

# SQUIRE & PARTNERS

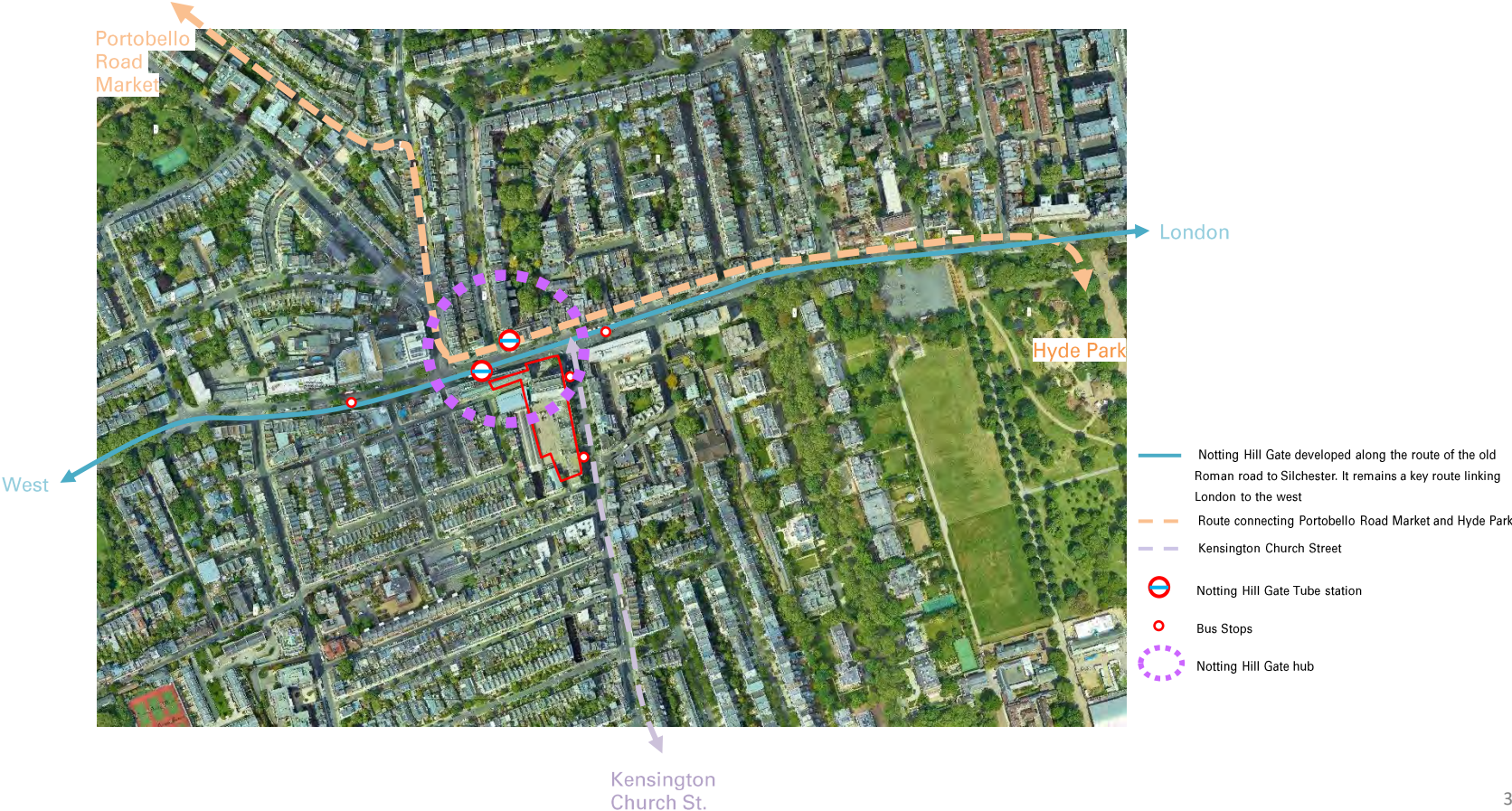
## Newcombe House

Development Forum 1

28<sup>th</sup> September 2022

**Site**

# Site Location



# Context

## Planning Policies

2015 SPD  
Local Plan Draft February 2022 – Site Allocation SA9



Figure 11 Newcombe House Development Principles Plan (Option 1) © Crown copyright and database right 2013 Ordnance Survey Licence No. 100021668



The site will deliver a high quality office led mixed use development.

High quality office employment space, including large, flexible office floor plates that will be unique to Notting Hill Gate and meet diverse local occupier requirements.

Retail and leisure uses, at ground and lower ground levels bringing active frontages to the ground floor.

A new accessible, permeable and inclusive public square with level access through the site.

A high quality vibrant new public realm.

No building on the site to exceed 72 m from ground level to the top of the building (*Existing building 45m above ground - Consented above ground 71.73m*)

### Legend

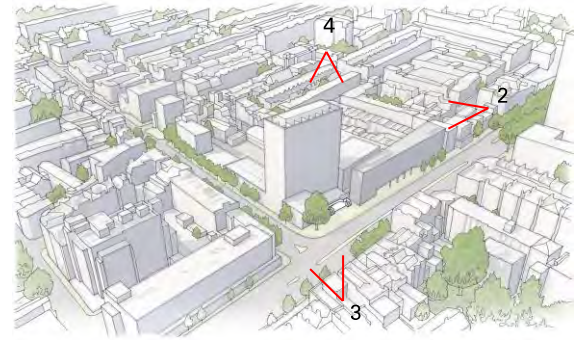
- RBKC Boundary
- Central Activities Zone
- Site Allocations
- Listed Buildings
- Significant Public Buildings
- Designated Town Centre
- Parks and Open Spaces
- Main routes

### Priorities

- Public realm improvements
- Improvements of existing links

# Site

Existing

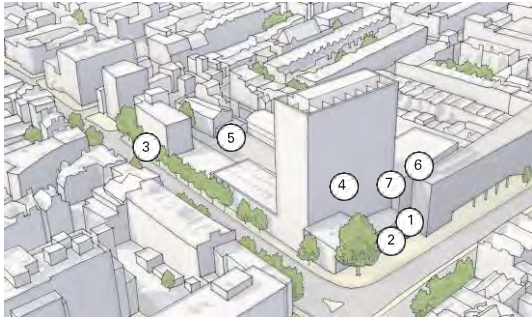


# Site

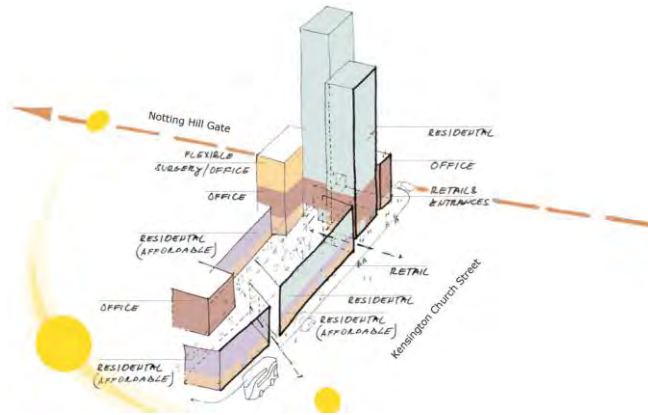
## Newcombe House existing photos

Images illustrate the following:

- A poor quality architecture
- Poor street interface
- No permeability across site
- No level access to tower



# 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.

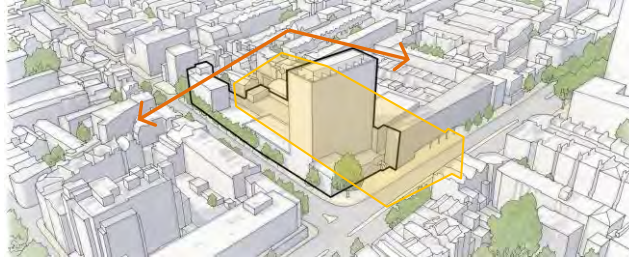


GLA Call In July 2018 - Diagram of revised building height illustrated in blue  
Photo of 1:200 model, Aerial view looking North-East. Info provided by photographer: Focal Length 47mm.

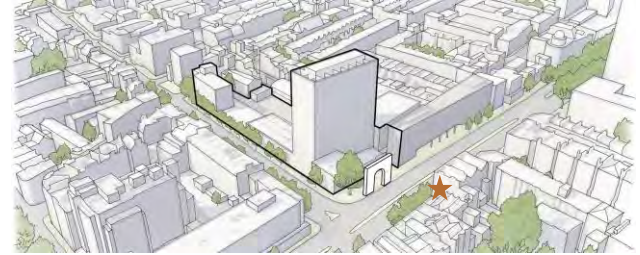
# Site

## Analysis and drivers

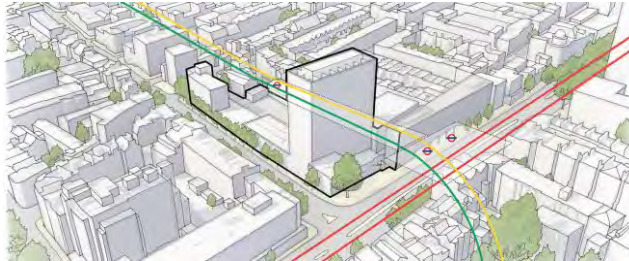
Sunlight  
Daylight



Gateway



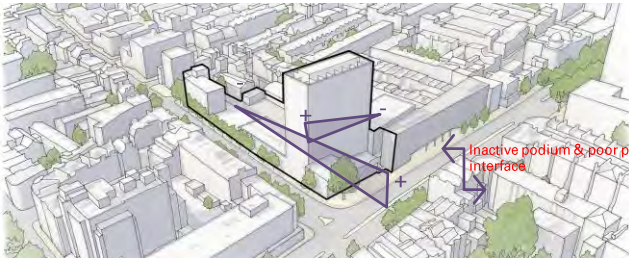
Notting Hill  
Gate  
underground  
station &  
LUL



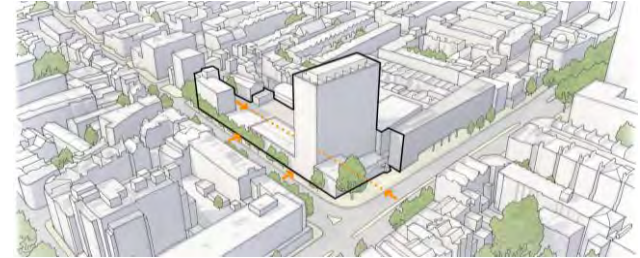
Opportunity  
for public  
space /  
destination  
hub



NHG  
Street  
frontage  
Activation  
and level  
change



Introduce  
permeability  
across the  
site

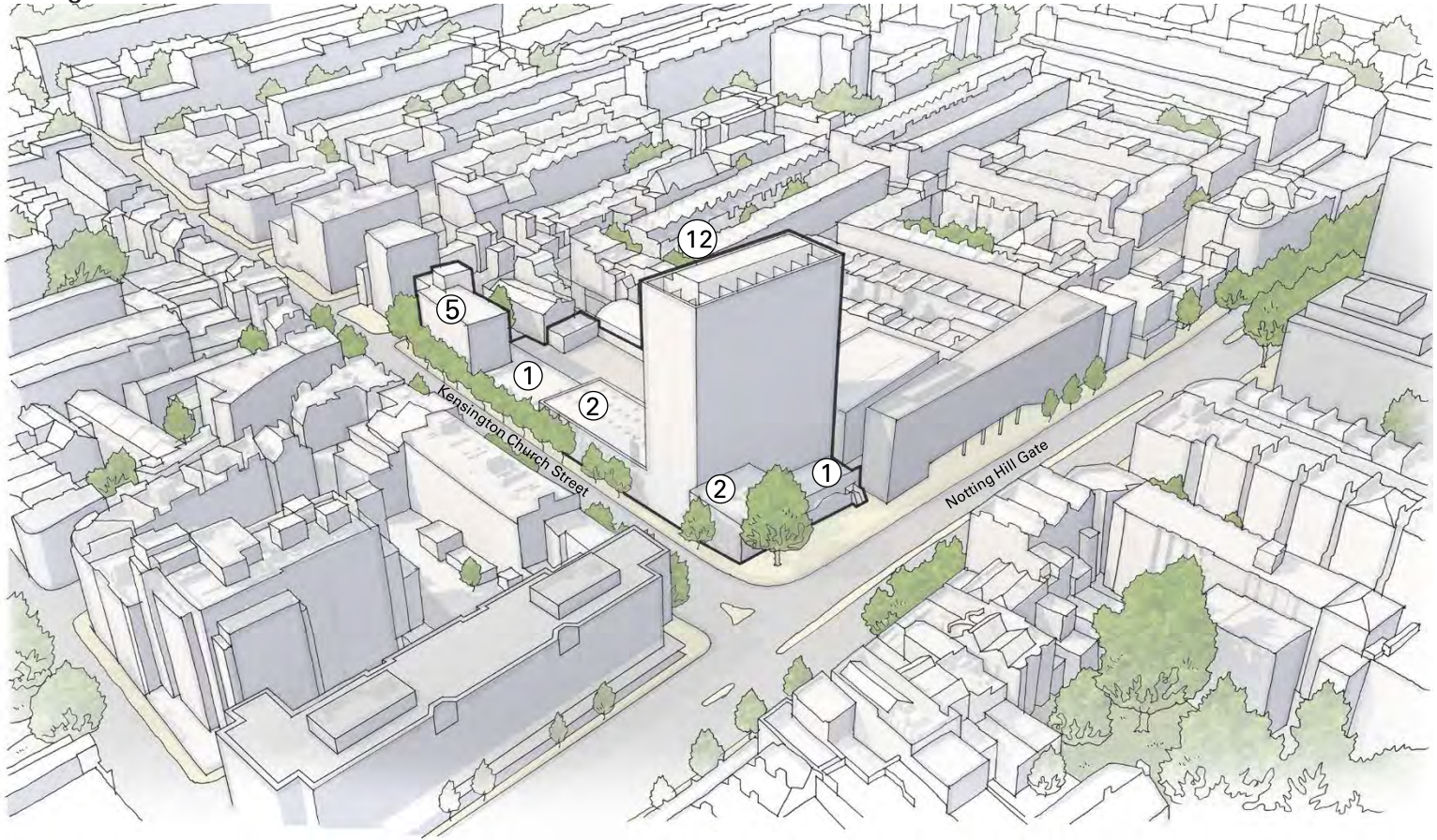




## Massing Development

# Massing Development

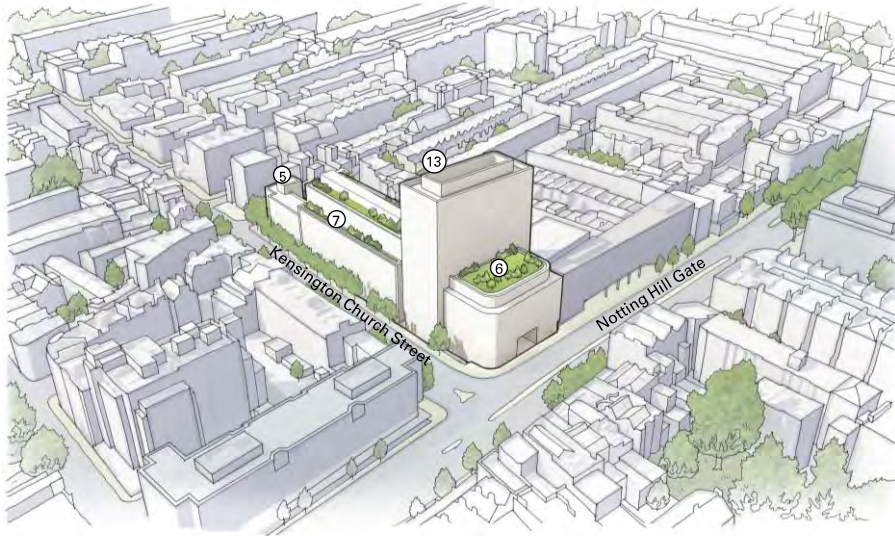
Existing massing



○ Number of storeys

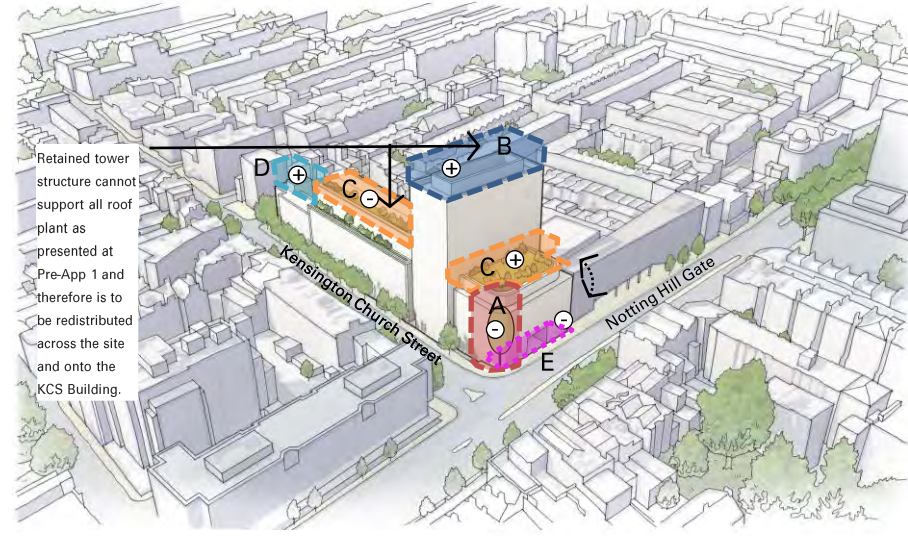
# Massing Development

## Initial Massing & Consultation Feedback Design Response



Initial Massing

○ Number of storeys

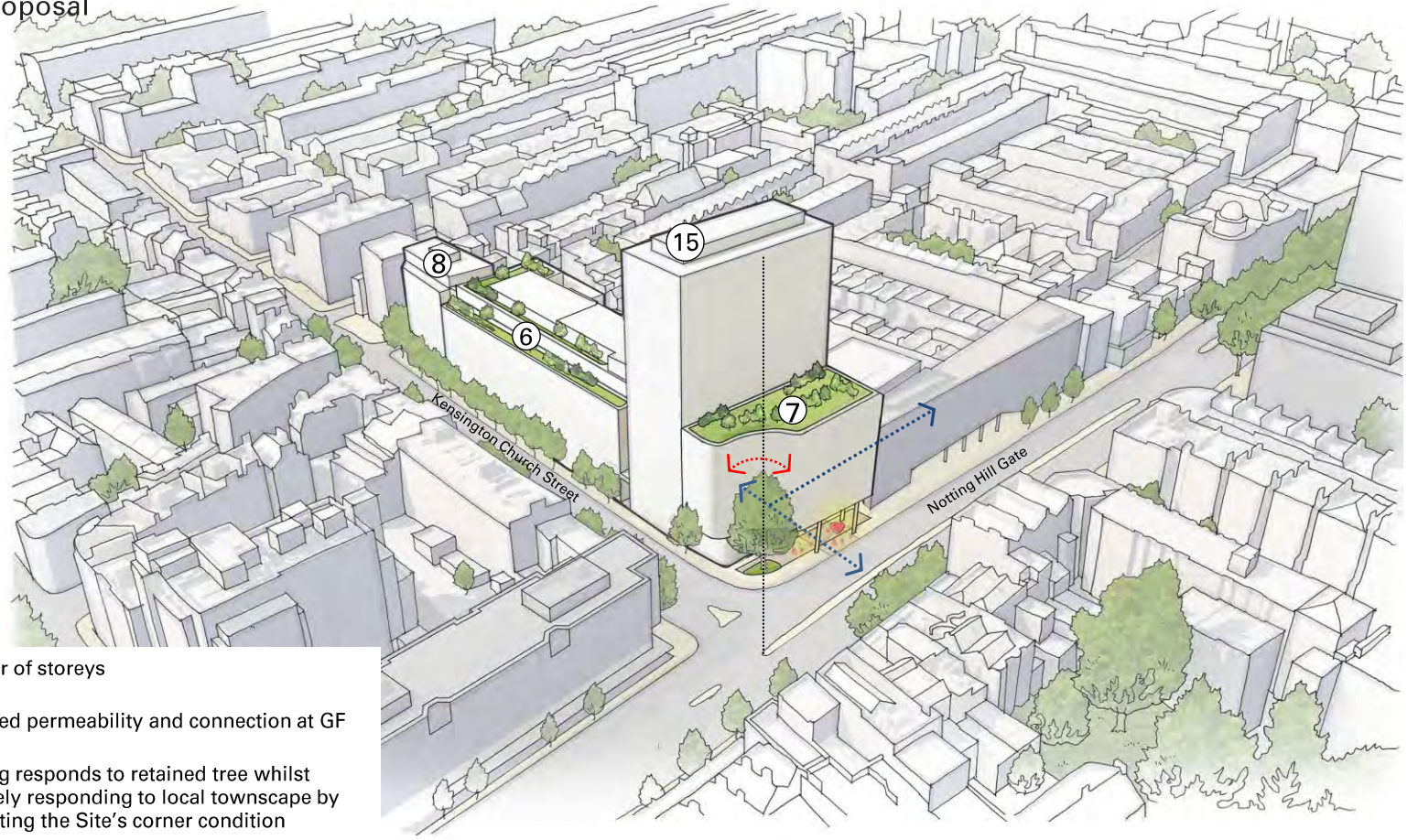


- A** Reduced massing to NHG to retain tree and create further public realm onto the Site
- B** Additional height to Tower to improve proportion
- C** Reduce KCS Building by 1 office storey. Increase Notting Hill gate building by 1 storey
- D** Demolish & rebuild Affordable Housing
- E** Creation of Public Realm

Design Responses

# Massing Development

## Revised Proposal

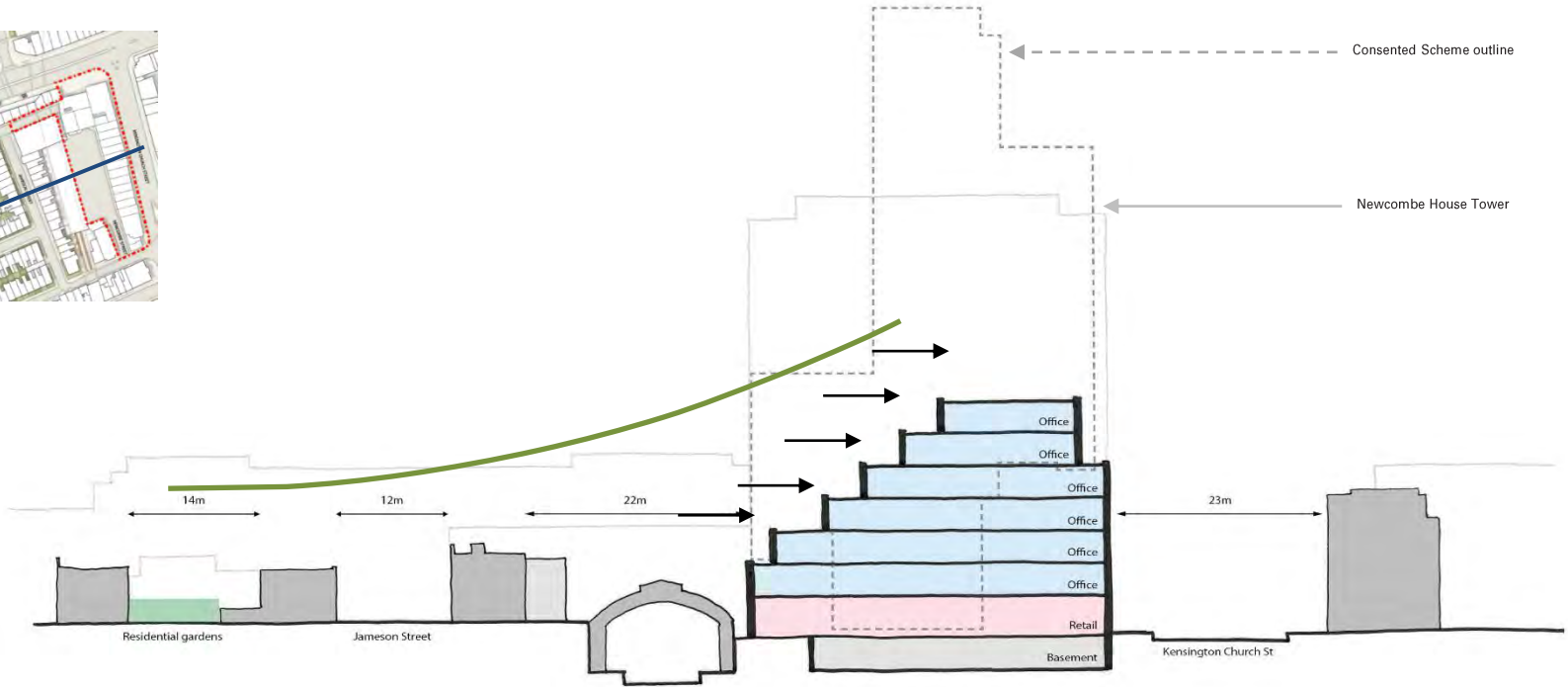


- Number of storeys
- Increased permeability and connection at GF
- ↪ Massing responds to retained tree whilst positively responding to local townscape by celebrating the Site's corner condition
- ..... Axial point to street corner and massing

# Massing Development: Rear Elevation

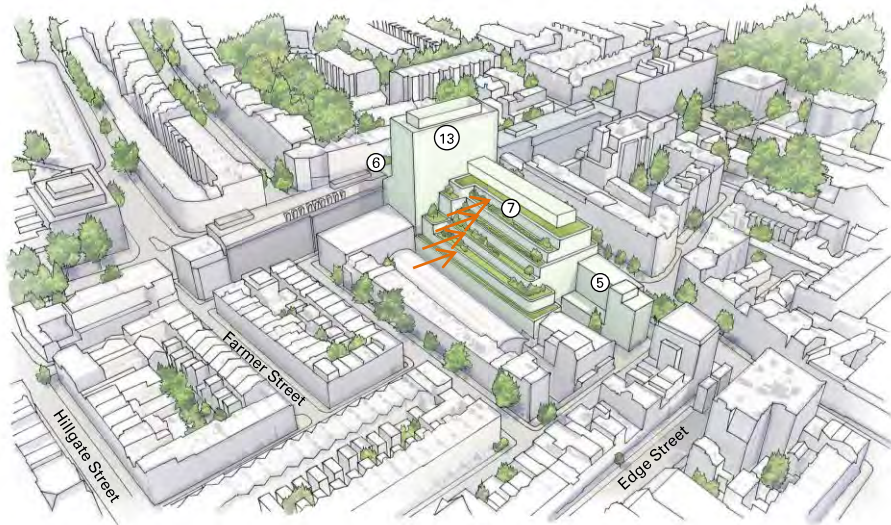
## Initial Massing

Stepping massing back from neighbouring buildings and consideration of sunlight daylight



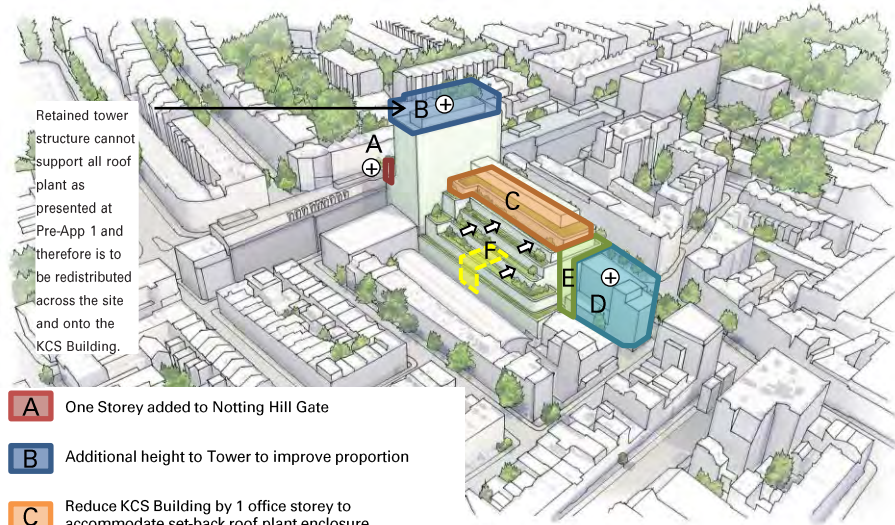
# Massing Development: Rear Elevation

## Initial Massing & Consultation Feedback: Design Response



Initial Massing

○ Number of storeys



- A** One Storey added to Notting Hill Gate
- B** Additional height to Tower to improve proportion
- C** Reduce KCS Building by 1 office storey to accommodate set-back roof plant enclosure
- D** Demolish & rebuild Affordable Housing
- E** Reduction of Affordable Housing footprint to extend KCS Office Building to reduce height
- F** Introduce lightwell to GF
- ⇒ Articulated stepped terracing to improve amenity and massing

Design Responses

# Massing Development

## Stepped Terracing & Local Precedents

### Local Precedents of staggered massing



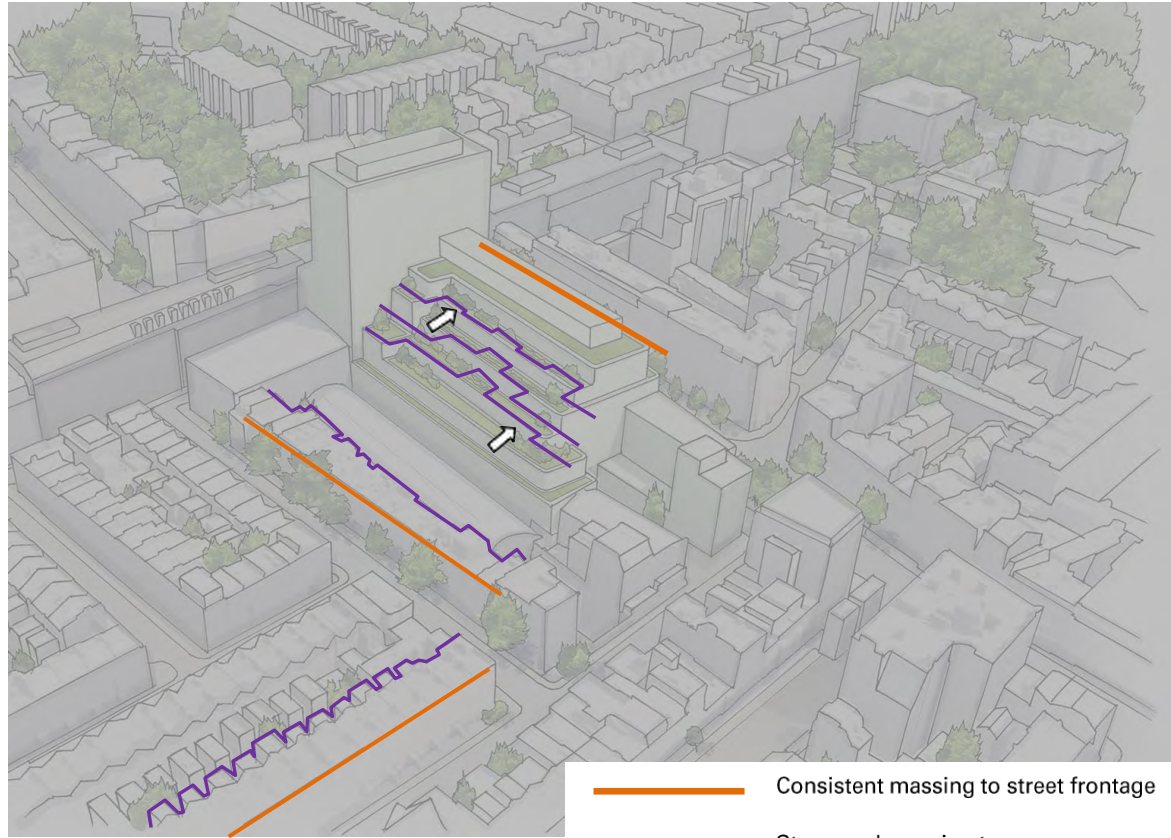
Jameson Street



Kensington Place



Clanricarde Street



— Consistent massing to street frontage

— Staggered massing to rear

# Proposed Massing



○ Number of storeys



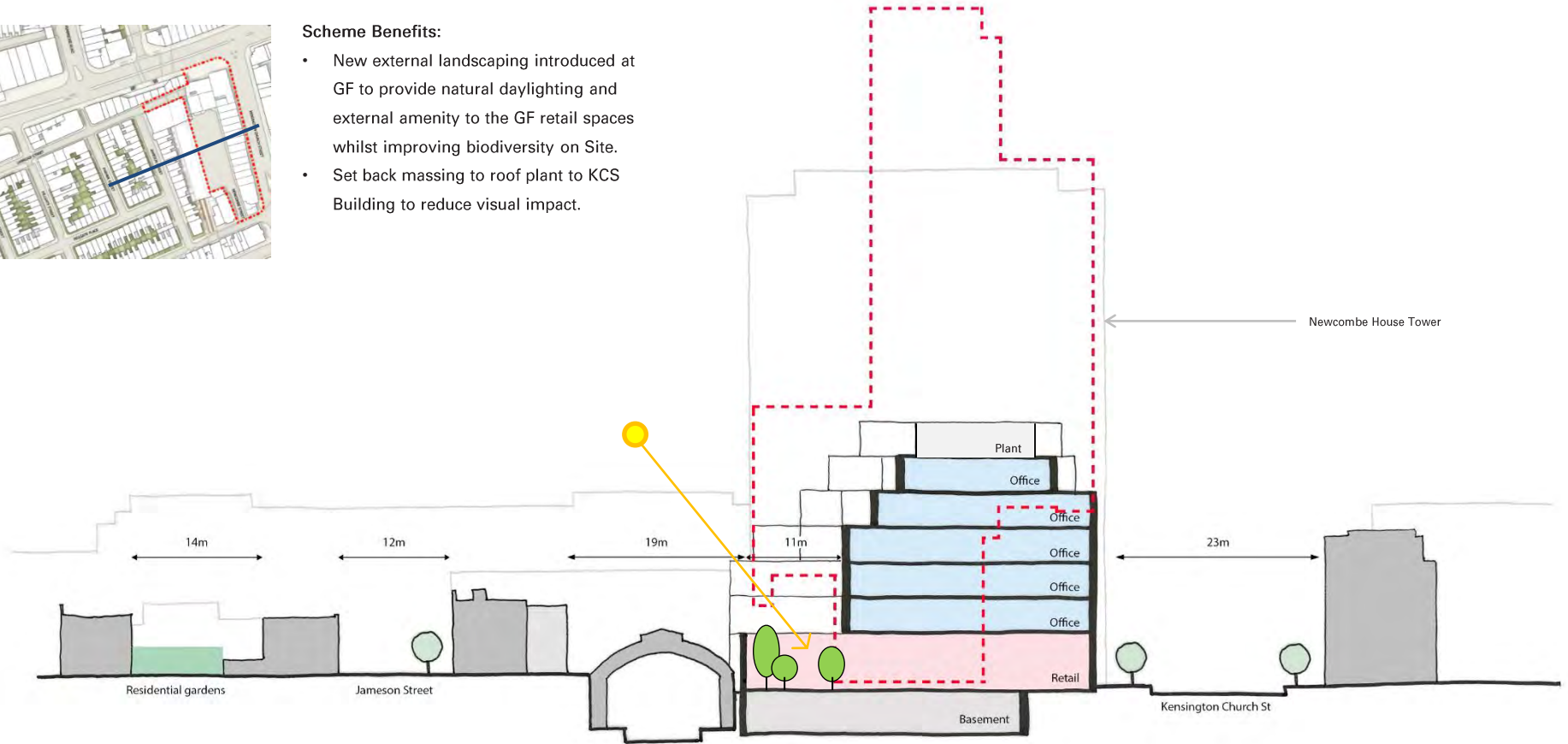
# Massing Development

## Development Proposal



### Scheme Benefits:

- New external landscaping introduced at GF to provide natural daylighting and external amenity to the GF retail spaces whilst improving biodiversity on Site.
- Set back massing to roof plant to KCS Building to reduce visual impact.



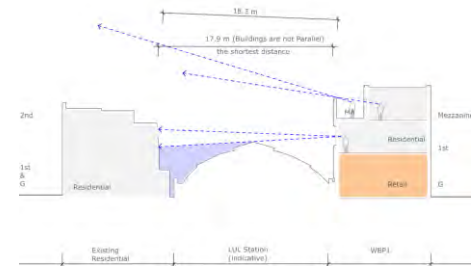
# Massing Development

## Overlooking Design Considerations

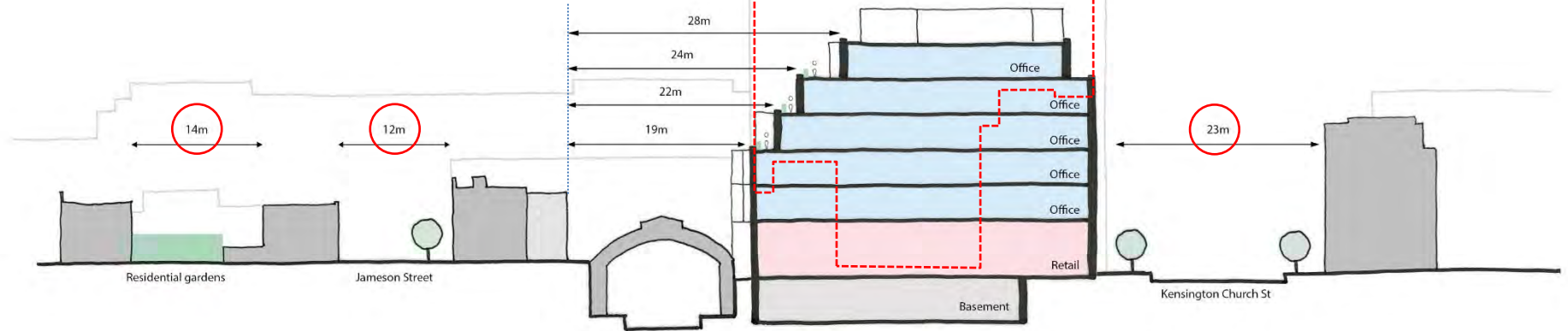


### Design Considerations:

- Green planters to perimeter terracing to reduce overlooking onto neighbouring properties to Jameson Street.
- Terrace setbacks and distances increase towards upper floors.
- Distances wider than adjacent streets.
- Controlled lighting to reduce light spillage.

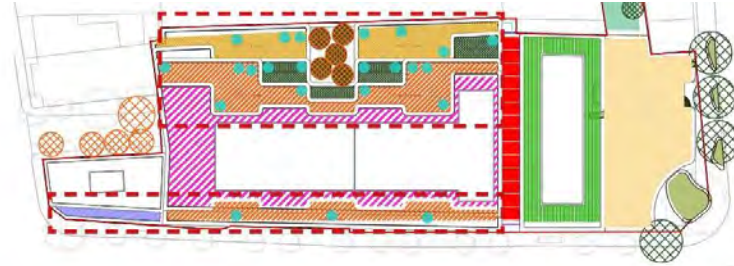


Consented Scheme Overlooking Diagram



# Landscaping to terraces – Mitigating Overlooking

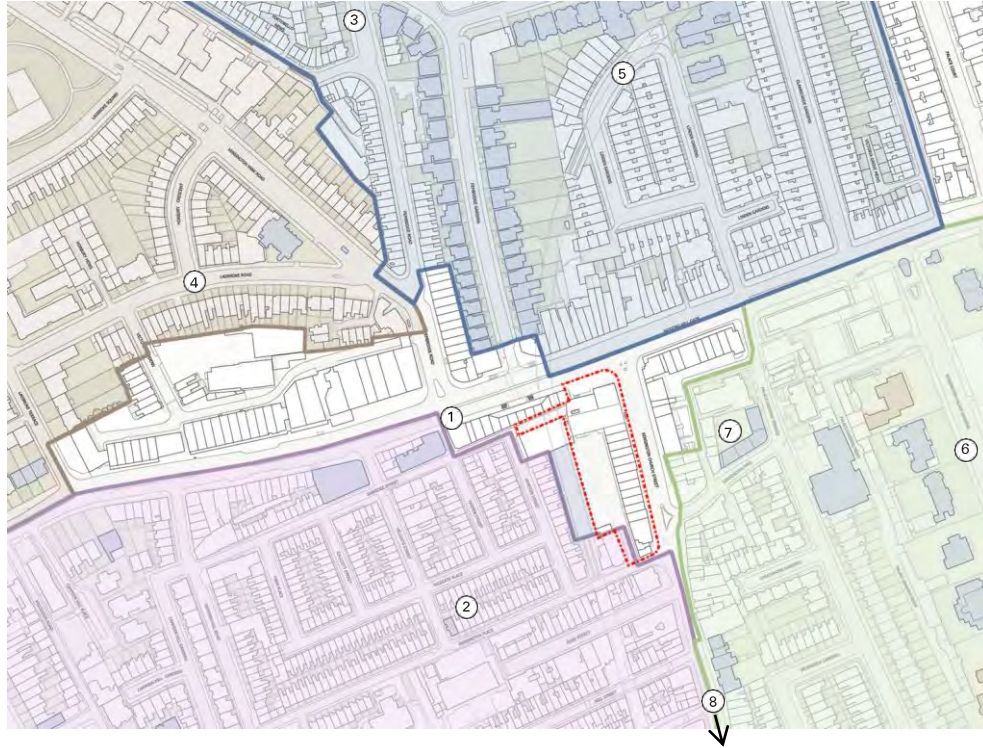
Overlooking Design Considerations



# Design Development

## Local character areas

The conservation areas reflect the very specific character of the surrounding areas



--- Site



1. Notting Hill Gate
2. Hillgate Village
3. Portobello Road Market
4. Ladbroke
5. Pembridge
6. Kensington Gardens
7. Kensington Mall
8. Kensington High Street

	Listed building
	Ladbroke
	Pembridge
	Kensington
	Kensington Palace

# Design Development

Local character – Architectural elements – Notting Hill Gate



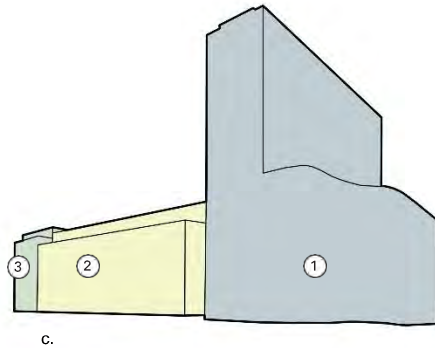
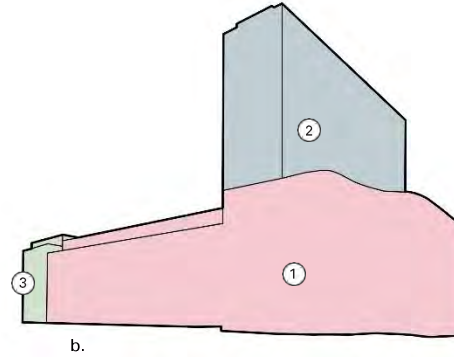
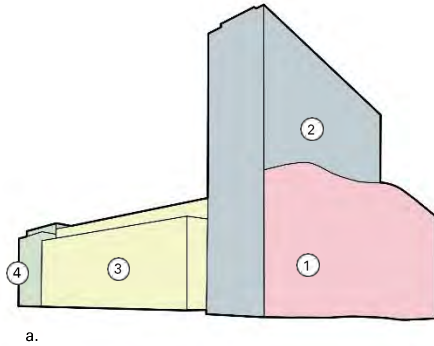
# Design Development

Local character – Architectural elements – Conservation Areas

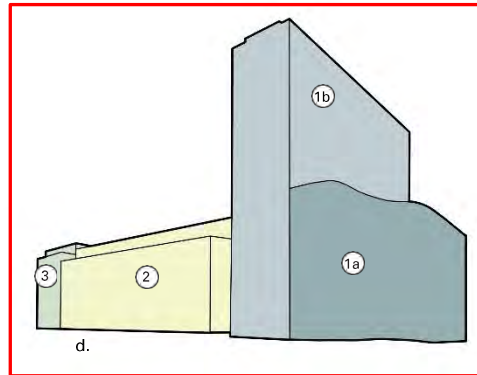


# Design Development

## Building Elements



Selected Option to develop



Building character options:

- Four different characters buildings for Notting Hill Gate Frontage, Tower, Kensington Church Road Building and Affordable Building
- One podium building and two taller elements
- One building character for Tower and Notting Hill Gate frontage building and a different one for the Kensington Church Street building and Affordable Building
- Two similar characters for the tower new façade and Notting hill gate frontage building and a different one for the Kensington Church Street building and Affordable Building

# Design Development

## Building elements – Buildings 1 and 1a



Newcombe House



Newcombe House



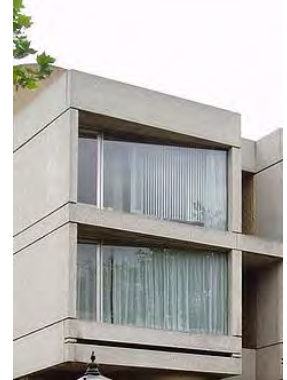
47-69 Notting Hill Gate



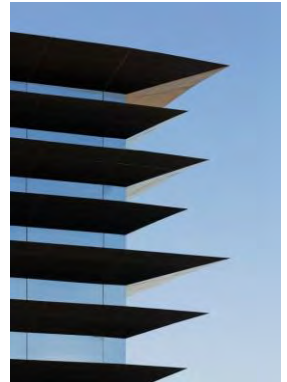
145 Kensington Church Street



United House, Notting Hill Gate



Embassy of Slovakia





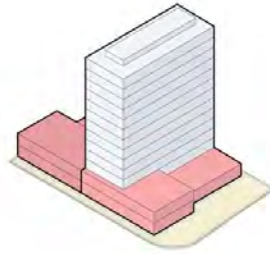
# Design Development

## Building elements – Buildings 1 and 1a: Architectural Sequencing

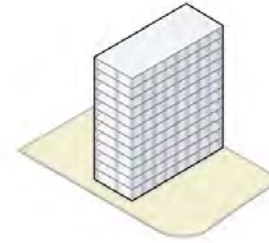
Pre-App 2 Design Response:

Improvement to massing with the following moves:

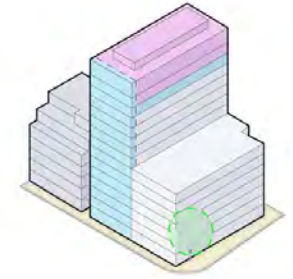
- Responding to corner condition and retained tree to KCS / NHG,
- Tower proportion improved by defining the office floor plate and vertical core arrangement within the façade articulation, and
- Provision of external amenity with projecting balconies and inset terraces to improve massing and proportion to site.



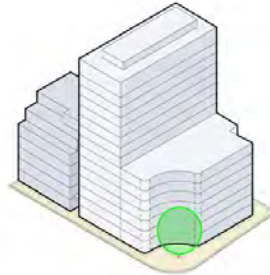
1) Demolition and retention of tower



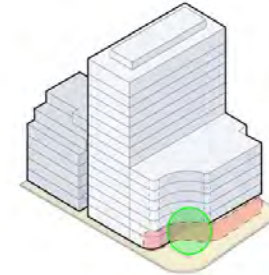
2) Retention of tower structure



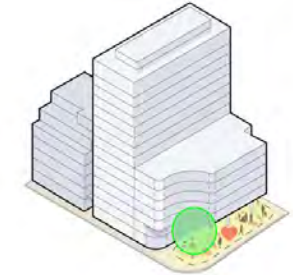
3) New plinth to NHG & increase height to tower



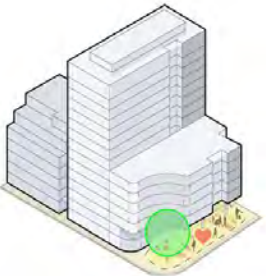
4) Respond to retained tree



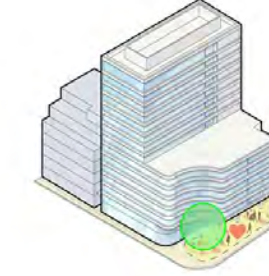
5A) Ground floor public realm



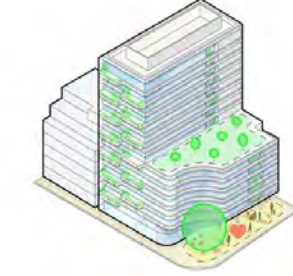
5B) Ground floor public realm



6) Articulation & improve proportion of tower



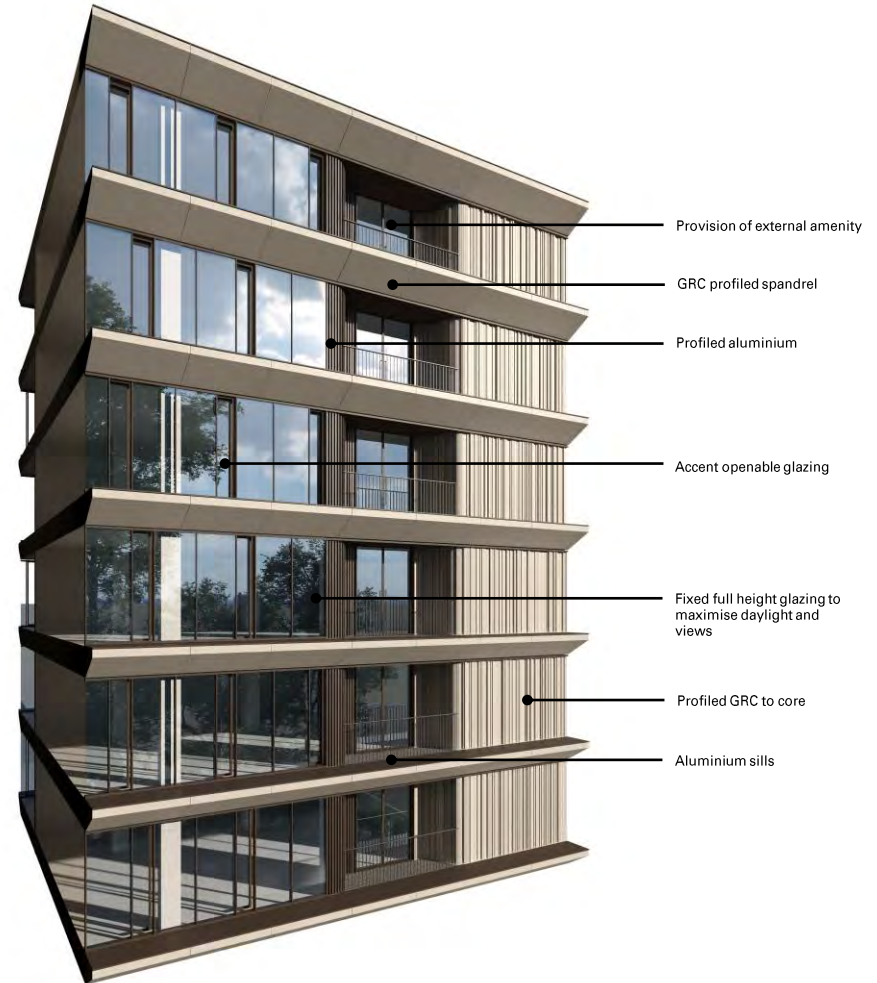
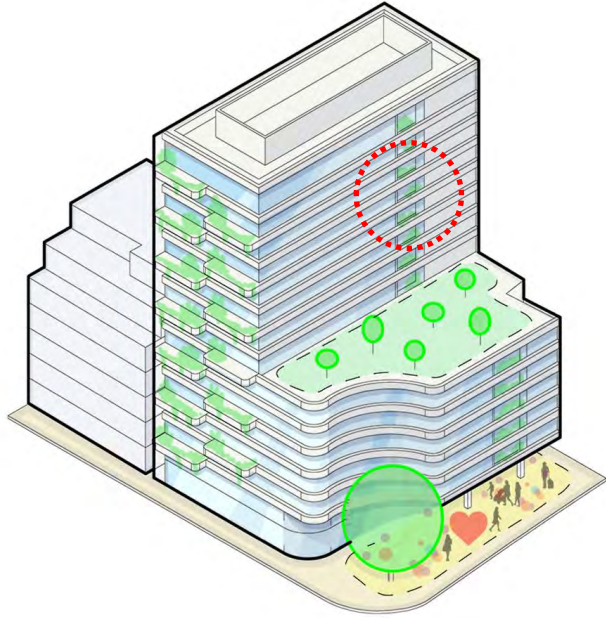
7) Horizontal expression



8) External amenity

# Design Development

## Building 1: Illustrative Bay Study



# Design Development

## Building elements – Buildings 2 and 3



Traditional Brick Terraces to Kensington Church Street



Lancer Square: Contemporary



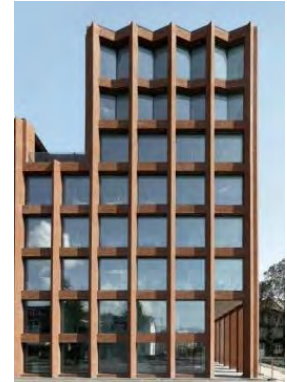
Second Church of Christ Science



Linden Gardens: Terracing and Rhythm



Garway Road: Contemporary



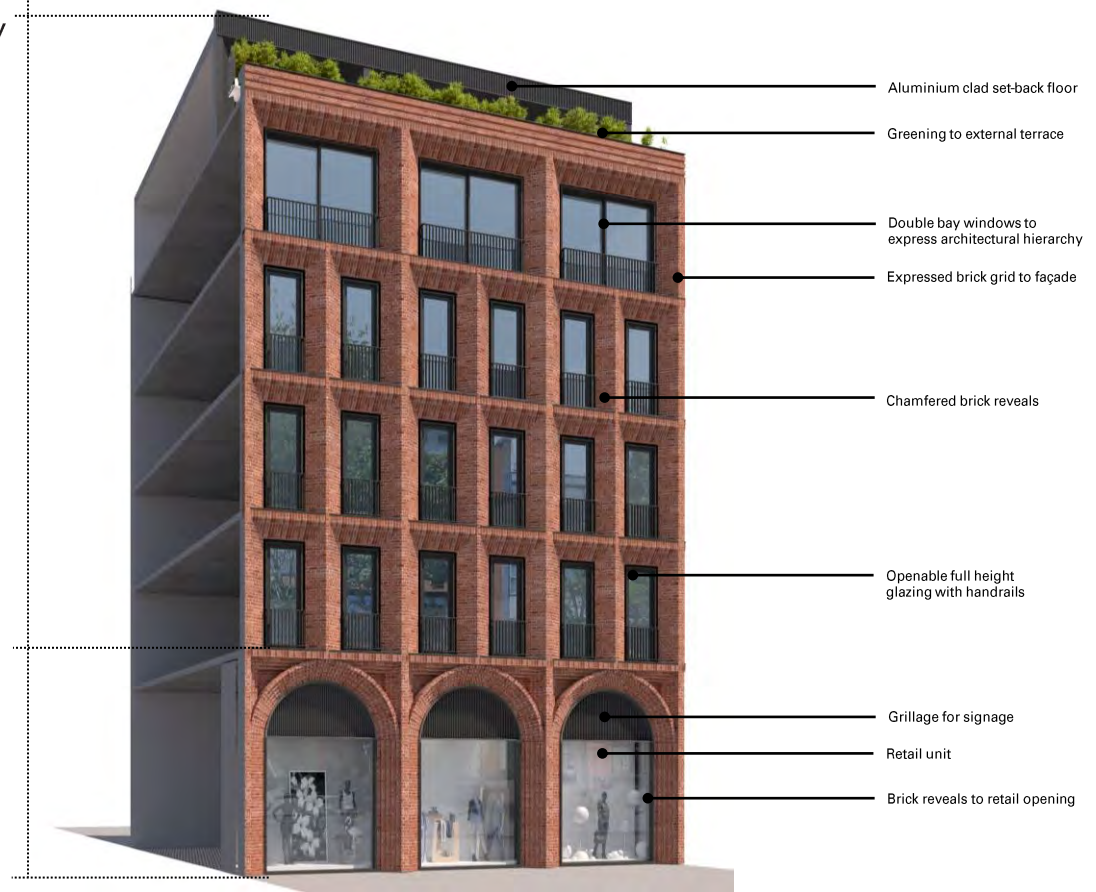
# Design Development

## Building elements – Building 2: Illustrative Bay Study



Office

Retail



# Design Development

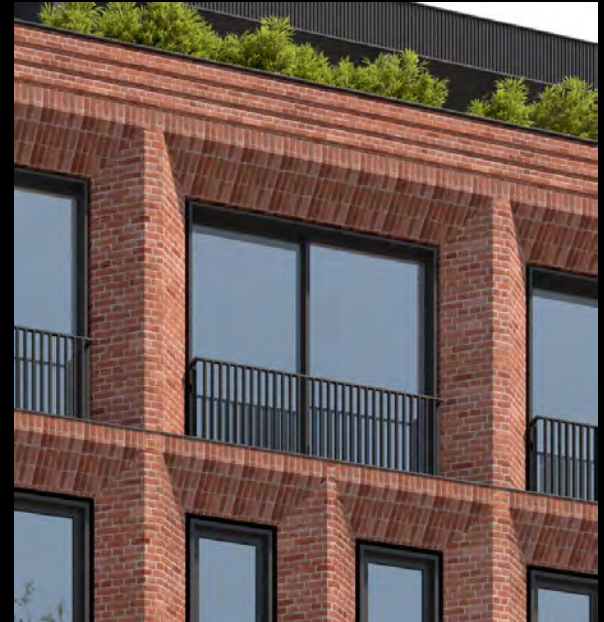
## Building elements – Building 2: Illustrative Bay Study



Ground Floor Detailed Study



Typical Floor Detailed Study



Upper Floors Detailed Study

# Design Development

## Building elements – Building 3: Proposed Bay Study

Affordable Housing

Potential Medical Floorspace

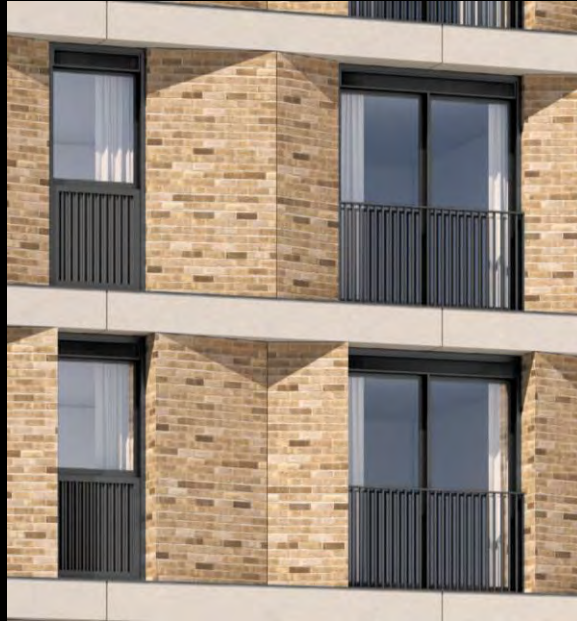


# Design Development

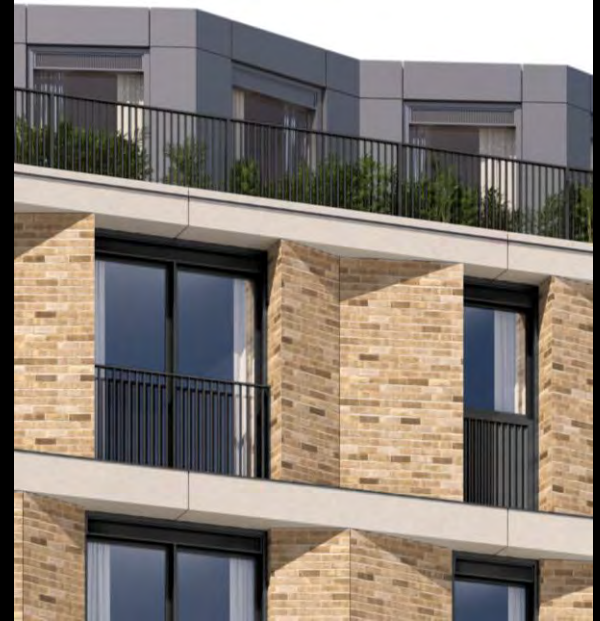
## Building elements – Building 3: Proposed Bay Study



Ground Floor Detailed Study



Typical Floor Detailed Study



Upper Floors Detailed Study

# Design Development

Illustrative Architectural Proposal from NHG





# Design Development

Illustrative Architectural Proposal from KCS



# Design Development

Illustrative Massing from Hillgate Place



# Design Development

Illustrative Massing from Hillgate Place





## **Ground Floor Public Realm Development**

# Ground Floor Public Realm Development

## Initial Proposal

### Comments received:

- Strong case to retain existing tree to corner of NHG/KCS.
- Deliver a more generous public realm to the NHG frontage to draw footfall into the site.
- Introduce external amenity to market for natural light and ventilation.
- Shared space for pedestrian use to Newcombe Street with better outdoor public space on either side of the internal street.

-  Office
-  Retail & Covered Street
-  Medical floorspace
-  Residential Entrance



# Ground Floor Public Realm Development

## Initial Proposal & Consultation Feedback Design Response

### Design Responses:

- Increased fixed retail provision to improve efficient use of space and formation of internal street.
- Existing tree to NHG / KCS corner retained.
- Proposed building footprint reduced to NHG to create public realm to the entrance of the Site.
- Sequencing of landscaped publicly accessible spaces developed to improve pedestrian experience and movement through Site, incl. Uxbridge Street and Newcombe Street.
- Introduction of a lightwell into the plan to create an external courtyard to the market.
- Shared space for pedestrian use to Newcombe Street with better outdoor public space on either side of the internal street.
- Opening of entrances onto KCS to improve physical and visual access into the Site and market.



Existing tree retained



External courtyard introduced



Improved publicly accessible spaces with landscaping and greening



Additional Retail provision



Increased street opening on KCS



Pedestrian access linked to greening and public realm















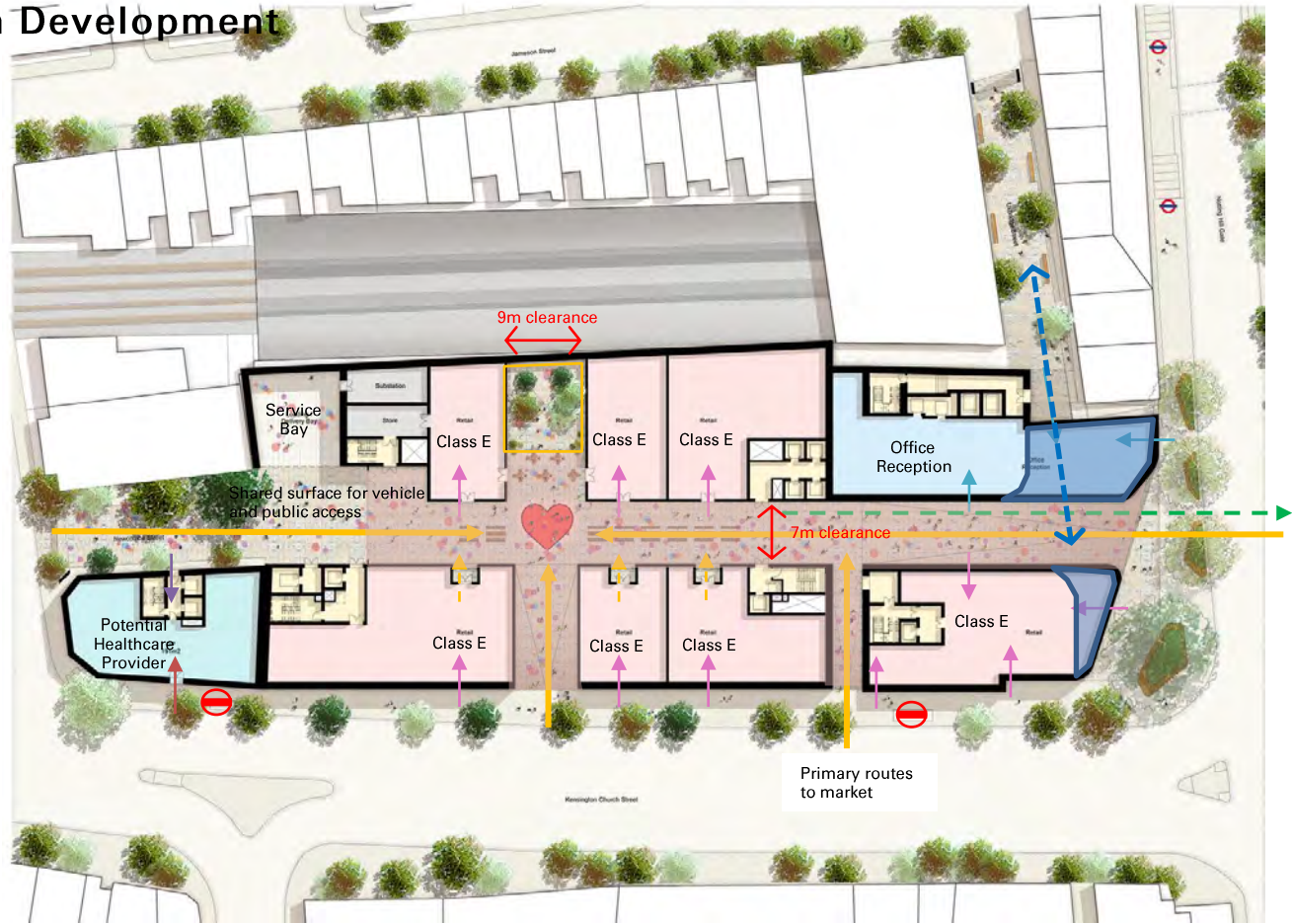
# Ground Floor Public Realm Development Development Proposal

Kingly Court Street Width Precedent



7m clearance

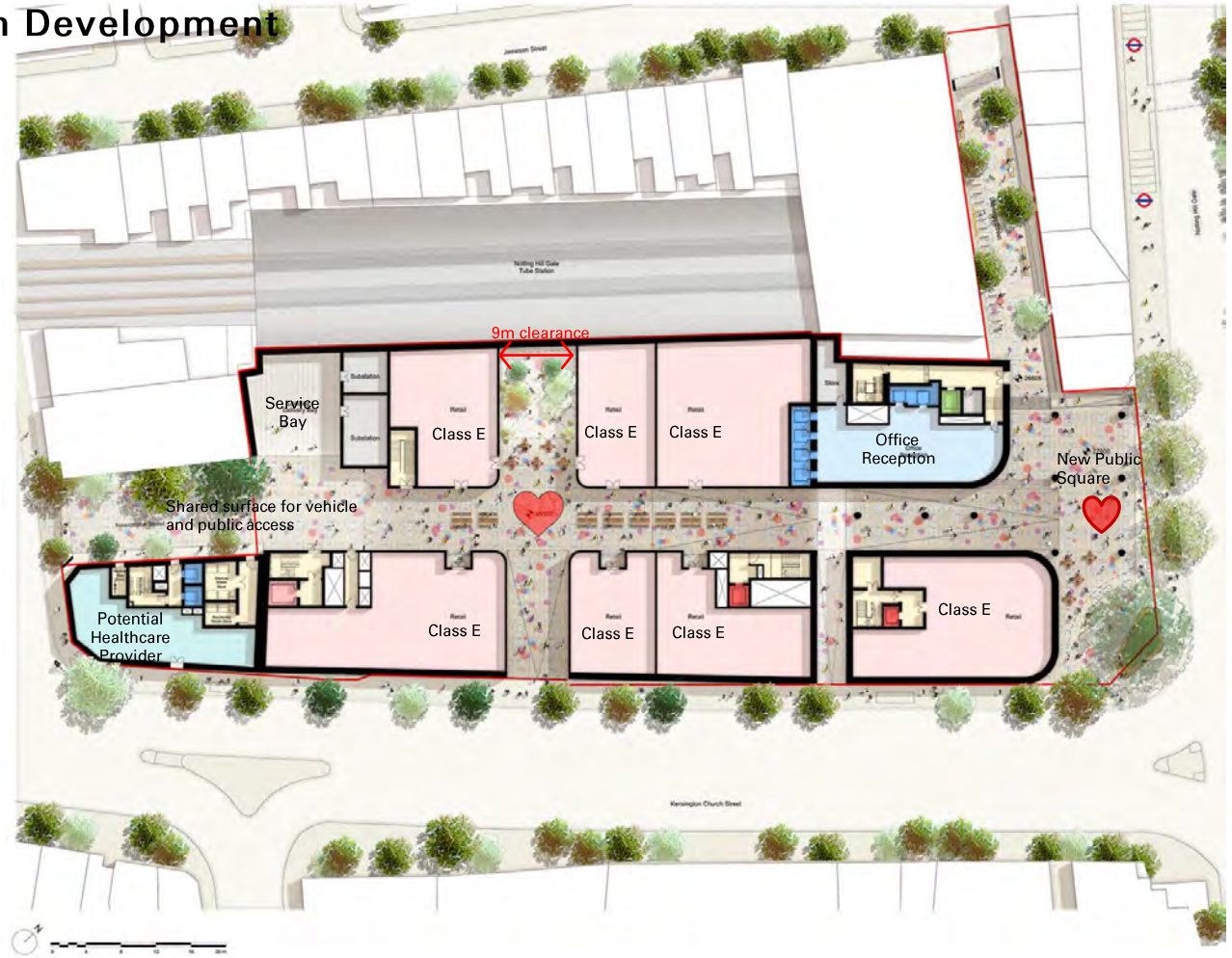
-  Office
-  Retail & Covered Street
-  Medical floorspace
-  Courtyard
-  Primary Public Access Route
-  Secondary Public Access Route
-  Connection with Portobello Road Market
-  Retail Access
-  Office Access
-  Potential healthcare Access
-  Affordable Residential Access
-  Public Transport Points
-  Tube Station
-  Bus Stop



# Ground Floor Public Realm Development

## Revised Proposal

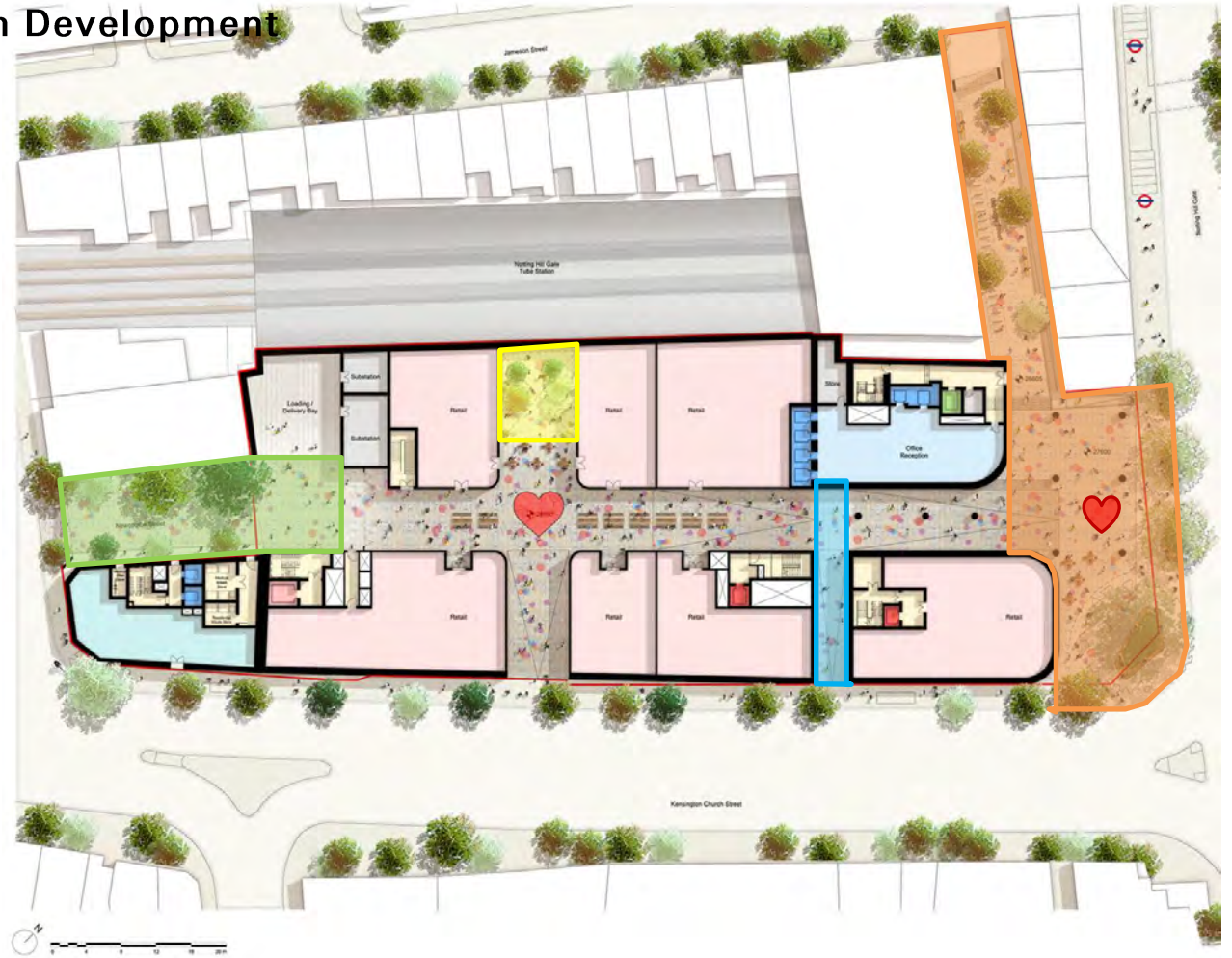
- Office
- Retail & Covered Street
- Medical floorspace
- Primary Public Access Route
- Secondary Public Access Route
- Connection with Portobello Road Market
- Retail Access
- Office Access
- Potential healthcare Access
- Affordable Residential Access
- Public Transport Points
- Tube Station
- Bus Stop









# Ground Floor Public Realm Development

## External Amenity & Light Provision



-  Streetscape improvements to Newcombe Street
-  Internal Garden
-  3m wide rooflight separating Tower and new build
-  Public Square to NHG and public realm improvements to Uxbridge Street

Illustrative View to NHG Entrance



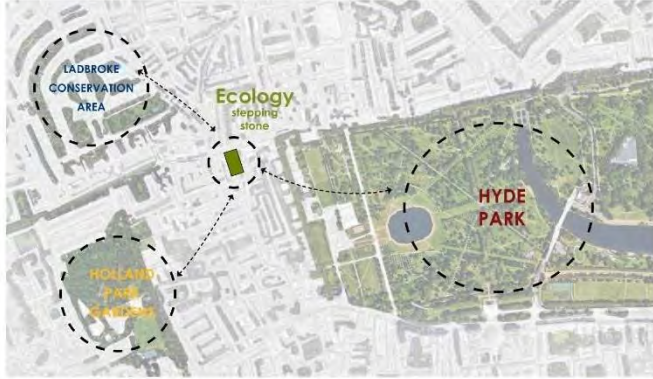
Illustrative View into Internal Street from KCS



# Landscape Concept

## Public Realm - Urban Ecology Strategy

Urban Ecology Strategy



Urban Ecology Strategy

Street Character



Bayswater Road



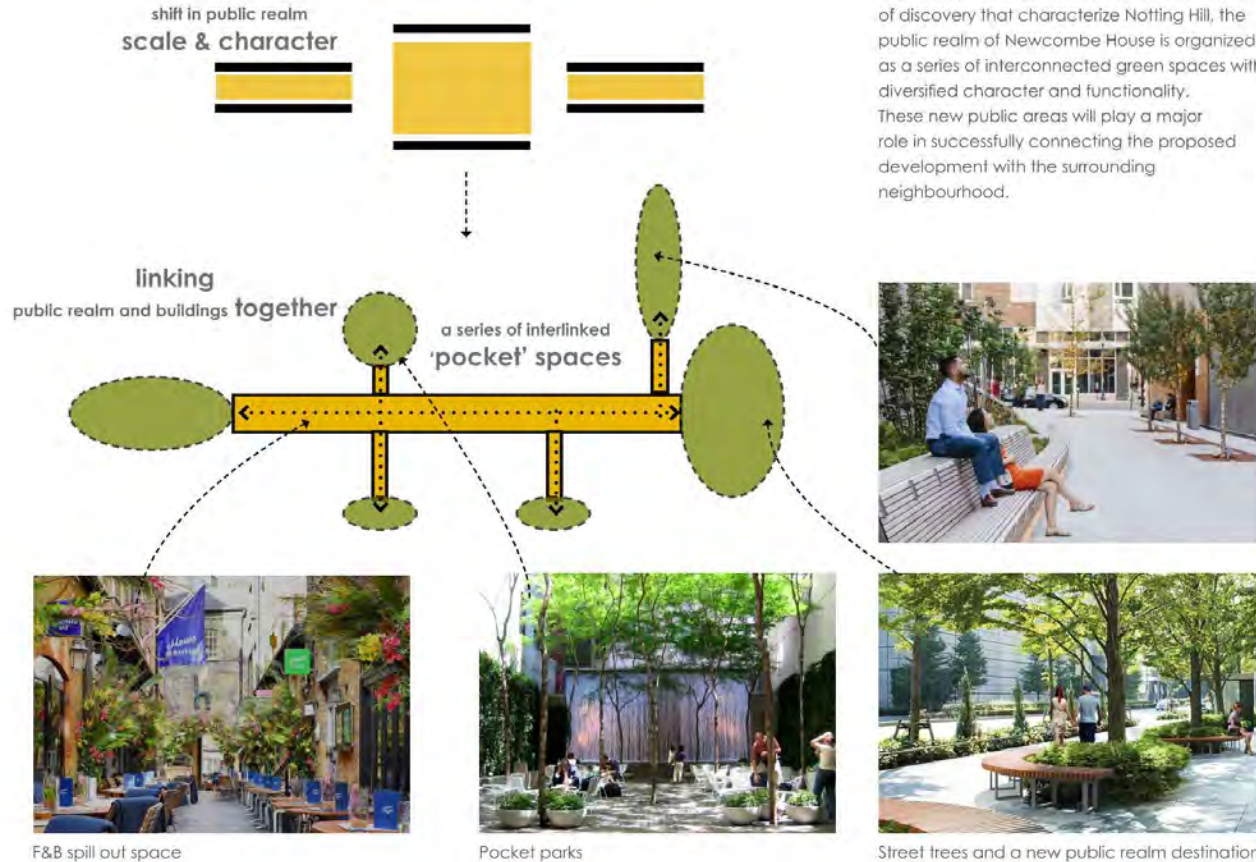
Notting Hill Gate



Holland Park Avenue

# Landscape Concept

## Public Realm - Spatial Strategy



Inspired by the fragmented nature and the sense of discovery that characterize Notting Hill, the public realm of Newcombe House is organized as a series of interconnected green spaces with diversified character and functionality. These new public areas will play a major role in successfully connecting the proposed development with the surrounding neighbourhood.



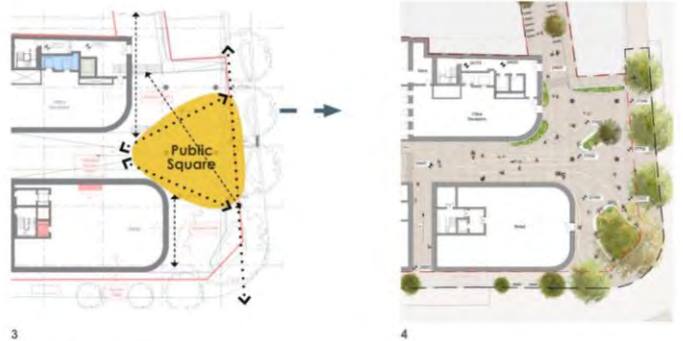
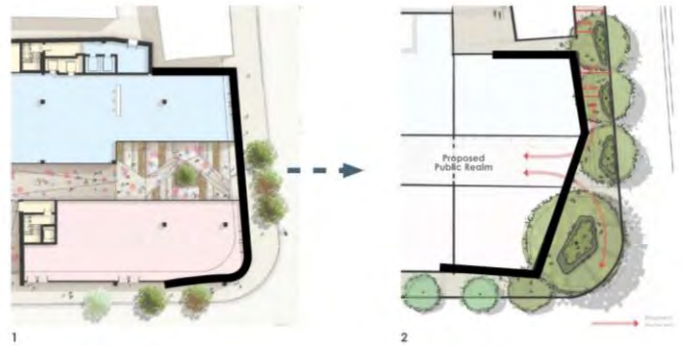
# Landscape Concept

Public Realm - Green pocket spaces and links

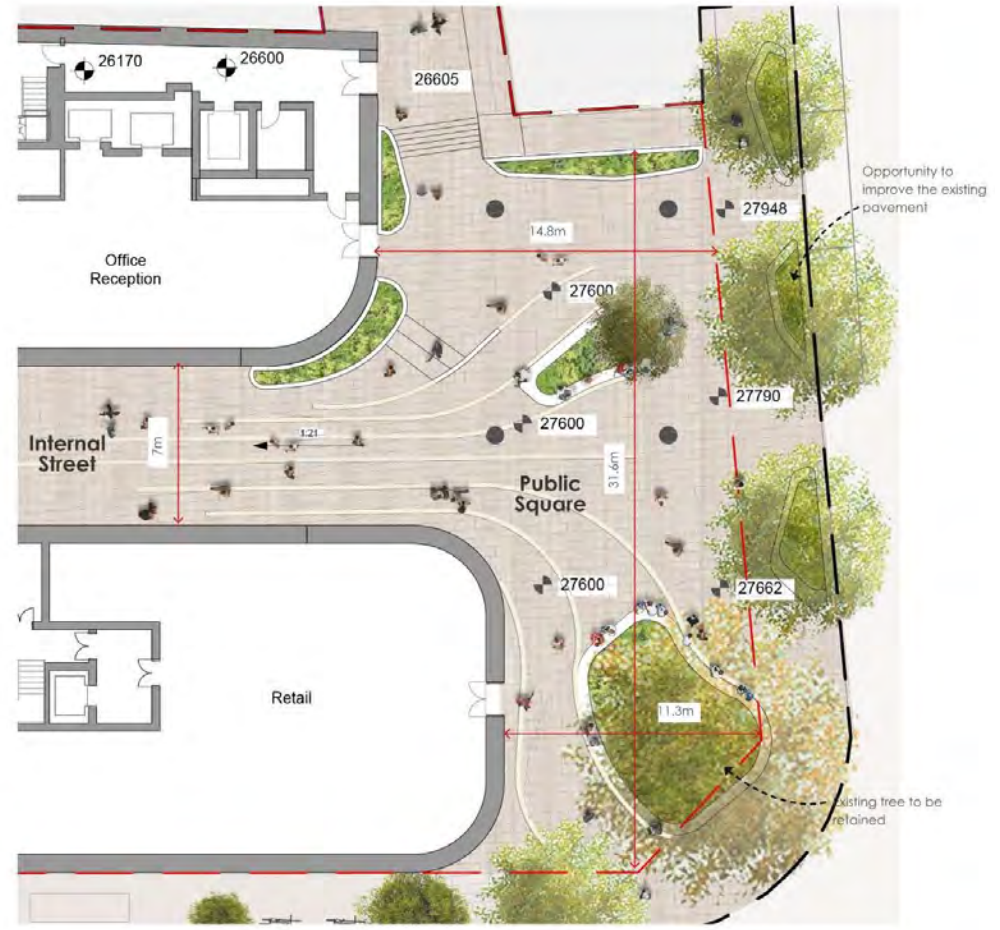


# Landscape Concept

## Public Realm - Public Square



Circulation strategy  
 <-----> Primary Route  
 <-----> Secondary Route



# Landscape Concept

Public Realm - Public Square Landscaping

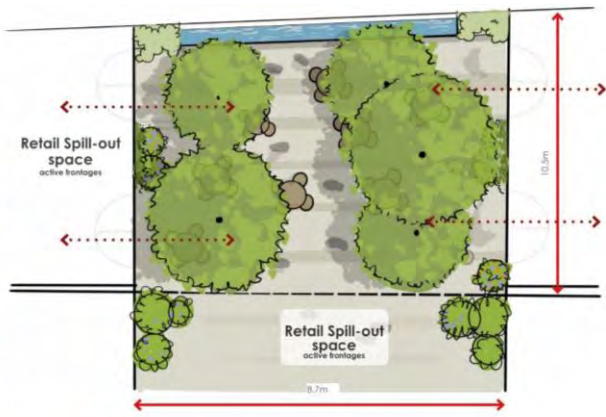




# Landscape Concept

## Public Realm - Pocket Garden

- A grove of trees provides gentle shade to a public outdoor sitting area
- Green walls and water features provide a strong visual and acoustic experience as well as a vertical back drop to the public space



Parkside Park New York 250m<sup>2</sup> 110m x 20m



# Landscape Concept

## Public Realm - Uxbridge Street



- A high grade surface invites pedestrians to engage with the Uxbridge Street entrance
- Sculptural pots provide the required soil volume for new trees and also provide the setting for benches and street furniture.
- An entrance portal act as way-finding and set the proposed public realm within the local neighbourhood



# Landscape Concept

## Public Realm - Newcombe Street



- A continuous shared surface connects the Newcombe gateway with the southern neighbourhood
- Newly proposed street trees invite pedestrians to the southern entrance and through into the proposed design
- Entrance portals act as way-finding and set the proposed public realm within the local neighbourhood

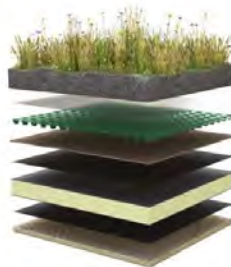


# Landscape Concept

## Ecology - Green Roofs

Biodiverse green roofs are designed to create a wide range of different habitats, and are based on the following principles:

- Depth of substrate varies between 100/200mm
- Mix of seeds and plug plants (mainly native species mix)
- Lightweight
- Low maintenance



Biodiversewildflower layers



Illustrative View into Internal Street from KCS



# Community involvement – your say

## APPLICANT-LED

- Website launch – w/c 3.10.22
- Community newsletter – w/c 3.10.22
- Webinars – w/c 10.10.22 & 21.11.22
- Public exhibitions – w/c 17.10.22 & 28.11.22
- Workshops with residents' associations/civic groups – by arrangement, first scheduled for 4/5.10.22

## COUNCIL-LED

- Residents' associations/civic groups forum – early November 2022
- Development Forum 2 - tbc

# Timeline and contacts

## Provisional timeline (subject to change)

- Planning application submission – Q1 2023
- Planning determination – Q3/4 2023
- Start on site – Q1 2024
- Completion of development – Q1 2026

## Contact Us



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**Q&A's**

**Your Questions...**



# SQUIRE & PARTNERS

## Newcombe House

Development Forum 1

28<sup>th</sup> September 2022