

SQUIRE & PARTNERS

Newcombe House

Development Forum

29 March 2023

EXISTING BUILDING

- NEGATIVE CONTRIBUTION TO TOWNSCAPE.
- BUILDING UNSAFE WITH ELEMENTS OF CLADDING FALLING OFF.
- UNOCCUPIABLE SO SOMETHING HAS TO HAPPEN SOMETIME SOON.
- EXISTING AFFORDABLE RESIDENTIAL UNITS ARE NOT FIT FOR PURPOSE AND VACANT.
- GAS FIRED BOILER CONTRIBUTING TO LOCAL CO2 EMISSIONS.
- POOR STREET INTERFACE AND POOR-QUALITY PUBLIC REALM.
- LACK OF BIODIVERSITY AND GREENING ON SITE.
- NO LEVEL ACCESS TO TOWER.
- EXTANT CONSENT PROPOSED A CHP HEAT NETWORK - NO LONGER COMPLIES WITH THE DECARBONIZED GRID.



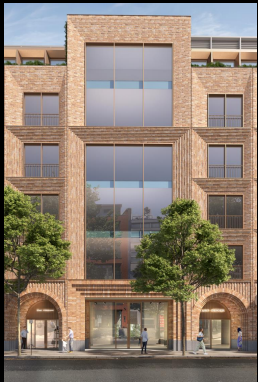
SUMMARY OF DESIGN-LED BENEFITS

- RENOVATION OF EYESORE IN CENTRE OF NOTTING HILL AFTER MANY FAILED ATTEMPTS.
- RETENTION AND REFURBISHMENT OF THE EXISTING TOWER – RETAINING EMBODIED CARBON.
- NET ZERO CARBON EMISSIONS AND HIGHLY SUSTAINABLE NEW BUILDING.
- NEW PUBLIC SQUARE TO NHG OPEN TO THE SKY ACCESSIBLE 24/7. MANAGED BY ESTATE.
- IMPROVED & SAFER PEDESTRIAN LINK TO UXBRIDGE STREET.
- ACTIVE USES AT GROUND FLOOR THAT SUPPORT & STRENGTHEN LOCAL AREA.
- HIGH QUALITY LANDSCAPE PROPOSAL INCREASING WELLNESS AND BIO-DIVERSITY.
- INTRODUCTION OF COLONNADE WIDENING KENSINGTON CHURCH STREET PAVEMENT.
- OFF STREET SERVICING VIA NEWCOMBE STREET.
- HIGH-QUALITY DESIGN – INTRODUCING NEW & DISTINCTIVE ARCHITECTURE – CAREFULLY CRAFTED.



SUMMARY OF SOCIO-ECONOMIC BENEFITS

- UPLIFT IN AREA FOR ONSITE SOCIAL RENTED AFFORDABLE HOUSING DIRECTED AT LOCAL NEEDS.
- PROVISION OF ONSITE MEDICAL USE (800sq.m) DESIGNED IN COLLABORATION WITH THE NHS.
- A HIGH PROFILE AND BEST IN CLASS NEW COMMERCIAL HUB FOR NOTTING HILL GATE.
- ESTIMATED £2.3M P/A SPEND BY OFFICE OCCUPANTS, SUPPORTING THE LOCAL ECONOMY/HIGH ST.
- OCCUPANTS WILL ACT AS CATALYST FOR RETAIL IMPROVEMENTS ALONG STREET
- S106 AND CIL PAYMENT CONTRIBUTIONS.
- CERTAINTY OF DELIVERABILITY OF PROJECT BY ACTIVE AND EXPERIENCED DEVELOPER UNDERPINNED BY SECURED FUNDING.

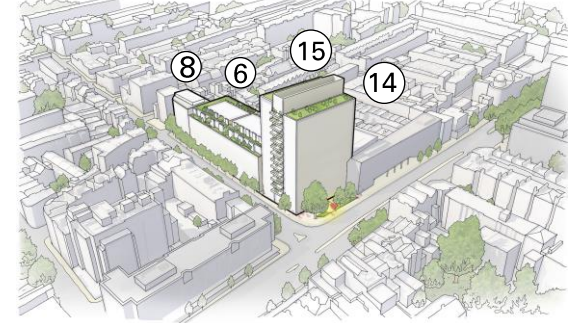
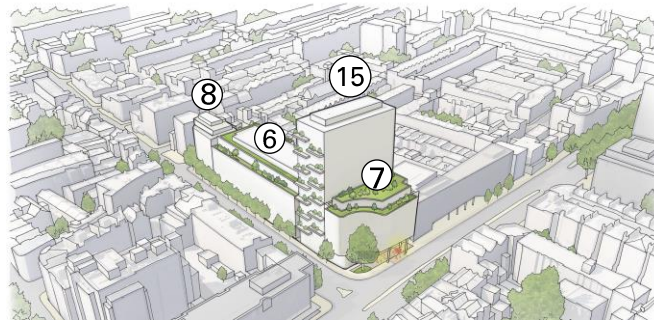
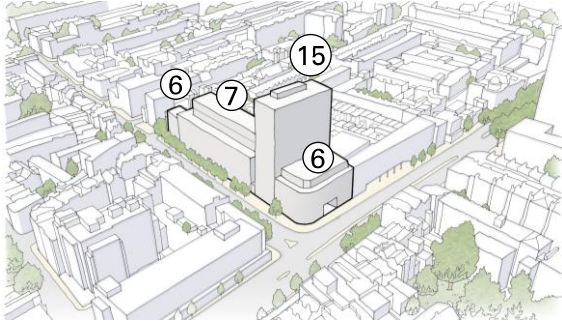


SCHEME EVOLUTION

Evolutions of Proposal

Development over 9 months of consultation

Massing



Design



Plan



Evolutions of Proposal

Summary of key changes as a result of consultation

Key Changes through consultation

- **Retention of tree on corner**
- **Removal of massing fronting onto Notting Hill Gate**
- **Creation of significant new public realm space on Notting Hill Gate. Open to Sky, accessible 24/7**
- **Widening of Tower to Northern elevation.**
- **Improved connection through to Uxbridge Street.**
- **Omission of central covered street.**
- **Widening of Ken Church St pavement through creation of colonnade.**
- **Reduction and sculpting of massing to Ken Church Street building and in particular elevation facing Hillgate Village.**
- **Landscaping, bio-diversity, sustainability, energy, carbon calculations and thermal performance evolutions to maximise green credentials of building. Will be best in class.**
- **Increase in affordable building to maximise provision and to include medical use.**
- **Evolution of design to all 3 buildings**

- **Area Uplift**
- **Uplift of 6,717m² of GEA in comparison to consented scheme**

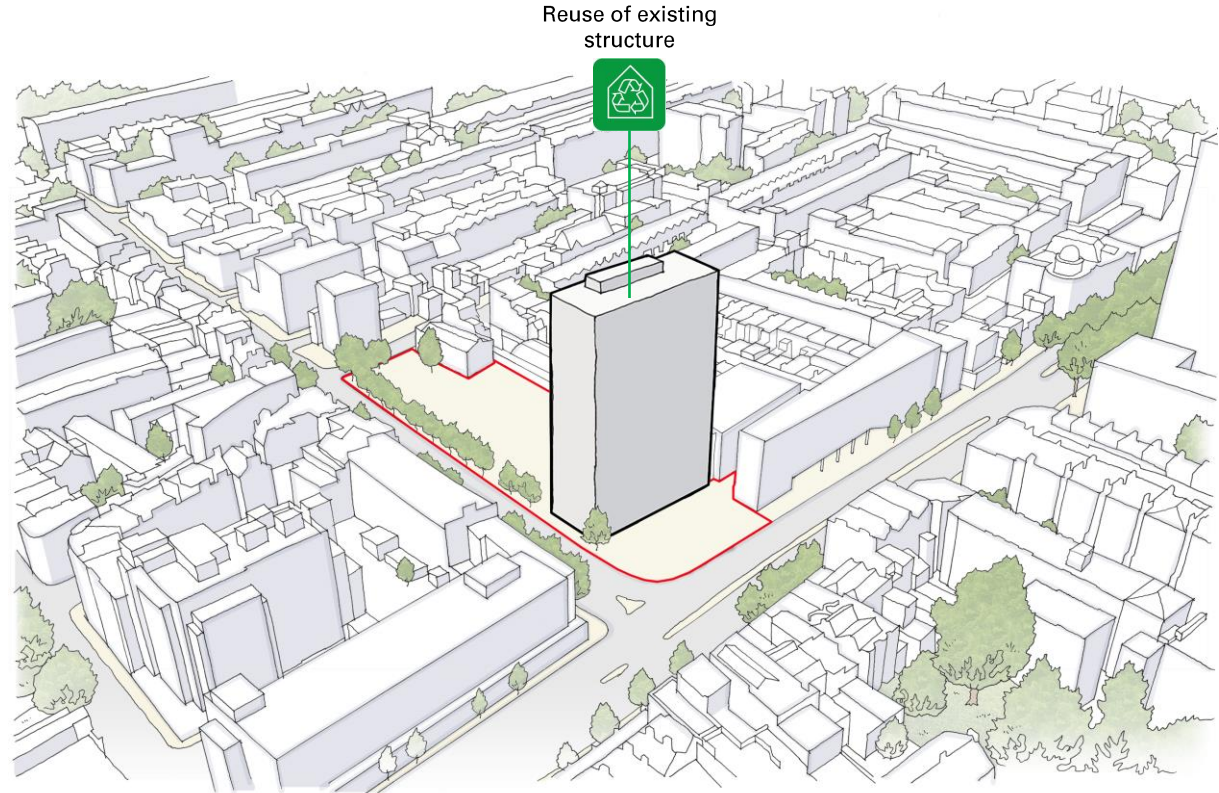
PROPOSAL

Proposed Scheme

Retention of the existing tower structure

Design Considerations:

- Estimated to save approximately **1,324,632 kgCO₂** of embodied carbon emissions.
- Reduction in the extent of ground works.

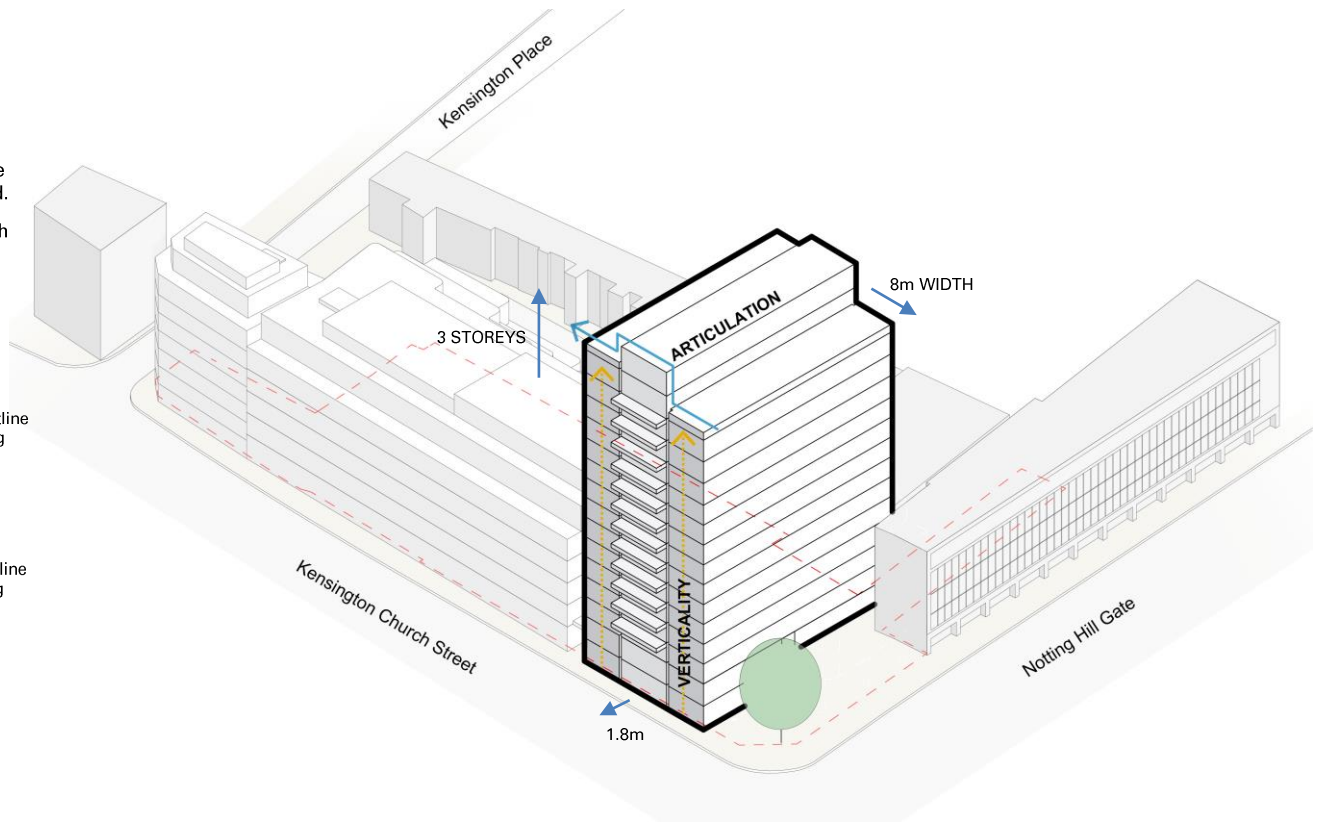
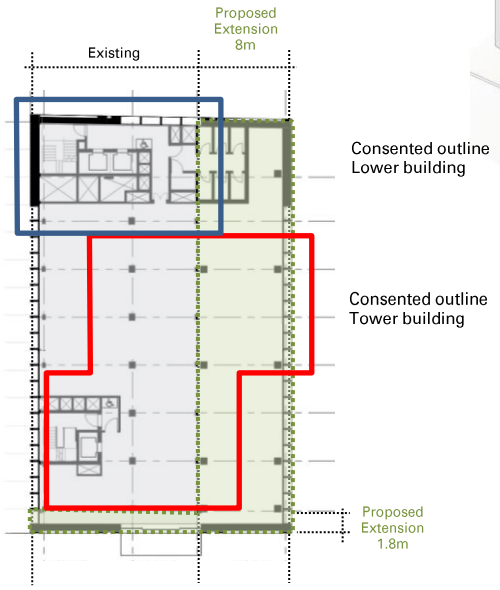


Proposed Scheme

Design Response: Tower Massing

Design Considerations:

- Vertical emphasis to the façade for a more elegant tower design.
- Stepped massing articulates the building silhouette and is derived from the existing 60's structural grid.
- Tower terminates at ground level and interacts with public realm unlike the existing proposal.



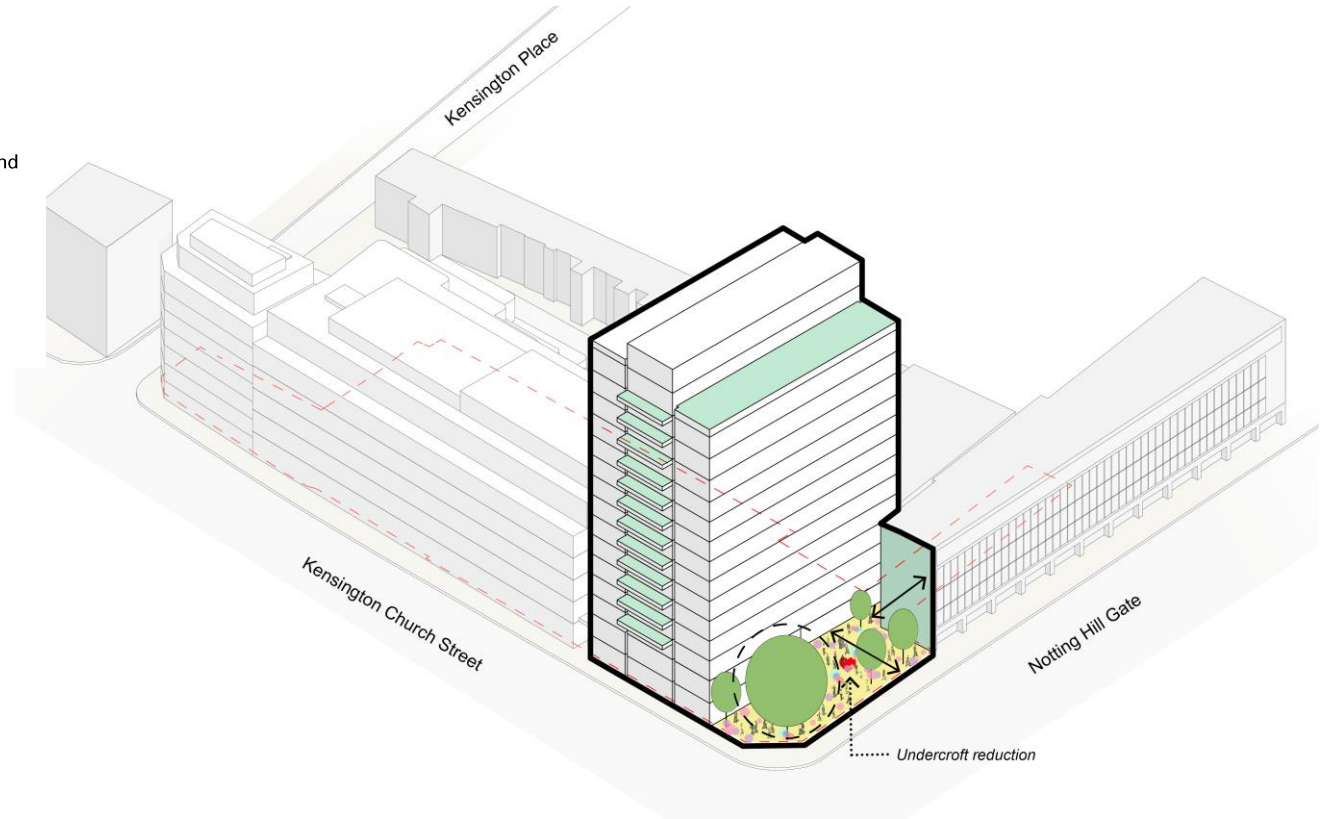
Tower Typical Floor Plan with extension

Proposed Scheme

Public Realm

Design Considerations:

- Creation of larger and improved public space on Notting Hill Gate.
- Open to sky and fully accessible 24/7. Managed and maintained by landlord.
- Flexible space that can be used for variety of functions.
- Retain existing tree and ensure room for growth.
- Opportunity for further greening to wall of David Game House.

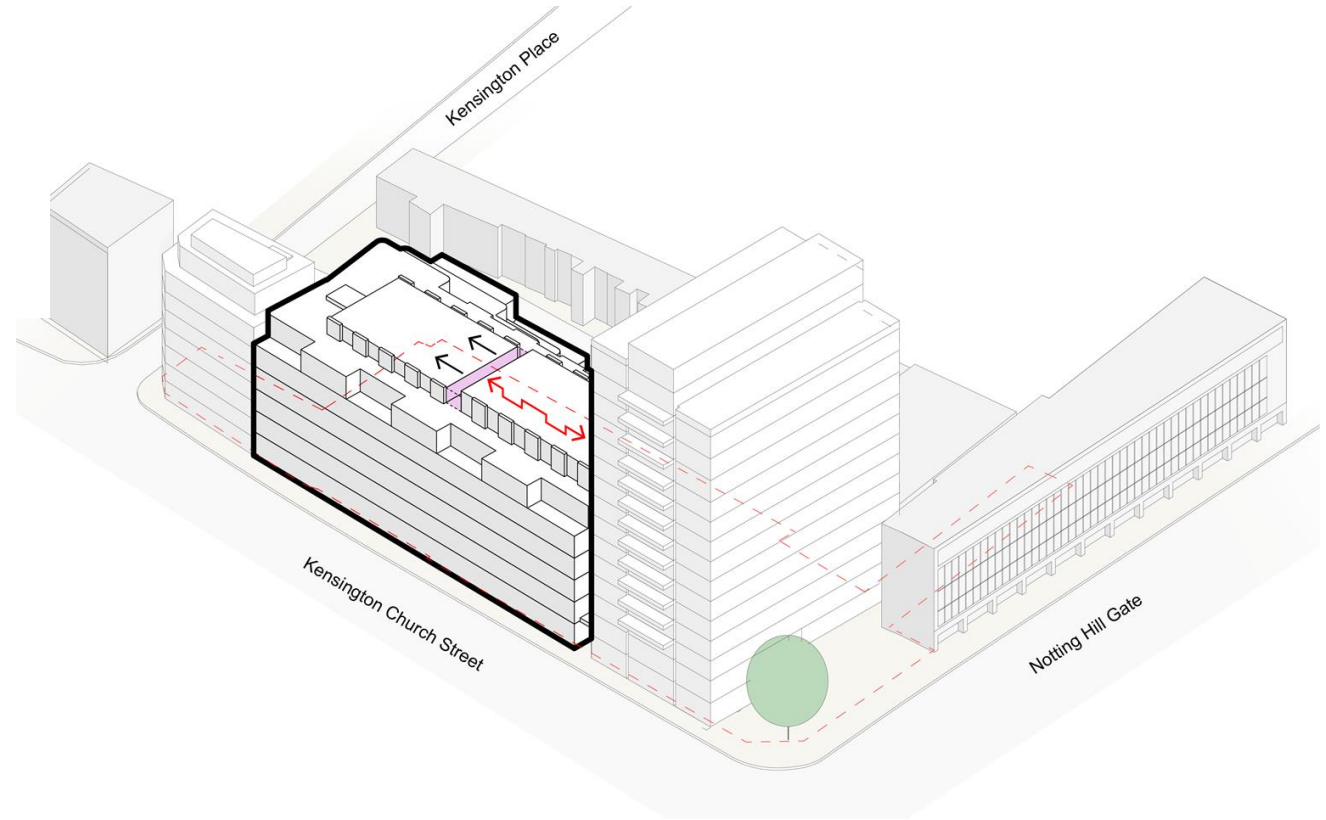


Proposed Scheme

KCS Building - front massing

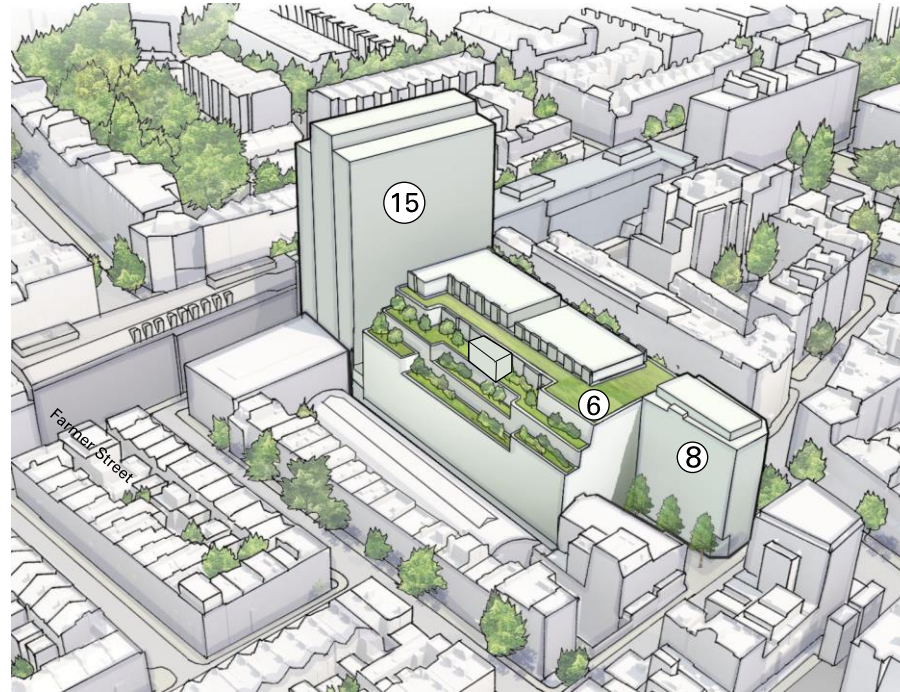
Design Considerations:

- Breaking of massing at roof plan level.
- Breaking of continuous parapet at 4th floor level.
- Colonnade introduced at ground floor.
- Stepped massing to rear.



Proposed Scheme

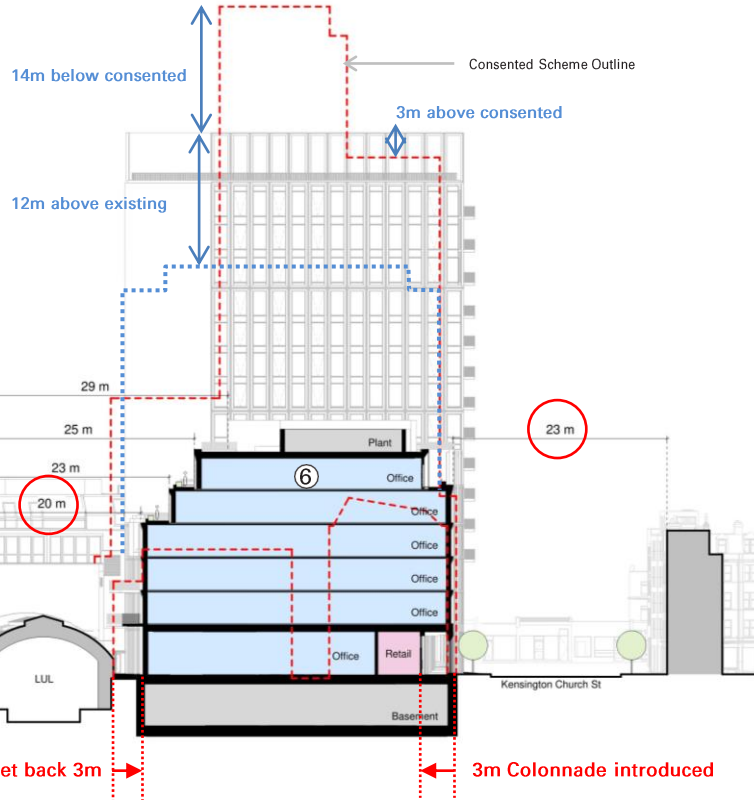
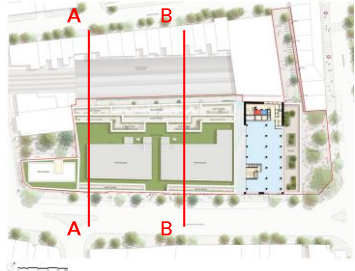
KCS Building - Rear massing



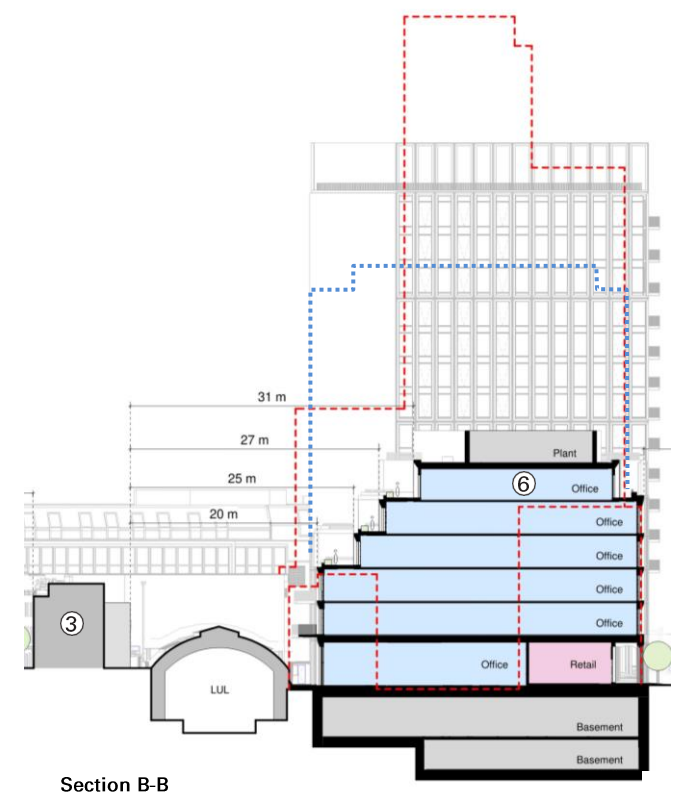
○ Number of storeys

Proposed Scheme

Overlooking Design Considerations



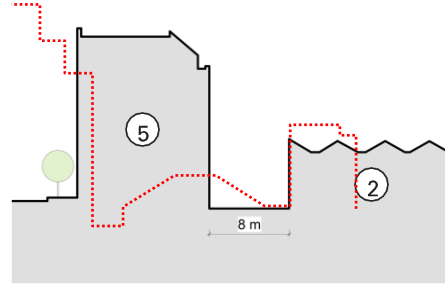
Section A-A



Section B-B

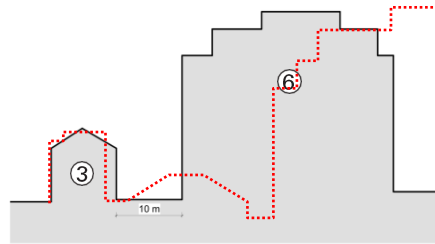
Proposed Scheme

Relationships in local area



NHG

Uxbridge Street



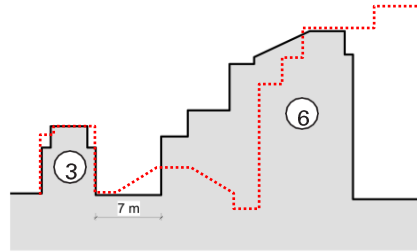
Bulmer Place

NHG



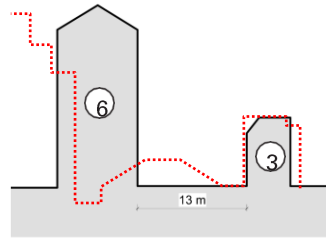
Proposed Scheme

Relationships in local area



Rabbit Row

KCS



Peel Street



Proposed Scheme – Mitigating Overlooking

Overlooking Design Considerations

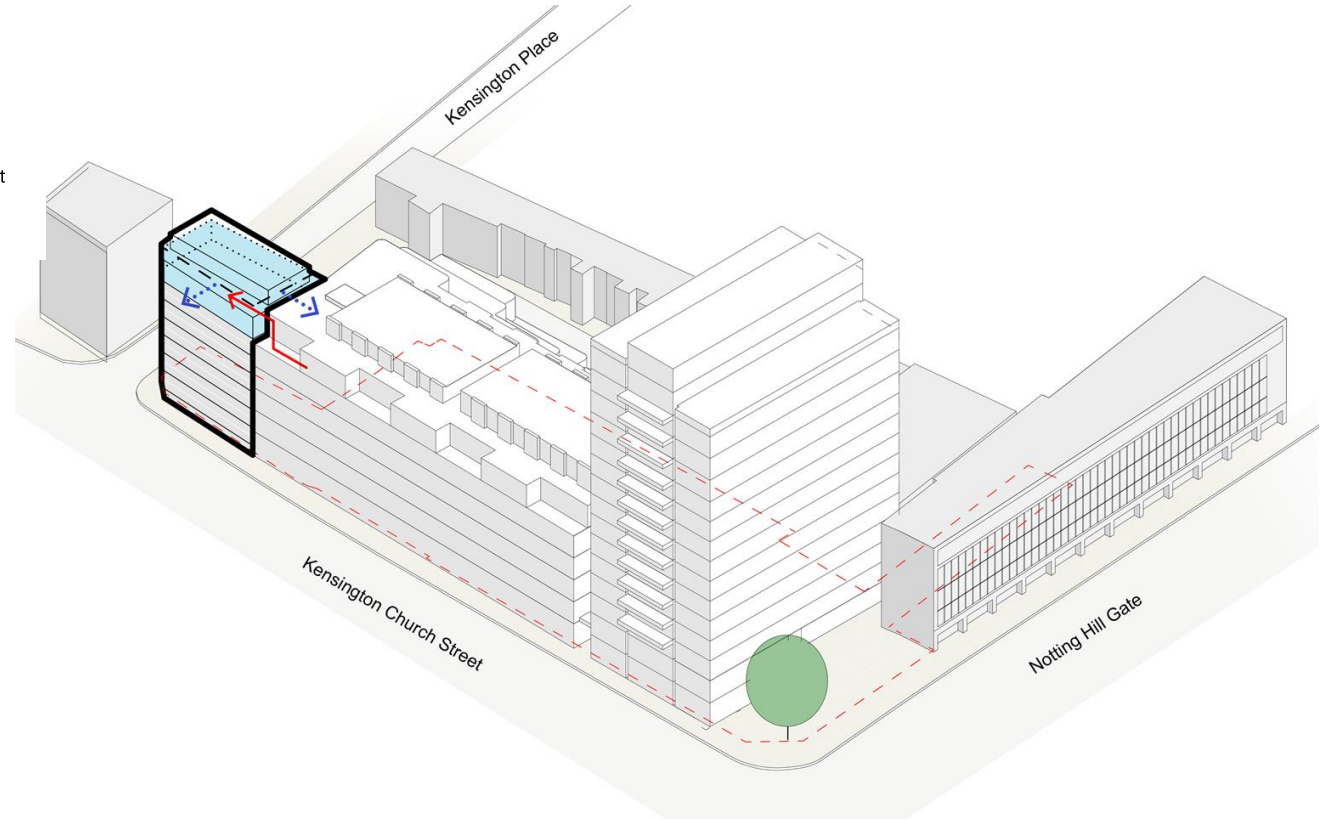


Proposed Scheme

Design Response: Affordable

Design Considerations:

- Uplift in affordable residential area.
- Provision of medical use to G-3rd floor levels.
- One storey taller than linear block to break parapet and bookend development.



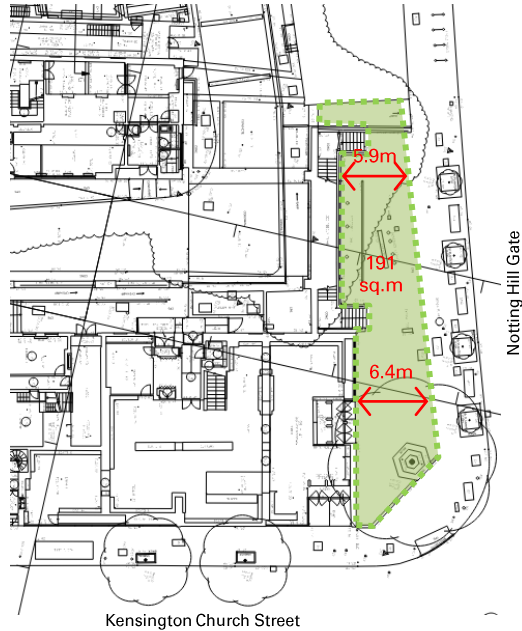
Public Realm Design Development

Improving Tower Colonnade Relationship

Solution: GF façade further set back and aligned with tower façade. Office access centred on tower façade

Columns omitted to improve visual connectivity to NHG square.

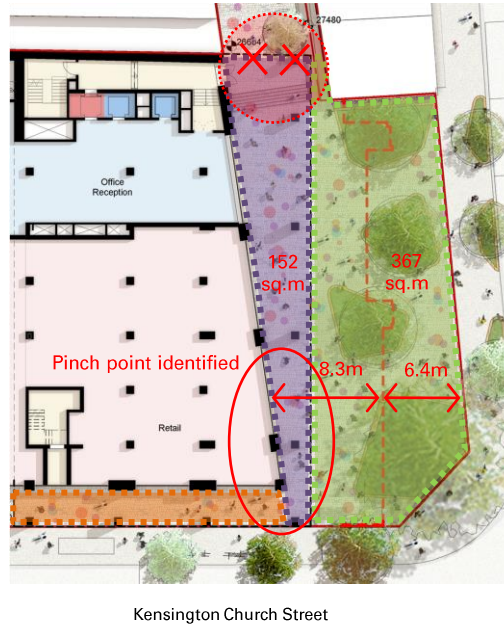
Landscape design to NHG square reviewed to improve



Existing GF Plan – 191 sq.m



Implication: Potential pinch point

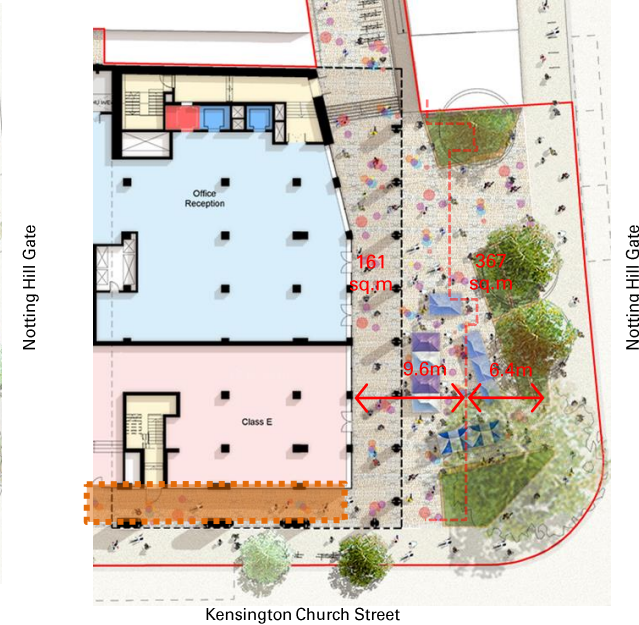


Previously Presented GF Plan

71% Open to Sky

29% Covered

Total area to NHG: 519 sq.m



Proposed GF Plan

70% Open to Sky

30% Covered

Total area to NHG: 528 sq.m

Proposed Scheme

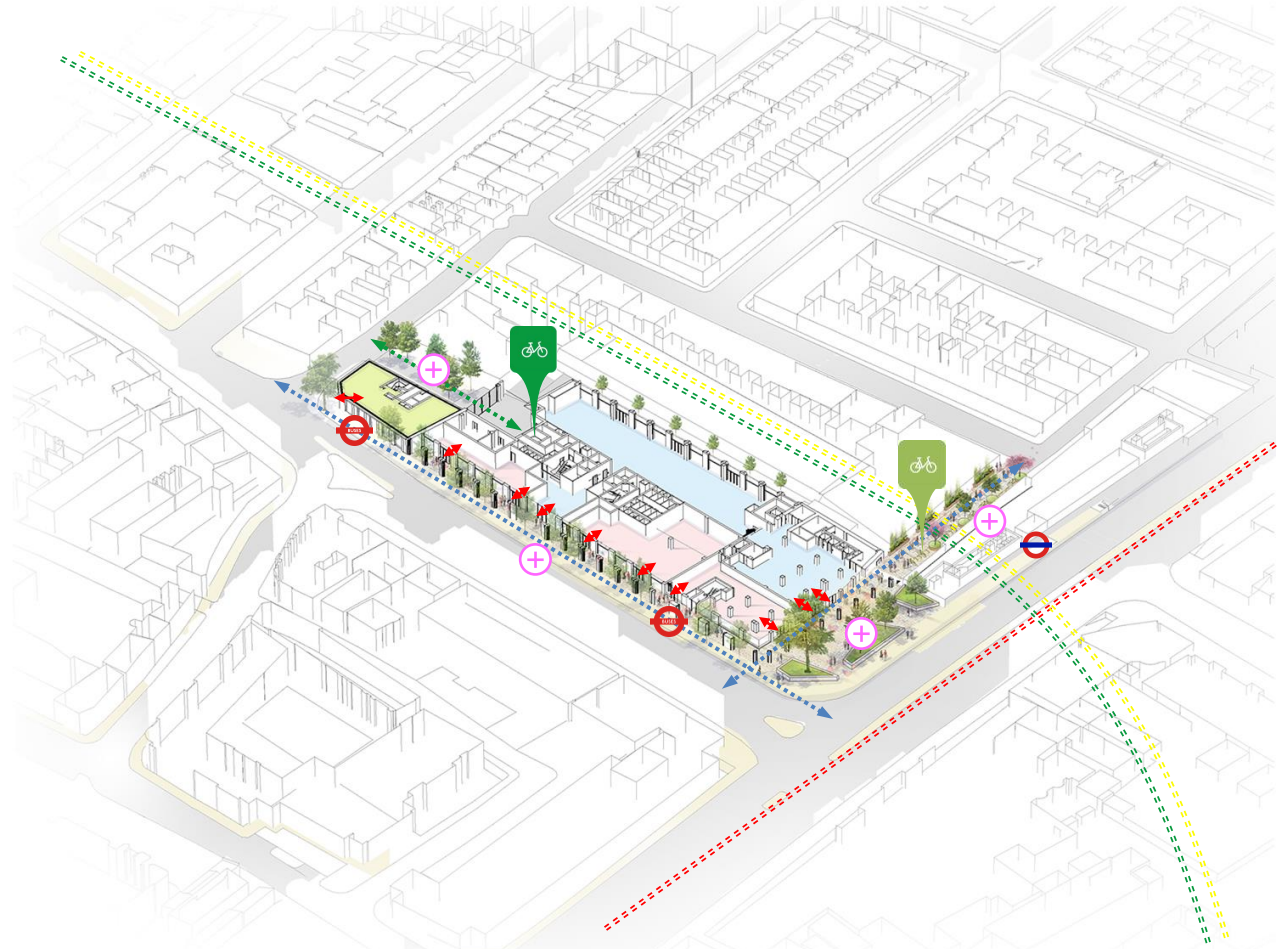
Ground Floor Design

Benefits:

- Colonnade introduced along KCS to widen public highway to improve pedestrian experience.
- Active GF frontage to support High Street
- Improvements to public realm including Uxbridge Street and Newcombe Street.
- New public square proposed to base of Newcombe Tower with level access and increased greening.
- Removal of street furniture clutter to NHG to widen pavement for pedestrian access

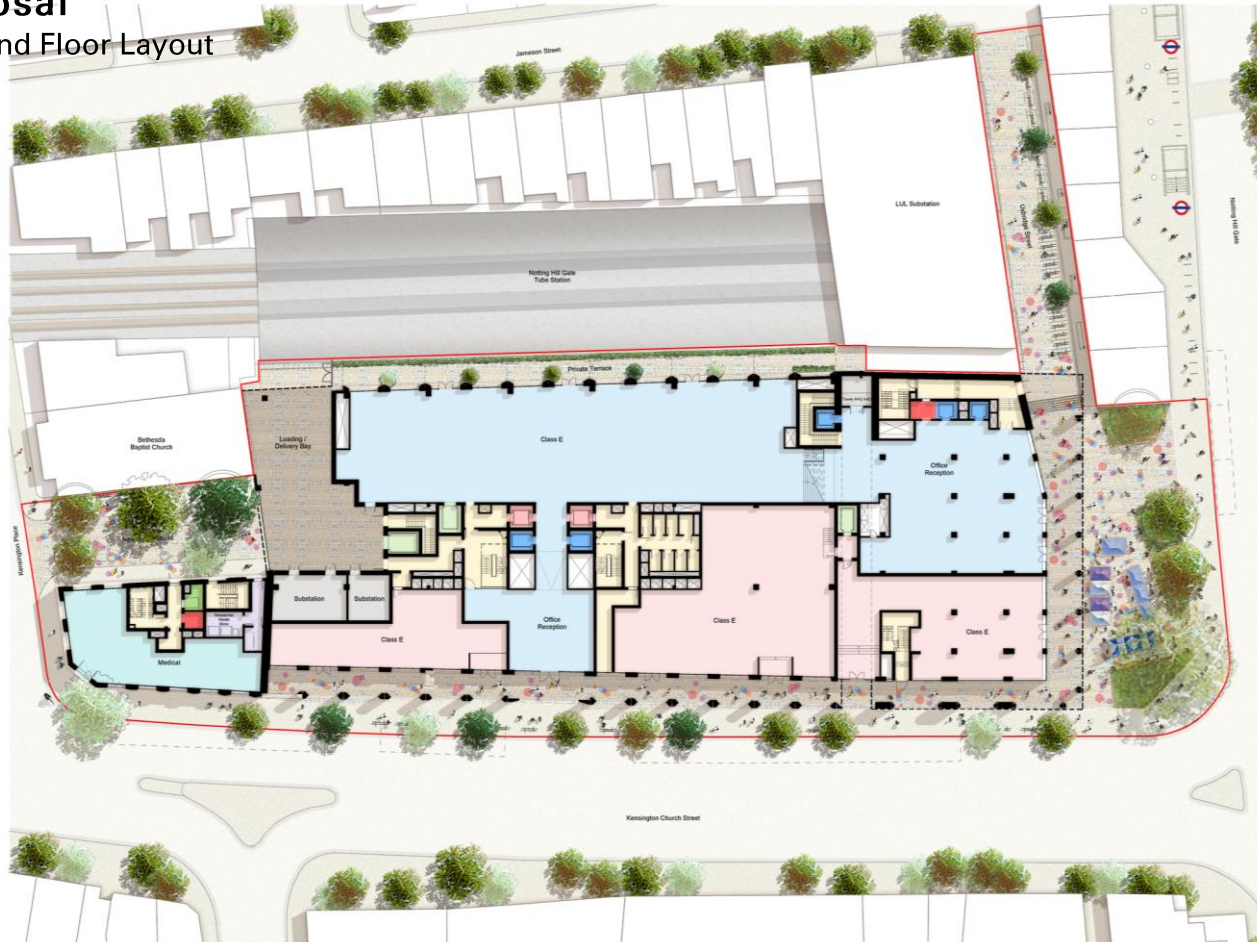
Key:

-  Improvement to public realm
-  Bus stop
-  London Underground
-  Long stay cycle store / facilities
-  Short stay cycle store
-  Improved connectivity
-  Central line
-  Circle line
-  District line
-  Activation at ground



The Proposal

Revised Ground Floor Layout



Masterplan Design Principles

The Newcombe House Development knits together a series of external spaces that aim to create public open space for both those visiting the building and the general community.

1 Notting Hill Gate Square

- Key space that become an identifier for commuters arriving at the station
- Public seating and amenity
- Flexible space for pop-up activities and spill out from food and beverage
- Integration of trees and planting in raised planters

2 Uxbridge Street Access

- New pedestrian connection and public realm
- Tree planting in pots and greening to soften building facades
- Bicycle racks of support green mobility

3 Kensington Church Street

- Extension of the public walkway to relieve pedestrian congestion

4 Newcombe Street Access

- Pedestrian friendly shared zone
- New tree planting to create a green avenue
- Service vehicle access only

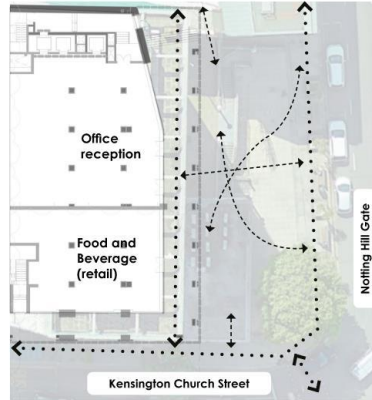
5 Northern External Amenity Space

- Spillover, usable space for office workers
- Continuous green wall proposed to buffer the tube station partition wall
- New tree planting in pots



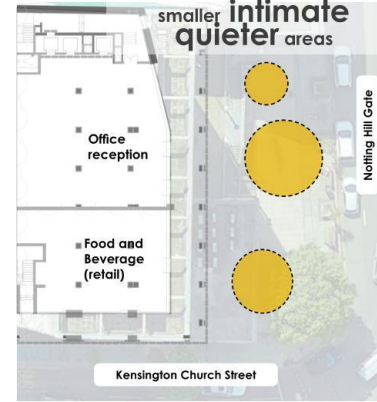
Site Analysis

Notting Hill Gate Square



Circulation strategy

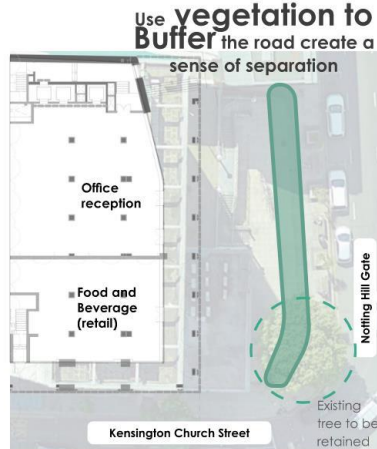
- Primary Route
- Secondary Route



Spatial hierarchy and subdivision



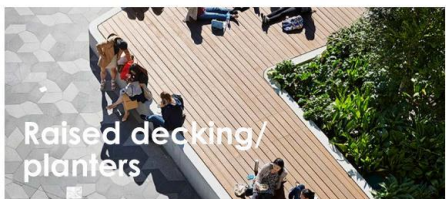
Program



Vegetation strategy

Notting Hill Gate Square - Detail Plan

- 1 Raised Planters (450mm high) with seating edges
- 2 Flexible, public open space with potential for pop-up activities
- 3 Office reception entrance 'separated' from main public realm space
- 4 Raised platform deck with integrated tree planting
- 5 Variation in paving used to delineate movement zones and public open space
- 6 Opportunity to relocate the existing Carnival Elephant sculpture
- 7 Feature paving banding, enhancing movement lines and connecting to the built form



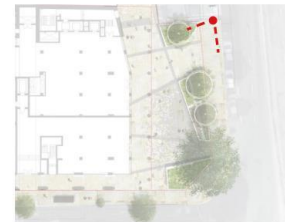
Railings to pavement edge to be considered.



Key Plan



Key Plan



Key Plan

Proposed Scheme

Illustrative View



Location Plan



Proposed Scheme

Illustrative View



Location Plan



Proposed Scheme

Illustrative View



Location Plan



Uxbridge Street - Detail Plan

- 1 A high grade surface invites pedestrians to engage with the Uxbridge Street entrance
- 2 Pavement banding creates interest and helps tie together Uxbridge Street and Notting Hill Square where the treatment continues
- 3 Bike stand provision has been maximized to deliver a true pedestrian space
- 4 Sculptural pots provide the required soil volume for new trees and also provide the setting for benches and street furniture
- 5 Green wall proposed to southern wall of Uxbridge Street to soften and provide interest to the facade



Key Plan

Architectural Development

Proposed View from Uxbridge Street

Existing Site Condition



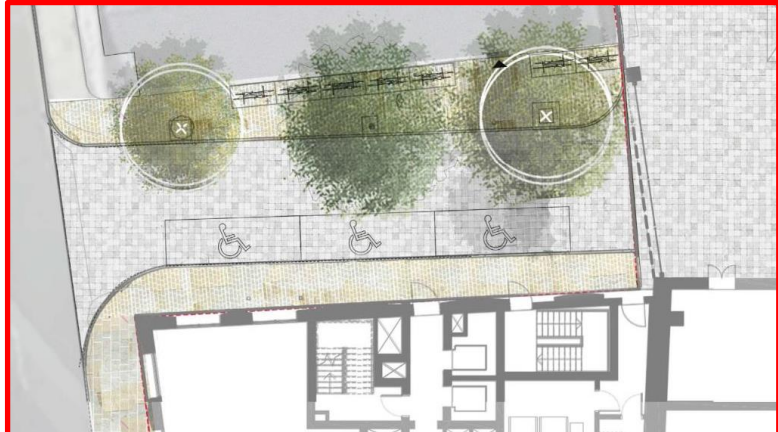
Location Plan



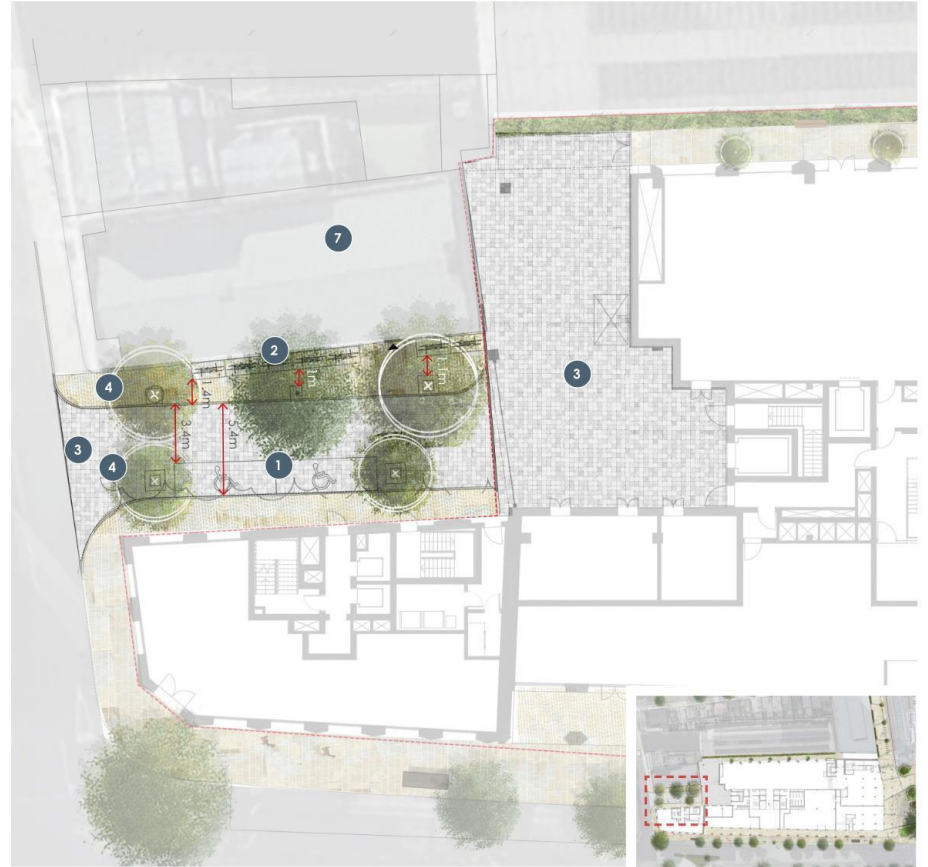
Newcombe Access - Detail Plan

The proposed layout explores the opportunity to upgrade the existing Newcombe Street. It has been conceived to achieve 2 main objectives: To transform the road into a pedestrian friendly streetscape and to maximize tree planting.

- 1 2 blue badge car parking bays are proposed and moved to the opposite side of the road to maximise pavement width.
- 2 Bike stand provision has been maximized to deliver a true pedestrian space and encourage sustainable transport, with the exception of service/delivery vehicles.
- 3 A change in pavement defines the shared zone and helps slow traffic
- 4 A new line of compact/columnar trees adds a strong avenue character to this entrance.



Alternative



Key Plan

Architectural Development

Proposed View from Newcombe Street

Existing Site Condition



Location Plan



Proposed Trees and Climbers

Climate resiliency played an important role in the selection of the trees and plant species. Largely we have adopted trees species capable to cope with dryer summers and hotter temperatures. The RHS climate resiliency guide has been largely used to inform our choices.

At ground floor, exposure and spatial availability are the other parameters that we have considered for the tree choices. Metasequoia will gently filter light allowing for an overall bright public realm and allow understory vegetation to thrive.

Legend

-  *Osmanthus heterophyllus*
-  *Platanus x hispanica*
-  *Metasequoia glyptostroboides*
-  *Pyrus calleryana 'Chanticleer'*
-  *Hedera helix*



 *Osmanthus heterophyllus*



 *Platanus x hispanica*



 *Metasequoia glyptostroboides*



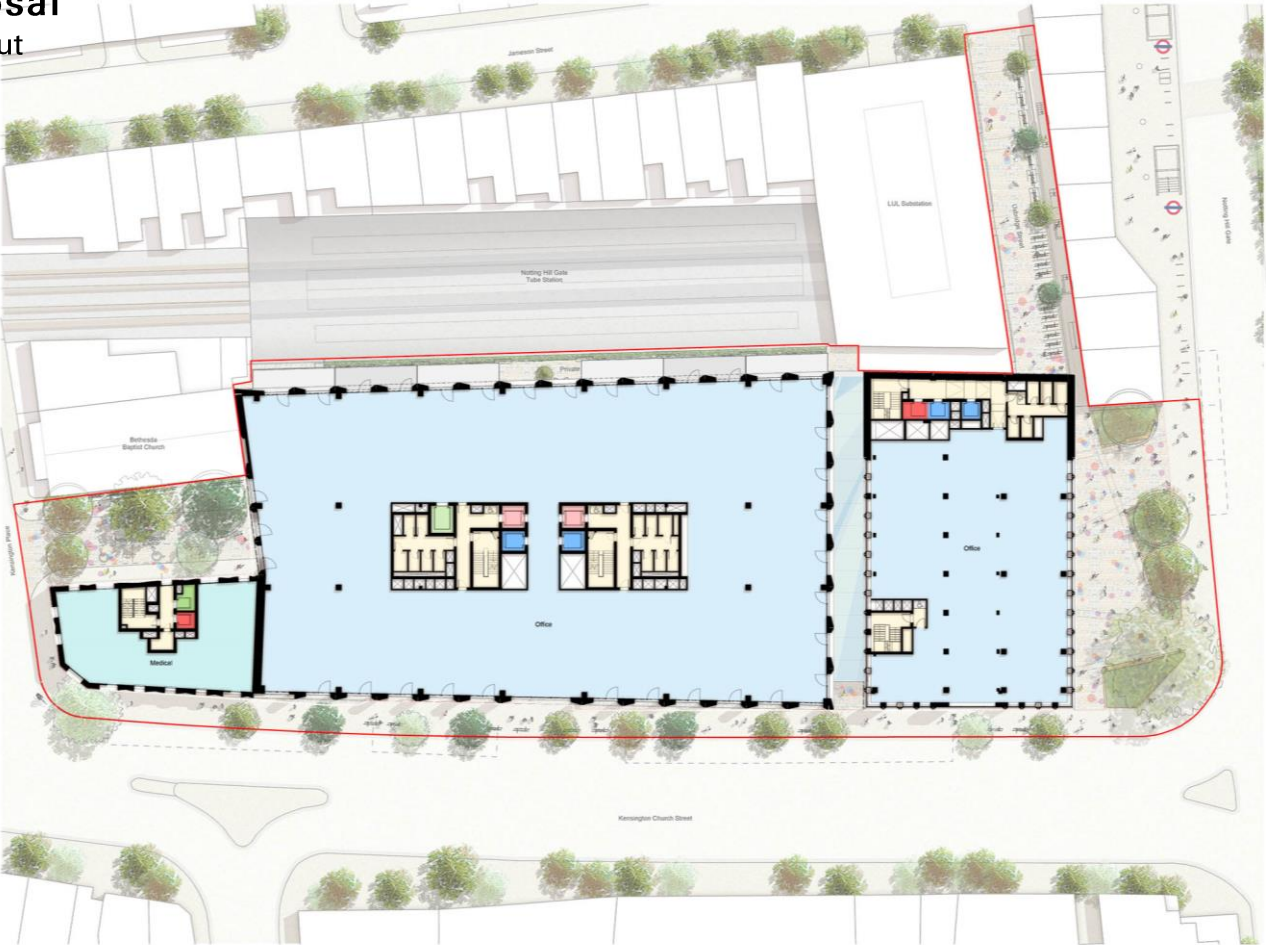
 *Pyrus calleryana 'Chanticleer'*



 *Hedera helix*

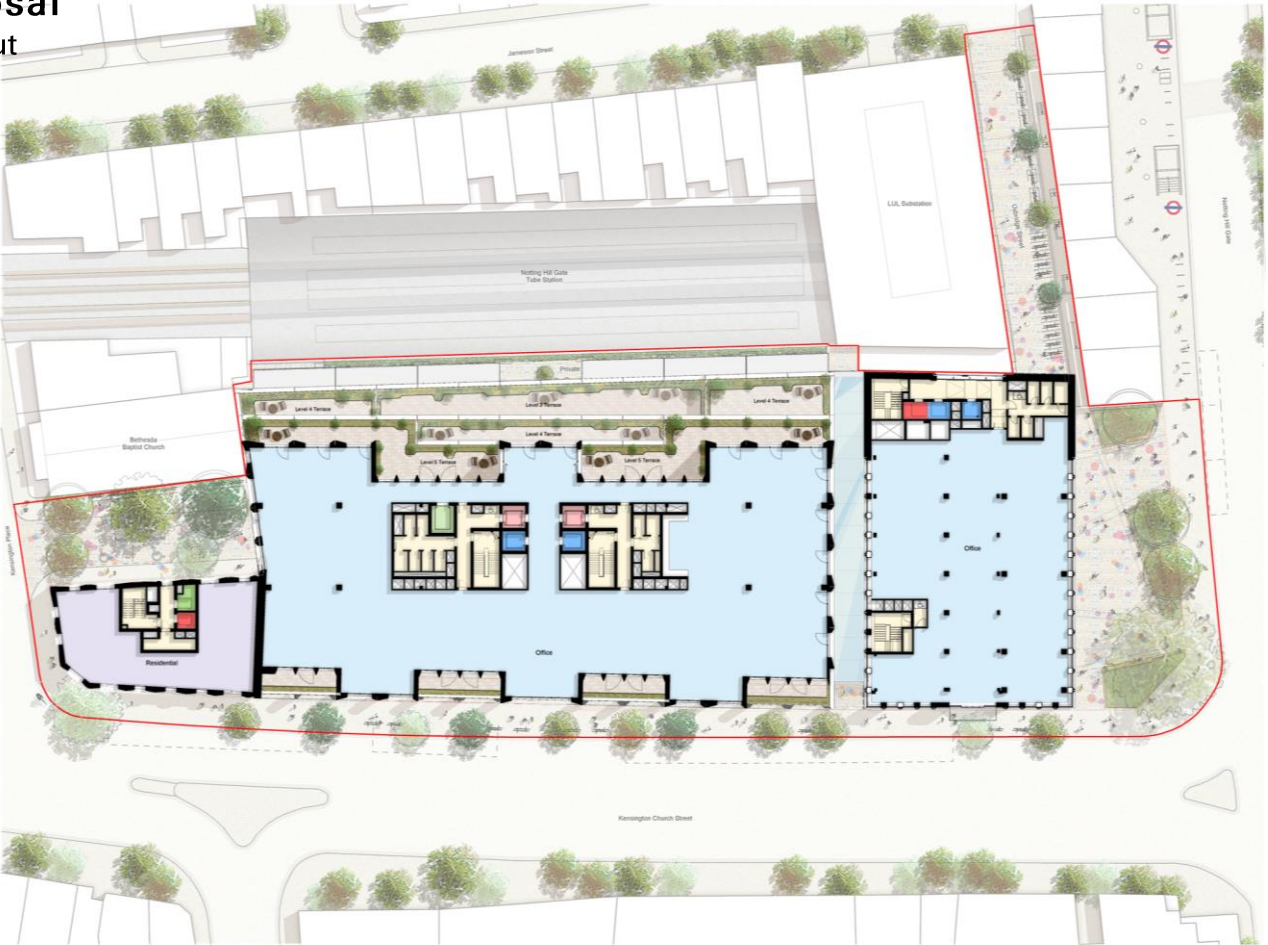
The Proposal

2nd Floor Layout



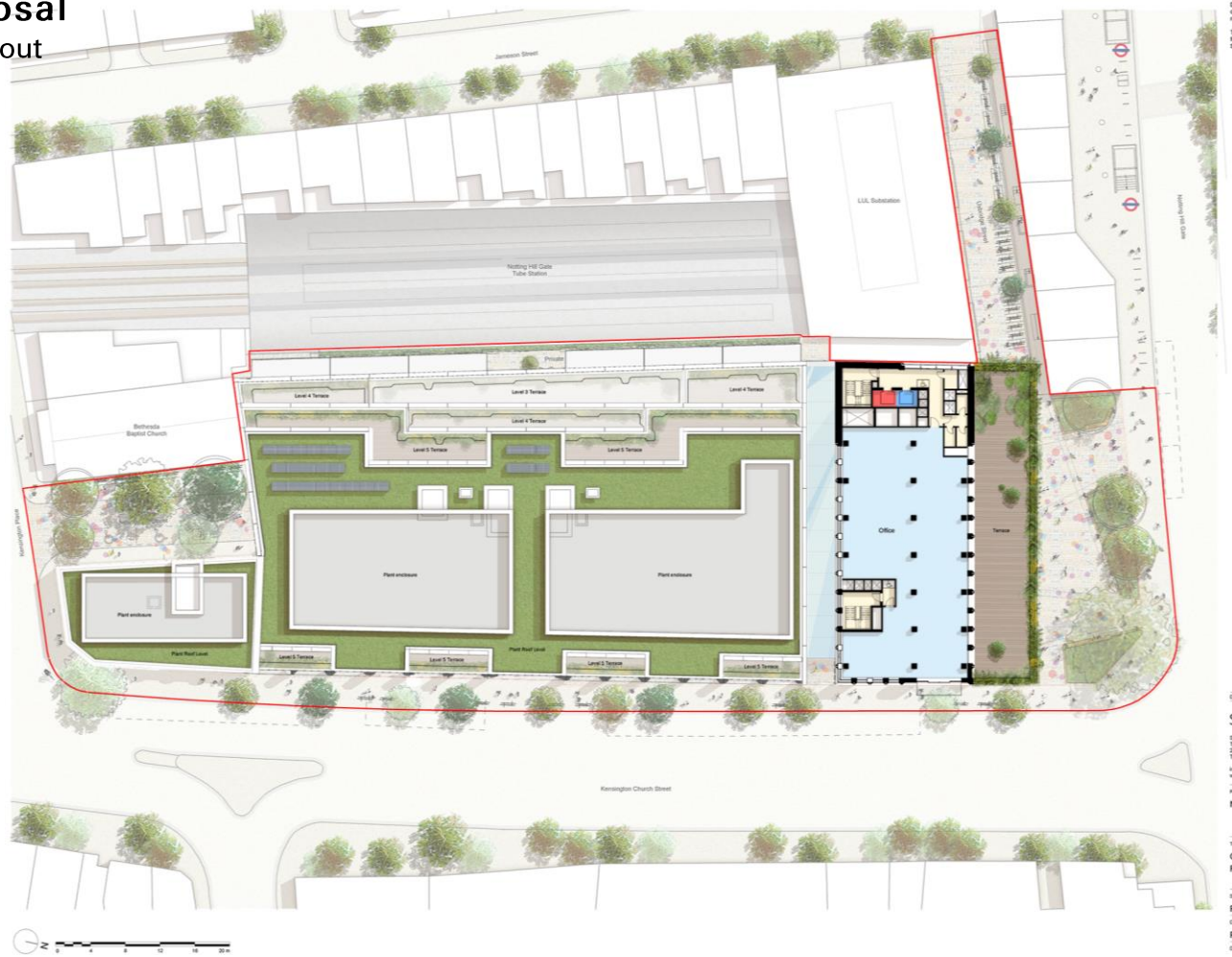
The Proposal

5th Floor Layout



The Proposal

14th Floor Layout



The Proposal

Basement 1 Layout



Architectural Development

Local character – Architectural elements – Notting Hill Gate



Architectural Development

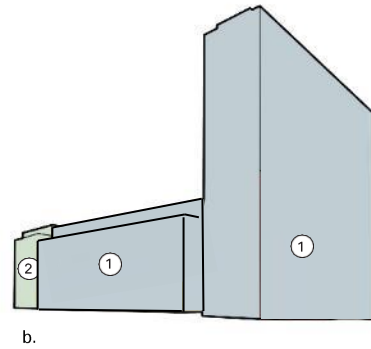
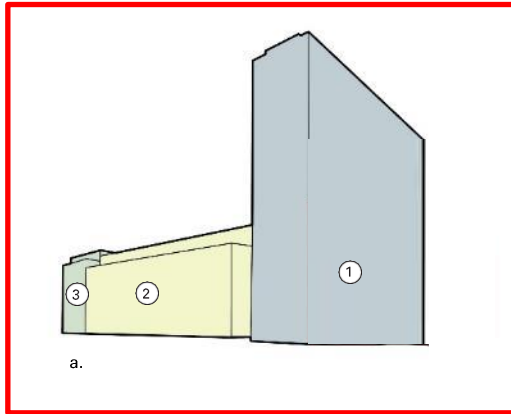


Existing Tower



Design Development

Building Elements

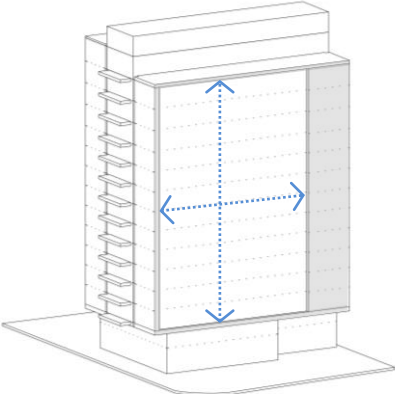


Building character options:

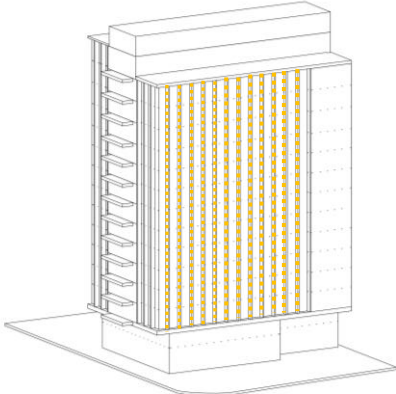
- a. Three different characters buildings for Newcombe Tower, Kensington Church Street Building and Affordable Building
- b. Tower and Kensington Church Street Building to have similar character and Affordable Building to have a separate character.

Architectural Development

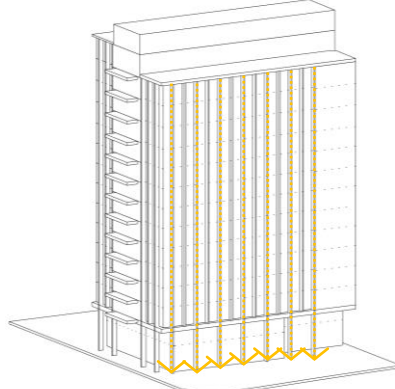
Tower Façade Concept Development



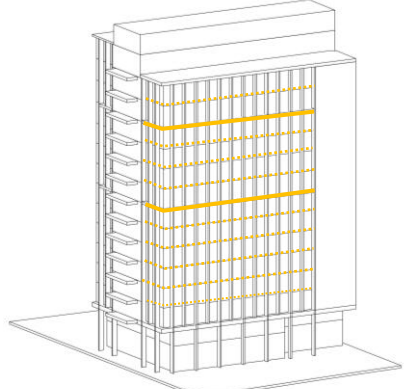
1. Establishing Proportion with the Golden Ratio 1.618



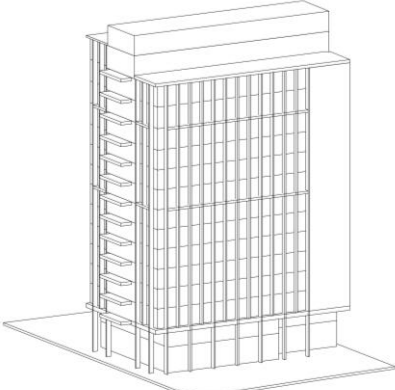
2. Principle vertical grid



3. Extension of grid to base



4. Secondary horizontal grid



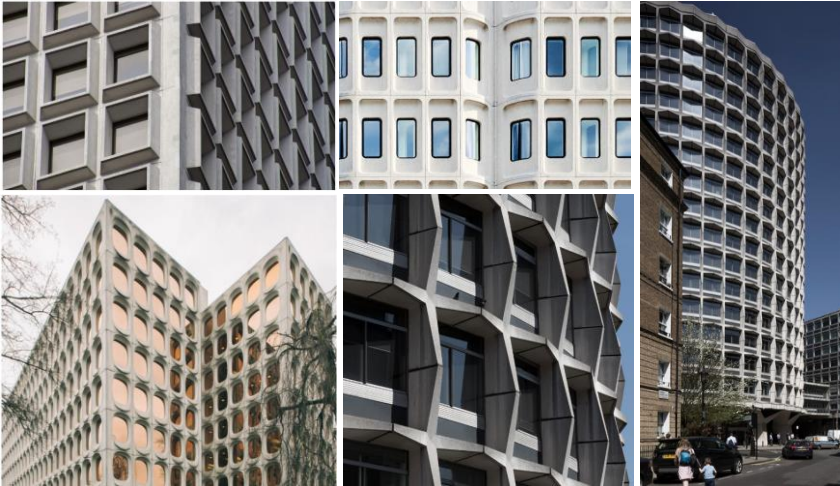
Architectural Development

Tower Façade Concept Development

Existing Newcombe House Façade Grid & Module Design



Geometry & Modular Design Inspiration



Proposed Newcombe House Tower Bay Study

Previously Presented Tower Design
Illustrative View from Notting Hill Gate



Previously Presented Tower Design

Illustrative View from Notting Hill Gate

Consultation Comments:

Review Balcony design
Remove colour

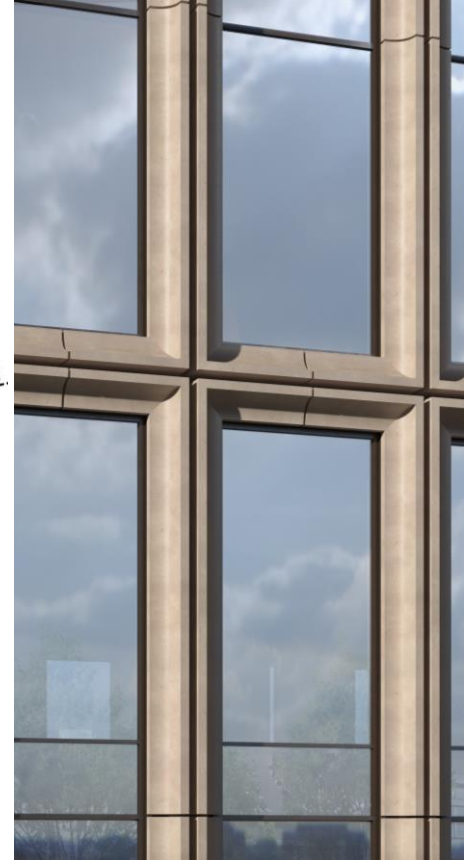
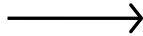
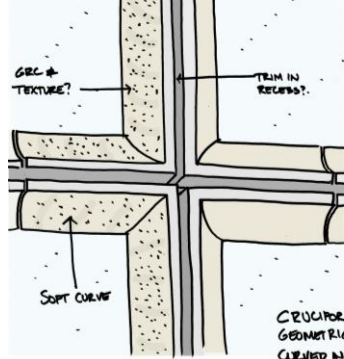
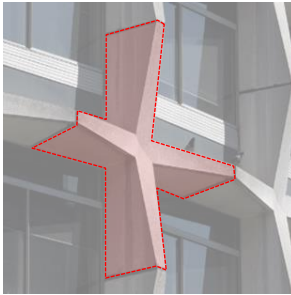
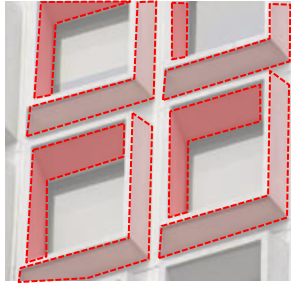
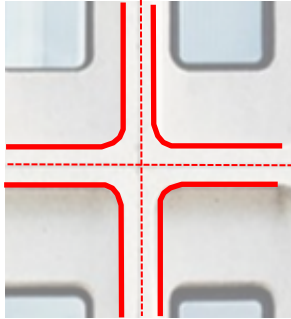
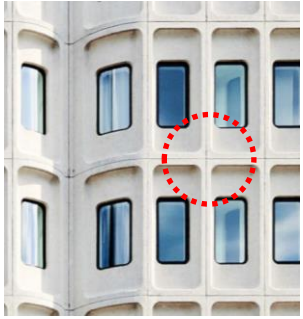
Elipical windows too strong and
out of context
Review for simpler/calmer
design

Review brick colours



Developed Tower Design

Exploration of Junctions Precedents



Proposed Scheme

Illustrative View from Notting Hill Gate



Alternative Tower Design

Illustrative View from Notting Hill Gate



Alternative Tower Design

Illustrative View from Notting Hill Gate



Architectural Development

Building elements – Buildings 2 and 3



Traditional Brick Terraces to Kensington Church Street



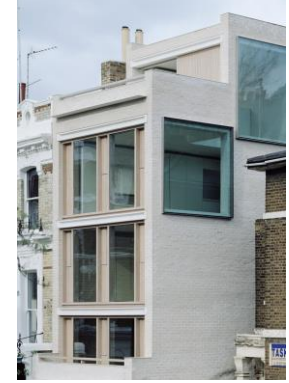
Lancer Square: Contemporary



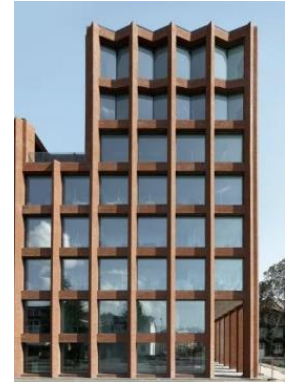
Second Church of Christ Science



Linden Gardens: Terracing and Rhythm

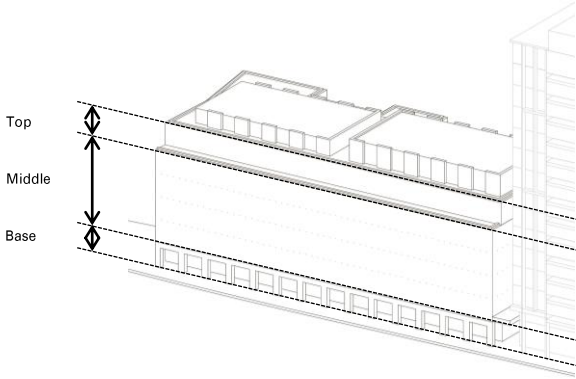


Garway Road: Contemporary

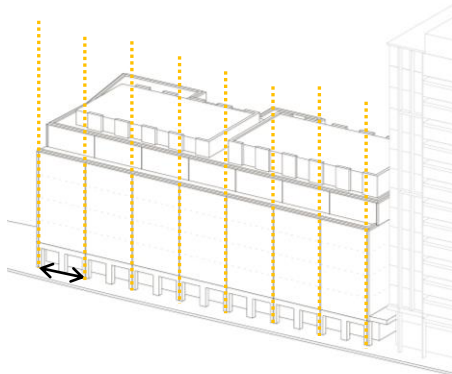


Architectural Development

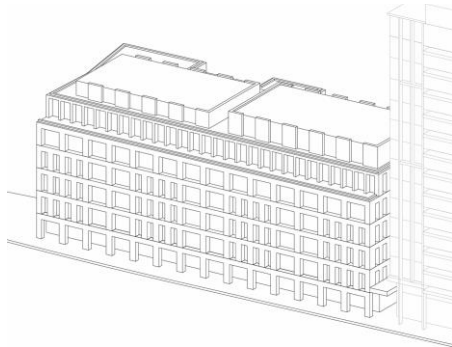
KCS Façade Concept Development



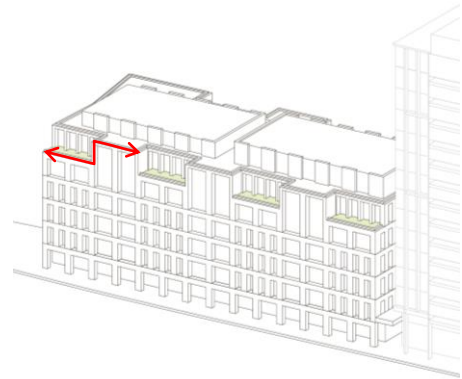
1. Horizontal hierarchy



2. Establishing terraced plots



3. Variation of apertures to lighten façade aesthetic



4. Articulated frontage to break continuous parapet line

Architectural Development

Context Precedents



Arched openings to Notting Hill Gate Tube Station



Hillgate Village: Brick Tone



Traditional Brick Terraces to Kensington Church Street: Punched hole & Stepped Roofscape

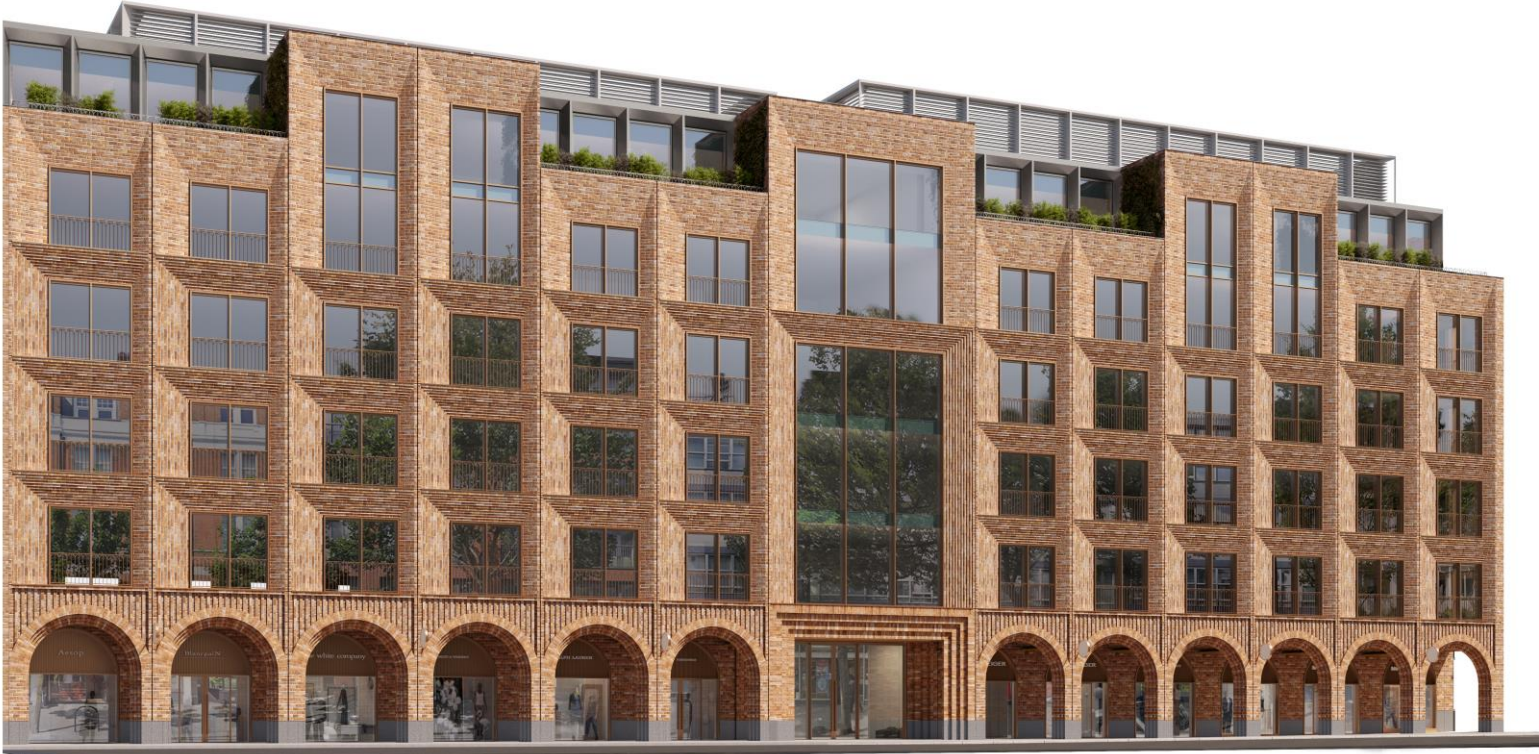


Notting Hill: Brick Tone



Architectural Development

KCS Building: Design Proposal



Architectural Development

KCS Building: Design Proposal Details



TOP - Plain



MIDDLE - Refined



BASE - Strong

Architectural Development

Building elements – Affordable Building: Brick colour and context

Local Residential Building precedents on prominent street corners to KCS



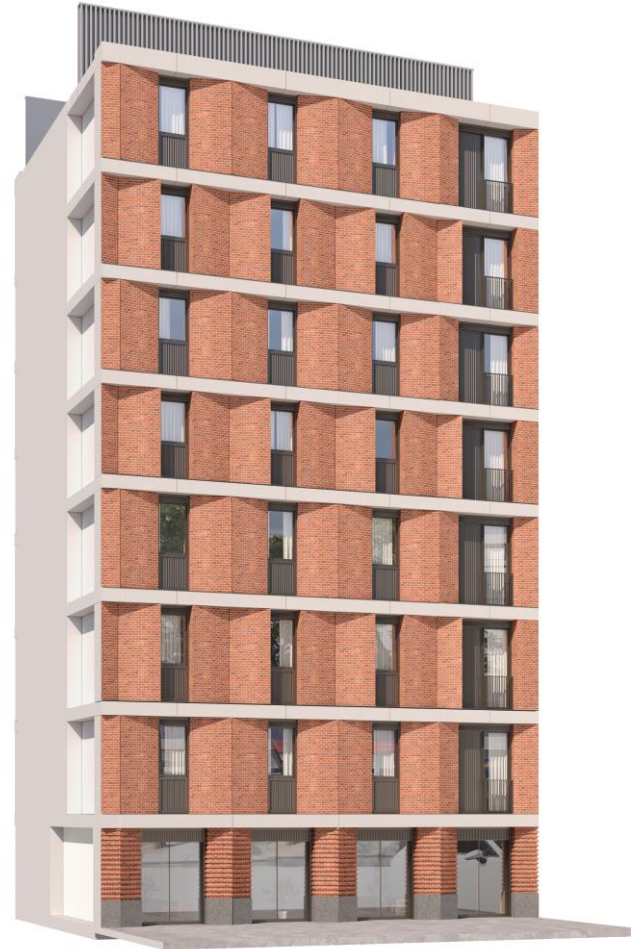
188-176 Kensington Church Street



172 Kensington Church Street



141 Kensington Church Street



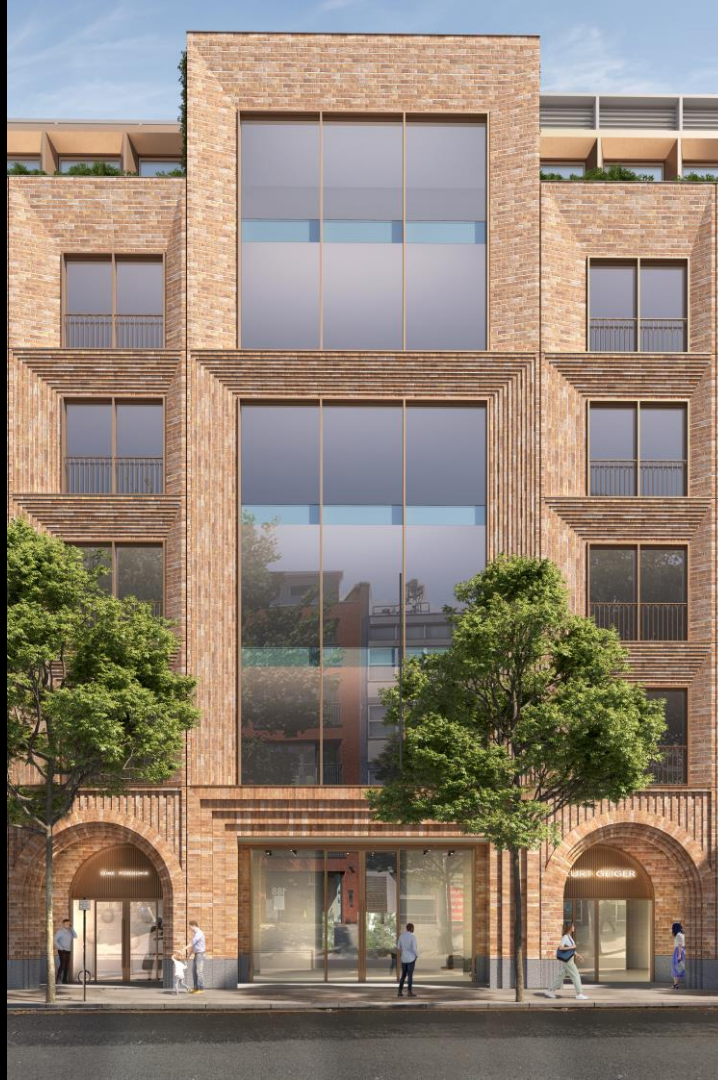
Proposed Scheme

Illustrative View from Kensington Church St



Proposed Scheme

Illustrative View



Location Plan



Proposed Scheme

Illustrative View

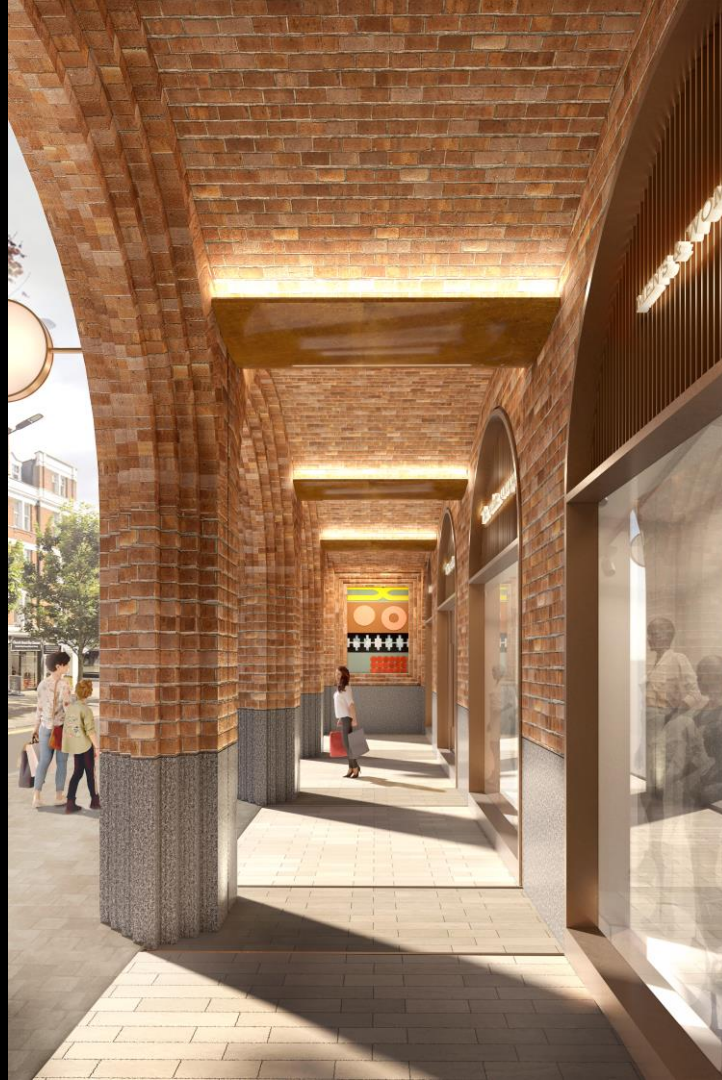


Location Plan



Proposed Scheme

Illustrative View



Location Plan



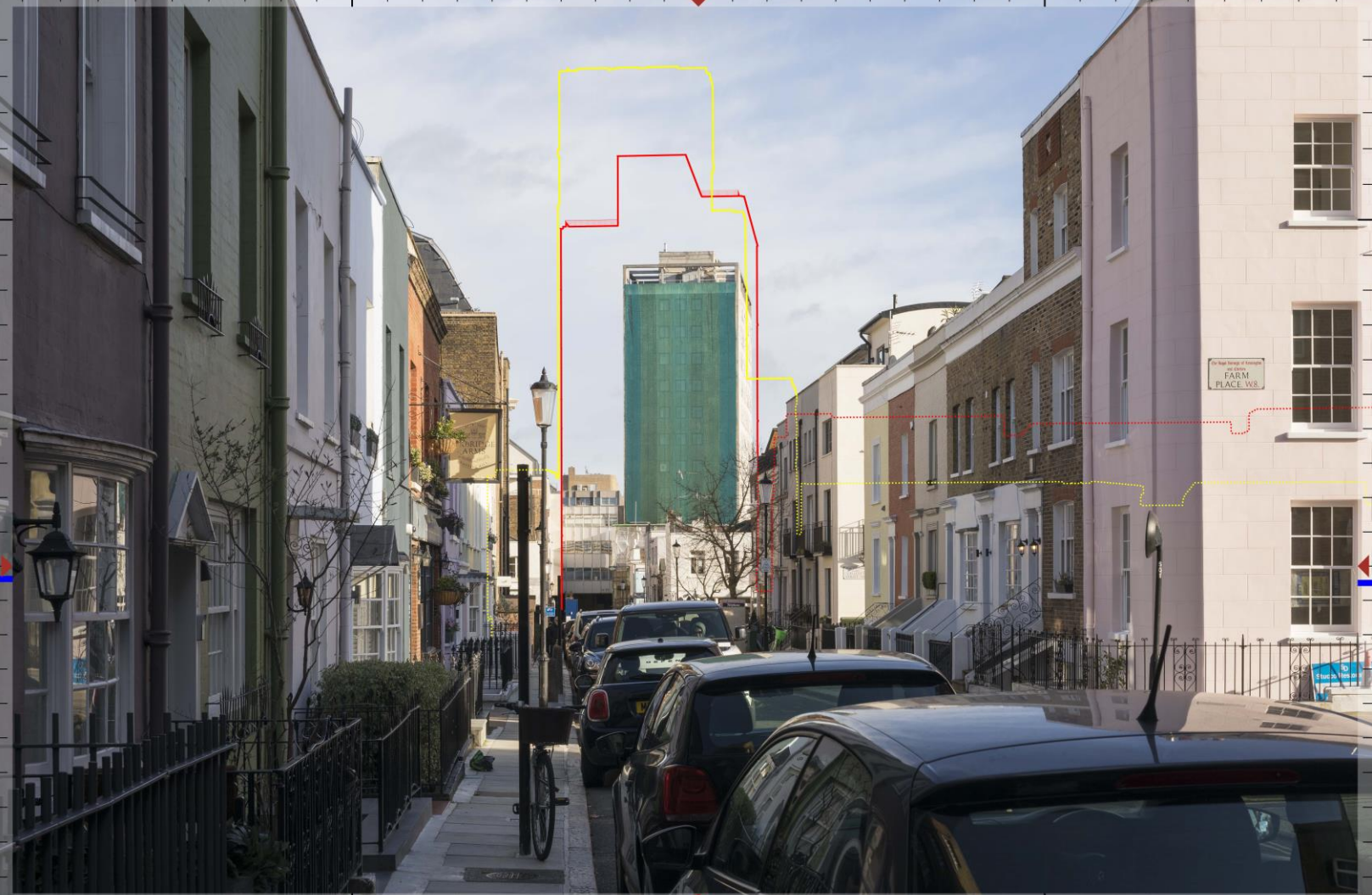
Proposed Scheme

Hillgate Place



COMPARATIVE VIEWS

Wireline View
Uxbridge St



Wireline Views

Notting Hill Gate/
Ossington St



Wireline Views

Notting Hill Gate/
Linden Gardens



Wireline View
Notting Hill Gate/
Ladbroke Terrace



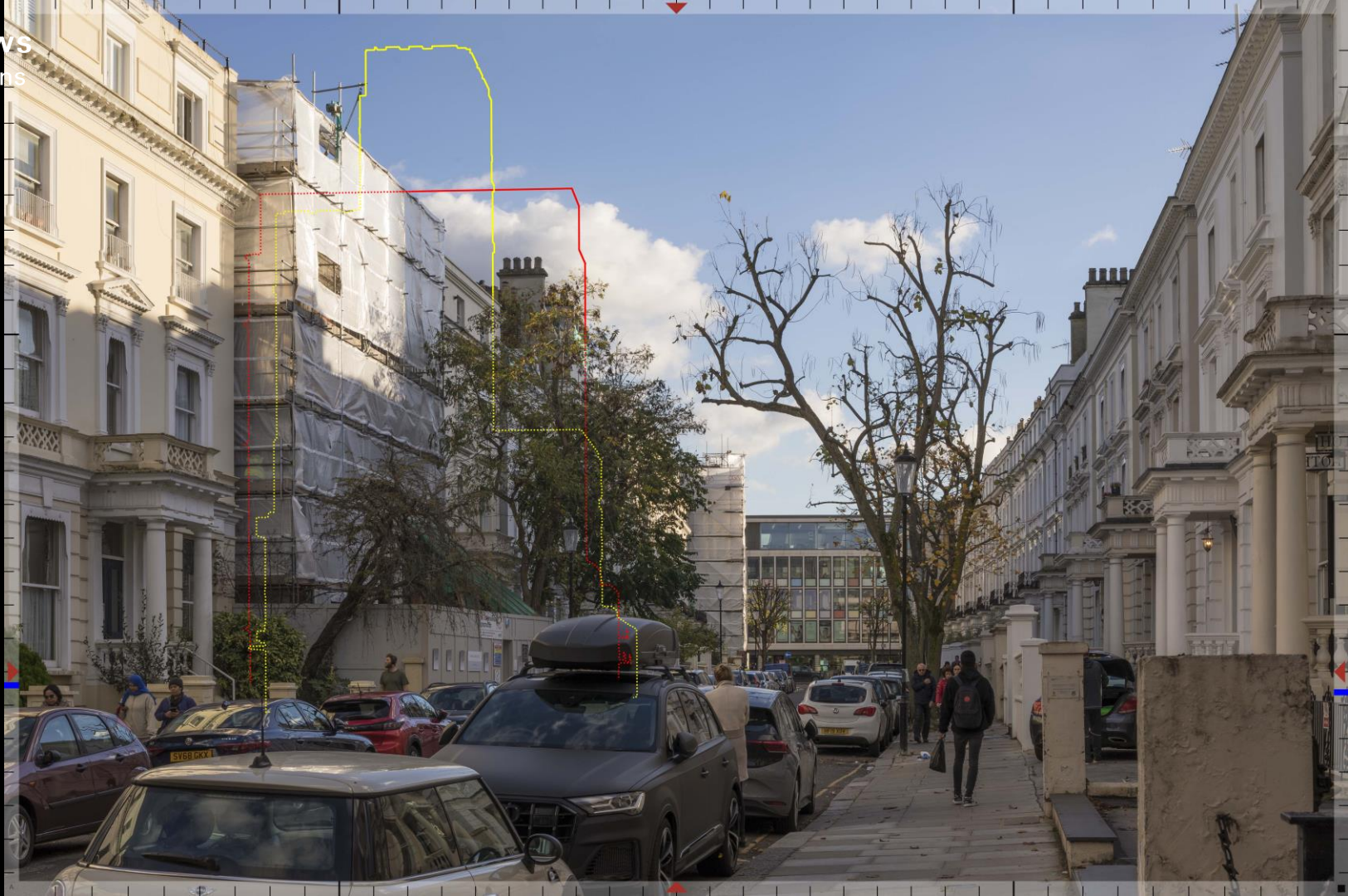
Wireline Views

Notting Hill Gate/
Camden Hill Rd



Wireline Views

Pembridge Gardens



Wireline Views

Linden Gardens



Wireline Views

Kensington Church St
Campden St



Wireline View

Ken Church St/
Gloucester walk

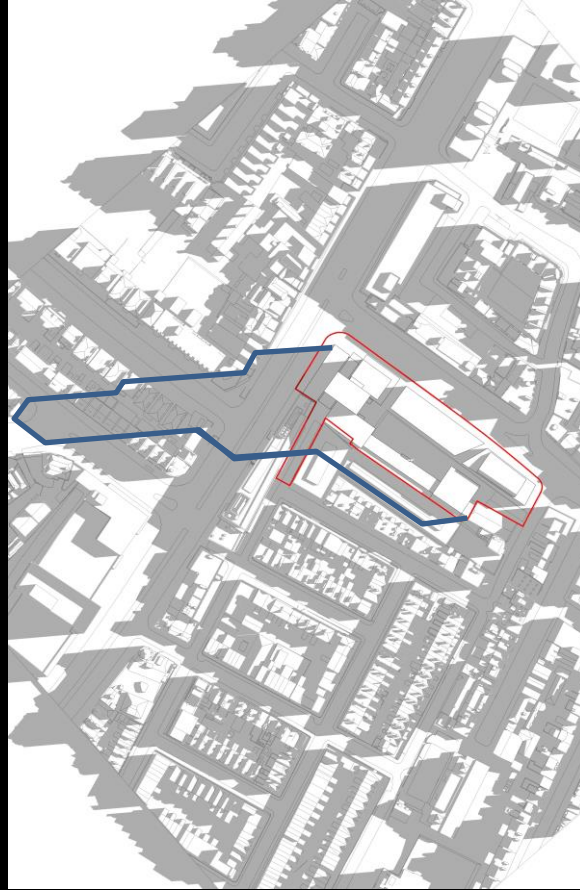


Wireline View
Kensington Church
Dukes Lane



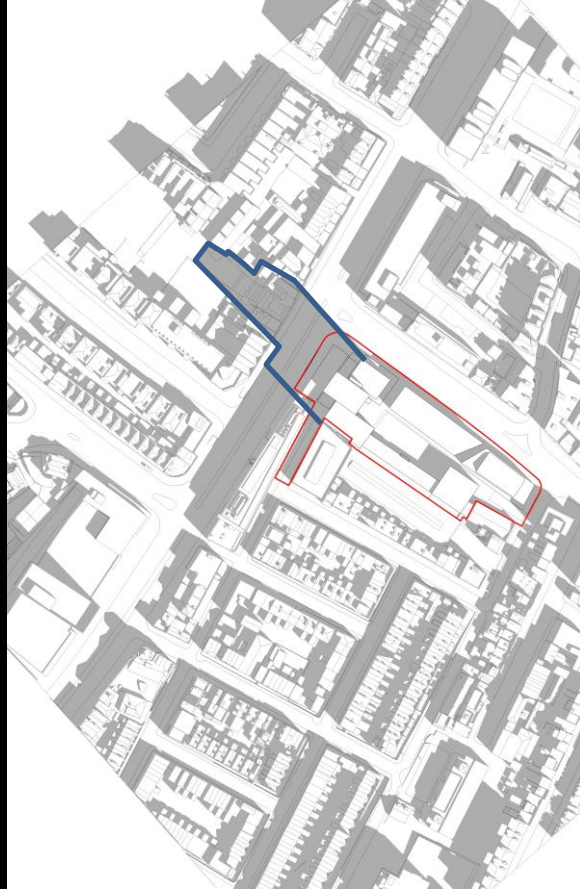
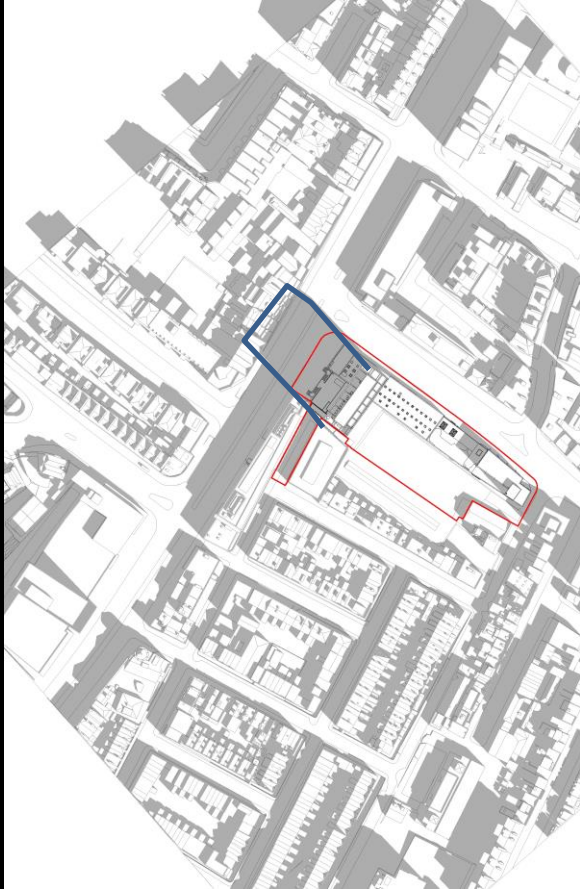
Overshadowing Diagram – 9am

Equinox – 20 March – 23 September



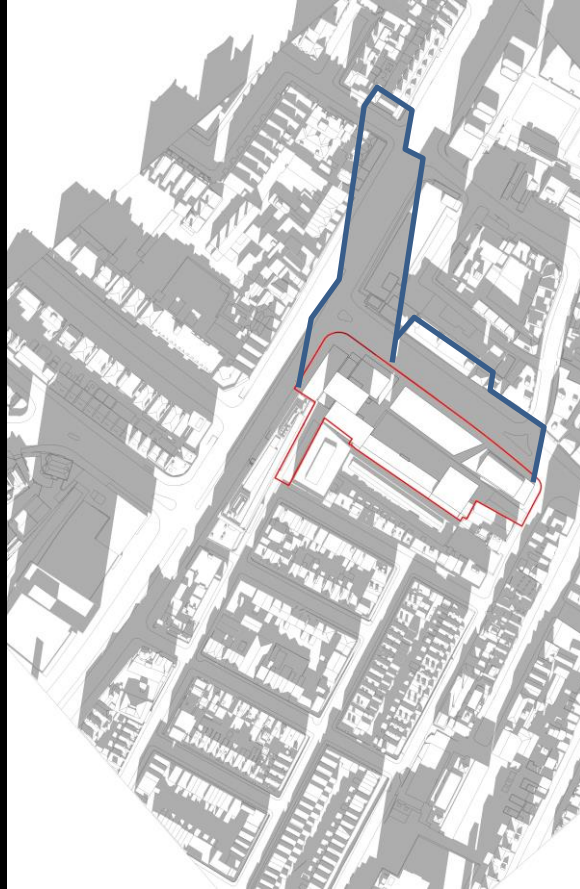
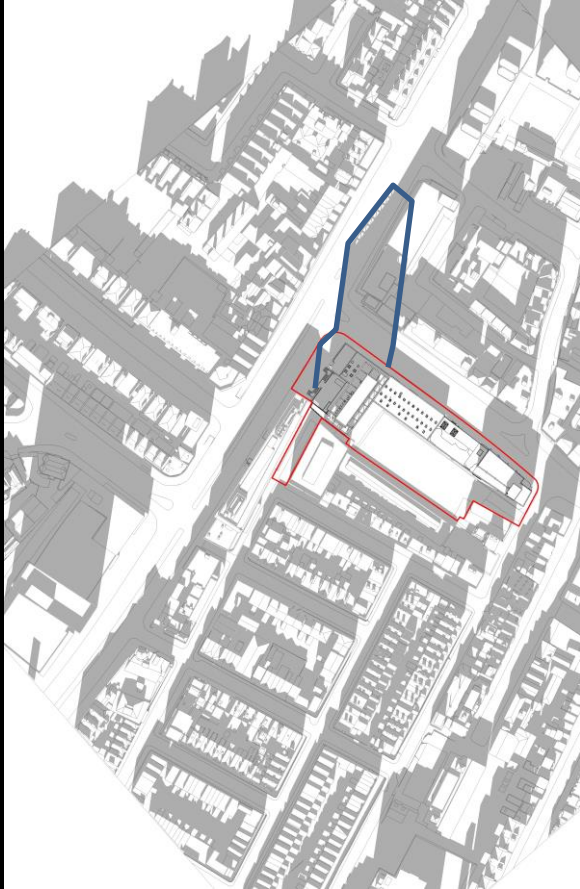
Overshadowing Diagram – 12pm

Equinox – 20 March – 23 September



Overshadowing Diagram – 3pm

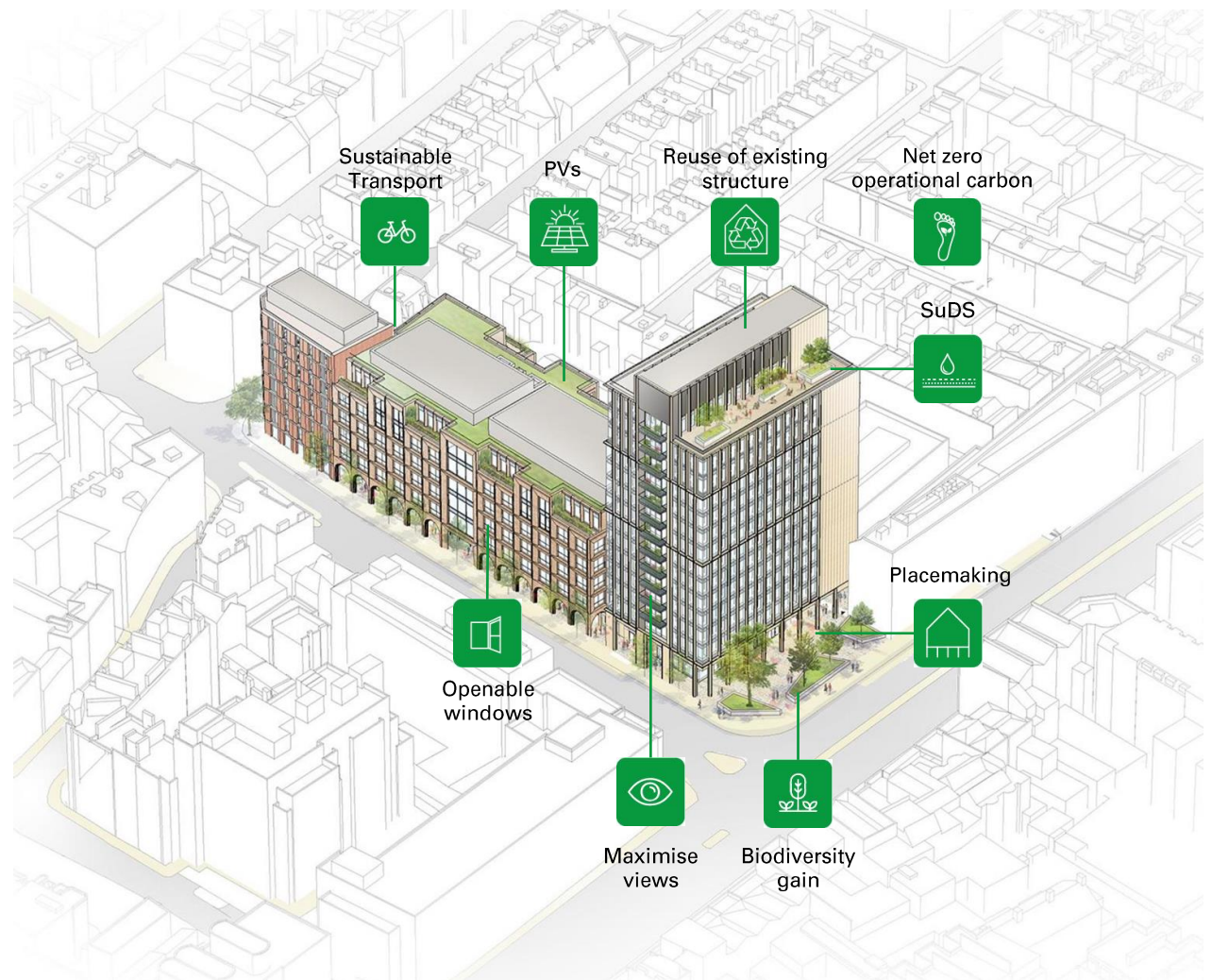
Equinox – 20 March – 23 September



Sustainable Design Strategies

Benefits:

- The Office , Retail and medical centre units are targeting a BREEAM New Construction Version 6 Excellent Rating Active GF frontage to support High Street.
- Uplift in Biodiversity gain of +148%.
- All electric solution proposed for MEP strategy including the provision of PV panels.
- Blue Roofs and SuDS employed to reduce surface water run off.



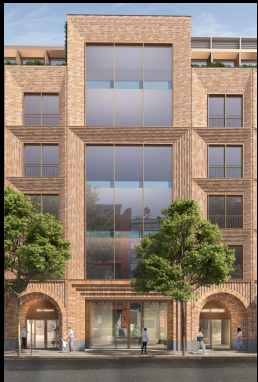
SUMMARY OF DESIGN-LED BENEFITS

- RENOVATION OF EYESORE IN CENTRE OF NOTTING HILL AFTER MANY FAILED ATTEMPTS.
- RETENTION AND REFURBISHMENT OF THE EXISTING TOWER – RETAINING EMBODIED CARBON.
- NET ZERO CARBON EMISSIONS AND HIGHLY SUSTAINABLE NEW BUILDING.
- NEW PUBLIC SQUARE TO NHG OPEN TO THE SKY ACCESSIBLE 24/7. MANAGED BY ESTATE.
- IMPROVED & SAFER PEDESTRIAN LINK TO UXBRIDGE STREET.
- ACTIVE USES AT GROUND FLOOR THAT SUPPORT & STRENGTHEN LOCAL AREA.
- HIGH QUALITY LANDSCAPE PROPOSAL INCREASING WELLNESS AND BIO-DIVERSITY.
- INTRODUCTION OF COLONNADE WIDENING KENSINGTON CHURCH STREET PAVEMENT.
- OFF STREET SERVICING VIA NEWCOMBE STREET.
- HIGH-QUALITY DESIGN – INTRODUCING NEW & DISTINCTIVE ARCHITECTURE – CAREFULLY CRAFTED.



SUMMARY OF SOCIO-ECONOMIC BENEFITS

- UPLIFT IN AREA FOR ONSITE SOCIAL RENTED AFFORDABLE HOUSING DIRECTED AT LOCAL NEEDS.
- PROVISION OF ONSITE MEDICAL USE (800sq.m) DESIGNED IN COLLABORATION WITH THE NHS.
- A HIGH PROFILE AND BEST IN CLASS NEW COMMERCIAL HUB FOR NOTTING HILL GATE.
- ESTIMATED £2.3M P/A SPEND BY OFFICE OCCUPANTS, SUPPORTING THE LOCAL ECONOMY/HIGH ST.
- OCCUPANTS WILL ACT AS CATALYST FOR RETAIL IMPROVEMENTS ALONG STREET
- S106 AND CIL PAYMENT CONTRIBUTIONS.
- CERTAINTY OF DELIVERABILITY OF PROJECT BY ACTIVE AND EXPERIENCED DEVELOPER UNDERPINNED BY SECURED FUNDING.







Community consultation

polity

Led by the Council:

- **Development Forums** – September 2022 & March 29th 2023.
- **Residents' Associations Forums** – June 2022 & March 20th 2023.
- **Briefings of ward councilors and senior members** – three sessions of each.

Led by the applicants:

- **Website** – launched October 2022 and updated continuously.
- **Community newsletters** – October 2022 & March 2023.
- **Public exhibitions** – October 2022 & March 21st 2023.
- **Public webinars** – October 2022, January 2023 (Demolition Management Plan) and March 16th 2023.
- **Workshop sessions with key Residents' Associations** – October 2022 and January 2023 & continuous dialogue.

Timeline

polity



SQUIRE & PARTNERS

Newcombe House

Development Forum

29 March 2023

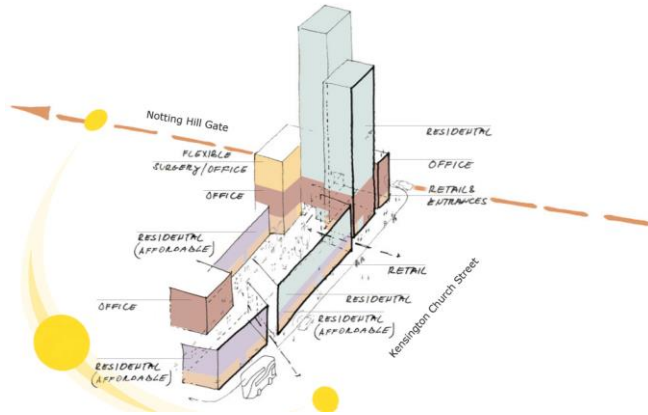
SQUIRE & PARTNERS

Newcombe House

Development Forum

29 March 2023

Consented Scheme



Consented
Height

Corner Building
G+17/13

66-74
Notting Hill Gate

Notting Hill Gate
District Centre

NHG
G+3

WPB3
G+6

David Game House

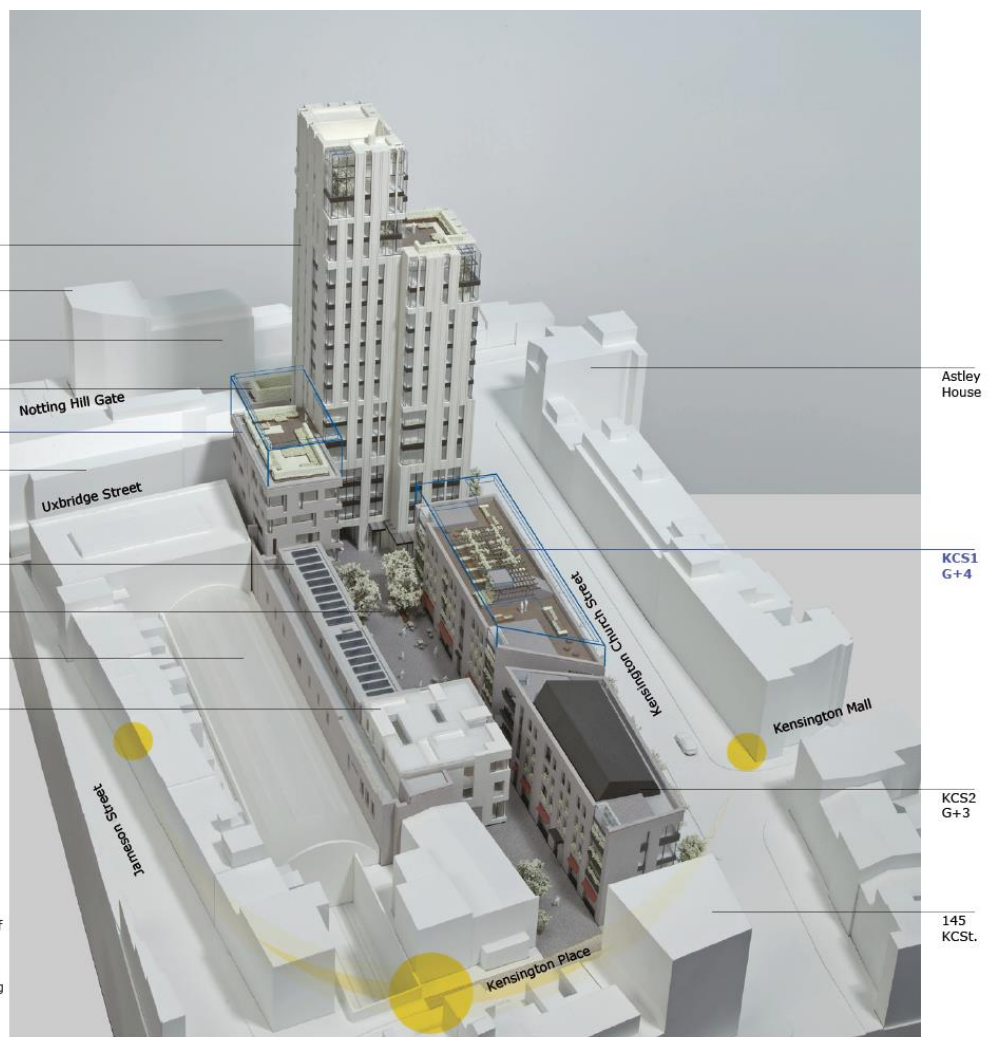
WPB1
G+2

New Public Square

Grade II Listed
LUL Station

WPB2 - Cube
G+2

Note - Model
illustrates massing of
planning consented
schemes for David
Game House, Astley
House, 66-74 Notting
Hill Gate & 145
Kensington Church
Street.



GLA Call In July 2018 - Diagram of revised building height illustrated in blue
Photo of 1:200 model, Aerial view looking North-East. Info provided by photographer: Focal Length 47mm.