KING'S ROAD PARK

LONDON SW6

Design & Access Statement
July 2021

hta

St William
Designed for life

Introduction

This Design and Access Statement has been prepared by HTA Design LLP on behalf of St William Homes LLP to support the Reserved Matters Planning Application for Plots D1 and D2 at the Fulham Gasworks Development, also known as King's Road Park.

The site is located along in the south western corner of the King's Road Park masterplan, off of Imperial Road to the south and Emden Street to the west. The reserved matters application proposes the redevelopment of Plots D1 and D2, consisting of 2 buildings which are fully compliant with the Development Specification and Parameter Plans (May 2021) and Design Codes (March 2021) approved under the extant hybrid planning permission reference 2018/02100/COMB as amended.

This document has been set out into two main sections covering the 'Process' and the 'Proposals. The 'Process' section seeks to cover all different aspects of the site, the analysis, the precedents and studies that together informed our final design proposals that are in line with the consented design codes.

The 'Proposals' section explains the design from the wider scale down to the detailed level. The document is summarised in a short conclusion which seeks to set out the key points of the proposed development.

The Design and Access Statement has been set out as an addendum, to be read in conjunction with Fulham Gasworks Planning Application Design Codes Document dated March 2021, with particular reference to sections 8.0 and 9.0 which specifically relate to the design of Plots D1 and D2, respectively.

The report should also be read in conjunction with the planning drawing set, statement of compliance and other specialist reports submitted as part of the application.

Report presented by HTA Design LLP
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File name Design + Access Statement
Author AGM
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Approved by SMT

01 Executive summary

Executive Summary

King's Road Park Plots D1 and D2 is a new and exciting residential development comprising of 128 homes with associated public realm and private amenity space. Plots D1 and D2 are part of the wider King's Road Park Masterplan, where Phase 1 to the north west has been granted detailed planning approval and is currently under construction.

The newest proposal will continue to develop the western edge of the masterplan as well as introducing the first buildings along the southern edge fronting onto Imperial Road. The scheme aims to establish a new quarter within the area, occupying high quality, purpose built housing for a range of affordable tenures. The private courtyard and public realm are of exceptional quality and will be stitched into the fabric of the surrounding neighbourhood. The residents will live in an attractive environment, with communal open green spaces, child play space and landscaped communal gardens for residents and visitors to meet and relax.

Each building has been designed to fit within the existing surrounding, and future context. The overall massing and building typology proposed relates directly to the neighbouring buildings and sits comfortably within the consented parameter heights in compliance with the design code approach. St William have taken the approach to deliver these buildings using Berkeley's volumetric modular construction to ensure the highest factory standards are achieved, promoting a sustainable form of delivery and construction.

Plots D1 and D2 are within Character Area 3 - The Imperial Quarter which looks to break down the overall height of the masterplan stepping the buildings to lower heights, closest to the existing context. In addition the character area proposes brick and metalwork which contributes to the built environment by referencing the listed buildings on the site, the historical nature of the site and the gasholders themselves.

The proposal contributes to developing a strong sense of community by providing pedestrian access which runs to the east of Building D1, connecting Imperial Road to Michael Road.

Throughout the pre-application process, the project benefitted from consultation with the London Borough of Hammersmith and Fulham (LBHF). A series of planning workshops were arranged to discuss design development, specifically in relation to the building form and public realm, ensuring the Local Planning Authority's aspirations were achieved. This strategy for consultation allowed for instantaneous feedback to be communicated to the design team on all aspects of the design.

02 Introducing the team

Introducing the team

Client

St William
Designed for life

Daylight Sunlight Engineers

gia

Planning Consultants

Quod

Services Engineers

MCA

Architects

hta

Structural Engineers

PATRICK PARSONS

Fire Engineers

ELEMENTA

Landscape

GILLESPIES

Sustainability consultants

HODKINSON

Introducing the team
St William Homes LLP

St William Homes LLP is a joint venture between National Grid and the Berkeley Group. Their goal is to transform industrial sites from a bygone age into beautiful places which people call home. St William develop gas works sites that have been closed to the public for decades and reconnect them to the community. This restores the land, drives the local economy and helps to regenerate each area. St William want the places they build to be renowned for the quality of the landscape and the open space.

Berkeley Group builds beautiful, successful places, blending homes, parks and public realm with great facilities to create fantastic communities where people love to live. They work together with trusted partners to tackle the shortage of good quality homes and make a lasting contribution to the landscape and communities they help to create. Berkeley Group have built 19,500 homes in the last five years, across London, Birmingham and the South of England.

Berkeley Group is made up of six autonomous companies: Berkeley Homes, St Edward, St George, St James, St Joseph and St William. They are publicly-owned and listed on the London Stock Exchange as a FTSE 100 company.

Berkeley's business strategy is called Our Vision. This focuses on five key areas: our customers, homes, places, operations and people. Through this framework they are striving to become a world class business.

Sustainability is at the heart of Berkeley Homes The single biggest contribution is to create new places that grace their surroundings and will stand the test of time. The environmental performance of each site is monitored tightly and the independent research measuring our social and economic impact is published. You can read more about green living at *https://www.berkeleygroup.co.uk/about-us/sustainability creating-net-biodiversity-gain*

The Berkeley Foundation was set up in 2011 by the Berkeley Group. So far it has committed over £14.9 million to over 100 charities and worthy causes. The Berkeley Foundation focuses on four key areas: homes, jobs, skills and care. Funding comes in a variety of ways: the Berkeley Group covers overhead costs; employees have so far raised over £5.3 million; along with the support of their consultants, subcontractors and supply chain.

Prince of Wales Drive, Battersea ,SW11

Chelsea Creek, Chelsea, SW6

Introducing the team
HTA Design LLP

We are an award-winning inter-disciplinary design practice to the residential development and regeneration sectors.

We are renowned for our focus on working with our clients and local communities to deliver great places. We describe our approach as Place-making; collaborating, internally and externally, to create successful, popular, and sustainable residential and mixed-use places.

We are an AJ 100 practice and listed in the UK's top 200 Consultants. We focus entirely on Housing and Housing-led Regeneration projects making us the UK's largest Housing only design specialist.

This unique focus means we bring in-depth understanding and knowledge of the sector to all our projects. We pride ourselves on being a great place to work, with over 200 staff in London, Edinburgh, Manchester and Bristol. This year we were proud to have been awarded the AJ's Employer of the Year Award.

HTA have nearly 50 years experience providing comprehensive design services for leading UK Local Authorities, Registered Housing Providers, House builders, Constructors and Developers.

Our single-point design service includes Architecture; Landscape; Consultation; Graphic Design and Communication; Urban design and Masterplanning; Planning Consultancy; Sustainability and Innovation. We design projects through all stages from inception to completion.

HTA are recognised as industry leaders in both the emerging Build to Rent sector and the acceleration of delivery through the expanding off-site manufacture sector.

We recently won 'Architect of the Year' in the Offsite Awards 2019, as well as winning the "Best use of volumetric Technology' award in 2018. Previous to this we won 'Offsite Professional of the Year' for two consecutive years in 2016 and 17. We have also been awarded Architect's Journal 'Business Innovation Award' for our work across Build to Rent and Offsite. As an example of our work we are on site with what will be the world's tallest modular building when complete with the 44 storey Build to Rent tower in Croydon. It has a build programme of 2 years for 546 homes.

Relevant projects include the largest Build to Rent project in the UK, GSK Greenford for Greystar, also in London Borough of Ealing - the first block of which providing 280 dwellings is currently under construction. 1,965 new homes across seven main buildings will be provided, with on-site management.

Other recently completed projects of a similar scale include Savoy Circus, in the nearby London Borough of Hammersmith and Fulham, shortlisted for the Offsite Awards 2019 'Housing Project of the Year'. HTA worked with Tide Construction to deliver the new student accommodation for 306 units using Vision Modular Systems' innovative volumetric construction.

Savoy Circus, London - Modular built student homes in conservation area

HTA Design LLP & Berkeley Group
Previous Experience

HTA Design LLP are working with the Berkeley Group on a number of projects, the most prominent and relevant is Chelsea Creek, a new residential development which sets apartments around a newly reinstated series of canals in Fulham. Chelsea Creek is located directly to the east of the King's Road Park development on a 7.5 acre brownfield site also within the London Borough of Hammersmith and Fulham.

The development comprises of new, high quality homes, commercial spaces, publicly accessible waterside parks and communal areas. The scheme also restores and refurbishes an existing lock, presenting a unique connection to the river Thames by creating a series of new canals which run through the waterfront neighbourhood.

The canal-side architecture of Amsterdam and Copenhagen inspired the design of the development. The masterplan is composed of long, linear blocks that allow dual aspect water views from homes, as well as creating easy access to the water. The buildings are predominantly of brick construction, and this, along with the site's linear patterns, echoes the surrounding Victorian streetscape.

03 The Site

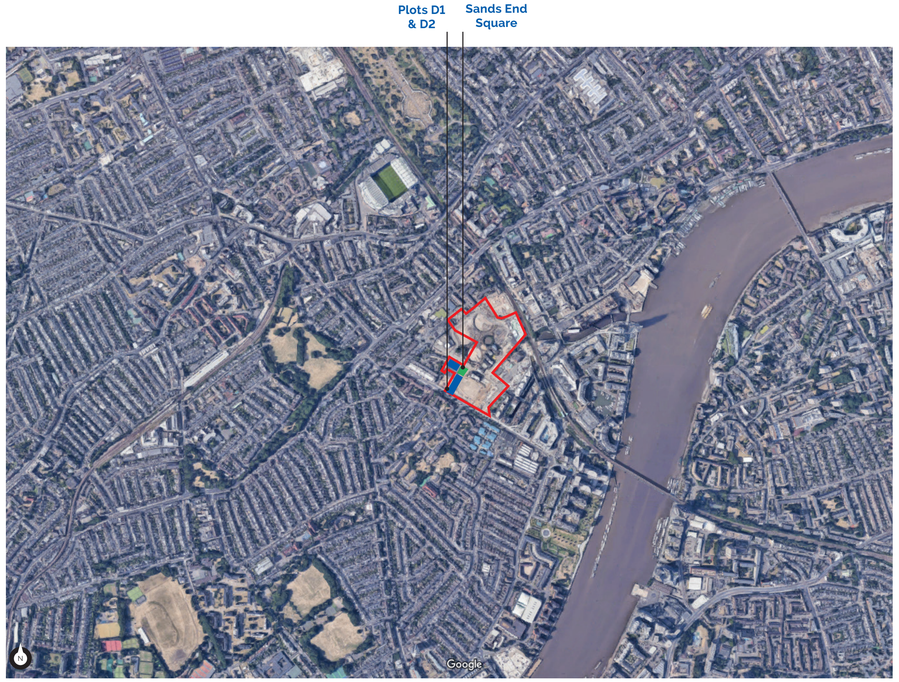
The Site
King's Road Park Masterplan

King's Road Park is a 6.33 hectacre site located in an area of mixed residential, recreational and commercial use, close to the King's Road and within the South Fulham Riverside Regeneration Area (SFRRA). The site is located within the administrative boundary of the London Borough of Hammersmith and Fulham (LBHF) and is the last major development site in the SFRRA.

The site is bounded to the north east by the London Overground railway line, to the south east Chelsea Creek, a St. George mixed-use development up to 25 storeys, Imperial Road to the south west consisting of 2-4 storey residential housing and commercial buildings, and to the north west Michael Road consisting of 2-4 storey residential and commercial buildings. The site is split by Sands End Lane cutting through the site from north west to south east.

Detailed Planning Permission has been granted for Phase 1, Buildings A1, A2, A3, and a Reserved Matters Submission for B1 was submitted on 14th March 2019 and consented on 3rd July 2019. Building B1 is the Sales and Marketing suite for the duration of the construction phase of the development. Construction works began in October 2019 and are now complete.

This document focuses on Plots D1 and D2 of the masterplan. The consented parameter plans and associated design codes stipulate that Building D1 will be an affordable rent building offering 9 storeys of social rented accommodation with commercial space at ground floor. Building D2 will be intermediate rent homes, stepping from 4 to 7 storeys also offering commercial space at ground floor.



Fulham Gasworks - The Site

The Site
King's Road Park Masterplan

The Fulham Gasworks vision establishes a number of key aspirations for the Site and the surrounding area, including:

- Improving connectivity and permeability, including providing a new link road through the site connecting Imperial Road and the King's Road.
- Protecting the listed structures on the site and enhancing their future setting.
- Providing an area of public open space sufficient to support the needs of development and contribute to reducing open space deficiency in the area.
- Promote high quality design, providing a variety of uses and typologies to create a vibrant and attractive environment.
- Be predominantly residential with supporting social, physical, environmental and transport infrastructure

Plots D1 & D2

Plots D1 and D2 comprises the two buildings with the shared amenity space and pedestrian link to the east of building D1, the private amenity space to the south of D2 and to Emden Street and Sands End Square. These buildings will be constructed using Berkeley Modular's volumetric modular design.

– – Phase 2 Boundary

Illustrative Fulham Gasworks masterplan

The Site
Access Routes

A fundamental principle of the masterplan is to improve connectivity and permeability to the surrounding area.

A primary pedestrian desire line has been identified through the site, creating a strategic link between the two local transport hubs: Fulham Broadway and Imperial Wharf.

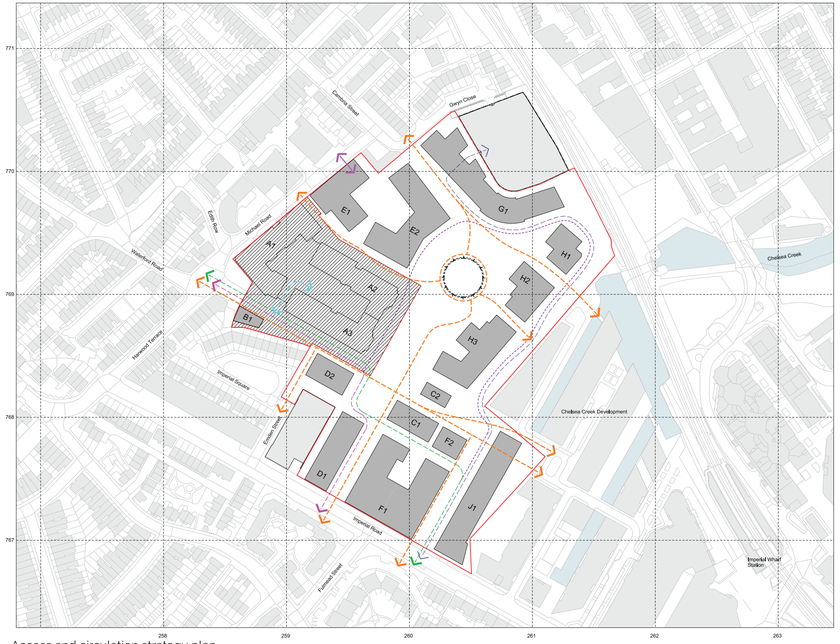
The routes offer an opportunity for a new destination for local people, lending itself to the creation of a new public space that could include a mix of uses and building typologies. It also provides an opportunity to create an enhanced setting for the two Grade-II listed commercial buildings, the war memorials and Gas-holder No.2.

The masterplan will aim to create a new destination with a strong identity and a variety of spaces which can be enjoyed by the surrounding community.

Plots D1 and D2 will integrate fully into this design approach, with primary vehicular access through the site along the northern edges of buildings D1 and D2, and pedestrian links to the east of D1 to Imperial Road, and to the west of D2 to Emden Street. There will be a temporary link road between D1 and F1 this is further detailed in the landscape Chapter 9.

Also as part of this application is the RMA for the connection between the main basement and the Service Yard, which is located under Block F1. This is known as Phase 2C/2D; please refer to Chapter 10 for further information.

- Public pedestrian route
- Primary site vehicle access
- Primary vehicle route
- Secondary vehicle route
- Resident vehicle entry to basement
- Service vehicle entry to basement
- PRS maintenance route
- Planning application boundary
- Detailed planning application boundary
- Neighbouring site context
- C1 Plot number
- Development Plots



Access and circulation strategy plan

The Site
Character Area 3

The aspiration of the illustrative masterplan is to create a variety of spaces, ensuring a positive relationship between the buildings and the public realm. The buildings help to define the public realm through their typologies, facade treatments and use, whilst the public realm defines specific settings that support the various building typologies.

Buildings D1 & D2 are located within the Character Area 3 - Imperial Quarter.

- Phase 2 Boundary
- Planning Application Boundary
- Character Area 1 (CA1) - Garden Quarter
- Character Area 2 (CA2) - Park View
- Character Area 3 (CA3) - Imperial Quarter
- Public Realm - Sands End Square
- Public Realm - The Park

Character areas plan

The Site
Site Photographs

The images below show aerial views of the Phase 2 site within the wider King's Road Park Site. The surrounding context and existing listed buildings are identified along with key surrounding features.

Key

01 - Chelsea Creek - St George development

02 - Existing Listed Buildings

03 - Retained Gas Holder within future park

04 - Imperial Square

05 - Imperial Road

06 - King's Road

07 - Railway

08 - Phase 1 - Buildings A1, A2 & A3

View 01 - View of the site from south

View 02 - View of the site from east

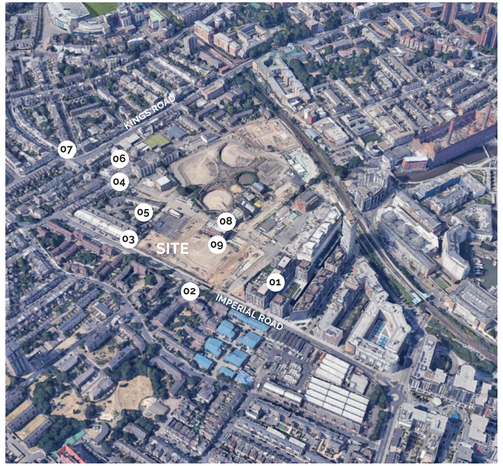
View 03 - View of the site from north

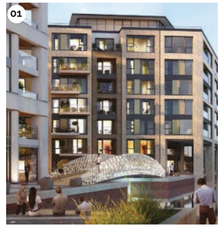
View 04 - View of the site from west

Surrounding Context
Local Character

Under design codes 8.03.01 and 9.03.01, the elevations need to respond appropriately to their setting by taking reference from the adjacent listed buildings and surrounding plots. The design should also make reference to the industrial history of the site and the gas-holder.

By analysing this context the proposal uses design features, fenestration and materiality that reflects the listed building context as well as Phase 1.





Chelsea Creek

Residential Building on Imperial Road

Red brick building on Imperial Road

The Rose Pub on Sands End Lane

Two storey housing

Blue residential building

New build residential

Grade II Listed Building

Grade II Listed Former Laboratory

The Site
Industrial History

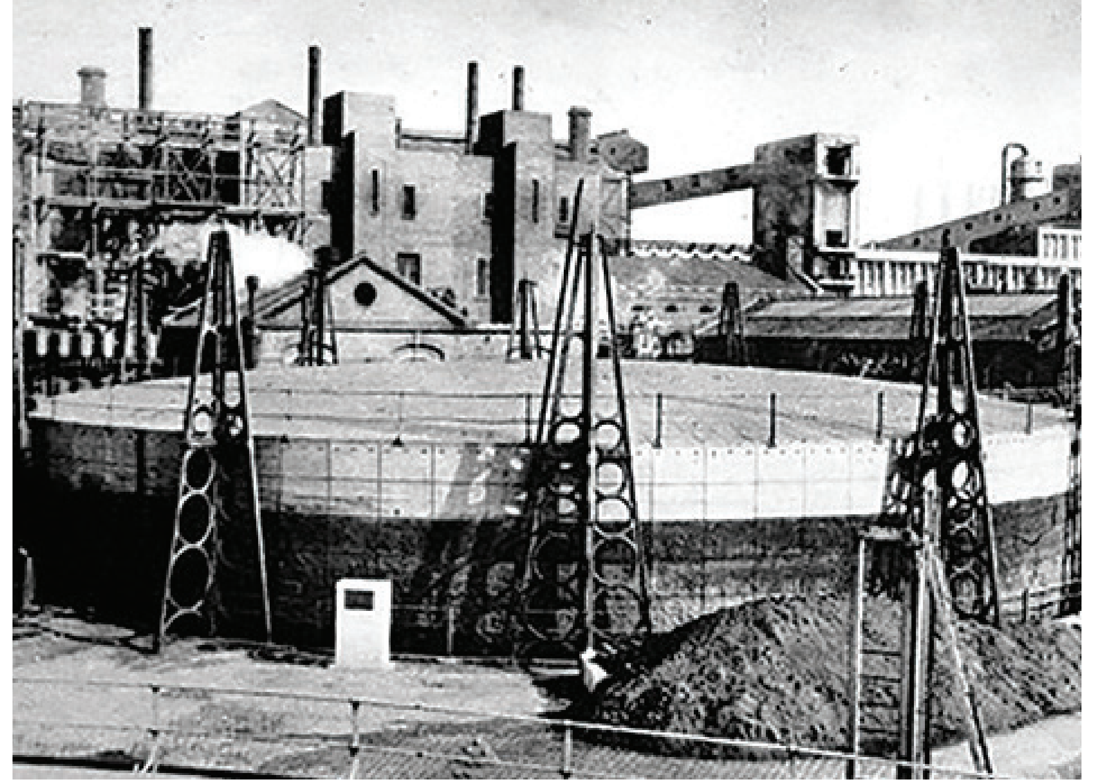
Fulham Gasworks was built in 1824 at Sands End Lane and first operated as a holder station. The works was connected to the Kensington Canal which was used to transport coal to the plant, docks were built in 1862 on the canal. From 1908 to 1917 low gravity gas was made in separate plant and distributed to Hurlingham for use in Balloons both for leisure and war activity.

Gas-holder No. 2, built in 1829-30 to the design of John Kirkham of the Imperial Gas Light Company, is listed at Grade II*. It is by far the oldest surviving gas-holder in the world.

The gas-holder is a unique survival from the early pioneering days of the gas industry during the Georgian period. A remarkable feat in design, the gas-holder broke new ground in size and capacity, and is considered to have been the largest in the world in 1830. The structure survives relatively well and largely unaltered with the original cast-iron guide standards (uprights), brick tank and wrought-iron framework for the bell (gas vessel).

The tripod form of guide standards were the forerunner of buttress-styled cast-iron standards used and developed until the 1870s whilst the gas bell was particularly innovative with a sophisticated trussing system that became widely used in later gas-holder bells.

The early surviving features include the free-standing cast-iron tripods with elegant roundels, the gas bell with wrought-iron trusses and a central cast-iron king post, and the guide rods within the in-ground tank.



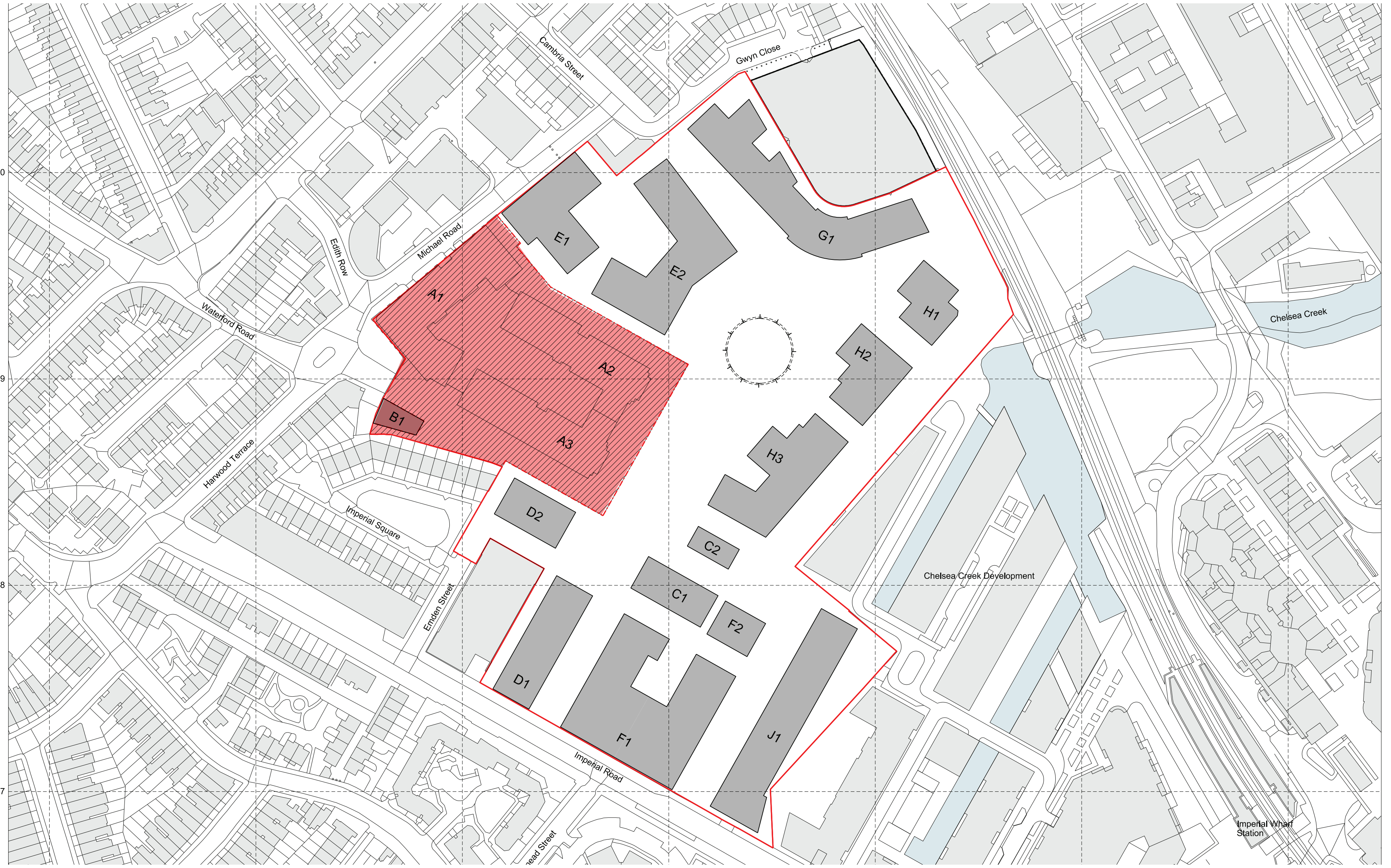
It features a metal crossing pattern within the frame of the structure.

The Site
Consented Phase 1

Detailed Planning Permission has been granted for Phase 1, Buildings A1, A2, A3, and Reserved Matters Submission for B1 was approved on the 3rd of July 2019. Building B1 is the sales and marketing suite for as long as units are left to be sold, at which point it is envisaged to become a cafe/restaurant

The images below show the location and illustrative views of Phase 1. These buildings are located in Character Area 2 - Park View, which is distinctively different from the Imperial Quarter, proposing light brickwork as the primary material and is complemented with darker metal and glazing.

Phase 2 will complement Phase 1 by proposing areas of light brickwork and metal detailing which is similar to that of Phase 1. The proposals will be designed to create a cohesive, neighbourhood of buildings which define the distinctive character areas whilst integrating within the surrounding context.



▨ Phase 1

Illustrative view of Phase 1

Illustrative view of Phase 1

04 Massing Development

Site Massing
Vertical & Horizontal Parameters

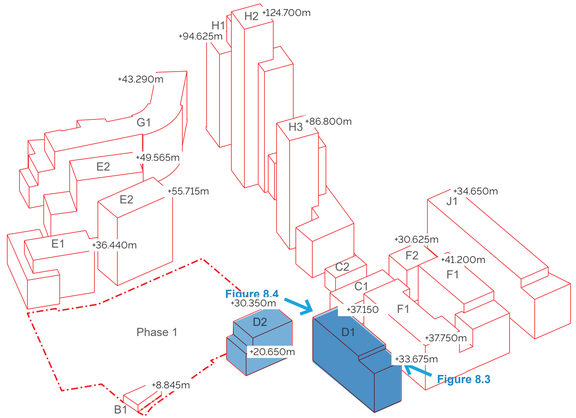
The massing of each plot will be developed in line with the Design Code chapters, incorporating the base of the building design, minimum floor to floor heights, set backs, and the top of the building design. These elements are considered throughout the developed design of D1 & D2.

The Design Codes stipulate the parameter heights and building storeys. Both D1 and D2 are fully compliant with these levels and heights. The following section sets out the Design Codes and how the developed design of Plots D1 and D2 respond to these codes.

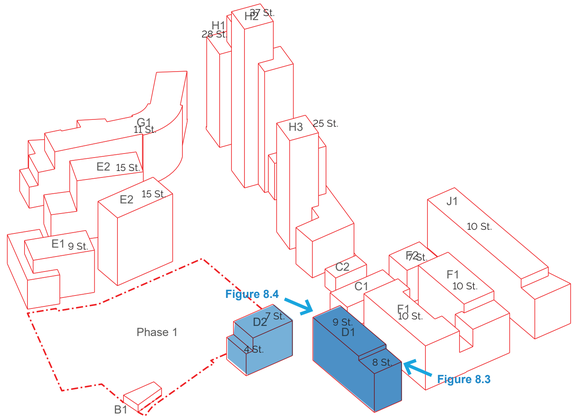
Design Codes

8.01.03/9.01.03 - The maximum plot parameter Diagrams identify the maximum extent permissible of the building

8.01.04/9.01.04 - All building elements must be designed within the maximum plot parameters.



Maximum plot parameter diagram, showing maximum plot heights



Maximum plot parameter diagram, showing maximum storeys permitted

Phase 2
Opportunities & Constraints

In order to develop the detailed planning application for Plots D1 and D2, the team assessed the site constraints and opportunities. Whilst following the design codes and developing the built form, the below analysis was also considered to benefit the individual plot design.

This analysis identified areas which could be further enhanced by introducing playspace along the pedestrian routes and through the public realm.

In addition it highlighted areas of active street frontage and service areas to the east and west respectively for both plots.

The sun path, wind and daylight/sunlight analysis has also assisted with the development of the internal layouts of the buildings.

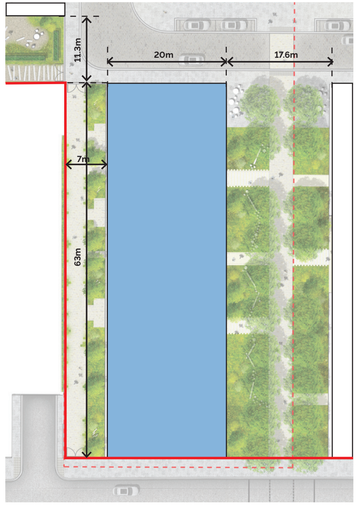
- Application boundary
- Primary route
- Secondary route
- Pedestrian route
- Sun Path
- Private amenity space
- Proximity to Buildings
- Active frontage opportunity
- 3m easement to Cadent Building

Constraints and opportunities plan

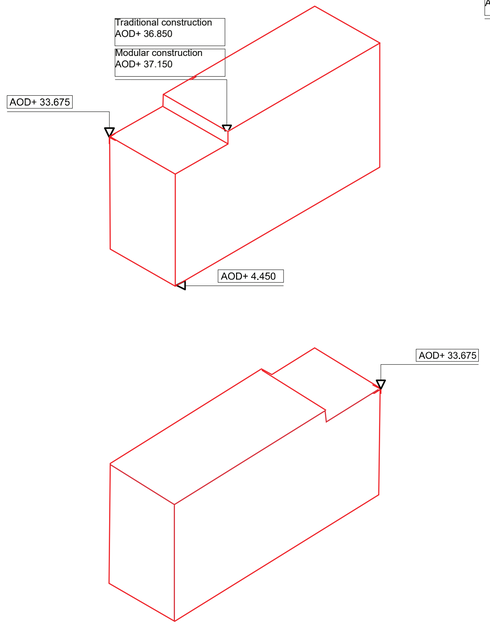
D1 Plot Parameters
Massing

For Plot D1 the Design Code 8.05.01 defines the maximum number of storeys permissible for plot D1 is 9 storeys, stepping down to 8 storeys adjacent to Imperial Road.

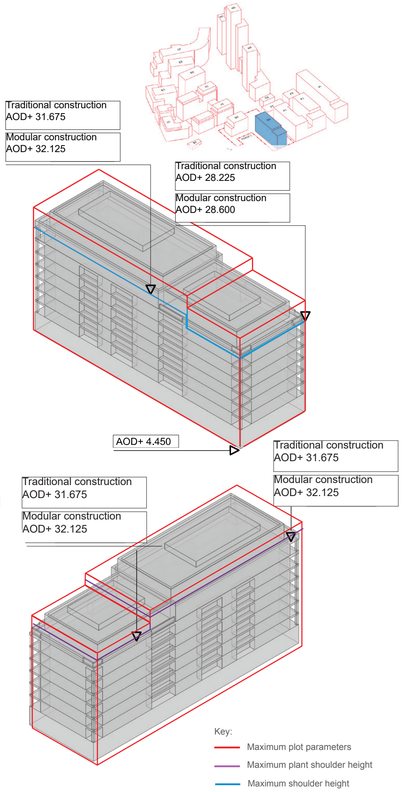
The following pages show the maximum plot parameters using the red line boundary. The proposal for plot D1 is identified as the grey massing sitting within the parameter extents.



Plot parameter plan



Maximum plot parameters diagram - proposed massing shown in grey



8.05.02 - The diagrams Identify the maximum shoulder heights permissible

D1 Plot Parameters
Massing

The Design Codes not only identify massing heights they also stipulate set backs for both residential areas on the penultimate floor (shown in blue) and roof top plant (shown in purple).

The below diagrams show the proposed plans overlaid onto the parameter design guidance. All offsets on the penultimate floor should be 1.5m on the east and west, 3m on the north and south and 5m on the 9th floor. As the diagram shows we are compliant with this.

For the roof top plant areas anything protruding above the parapets are well within the 3m and 6m offset zone, with the exception of the lift overrun which is located on the southern edge of D1.

Design Codes

8.05.01 - The maximum number of storeys permissible for Plot D1 is 9 storeys (ground plus 8), stepping down to 8 storeys (ground plus 7) adjacent to Imperial Road

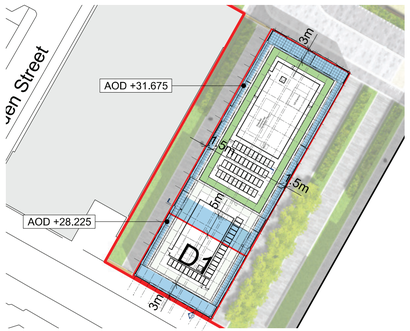
8.05.02 - Figures 8.10 and 8.13 identify the maximum shoulder heights permissible

8.05.03 - Above the defined shoulder heights accommodation must be set back a minimum distance from the maximum parameter as identify by figures 8.11 & 8.13

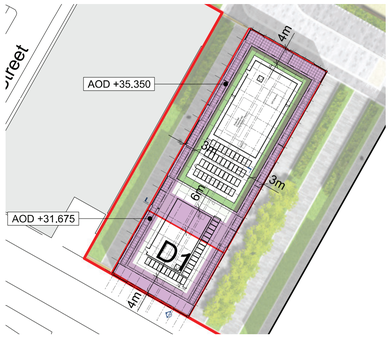
8.05.04 - Balustrades and privacy screens may project above the maximum shoulder height, provided they are contained within the maximum plot parameters

8.05.04 - Balustrades may project above the Maximum shoulder height, provided they are contained within the maximum Plot parameters.

8.06.03 -Rooftop plant must set back a minimum of 1m from the parapet of the storey below



8.05.03 - Above the defined shoulder heights accommodation must set back a minimum distance from the maximum parameter



8.06.02 - Above the defined plant shoulder heights cores and rooftop plant must set back a minimum distance from the maximum parameter

D1 Plot Parameters
Proposed Section

The below section shows how Plot D1 will relate to the future plot F1 along Imperial Road. In addition the following design codes are incorporated.

Design Codes

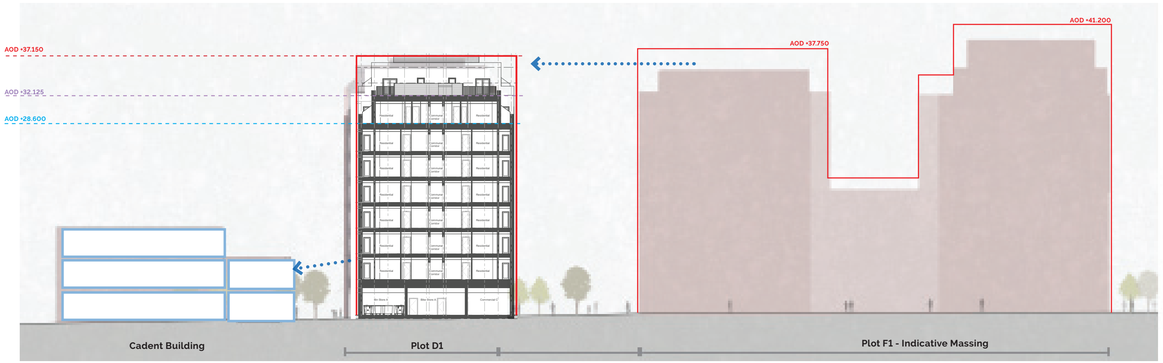
8.06.05 - Where rooftop plant and maintenance equipment is required, it must form part of the design from the outset and integrate into the appearance to minimise its impact from surrounding plots and public realm

8.06.06 - All rooftop plant must be screened or concealed when not in use and designed to enhance the silhouette and appearance of the roofscape

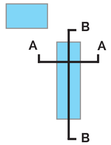
8.06.07- Green or brown roofs shall be provided.

Key

- Maximum Plot Height
- Maximum Shoulder Height
- Maximum Plant Shoulder Height
- Screening and overlooking avoidance



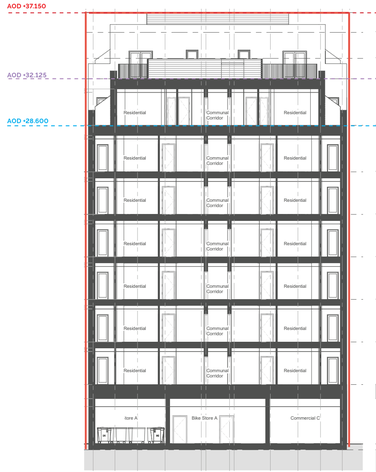
Indicative section- All rooftop plant must be screened or concealed when not in use and designed to enhance the silhouette and appearance of the roofscape



D1 Plot Parameters
Proposed Section

Proposed D1 sections east to west and north to south identifying all parameter heights as follows.

All rooftop plant will be screened.



Building D1 - Section AA

Building D1 - Section BB

D1 Plot Parameters
Ground Floor

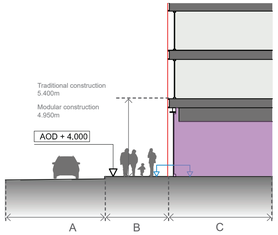
The Design code stipulates that the ground floor of Building D1 is a minimum of 4.950m high from floor to first floor slab along Imperial Road and 4.500m along section BB towards the northern end of the site using modular construction. The following sections show the proposed D1 Building meeting this guidance. The proposed ground floor for D1 has commercial space, two residential entrances accessed from the pedestrian link, plus plant and residential ancillary spaces for bins and bikes.

Design Codes

8.07.07 - The floor to floor height at Ground Floor varies to provide level access to the communal residential and non-residential entrances and must be a minimum of 4.950m and 5.4m for traditional construction or 4.5m and 4.950m for modular construction.

8.07.08 - Plot D1 shall provide uses which have the potential to activate and animate the street frontage

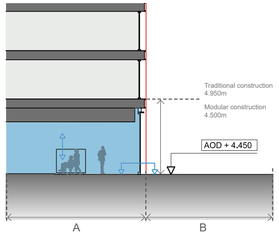
8.07.10 - Ground floor apartments are not permitted along Imperial Road.



SECTION A-A

A: Imperial Road
B: Imperial Road Pavement Zone
C: Plot D1 Non-residential Entrance

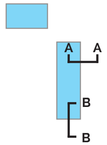
Figure 8.19
Non-residential entrances must have level access even when a change in level occurs



SECTION B-B

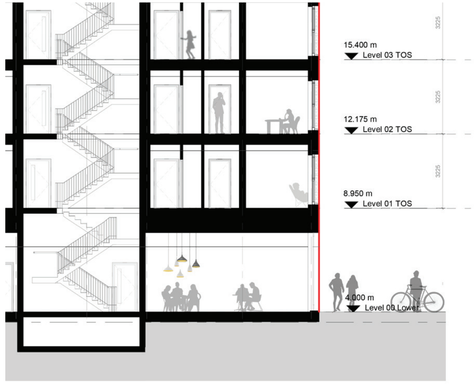
A: Plot D1 Communal Residential Entrance
B: Pedestrian Route

Figure 8.20
Communal residential entrances must have level access even when a change in level occurs

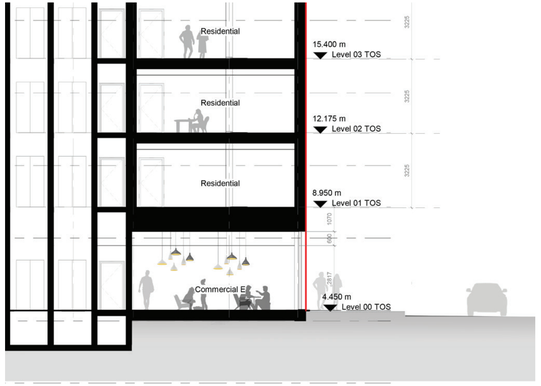


D1 Plot Parameters
Ground Floor

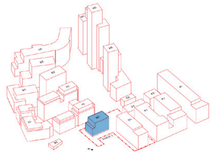
The floor to floor height at Ground Floor varies to provide level access to the communal residential and non-residential entrances and must be a minimum of 4.950m and 5.4m for traditional construction or 4.5m and 4.950m for modular construction.



Section AA



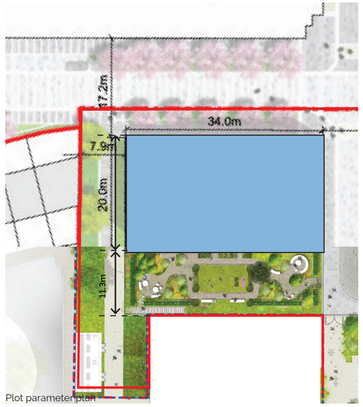
Section BB



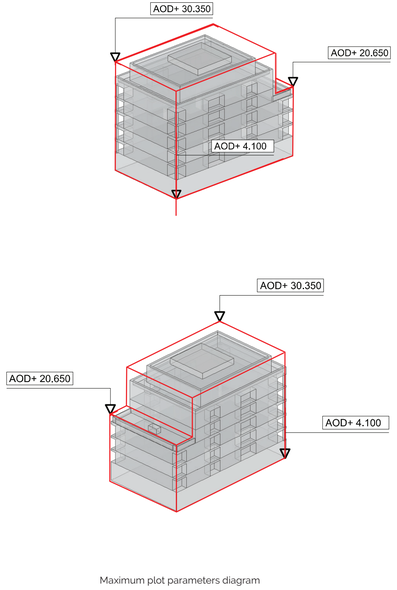
D2 Plot Parameters
Massing

For Plot D2 the Design Code 9.05.01 defines the maximum number of storeys permissible for plot D2 is 7 storeys, stepping down to 4 storeys adjacent to Imperial Square.

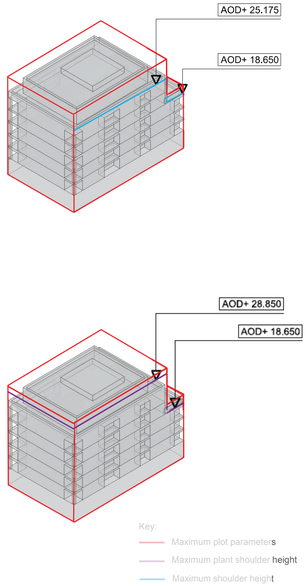
The following pages show the maximum plot parameters using the red line boundary. The proposal for plot D2 is identified as the grey massing sitting comfortably within the parameter extents.



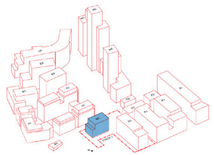
Plot parameter plan



Maximum plot parameters diagram



8.05.02 - The diagrams Identify the maximum shoulder heights permissible



D2 Plot Parameters
Massing

The Design Codes not only identify massing heights they also stipulate set backs for both residential areas on the penultimate floor (shown in blue) and roof top plant (shown in purple).

The below diagrams show the proposed plans overlaid onto the parameter design guidance. All offsets on the penultimate floor should be 1.5m on the north and south, 5m on the west and 3m on the 6th floor. As the diagram shows we are compliant with this.

For the roof top plant areas anything protruding above the parapets are well within the 3m offset zone.

Design Codes

9.05.01 - The maximum number of storeys permissible for plot D2 is 7 storeys (ground plus 6), stepping down to 4 storeys (ground plus 3) adjacent to Imperial Square.

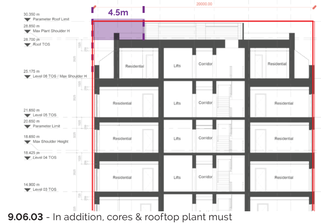
9.05.02 - Figures 9.10 and 9.13 identify the maximum shoulder heights permissible

9.05.03 - Above the defined shoulder heights accommodation must be set back a minimum distance from the maximum parameter as identify by figures 9.11 & 9.13

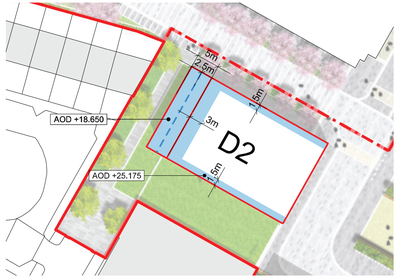
9.05.04 - Balustrades and privacy screens may project above the maximum shoulder height, provided they are contained within the maximum plot parameters

9.05.05 - Where the building steps down the private amenity space facing Imperial Square must setback 2.5m from the maximum parameter

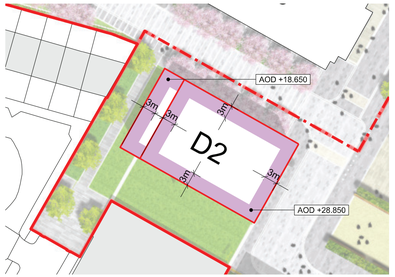
9.05.04 - Balustrades may project above the Maximum shoulder height, provided they are contained within the maximum Plot parameters.



9.06.03 - In addition, cores & rooftop plant must set back a minimum of 1m from the parapet of the storey below



9.05.03 - Above the defined shoulder heights accommodation must set back a minimum distance from the maximum parameter



9.06.02 - Above the defined plant shoulder heights cores and rooftop plant must set back a minimum distance from the maximum parameter

D2 Plot Parameters
Proposed Section

The below section shows how Plot D2 will relate to the future Phase 1. The following design codes are incorporated.

Design Codes

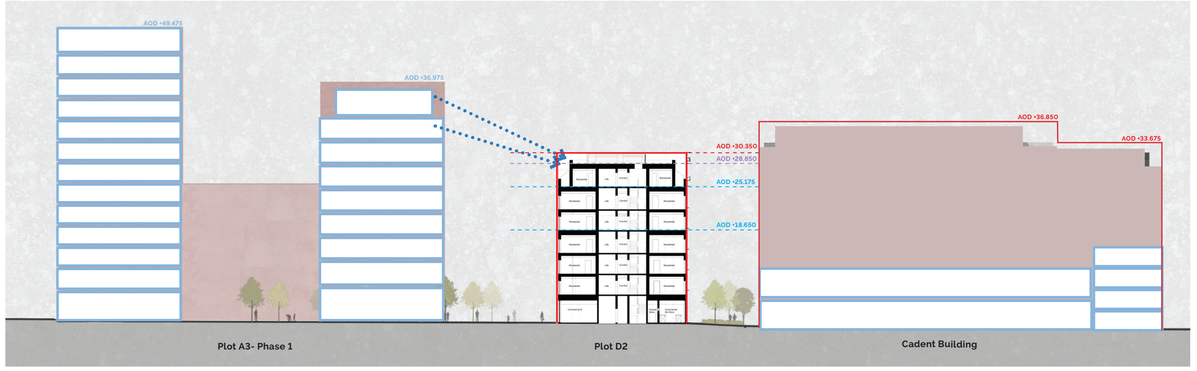
9.06.05 - Where rooftop plant and maintenance equipment is required, it must form part of the design from the outset and integrate into the appearance to minimise its impact from surrounding plots and public realm

9.06.06 - All rooftop plant must be screened or concealed when not in use and designed to enhance the silhouette and appearance of the roofscape

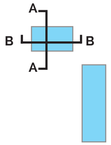
9.06.07 - Green or brown roofs shall be provided.

Key

- Maximum Plot Height
- Maximum Shoulder Height
- Maximum Plant Shoulder Height
- Screening and overlooking avoidance

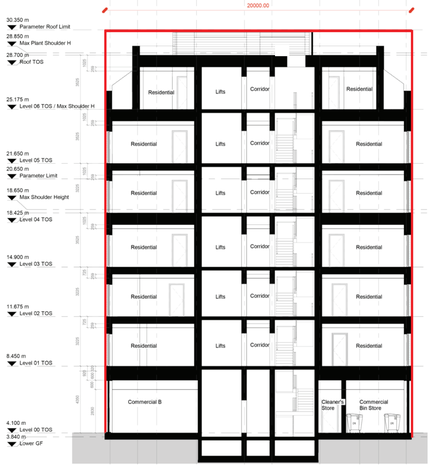


Indicative section- All rooftop plant must be screened or concealed when not in use and designed to enhance the silhouette and appearance of the roofscape



D2 Plot Parameters
Proposed Section

Proposed D2 sections east to west and north to south identifying all parameter heights. All rooftop plant will be screened



Building D2 - Section AA

Building D2 - Section BB

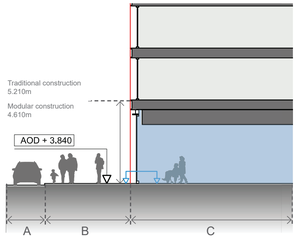
D2 Plot Parameters
Proposed Section

The design code stipulates that the ground floor of Building D2 is a minimum of 4.950m high from floor to first floor slab. The sections opposite are extracted from the design code (9.07.07), with proposed sections demonstrating compliance on the following page. The proposed ground floor for D2 has commercial space, a residential entrance accessed from Sands End Lane, plant and residential ancillary spaces for bins and bikes.

Design Codes

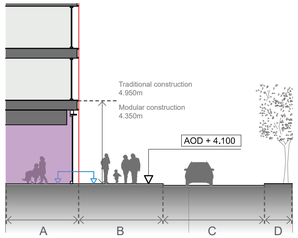
9.07.07 - The floor to floor height at Ground Floor varies to provide level access to the communal residential and non-residential entrances and must be a minimum of 4.950m

9.07.08 - Plot D2 shall provide uses which have the potential to activate and animate the street frontage



SECTION A-A

A: Sands End Lane
B: Pavement Zone
C: Plot D2 Communal Residential Entrance

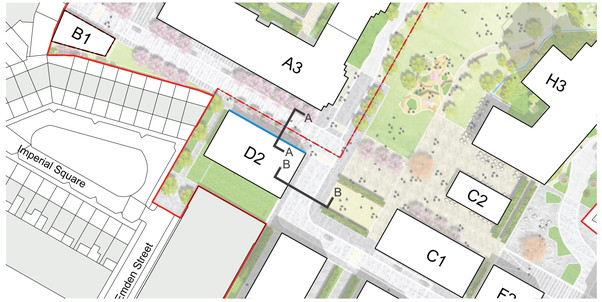


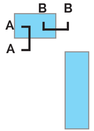
SECTION B-B

A: Plot D2 Non-residential Entrance
B: Pavement Zone
C: Sands End Lane
D: Sands End Square

▲
Figure 9.19
Communal residential entrances must have level access even when a change in level occurs

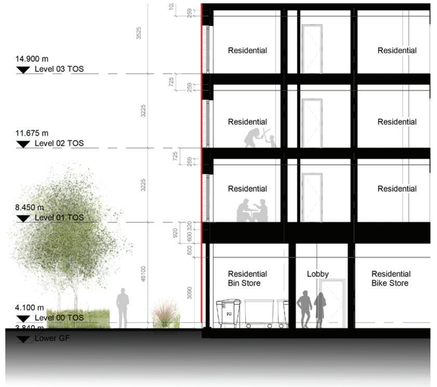
▲
Figure 9.20
Non-residential entrances must have level access even when a change in level occurs



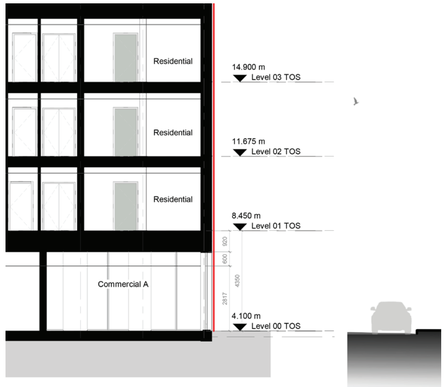


D2 Plot Parameters
Proposed Section

The below sections show Section AA and Section BB adhering to the design codes (9.07.07) working to the consented Finished Floor Level (FFL) AOD, as well as achieving the minimum floor to floor height of 4.950m and providing level access.



Section AA



Section BB

05 Appearance

Appearance
Design Code Materiality

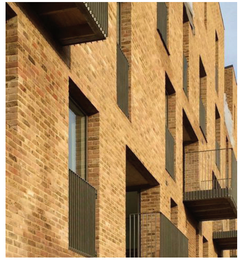
The Design Codes provide a thorough design approach for the Imperial Quarter that consists of a brickwork and metal palette. The following codes have been considered along with architectural precedents to inform the proposed façades for buildings D1 and D2.

Design Codes

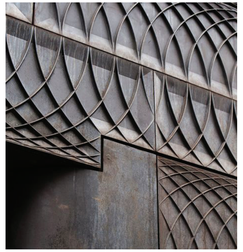
8.10.01 - The primary façade materials to be considered are brickwork and metalwork as part of the Imperial Quarter (Character Area 3)

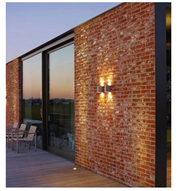
8.10.02 - The secondary material palette should be complementary to the primary composition

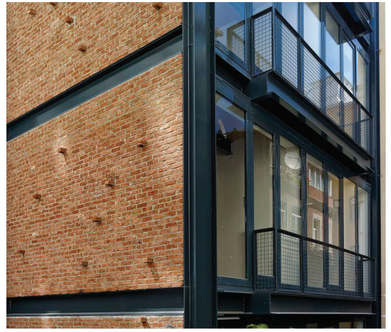
9.03.01 - The elevations should respond appropriately to their setting and their expression should complement the architectural language of plots D1, B1, A1 and A3. They should also respect the character of the Imperial Quarter (Character Area 3) and consider the adjacent research laboratory and chief engineer's office, the neighbouring houses in Imperial Square and the National Grid Depot.





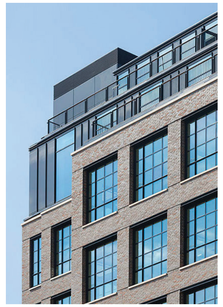


Modern Architectural Precedents
Industrial Style Architecture

Precedent images similar to those incorporated into the Design Codes inform the overall design approach. Taking reference from industrial brickwork buildings that have a solid tripartite facade, with a solid, well defined base, dark fenestration and stepping to the top of the building.


Wood Wharf - HTA Design LLP


The Loom - Morris + Co


Page Street - PLP


Camberwell Union - HTA Design LLP


Camberwell Union - HTA Design LLP


Blossom Street - AHMM


Blossom Street - AHMM


Page Street - PLP

Context Analysis
Listed Building-Research Laboratory

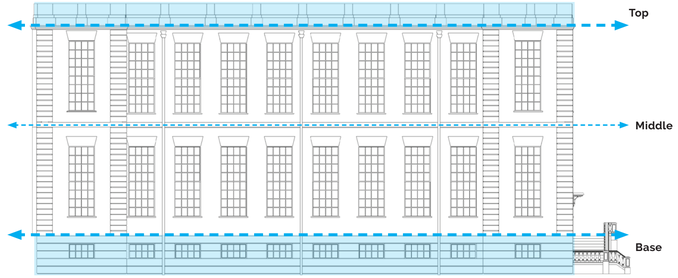
The Listed Buildings on site are also a good reference to define how the proposals could develop and respond to the immediate contact. The diagrams of the Listed building show an analysis of the facade composition.

The facade features:

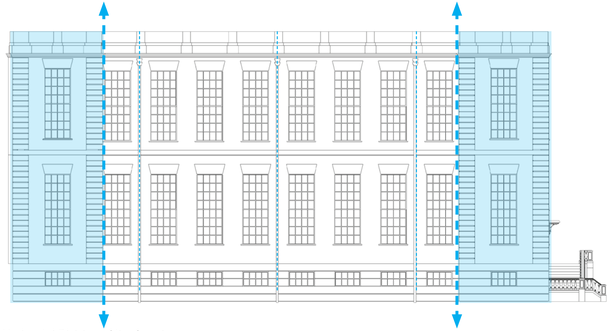
- Horizontal division into a base, middle and top
- Secondary horizontal division in the centre
- Strong horizontal piers at the corners
- Strong white base to the building with white quoining to the corners and to the central band


Existing listed building


Existing listed building



Horizontal Division of the facade


Horizontal Division of the facade

Context Analysis
Listed Building-Chief Engineer's Office

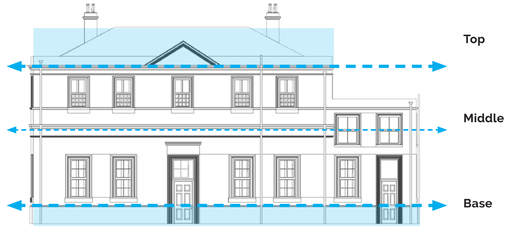
The diagrams of the Listed building show an analysis of the facade composition of the Listed building on the King's Road Park site.

The facade features:

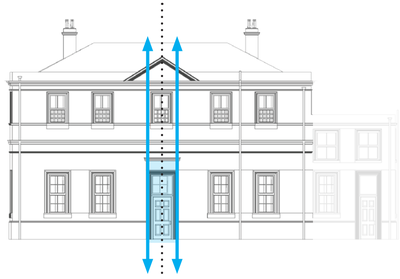
- horizontal division into a base, middle and top
- Secondary horizontal division in the centre
- Symmetrical facade
- Centrally located entrance


Existing listed building


Existing listed building



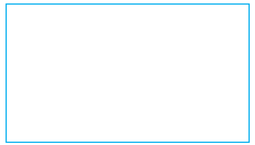
Horizontal Division of the facade


Vertical Division of the Facade

Elevation Development
Building Massing Development

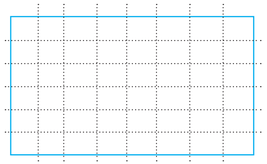
The diagrams show the main principles followed to create a strong elevation that is in line with the Design Codes, whilst taking on the strong facade principles of the listed buildings. Referencing these historic buildings into the proposed D1 and D2 plots. This design approach creates an elevational treatment with hierarchy and harmony and as detailed below:

1. Proposed massing
2. Horizontal break down to express the floors
3. Incorporate a vertical grid to create verticality
4. Structure the overall height into a base, middle and top - Tripartite facade
5. Set back at the top floors, creating a 'crown'.
6. Split the elevation vertically to break down the horizontal massing
7. Create a vertically split element to allow the proposal to step down on Imperial Road
8. Create strong vertical piers to the corner to frame the facade

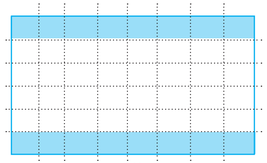


1 Proposed Massing

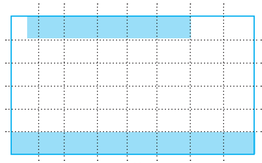
2 Breaking down the massing horizontally expressing individual floors



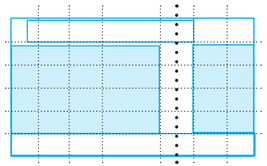
3 Incorporate a vertical grid



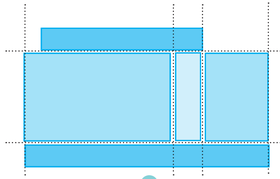
4 Create a tripartite elevation - incorporating a base, middle and top



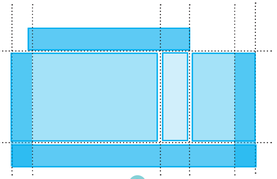
5 Set back top floors in line with design code



6 Split the elevation vertically to break down the horizontal massing



7 Create a vertically split element to allow the proposal to step down on Imperial Road



8 Create strong vertical piers to the corner to frame the facade

Elevation Development
D1 & D2 Plot parameters

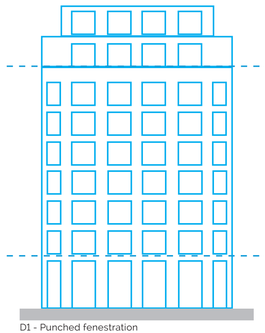
The following series of diagrams show how the proposed D1 and D2 buildings take into consideration the 3 design approaches within the design code, the punched fenestration, the expressed frame and the articulated volumes. These are in line with all design codes as follows

Design Codes
8.03.01 - The elevations should respond appropriately to their setting and their expression should complement the architectural language of plots D2, F1 and the adjacent research laboratory whilst also respecting the character of the Imperial Quarter.

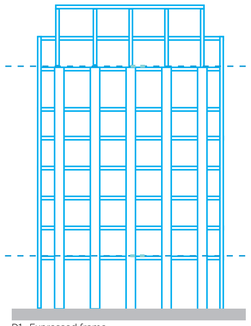
8.03.02 - Windows should have deep reveals to provide adequate depth to the facade.

8.03.03 / 9.03.03 - The Building envelope must define a clear base, middle and top through the architectural expression and treatment of the façades (figures 8.6 - 8.9)

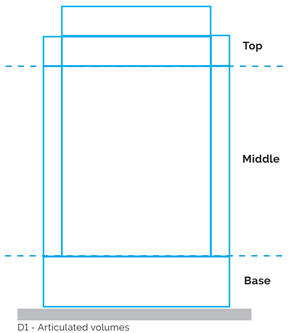
8.03.05 - There must be depth and layering in the articulation of the façades to provide a sense of quality. The depth of the facade must be a minimum of 0.225m.



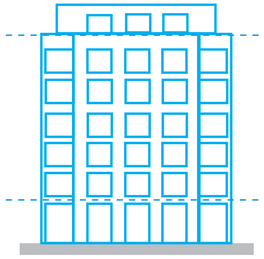
D1 - Punched fenestration



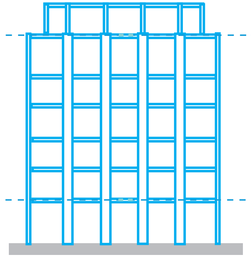
D1 -Expressed frame



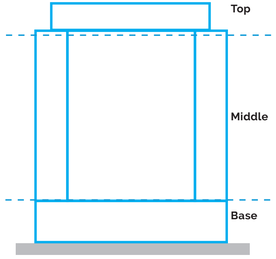
D1 - Articulated volumes



D2 - Punched fenestration



D2 - Punched fenestration



D2 - Punched fenestration

Appearance
Elevation Iterations

Throughout the ongoing development of the proposal, various facade treatment and brick colour tones have been tested. The elevation study shows these different options which all adhere to the overall guiding principles established.

Appearance
D1 Elevations

Building D1 has a predominant red brickwork facade, similar to the listed building to the north. The expressed metal C shaped channels at the balconies, with engineering brick soldier course banding every two floors to tie the 2 window bays together giving a similar proportion to the windows on the listed building, as well as picking up on details seen within the Phase 1 proposal. The clearly defined base has large glazed windows to the commercial space helping to express the tripartite facade.

T Top
M Middle
B Base

South facing elevation

North facing elevation

Appearance
D1 Elevations

The metalwork references the historic gas holder materiality and design. The dark tone contrasts with the red brickwork providing a striking, high quality architectural proposition which takes precedent from the Phase 1 detailing as well as using a similar red brick and light coloured base as seen on the listed building.

Design Code 8.10.04 - Colours for the window frames, door frames, fins, balcony metalwork and other architectural and design features must be complementary to the materials used on the rest of the building.

T Top
M Middle
B Base

East facing elevation

Appearance
D1 Elevations

To respond to design code 8.10.07 ventilation plant on the roofs have been screened and where possible hidden behind parapets. In addition all rainwater drainage will be internal and not via the external facade.

Design Code 8.10.07 - Ventilation plant and rainwater drainage must be considered as part of the overall facade design

T Top
M Middle
B Base

West facing elevation

Appearance
D2 Elevations

D2 is designed to complement Building D1, the variance in mortar colour creates a distinctiveness between the two buildings whilst responding to the relevant design codes in the same way as D1. These Design Codes are 9.10.01, 9.10.02, 9.10.03, 9.10.04, 9.10.05, 9.10.06 and 9.10.07 which are the same as the previously described codes under section 8.

T Top
M Middle
B Base

East facing elevation

West facing elevation

Appearance
D2 Elevations

On both D1 & D2 the windows stack vertically providing a consistent pattern whilst changing the window sizes creates variation across all façades. Louvres to plant areas are provided, however where possible these are kept to a minimum. In addition all overlooking is negated by not having windows directly opposite one another.

Design Code

8.08.01 / 9.08.01 - Windows should form consistent patterns across the facade, allowing a degree of variation whilst forming a coherent strategy

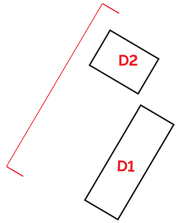
8.08.03 / 9.08.03 - Windows should be positioned to minimise overlooking to adjacent plots, where space between plots is less than 17m.

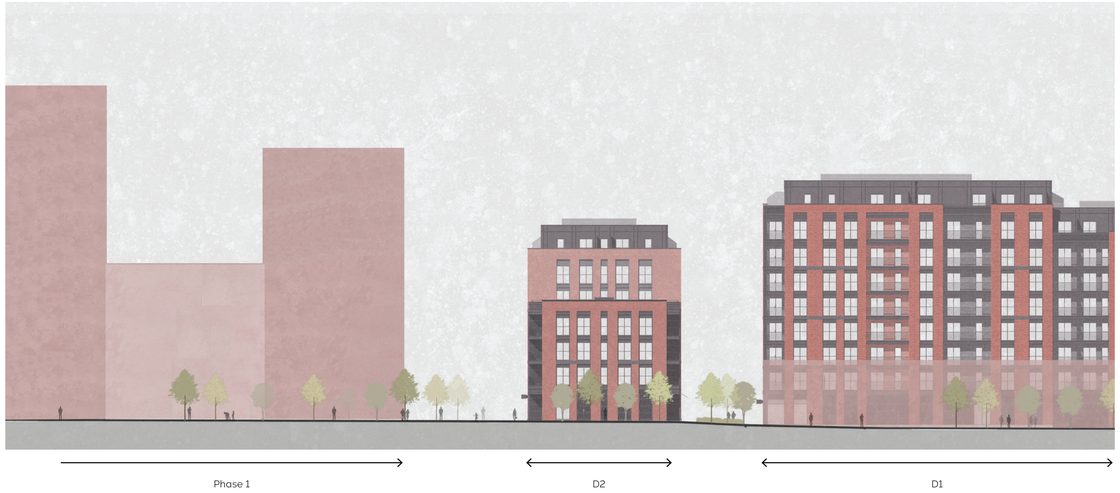
T Top
M Middle
B Base

North facing elevation

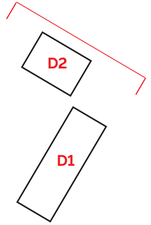
South facing elevation

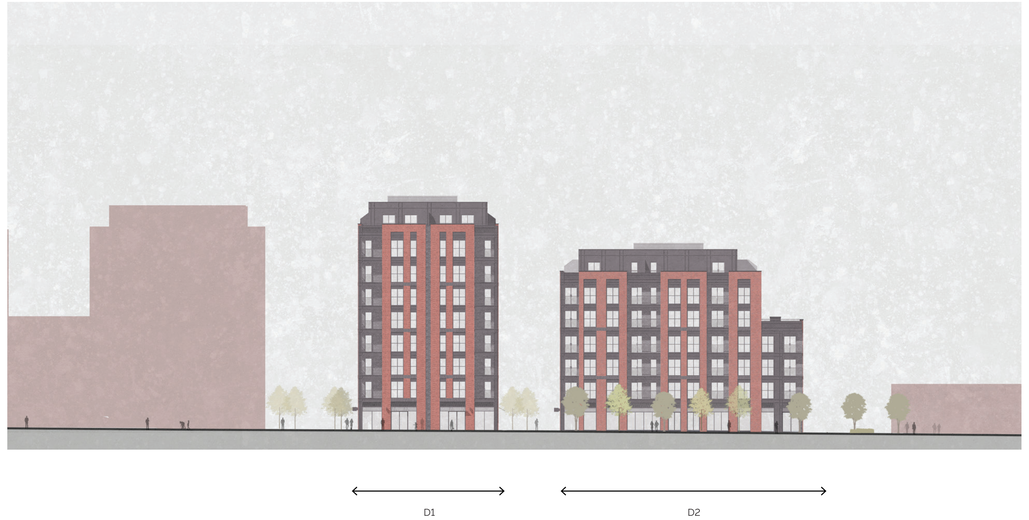
Appearance
D1 + D2 Sitewide Elevations





Appearance
D1 + D2 Site-wide Elevations





D1 & D2
Balconies

All balconies are inset into the facade, providing a vertically stacked design consisting dark metal work with a C channel profile, metal soffit and bespoke cross detail balustrade at 1100mm.

Design Codes

8.09.01 /9.09.01 - Inset balconies, projecting balconies and winter gardens are permitted. The balcony arrangement should be carefully positioned as part of the overall composition of the facade.

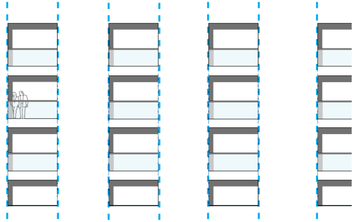
8.09.02/9.09.02 - Balustrades can vary in design but mustbe complementary to the facade design.

8.09.03 /9.09.03 - A minimum balustrade height of 1.1m must be provided for all balconies.

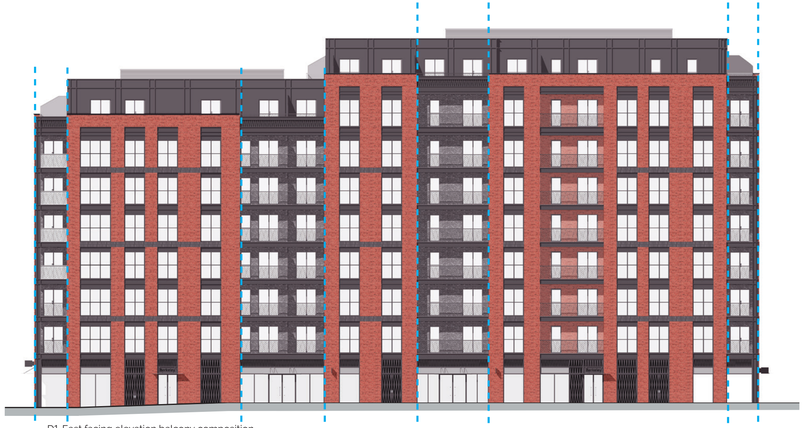
8.09.04 /9.09.04 - Horizontal balustrades are not permitted as they are a climing hazard

8.09.06 /9.09.06 - Materials for soffits should complement the facade design.

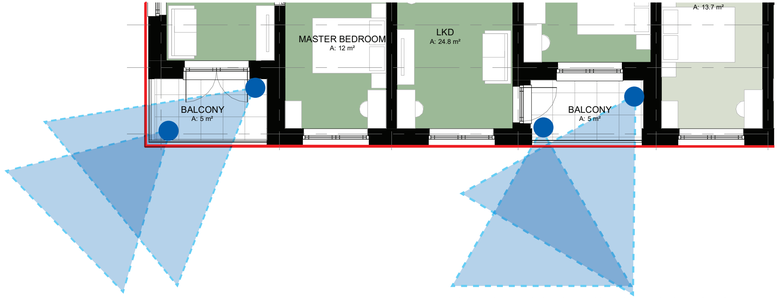
8.09.07/ 9.09.07 - All apartments must have level access to a balcony, terrace or winter garden that is a minimum of 1.5m deep internally.



Inset balcony arrangement diagram



D1-East facing elevation balcony composition



Balcony 01 - Part recessed balconies positioned on the corners of the building

Balcony 02 - Inset balconies positioned along the long elevation

Appearance
Elevation Study - Top

The top of the building is metal, and is set back from the perimeter of the building to create lightness to the upper floor. The change in material helps to create a 'top' to the building which is more contemporary in design and directly references the listed building. The profiled metalwork creates a pavilion like appearance to the top of the building similar to the design of Phase 1.

All windows for both Buildings D1 & D2 are proposed as Aluminium Polyester Powder coat. The floor and soffit on the balconies will also be a lighter tone to lighten the space.

Design Codes

8.06.08/ 9.06.08 -The top of the building must be aesthetically lighter than the main building facade and provide a pavilion appearance

8.06.09 / 9.06.09 - The top of the building should provide a high quality appearance

8.10.05 / 9.10.05 - UPVC windows must not be used on any facade

Proposed 'Top' Bay Study

Appearance
Elevation Study - Middle

The windows are set out in consistent patterns with infill panels providing variation within the façade. There is a full brick reveal to create depth to the facade.

Design Code

8.03.02 / 9.03.02 - Windows should have deep reveals to provide adequate depth to the facade.

Blossom Street - AHMM

Blossom Street - AHMM

Camberwell Union - HTA Design LLP

Proposed 'Middle' Bay Study

Appearance
Elevation Study - Base

The elevations define a clear tripartite facade incorporating a base, middle and top. The base is defined strongly using a glazing with red brick piers. The contrasting dark bespoke metalwork also provides reference to the historic gas-holder patterning.

Design Codes

8.07.06 / 9.07.06 - The bottom of the building must be clearly expressed architecturally providing a strong base

The Loom - Morris + Co

Proposed 'Bottom' Bay Study

Appearance
Proposed Visual

D1 - Imperial Road
Townscape views

Design Code 8.05.05 identifies a number of townscape views in the HTVIA that are affected by Plots D1 and D2. The following images show the impact of our proposal within the surrounding context. All views shows the building within the parameter heights.

D1 & D2 - Imperial Square
Townscape views

The design is within the parameter heights, complying with all set-backs and massing proportions described within the design codes.

06 Development Schedules

Residential Accommodation

Plot D1 comprises commercial space on the ground floor with residential apartments above. The maximum height of plot D1 building is 9 storeys, stepping down to 7 storeys. This building provides 88 affordable rent apartments with a mix of 1, 2 and 3 bedroom units.

D2 is a 7 storey building stepping down to 4 storey fronting on to Imperial Square with commercial space on the ground floor. This building will be intermediate rent and provides 40 apartments with a mix of unit sizes, in line with the Section 106.

	Building D1						(measured as per approved Developmen	
Level	GEA sqm	GEA sqft	GIA sqm	GIA sqft	NIA sqm	NIA sqft	GEA sqm	GEA sqft
0 (Commercial)	1232.4	13265.6	1152	12400.1	392.2	4221.6	444.6	4785.7
1	1130.1	12164.4	839	9031.0	832.6	8962.1	975.9	10504.6
2	1130.1	12164.4	839	9031.0	832.6	8962.1	975.9	10504.6
3	1130.1	12164.4	839	9031.0	832.6	8962.1	975.9	10504.6
4	1130.1	12164.4	839	9031.0	832.6	8962.1	975.9	10504.6
5	1130.1	12164.4	839	9031.0	832.6	8962.1	975.9	10504.6
6	1130.1	12164.4	839	9031.0	832.6	8962.1	975.9	10504.6
7	1042.1	11217.2	760.8	8189.3	751.3	8087.0	887.6	9554.1
8	568.3	6117.2	413.2	4447.7	408.2	4393.9	486.2	5233.5
Total	**9623.4**	**103586.3**	**7360.0**	**79223.0**	**6547.3**	**70475.1**	**7673.8**	**82600.8**

	Building D2						(measured as per Approved Development Specification)	
Level	GEA sqm	GEA sqft	GIA sqm	GIA sqft	NIA sqm	NIA sqft	GEA sqm	GEA sqft
0 (Commercial)	666.1	7169.9	615.0	6619.9	264.0	2841.7	264.0	2841.7
1	621.9	6694.1	455.7	4905.2	451.3	4857.8	534.5	5753.4
2	621.9	6694.1	455.7	4905.2	451.3	4857.8	534.5	5753.4
3	621.9	6694.1	455.7	4905.2	451.3	4857.8	534.5	5753.4
4	509.3	5482.1	360.8	3883.7	357.3	3846.0	430.8	4637.1
5	509.3	5482.1	360.8	3883.7	357.3	3846.0	430.8	4637.1
6	353.2	3801.8	234.3	2522.0	228.5	2459.6	279.9	3012.8
Total	**3641.4**	**39196.0**	**2938.0**	**31624.6**	**2561.0**	**27566.6**	**3271.2**	**35211.2**

For further detail on the breakdown of the accommodation and amenity spaces provided please refer to the schedule of accommodation.

Development schedules
Tenure Mix

Plots D1 and D2 has a mixed tenure of affordable rent and intermediate rent units. These are shown in the diagram below.

Phase 2 Boundary

Affordable Rent

Intermediate Rent

Tenure for Phase 2, King's Road Park

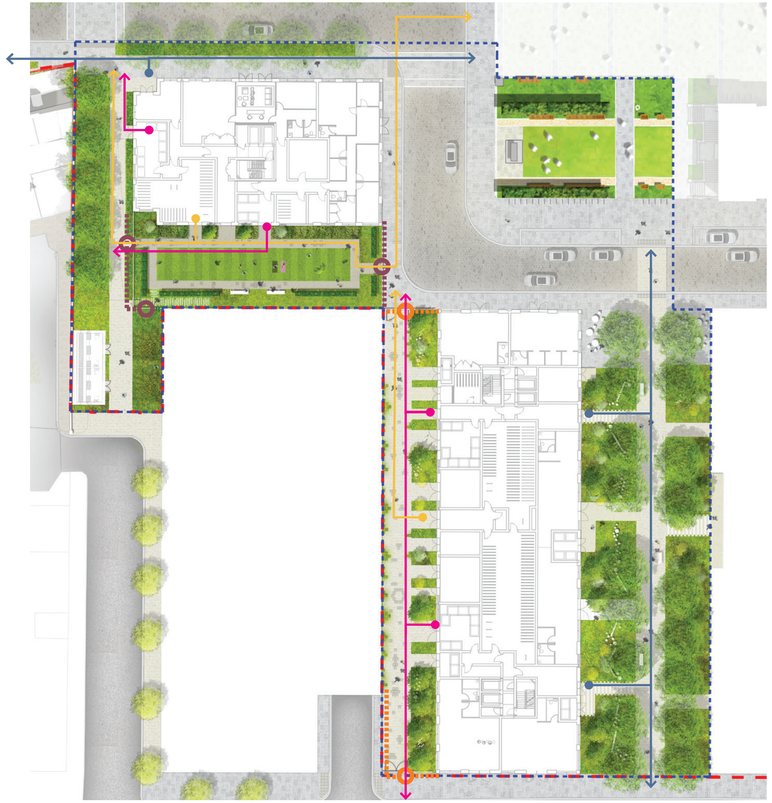
07 General Arrangements

General Arrangement
Proposed Site Access

The masterplan diagram clearly defines private and public zones where gates and fob access will be required in order to meet Secure By Design criteria.

In addition the team have considered how vehicular access and pedestrians move through the site.

- Primary pedestrian routes to front doors
- Service vehicle routes and destinations
- Access to secure cycle stores
- Maintenance Access
- Secure access gate
- Estate Management Gate Only



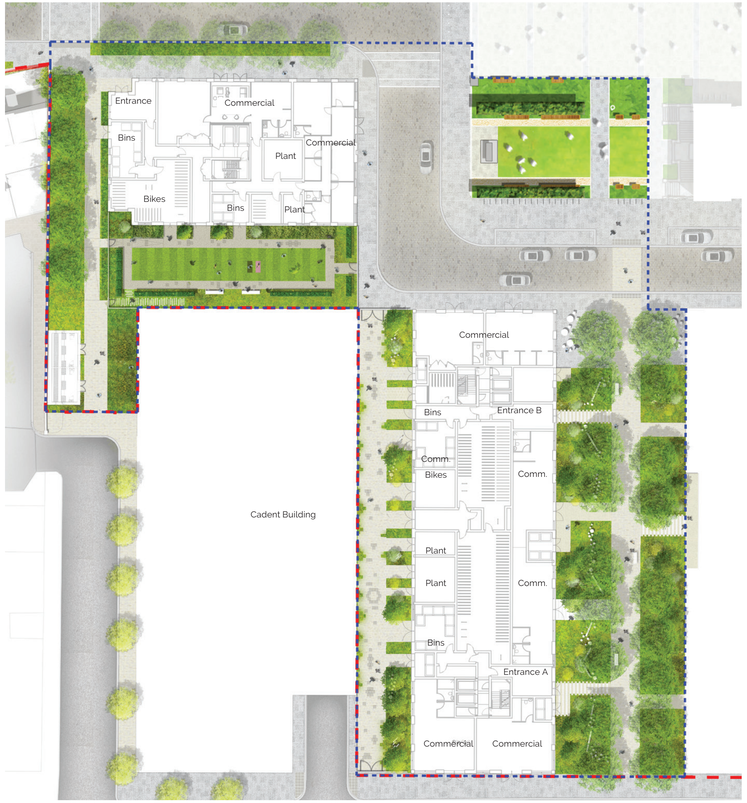
General Arrangement
Proposed Site Layout

The masterplan shows the proposal for Plots D1 and D2. The two buildings are positioned next to a landscaped pedestrian link, with roads and pavements connecting the development situated to the north. Doorstep is located to the east of D1 and also within the private courtyard space next to D2.

Total residents cycle spaces: 298 Cycle spaces

Total commercial cycle spaces: 30 Cycle spaces

site boundary



General Arrangement
Building D1 - Floor Plans

Building D1 contains the Affordable Rent Apartments housing many of the larger typologies for family housing.

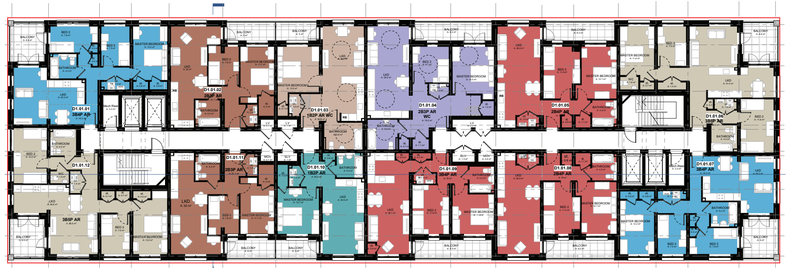
The 1st to 4th floor proposes 12 apartments consisting of, 1x 1b2p, 1x 1b2p wheelchair, 2x 2B3P, 3x 2B4P, 1x 2B4P Wheelchair, 2x 3B4P and 2x 3B5P.

The 5th to 6th floor proposes 12 apartments consisting of, 1x 1b2p, 1x 1b2p wheelchair, 2x 2B3P, 4x 2B4P, 2x 3B4P and 2x 3B5P.

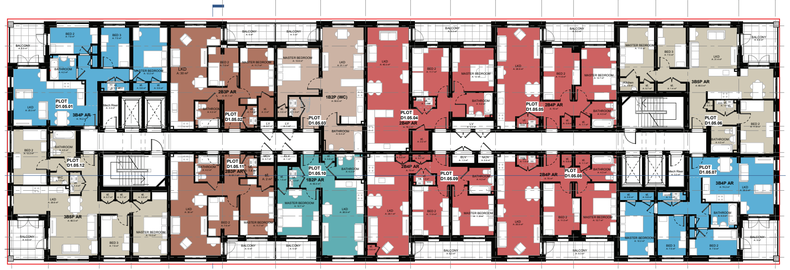
The 7th floor proposes 10 apartments consisting of, 1x 1b2p, 1x 1b2p wheelchair, 4x 2B4P, 1x 3B4P and 3x 3B5P.

The 8th floor proposes 7 apartments consisting of, 4 x 1B2P, 1x 3B5P and 1x 3B5P wheelchair.

The building is accessed centrally through a secure entrance where the post boxes are. A double lift and stair core is provided in each end of the building.



1st - 4th Floor Plan



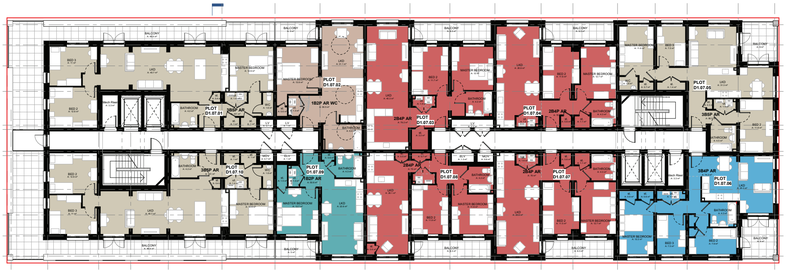
5th - 6th Floor Plan

1b2p
2b4p
2b3p
3b5p
1b2p wheelchair accessible
2b4p wheelchair accessible
3b4p

General Arrangement
Building D1 - Floor Plans

Each apartment meets the Nationally Described Space Standards and has at least minimum private amenity space.

Roof areas have a sedum green roof with plant areas and PV panels.



7th Floor Plan

8th Floor Plan

1b2p
2b4p
2b3p
3b5p
1b2p wheelchair accessible
2b4p wheelchair accessible
3b4p

General Arrangement
Building D2 - Ground Floor

Ground Floor Plan

General Arrangement
Building D2 - Floor Plans

Building D2 has a smaller footprint than D1. The 1st to 3rd floor plan proposes, 8 apartments consisting of, 1x 1B1P, 2x1B2P, 1 x 1B2P DDA, 1x 2B3P, 1x 2B4P and 1x 2B4P DDA.

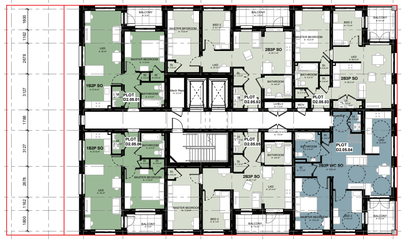
The 4th and 5th floor plan proposes 4 apartments consisting of, 2x 1B2P, 3x 2B3P and 1x 2B3P Wheelchair Unit.

The 6th floor plan proposes 2 apartments consisting of, 2x 1B2P and 2x 2B3P

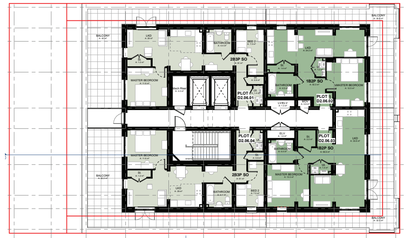
Bin stores are located along the southern edge and western edge of both buildings, with internal; cycle storage.

Roof areas have a sedum green roof with plant areas and pv panels.

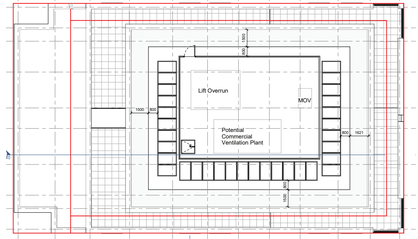
1st - 3rd Floor Plan



4th - 5th Floor Plan



6th Floor Plan



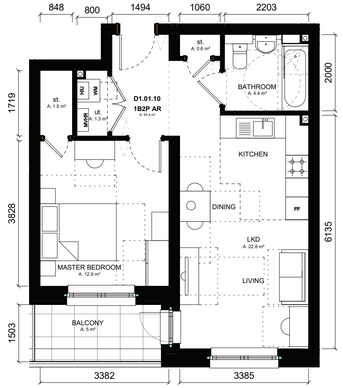
Roof Plan

1b1p - Suite
1b2p
2b3P
2b4p wheelchair accessible

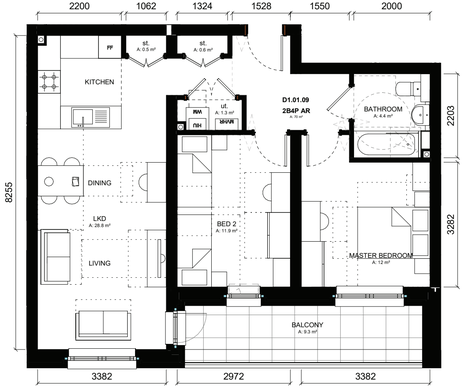
Residential Layouts
Affordable Rent

The layouts for the affordable rent and intermediate rent accommodation follow the same principles, incorporating nationally described space standards, minimum storage and amenity requirements.

The following pages show a variety of layouts for all tenure types. The design of each proposes consistant high quality spaces with adaptable furniture layouts.

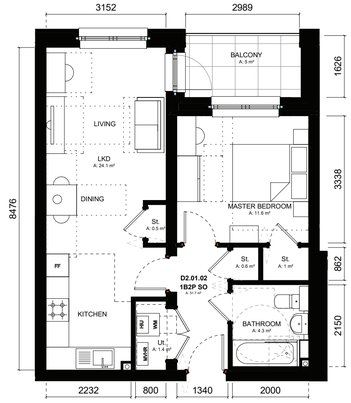


1B2P

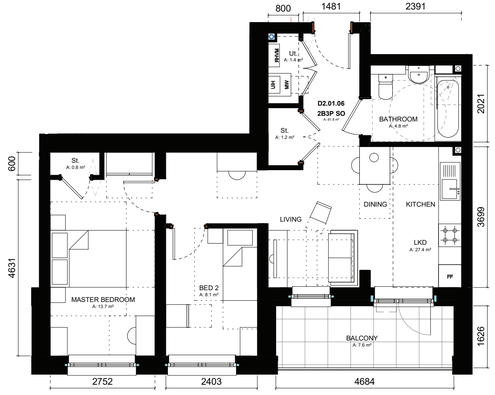


2B4P

Residential Layouts
Intermediate Rent



1B2P



2B3P

09 Landscape design

Imperial Quarter - D1 & D2
Landscape Character

The Imperial Quarter surrounding D1 and D2 will offer a mixed environment where residential frontages combine with commercial spill out areas. The Imperial Quarter – west will also include Sands End Lane, the vehicular link from Imperial Road into the King's Road Park development.

The landscape will create a visual balance between the public, private and commercial areas. This as a result, provides privacy to the residents but also provides a strong, active frontage for pedestrians. Extensive planting and trees will visually link to the square, park and Gasholder No.2 beyond and reinforce the quality of the development from Imperial Road.

Sands End Lane is the main vehicular route through the site. Crossings will be provided to encourage pedestrian connection across Sands End Lane. Lay-bys are provided along Sands End Lane for parking, drop-off and service vehicles.

The landscape design for the Imperial Quarter and Sands End Square south character areas provides the following:

- A mix of residential and commercial units including retail, office and restaurants
- Seasonally varied raised planters and adaptable edge treatments used as place-making elements for commercial uses (e.g. to screen seating areas, complement shop windows or display wares)
- Incorporated short-stay seating, accent lighting and avenue tree planting where possible
- Linear bands of planting maximise pedestrian footfall
- Private communal spaces designed for viewing from above or quiet recreation and circulation

Adjacent are the five character areas which define Imperial Quarter D1 & D2. and Sands End Square South. A description of each character area can be found in this section of the Design and Access Statement.

Imperial Quarter - D1 & D2
Landscape Site Plan

Legend:

1. 4.0m wide central natural stone pedestrian path
2. Wide planting buffer - Green entry Corridor
3. 'Bridge' path connections
4. Doorstep play integrated into soft landscape
5. Nature corridor (Gated) - Mixed biodiverse habitat. Corridor also includes doorstep play
6. Permeable 'crafted' fence/screen with planting
7. Garden courtyard with formal and informal features
8. RMU positioned behind existing Imperial Square wall
9. Tree and hedge lined path between Emden Street and Sands End Lane
10. Formal lawn with seating and pleached trees
11. Relocated war memorial(s)
12. Sands End Lane - natural stone finishes
13. Sands End Lane boulevard trees & SuDS

Detailed planning application boundary

Imperial Walk & Nature Corridor
Character area - Mood board

Formal & informal play trails through planting

Doorstep play elements - Natural materials

Tree lined route

Tree lined pedestrian route with lush understorey planting

Sculptural elements for incidental play and seating opportunities

Feathered paving feature with vegetation creeping between - Nature corridor

Imperial Walk & Nature Corridor
Concept Plan

Legend:

1. 4.0m wide natural stone pedestrian path
2. 7.5m wide planting buffer
3. 'Bridge' path connections
4. Doorstep play integrated into soft landscape
5. Pocket plaza - trees in paving
6. 4m wide access path with feathered edge
7. Doorstep play within paving and to edges of garden beds.
8. Biodiversity elements integrated into planting buffer (bug hotels & log piles.)
9. Green edge with potential of green wall (self clinging climbing plants)

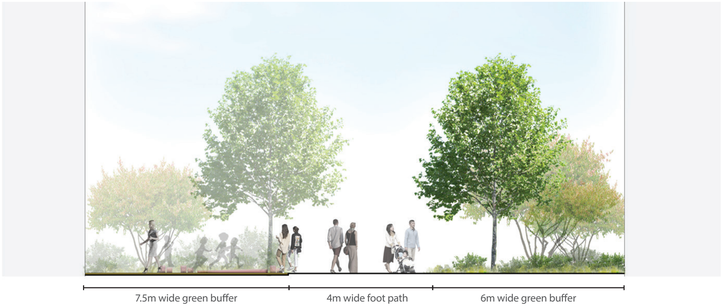
Detailed planning application boundary

Imperial Walk Concept View, looking north towards Sands End Square and Park beyond

Imperial Walk - Green Corridors

Illustrative Section

Section A-A' Imperial Walk



Section B-B' Imperial Walk

Section C-C' Green Corridor

D2 Courtyard & Emden Street Connection

Formal planting structure. Pleached trees with understorey planting

A safe enclosed space for residents to relax with privacy

Linear lawn with perimeter planting and path

Perimeter path network with multi-layered shade tolerant planting

Linear lawn area provides flexible spill-out space for residents to socialise

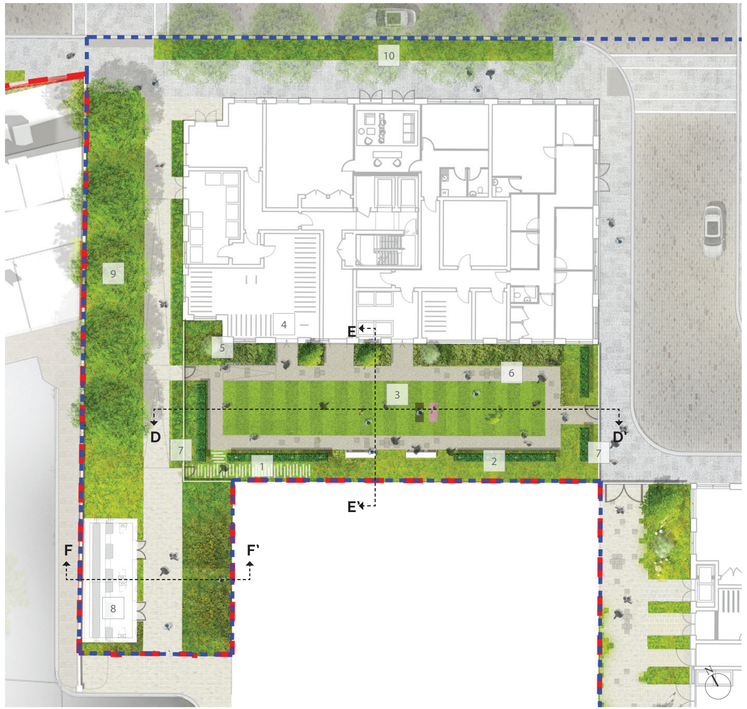
Providing seasonal interest in the planting species selection for all ages to explore

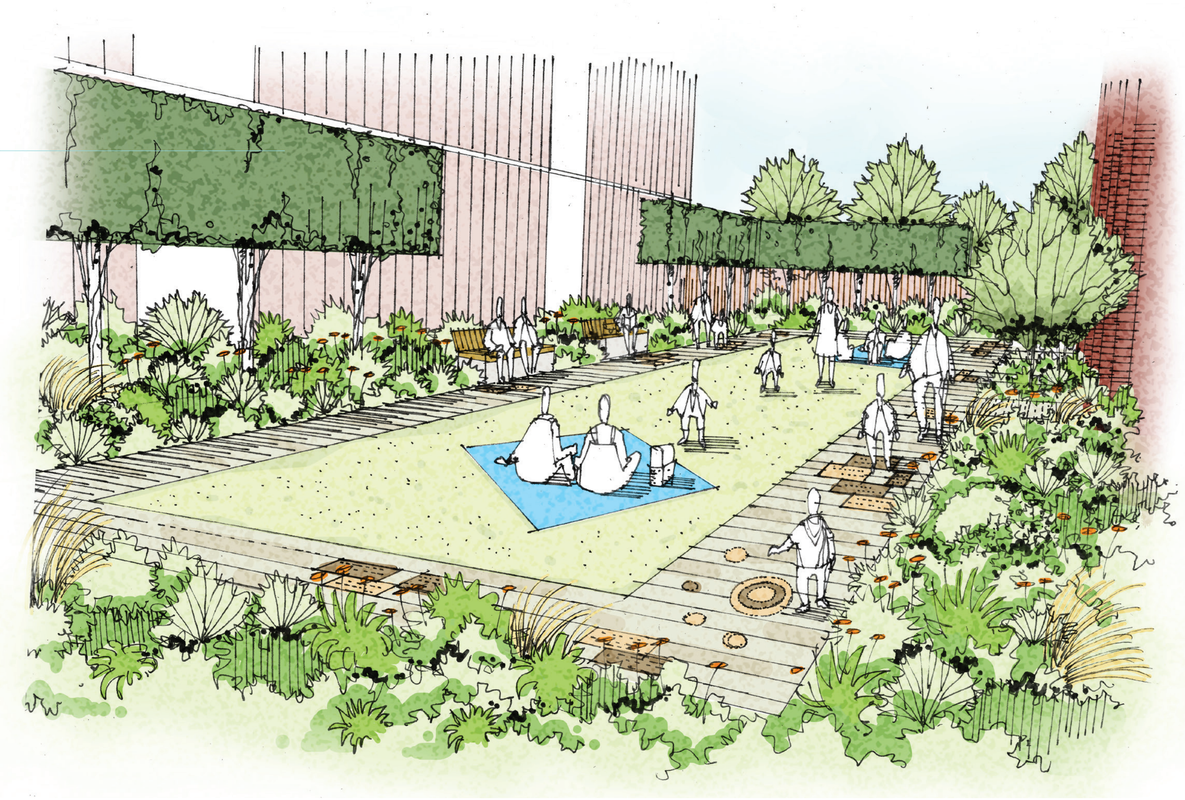
D2 Courtyard & Emden Street Connection

Legend:

1. Cadent access path - concrete stepping stones forming a 'garden path'
2. Pleached trees frame private courtyard
3. Central lawn with formal planting framing lawn.
4. Entry to D2 including a hard paving door matt
5. Resident fruit trees
6. Doorstep play trail around perimeter path - flush interpretation within paving
7. 2.0m high 'crafted' fence. Gated at Emden Street and Sands End Lane
8. RMU positioned behind existing Imperial Square wall
9. Tree and hedge lined path between Emden Street and SEL
10. Sands End Lane boulevard trees & SuDS

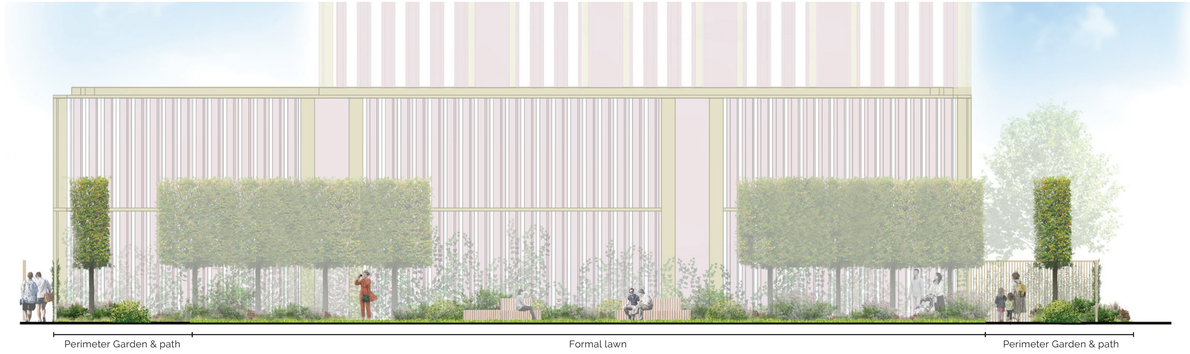
Detailed planning application boundary





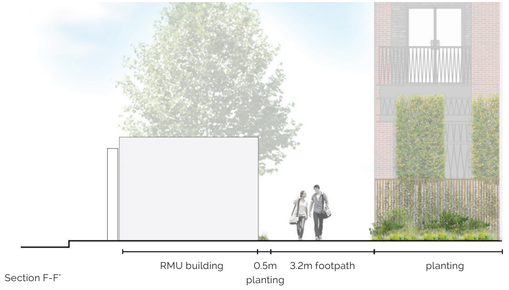
D2 Courtyard Garden concept view looking west towards Emden Street

D2 Courtyard
Illustrative Sections



Section D-D' D2 Courtyard

Section E-E' D2 Courtyard



Section F-F'

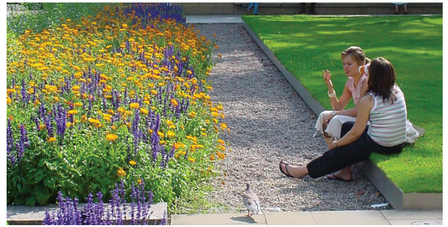
Sands End Square South
Character area - Mood board

Hard Flexible Space For Events, Activities & Feature Pavings

Soft spill out zones and definition /Activation of Edges

Public Gardens & Feature Trees

Multi-layered greening



Vibrant and seasonal landscapes

Sands End Square South
Concept Plan

Sands End Square forms an active centre to the site with flexible space and a strong urban character. The square provides a setting for the retained listed buildings and memorials, and is framed by buildings with non-residential active ground floor uses.

Sands End Lane wraps along the southern and western edges of the square, providing the main vehicular route through the site and facilitating pedestrian and cycle circulation.

The scale of the street and associated footpaths, material selection and provision of designated crossing points, exemplify the pedestrian priority of this urban square and the overall site.

To create the environment of a high street, high quality materials and a distinctive soft landscape will be introduced.

Avenue planting of distinctive flowering trees along Sands End Lane and within Sands End Square will reinforce definition of key routes, including the main east-west pedestrian link through to Chelsea Creek and beyond to Imperial Wharf Station. Specimen flowering trees will provide features at key locations within the larger square.

Formal lines of pleached trees are proposed to frame the square at the eastern end, providing a soft visual enclosure while maintaining pedestrian access between function areas.

A similar formal arrangement is provided to frame the forecourt to the Research Laboratory building.

Key

1. Relocated Memorial(s)
2. Formal lawn with linear bench seating
3. Pleached trees with understorey planting frame C1 West entry
4. Feature paving to Sands End Square - flexible spill-out zones from adjacent commercial facilities. Potential for a highly programmed Civic space.
5. North-south pedestrian path
6. Flush crossing from the Imperial Quarter
7. 2no. Parking spaces

- - - - Detailed planning application boundary

Sands End Square South
Concept Section

Section G-G'

Sands End Square
Illustrative concept view

Sands End Square - A transition space, a space to pause, a place to eat, socialise and shop.

Sands End Square
Illustrative concept view

Looking east towards C1. The relocated memorial is provided a fitting setting with lawn, planting and structured pleached trees creating a 'room' within the square.

Sands End Square
Illustrative concept view

Looking north from the Imperial Quarter. A lifted boxed tree canopy provides clear views through to the C1 entry, the square and the park beyond.

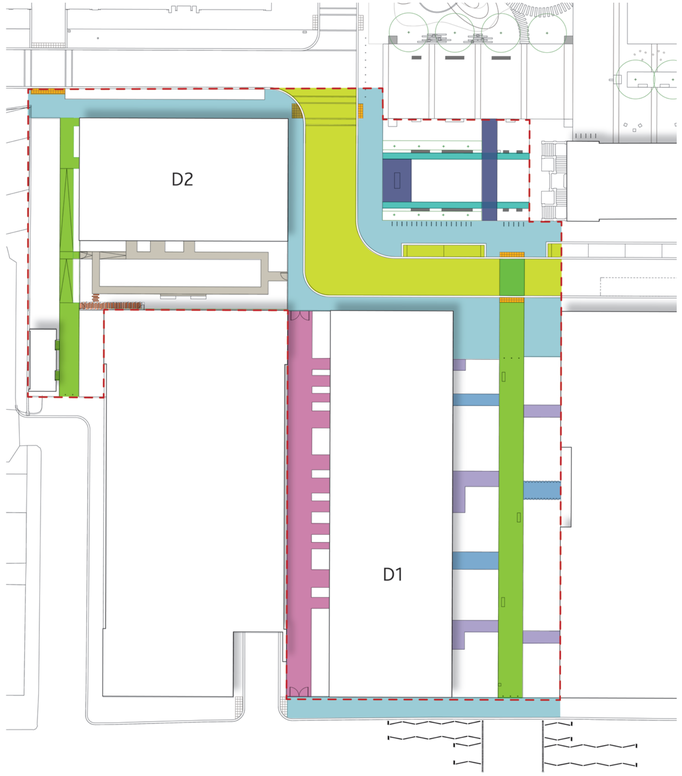
Hard Landscape
Hard Materials Strategy

The hard landscape design aims to convey a unifying character to the masterplan, providing a robust solution that will support the anticipated uses. Importance is given to the appropriateness of the materials in regard to heritage significance, place making and long-term performance. Components of the public realm must also contribute to the overall sustainability of the scheme.

To accomplish a high quality scheme that respects the character of the area, a simple, de-cluttered palette of natural materials has been chosen for the D1 & D2 Imperial Quarter. Natural, permeable materials will characterise all the green amenity spaces and gardens within the scheme.

Key Features

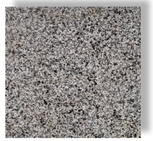
- Natural stone pavers to routes and public realm areas along Sands End Lane and the Imperial Walk
- Stone setts to all drop off and trafficable areas
- Natural stone kerbs / minimum height (e.g.50mm)
- Tactile studs at all crossing points formal and informal.



- Detailed planning application boundary
- Sands End Lane - Carriageway
- Imperial Walk - Footpath
- Land 'Bridge' - Residential
- Sands End Lane - Footpath
- Nature Corridor - Footpath
- Land 'Bridge' - Commercial/other
- Private amenity space
- Tactile paving
- Stepping stones
- Sands End Square feature paving

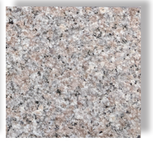
Hard Landscape
Hard Materials Palette

Sands End Lane - Carriageway

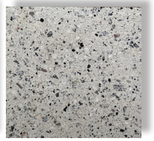

Natural stone: Dark grey
Fine picked - 60%


Natural stone: Mid-grey
Fine picked - 30%

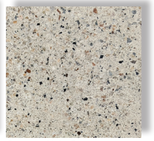

Natural stone: Buff
Fine picked - 5%

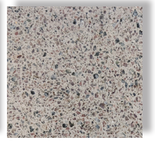

Natural stone: Red-grey
Fine picked - 5%

Nature Corridor - Footpath

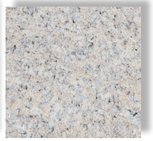

Concrete: Light grey
Smooth - 40%


Concrete: Oatmeal
Smooth - 10%


Concrete: Light Cream
Smooth - 40%


Concrete: India
Smooth - 10%

Emden St & Imperial Walk - Footpath

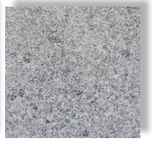

Natural stone: Buff-grey
Blasted - 90%


Natural stone: Red-grey
Bush hammered - 5%

Private amenity space


Concrete - Oatmeal
Smooth

Sands End Lane - Footpath


Natural stone: Mid-grey
Flamed - 97%


Natural stone: Mid-grey
Bush hammered - 3%

'Bridge' path connection


Natural stone: Silver-white Grey
Fine picked

Sands End Square

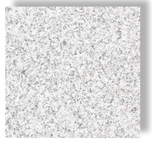

Sand End Square - Natural stone plaza, buff tones


Sand End Square - Natural stone paving bands

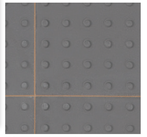
Stepping stones


Concrete - Oatmeal
Smooth

Entrance walkway


Natural stone: Silver-white Grey
Fine picked

Tactile paving


Blister tactile paving - Charcoal

Hard Landscape
Furniture Strategy

Site furniture elements provide physical amenity, moments to pause for rest and relaxation and can assist in animating the public realm encouraging people to linger and socialise instead of passing through, thereby altering the character of the space.

The following principles have been considered in the selection of furniture types:

- Consistency in character and materials with reference to the built form and history of the site, but also taking account of comfort and inclusive provision for all users. This assists in formulating a sense of place as well as responding to particular access needs.
- The furniture elements will be robust, require low maintenance and be able to tolerate the demands of the public environment. Timber is used to create a tactile and comfortable surface.
- Designed for all abilities. All furniture will be to BS8300-1 2018 Design of an accessible and inclusive built environment. External environment – 10.7

The furniture palette includes

- Fencing / gate
- Sculptural door step play / seating element
- Loose furniture
- Concrete seating with timber top, backrest and armrests.
- Bollards
- Litter bins

Detailed planning application boundary

Fence/gate

Doorstep play & sculptural element

Feature courtyard bench

Loose tables & chairs

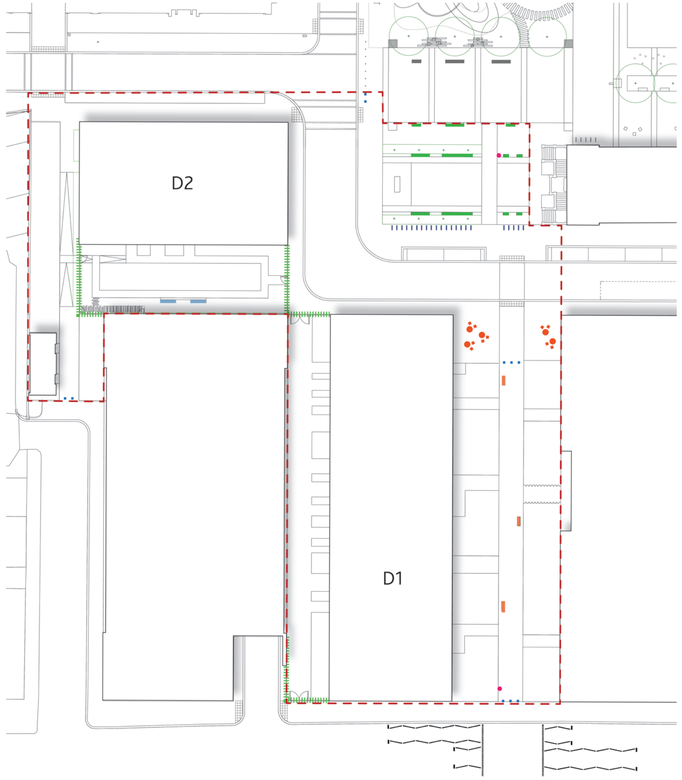
Public bench seats

Civic furniture suite

Cycle Stands

Bollards

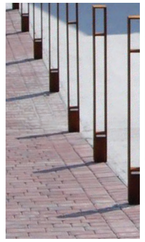
Litter Bin



Hard Landscape
Furniture Palette

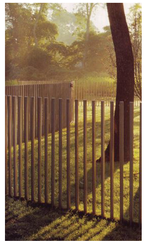

Loose tables & chairs - Courtyard

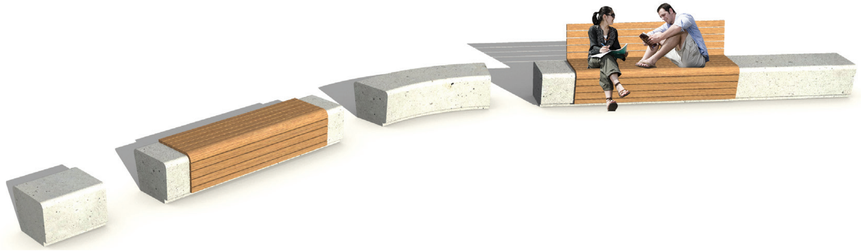

Cycle Stands


Bollards


Litter Bin


Timber seating within planting

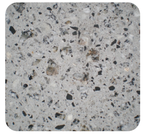


Fencing / Gate screening between public/private realm


Imperial Quarter 'Family of Furniture'

Civic suite: Timber benches with concrete and individual seats on concrete base. These Dual aspect Bench seating includes with and without back and arm rests. (Indicative concept suite shown)


Textured powder coat


Bronze powder coat finishes


Dark aggregate concrete


FSC hardwood timber

Indicative options for furniture finish

Hard Landscape
Play Strategy

Based on the Mayor of London's SPG, the target provision for the masterplan allows 10m² of playable space for every child within a reasonable walking distance of home.

Doorstep play (Ages 0-3) - Is included along playable trails within the Imperial walk linear buffer planting adjacent D1 and as a sculptural element within the D2.

As set out in the outline planning application for Fulham Gasworks, local and youth play is located in the park and play hub adjacent Sands End Square.

D1

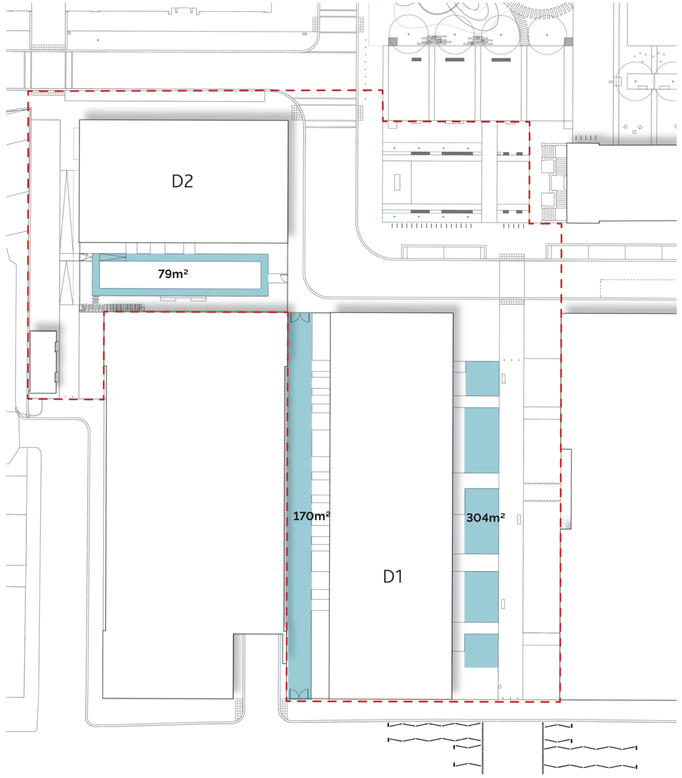
Child Age	Total Children	Required (Sqm)	Proposed Scheme (Sqm)
Doorstep play (0-3)	44.2	442	474
Local play (4-11)	35.0	350	Area accommodated in Park
Youth play (11-15)	17.6	176	Area accommodated in Park
Youth play (16-17)	9.3	93	Area accommodated in Park
TOTAL	106.1	1061	474m²

D2

Child Age	Total Children	Required (Sqm)	Proposed Scheme (Sqm)
Doorstep play (0-3)	3.7	37	79
Local play (4-11)	2.3	23	Area accommodated in Park
Youth play (11-15)	0.4	4	Area accommodated in Park
Youth play (16-17)	0.2	2	Area accommodated in Park
TOTAL	6.6	65.6	79

Detailed planning application boundary

Doorstep play (Ages 0-3)



Hard Landscape
Play Typologies

Doorstep play (Ages 0-3)

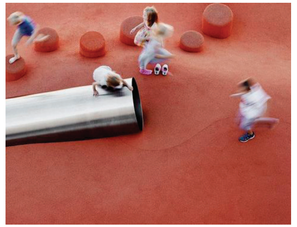
Timber balance beams with hints of colour

In ground play trail and interpretation

Timber and concrete stepping logs within planting

Metal objects for play and seating opportunities

Local play (Ages 4-11)



Undulating landdorm with slides

STEM play elements

Youth play (Ages 11-17)

Informal youth and adult fitness opportunities

Flexible and informal recreational activities

Note: Local and youth play is located in the park and play hub adjacent Sands End Square.

Hard Landscape
Lighting Strategy

A well designed lighting scheme will enhance the user experience, making a safe and enjoyable night time environment. Lighting will reinforce way finding and the overall hierarchy of spaces, giving emphasis to the primary circulation routes and highlight special features within the landscape.

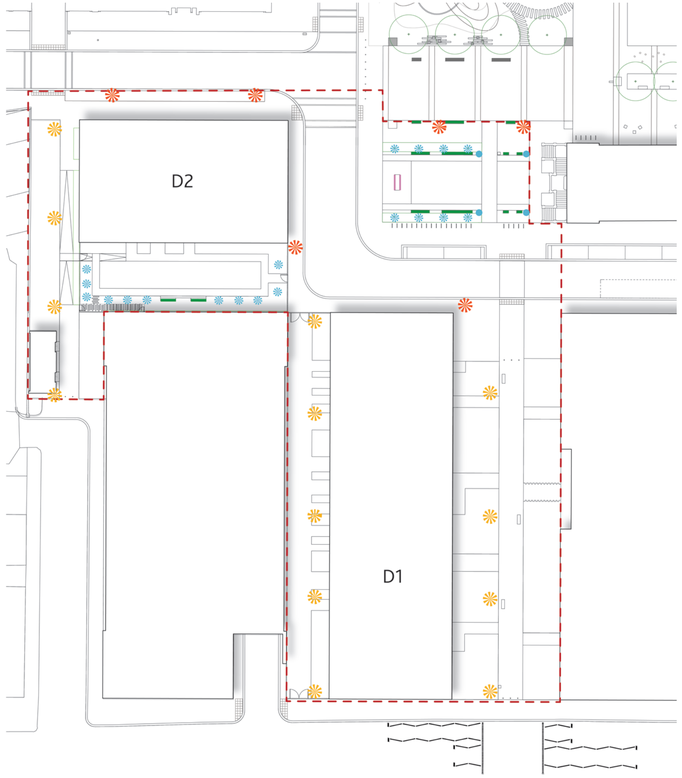
The King's Road Park Imperial Quarter lighting design will create a safe and welcoming environment during the hours of darkness while articulating architectural features such as the Architecture, furniture and feature trees.

Lighting of pedestrian routes varies depending on priority of route, with pole mounted fittings providing wayfinding cues through the site. A range of smaller wall mounted and ground mounted fittings may be used in lower priority areas and garden areas.

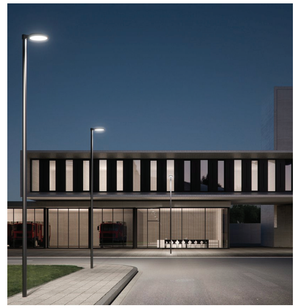
Building mounted light fittings are used where appropriate ensuring that routes are lit to create a safe environment for effective navigation and safety. CCTV camera coverage is provided to augment secure
by design features and light levels are designed to facilitate operation of these cameras. CCTV will be mounted to light columns where appropriate.

Feature lighting is generally kept to a minimum but where used it will enhance landscape and architectural features within the wider public realm.

- Detailed planning application boundary
- Street Pole Lighting
- Residential Pole Lighting
- Secondary Walkway Pole Lighting
- Tree Uplighting
- Linear LED Furniture Lighting
- Uplighting to memorial

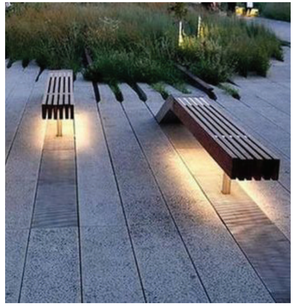


Hard Landscape
Lighting Palette


6m high Sands End Lane light column


3.5m high residential column Lighting


Tree Uplighting




Uplighting to memorial

Soft Landscape
Tree Strategy

The tree strategy will strengthen the masterplan and provide features within each character area.

Structural tree planting is a key feature within the masterplan. The planting will have two different roles. In certain sections of the masterplan it will provide a functional framework, creating a definition and buffer between public and communal amenity space. Within other sections of the masterplan, the planting will enhance visual amenity and provide a distinctive identity to the various areas of the site.

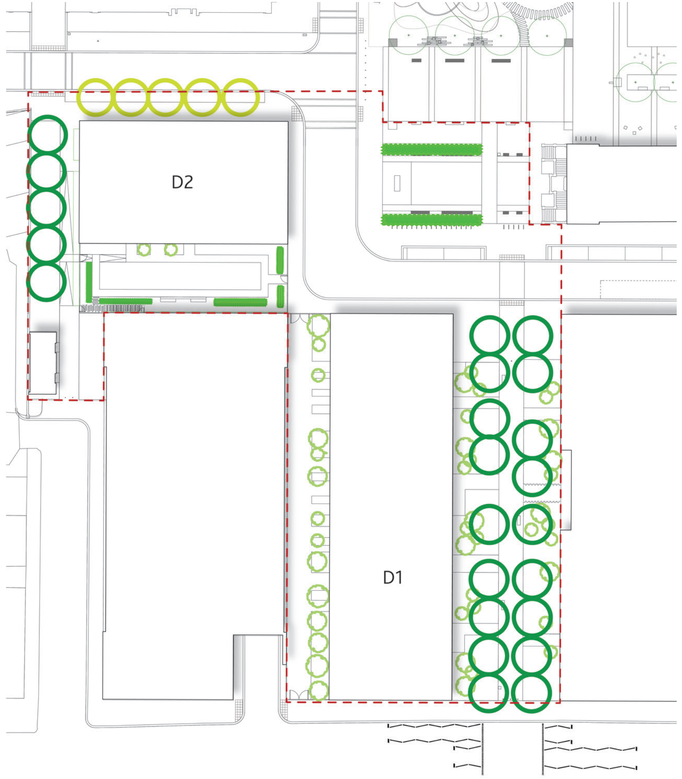
The selection includes species that will allow high levels of natural light to filter through the canopy and the heights of the lower branches of the trees will allow for clear views through the masterplan. The character of the trees will complement the Character Areas and the texture, colour and height will be considered when placing each tree.

Consideration of the various constraints of each area of the site have been taken into account in the development of the plant palette.

Tree pits 'stem to ground' are provided as per design code 3.41.06. Rather than individual pits, tree pits will likely have linear trenches to share soil volume.

Shade tolerant planting is proposed suited to the environmental conditions. The courtyard provides a private communal oasis for a moment to pause surrounding by lush planting. The courtyard offers quiet amenity as opposed to the animated activity of the Park and Sands End Square

- Detailed planning application boundary
- Sands End Lane avenue trees
- Linear Imperial walk trees
- Multi-strem trees / specimen shrubs
- Pleached trees



Soft Landscape
Proposed Tree Size

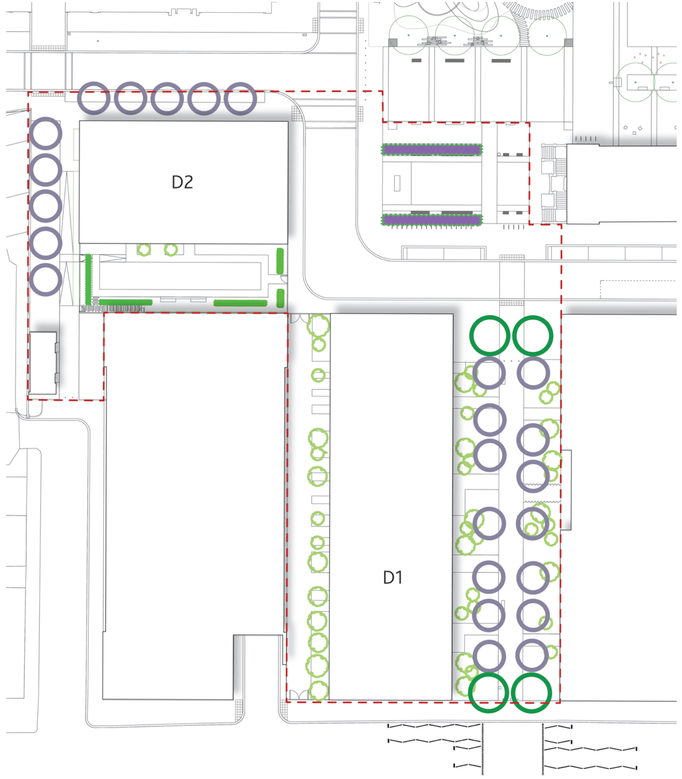
- Detailed Planning Application Boundary

Large Trees
- Trees to be specified as single stem
- 3m clear stem
- 5 times transplanted
- 8-10m high
- 3-4m wide
- 35-40cm girth

Medium Trees
- 2m clear stem
- 5 times transplanted
- 5-7m high
- 2-3m wide
- 30-35cm girth

Small Multi-stem Trees
- 3-4.5 m high
- 2-3 m wide.

Pleached Trees
- Pleached trees to be specified as single stem
- 3m clear stem
- 5 times transplanted
- 5-6m high
- 2m wide
- 30-35cm girth



Soft Landscape
Planting Character

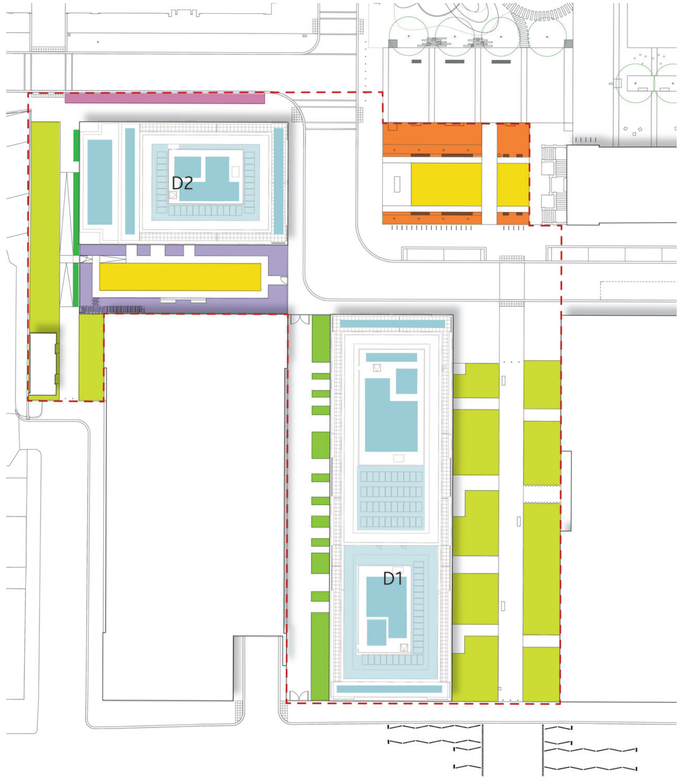
A site-specific plant palette has been developed, which responds to the needs of various character areas and scale of spaces around King's Road Park. A combination of native and adaptive plants are proposed, with high durability and low water demand and softening of the surrounding built form. Shade and feature trees define the spaces and provide a green ceiling, shelter and seasonal colour.

The biodiverse roofs will comprise areas of bare ground, sedum and wildflowers (including species which are notable within London such as Tower Mustard Arabis glabra and London Rocket Sisymbrium irio). This, will mimic the Habitat of Principal Importance 'Open Mosaic Habitat', which together with the provision of log piles and sandbanks will provide opportunities for a range of faunal species, such as invertebrates upon which birds and bats will feed.

To complement the vegetation, habitats for invertebrates, birds and bats will be incorporated into the landscape and structures at ground floor. The design proposes Stag beetle loggeries, bird nest boxes, log piles and insect hotels at ground floor. The D1 and D2 biodiverse roof space includes log piles, sandy piles, brick (clean) piles and stone piles.

The King's Road Park biodiversity strategy complements the objectives of the London Borough of Hammersmith and Fulham Local Biodiversity Action Plan (BAP) 2016-2020. The design forms priority habitats that provide opportunity for the selected borough priority species to establish. This strategy also aligns with London and National action plans.

- Detailed planning application boundary
- Linear street planting
- Nature corridor
- Hedge
- Biodiverse roof
- Rain garden
- D2 Amenity courtyard
- Sands End Square
- Lawn



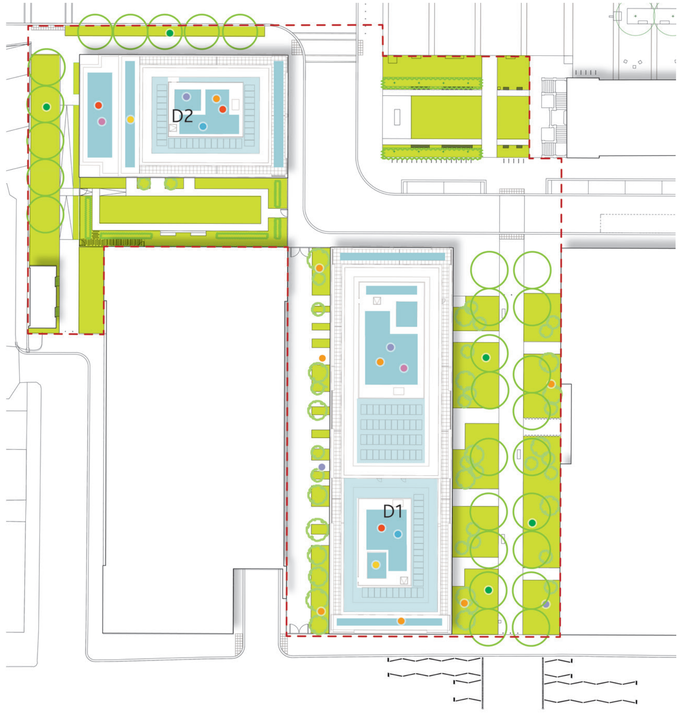
Soft Landscape
Biodiversity Strategy

A key aim across King's Road Park is to create a landscape with a series of closed loop systems - wildflowers attracting bees which pollinate flowers and fruit, nitrogen fixing species to add to soil nutrients, and selection of habitat and food species for wildlife benefits.

There are a number of opportunities to enhance the site wide biodiversity and ecology and to mitigate the impact of the proposed development. D1 & D2 landscape includes:

- A network of trees and green spaces forming potential wildlife habitats and green corridors.
- Sustainable planting by developing planting designs that are appropriate for their location, including the availability of sunlight and water.
- Incorporate native plant species into the planting designs across the masterplan including the use of native shrub planting to provide nesting opportunities for birds.
- Establish a series of biodiverse roofs on the buildings across the site, to aid biodiversity and establish a range of habitats.
- Incorporation of bird and bat boxes within the tree network.
- Biodiverse roofs have been proposed on buildings as indicated and provision made for these within the structures and access arrangements of each building.

- Detailed planning application boundary
- Ground floor planting
- Biodiverse roof
- Bird boxes
- Solitary bee house
- Insect hotels
- Sand piles
- Brick piles (Clean)
- Log piles
- Stone piles



Soft Landscape
Example Imperial Quarter Planting Palette Mix

TREES


Gingko biloba 'princeton Sentry'


Carpinus Betulus or Photinia x fras. 'Red, Prunus laur. 'Caucasica'


Carpinus betulus 'A. Beeckman'


Amelanchier lamarckii

SHRUBS


Chimonanthus praecox 'Grandiflorus'


Cornus kousa var. chinensis 'China Girl'


Hydrangea quercifolia 'Applause'


Viburnum sargentii 'Onondaga'


Cornus alba 'Aurea'


Daphne 'Eternal Fragrance'


Magnolia stellata 'Waterlily'


Viburnum odoratissimum var. awabuki 'Chindo'


Cornus kousa 'Satomi'


Hydrangea 'Le Vasterival'


Sarcococca confusa


Ilex maximowicziana var. kanehirae

Soft Landscape
Example Imperial Quarter Planting Palette Mix

SHADE TOLERANT GROUNDCOVERS MIX


Alchemilla mollis


Asplenium scolopendrium Cristatum Group


Calamagrostis brachytricha


Euphorbia robbiae


Anemone x hybrida 'Honorine Jobert'


Astrantia maxima 'Superstar'


Carex morrowii ssp foliosissima 'Icedance'


Liriope muscari 'Big Blue'


Aquilegia chrysantha 'Nivea'


Athyrium filix-femina


Digitalis purpurea 'Alba'


Luzula nivea


Aruncus 'Horatio'


Brunnera macrophylla 'Jack Frost'


Dryopteris erythrosora 'Brilliance'


Pachysandra terminalis 'Green Sheen'

Soft Landscape
Example Sands End Square Planting Palette Mix

TREES


Prunus 'Pandora'


Carpinus Betulus


Species Rich Lawn

Biodiverse lawn with native wild-flower species, 26 species in total. This lawn is shade and drought tolerant and perfect for urban parks and pocket courtyard spaces.

GROUND LAYER


Ajuga Reptans 'Catlin's Giant'


Aster X Frikartii 'Mönch'


Erythronium Pagoda


Pachysandra Terminalis 'Green Sheen'


Alchemilla Mollis


Calamagrostis Brachytricha


Geranium Wlassovianum 'Blue Star'


Phlox Divaricata 'Clouds Of Perfume'


Astrantia 'Superstar'


Cardamine Pratensis


Liriope Muscari 'Ingwersen'


Primula Japonica 'Postford White'


Aquilegia Caerulea


Dryopteris Affinis


Omphalodes Cappado -Cica


Pulmonaria 'Cotton Cool'


Achillea 'Moonshine'


Calamagrostis Brachytricha


Hemerocallis 'Marion Vaughn'


Rudbeckia 'Goldsturm'


Aster X Frikartii 'Mönch'


Foeniculum Vulgare 'Purpureum'


Miscanthus 'Starlight'


Verbena Bonariensis


Bergenia 'Bach'


Geranium 'Brookside'


Pulmonaria 'Cotton Cool'


Viola 'Boughton Blue'

Inclusive Design
D1, D2 & Sands End Square

A well designed public realm contributes significantly to the quality of the built environment and plays a key role in the creation of sustainable, inclusive, mixed communities.

The proposals illustrated in this strategy are based on a number of integrated principles which are in accordance with the guidelines set out in The Principles of Inclusive Design (CABE 2006) which:

- Places people at the heart of the design process;
- Acknowledges diversity and difference;
- Offers choice where a single solution cannot accommodate all users;
- Provides for flexibility in use, and;
- Provides buildings and environments that are convenient and enjoyable for everyone.

The King's Road Park Imperial Quarter will provide a clear and inclusive environment suitable and safe for everyone, including people with disabilities, the elderly and pushchairs. The legibility of the proposed scheme will help to orientate people without the need for extensive signage.

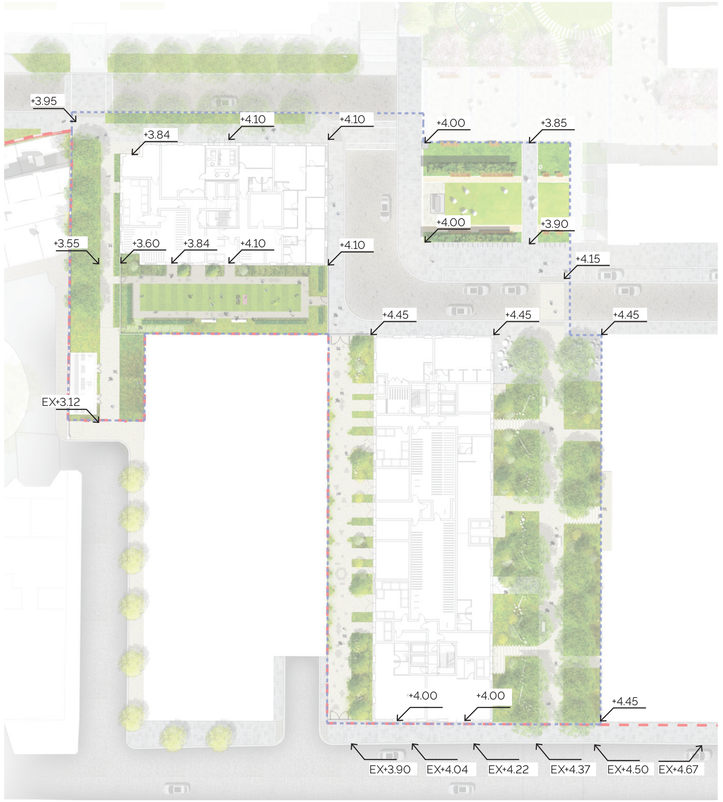
Vehicle circulation - Vehicular circulation within the development responds to the recent guidance from the 2007 Department for Transport Manual for Streets (MfS), a replacement to Design Bulletin 32 which puts well-designed streets at the heart of sustainable communities and advises on how street design can help create better places –places with local distinctiveness and identity.

The design is proactive in the approach to recognising that a fundamental culture change is needed in the way streets are designed and used. However the needs of all users, including blind and partially sighted people are considered when areas of shared surfaces are proposed.

Sands End Lane will be clearly demarcated with kerbs of contrasting colour to the pavement and the road. Designated crossing points will be distinguished by a contrast in material tone and flush pavement treatment.

Street furniture - Street furniture can contribute greatly to the character of a place, and it is proposed that a simple, consistent range of benches, bollards, cycle racks and litter bins will be selected. Benches will be simple, durable, and robust but also comfortable, and located at distances of no more than 50 metres apart.

All disability requirements will be considered in the selection/design of benches including the need for arm and backrests. The specification and locations of all street furniture is covered in more detail in the furniture strategy.



Temporary Link Road
Primary Vehicle Route

Given that the project will be delivered over a number of phases, an interim road layout is proposed to provide vehicular access between Michael Road and Imperial Road. The temporary road will connect the western end of Sands End Lane and run south between plots D1 & F1, to the junction with Imperial Road.

Key

Primary vehicular route

Interim vehicular access strategy diagram

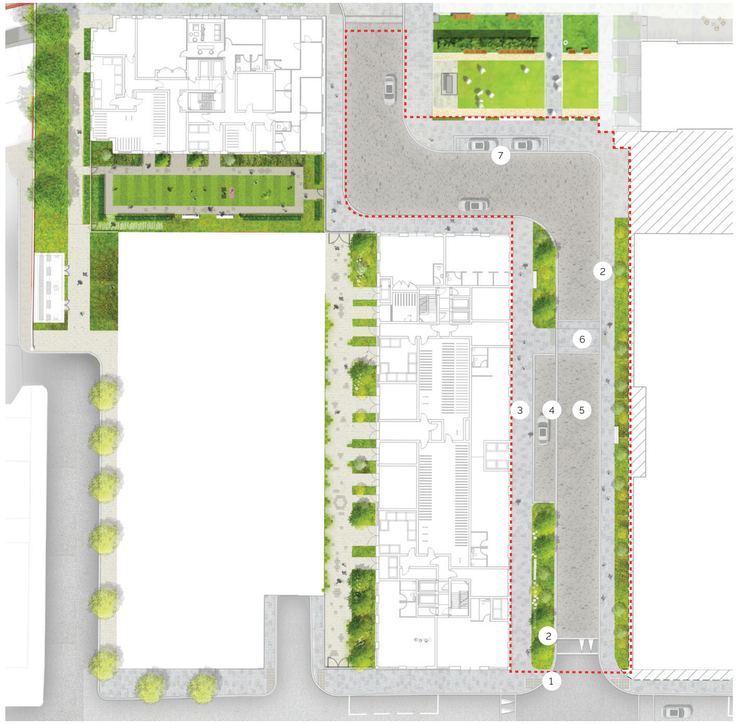
Temporary Link Road
Concept Plan

This temporary area (dashed) connects Sands End Lane to Imperial Road. The temporary link road will provide north-south pedestrian connections to both sides of the road heading towards Sands End Square and The Park. It also continues the primary vehicular connection from Michael Road to Imperial Road.

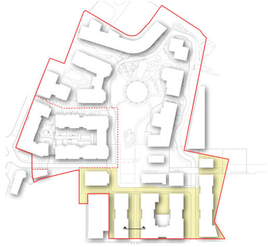
The road is 6 metres wide and will be flanked by pedestrian footpaths on both sides. The temporary link road will be fully landscaped and will provide visual links between Sands End Square and the site boundary on Imperial Road. The choice of hard and soft landscaping will be complementary to Phase 1 and the site-wide masterplan approach.

As construction progresses on-site and the permanent link road arrangement has been built, the former temporary link road will be restored to a pedestrian-only footpath.

1. Pedestrian Crossing & raised table
2. Planting area with trees
3. Footpath with natural stone kerbs
4. Parking drop-off and servicing
5. Natural stone setts carriageway
6. Crossing point with tactile paving
7. 2no. temporary car park spaces



Temporary Link Road
Section



Footpath	Planting area	Carriageway	Footpath	Hoarding offset
3.0m	3.6m	6.0m	2.0m during F1 construction 3.0m prior to F1 construction	3.0m during F1 construction 2.0m during F1 construction

Key

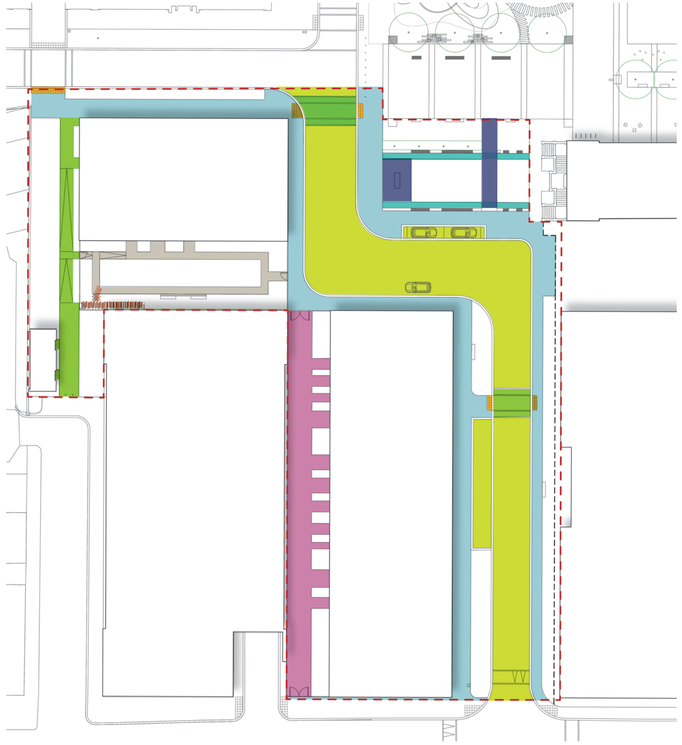
Plot Parameter

Section: Temporary Link Road Interface between D1 and F1

Temporary Link Road
Hard Materials Strategy

The hard landscape palette for the temporary link road continues the same material swatches through as the permanent works. High quality natural stone finishes are proposed as illustrated earlier in the landscape chapter.

- Detailed planning application boundary
- Sands End Lane - Carriageway
- Imperial Walk - Footpath
- Land 'Bridge' - Residential
- Sands End Lane - Footpath
- Nature Corridor - Footpath
- Land 'Bridge' - Commercial/other
- Private amenity space
- Tactile paving
- Stepping stones
- Sands End Square feature paving

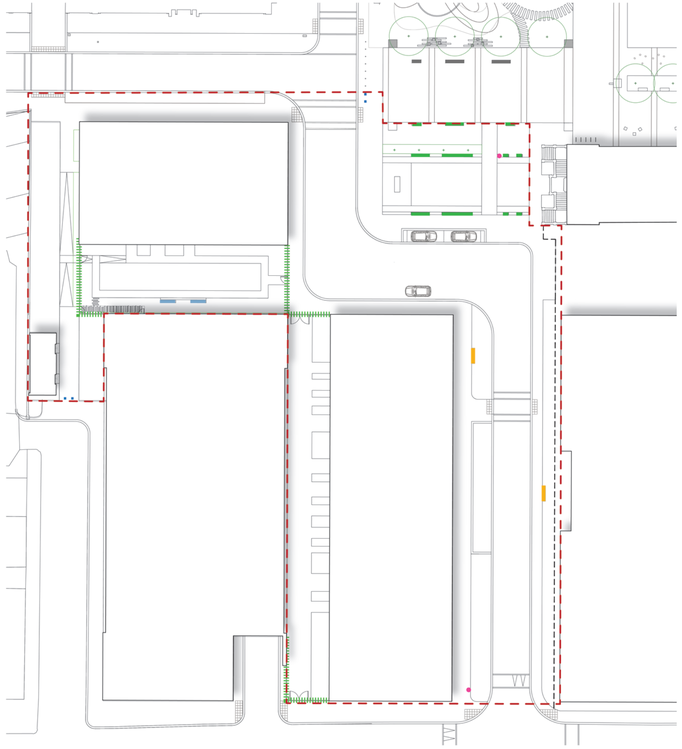


Temporary Link Road
Furniture Strategy

1no. public bench is included to the west of the temporary link road opposite the north east corner of D1. The site-wide aspirations include seating opportunities every 50m to allow pedestrians to pause, rest and to socialise.

1no. litter bin is included at the Imperial Road entry

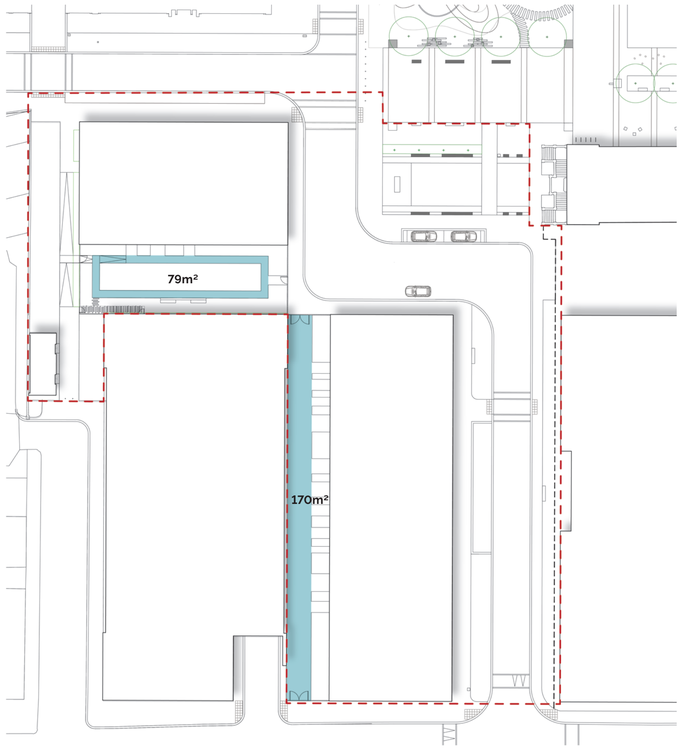
- Detailed planning application boundary
- Fence/gate
- Doorstep play & sculptural element
- Feature courtyard bench
- Loose tables & chairs
- Public bench seats
- Civic furniture suite
- Bollards
- Litter Bin



Temporary Link Road
Play Strategy

In the temporary condition doorstep play (Ages 0-3) is included along a linear playable trail between the Cadent facility and D1. This trail will include flush interpretative play elements within the paving with stepping stone opportunities to the edges of the D1 perimeter garden beds.

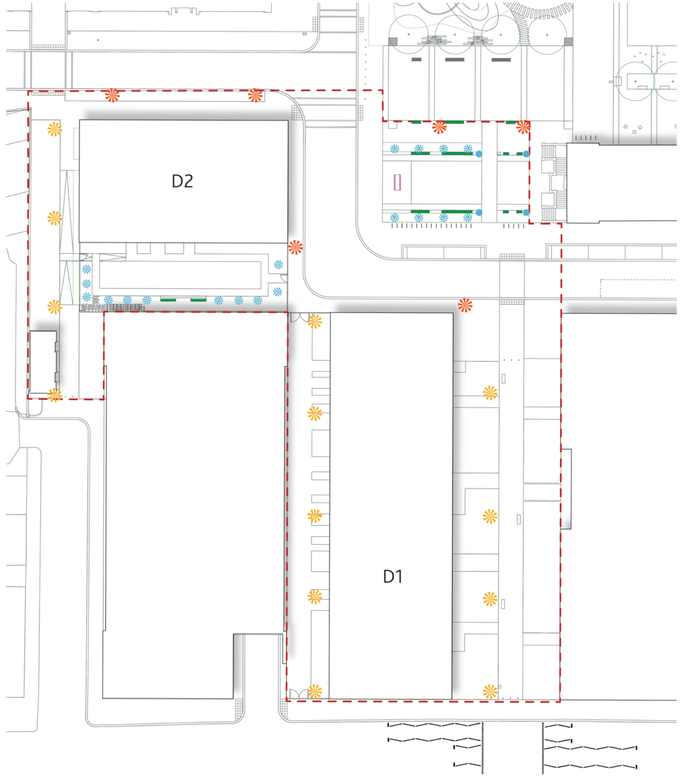
- Detailed planning application boundary
- Doorstep play (Ages 0-3)



Temporary Link Road
Lighting Strategy

The lighting strategy along the temporary link road follows the same principles mentioned earlier in this landscape chapter. 6m high poles are positioned on the western edge of the link road. These columns will be dismounted and reused in the permanent Sands End Lane works when required.

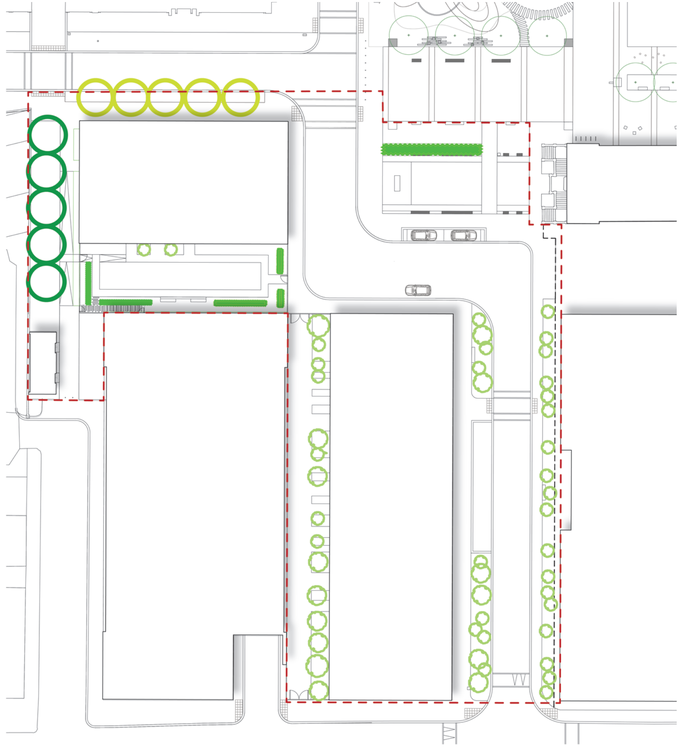
- Detailed planning application boundary
- Street Pole Lighting
- Residential Pole Lighting
- Secondary Walkway Pole Lighting
- Tree Uplighting
- Linear LED Furniture Lighting
- Uplighting to memorial



Temporary Link Road
Tree Strategy

The soft landscape strategy for tree planting follows the same principles as the permanent works. The western edge of the link road and temporary gateway to King's Road Park from Imperial Road will include multi-stem and shrub species in groupings of 2-3no.

- Detailed planning application boundary
- Sands End Lane avenue trees
- Linear Imperial walk trees
- Multi-strem trees / specimen shrubs
- Pleached trees



Temporary Link Road
Proposed Tree Size

Detailed Planning Application Boundary

Medium Trees

2m clear stem

5 times transplanted

5-7m high

2-3m wide

30-35cm girth

Small Multi-stem Trees

3-4.5 m high

2-3 m wide.

Pleached Trees

Pleached trees to be specified as single stem

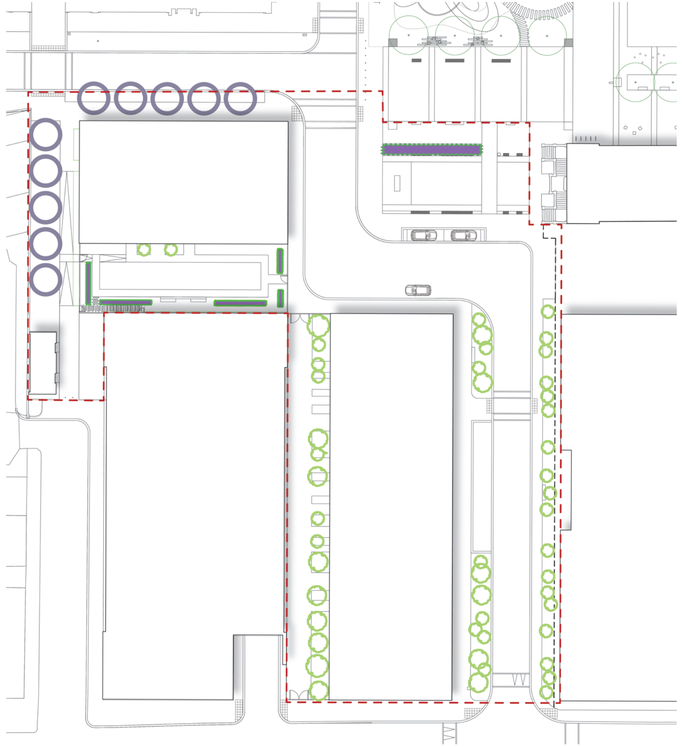
3m clear stem

5 times transplanted

5-6m high

2m wide

30-35cm girth



Temporary Link Road
Planting Character

The soft landscape strategy follows the same principles and mix as the permanent works. The western edge of the link road and temporary gateway to King's Road Park from Imperial Road will include shrub, perennials and ground cover planting with varied season character, texture and height to provide natural interest at a human scale.

Detailed planning application boundary

Linear street planting

Nature corridor

Hedge

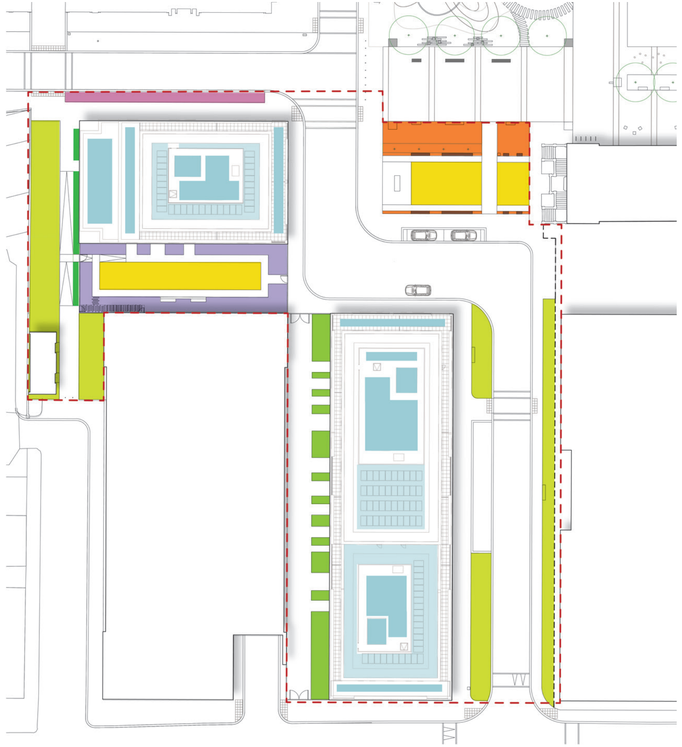
Biodiverse roof

Rain garden

D2 Amenity courtyard

Sands End Square

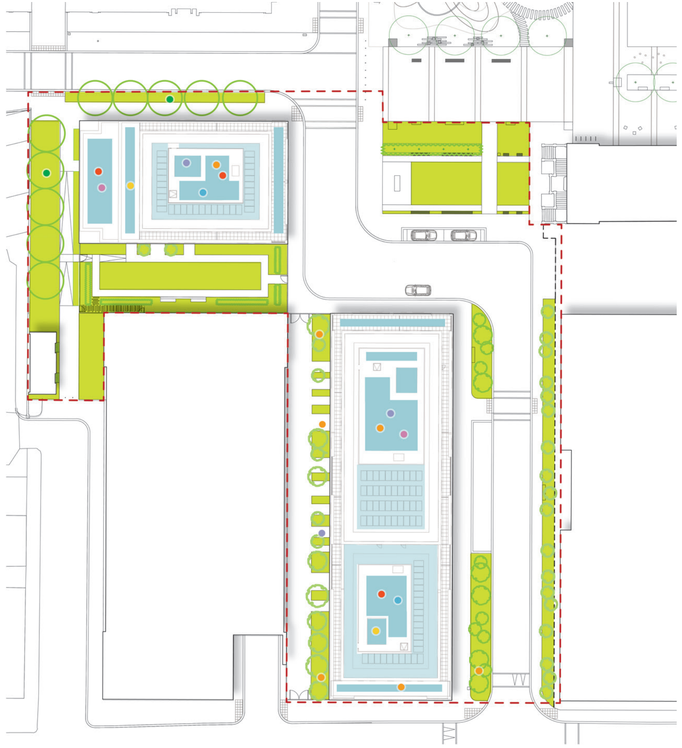
Lawn



Temporary Link Road
Biodiversity Strategy

The link road biodiversity strategy follows the same principles as the permanent works. Biodiverse habitat is created adjacent to the temporary link connection as shown in the adjacent diagram.

- Detailed planning application boundary
- Ground floor planting
- Biodiverse roof
- Bird boxes
- Solitary bee house
- Insect hotels
- Sand piles
- Brick piles (Clean)
- Log piles
- Stone piles



10 Service Yard Link Basement Phase 2D/C

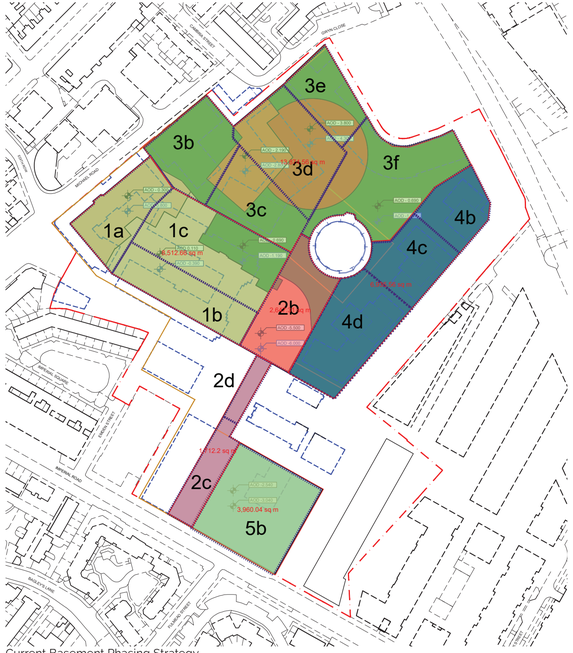
Service Yard Link
Basement

The Outline Planning Consent includes a sitewide basement, articulated on a split level floor plate.

The sitewide basement will be constructed in five phases. The first phase includes the Garden Quarter and is currently under construction. Each phase will be assessed and coordinated individually reflecting detailed design of the buildings.

The overall basement design remains illustrative. It will be developed in detail along the consecutive construction stages.

Phase 2D/2C is the third stage to be constructed in this development. It is this phase which is the subject of this reserved matters application.



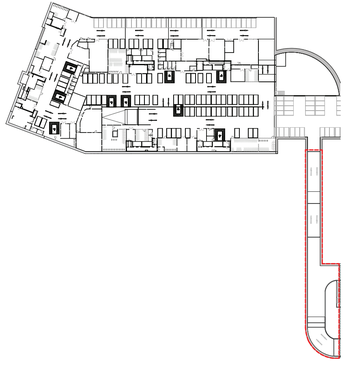
Current Basement Phasing Strategy

Service Yard Link
Basement

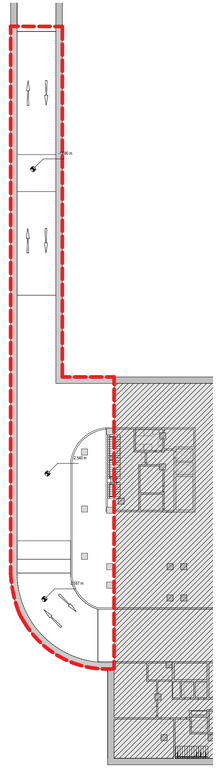
Phase 1, Phase 2b & Phase 2C/2D

Phase 2C/2D serves as a connection between the main basement and the Service Yard, which is located under Block F1. The image below shows the relationship between them, with Phase 2C/2D (Service Yard Link) connected to the link of Phase 2B (Park South) basement area.

Shown to the right is the extent of the Phase 2C/2D (Service Yard Link) basement area. This area will provide access from the main basement and is ramped down to connect the Park South basement to the Service Yard Link basement which is at a lower level.



Phase 1, Phase 2B & Phase 2C/2D shown together as one basement portion



Service Yard Link - Basement RMA Area

Service Yard Link Application Boundary

Service Yard Link
Basement

Strategy

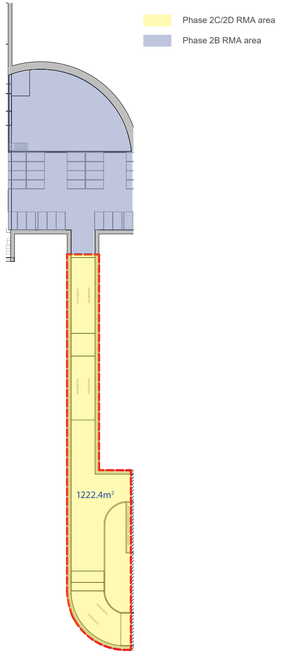
Depicted to the right are a set of diagrams which show the relationship the Service Yard Link has with the other phases of the development.

The middle diagram shows how the area will be accessed, tug vehicles will use this link to transport the refuse into the Service Yard - as show.

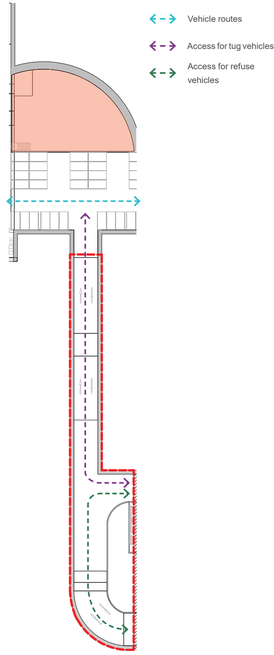
The far right diagram indicates how the Service Yard Link area will provide a connection between Park South basement and the later Service Yard basement. Due to the level difference between these two spaces this area will be ramped down as shown to allow for this access route.

Total area: 1222.4 m2

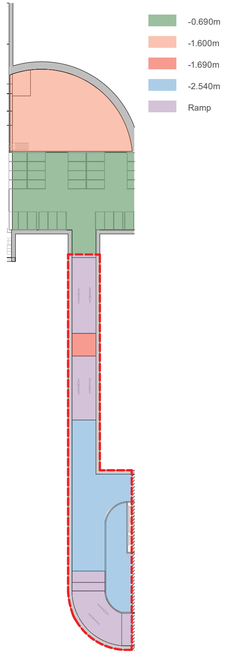
Areas



Connections



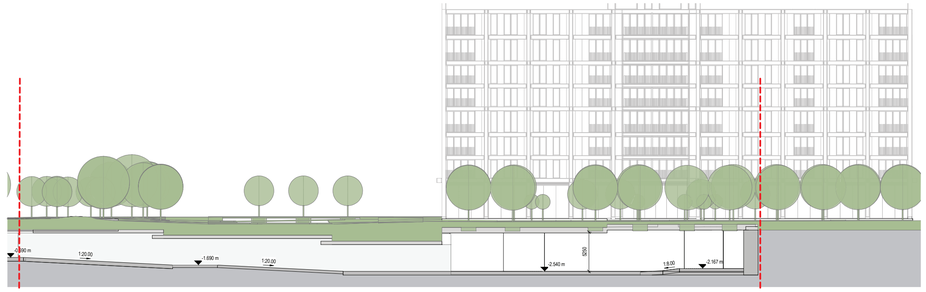
Basement levels



Service Yard Link
Basement

Site Section

To the right is the section which has been submitted as a drawing with the RMA.



Phase 2C/2D

Section A, A

Service Yard Link Application Boundary

11 Refuse, Access & Maintenance

Proposed Scheme
Refuse Strategy - GF

The bin stores are shown on the ground floor of both Buildings D1 & D2. Residents will deposit their refuse in these designated stores. A management strategy ensures the bins are moved to the basement service area for refuse collection.

The commercial units will also be serviced in the same way as the residential units.

The doors to the bins stores will be of high quality.

Cleaning Strategy
Facade & Windows

Windows

Windows will be provided with a tilt and turn design allowing residents to clean windows internally. Lower windows will be cleaned using long reach poles, the landscaping will be designed to allow access.

Balcony and terrace windows will also be cleaned by residents from standing level. No working at height should be required.

For window replacement, this will be carried out internally.

Facades

The façades are predominantly brickwork and therefore will require very little maintenance. If access to the façades is required this can be achieved by abseiling.

Balconies

Balcony balustrades are an open metal railing and can be cleaned by residents from the balcony itself.

Access Strategy
Accessibility

Approach

- The building can be accessed and approached from street level.

Lift Access

- Accessible access is provided to all areas of the building.
- Lift sizes throughout have been designed to facilitate wheelchair users.

Entrance

- A surface in accordance with Approved Document K will be provided with a flush level to the front entrance. There will be an entry system linked to individual properties. This will be in-line with building control and will be clearly visible next to the main entrance
- Entrance doors will have a clear opening width of at least 1000m. Any glazed doors and side panels will have transoms or will have manifestations in accordance with building regulations.

Vision Impairments

- Tonal differentiations between walls, floors and doors will be provided to ensure the surfaces are reasonably visible. Routes will be kept clear of obstacles and hazards, including the main entrance area.

Stairs

- All stairs are designed in accordance with Approved Documents B, M and K.

Communal Spaces

- All communal spaces have been designed to be fully accessible

Doors

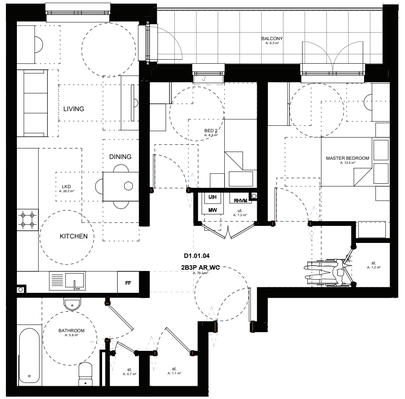
- All doors to accessible units have been designed to be fully wheelchair accessible.

Wheelchair Accessibility

- Suitable space for wheelchair turning circles have been provided in all accessible wheelchair units.

Controls, Fixtures and Fittings

- Switches, sockets, ventilation and service controls are to be at a suitable height in accordance with building regulations.



Typical wheelchair layout

12 Summary

King's Road Park
Summary

As demonstrated through this Design and Access Statement, St William have set an ambitious brief to deliver high quality housing across a range of tenures which maximises the sites potential, whilst being sensitive to the surrounding context and offering an exceptional level of well landscaped, biodiverse space.

HTA Design and St William have worked in collaboration with the London Borough of Hammersmith and Fulham to discuss the design throughout the pre-planning process. The approach to use Berkeley Modular volumetric construction will provide an extremely high quality factory finish, through sustainable construction which reduces waste as well as providing less impact on the existing environment and surrounding neighbourhood through less deliveries to site.

The proposals contribute greatly to the overall masterplan providing the second phase of the scheme which offers much needed high quality affordable and private housing, optimising a currently poor quality, underused site. The proposed buildings deliver light filled high quality residential accommodation, which benefits from communal landscaped amenity space, and private amenity area in the form of recessed balconies, corner balconies and terraces. The development will provide 128 affordable homes, across two buildings.

The buildings are inspired by the surrounding context and design codes for the overall masterplan, creating a cohesive design approach which will further regenerate the Fulham area.

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