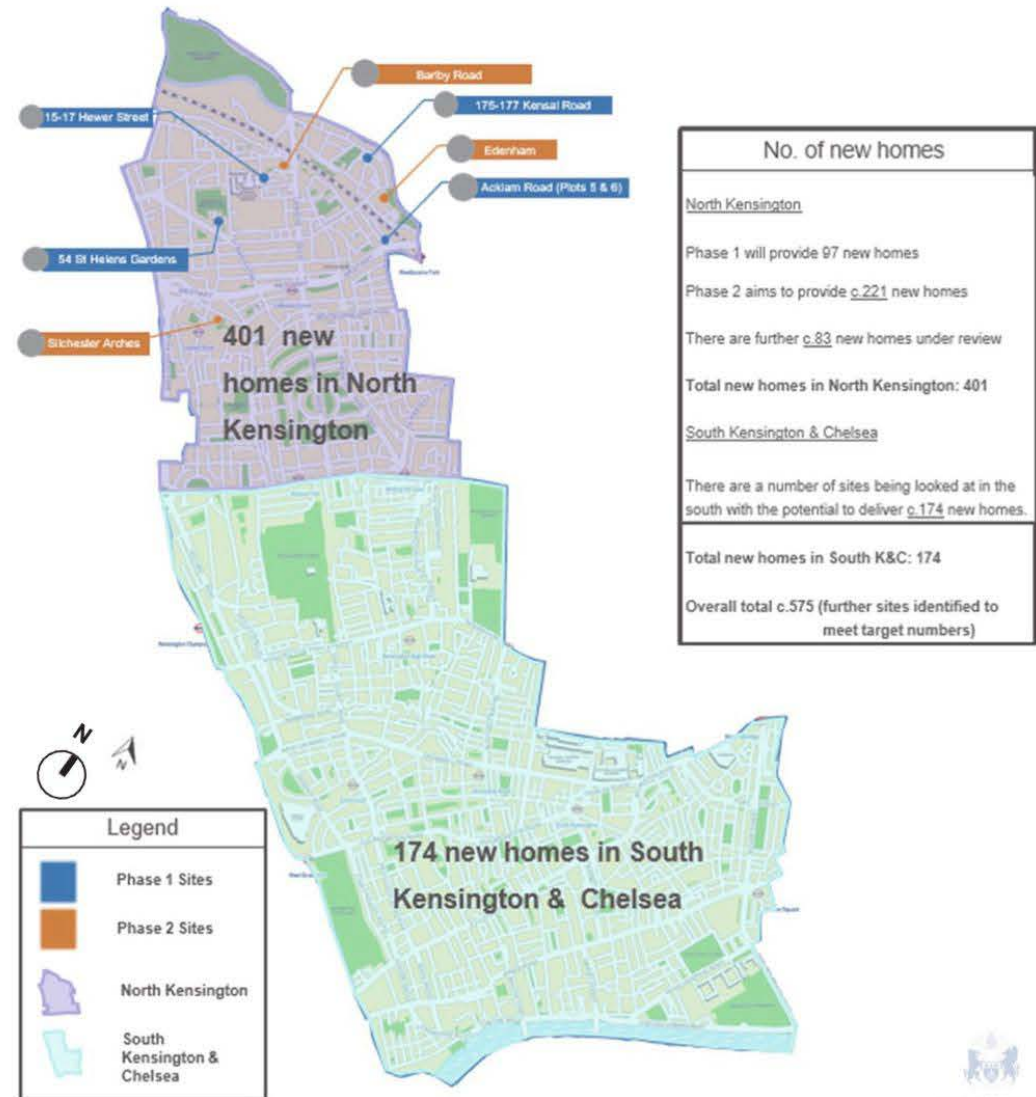
## What are we here to talk about?

There is a pressing need for new homes in the Borough with around 2,300 people on the housing waiting list who are in temporary accommodation. As a Council, we are committed to tackling the urgent need for good quality affordable homes.

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

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

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



## Thank you for your feedback!

Thank you to all those who have attended the previous rounds of consultation on this project and provided feedback. Since the previous consultation we have also had focused discussions with residents living close to the site and other key stakeholders to obtain their views.

A copy of the consultation reports outlining all of the feedback received as part of the previous rounds of consultations are available on the Council's website ([www.rbkc.gov.uk](http://www.rbkc.gov.uk)).

We have reviewed all of the comments provided to date to develop the revised design proposals which we now want to present to you prior to submission of a planning application. The following events are being held for you to discuss the proposals with the design team:

Face-to-face Session: Saturday 26 June 2021 from 10:00am - 12:00pm

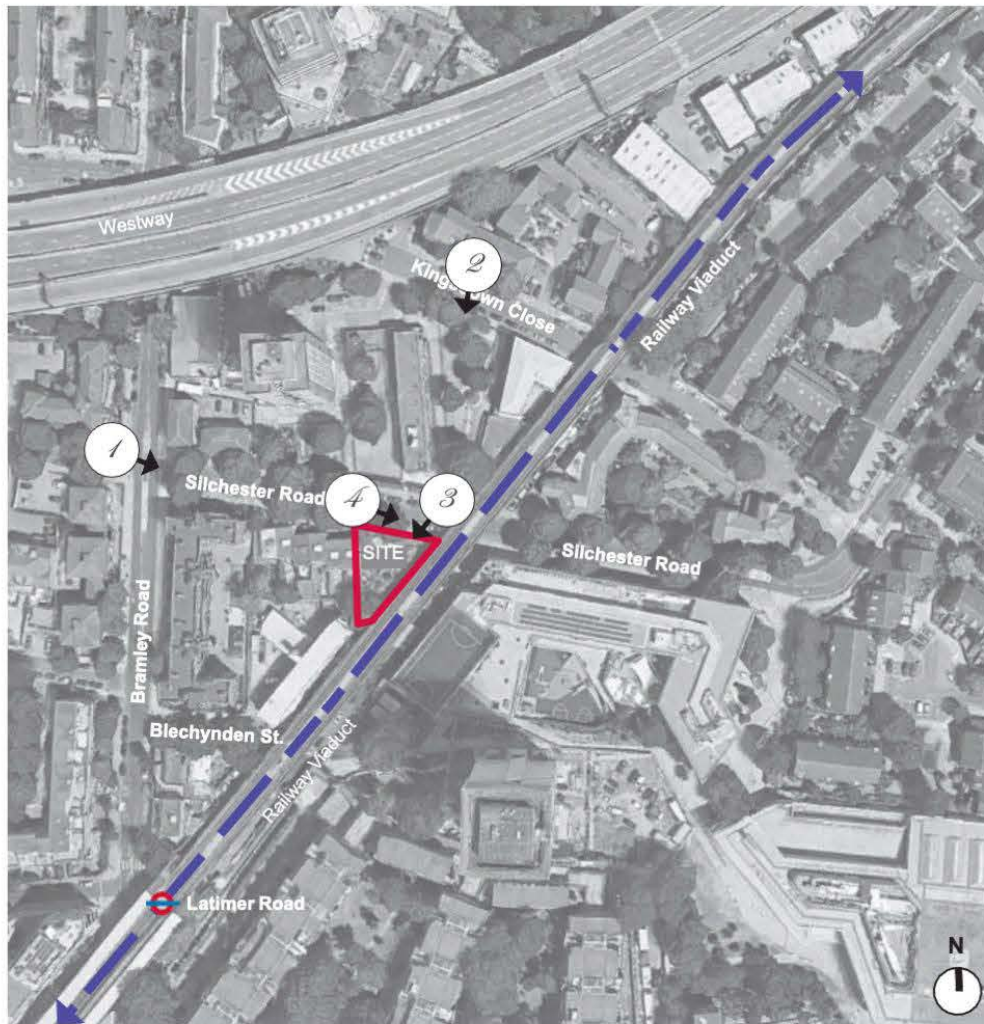
Virtual Session: Wednesday 30 June 2021 from 17:30am - 19:00pm

Full details of these events are available on the project website. 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 address. If you require the consultation materials in another language please call **07739317294** between 9am and 5pm. Please note these materials can also be provided in another language if required.





# Site Context



— Site Boundary      — TfL Hammersmith and City Line



1. View of Bramley House from Darfield Way



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



3. View of site frontage



4. Pavement view of the railway viaduct and arches

# What are the Council's and communities priorities?

1



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

2



Considering the scale and height of the surrounding buildings.

3



Optimising the number of homes on site to meet local need.

4



Engaging and working with the local community.

5



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



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## What are the Council's and communities priorities?

6



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

7



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

8



Maximising natural light and natural ventilation to homes.

9



Ensuring all homes have winter gardens or balconies.

10



Maximising communal outdoor space and biodiversity.

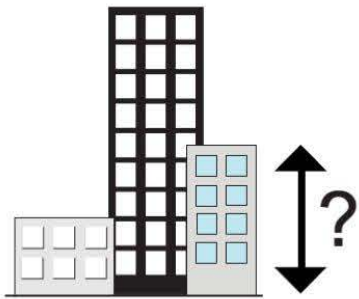


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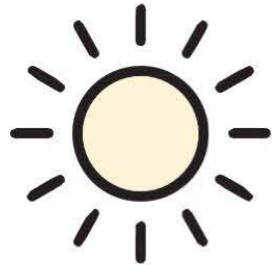
## What you told us in the second round of consultation

1



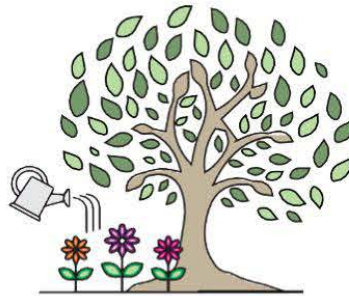
You thought 9 storeys was too high, because you felt that the building should be a similar height to others in the local area.

2



That you had concerns regarding the impact of light into your gardens.

3



There was strong support for the retention of the tree. Although, concerns were raised about the size of the garden on-site compared to the density of development.

4



You raised concerns with the bins being located within the front landscape because this would cause smell and pest issues for neighbours.

5



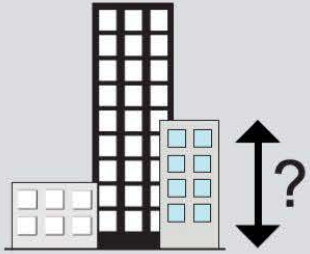
You also had concerns on public access to the ACAVA Studio's land because of the potential impact to the Studio user's outdoor activities.



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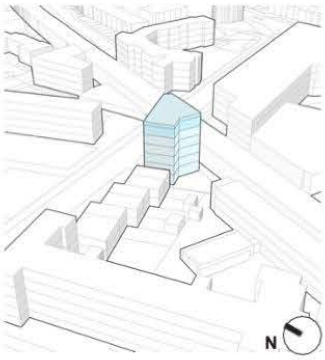
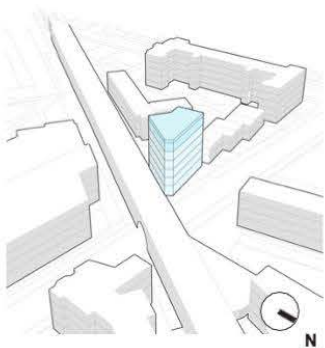


## Our response - Proposed building height and homes



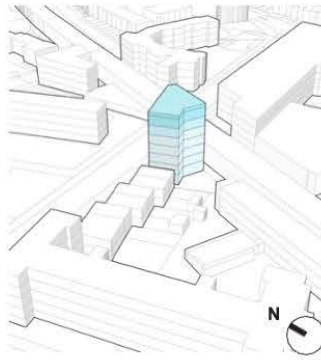
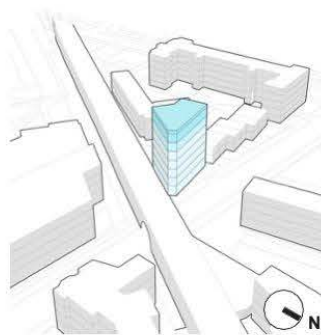
It was clear from the previous rounds of consultation that a building which significantly exceeded the height of Bramley House (5 storeys) would not be supported. As such, the updated proposal strikes a balance between density and height, at 6 storeys enabling the provision of 11 new homes for social rent.

**6 storeys**



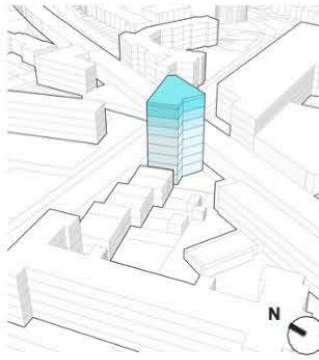
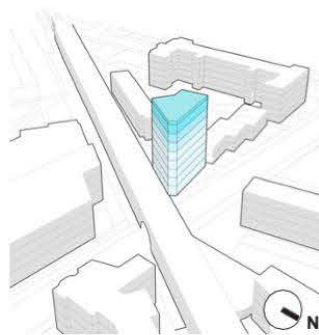
11 affordable homes

**✗ 7 storeys**



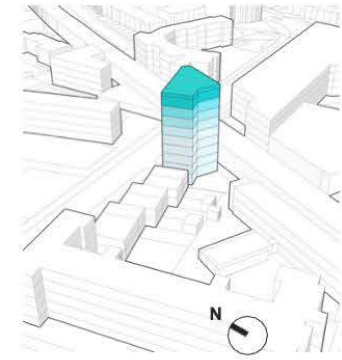
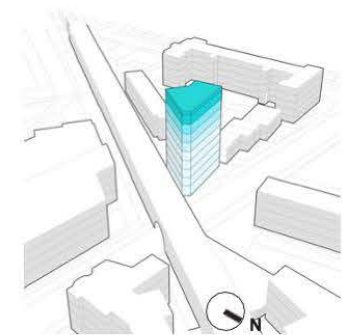
13 affordable homes

**✗ 8 storeys**



15 affordable homes

**✗ 9 storeys**

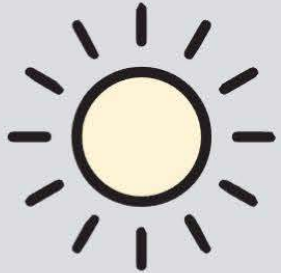


17 affordable homes





## Our response - Overshadowing into neighbouring gardens analysis



Respondents voiced concern regarding the potential impact of overshadowing into neighbouring gardens. To outline how the proposals minimise any overshadowing we have extracted the shadow path of the building at **9am, 12pm, 3pm and 6pm during 21st June** in the images below. This shows that the trajectory of the shadow of the proposed scheme shadow has minimal impact into existing rear gardens.



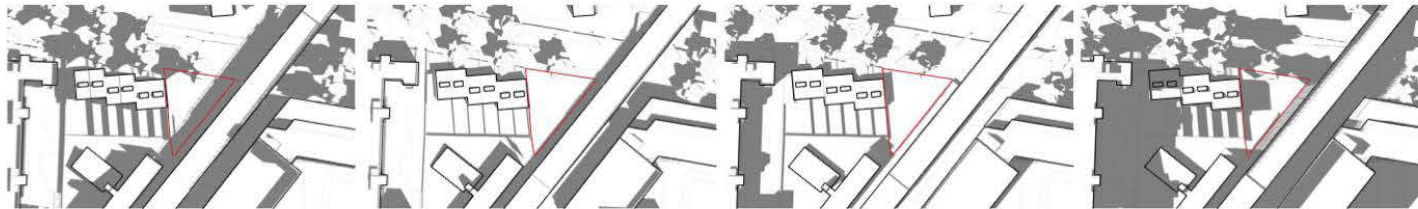
09:00

12:00

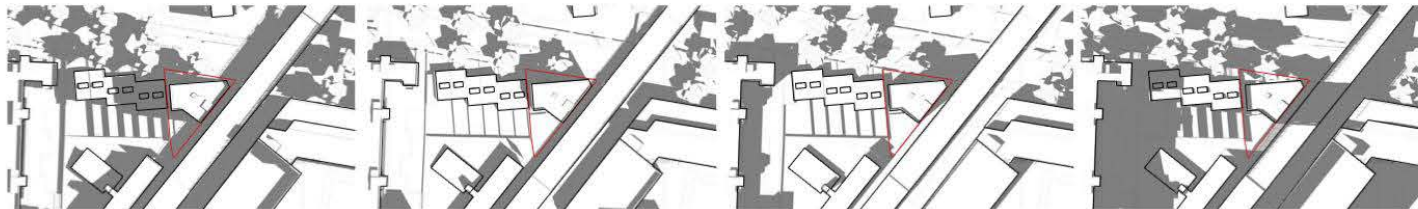
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18:00

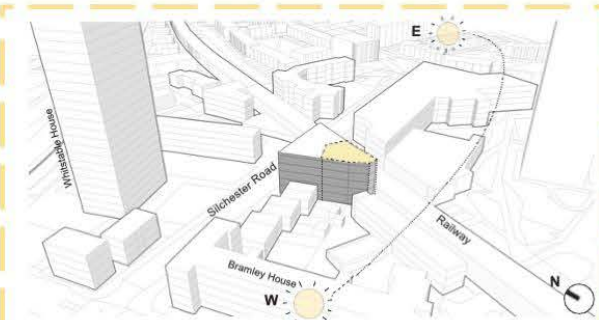
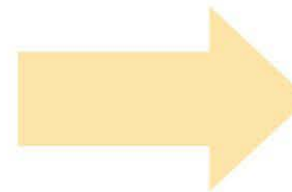
Existing



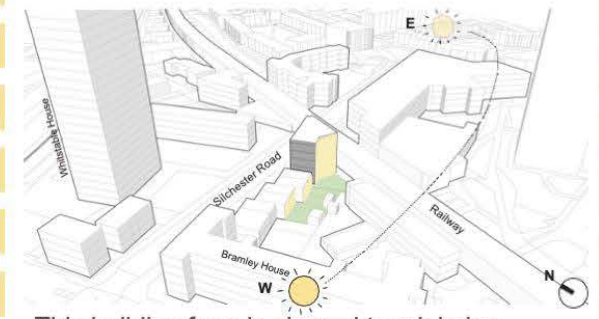
6 Storeys



Minimising overshadowing and overlooking into neighbouring gardens has always been a high priority for us, therefore these diagrams (right) further demonstrate how we have strategically shaped the building to minimise any effects related to this.



This footprint would have an unacceptable impact on daylight, sunlight and overlooking into existing homes

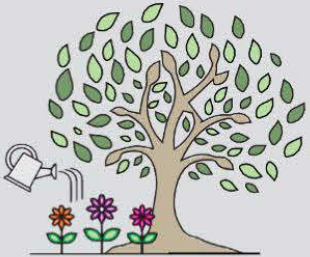


This building form is shaped to minimise daylight, sunlight and overlooking impact on neighbouring properties.

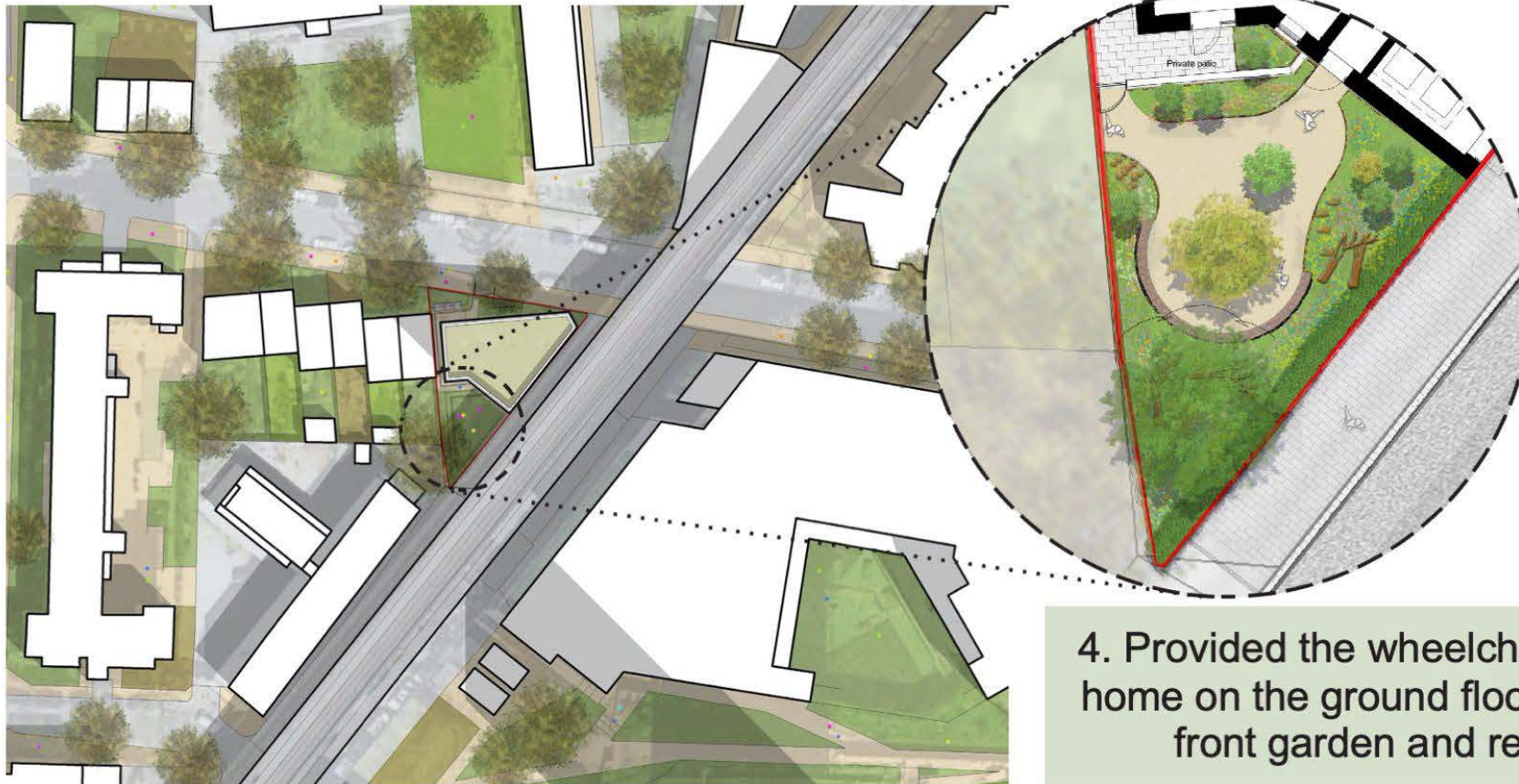




## Our response - Green/Garden Spaces



Some concern was raised that the level of green space compared to the number of homes (with the 9 storey option) was not sufficient. With the amended scheme at 6 storeys (and 11 homes) the ratio of garden space to homes is improved in the scheme. We have also developed the landscape design to:



1. We have ensured that no bins or bike stores are located in the garden space.

2. Ensure direct and safe access to the garden for residents

3. Retained the existing London Plane tree at the front of the site

4. Provided the wheelchair accessible home on the ground floor with its own front garden and rear patio.



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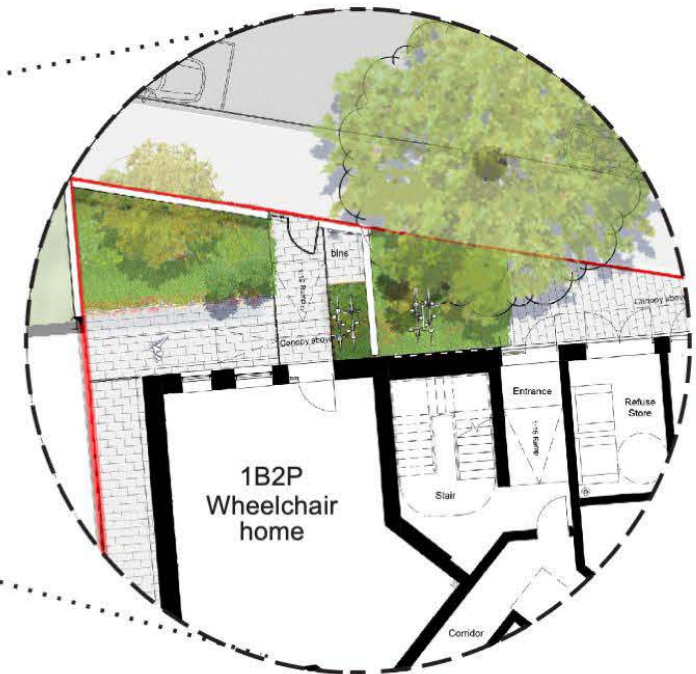
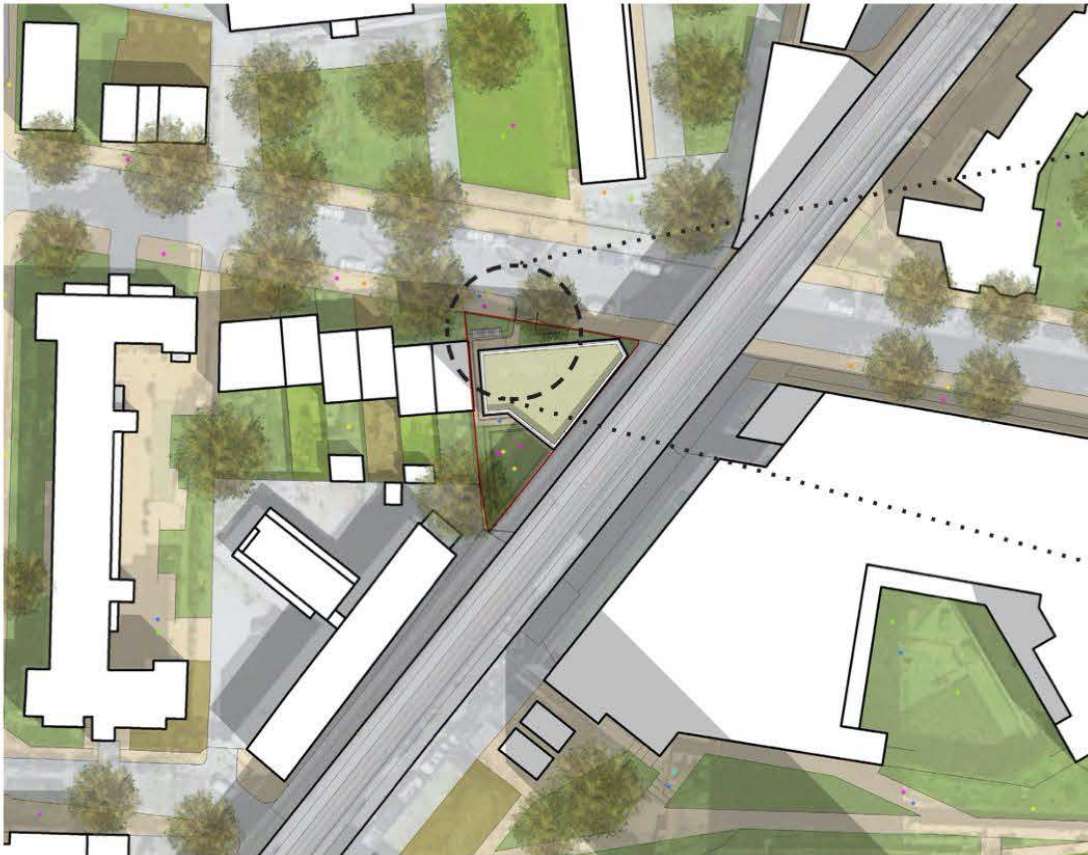


## Our response - Refuse location



In response to potential unwanted smells and pests associated with bins, we have relocated the bins into the building footprint. The bin store will now be accessed off Silchester Road and will be well ventilated.

The home closest to 13 Silchester Road will have a landscaped private front garden, similar to the existing homes along the street, with dedicated bins and bike storage.

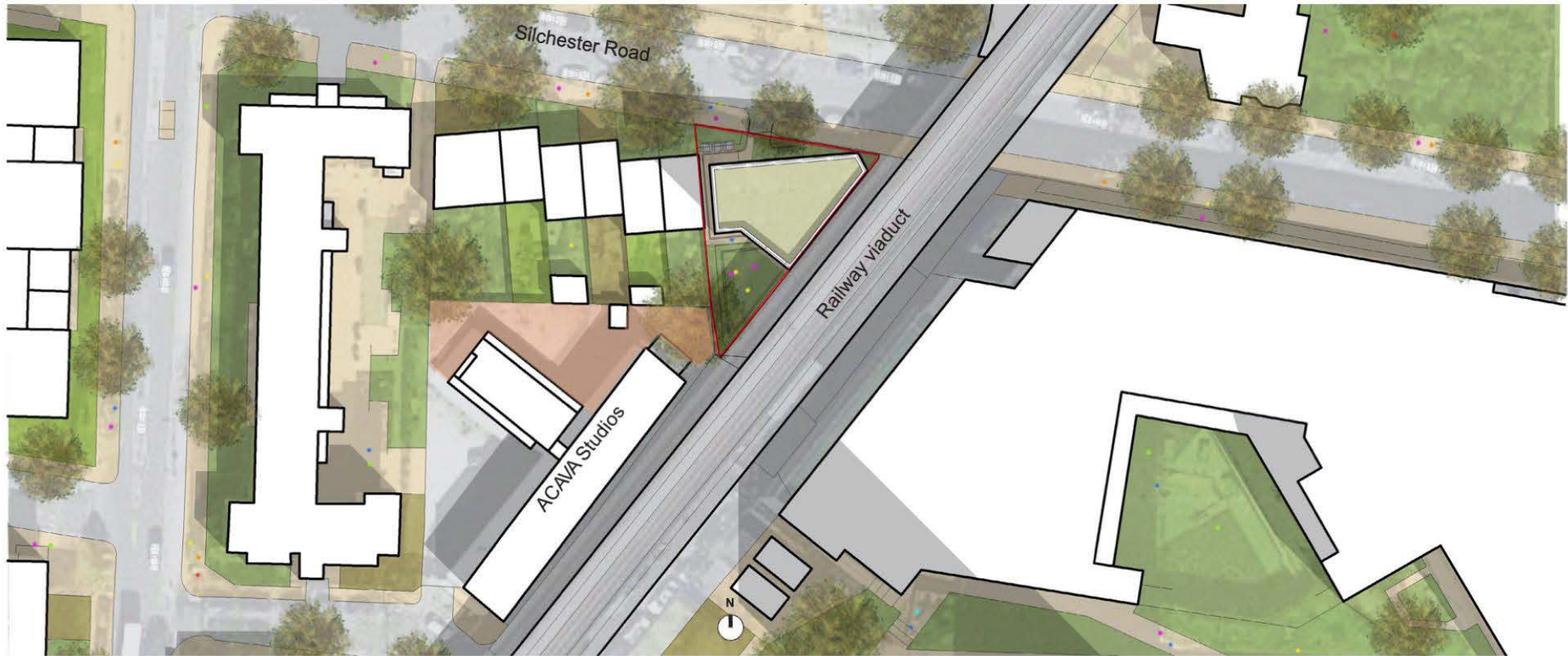




## Our response - ACAVA Studio









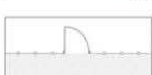
Following concerns regarding the potential landscape treatment to ACAVA Studio's outdoor areas (in terms of access and activities) any work to ACAVA Studio's land will be considered carefully and separately from the new homes application. This discussion will ensure involvement with the Studio's users.





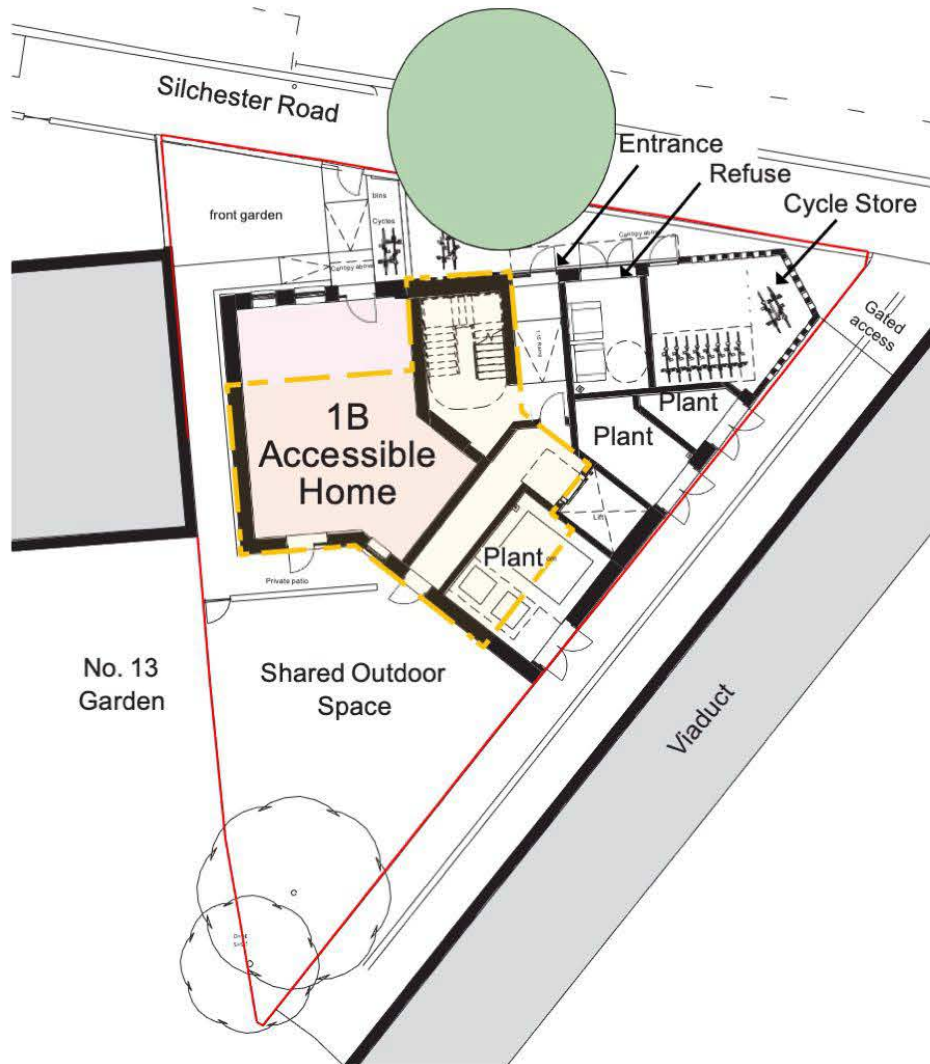
# Proposed Landscape Plans



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

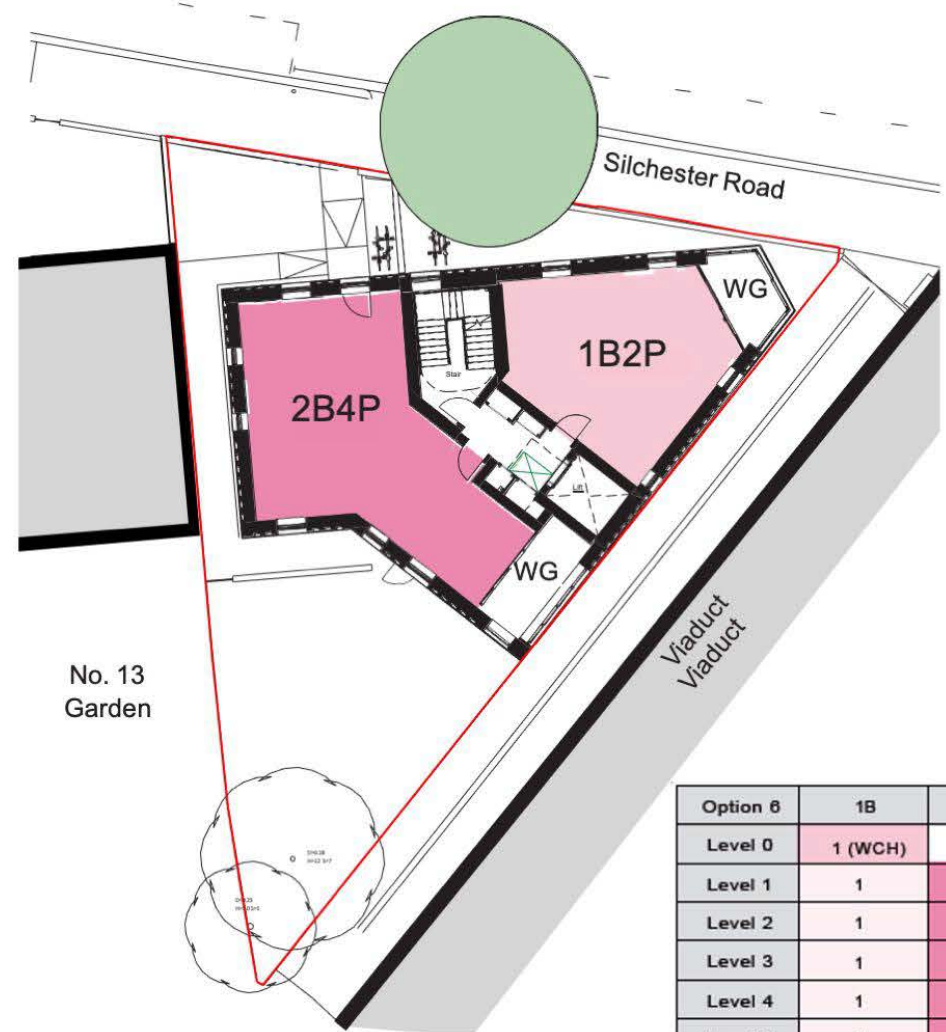


# Proposed Floor Plans and Number of New Homes



**Ground Floor**

  Extent of basement for plant equipment



**Floors 1-5**

Option 6	1B	2B
Level 0	1 (WCH)	0
Level 1	1	1
Level 2	1	1
Level 3	1	1
Level 4	1	1
Level 5	1	1

**GRAND TOTAL 11**



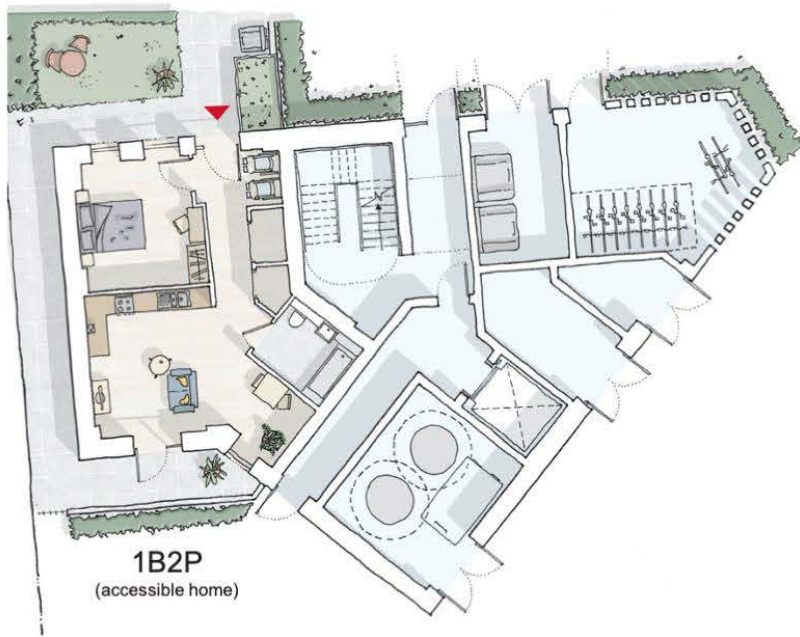
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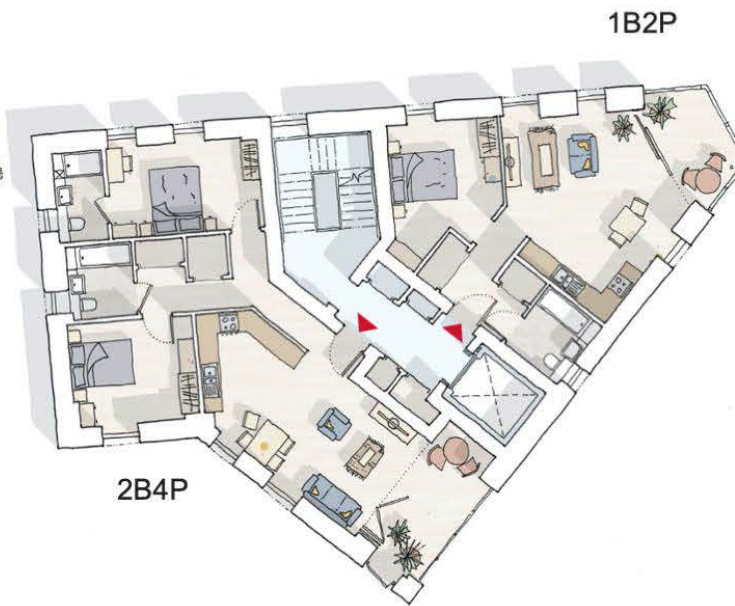


# Proposed Internal Floor Plans

Ground floor plan



Typical floor plan



Arrangement of living and sleeping spaces

Key:

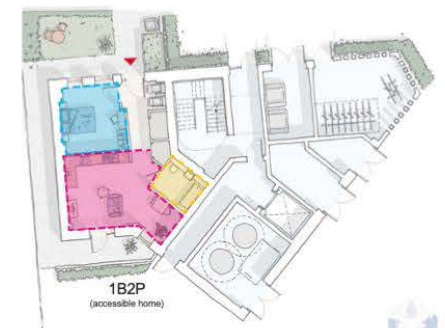
 Sleep/Relax

 Life/Living

 Bathroom zones



Typical floor plan



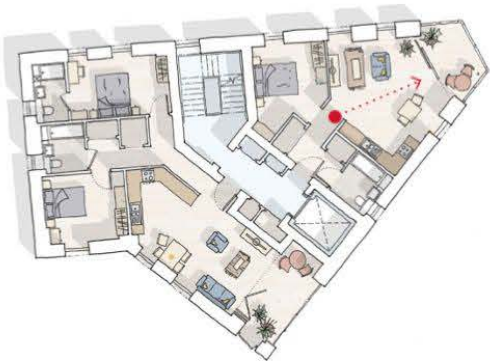
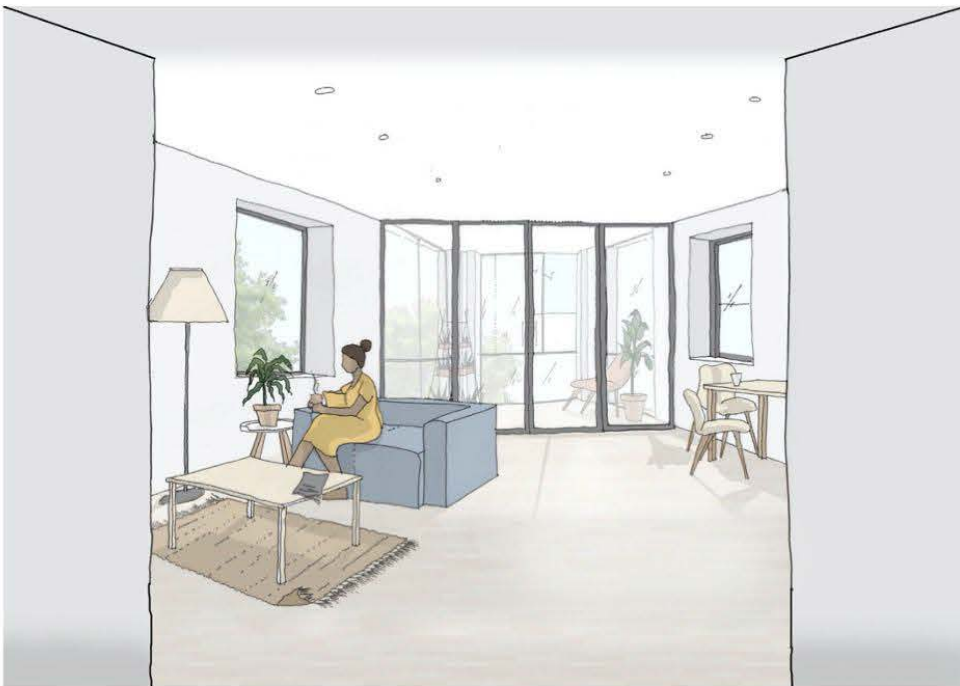
Ground floor plan



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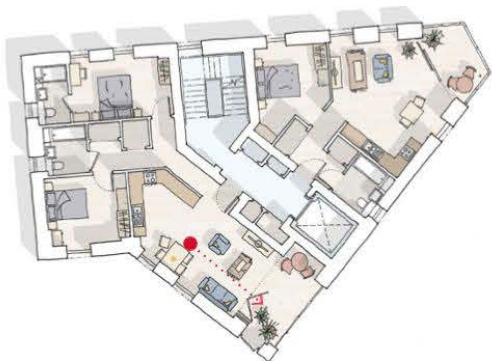


## What will the 1 Bedroom home look like?





## What will the 2 Bedroom home look like?



# Building Materials - look and feel

## Local brick textures & colours



Viaduct



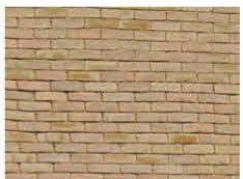
Viaduct



2 storey houses



Bramley House



Arthur Court

## Proposed brick



Proposed brick texture



Proposed speckled grey/  
sandstone brick

## Precedents



Existing 2 storey homes



Activating the ground floor



Varied window positions



Simple window openings



Existing viaduct



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## Illustrative Street View 1- From the junction of Bramley and Silchester Road (6 storeys)





## Computer Generated Image View 2 - along Silchester Road (6 storeys)

