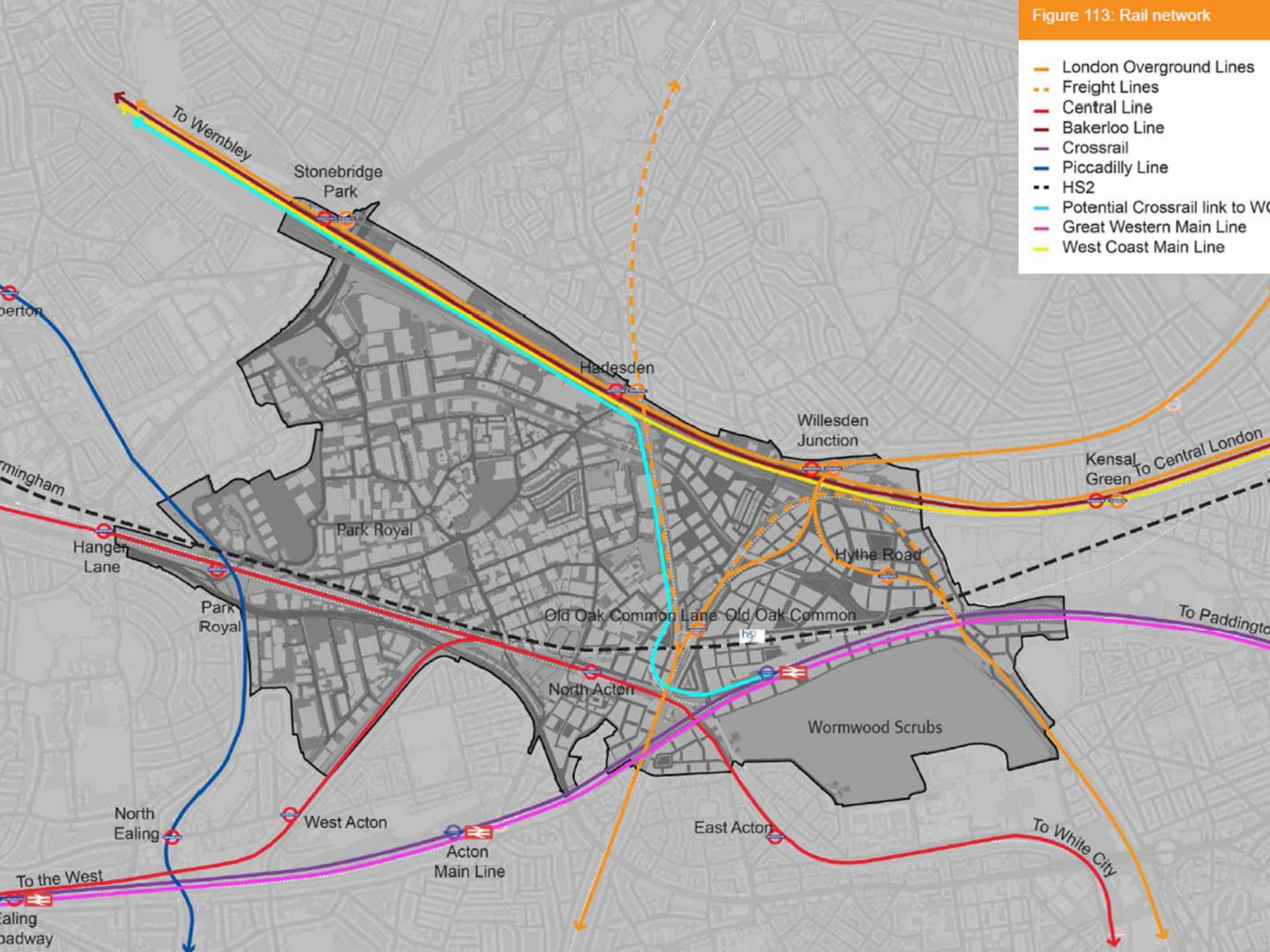




Figure 113: Rail network



# North Kensington Gate Proposals

## North Kensington Gate North

- 48 new homes, including affordable housing, comprising a mix of one, two and three bedroom apartments;
- Ground floor commercial space with active frontages;
- A single building of varying height, stepping down from 11 storeys at the southern side to 4 storeys at the northern elevation;
- Landscaped public realm including widened pavements and planting;
- A rooftop garden terrace for residents;
- Car free development with generous cycle storage.



## North Kensington Gate South

- 170 new homes, including affordable housing, comprising a mix of one, two and three bedroom apartments;
- 600m<sup>2</sup> (GIA) of commercial space with active frontages;
- A single building of varying height, including a 22 storey tower element at the south of the site, dropping down to 6 storeys and 8 storeys at the north end;
- Generous landscaping additions to the public realm including widened pavements and street tree planting;
- Extensive rooftop garden terraces for residents on the lower stepped elements of the building;
- A residential garden at the rear of the site;
- Significant improvements to the setting of the Canadian War Memorial in St Mary's Catholic Cemetery; and
- Cycle and car parking, including 32 basement car parking spaces.



# Programme and Consultation Process

<b>23/03/16</b> 	<b>Stakeholder Introductory Letter</b> <ul style="list-style-type: none"><li>• Letter to stakeholders and community groups introducing the team and offering a briefing.</li></ul>
<b>07/04/16</b> 	<b>Exhibition Invitation Newsletter</b> <ul style="list-style-type: none"><li>• Distributed to approx. 2,200 residents and businesses informing them that proposals were being brought forward for the two sites.</li><li>• Details of the timing and location of the public exhibitions, with contact details including a phone number, email address and project website.</li></ul>
<b>12/04/16</b> 	<b>Stakeholder Briefing Session</b> <ul style="list-style-type: none"><li>• Joint presentation to representatives of the Hammersmith Society, Hammersmith &amp; Fulham Historic Buildings Group and Friends of Wormwood Scrubs.</li></ul>
<b>12/04/16</b> 	<b>Meeting with St Mary's Roman Catholic Cemetery</b> <ul style="list-style-type: none"><li>• Meeting and site visit with the Cemetery Director.</li><li>• Strong support in principle from the cemetery owners for a new controlled access from Scrubs Lane across our site into the cemetery.</li></ul>
<b>21/04/16 &amp; 23/04/16</b> 	<b>Two-day Public Exhibition</b> <ul style="list-style-type: none"><li>• Two-day event held across different venues, including the Linford Christie Stadium located south of the sites, and the Harlesden Methodist Church located north of the sites.</li><li>• 37 residents, stakeholders, neighbouring landowners and businesses attended the public exhibition.</li><li>• Attended by representatives of London Diocese, Midland Terrace Residents' Association, Harlesden Town Team and members of the Grand Union Alliance.</li></ul>
<b>02/06/16</b> 	<b>Presentation to the Commonwealth War Graves Commission</b> <ul style="list-style-type: none"><li>• Meeting with representatives of the Commonwealth War Grave Commission regarding our proposals to improve the setting of the Canadian War Memorial.</li></ul>

# Responding To Consultation Feedback

## North Kensington Gate North

### Increase to active street frontage

- The ground floor plan was redesigned to provide an additional commercial unit on Scrubs Lane, relocating plant into a newly introduced small basement.

### Lower building height

- The colonnade at the top of the building was reduced, decreasing the overall height of the building.

### Further improvements to the public realm

- Throughout consultation, stakeholders and residents have expressed an interest in improving the streetscape at Scrubs Lane. As a direct response, we are proposing additional planting and improvements to the pedestrian experience at this section of Scrubs Lane.

### Provision of Affordable Housing

- The scheme delivers 48 housing units in total, 34 of which are for market sale and 14 of which are affordable units. On a unit basis, this equates to 29% of the total number of units would be affordable.



# Responding To Consultation Feedback

## North Kensington Gate South

### Reduction in height of tower and density

- The tower was reduced by three storeys, from 25 to 22 storeys, lowering the overall density of the development.

### Changes to the landscaping strategy

- The proposals now include more planting on Scrubs Lane contributing to the streetscape and improving the pedestrian experience in the area.

### Delivery of active commercial space

- The ground floor space has been redesigned to introduce more active ground frontages with plant and cycle storage being relocated to the rear of the building.

### Promoting sustainable transport

- The site is proposed to provide 32 car parking spaces for residents (0.19 spaces per home). In addition to this a car club space is now proposed in order to further encourage sustainable means of transport and discourage individual car ownership.

### Provision of affordable housing

- The scheme delivers 170 housing units in total, 119 of which are for market sale and 51 of which are affordable units. On a unit basis, this equates to 30% of the total number of units.



## **Programme (Continue)**

- 13 September - Applications Submitted to the OPDC
- 19 October - Public Consultation Event
- 28 October - End of the Consultation Period
- Q1 2017 - Anticipated Decision















Mitre Bridge - Opportunity to create gateway



View from Cumberland House



Scrubs Lane

North Site

Canadian War Memorial

St Mary's Catholic Cemetery

Hythe Road

Scrubs Lane

South Site

Grand Union Canal Paddington Branch

Mitre Bridge

Site Plan



Canadian War Memorial

Residents' Garden

St Mary's Catholic Cemetery

Red Maple

Silver Birch

Field Maple Liquidambar

Amelanchier / Juneberry

Scrubs Lane

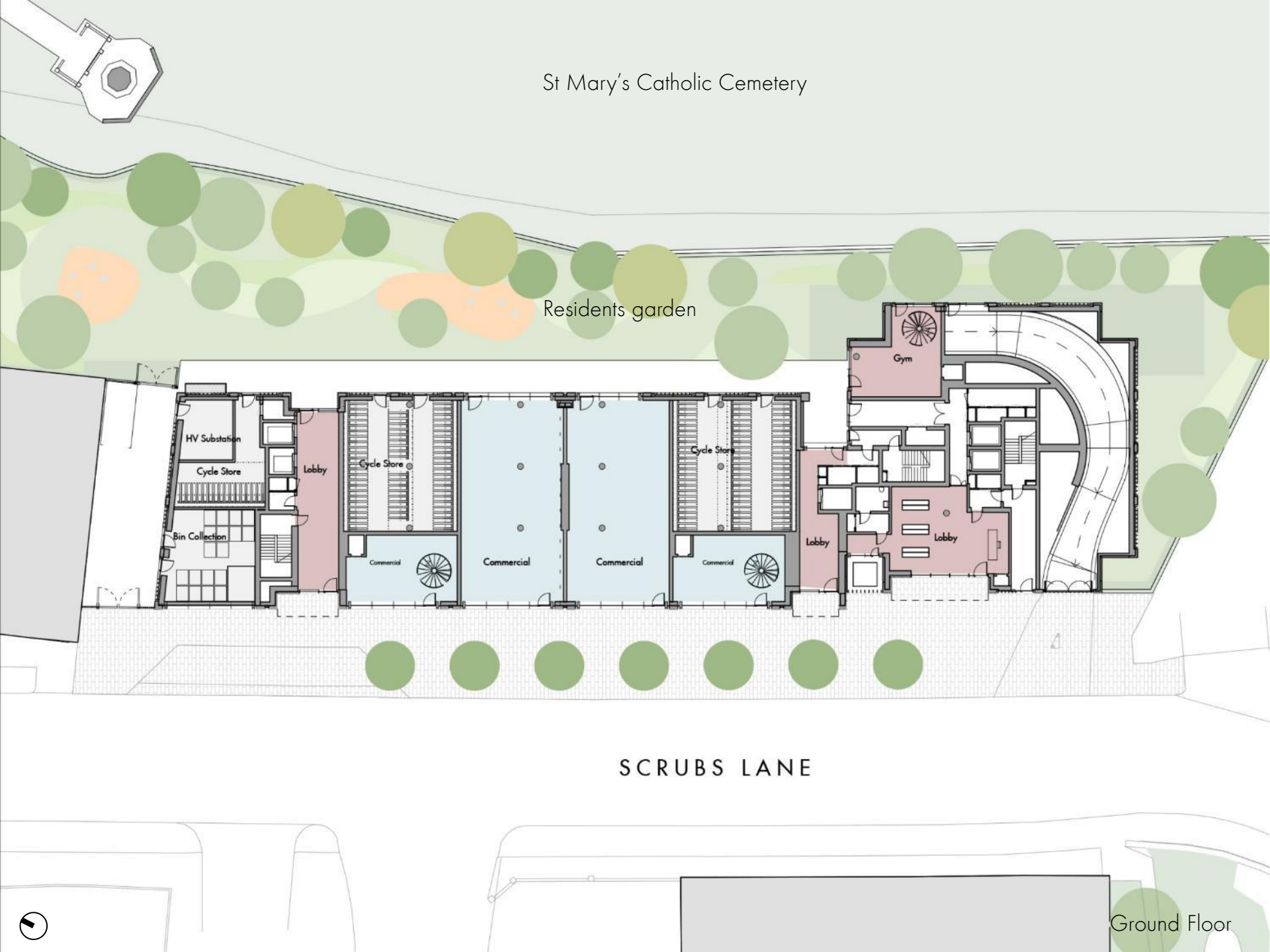
South Site - Public Realm

0.5m  
10m  
7m





# St Mary's Catholic Cemetery



Residents garden

HV Substation

Cycle Store

Bin Collection

Lobby

Cycle Store

Commercial

Commercial

Commercial

Cycle Store

Commercial

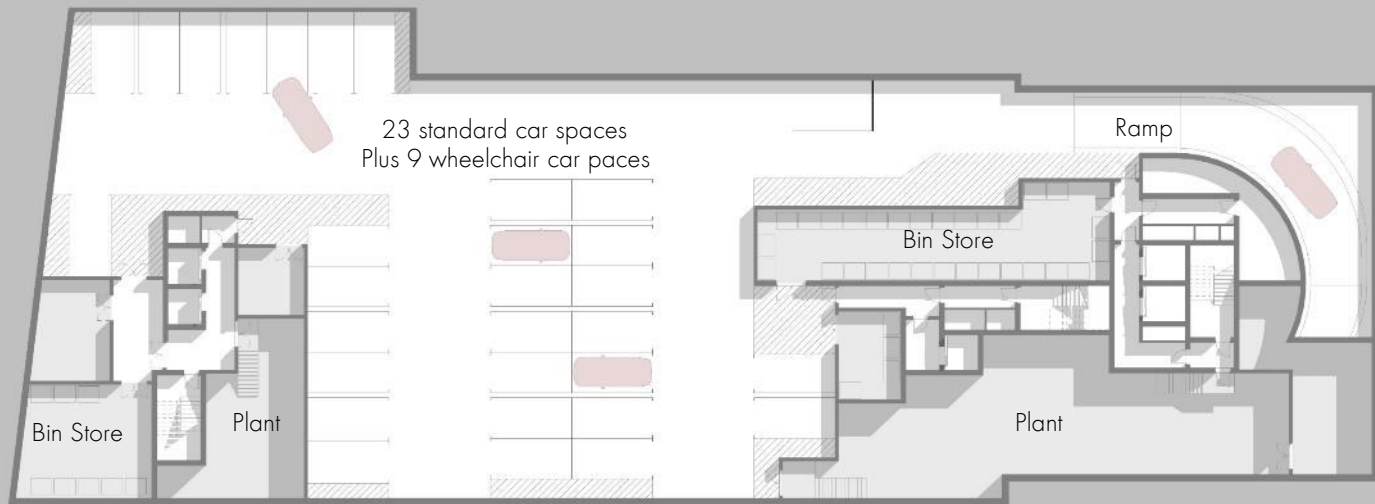
Lobby

Gym

Lobby

SCRUBS LANE

Ground Floor





South Site - Typical Lower Floor Plan



South Site - Typical Upper Floor Plan



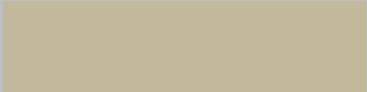
West Elevation

# Material Palette

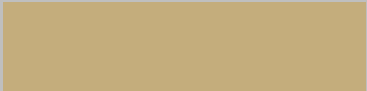
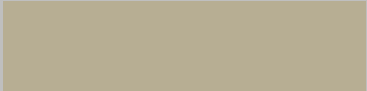
Tower



Precast  
Building Frame



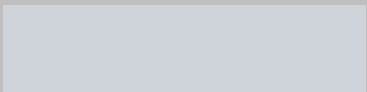
Precast Panel



Powder Coated  
Aluminium



Aluminium  
Window Frame



Glass

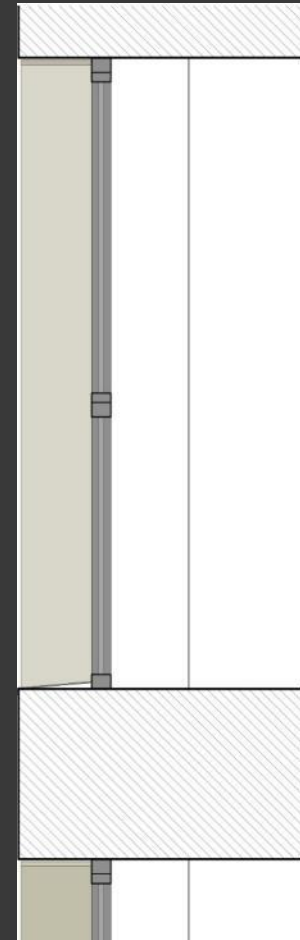


- 1. Precast Frame
- 2. Corrugated Aluminium Panels
- 3. Aluminium Window Frame
- 4. Glass Balustrade

Tower - Ground



Elevation

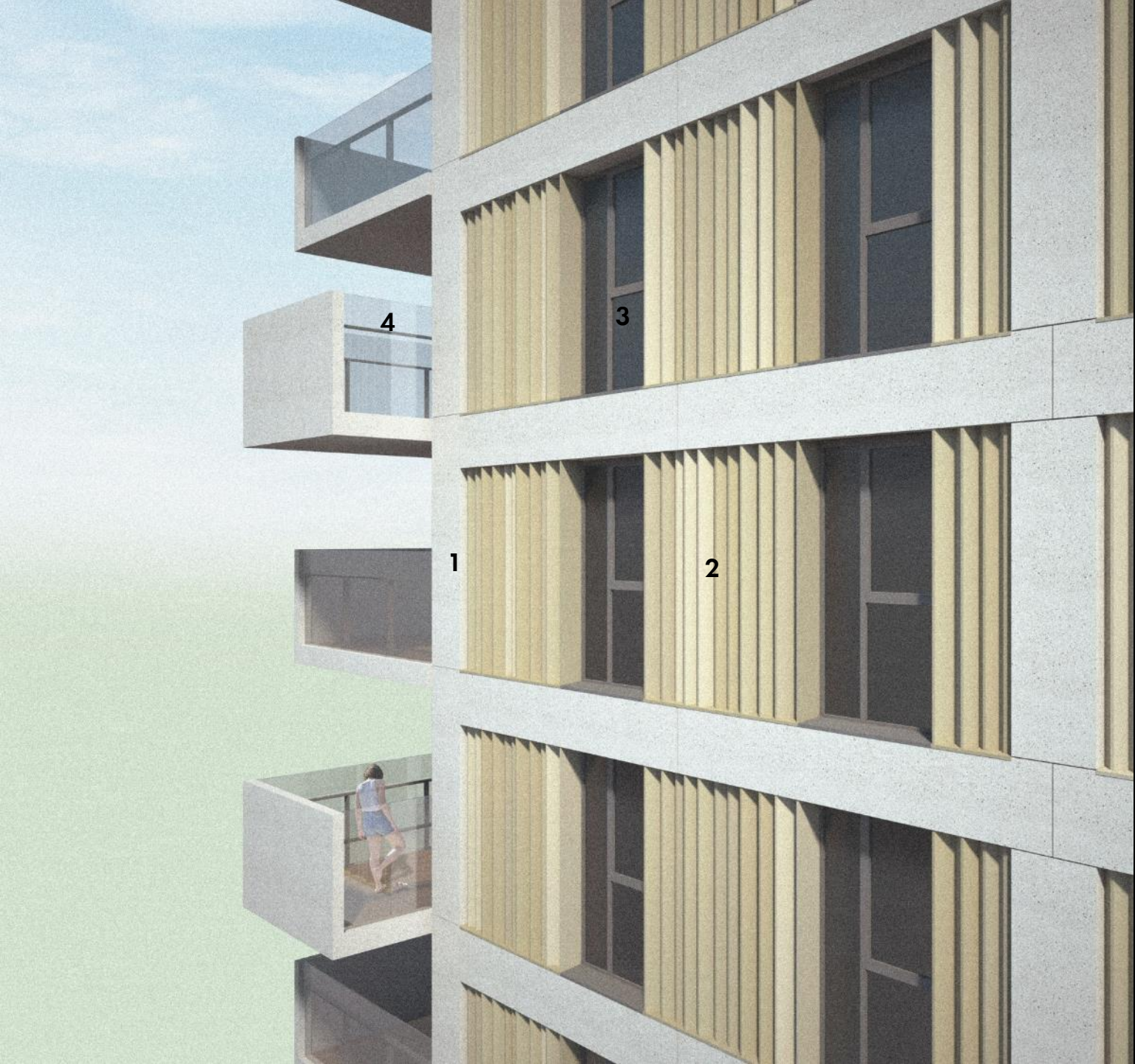


Section



Plan



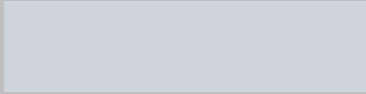


1. Precast Frame
2. Corrugated Aluminium Panels
3. Aluminium Window Frame
4. Glass Balustrade

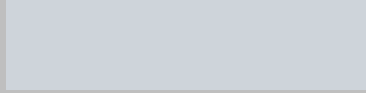
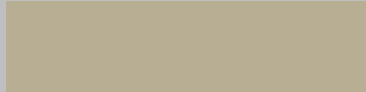
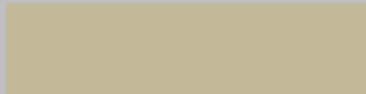
Facade study

# Material Palette

Block B



Tower



Precast Building Frame

Precast Panel

Powder Coated Aluminium

Aluminium Window Frame

Glass

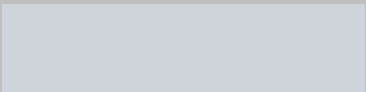
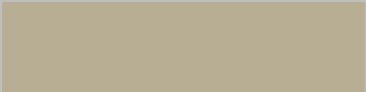


1. Precast Frame
2. Precast Panel with Aluminium Reveal
3. Aluminium Window Frame
4. Glass Balustrade

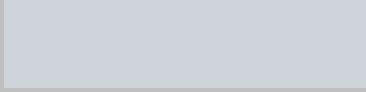
Block B

# Material Palette

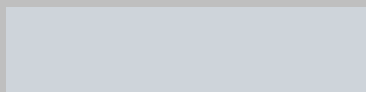
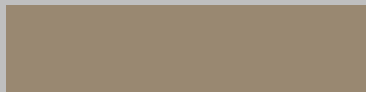
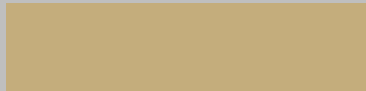
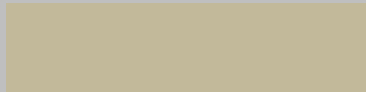
Block A



Block B



Tower



Precast Building Frame

Precast Panel

Powder Coated Aluminium

Aluminium Window Frame

Glass



1. Precast Frame
2. Precast Panel with Aluminium Reveal
3. Aluminium Window Frame
4. Glass Balustrade

Block A



Block A and B











Roof Garden





View from Mitre Bridge









LONDON SHELVING  
**DEXION**  
SHELVES UPRIGHTS  
HALF PRICE

PALLET RACKING  
& SHELVING  
ROUGH & READY  
NEW & USED  
020 8960 2060

FOR SALE  
PALLET  
RACKING  
& SHELVING  
UNITS  
ALSO WASTE

WASTER SCRAP  
COPPER  
BRASS  
LEAD  
STAINLESS  
ALL WIPES  
& CANS  
TOP MONEY  
PICK UP

World's  
**GOO**  
STUFF  
HAPPEN

Scrubs Lane - Opportunity to improve public realm





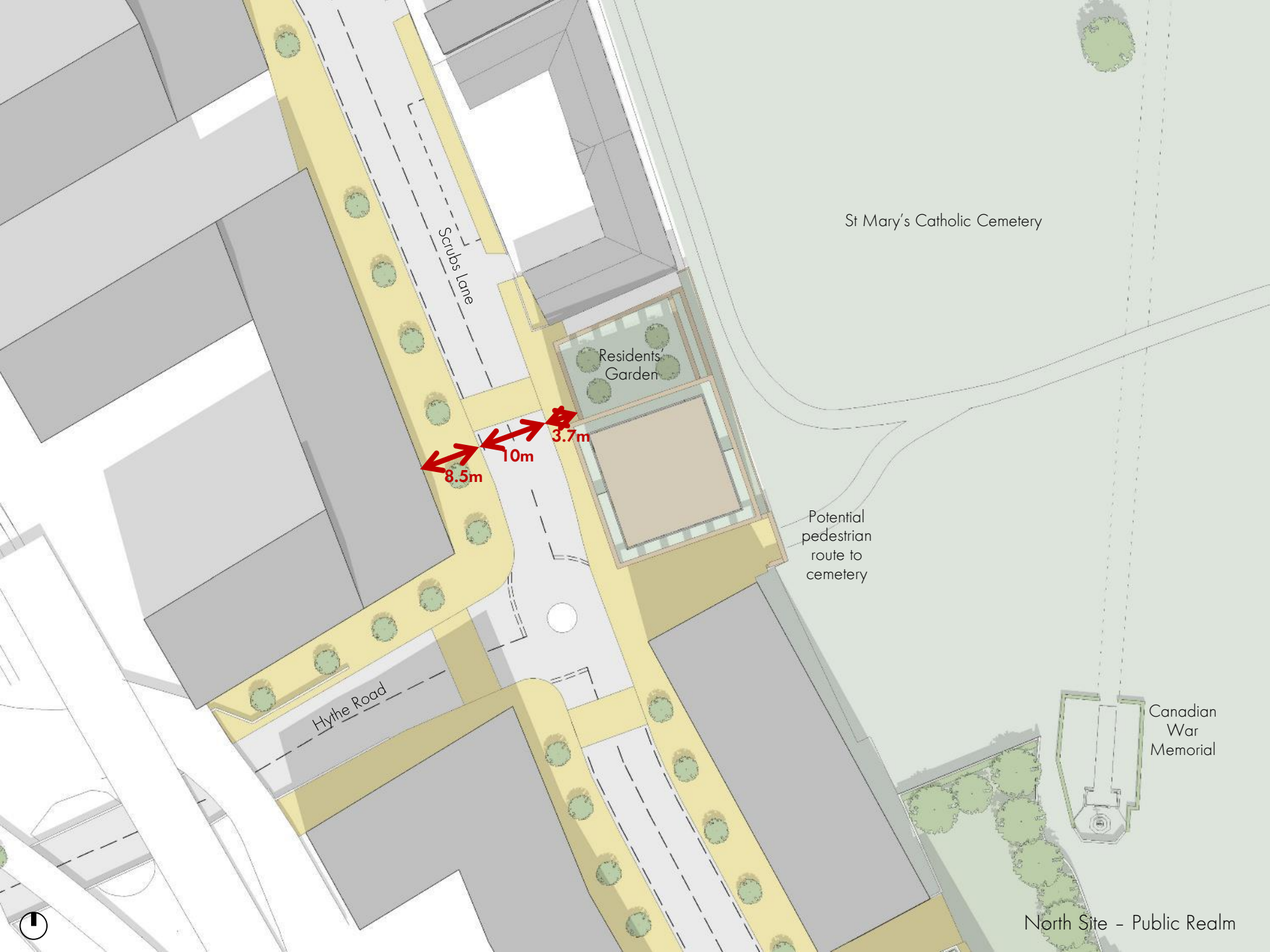
Cumberland Park context



Scrubs Lane/Hyth Road context



South Site - Site plan



St Mary's Catholic Cemetery

Residents Garden

Potential pedestrian route to cemetery

Canadian War Memorial

North Site - Public Realm

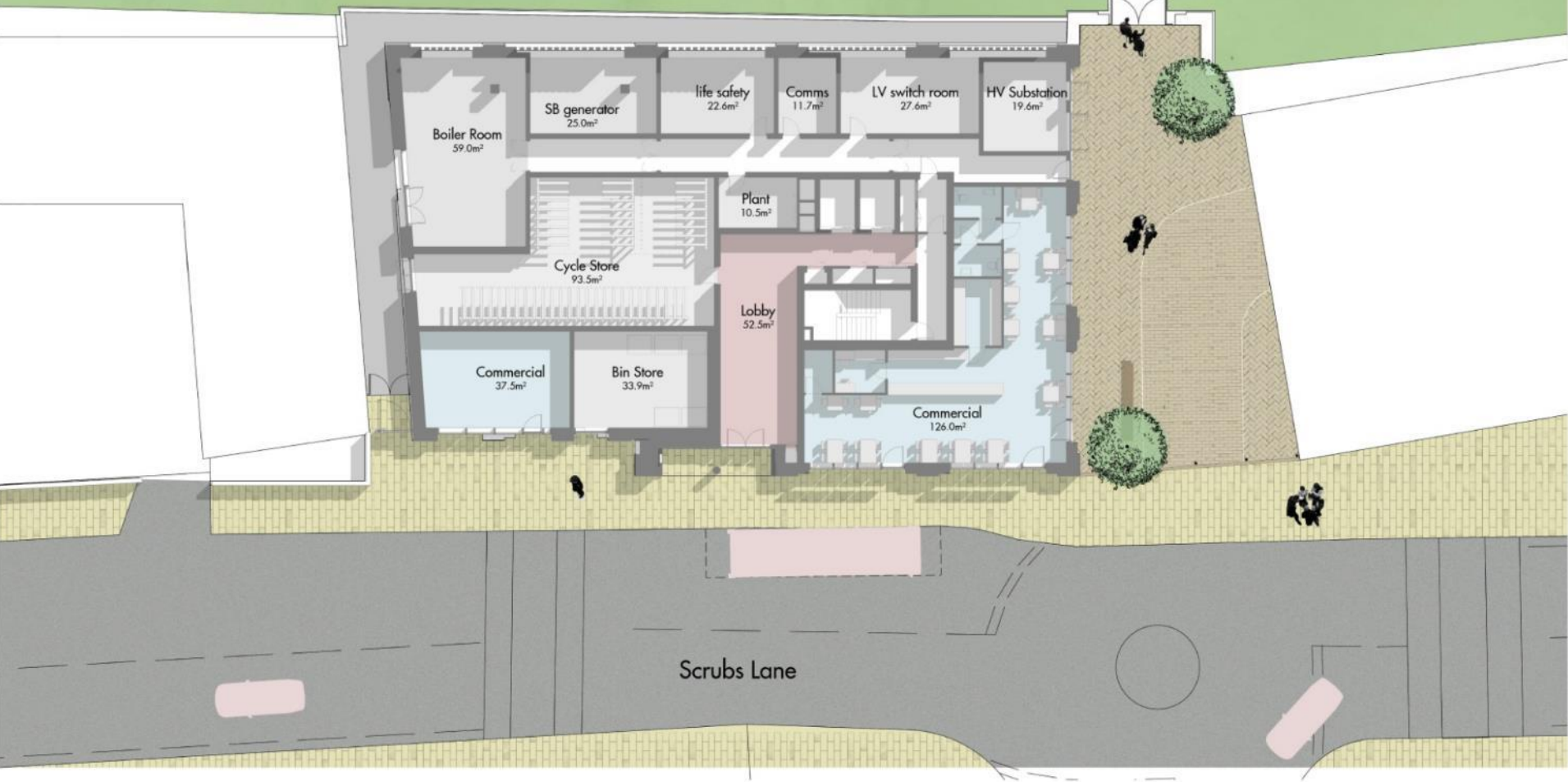
Scrubs Lane

Hylhe Road

8.5m  
10m  
3.7m



St. Mary's Catholic Cemetery



Scrubs Lane

St Mary's Cemetery

No. 89-91

2B4P

2B4P

2B4P

No. 101-109

2B4P

2B4P

2B4P

Scrubs Lane

Hythe Road



Third Floor Plan

St Mary's Cemetery

Possible access route to cemeteries and walking route to central London

No. 89-91

Residents' Terrace

2B4P

2B4P

No. 101-109

2B4P

2B4P

Existing Wall

Loading Pad

Scrubs Lane

Hythe Road



North Site - Seventh Floor Plan

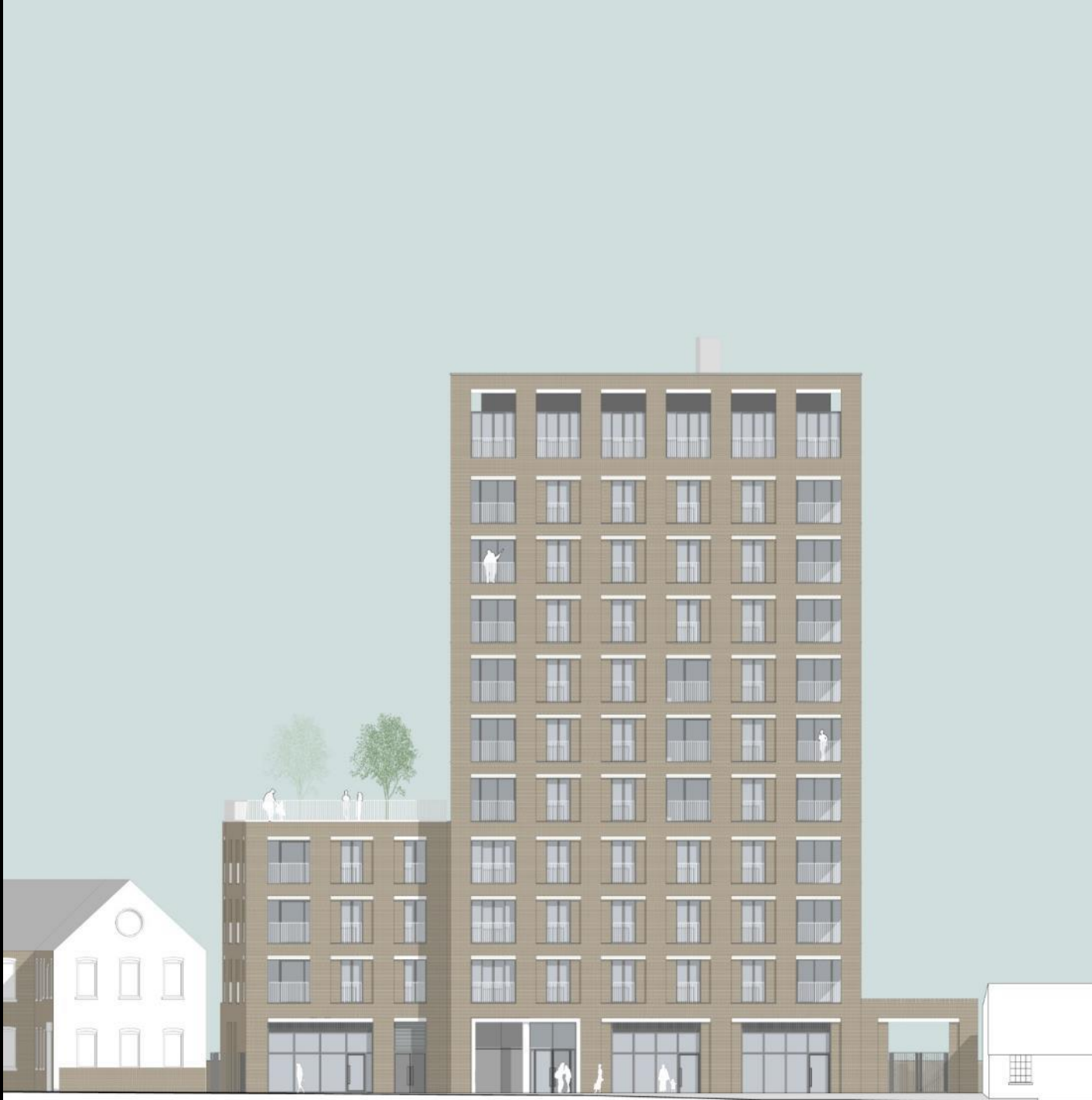






Roof Garden





North Elevation



View from Scrubs Lane



## Material Palette

Brickwork



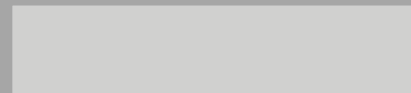
Precast



Aluminium  
Window Frame



Metal Handrail





- 1. Precast Frame
- 2. White Aluminium Balustrade
- 3. Aluminium Window Frame
- 4. Precast Lintel





View from Scrubs Lane











North Site - Scrubs Lane Elevation

















