

Cundy Street Quarter

Design and Access Statement

Prepared by DSDHA

May 2020

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Design and Access Statement

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An aerial photograph of a city quarter, likely the Cundy Street Quarter, showing a dense arrangement of buildings, streets, and green spaces. The image is overlaid with a semi-transparent green filter. The text 'Cundy Street Quarter' is positioned in the top left corner, and '1.0 Introduction' is centered in the upper half of the image.

Cundy Street Quarter

1.0 Introduction

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1.0 Introduction

1.1 Scheme Overview

The Site is owned by Grosvenor Estate Belgravia, who has identified the opportunity to create a sensitive, comprehensive and high quality residential-led scheme, which delivers new homes of all tenures including much needed affordable housing for Westminster. This housing would be delivered alongside a vibrant mix of uses, high quality architecture, new and improved public spaces and landscaping which encourages activity and permeability through the Site and meets the needs of the local community and new residents.

The Site comprises 1.77 hectares bounded by Ebury Street, Pimlico Road, Avery Farm Row, Ebury Square and Cundy Street. It also includes Orange Square and Ebury Square.

The proposals will deliver a significant increase in much-needed housing for Westminster, with more Affordable Homes, Senior Living accommodation, Market Homes and a range of uses at ground level which will support the local community's needs.

The Proposed Development has been carefully designed with a detailed understanding and analysis of the historic context being fundamental to the architectural response in order to respect and enhance its sensitive setting. We have taken into consideration the existing buildings' position within key local views, the proposed scheme's relationship to neighbouring listed buildings, and the significance of its location.

This residential-led Masterplan will reinstate the historical streetscape along Ebury Street, Cundy Street and Pimlico Road, incorporating the retained Coleshill Flats with the addition of new buildings on the Site of the four Cundy Street Flats, Walden House and Coleshill car park, which will be reconfigured.

The principal part of the Site where demolition will occur does not fall within a Conservation Area, although the boundary of the Site extends within the Belgravia Conservation Area. There are listed buildings and features within the Site and in close proximity to it. All of these will be retained and their setting enhanced.



Aerial View of the Proposed Development

1.0 Introduction

1.1 Scheme Overview

Planning permission is sought for the following:

“Comprehensive residential-led mixed-use redevelopment, including demolition of Kylestrome House, Lochmore House, Laxford House, Stack House, Walden House and structures attached to Coleshill Flats; tree removal and pollarding; erection of a partial sub-basement, basement and buildings varying in height from five to eleven storeys, to provide affordable homes (Class C3), market homes (Class C3), senior living accommodation (comprising Class C3 and / or Class C2), alongside a range of uses at partial sub-basement, basement and ground floor level including retail (Class A1), restaurants / cafes (Class A3), drinking establishments (Class A4); offices (Class B1), community space (Class D1), cinema (Class D2); use of the lower ground floor of the Coleshill Flats as retail and / or workspace (Class A1 and / or B1); provision of new pedestrian routes; basement car parking; basement and ground floor circulation, servicing, refuse, ancillary plant and storage; provision of hard and soft landscaping; landscaping works and creation of new play facilities at Ebury Square; rooftop PV panels; rooftop plant equipment; relocation of Arnridd Johnston obelisk to Five Fields Row; relocation of water fountain on Avery Farm Row; repair and relocation of the telephone boxes on Orange Square; and other associated works.”

Listed building consent is sought for the following:

“Demolition of structures attached to Coleshill Flats on Pimlico Road; works to the eastern boundary wall at the eastern side of Coleshill Flats on Pimlico Road; minor alterations to the rear facade of the Coleshill Flats at lower ground floor; refurbishment and relocation of the Arnridd Johnston obelisk to Five Fields Row; refurbishment and relocation of the water fountain on Avery Farm Row; repair and relocation of telephone boxes on Orange Square; and other associated works in connection with comprehensive residential-led mixed-use development.”

The scheme has been informed by extensive consultations with local stakeholders and interested groups as well as being developed in the context of national, regional and local planning policy through a series of pre-application meetings with Westminster City Council and the Greater London Authority from April 2019 to May 2020, as described in more detail in Section 3.0 - Masterplan and Design Evolution.



View of Proposed Development from Orange Square facing into the proposed Elizabeth Place Gardens

1.0 Introduction

1.2 Purpose of the Design and Access Statement

This Design and Access Statement has been prepared by DSDHA and other members of the design team to support the planning application being submitted by the Applicant Grosvenor Estate Belgravia, hereafter referred to as ‘Grosvenor’. This document should be read in conjunction with the application drawings and other documents within this application.

This Statement has been prepared to illustrate the analysis, the design development and detailed proposals for the Masterplan and buildings; to describe the thinking behind the submitted scheme and to satisfy Article 9 of the Town and Country Planning (Development Management Procedure)(England) Order 2015 (“DMPO”), which requires at Article 9(2) that applications for major development are accompanied by a statement about:

- The design principles and concepts that have been applied to the development; and
- How issues relating to access to the development have been dealt with.

Article 9(3) prescribes that a Design and Access Statement must:

- Explain the design principles and concepts that have been applied to the development;
- Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- Explain the policy adopted as to access and how policies relating to access in relevant local development documents have been taken into account;
- State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- Explain how any specific issues which might affect access to the development have been addressed.

A full planning policy assessment in terms of design and access is provided within the Planning Statement prepared by Gerald Eve which forms part of this application.

The statement is split into eight sections as follows.

1.0 Introduction

This section introduces the scheme, the team and sets out the vision for the Proposed Development.

2.0 Context Analysis

This section sets out the Site context, history and the specific parameters that have guided the design proposals. Also the description of the existing site and buildings, including challenges and opportunities.

3.0 Masterplan and Design Evolution

This section summarises the design principles established for the scheme as a result of the context analysis and briefing process, the proposed massing strategy and scale. It outlines how the scheme has evolved and how extensive consultation has influenced and informed the design process.

4.0 Design Proposals

This section describes the principles and concepts behind the proposals in detail. This section also provides details on the different buildings part of the Masterplan and this application. Each building has its own unique set of design criteria founded within the immediate context.

5.0 Public Realm and Landscape

This section covers the detail for the public realm and landscape proposals within the Masterplan, including outdoor amenity and play spaces. All buildings are covered in detail as to the added social and visual amenity that this scheme has to offer.

6.0 Inclusive Design

This section describes the proposed access to, around and within the Site and proposed buildings.

7.0 Sustainability

Overall summary of the environmental and sustainable benefits that the Proposed Development will offer.

8.0 Appendices

Visualisations, Planning Drawings and Area Schedules are appended to this report.

1.0 Introduction

1.3 Project Vision

Grosvenor's oldest and best-known asset is its London estate of 300 acres in Mayfair and Belgravia. Grosvenor have a long term interest in Belgravia, having a portfolio of buildings which includes amongst others, Motcomb Street, Belgrave and Eaton Squares and the newly developed Eccleston Yards.

Grosvenor and the design team's ambition is to create a new inclusive neighbourhood that meets the needs of residents and businesses today whilst ensuring that it respects the area's significant heritage and will stand the test of time. Ultimately the aim is for the proposals to deliver significant benefit to the local community.

Grosvenor will continue to have a long-term role in Belgravia through its stewardship of the area and the active management of the buildings, streets and places. Grosvenor will continue to engage closely with all stakeholders and neighbours in the community especially to ensure people can continue to influence the proposals and contribute positively to the neighbourhood.

A summary of the key project objectives are set out below:

- To work with and listen to the community to establish what the proposals can deliver to improve the local neighbourhood;
- To provide a material increase in much-needed high quality housing in Westminster. Including providing better quality and greater numbers of dedicated on-site Affordable Housing comprising socially rented and intermediate tenures;
- To provide specialist Senior Living accommodation as part of creating a mix and balance of housing on-site;
- Provide a retail mix to facilitate truly sustainable living, by allowing local residents to reach daily amenities as well as accommodating open spaces for human interaction to take place. This will provide a sustainable and vibrant community;
- To create much better performing buildings environmentally reducing the amount of carbon emissions in the long term and enhance biodiversity;
- To create better public spaces connected to the wider area and improve amenities for local people;
- To create jobs, increase local spend in the area and improve the health of the local economy.



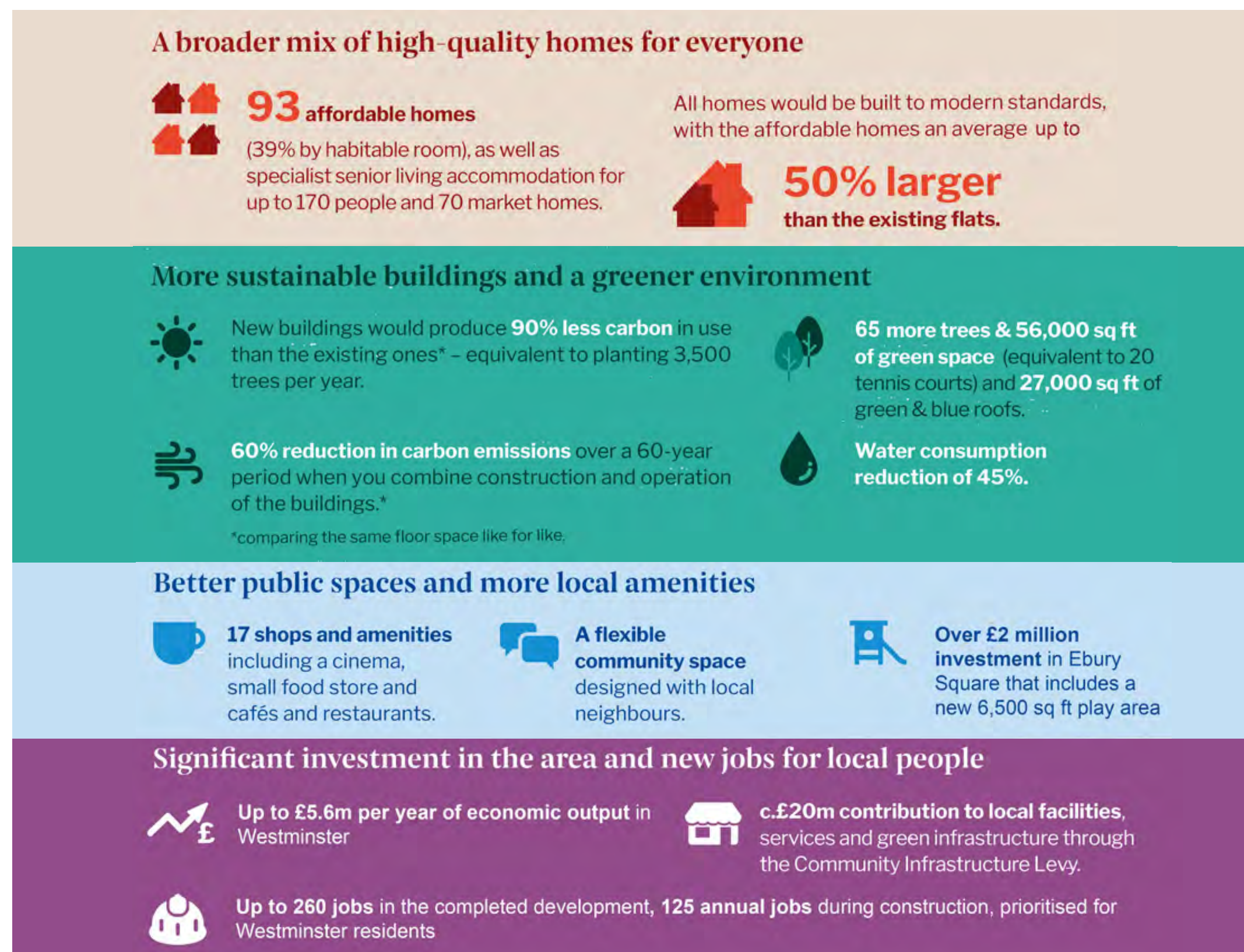
Aerial view of the Applicant's Estate boundary

1.0 Introduction

1.3 Project Vision

The proposed new development seeks to deliver a sensitive, comprehensive and high-quality sustainable quarter that responds to its local character and history, reflecting the identity of its surroundings and materials, while maximising active street frontages and new public realm - paramount to creating a sense of place within and around the development.


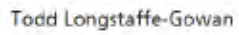

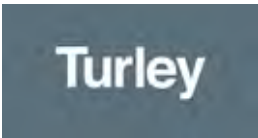




















There are number of social, economic and environmental benefits which the Proposals will deliver which can be summarised as follows:



Benefits to be brought to Belgravia through the contribution of Cundy Street Quarter

1.0 Introduction

1.4 Project Team

	Applicant Grosvenor Estate Belgravia 70 Grosvenor Street London W1K 3JP		Landscape Architect Todd Longstaffe-Gowan Landscape Design 3rd Floor East, Greenhill House 90/93 Cowcross Street London EC1M 6BF		Viability Advisor Quod Ingeni Building 17 Broadwick Street London W1F 0DE		Socio-Economic Consultant Turley 8th Floor Lacon House 84 Theobalds Road London WC1X 8NL
	Architect DSDHA 357 Kennington Lane London SE11 5QY		Transport Consultant Momentum Transport Consultancy Clerkenwell House 23 Hatton Wall London EC1N 8JJ		Inclusivity and Design Peter Connell Associates 38 York Road Tunbridge Wells TN1 1JY United Kingdom		Heritage Advisor Donald Insall Associates 12 Devonshire Street London W1G 7AB
	Project Manager and Cost Manager Gardiner & Theobald 10 South Crescent London WC1E 7BD		Fire Consultant Jeremy Gardner Associates Limited 11 Risborough Street London SE1 0HF		Facade Access Consultant TÜV SÜD Dunbar Boardman BTHA House 142-146 Long Lane London SE1 4BS United Kingdom		EIA Consultant Avison Young 65 Gresham Street London EC2V 7NQ
	Planning Consultant Gerald Eve 72 Welbeck Street London W1G 0AY		Townscape Consultant Tavernor Consultancy: Architecture + Heritage 85 Southwark Street London SE1 0HX		Facade Engineer Eckersley O'Callaghan 9th Floor 236 Gray's Inn Road London WC1X 8HB		Security Consultant Control Risks Cottons Centre Cottons Lane London SE1 2QG
	Structural Engineer Heyne Tillett Steel 4 Pear Tree Court London EC1R 0DS		Building Control Butler & Young Approved Inspectors Ltd 5th Floor 80/81 Fleet Street London EC4Y 1EL		Verified Views Miller Hare Limited Mappin House 4 Winsley Street London W1W 8HF		Development Consultant Knight Frank 55 Baker Street London W1U 8AN
	Services Engineer (MEP, Public Health, Sustainability, Acoustics, Air Quality) Cundall 1 Carter Lane London EC4V 5ER		Neighbourly Matters and Daylight/Sunlight Gordon Ingram Associates The Whitehouse Belvedere Road London SE1 8GA		Ecology Consultant Waterman Pickfords Wharf Clink Street London SE1 9DG		Twin & Earth Sustainability Consultant 24 Greville Street London EC1N 8ss

1.0 Introduction

1.5 DSDHA

DSDHA are delighted to be working together with Grosvenor to create a new piece of city to serve the evolution of this community.

Founded by Deborah Saunt and David Hills in 1998, we're an architecture, urban design and research practice, with the persistent search for new forms of beauty through active design, research and agency at the heart of everything we do.

For us, architecture isn't about bricks and mortar and cities aren't about buildings, they're both about people.

London needs to be a city where people want to live, work, learn and travel. Sometimes architects (and architecture) can lose sight of this fact. We don't. We design beautiful buildings but, more than that, we design environments – buildings, urban landscapes and master plans that serve people.

It's simple. But it's not easy. It takes research, strategy, insight, experience and vision.

This project has two clients: Grosvenor and the city. Working for both enables us to deliver more than was thought possible: an environment that makes a positive difference to its surroundings and enhances the wider community – a place we can all be proud of.

It's an approach we have adopted across Westminster, London and beyond, as illustrated in some of our recent projects.

Our work has been recognised with 17 RIBA Awards, and has twice been nominated for the European Union Mies Van Der Rohe Prize for Contemporary Architecture, and shortlisted for the RIBA Stirling Prize. But more than that, it's been taken to the hearts of communities.

A selection of DSDHA's recent work is included opposite.



Cleland House, Westminster



Marleybone Lane, Westminster



Broadgate Public Realm, City of London



Sharing the Beautiful Everyday Journey: 1851 Fellowship



South Molton Street Building, Westminster



Central Somers Town consultation, Camden



Piccadilly, Westminster

1.0 Introduction

1.6 Executive Summary

Introduction

The Site is owned by Grosvenor Estate Belgravia, who has identified the opportunity to create a sensitive, comprehensive and high quality residential-led scheme, which delivers new homes of all tenures including much needed Affordable Housing for Westminster. This housing would be delivered alongside a vibrant mix of uses, high quality architecture, new and improved public spaces and landscaping which encourages activity and permeability through the Site and which meets the needs of the local community and new residents.

The design proposals will almost double the number of Affordable Homes on the Site and provide much needed housing of all types in Westminster, while delivering better public spaces, more amenities for local people and 190 new permanent jobs, all while improving the long term environment.

Overview

The Site is approximately 1.77 hectares comprised of the land and buildings bounded by Ebury Street, Pimlico Road, Avery Farm Row, Ebury Square and Cundy Street.

The public spaces of Orange Square and Ebury Square along with the residential buildings of the Cundy Street Flats, Walden House, the existing Coleshill basement flats and associated car parking areas are all included within the Site.

The application includes associated highway and public realm works. The landscaping proposals deliver considerable public realm, communal and private open space to include residential gardens, roof terraces, play spaces and enhanced biodiversity.



Aerial View of Existing Context

1.0 Introduction

1.6 Executive Summary

The Proposed Development comprises a number of buildings as follows:

- Building A - Senior Living Accommodation
- Building B - Private and Intermediate Accommodation
- Building C - Social Rent Accommodation
- Coleshill Flats Basement units

The Masterplan introduces new pedestrian routes through the Site to increase permeability and tie the Site to its surrounding area - Elizabeth Place as a north-south axis connects Ebury Square and Orange Square, and Five Fields Row and Clifford's Row - all reinstating historic routes.

Context

Victoria, Pimlico and Belgravia are all located in close proximity, situating the Site in a transitional space between all three. The refined urban fabric of Belgravia contrasts with the diverse commercial activities of Victoria, with its pedestrian footfall, traffic and vehicular servicing routes.

The analysis of the context has been fundamental in the development of the proposals. Understanding the character of the neighbouring buildings, their urban morphology, identifying the significance and opportunity of key views, as well as the historic context of the Site, have all been used to inform the design proposals.

Masterplan

The Masterplan seeks to accentuate the strengths of the Site and overcome its constraints. The Site has many exceptional qualities; diversity in scale and densities as it sits between Belgravia, Pimlico, Victoria and Chelsea.

The proposed Masterplan supports a strong local sense of community, while aiming to create a new destination that unites the character of these different areas. The redevelopment of the Site offers the opportunity to repair the streetscape and to respond to the potential of the amenity spaces of Ebury Square and Orange Square.



Masterplan of Proposed Development

1.0 Introduction

1.6 Executive Summary

The Proposed Development is for a residential led, mixed use development to deliver approximately 93 Affordable Homes, 70 Market Homes and Senior Living accommodation for up to 167 people, a mix of retail, leisure and community spaces at Ground Floor as well as a range of high-quality public realm and amenity spaces.

- The proposals have evolved from a framework of ideas to address this specific Site. The proposal, however, is derived from the following responses:
- Understanding the Site and surrounding context;
 - Reinstating the historic streetscape;
 - Increasing density and evaluating what that might mean for the Site, wider area and community;
 - Locating height where the Site fronts onto Ebury Square and to its interior;
 - Introducing permeability through the Site, by connecting Ebury Square and Orange Square as a unifying element to the Site;
 - Additional pedestrian routes to ensure pedestrian network and flow will support the vibrant mix of uses at ground level.

Consultation Process

The Applicant has been committed to extensive on-going consultation and collaboration with existing residents, neighbours and the wider community from the outset and has developed a comprehensive consultation and engagement programme for the scheme. It has sought throughout to create an engagement process that is thorough, inclusive, honest and transparent and which fully accords with relevant policies and guidance.

The objective of the engagement process has been to ensure that the community has an opportunity to understand and help shape the proposals for the Cundy Street Quarter in order to help create a better proposal and bring substantial benefits to the area.

Buildings

- Grosvenor intends that the proposed CSQ development includes a meaningful element of accommodation suitable for residents of varying age groups and social backgrounds.
- Cundy Street Quarter consists of three buildings:
1. Building A - Senior Living accommodation fronting Ebury Street and Cundy Street;
 2. Building B - which consists of Building B1 with Private Residential units along Ebury Square and Avery Farm Row and Building B2/B3 comprising of Intermediate Residential units along Pimlico Road;
 3. Building C - Social Rent with an address on Ebury Street and Elizabeth Place Gardens.

In terms of Affordable Homes, the development includes the re-provision of the Site's existing Affordable Housing (in terms of the number of homes) as larger and better quality homes to meet the London Housing SPG standards, with the residents of Walden House being offered the opportunity to move directly into the new homes. The scheme provides a material increase of Affordable Housing delivered on-site, almost doubling the number of current units.

The existing units within the Coleshill basement flats which will be converted to affordable retail/workspace units as and when they become vacant, will also be re-provided as part of the proposed Affordable Housing within Building C and B2/3, which are Social Rent and Intermediate respectively. All replacement new homes will be larger in size to meet the London Plan (2011) requirements for minimum unit sizes.

Grosvenor has been in discussion with potential operators for the Senior Living accommodation. Within this application, to accommodate the potential for the operational model to evolve with the market between the grant of consent and the commencement of development, it is requested that the composite class use mix between Class C2 and C3 within the Senior Living accommodation is later addressed via a planning condition. Within the application is a proposed mix of Independent Living and Assisted Living.



References from the existing local context

1.0 Introduction

1.6 Executive Summary

Public Realm

The public realm is an integral part of design and is intended to be the unifying element that knits together the different buildings and uses.

The Proposed Development provides a variety of public spaces, namely: a generous new public pedestrian route - Elizabeth Place and through routes of Five Fields Row and Clifford's Row; a new community garden in a new public space at Elizabeth Place Gardens; works to reconfigure Ebury Square to include a new children's play area; new public realm along Avery Farm Row; and light touch works to Orange Square and surrounding pavements.

Amenity Provision

The proposed amenity spaces are distributed at all levels of the development with Ground Floor spaces accessible to all. Podiums and roof terrace gardens on various levels provide additional shared amenity space for residents of Buildings A, B, and C, including children's play spaces, productive gardens for food growing, and a number of areas for recreational use.

Roof gardens and terraces are used wherever possible to reinforce and promote social cohesion within the buildings. Raised planters, greenery, shelter, high quality, durable materials, level access and lift access are provided and many of the terraces benefit from exposure to direct sunlight and excellent views towards Victoria and Chelsea. Private amenity provision of balconies have been considered alongside townscape, overlooking and daylight/sunlight implications.



Proposed Development looking towards Building A and B from Elizabeth Place Gardens

1.0 Introduction

1.6 Executive Summary

Play Space

Proposals recognise the importance of high-quality and accessible playspaces for neighbourhoods in Central London. In addition to offering opportunities for learning and exercise among children, playspaces provide areas for caregivers to meet and, in this way, they play a role in bringing together the wider community.

The proposals include a destination publicly accessible playable space for all ages within Ebury Square. Additionally a series of doorstep playable spaces at roof and podium levels are provided for residential use only. Ebury Square also qualifies as 'Doorstep Playable Space' for Buildings A and B and as 'Local Playable Space' for Building C. The proposals also include an off-site contribution to upgrade existing Youth Spaces within 800m of the Site.

Conclusion

It is a privilege to design an important new scheme in this part of London. The prominent location and scale carry a large responsibility on shaping this area and act as a catalyst for further investment in the neighbourhood. The challenge has been to address both the existing condition and an evolving context, through an intrinsic and sophisticated approach that generates a sustainable and accessible sense of place and neighbourhood and stand the test of time.

We believe that these proposals, as illustrated in this Design and Access Statement contribute to the townscape and the re-affirmation of the local area as a key place to live and work in London.



Proposed Development looking towards Elizabeth Place from Ebury Square

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2.0 Context Analysis



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2.0 Context Analysis

2.1 Site Location

The Site is located at the southern boundary of Grosvenor’s Belgravia Estate, in the southern region of Belgravia located within the City of Westminster. The Site covers an area of approximately 17,700 sqm (1.77ha), as shown in adjacent aerial view.

The strategic importance of the value of the Site is not only in its location as a gateway into Belgravia, but as an intersection of Belgravia, Pimlico and Chelsea, while being situated as a continuation of a string of new developments that begin further south, including Chelsea Barracks, the future Ebury Bridge Estate, Battersea Power Station and the green spaces of Battersea Park.



Aerial view showing the Site within the Belgravia, the Grosvenor’s Belgravia Estate and the wider context



- Site
- - - Grosvenor’s Belgravia Estate Boundary

2.0 Context Analysis

2.2 Existing Site

The Site comprises the land and buildings bounded by Ebury Street, Pimlico Road, Avery Farm Row, Ebury Square and Cundy Street.

The public spaces of Orange Square and Ebury Square along with the residential buildings of the Cundy Street Flats, Walden House, the existing Coleshill basement flats and associated car parking areas are all included within the Site.

Victoria, Pimlico and Belgravia are all located in close proximity, situating the Site in a transitional space between all three. The refined urban fabric of Belgravia contrasts with the diverse commercial activities of Victoria, with its pedestrian footfall, traffic and vehicular servicing routes.

The majority of the application site is not within a conservation area. However, the Coleshill Flats and Orange Square are located at the southern section of the Belgravia Conservation Area. Both the Pimlico and Peabody Avenue Conservation Areas are located in proximity to the site, to the south east.

The Site is located within Tier 3 of the Pimlico Special Archaeological Priority Area, the Crossrail 2 Safeguarding Zone (part) and an area of public play space deficiency.

Cundy Street, Ebury Street, Pimlico Road and Orange Square all offer access to the Site. On-street delivery and servicing, takes place on Cundy Street, while the waste collection for the Coleshill Flats takes place from Orange Square. The existing site has a total of 83 car parking spaces, with 59 car parking spaces allocated to the residents of the Cundy Street Flats and the remaining 24 car parking space located within the Coleshill car park and available to residents and retailers within the Coleshill Flats.

The Site has an excellent level of transport accessibility with a PTAL rating of 6b, due to the close proximity of the National Rail and London Underground Tube stations in Victoria, as well as the London Underground Tube station in Sloane Square.



Aerial View of the Site

2.0 Context Analysis

2.2 Existing Site

There are four constituent parts to the Site:

1. Cundy Street Flats

The Cundy Street Flats were built between 1950-52 as four cruciform buildings, which form the largest part of the Site – Kylestrome House, Lochmore House, Laxford House and Stack House. The buildings are arranged at a 45 degree angle to the surrounding streets and are centred around a circular driveway with associated car parking, accessed from Ebury Street and Cundy Street. The four buildings are 7 storeys tall, all of which are residential (Class C3) in use and provide 111 residential units in the form of one, two and three bedroom flats let on private tenancies. There is no public access through this part of the Site.

2. Walden House

Walden House is located in the eastern corner of the Site, at the intersection of Ebury Square and Avery Farm Row and was constructed in 1924. The building is 5 storeys tall and its north eastern facade adjoins Laxford House. Walden House provides 40 flats (Class C3) which are currently leased to Westminster City Council and used for social housing. These existing units are under-sized, when compared with current housing standards, and with no private or shared outdoor amenity space.

3. Coleshill Flats and Coleshill Car Park

Coleshill Flats (Grade II) frame the south western end of the Site with a surface car park between them. Constructed in 1870-71, these buildings are 6 storeys tall. These buildings have Residential Units above (Class C3) with Retail (Class A1) and Restaurant (Class A3) on the Ground Floor.

Within the Coleshill Flats, there will be no changes made to the residential units on the upper floors, this in addition with the Ground Floor uses mentioned above, does not form part of the Cundy Street Quarter development.

There are 9 residential basement flats which form part of the development and they are proposed to be converted to affordable retail and / or office (Class A1 and / or B1) as and when they become vacant.

The Coleshill Car Park forms part of the development and will be reconfigured as part of the proposals.

4. Open Public Spaces

The Site also includes the existing open public spaces of Orange Square and Ebury Square. Orange Square is a triangular open space at the south western tip of the Site, originally occupied by a small orchard and market garden. At present, it hosts the popular Saturday Farmer’s Market. Ebury Square suffered greatly from the effects of World War II, yet it retains its historic dimensions with its perimeter lined with mature London Plane trees.



Existing Site Plan

Existing Accommodation

	No. Buildings	No. of Units	Tenure
Cundy Street	4	111	Private
Walden House	1	40	Affordable
Coleshill Basement Flats	2	9	Affordable
Total	7	160	

2.0 Context Analysis

2.3 Existing Buildings and Open Spaces

Cundy Street Flats

Cundy Street Flats was developed for housing to designs by TP Bennett & Son and built by Taylor Woodrow Construction Ltd, between 1950 and 1952, as one, two and three bedroom flats. The buildings were designed as four seven-storey blocks in red brick on cross-shaped plans, set at 45 degrees to the street, with landscaping and car parking.

‘The layout of the estate however, set at an angle to the historic streets around it, disrupts the enclosure of Ebury Street, and this compromises the setting of historic buildings. The buildings make a modest positive contribution to the setting of the street and the conservation area as far as their architectural quality is concerned, but detract in terms of their layout’ (from Historic Buildings Report by Donald Insall Associates).

A Certificate of Immunity from listing was issued for the Cundy Street Flats in May 2018 and will remain in place until 2023.

Walden House

Walden House was built in 1924 by the City of Westminster to designs by architects Messers Joseph on land leased from the Grosvenor Estate. It provided a mixture of flats in accommodation that followed the street layout of Pimlico Road, Avery Farm Row and Ebury Square but whose entrances were located away from the street in an internal yard that also houses outbuildings designed for storage. As stated on Donald Insall Associates’ Historic Buildings Report, Walden House ‘does not make a positive contribution to the street scene in Pimlico Road and Ebury Square because of its modest design quality and the lack of activation and rhythm on the street, but its original purpose to house the urban poor has some historic significance’.

Walden House still contains 40 social rented tenancies that do not meet current housing standards and in some cases also do not meet the current resident’s needs. There are currently 40 units within 2,835sqm of GIA floorspace, resulting in an average unit size of 71 sqm before allowing for circulation space.

The Arnid Johnston Obelisk (Grade II) sits within Walden House internal private yard.

A Certificate of Immunity from listing was issued for the Walden House in November 2018 and will remain in place until 2023.



View from Ebury Street / Eaton Terrace junction facing Pimlico Road



View of Cundy Street Flats from within the Site



View from Pimlico Road facing south west



View from Pimlico Road towards site

2.0 Context Analysis

2.3 Existing Buildings and Open Spaces

Coleshill Flats

The existing Coleshill Flats are currently occupied by Peabody containing 120 residential units. To the rear of the Coleshill Flats there is an existing car park currently used by a small number of residents and local businesses.

The existing Grade II listed Coleshill Flats were built in 1869-71 as two terraces of housing for artisans on limited incomes, set along Ebury Street and Pimlico Road. Both buildings are significant examples of the Improved Industrial Dwellings Company (IIDC) housing programme that have survived relatively intact. The buildings, arranged behind paired frontages with communal access and with ground floor shops, were designed to accommodate two flats on each floor, with kitchens and sculleries in deep rear wings. The yard set between the buildings detracts from their significance and forms a poor-quality setting.

Ebury Square and Orange Square

Ebury Square has suffered dramatically from the effects of the war and all buildings enclosing it were constructed in the 20th century, although the space itself retains its historic dimensions. Its perimeter is lined with mature London Plane trees which relate to the significant scale of buildings around it. The buildings enclosing Ebury Square have a poor relationship with this space because of their scale, lack of architectural rhythm and generally inactive ground floor frontages. Walden House and the Cundy Street Flats do not address the square or make any positive contribution towards its use or activation.

On the northwest side is the more recently completed building at 1 Ebury Square, taking up the entire width of the square (six storeys plus set backs building with elevations in render and inset metal balconies).

Orange Square is a triangular open space at the south western tip of the Site, where Ebury Street joins Pimlico Road. It was originally occupied by a small orchard and market garden, as shown in Rocque's 1746 map. The Orange Brewery public house, which still exists today, was built on the opposite side of Queen Street in 1846 and it is presumably from this pub that the Square takes its name.

The completion of the Coleshill Flats and the new slip road to the south served to separate Orange Square from the neighbouring built development, and created its present form. Rather than being redeveloped, the Square was planted with trees and converted into a public space.



View of Coleshill Flats along Pimlico Road



View of Coleshill Flats rear elevations and Car Park



View of Orange Square facing Coleshill Car Park



View of Ebury Square facing Cundy Street

2.0 Context Analysis

2.4 Conservation Area & Listed Buildings and Monuments

The Cundy Street Quarter site is partly located in the Belgravia Conservation Area in the City of Westminster, and includes a number of designated heritage assets: Nos.1, 3, 5-22, 23, 25 and 27-44 Coleshill Flats (Grade II); Nos.20A, 20, 22 24, 26, 28, 30 and 30A and 45, 47, 49-66, 67, 69, 71-88, 91 and 93-110 Coleshill Flats (Grade II), and of all these buildings it is only the basement floors and some ground floor areas that are included in the proposals; the Annrid Johnston Obelisk (Grade II); a pair of telephone kiosks in Orange Square (Grade II); and a Drinking Fountain at Avery Farm Road (Grade II). Cundy Street Flats and Walden House are both subject to Certificates of Immunity from Listing, that for Cundy Street Flats valid until May 2023, that for Walden House valid until November 2023. Both are considered undesignated heritage assets.

Only part of the Site is protected through conservation area designation and listing, namely Coleshill flats which is Grade II listed and in the Belgravia Conservation Area, and the obelisk and drinking fountain which are both Grade II listed.

The Site currently includes a number of mature trees that are categorised as having at least moderate amenity value. This includes 8no. London Plane trees (*Platanus x hispanica*) in Orange Sq, 16no. trees of varying species within the area of Coleshill Flats and Cundy Street Flats, and 13no. London Plane trees (*Platanus x hispanica*) and 1no. Hawthorn tree (*Crataegus monogyna*) in Ebury Square.

Trees in Orange Square (of Category B and C) fall within the Belgravia Conservation Area and, as such, have statutory protection through section 211 of the Town and Country Planning Act 1990. Trees totaling 30no. in other areas of the Site are protected by TPO 653 and TPO 657.

- 1. Coleshill Flats (Grade II)
- 2. 180 Ebury Street (Grade I)
- 3. Church of St. Barnabas (Grade I)
- 4. St. Barnabas Church School (Grade II)
- 5. Public House, 37 Pimlico Road (Grade II)
- 6. British Airways Terminal (Grade II)
- 7. Victoria Coach Station (Grade II)
- 8. Annrid Johnston Obelisk (Grade II)
- 9. Numbers 162-170 Ebury Street (Grade II)
- 10. Marquess of Westminster Memorial Drinking Fountain (Grade II)
- 11. Two telephone kiosks in Orange Square (Grade II)

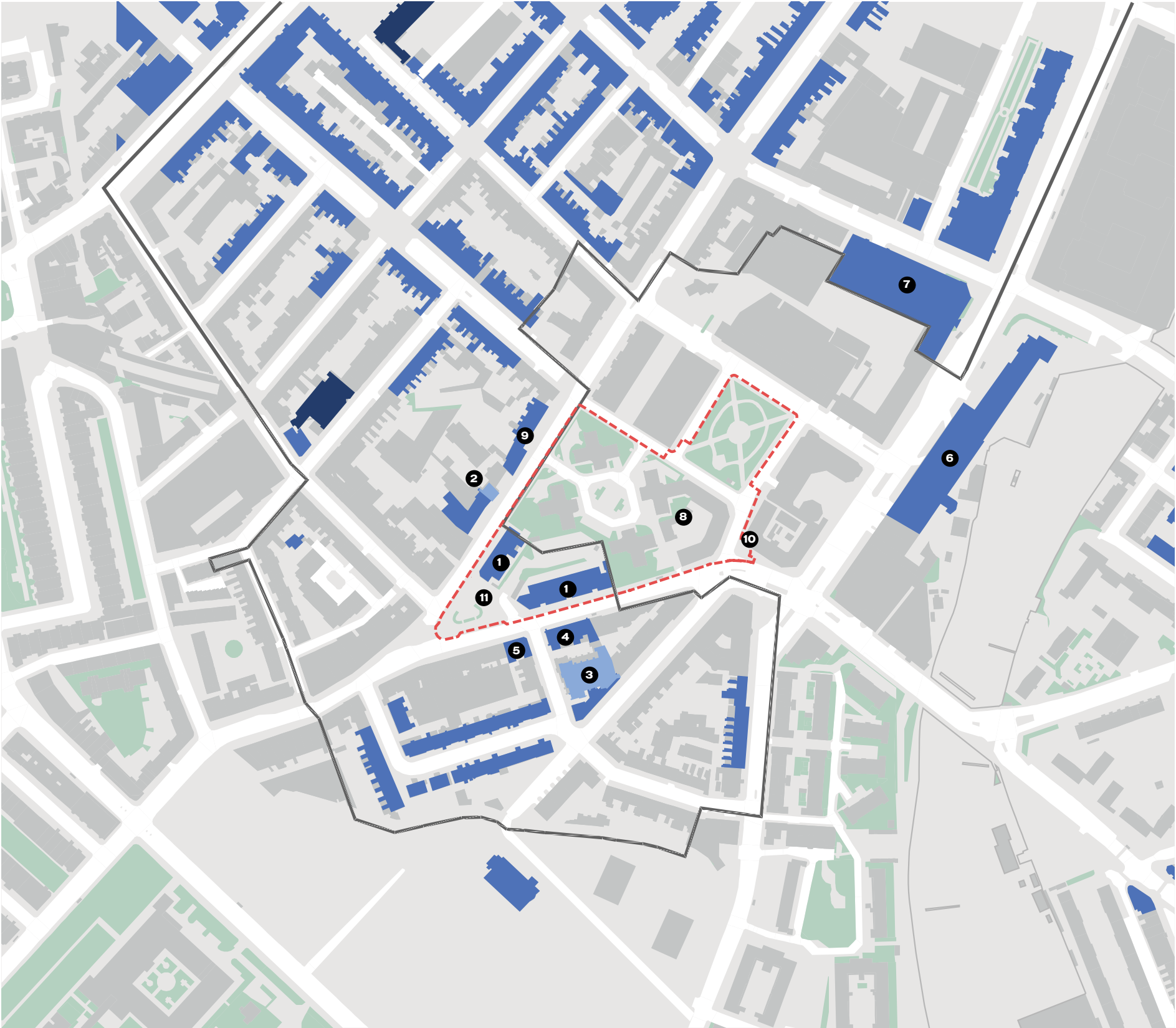
Grade I

Grade II*

Grade II

Planning Boundary

Belgravia Conservation Area



Existing Site Plan with Conservation Area extents and Listed Buildings



2.0 Context Analysis

2.4 Conservation Area & Listed Buildings and Monuments



1. Coleshill Flats (Grade II)



2. 180 Ebury Street (Grade I)



3/4. Church of St. Barnabas (Grade I) and St. Barnabas Church School (Grade II)



5. Public House, 37 Pimlico Road (Grade II)



6. British Airways Terminal, Victoria (Grade II)



7. Victoria Coach Station (Grade II)



8. Arnridd Johnston Obelisk (Grade II)



9. Numbers 162-170 Ebury Street (Grade II)



10. Marquess of Westminster Memorial Drinking Fountain (Grade II)



11. Two telephone kiosks in Orange Square (Grade II)

2.0 Context Analysis

2.5 Existing Scale, Character and Appearance

Existing Scale

The area has an eclectic mix of architectural styles, a variety of building heights and a range of materiality.

The scale of the surrounding area varies significantly, largely relating to the historical development of the surroundings. Four distinct areas can be identified:

- The residential terrace town houses to the west and south along Ebury Street and Orange Square are typically 3-4 storeys above basements
- The area to the south east of the Site have generally 1-2 storeys with St Barnabas Church in rag stone dominating the views and Orange Square area with the 6 storey listed Coleshill Flats
- The large scale commercial and residential buildings along Buckingham Palace Road and Ebury Bridge Road varying between 8 to 11 storeys
- The taller buildings facing onto Ebury Square and further to the north of the Site, varying between 4/8/9/12 storeys

A range of building materials can be seen, including red and London stock brick, Portland stone, painted stucco and terracotta. The redevelopment of Cundy Street Quarter provides a unique opportunity to enhance the setting of the neighbouring Conservation Area, with high-quality architecture and materiality.



Aerial View of Existing Site

2.0 Context Analysis

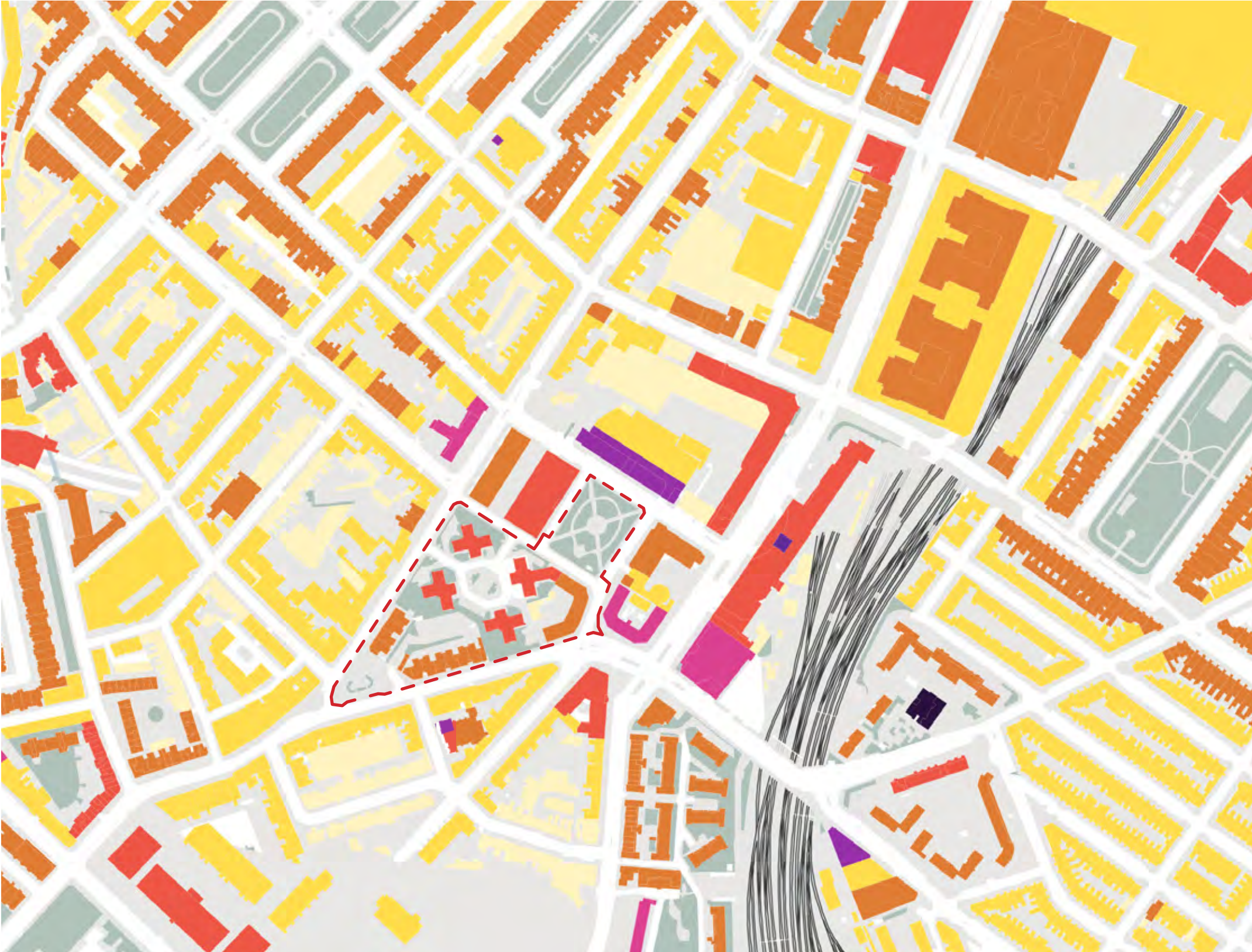
2.5 Existing Scale, Character and Appearance

Areas of greater height and density can be seen surrounding Ebury Square and towards Ebury Bridge with Fountain Court, Semley Place and a number of buildings abutting the nearby railway tracks leading to Victoria forming some of the tallest buildings in the area.

The adjacent map illustrates the height of the buildings on the Site and within the surrounding area. A clear shift in height can be seen between the lower buildings to the west of the Site around Orange Square and the much taller buildings around Ebury Square and the junction of Pimlico Road and Buckingham Palace Road.

This establishes the principle for the Cundy Street Quarter development, with the potential for greater height and density to the east of the Site, reducing in scale to the west, adjacent to the Coleshill Flats and the Belgravia Conservation Area.

The approved Ebury Bridge Estate scheme includes buildings up to 14 storeys in height where the development reaches Ebury Bridge. More recently, an EIA scoping response was provided in relation to an enlarged scheme comprising the erection of new buildings ranging from 10 to 19 storeys. Kilmuir House, located at the junction of Ebury Street and Eaton Terrace, has been submitted for planning to replace the existing 7 storey building with a similar height development including Lower Ground and Ground Floor levels.



Existing Heights Map

2.0 Context Analysis

2.5 Existing Scale, Character and Appearance

Emerging Context and Streetscape

The area around the Site is undergoing extensive transformation as a number of major development proposals are brought forward which will change the physical built form and prevailing character of the area. These sites include Chelsea Barracks, Ebury Bridge Estate and Kilmuir House.

Chelsea Barracks (Approved and Under Construction)
Redevelopment of the former barracks buildings and warehouse to a mixed use scheme comprising residential units (max 448), a sports centre, retail, a health centre, retail, hard and soft landscaping.

Ebury Bridge Estate (Approved, revised scheme now being progressed)
Redevelopment of the estate to provide 271 flats through four new buildings between four and 14 storeys in height permitted in March 2016. More recently, however, in December 2019 an EIA scoping response was provided in relation to an enlarged scheme regarding the erection of new buildings ranging from 10 to 19 storeys to provide circa 201 residential units, ancillary residential facilities (Class C3), retail (Class A1 to A4), community floorspace (Class D1 / D2) and workspace (Class B1). Following this a hybrid planning application has not yet been submitted though consultation regarding the redevelopment of the estate is still taking place locally.

Portland House (Approved)
Ground plus 14 storey side extension along Bressenden Place to provide Class B1 accommodation and Class A1 accommodation at ground floor. Works to the existing building facade and reconfiguration of the existing ground and first floor to provide Class A3 accommodation, the provision of a flexible Class A1/A3 unit at ground floor, the use of the basement for Class A3, Class B1, flexible Class A1/A3/ D2.

Nova Place (Approved)
Construction of a ground floor plus part four, six and seven storey building with new basement fronting Allington Street, Bressenden Place and Victoria Street for use as offices (Class B1), flexible retail (Class A1/A2/B1), flexible office/library (Class B1/D1) and flexible retail/library/office (Class A1/A2/B1/D1).

Kilmuir House, Ebury Street (Pending determination ref. 20/O1346/FULL)
Demolition of existing buildings and erection of a lower ground, ground plus 6 storey building with two storey basement and plant at rooftop level to provide residential floorspace (Use Class C3) and flexible retail floorspace (Use Class A1/ A2/A3/A4), plus associated landscaping works.



Kilmuir House
(5-7 storey)

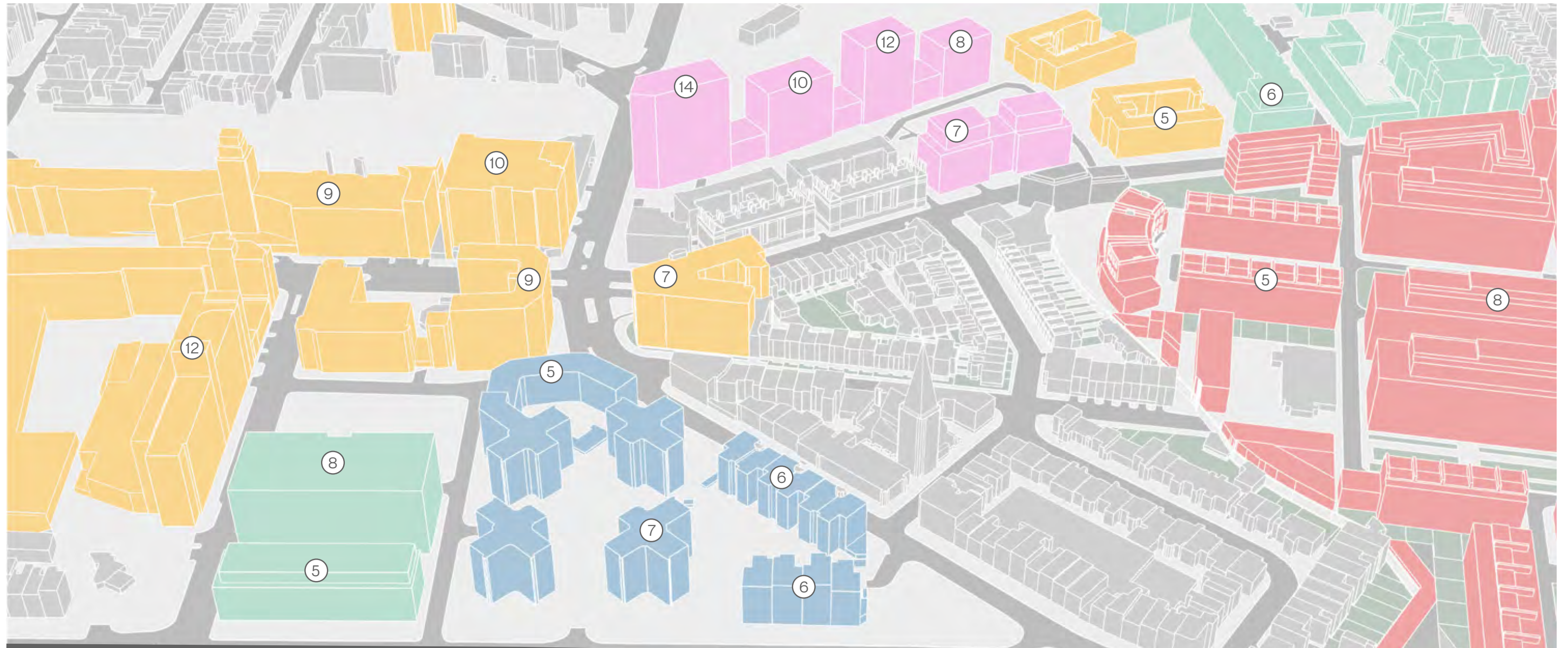
Portland House
and Nova Place
(5-15 storey)

Ebury Bridge Estate
(10-19 storey in
consultation)

Chelsea Barracks
(5-10 storey)

Aerial View

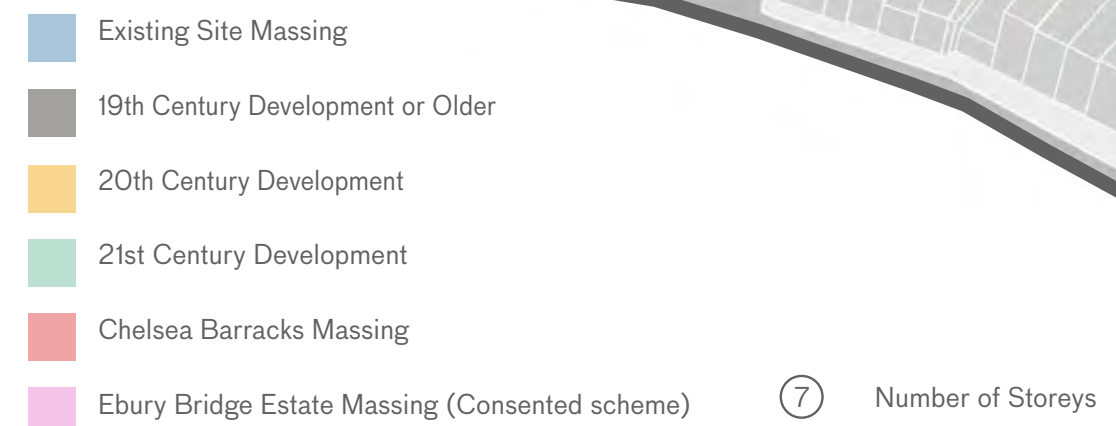
2.5 Existing Scale, Character and Appearance



Axonometric View (from Ebury Street)

The axonometric view demonstrates how the current cruciform blocks of the Cundy Street Flats are set back from the boundary and as such do not contribute positively to the local townscape. The townscape rises towards both Ebury Bridge Road and Pimlico Road.

The emerging townscape scale springing from Chelsea Bridge Road with the Chelsea Barracks development, as well as the approved scheme for the Westminster City Council's Ebury Bridge Estate redevelopment which increases the height substantially along Ebury Bridge Road. At the time of this application, a public consultation is being held to increase the height of the Ebury Bridge Estate up to 19 storeys - shown above is the permitted scheme with maximum 14 storeys in height on Ebury Bridge corner. The wider context and the scale of the Ebury Bridge Estate scheme and of the Chelsea Barracks developments suggests that buildings up to approximately 12 storeys and above are of an appropriate scale.



2.0 Context Analysis

2.5 Existing Scale, Character and Appearance

Land Use

The Site is entirely residential at present with the opportunity of adding to the neighbouring active retail uses on Pimlico Road and Ebury Street as well as Elizabeth Street to the North.



Existing Ground Floor Land Uses Map

- Site
- Residential
- Retail
- Cafe / Restaurant / Bar
- Education
- Cultural
- Office
- Industrial
- Transport
- Religious
- Police

Morphology - Mews

Belgravia has a number of elegant Mews and Yards that provide inspiration for the proposed Masterplan and which offer a precedent for human scale engagement alongside the scale of the Mansion Building.



Existing Urban Grain Map

- Site
- Shared spaces
- Mews
- Yards

2.0 Context Analysis

2.5 Existing Scale, Character and Appearance

Scale of Mews and Yards

The local precedents of Eccleston Yards and Pavilion Road demonstrate the potential to balance a human scale. Both examples successfully introduce a vibrant mix of new uses alongside high quality public realm, creating new destinations for the local community and visitors alike.

Spaces with a similar character can be seen in the multiple yards in Covent Garden, which have been enhanced with the new development of Floral Court, demonstrating the demand for this character and scale of space within the city.

Local precedents of arched or framed Mews entrances are useful to understand how a precise sense of neighbourhood, or placemaking can be created. The framing of spaces is helpful to establish a hierarchy of pedestrian prioritisation, when balanced with a lower or more human scale of development in the interior.



Eccleston Mews, Belgravia



Eccleston Yards, Belgravia



Floral Court, Covent Garden



Ebury Mews, Belgravia



Neals Yard, Covent Garden



Pavilion Road, Knightsbridge

2.0 Context Analysis

2.5 Existing Scale, Character and Appearance

Character and Materiality

The predominant materiality of the area is that of brick, Portland stone, concrete and metal cladding, evident within the Conservation Area and within the more modern urban setting adjoining the Site.

Ebury Street and to the south of the Site is distinct in its extensive use of brick with a small elements of stone detailing. The Coleshill Flats themselves are buff brick examples with contrasting red bands and delicate rendered reveals. The Ground Floor retail stands distinct as a plinth to the rest of the building. Examples of brickwork further up Ebury Street towards Elizabeth Street demonstrate the darker browns and London stock bricks while the other side of Ebury Square and Pimlico Road host many a red brick example.

The use of brickwork contrasts dramatically with the ragstone ashlar masonry of the Church of St Barnabas. Ground Floor retail along Pimlico Road is unifyingly expressed as a plinth, whether that be in a differing material or colour through the examples of The Orange or No.11 Pimlico Road.

Immediately surrounding the Site and sitting outside of the neighbouring Conservation Areas a range of modern materiality is evident. This includes the mid-twentieth century Semley Place development and the recently completed Chelsea Barracks further down Pimlico Road.



Elizabeth Street



Coleshill Flats, Ebury Street



Church of St Barnabas



The Orange, Pimlico Road



No. 11 Pimlico Road



180 Ebury Street



Semley Place, Ebury Square



Chelsea Barracks, Pimlico Road



Fountain Court, Pimlico Road

2.0 Context Analysis

2.6 Historical Context

The adjacent maps illustrates the historical development of the Site and its surrounding areas.

1775

The footprint of the present Ebury Street is shown on the 1775's map as 'Five Field Row', comprising a lane cutting through the open land of the so-called Five Fields, with fourteen houses on the north side at the south-west end. It was in one of these properties on the west side of the street (now 180 Ebury Street - Grade I) that Wolfgang Amadeus Mozart composed Symphony No.1 in 1764 at the age of 8. Most of these houses, which have been dated by Architecture Historian, Nicholas Pevsner, as no later than mid-18th century and still stand today with a number of them becoming Grade II listed between 1958 and 1987.

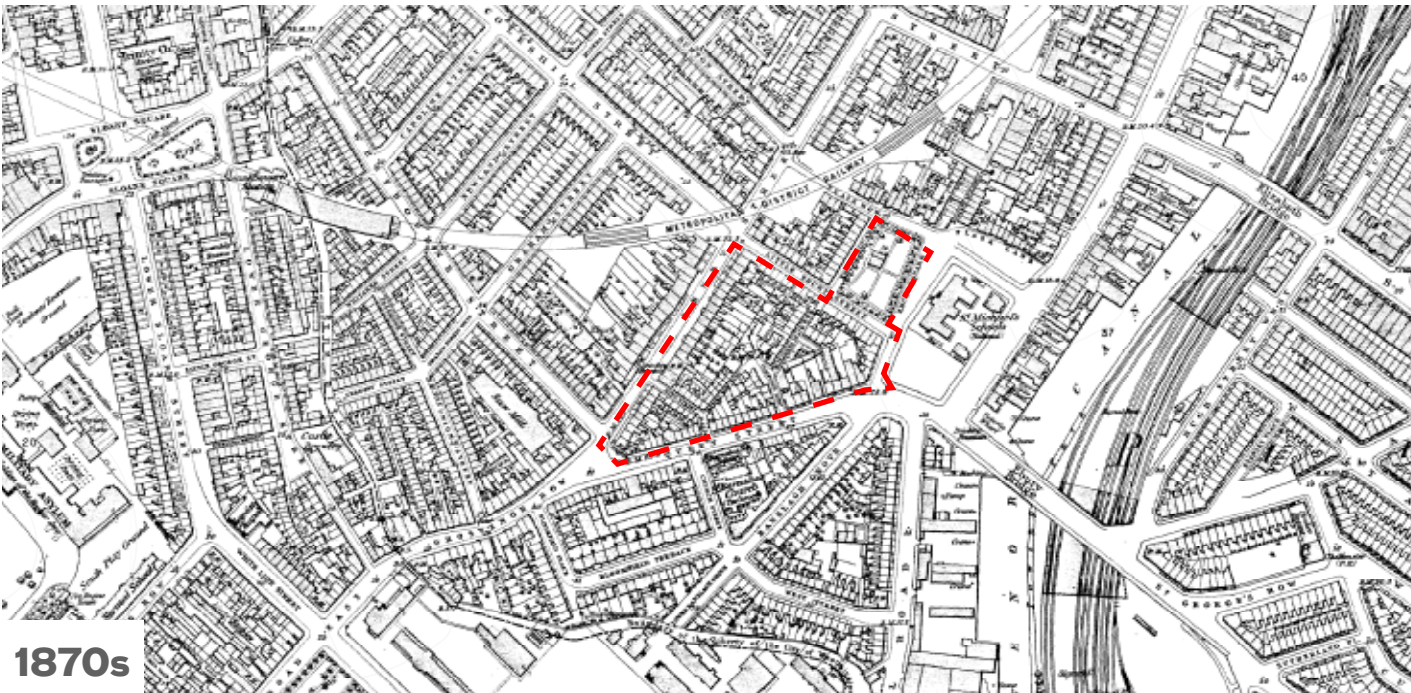
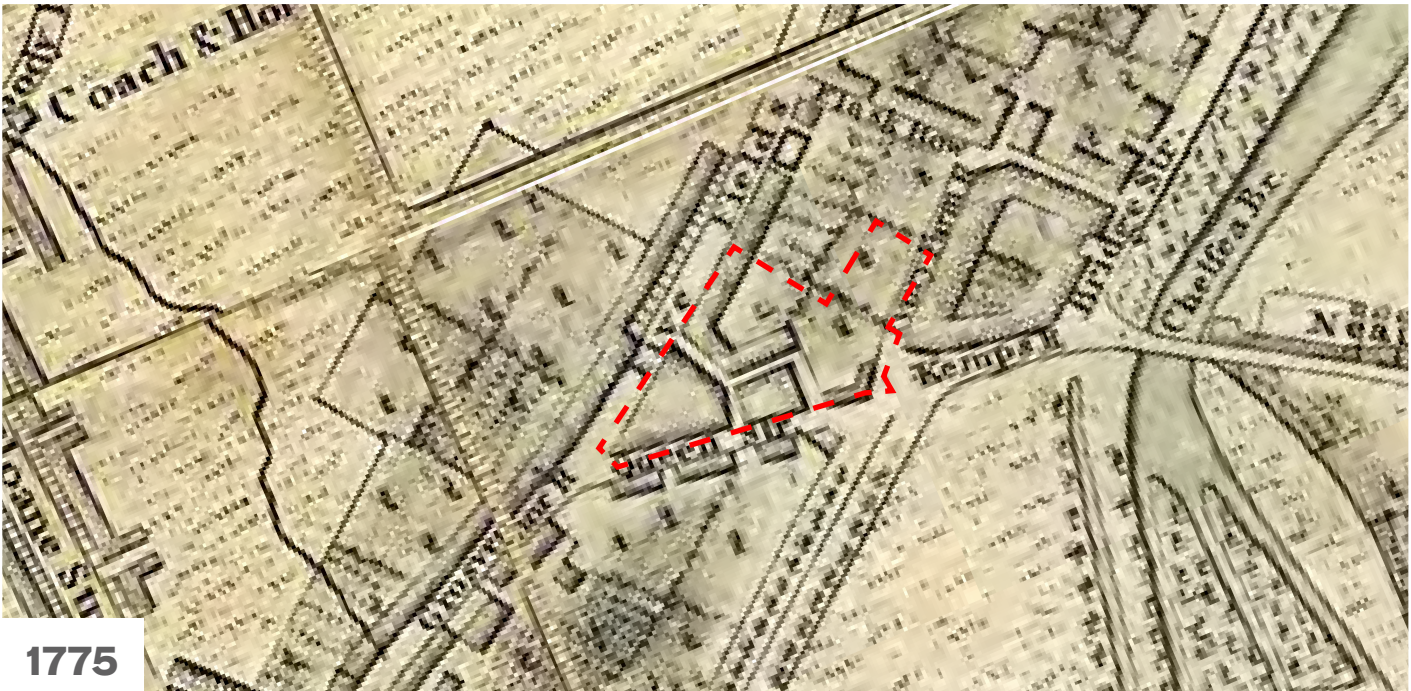
Towards the end of the 18th century the development of the streets bounding the Site progressed steadily, where the current Avery Farm Row appears as the west boundary of the Site delineated by Queen Street (later Pimlico Road) and Upper Belgrave Place (later Buckingham Palace Road) on the east. The Site, however, still predominantly consisted of open land.

1870s

The 1870's map shows the Site between the extended Ebury Street, Little Ebury Street (later Cundy Street), and Queen Street (later Pimlico Road) into terraces of houses with rear mews buildings.

The 1868 Lease Plan of Ebury Street from the Westminster City Archives Centre shows the historical names of streets which have been changed or been lost, which could inform our own design in terms of imbuing identity for the new development. Elizabeth Place and Clifford Row within the interior of the Site has been lost.

Cundy Street was formerly known as Little Ebury Street and Pimlico Road has replaced Queen Street. King Street has also been lost as a street as it was absorbed into Orange Square.



2.0 Context Analysis

2.6 Historical Context

1890s

The 1890's map shows the redevelopment of the southern section of the Site into the Coleshill Flats while, to the north east, the gardens of Ebury Square appear to have been redesigned into a geometrical pattern of lawns and trees.

The River Westbourne is one of London's many lost watercourses. It formed an ownership boundary which is still visible today as a contrasting form within the extensive network of highly planned streets. The river was converted into a sewer to make way for the early development and expansion of the city. It currently runs underneath Holbein Place from Sloane Square Station (where its metal conduit is visible) and crosses Pimlico Road at its intersection with Dove Walk.

1910s

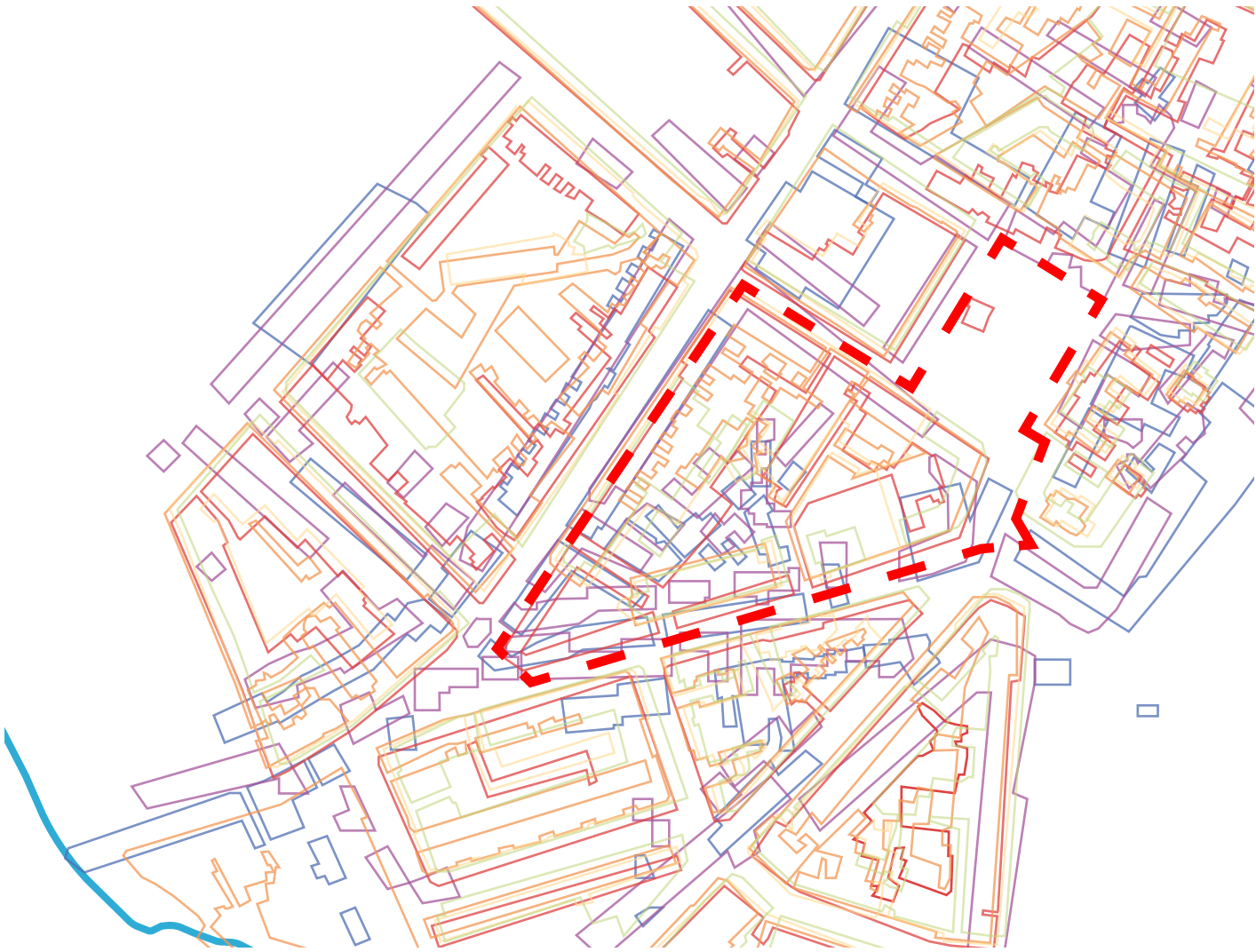
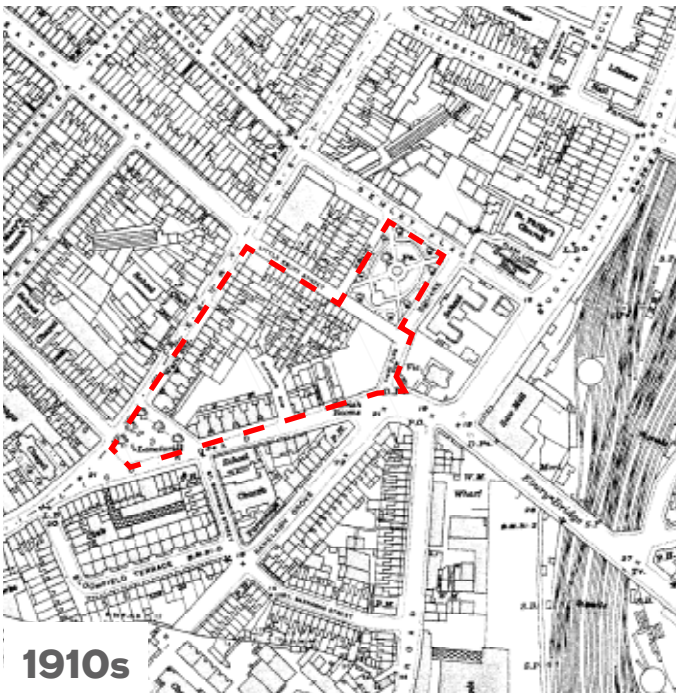
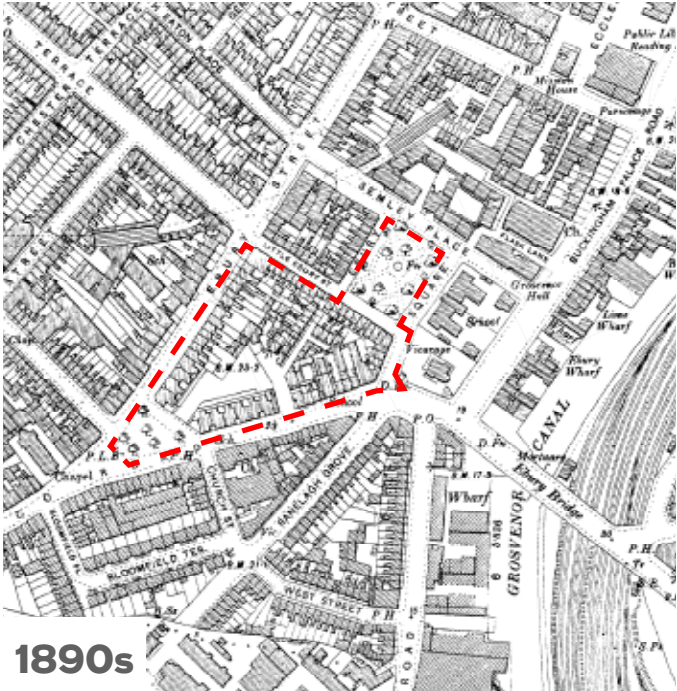
In the early 20th century, the central areas of Belgravia changed very little. However, the north and south eastern fringes of the area experienced gradual redevelopment, particularly around Victoria Station.

By 1919, Queen Street and Upper Belgrave Place had been renamed Pimlico Road and Buckingham Palace Road. The most noteworthy 20th century addition was Victoria Coach Station in 1932. The name Cundy Street is first recorded as a replacement for the previous Little Ebury Street in 1937 and was named after the dynasty of the Cundys, Architects to the Grosvenor Estate, who oversaw the development of the Estate from 1821 until 1890.

1950s

The area was seriously effected by bombing during the Second World War. The entire terrace of houses fronting Cundy Street and part of that overlooking Ebury Street were damaged beyond repair. The rest of the buildings falling into the surrounding area were effected by minor blast damage.

Two large plots west of Ebury Square, north of the Site, were totally destroyed. The Ordnance Survey map of 1951 shows half of the houses forming the surrounding area were subsequently cleared away, leaving only Walden House, the Coleshill Flats and seven houses adjacent to the east frontage of Ebury Street.



- 1790
- 1830
- 1870
- 1890
- 1910
- 1950

Historic Overlay Map

The historic overlay highlights the extent of changes to the Site and the surrounding area over time. After Ebury Street and Pimlico Road were laid out in the 18th century, the Site was partly rebuilt in the mid Victorian era with Coleshill Flats and then in the early 20th century with Walden House.

After bomb damage from the Second World War the Site was dramatically reshaped with the introduction of the Cundy Street Flats that broke the established building line with the buildings footprint set away from the street.

Historic River Westbourne

2.0 Context Analysis

2.6 Historical Context



1. Pimlico Road, c. 1928



2. Coleshill Flats, Pimlico Road, c. 1928



3. Walden House from the corner of Avery Farm Row and Little Ebury Street, c.1920s



4. Coleshill Flats, Ebury Street, c. 1928



5. Walden House, Pimlico Road, c. 1928



6. Cundy Street Flats under Construction, 29 November 1951



7. Cundy Street Flats, c.1952

Historic Photographs source: Grosvenor papers at Westminster City Archives Centre

2.0 Context Analysis

2.7 Existing Views and Streetscape

Through pre-application discussions with officers at Westminster City Council, important views which affect this site have been agreed and are indicated in the key plan.

The analysis of street-level views towards the Site illustrates the extent to which the Site is experienced from a number of directions and approaches. From all of the viewpoints the existing condition offers little to the character of the street, or to the setting of the Conservation Area, providing an uninviting threshold to the surrounding streets.

The key views of the Site are from the approaches along Ebury Street, Eaton Terrace, Orange Square, Ebury Square, Ebury Bridge and St. Barnabas Street.

Another focus of the Site is the Church of St. Barnabas and how views of the Church and spire can be framed. Views of the listed Church of St Barnabas and its spire are considered to be fundamental within the surrounding context.

Please refer also to the Heritage and Townscape Report prepared by Tavernor Consultancy in support of the planning submission, which assesses the proposed scheme from these views in finer detail.



1. Ebury Bridge At Ebury Bridge Road



2. Pimlico Road Outside Fountain Court



3. Ranelagh Grove (looking east)



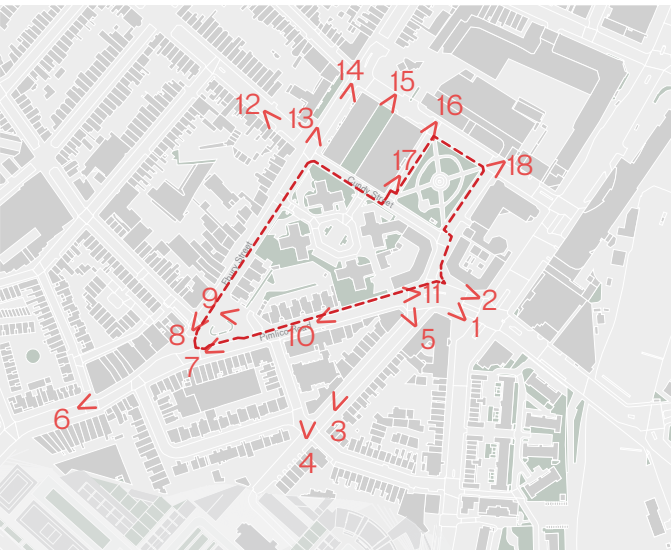
4. Ranelagh Grove (at the junction with St. Barnabas Street)



5. Ranelagh Grove (towards Pimlico Road)



6. Pimlico Road at Passmore Street



7. Pimlico Road (looking east)



8. Ebury Street At Bourne Street



9. Orange Square | Diptych

2.0 Context Analysis

2.7 Existing Views and Streetscape



10. Pimlico Road (looking east)



11. Pimlico Road (looking west)



12. Eaton Terrace



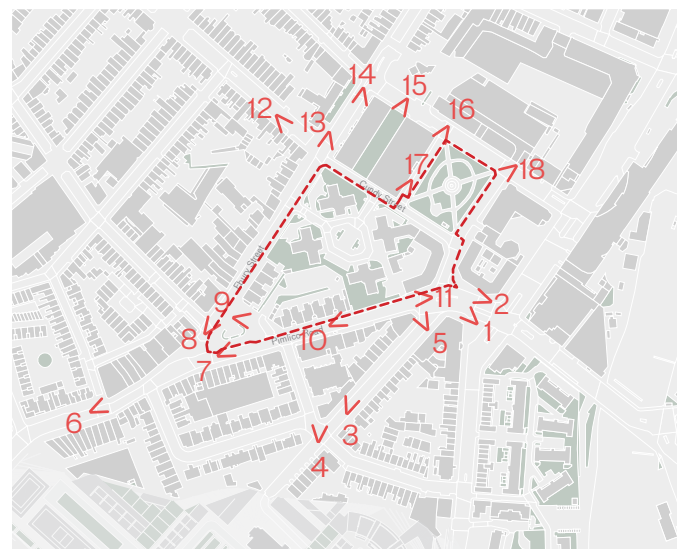
13. Ebury Street at Eaton Terrace



14. Ebury Street at Ebury Place



15. Semley Place



16. Semley Place at Ebury Square



17. Eastern Entrance from Ebury Square



18. Semley Place At Ebury Square

2.0 Context Analysis

2.8 Streetscape Analysis

The adjacent analytical diagrams illustrate key compositional themes relating to the buildings and urban morphology on Pimlico Road and Eaton Terrace. This analysis enables an understanding of how to identify key (and specifically local) features, which may inform the design of the proposed new buildings, ensuring a contextual response.

The diagrams indicate the clear articulation of horizontal elements, defining strong horizon lines marking plinth levels, body, and roof, utilising material / colour change and setbacks.

The diagrams also demonstrate that generally the area is characterised by buildings of robust masonry construction with punched apertures, a relatively high ratio of wall to window, and layered facades with extensive stone detailing. These conclusions have been used to inform the resultant designs of Cundy Street Quarter.

View from Ebury Bridge Road

The following diagrams from this view demonstrate a highly articulated roofscape on surrounding buildings with a strong emphasis on the plinth base, with existing site building on Pimlico Road is currently read as one large building in a context of smaller plots.

View from Eaton Terrace

The streetscape follows Ebury Bridge with similarities in plinth, body and attic definitions, but with simplified roofscape articulation commonly set back.



Pimlico Road looking South West View



Individual Plots



Plinth/Body/Attic Articulation



Eaton Terrace looking South East View



Individual Plots



Plinth/Body/Attic Articulation



Orange Square looking North View



Individual Plots



Plinth/Body/Attic Articulation

2.0 Context Analysis

2.9 Challenges and Opportunities

The analysis of the context has been fundamental in the development of the proposals. Understanding the character of the neighbouring buildings, their urban morphology, identifying the significance and opportunity of key views, as well as the historic context of the Site, have all been used to inform the design proposals.

The challenges and constraints within the Site and existing buildings can be summarised as follows:

- The post-war Cundy Street Flats arranged at 45 degree angle to the surrounding streets does not contribute to the street definition and creates a sterile relationship with the street along Cundy Street, Ebury Street and Pimlico Road;
- Cundy Street Flats and Walden House do not offer any permeability for the wider community as the Site is gated along Ebury Street, Cundy Street and Pimlico Road;
- The ground plane of the Site is car dominated and provides no publicly accessible amenity space. There is no amenity space beyond a small, paved, courtyard for Walden House;
- Recurrent anti-social behaviour within the existing Coleshill Flats car parking and Ebury Square makes these spaces unattractive and unsafe for the community;
- Existing social rent apartment units on Walden House offer poor quality and undersized accommodation for existing residents;
- The existing buildings are not energy efficient and fall well below modern standards;
- Ebury Square is not being used to its potential due to anti-social behaviour and lack of active frontages facing the square.

Any proposals for the Site should address the following parameters:

- Increase provision of housing and Affordable Housing within the area;
- Provide a positive opportunity to the immediate surroundings as well as the neighbouring Conservation Area;
- Integrate with the composition and proportions of the finer neighbouring buildings;
- Provide amenity at the ground floor with improved public realm and increased biodiversity;
- Create a quarter which can reconcile the unique street conditions at this pivotal location;
- At an urban scale, offer the street improved visual permeability and amenity, architectural articulation and material qualities;
- Create contemporary sustainable buildings, which are complementary yet establish their own identity within a wider Masterplan;
- Unlock the potential of the existing public open spaces of Ebury Square and Orange Square to be used to their fullest potential by the community;
- Provide generous contemporary space standards for residents;
- Have a reduced carbon footprint compared to schemes of a similar size.



View of Cundy Street Flats car park



View of Cundy Street Flats from Ebury Street entrance



View of Walden House courtyard



View of Coleshill Flats car park



View of Ebury Square towards Cundy Street Flats

2.0 Context Analysis

2.10 100 Conversations

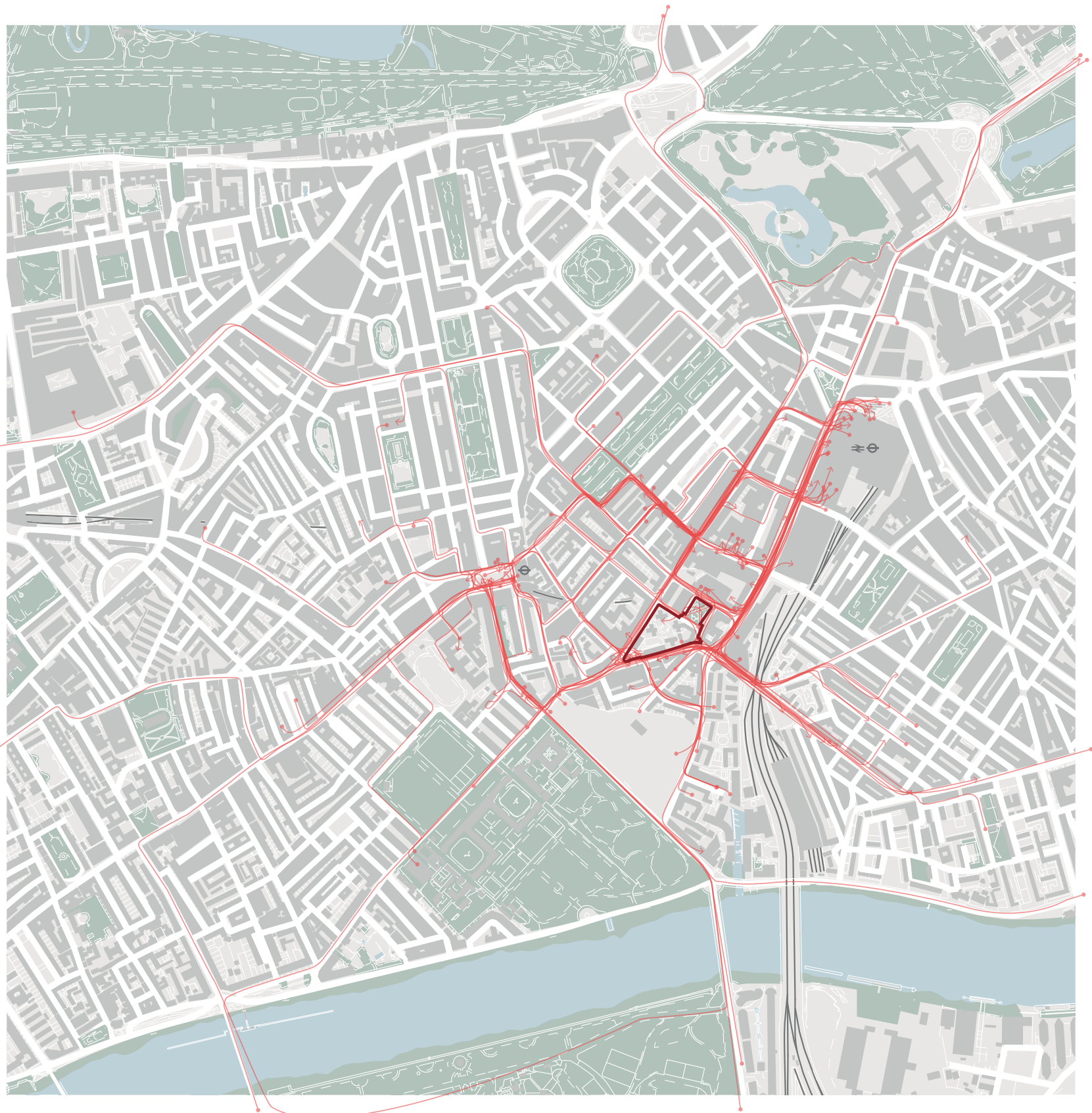
To gain a better understanding of a particular place or site, we informally approach 100 passers-by to ask about their journeys, as well as exploring their thoughts about the Site and local area, their specific needs and any other observations they can offer. This research, which we call “100 Conversations”, is invaluable as it helps identify a wide range of opinions, challenging our individual preconceptions about a site or neighbourhood, as well as revealing unknown issues and opportunities. We chose key locations to conduct the interviews - including Elizabeth Street in Belgravia, Ebury Bridge in Pimlico/Victoria and Lower Sloane Street in Chelsea, near local shops, schools and on streets leading to the Site.

The interviews were undertaken at different times of the day - including off-peak hours in which we targeted locals, and during the morning and afternoon rush hour in which we targeted commuters - during both weekdays and weekends, including Saturday morning when the popular Pimlico Road Farmers’ Market takes place on Orange Square.

From this research there are three distinct areas - Belgravia, Chelsea and Pimlico/Victoria - operating somewhat independently, with some overlap at the Cundy Street Quarter site. As such, the Site sitting between Ebury Square and Orange Square is at the confluence of many routes but is currently not in itself a destination as it offers little to those passing by. The existing site can be described as a void in terms of pedestrian flow. The current condition, with the existing Cundy Street flats being closed to public access, creates a sterile relationship with the street along Cundy Street, Ebury Street and Pimlico Road. Most people do not know where Ebury Square is and do not use this critical green amenity space in its current condition. Most local residents do know where Orange Square is and its use peaks on Saturday mornings with the Farmers’ Market.

The findings from this analysis was used to inform key themes for the first public consultation as a listening exercise - as well as subsequently feeding into the project’s objectives informing the Masterplan proposals in terms of routes and wayfinding, the mix of ground floor uses, and the variety and character of public spaces.

→ Routes taken by interviewed passers-by



Map of 100 routes taken by interviewed passers-by around the Site

2.0 Context Analysis

2.11 Transport Context

A Connected Site

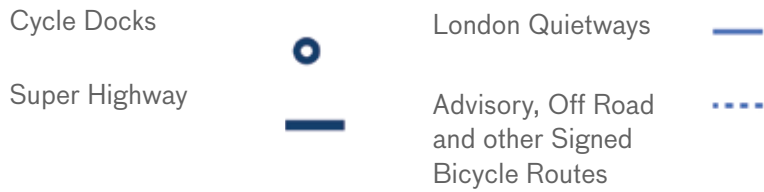
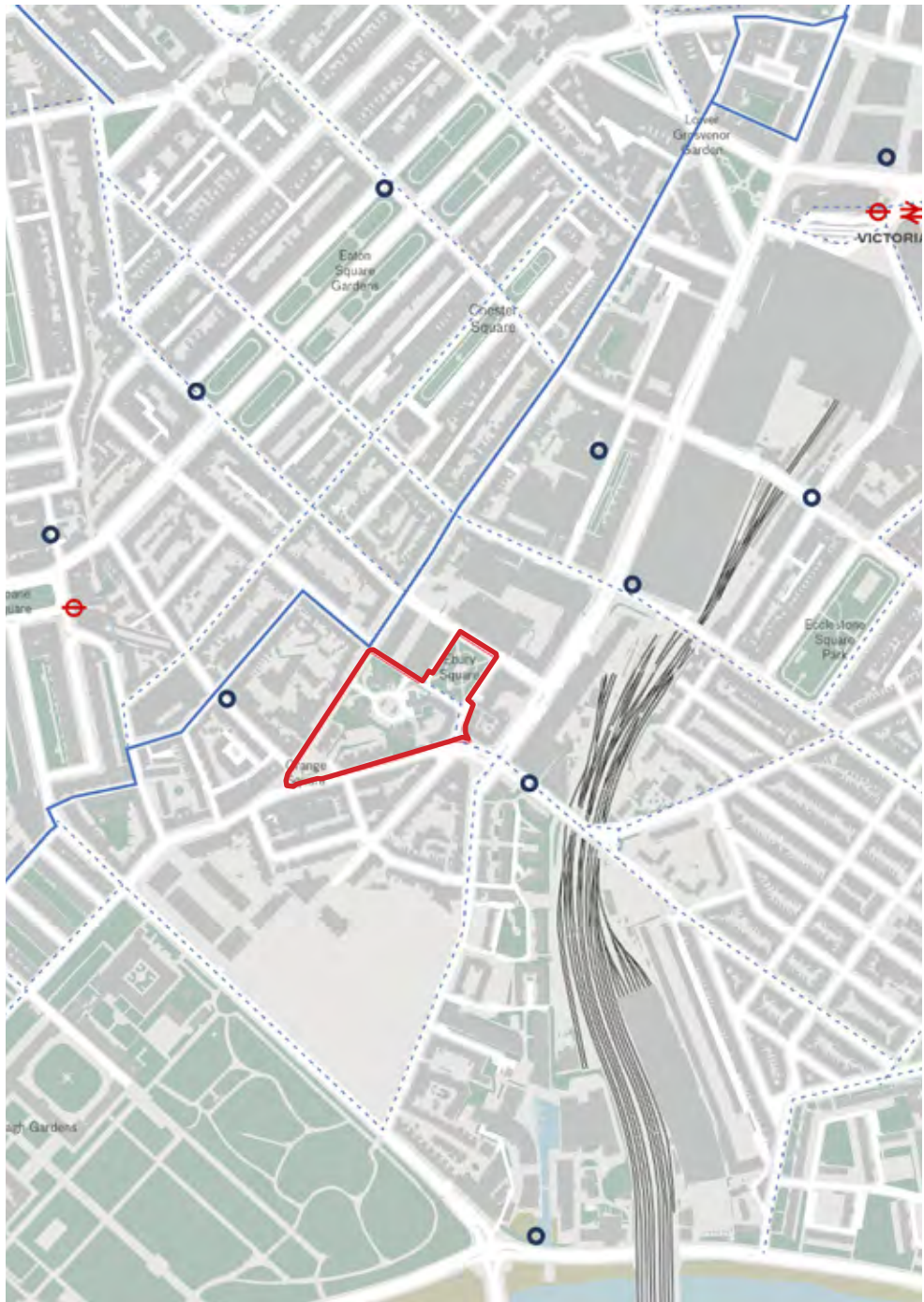
The Site has a PTAL rating of 6b demonstrating the highest level of public transport accessibility.

Sloane Square Underground Station is located to the north west of the development, approximately 500m away, facilitating access to Circle and District Line underground services.

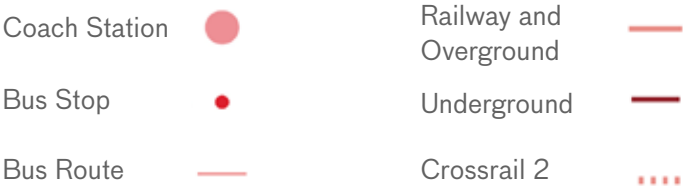
Victoria Rail and Underground Station is approximately 900m to the north east of the development, facilitating access to Circle and District as well as Victoria Line Underground services and mainline rail services including Southern, Southeastern and Gatwick Express.

The Site is currently well served by the local bus network. Bus stops within the vicinity of the development are include Ebury Bridge Road Stops Q and R on Pimlico Road facilitating access to bus routes 11, 170, 211. Other bus stops within walking distance of the development include Belgravia Police Station, to the north of the Site, enabling access to the C1 bus service. A total of approximately 90 buses serve the Site during the AM peak hour and 87 buses during the PM peak hour.

For further details refer to the Transport Assessment part of this Application.



Cycle Route Networks, Docking Stations and Cycle Parking
Source: Open Street Map, 2019



Rail, Underground and Bus Networks
Source: Open Street Map, 2019

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Cundy Street Quarter

3.0 Masterplan and Design Evolution



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3.0 Masterplan and Design Evolution

3.1 Description of the Masterplan proposal

The Masterplan seeks to accentuate the strengths of the Site and overcome its constraints. The Site has many exceptional qualities, namely the diversity in scale and density of it's surroundings as it sits between Belgravia, Pimlico, Victoria and Chelsea.

The proposed masterplan supports a strong local sense of community, while aiming to create a new destination that unifies the character of these different areas.

There is an acute shortage of housing within Westminster. The Intend to Publish version of The London Plan states that Westminster's annual housing target in terms of net completions between 2019 and 2029 should be 985. The Cundy Street Quarter is a significant opportunity to provide a material increase in much-needed housing in the area.

The Proposed Development is for a residential-led, mixed use development to deliver 93 Affordable Homes, 70 Market Homes, Senior Living accommodation, a mix of retail, leisure and community spaces at Ground Floor as well as a range of high-quality public realm and amenity spaces. It will be managed by Grosvenor for the long-term benefit of the community.

The proposed scheme seeks to deliver a sensitive, comprehensive and high-quality sustainable quarter that responds to its local character and history, reflecting the identity of its surroundings and materials, while maximising active street frontages and new public realm - paramount to creating a sense of place within and around the development.



Proposed Development Roof Plan

3.0 Masterplan and Design Evolution

3.2 Masterplan Principles

Existing Site and Surrounding Context

As a result of the Site analysis carried out, a number of masterplan design principles have been established. The driving principle is to create a new piece of city, that repairs the damage to the original urban fabric caused by the World War II bombing and the application of modernist planning principles. By responding to the Site's unique location and surrounding context, the aim is to create a high-quality environment for residents, visitors, neighbours and passersby, through sensitive, high quality architecture and landscape design.

The Cundy Street Flats are out of keeping with Belgravia with a resulting lack of street frontage to Ebury Street, Cundy Street, Pimlico Road and the hardscape of a car park within. Conversely, the openness offers a visual amenity of greenery at the perimeter of the Site which is then further compromised by Walden House which presents an in-cohesive elevation towards Ebury Square, to a large inaccessible interior block.

We have examined the history of the Site and its pre-war urban grain to draw inspiration for the development of our design concepts, namely:

- Reinstate Streetscape - The historic aerial view opposite demonstrates the historical urban fabric of the Site with passages permitting access and continuous streetscape of buildings along Ebury Street, Pimlico Road and Cundy Street.
- Urban grain and permeability - The 1870s map highlights the historic routes through the interior of the Site, which the Proposed Development aims to reinstate.



Site Aerial view c. 1929 with Grosvenor's Estate boundary (shown in pink)

Source: Grosvenor papers at Westminster City Archives Centre



Pimlico Road, circa 1928



Ebury Street, circa 1928



1870s map - Street pattern and city grain to be adopted to reinstate routes through the heart of the Site



Historic routes overlaid with Ebury Square and Orange Square

3.0 Masterplan and Design Evolution

3.2 Masterplan Principles

Existing Site and Surrounding Context

In seeking to respond with a design that is appropriate to the neighbouring Conservation Area, responding to the Site's potential, and in balance with environmental impacts, the demolition of the existing buildings rather than refurbishment is considered an appropriate solution (diagram 1).

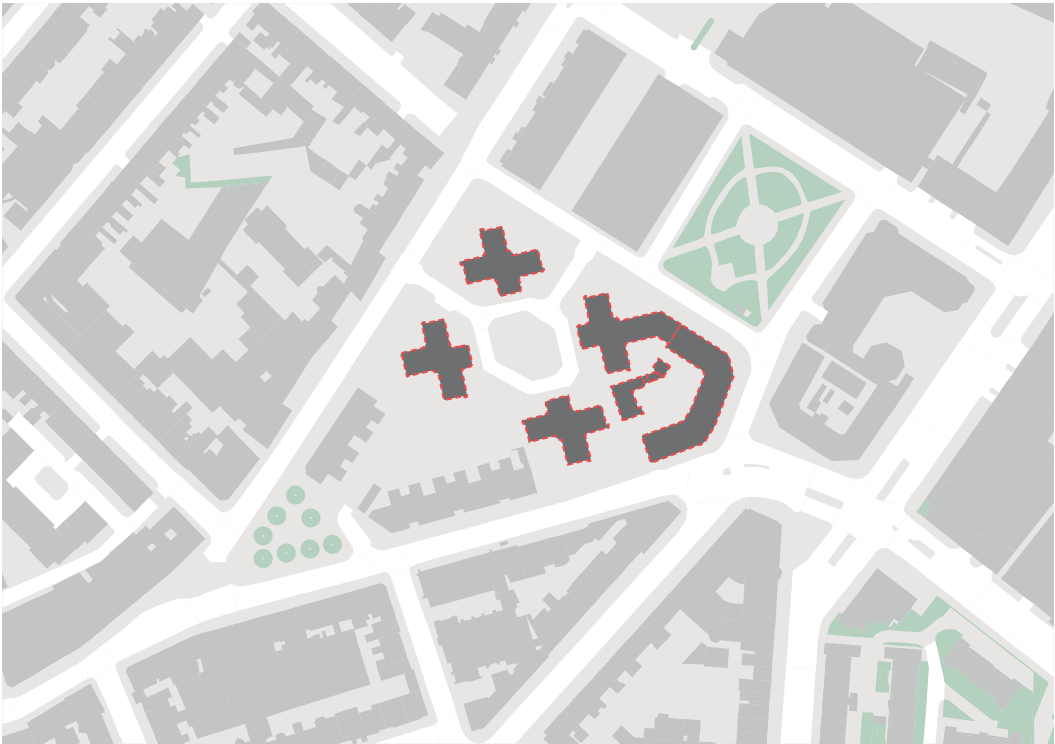
The redevelopment of the Site allows for the opportunity to repair the streetscape and to create distinct new frontages on Ebury Street (A), Cundy Street (B) and Pimlico Road (C), as well as improving the Site's aspect facing Orange Square and Ebury Square (diagram 2).

The Site has the unique opportunity offered by its relationship to two generous public spaces that anchor Ebury Square and Orange Square. The proposed scheme will seek to respond to these significant amenity spaces which will be enhanced as part of the proposals and will continue to be accessible to all.

Routes and Accessibility of the Site

The Site, including Ebury Square and Orange Square, sits on an important east-west route from Victoria to Chelsea and has the potential to offer a new quiet, safe public route, providing important local connectivity as well as wider urban benefits (diagram 3).

In addition, the Site must anticipate new pedestrian and cycling routes through the local area heading south, where recent developments have arrived to replace the historic riverside uses (diagram 4).



1. Demolition of existing Cundy Street Flats and Walden House



2. Opportunity to connect with existing public spaces - Ebury Square and Orange Square



3. Increase the Site's permeability with new east-west route from Victoria to Chelsea



4. Anticipating new pedestrian routes through the Site

3.0 Masterplan and Design Evolution

3.2 Masterplan Principles

Form and Layout

Following a soft approach of encouraging movement through and around the Site, a series of buildings are laid out allowing both street presence and permeability. This strategy provides connection with pedestrian routes in the neighbourhood, as well as following the local London tradition of high density residential and mixed use development (diagram 5).

Public Amenity and Landscape

The scheme proposes a new route that connects Ebury Square and Orange Square, providing public and private landscaped spaces to enhance the overall public experience of this route for current and future residents.

There is the opportunity to offer a new third public space to the south-east, at the junction of Avery Farm Row and Pimlico Road, which is currently traffic dominated and performing poorly as a gateway to Belgravia and offering little permeability. This would create a new address for the Site, enhancing its value and integration as a gateway site to Belgravia when approaching from Pimlico (diagram 6).

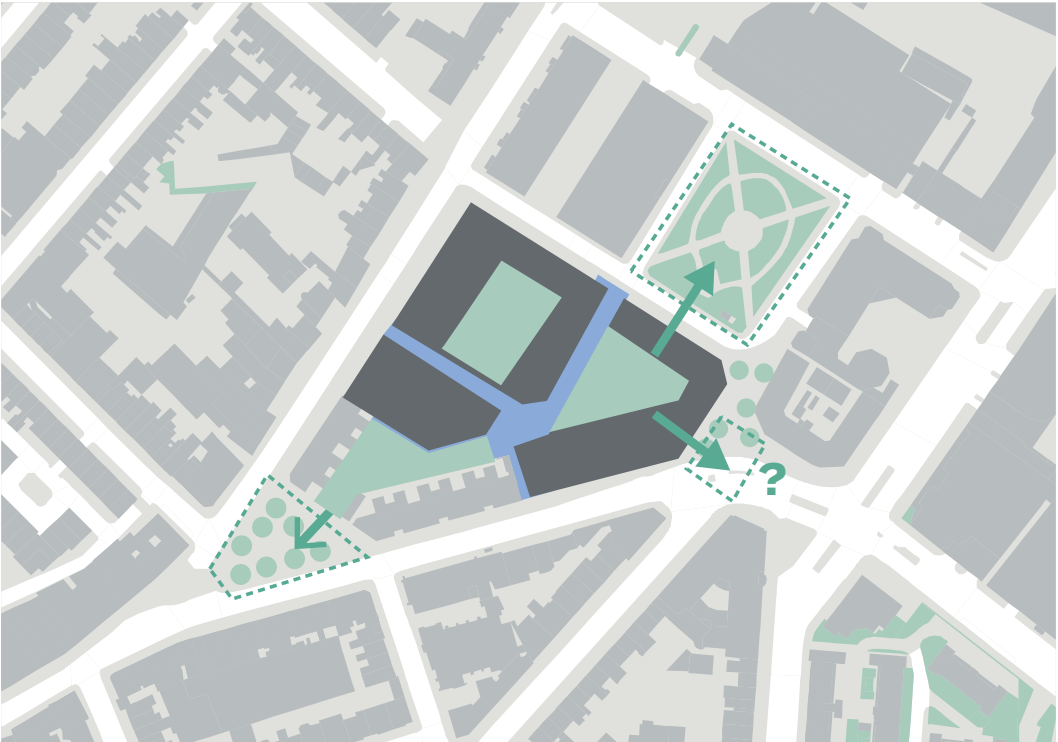
Key Views and the St Barnabas Church Spire

Consideration is given to well designed views from within the Site. This is critical to encourage permeability and legibility through the new public realm. In addition, 'designed views' seen from within the buildings ensures a sense of connection with local context, with massing and layouts developed to make maximum use of these elevated urban views, where visual contact with nature is maximised (diagram 7).

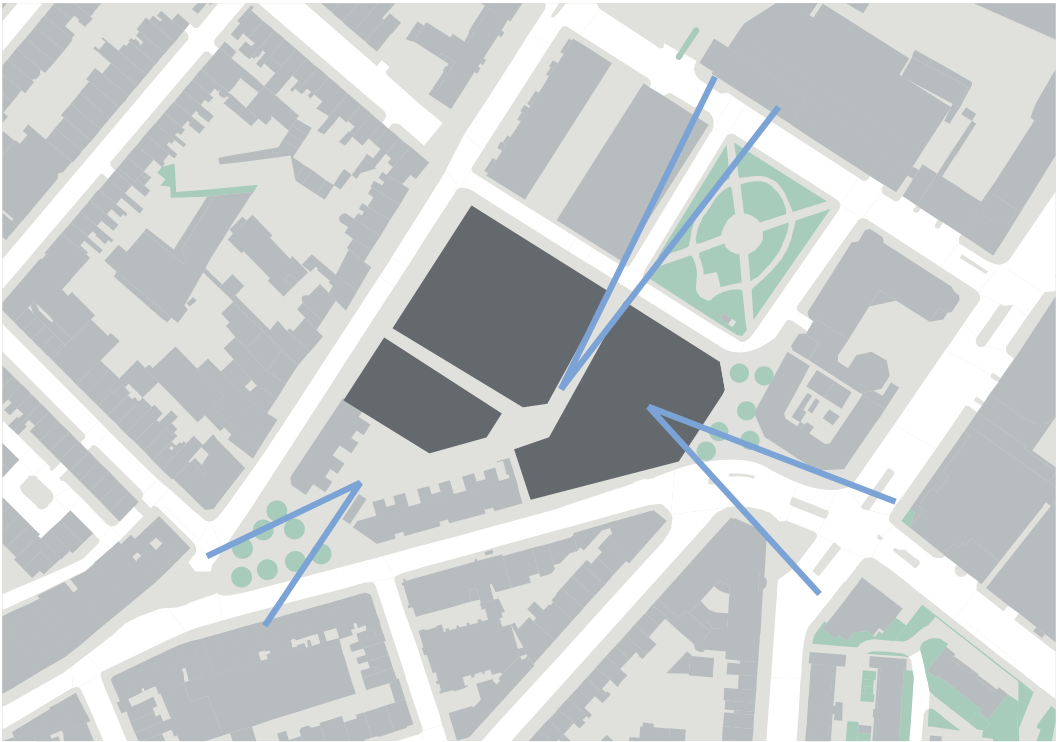
A previously unseen fine view of the Grade I Listed Church of St Barnabas' spire has shaped and influenced the design, to anchor the new development within its immediate historic context and bring delight on an intimate scale within the masterplan (diagram 8). The view of the spire from Ebury Square is currently not possible with the positioning of Walden House and Cundy Street Flats.



5. Three mansion block buildings maintaining natural access through and around the Site



6. Revitalise existing public spaces and identify opportunities to create new ones



7. Key views to energise Orange Square and Ebury Square and announce Belgravia



8. Emphasise a historical urban connection to the Church of St Barnabas's spire

3.0 Masterplan and Design Evolution

3.2 Masterplan Principles

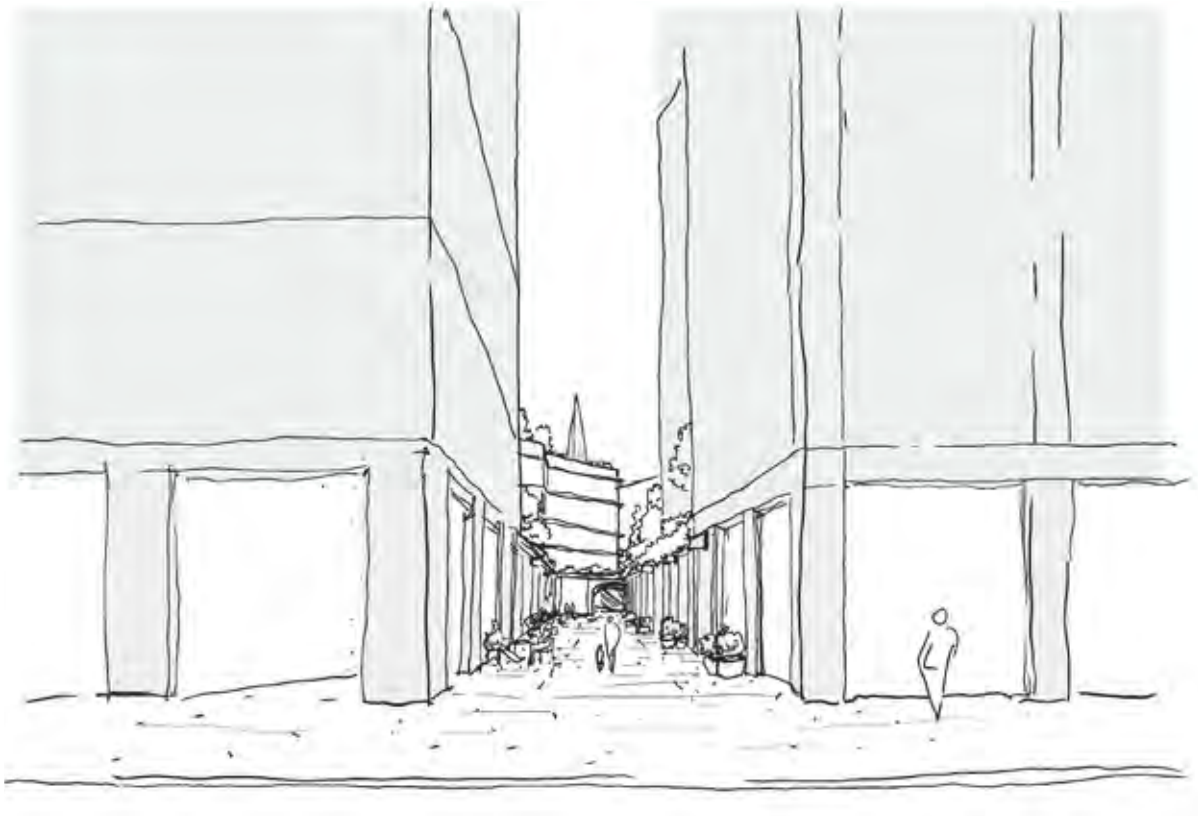
Church of St Barnabas' Spire

A fundamental principle is providing a design response with specificity of place, responding to the character and grain of the local context.

Early in within the design process key views were identified of the Grade I Listed Church of St Barnabas in the distance. This anchors the Site within its historical and cultural context, providing a wayfinding device as a local landmark.

As an interactive process during the design development we have used kinetic views of the Church spire from Ebury Square and along the new pedestrian route as a key design principle to understand and fix the massing.

The sketches highlight the view of the spire above the proposed building massing on Pimlico Road and connecting to the existing listed Coleshill Flats.



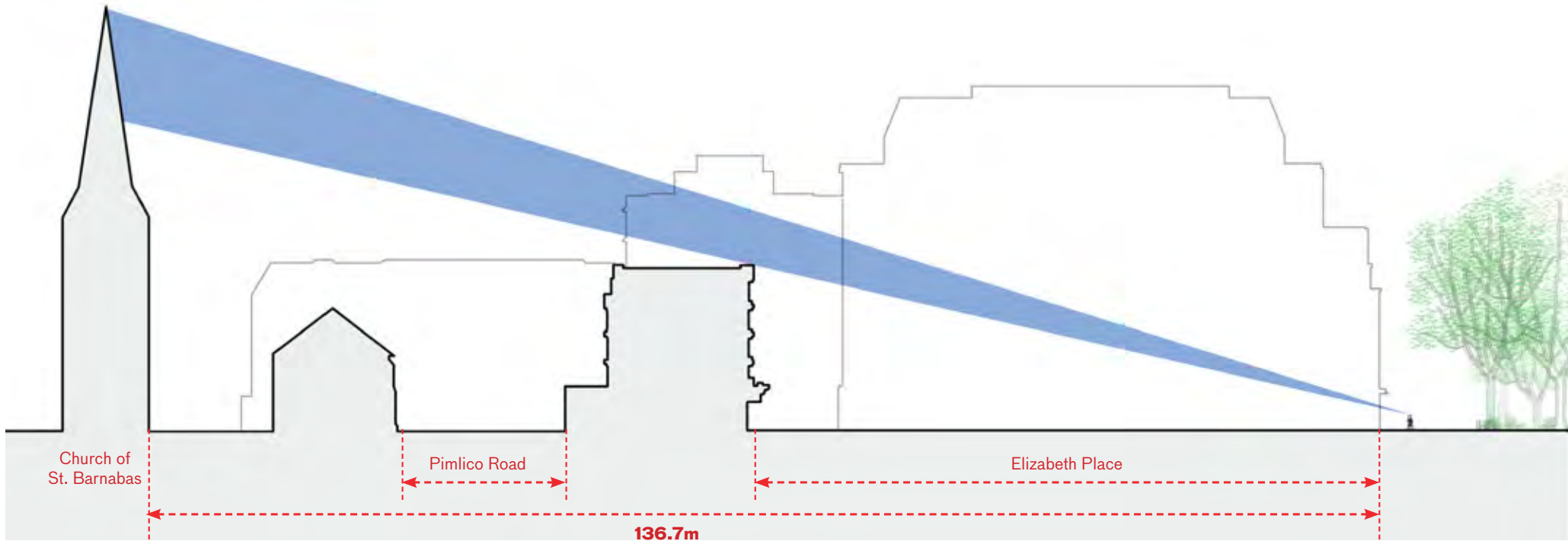
Early Sketch View of the Church's spire along new public route within Cundy Street Quarter



Church of St. Barnabas



View of Church of St. Barnabas Spire



Section through new proposed public route and maintained view of Church of St Barnabas' spire

3.0 Masterplan and Design Evolution

3.2 Masterplan Principles

Mansion Block Typology

Our aspiration is to find the best typology for providing the greatest density of accommodation with the best quality of space to address the housing shortage demands - both of which would minimise the need to acquire height to do so, something that this scheme is sensitive towards in the Belgravia context.

The Mansion Block building typology provides a useful precedent to create dense residential development, utilising a deep plan and accordingly with relatively modest height, while also being a widely-found example that would respond to the local area's character and scale.

This is typically reliant upon efficient planning, offering a range of flexible interior configurations, and the articulation of the form as well as high quality detail, with expressed corners, rebates and reveals to maximise visual interest. These in turn create sufficient opportunity for daylight and natural ventilation.

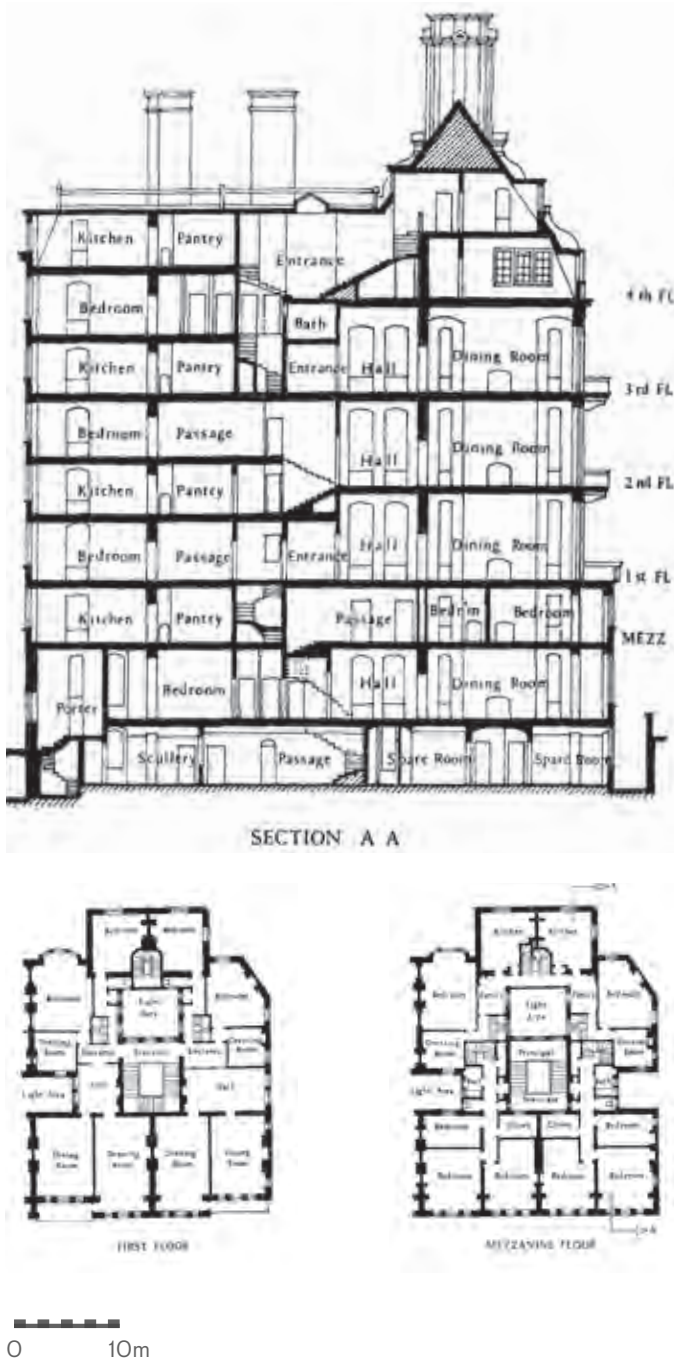
There is also a high degree of visual differentiation vertically on the facade with distinction between the lower, middle and upper parts of the building which are frequently expressed with a celebrated skyline often created through the elaborate articulation of chimneys and dormers. This avoids the repetitive monotony of some of the 20th century housing schemes to be found in the local context.



Georges Perec Life: A User's Manual
A fictional story about all of the rooms and residents in a 7-storey Mansion Block



Photo of Albert Hall Mansions, London



Plans and Section of Albert Hall Mansions, London

3.0 Masterplan and Design Evolution

3.2 Masterplan Principles

Courtyard and Podium Garden Typology

The implementation of housing surrounding communal courtyards / gardens, protected from the immediate surroundings, imbues a sense of community and wellbeing through common landscaping.

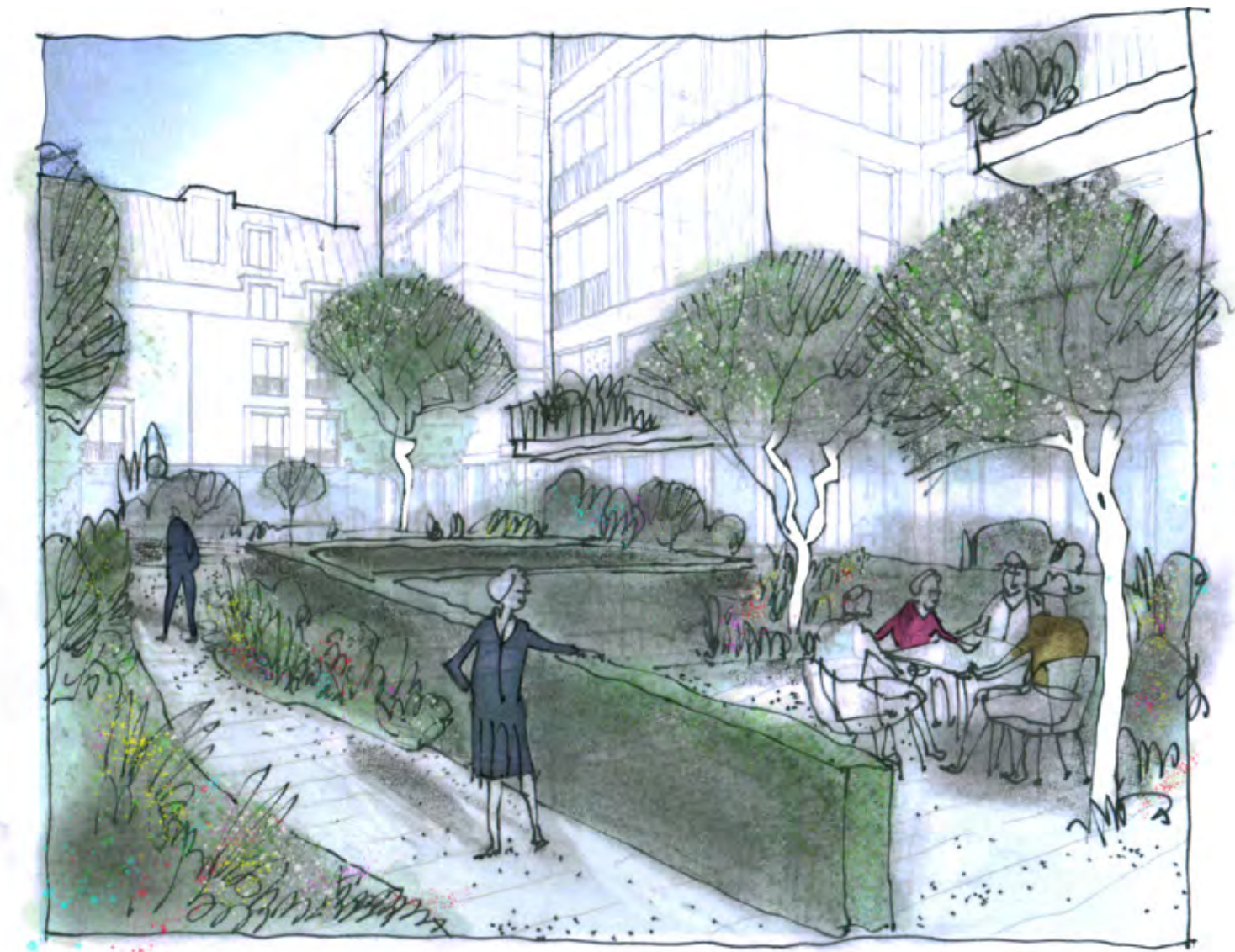
The proposals use this typology to distribute the residential provision within the Site, both at Ground and First Floor levels, as well as offering supplementary gardens at roof level, ensuring that all residents are given the opportunity to enjoy outdoor amenity spaces with luscious landscape and develop a strong sense of community.

Outdoor amenity spaces have been designed with the focus on the resident’s experience ensuring that all residents have access to outdoor spaces either private or shared - regardless of tenure or location on the Site.

Roof terraces are designed to accommodate diverse uses including small gatherings, contemplative spaces, children’s playspaces, productive gardens, all with privileged views over the surrounding area.



Initial hand sketches



Holland Park Villas by John McAslan + Partners



St Andrews in Bromley-by-Bow by Townsend Landscape Architects



Tapestry Building communal terrace gardens by Dan Pearson Studio

3.0 Masterplan and Design Evolution

3.2 Masterplan Principles

Proposed Building Layouts and Forms

The result is a masterplan articulated with a series of considered Mansion Blocks, with their own front entrances, providing street presence and responding uniquely to their distinct addresses. Also opening up new public routes to connect with the local pedestrian network and providing a range of public and private landscaped spaces. The proposed Mansion Block typology results in flexible layouts, with the distinction of buildings responding to context and utilises setbacks and courtyards that, within this scheme, provide opportunities for outdoor amenities, balconies and green spaces.

The character of the proposed architecture and public space will introduce a new architectural language for each building to extend and consolidate the character of Belgravia to meet the southern gateway - offering high quality public spaces to residents and visitors to pass through and pause within (diagram 1).

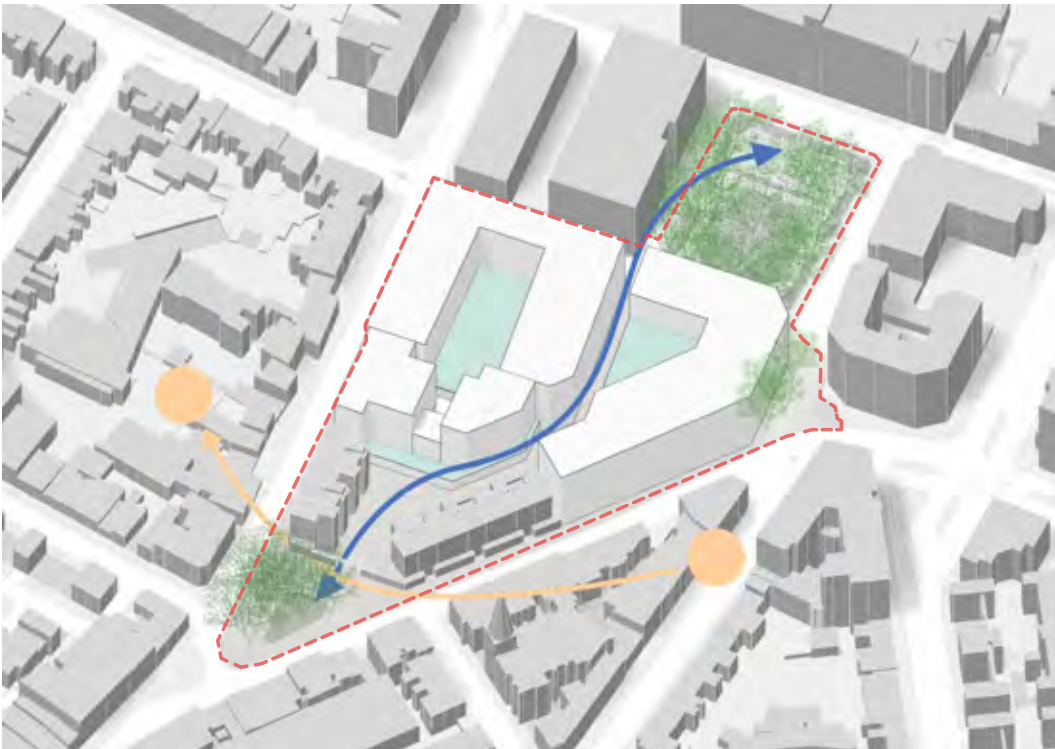
Massing and Scale

Buildings have been placed in relation to each other responding to orientation, views, daylight and sunlight within the Site and the surrounding context (diagram 2). These criteria and local relationships suggested a gradual increase in height away from the existing buildings at the south and west, locating the buildings of greatest height along Ebury Square and at the centre of the Site (diagram 3). These factors informed the final arrangement and massing of all buildings, with the lower massing located along Ebury Street in order to relate to the character of the Belgravia Conservation Area and the listed Coleshill Flats. Similarly along Pimlico Road the proposed massing relates with the listed Coleshill Flats and steps to become taller along Avery Farm Row and Ebury Square. The proposed massing includes set-backs on the upper floors that creates receding roofscapes that respond to the surrounding context (diagram 4).

This is analysed in more detail on a building by building basis in Section 4.



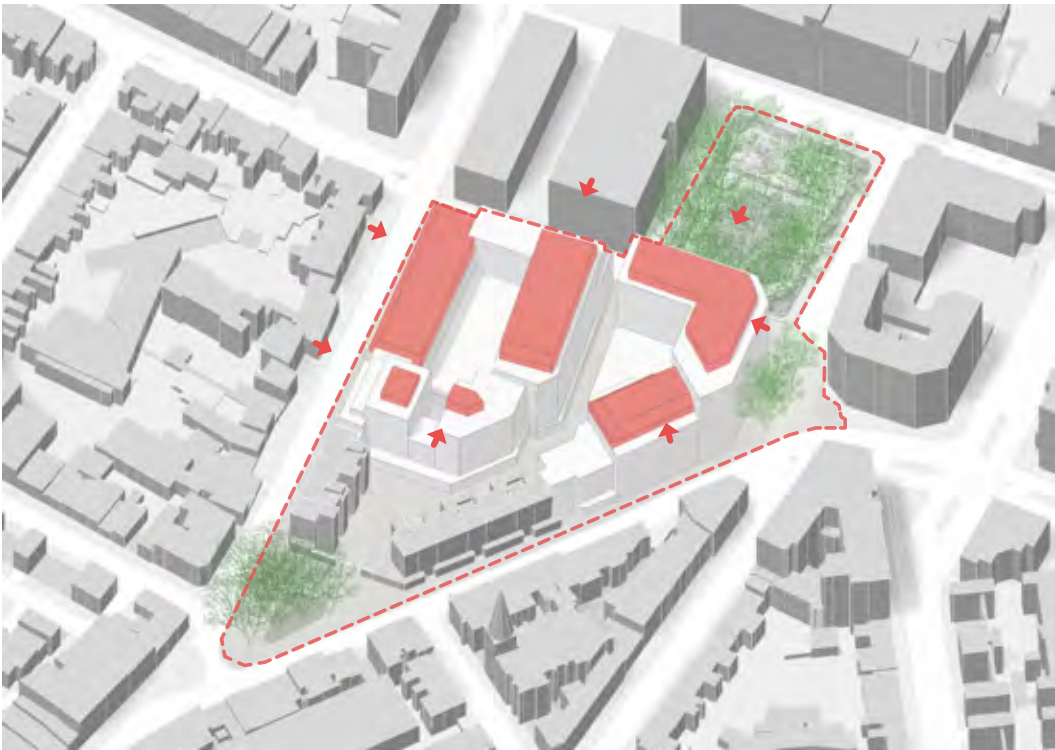
1. Mansion Block buildings provide unique addresses and reinstate street frontage



2. Introduction of courtyards to each block to respond to daylight / sunlight



3. Massing that responds contextually to the height of local buildings nearby



4. Receding roofscape as a contextual response

3.0 Masterplan and Design Evolution

3.2 Masterplan Principles

Sustainability and Biodiversity

Sustainability and biodiversity, through the integration of landscape, nature, and good spatial design, is at the heart of the redevelopment of Cundy Street Quarter - and has received weighty support throughout the different consultation events.

The principal aim is to create beautiful, high-quality, layered, ecologically, diverse, and sustainable landscapes that promote the health and wellbeing of residents and passers-by, as well as making a positive contribution to the local townscape views and quality of the public realm and local ecology.

A layered landscape will extend from street level to podium courtyard gardens, terraces and rooftops, resulting in a scheme which will enhance views into and from the Site and its surroundings. Carefully chosen species will increase biodiversity locally.

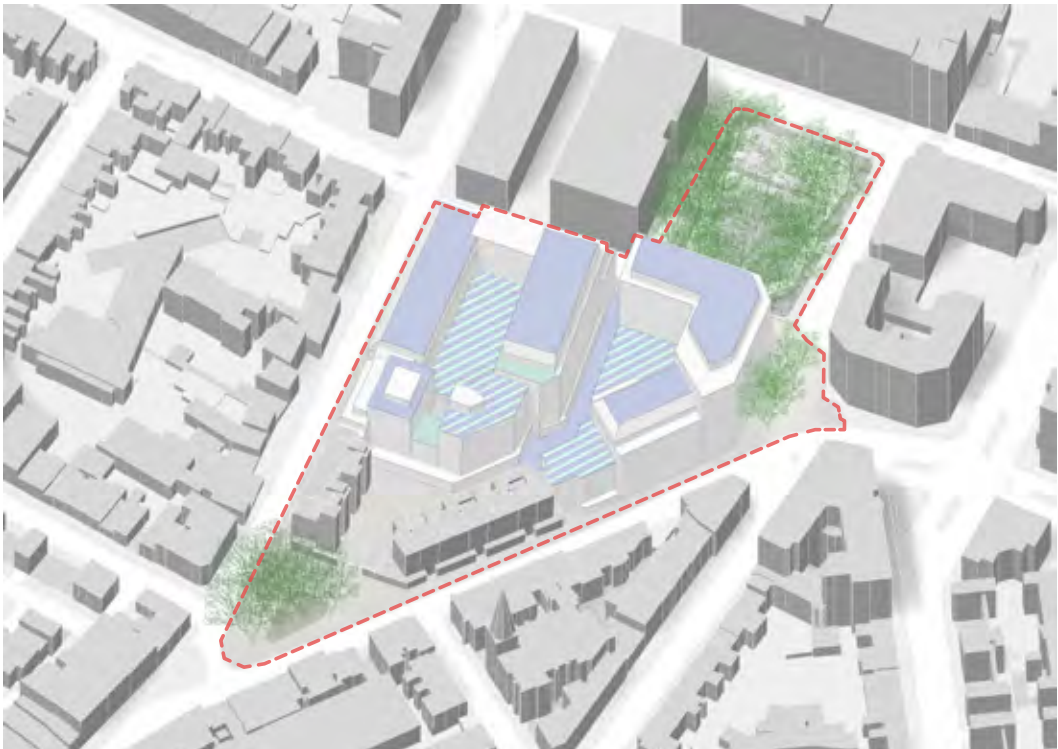
Podiums and roof terraces will provide amenity spaces for residents to gather and meet - catering for children’s play spaces and productivity gardens. Some green roofs are designed specially for wild life due to their exceptional sun exposure and integrate sources to support energy production, namely PV panels.

Providing different public and private amenity spaces for different aged groups and the wider community is key to support the scheme’s social sustainability and promote wellbeing and a healthy community.

Active Ground Floor Uses

The Ground Floor layout is designed to maximise active frontage and create a vibrant mix of uses. The retail of Orange Square is extended along Ebury Street and Pimlico Road, as well as lining Elizabeth Place - the new pedestrian route through the Site. Retail uses have been strategically located on corner locations, to create character and identity as well as encouraging movement through the Site. A series of public spaces encourage ‘dwell-time’ and active use of the public realm, rather than simply providing a route.

These design principles have gained notable supported by the community.



5. Outdoor Amenity spaces (Green) and Blue Roofs (Blue)



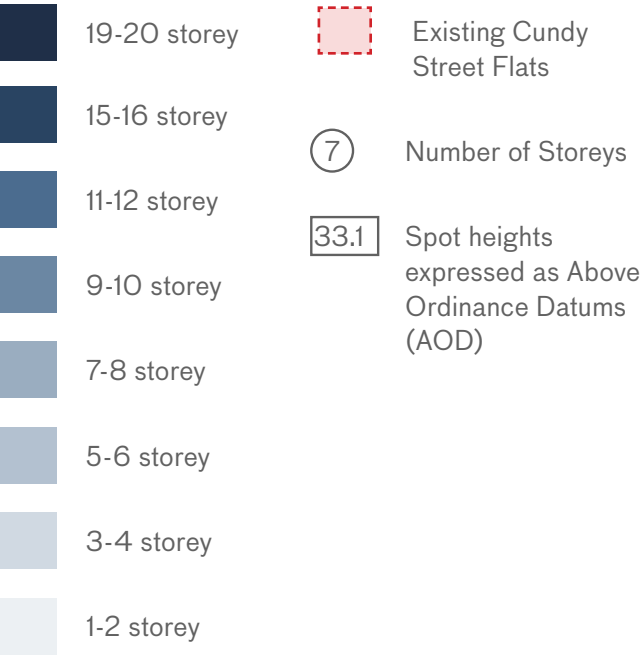
6. Mix of Ground Floor Uses

3.0 Masterplan and Design Evolution

3.3 Massing and Scale

The adjacent building height map shows the proposed heights and their relationship with the local context. Analysis of existing building heights and the urban grain highlights the transition from lower buildings to the west of the Site, stepping up to the larger, taller buildings around Ebury Square and the junction of Pimlico Road and Buckingham Palace Road, to the south and east.

The Proposed Development follows this established pattern with lower buildings located on Ebury Street and adjacent to the Coleshill Flats on Pimlico Road, stepping up with taller building elements fronting Ebury Square and Avery Farm Row. The existing scale of Ebury Square and its surrounding buildings sustains the taller massing proposed. Similarly within the interior of the Site the scale of the buildings is maximised in line with daylight/sunlight performance.



*All spot heights for local context buildings are accurate within +/-0.5-1m
**Includes latest developments for Kilmuir House (pending determination) and for Ebury Bridge Estate (public consultation is taking place locally for proposals of up to 19 storeys)

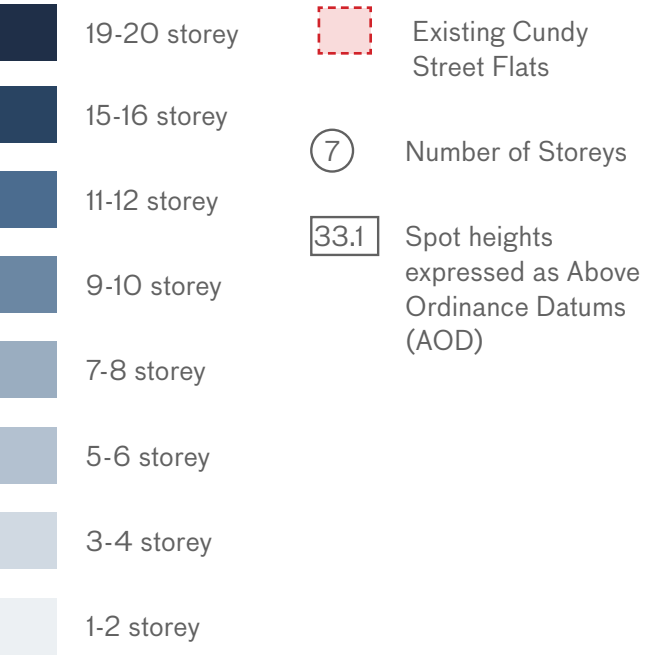


Masterplan Proposed Heights within local context

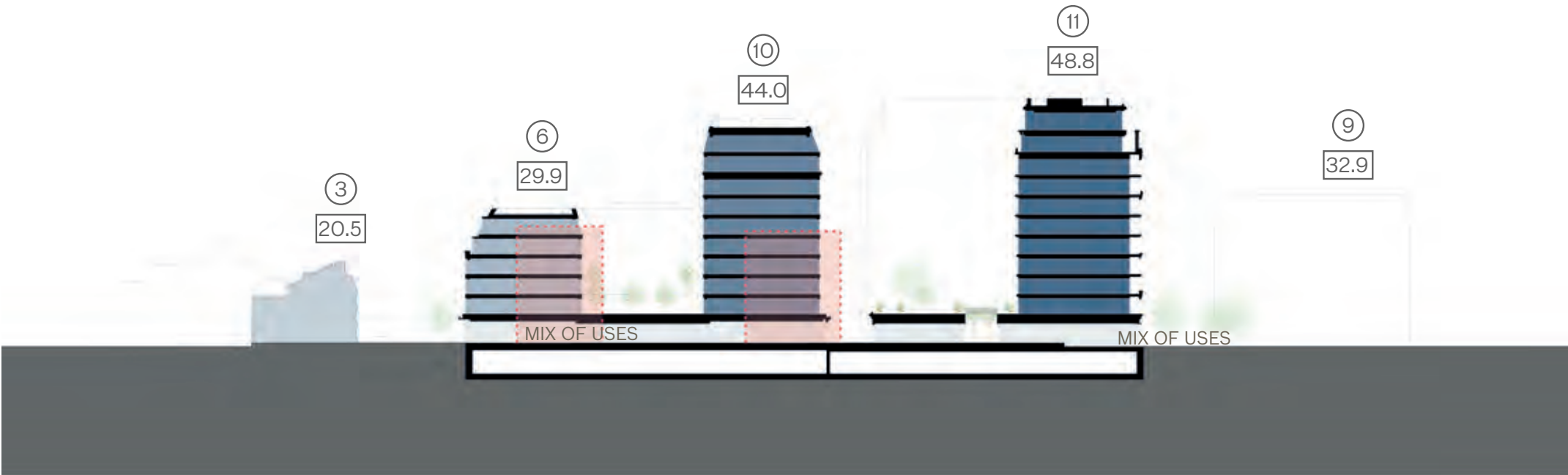
3.3 Massing and Scale

Approaching the Site from Ebury Bridge and Pimlico Road demonstrates there is a significant opportunity for the proposal to create a ‘gateway’ to Belgravia, through appropriately scaled buildings of the highest quality.

The development has been carefully designed ‘in the round’ taking into consideration the scale and character of each street it addresses, being mindful of the impact on the Belgravia Conservation Area, having respect for the adjoining Grade II listed buildings, and assessing the scheme from a wide range of townscape views.



*All spot heights for local context buildings are accurate within +/-0.5-1m
**Includes latest developments for Kilmuir House (pending determination) and for Ebury Bridge Estate (public consultation is taking place locally for proposals of up to 19 storeys)



Section AA



Section BB

3.0 Masterplan and Design Evolution

3.4 Public Realm Principles

The public realm is an integral part of the masterplan and is intended to be the unifying element that knits together the different buildings and uses. Establishing aspirations and design tools was a critical part of the initial concept design and was strongly supported by the local community.

The key principles for the design of the public realm can be summarised as follows:

Connectivity and Permeability

Stitching the area together physically and visually to ensure intuitive journeys, creating a permeability through the Site promoting connection to the wider surrounding community. Recovering a historical thoroughfare through the Site, which connects two sizeable pieces of public realm in Orange and Ebury Squares - Elizabeth Place was a key design principle for the masterplan. Additionally to increase permeability through the Site smaller cut through routes that connect to Ebury Street and Pimlico Road were introduced. This will support safer walking routes through the interior of the Site.

Public Amenity and Activation

Increasing public amenity across the Site alongside the offer of varied uses at ground level, activates the spaces and increases the pedestrian flows.

Identity

Beyond simple access routes through the Site, the proposals include a new garden at Elizabeth Place Gardens, a new, flexibly-programmed, public square within Elizabeth Place, and significant investment in Ebury Square. These landscape features ensure that high quality spaces are accessible to visitors and contribute to broader public realm aims of the borough.

Green Infrastructure

Improved softworks and planting, which contribute visually to the public realm, support a more robust green infrastructure and increase habitat and biodiversity across the Site.

The public realm proposals will create an engaging environment for people of all ages offering opportunities for social activities and social interaction during the daytime, evening and night time.



Public Realm and Landscape Early Concept Diagrams and Sketches

3.0 Masterplan and Design Evolution

3.5 Design Evolution

Alternative Designs and Scheme Evolution

The strategic brief and project vision is to create an inspirational and reinvigorated neighbourhood that reflects Grosvenor’s London Estate Vision and acts as an icon of sustainability, design and wellbeing on all levels.

At the start of the project the client did not have a pre-determined view in terms of what form of development the proposals should take. Indeed, in the first instance more light touch schemes were considered, including refurbishment only and refurbishment & extension schemes. However, following a comparison of these with more whole-scale redevelopment it was considered that these would result in significant missed opportunities in terms of providing an exemplar form of urban development which crucially would result in a wide range of public benefits for the wider neighbourhood.

Once the basic design principles were agreed upon, the design evolved through consultation and consideration of a number of site-specific opportunities and constraints.

‘Light touch’ Refurbishment scheme

Option for ‘light touch’ refurbishment works to the existing Cundy Street Flats and Walden House would entail upgrading light fittings, floor finishes and painting.

The Mechanical, Electrical and Plumbing (MEP) strategy would remain unchanged as part of the ‘light touch’ refurbishment, together with the existing fabric, site condition, housing provision, public realm and environmental performance of the buildings.

However, this option would result in the lost opportunity of multiple benefits and improvements for the Site.

Refurbishment and Extension scheme

A refurbishment and extension option was investigated as a considerate approach to maximise the residential offer on site while retaining the existing buildings with minor changes in terms of townscape, and improving the urban fabric.

This option has considered the below:

- Extension of the floor plan footprint of the existing Cundy Street Flats on each floor to the interior of the Site, creating extended entrance areas at Ground Floor and providing bigger apartment units above;
- Introduction of new roof pavilion extensions to the top floors of the existing buildings, to be set back from the main envelope, as clear additions of a different architectural language that recede as part of the roof scape;
- Introduction of gatehouse blocks along Ebury Street and Cundy Street with residential accommodation above as vehicle access/entrances for drop-off;
- Along Ebury Street and Pimlico Road, introduction of new residential blocks abutting the existing listed Coleshill Flats;
- New block of mews houses to the south of the Site and relating to the existing Coleshill Flats’ rear elevations, to provide additional accommodation within the Site.

New Development scheme

This option used the opportunity of a “fresh start” to create a distinctive scheme, reconfiguring the Site in order to maximise residential offer and permeability through new public routes.

A new development scheme which would involve the demolition of the existing buildings on site - the four cruciform 1950’s Cundy Street Flats and Walden House - and the existing Coleshill car parking for the redevelopment of a residential-led masterplan that reinstates the historical streetscape along Ebury Street, Cundy Street and Pimlico Road.

The proposals would deliver a significant increase in much-needed housing for Westminster and a range of uses at ground level which will support the local community’s needs.

In terms of environmental performance and sustainability a new development would have extensive benefits (these are listed on table included on next page).

Over the next pages it is shown how this proposal has evolved to become the optimum proposed scheme.



‘Light touch’ Refurbishment Scheme Axo View



Refurbishment and Extension Scheme Axo View



New Development Scheme Axo View

3.0 Masterplan and Design Evolution

3.5 Design Evolution

Alternative Designs and Scheme Evolution

All these options were evaluated in terms of their wider benefits - namely site-wide, housing offer, public realm and environmental benefits. This table exemplifies that process which ultimately allowed the client and design team to make an informed decision.

The Refurbishment and Extension scheme would offer limited improvements to the existing condition, including the provision of homes and public amenity spaces, with the opportunity to introduce small amounts of retail uses. Further to this, the proposed improvement to building fabric would better the continuity of the Site to the surrounding streetscape and would potentially afford limited improvements to the existing environmental performance of the on-site buildings.

However, both the ‘Light touch’ Refurbishment scheme and the Refurbishment and Extension scheme options would not address the challenges around the Site’s permeability nor would they deliver the same amount of housing and Affordable Housing. Additionally, these options would not provide the same scale of amenity floorspace or extensive improvements to the public realm and existing open spaces, resulting in the lost opportunity of multiple benefits and improvements for the Site and for the community.

The ‘Light touch’ Refurbishment and the Refurbishment and Extension schemes were discounted as there would be significant opportunities lost compared to a new development scheme.

The option of a New Development scheme has evolved throughout the design development process which has responded to comments made by a range of local stakeholders to arrive to a preferred scheme. Details on this process and design evolution follow in the next pages.

	‘Light touch’ Refurbishment scheme	Refurbishment and Extension scheme	New Development scheme
Site-wide Benefits	<ul style="list-style-type: none">No change	<ul style="list-style-type: none">Some improvements to the existing site condition with improvements to the private shared amenity spaces at ground levelImprovements to the existing streetscape	<ul style="list-style-type: none">Increased Site’s permeabilityDiversity of housing through the mix of Affordable, Open Market and Senior Living homesNew jobsSupport to local businesses
Housing	<ul style="list-style-type: none">No change	<ul style="list-style-type: none">Some increase on overall existing apartments areas and additional apartment units to roof extensions; existing residents would need to vacateMajority of units retained unchanged	<ul style="list-style-type: none">Substantial increase of Affordable Housing offer and homes for elderly peopleNew much needed homes for Westminster that meet current standards
Mix-uses	<ul style="list-style-type: none">No change / no retail offer	<ul style="list-style-type: none">Potential to introduce some limited retail offer as part of new buildings	<ul style="list-style-type: none">New shops and amenities including a small food store, restaurants and a boutique cinemaActive ground floor to provide active surveillance
Public Realm	<ul style="list-style-type: none">No change	<ul style="list-style-type: none">Limited public realm offer	<ul style="list-style-type: none">Overall increase of public spaceUnlock the potential of the existing public open spaces of Ebury and Orange SquareNew dedicated play space in a revitalised Ebury SquareValue nature with enhanced biodiversity including c.3,400sqm green spaces, c.2,700sqm green roofs and c.65 additional treesPlanting of street trees along Ebury Street and on Avery Farm Row
Upgrades to Existing Fabric	<ul style="list-style-type: none">Light fittingsFloor finishesPainting	<ul style="list-style-type: none">Extend existing fabric of Cundy Street Flats and Walden House to increase area of some of the current units	<ul style="list-style-type: none">Change of use for existing Coleshill basement flats to A1/B1 class useThe listed Marquess of Westminster Memorial Drinking Fountain, Arnid Johnston Obelisk and telephone boxes would be refurbished
Environmental Performance	<ul style="list-style-type: none">Lighting upgradeAssumed 10% reduction of electricity consumptionLow material carbon footprint but high operational emission over life cycleSecond highest Whole Life-Cycle carbon footprint overallOver emission of light touch options will surpass the other options around year 16-17.	<ul style="list-style-type: none">Building fabric upgrade to Part L1/2BNew central Heat PumpLighting upgradeRemoval of gas connectionAssume 60% reduction of energy consumptionSlight higher material carbon footprint with much reduced operational emission over life cycleSecond lowest Whole Life-Cycle carbon footprint overall.	<ul style="list-style-type: none">Deliver energy-efficient homesMitigate the impacts of climate change using on-site renewable sourcesHighest material carbon footprint with the lowest operational emission over life cycleLowest Whole Life-Cycle carbon footprint overallWhen comparing with ‘Refurbishment and Extension’ and ‘New Development’ schemes, the carbon ‘payback’ period of the new build option will be about 30-35 yearsUrban Greening Factor would be increasedAir quality would have a positive impact long term

3.0 Masterplan and Design Evolution

3.5 Design Evolution

Prior to the final design solution presented in this statement, the proposals underwent an iterative process, combining research, analysis, sketching, drawings and both physical and 3D computer modeling.

A range of design options were initially tested prior to arriving to a preferred scheme. This scheme was then developed and assessed further against wide ranging qualitative and quantitative criteria including:

- Integration with the surrounding area;
- Location of building height in relation to the existing context;
- Integration with the Site's existing urban fabric;
- Ability to create a network of routes and connected public spaces;
- Ability to define legible pedestrian routes through the Site interior;
- Improvement of existing public spaces and their relationship with the proposals;
- Ability to optimise the aspect of residential dwellings;
- Limitation of impacts on neighbours and wider community.

The proposal has been approached both figuratively and literally, from a number of different directions. A full understanding of how the proposal will be experienced at a human scale has been accurately tested in the design response, as well as assessing environmental performance and sustainability.

These diagrams show the design evolution through this iterative process and reflects the main masterplan principles outlined in previous pages:

- Reinstate streetscape along Ebury Street, Cundy Street and Pimlico Road;
- Increase site permeability through introduction of new routes through the Site and connecting to Ebury Square and Orange Square;
- Maximise Housing offer on site;
- High quality public spaces for residents and wider community;
- Provision of outdoor amenity spaces for residents with good daylight/sunlight levels to support their wellbeing.



1. Light touch Refurbishment Scheme Axo View



2. Refurbishment and Extension Scheme Axo View



3. New Development - Interim Scheme 1



4. New Development - Interim Scheme 2

3.0 Masterplan and Design Evolution

3.5 Design Evolution



5. New Development - Stage 1 Scheme



6. New Development - Post-Stage 1 Scheme



7. New Development - Interim Stage 2 Scheme



8. Proposed Scheme

3.0 Masterplan and Design Evolution

3.5 Design Evolution

The design development has been regularly reviewed by the client and design team and has been informally reviewed at ten meetings with Westminster City Council Planning Department. Likewise, feedback has allowed the proposals to evolve, based on conversations and formal submissions following three public consultation events and separate presentations / consultation events held for local groups. Historic England have also provided valuable insights that we have carefully considered as the design evolved.

Public consultation events were key to actively engage with the community from an early stage allowing the design to respond to feedback and local needs through a process that involves the community on key decisions.

The adjacent early studies illustrate how the design evolved alongside the feedback received, focusing on bulk/mass and facades design and articulation to respond to the unique characteristics of the area.



Hand Sketch of Ebury Square View



Hand Sketch of Ebury Street View looking south



Hand Sketch of Ebury Bridge Road



Hand Sketch of Pimlico Road View looking south



Hand Sketch of New pedestrian route / Elizabeth Place View

3.0 Masterplan and Design Evolution

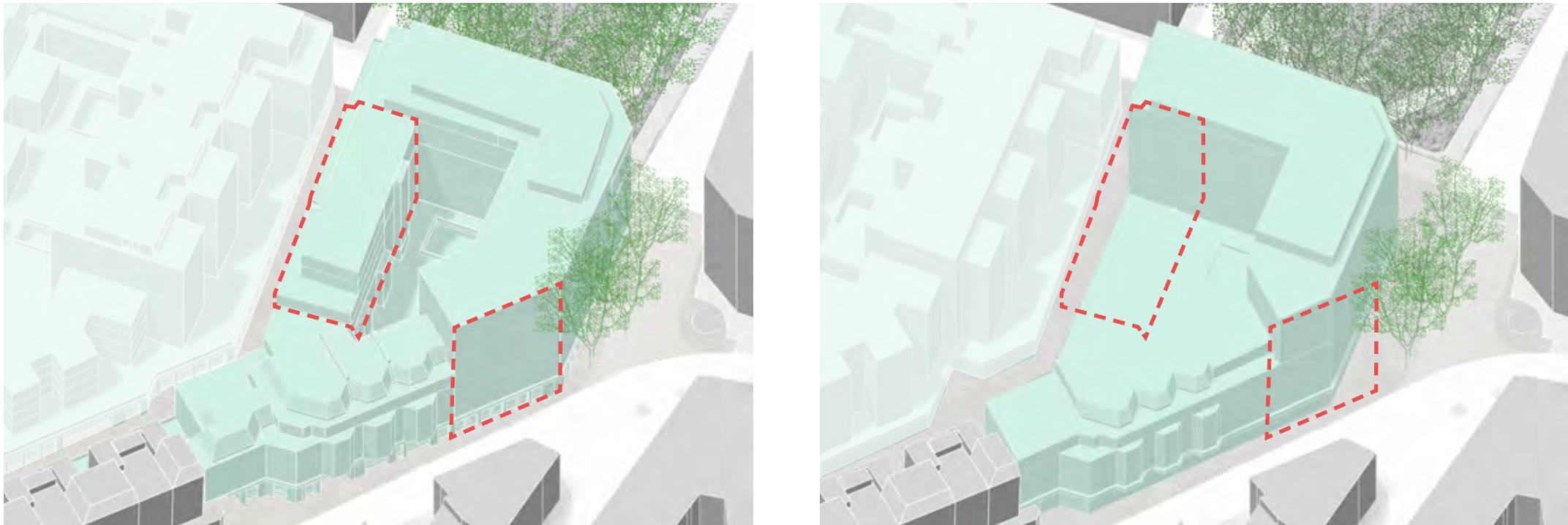
3.5 Design Evolution

During the design stage Building B massing was extensively tested to maximise the quality of the outdoor amenity spaces and daylight/sunlight. By connecting Building B to Elizabeth Place, one of the building wings was omitted and a podium created. This change has resulted in improvements in terms of daylight/sunlight to outdoor amenity areas and to internal residential spaces, as well as in the visual connection between the public route and the green spaces above.

Initial sketches of view from Ebury Square highlighting the evolution of the facade treatment from a grid like skin to a more articulated arched facade.



Hand Sketches of Ebury Square View reflecting facade design approaches



Building B design evolution highlighting the loss of building wing along Elizabeth Place and adjustments to the massing along Pimlico Road (before and after)

3.0 Masterplan and Design Evolution

3.5 Design Evolution

Various iterations were tested for Building B facades design on key views from Ebury Square and Ebury Bridge.

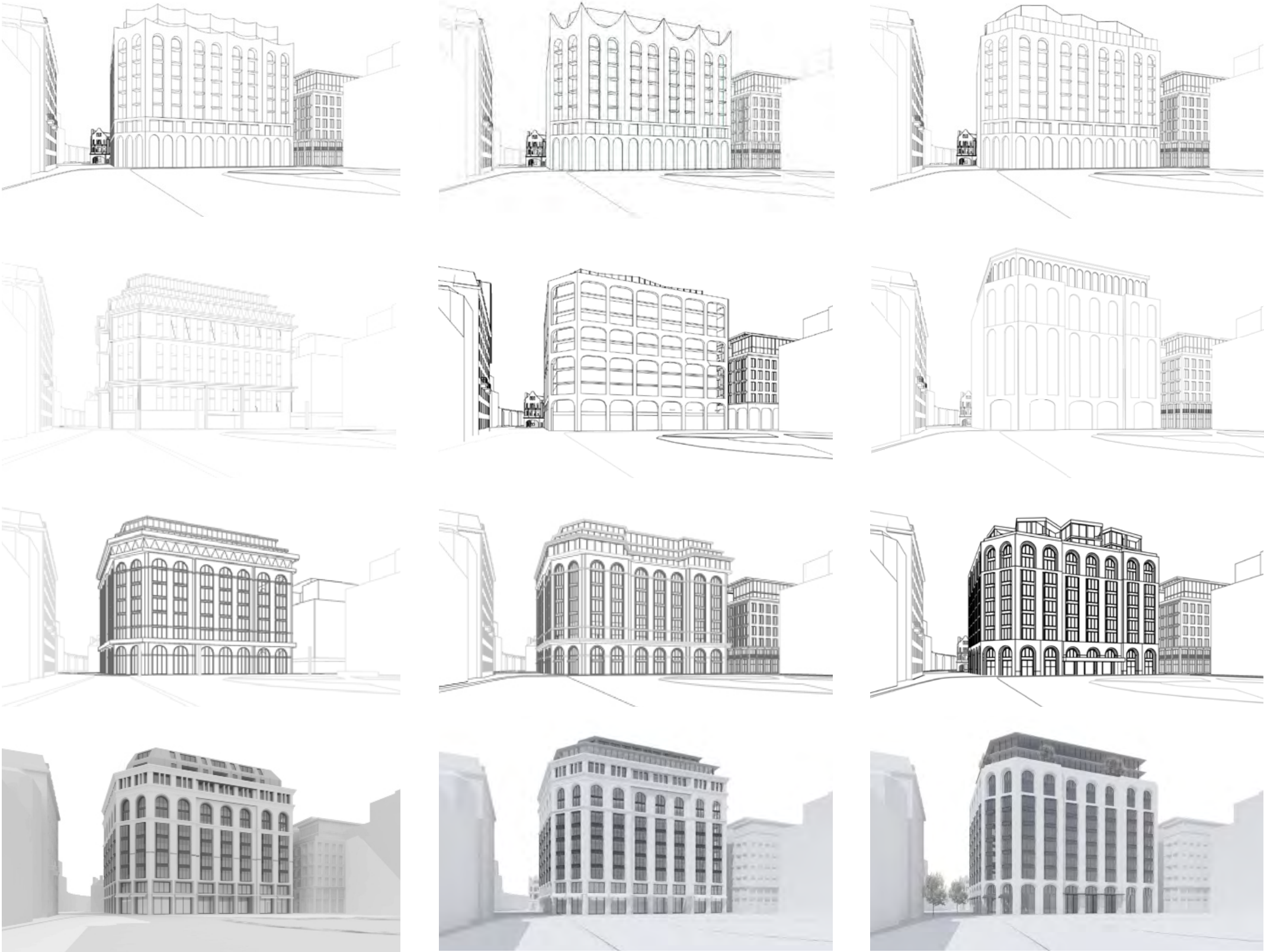
For the main body of the facade, arches were tested in various degrees of articulation relating to surrounding context.

For the upper floors, options were tested to review the best means of achieving an overall massing that appears to be receding while reinforcing a tripartite facade composition. These step back from the face of the building main body to read as a part of the roofscape.

Various iterations were tested as follows:

- dynamic curved upper floors;
- sloped roofscape;
- stepping roofscape;
- mansard roof profile with dormers;
- angled pavilions.

These iterations were tested from different views-points to help us understand the best approach - a reinforced tripartite composition with a receding roofscape where the upper floors feel like a natural extension of the main body of the building.



Building B - Facades Design Evolution

3.0 Masterplan and Design Evolution

3.5 Design Evolution

A series of massing tests for Building C were undertaken to review daylight/sunlight and overlooking impacts on neighbouring properties, as well as on the Building A courtyard.

Different massing options were tested to improve the apartments layout efficiency, reduce the number of single aspect residential units and provide a variety of outdoor amenity spaces.

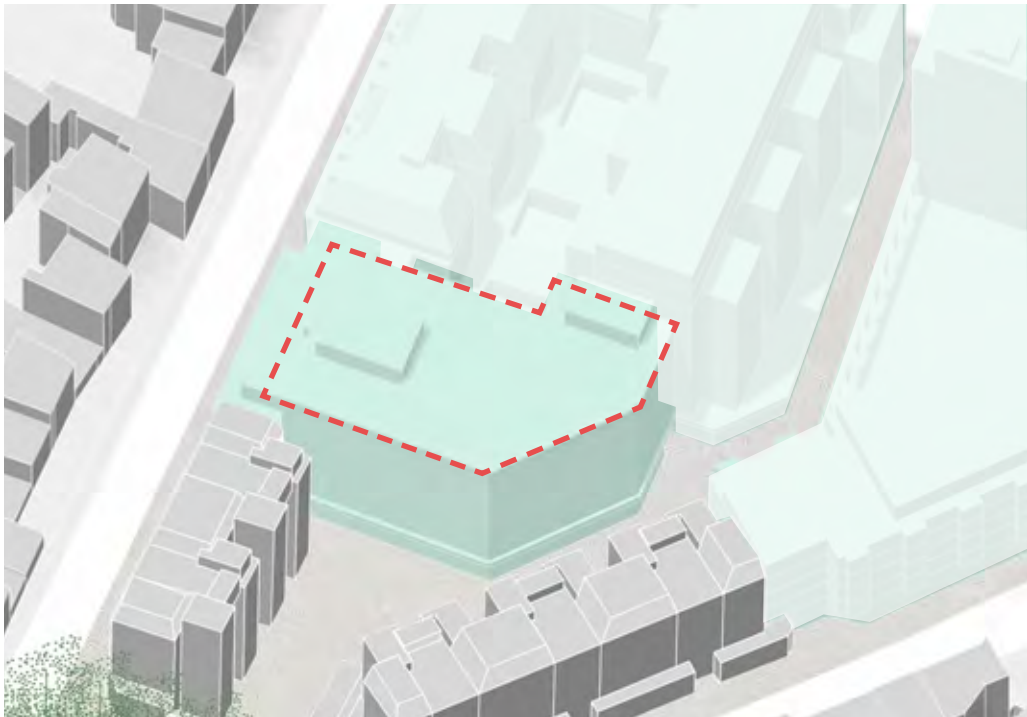
These diagrams demonstrate some of the stages of Building C massing evolution and how the improvements listed above were achieved.

With a more dense massing and double loaded access corridors (as shown on diagrams 1 and 2) the residential provision was more efficient in terms of numbers but the units were mostly single aspect.

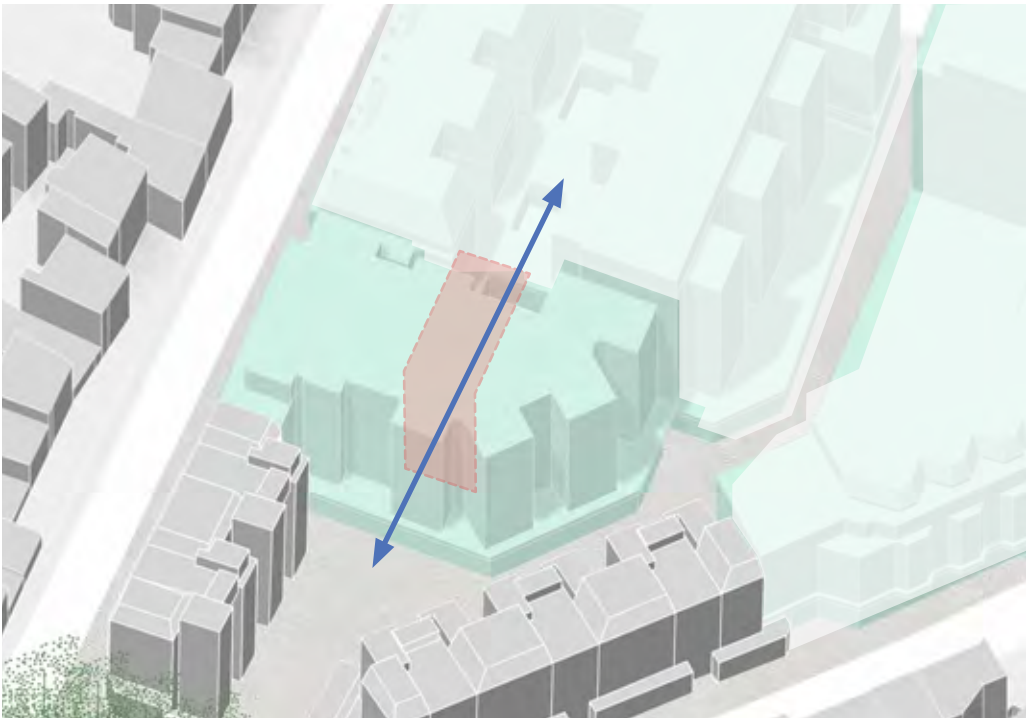
Breaking the massing of Building C in the interior of the Site by introducing a gap allowed longer views and daylight/sunlight to be enhanced. Additionally this has allowed the residential layouts to be improved to include more dual aspect units, with views across to Orange Square. Overall these changes to the massing also facilitated the inclusion of additional outdoor amenity spaces for residents.



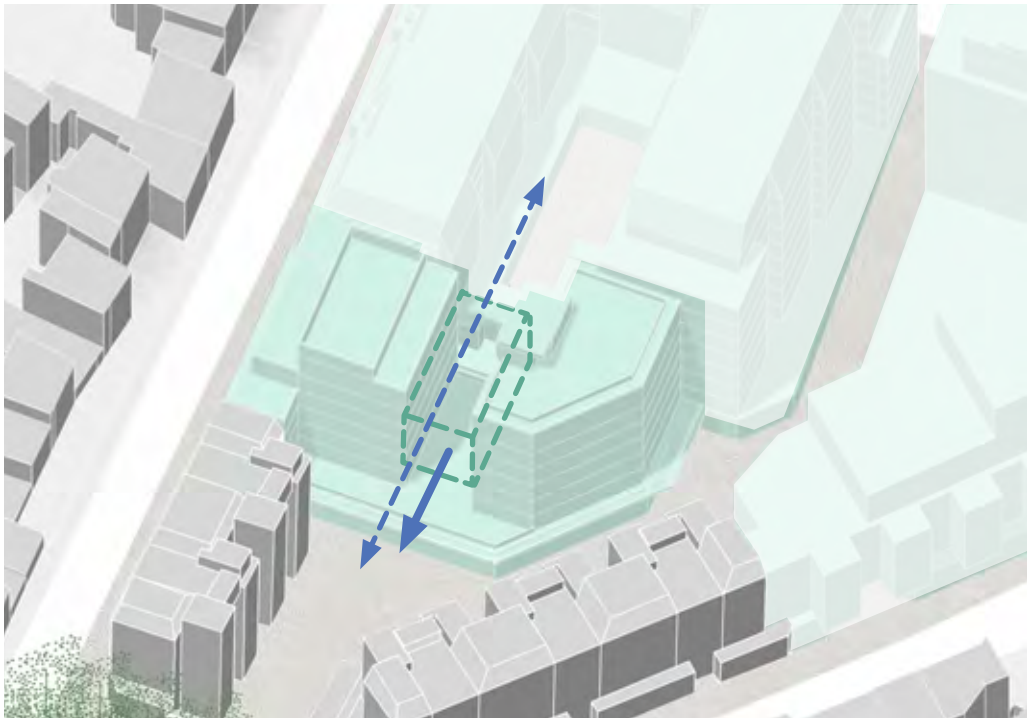
1. Massing with recesses inspired by the Coleshill Flats



2. Simplifying the massing for more efficient floorplates



3. Breaking the Massing to allow cross views and multiple aspect units



4. Adding an infill and creating different roof terraces

3.0 Masterplan and Design Evolution

3.6 Consultation Process

A New Approach to Consultation

The objective of the engagement and consultation process has been to ensure that the community has an opportunity to understand and help shape the proposals.

At the outset, a number of principles that been identified to shape this process:

- Begin early – comprehensive engagement with existing residents and communities from an early stage in the process enables local people to play a role in the development of the masterplan and ultimately help create a better proposal;
- Phase the consultation process – it is important that the phases of the consultation are aligned with the different stages of the design process in order that the project can evolve in light of the responses received during the consultation;
- Engage everyone – to adopt a range of different consultation vehicles and techniques, appropriate to particular and different audiences;
- Create a conversation – it is important that consultation generates a dialogue and is not a one-way process; as with all good conversations they require listening, understanding and the development of trust;
- To be transparent throughout – successful consultation is designed in such a way to generate comment and response in order that a dialogue is started and maintained. Feedback of what is generated throughout the consultation is reported back to the public;
- Regular communication – reporting back on the development of the project and the designs demonstrates how the evolution has addressed specific issues that have been raised.

Grosvenor and the design team are committed to full and extensive collaboration with residents and community stakeholders.

Grosvenor will continue to have a long-term role in Belgravia through the future stewardship of its land holdings. It is planning an on-going community investment programme - community workshops and youth engagement - with the intention of seeking to assist and facilitate the integration of new and existing residents and bringing community benefit.

Methods of Engagement

During the consultation process different consultation vehicles were adopted to ensure that everyone could be involved in the process, namely:

- Personal contact and briefings of key stakeholders
- Public drop-ins at each stage of the consultation
- Workshops for existing residents
- Meet the team sessions
- Printed communications
- Project website
- Online survey
- Youth engagement
- Online Briefing

Working with Built-ID, utilising their *Give My View* platform, allowed people to provide feedback via iPads at the events, as well as remotely from their computers, smartphones or tablets, to support more traditional forms of community engagement. The platform hosted a poll of curated questions to further understand local aspirations for the Site. The poll was promoted on consultation materials, through targeted social media advertising (Twitter, Facebook and Instagram) and Google search engine and keyword advertising. This online platform has been utilised as a means of reaching a wider audience.

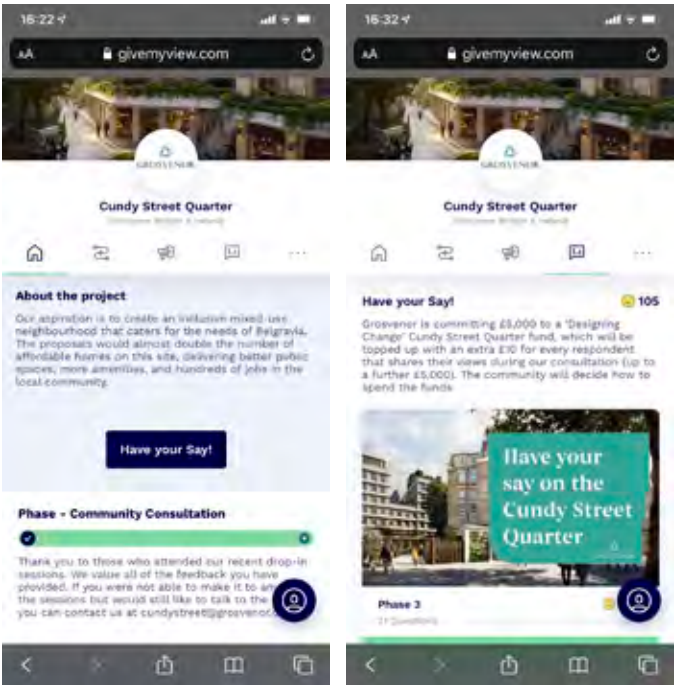
Further detail on these different methods and their specific benefits are described in the Statement of Community Involvement part of this Application.

During the design process various public consultation exhibitions were held at different locations in the vicinity of the Site - in April 2019, June 2019, December 2019 and in January 2020. These exhibitions provided an opportunity for attendees to meet members of the development team, to view the initial proposals, to provide essential feedback and raise issues that they felt should be addressed.

A final exhibition was held digitally in April and May 2020 (due to Covid-19 restriction on movements) with the final proposals presented to the wider community.



Public exhibition events for Cundy Street Quarter



Give-my-view platform, designed for mobile phone use recognises the need for different ways of engaging with development



New forms of digital engagement have enabled the team to reach a far wider demographic, as well as harvesting more meaningful feedback

3.0 Masterplan and Design Evolution

3.6 Consultation Process

Phase 1 Consultation

The first phase of consultation provided the launch of the public consultation process and aimed to introduce the development team and establish relationships with residents, key stakeholders and the community, reassuring them that they will be fully involved in the process. The information presented included the key principles and considerations that have been addressed in the design process, including the constraints within which the design has been developed. A key aspect of this phase was to gain a greater understanding of the local area and the community's aspirations and needs.

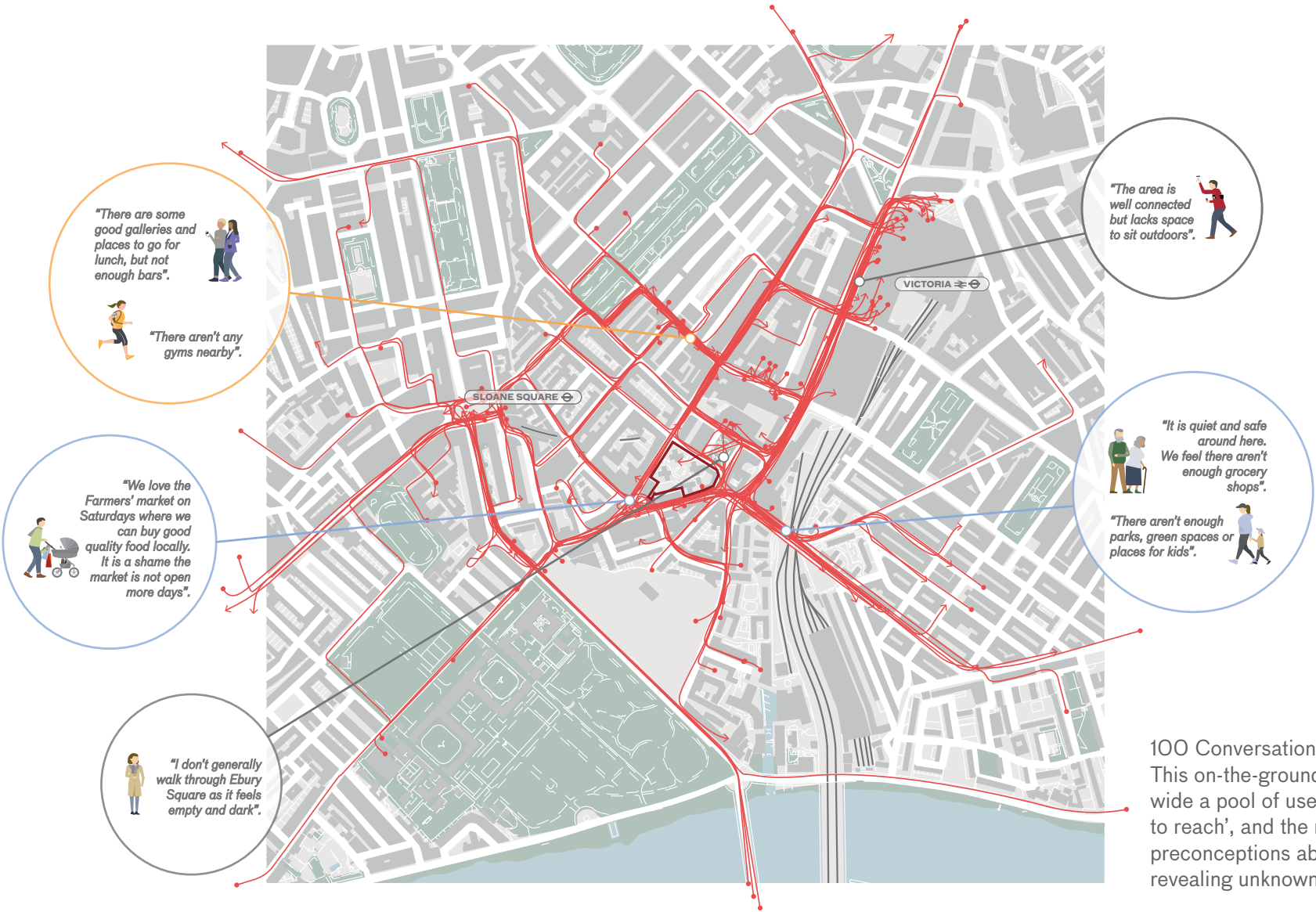
A total of 316 people (including key stakeholders, local amenity groups, residents and business owners) attended the four days of events in April 2019.

Overall, attendees of the consultation events were appreciative of the project team's effort engaging with local people and listening to their feedback, and were supportive of the initial thoughts towards the scheme.

Primarily, feedback received centred on the positives of creating new north-south and east-west pedestrian access routes through the Site and creating and improving green space in the area. Several people also mentioned that the scheme presented a good opportunity to bring something new to the area.

Where concerns were expressed, they focused on the need for the demolition of the flats and that no change would be preferable. Some also raised concerns over the disruption that might be brought to the area, as well as concerns over the scheme remaining sensitive to the local heritage and community. A large portion of attendees also commented on the need for more information before giving their views on the proposals.

- The feedback received helped to inform the next phase of consultation - namely the below key points:
- New north-south and east-west pedestrian access routes;
 - Introduction of food store as part of new amenity offer in the area;
 - Improved public green spaces;
 - Small/independent shops preferred as retail offer.



100 Conversations Diagram
This on-the-ground research was critical to identify as wide a pool of users as possible, including the 'hard to reach', and the results often help us to challenge preconceptions about the Site or neighbourhood, revealing unknown issues and opportunities.



Phase I Consultation events
To facilitate discussions at the a map of the local area was available for attendees to label which facilities and amenities they liked/used so they could tell us which amenities they would like to see brought to the area.

3.0 Masterplan and Design Evolution

3.6 Consultation Process

Phase 2 Consultation

The second phase of Consultation took place in June 2019, in a retail unit opposite Orange Square. A total of 213 people attended across the four days of sessions. The material presented focused on how the masterplan had responded to the previous consultation feedback. The materials included a new massing model and a ground floor uses map.

Several commented positively on how the plans were progressing and the ambitions of the project, including the permeability of the development and the proposed local stores to enable a village feel in keeping with the community. Concerns were raised over the potential for anti-social behaviour, impacts of construction and the proposed height of Building B.

In summary the feedback received focused on:

- Enthusiastic response to the idea that we can create a place/places where people can come together - i.e. open air events, space to organise community and other social events and suggestions for a boutique cinema;
- Idea of a community garden as an opportunity for community interaction was liked;
- Air quality and greening were clearly priorities;
- Affordable local shops and facilities were also important. Affordability as a priority with a new local food store. Local shops, cafes and restaurants were much more of a priority than entertainment space;
- Height was raised by a number of people at the exhibitions and in some of the feedback forms;
- Anti-social behaviour was raised by a number of people and by Coleshill Flats' residents. During design development we have considered measures that will give confidence in the new space's management and security, namely the introduction of gates to part of Elizabeth Place to the rear of Coleshill Flats;
- Quantity of retail along Ebury Street was raised as a concern by residents. This has been reviewed and addressed by reducing retail units by only having them in continuation to the Coleshill retail.



Massing model presented during Phase 2 Consultation



Masterplan with coloured stickers - attendees could denote where they would like to see cafés, restaurants, local stores, entertainment spaces, community spaces, leisure spaces and arts centres



Hand sketches of key views were presented

3.0 Masterplan and Design Evolution

3.6 Consultation Process

Phase 3 Consultation

In December 2019 and January 2020 the third phase of Public Consultation was designed to bring the proposals to life. A total of 198 people attended across the five days of events.

A masterplan to show the mix of uses, highlighting where we had made changes to the proposals to reflect local comments was presented. A summary of the engagement to date was shown and frequent questions around specific areas, such as Affordable Housing and expected timings, were answered.

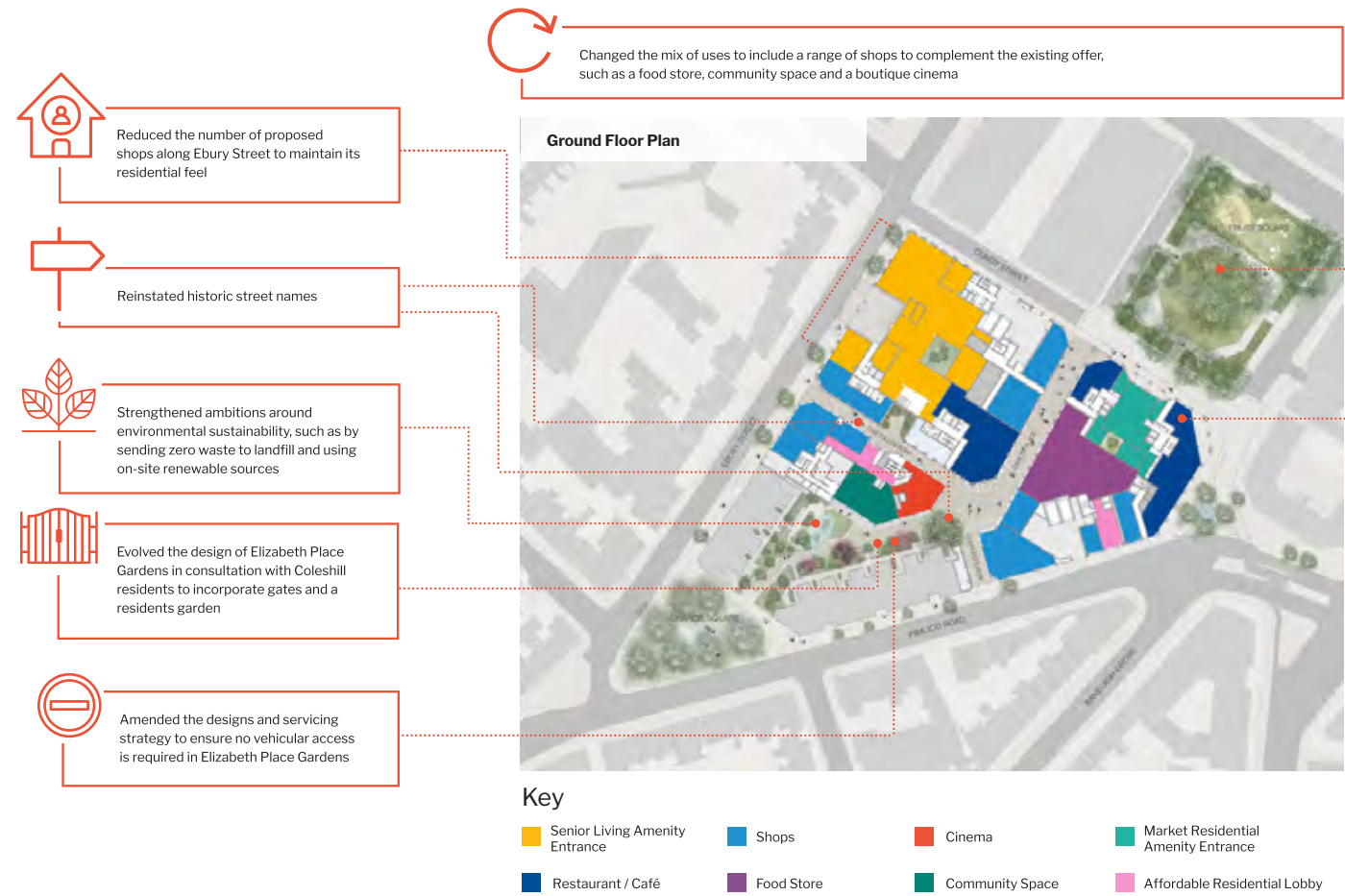
The display also outlined the design approach and gave details on the proposed heights of buildings, indicative materials palettes and included a scaled 3D model. A series of views and an animated walk-through gave a feel for what the area could look like were also shared.

Overall the response to the proposals was positive, particularly regarding the:

- Mix of homes and the provision of Affordable Housing and Senior Living;
- New shops and amenities, including a community space;
- Improved green space and new planting.

When asked whether there were any aspects which caused concern, the most cited responses focused on:

- Height of the buildings;
- Affordability of the homes;
- Disruption during construction.



Ground Floor Uses presented during Phase 3 Consultation



Model of Proposed Masterplan



Proposed View on the Corner of Ebury Street and Cundy Street



Proposed View from the corner of Buckingham Palace Road facing towards Building B along Pimlico Road



Proposed View from Building C overseeing Elizabeth Place Gardens towards Orange Square

3.0 Masterplan and Design Evolution

3.6 Consultation Process

Phase 3 Consultation

There was a positive and varied response to how the community space could be used; some wanted to see space for quiet time and relaxation, whilst others want somewhere to hold community events or art & culture activities. The majority expressed a preference for a multi-use space with a varied programme of activities including extra-curricular classes and language lessons as well as rehearsal space for dance or drama groups.

There was also feedback received on the proposed management approach, which most people were supportive of, particularly the steps taken to mitigating anti-social behaviour. People also wanted to see more details on the construction management plan and the contribution to local infrastructure.

People that visited the events were often interested in the environmental benefits and our approach to sustainability. Other suggestions that people thought could be considered include:

- Ways to improve air quality;
- Solar-powered streetlamps;
- Recycling bins including food waste;
- Car sharing schemes.



Phase 3 Consultation Event photograph



Local Resident attending Phase 3 Consultation hosted on Pimlico Road

Environmental benefits

We are committed to improving the local environment through the proposals. By focusing on the following four key goals, we would deliver a carbon-neutral development.

Deliver energy-efficient homes

The new homes in the Cundy Street Quarter would enable a:

72% ↓

Reduction in carbon emissions compared to the average existing flat – equivalent to planting 3,000 trees per year.

45% ↓

Reduction of water consumption by residents.

20% ↓

Reduction in energy bills for residents.

The homes of the Cundy Street Quarter would also be:

Warmer: requiring heating for an average of 45 days less a year than the average existing home, whilst also being cooler in summer, due to effective window-glazing and insulation.

Healthier: with less pollutants in the air through a mechanical ventilation system and increased natural daylight with larger windows.

Quieter: less noise can enter due to high-quality double glazing and controlled ventilation.

Mitigate the impacts of climate change

Using on-site renewable sources to produce some of our energy, including solar panels to convert light energy directly into electricity. Any outstanding emissions would be addressed through high-quality carbon offsetting.

Encouraging sustainable transport options through bicycle storage points and electric car-charging points.

Eradicate waste

Zero waste to landfill by using materials with low environmental impacts, including those with recycled content or that can be reused at the end of their useful life.

Rejecting unsustainable materials where an alternative exists. During construction we will prioritise durable and long-lasting materials.

Single-use plastic free by 2025 across the Grosvenor Estate, including Cundy Street Quarter.

Value nature

Enhanced biodiversity including:

- c.3,400 sqm of green space
- Including c.2,700 sqm of green roofs
- c.70 additional trees

Natural filtration and drainage through permeable paving.

2.5 million litres of fresh water saved per year (equivalent to an Olympic size swimming pool) through rainwater collection, including blue roofs. Designed to store rainfall, regulate drainage and reuse water for plants or toilets.

Environmental Benefits presented during Phase 3 Consultation



Proposed View from Orange Square facing Building C

3.0 Masterplan and Design Evolution

3.6 Consultation Process

Phase 4 Consultation

Grosvenor conducted a final stage of formal engagement in April and May 2020 to share the intended submission of the Application to Westminster City Council. It presented the outcome of the consultation to date and how the proposals have evolved to encompass the issues raised.

The objective of this final stage was to ensure the community fully understand the details of the final proposals and supporting strategies, so that they can respond to the statutory consultation run post-submission by the planning authority from an informed perspective. It was also important to ensure there is full understanding of how the scheme has evolved and that many of the issues that have been raised during the consultation process have been addressed in the final proposals.

The original intention for this stage was to use a similar approach to previous phases with a mix of public sessions, complemented by briefings with specific community stakeholders. However, the outbreak of Covid-19 meant that such an approach was no longer possible. Grosvenor is fully aware of what a testing time this is for the community and their focus is on supporting the long-term sustainability of the neighbourhood. The Government’s advice on non-essential travel and the importance of social distancing make the holding of public events untenable.

In this light, the approach to this stage of consultation was amended, and instead of holding public events and face-to-face briefings, it uses a comprehensive range of digital and print methods to keep people informed and respond to any questions. This included:

Project website

- Refreshed website structured around the key benefits
- Engaging visual content including computer-generation images and web-hosted VR (360 views)
 - Instant chat function so that people can ask questions
 - Web-hosted survey to collect detailed feedback (replicated in print version)
- Website: <https://cundystreetquarter.co.uk/>

Online Briefings

- Three online briefings open for everyone to register
- Two dedicated online briefings to Walden House residents
- Direct briefings to other stakeholders such as the Ward Councillors and amenity societies

Newsletter

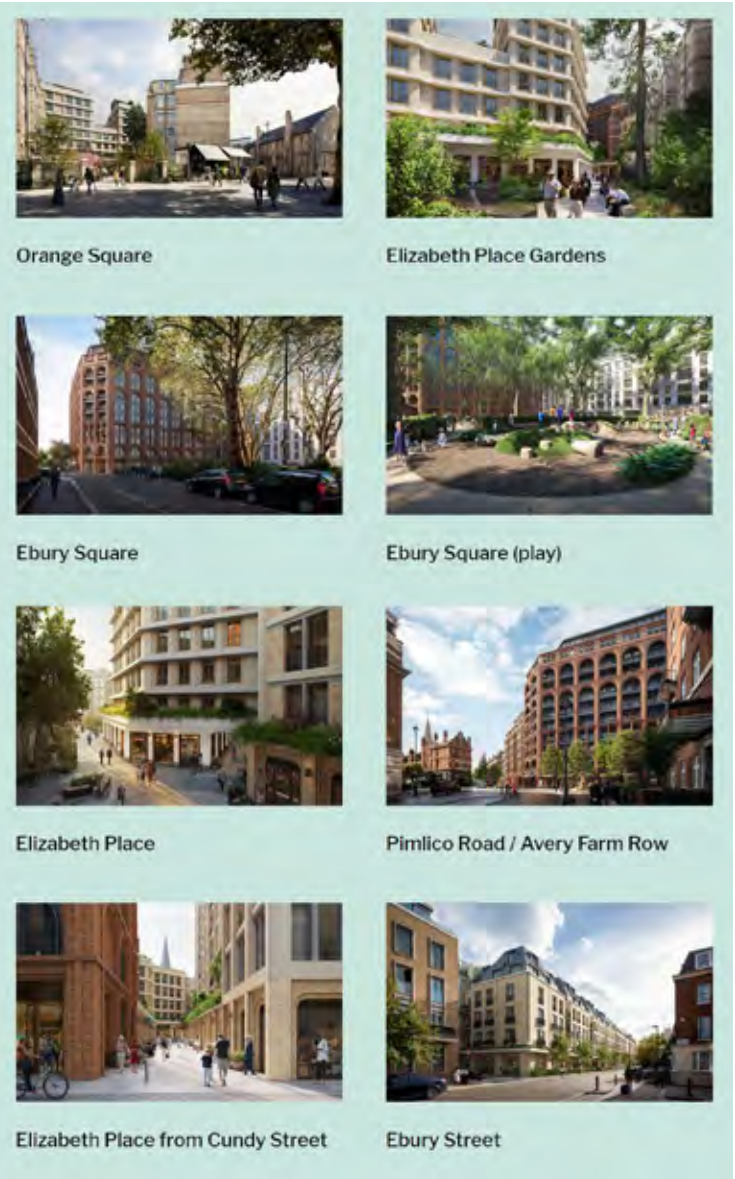
To ensure that the community were aware of the new information on the project website, a summary of proposals was posted to 13,000 addresses and emailed to c.450 people on 30th April.

Contact with Key Stakeholders

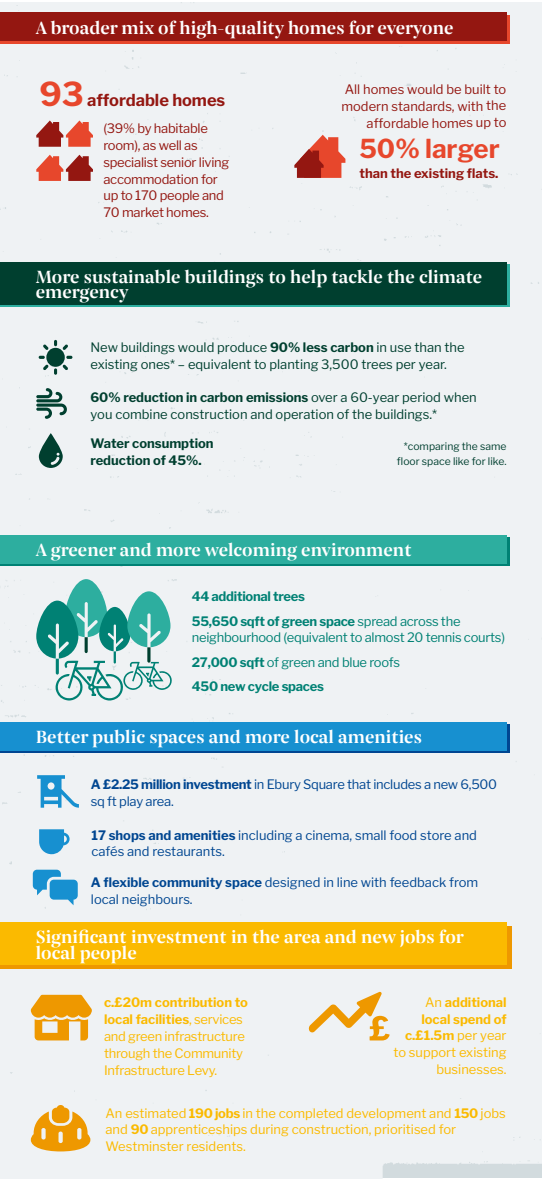
In addition, the representatives of the community stakeholders and Amenity Groups were written to on 27 April 2020, informing them of the newsletter and website updates, alongside a summary of the proposals and the offer of a one-to-one virtual briefing.

Grosvenor has always intended that following the submission of this planning application would be a move away from a dialogue with the community based on the scheme proposals to a longer-term engagement with the community; with Grosvenor playing a direct and positive role in the life of the neighbourhood. The intention is to work collaboratively and authentically with the people who live, work, visit and connect with the local area.

Feedback was sought via an online survey and feedback form sent out with the newsletter and returned via feedback. For further details refer to the Statement of Community Involvement part of this Application.



Proposals Summary



Demolition and construction programme for the Proposed Development

3.0 Masterplan and Design Evolution

3.7 Response to Consultation

The scheme evolved through a process of extensive Pre-application consultation with Westminster City Council (WCC), local councillors, the community and other stakeholders. A more detailed explanation of the consultation approach is provided in the Statement of Community Involvement which accompanies this Application.

The scheme has been designed and developed in close collaboration with Westminster City Council through regular meetings as part of the Pre-application agreement, as summarised below:

- 24 04 19 - Existing condition and masterplan
- 29 05 19 - Masterplan massing & land use
- 30 07 19 - Masterplan & consultation update
- 28 08 19 - Design update
- 03 09 19 - Affordable Housing
- 18 10 19 - Design and Townscape update
- 18 12 19 - Senior Living update
- 12 02 20 - Affordable Housing & residential standards
- 13 03 20 - Energy & sustainability
- 25 03 20 - Daylight/Sunlight

Additionally there were three meetings with the Greater London Authority on 1st October 2019, 26th November 2019 & 10th March 2020. Two Pre-application meetings were held with Westminster Highway officers on 7th June 2019 and 8th August 2019; and with Transport for London on 14th November 2019 and 28th January 2020.

Meetings with WCC Trees & Landscaping Officers (5 September 2019 and 26 November 2019); Meeting with Historic England (10 October 2019).

The local engagement to date has included:

- 700+ attendees at 3 public consultations, drop-in sessions and workshops
- 2,000 survey responses, including the Give My View online platform
- 15+ briefings with local amenity societies
- 5 workshops with local schools
- 3,500+ visits to the project website

The feedback received from these various consultations informed the design and led to adjustment of the proposals. The principal changes that were made as a result of this process were:

Massing

- The height of Building B1 was reduced by one-storey to address concerns with proposed townscape views;
- The massing of Building B2 was revised to improve its relation with Building B1 and to introduce two-storey mansard roofs that recede visually. Building B2 bays were also reduced and pushed back to open up views on Pimlico Road;
- The orientation of Building A2 was modified to improve daylight / sunlight levels within the proposed Building A courtyard, as well as the depth of projecting bays were reduced to increase the internal daylight levels of the proposed residential units;
- The top of Building A1 with mansard roof and dormers was reviewed to ensure the roof pitch and dormers design were further developed;
- Building C massing was changed to increase the proportion of dual aspect units and allow through views towards Building A courtyard and Elizabeth Place Gardens and Orange Square.

Housing

- The new social rented homes were designed in line with the need of the existing residents of Walden House – in support of Westminster City Council’s offer of a Right to Return to their tenants;
- Amendments to the phasing plan in support of the Applicant’s offer to the Walden House residents that they can move directly from Walden House into the new social rent homes (building C) on site.

Residential Quality

- Private balconies were introduced to Building B2 facing south-east and towards the podium;
- Windows were increased in size to improve internal daylight levels in Building C and Building B2/B3;
- Courtyard windows design amended to improve internal daylight levels.

Ground Floor Strategy

- The quantum of retail space was reduced on Ebury Street following feedback from the local community;
- A wider mix of uses was introduced in order to better complement the area, including a community space, a cinema and a food store;
- Size of units, class use and location were carefully tested to ensure a good balance for the overall scheme and to serve the wider community.

Public Realm and Landscape

- As part of the Public Realm and landscape offer a shared residents’ garden was introduced to the rear of Coleshill Flats providing outdoor amenity space for residents as well as providing visual amenity for passers-by. Coleshill’s residents will have access to this space;
- A new playspace was added to the north of Ebury Square for the new residents and wider community;
- Increase on dedicated play space areas for Social Rent and Intermediate tenures within Building B2/B3 and C;
- Relocation of the Senior Living vehicle’s drop-off to Cundy Street to reduce impacts on Ebury Street / Conservation Area. Size of drop-off was also reduced;

- Two loading pads were added near Orange Square to improve deliveries to existing Coleshill’s retail shops and to the Saturday’s Farmer’s Market;
- Scale of proposed public spaces and routes were designed alongside the analysis of comparable case studies in London, to ensure scale was appropriate.

Facade Treatments

- The facade of Building B was further developed alongside the articulation of the receding top floors. Townscape views were key to this process;
- Building B2/B3 top floors were further developed to recede and be more similar to the proposed roofscape of Building A1;
- Interface of Building B2/B3 and the existing Coleshill Flats was designed with a set back to ensure the existing gable wall and chimney stack will be visible and responding to Historic England’s feedback;
- The top floors of Building A2 was further developed and sloped facades/roofs were added to relate with the surrounding roofscape of mansard roofs;
- Review of loading bay areas and impact on active frontage / facades.

3.0 Masterplan and Design Evolution

3.7 Response to Consultation

The overall responses to the proposals from the Public Consultation events was positive, particularly regarding the below:

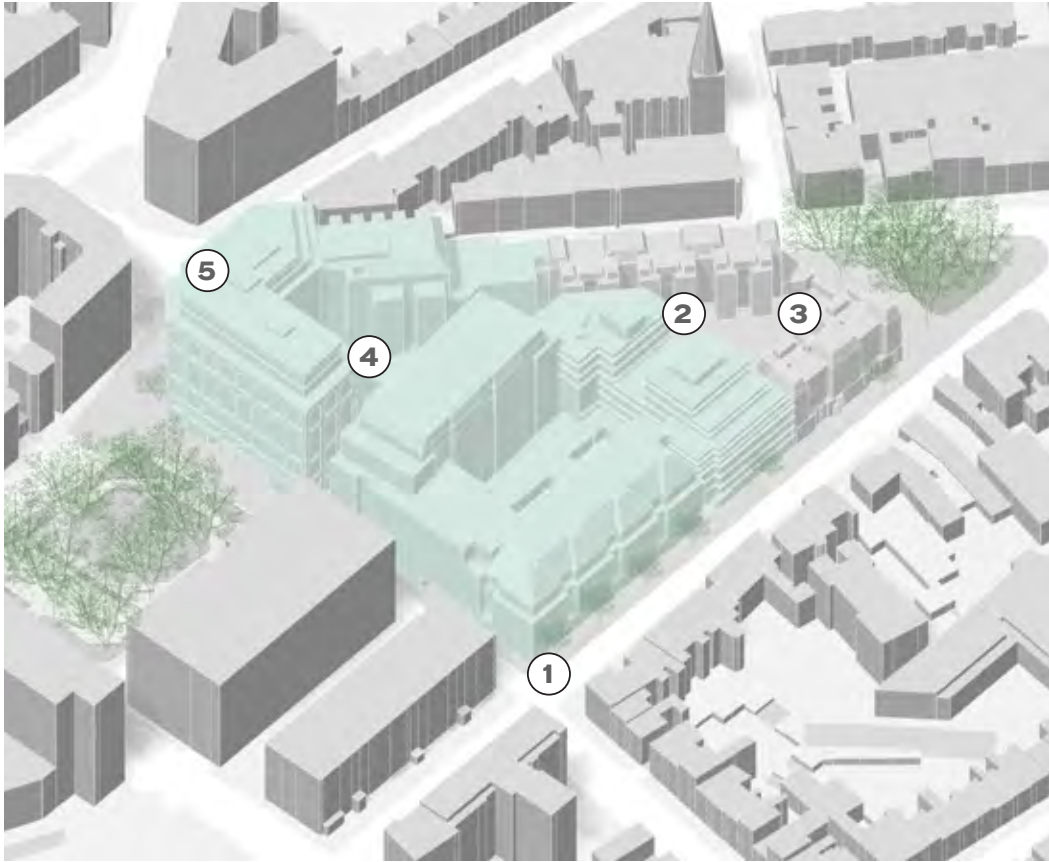
- New shops and amenities, including the community space
- Improved green space and new planting
- New landscaping with play facilities
- Opening up of the Site with public access
- Investment in the area and improvements to existing public spaces, including Ebury and Orange Square
- Mix of homes and the provision of Affordable Housing and Senior Living

In summary, responding to specific feedback a number of elements of the proposals were reviewed and altered as described below:

- (1) Reduced the quantum of retail along Ebury Street and improved the outlook by relocating the drop-off area onto Cundy Street, and enhancing greenery - the ground floor under the Senior Living accommodation includes only amenities for residents - i.e. lounges, workshop, library, etc;
- (2) Removed vehicular route through Elizabeth Place Gardens to ensure pedestrian use is prioritised and adjusted ground floor mix of uses to include a small food store, a cinema and small neighbourhood retail units responding to local needs;
- (3) Evolved design of Elizabeth Place Gardens making it a Community Gardens, re-providing spaces for waste and cycle storage; re-designed the gates from Orange Square into Elizabeth Place Gardens to make this entrance to the Site more welcoming. Introduction of gates closed during late hours to improve safety and security within Elizabeth Place Gardens - all comments incorporated having worked closely with the Coleshill Residents Group;
- (4) Strengthened ambitions around environmental sustainability, targeting zero waste to landfill, increased biodiversity and reduction in carbon emissions;
- (5) Removed one-storey from Building B1 through consideration of massing on different parts of the Site.



Axonometric View of Proposed Scheme from south



Axonometric View of Proposed Scheme from north-west



Proposed View from Building C overseeing Elizabeth Place Gardens towards Orange Square



Elizabeth Place View from Building B first floor podium

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Cundy Street Quarter

4.0 Design Proposals



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4.0 Design Proposals

4.1 Scheme Overview

Cundy Street Quarter consists of three main buildings varying in height from 5 to 11 storeys (including ground floor level):

1. Building A - which consists of Buildings A1 and A2, both Senior Living fronting Ebury Street and Cundy Street
2. Building B - which consists of Building B1 with Private Residential along Ebury Square and Avery Farm Row and Building B2/B3 comprising of Intermediate Residential apartments along Pimlico Road
3. Building C - Social Rent with an address on Ebury Street and Elizabeth Place Gardens

Additionally, the existing basement flats within the Coleshill Flats are to be converted to retail and / or workspace.

The ground floor frontages will be activated through the introduction of a range of complementary commercial units including a food retail (Class A1), non-food retail (Class A1), restaurants / cafes (Class A3), drinking establishments (Class A4), a cinema (Class D2) and a community facility (Class D1). The proposals will also deliver improved public realm at ground floor level, and at Ebury Square and Orange Square, along with dedicated playspace, covered in detail under Section 5.0.

The rigorous design development undertaken and presented earlier in this report has resulted in a carefully balanced scheme that responds to its context in terms of massing, materiality and composition.

Buildings A and C are sensitive additions fronting Belgravia Conservation Area that continue established building lines, materiality and tonal palettes, building on the language of brick buildings found in the local context which extend from Elizabeth Street to Pimlico Road.

On Ebury Street, Building C draws direct inspiration from the Coleshill Flats with its brick tone and composition of facade elements that largely align with key datums from the Grade II listed building. In addition to this, Building C steps back from the fourth floor upwards to respectfully emphasize the roofscape of the Coleshill Flats while receding from view along the largely residential Ebury Street.



Aerial View of Proposed Development

4.0 Design Proposals

4.2 Land Use

There is an acute shortage of housing within Westminster. In 2019, there were 4,000 households on Westminster’s Social Housing waiting list and another 3,000 on the Intermediate list. The Intend to Publish version of The London Plan states that Westminster’s annual housing target in terms of net completions between 2019 and 2029 should be 985.

The Cundy Street Quarter is a significant opportunity to provide a material increase in much-needed housing in the area.

The Proposed Development is for a residential-led, mixed use development to deliver 93 Affordable Homes, 70 Market Homes and Senior Living accommodation, a mix of retail, leisure and community spaces at ground floor as well as a range of high-quality public realm and amenity spaces.

A summary of the principal land use components of the Proposed Development is set out in the table below.

The objective is to generate high quality homes, a sense of place, sustainable enterprise and employment across the whole Site. The Proposed Development seeks to deliver this through:

- Shaping a liveable and vibrant neighbourhood with character and authenticity;
- Interacting with streets and public spaces, providing animation at different times of the day / week;
- Creating sufficient critical mass and appropriate, diverse and complementary commercial uses that are sensitive to the current context;
- Curating uses that respond to local needs, and knit the new and existing community together across a range of amenities including places to relax and socialise;
- Generating meaningful physical and social and economic connections into the wider area contributing to a thriving local economy.

Grosvenor are creating a quarter that includes a meaningful element of accommodation suitable for residents of varying age groups and social backgrounds.

The Cundy Street Quarter is designed to be inclusive, with more high-quality homes for a broad range of people, with Market Residential, Affordable and Senior Living.

It affords a much broader mix of homes, with at least 93 affordable homes (39% by habitable room) - including social rent and intermediate tenures – as well as senior living and market homes.

In terms of affordable homes, the development includes the re-provision of the Site’s existing Affordable Housing (in terms of the number of homes) as larger units to meet the London Housing SPG standards, with the residents of Walden House being offered the opportunity to move directly into the new homes. The scheme provides a material increase of Affordable Housing delivered on-site.

The existing units within the Coleshill basement flats which will be converted to A1/B1 uses as and when they become vacant will also be re-provided as part of the proposed Affordable Housing within Building C and B2/3, which are Social Rent and Intermediate respectively. Effectively all replacement new homes will be larger in size to meet or exceed the London Plan (2011) requirements for minimum unit sizes.

Grosvenor has been in discussion with potential operators for the Senior Living accommodation. Within this application, it is requested that the composite class use mix between Class C2 and C3 within the Senior Living building is later addressed via a planning condition. Within the application is a proposed mix of Independent Living and Assisted Living.

All homes will meet or exceed the space standards set by the Mayor of London, built to modern standards, with the Affordable homes up to 50% larger than the existing flats.

	Market Housing (C3)	Affordable Housing (C3)	Senior Living (C2/C3)	Retail (A1)	A1/A3/A4/B1	Community (D1)	Cinema (D2)	Total
GEA sqm	13,716	11,727	19,537	993	2,254	160	891	49,278
GIA sqm	12,732	10,360	18,345	883	1,952	154	846	45,272

WCC Gross Floorspace:
Min A1 GIA use: 1035sqm, Max A3 GIA use: 750sqm, Max A4 GIA use: 150sqm, Max B1 GIA use: 900sqm.
* WCC Gross Floorspace definition from City Plan 2019-2040.
**Coleshill basement GEA assumed - no information on external and party wall thicknesses available

4.0 Design Proposals

4.2 Land Use

Building A Unit Mix

Building A comprises a mix of C2 and C3 uses available to those over 65 years old who either require a high level of care or are able to live independently.

Assisted Living (C2) units comprise en-suite double bedrooms as studio-type units with access to communal open plan facilities providing all living, dining and care provisions. Some may have small kitchenettes but will not be fully self-contained.

All Independent Living (C3) units provided are self-contained, wheelchair accessible and generally attuned towards senior couples, with the provision of one and two bed units.

Senior Living C2 Use

Refer to Chapter 4.10 for a Complete Breakdown

Senior Living C3 Use

Refer to Chapter 4.10 for Complete Breakdown

Building B1 Unit Mix

Building B1 provides a variety of private residential apartment types, from small studios to larger family sized 3 bedroom apartments. Over a third of apartments are family sized.

Most larger apartments benefit from inset balconies and are dual aspect. Apartments are served via two sets of lifts connected directly to the lobby fronting Ebury Square. All apartments have step-free access to a shared podium garden at first floor, a small ground floor courtyard as well as accommodation amenities at ground and basement level.

Private Residential	Quantities	Percentage
Studio	5no.	7%
1 Bedroom	5no.	7%
2 Bedrooms	35no.	50%
3 Bedrooms	25no.	36%
Total	70no.	100%

Building B2/B3 Unit Mix

Building B2/B3 includes intermediate accommodation, mostly one and two bedroom apartments, some with balconies, and some with oversized living areas with juliette balconies.

All apartments are served via two lifts and a stair and all have step-free access to the podium garden as well as to roof terrace garden at fifth floor, which includes a play space for children.

Intermediate	Quantities	Percentage
1 Bedroom	33no.	68%
2 Bedrooms	12no.	24%
3 Bedrooms	4no.	8%
Total	49no.	100%

Building C Unit Mix

Building C houses all the Social Rent units, with almost half of the apartments being family sized 3 bedroom or more. All apartments have juliette balconies and are served via two lifts accessed from separate cores.

The building is divided in two above Fourth Floor in order to maximise daylight and aspects of the apartments. All apartments have step-free access to garden podium and roof terrace with children's play space for residents.

This unit mix is in line with the current needs of the Walden House residents who will be given the choice to move just once, directly into the new Building C, or to move away and then exercise their Right to Return giving residents the choice.

Social Rent	Quantities	Percentage
1 Bedroom	11no.	25%
2 Bedrooms	13no.	30%
3 Bedrooms	16no.	36%
4 Bedrooms	3no.	7%
5 Bedrooms	1no.	2%
Total	44no.	100%



Building A - Senior Living



Building B1 - Private Residential



Building B2/B3 - Intermediate



Building C - Social Rent

4.0 Design Proposals

4.2 Land Use

Ground Floor Uses

The mix of the Ground Floor uses and their location was designed in response to comments provided during the consultation process with the community and stakeholders. At the centre of the Site is the community space and the cinema, these will be the focal point of the development and the cinema is likely to attract visitors from the wider area to the Cundy Street Quarter.

Elizabeth Place, a new public pedestrian route, is supported by a variety of A1 and A3 uses, drawing inspiration from the nearby Pavilion Road. Other examples such as Eccleston Yards were used as references during discussions with local groups and the community to exemplify the character of the spaces and uses proposed.

During the community consultation a number of comments were received that the provision of a small food store would provide a much needed local amenity, and although a specific tenant has not been selected at this early stage, one unit to the south east of Elizabeth Place has been purposely designed for this use.

A cinema is proposed as a new destination within the interior of the Site and will be accessed from Elizabeth Place. This use was identified during the public consultation as providing a new local amenity as well as attracting visitors to the area.



Pavilion Road, Chelsea



Eccleston Yards, Belgravia



The Battersea General Store, Battersea



Community Space for Local Residents



Everyman in King's Cross, London



Bluebird Restaurant, Chelsea



Wild by Tart, Belgravia



Vagabond Wine Bar, Victoria



Pimlico Road Farmers Market, Belgravia

References for Ground Floor Uses

4.0 Design Proposals

4.2 Land Use

Ground Floor

The Proposed Development is primarily residential with a variety of vibrant mixed uses at ground level. These are primarily located along Pimlico Road, Elizabeth Place, Five Fields Row and Avery Farm Row, with a limited extension of retail along Ebury Street. These predominately include A1 and A3 uses, with additional spaces for Community use (D1) facing Elizabeth Place Gardens, Cinema use (D2) at the newly formed centre of the development, as well as a small food store (A1) to activate street frontage along Elizabeth Place. A small amount of business (B1) / pub or bar (A4) is proposed subject to a cap in floorspace.

The current Coleshill car park will be reconfigured to facilitate the new public route through the Site connecting Orange Square to Ebury Square. Here, generous new landscaped gardens and planted areas are proposed to enhance the quality of this newly formed public space, while using planted screening to protect amenity and privacy for current Coleshill residents, and bringing the Site's sustainability agenda to the fore for all to enjoy. In addition to the above, the existing Coleshill basement apartments are to be converted to affordable workspace or retail spaces (A1 or B1).

- Senior Living (C2/C3)
- Private Residential (C3)
- Social Rent (C3)
- Intermediate (C3)
- Community Centre (D1)
- Retail (A1)
- Mix use (A1/A3/A4/B1)
- Retail (A1 Food)
- Cinema (D2)
- Coleshill Basements (A1 or B1)
- Residential Entrance



Proposed Ground Floor Plan



4.0 Design Proposals

4.2 Land Use

First Floor and Typical Floor

A range of tenures are provided across the Site, including Senior Living, Affordable and Private Residential. Within these categories, sub-tenures are provided with Assisted Living and Independent Living on offer for Senior Living residents of various dependency and health. Elsewhere, Social Rent homes are being built in Building C for the existing residents of Walden House. With the new Social Rent and Intermediate homes there will be an almost doubling of the number of Affordable Homes on site, and more than three times the floorspace.

For Building A, Chapter 4.10 provides further detail on alternative C2 and/or C3 combinations that have evolved through discussion between Grosvenor and potential Senior Living Operators, none of which would effect the form, massing or provision of Affordable Housing.

Each building offers generous, well-designed landscaped areas at various levels, providing a range of social spaces and outdoor amenities for residents to enjoy. On Buildings A and B, first floor courtyard/gardens are elevated from the street, protected on three sides by their respective buildings and designed to maximise the area of landscape provided to enjoy natural daylight and extended views across the Site. Ground Floor courtyards are provided within both buildings to further bring daylight and greenery to the Ground Floor lobbies of both buildings. Buildings B3 and C respectively have roof gardens with allocated children’s playspace for residents.

Setbacks at First Floor provide areas of high-level planting, lining the pedestrian route along Elizabeth Place to further provide visual amenity along this new pedestrian public space.

- Senior Living (C2/C3)
- Private Residential (C3)
- Social Rent (C3)
- Intermediate (C3)



Proposed First Floor Plan



4.0 Design Proposals

4.2 Land Use

Modern Space Standards

A comparison of the space standards of the existing affordable homes in Walden House and Coleshill Flats and the Affordable Housing in the Proposed Development of Building B2/3 and C is presented in the adjacent table.

The Proposed Development will see an increase in size for all new homes, with each resident having access to high quality green amenity space and each apartment having either a balcony or juliette balcony with an enlarged living room.

All proposed windows are much larger, letting in more daylight into the different rooms. New proposed lifts reaching each residential level will provide inclusive access for all.

Currently, none of the existing affordable homes are wheelchair accessible.

Existing Affordable Homes

Approx. areas

Home Type	Avg. Area (m2)
1B2P	45sqm
2B4P	55sqm
3B5P	64sqm
4B7P	75sqm

Proposed Affordable Homes

All homes will be London Plan compliant

New Home Type	Proposed Avg. Area (m2)	Average Increase
1B2P	58sqm	30%
2B4P	78sqm	40%
3B5P	105sqm	60%
4B7P	115sqm	55%
5B7P	130sqm	new type

Existing Homes

0%

of all surveyed affordable homes complied with modern space standards



Proposed Homes

100% of new homes will comply with modern space standards and the current London Plan

18%

of surveyed affordable homes have private outdoor space



100% of new affordable homes will have either private outside amenity space or will have larger living rooms with juliette balconies with shared outdoor amenity spaces

35%

window to wall ratio of surveyed homes



Minimum 50% window to wall ratio will be targeted in new homes

330sqm

of visual green external amenity space for Affordable Housing at the back of Coleshill Flats



Over 1700sqm of proposed green amenity spaces accessible for residents in Affordable Housing

(Ebury and Orange Square not included in above calculations)

0%

of surveyed affordable homes have a level access and lifts



100% new homes will have level access and large lifts

4.0 Design Proposals

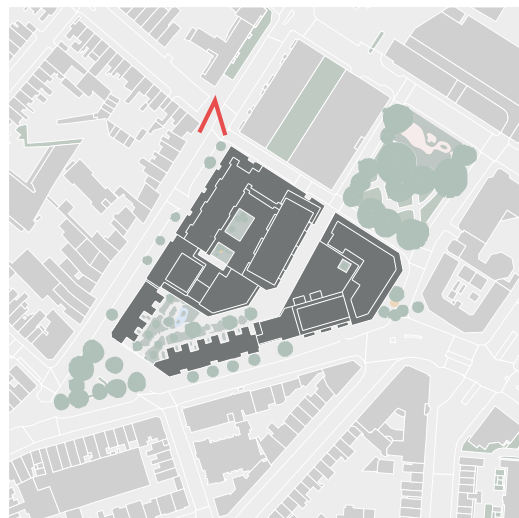
4.3 Layout and Scale

A New Frontage to Ebury Street

Building A is a well-proportioned mansion building and creates a dignified frontage to Ebury Street, reinstating the historical building line with the vehicular Senior Living entrance on Cundy Street.

The residential accommodation respects the four storey datum of the street established by the Coleshill Flats with a set-back attic storey and mansard roof, providing animation to the upper levels.

At Ground Floor level, a unified treatment at cornice level as well as within the pavement, maximises greening, provides privacy and enhances the residential character of the local area.



Proposed View on the Corner of Ebury Street and Cundy Street

4.0 Design Proposals

4.3 Layout and Scale

Elevation on Ebury Street

On Ebury Street, Buildings A and C respond to the residential scale and character of the street. The proposed massing follows the existing datum heights of the Coleshill Flats with setbacks on Building C and a mansard roof on Building A, above fourth floor level, providing a receding roofscape.

While Buildings A and C pick up on common datum lines, the buildings are distinctly different in terms of architectural treatment to help break up the massing on the street. Recessed bays on Building A subtly define multiple frontages, in keeping with the Georgian character of the street.



4.0 Design Proposals

4.3 Layout and Scale

Activating Ebury Square Gardens

Building B1 is a grand new building addressing Ebury Square. The entrance is composed on axis with the public square and is framed with a view to an internal landscaped courtyard beyond.

The building turns the corner onto Avery Farm Row, where a new generous public space is provided, with the scale of the building then dropping to reflect its context on Pimlico Road.



Proposed View from Ebury Square facing towards Building B and Avery Farm Row (tree from Ebury Square removed from image to show more of the Proposed Development)

4.0 Design Proposals

4.3 Layout and Scale

Elevation on Cundy Street

Cundy Street has two character areas: the formal frontage onto Ebury Square, with its expansive open space, and the compressed stretch leading to Ebury Street.

Building B responds to the formal setting of the Square, with its axial entrance to the residential lobby and grand architectural language.

Building A, on Cundy Street, mediates between the character and lower scale of Ebury Street and the taller buildings on Ebury Square. The primary and vehicular Senior Living entrance is located on Cundy Street to provide active frontage to reactivate Ebury Square

and enhance the quality of public realm, in what might otherwise be considered a 'back of house' part of the Site.

Both Buildings A and B are setback at the upper levels, picking up established datum lines of neighbouring buildings and reducing the visual impact when seen from key townscape viewpoints.



4.0 Design Proposals

4.3 Layout and Scale

Elevation on Pimlico Road

On Pimlico Road, the buildings have been carefully designed to step up from Building B3 to B2 and B1, smoothing the transition between the lower buildings to the west of the Site and the taller buildings to the east. Building B1’s height is derived from the taller buildings on Semley Place and around Ebury Square, with the material reference drawing directly from Fountain Court while the arches are inspired from the articulation of the Grade II Public House on the corner of Pimlico Road and Ranelagh Grove.

As well as stepping in height, the three components that make up Building B are expressed as distinctly different ‘buildings’ with variation of architectural expression, materiality and tone.

Building B3 responds to the character and key datum lines of the adjacent Coleshill Flats, setting back in plan to ensure that the corner of the Coleshill Flats can still be seen when viewed from the street. At Fifth Floor level, a shared roof garden provides amenity and play space.

Building B2 is expressed with a series of bays offering articulation, breaking down the massing and providing balconies within the recesses. At the upper levels the building steps back at Seventh Floor level and has a mansard roof at the Eighth Floor.



4.0 Design Proposals

4.3 Layout and Scale

Creating a Gateway Building

Building B transitions between the scale of Buckingham Palace Road and the lower properties to the west on Pimlico Road. Building B1 is highly articulated with brick arches framing recessed balconies that enjoy the generous views either over Ebury Square or south towards Ebury Bridge.

At the base of the Building B, the Marquess of Westminster Memorial Drinking Fountain (Grade II) is relocated to sit in the newly extended public realm, paired with the introduction of new trees, further enhancing the visual amenity of this area and creating a new pedestrian friendly environment.



Proposed View from the corner of Buckingham Palace Road facing towards Building B along Pimlico Road

4.0 Design Proposals

4.3 Layout and Scale

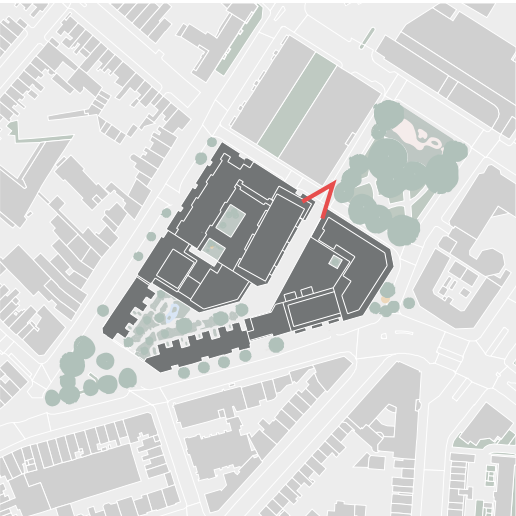
Designing New Views

Creating visibility of the spire of the Church of St Barnabas (Grade I) when entering Elizabeth Place from Ebury Square has been a fundamental ambition throughout the development of the Masterplan (as explained previously under Section 3). The spire is an important local landmark and wayfinding device and creating this visibility embeds the development within the local urban grain. As such, the massing of Building B3 has been carefully sculpted to create this new local view, while also providing a shared roof garden for residents.

With the newly proposed public route from Ebury Square gardens towards Orange Square, an urban visual connection has been maintained with the spire of the Church of St. Barnabas in view.

On both sides of Elizabeth Place active ground floor uses lines these ground floor frontages offering jobs and amenities to the area.

A food store has been chosen to occupy much of Building B's frontage along Elizabeth Place, while Building A offers likely public access to the Senior Living restaurant bringing a range of diversity of uses to Cundy Street Quarter.



Proposed View towards Elizabeth Place between Buildings A and B

4.0 Design Proposals

4.3 Layout and Scale

Celebrating Affordable Housing

Building C is uniquely positioned, addressing Ebury Street, forming a gateway to the newly created pedestrian route, Five Fields Row, and being located at the heart of the development on Elizabeth Place and Elizabeth Place Gardens.

On approach from Orange Square, Building C provides an important backdrop establishing a new relationship with the Coleshill Flats. Development of the layout and massing has been informed by an understanding of the specific constraints whereby massing is carefully chosen to minimise the impact on the Coleshill Buildings, both in terms of loss of privacy and daylight.

The building form also ensures that the proposed new apartments receive the maximum amount of daylight possible, as well as maximising the number of dual aspect apartments. The split massing on the upper levels ensures that the residents of Building A have a view towards Orange Square, while providing additional daylight to their shared podium garden.

The setback to Building C at First Floor level as well as the roofs at Fourth and Seventh Floor levels, provides the opportunity for generous planting. These offer visual amenity when viewed from the street, with the Fourth and Seventh Floors offering gardens for residents, the latter of which provides children's play space for residents.



Proposed View from Orange Square facing Building C

4.0 Design Proposals

4.4 Outdoor Amenity Space

Cundy Street Quarter offers a variety of shared and private amenity spaces at different levels, offering diverse amenity for residents of the development, as well as visual amenity for visitors and the wider local community.

In terms of publicly accessible outdoor space the new pedestrian route, Elizabeth Place, offers an additional public space and connects the revitalised Ebury Square and Orange Square. The cut through routes of Five Fields Row and Clifford’s Row also support the Site’s permeability.

Similarly the individual buildings will offer generous outdoor shared and private spaces for their residents.

Building A

Shared outdoor amenity space within Building A is split between a generous courtyard garden located at First Floor level, and a small south facing productive garden on the Eighth Floor with expansive views over the surrounding buildings. Refer to section 4.10 for further details.

Building B

Building B has a shared garden located at First Floor level, providing amenity space for all residents of Buildings B1, B2 and B3. This garden forms an important backdrop to the newly formed Elizabeth Place, as well as providing residents with an opportunity to engage with the public realm below.

In addition to the First Floor garden, a roof garden at Fifth Floor level on Building B3 provides additional shared amenity space for the residents of Buildings B2 and B3, as well as providing play space for these residents.

Building C

The residents of Building C have access to a range of shared outdoor amenity spaces at multiple levels. Shared gardens are provided at First, Fourth and Seventh Floor levels. The roof garden on the Seventh Floor also provides the residents’ play space.

In addition to the shared amenity space within the individual buildings, Elizabeth Place Gardens provides shared outdoor amenity space for the residents of the Cundy Street Quarter development, as well as residents of the Coleshill Flats. Elizabeth Place gardens is gated at night time to respond to feedback received throughout the public consultation, particularly from the residents of the Coleshill Flats whose apartments overlook this space. Further details on Public Realm and Landscape proposals can be found under Section 5.O of this report.

Private Outdoor Amenity Space

In addition to the shared outdoor amenity space, each building offers a proportion of projecting and juliette balconies, as described below (and in more depth in each respective building chapter). The provision of outdoor amenity space has been carefully considered, and is based on an assessment of specific location, taking into consideration issues such as overlooking, impact on internal daylight levels, solar shading, etc.

- Senior Living : 28% projecting balconies / 72% juliette balconies
- Private Housing: 86% balconies (60) / 14% juliette balconies (10)
- Affordable Housing: 78% juliette balconies (73 units) / 22% balconies (20 units)

- 01. Building A - Senior Living Courtyard (850sqm)
- 02. Building A - Productive Garden (75sqm)
- 03. Building B1/B2/B3 - Podium Garden (660sqm)
- 04. Building B2/B3 - Roof Garden (172sqm)
- 05. Building C - Roof Garden (245sqm)
- 06. Building C - Communal Garden (159sqm)
- 07. Elizabeth Place Gardens (184sqm)

Senior Living Shared Amenity

Social Rent Shared Amenity

Intermediate & Priv. Shared Amenity

Intermediate Shared Amenity

Residents Shared Amenity



Proposed Outdoor Amenity Space



4.0 Design Proposals

4.4 Outdoor Amenity Space

The adjacent diagram illustrates the sunlight and overshadowing results of all the outdoor amenity spaces where there would be an expectation of sunlight. Good levels of sunlight are achieved across the development throughout the year, specifically on the roof spaces on Building B2/B3 and C where there is 6 hours plus of direct sunlight.

The proposed courtyard and podium spaces receive good levels of sunlight during part of the year.

The newly created Elizabeth Place Gardens is also afforded very good levels of sunlight, with the gardens being publicly accessible, with the exception of part of the space which will be a dedicated garden for the residents of the wider development including those within the Coleshill Flats.

For further details refer to the ‘Internal Daylight, Sunlight and Overshadowing Report’ and Impact on Neighbouring Properties Report’ prepared by GIA and part of this Application.

SUN EXPOSURE (TOTAL HOURS)

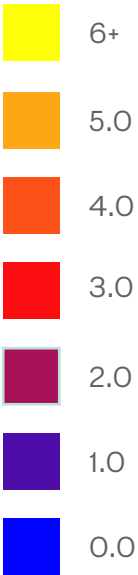


Diagram of Overshadowing Assessment on Amenity Spaces taken on the 21st June



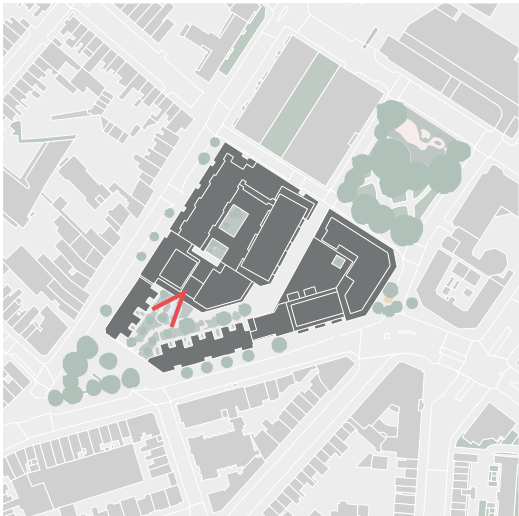
4.0 Design Proposals

4.4 Outdoor Amenity Space

The introduction of Elizabeth Place Gardens will offer to extend and re-invigorate public engagement within Orange Square, replacing Coleshill's car park through extensive enhanced outdoor and visual amenity, which as this image demonstrates, will significantly enhance views for proposed and existing residents.

In particular, as this image demonstrates, the enhanced visual amenity of Elizabeth Place Gardens is offered for the joint enjoyment of Building C and the existing Coleshill Flats' residents all looking into an actively used part of new public realm.

With enhanced popularity and use, Elizabeth Place Gardens would greatly reduce the existing anti-social behaviour that takes place within Orange Square and Coleshill car park through the increased use, presence and awareness of local residents - a well supported feature during consultation.



Proposed View from Building C overseeing Elizabeth Place Gardens towards Orange Square

4.0 Design Proposals

4.5 Appearance

Inspired by Belgravia

The Cundy Street Quarter provides a unique opportunity to create a vibrant new mixed use neighbourhood in this pivotal location between Victoria, Pimlico, Belgravia and Chelsea.

The proposed Masterplan has been developed to create a range of buildings, new public routes, landscaped spaces, and a variety of ground floor uses, supporting the needs of residents, visitors and the local community.

Architecturally, the development responds to the character areas of Ebury Street, Cundy Street, Ebury Square, Pimlico Road, Orange Square as well as the newly formed Elizabeth Place. As a result the architectural response and materiality varies across the Site, with a range of bespoke, contextually derived buildings, reflecting the character of this unique location.



Aerial View of the Proposed Development

4.0 Design Proposals

4.5 Appearance

Materiality

Within Cundy Street Quarter, existing local buildings are as much a precedent for the materiality of the future development as contemporary examples that can be found across London or internationally.

Building along Ebury Street, fronting onto the Belgravia Conservation Area, comes with a consciousness of the importance of well-constructed and articulated brick buildings, with corner scenarios offering opportunities for creating something special, much like the Elizabeth Street and Ebury Street corner.

Along the entirety of Ebury Street there is a clear separation between Ground Floor facade materiality and the floors above, a difference that highlights living room activities or brings prominence to retail.

Coleshill Flats and many of the Georgian townhouses in the local area feature mansard roofs and dormer windows constructed in a folded metal.

The surrounds of openings are common areas of differentiation, emphasized with changes in materiality, whether that be as subtle as a differing tone of brickwork on 180 Ebury Street or entirely composite assemblies with cast-lintels on Coleshill Flats or stucco lintels on 11 Pimlico Road.



180 Ebury Street



Ebury Street



Coleshill Flats, Ebury Street



Royal Albert Mansions, Kensington



Elizabeth Street / Ebury Street Corner



11 Pimlico Road

4.0 Design Proposals

4.5 Appearance



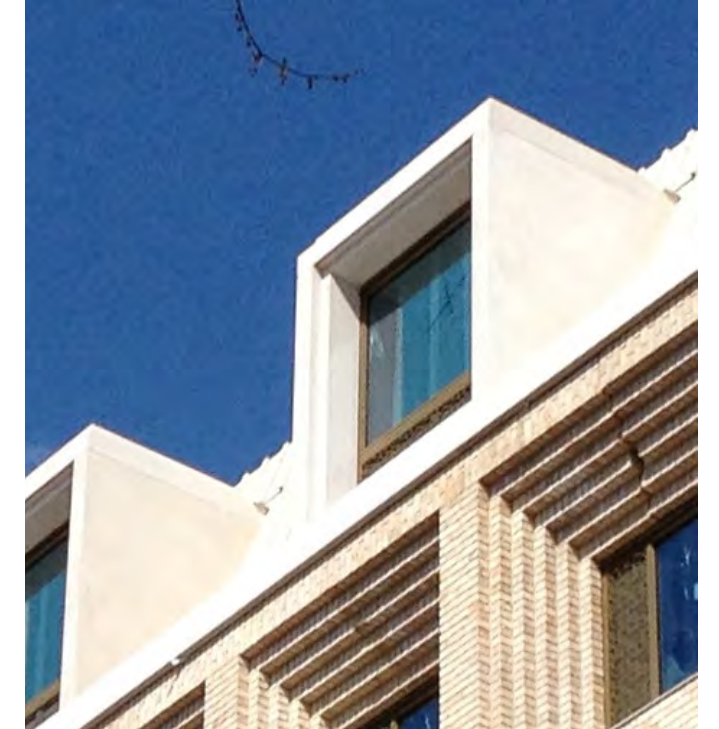
345 Meatpacking, H. Thomas O'Hara, New York



Arc, Sydney, Koichi Takada Architects



Corner House, DSDHA, London



Cartwright Gardens, TP Bennett, London



345 Meatpacking, H. Thomas O'Hara, New York



Chadwick Hall, Roehampton, Henley Hale Brown, London



DSDHA, Corner House, London



Rosemoor Studios, Haptic, London

References for Materiality

4.0 Design Proposals

4.5 Appearance

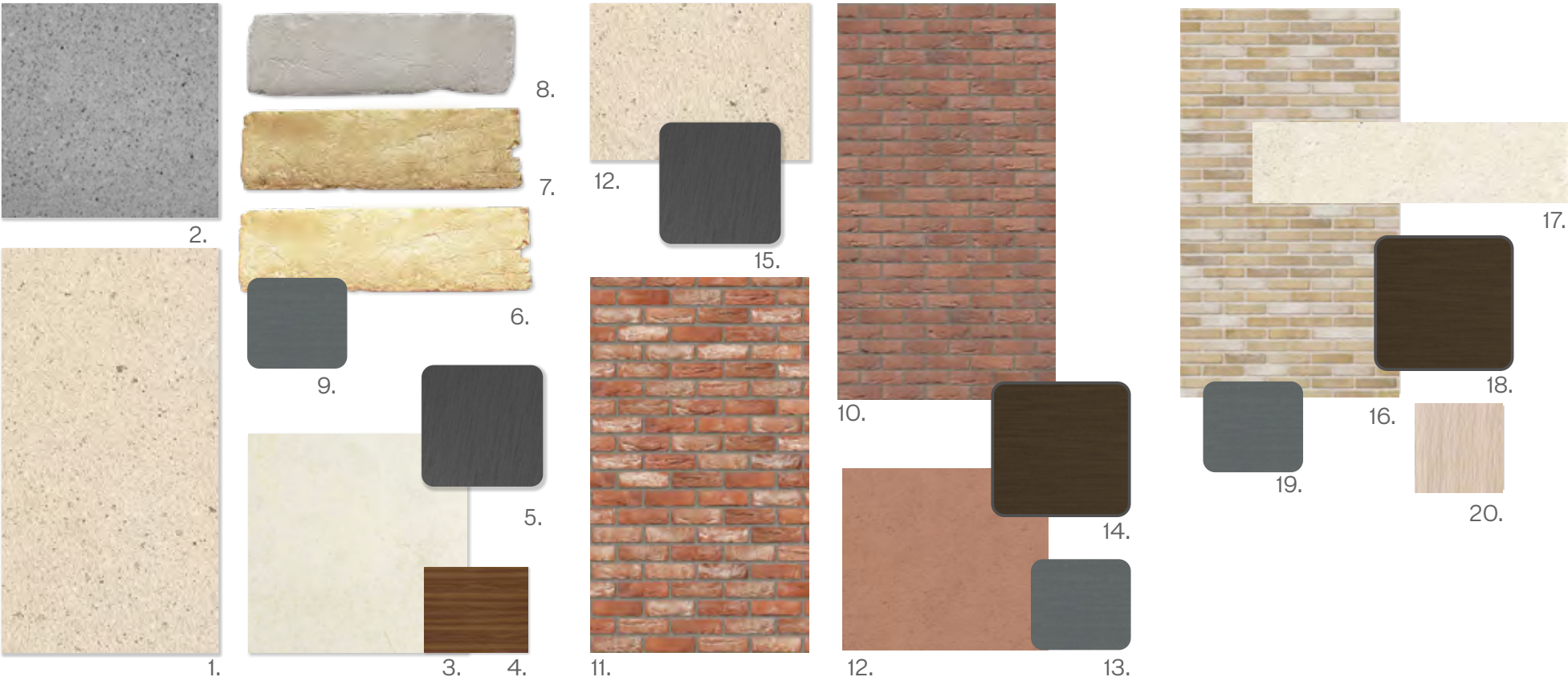
Materiality

With the rich context of brick buildings within the local neighbourhood and the adjacent Conservation Area, the Cundy Street Quarter development utilises modern methods of construction using brick to produce the most sustainable and sensitive material responses suitable to Belgravia.

Each building or building segments have their own expressive tone of brick that relate directly to the context and street conditions most immediate to them. For all buildings, DSDHA’s very own Corner House is a recurring reference for the articulation of bays and setbacks, while also suggesting how a change of colour alone can be used to break up the overall mass of the Site. This also brings a level of differentiation across the Site that will function as a means of wayfinding. Koichi Takada Architects’ Arc project in Sydney is a specific reference for how the brickwork is articulated and a relevant example of how an entire identity of a building can be based upon the fine construction of a particular building element, in this case, the arch. TP Bennett’s Cartwright Gardens in its tone and detail around openings have been referenced directly on the Ground Floor of Building A as offering a secure and private look and feel to all openings for the residential Ebury Street.

Buildings A and C utilise precast concrete as an accent material to match the brickwork palettes chosen, albeit only expressed at the very top floors. Chadwick Hall and Rosemoor studios are key examples on the marrying of different precast materials to further enhance the predominant brickwork.

References from the 345 Meatpacking district are made throughout with the expression of a pavilion on top of a main body of mass, whether this be the upper floors of Buildings A and B, or opportunities to further disguise roof based plant equipment on Building C.



KEY - BUILDING A

- 1. Pigmented Precast / Technical Stone Frame (Buff)
- 2. Pigmented Precast / Technical Stone Frame (Grey)
- 3. Pigmented Precast / Technical Stone Cornice (White)
- 4. Bronze Wrapped Hardwood Window Frames
- 5. Dark Grey Metal Windows and Balustrades
- 6. Yellow Brick
- 7. Infill Yellow Brick Panels
- 8. Infill Grey Brick Panels
- 9. Pigmented Zinc Roofing

KEY - BUILDING B1 AND B2

- 10. Mid-red Brick (Building B1)
- 11. Light-red brick (Building B1)
- 12. Precast / Technical stone (coloured)
- 13. Dark grey metal windows and balustrades and Dark grey metal cladding panels
- 14. Bronze wrapped hardwood window frames
- 15. Pigmented zinc roofing

KEY - BUILDING B3/C

- 16. Light Yellow Brick
- 17. Precast/ Technical Stone
- 18. Bronze wrapped hardwood window frames
- 19. Dark grey metal windows and balustrades
- 20. Painted hardwood timber frames

4.0 Design Proposals

4.6 Retail Strategy

The proposed site Masterplan is focused on offering new public spaces and routes through the Site. Elizabeth Place is at the heart of the development re-creating a historical link between Orange and Ebury Squares and encouraging pedestrian movement. To increase permeability of the Site, Five Fields Row and Clifford's Row were introduced and look to reinstate historic routes through the Site. These new pedestrianised routes are supported by active frontages, provided by a mix of retail uses at Ground Floor level, which will enhance the already available frontages along Orange Square and Pimlico Road.

The mix of the ground floor uses and their location has largely been designed in response to comments provided during the community consultation. A number of residents along Ebury Street commented that given their proximity to existing houses and flats that the units on Five Fields Row would be most suitable for retail use rather than A3/A4 use and the number of new units on Ebury Street units should be minimised.

During the community consultation a number of comments were received that the provision of a small food store would provide a much needed local amenity, although a tenant has not been selected at this early stage, one unit to the east side of Elizabeth Place has been purposely designed for this use.

At the centre of the Site is the community space and the cinema, these will be the focal point of the development and the cinema is likely to attract visitors from the wider area to the Cundy Street Quarter.

-  Community Centre (D1)
-  Retail (A1)
-  Mix use (A1/A3/A4/B1)
-  Retail (A1 Food store)
-  Cinema (D2)
-  Retail Entrance



Retail Strategy for Proposed Development



4.0 Design Proposals

4.6 Retail Strategy

The proposals have been designed to afford flexibility in the retail strategy and accommodate changes in the market that may arise. Therefore, the precise use and exact layout of a limited number of the units is not specified at the current time. The proposed Ground Floor plan marks the indicative configuration of the units and provides flexible uses within these.

Nevertheless, in order to ensure that there is a suitable mix and that retail does become the predominant use, it is proposed to cap the maximum café / restaurant use (Class A3) at 750 sqm and the bar / wine bar (Class A4) at 150 sqm, whilst the minimum retail area would be 1,035 sqm. This anticipates that precise quantum and uses will be subject to planning conditions to be discussed. It is considered that this will ensure a suitable mix of uses at the same time as a reasonable degree of flexibility, as well as ensuring that the uses do not adversely impact on local residential amenity.



Elizabeth Street, London - Retail Reference



Ebury Street, London - Retail Reference



Meatpacking district, New York - Landscaping Reference



North Terrace, London - Retail Reference



Piccadilly Circus, London - Retail Reference



Pavilion Road, London - Retail Reference



St. James's Market, London - Retail Reference



One Eagle Place, London - Retail Reference



Floral Court, London - Retail Reference

4.0 Design Proposals

4.7 Access

Access and Inclusivity

The Proposed Development demonstrates levels of inclusive design throughout, including the following:

- Incorporation of the principles for inclusive design wherever possible;
- Accessible routes to connections with local pedestrian routes and public transport;
- Step-free access to all residential parts of the buildings including resident's communal spaces and communal terraces and gardens;
- All entrances and lobbies will be designed to meet the guidance contained within Approved Document M Volume 1 and BS 8300 standards;
- 10% of the total number of dwellings will be designed to be easily adaptable to meet the needs of a wheelchair user, to meet building regulation M4 (3) (2) (a) - wheelchair user adaptable dwelling. This will be distributed with a choice of type, size and level, as far as possible.

Site Levels

The Site will be generally level, with the exception of the Site around the existing Coleshill Flats and their basement level. However, this change in level will be taken care of with introduction of new access to the basement flats, which will become workspace/retail under the proposals.

The surface finish within the public pedestrian areas will be designed to provide good slip resistance and a durable surface. Cross falls will be generally as prescribed in DfT "Inclusive Mobility" with a gradient around 1:40. The public pedestrianised realm will be developed to the recommendations set out in Approved Document M, Inclusive Mobility and BS 8300.

Primary Residential Entrances - Generally

All buildings have a step-free single primary residential entrance.

Secondary Residential Entrances

Where it is more convenient for residents to access/ egress from their own core, secondary step-free residential entrances are provided. All entrances lead to step-free common parts and vertical circulation.



Proposed Access to Residential Accommodation








4.0 Design Proposals

4.7 Access

Access for Emergency Services

Emergency vehicles will be able to access the Proposed Development from two separate locations. To the north east of the Site, emergency vehicles can enter the Proposed Development via Cundy Street / Ebury Square, facilitating access to Elizabeth Place and Clifford's Row. Elizabeth Place runs through the centre of the development and facilitates access to Five Fields Row.

To the south west of the development site, Orange Square will facilitate emergency vehicle access to the rear of the Coleshill Flats and the south of the Proposed Development.

-  Fire Vehicle Position
-  Firefighting Core
-  Vehicle Access Route
-  Access to Cores
-  Hose Cover



Proposed access and strategy for emergency services across the Site



4.0 Design Proposals

4.7 Access

Fire Strategy

A fire strategy report has been prepared by JGA and is part of this application. The Fire Strategy has been carefully considered as part of the design and below is a summary on the strategy for each of the buildings.

Building A

Building A will operate a progressive horizontal evacuation strategy, where occupants will initially evacuate into an adjacent compartment before traveling down to Ground Level via the stairs or lift. A fire engineering solution has been developed to support the layout of the building where some compartments only have an escape route into one compartment, rather than the two compartments recommended in code guidance. This strategy is based on the provision of sprinklers throughout the building, L1 fire detection and alarms throughout, mechanical smoke extract in the corridors, and the provision of firefighting stairs and lifts, which can be used for escape in the compartments with connections to only one other compartment. Apartments will be separated from each one and the corridor by one hour fire resistance. The external wall construction will be designed to meet current Building Regulations.

The scheme fully accommodates a flexibility that matches the aspirations of the client to maintain a class use, or combination of, to be confirmed via a planning condition. Assisted Living floors currently have an additional core that facilitates an evacuation for residents who are likely to require assistance.

The south east core only serves Assisted Living floors, with Independent Living residents being able to evacuate safely without assistance through the one central core provided. The client and design team understand the importance of providing the extra means of escape for the more onerous C2 class use and the complete avoidance of any infringement of C2 related activities in proposed C3 areas.

Building B and C

All buildings will have top floor heights greater than 18m with a single stair core. The buildings will be equipped with sprinklers. The buildings will initially operate on a “stay put” evacuation strategy, where only occupants in the apartment affected will evacuate in the first instance. A common alarm system will be installed in each building to allow a full/partial evacuation if necessary. Travel distances within the common corridors will generally be limited to 15m in a single direction and all corridors will be provided with mechanical smoke shafts. A fire engineering solution has been developed to support extended travel distances of up to 30m in a single direction in some buildings, based on the provision of a mechanical smoke shaft at each end of the corridor. All stair cores will be designed as firefighting cores, including firefighting lifts and fire mains. A fire engineering solution has been developed to support the connection of the stairs to the basement on the basis of a two lobby separation between the stairs, and all basement accommodation with one lobby provided with smoke extract. The building will be designed with a high standard of compartmentation, including compartment floors. All materials used in the external wall construction will be designed to meet current Building Regulations.

Coleshill Lower Ground Floor Retail/Offices

The Coleshill Retail/Workspace will comprise nine single storey units located at the lower ground level of the Coleshill Flats (Grade II listed). The units will be accessed via lightwells from Elizabeth Place Gardens. The external escape stairs will be located at the remote ends of the lightwells so that occupants do not have a dead end escape past an adjacent retail/office. Each unit will be provided with its own fire alarm system and will be a separate compartment to the adjacent unit and residential building above. Therefore, each retail/office will evacuate independently.

Commercial Units at Ground Floor

All commercial units will be standalone units which will evacuate independently. The units will be fire separated from adjacent units by one hour fire resisting construction and walls between commercial units and non-commercial areas by walls achieving two hours fire resisting construction. All units will have exits direct to outside and the number of doors, escape stairs and exit widths will be designed to be sufficient for the intended occupancy of each unit. Most of the units face onto narrow streets. Areas of non-fire rated glazing will be designed to limit external fire spread across the street.

4.0 Design Proposals

4.7 Access

Transportation Changes

Public realm improvements include the provision of enhanced pedestrian amenity for Avery Farm Row and Pimlico Road, which would vastly improve pedestrian connections to Ebury Square.

Current proposals seek to amend Avery Farm Row to a raised table between Ebury Square and Pimlico Road, with an appropriate kerb upstand (50-60mm, as advised by WCC) to delineate carriageway from footway. Any future modifications would retain the four white-badge bays currently in place on Avery Farm Row.

The proposed kerb alignment of Avery Farm Row has been designed to ensure adequate visibility for the existing vehicles and cyclists on this road onto Pimlico Road. Development proposals include restricting vehicular use of Avery Farm Row to blue badge-holders and redesigning the space to prioritise pedestrians and cyclists. This includes footway widening at both approaches to the Pimlico Road junction.

The proposed revisions to the junction and island layout on Pimlico Road and Ebury Square would maintain existing cyclist access from Pimlico Road to Quietway 15 on Ebury Street. With reference to the public realm works, the proposed kerb alignment of Pimlico Road also takes into account the relocation of Bus Stop R. This is required to facilitate servicing and car access to the Pimlico Road Building B servicing area.

The relocation of the existing bus stop relates to reinstating Clifford's Row as a historic route. Through discussions with TfL, the length of the bus cage has been reduced from 27.55m to 22.56m (a reduction of 4.99m) and is compliant with the TfL Accessible Bus Stop Design Guidance 2017. Appropriate provision has been ensured to accommodate current bus service frequencies.

- Existing Bus Stop / Shelter Retained
- Existing Bus Stop / Shelter Relocated
- Proposed Bus Stop / Shelter Location



Proposed Changes to Existing Local Transportation



4.0 Design Proposals

4.8 Management and Maintenance

- The management of the Cundy Street Quarter will be underpinned by the following principles:
- Safety for residents, tenants and visitors is a core priority;
 - High levels of operational performance is continuously targeted;
 - Tenure blind management of residential homes at all times;
 - Value for money service charges to tenants and neighbours.

The Proposed Development will feature an appropriate presence of on-site management staff, CCTV coverage and points of contact at different times of the day as well as activated Ground Floors, well-lit public spaces and clear pedestrian routes and drop-off points.

The buildings themselves have been designed and will be managed to create a safe and secure environment, through resident-only fob access, CCTV coverage and appropriate management. Residents will have access to an on-site estate management team either face to face, via phone call or online, depending upon the time of day.

The estate management team will have direct access to maintenance hubs. In addition, staff welfare space will also be provided to create a clean, safe and happy working environment for the estate management team.

Cleaning and Maintenance Strategy
The overall access and maintenance strategy is developed to operate around the ground / podium-based landscape and façade vegetation, complying with Industry Regulations and Code of Practice. The following cleaning frequencies for façade materials considered for this project are:

- Window glazing, including frames – Minimum 4 times per annum;
- Metal balustrades and cladding – Minimum 4 times per annum;
- Brick / Stone – Once every 10-15 years.

Manual Cleaning
Broadly, the façade types are categorised as:

- Bay Windows;
- Full Height Ground to Floor Windows (in the form of Juliet balcony) and;
- Terrace Windows.

All of these are openable internally. Windows will open inwards, complying with Section 9 of Document K of the Building Regulations, and can be safely reached without over reaching beyond the 1100mm high barrier. Glazing which faces on-to balconies will be cleaned by the occupants / tenants in the same way as the internal faces of the glass. All sills and ledges will be designed with gradient into the façade to avoid rain water flowing beyond the edge resulting in streaking, etc. Vertical greenery is accessible from the floor levels via windows and balconies.

Reach and Wash
The sections of façade which are between Ground and First level, or up to two levels above mid-level terraces, can be accessed in a traditional manner using reach and wash poles subject to the clear width available on the ground, podiums and mid-roofs. Landscaping designs to provide sufficient space and suitable ground conditions for safe manual handling techniques will be adopted e.g. access that allows the person operating the reach and wash to stand on a suitable surface and directly below the operation, sufficiently away from the structure to be cleaned.

Mobile Elevated Work Platform (MEWP)
Infrequent access to window frames, façade features and high-level vertical greenery which are not directly accessible via openable windows will be maintained via ground-based MEWPs. To minimise the frequent need to deploy MEWP, the landscape specialist will specify greenery requiring low maintenance (twice per annum).

The greenery over the canopies will be maintained via narrow scissor lift or Runabouts, which will offer direct hands-on reach in the region of 1.5m via an extended platform.

Fall Restraint System
Where the work area is exposed to falls and the edge is not protected by a balustrade, a fall restraint system of a Latchways type can be used to ensure operator safety whilst the cleaning is taking place. Fall restraint lines shall follow the roof / walkway geometry, coinciding with the structural grids as far as reasonably practical. The wire rope system will be positioned approx. 2.5m from the outer edge of the coping/canopy.

In the event that the work location is narrow i.e. under 2.5m width or resulting in fall arrest conditions, wall-mounted type overhead restraint wire or safety bolts will be considered, subject to operational preference, efficiency of use and visual impact.

Façade Maintenance
Long Term Façade Inspection / Maintenance
When necessary, maintenance may be achieved using a variety of methods including temporary scaffold towers, temporary cradles, or full scaffolding. This will depend on the area requiring attention and the nature of the maintenance required to select the appropriate method. The detail of the options is set out below.

Long duration, major works, such as large-scale re-pointing of brickwork or replacement of glass and frames to an entire façade will favour full specialist scaffolding or temporary cradles.

Inspections can be conducted using UAV/drone type equipment. These allow high definition photos and video footage to be collected with no working at height risks to personnel. In addition, much of the façade can be viewed from the podium and street facing elevations.

Glass Lifting Strategy
Glazing panels will be replaced manually, delivered via goods lift. Clear space and floor-loading capacity will be required to manoeuvre the panel manually via trolleys.

Alternatively, a counterweighted beam can be positioned on roof level to lift the panel from ground level, subject to availability of clear lifting path and viability to deliver the glazing, based on density of landscape around building perimeter at Ground Level. Low level façades can be replaced via mini cranes if the glazing cannot be delivered internally.

Larger glazing which cannot be replaced internally will be lifted using temporary self-erecting cranes hired from a local rental fleet. Self-erecting type temporary cranes can be positioned on Elizabeth Place.

4.0 Design Proposals

4.8 Management and Maintenance

Safety and Security

Cundy Street Quarter has been designed to provide a safe, secure and welcoming environment. The aim is to create an environment that makes residents feel safe and comfortable, visitors feel welcome, and to actively deter crime.

The security for the development has been designed using the principles of Crime Prevention Through Environmental Design (CPTED) and the guidance of Secure by Design. This means designing out opportunities for crime, using natural surveillance to dissuade criminal behaviour and using technology to detect and track crime. All of this will be overlaid with a robust operational security strategy that ensures all security events can be properly responded to. The security features of the development will support the overall sustainability of the project.

All security measures will be fully integrated into the design. Specific measures include:

- Vehicle control measures to restrict and control vehicle access to the centre of the development, including retractable bollards at the entrance of Elizabeth Place and at Clifford's Row. These will limit vehicle access to predetermined delivery times only. A permanent barrier is to be placed at the entrance of Five Fields Row to prevent vehicle access;
- Buildings are designed to remove opportunities for anti-social behaviour, i.e. by limiting building recesses and maximising natural surveillance from windows and maximising active frontage;
- Using video surveillance to monitor the public areas;
- Accessible elements of the facade will be certified to provide a recognised level of security and resilience;

- Concierge and Security Rooms
- Artificially lit arcades and passageways
- Active Frontages
- Gates
- Security Bollards



Proposed Safety and Security being implemented across entire Site



4.0 Design Proposals

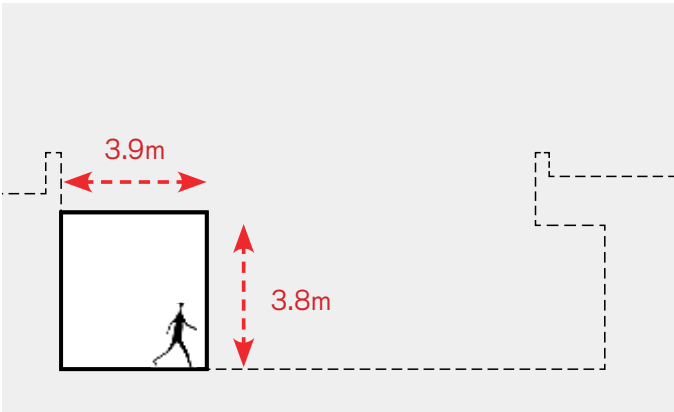
4.8 Management and Maintenance

Continued:

- There will be a dedicated site-wide Security Control Room that will have oversight and management of the security of the whole site;
- Access to all buildings will be controlled with electronic access control;
- Gates limiting access to garden areas from Elizabeth Place and Orange Square will be locked after dark;
- Video surveillance will observe these areas to deter and detect crime;
- Ebury Square to be designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED), including fencing requirements with access restricted to discreet locations and street furniture to prevent anti-social behaviour and rough sleeping.

Passageways are an integral part of Cundy Street Quarter. Historical Clifford's Row and Five Fields Row passageways are carefully designed as wide and open spaces with active frontages facing them to maximise natural surveillance from windows. External lighting within the facades and soffits not only accent the architecture, but also increases safety in the afternoons and evenings.

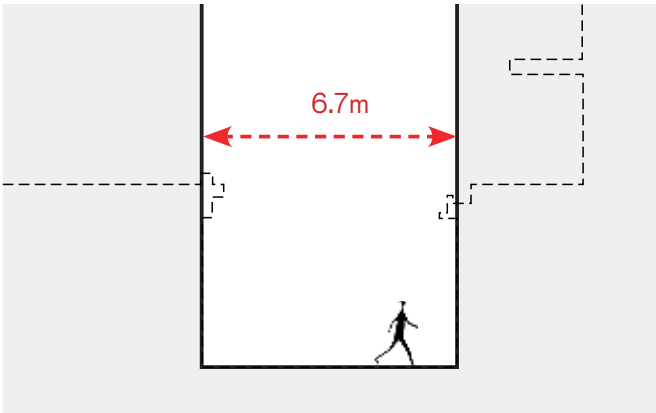
Building B's arcades near Avery Farm Row and Elizabeth Place were introduced to increase public realm and improve connection with Ebury Square. Arcades, as well as recessed arcaded entrances to the building, give shelter from wind and rain to entrances. All arcades will be designed with appropriate soffit and facade lighting to maximise safety. They are carefully designed to maximise window active frontage and, designed as a straight line, can be fully visible from an entry point. A site-wide security office as well as concierge desk is located within the entrance area of Building B1, overlooking one of the arcades and within a few metres of others, improving safety of those spaces. Additionally, video surveillance connected to security offices will monitor the public areas of development, including passageways and arcades.



Section through Five Fields Row and Courtyard



Proposed View along Five Fields Row between Buildings C and A



Section through Elizabeth Place and Building A and B podiums



Proposed View towards Elizabeth Place between Buildings A and B

4.0 Design Proposals

4.9 Phasing

The works would consist of a two-phased demolition and construction strategy, with the four Cundy Street Flats being demolished (Phase 1) following vacant possession (in June 2021) and the Walden House building (Phase 2) following shortly after vacant possession in July 2025. Demolition works for Phase 1 are forecast to complete in July 2022 with Phase 2 demolition completing in February 2026. During the course of the Phase 1 demolition works, Walden House residents would remain in tenancy. It is the intention for Walden House to be completely segregated from the demolition works to ensure that the building and its associated facilities continue to operate as normal.

Once Phase 1 demolition works are complete, the construction works would commence; it is intended that this is also delivered in two phases. Phase 1 would consist of the construction of Buildings A and C and associated landscaping, with the intention being residents of Walden House can move once Building C is complete. Following vacant possession of Walden House by April 2025, Phase 2 construction would then follow with Building B and associated landscape podium. All public realm works would be completed concurrently with the completion of Building B.

The proposed phasing gives the Walden House residents the choice to move just once, directly into the new social rent housing, or to move away and then exercise their Right to Return giving residents the choice.

Accounting for the completion, handover and occupation of all buildings and associated public realm works, the Works are anticipated to complete by 2028. This would give rise to an envisaged seven year Works programme. Phase 1 and Phase 2 areas are shown in diagrams.

For further details refer to Environmental Statement Volume 1 Chapter 6 and the Transport Assessment, both part of this Application.



1. Demolition of Cundy Street Flats, retention of Walden House



2. Construction of Buildings A and C with retention of Walden House



3. Demolition of Walden House



4. Construction of Building B to complete scheme

4.0 Design Proposals

4.10.1 Building A - Design Principles

Design Development Principles

The approach to the design of Building A has always been one of comprehensive understanding and sensitivity towards the local context. From the outset, the building has been composed of three parts; a building reacting to Ebury Street and the sense and character of the Belgravia Conservation Area, a building along Elizabeth Place that relates to Building B and finally an interlocking piece that adjoins the two on Cundy Street (O1).

Image O1; illustrates how Building 1 will be referred to as Building A1 and Building 2 and 3 will be referred to as Building A2.

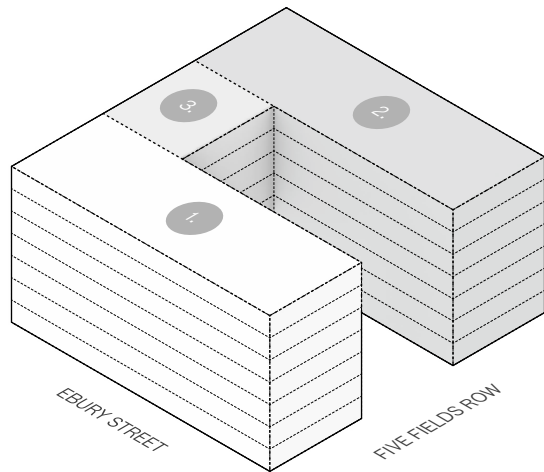
These three buildings have a different sense of scale along each of their respective streets, whereby the scale along Ebury Street reflects the townhouses opposite while along Elizabeth Place and surrounding Ebury Square there is an opportunity to increase height due to the surrounding context here (O2). The courtyard is raised to the First Floor for improved privacy, security and better daylight.

Offering the best quality of living spaces and daylight conditions is a key priority, whereby maximising the opening size of the courtyard is improved by the outward rotation of A2 while openings in the First Floor courtyard space bring daylight into Ground Floor amenity spaces (O3).

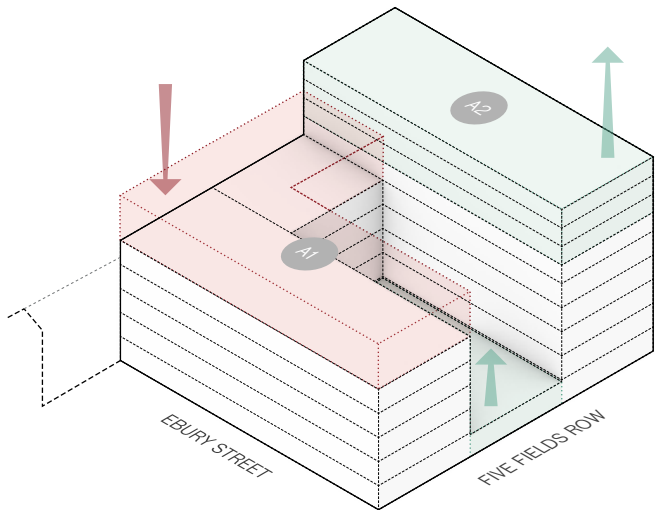
Articulation and setbacks are carefully added to break up overall massing and provide a greater sense of Building A being composed of several frontages to bring a legible scale to all facades more in keeping with the abutting Belgravia Conservation Area (O4).

Dormer roofs are incorporated on Buildings A1 and A2 to minimise impact on surrounding local views by receding. The language of dormer roofs were also, inspired by the existing Georgian townhouses along Ebury Street (O5).

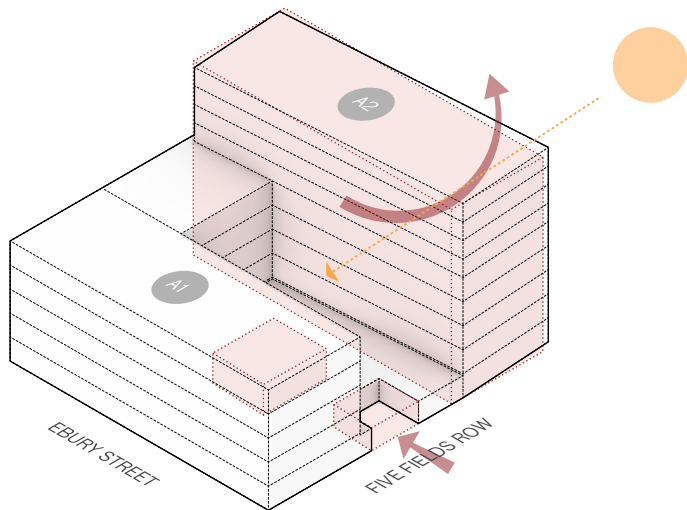
Setbacks and podium spaces all offer opportunities to integrate landscape and private outdoor amenities for residents who will benefit from some of the best views overlooking Belgravia, Pimlico and Chelsea (O6).



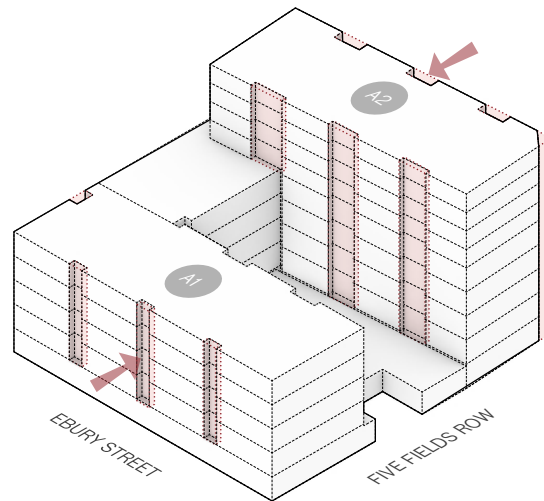
O1. A composition of three buildings



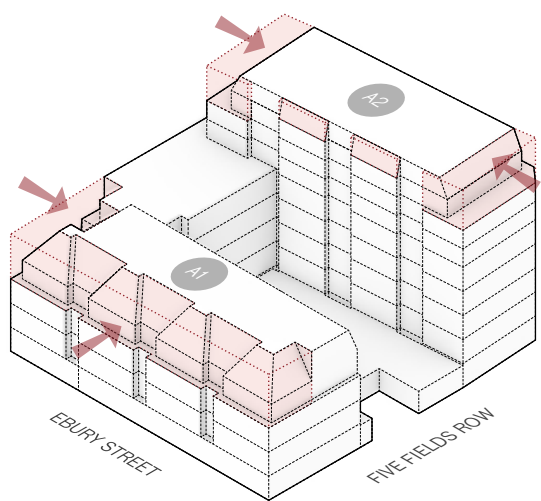
O2. Adjusting massing to the local context



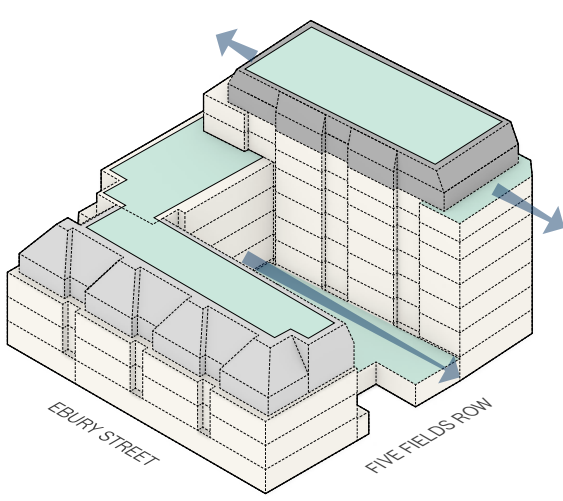
O3. Opening the courtyard to maximise natural daylight



O4. Setbacks to break up massing



O5. Receding roofscapes adjusting to local context



O6. Private outdoors spaces with open views

4.0 Design Proposals

4.10.2 Building A - Facade Design and Materiality

Tone and Materiality

Drawing on the character of the local context along Ebury Street, there is a clear tonal palette in the elevation that extends passed the Cundy Street Quarter development, with gradations of London Stock and Yellow brick, and off-white render from Elizabeth Street to Pimlico Road.

An opportunity presents itself along Ebury Street for Buildings A and C to sensitively compliment and continue this tonal variation where it meets the Grade II-Listed Coleshill Flats.



Ebury Street



London Stock



Off-White



Off-White



Yellow Brick



Buff

4.0 Design Proposals

4.10.2 Building A - Facade Design and Materiality

Articulation of Openings - Building A1

The following studies of buildings in the surrounding neighbourhood have served as the basis for the articulation of facade openings on Building A along Ebury Street. This demonstrates how the use of consistent-width openings, varying heights, first-floor Juliette balconies and dormer windows are all local characteristics, utilised here to reflect the neighbouring Belgravia Conservation Area.

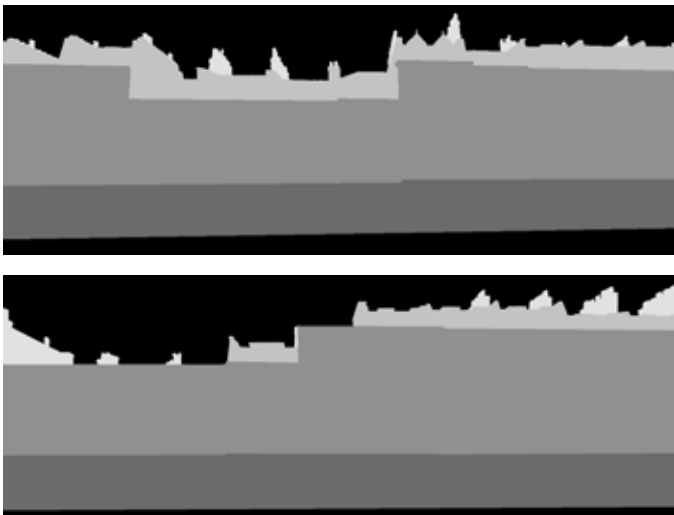
- 1. Heights of Openings : diminish in size from the First Floor (c) to the Second Floor (b) and Third Floor (a) as well as dormers where present
- 2. Widths of Openings : are consistent with examples across Eaton Terrace. Pimlico Road and Elizabeth Street demonstrate more significant variations in building types, where varying sizes of fenestration further differentiate building types
- 3. Blank Windows/Bays: Elizabeth Street has examples where in situations that windows are not possible, blank infills of the same proportions of windows along the street are still used for architectural continuity



Eaton Terrace O1

Maintaining a Tripartite Facade

The following silhouette diagrams display the tripartite relationship that exists along facades in the Belgravia Conservation Area, where distinct base, middle and roof components are clearly evident. This tripartite composition has formed the basis for Building A's facade articulation along Ebury Street.



Facade Composition Diagrams along Eaton Terrace



Eaton Terrace O2

4.0 Design Proposals

4.10.2 Building A - Facade Design and Materiality

Articulation of Openings - Building A2

The following precedents informed to the development of the inset brick bays along Cundy Street and Elizabeth Place.

- These are:
- 1. Expressed Header Bricks within Bays
 - 2. Setbacks Over Openings
 - 3. Framing Around Bays

The examples shown here along Eaton Terrace and Ebury Street demonstrate varying sized brick headers over fenestration, in a range of orientations.

The example at 176 Ebury Street, with a single setback along the top is the simplest, while 95 Eaton Terrace goes one step further with a double setback and the use of an ornamental brick as well as a keystone over the window.

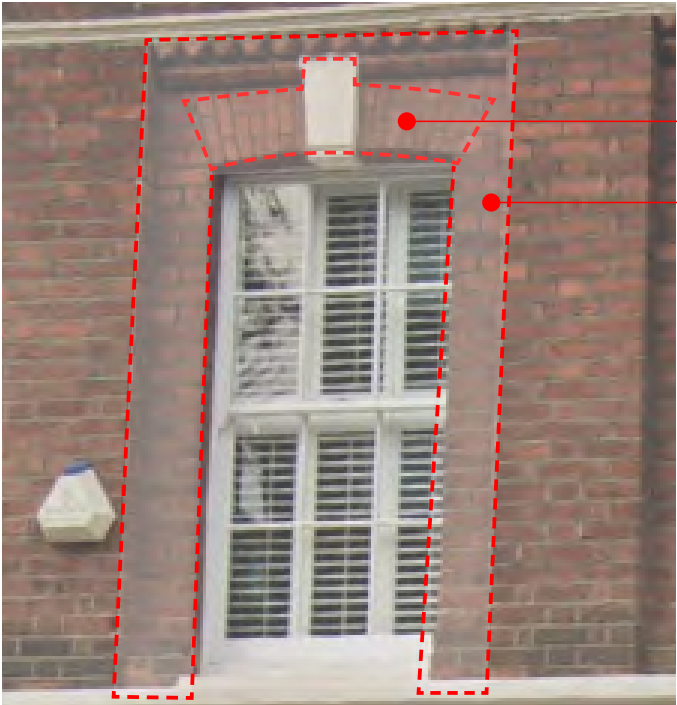
As we proceed with the facade design on the following pages, it will become evident that many of the observations made on this page from the local context are reflected in the design.

The lintels over the windows to the Coleshill Flats, with their multiple setbacks have been a reference for Building A1 along Ebury Street and Building B1 on Avery Farm Row - this can be seen explicitly on the Ground Floor articulation for each bay on Ebury Street (Page 91-92).

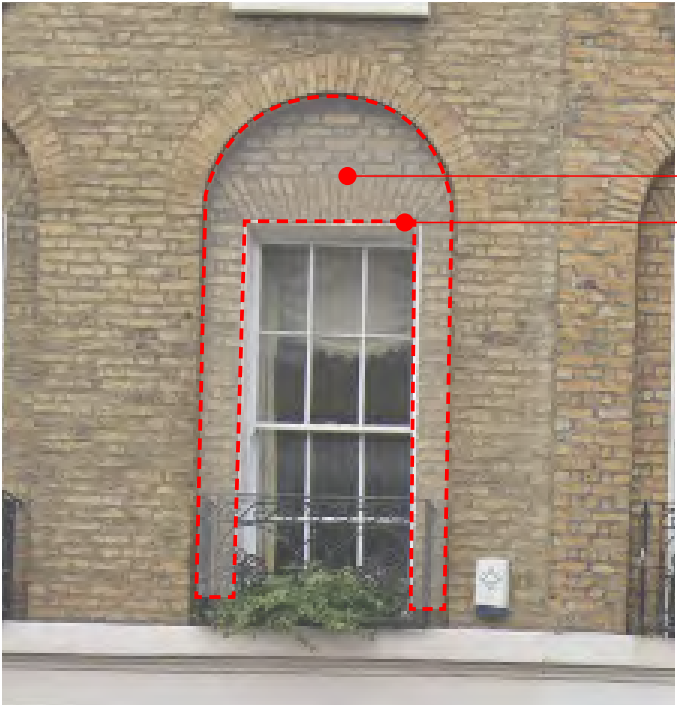
Similarly, the use of a contrasting material as a feature within an assembly of materials for an opening are evident in examples like 95 Eaton Terrace and interpreted in Building A2 along Cundy Street and Elizabeth Place (Page 93-94) with a grey precast pier and lintel that differs from its immediate context, but makes a material reference to the upper floors of Building A2.



176 Ebury Street



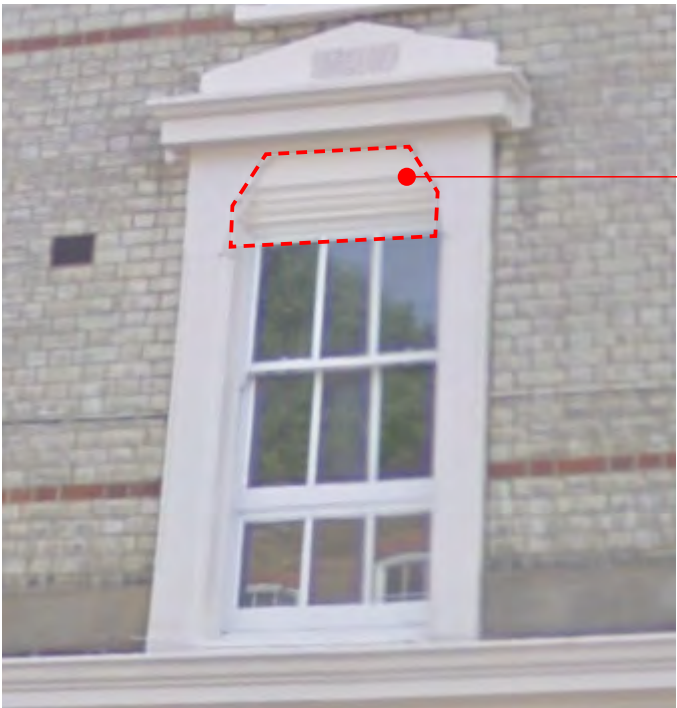
95 Eaton Terrace



64 Eaton Terrace



176 Ebury Street



Coleshill Flats, Ebury Street



79 Eaton Terrace

4.0 Design Proposals

4.10.2 Building A - Facade Design and Materiality

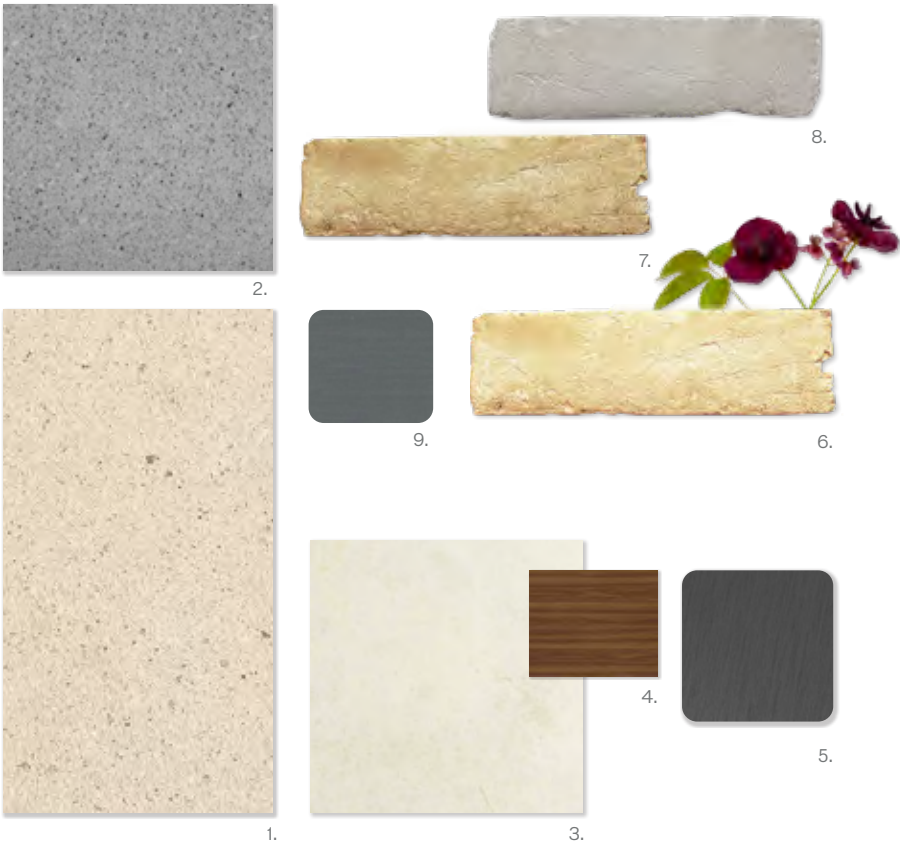
Material Palette and References

Along Ebury Street, highly articulated brickwork is the primary proposed material in keeping with the local context. At the upper levels a pigmented zinc mansard roof with dormer windows creates a contemporary animated roofscape, referencing both the traditional surrounding roofs, as well as the more decorative roofscape of the Coleshill Flats.

On Cundy Street and Elizabeth Place, Building A2 is expressed with a framework of modular precast/technical stone with a brickwork and precast/technical stone infill as a modern interpretations of bay window details in the local area.

A palette of subtly varying yellow/buff brick is proposed for Building A, in keeping with the gradation from Elizabeth Street to Pimlico Road. Grey precast/technical stone with inset grey brickwork are used on the uppermost level of Building A, forming a distinct roofscape and differentiating from the rest of the massing from local townscape views. Such grey precast/technical stone lintels and pillars are details inset within the bay articulation, much like the keystones featured within the bays of 95 Eaton Terrace.

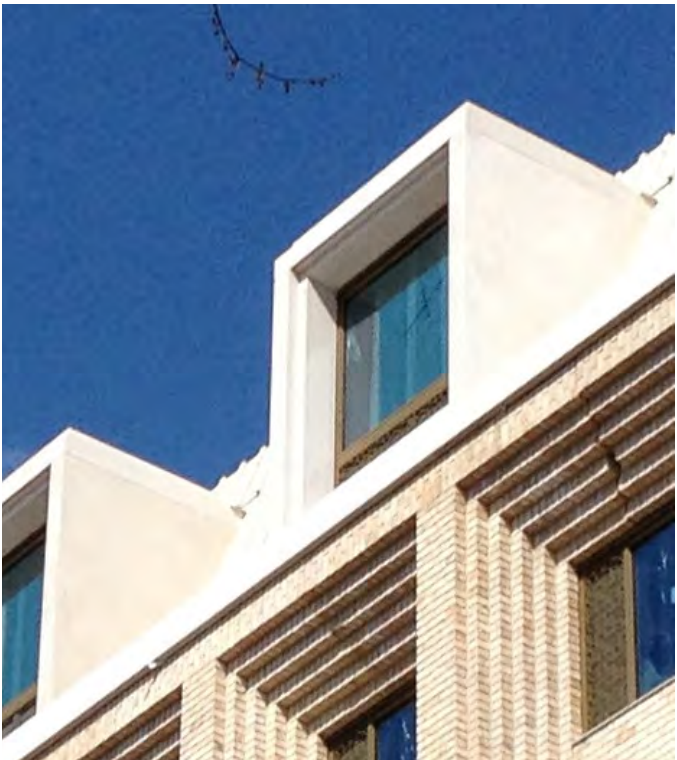
A number of residential buildings drawn from across London also formed references for this material palette.



1. Pigmented Precast / Technical Stone Frame (Buff)
2. Pigmented Precast / Technical Stone Frame (Grey)
3. Pigmented Precast / Technical Stone Cornice (White)
4. Bronze Wrapped Hardwood Window Frames
5. Dark Grey Metal Windows and Balustrades
6. Yellow Brick
7. Infill Yellow Brick Panels
8. Infill Grey Brick Panels
9. Pigmented Zinc Roofing



DSDHA, Corner House, London



TP Bennett, Garden Halls, London



Henley Halebrown, Chadwick Hall, Roehampton, London



DSDHA, Corner House, London

4.0 Design Proposals

4.10.2 Building A - Facade Design and Materiality

Ebury Street Corner

The adjacent south-facing view from the Ebury Street / Eaton Terrace / Cundy Street junction shows Building A in the foreground and Building C adjoining the Coleshill Flats at the end of Ebury Street in the distance. The main body of the building between Ground Floor and Third Floor is articulated in brickwork, in keeping with the scale and character of the Belgravia housing opposite. Tonally, Buildings A and C complement the sequence of yellow and brown brick buildings from Elizabeth Street which become gradually lighter towards the Coleshill Flats.

The relationship of the architectural languages of Building A1 (Ebury Street) and Building A2 (Cundy Street and Elizabeth Place) can be seen in this view as the proposal turns along Cundy Street.

The integration of high-quality landscape design is a fundamental principle across the whole of the Cundy Street Quarter. On Ebury Street, new street trees are proposed along the pavement, with a low level hedge softening the building edge and referencing the Georgian gardens opposite. Planting at cornice level extends to Five Fields Row and the building's vertical recesses are planted at each level forming vertical gardens, which will help to define the multiple 'frontages' along Ebury Street.



Proposed View on the Corner of Ebury Street and Cundy Street

4.0 Design Proposals

4.10.2 Building A - Facade Design and Materiality

Ebury Street - Building A1

The facade design of Building A1 is illustrated in the adjacent bay study.

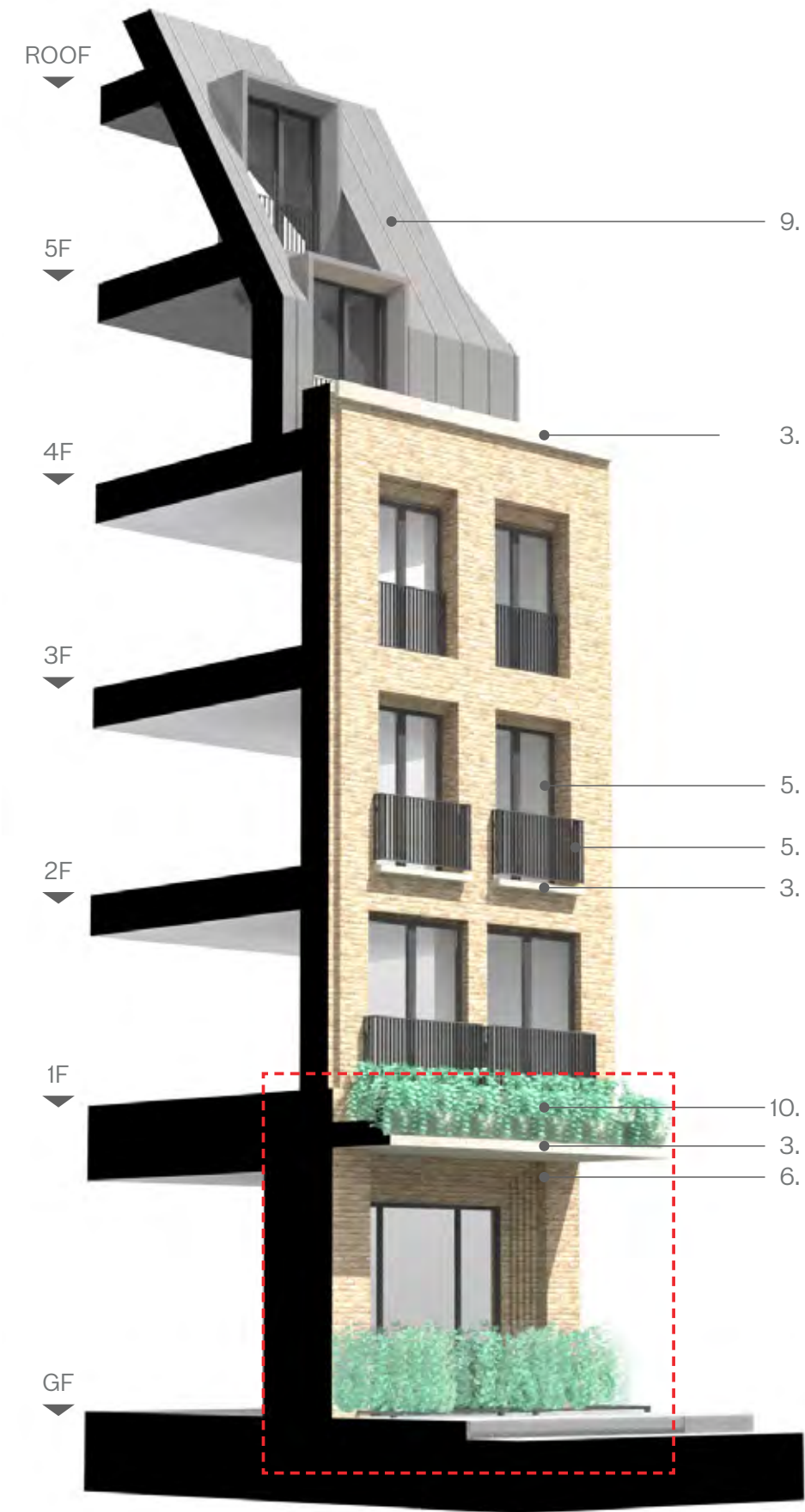
A pigmented precast / technical stone cornice wraps the Ground Floor, emphasising the base, while the main body is brickwork with a dark pigmented zinc standing-seam roof.

Reference has been taken directly from the local Conservation Area, in addition to the scale and articulation of the existing building opposite.

Along Ebury Street, the Ground Floor use is limited to communal Senior Living activities, such as the library, craft workshop and resident’s lounge. The architectural language of the Ground Floor is therefore more expressive of a living room with a bay window and protective shrubbery, than of retail in response to feedback from received from public consultation on the nature of Ebury Street. The only form of retail that exists within Building A on Ebury Street is the corner framing the pedestrian entrance to Five Fields Row. To maintain the residential character of the street only one pedestrian entrance exists along the length of Ebury Street.

Widths of openings are consistent across all floors with the exception of the First Floor, and windows from First to Third Floors descend in size and are set-back to both maximise daylight benefits while also providing solar shading.

- 1. Pigmented Precast / Technical Stone Frame (Buff)
- 2. Pigmented Precast / Technical Stone Frame (Grey)
- 3. Pigmented Precast / Technical Stone Cornice (White)
- 4. Bronze Wrapped Hardwood Window Frames
- 5. Dark Grey Metal Windows and Balustrades
- 6. Yellow Brick
- 7. Infill Yellow Brick Panels
- 8. Infill Grey Brick Panels
- 9. Pigmented Zinc Roofing
- 10. Planting



Ebury Street - Bay Study (indicative)



Ebury Street - Ground Floor Bay Elevation (indicative)

4.0 Design Proposals

4.10.2 Building A - Facade Design and Materiality

Cundy Street - Building A1/A2

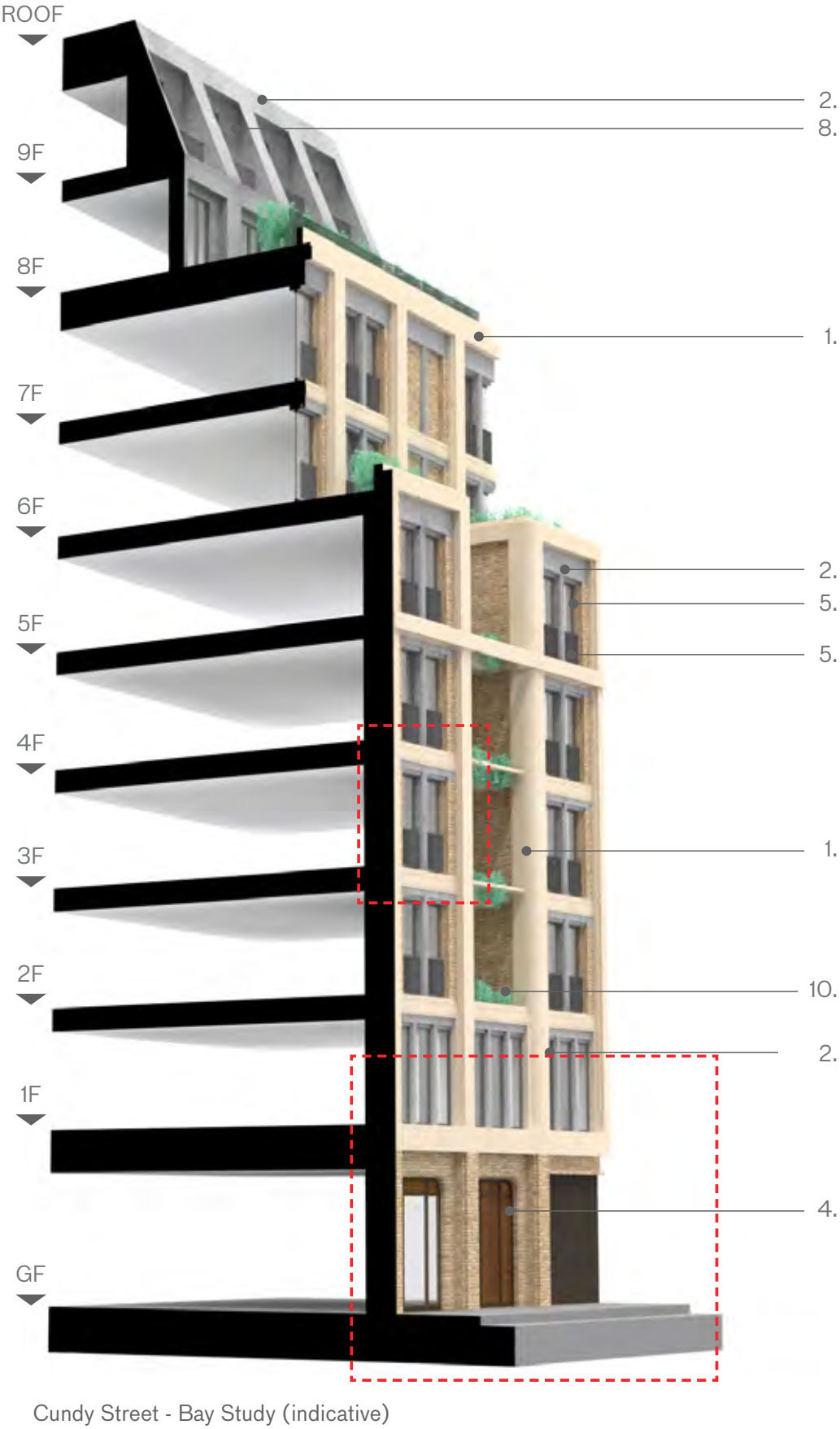
In terms of massing, Cundy Street negotiates the differences in height between Ebury Street and Elizabeth Place. Setbacks are utilised to break up the massing along Cundy Street, with setbacks proposed both where Building A1 and A2 meet, and at significant levels of transition, such as between the Sixth Floor and Eighth Floor shown here.

On Cundy Street and Elizabeth Place, a framework of precast / technical stone is proposed with varying inset bays. Both tonally continue the Ebury Street palette but in a darker shade to suggest a visual separation between buildings.

Much like the keystones and mullions featuring within the setback bays of Georgian houses, grey precast lintels and piers feature within each bay creating material contrast, inspired by the immediate surroundings.

On Cundy Street, the Ground Floor frontage has been designed to accommodate the generous Senior Living entrance as well as one of the development’s two loading bays. A retail unit on the corner of Cundy Street and Elizabeth Place creates an active corner on this key gateway into Cundy Street Quarter.

- 1. Pigmented Precast / Technical Stone Frame (Buff)
- 2. Pigmented Precast / Technical Stone Frame (Grey)
- 3. Pigmented Precast / Technical Stone Cornice (White)
- 4. Bronze Wrapped Hardwood Window Frames
- 5. Dark Grey Metal Windows and Balustrades
- 6. Yellow Brick
- 7. Infill Yellow Brick Panels
- 8. Infill Grey Brick Panels
- 9. Pigmented Zinc Roofing
- 10. Planting



Cundy Street - Recessed Bay



4.0 Design Proposals

4.10.2 Building A - Facade Design and Materiality

Elizabeth Place - Building A2

The language established on Cundy Street continues along Elizabeth Place. Projecting bays from this wing originate from the mansion house typology referenced as early inspiration.

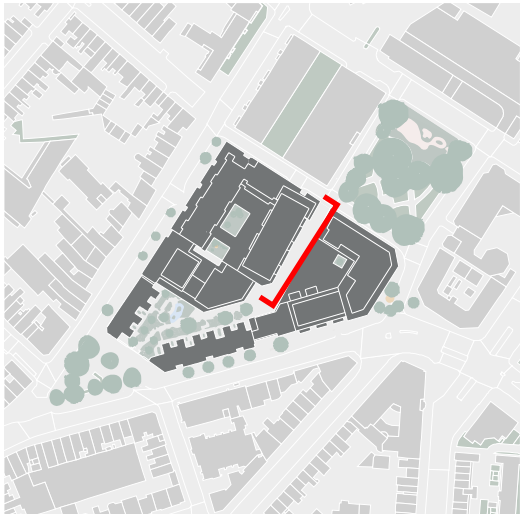
Within the setbacks of this building are projecting balconies for residents, offering south-facing views. Residential floors are set back away from the retail-orientated Elizabeth Place, with protective greenery offering further separation and privacy for Building A residents.

Massing along Elizabeth Place sets back and recedes on the Eighth Floor, sloping in its geometry on the Ninth Floor. This receding roof line minimises the visual impact when approaching Cundy Street Quarter while bringing maximum daylight into the Senior Living Courtyard.

- 1. Pigmented Precast / Technical Stone Frame (Buff)
- 2. Pigmented Precast / Technical Stone Frame (Grey)
- 3. Pigmented Precast / Technical Stone Cornice (White)
- 4. Bronze Wrapped Hardwood Window Frames
- 5. Dark Grey Metal Windows and Balustrades
- 6. Yellow Brick
- 7. Infill Yellow Brick Panels
- 8. Infill Grey Brick Panels
- 9. Pigmented Zinc Roofing
- 10. Planting



Elizabeth Place - Bay Study (indicative)



Elizabeth Place - Retail Frontage (indicative)

4.0 Design Proposals

4.10.3 Building A - Senior Living Accommodation

Later Life Living for Belgravia

The proposed Cundy Street Quarter development includes a meaningful element of specialist accommodation for older people, referred to as Senior Living accommodation. The accommodation will occupy all of Building A and was strongly supported by local residents at consultation.

Within this building, there could be two types of care provision: Assisted Living and Independent Living. The first of which falls under a C2 planning use as a Secure Residential Institution, while the Independent Living falls under a C3 Dwelling house class use.

Assisted Living can be described as the provision of studio-type based units of accommodation, more akin to a hotel, whereby specialist care and services are provided on a day-to-day basis. In contrast, Independent Living accommodation is fully self-contained (including a kitchen, living and dining facilities) and they are capable of receiving any care and treatment as and when it might be required.

The inclusion of Assisted Living has the benefit of flexibility on care levels, including through to end of life. It means that a resident has the ability to move around the building as and when their care needs change. This is a relatively new concept in the UK - particularly in central London, with the combined benefit of relieving pressures on the NHS, freeing up family sized accommodation, creating jobs, having the support of stakeholders and providing high occupancy levels.

Grosvenor have identified a model which is popular in North America but yet to be used in the UK market and as such will require further market testing before an agreed mix is finalised.

Based on the description above, we conclude that the proposed use will comprise a single planning unit; and that it will be composite of Class C2 and Class C3 uses.

This planning application illustrates a mix that represents a possible configuration of the space. As the final configuration of the space will not be known until further detailed market research is undertaken, Grosvenor proposes that the definitive details of the final mix, including the numbers of each type of unit, are secured by planning condition, to allow for continued evolution before construction starts. As a result, three examples will be presented which will form the basis of the parameters of the use class flexibility sought within the application:

- 1. As Designed
- 2. Maximum Assisted Living
- 3. Maximum Independent Living

In any configuration, the proposed use will have extensive shared amenity, care and support facilities, including exercise, library, dining, treatment, and a shared reception/concierge area serving the whole building. There will be shared amenity facilities, such as a dining room, lounge and spa room on each typical Assisted Living floor.

The accommodation, including the independent living, would be let only to primary tenants over the age of 65 with care needs, confirmed by an independent assessment. Those living within the Assisted Living apartments are likely to have substantially more extensive care needs.

The level of Affordable Housing proposed will not be affected by the balance of different types of units within Building A.



Aurians Chelsea - CGI Image of Exterior



Battersea Place - Exterior



Aurians Chelsea - Press Imagery



Battersea Place - Restaurant/Bar Press Imagery



Aurians Chelsea - CGI Imagery for Interiors



Battersea Place - Basement Pool Facilities

4.0 Design Proposals

4.10.3 Building A - Senior Living Accommodation

Organising Senior Living Care - As Designed

The 'As-Designed' scheme which forms this application at present represents a middle ground route offering a combination of C2 and C3 class uses. The arrangement of the two types of Senior Living care areas are separated across multiple floors of Building A, with the Ground Floor and Basement offering amenities for all residents.

A secured environment on the First to the Fourth Floor is devoted to Assisted Living (C2) residents, offering easily accessible floors for staff while providing direct access to the outdoor courtyard.

From the Fifth Floor upwards, all floors are dedicated to Independent Living (C3) - for the most able residents who are less dependent on the services of an operator, but may require some basic provisions of care and support on a demand basis.

Floorspace	As Designed
Floorspace* in Buildings B & C (Conventional C3)	23,092
Floorspace* in Independent Living in Building A (Conventional C3)	7,009
Total	30,101
Of which Affordable	10,360
% Affordable	34%
Other floorspace in Building A (Assisted Living, C2)	11,336

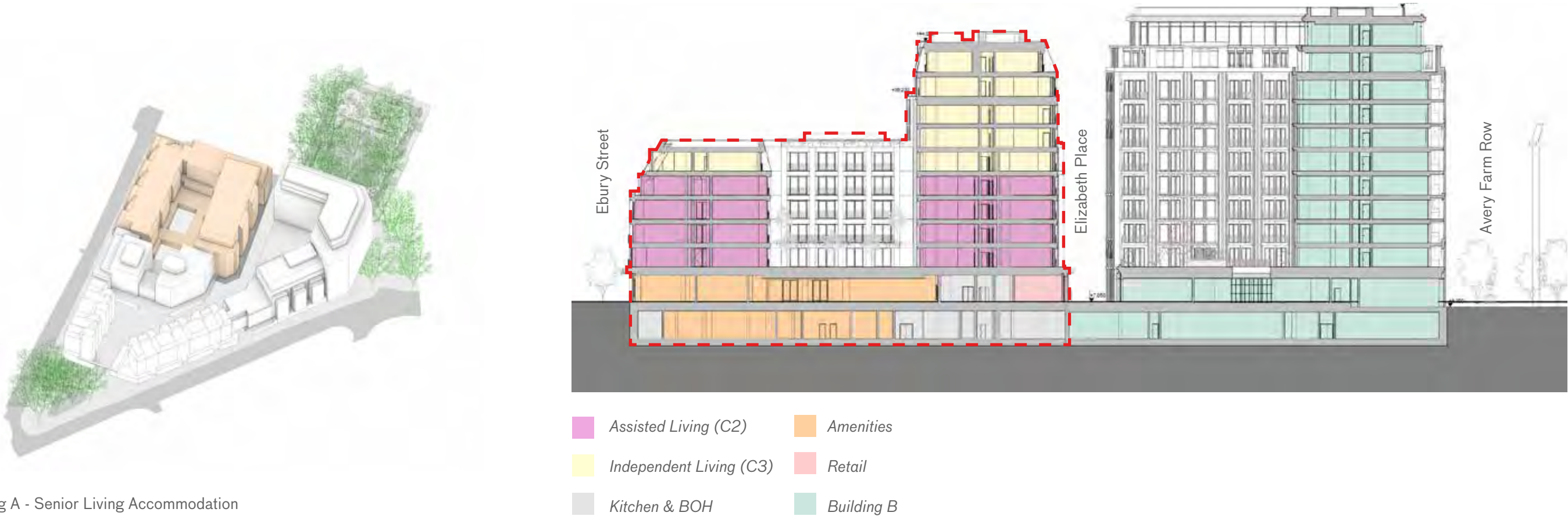
'As-Designed' Scheme - Area Schedule by Floorspace

*GIA, Westminster City Council

Units	As Designed
Units in Buildings B & C (Conventional C3)	163
Units in Independent Living in Building A (Conventional C3)	37
Total	200
Of which Affordable	93
% Affordable	47%
Other Units in Building A (Assisted Living, C2)	100

Habitable Rooms	As Designed
Habitable Rooms in Independent Living in Building A (Conventional C2)	79
Other Habitable Rooms in Building A (Assisted Living, C3)	112
Total	191

'As-Designed' Scheme - Area Schedule by Units



4.0 Design Proposals

4.10.3 Building A - Senior Living Accommodation

Organising Senior Living Care - Maximum Assisted Living

Details of the proposed operational model are continuing to evolve through discussions between Grosvenor and Senior Living Operators.

It should be noted that this option does not propose any changes to the external building elevations as well as the Ground Floor and Basement general arrangements.

This option demonstrates the maximum amount of Assisted Living (C2) which may be pursued in a future scheme, should further market testing show a high demand for this level of care. In this option Floors 1-5 would be dedicated to Assisted Living (C2) with Floors 6-9 dedicated to Independent Living (C3).

While these pages illustrates a range of flexibility with the proposed class uses, all subsequent pages within this planning application will only be concerned with the 'As-Designed' route.

Floorspace	Maximum Assisted Living
Floorspace* in Buildings B & C (Conventional C3)	23,092
Floorspace* in Independent Living in Building A (Conventional C3)	4,992
Total	28,084
Of which Affordable	10,360
% Affordable	37%
Other floorspace in Building A (Assisted Living, C2)	13,353

'Maximum Assisted Living' Scheme - Area Schedule by Floorspace

*GIA, Westminster City Council

Units	Maximum Assisted Living
Units in Buildings B & C (Conventional C3)	163
Units in Independent Living in Building A (Conventional C3)	23
Total	186
Of which Affordable	93
% Affordable	50%
Other Units in Building A (Assisted Living, C2)	119

Habitable Rooms	Maximum Assisted Living
Habitable Rooms in Independent Living in Building A (Conventional C2)	47
Other Habitable Rooms in Building A (Assisted Living, C3)	139
Total	186

'Maximum Assisted Living' Scheme - Area Schedule by Units



4.0 Design Proposals

4.10.3 Building A - Senior Living Accommodation

Organising Senior Living Care - Maximum Independent Living

In contrast to the Maximum Assisted Living option, Grosvenor and potential operators may agree that the spatial provisions under C2 circumstances are atypical of the area, maintaining that demand lies in self-contained apartments with a potential additional bedroom as opposed to self-contained studio-type units with lower levels of care.

It should be noted that this option does not propose any changes to the external building elevations as well as the Ground Floor and Basement general arrangements.

The diagram to the right demonstrates how, within this option, all floors from the First Floor until the Ninth Floor are dedicated to Independent Living (C3).

While these pages illustrates a range of flexibility with the proposed class uses, all subsequent pages within this planning application will only be concerned with the 'As-Designed' route.

Floorspace	Maximum Independent Living
Floorspace* in Buildings B & C (Conventional C3)	23,092
Floorspace* in Independent Living in Building A (Conventional C3)	18,345
Total	41,437
Of which Affordable	10,360
% Affordable	25%
Other floorspace in Building A (Assisted Living, C2)	0

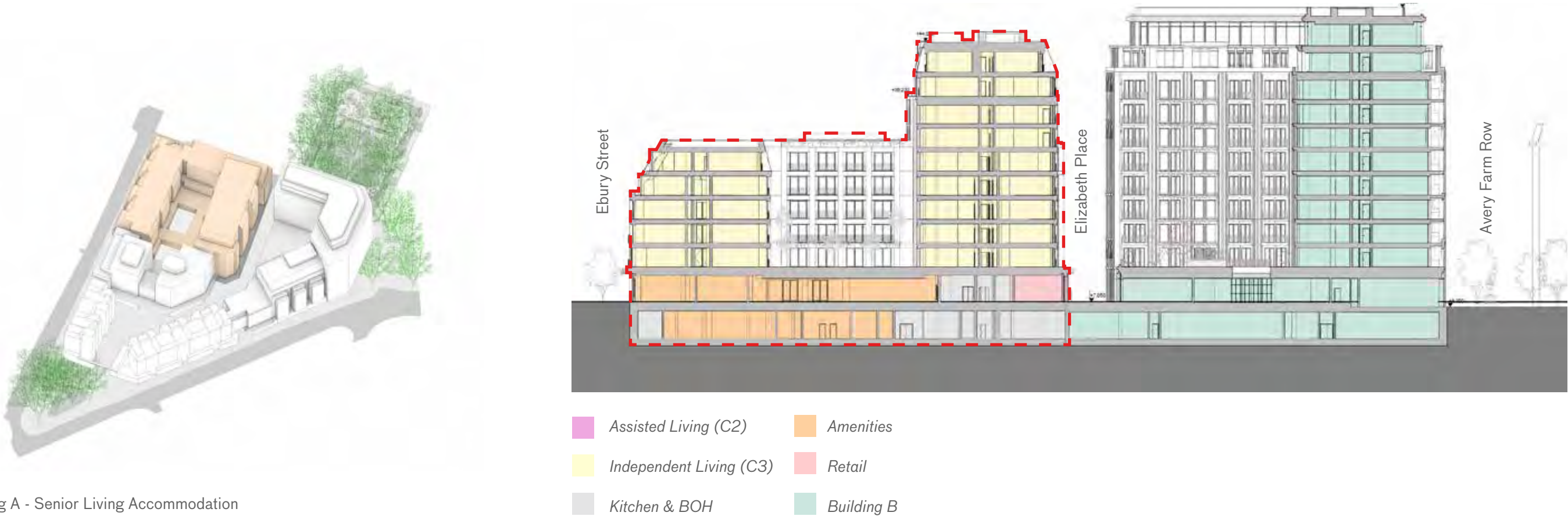
'Maximum Independent Living' Scheme - Area Schedule by Floorspace

*GIA, Westminster City Council

Units	Maximum Independent Living
Units in Buildings B & C (Conventional C3)	163
Units in Independent Living in Building A (Conventional C3)	91
Total	254
Of which Affordable	93
% Affordable	37%
Other Units in Building A (Assisted Living, C2)	0

Habitable Rooms	Maximum Independent Living
Habitable Rooms in Independent Living in Building A (Conventional C2)	232
Other Habitable Rooms in Building A (Assisted Living, C3)	0
Total	232

'Maximum Independent Living' Scheme - Area Schedule by Units



4.0 Design Proposals

4.10.4 Building A - Internal Planning

Ground Floor

Visitors and residents enter the Senior Living building from Ebury Street and Cundy Street through the respective pedestrian and vehicular entrances. Both enter from different sides of the lounge area and meet around the internal courtyard, which brings natural light from the First Floor podium garden. Adjacent to the main entrance along Cundy Street is the loading bay, facilitating deliveries and refuse collection as well as providing two car lifts to access the Basement car park, one of which is accessible directly from the main-drop off.

The removal of retail and introduction of 'Quiet' activity lining Ebury Street from comments received during consultation led to the location of the Craft Activity Room, Library and Resident Lounge. In contrast to this, more vibrant activity surrounds the courtyard with the Bistro, Senior Living Restaurant and break-out spaces, as well as accessing the cores to the Basement facilities and residential quarters above. Front facing retail lines Five Fields Row and Elizabeth Place, with future opportunities for operators to facilitate retail activities that can also be accessed by residents from inside the Senior Living Building.



Building A - Ground Floor Plan

First to Third Floor - Assisted Living (1-3F)

Layouts from the First to Third Floor are virtually identical, with Assisted Living occupying all three floors. Assisted Living provides specialised care and services to assist seniors living with increasing needs as well as types of dementia such as Alzheimer's, providing security measures to keep residents safe, with exclusive access to a majority of the outdoor First Floor podium space.

The spatial programming is arranged to offer residents generous open-plan amenity spaces along Cundy Street, with each wing along Ebury Street and Elizabeth Place dedicated to sleeping quarters.

This arrangement provides optimum aspect views for resident's accommodation either facing Ebury Street, Elizabeth Place or into the Senior Living Courtyard.



Building A - First Floor Plan



4.0 Design Proposals

4.10.4 Building A - Internal Planning

Fourth to Fifth Floor - Assisted Living (4F) & Independent Living (5F)

Assisted Living accommodation offers daily care in private, accessible apartments for residents, with communal amenities along Cundy Street, bridging the two corridors of studio and one-bed apartments. The only difference between the First and Third Floor and the Fourth Floor is the setback of the mansard roof along all Ebury Street.

The Fifth Floor upwards provides the Independent Living accommodation, offering a mixture of studio, one-bed and two-bed apartments. Independent Living offers self-contained dwellings, with the option of on-demand services, provided by the Senior Living Operator.

Sixth to Ninth Floor - Independent Living

The massing along Ebury Street and Cundy Street concludes at the Fifth Floor in line with its immediate surroundings. Along Elizabeth Place, the Independent Living apartments continue up to the Ninth floor, offering communal break-out spaces and a south-facing shared garden accessible to all residents, overlooking Elizabeth Place Gardens.

The top two floors step back and are set within a mansard roof form, ensuring that the massing is recessive and therefore reducing impact on key townscape views.



Building A - Fourth Floor Plan



Building A - Sixth Floor Plan



Building A - Eighth Floor Plan



4.0 Design Proposals

4.10.4 Building A - Internal Planning

Units per Core

Buildings A includes three cores over the First to Fifth Floor with an average of nine Assisted Living units per core per floor. At the Fifth Floor there are two cores, while from the Sixth to Ninth floor one core that serves on average six units per floor. Continuous corridors enables the provision of much better levels of care and management.

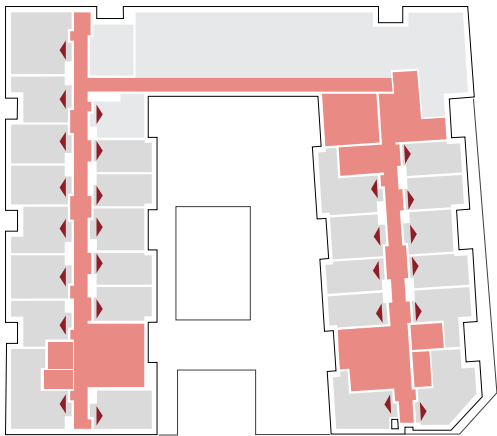
Residential Unit Mix

The unit mix for Building A varies greatly between floors that are dedicated to C2 and C3 class uses. For floors facilitating mainly Assisted Living, such as the Second Floor, these are mainly composed of studio units with key corners dedicated to one bed apartments. For Independent Living from the Fifth Floor upwards, the unit mix is generally composed of one and two bed units.

Aspect Ratio

On Assisted Living floors, only the one bed units on the corners to Ebury Street / Cundy Street and Elizabeth Place / Five Fields row feature dual aspect views. Due to the depth of the plan and studio sized care being offered, all other units are single aspect. With Independent Living units, this changes greatly where only one flat out of all thirty-seven (3%) is single aspect and north-facing, while thirteen of this total (35%) are dual aspect.

- Single Aspect Units
- Dual Aspect Units
- Corridors and Circulation
- Residential Units
- Studio Apartments
- One Bed Apartments
- Two Bed Apartments
- Residential Entrance



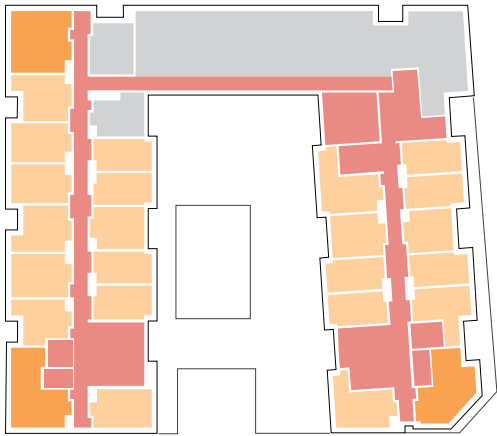
Building A - Second Floor by Units per Core



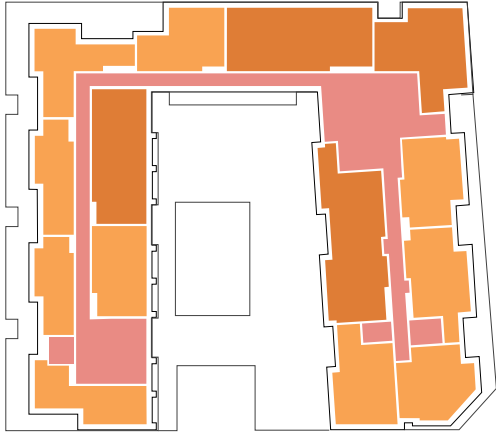
Building A - Fifth Floor by Units per Core



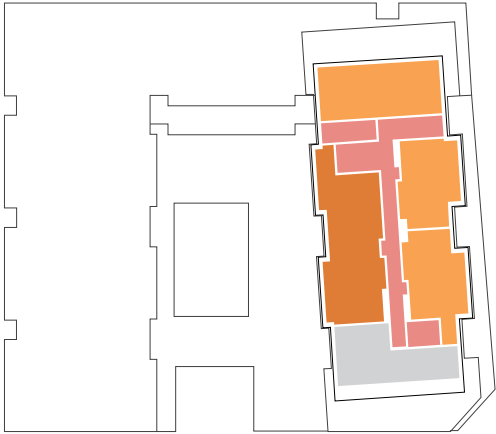
Building A - Eighth Floor by Units per Core



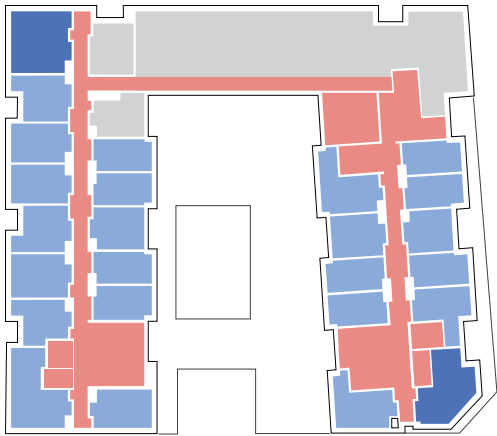
Building A - Second Floor by Unit Mix



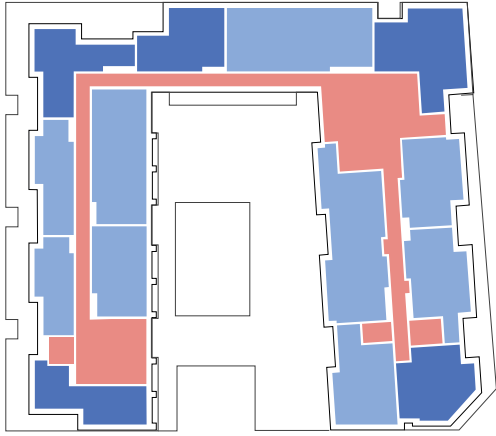
Building A - Fifth Floor by Unit Mix



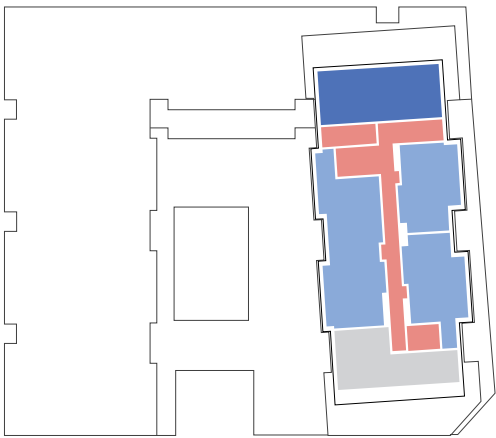
Building A - Eighth Floor by Unit Mix



Building A - Second Floor by Aspect Mix



Building A - Fifth Floor by Aspect Mix



Building A - Eighth Floor by Aspect Mix

4.0 Design Proposals

4.10.4 Building A - Internal Planning

Assisted Living (C2)

With the provision of generous open-plan communal spaces on all Assisted Living floors, the spatial provisions for residents' private rooms are consolidated to encourage cognitive social interaction with others.

All apartments are predominately studio-type, with some offering small kitchenettes but none of these apartments will be fully self-contained. One-bed apartments are available at key corners of the development.

All meals are provided on the floor themselves in their respective dining areas, or on the ground floor level depending on the level of care needed. The dining areas per floor occupy the Cundy Street - Elizabeth Place corner, overlooking Ebury Square and are serviced by a commercial kitchen in the basement.

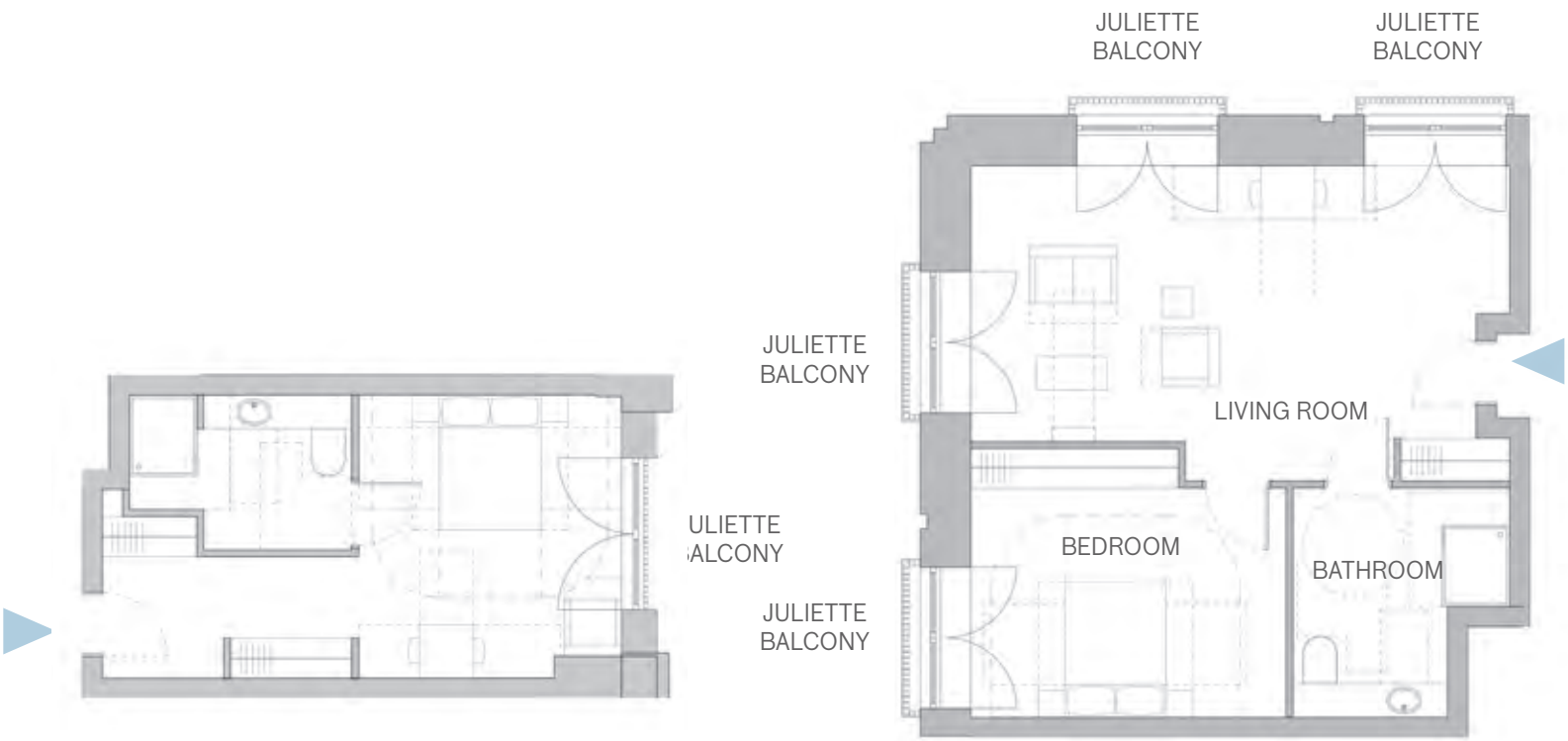
All apartments are M4(3) Wheelchair accessible.

Independent Living (C3)

All proposed apartments are self-contained, comprising of a bedroom (or two), bathroom and living room, kitchen and diner. Apartments on the Sixth Floor upwards overlook the rest of Building A, with views either towards Ebury Square, into the Senior Living Courtyard or along Elizabeth Place.

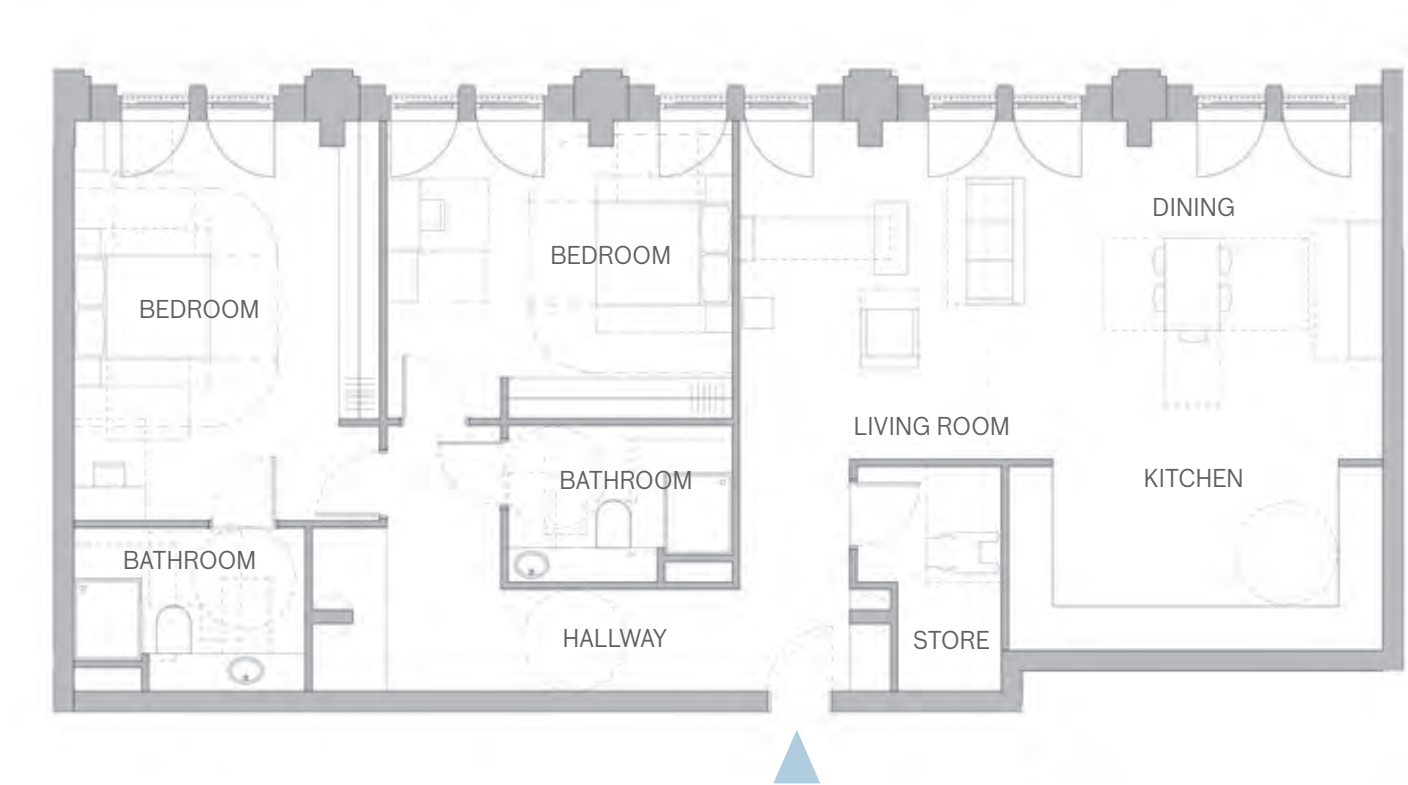
On demand services are available for any resident needing additional care during their stay and residents can also use the extensive amenity facilities at Ground and Basement floors, including the on-site restaurant and dining facilities.

All apartments are M4(3) Wheelchair accessible.



Typical Studio Apartment - Assisted Living

Typical One Bed Apartment - Assisted Living



Typical Two Bed Apartment - Independent Living

4.0 Design Proposals

4.10.5 Building A - Outdoor Amenities

Landscaping & Outdoor References

Each of the landscaped areas within Building A have been based on particular references, serving a particular purpose.

References to traditional English country gardens are the main thematic drive of the Senior Living podium on the First Floor, whereby the clear delineations of pathways while also obscuring and offering privacy are well documented in the Manor House Hotel, Casa Verne, Abell and Cleland as well as on top of the Queen Elizabeth Hall. While the Ground Floor courtyard that abuts the Senior Living Restaurant draws directly from the Ralph Lauren Cafe in Paris for its offering of a comfortable, sheltered destination hidden within the depth of the plan.

All references lend themselves to the imagination of how these could be implemented for the enhanced visual benefit of the local community, whereby Dan Pearson’s Tapestry Building offers qualities of calmness within a clearly articulated gathering space, adopted by Building A’s humble courtyard experience along Five Fields Row, or even the Grand Park Hotel’s layering of greenery at several levels that lend themselves to the increased enjoyment by others walking by from the public realm.

Research has also been carried out on specialist Senior Living schemes to ensure that the Landscape Design is appropriate for the future residents.



Ralph Lauren Cafe, Paris



Tapestry Building, Dan Pearson, London



Queen Elizabeth Hall, London



The Manor House Hotel, Cotswolds



Casa Verne, Zeller & Moyo, Mexico City



Queen Elizabeth Hall, London



Grand Park Hotel, Rovinj, Croatia



Abell and Cleland, DSDHA, London



The Culpepper, London

4.0 Design Proposals

4.10.5 Building A - Outdoor Amenities

Outdoor Amenity Areas

Throughout Building A there are six unique landscape/ outdoor amenity opportunities that have been purposefully integrated for the enjoyment of both the senior living residents and passers-by.

01. Ground Floor Courtyard - A landscaped courtyard providing natural daylight into the depth of the plan, accessible from all sides with approaches from Cundy Street, Ebury Street and Elizabeth Place, including from the restaurant whereby there will be a provision of tables and soft seating

02. Senior Living Courtyard - A courtyard designed specifically with senior living in mind and based on the archetypal English garden where privacy, security, areas to congregate and wonder are all celebrated.

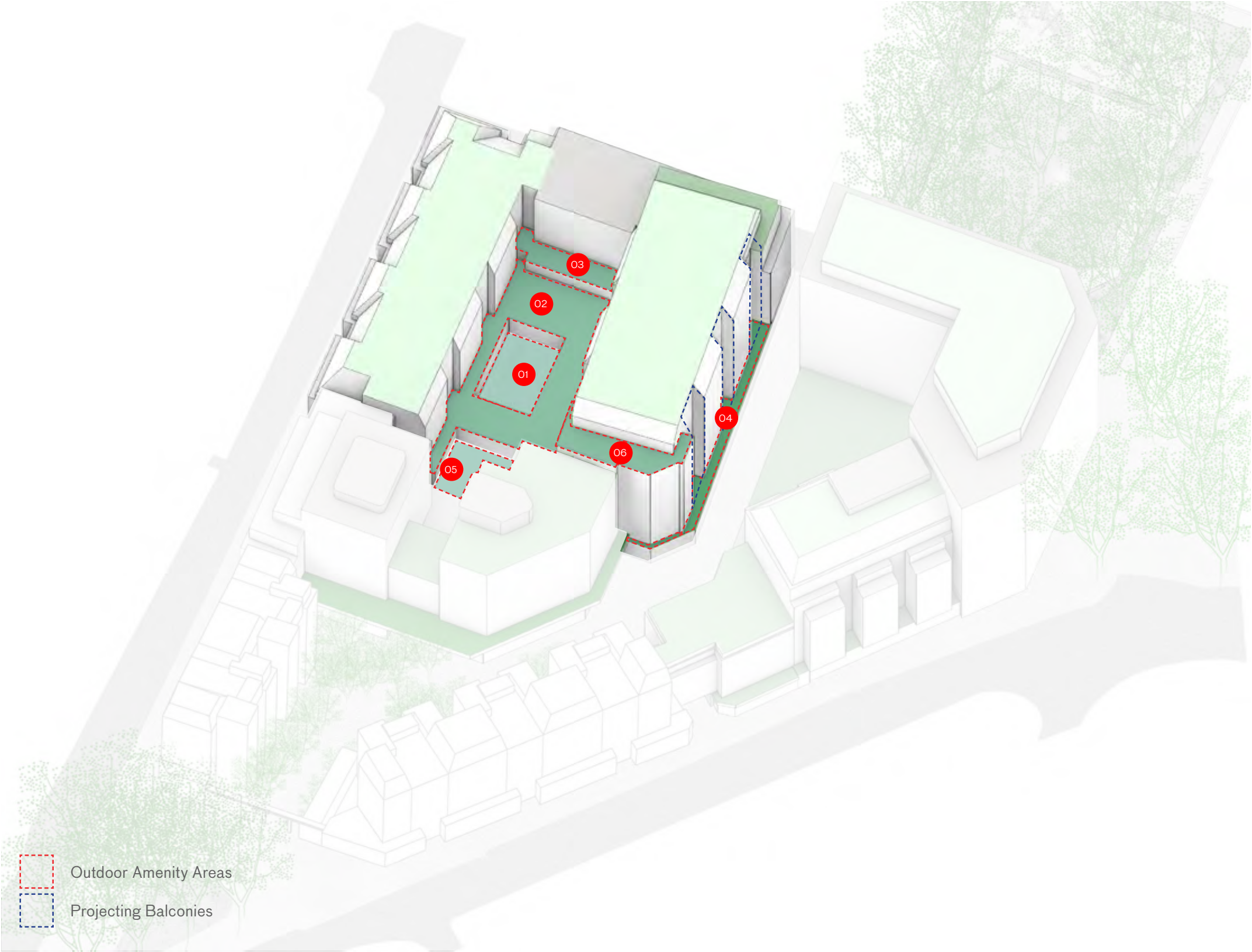
03. Senior Living Terrace - A terraced area facing into the courtyard following all of the principles of the Senior Living courtyard

04. Elizabeth Place Podium - A planted buffer between the Senior Living apartments and the public ground floor activity of Elizabeth Place.

05. Five-Fields Row Breakout Space - A publicly accessible planted area providing respite between Buildings A and C.

06. Productivity Garden Terrace - A dedicated food productivity garden offers residents a means of engagement adjoins a covered lounge area.

Strategy on Balconies - Building A incorporates projecting balconies overlooking Elizabeth Place. In all other locations, Juliette balconies are provided and the internal accommodation is oversized by the area that would have been provided by a balcony. This strategy has been developed to ensure that the proposed development and, in particular, its frontage to Ebury Street, is consistent with, and enhances, the character and setting of the Conservation Area, and to maximise daylight to the apartments overlooking the courtyard. The Elizabeth Place elevation is not subject to the same heritage and townscape constraints, allowing balconies to be incorporated.



Proposed Outdoor Amenities for Building A

4.0 Design Proposals

4.10.5 Building A - Outdoor Amenities

Senior Living Courtyard - First Floor

Within the Senior Living building, a first floor courtyard is provided for all residents, offering a secure and private outdoor amenity space.

This courtyard is divided into two key spaces with provisions dedicated exclusively for:

- 01. Assisted Living (C2) Residents
- 02. Independent Living (C3) Residents

For Assisted Living residents, clearly delineated pathways meander and return to the entrance of the courtyard allowing users to enjoy a series of social and interactive pit stops, from outdoor seating and high bed planting for club activities, to outdoor covered spaces for social gatherings. A Second Floor terrace is accessible overlooking the courtyard (03).

In the remainder of the Senior Living courtyard, residents from all other floors can access the courtyard from each flanking circulation core, with all the same amenities offered above.

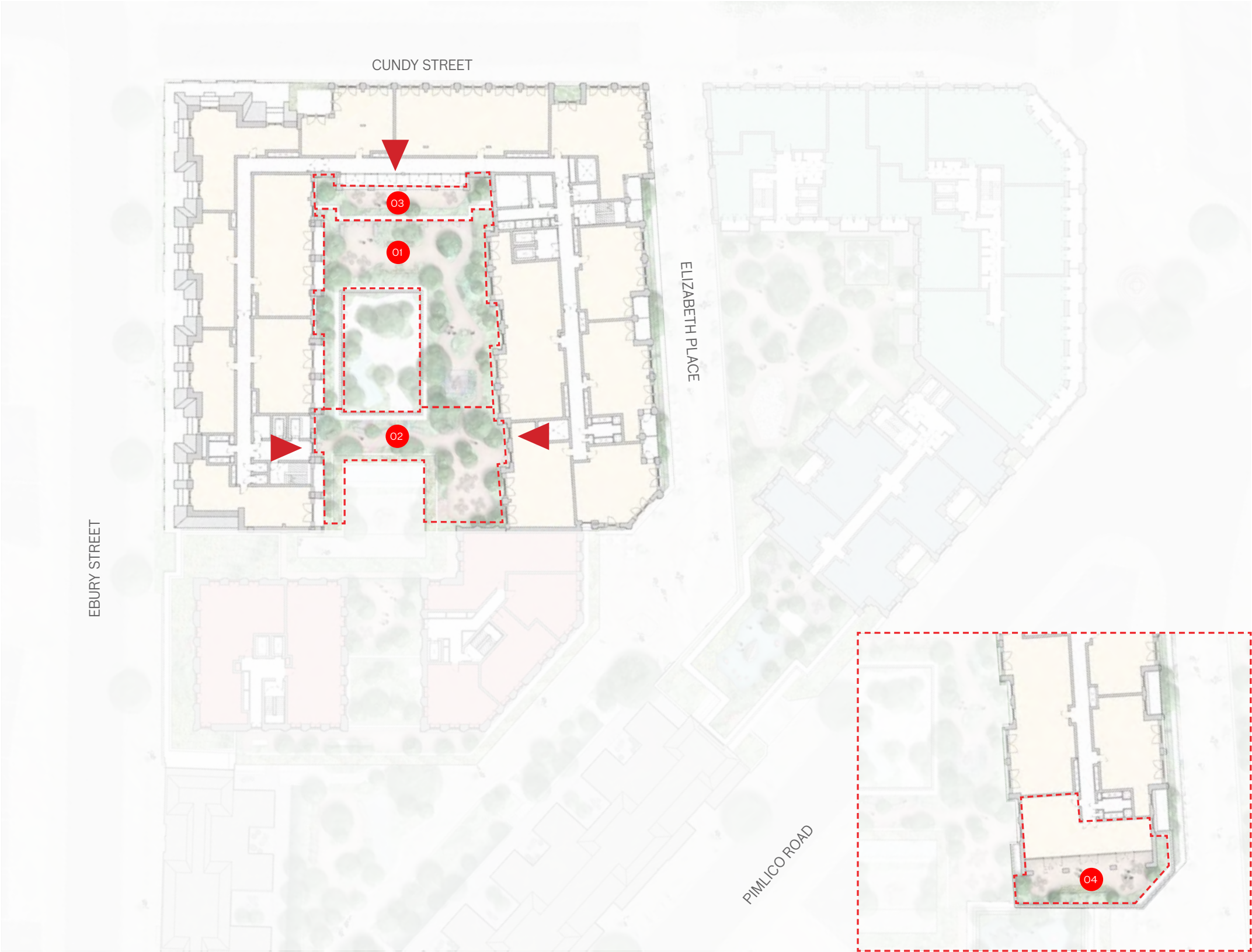
Care and attention is being paid to the thresholds between these courtyards and all other spaces to promote privacy and security through planting and obscuring views rather than the look and feel of implementing physical barriers.

Productivity Garden - Eighth Floor

Encouraging cognitive actions with elements of manual dexterity are popular among senior residents for both the benefits of social interaction as well as promoting a healthy body and mind.

With a majority of outdoor amenity space devoted to Assisted Living residents on the First Floor, we have proposed a satellite outdoor terrace (04) on the Eighth Floor that can be utilised by Independent Living residents. This space adjoins a covered lounge area and in combination both would be used to host organised group planting, with some of the Site's best views and benefiting from excellent sunlight available overlooking Belgravia and Chelsea.

Both proposals are covered at length within the Landscape section of this document.



Proposed First and Second Floor Outdoor Amenities for Building A

Proposed Eighth Floor Outdoor Amenities for Building A

4.0 Design Proposals

4.10.6 Building A - Retail Strategy

Retail Strategy

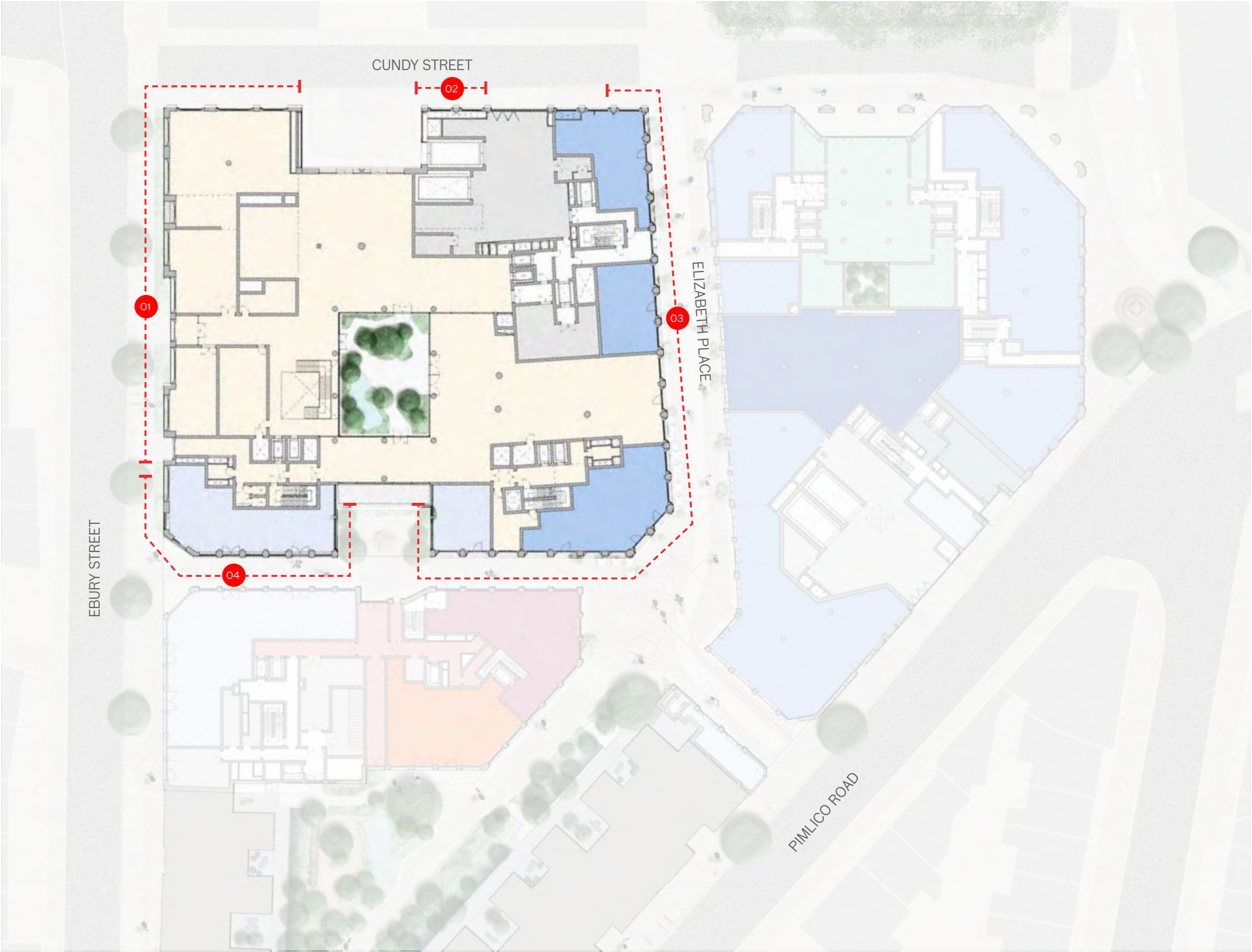
Building A includes four key perimeters with a differing approach towards retail and the greater public realm. All corners to Building A host retail so as to provide corners of activity to encourage the passage of residents and visitors through newly proposed public thoroughfares.

The only exception to this is the Ebury Street / Cundy Street corner, occupied by Senior Living activities that best match the residential character of the Belgravia Conservation Area. The majority of Ebury Street is respectfully maintained as a residential area, with protective shrubbery offering privacy and all spaces along this street being assigned to quiet activities, indicating a library room and a resident lounge. In this area, the glazing is raised up from the Ground, differentiating it frontages on Building A. Only one pedestrian entrance exists along Ebury Street, limiting the amount of footfall and traffic on this primary residential address.

Cundy Street offers an ideal location for the Senior Living building’s primary entrance, as well as all back of house vehicular activity, secluded from the residential addresses of Ebury Street, while helping to activate Cundy Street.

The newly proposed Five Fields Row bridges two architectural styles of residential streetscape on Ebury Street and the full retail frontage on Elizabeth Place. An intimate courtyard is located opposite Building C’s main entrance, bringing daylight, visibility and visual amenity to this public passage. The passage allows for a series of smaller shops which provide choice for retailers and will help support smaller businesses, in line with feedback received during public consultation events.

- Senior Living (C2/C3)
- Retail (A1)
- Mix use (A1/A3/A4/B1)
- BOH and Loading Bay



Proposed Retail Strategy for Building A

4.0 Design Proposals

4.10.7 Building A - Access and Servicing

Car Parking & Drop off

There is no provision for on-street parking. To reduce vehicle congestion on Cundy Street, dedicated car parking spaces for Building A is proposed at Basement level. The entry and exit to the vehicle lifts to access the Basement can be reached through either the drop-off area or the Loading Bay.

The primary address for the drop-off of residents and guests on Building A is along Cundy Street, with a sheltered area allowing vehicles to pull in to avoid causing congestion along the street. Surface finishes and levels adjacent are intended to match paving to avoid interrupting existing pedestrian experiences. For matters regarding safety, clear delineations will be made for vehicular and pedestrian zones.

Cycle Parking

For residents and staff on Building A, access to cycle provisions within the Basement are made through the Elizabeth Place pedestrian entrance and Loading Bay respectively. Retail cycle storage is available in the Basement accessed from the nearest core along Five Fields Row.

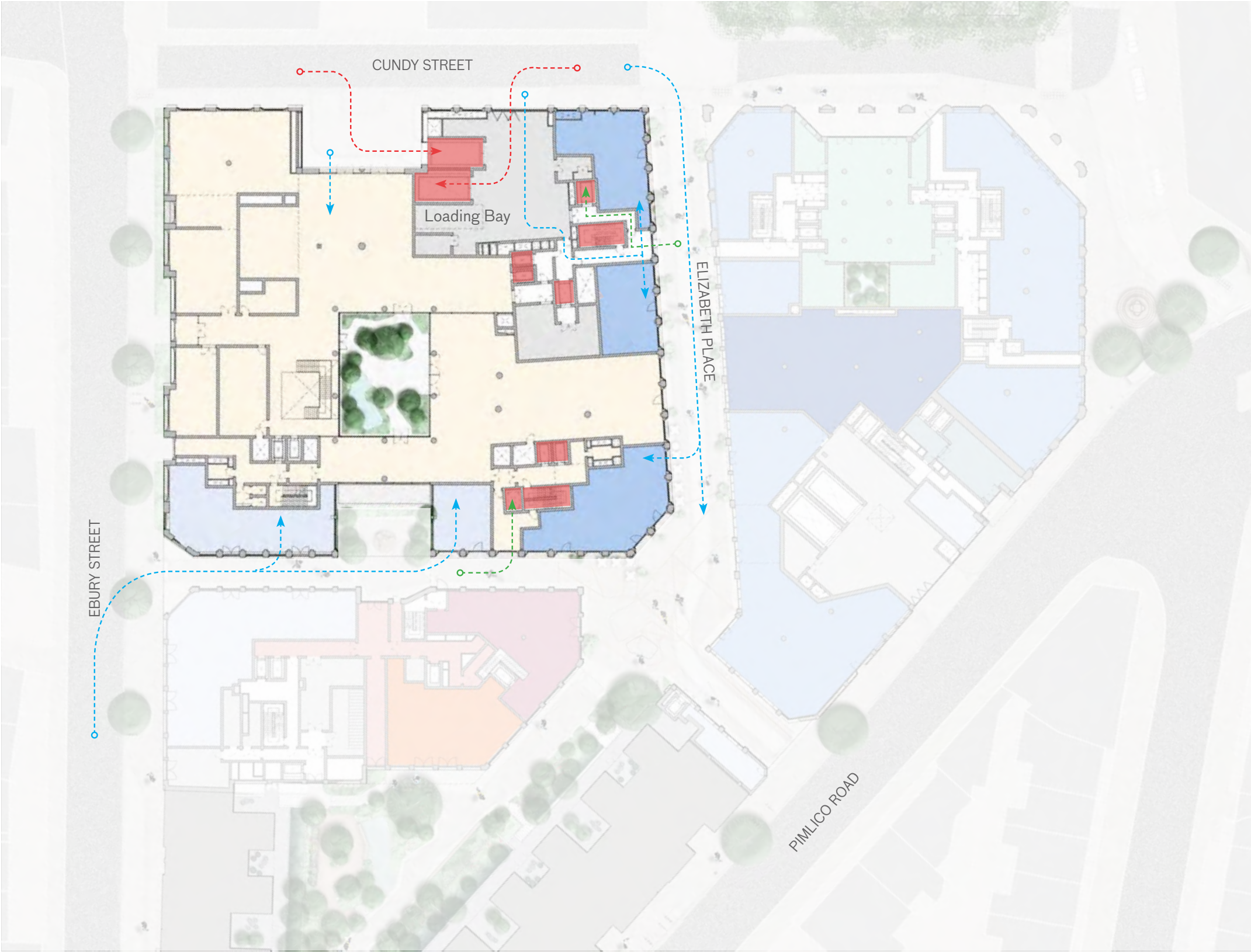
Residential and Retail Deliveries

Any deliveries for residents will be made through the primary entrance along Cundy Street, while deliveries for retail units along Five Fields Row are made directly to the units with a loading pad available for vehicles to stop along Ebury Street. Only the corner unit at the junction between Elizabeth Place and Five Fields Row accepts deliveries via. Elizabeth Place during off peak hours. All other retail units along Elizabeth Place are made through the Building A Loading Bay.

Retail Waste Collection

A dedicated retail waste store exists within the Loading Bay, all units collate their own waste and deposit it in the designated area within the Loading Bay for roadside collection.

<div></div>	Vertical Access	<div></div>	Senior Living (C2/C3)
<div></div>	Car Parking	<div></div>	Retail (A1)
<div></div>	Cycle Parking	<div></div>	Mix use (A1/A3/A4/B1)
<div></div>	Deliveries	<div></div>	BOH and Loading Bay



Proposed Access & Servicing Strategy for Building A

4.0 Design Proposals

4.10.7 Building A - Access and Servicing

Car Parking

A total 18 car-parking spaces are provided within the basement floor level of Building A. These spaces would be allocated for the following:

- Two parking spaces for disabled staff associated with the homes for older people residential element, including one fully designed disabled bay.
- One parking space for disabled visitors visiting residents.
- Four parking spaces reserved for disabled residents.
- 11 general parking spaces for residential vehicles.

All car parking spaces would have passive electric-vehicle charging point (EVCP) capability.





The basement parking is maintained and administered via a valet parking system, meaning residents and visitors having to access the basement will be kept to a minimum. For this reason, only back of house access is provided from the car park to the main central core that adjoins the loading bay on the Ground Floor.

Cycle Parking

Both residents and staff can utilise the goods lift to access the basement whereby resident cycle storage is immediately available and staff have to travel south into staff-only quarters to store their bicycles.

Retail staff have dedicated access via. the southern-core to retail staff only cycle storage.



-  Vertical Access
-  Car Parking
-  Cycle Parking
-  Deliveries

Proposed Access & Servicing Strategy for Building A

4.0 Design Proposals

4.11.1 Building B - Design Principles

Design Development Principles

The approach to Building B was to re-introduce street facade continuity, to respond to the local context and to create more open green space visible from the Public Realm.

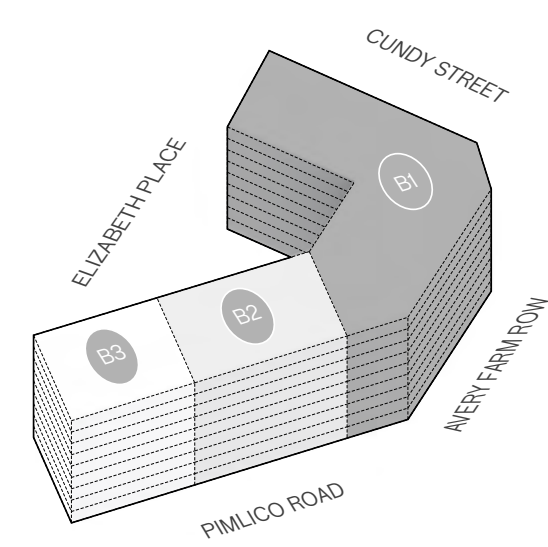
The first approach was to divide the building into two: Building B1 fronting Ebury Square and Building B2/B3 fronting Pimlico Road (O1) to respond to two distinctively different characters of Ebury Square and Pimlico Road. Building B2/3 is further divided into Building B2 and B3 to respond in height to local context.

As a result of context analysis, Building B1 has emerged as the tallest building in the development, responding to a series of taller buildings to the south and east of the Site, including Fountain Court, Semley Place and a series of buildings along Buckingham Palace Road (O2). Building B3 is lowered to respond in height to the massing of the Coleshill Flats and to open up new local view along Elizabeth Place towards the spire of the St Barnabas Church. Building B2, in form and architecture, bridges between Building B1 and B3.

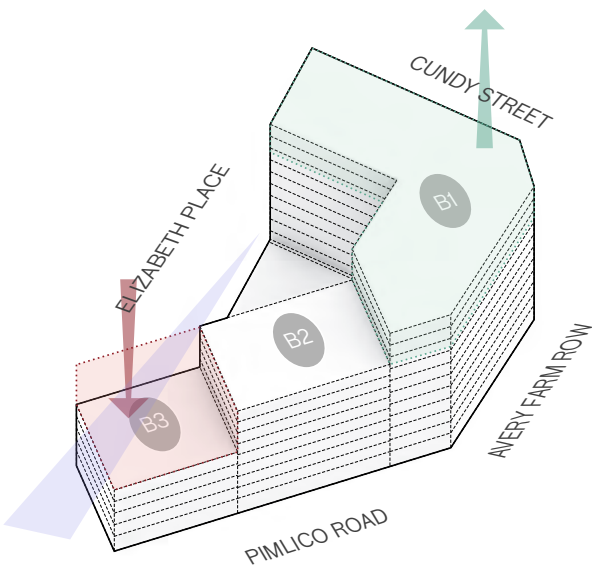
Massing in Building B2 and B3 is further refined to eliminate overlooking from the Coleshill Flats and Building B1, and to expose the historical listed gable wall on Coleshill Flats (O3). Building B2 has been articulated by bays to increase viewing aspect for residents and to respond architecturally to the Coleshill Flats access galleries. Articulation and setbacks are carefully added to break up overall massing and provide a greater sense of Building B being composed of several buildings (O4). Top floor set backs were introduced to improve local townscape views and reduce impact on height.

As a result, three different buildings with distinctive character, brick colour and detailing (O5) are created that successfully respond to local context.

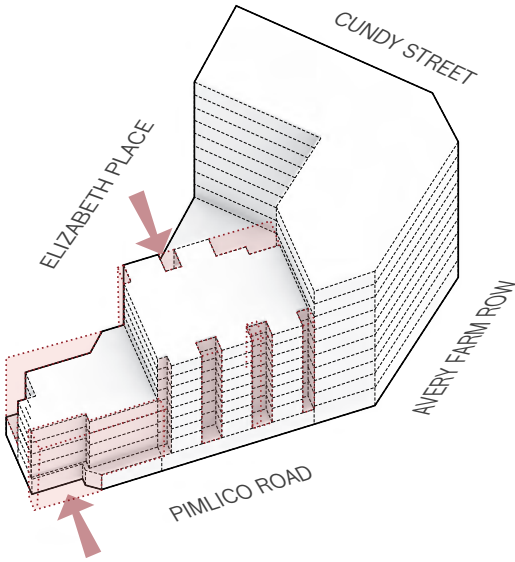
Shared Amenity spaces are provided on the roof of Building B3 with dual views to St Barnabas Church and Elizabeth Place, and on the Podium at level 1 with visual connection to Orange Square. Private balconies are located between the bays, on the Podium elevation and at Avery Farm Row (O6).



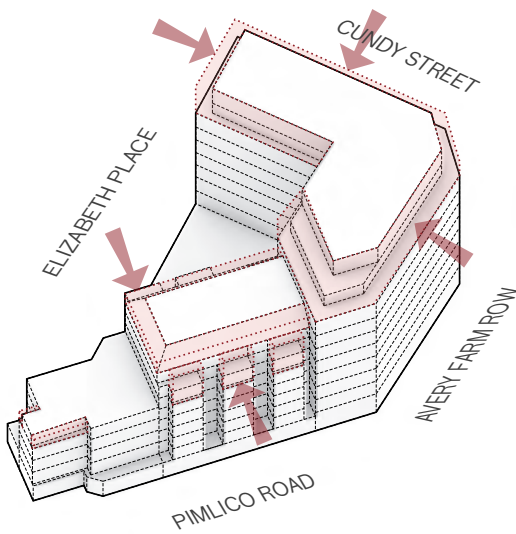
O1. A composition of three buildings



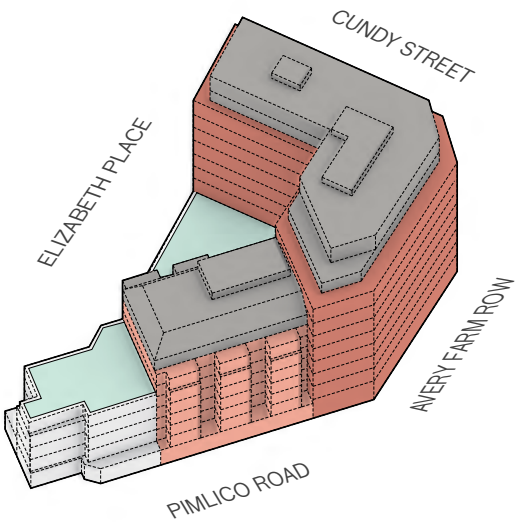
O2. Adjusting massing to the local context and opening up new local views



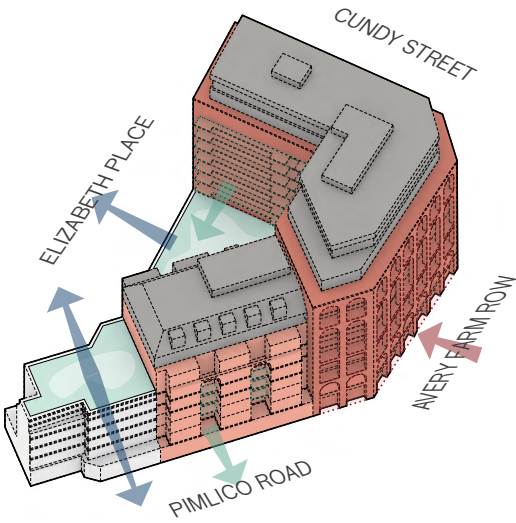
O3. Reducing the massing to open up new local views and respond to context



O4. Setting back to respond to townscape views



O5. Refining the massing



O6. Private and shared outdoors spaces

4.0 Design Proposals

4.11.2 Building B1 - Facade Design and Materiality

Maintaining a Tripartite Facade

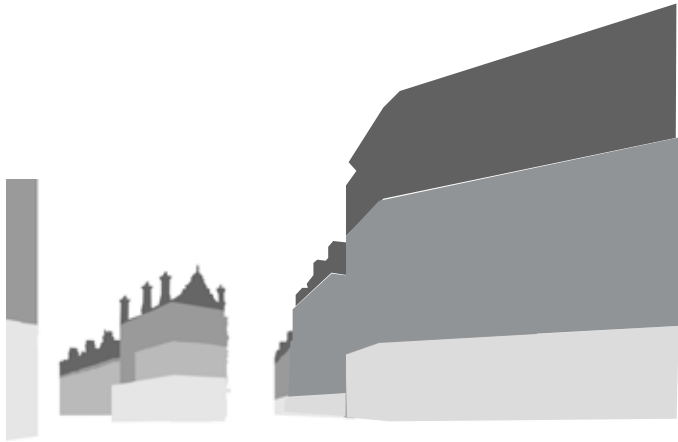
The adjacent diagrams display the tripartite relationship evident on facades in Pimlico, the basis of which are a reference for Building B's facade articulation.



Pimlico Road Base view - Existing



Base/Body/Attic Articulation - Existing
Coleshill Walden House



Base/Body/Attic Articulation - Proposed Building B1 and B2
Coleshill B2 Building B1

Articulation of Openings

Our studies demonstrate how the use of openings with consistent widths, varying heights and arches are all local characteristics, and have been utilised to reflect the neighbouring Belgravia Conservation Area and Pimlico.

The adjacent analytical diagrams of The Lister Hospital and 11 Pimlico Road, illustrate the use of arches in combination with orthogonal apertures and both with windows reducing in width at the upper levels, where the module becomes subdivided. Both buildings have highly articulated, layered facades, carefully balancing vertical and horizontal articulation, which has informed the design proposals for Building B1 in particular.



The Lister Hospital, Chelsea Bridge



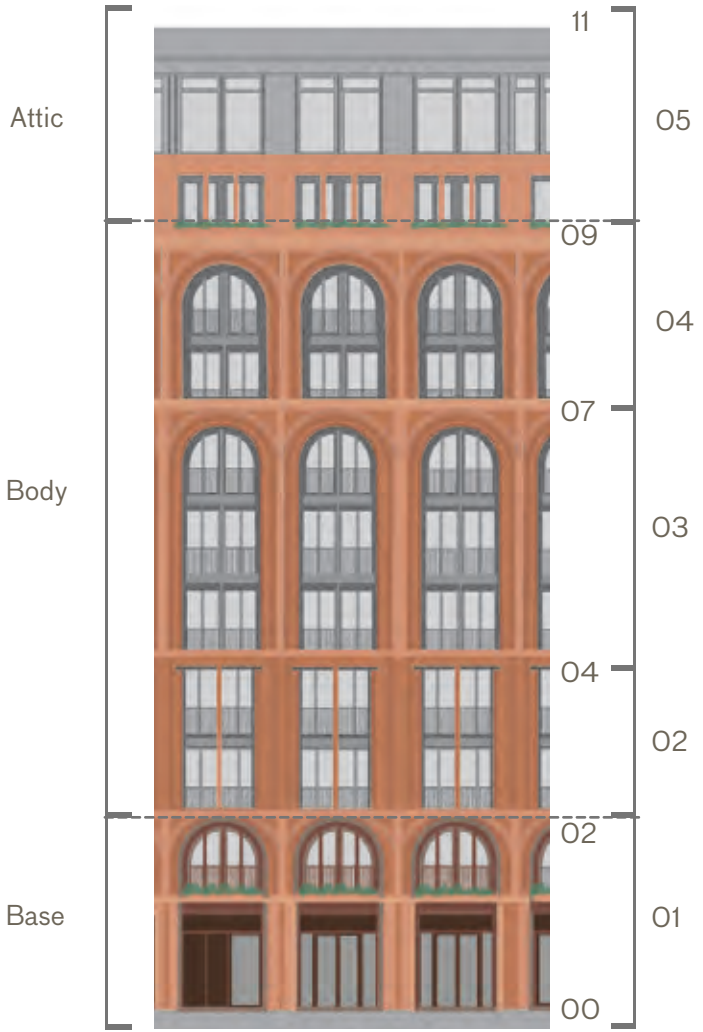
The Lister Hospital, Chelsea Bridge - Window Analysis



11 Pimlico Road, Belgravia



11 Pimlico Road - Window Analysis



Proposed Bay Analysis - Building B1

4.0 Design Proposals

4.11.2 Building B1 - Facade Design and Materiality

Main facade principles

Building B1 forms a gateway to Belgravia when approached from Ebury Bridge and Pimlico beyond.

Through the Site analysis of local buildings, Fountain Court and 10 Ebury Bridge, as well as Holbein House (a brick building south of the Site at Pimlico Road) the following facade principles have been established:

- 1. Strong vertical and horizontal elements;
- 2. Distinctive base, main body and roof, tripartite relationships that exist within facades in the Belgravia Conservation Area;
- 3. Dark metalwork;
- 4. Red brick materiality.

Arches

The reference images on this page highlight the qualities and characteristics that have informed the facade design of Building B1. Highly articulated brickwork creates deep reveals allowing for the incorporation of Juliette balconies, inset balconies and detailed fenestration.

Arched openings are used to group floor levels, creating compositional hierarchy across the facade with horizontal datum lines at Second, Fourth, Seventh and Ninth Floor levels breaking down the mass of the building.



Holbein House, Pimlico, London



Royal Albert Mansions, Kensington



55 Sloane Square, Belgravia



11 Pimlico Road, Belgravia

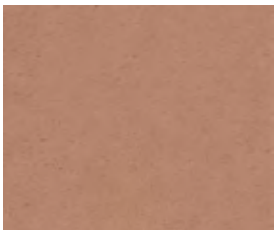
4.0 Design Proposals

4.11.2 Building B1 - Facade Design and Materiality

Material Palette and References

Building B1’s proposed primary material is a highly articulated mid-red brick in keeping with the local context and brick buildings along Pimlico Road. Pigmented precast is proposed at horizontal elements to add more contrasting elements to the facade and respond to stone cornice details present in historical buildings in the local context.

Metal elements within the facade, such as balustrades, window frames and the upper level pavilions are dark grey. At street level, bronze wrapped hardwood shopfronts are introduced between brick piers. To visually complement the Residents’ Lobby at Ebury Square, bronze was introduced on the canopy and First Floor windows above main entrance.



2.



1.



4.



3.

- 1. Mid-red Brick
- 2. Precast / Technical stone (coloured)
- 3. Dark grey metal windows and balustrades and Dark grey metal cladding panels
- 4. Bronze wrapped hardwood window frames



Arc, Sydney, Koichi Takada Architects



Cartwright Gardens, TP Bennett, London



DSDHA, Corner House, London.

4.0 Design Proposals

4.11.2 Building B 1 - Facade Design and Materiality

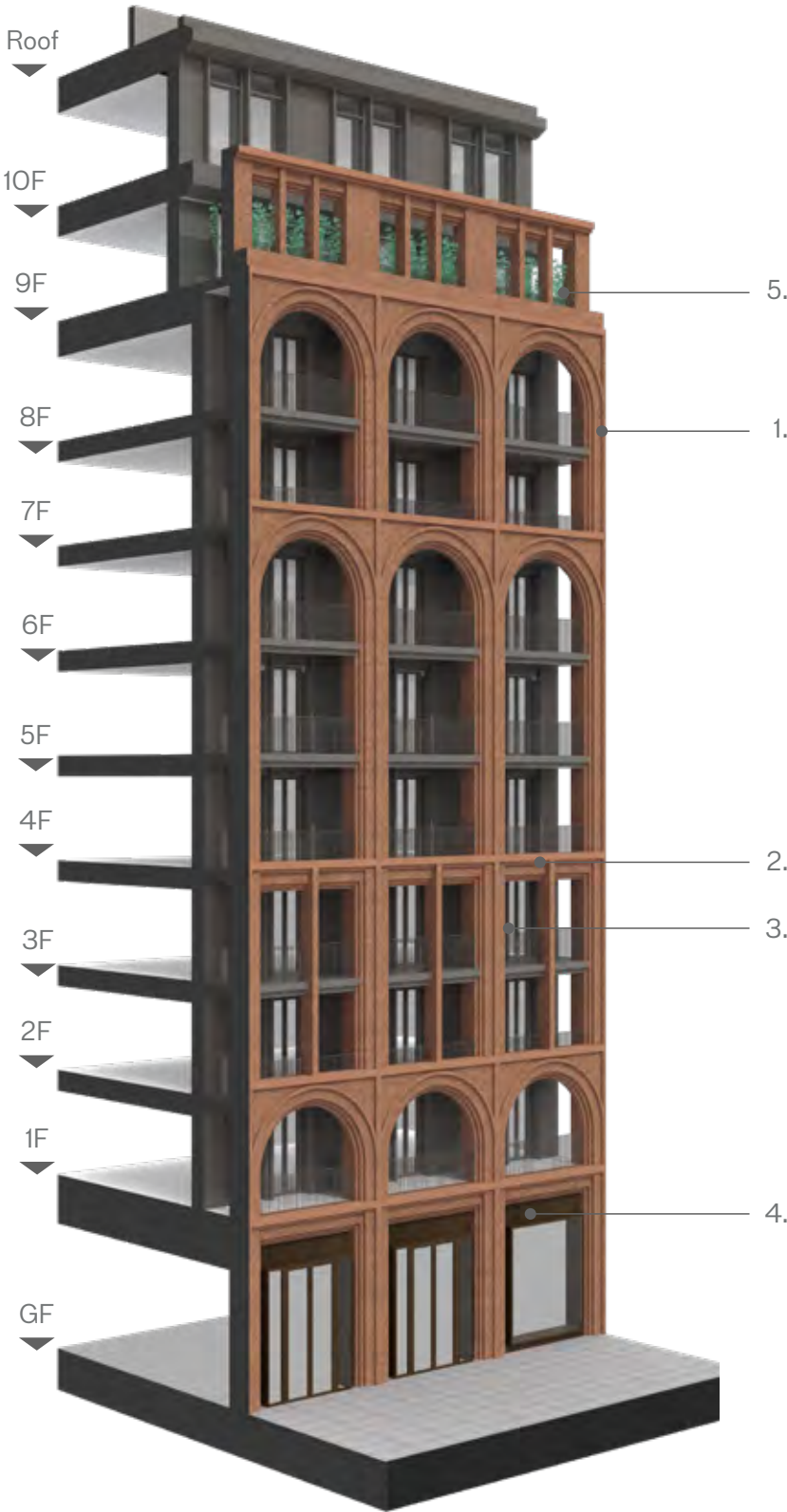
Along Pimlico Road, there is a clear tonal palette, with gradations of different shades of red brick, such as 11 Pimlico Road or Fountain Court.

There are also elements of stone/render details at cornices or within plinth elements. Further south along Pimlico Road, taller residential buildings such as Holbein House have a distinctive red brick materiality with stone parapets and plinths.

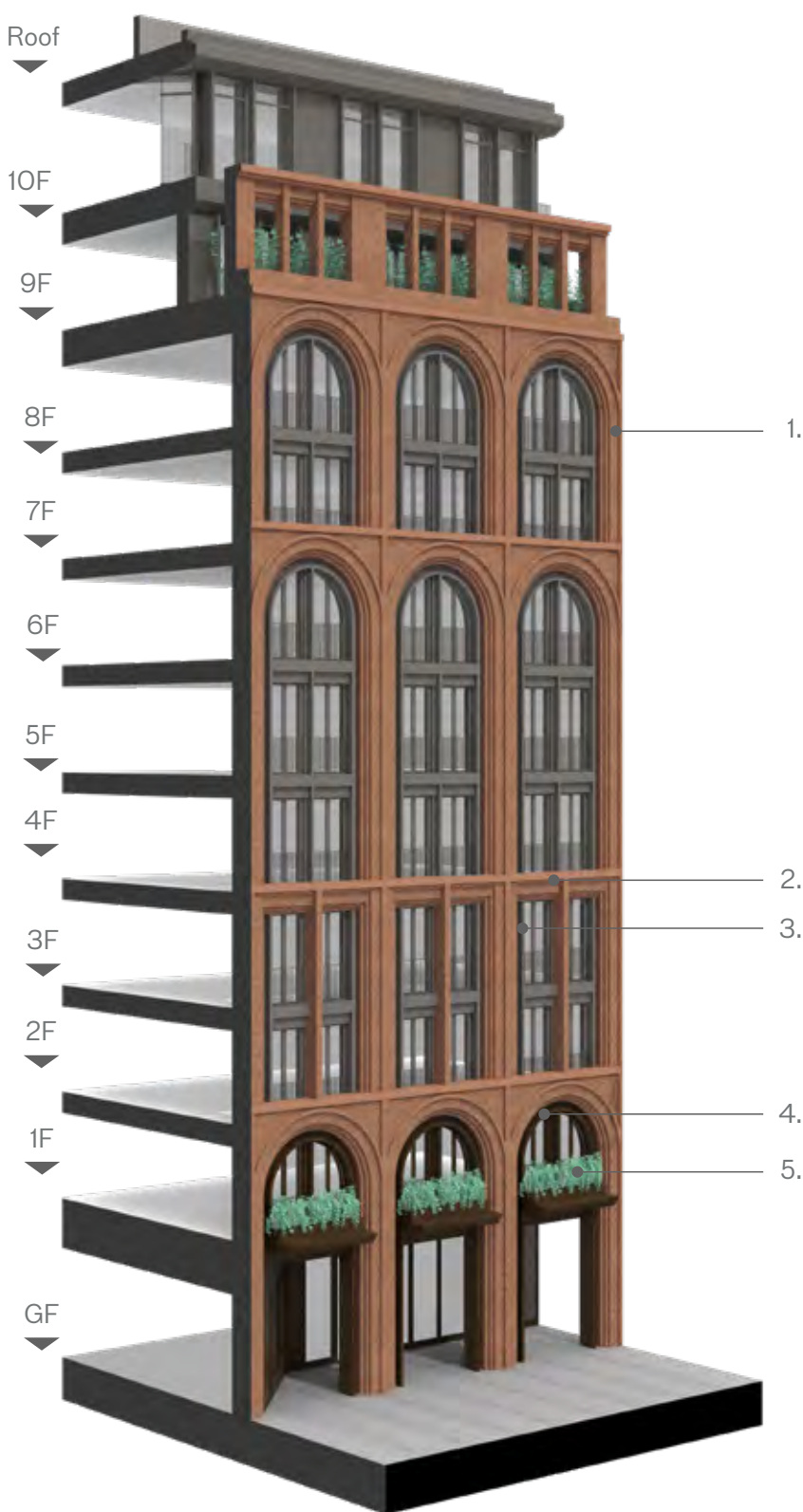
Complementing the local materiality, Building B1 continues this tonal variation with elements of dark metalwork and coloured pre-cast concrete, referencing stone and render elements from surrounding buildings.

The colour palette has been adjusted following comments from the third phase of consultation.

- 1. Mid-red Brick
- 2. Precast / Technical stone (coloured)
- 3. Dark grey metal windows and balustrades and Dark grey metal cladding panels
- 4. Bronze wrapped hardwood window frames
- 5. Extensive Planting



Block B1 perspective section at Avery Farm Row



Block B1 perspective section at Ebury Square

4.0 Design Proposals

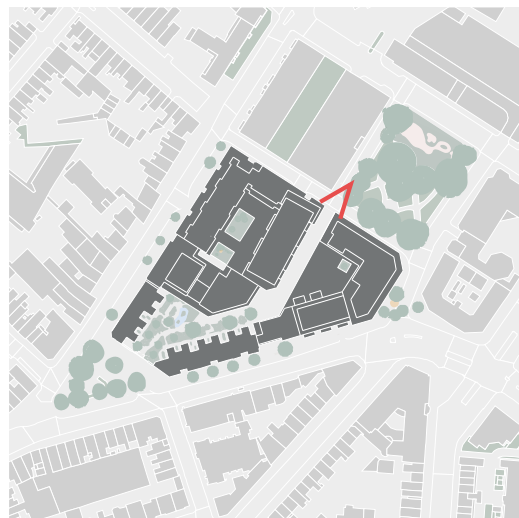
4.11.2 Building B1 - Facade Design and Materiality

Behind the outer brickwork, the external masonry facade steps back to reveal an inner layer of recessed balconies and articulated windows.

In contrast, the windows of the retail units on the ground floor project from their openings, with their bronze metalwork complimenting the brick facade, and creating consistency with the shopfront of Buildings A and C.

The brick detailing around the arches provides depth and intricacy. This adds to the quality and usual interest of an important, street-facing facade.

Looking south along Elizabeth Place, the greenery of the podium garden adds to the streetscape, with planting visible from the entrance to Elizabeth Place. At the corner of Building B1, the facade at Ground Floor is chamfered behind the brick column, opening up this important corner, improving the threshold into Elizabeth Place and helping to reactivate Ebury Square.



Proposed View towards Elizabeth Place between Buildings A and B

4.0 Design Proposals

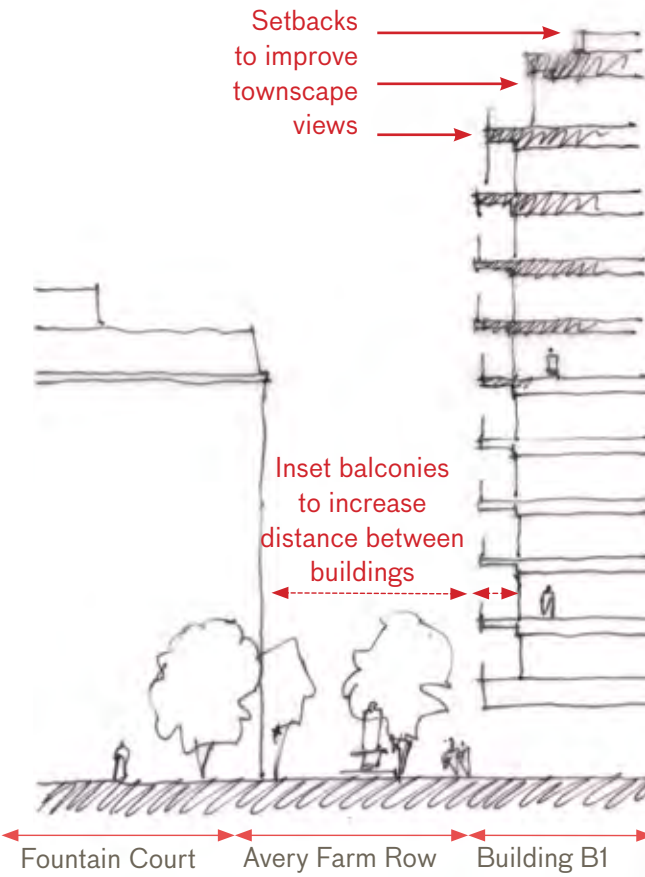
4.11.2 Building B 1 - Facade Design and Materiality

Building B1 is a new, grand building addressing Ebury Square. The entrance is adjacent to the west side of Ebury Square and frames a view into the internal landscaped courtyard beyond.

The building turns the corner onto Avery Farm Row, where a new proposed generous public space is provided. As the building turns the corner again onto Pimlico Road the scale reduces, stepping down to Building B2 and B3.

In contrast to the architecture of Building A, Building B is distinctly contemporary while still being sympathetic to the surrounding context. The facade will be carefully composed of arches with an outer framework of brick and precast/ technical stone.

The two uppermost levels are set back to provide generous terraces, whilst revealing additional greenery at high level. This set back has been carefully designed to create a recessive roof form when viewed from the street, taking into consideration key townscape/ heritage views.



Proposed View from Ebury Square facing towards Building B and Avery Farm Row (tree from Ebury Square removed from image to show more of the Proposed Development)

4.0 Design Proposals

4.11.2 Building B - Facade Design and Materiality

Building B transitions between the scale of Buckingham Palace Road and the lower buildings to the west along Pimlico Road.

Similarly, the architectural language shifts from the expressive brick arches on Building B1 to a smaller scale brick arch on Building B2, with expressed bays and a setback dormer roof. Further south, Building B3 responds to the materiality, character and articulation of the adjacent Coleshill Flats, as well as the buildings opposite on Pimlico Road.

Material continuity at street level provides a cohesive retail frontage, linking the architectural languages. The residential entrances to Building B2 and Building B3 continue with bronze materiality and is a small canopy to mark the entrance to the generous lobby.

The proposed public realm improvements to Avery Farm Row and Pimlico Road offer the potential to create a generous new space that is pedestrian focused whilst supporting the retail uses at Ground level.



Proposed View from the corner of Buckingham Palace Road facing towards Building B along Pimlico Road

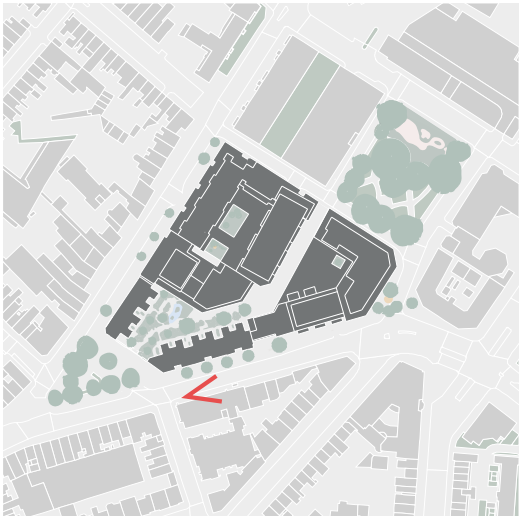
4.0 Design Proposals

4.11.2 Building B - Facade Design and Materiality

View looking east on Pimlico Road reveals Buildings B1, B2 and B3 together showing gradual steps towards Coleshill Flats in the foreground and retail continuity at street level.

Brick tones are lighter and architectural articulations becoming finer towards Coleshill Flats to respond to delicate detailing of the historical building.

Facade of each B1, B2 and B3 are articulated in a similar way with deep brick reveals and high quality detailing.



Proposed View from Pimlico Road looking east

4.0 Design Proposals

4.11.3 Building B2 - Facade Design and Materiality

The Mansion Block typology often utilises recessed bays to offer improved aspects for apartments. The articulation of projecting bays and balconies on the Coleshill Flats has directly informed the development of the elemental treatment to Building B2 adopting a similar the rhythm. This can be see on the adjacent Coleshill Flats (Grade II listed), echoing its form, where balconies span between bays, providing access to apartments.

The metalwork employed is sympathetic to that used on the Coleshill Flats (Grade II listed), inset between the bays. The mansard roof was also inspired by that of the Coleshill Flats, creating a similar composition, not only through materiality, but through form as well.



Coleshill Flats (Grade II)



Coleshill Flats Elevation

Building B2 Elevation

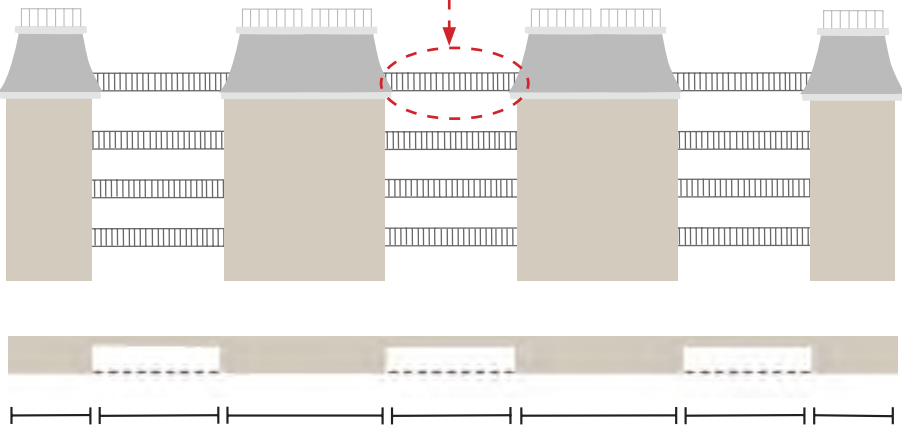


Diagram of bays and balconies

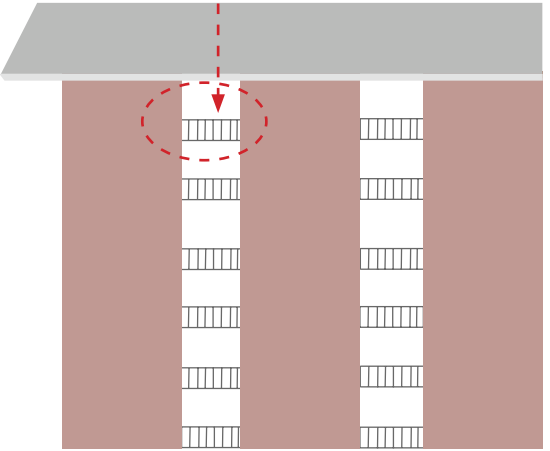
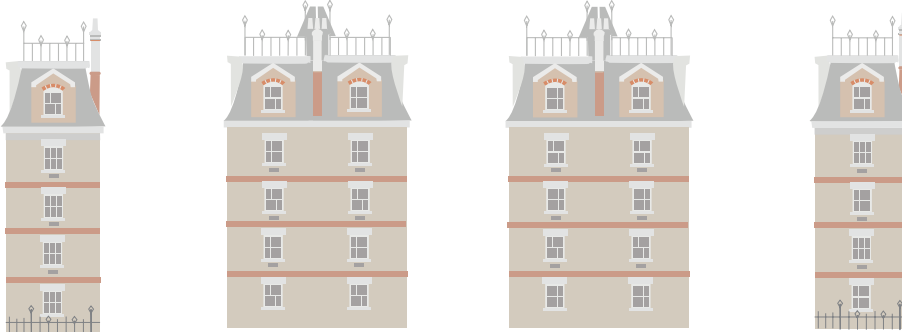


Diagram of bays and balconies



Window Articulation



Window Articulation

4.0 Design Proposals

4.11.3 Building B2 - Facade Design and Materiality

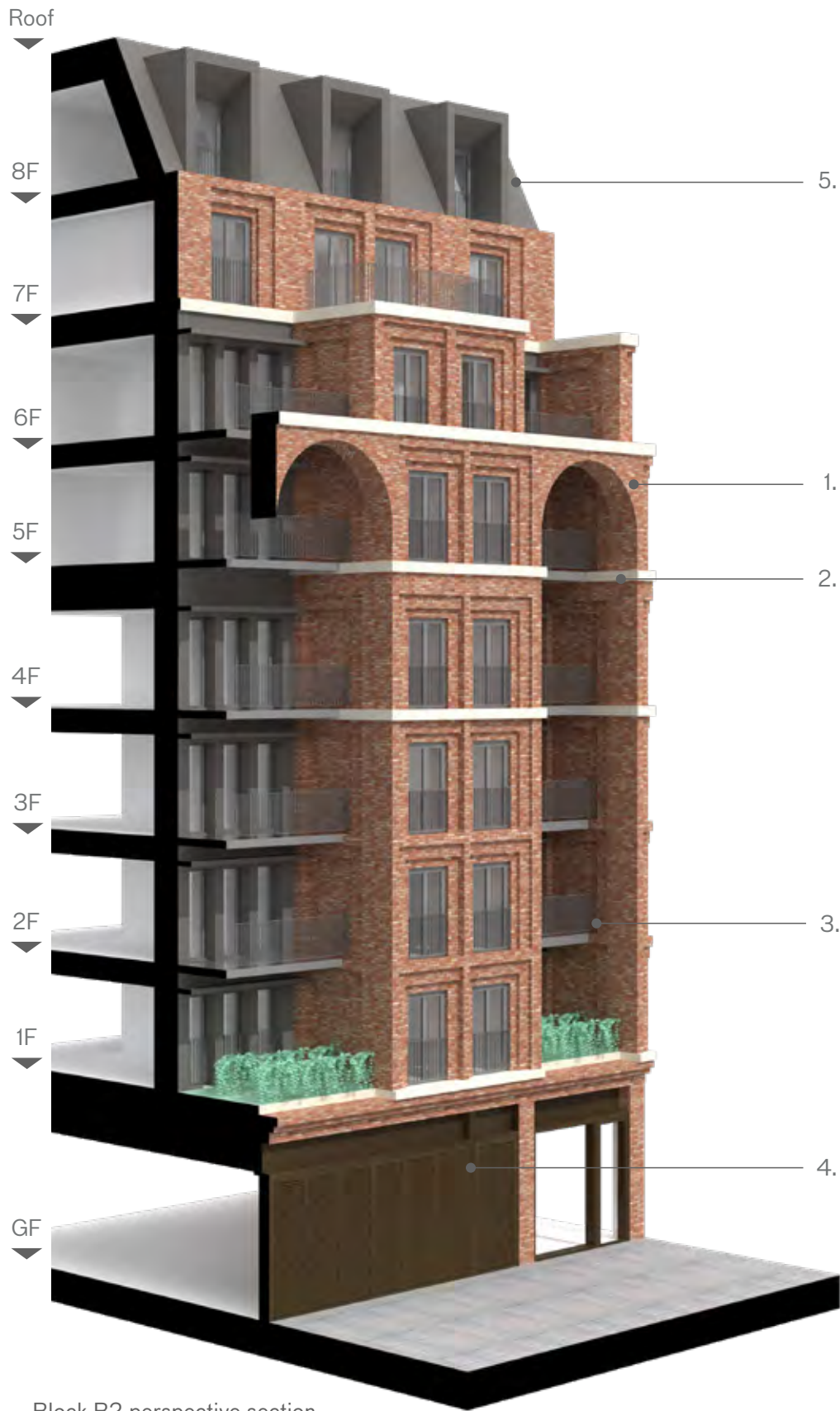
Building B2 mediates between the scale, character and appearance of Buildings B1 and B3. Building B2 continues the tonality of Building B1 with the use of a mid-red brick, as well as the arches over the recessed bays referencing the arched windows on Building B1.

Light precast/ technical stone horizontal bands respond to the horizontal banding of the Coleshill Flats and Building C. Similarly balconies span between the bays of the Coleshill Flats.

The mansion typology used allows for more diverse aspects, whilst also sheltering balconies from the wind and enabling more daylighting for the living spaces. There are no overlooking issues for the balconies as blank walls are used on one side of the bay. Similar to Building B1, the upper floors of Building B2 are setback to reduce the visual impact from street level.



- 1. Light-red brick
- 2. Precast / Technical stone
- 3. Dark grey metal windows and balustrades
- 4. Bronze wrapped hardwood window frames
- 5. Pigmented zinc roofing



Block B2 perspective section

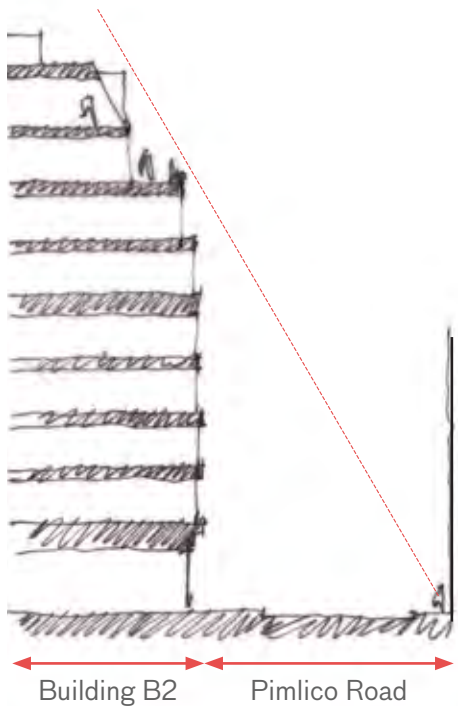


Diagram showing pedestrian view of Building B2 from across the street. Upper two levels are not visible.

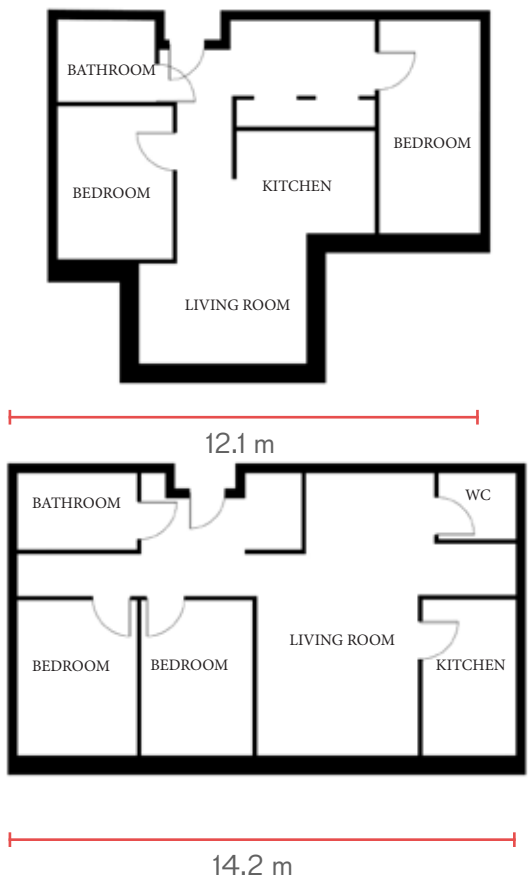


Diagram showing comparison between Mansion Block bay apartment and traditional layout apartment.

4.0 Design Proposals

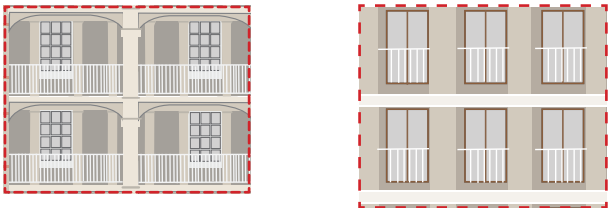
4.11.4 Building B3 - Facade Design and Materiality

The facade of Building B3 has been designed to respond to the character and appearance of the adjoining Coleshill Flats. The proposed light brickwork tone compliments the brickwork of Coleshill, while the incorporation of horizontal precast/ technical stone bands reference the neighbouring building’s red brick bands. Similarly black metal juliette balconies respond to the access balconies on the Coleshill Building.

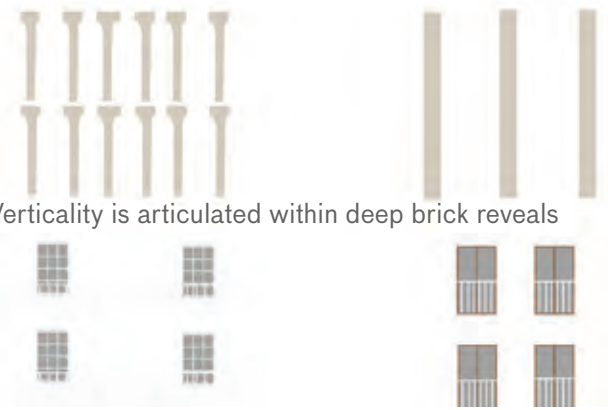
Building B3 incorporates Clifford’s Row at its base reinstating this historical public route. The design of Building B3’s retail frontage responds to the neighbouring traditional shopfronts, mirroring the existing historical chamfered corner shop that is to be retained, to help frame this important new gateway into the development.

Building B3 set back from the Coleshill Flats, enabling the listed building to turn the corner successfully. At the upper level Building B3 steps back further so not to obstruct visibility of the Coleshill Flats’ decorative chimneys and roofscape.

Diagram showing similar bay articulation between Coleshill Building and Building B3



Horizontality is picked up with precast/ technical stone bands



Verticality is articulated within deep brick reveals



Windows are similar size behind the metalwork balustrade



Coleshill Retail Unit / Building B3 Retail Unit as an entrance to Clifford's Row



Coleshill Retail Unit / Gable Wall Condition

4.0 Design Proposals

4.11.4 Building B3 - Facade Design and Materiality

The light tone of brick used on Building B3 compliments that of the Coleshill Flats. The precast/ technical stone horizontal bands continue the articulation and horizontality of the Coleshill Flats, as well as picking up as they key datum line at the cornice level. The traditional shopfronts mirror those of the Coleshill retail units however the bronze materiality links all the individual elements of Building B.



- 1. Light Yellow brick
- 2. Precast / Technical stone
- 3. Dark grey metal windows and balustrades
- 4. Bronze wrapped hardwood window frames

Block B3 perspective section through Clifford's Row passageway



DSDHA, Corner House, London



Existing Listed Corner Shop, Pimlico Road

4.0 Design Proposals

4.11.5 Building B - Interface with Coleshill Flats

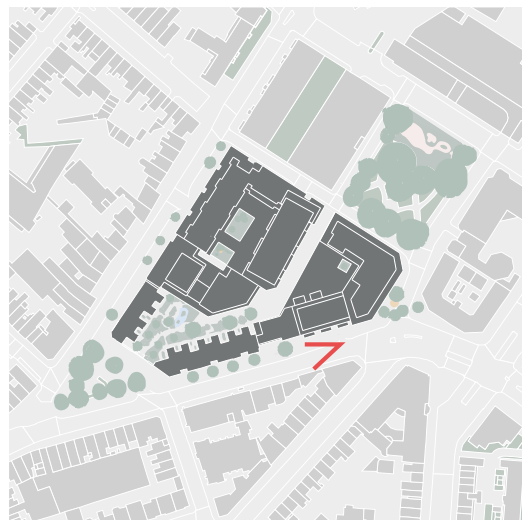
Building B3 flanks the Coleshill Flats (Grade II) bridging over the existing corner retail unit and reinstating historical Clifford's Row passageway. The upper levels of Building B3 have been designed with set backs to expose the historical flank facade and chimney stack, acknowledging these key heritage features.

The reinstated historical passage, Clifford's Row, is activated with retail frontage. The generous height also enables restricted vehicle access, for limited delivery and emergency services only.

The frontage of existing corner retail unit facing Pimlico Road is retained. The existing side wall is a solid garden wall that acts as a party wall to the Cundy Street Flats. To activate the new passageway and increase its safety, the proposals are to re-build this side of the retail with new openings facing Clifford's Row.

The facade design of the new retail units along Pimlico Road was inspired by the existing corner unit. Building B3 retail references the proportion and composition of the adjacent existing shopfronts. The strong datum line is also continued, adding to the relationship between the two buildings.

Large juliette balconies are provided within Building B3, and the contrast of metalwork and brick also takes inspiration from the Coleshill Flats.



View showing the relationship between the Coleshill Flats and Building B3 on Pimlico Road

4.0 Design Proposals

4.11.6 Building B - Internal Planning

Ground Floor

Building B is subdivided into standalone buildings, B1, accommodating Private apartments and a separate building B2/3, accommodating Intermediate apartments. Buildings B2 and B3 are connected internally with one common residential core, but they are distinctively different architecturally to respond to street scale and context. Both buildings share common external amenity space at podium level and share cyclist access at Avery Farm Row. There is a mix of uses at Ground Floor level comprising retail, a small food store and restaurants.

The primary entrance and address for Building B1 is fronting Ebury Square, with the Building B2/3 entrance and lobby located on Pimlico Road.

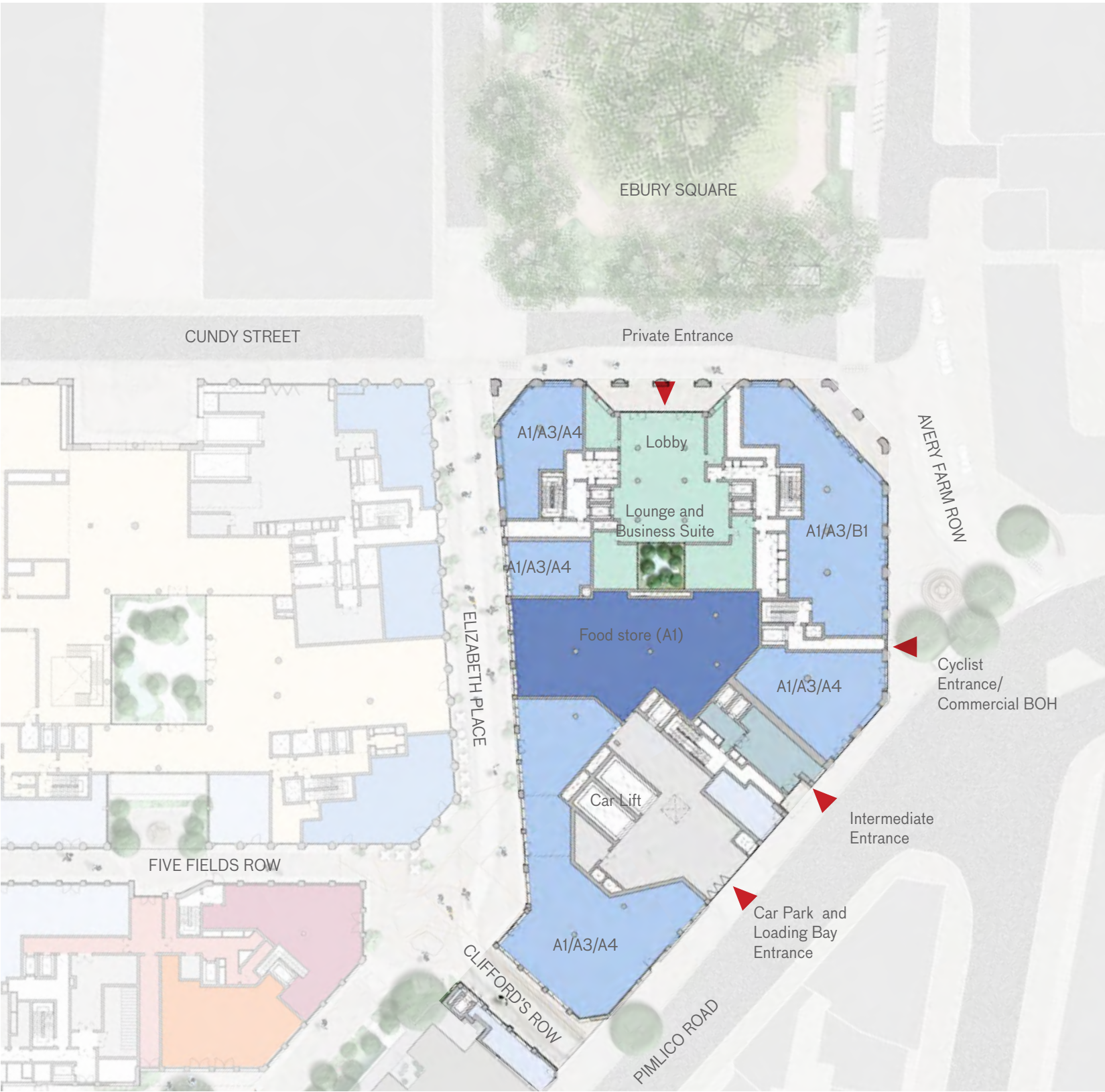
Two Private residential cores in Building B1 can be accessed from the central lobby. Building B2/3 has a single Intermediate core. Amenities within B1 such as a business suite, gym and pool are split between Ground and Basement levels. External amenities at podium level are shared between both tenures and a roof terrace dedicated to Intermediate tenure is located on the roof of Building B3.

The Basement car park is accessed via two car lifts located within the loading bay on Pimlico Road.



Building B - Private and Intermediate Location

- Private
- Intermediate
- Retail (A1)
- A1/A3/A4/B1
- Food store (A1)
- BOH
- Entrance



Building B - Ground Floor Plan

4.0 Design Proposals

4.11.6 Building B - Internal Planning

First Floor

At First Floor level a generous landscaped garden is provided, with step free access available from each core. The garden is shared between the Private and Intermediate residents and provides valuable amenity space, including integrated play space.

The garden is well positioned, benefiting from good levels of sunlight, as well as views over Elizabeth Place, and Elizabeth Place Gardens towards Orange Square.

Second to Fourth Floor

On the typical floor levels the majority of apartments in Building B have access to private balconies, with the remaining having juliette balconies. Only two apartments are single aspect, with the majority being dual aspect, including bay apartments in Building B2. To avoid overlooking, between bays on Building B2, only one of the two apartments has windows in this location, providing access to a balcony. The two bedroom apartments near the east core in Building B1 have been carefully designed to wrap around the corner to avoid overlooking from the adjacent balcony. The core in Building B2/3 serves eight apartments per floor, cores in Building B1 serve three and five apartments per floor.



Building B - First Floor Plan

- Private
- Intermediate



Building B - Second to Fourth Floor Plan

- Private
- Intermediate

4.0 Design Proposals

4.11.6 Building B - Internal Planning

Fifth to Eighth Floor

The upper levels of Building B1 have larger, family sized apartments and all apartments above the Sixth Floor have access to balconies. From the Sixth Floor up, cores serve two and four apartments per floor.

A generous roof garden is provided at Fifth Floor level on Building B3. This garden is accessible to all Intermediate residents, providing step free amenity and play space and benefits from excellent views over the surrounding area.

At Sixth and Seventh Floor levels Building B2 steps back with the accommodation at these levels set within a two-storey mansard roof volume to minimise the impact on townscape views.

Ninth and Tenth Floor

Building B1 extends to 11-storeys, with the Ninth and Tenth Floors set back from the body of the building to create a recessive roof form. The set back was introduced to improve townscape views. At these levels, apartments are dual aspect with generous balconies.

The west core stops at the Ninth floor and only one core serves the last level of apartments, maximising space and minimising the impact of the lift overrun on key townscape views.



Building B - Fifth Floor Plan



Building B - Sixth Floor Plan

- Private
- Intermediate



Building B - Ninth Floor Plan



Building B - Tenth Floor Plan

- Private
- Intermediate

4.0 Design Proposals

4.11.6 Building B - Internal Planning

Units per Core

As the unit mix changes, the cores serve fewer apartments further up the building. In Building B1 the east core at lower levels serves six apartments and only four and three apartments on upper levels. The Intermediate core serves eight apartments down to five and eventually two at most upper level.

Residential Unit Mix

Building B1 is a mix of one, two and three bedroom apartments. The majority of larger units in Building B1 are located on Fifth Floor and above, providing family sized flats views over the surrounding area with larger dedicated outdoor spaces. The unit mix for Intermediate tenure is in line with the current London Plan policy on intermediate housing and contains mostly one and two bedroom apartments with four family sized three bedroom flats. Three bedroom units in Building B2/3 are dual aspect and are designed to provide south and north views from the living room and bedrooms.

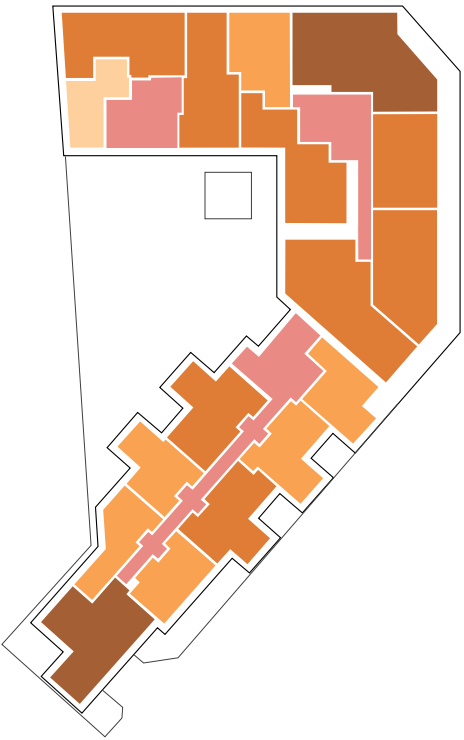
Aspect Ratio

The building has been designed to maximise daylight. Building B has only eighteen single aspect units (13%), of which nine have balconies that are providing additional views. The remaining nine are one bedroom flats. There are 101 dual aspect units (87%) in total. To improve daylight and sunlight, bays were introduced where possible. Although some apartments are north facing, their views are towards the green podium and Ebury Square Gardens and they are always dual aspect.

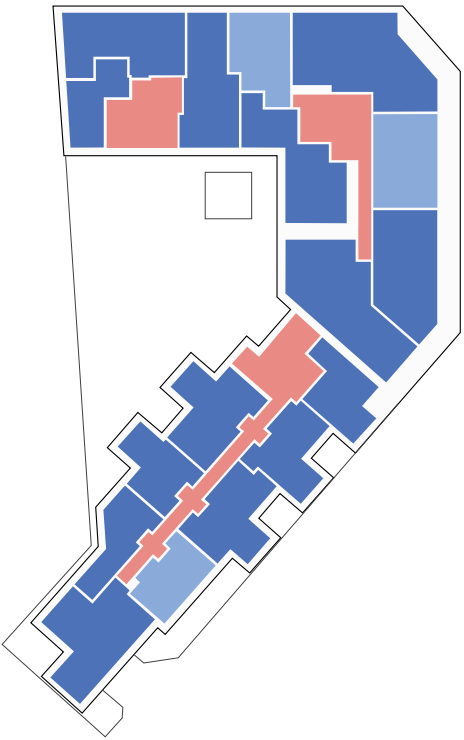
- Corridors and Circulation
- Residential Apartments
- Residential Entrance
- Single Aspect Apartments
- Dual Aspect Apartments
- Studio Apartments
- One Bed Apartments
- Two Bed Apartments
- Three Bed Apartments



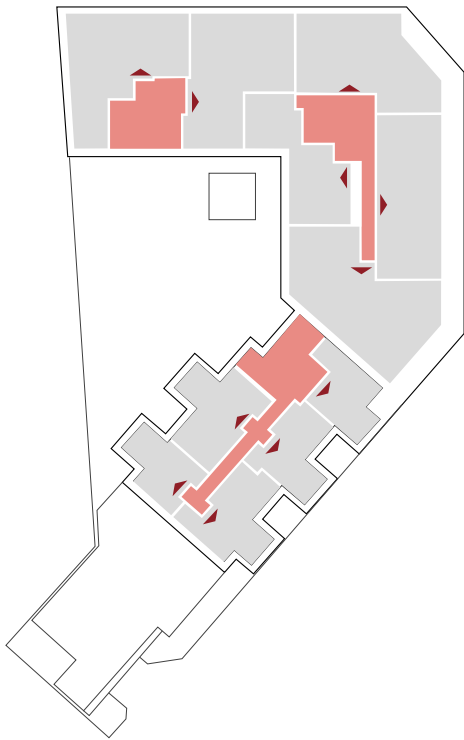
Building B Units per Core - First to Fourth Floor



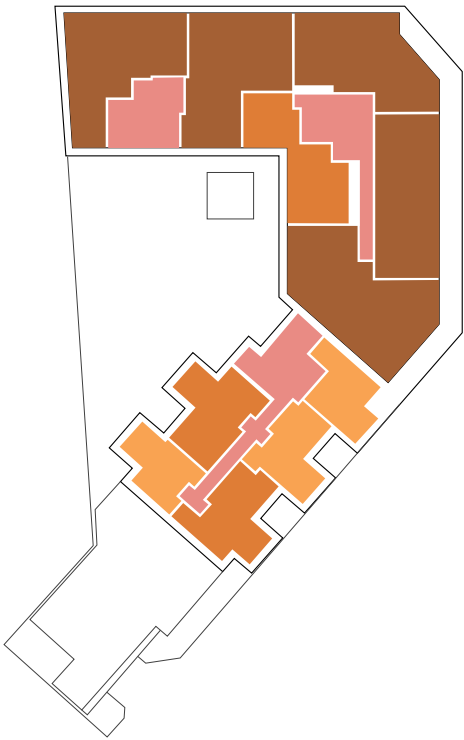
Building B Residential Unit Mix - First to Fourth Floor



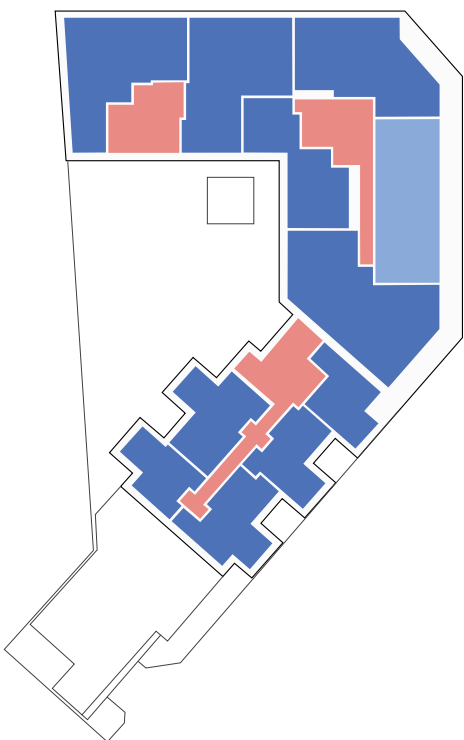
Building B Aspect Ratio - First to Fourth Floor



Building B Units per Core - Five and Six Floor



Building B Residential Unit Mix - Five and Six Floor



Building B Aspect Ratio - Five and Six Floor

4.0 Design Proposals

4.11.6 Building B - Internal Planning

Example Apartment Layouts - Private

All apartments are designed to meet or exceed modern space standards, with dual aspect apartments and balconies provided where possible.

Homes are designed to be energy efficient, maximising daylight and provide solar shading where appropriate.

One Bedroom (Two People):

All apartments meet or exceed London Plan min size: 50sqm + 5sqm balcony

A generous open-plan living space and a bedroom is located towards Ebury Square. Wide, floor to ceiling Juliette balconies are provided to maximise daylight.

Presented apartment layout is designed to M4(3) with generous storage space. Refer to Inclusive Design chapter for more examples of wheelchair accessible layouts.

Two Bedroom (Four People):

All apartments meet or exceed London Plan min size: 70sqm + 7sqm balcony

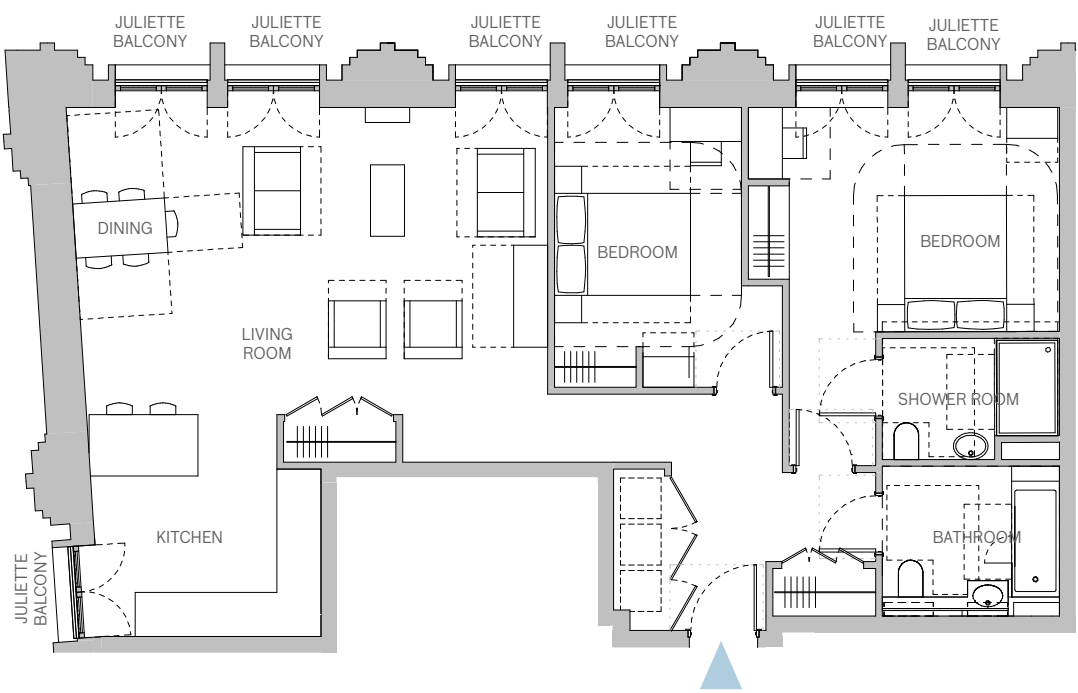
A generous open-plan dual aspect living space is located towards Ebury Square and Elizabeth Place, benefiting from most daylight. Juliette balconies to each bedroom and living room provide extra amenity. Two-bedroom apartments have two bathrooms, including one en-suite.

Three Bedroom (Six People):

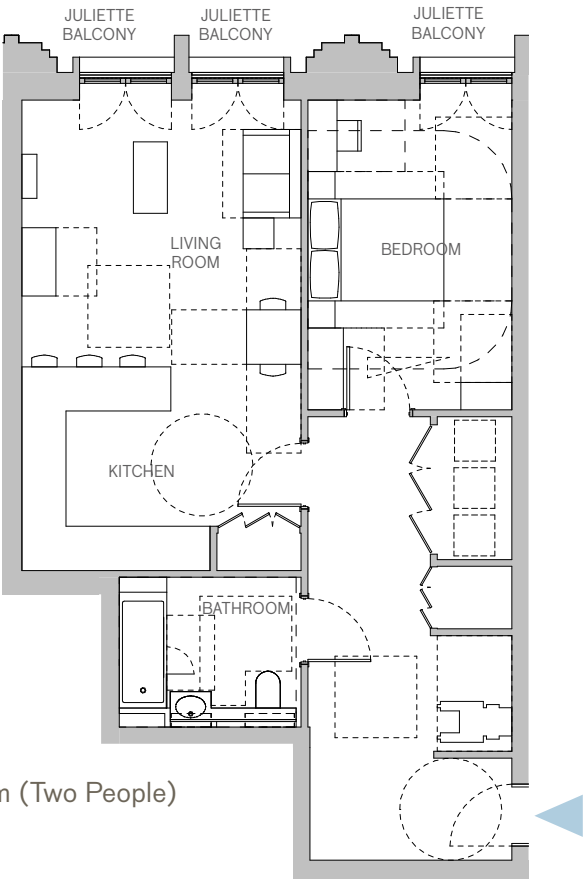
All apartments meet or exceed London Plan min size: 95sqm + 9sqm balcony

A generous open-plan living space is primarily located towards Ebury Square and Avery Farm Row, benefiting from the most daylight and providing dual aspect views. Large, wide balconies give extra amenity space as well as adding another view aspect to residents.

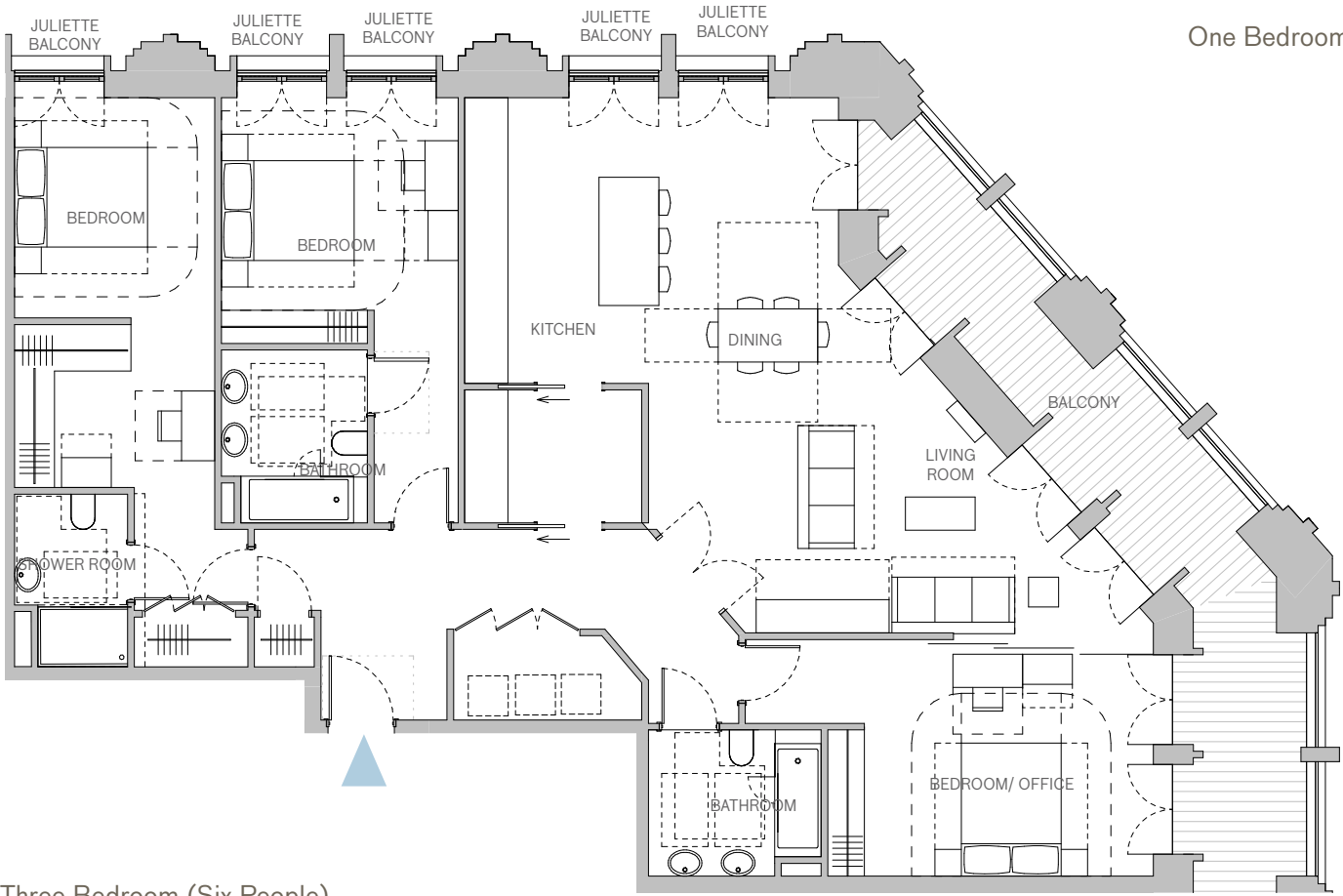
Three bedroom apartments have three bathrooms with en-suites. In most three bedroom apartments, one bedroom is designed to act as a study-to-living room, adding more flexibility. There is a separate enclosed kitchen and generous storage space.



Two Bedroom (Four People)



One Bedroom (Two People)



Three Bedroom (Six People)

4.0 Design Proposals

4.11.6 Building B - Internal Planning

Example Apartment Layouts - Intermediate

A range of Intermediate apartments is provided, responding to either the character and language of Building B1, or that of Elizabeth Place. Bay apartments benefit from balconies and dual aspect living rooms. The three bedroom apartment is also dual aspect, with a large open space living/ kitchen area.

One Bedroom (Two People)

All apartments meet or exceed London Plan min size: 50 sq m + 5 sqm balcony
A generous open-plan living space is dual aspect and south facing towards Pimlico Road. One bedroom flats do not have external balconies, however, their generous oversized living rooms benefit from wide Juliette balconies.

Example shown is designed to M4(2) with generous storage space.

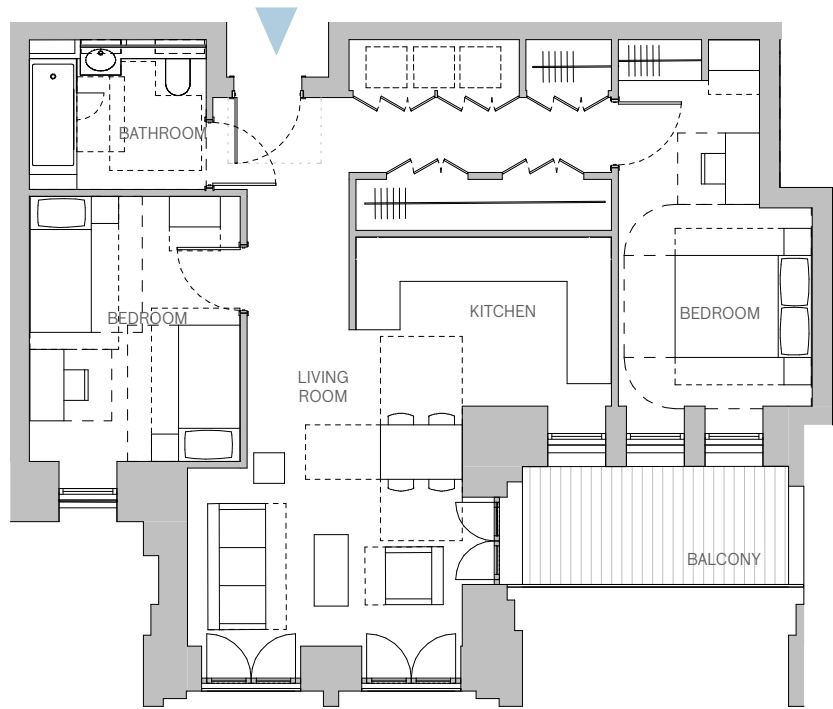
Two bedroom (Four People)

All apartments meet or exceed London Plan min size: 70sqm + 7sqm balcony
A generous open-plan living space is located towards Pimlico Road, and is south facing. External balconies provide extra amenity space whilst adding another view aspect to residents.

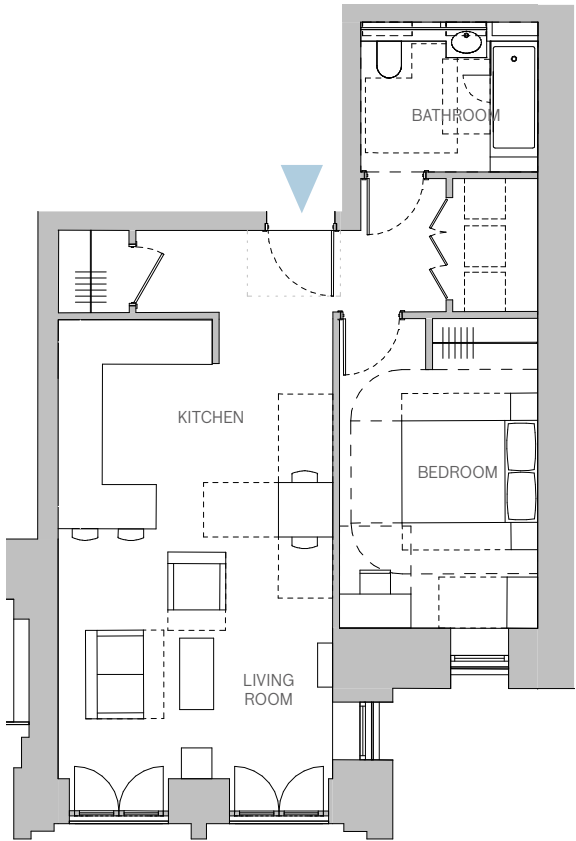
The kitchen benefits from an additional window and can be enclosed if needed.

Three bedroom (Five People)

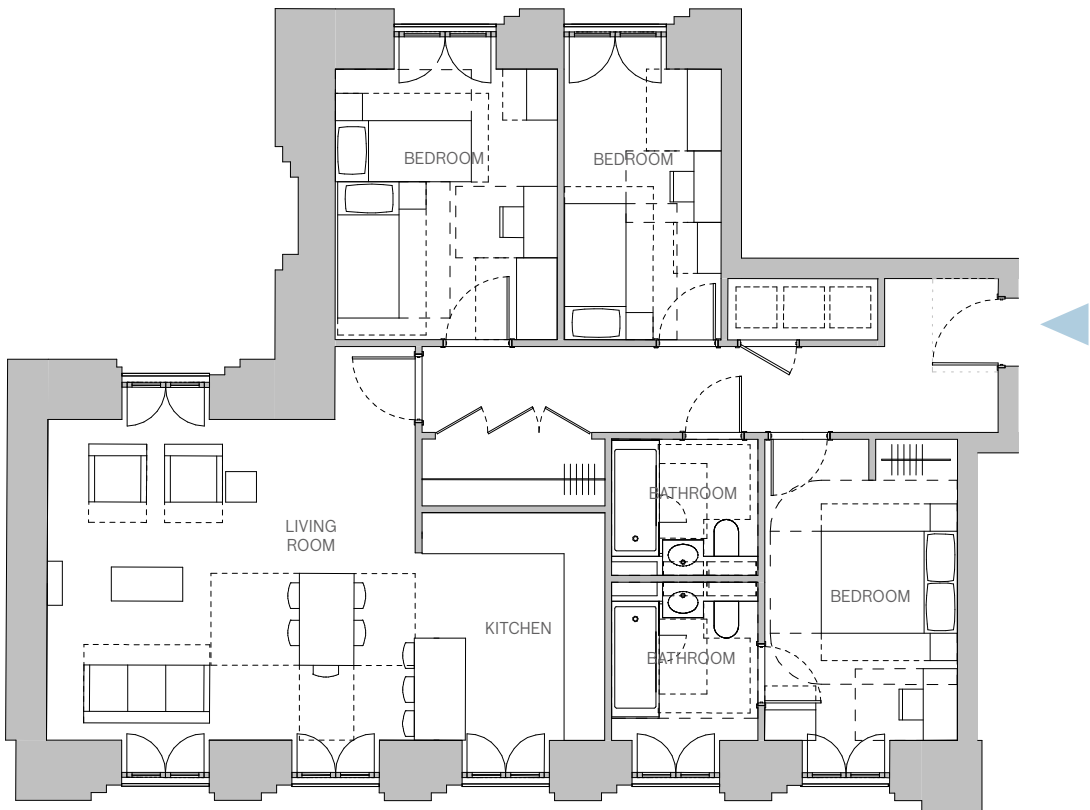
All apartments meet or exceed London Plan min size: 86sqm + 8sqm balcony
Three bedroom apartments are family sized. They benefit from a dual aspect, with a large open space living/ kitchen area. The living room is south facing, with bedrooms located towards Elizabeth Place. The kitchen benefits from an additional window and can be enclosed if needed.



Two Bedroom (Four People)



One Bedroom (Two Bedroom)



Three Bedroom (Five People)

4.0 Design Proposals

4.11.7 Building B - Outdoor Amenities

Landscaping & Outdoor Amenities

During the design process the relation between indoor / outdoor and green spaces played a key role. Buildings B1 / B2 / B3 have been designed around a first floor podium garden that provides outdoor amenity space for residents and interest to the street facade along Elizabeth Place. All residents in Building B have access to this podium garden from their respective cores, where lush, diverse greenery with meandering paths create secluded areas with seating. Additionally, a play space is provided for younger children. This landscaped biodiverse garden will attract wild life and also acts as a visual amenity for residents living above the podium.

Building B1 is accessed from Ebury Square through a generous lobby facing a green courtyard that offers visual connection with the first floor podium and includes a water feature that will reflect light into the depth of the floorplan.

Buildings B2/B3 have an additional outdoor amenity space on the fifth floor with another dedicated play space.

Flanking the new entrance to Clifford’s Row passageway, leading to Elizabeth Place, high level greenery forms a foreground to mature trees and bushes at podium level.

Some of the precedents that inspired the proposals are shown in this page. For further details on the landscape design of these spaces refer to Section 5.0.



4 St Pancras Square, London



4 St Pancras Square, London



Abell and Cleland, DSDHA, London



Holland Park Villas, London



Holland Park Villas, London



Tapestry Building, London



Hamadayama, Tokyo



Hamadayama, Tokyo



Plimsol Building, London

4.0 Design Proposals

4.11.7 Building B - Outdoor Amenities

Outdoor amenity space for each individual apartment has been added to the GLA minimum space requirements for living/ dining spaces and integrated into each apartment where external balconies are not provided. Additional outdoor amenity space is provided via generous accessible gardens on Level O1 and Building B3 Roof Level. Refer to chapter O5 for more information.

01. Ground Floor and Level O1 Podium Garden

The podium garden is accessible to each tenure, both Private and Intermediate, with an approximate area of 660 sqm of accessible garden facing Elizabeth Place, with west and south exposure.

02. Roof Garden on Building B3

A Roof Garden on Building B3 is accessible to the Intermediate tenure only via their core which includes two lifts. The roof garden is accessed from the Fifth Floor corridor and includes playspace, shaded areas and space for sitting, within lush seasonal landscape. Total outdoor amenity area of this terrace is just over 172sqm.

Total Outdoor Amenity Space for Building B is 832 sqm including:
Playspace for under 5's: 45 sqm
Playspace for age 5-11: 25 sqm

03. Building B3 Level O1 Greenery

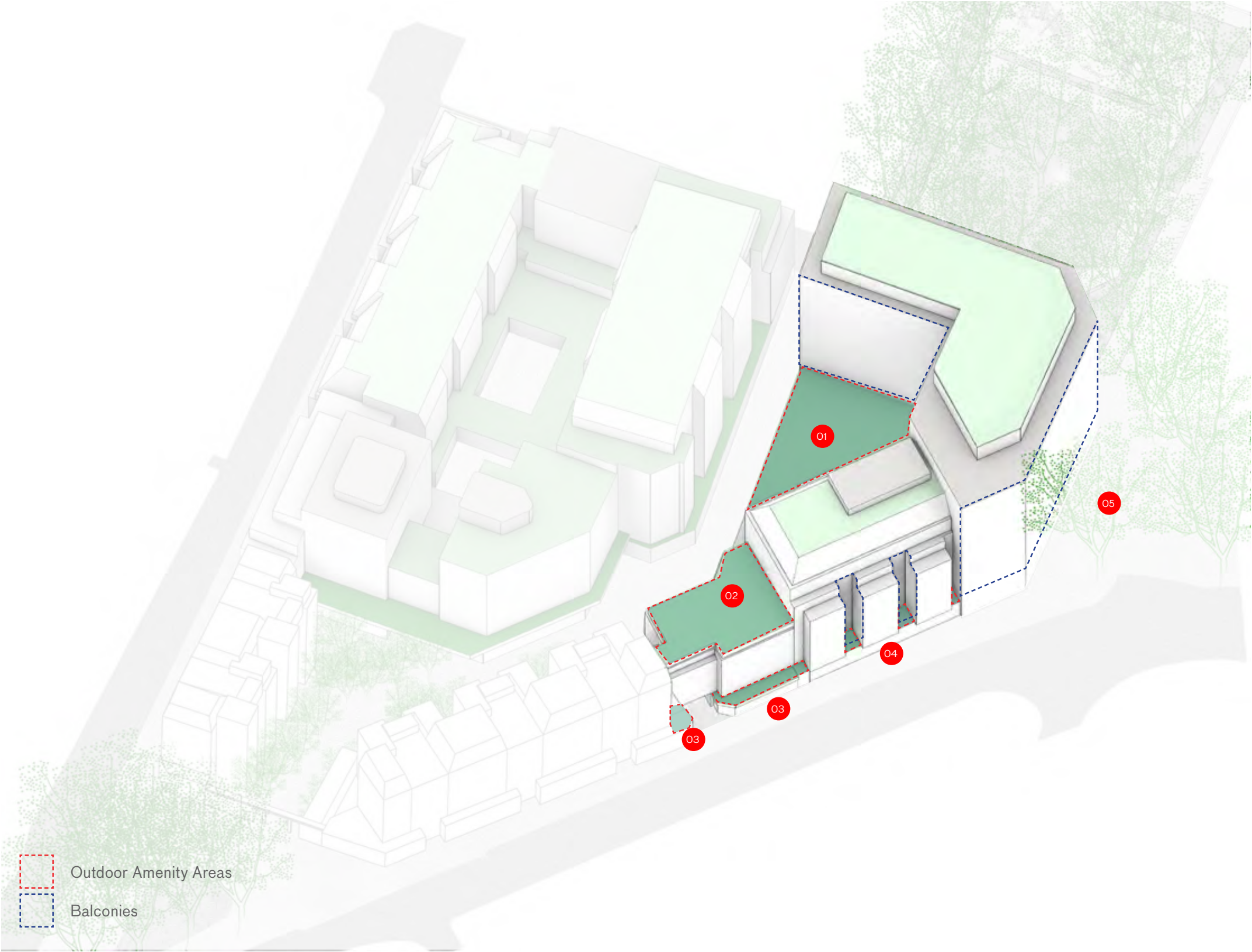
Proposed planting at level O1, fronting Pimlico Road is provided as visual amenity for residents and the wider public, to introduce more greenery along Pimlico Road. Greenery will shield resident's windows at first floor level and provide a break within the street landscape. In addition, planting is also proposed on the roof of the retained Coleshill corner shop.

04. Building B2 Level O1 Greenery

The greenery introduced at level O1, above shops, continues between bays in Building B2 providing a break within the facade and further adding interest to the street experience.

05. Avery Farm Row

The new public space proposed at Avery Farm Row gives a unique opportunity to provide a generous space for meeting, with outdoor seating, as well as providing a buffer between the Building B1 and busy Pimlico Road and Buckingham Palace Road.



Proposed Outdoor Amenities for Building B

4.0 Design Proposals

4.11.7 Building B - Outdoor Amenities

Private balconies and terraces are introduced to most of the Private Apartments in Building B1. Inset balconies are introduced at Avery Farm Row to add shelter from wind and sun, but also to reduce noise from Pimlico Road. Introduction of balconies on this facade helps to distance this building from Fountain Court.

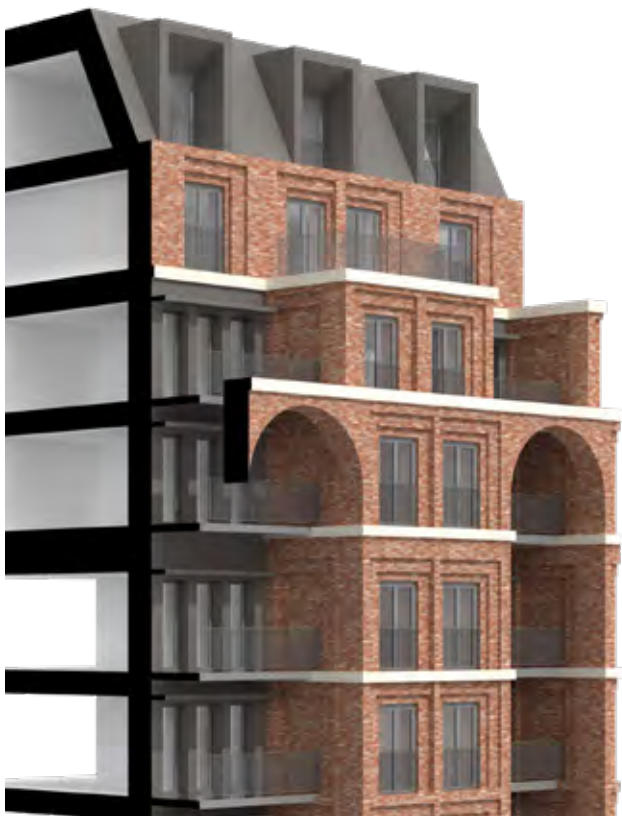
Half of the apartments in Building B2 have projecting private balconies as well. They are located between the bays to create sheltered space from wind and noise pollution on Pimlico Road. Each is designed to open towards the living room, but can also be accessed from bedrooms.

The proposed building B3 sits directly next to Grade II listed Coleshill Flats on Pimlico Road (1) and above the existing corner retail unit (1A), part of the Coleshill Flats. The proposed facade on Pimlico Road is designed to be set back from the existing street line of Coleshill Flats to expose the historical gable wall as it turns the corner, as well as the existing retail shop facade.

Projecting balconies in this location would not be in-keeping with the character of its context and would detract from the existing listed buildings. Due to the depth of the plan set by the relationship with Coleshill Flats’ rear elevation, inset balconies would not be feasible either.



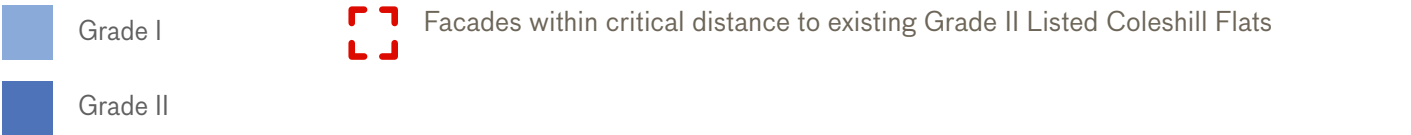
Proposed Building B1



Proposed Building B2



Proposed Building B3 and interface with Coleshill Flats. Proposed balconies would cover Gable Wall of listed building



4.0 Design Proposals

4.11.8 Building B - Retail Strategy

Retail Strategy

Building B retail strategy addresses the different street conditions of Pimlico Road, Avery Farm Row and Ebury Square, as well as the new Elizabeth Place route.

The monolithic brick architecture of the entire building continues to the base to meet the ground and the retail opportunities are envisioned as infills within this overall mass. The retail facades have a different materiality that best accentuates the inset retail units, with finishes in bronze coloured metal.

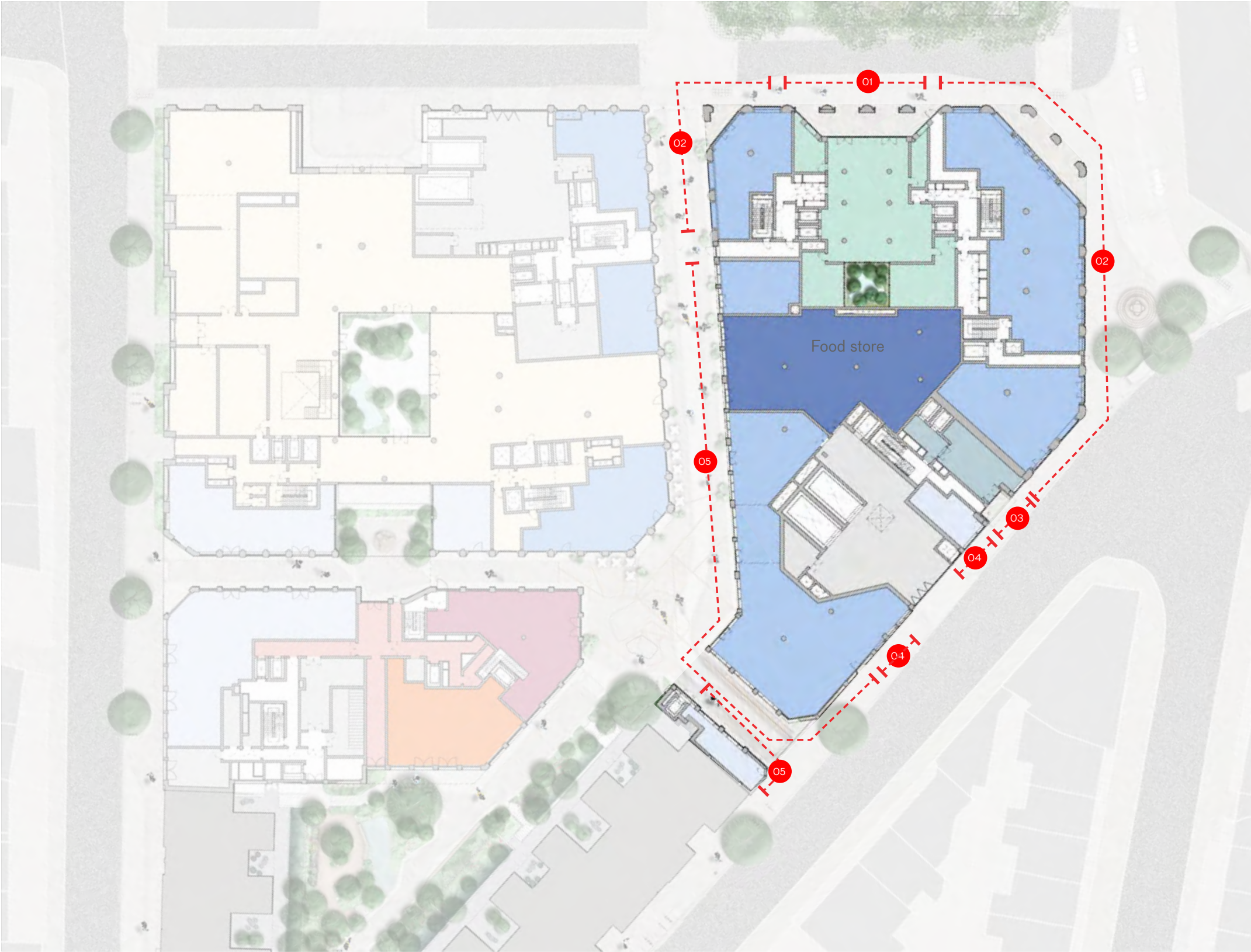
Facing Ebury Square the metal finish is set back from the brick facade to create a covered entry to the residential entrance (O1) of Building B1, and forms retail units either side of this entrance. Turning along Avery Farm Row down to Pimlico Road the same retail architectural language continues (O2).

The entrance to the Intermediate lobby is marked with a canopy and slightly sheltered recess and is also at the transition between Buildings B1 and B2 (O3).

The retail along Building B2 is designed as a transition between Building B1 and B3, slightly reducing in scale and in-keeping with Pimlico Road shopfronts (O4). The loading area has been designed to reduce to a minimum inactive frontage between retail units, with a contemporary metal treatment to conceal and integrate vehicular entrances (within O4).

The proposed retail to the base of Building B3 is designed as a continuation of the existing ground floor retail of the Coleshill Flats and it's scale and design takes inspiration from the listed building retail units (O5). The new retails units return into Clifford's Row and connect to Elizabeth Place.

- 1. Ground Floor Facade Type B1 - Residential Frontage
- 2. Ground Floor Facade Type B1 - Retail Frontage
- 3. Ground Floor Facade Type B2 - Residential Frontage
- 4. Ground Floor Facade Type B2 - Retail Frontage
- 5. Ground Floor Facade Type B3 - Retail Frontage



Ground Floor Plan

4.0 Design Proposals

4.11.8 Building B - Retail Strategy

Food store

Following feedback received from public consultation events, a small food store has been integrated on the ground floor of Building B, fronting onto Elizabeth Place.

The design, look and feel has been based on examples such as the Battersea General Store.



Battersea General Store



Proposed View from Elizabeth Place Gardens facing Buildings A and B

4.0 Design Proposals

4.11.8 Building B - Retail Strategy

Clifford's Row

Clifford's Row reinstates a historical thoroughfare to connect with Elizabeth Place. The relationship between Building B2/B3 and the listed Coleshill Flats has been carefully developed and the new retail takes inspiration from the existing corner retail unit in terms of its proportions, treatment and metalwork.

Retail units line the entrance through Clifford's Row, offering a continuous vaulted arcade of retail frontages up to Elizabeth Place and Elizabeth Place Gardens. Retail units here are smaller in scale, similar to the Coleshill Flats shop on Pimlico Road. Greenery at high ground level flanking the Clifford's Row entrance from Pimlico Road is an introduction to the lush greenery along Elizabeth Street and at Podium level.

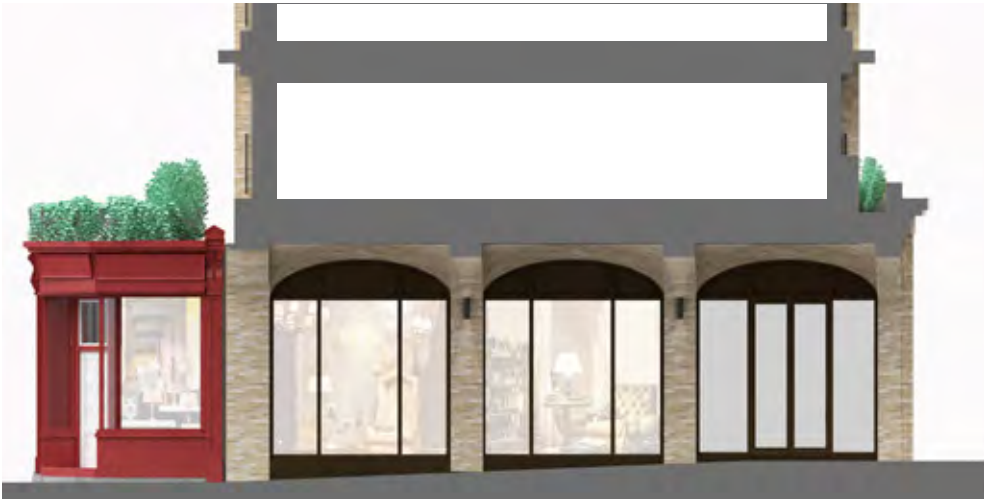
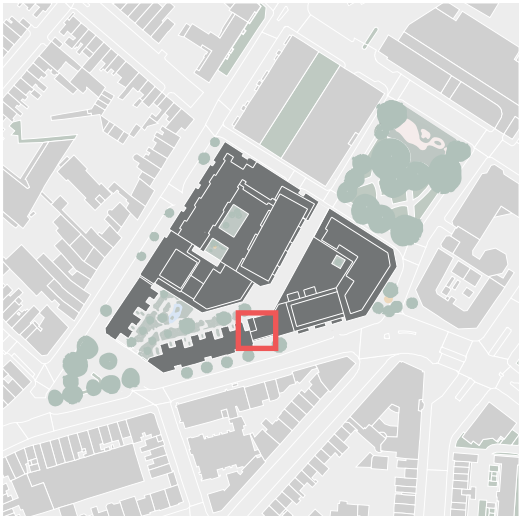
The height of Clifford's Row has been designed to create a legible threshold to maximise daylight and to enable limited access for delivery and emergency vehicles.



Building Section looking north-east
Passageway designed to accommodate delivery and emergency vehicles



View of Proposed Development from Pimlico Road facing Clifford's Row



Building Section A - Looking south-west towards Coleshill



Building Section B - looking north-east towards Building B2

4.0 Design Proposals

4.11.9 Building B - Access and Servicing

Car Parking

To reduce vehicle presence within the ground floor and within the public realm, car parking dedicated to Building B1 residents is proposed at the basement level. The entry and exit is through the vehicle lifts in the Loading Bay located at Ground Level of Building B2 on Pimlico Road. 20 residential car parking spaces are provided (for a total of 70 units), all accessible from each residential core. There is a possibility of accommodating two retail-accessible car spaces if required. Three spaces are wheelchair accessible and can be further converted if needed. Electric car charging stations will cover all spaces in the car park. Vehicle car lifts are able to accommodate vehicles up to 5m in length.

Drop off

The vehicle drop off for Building B1 is located on Ebury Square and can temporarily accommodate up to two cars. The drop off area will have similar surface finishes and levels to adjacent paving to avoid any interruption to the pedestrian experience, but they will be clearly marked for both pedestrians and vehicles to ensure pedestrians safety.

Retail Deliveries

Most retail deliveries will be carried out from the Loading Bay in Building B2, including the food store. Some retail units with no direct access to the Loading bay, will have their deliveries via Elizabeth Place during off peak hours. All Retail deliveries will be managed to ensure there no waiting times between deliveries. Retractable bollards at Elizabeth Place will ensure that deliveries take place only during restricted morning hours.

Retail Waste Collection

Retail Waste will be collected from a dedicated retail waste room located in the Loading Bay close to the refuse collection point on Pimlico Road. As most retail units have a connection with the Loading Bay, the refuse store is located conveniently for access and use.

- Car Parking
- Cycle Parking
- Deliveries
- Vertical Access
- Waste Storage



Proposed Access & Servicing Strategy for Building A

4.0 Design Proposals

4.11.9 Access and Servicing

Residential Deliveries

Residential deliveries for Building B will take place through the Loading Bay at Pimlico Road. Private and Intermediate cores in Building B are not connected directly to the Loading Bay, therefore a dedicated goods lift connects the Loading Bay to basement level where all deliveries can be distributed to the relevant cores. Postal deliveries will take place within the main lobbies/entrance halls of each tenure.

Residential Cycle Parking

Cycle access for Private and Intermediate tenure in Building B is from Avery Farm Row, via a dedicated cyclist entrance and goods lift. Private and Intermediate cycle storages are separated at basement level to be closer to their respective cores.

There are no more than two sets of closed doors leading to the cycle storages, and any fire doors in-between are left on hold-open to ensure easy access to cycle facilities.

Residential Waste Collection

Residential waste collection in Building B is adjacent to the Loading Bay where a holding area is located. The refuse areas in the basement will have their waste brought up to street level via the car/goods lift. Each tenure has a separate refuse store closer to their cores for easier access. All refuse stores have two entrances to separate the resident's entry from bin refuse collection, for security purposes.

- Car Parking

Cycle Parking

Deliveries

Vertical Access

Waste Storage



Proposed Access & Servicing Strategy for Building A

4.0 Design Proposals

4.12.1 Building C - Overview

Social Rent Accommodation and Rehousing

The proposed Building C will provide 44no. Social Rent units with a unit mix to accommodate the current need of Walden House residents who will be offered the opportunity to move directly into the building once it is completed.

Non-residential uses proposed at Ground Level include retail facing Ebury Street and Five Fields Row, a Cinema (D1) and a Community space (D2) facing Elizabeth Place Gardens.

The existing 38no. social rented households in Walden House have been offered a Right to Return to the new Proposed Development by their landlord, Westminster City Council, based on their current household need. All 38 households will be given the choice to move just once, directly into the new social rent housing, or to move away and then exercise their Right to Return, giving residents the choice.

The new social rent housing located in Building C will accommodate the current need of Walden House households. Typically, the new units will be up to 50% larger than the existing units in Walden House, to reflect current space standards.

In terms of delivery, Building C will be constructed as part of Phase 1 and will be completed before the Phase 2 works begin. Vacant Possession of Walden House has been extended to allow Building C to be built and Walden House residents to all move, before work starts on Phase 2.

Grosvenor is in regular dialogue with Westminster City Council and engaging directly with residents where appropriate, something which will continue in the coming months.

Social Rent	Proposed
1 Bedroom	11no.
2 Bedrooms	13no.
3 Bedrooms	16no.
4 Bedrooms	3no.
5 Bedrooms	1no.
Total	44no.



Building C Location



View of Elizabeth Place Gardens looking north-east at Building C

4.0 Design Proposals

4.12.2 Building C - Design Principles

Design Development Principles

The massing arrangement of Building C evolved through a series of iterations that sought to balance residential quality with sensitivity towards the local context and townscape.

Overall, Building C is arranged to address two conditions: Ebury Street and the character of the Belgravia Conservation Area; and the interior of the Site, mindful of proximity of the existing Coleshill Flats (O1).

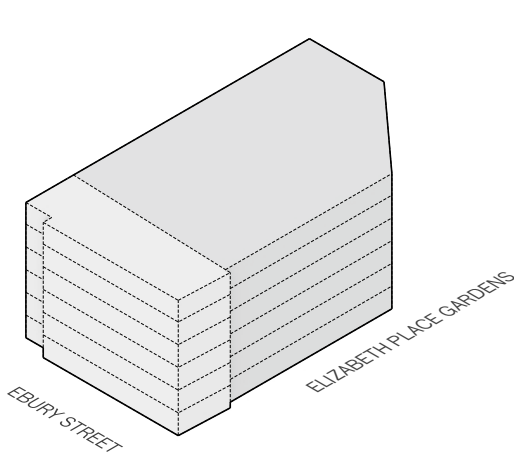
The different conditions have directly influenced the height of the massing and proposed datums lines (O2).

In townscape terms, the height of Building C is limited to reduce the impact on local views. The upper storeys of the Ebury Street wing have been pulled back to give consistent cornice lines that relate to the neighbouring listed Coleshill Flats, and visually reduce the height of the building along Ebury Street. Furthermore, a new public route, Five Fields Row, connecting Ebury Street to Elizabeth Place was introduced. The massing was further refined to allow more daylight into Five Fields Row and the podium garden of Building A (O3).

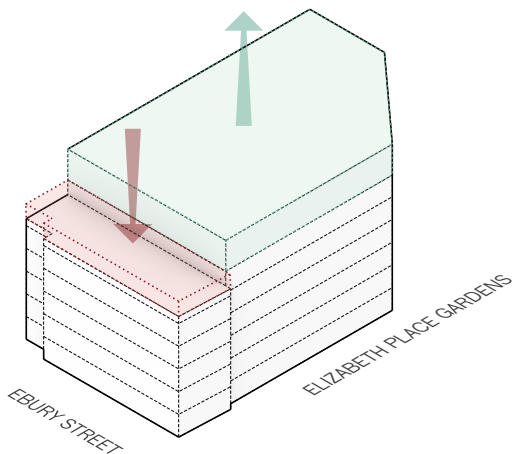
The building will also front onto the new Elizabeth Place and Elizabeth Place Gardens, forming a key component of the development when approaching from Orange Square. In response to this view, a gap was introduced to break the massing and allow views through the building and into the interior of the Site. This improves the quality / aspect of the apartments and maximises daylight/ sunlight levels to units within both Buildings A & C (O4).

Several set-backs facing Ebury Street were introduced to reduce their visibility from the street and from the opposite properties. Roof pavilions are introduced in order to further break down the mass and scale of the building as a whole (O5).

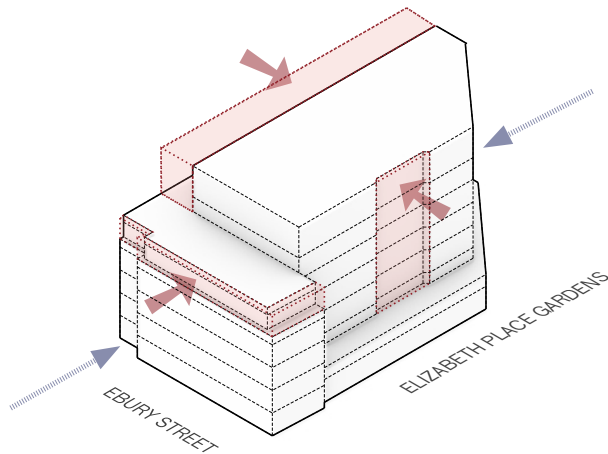
Roof terraces integrate landscape and outdoor amenity spaces for residents, who will benefit from to some views over looking Elizabeth Place Gardens and towards Orange Square (O6).



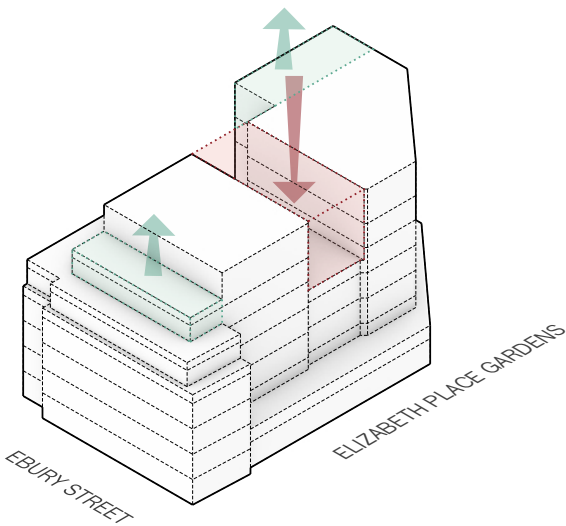
O1. A composition of two buildings



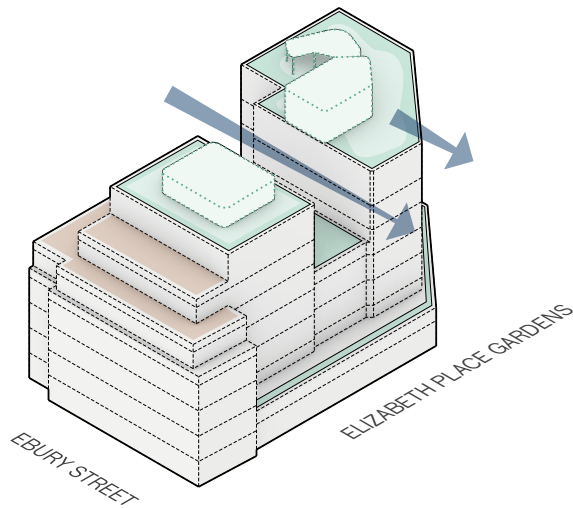
O2. Adjusting massing to the local context



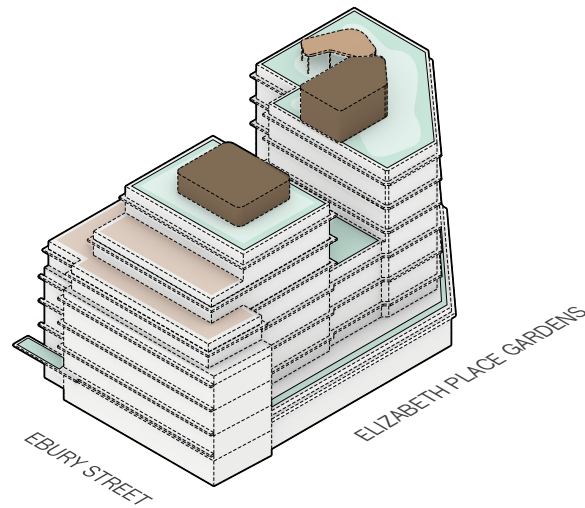
O3. Refining massing to introduce podiums and cut through route



O4. Breaking up massing and introducing infill to open views



O5. Receding roofscapes responding to local context



O6. Residents' outdoor amenity spaces with open views

4.0 Design Proposals

4.12.2 Building C - Design Principles

Interface with existing Coleshill Flats

The existing Coleshill Flats were built in 1870 on the southern part of the Site. During the Second World War the area experienced heavy bomb damage to much of the northern and central area of the Site. Although a row of seven Victorian terraced houses adjacent to the Coleshill Flats on Ebury Street survived the bomb damage, they eventually gave way to the construction of the Cundy Street Flats. As shown on the 1928's image of Ebury Street, there was a continuous street alignment with the -Coleshill Flats abutting an existing earlier building. The current blank gable wall is a reflection of this. Retail units continued sporadically along Ebury Street.



Ebury Street Historical photo, circa 1928



Coleshill Flats retail units and gable wall condition (Ebury Street)

4.0 Design Proposals

4.12.2 Building C - Design Principles

Interface with existing Coleshill Flats

The proposed Building C abuts the existing Coleshill Flats (Grade II) flank wall following the same street alignment and reinstating the historical streetscape.

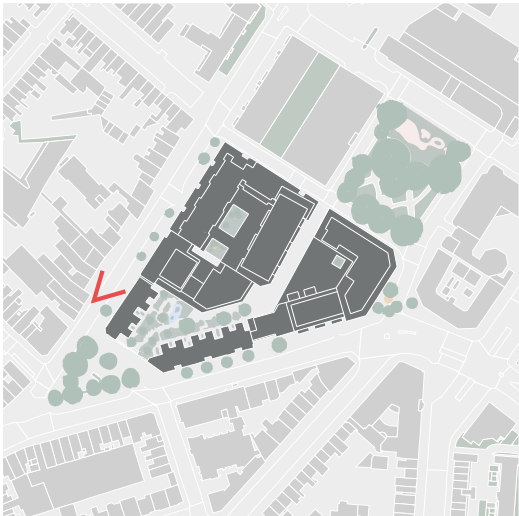
The new building has been designed with set backs on the upper floors responding to the listed Coleshill Flats by exposing the top section of the gable wall and chimney stacks. A small recess is inserted on Building C’s facade where it meets the existing listed building, creating a subtle transition along the street elevation. This existing gable wall, in contrast with Pimlico Road, does not have any detail as historically it was built as a party wall to terraced houses along Ebury Street.

The proposed facade on Ebury Street has been designed referencing the facade composition elements of the Coleshill Flats. The proposed retail design has been designed to relate to the existing units within the ground floor of the Coleshill Flats.

The proposed works to the existing Coleshill Flats include the reconfiguration of areas of the rear basement elevations, railings, changes to the rear lightwells and access to the basement of the Coleshill Flats. Alongside this is a new landscape scheme for the car park between the two Coleshill Flats buildings, to be known as Elizabeth Place Gardens, is proposed.

The ground and upper floors of the Coleshill Flats remain unchanged and are not part of this application.

For further details on proposed works to the existing Coleshill Flats refer to Section 4.13 and to the Heritage Statement forming part of this Application.



View of Ebury Street looking north with Building C abutting the listed Coleshill Flats

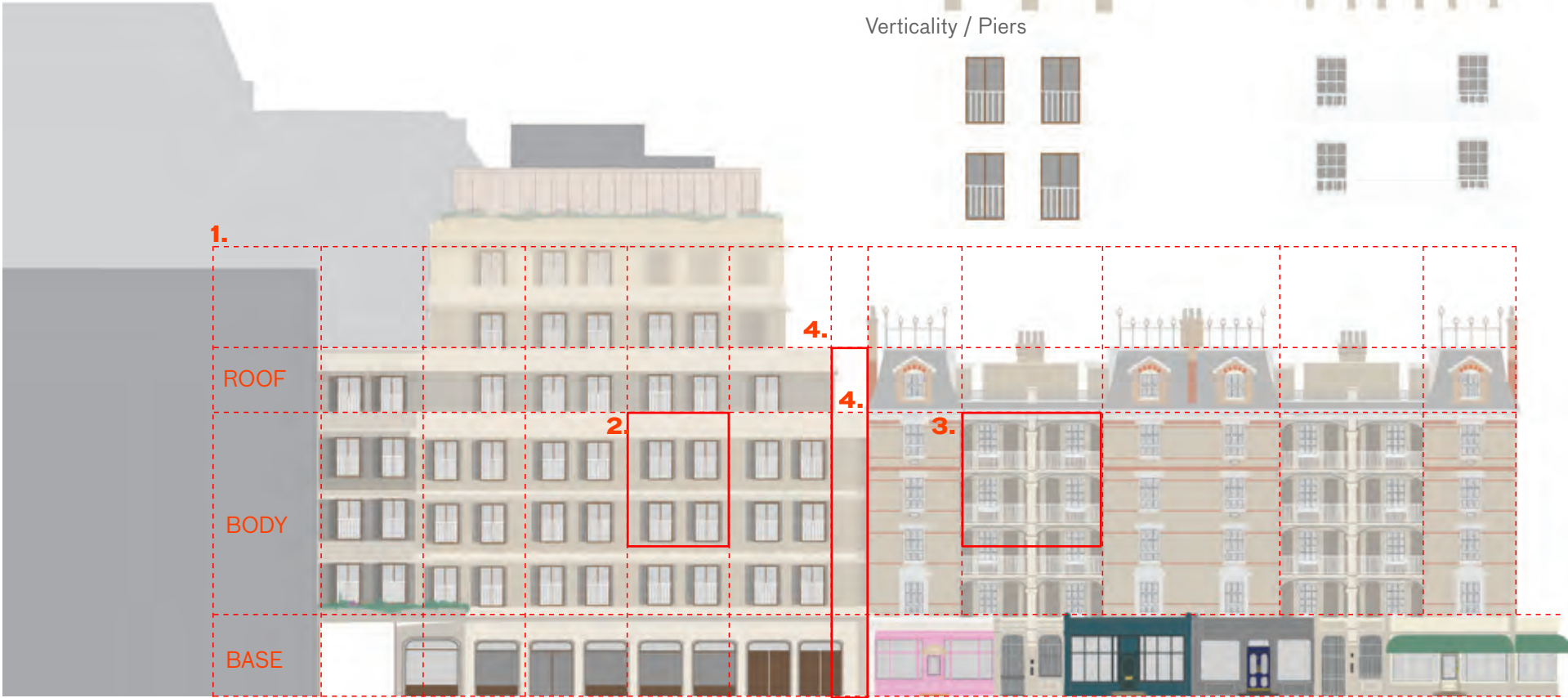
4.0 Design Proposals

4.12.3 Building C - Facade Design and Materiality

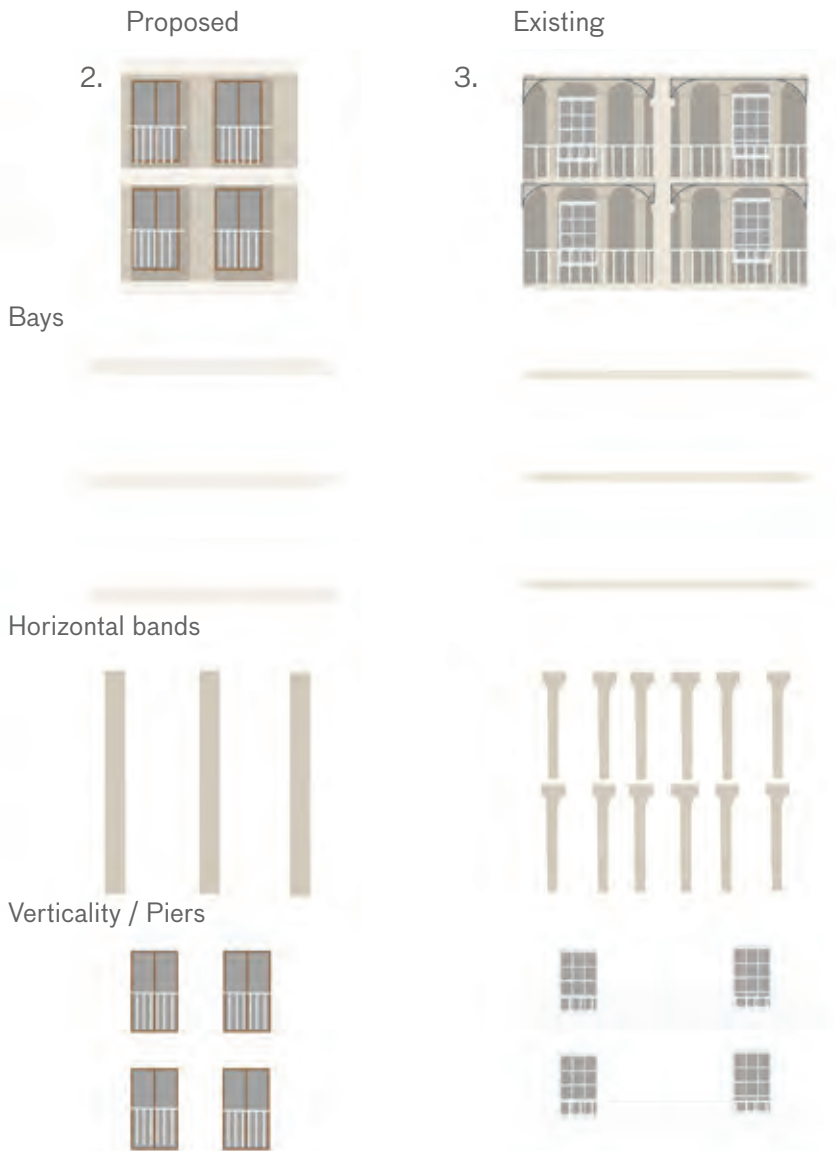
Ebury Street

Building C's facade composition and chosen materiality has taken inspiration from the adjacent Coleshill Flats (Grade II). The analysis of the Coleshill Flats' facade, with it's various elements has informed the proposed design as described below.

- 1. On Ebury Street, the facade follows the overall composition of the adjacent Coleshill Flats and it's tripartite principles of base/body/roof. Whilst the Ground Floor to the Third Floor levels align with the Grade II listed brick facade, the Fourth Floor steps back to emphasise Coleshill Flats' roofscape and reduce the visibility of the top floors on Ebury Street.
- 2. and 3. As with the Coleshill Flats, the facade of Building C is set out in five 'bays'. 'Each 'bay' is composed of two windows serving either living spaces or bedrooms. Continuous horizontal bands relate to the coloured bands of the listed buildings and aid the articulation of the proposed facade.
- 4. The junction between Building C and the existing Coleshill Flats flank wall and chimneys is emphasised by stepping back on the Fourth Floor by two meters. Stepped recesses from Ground to Third Floor level create a gradual transition between Building C's facade and the Coleshill's brick facade.



Ebury Street Proposed Elevation



Coleshill Flats (Ebury Street)

4.0 Design Proposals

4.12.3 Building C - Facade Design and Materiality

Orange Square

A key view in considering Building C's massing and facades is from the new entrance into Elizabeth Place Gardens from Orange Square. Here the massing splits into two distinct 'volumes', connected by a four-storey infill. The continuous horizontal bands structuring the Ebury Street facade turn into projecting 'blades' on the south-east facing facades, providing shading and responding to environmental performance.

At roof level, two pavilions serve as a roof access to outdoor amenity to the east, and as a plant enclosure to the west. The pavilions are set back from the edge of the roof and sit behind stretches of generous planting/landscape. Their design and materiality, distinct from the architectural language of the levels below, recesses, and reads as part of the existing roofscape.

At first floor podium level the proposed lush planting creates visual amenity for passersby and residents.

Elizabeth Place Gardens, visible in this view, includes within it a dedicated outdoor amenity space for both the new development residents and for the Coleshill Flats' residents. The new Orange Square entrance has been designed with wider gates and railings to allow more visibility into the new route and gardens, with the aim to be more welcoming to a thriving community. Consultation with residents was key on the design of the Orange Square entrance and Elizabeth Place Gardens.



Proposed View from Orange Square facing Building C

4.0 Design Proposals

4.12.3 Building C - Facade Design and Materiality

Material Palette and References

A contextual but contemporary grid-based architectural language is articulated in the facades of Building C, with consistent dimensions of brick piers, windows and recesses throughout the different elevations. Detail is added to the facade articulation through a series of brick-dimensional recesses, whilst maintaining a limited and simple material palette.

The proposed material palette references the adjacent Coleshill Flats with a light brick tone. The proposed horizontal elements are to be light precast/technical stone offering a subtle tonal change and defining each storey. The tonal consistency of the proposed material palette offers the opportunity to create a highly articulated facade.

The entirety of the Ground Floor will be expressed in precast/technical stone, varying from a plain finish to a subtle, precast, rippled texture within the proposed Five Fields Row with set-back wooden framed windows and doors referencing the painted wooden shop units of the adjacent Coleshill retail units.

All metalwork on the upper levels is of a consistent tone, darker in tonality to the surrounding brick.



DSDHA, Corner House, London



Haptic Architects, Rosemoor Studios, London



- 1. Light Yellow Brick
- 2. Precast/ Technical Stone
- 3. Light bronze metal windows and balustrades
- 4. Bronze wrapped hardwood window frames
- 5. Painted hardwood timber frames



HTO Architects, 345 Meatpacking, New York



Svend Fournais, Gyldenrisparken, Copenhagen



Paul McNeary Architects, Brompton Quarter, London

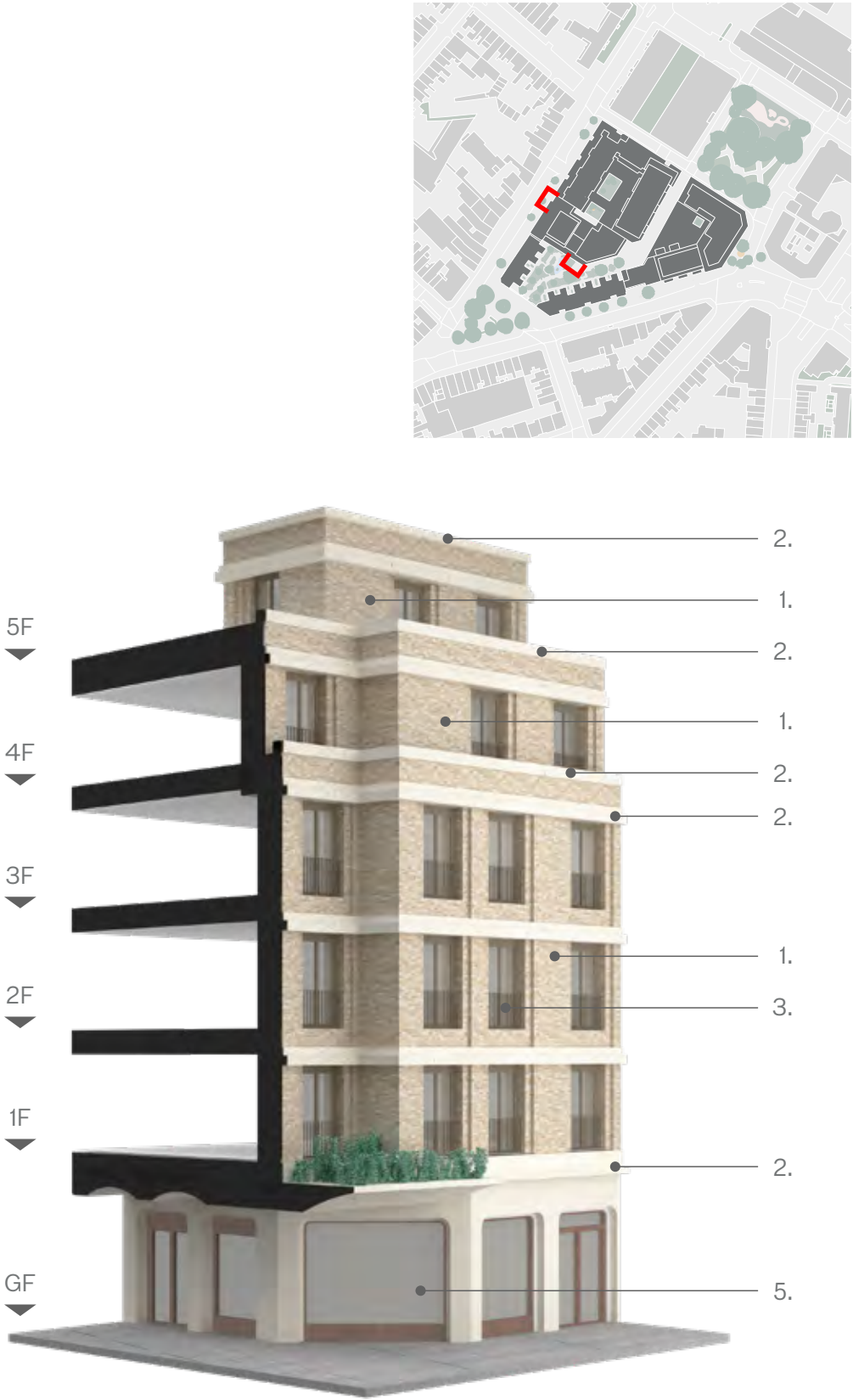
4.0 Design Proposals

4.12.3 Building C - Facade Design and Materiality



- 1. Light Yellow Brick
- 2. Precast/ Technical Stone
- 3. Light bronze metal windows and balustrades
- 4. Bronze wrapped hardwood window frames
- 5. Painted hardwood timber frames

Elizabeth Place Facade (indicative)



Ebury Street Facade (indicative)



4.0 Design Proposals

4.12.3 Building C - Facade Design and Materiality

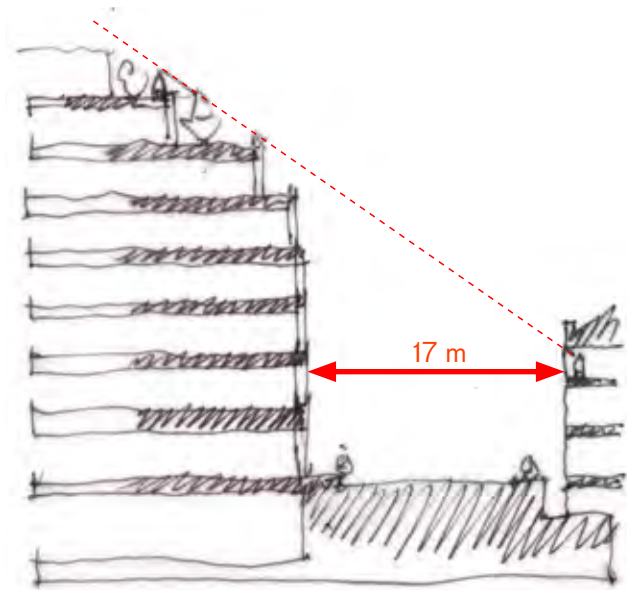
Ebury Street

On Ebury Street, the proposed building aligns with the adjacent Coleshill Flats with the Fourth Floor plan stepping back to align with the existing Coleshill's roofscape. Floors Five and Six step back further to ensure these floors are not visible from the street or from the listed buildings properties opposite.

The Ebury Street facade is set out in five 'bays', with each 'bay' being composed of two windows. Continuous horizontal bands relate to the coloured bands on the listed buildings and aid the articulation of the proposed facade. Above the entrance to Five Fields Row and at the junction with Building A the facade is set back by approximately 1.5 meters to add a clearer transition between the two buildings.

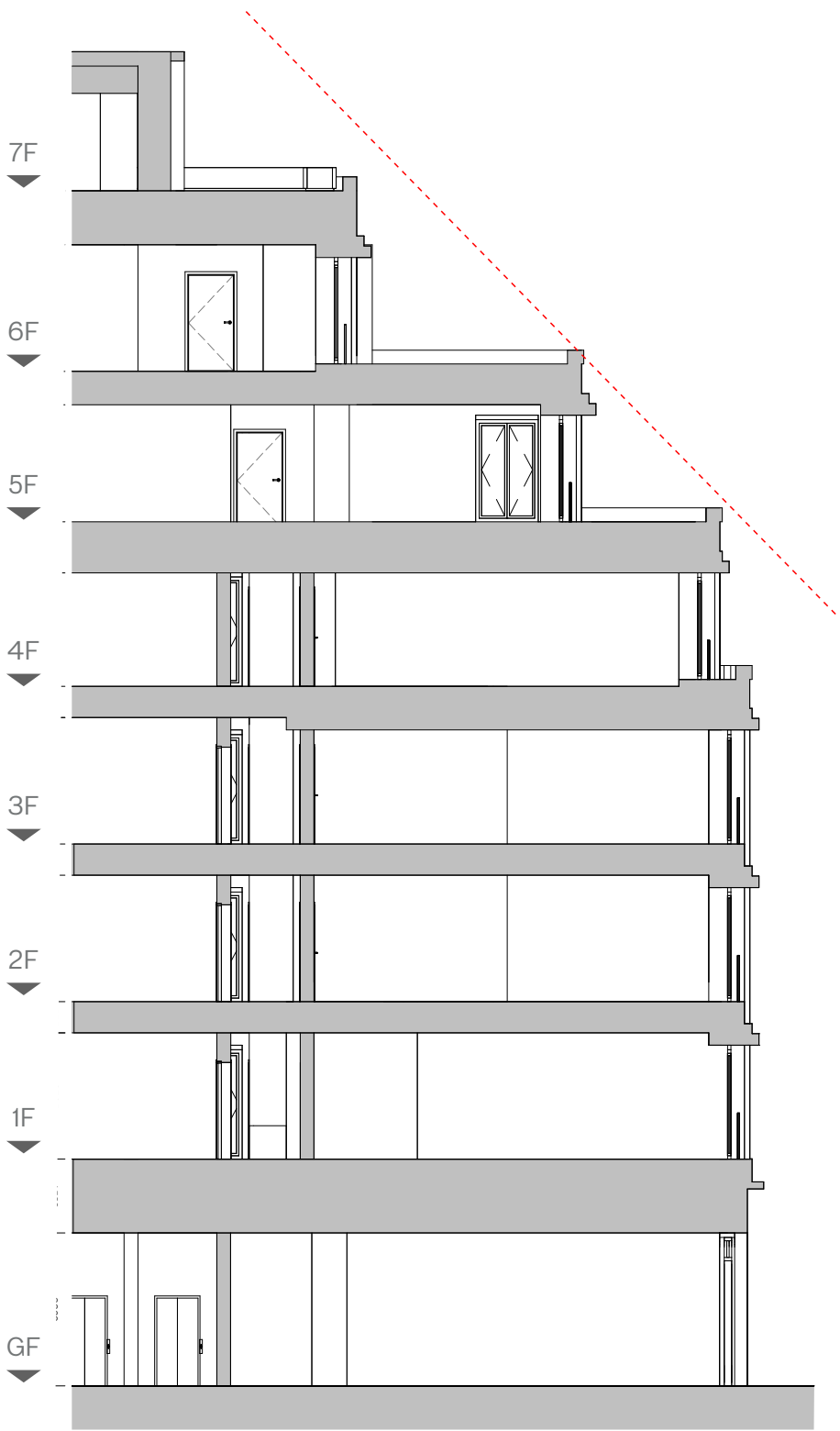
The entrance to the Five Fields Row passage is marked by a canopy stretching along the width of the passage, offering additional wayfinding benefits and opportunities for additional planting along Ebury Street. At Ground Floor, the shop frontages of Building A and C chamfer inwards, widening the passage at its entrance point.

In order to provide the high quality social rent housing, all apartments within Building C benefit from generous 2.7 meters floor to ceiling heights, and all windows offer Juliette balconies.



Section diagram with proposed Building C and 180 Ebury Street (Grade I)

- 1. Light Yellow Brick
- 2. Precast/ Technical Stone
- 3. Light bronze metal windows and balustrades
- 4. Bronze wrapped hardwood window frames
- 5. Painted hardwood timber frames



Section through Building C and Ebury Street



Ebury Street Elevation

Bay = 2 windows

4.0 Design Proposals

4.12.3 Building C - Facade Design and Materiality

Elizabeth Place

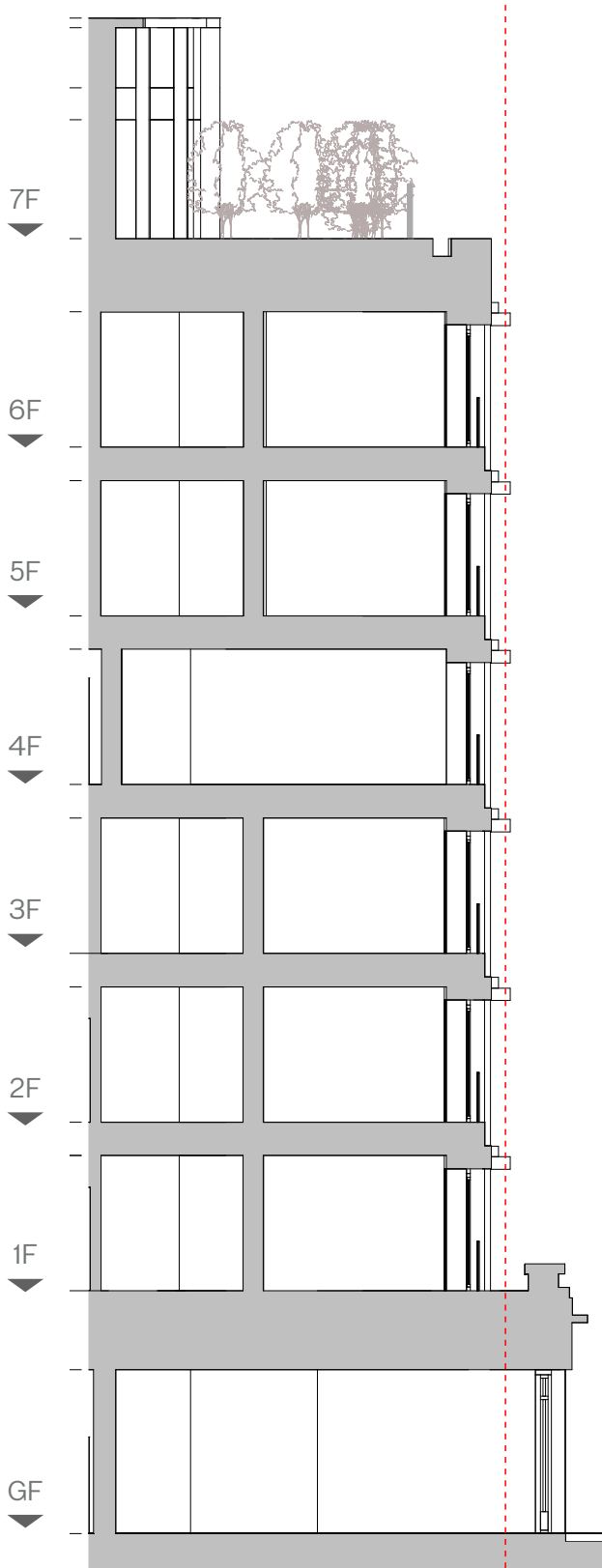
The courtyard and Elizabeth Place facades are defined through vertical and horizontal repetition and consistency of detailing. The elevations are set out in 'bays' of three windows, with slender brick piers defining the vertical bays and a series of stepped brick recesses surrounding each window.

Whilst First to Sixth Floor levels are set out in one continuous line, the Ground Floor steps forward to create space for lush planting running the length of Elizabeth Place Gardens and into Elizabeth Place. At Roof Level, the eastern roof pavilion steps away from the facade below so as to be read as a receding roofscape. Lush planting along the entire edge of the accessible roof garden conceals the slender balustrade behind.

On the south-east facing facades, the distinct horizontal bands turn into slender projecting 'blades', providing shading and responding to environmental performance. At Roof Level, the roof build up steps back to align the parapet with the landscaping behind and visually reduce any perceived 'heaviness' of the roof.

The Ground Floor, expressed in precast/technical stone in its entirety, becomes an increased version of the horizontal bands of the upper levels. Adding warmth to the retail units and proposed communal spaces, bronze wrapped hardwood windows and doors are set within the vertical precast/technical stone columns which wrap around the base of Building C.

- 1. Light Yellow Brick
- 2. Precast/ Technical Stone
- 3. Light bronze metal windows and balustrades
- 4. Bronze wrapped hardwood window frames
- 5. Painted hardwood timber frames



Section through Building C (facing Elizabeth Place)



Elizabeth Place Elevation (indicative)

4.0 Design Proposals

4.12.4 Building C - Internal Planning

Ground Floor Uses

Building C contains a Ground Floor consisting of residential entrances, flexible retail along Ebury Street and Five Fields Row, community and cinema uses facing Elizabeth Place/Gardens and back of house areas. On the upper levels there are a further 5 - 6 floors of residential accommodation and associated residents' communal roof terraces.

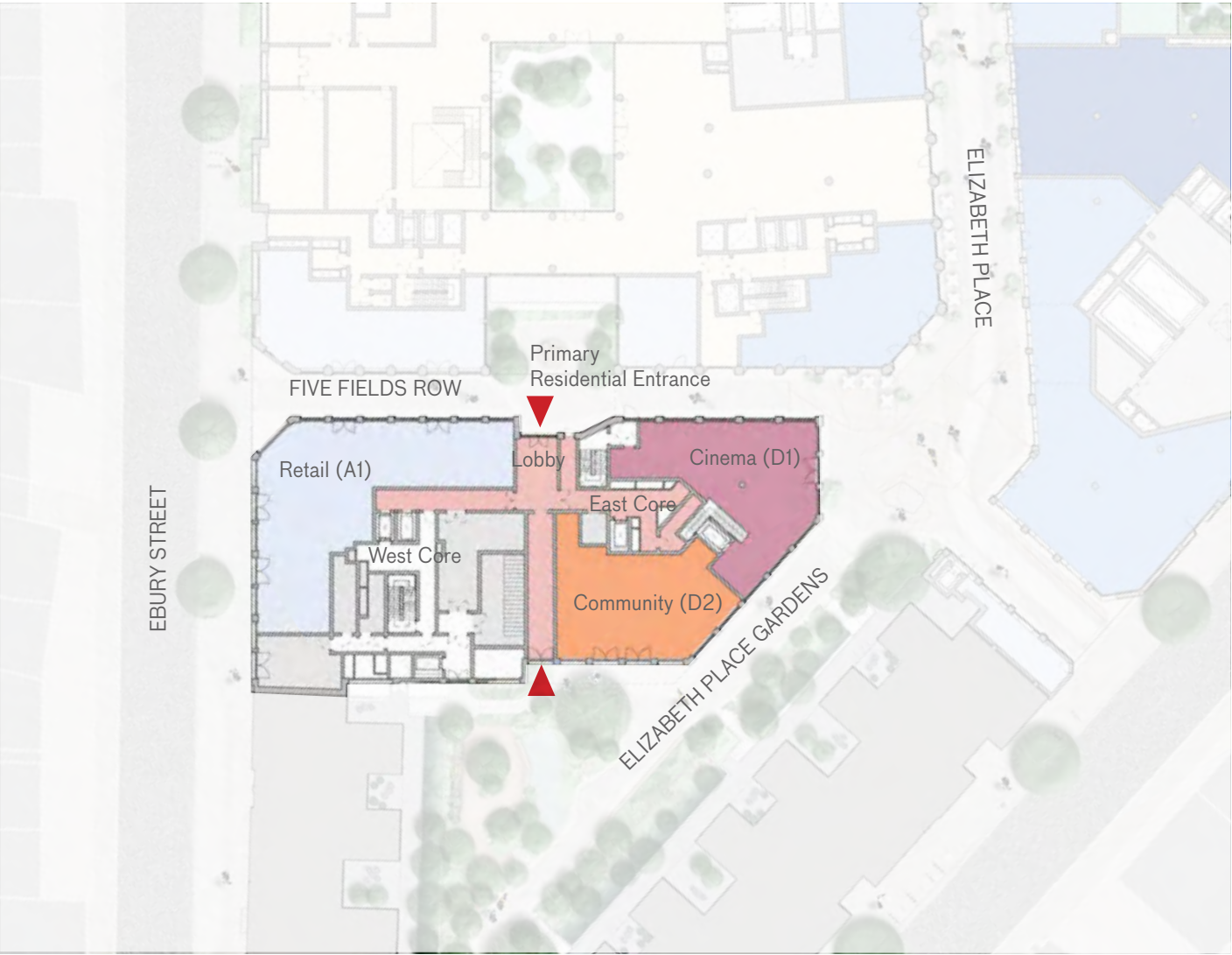
The Ground Floor uses are planned to enhance the new public routes and site connectivity with the wider neighbourhood. Primary residential entrances are located on Five Fields Row and from Elizabeth Place Gardens.

Two cores can be accessed from the entrance lobby, with the east core offering access to outdoor amenity space on the First Floor and Roof Level. Common amenities, such as cycle and waste stores, are split between Ground and Basement levels. The cycle store located at Basement Level is accessed via a platform lift in the east core (only connecting Ground to Basement level).

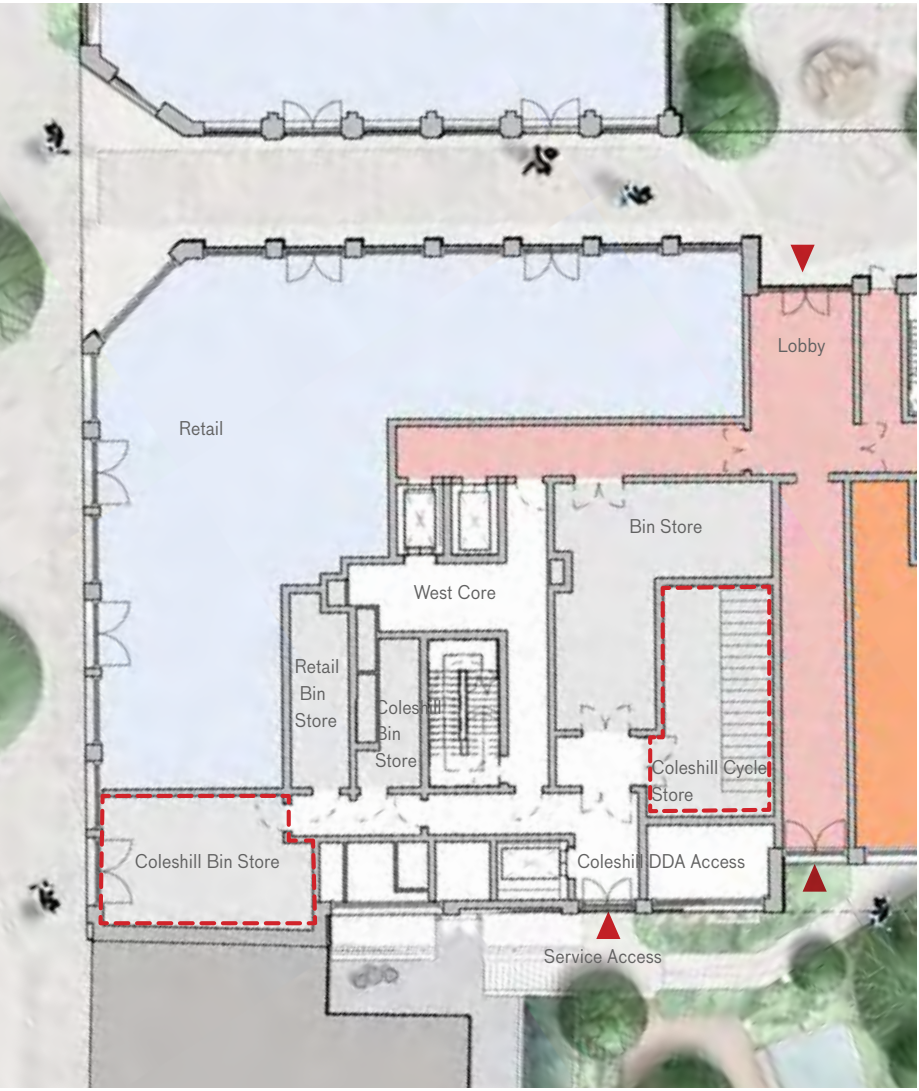
As a result of consultation and feedback received from residents, Building C accommodates the relocation of the existing Coleshill Flats' refuse and cycle storage areas. Additionally, Building C incorporates a new lift to provide DDA access to the converted Coleshill Flats basement units.

The long-stay cycle parking for the Coleshill Flats' residents is to be re-provided (like for like) within the Ground Floor level as shown below and accessed from Elizabeth Place Gardens.

- Uses and areas re-provided:
- 1. Coleshill Flats' Refuse Store (35 sqm)
 - 2. Coleshill Flats' Refuse Store for converted Basement units (8 sqm)
 - 3. Coleshill Flats' Cycle Store (30 sqm)
 - 4. DDA lift access from Ground to Basement level



Proposed Ground Floor Plan



Proposed Ground Floor Plan (East core)

4.0 Design Proposals

4.12.4 Building C - Internal Planning

Residential Floors

With the aim to provide high quality units throughout the building, the massing has been developed to maximise multiple aspect units. Larger 4-bed and 5-bed units are proposed on upper levels (Fourth to Sixth Floor), to allow for multiple aspects to each larger unit.

Accessed via Five Fields Row or Elizabeth Place Gardens, the residential lobby connects to two cores, each serving 2-6 units per floor. Each proposed core and common circulation space benefits from natural daylight and the potential for natural ventilation. The location of the west core in response to the proximity of the existing Coleshill Flats, avoids overlooking issues between proposed apartments and the existing Coleshill Flats.

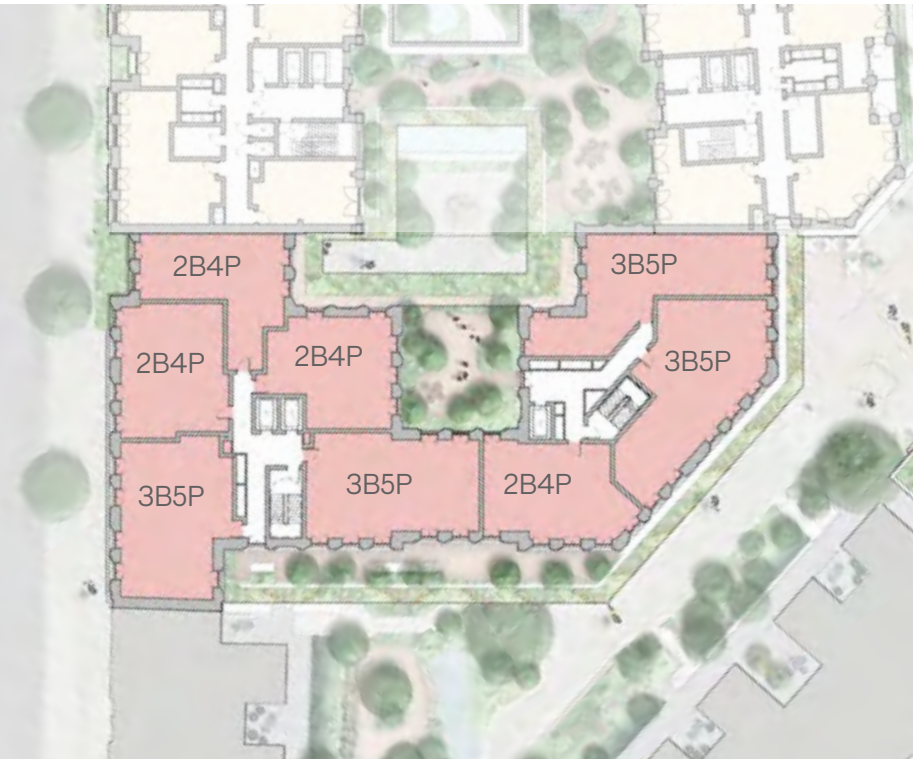
The east core on the First Floor provides access to the shared podium garden, offering valuable amenity space for socialising and play. The west core provides access to the shared roof terrace at Fourth Floor level facing Elizabeth Place, with views over Elizabeth Pace Gardens and Orange Square.

Massing along Ebury Street steps back at the Fourth, Fifth and Sixth Floor Levels, responding to the immediate surroundings and the Coleshill Flats. Along Elizabeth Place, the massing splits into two blocks connected via a three-storey infill, offering additional area for greenery and improved daylight/sunlight levels to the apartments.

Lush landscaping located on the First and Third Floor levels provides outdoor amenity for all residents and visual amenity to the residential accommodation facing these spaces.



Proposed View from Building C overseeing Elizabeth Place Gardens towards Orange Square



Building C - Typical Floor Plan (Level 02-03)



Building C - Fourth Floor Plan



Building C - Fifth Floor Plan



4.0 Design Proposals

4.12.4 Building C - Internal Planning

Units per Core

Building C includes two cores with access between 2-5 units per floor, depending on the floor and as the building steps on the upper floors facing Ebury Street.

Residential Unit Mix

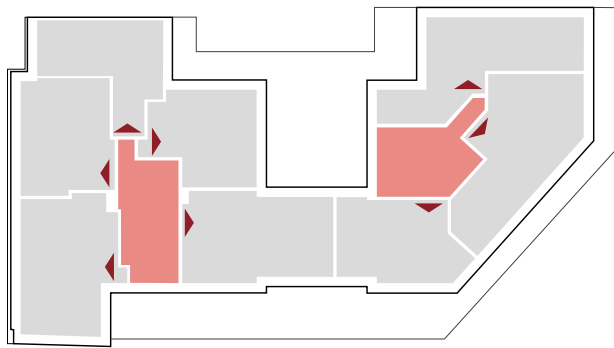
The unit mix for Building C varies greatly between floors and include 1-bed, 2-bed, 3-bed, 4-bed and 5-bed types, in line with needs of existing Walden House residents.

Aspect Ratio

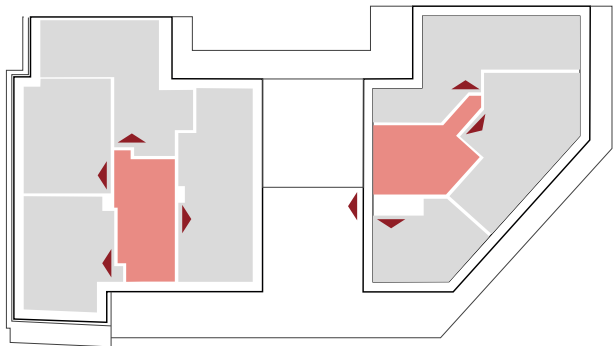
There are a total of six single aspect units facing Ebury Street (northwest) located between First to Fourth Floor levels.

One factor alleviating this is the view over Ebury Street and the listed buildings opposite. In total 38no. of units (or 86%) are dual aspect. No single aspect units are north facing.

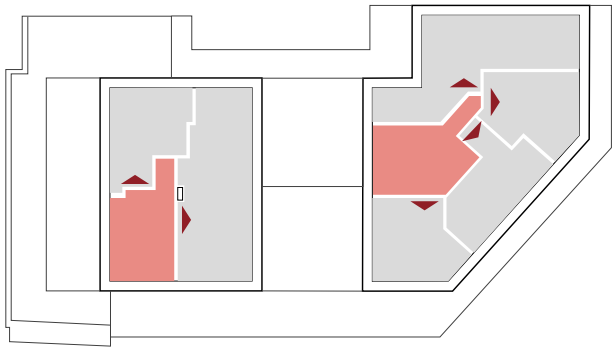
As above, the limited number of units that are north-east and north-west facing benefit from excellent visual amenity.



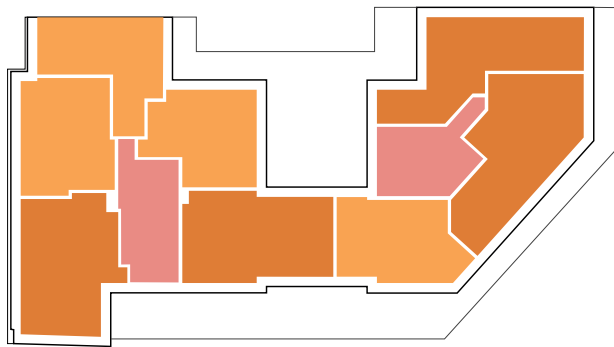
Building C - Second Floor by Units per Core



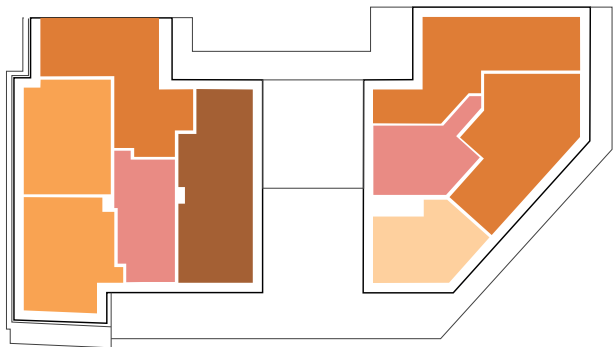
Building C - Fourth Floor by Units per Core



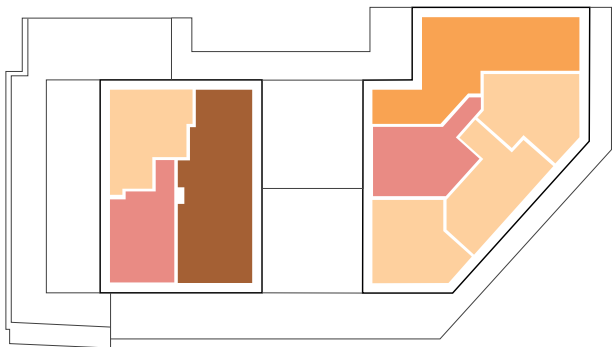
Building C - Sixth Floor by Units per Core



Building C - Second Floor by Unit Mix

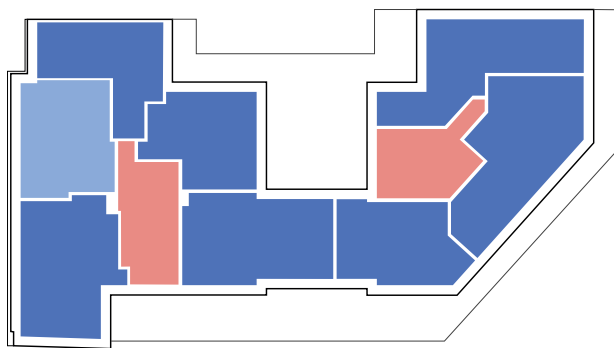


Building C - Fourth Floor by Unit Mix

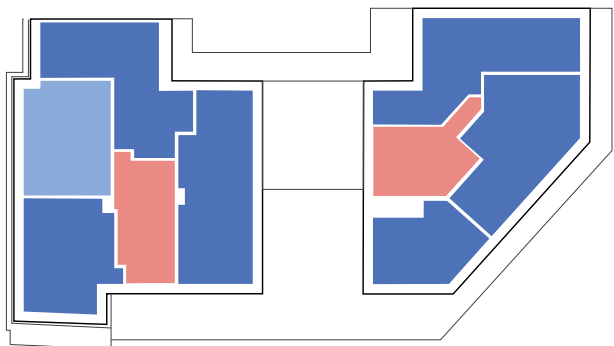


Building C - Sixth Floor by Unit Mix

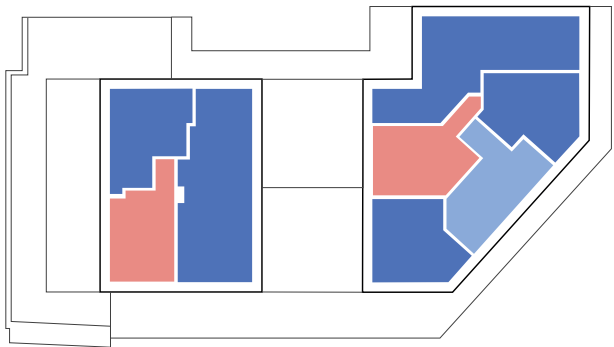
- Single Aspect Units
- Dual Aspect Units
- Corridors and Circulation
- Residential Units
- One Bed Apartments
- Two Bed Apartments
- Three Bed Apartments
- Four Bed Apartments
- Residential Entrance



Building C - Second Floor by Aspect Mix



Building C - Fourth Floor by Aspect Mix



Building C - Sixth Floor by Aspect Mix



4.0 Design Proposals

4.12.4 Building C - Internal Planning

Typical Apartment Layouts

A range of social rent apartments are provided, benefiting from generous 2.7 meters floor to ceiling heights. All the apartments have access to shared outdoor terraces at first floor podium, fourth floor and seventh floor, as well as to the new communal gardens in Elizabeth Place Gardens. These outdoor amenity spaces offset the lack of private balconies and all windows offer Juliette balconies with oversized living/dining spaces. The apartments have been designed to provide high quality best in class affordable housing.

Additionally, in terms of unit provision 10% of homes within this building have been designed to meet the M4(3) standard for 'wheelchair user dwellings', as set out in London Plan Policy 3.8 and Policy D7 of the draft London Plan. All the remaining units have been designed to M4(2) requirements.

One Bed (Two People)

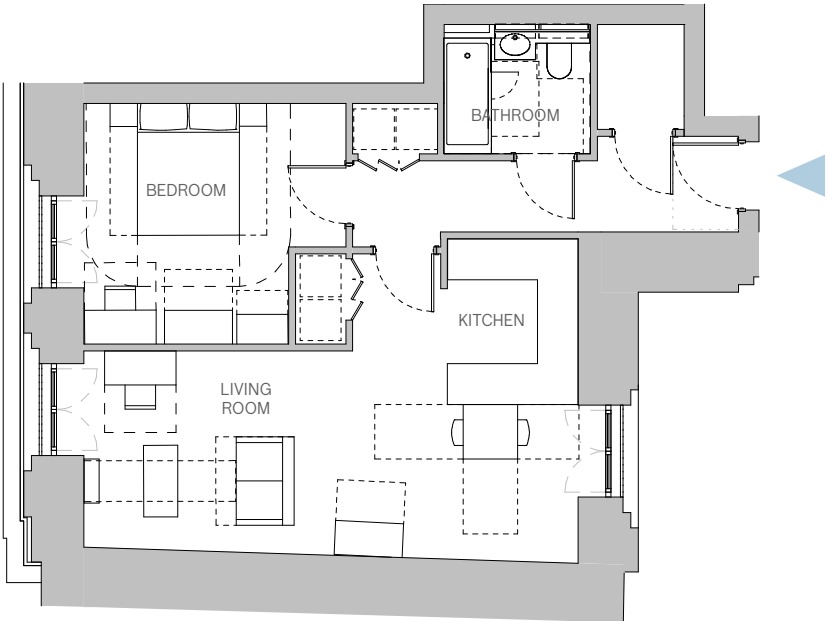
All units meet or exceed London Plan minimum size requirement of 50sqm (+ 5sqm private amenity). Apartments have generous open-plan living space with two double-door inward-opening windows facing west towards Ebury Street. Due to the sensitivity of the adjacent Conservation Area, the apartment has Juliette balconies with oversized living area.

Two Bed (Four People)

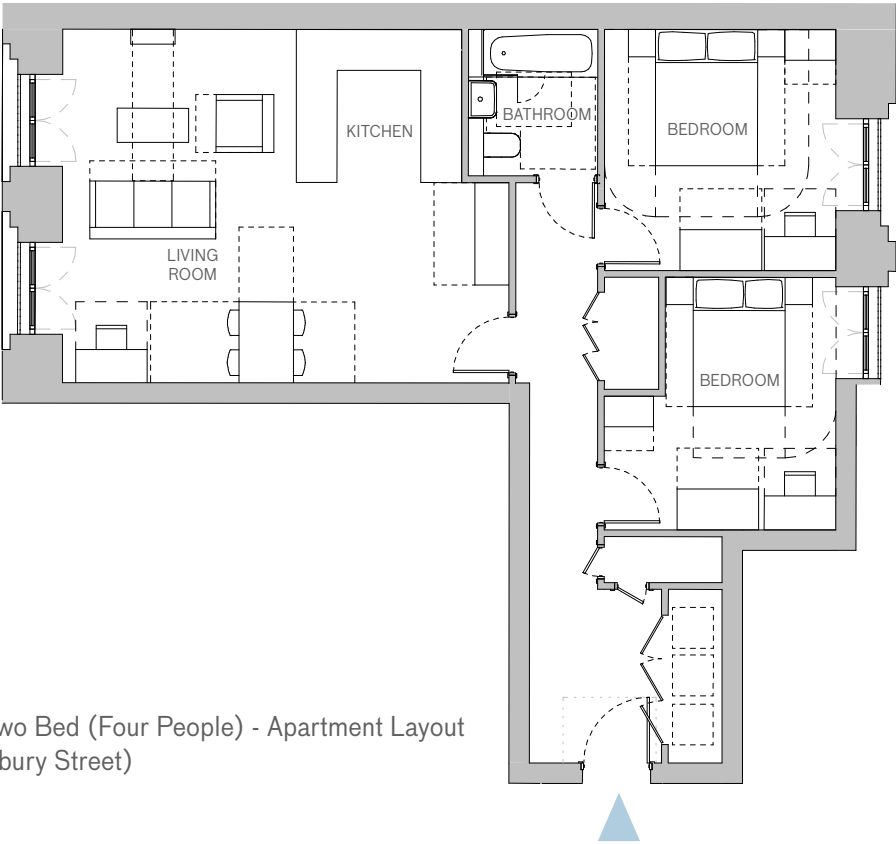
All units meet or exceed London Plan minimum size requirement of 70sqm (+ 7sqm private amenity). The apartment faces east towards Five Fields Row and west towards Ebury Street. The apartment has a generous open-plan living space offering three windows with Juliette balconies. The kitchen benefits from an additional window and can be enclosed, if desired. The master bedroom has two windows with Juliette balconies facing south/east and generous storage space.

Three Bed (Five People)

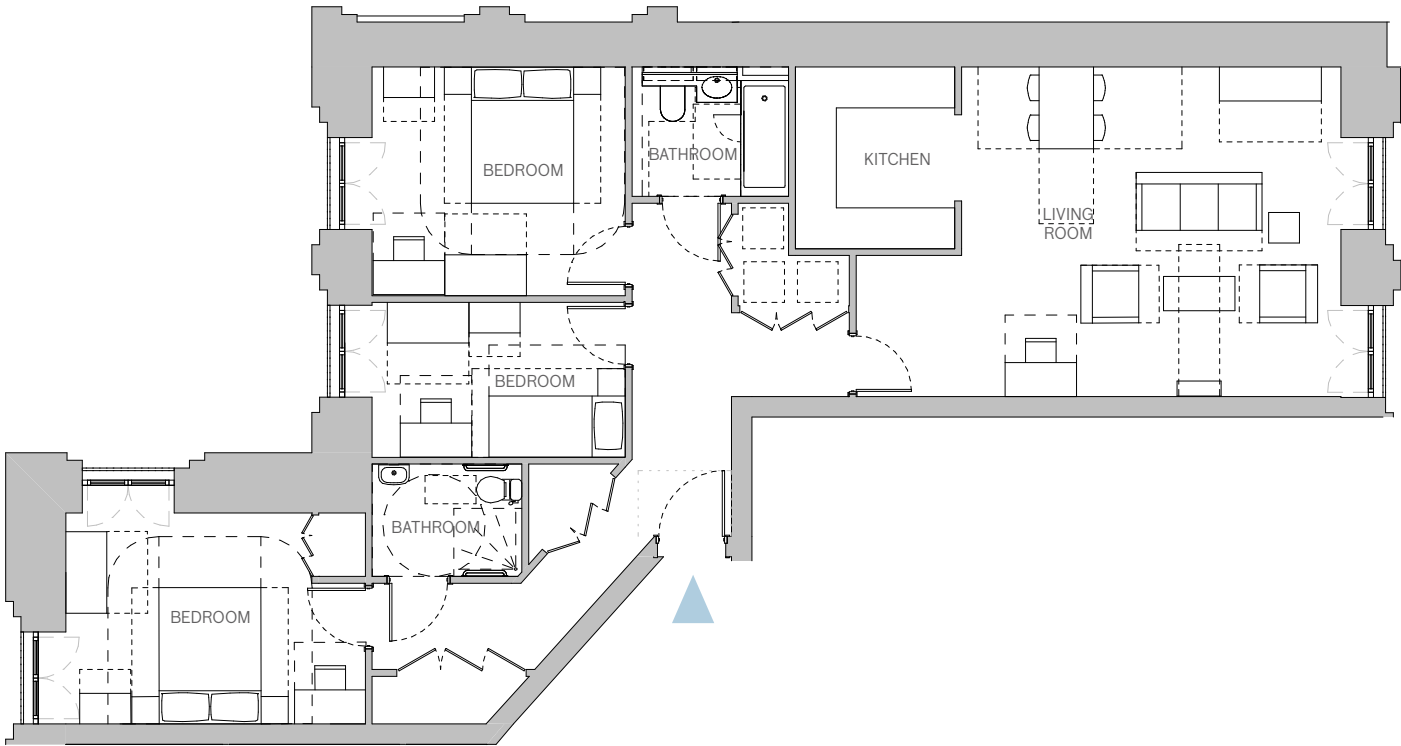
All units meet or exceed London Plan minimum size requirement of 86sqm (+ 8sqm private amenity). Three bedroom apartments are family-sized. They benefit from dual aspect, with a large open-space living/ kitchen area. The living room is south-east facing with bedrooms located towards the Building A and C courtyards. Three bedroom apartments are provided with one bathroom and one shower room.



Typical One Bed (Two People) - Apartment Layout (facing Ebury Street)



Typical Two Bed (Four People) - Apartment Layout (facing Ebury Street)



Typical Three Bed (Five Person) - Apartment Layout (facing FFR and Elizabeth Place)

4.0 Design Proposals

4.12.5 Building C - Outdoor Amenities

To the interior of the Site the proposed elevations were designed with particular focus on considering the proximity of the existing listed Coleshill Flats rear elevations. The introduction of balconies to the proposed elevations would have had negative impacts in terms of overlooking and noise. During the consultation process Working Group meetings were held with residents of the Coleshill Flats and ways to minimise these impacts were discussed. These included avoiding incorporating balconies on the southern façade of Building C to reduce the potential for overlooking and disturbance.

Incorporating balconies, either projecting or inset, would have caused major impacts in terms of the internal daylight levels to habitable spaces within the proposed scheme. The windows have been sized to avoid causing overheating and to mitigate solar gain. This is particularly important given the façade’s orientation.

Along Ebury Street, balconies would not be in keeping with the prevailing townscape and architecture and adversely affect the setting of the Belgravia Conservation Area.

Due to Building C’s location on Ebury Street, as well as the proximity of the Coleshill Flats on Elizabeth Place, projecting balconies are not considered appropriate. Juliette balconies are therefore provided to every window, with oversized apartments provided as an appropriate strategy which balances issues of character, overlooking and privacy, and environmental response.

Shared amenity space has been maximised for Building C ensuring that all residents have easy access to a range of outdoor amenity spaces at multiple levels.



Typical Floor Plan

- Grade I
- Grade II
- Facades within critical distance to existing Grade II Listed Coleshill Flats and Ebury Street properties



1. Looking south down Ebury Street



2. Looking at rear Elevation of Coleshill Flats



3. Grade I listed 180 Ebury Street



4. Grade II listed Coleshill Flats, Ebury Street showing open stairwells rather than inset balconies

4.0 Design Proposals

4.12.5 Building C - Outdoor Amenities

The building has been designed without the provision of individual private outdoor space for apartments, based on a number of key factors, which have been considered in detail:

- In response to (and to maintain) the character of the adjoining Conservation Area.
- To ensure that internal daylight levels are maximised, as this would otherwise be compromised by balconies.
- As a result of the proximity of the existing Coleshill Flats, and to maintain their privacy / amenity.

As a result, the proposed strategy allows for the equivalent balcony area to be re-provided within the living / dining space of each individual apartment. In addition, every window within Building C has been designed as a generous Juliette balcony to enhance the sense of connection with the exterior landscape. Shared outdoor amenity space for all residents is provided through a series of roof terraces on Level 01, Level 04 and at roof level. The outdoor private amenity space provided equates to approximately 336 sqm (7.6 sqm average per unit) which meets provision requirements.

1. Level 01 Podium Garden

Facing the Building A courtyard a 92 sqm accessible garden is provided above the entrance on Five Fields Row, and accessed via the east core.

2. Roof Garden

The roof garden is accessed through a roof pavilion with lift access from the east core and provides children’s playspace, shaded areas and space for sitting within lush seasonal landscaping. This space will enjoy privileged views towards Orange Square and great sunlight exposure. With an area of 244 sqm this space includes playspace for children aged under 5 (40 sqm) and for children aged 5-11 (30sqm).

3. Level 04 Podium Garden

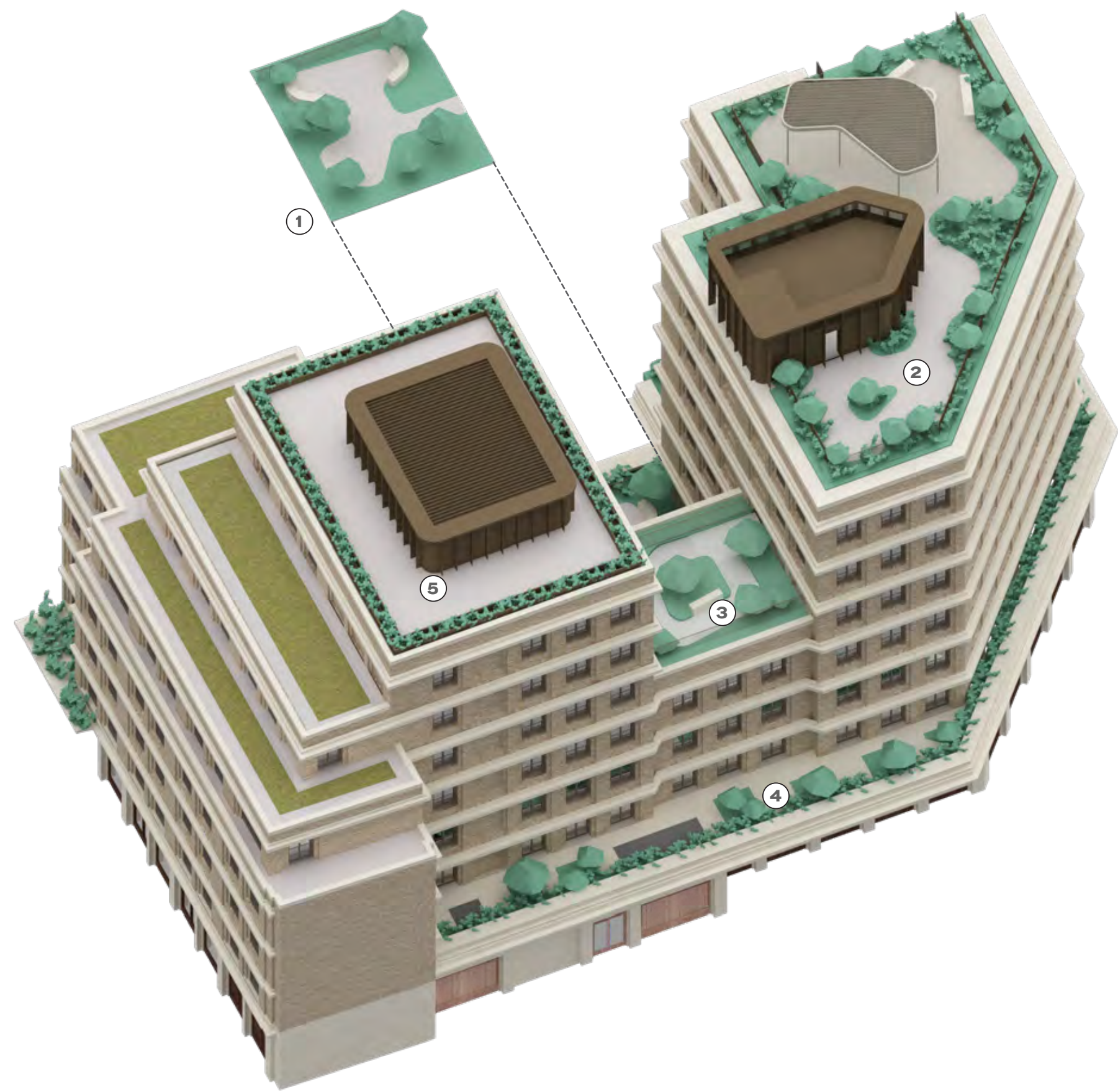
This space can be accessed via the east core by all the residents.

4. Intensive Landscaping

Intensive landscaping areas at podium level visually extend the new Elizabeth Place Gardens and are visible from key views within the public realm. This area can be accessed for maintenance only, but provides important visual amenity, as well as screening to the first floor apartments.

5. Roof Plant with Acoustic Enclosure

The western roof houses the external plant equipment serving Building C. Wrapped in metal cladding, matching the roof pavilion to the east, it forms part of the roofscape and screens the acoustic louvres behind. Generous planting wraps around the edge of the roof.



Building C Axonometric View (indicative)

4.0 Design Proposals

4.12.6 Building C - Retail Strategy

At the base of Building C, a Community space, Cinema and retail amenities have been instrumental in activating the public space along Elizabeth Place, Five Fields Row and Elizabeth Place Gardens.

Retail is proposed along Ebury Street as a continuation of the existing Ground Floor retail of the Coleshill Flats, and represents the extent of proposed retail in this area to respect the largely residential nature of the neighbourhood. The architectural language is inspired by the existing Coleshill retail units with the currently proposed timber framed shop fronts. The same language is taken into Five Fields Row retail units (O1).

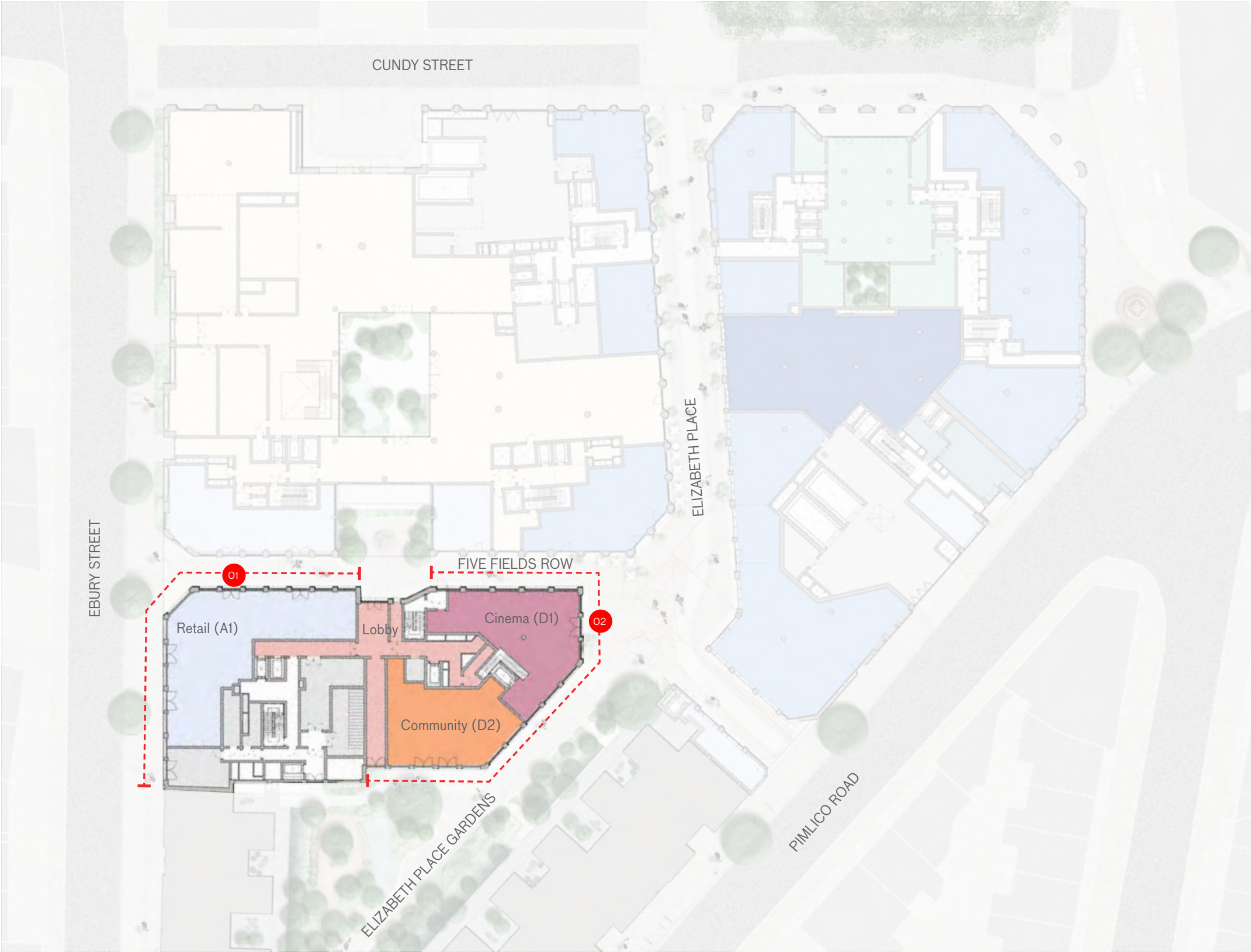
Between Ebury Street and Elizabeth Place, the newly proposed Five Fields Row bridges two architectural styles of the residential streetscape of Ebury Street and the full retail frontage of Elizabeth Place. The passage allows for a series of smaller shops which provide choice for retailers and will help support smaller businesses, in line with feedback received during public consultation events.

The cinema is critically located where Elizabeth Place meets Five Fields Row, facing Elizabeth Place, having a public presence along three sides - providing a destination programme for a mixture of generations and residents in the area.

From Elizabeth Place Gardens, residents can access the flexible-use community space. Appropriate for a variety of events and occasions, the community space celebrates a generous amount of frontage on to the generously proposed newly landscaped areas. The importance of this space is further reflected in its visibility for residents and passersby when entering the Site from Orange Square. The retail spaces along Elizabeth Place and Elizabeth Place Gardens are designed as bronze wrapped hardwood window frames as highlighted on the plan diagram (O2).

KEY

- 1. Ground Floor Facade Type O1 - Ebury Street
- 2. Ground Floor Facade Type O2 - Five Fields Row/ Elizabeth Place/ Elizabeth Place Gardens



Ground Floor Plan - Retail Facades Diagram



4.0 Design Proposals

4.12.6 Building C - Retail Strategy

Ebury Street Retail

Cundy Street Quarter maintains and respects the residential nature of Ebury Street and upholds this quality through the minimal continuation of retail from the Coleshill Flats. These only extend as far as Building C before receding down Five Fields Row, whereby the scale, height and extent of glazing are drawn directly from the listed retail units to offer a contemporary continuation of these popular local amenities.

Building A offers further retail along Five Fields Row, although the language continuing along Ebury Street provides protective planting and compact openings offering residents a privacy within the senior living building that mirrors the best qualities of the local residential neighbourhood.

Some small scale retail at this entrance help mark the route into the Proposed Development and activate the space to provide passive surveillance.



Five Fields Row entrance from Ebury Street

4.0 Design Proposals

4.12.6 Building C - Retail Strategy

Elizabeth Place Retail

Three new routes will come together to create a new focal point for the whole community, lined with shops, a food store, restaurants and cafés with outdoor seating. There will be space for a programme of pop-up events, as well as the entrance to the new cinema.

The retail facade continues from Five Fields Row and along Elizabeth Place Gardens with generous areas of planting at podium level.

Gates were incorporated at either end of Elizabeth Place Gardens which will be closed at night to provide privacy for existing Coleshill residents and deter antisocial behaviour.



Elizabeth Place Dusk View from Building B's First Floor podium

4.0 Design Proposals

4.12.6 Building C - Retail Strategy

Ebury Street Retail

The shop fronts of the proposed retail units, facing Ebury Street and Five Fields Row, are designed within a light precast/technical stone facade. Set back warm timber frame windows and doors take inspiration of the adjacent listed Coleshill building’s wooden shop fronts. Two solid double doors adjacent to the coleshill building lead to the Coleshill waste store accessed from Ebury Street.

The shop frontage design references the subtle radius of the Coleshill buildings entrances to the residential accommodation above, which repeats in the ironwork on the gallery access of the upper levels.



Existing Coleshill Flats Ebury Street Elevation and Composition Analysis



Ebury Street Ground Floor Elevation

4.0 Design Proposals

4.12.6 Building C - Retail Strategy

Community Space

The exact use of the proposed Community Space has not been determined thus far. This application seeks flexibility to allow a decision on this to be made closer to the time of completion or post-planning and after further consulting with the local community. It will be secured as a D1 Class Use within this Application.

This flexible Community Space located at the Ground Floor of Building C opens onto the Elizabeth Place Gardens, which includes a dedicated outdoor amenity space for all residents of the Cundy Street Quarter and existing residents of the Coleshill Flats.

Additional seating has been included along Elizabeth Place Gardens to allow people to spend time in this new public space during the day.



View of Elizabeth Place Gardens looking north-east at Building C

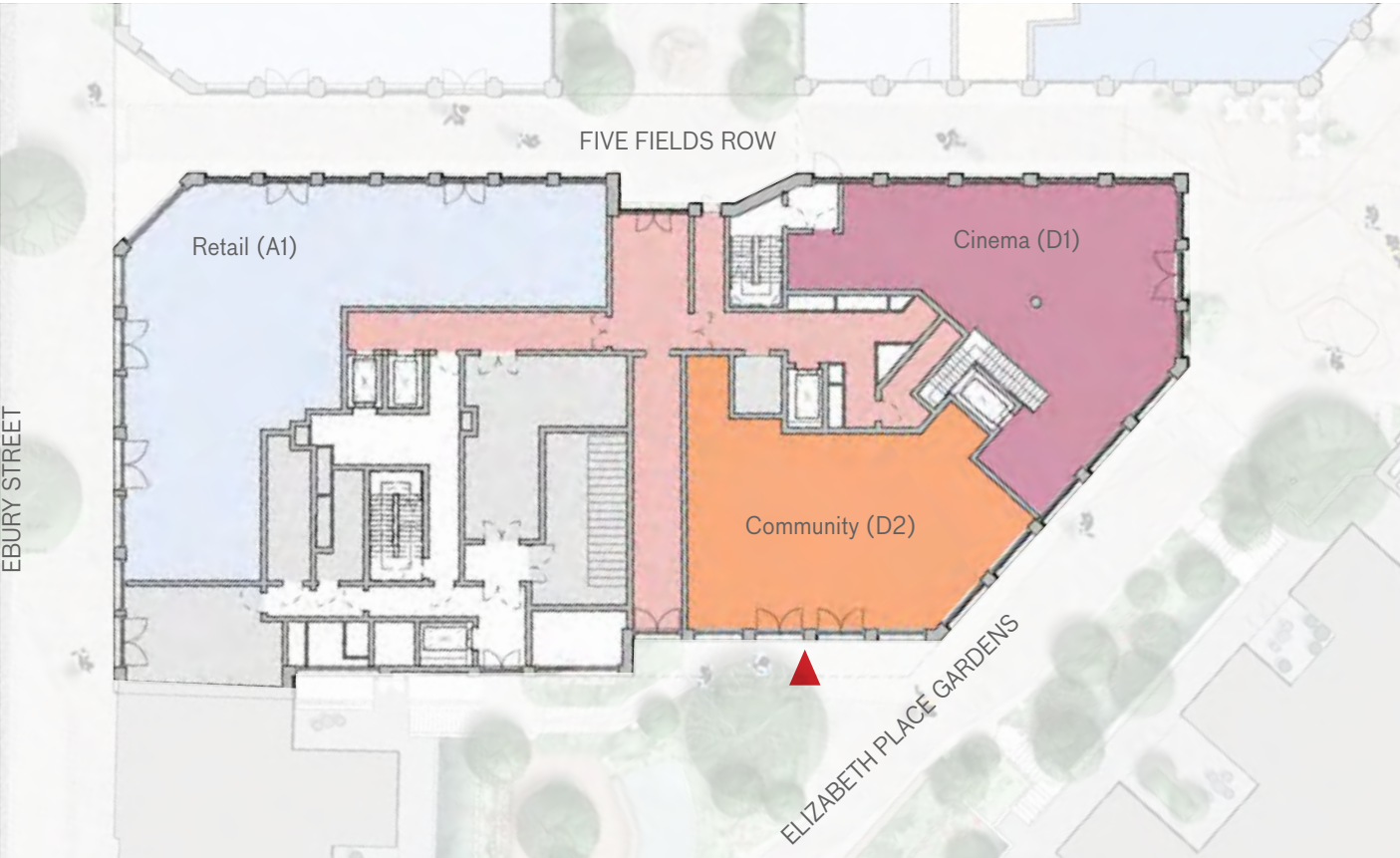
4.0 Design Proposals

4.12.6 Building C - Retail Strategy

Community Space References

A number of suggestions for the use of this space have been invited as part of local consultation and the Applicant intends to continue to liaise with the community to understand what use/s would be genuinely well-used and beneficial to the local neighborhood. Suggested uses include fitness and wellbeing classes, a youth centre with intergenerational sessions linked to the senior living, and a library with a small café run by the community.

The references on this page illustrate some of these possible uses for the community space.



Indicative Community Space Ground Floor Plan



Co-Working Space - WeWork



Wellbeing - Eccleston Yards



Exhibition Space - Camden Arts Centre



Workshops - Richmond Adult Community College



Community Space for Local Residents



Community Gardens - Bonnington Square Garden



4.0 Design Proposals

4.12.6 Building C - Retail Strategy

Cinema

During public consultation events positive feedback was received in relation to the proposed cinema use to create a destination, as well as providing an amenity that is lacking in the area.

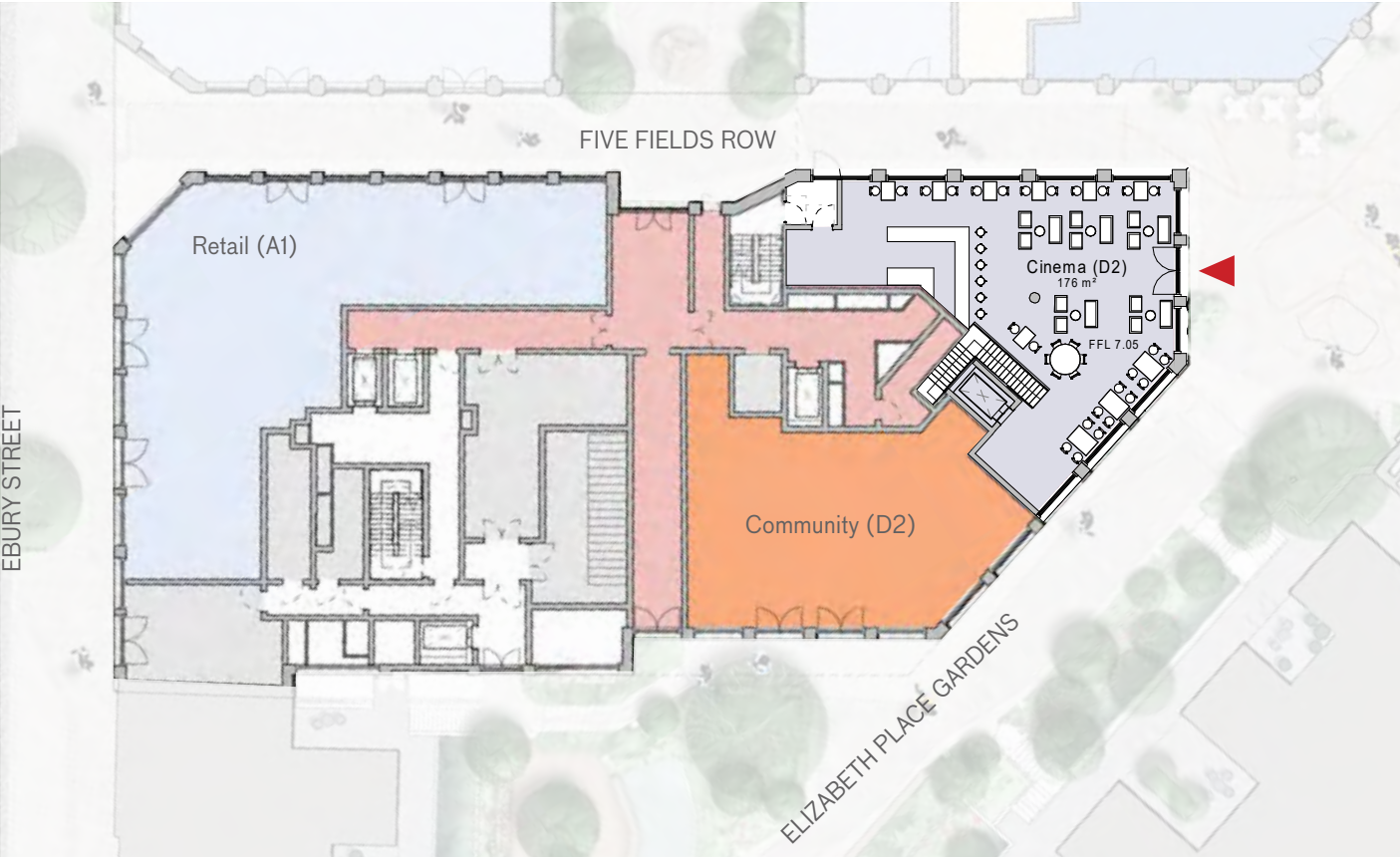
The proposed cinema is orientated towards Elizabeth Place, creating a lively daytime and evening addition to the proposed retail offer. The cinema can be reached from Ebury Street via Five Fields Row, from Pimlico Road via Clifford's' Row and from Orange Square via Elizabeth Place Gardens during daytime hours.



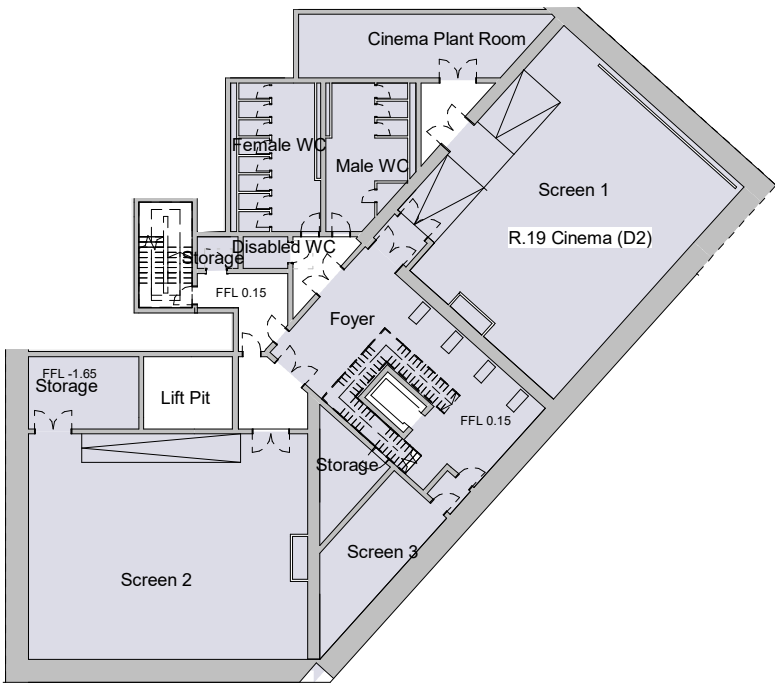
Elizabeth Place View from Building B first floor podium

4.0 Design Proposals

4.12.6 Building C - Retail Strategy



Indicative Cinema Ground Floor Layout



Indicative Cinema Sub-Basement Floor Layout



Picturehouse Central, London



Everyman in King's Cross, London



Picturehouse in Crouch End, London



Everyman Bar in King's Cross, London



Soho Curzon Bar, London



Everyman Screen in Canary Wharf, London



4.0 Design Proposals

4.12.6 Building C - Retail Strategy

Five Fields Row

Five Fields Row is a new passage between Building A and C connecting Ebury Street to Elizabeth Place at the heart of the development. Furthermore it offers a connection to Pimlico Road via the proposed Clifford’s Row passage.

Both Building A and C offer retail frontages onto Five Fields Row, with Building A offering a break-out landscape moment opposite Building C’s residential entrance. With the exception of the breakout space mentioned above, an undulating vaulted precast soffit shelters Field Fields Row throughout.



View along Five Fields Row between Buildings B and C



The undulating arch design of the proposed soffit adds animation to this 4 meter wide route, rendering a strong identity to this space.

The Arnrud Johnston Obelisk (Grade II) is to be repaired and relocated to a new courtyard setting within Five Fields Row, in front of the Building C residents entrance maintaining the link with Walden House residents who will move into this building.



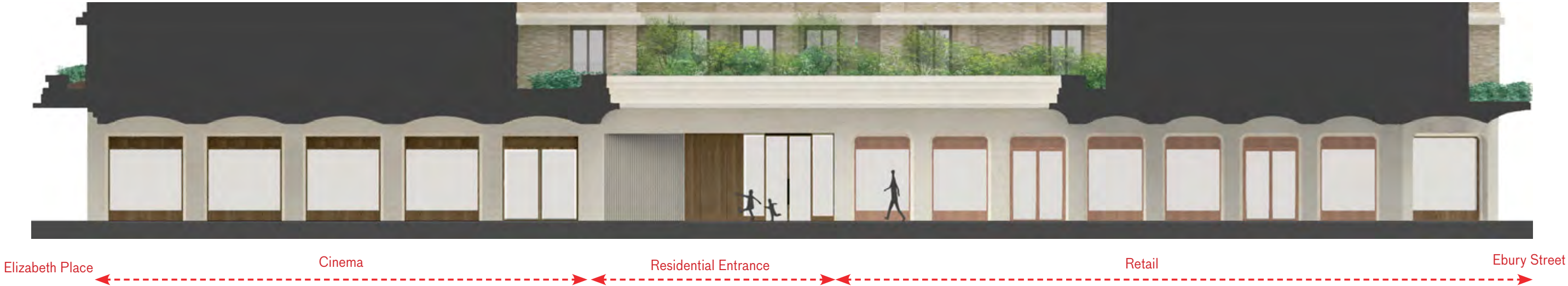
View of Residential Entrance to Building C and Proposed Courtyard

4.0 Design Proposals

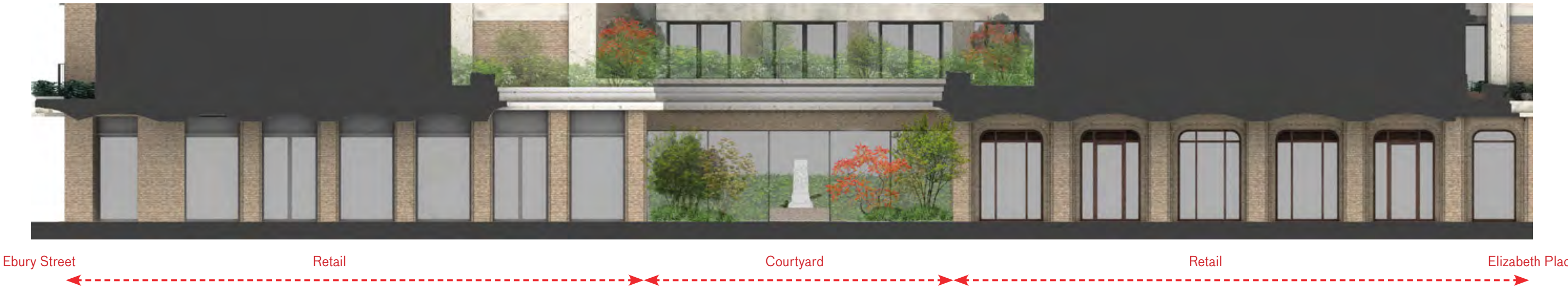
4.12.6 Building C - Retail Strategy

Five Fields Row Experience

The passage is marked with two canopies either side with generous planting above. The pedestrian experience ranges from intimate covered stretches (leading under Building C) lined with retail units and a generous courtyard with lush podium gardens of Building A and C creating a layered, cascading landscape surrounding the entrance. The recessed and covered residential entrance to Building C is located centrally along the length of the passage opposite a courtyard hosting the Arnid Johnston Obelisk (Grade II), previously located at the rear of Walden House, is relocated to be experienced by the public. Along Five Fields Row the generous shopfronts announce the cinema located on the corner.



Five Fields Row Elevation looking towards Building C



Five Fields Row Elevation looking towards Building A

4.0 Design Proposals

4.12.7 Building C - Access and Servicing

Cycle Parking

For residents of Building C access to long stay cycle parking within the Basement is made through a dedicated entrance on Five Fields Row via a cycle lift. Retail cycle facilities are centralised and located in the Basement of Building A and accessed from the nearest core along Five Fields Row.

The existing cycle parking associated with the Coleshill Building will be re-provided at the Ground Floor level of Building C, accessed from Elizabeth Place Gardens. The re-provision of these spaces is required to facilitate public realm improvements in Elizabeth Place Gardens and will provide a much improved facility for the residents of the Coleshill Flats.

Residential and Retail Deliveries

All land uses within Building C would be serviced from a new loading pad proposed on Ebury Street. Any deliveries for residents will be made through the primary entrance along Five Fields Row while deliveries for retail units and the Cinema along Five Fields Row are made directly to the units from the new loading pad. Alternatively deliveries for the Cinema can also be made via Elizabeth Place in line with time restrictions, detailed under the Transport Report.

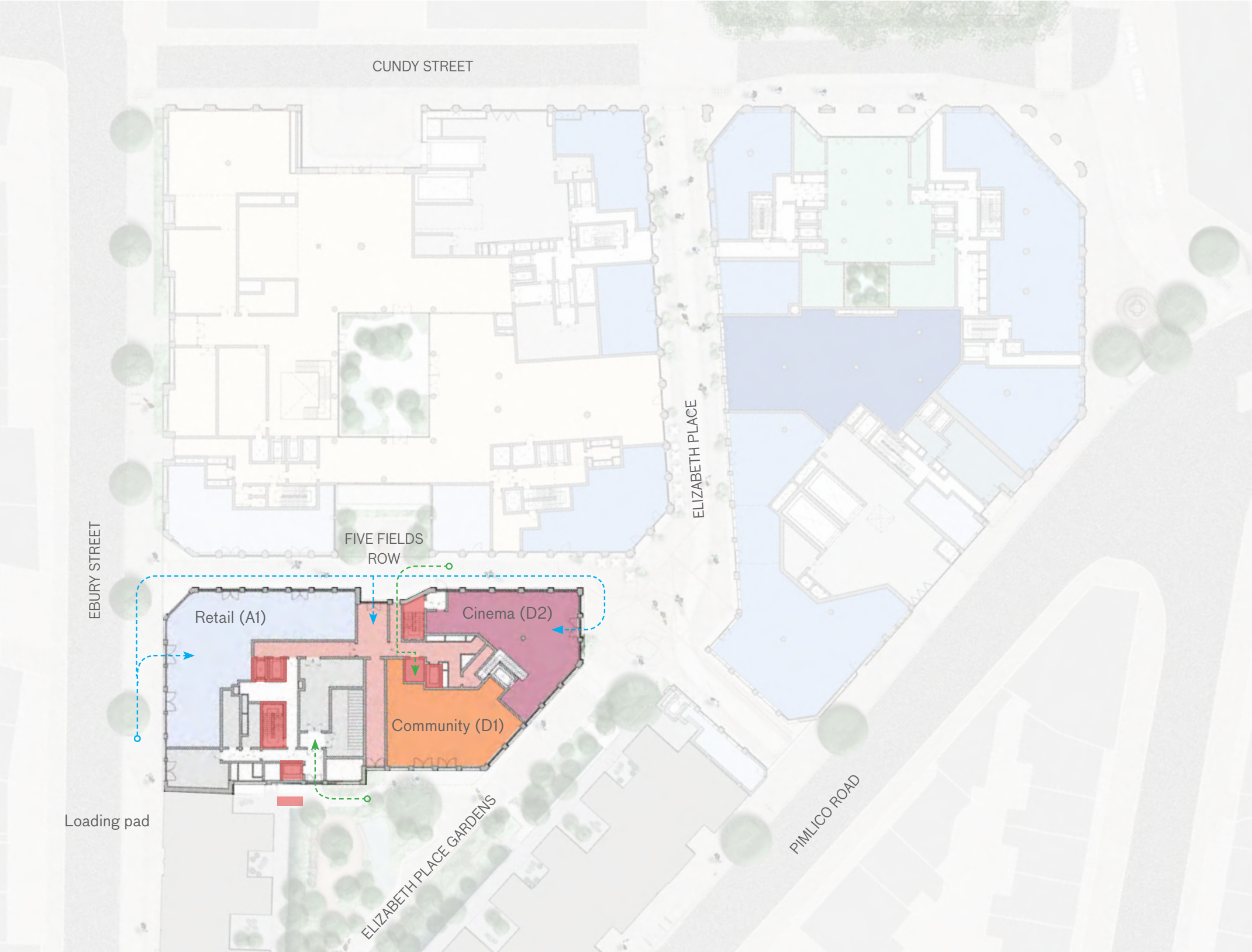
Residential Waste Collection

Waste storage for residents is located in the basement and collection will be through the Ebury Street service entrance. Waste generated by the Coleshill Flats will be stored in a dedicated waste storage area in Building C and collected from the Ebury Street loading pad.

Retail Waste Collection

Commercial waste generated by Building C would be stored in a centralised waste storage area located on the Ground Floor. Waste collections would be timed to avoid the peak pedestrian hour so as to maintain the quality of the public realm provided by the development.

- Vertical Access
- Car Parking
- Cycle Parking
- Deliveries



Ground Floor Plan - Access and Servicing Diagram



4.0 Design Proposals

4.12.7 Building C - Access and Servicing

Cycle Parking

Residents can utilise the cycle lift to access the Basement whereby resident cycle storage is immediately available. All long-stay cycle parking is provided as two-tier cycle racks.

Car Parking

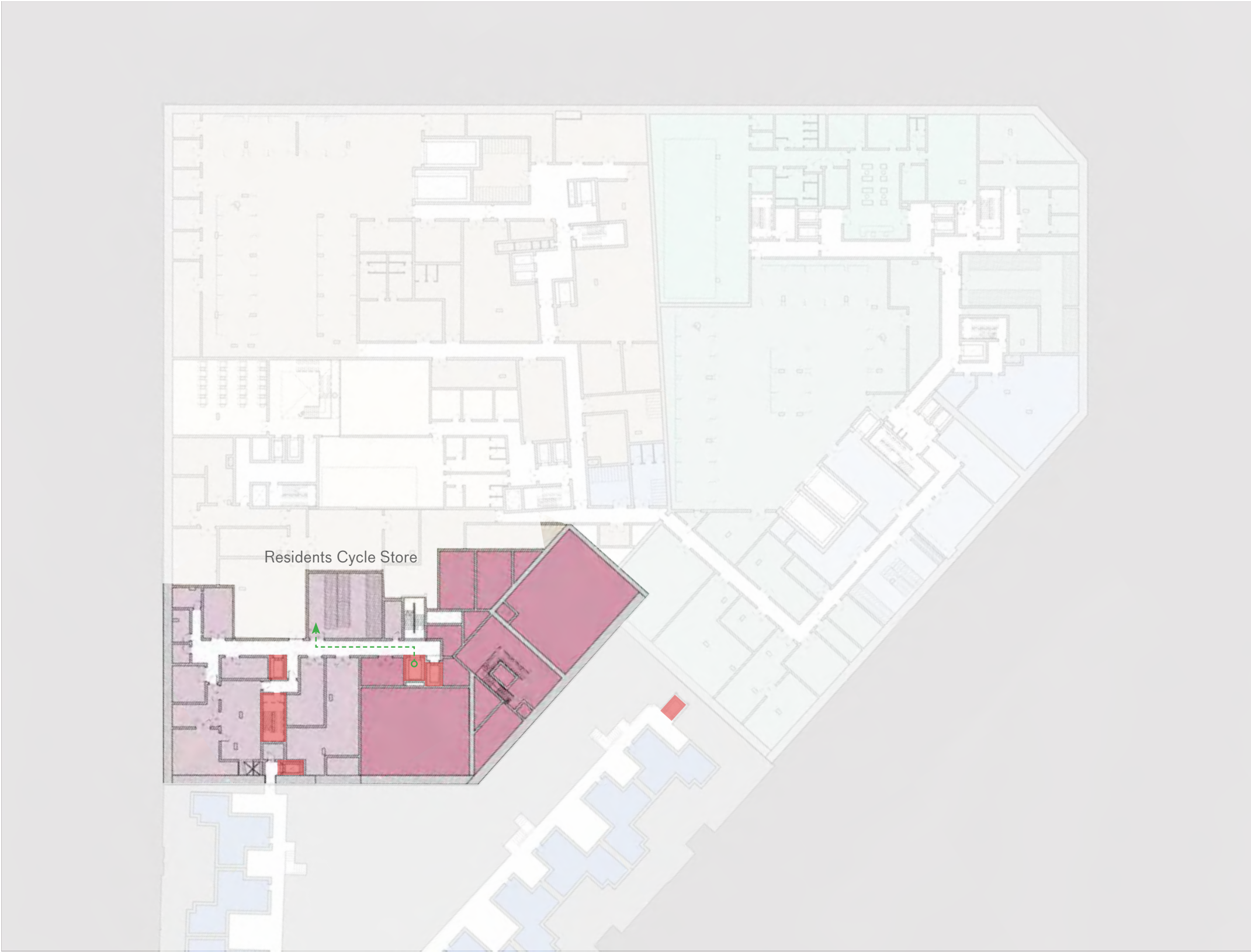
There is no car parking for residents. Building C is car free.

Access to Coleshill Basement B1/A1 Units

Access to the Basement converted units can be made via new lifts serving Ground and Basement levels within the Building C (Ebury Street side) and within Building B2/B3 (Pimlico Road side).

Access to the lift is from Elizabeth Place Gardens. Alternatively access via stairs is possible from Elizabeth Place Gardens as part of the new public realm works.

For further details refer to the Transport Assessment part of this Application.



- Vertical Access
- Car Parking
- Cycle Parking
- Deliveries

Basement Plan - Access and Servicing Diagram



4.0 Design Proposals

4.13.1 Coleshill Flats - Basement Conversion - Existing

This Planning and Listed Building Consent Application involves the change of use of the existing nine basement apartments within the Coleshill Flats at Basement Level, excluding internal works at this stage. These apartments are currently a mixture of Intermediate and Social Rent tenures of one-bed and two-bed apartments. Each unit measures 44 sqm and is identical in size, regardless of typology, and therefore do not meet current residential space standards.

These units will be converted on a rolling basis as and when the units become vacant from C3 to A1/B1 use (affordable retail / workspace).

Currently access to the existing basement units is via the staircases on the rear/car parking area, with a two-metre level difference and without any provision for level access. Based on archive information and site



01. Coleshill Flats (Ebury Street) Staircase Access



02. Coleshill Flats (Ebury Street) Rear Courtyard



04. Coleshill Flats (Pimlico Road) Rear Courtyard and back of Pimlico Corner Shop



Existing Site Plan



03. Coleshill Flats (Pimlico Road) Staircase Access



05. Coleshill Flats (Pimlico Road) Rear Courtyard

4.0 Design Proposals

4.13.1 Coleshill Flats - Basement Conversion - Existing

investigations, the entrances to four apartment units have been moved to the side of the bays and currently there is a mixture of side and front access points. Some apartment windows and openings were also altered and some are not in-keeping with the listed building architecture. For more information on the heritage matters refer to the Historic Building Report and to Chapter 8 of the Environmental Statement part of this Application.

The current basement apartments are dark due to the high retaining wall between basement and ground level. Access to apartments is also inconsistent, with new brick infill below front windows showing later alteration to the elevation where door openings have been converted into windows and vice versa. (1). The proposal is to reinstate the original door opening to the front of the bay creating wheelchair access. All redundant services will be removed from the elevation (2) and the retaining wall will be lowered to the original level (5).

The proposal also includes the removal of existing canopies (3) and reinstating windows that match the original window design where they were once removed (4).

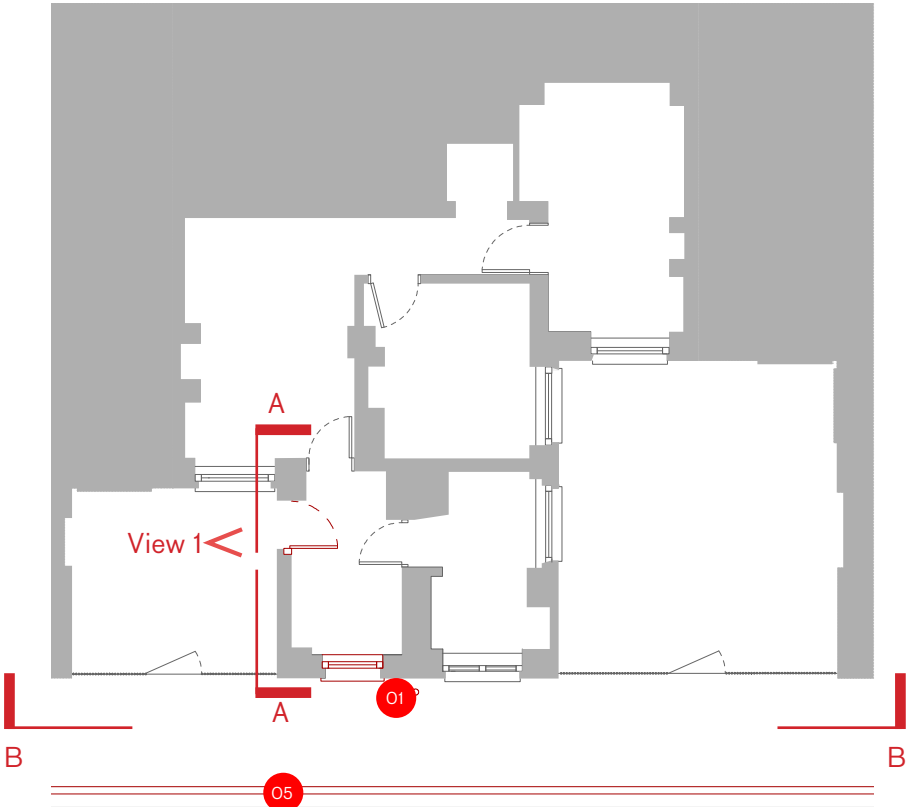
- 01 Door leaf and frame to be replaced to match existing and to meet current Part M standards. Original Door opening to be reinstated
- 02 Redundant services and vents to be removed
- 03 Existing canopies to be removed
- 04 Windows matching original design to be reinstated
- 05 Existing retaining wall to be lowered



Apartment Elevation A



Apartment Elevation B



Apartment Plan



Existing Typical Entrance

4.0 Design Proposals

4.13.2 Coleshill Flats - Basement Conversion - Proposed

The existing basement apartments are to be converted to B1 and/or A1 use (affordable retail/workspace) and will be accessed via new staircases with security gates and via new platform lifts which will provide level access for all. The new lift accessing the units along Ebury Street will be integrated within the new Building C with access from Elizabeth Place. For the apartments along Pimlico Road the new lift sits at the rear of the re-built retail corner retail unit of Coleshill Flats accessed from Clifford's Row.

Each unit will have a point of access in its original location at the front with altered openings re-instated to original windows. Each access door will be designed to comply with Part M to provide wheelchair user access with level threshold and appropriate width opening.

Works to the existing retaining walls that form the gallery access will reinstate their original height, to maximise daylight and visual permeability to these basement spaces.

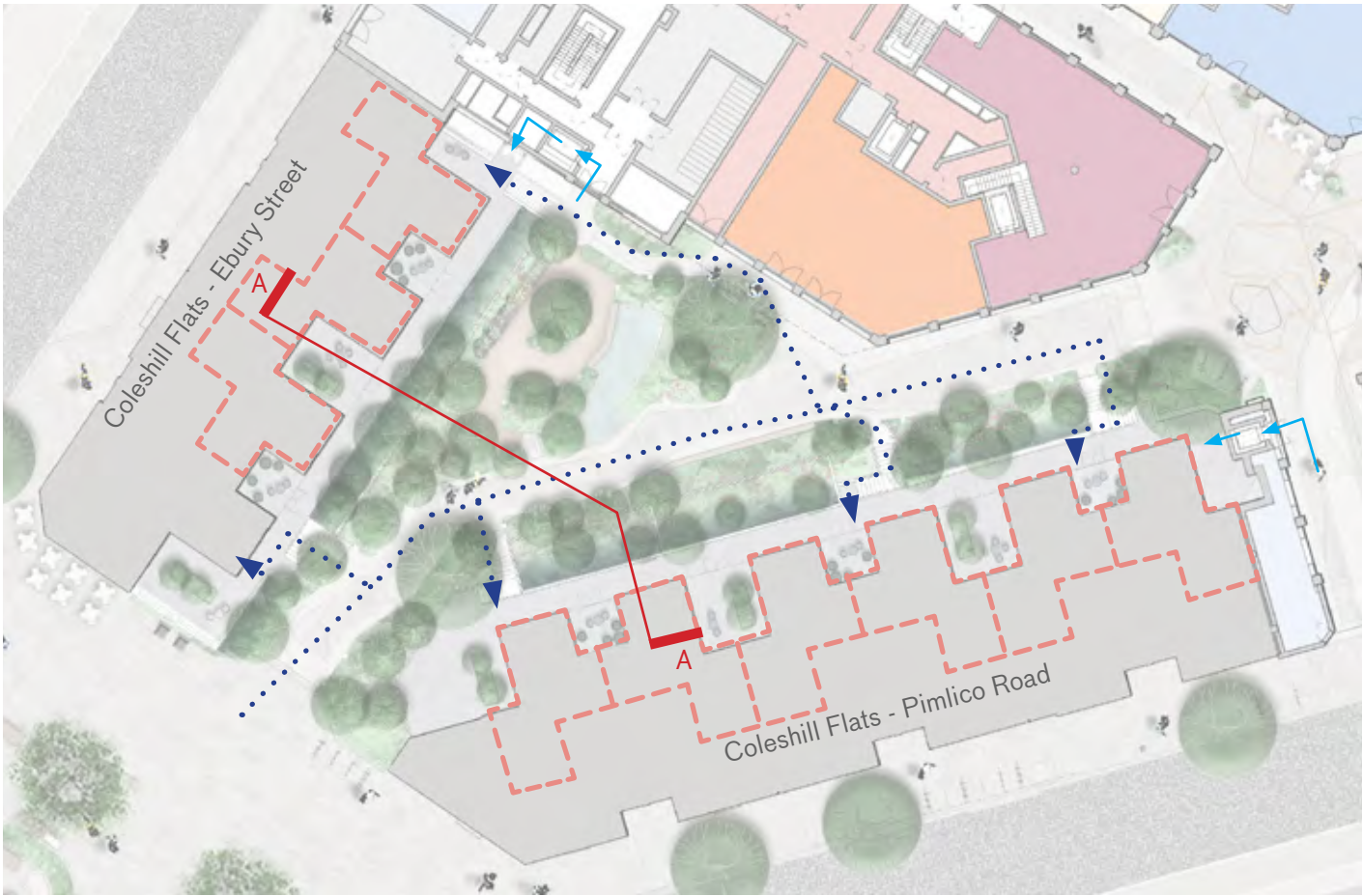
The proposed landscape/planting improvements will also enhance the experience of these new spaces. The original railing and gates are being kept or slightly modified to match the original. A series of private courtyards that currently belong to each unit, will be retained. The proposed landscape and external lighting with a series of private courtyards will provide a new connected public realm for staff and users.



Existing photograph of Coleshill Flats and car park



Proposed View from Building C overseeing Elizabeth Place Gardens towards Orange Square



Proposed Site Plan

- Wheelchair access
- Stair Access



Section A - Landscape Proposal

4.0 Design Proposals

4.13.2 Coleshill Flats - Basement Conversion - Proposed

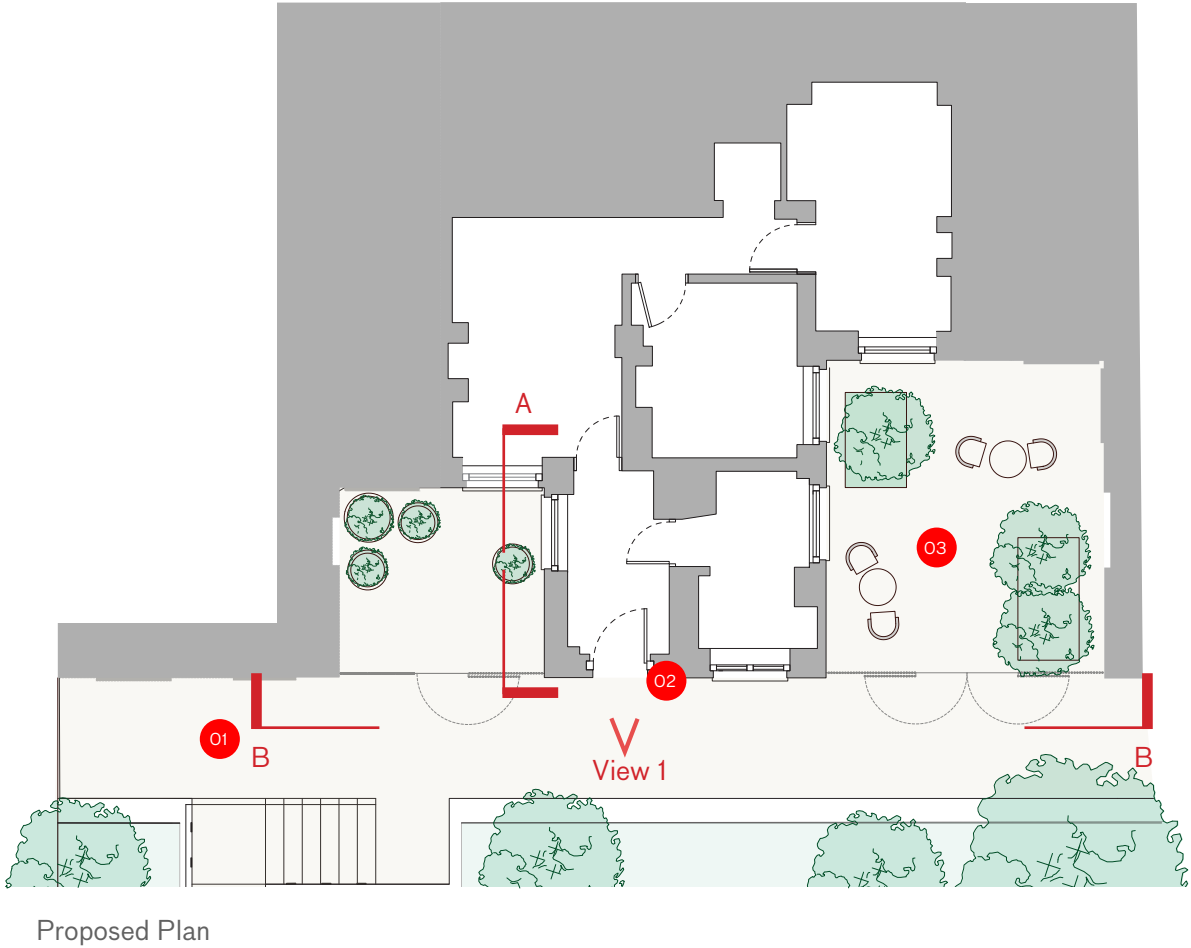
The proposals include the addition of a new pavement to create level access, extending the brick finish from the newly created staircase to the lightwell, as the existing surface material is concrete in a damaged condition (1). Introducing new landscaped elements within the courtyards and above the retaining walls aim to improve the overall appearance (3).

New Entrance doors will be painted white and detailed to match the original doors (2). Additionally, new signage (4) and external lighting (5) is proposed to improve safety during hours of darkness.

Private courtyards will receive new landscaping and greenery with the original railing to be kept or slightly altered to provide wider access for wheelchair users.



- 01 New brick pavement
- 02 New timber paneled door to match original
- 03 Landscape proposal, refer to Chapter 5 for details
- 04 New signage
- 05 New lighting



4.0 Design Proposals

4.13.3 Coleshill Flats - Pimlico Road Corner Shop

Pimlico Road Shop

A partial demolition of the corner shop unit that forms part of the Coleshill Flats (Grade II) on Pimlico Road is proposed to form a new public pedestrian route into the Site, Clifford's Row. As part of these works, it is proposed that the back-of-house element is to be demolished. This consists of a solid brick garden wall and a series of back-of-house spaces with different heights and inconsistent architecture. The front of the Coleshill Flat Corner Shop will be kept and refurbished where needed.

The rebuilding of this element will allow the provision of a level access platform lift for the Coleshill Flats Basement units that currently only have stair access from the Car Park. This will improve accessibility throughout the Site. Proposals also includes the addition of retail shopfronts to the re-built wall that forms the passageway, enhancing safety in this area. These new shopfronts are also providing new visual outlook to the newly created Elizabeth Place. By rebuilding the back of the shop, Building B2/3 can be extended to provide larger, three-bed family size units and enlarge the shared roof garden and play space area.

Interface with Coleshill Flats

Building B3 flanks Coleshill Flats, bridging over the existing corner retail unit and the reinstated historic Clifford's Row passageway to maintain the facade continuity along Pimlico Road. The upper levels of Building B3 were designed to be set back to expose the historic party wall and chimney.

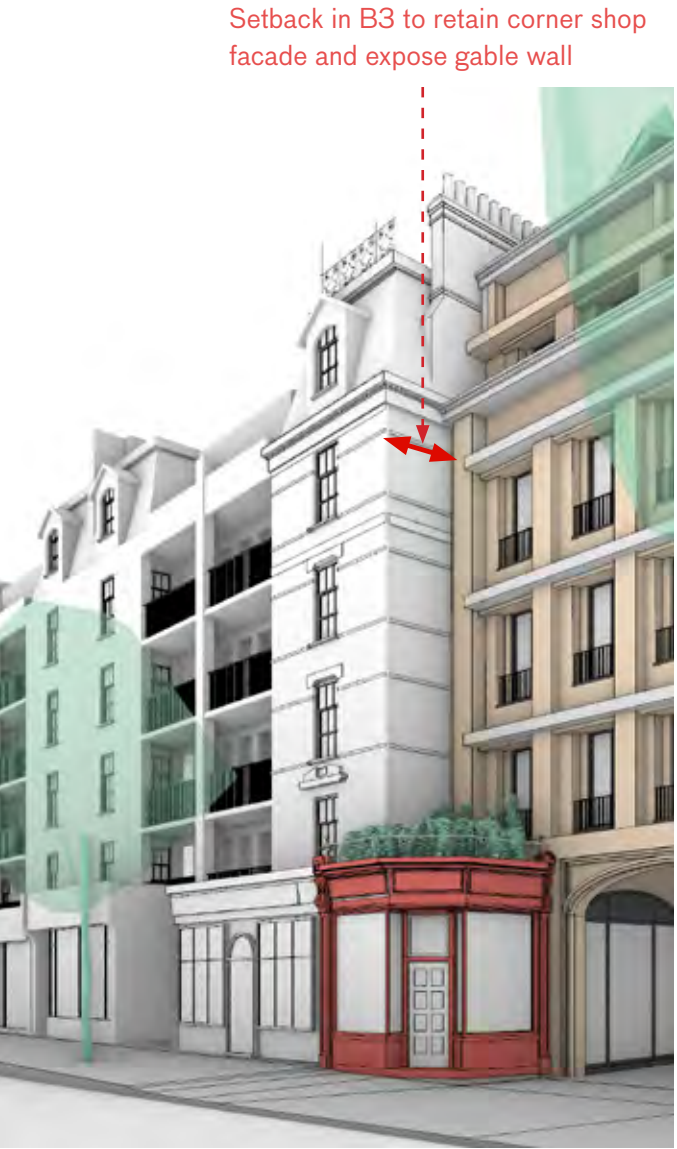
The facade design of the new retail units along Pimlico Road was inspired by the existing corner unit, with similar proportions and architecture to the Coleshill Flats retail unit. No work to any other retail units or to the upper levels of Coleshill Flats is proposed.



View showing the relationship between the Coleshill Flats and Building B3 on Pimlico Road



Existing Coleshill Flats (Pimlico Road) condition



Proposed Building B3 and interface with Coleshill Flats

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5.0 Landscape and Public Realm

Prepared in collaboration with
Todd Longstaffe-Gowan Landscape Design



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5.0 Landscape and Public Realm Design

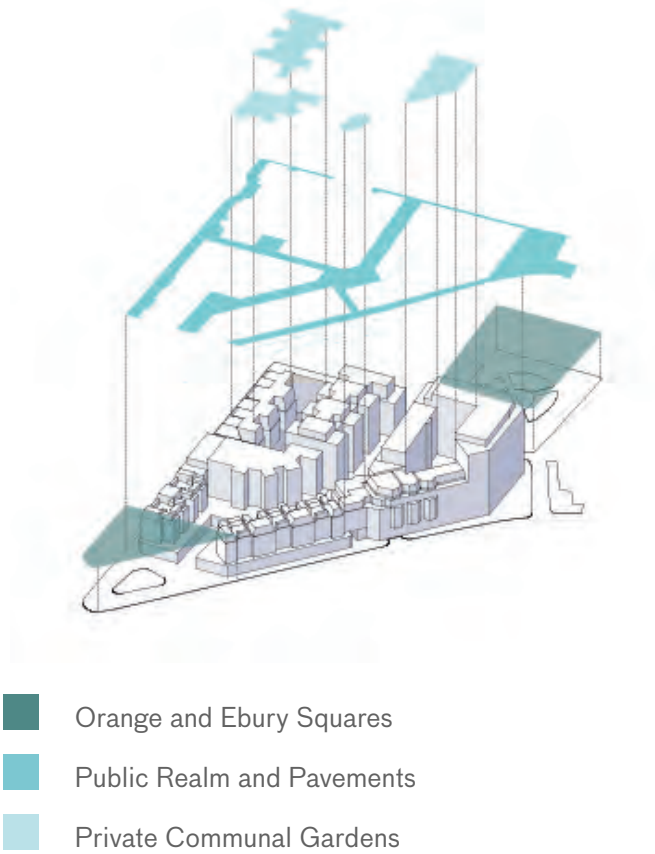
5.1 Proposals Summary

Todd Longstaffe-Gowan Ltd were appointed to develop landscape and public realm design as part of the Cundy Street Quarter project.

The development site comprises approximately 17,720 m2 (1.77 hectares) situated within the Churchill Ward of the City of Westminster. Note that this area includes the public realm pavements adjacent to the Site (on Ebury Street, Pimlico Road, and Cundy Street), Orange Square, Ebury Square, and Avery Farm Row.

This chapter includes a description of design concepts and principles that form the basis of the landscape proposals and public realm improvements.

For a thorough appraisal of the existing site context and conditions, please refer to Chapter 2: Context Analysis.



Landscape and public realm scope of work



Illustrative landscape masterplan

5.0 Landscape and Public Realm Design

5.1 Proposals Summary

Landscape and public realm design proposals have been developed based upon a set of primary drivers:

- Recovering an historical thoroughfare through the site, which connects two sizeable pieces of public realm at Orange and Ebury Squares
- Improving existing public spaces for the benefit of the local community and deterring anti-social behaviour
- Creating new public spaces and amenity -- including children's playspaces -- across a site that is currently inaccessible to those who are not residents of Coleshill Flats, Cundy Street Flats, or Walden House
- Improving herbaceous/ shrub/ tree planting for visual effect and to support a more robust green infrastructure and increased biodiversity
- Benchmarking of proposed public spaces against similar urban contexts to ensure well-considered design

During the initial design phase and public consultation, it became clear that it is not only critical to create new public spaces and to link two existing ones, Orange Square and Ebury Square, but also to improve existing public realm across the development site. Much of the feedback from the public consultation concerned how proposals would uplift the surrounding area and the two squares that bookend the Site, which many felt do not adequately serve the local community at present.

The scope of landscape proposals expanded to address these challenges in order to create more of an impact and to extend greater benefits to the neighbourhood and wider borough. Across the Site new pieces of public space, such as the flexibly-programmed public square at Elizabeth Place and public gardens at Elizabeth Place Gardens, and existing public realm have been designed with the pedestrian experience at the forefront. These features of the urban landscape ensure that high-quality, accessible spaces contribute to broader public realm aims, providing greater connectivity alongside a sense of local identity.

Landscape and public realm design proposals have been developed in full collaboration with the design team and have incorporated feedback from three public consultations, pre-application meetings with WCC, design workshops with Coleshill residents, and a final design exhibition.



Aerial View of the Development Site



1. Cundy Street Flats do not adequately contribute to streetscape and public amenity
2. The Site benefits from adjacent public spaces of Orange and Ebury Squares
3. Opportunities exist to improve existing public spaces and to create new ones
4. New pedestrian routes may connect the Site to existing and new public spaces

Proposed Urban Response

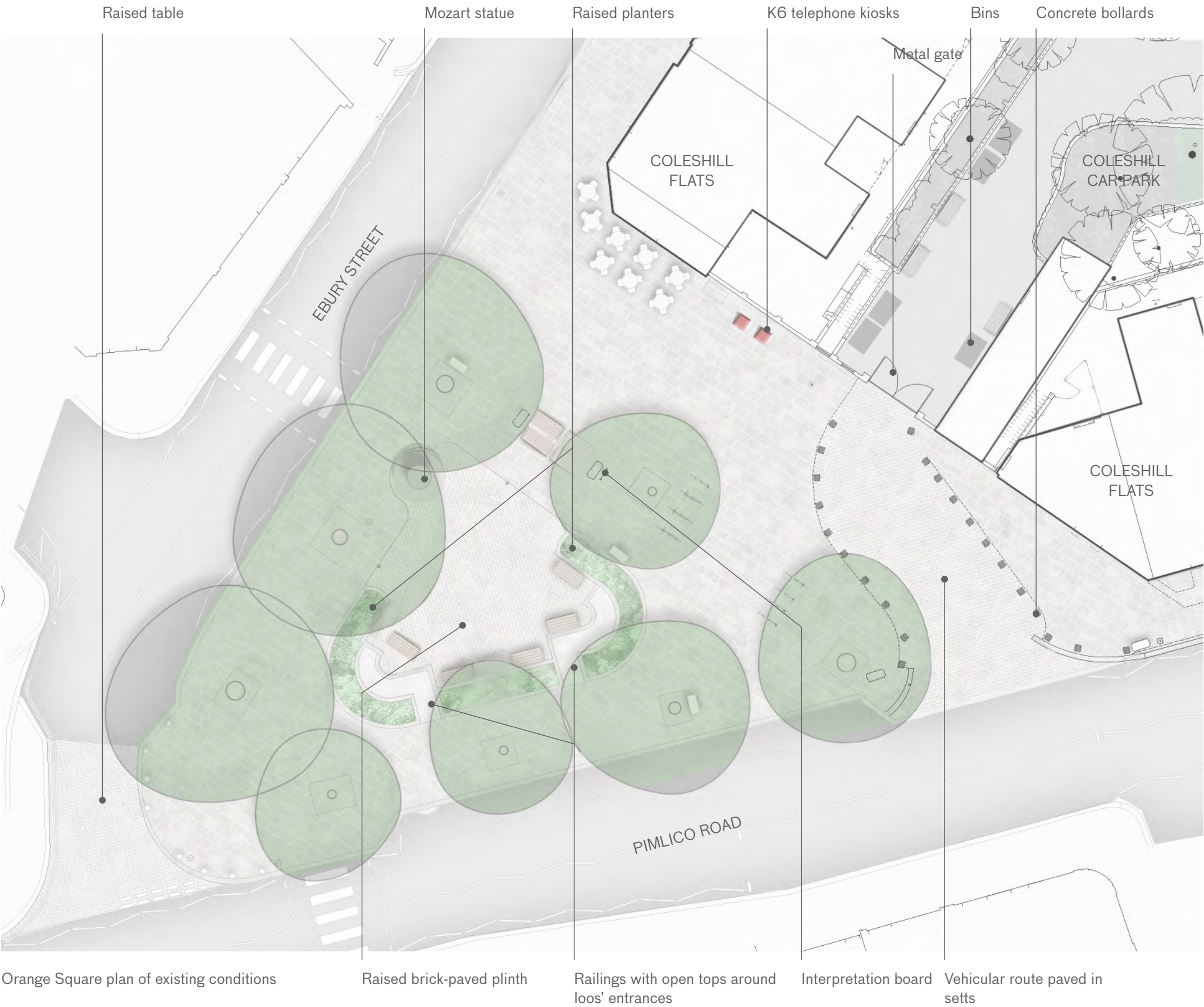
5.0 Landscape and Public Realm Design

5.2 Orange Square - Existing Conditions

Orange Square is a significant piece of public realm within the local area, offering a space for residents to meet informally and host larger community events such as the popular Pimlico Road Farmers' Market. The Square is located within the Belgravia Conservation Area and benefits from 8no. mature London Plane trees (Platanus x acerifolia), a statue of young Mozart, celebrating his tenure as a resident of Ebury Street in the C18th, and 2no. K6 telephone kiosks (Grade II listed).

The north end of the Square is bisected by a vehicular lane leading to Coleshill car park, which is bounded by concrete bollards that create obstacles for pedestrians and disconnect the Square from the public realm along Pimlico Road. The pavement and the raised brick plinth at the centre are in poor condition and require refurbishment and partial replacement.

Unfortunately, Orange Square experiences issues with anti-social behaviour, which has been raised by concerned local residents during public consultations. As such, proposals have considered ways to ameliorate this through decreased enclosure with planting, careful design of public furniture, and encouraging greater activity and passive surveillance within the Square.



5.0 Landscape and Public Realm Design

5.2 Orange Square - Existing Conditions



Yorkstone pavements running along Ebury Street



8no. London Plane trees (*Platanus x acerifolia*) planted at the edges of the Square



Concrete bollards delineate a vehicular route to the Coleshill car park and create discontinuity between Orange Square and surrounding pavements



Caged entrance to loos with raised brick planter surrounding



Raised brick planters contain planting that lack aesthetic coherence



Raised brick-paved plinth is situated at the centre of the Square with Yorkstone flag pavements on either side

5.0 Landscape and Public Realm Design

5.2 Orange Square - Existing Conditions

The current entrance to the Coleshill Flats' car park is through a set of metal gates within a modern brick wall that also contains escape doors from lightwells/ basement flats' access. The existing gate is currently used by vehicles to access the car park and by residents to use external waste bins and cycle stores. The existing brick wall is a modern addition that detracts from the setting of the Coleshill Flats.

Initial proposals entailed a permanently-open thoroughfare but after early consultation with residents of Coleshill Flats it was agreed to install gates at either end of Elizabeth Place Gardens. These gates are to be open during the day and shut in the evening in order to better manage the space and address anti-social behaviour concerns.

The proposal is to demolish this section of modern brick wall and the single-storey caretakers' building, which is situated behind it, and replace it with a new gate and side walls that would allow views into the new gardens and be of higher design quality than the existing wall. The proposed gate is wider and the side walls are more transparent providing more visual permeability through the Site as well as encouraging people to walk through Elizabeth Place Gardens to the heart of the development at Elizabeth Place. The proposed perforated side wall panels are to host climbing plants that will blur the edge between the gardens and Orange Square. The 2no. K6 telephone kiosks are to be repositioned within 1m of their existing location. Please refer to Historic Building Report and Chapter 8 of the Environmental Statement for more information on heritage matters part of this Application.



Orange Square Gates - Existing



Orange Square Gates - Proposed

5.0 Landscape and Public Realm Design

5.2 Orange Square - Existing Conditions



Kiosks arranged atop the brick-paved plinth at the centre of the Square



Pimlico Road Farmers' Market is held weekly at Orange Square



Pimlico Road Farmers' Market viewed from the north side of Ebury Street



Kiosks fronting Ebury Street



Market in operation next to the Poule au Pot restaurant on Ebury Street



Farmers' Market kiosks set up within Orange Square

5.0 Landscape and Public Realm Design

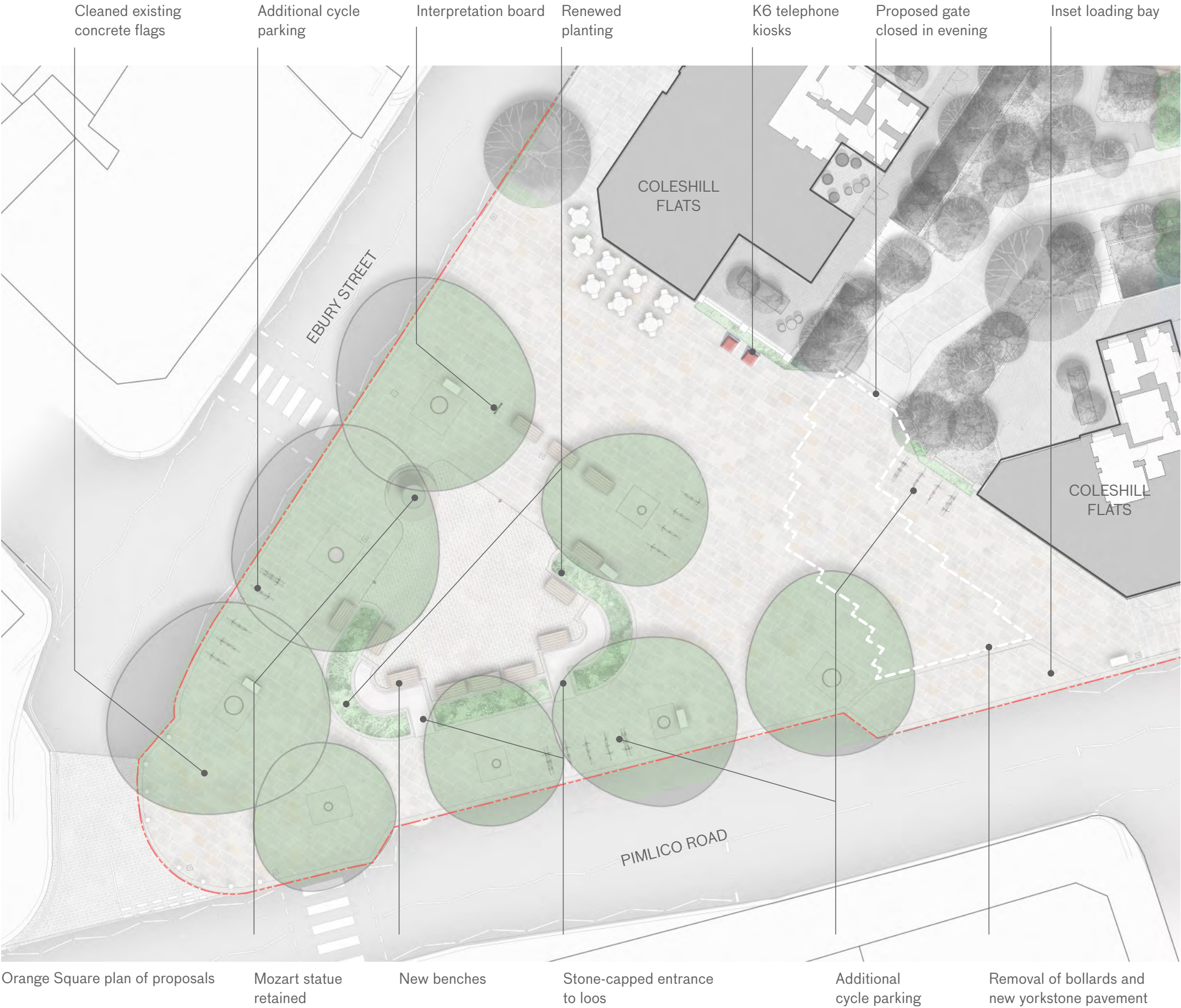
5.3 Orange Square - Proposals

Proposals at Orange Square aim to:

- 1. Address issues with anti-social behaviour through spatial and furniture design
- 2. Carry out maintenance, refurbishment, and partial replacement of existing pavements
- 3. Improve planting so as to increase biodiversity and offer greater seasonal interest
- 4. Design layout such that space is maximised for the Pimlico Road Farmers' Market
- 5. Carry out necessary tree works to existing London Plane trees; Refer to Arboricultural Report for more information

Proposed landscape works entail a full refurbishment of the square and its furnishings: this will include laying new yorkstone flags at the northern end, pressure-washing existing yorkstone flags throughout square, cleaning and re-pointing of brick surfaces and raised planters, new suite of bench seating, Sheffield cycle stands, bins, and properly capping off the public toilet entrances.

Presently, the square hosts the popular Pimlico Road Farmers' Market on a weekly basis. Early discussions with the organisers have ensured that the same number of vendors' kiosks can be accommodated, the space has greater efficiency for purveyors, and the proposals create a more pleasant environment for visitors as well as a more formalised loading bay on Pimlico Road.



5.0 Landscape and Public Realm Design

5.3 Orange Square - Proposals

Proposals include refurbishment of all existing pavements, including the replacement of damaged flags and the re-pointing of brick pavers. A new suite of furniture and renewed planting will enhance the entrance of the development site and improve this important piece of public space for the neighbourhood.



Looking north towards Elizabeth Place Gardens and Building C

5.0 Landscape and Public Realm Design

5.3 Orange Square - Proposals



Proposed Yorkstone Flags (To match existing)



Existing Yorkstone Flags (To be cleaned)



Softworks



Brick, Pressure-washed



Brick, Re-pointed



Additional Sheffield cycle stands



K6 Telephone Kiosks



Robust shrub and herbaceous planting



Benches designed to deter anti-social behaviour

5.0 Landscape and Public Realm Design

5.4 Elizabeth Place Gardens and Coleshill Workshops - Existing Conditions

The Coleshill Flats' car park is a predominantly hard-paved area situated between the two Coleshill Flats mansion blocks and delimited by a brick wall along its boundary with the Cundy Street Flats and gates at Orange Square. The total area comprises approximately 1,000 m2 (0.1 ha) and provides no connectivity to the private Cundy Street Flats nor to the public pavements on Ebury Street or Pimlico Road. The area contains 2no. Category B existing scots pines (*Pinus sylvestris*) that are both approximately 29m in height, which are proposed to be retained. Other existing trees within the car park are proposed to be removed as they are of poor quality and are to be replaced with new, healthy specimens. Please refer to the Arboricultural Report for information on proposed tree works.

The area of the car park has the potential to serve as a critical link between Orange Square, the heart of the Proposed Development at Elizabeth Place, and Ebury Square beyond; effectively recovering an historical pedestrian route. Given the space's relatively sheltered condition between the two listed buildings, it is well-suited to provide great public benefit not only in terms of increased connectivity, but also as a new piece of public realm that offers a different experience and opportunities for pedestrians.



Elizabeth Place Gardens and Coleshill Workshops plan of existing conditions

2no. Category B scots pines

Railings to private basement courtyards

5.0 Landscape and Public Realm Design

5.4 Elizabeth Place Gardens and Coleshill Workshops - Existing Conditions



Brick boundary wall between Coleshill Flats and Cundy Street Flats



Car park entry lined with bins and flanked by the caretakers' building



Rear facade of Coleshill Flats on Ebury Street with the brick boundary wall on right hand side of image



Railings separate the terraced landform



Private courtyard at basement level of Coleshill Flats



The car park is bounded by raised planters; 2no. scots pines (Pinus sylvestris) on left hand side of image

5.0 Landscape and Public Realm Design

5.5 Elizabeth Place Gardens and Coleshill Workshops - Proposals

- Proposals at Elizabeth Place Gardens aim to:
- 1. Create a publicly-accessible garden and new type of public space within the local area;
 - 2. Enhance the pedestrian experience and connect Orange Square to the heart of the development;
 - 3. Create a green lung that hosts trees, shrubs, and herbaceous plants;
 - 4. Increase permeable area for rainwater percolation.

Elizabeth Place Gardens is proposed as a publicly-accessible garden, open during daylight hours and closed in the evenings, nestled between the Coleshill Flats. Proposals include a fully-accessible route through the gardens to access the centre of the development at Elizabeth Place, a large water feature that offers pleasing reflective and sonic qualities, seating that is situated to minimise visibility to the rear facades of Coleshill Flats, private, courtyard gardens for the basement-level Coleshill Workshops, and a privately-accessed communal garden. The communal garden will benefit from proximity to the water feature, raised beds suitable for productive, edible planting, and it will be accessible to residents of Coleshill Flats, and all residents of the Proposed Development. Proposals have benefitted from feedback during the three public consultations and two design working sessions with residents of Coleshill Flats. Coleshill residents' concerns for safety, privacy, removal of bin stores, curbing of anti-social behaviour, and provision of a private, communal area have been incorporated into the design proposals. The gardens are to be managed and maintained by the Grosvenor Estate.



Elizabeth Place Gardens and Coleshill Workshops plan of proposals

Private gardens for Coleshill Workshops

5.0 Landscape and Public Realm Design

5.5 Elizabeth Place Gardens and Coleshill Workshops - Proposals



Yorkstone Flags



Yorkstone Setts



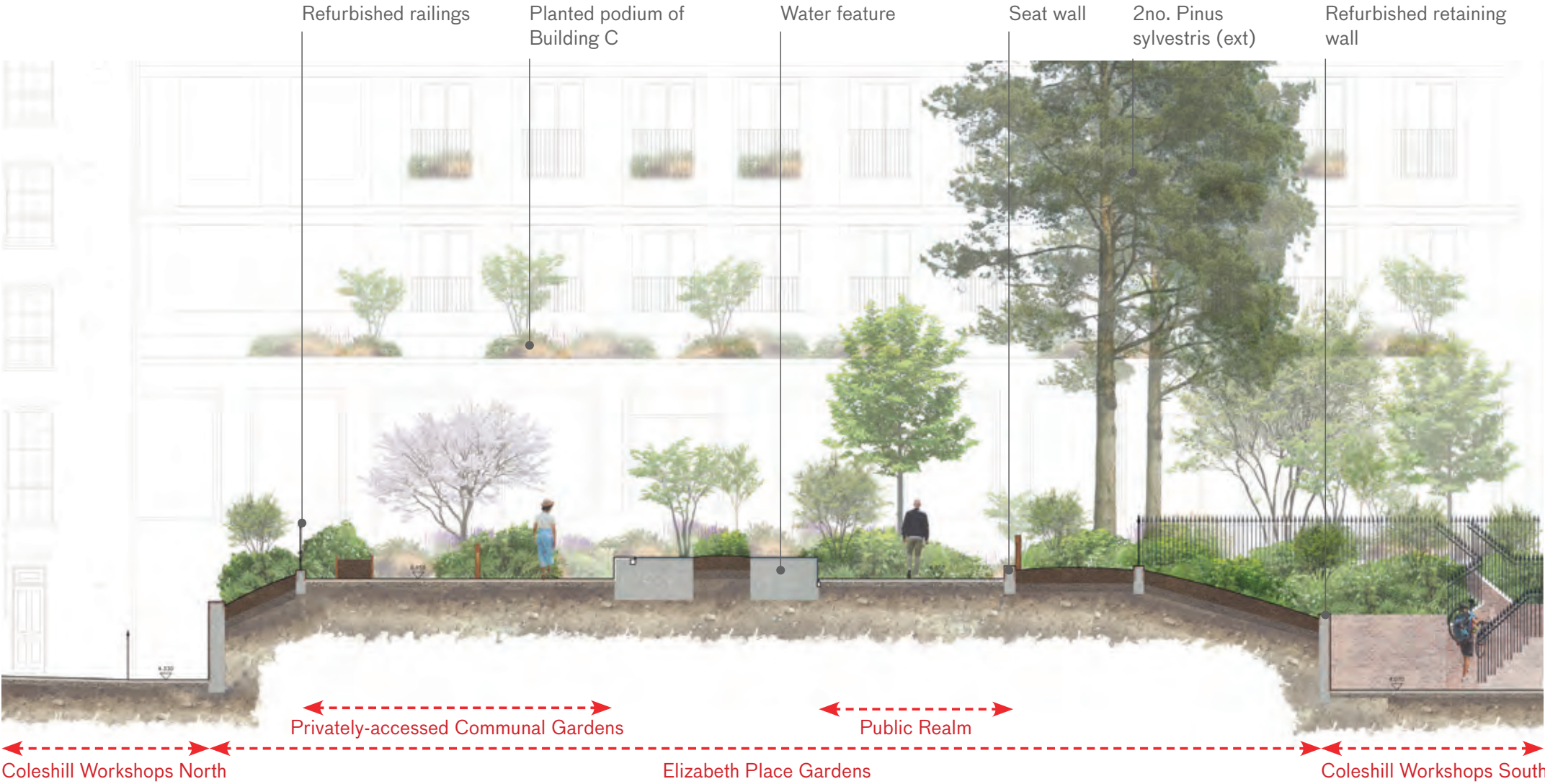
Brass Band



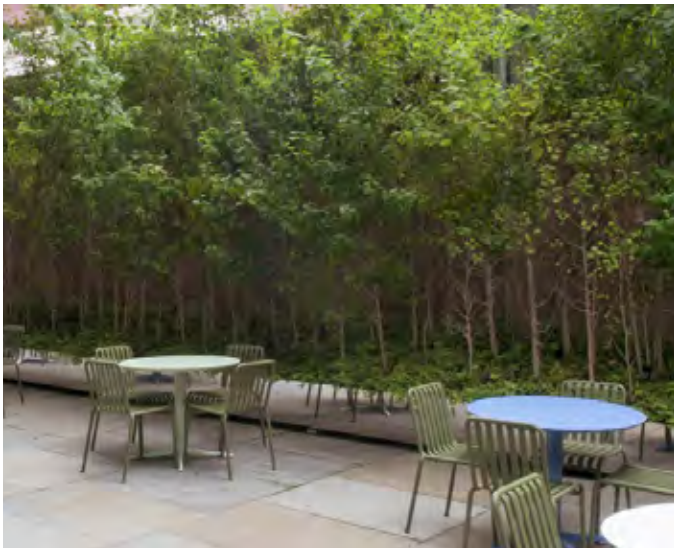
Water



Softworks



Section through Elizabeth Place Gardens



Met Breuer reference for Coleshill Workshops' courtyards



Rathbone Square water feature with incorporated seating



'Silence' fountain by Tadao Ando provides reflected light under large London Plane trees

5.0 Landscape and Public Realm Design

5.5 Elizabeth Place Gardens and Coleshill Workshops - Proposals

Elizabeth Place Gardens is proposed to be a public garden with a pedestrian route leading through it to the heart of the scheme at Elizabeth Place. New tree, shrub, and herbaceous planting will create a verdant atmosphere unique to the Site and offer a novel landscape experience for local residents and visitors.



View of Elizabeth Place Gardens looking north-east at Building C (N.b. Tree/ shrub/ herbaceous planting is depicted 3-5 years after planting)

5.0 Landscape and Public Realm Design

5.5 Elizabeth Place Gardens and Coleshill Workshops - Proposals

Elizabeth Place Gardens is proposed to include a large water feature that will provide reflected light and pleasant sonic qualities. A private, communal garden is accessible to residents of the Proposed Development and Coleshill Flats, and includes areas for socialising and raised planters for productive gardening.



Proposed View from Building C overseeing Elizabeth Place Gardens towards Orange Square

5.0 Landscape and Public Realm Design

5.6 Elizabeth Place, Five Fields Row, and Clifford's Row - Proposals

Proposals at Elizabeth Place aim to:

- 1. Create a new, flexible public square;
- 2. Connect two existing public spaces at Orange and Ebury Square;
- 3. Offer increased public access to the re-positioned Arnrid Johnston Obelisk (Grade II listed);
- 4. Increase rainwater attenuation through the addition of blue roof beneath pavements.

Elizabeth Place is a new, publicly-accessible square and pedestrian thoroughfare rooted in historical development patterns. Until the 1950s, Elizabeth Place formed a direct connection between Ebury and Orange Squares, however, this was lost with post-war development of the Cundy Street Flats. Proposals aim to recover this central route through the Site in addition to two lateral routes.

Elizabeth Place is comprised almost entirely of impermeable surfaces due primarily to its position above structure and its ambition to offer easy, accessible circulation across the Site. Shrub, herbaceous, and tree planting have been designed at Five Fields Row, opposite the address of Building C, and along the southern end of the square that leads to Elizabeth Place Gardens. The Arnrid Johnston Obelisk, currently positioned within the paved courtyard of Walden House, is to be re-located to Five Fields Row, which will offer greater public access and to also retain its association with Walden House, whose residents are being offered to be rehoused within Building C. Please refer to the Heritage Report for more information on heritage implications.



Elizabeth Place plan of proposals

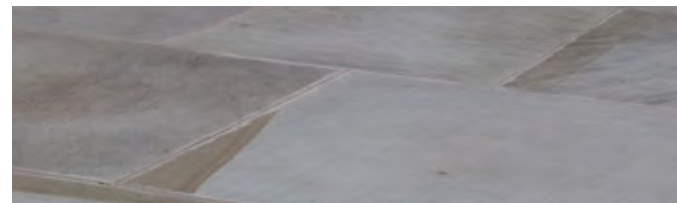
Proposed gate closed in evening

Movable planter-seat (indicative design)

Delivery vehicle/ pedestrian shared space

5.0 Landscape and Public Realm Design

5.6 Elizabeth Place, Five Fields Row, and Clifford's Row - Proposals



Yorkstone Flags



Sandstone Flags



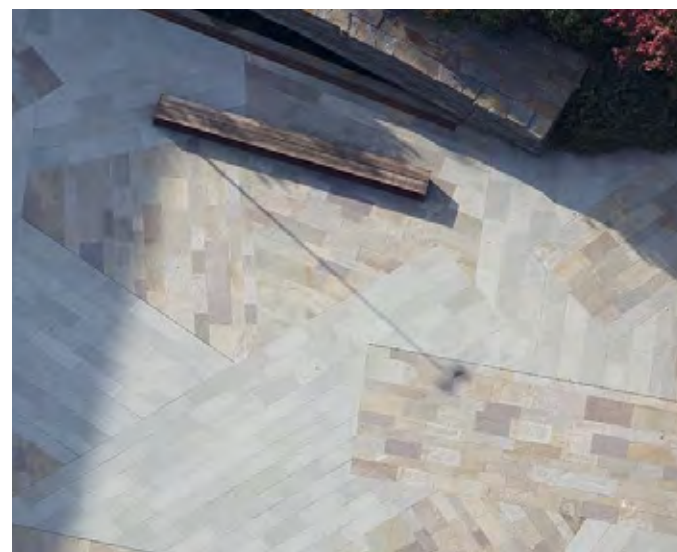
Setts



Brass Band



Section through Five Fields Row facing Block A



Pavement design integrating a number of stone types



Floral Court, Covent Garden incorporates seating amongst potted planting



Arnridd Johnston Obelisk (Grade II listed)

5.0 Landscape and Public Realm Design

5.6 Elizabeth Place, Five Fields Row, and Clifford’s Row - Proposals

Elizabeth Place is proposed to be a new, public square situated at the centre of the development. The space has been designed to be flexible and host an array of different activities and events. The central seat-planter and other furniture are movable in order to accommodate changing programmes.

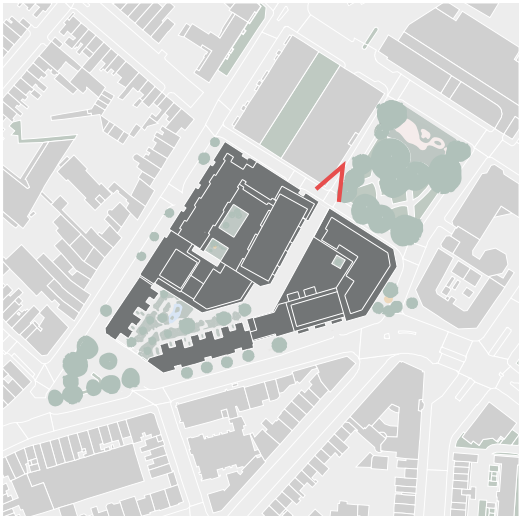


Elizabeth Place View from Building B first floor podium (N.b. Tree/ shrub/ herbaceous planting is depicted 3-5 years after planting)

5.0 Landscape and Public Realm Design

5.6 Elizabeth Place, Five Fields Row, and Clifford’s Row - Proposals

Elizabeth Place recovers a historical route through the Site that was lost with the development of the Cundy Street Flats in the mid-C20th. Importantly, the route recaptures a view towards the spire of the Church of St Barnabas (Grade I). Landscape proposals have been designed to enhance this view with planted podiums and roof terraces framing the scene.



Proposed View towards Elizabeth Place between Buildings A and B (N.b. Tree/ shrub/ herbaceous planting is depicted 3-5 years after planting)

5.0 Landscape and Public Realm Design

5.7 Avery Farm Row - Existing Conditions

Avery Farm Row is an existing street connecting Ebury Square and Pimlico Road comprising an area of approximately 550 m2 and bounded by Walden House to the west and Fountain Court to the east. The street benefits from the presence of the Grade II listed Marquess of Westminster Memorial Fountain, which is positioned upon a piece of pavement inset within the front gardens of Fountain Court.

At present, the one-way vehicular lane is bounded by raised kerbs and a cycle lane on its western edge and on-street parking spaces and raised kerbs on its eastern edge. The public realm is excessively hard-paved and the lack of drop-kerbs or a pedestrian crossing discourages movement along Pimlico Road.

The immediate area lacks shrub or tree planting, however, there is a narrow space forming the front gardens of Fountain Court that offers a small amount of visual amenity.



5.0 Landscape and Public Realm Design

5.7 Avery Farm Row - Existing Conditions



Spire of St Barnabas visible from Avery Farm Row



Fountain plumbing does not function properly



Marquess of Westminster Memorial Fountain in front of Fountain Court



Yorkstone base of fountain suffers from poor drainage and shoddy repairs



Radial pavement pattern emanates out from fountain



Railings and concrete flags in front of Walden House with Ebury Square in background

5.0 Landscape and Public Realm Design

5.8 Avery Farm Row - Proposals

- Proposal at Avery Farm Row aim to:
- 1. Create a new piece of public space hosting the Marquess of Westminster Memorial Drinking Fountain (Grade II);
 - 2. Re-align the vehicular lane so as to maximise the pedestrian area but retain access for cyclists and vehicles;
 - 3. Plant 5no. trees to improve the pedestrian experience and increase greening on Pimlico Road.

Avery Farm Row is to be an expanded area of public realm comprised principally of yorkstone pavements and street tree planting. The reconfiguration will retain the existing cycle lane and introduce a raised table that will effectively link pedestrian routes and ease street crossing.

The Marquess of Westminster Memorial Drinking Fountain (Grade II) is to be relocated to a central position that refocuses the gravity of the space. The existing yorkstone steps of the fountain are to be refurbished and reinstated where possible, and the fountain itself is to be re-plumbed. Please refer to the Heritage Report for more information on heritage matters.

Proposed landscape works include planting 4no. *Gleditsia triacanthos* f. *inermis* at 8m height and 1no. *Quercus phellos* at 10m height. The trees are arranged informally so as to create a glade that marks this corner of the development site, enhancing the environment of the listed monument, and forming a gateway to Ebury Square.



Avery Farm Row plan of proposals Brass band pavement detail Tactile paving Timber seat (design indicative) Proposed road works - Refer to Transport Chapter

5.8 Avery Farm Row - Proposals



Yorkstone Flags



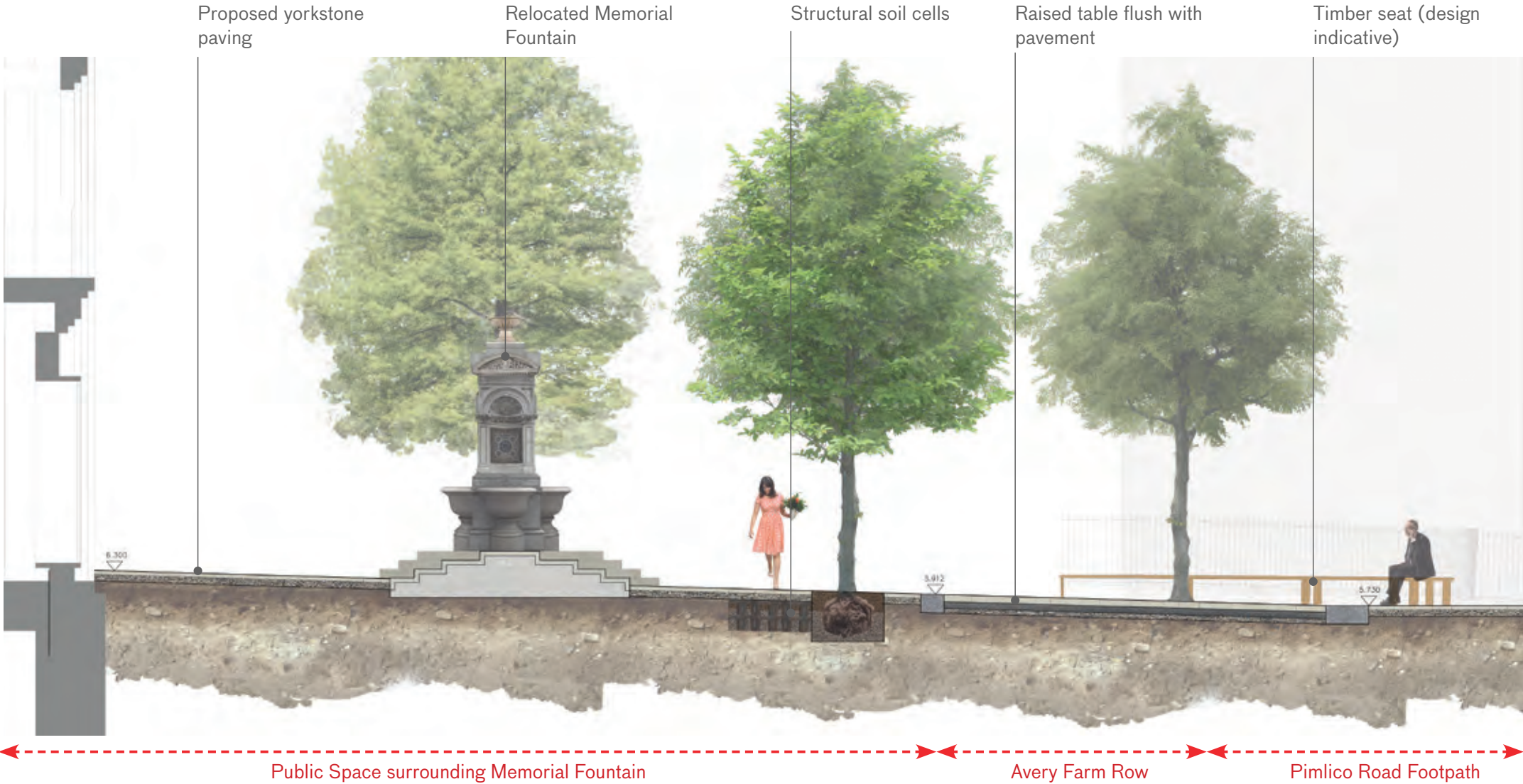
Granite



Memorial Fountain



Brass Band



Section through Avery Farm Row



Fountain steps may serve as seating, such as at Seven Dials



Timber seat to face Memorial Fountain designed to deter anti-social behaviour



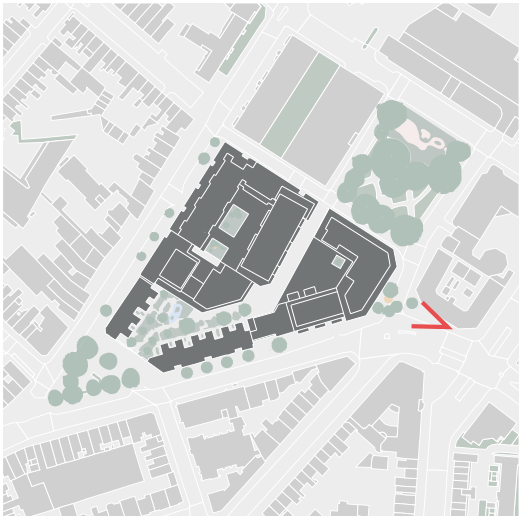
Gleditsia triacanthos f. inermis' feathery foliage allows light to the ground plane

5.0 Landscape and Public Realm Design

5.8 Avery Farm Row - Proposals

Avery Farm Row is proposed to be redesigned in order to create a new piece of public realm and an enhanced setting for the Marquess of Westminster Memorial Fountain (Grade II listed). Street tree planting aims to increase biodiversity and to improve the pedestrian experience along Pimlico Road.

Street tree planting will include *Gleditsia triacanthos* f. *inermis* and *Quercus phellos*, which will increase local biodiversity and improve the pedestrian experience along Pimlico Road.



Proposed View from the corner of Buckingham Palace Road facing Building B along Pimlico Road (N.b. Tree/ shrub/ herbaceous planting is depicted 3-5 years after planting)

5.0 Landscape and Public Realm Design

5.8 Avery Farm Row - Proposals

Landscape proposals include additional street tree planting at Avery Farm Row that aims to increase biodiversity and to improve the pedestrian experience along Pimlico Road. Four *Gleditsia triacanthos* f. *inermis* (honey locust) trees and one *Quercus phellos* (willow oak) offer a light canopy overhead that creates a sense of intimacy around the re-located fountain.



Rendering of Avery Farm Row looking north towards Building B with Ebury Square in the background

5.0 Landscape and Public Realm Design

5.9 Ebury Square - Existing Conditions

Ebury Square comprises approximately 2,400 m2 (0.6 acres) bounded by Walden House to the southwest, a recently-constructed residential development to the northwest (No. 1 Ebury Square), Semley Place to the northeast, and the Belgravia Police Station to the southeast. The Site benefits from 13no. mature London Plane trees (Platanus x acerifolia) ranging in height from 22m to 25m. Please refer to the Arboricultural Report for information on proposed tree works.

The present design of the Square is arranged centrally around a fountain with seating with radial paths connecting to a larger circuit that skirts the perimeter. Lawns on either side of the paths are patchy and do not encourage active recreation. Poor growing conditions may be caused by low light levels and compacted ground.

Unfortunately, Ebury Square experiences issues with anti-social behaviour, which has been raised by concerned local residents during public consultations. Dense, overgrown planting and under maintenance have exacerbated the issue and require urgent attention in order that this space may be recovered for the enjoyment of the neighbourhood and wider public.



5.0 Landscape and Public Realm Design

5.9 Ebury Square - Existing Conditions



High, dense shrubbery at the perimeter exacerbates anti-social behaviour



Ebury Square pavements looking north with bothy on right hand side of image



View south towards Avery Farm Row and Pimlico Road with Walden House on the right hand side of image



Fountain positioned at the centre of the Square



Patchy lawns may be the result of low-light levels and compacted soils



Central fountain as viewed from the circuit path

5.0 Landscape and Public Realm Design

5.10 Ebury Square - Proposals

Proposals at Ebury Square aim to:

1. Activate the space and address issues with anti-social behaviour through spatial and furniture design;
2. Provide new children's playspace accessible to the wider community;
3. Improve planting so as to increase biodiversity and offer greater seasonal interest;
4. Refurbish pavements with semi-permeable surfaces to allow more rainwater percolation;
5. Carry out necessary tree works to existing London Plane trees; Refer to Arboricultural Report for more information.

In 1872, Ebury Square was recast by Hugh Lupus Grosvenor, Marquess of Westminster, to convert the private garden into 'an entirely open square' without railings and in imitation of gardens on the continent. In appreciation of this precedent, proposals aim to create greater connections and to reanimate the Square. The existing centrally-located fountain is to be re-positioned to the southern end so as to create a large, unprogrammed lawn at its heart. A playspace measuring 459 m2 will offer public amenity for the neighbourhood and encourage activation by different users of varying age groups. The northern end is to be bounded by a mixed hedge of 2m height that will provide ecological benefit and reduce airborne particulates from entering the playspace area. Proposals have incorporated feedback from the public consultations, which included addressing anti-social behaviour and the desire for more children's playspaces within the local area. The gardens are to be managed and maintained by the Grosvenor Estate and they will remain open to the public.



5.0 Landscape and Public Realm Design

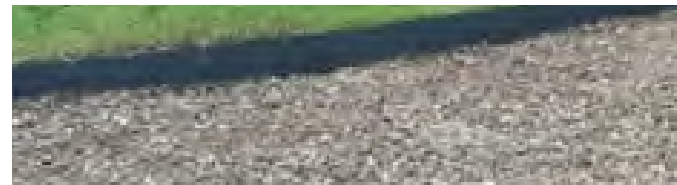
5.10 Ebury Square - Proposals



Yorkstone Flags



Self-binding Gravel



Steel Edge



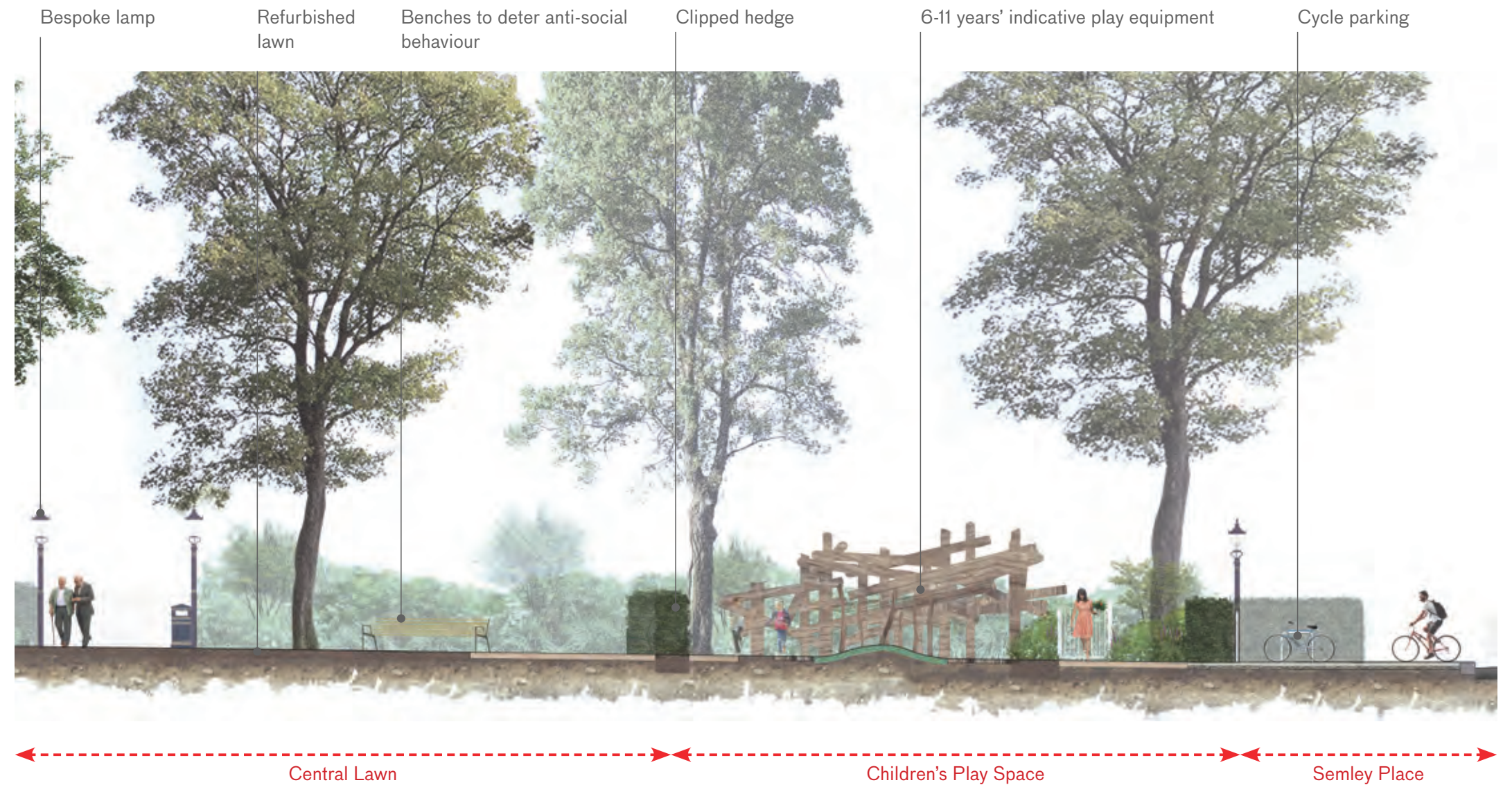
Softworks



Timber



Historical photograph of Ebury Square (late C19th) shows mixture of users of all ages



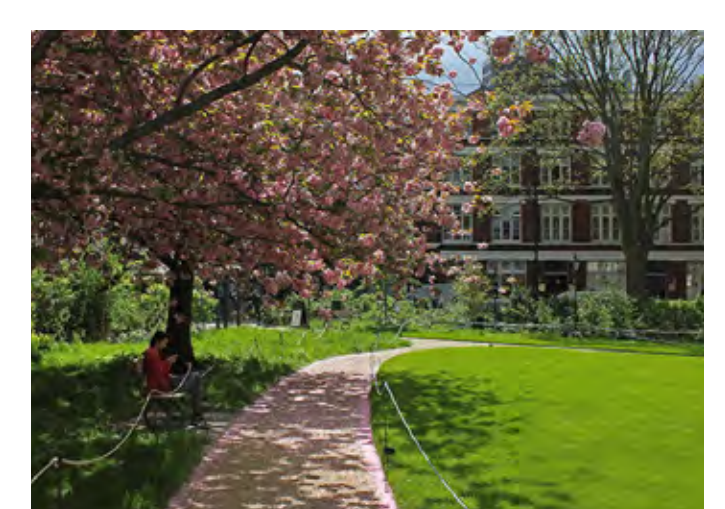
Section through Ebury Square and children's playspace



Timber play equipment



Natural play elements for younger children



Self-binding gravel path and lawn at Charterhouse Square

5.0 Landscape and Public Realm Design

5.10 Ebury Square - Proposals



Large central lawn with low perimeter planting at Charterhouse Square, London



Mixed shrub and herbaceous borders add aesthetic and biodiverse features at Charterhouse Square, London



Perimeter planting of London Plane trees around a central lawn at Argyle Square Gardens, London

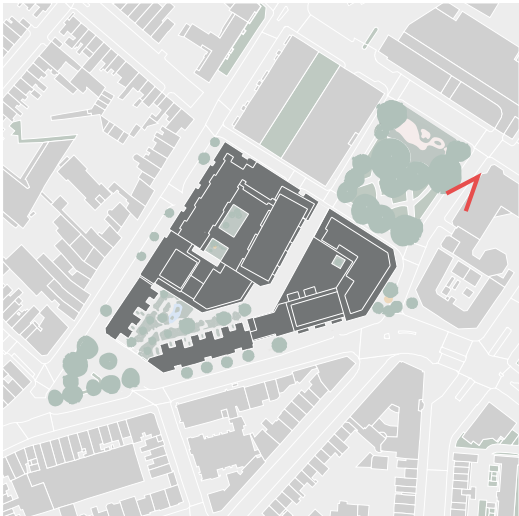


Gates with integrated lamps to mark entrance at Mount Street Gardens, London

5.0 Landscape and Public Realm Design

5.10 Ebury Square - Proposals

Proposed new entrances at Ebury Square, reduced perimeter planting, and greater offer of cycle parking will encourage activation of this space with a view to addressing issues with anti-social behaviour.



Proposed View from Ebury Square facing towards Building B and Avery Farm Row (N.b. Tree/ shrub/ herbaceous planting is depicted 3-5 years after planting)

5.0 Landscape and Public Realm Design

5.10 Ebury Square - Proposals

Ebury Square is proposed to include the design of a large children’s playground at its northern end. Feedback from public consultations drove the inclusion of this element as part of the proposals, with equipment that is suitable for all ages of children.



Proposed Development looking towards Elizabeth Place from Ebury Square (N.b. Tree/ shrub/ herbaceous planting is depicted 3-5 years after planting)

5.0 Landscape and Public Realm Design

5.11 Resident Communal Podiums and Roof Terrace Gardens

Development proposals include a series of podiums and roof terrace gardens on Buildings A, B, and C, which are accessible to residents of their respective buildings. Together, these gardens comprise approximately 2,300 m2 (0.23 ha) of surface that offer shared, outdoor amenity space and increased opportunities for tree, shrub, and herbaceous planting.

The podiums and terraces are formed of fully-accessible, permeable surfaces and planted beds, which are underlaid with a blue roof system that allows for controlled attenuation during heavy and storm events as part of a SuDS strategy. A rolling ground plane within the planted beds provides the necessary soil depths to accommodate specimens with rootballs and speaks to the Site-wide concept of the hanging gardens, which are visible from public realm and offer visual amenity. An important aim of the development proposals was to give each building high-quality, accessible outdoor spaces. In terms of uses, Building A accommodates resident communal gardens on the First Floor podium and Second Floor, and resident productive gardens on Eighth Floor south terrace; Building B provides resident communal gardens at First Floor podium level that incorporate a 25 m2 playspace and a series of resident terraces for adjacent flats, and resident communal gardens at the Fifth Floor that have a playspace for children aged 0-5 years; Building C offers resident communal gardens at First Floor podium and Fourth Floor, and resident communal gardens at Seventh Floor that incorporate a large playspace for children aged 0-11 years.



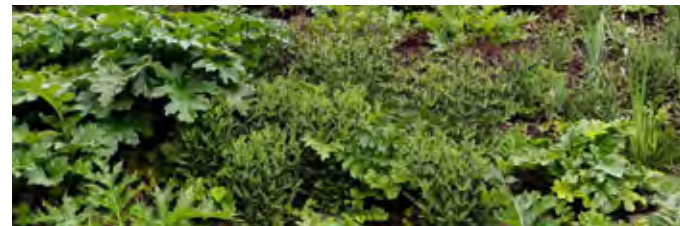
5.11 Resident Communal Podiums and Roof Terrace Gardens



Resin-bound permeable surface



Softworks



Softworks



Pebble Pavement



Planting height creates defensible space around flats



Section through Building B First Floor Podium Garden



Tree canopy that allows dappled light to reach the ground plane



Shrub and herbaceous planting that increases biodiversity and habitat

5.0 Landscape and Public Realm Design

5.12 Resident Communal Roof Terraces for Buildings B3 and C

Buildings B3 and C, Intermediate Residential and Social Rented tenures, respectively, benefit from roof terrace gardens that offer shared outdoor areas in addition to playspaces. The dedicated playspaces are provided to ensure sufficient access to play as the buildings are located beyond the GLA recommended distance from the proposed playspace at Ebury Square. Age-appropriate play equipment and seating for caregivers is arranged so as to provide adequate surveillance of children and also offer panoramic views across the city.

Like the podiums and roof terrace gardens elsewhere in the Proposed Development, these gardens are comprised of permeable surface materials that allow for water percolation into a blue roof system. Timber canopies are positioned above areas for congregation and may host climbing plants.



5.0 Landscape and Public Realm Design

5.12 Resident Communal Roof Terraces for Buildings B3 and C



Rubber crumb



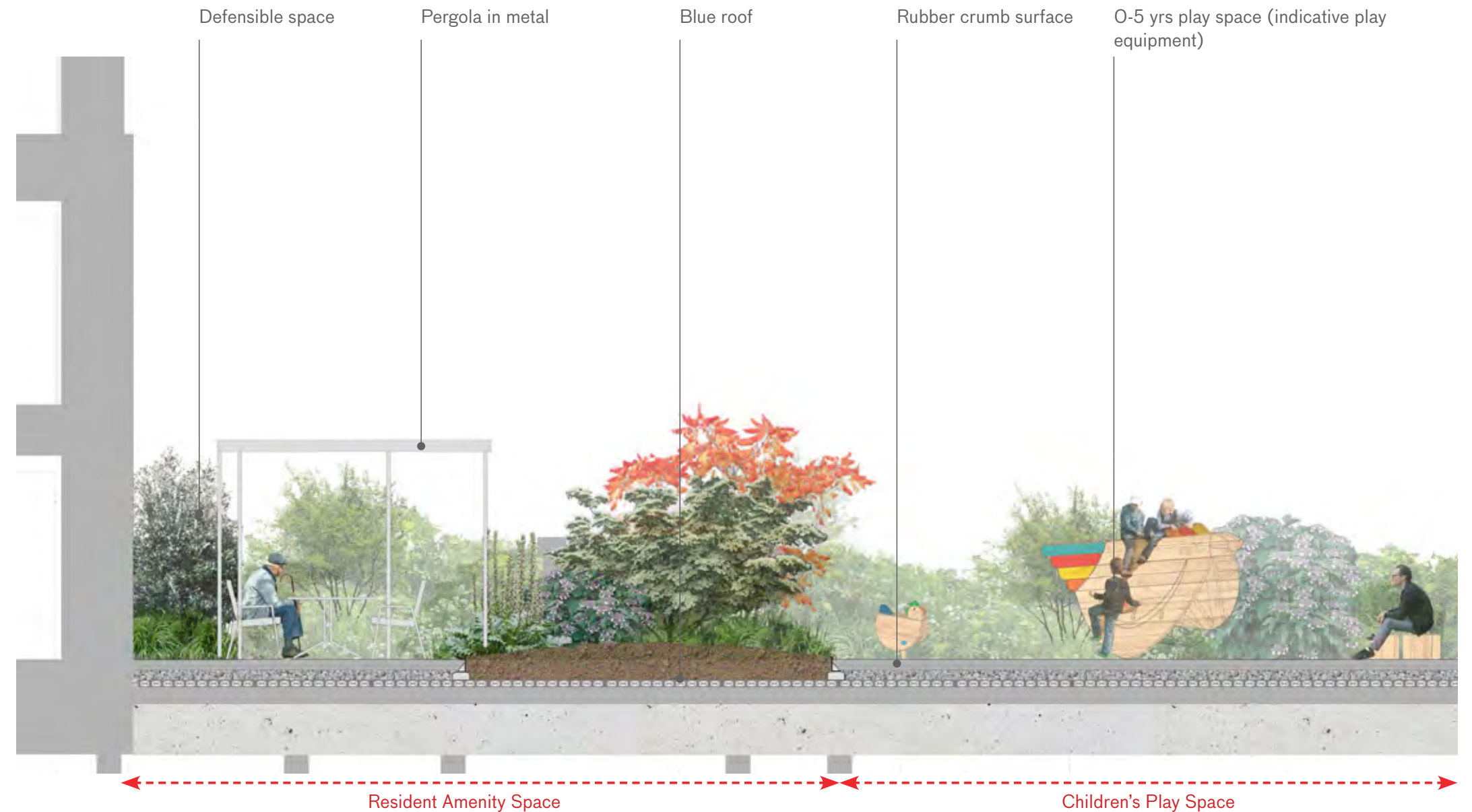
Resin-bound permeable surface



Softworks



Softworks



Section through Building B3 Fifth Floor Roof Terrace Garden

Resident Amenity Space

Children's Play Space



Planting creates areas of enclosure from the elements



Play equipment integrated within the ground plane



Mounding and landform in rubber crumb creates a playful and safe environment

5.0 Landscape and Public Realm Design

5.13 Existing vs. Proposed Open Space

According to the City of Westminster Open Space Strategy (2007), ‘open space’ is defined as:

‘all parks and gardens, regardless of size (whether public or privately owned); the Thames; the Canal; civic spaces; children’s playgrounds; ball courts; open spaces in housing estates; and churchyards within the city’s boundary. These included open spaces with private or restricted access. The study also took into account public indoor sports provision, public indoor play areas, and linkages between open spaces. The study did not include as open spaces: streets; private residential gardens (although private communal gardens were included); school playgrounds; or purely landscaped areas such as road verges, or strips of perimeter planting and housing estates’.

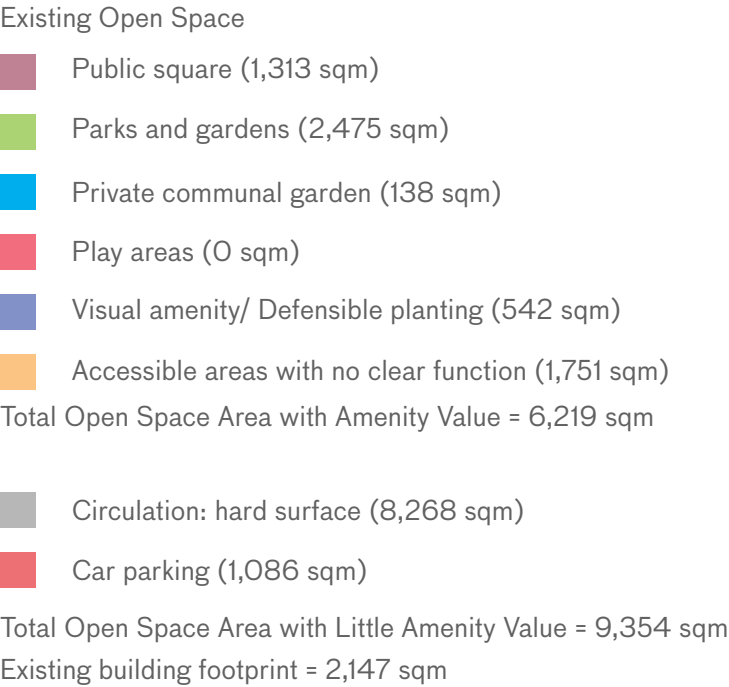


Diagram of existing open space

5.0 Landscape and Public Realm Design

5.13 Existing vs. Proposed Open Space

Based on this definition, the existing site comprises 6,219 m2 of open space, while the Proposed Development includes 5,970 m2 of open space. Although proposals entail an overall reduction in the amount of open space, this metric fails to capture the fact that the majority of the open space on the existing site is privately accessible. The overwhelming majority of proposed open space on the development site is publicly-accessible and more varied in type and function: proposals have increased playspace and public square, decreased space that has no clear function, and will enhance the quality of existing spaces so that they are more usable.

- Proposed Open Space
- Public square (1,988 sqm)
 - Parks and gardens (2,362 sqm)
 - Semi-private/ Communal gardens (570 sqm)
 - Private communal gardens (184 sqm)
 - Play areas (755 sqm)
 - Visual amenity/ Defensible planting (111 sqm)
 - Accessible areas with no clear function (0 sqm)
- Total Open Space Area with Amenity Value = 5,970 sqm
- Circulation: hard surface (3,379 sqm)
 - Car parking (42 sqm)
- Total Open Space Area with Little Amenity Value = 3,421 sqm
- Proposed Building footprint = 8,329 sqm
- Additional Amenity Space Provision = 2,472 sqm*
- *Includes areas on podiums roof terraces



Diagram of proposed open space

5.0 Landscape and Public Realm Design

5.14 Proposed Amenity Space

The diagrams on this page and the next show the distribution of proposed amenity space at all levels of the development site with ground floor spaces accessible to all. Podiums and roof terrace gardens on various levels provide additional shared amenity space for residents of Buildings A, B, and C, including children’s play spaces, productive gardens for food growing, and a number of areas for recreational use.

External Amenity Space per Tenure

Senior Living (Buildings A1, A2)
Ground Floor and Podium = 780 sqm
2FL Terrace = 70 sqm
8FL Terrace = 75 sqm
Total = 925 sqm

Private Residential (Building B1)
Ground Floor and Podium = 530 sqm
Total = 530 sqm

Intermediate Residential (Buildings B2, B3)
Ground Floor and Podium = 130 sqm
5FL Terrace = 172 sqm
Total = 302 sqm

Social Rented (Building C)
Ground Floor and Podium = 92 sqm
4FL Terrace = 67 sqm
7FL Terrace = 245 sqm
Total = 404 sqm

Proposed Amenity Space - Ground Floor

- Public open space
- Play areas
- Community gardens
- Private gardens
- Outdoor space associated with commercial uses

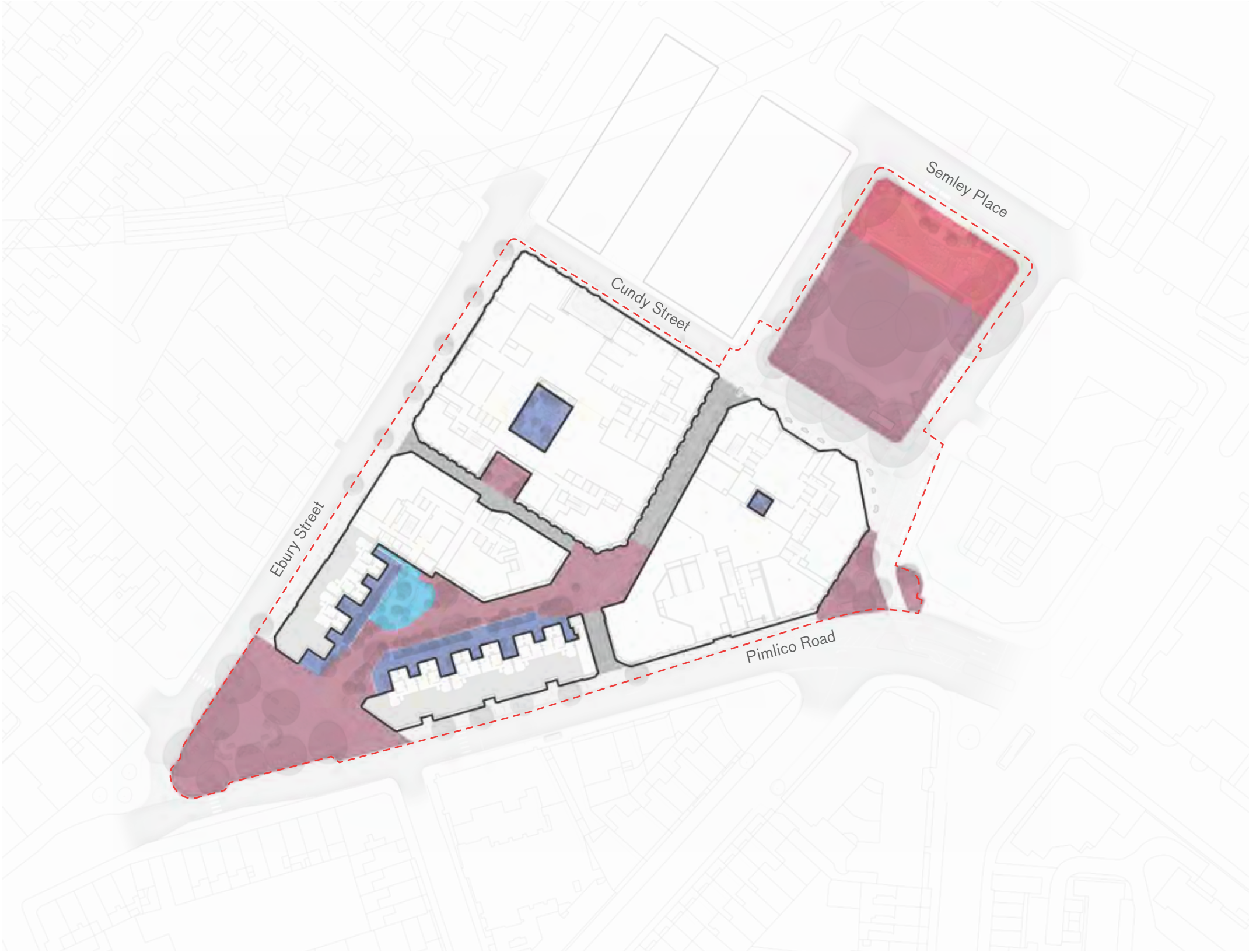


Diagram of proposed amenity space at GF

5.14 Proposed Amenity Space

At present there are no communal amenity facilities at upper floors of the existing buildings.



- Proposed Amenity Space - Upper Floors
- Communal podium gardens
 - Play areas
 - Communal roof terraces
 - Biodiverse living roofs
 - Biodiverse living roofs with photo-voltaic cells

Diagram of proposed amenity space at Upper Floors

5.0 Landscape and Public Realm Design

5.15 Trees - Proposed Removals, Retention, and Works

Trees on the development site were surveyed in July 2017 and later checked throughout 2019 by Tim Moya Associates in order to identify key trees and to inform the design team of the main constraints. Trees were inspected from the ground level only and survey methodology has followed the recommendations of BS 5837. Note than in addition to the trees marked for removal in the diagram right, a mixed hedge running south west to north east-North east hedging along Ebury Street is also proposed to be removed. Please refer to the Arboricultural Report for further details.

The Site benefits from the presence of a number of existing trees, however, many of them have been categorised as Cat. C or Cat. U, i.e. 66% of total number.

Existing Tree Works

	Removed	Retained	Total
Category A	0	6	6
Category B	11	15	26
Category C	60	2	62
Category U	3	0	3
Unsurveyed	0	1	1*
Total	74	24	98

* Existing *Alnus glutinosa* on Pimlico Road was not captured within the survey.



Plan showing tree removals and retention

- Category A: Retained
- Category B: Retained
- Category B: Removed
- Category C: Removed
- Category U: Removed
- Site Boundary



Fraxinus angustifolia (Cat. B), smaller grouping of mostly Cat. C, and mixed hedge along Ebury Street to be removed



Quercus palustris (Cat. B) along southern site boundary, viewed from Pimlico Road, to be removed



Ilex aquifolium (Cat. C) back left, Prunus padus (Cat. U) front right, at entry of car park to be removed

5.0 Landscape and Public Realm Design

5.16 Tree Planting Strategy

Proposals include new tree planting throughout the development site within the public realm and atop the podium and roof terrace gardens. The aim is to:

- 1. Increase biodiversity and species range;
- 2. Improve quality of tree stock;
- 3. Provide expanded habitat, especially for birds and invertebrates;
- 4. Enhance visual amenity with variety of species that exhibit seasonal interest.

Proposals include 139no. newly-planted trees, which will replace the 74no. trees proposed to be felled as part of enabling works. This will result in an additional 65no. trees compared to the number currently existing on site.

- Indicative species for street:
- Gleditsia triacanthos f. inermis
 - Quercus phellos
 - Quercus robur Fastigiata Koster

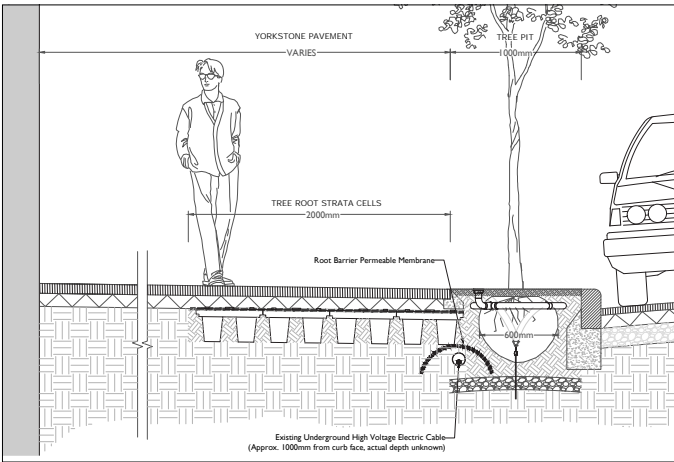
- Indicative species for public realm and private gardens:
- Rhus typhina
 - Malus 'Evereste'
 - Amelanchier lamarckii
 - Euonymus planipes
 - Cercis siliquastrum
 - Luma apiculata
 - Pinus mugo
 - Cornus kousa
 - Celtis australis

These species are varied in terms of size, foliage, flower/fruit, and seasonal interest.

- Tree additions = 139no.
- Trees on site (includes retained trees) = 163no. *
- (N.b. includes Ebury and Orange Squares)
- * 66% increase from number of existing



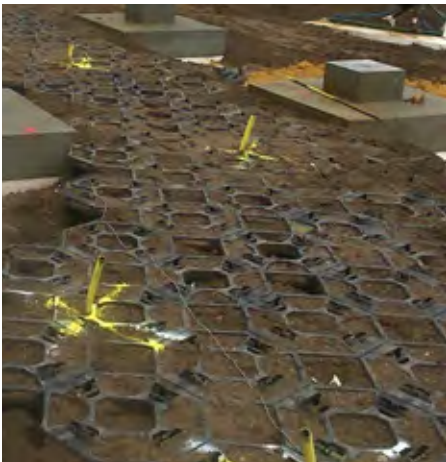
Masterplan showing site-wide tree planting



Refer to drawing by Landscape Architect for tree pit detail; Note that this detail has not yet been approved by UKPN



Flexible, porous surface to tree pits allows for water percolation



Structural soil cells allow for expanded root growth beneath pavements



Quercus robur Fastigiata Koster

5.0 Landscape and Public Realm Design

5.17 Herbaceous Planting Strategy

Landscape planting strategy has considered the various conditions across the Site to provide an array of aesthetic experiences and biodiverse habitats. As with tree planting, shrub and herbaceous planting is used both to frame and screen views and offer visual amenity.

Indicative shrub species for buffer/ defensive planting:
Indigofera ‘Claret Cascade’
Drimys winteri
Hoheria sexstylosa
Hydrangea quercifolia
Hydrangea aspera
Euphorbia melifera
Hamamelis x intermedia ‘Jelena’
Kolkwitzia ‘Pink Cloud’

Indicative herbaceous species for front of borders:
Acanthus mollis ‘Rue Ledan’
Kniphofia ‘Green Jade’
Lavandula angustifolia ‘Vera’
Libertia grandiflora
Narcissus ‘Hawera’
Liriope muscari ‘Monroe White’
Perovskia atriplicifolia ‘Blue Spire’
Potentilla fruticosa ‘Vilmoriniana’
Verbascum bombyciferum
Anemanthele lessoniana
Sesleria autumnalis
Rosa cantabrigiensis
Blechnum spicant
Sarcococca humilis
Hakonechloa macra
Melianthus major
Digitalis purpurea
Helleborus foetidus
Epimedium x perralchicum ‘Frohnleiten’
Hamamelis x intermedia ‘Jelena’

These species are varied in terms of size, foliage, flower/ fruit, and seasonal interest.

Shrub/ herbaceous bed area = 2,815 m2 *
Existing shrub/ herbaceous bed area = 2,247 m2
(N.b. includes Ebury and Orange Squares)

* 25% increase from amount of existing



Masterplan showing areas hosting shrub and herbaceous planting



Mixed herbaceous provides visual interest and biodiversity

5.0 Landscape and Public Realm Design

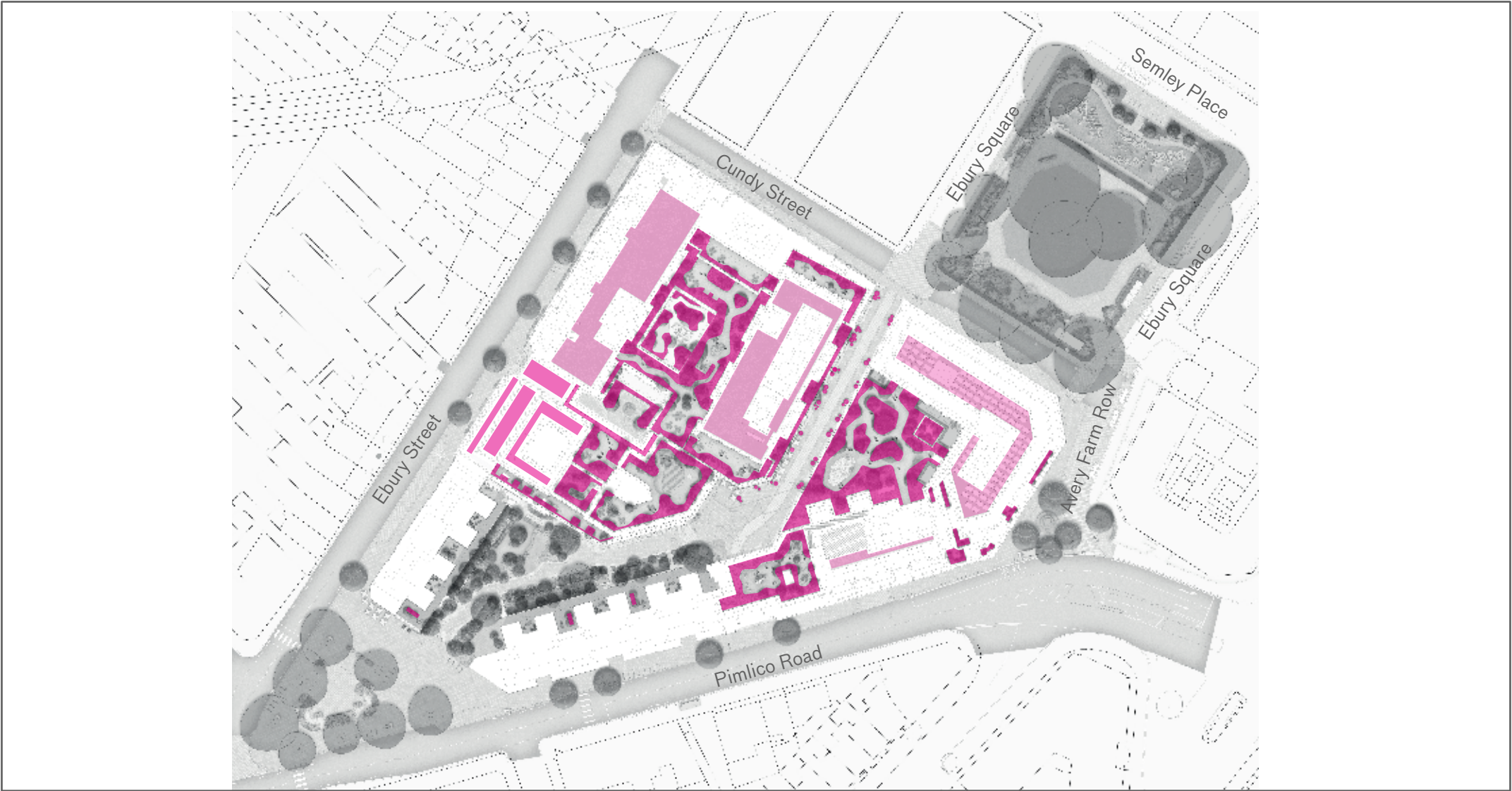
5.18 Living Roofs Strategy

Living roofs have been designed across the Site in order to offer the following benefits:

- 1. Maximise opportunities for biodiversity by creating a mosaic of habitats; this can be achieved by specifying different roof compositions such as plug planting, seeded areas, or intensive plantings;
- 2. Provide rainwater buffer and function in concert with the blue roof attenuation system;
- 3. Reduce ambient temperatures, which may help to improve efficiency of photovoltaic panels atop Building B1;
- 4. Offer air purification and carbon sequestration.

Additionally, shallow water bodies have been proposed within some of the living roofs, which will collect rain water and provide an additional resource for biodiversity. Artificial habitats for bats and birds have been included within the living roof atop Building A2 and within some of the trees at Ebury Square.

Proposed living roofs may be generally divided into two categories -- intensive and extensive systems -- based upon whether they are irrigated or not, respectively. Employing a range of living roof types will help to ensure robust biodiversity.



Masterplan showing areas hosting living roofs

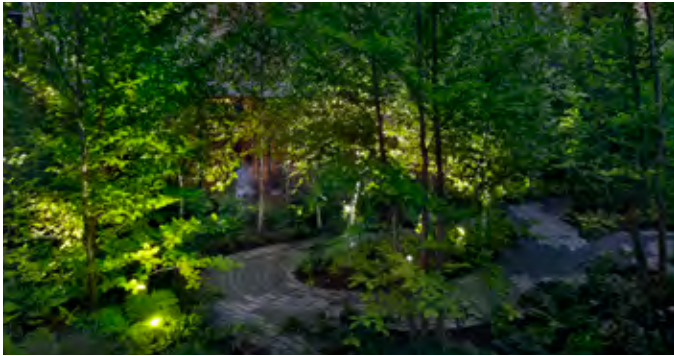


5.0 Landscape and Public Realm Design

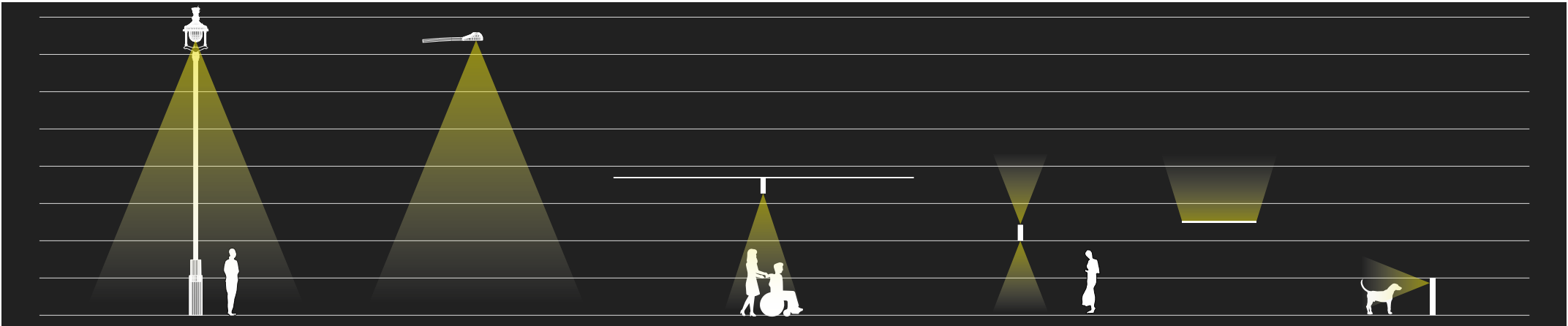
5.19 External Lighting Strategy

Lighting proposals have been developed to create spaces that are both aesthetically-pleasing and safe at all times of day. This strategy requires a variety of luminaires that have different light levels, methods of deployment within the landscape, and ensures safety at the Ground Floor level while also being sensitive to residents of upper floors.

Bollard lighting is proposed for areas that have restricted access at night -- such as Elizabeth Place Gardens -- while brighter, high-mounted fixtures are proposed for public realm areas that are accessible at all times of day. Catenary lights are proposed for the heart of the development at Elizabeth Place, providing adequate light levels without cluttering the ground plane.



Masterplan showing site-wide external lighting strategy



A range of luminaires offers different levels and qualities of light

5.0 Landscape and Public Realm Design

5.20 Playspace Strategy

Proposals recognise the importance of high-quality and accessible playspaces for neighbourhoods in central London. In addition to offering opportunities for learning and exercise among children, playspaces provide areas for caregivers to meet and, in this way, they play a role in bringing together the wider community.

The GLA has set guidelines for provision of children’s playspace and youth spaces based on the size of a development. In accordance with the Supplementary Planning Guidance document ‘Shaping Neighbourhoods’ (2012), the scheme projects 82.3no. children at the Proposed Development, each child requiring 10m2, which yields a minimum area requirement of 823.1m2.

Ebury Square qualifies as ‘Doorstep Playable Space’ for Buildings A and B as it is less than 100m distance away. Building C is located at 150m from the Square so qualifies as ‘Local Playable Space’ for children aged 5-11, and an area of ‘Doorstep Playable Space’ has been provided on the Seventh Floor for the age band 0-4 years, which has the least mobility.

‘Neighbourhood Playable Space’ is suitable for all ages and ‘Youth Space’ is suitable for youths aged 12+. As the amount of recommended Youth Space is significant, it is not possible to accommodate it on site; understandably, this is not unusual for a central London site due to density issues. In lieu of provision, proposals entail an off-site contribution to upgrade existing Youth Spaces within 800m of the Site.

The Proposed Development includes 616 m2 of children’s and youths’ play space.

- Playspace for aged under 5 = 314 m2 (100% provided)
- Playspace for aged 5-11 = 287 m2 (100% provided)
- Youth Space for aged 12+ = 15 m2 (7% provided of 223 m2 recommended; off-site contribution for remaining 93%)



Plan showing site-wide playspace strategy



Age-appropriate play equipment serves a range of children

5.0 Landscape and Public Realm Design

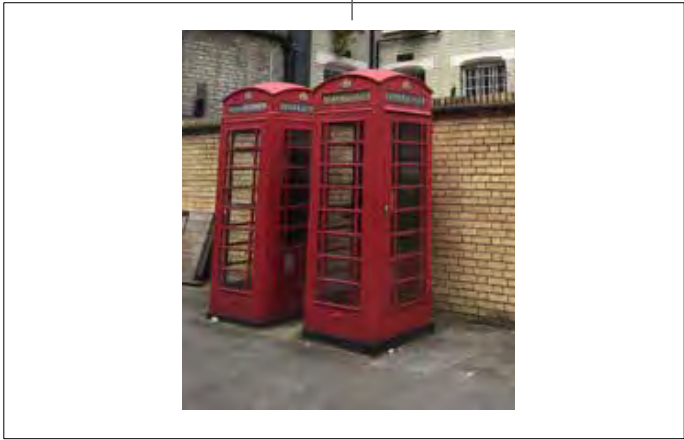
5.21 Listed Structures and Monuments

Part of this application is the relocation and repair of the Marquess of Westminster Memorial Fountain (Grade II); the relocation and repair of the Arnridd Johnston Obelisk (Grade II); and the relocation of the 2no. K6 telephone kiosks (Grade II) within Orange Square.

The fountain is to be relocated to a more central position within the proposed piece of public space at the reconfigured Avery Farm Row. The Arnridd Johnston Obelisk, currently situated within the courtyard of Walden House, will need to be relocated due to the arrangement of the Proposed Buildings. It is proposed that this monument will be relocated to a small court on Five Fields Row opposite the entrance of the Proposed Building C, where existing Walden House residents will have the opportunity to be rehoused. Two K6 telephone kiosks are to be relocated and repaired to within 1m of their existing location to allow for the construction of planting beds around the proposed gates at Orange Square. Please refer to Historic Building Report and Chapter 8 of the Environmental Statement for more information on heritage matters part of this Application.



Landscape masterplan



K6 telephone kiosks (2no.) currently located within Orange Square



Arnridd Johnston Obelisk currently located at Walden House courtyard



Memorial Fountain currently located at Avery Farm Row

5.0 Landscape and Public Realm Design

5.22 Urban Greening Factor - Existing Site including Orange and Ebury Squares

Policy G5 of The London Plan (Intend to Publish) includes urban greening measures for new development that should be integral to its planning and layout, and result in increased green cover. Urban greening covers a range of options including, but not limited to, street trees, living roofs, green walls, and rain gardens. It can provide diverse benefits such as enhanced biodiversity, sustainable drainage, and increased amenity space.

Boroughs have been asked to develop their own Urban Greening Factors (UGF) to identify the appropriate amount of urban greening required in new developments, based on a fixed set of factors, but tailored to local circumstances. Westminster has not yet established its own targets, but the Mayor recommends a target score of 0.4 for developments that are predominantly residential and a target score of 0.3 for those that are predominantly commercial.

The UGF has been calculated for existing and proposed conditions, including and excluding Orange and Ebury Squares. A comparison of each demonstrates an increase in UGF as a result of proposed works in every instance.

Core Site, Pavements, Avery Farm Row, Orange Sq, Ebury Sq:

- Semi-natural vegetation: 2,163 m2 x 1 factor = 2,163
- Intensive green roofs/ veg over structure: 38 m2 x 0.8 factor = 30
- Trees in natural soils or connected pits: 90 no. x 0.8 factor = 72
- Extensive green roof system (min. 80mm): 0 m2 x 0.7 factor = 0
- Flower-rich perennial planting: 120 m2 x 0.7 factor = 84.1
- Rain gardens: 0 m2 x 0.7 factor = 0
- Hedges: 0 m2 x 0.6 factor = 0
- Trees in pits: 9 no. x 0.6 factor = 5.4
- Green wall/ climbers in soil: 0 m2 x 0.6 factor = 0
- Amenity grass: 1,757 m2 x 0.4 factor = 703
- Water feature (chlorinated): 12.6 m2 x 0.2 factor = 2.5
- Permeable pavement: 0 m2 x 0.1 factor = 0

Existing UGF with site area of 17,720 m2 = 0.17



Existing landscape plan



Existing site photo of Cundy Street Flats from Cundy Street



Existing site photo of Cundy Street Flats from Ebury Street

5.0 Landscape and Public Realm Design

5.22 Urban Greening Factor - Proposed Site including Orange and Ebury Squares

Core Site, Pavements, Avery Farm Row, Orange Sq, Ebury Sq:

- Semi-natural vegetation: 618 m2 x 1 factor = 618
- Intensive green roofs/ veg over structure: 1,650 m2 x 0.8 factor = 1,320
- Trees in natural soils or connected pits: 133 no. x 0.8 factor = 106.4
- Extensive green roof system (min. 80mm): 1,063 m2 x 0.7 factor = 744.1
- Flower-rich perennial planting: 276 m2 x 0.7 factor = 193.2
- Rain gardens: 0 m2 x 0.7 factor = 0
- Hedges: 196 m2 x 0.6 factor = 118
- Trees in pits: 25 no. x 0.6 factor = 15
- Green wall/ climbers in soil: 17 m2 x 0.6 factor = 10.2
- Amenity grass: 631 m2 x 0.4 factor = 252.4
- Water feature (chlorinated): 65 m2 x 0.2 factor = 13
- Permeable pavement: 1,050 m2 x 0.1 factor = 105

Proposed UGF with site area of 17,720 m2 = 0.20



Proposed landscape masterplan



Semi-natural planting alongside a natural hedge at Charterhouse Square, London



Shade-tolerant woodland planting

5.0 Landscape and Public Realm Design

5.22 Urban Greening Factor - Existing Site excluding Orange and Ebury Squares

Core Site, Pavements, Avery Farm Row:

- Semi-natural vegetation: 1,283 m2 x 1 factor = 1,283
- Intensive green roofs/ veg over structure: 0m2 x 0.8 factor = 0
- Trees in natural soils or connected pits: 72 no. x 0.8 factor = 57.6
- Extensive green roof system (min. 80mm): 0 m2 x 0.7 factor = 0
- Flower-rich perennial planting: 0 m2 x 0.7 factor = 0
- Rain gardens: 0 m2 x 0.7 factor = 0
- Hedges: 0 m2 x 0.6 factor = 0
- Trees in pits: 1 no. x 0.6 factor = 0.6
- Green wall/ climbers in soil: 0 m2 x 0.6 factor = 0
- Amenity grass: 1,133 m2 x 0.4 factor = 453
- Water feature (chlorinated): 0 m2 x 0.2 factor = 0
- Permeable pavement: 0 m2 x 0.1 factor = 0

Existing UGF with site area of 13,037 m2 = 0.14

Note that none of the area figuring into the UGF calculation is publicly-accessible at present.



Existing landscape plan



Existing site photo of Cundy Street Flats from Cundy Street



Existing site photo of Cundy Street Flats from Ebury Street

5.0 Landscape and Public Realm Design

5.22 Urban Greening Factor - Proposed Site excluding Orange and Ebury Squares

Core Site, Pavements, Avery Farm Row:

- Semi-natural vegetation: 193 m2 x 1 factor = 193
- Intensive green roofs/ veg over structure: 1,612m2 x 0.8 factor = 1,290
- Trees in natural soils or connected pits: 113 no. x 0.8 factor = 90.4
- Extensive green roof system (min. 80mm): 1,063 m2 x 0.7 factor = 744.1
- Flower-rich perennial planting: 276 m2 x 0.7 factor = 193.2
- Rain gardens: 0 m2 x 0.7 factor = 0
- Hedges: 6 m2 x 0.6 factor = 3.6
- Trees in pits: 17 no. x 0.6 factor = 10.2
- Green wall/ climbers in soil: 17 m2 x 0.6 factor = 10.2
- Amenity grass: 0 m2 x 0.4 factor = 0
- Water feature (chlorinated): 52 m2 x 0.2 factor = 10.4
- Permeable pavement: 0 m2 x 0.1 factor = 0

Proposed UGF with site area of 13,037 m2 = 0.20



Proposed landscape masterplan



Semi-natural planting alongside a natural hedge at Charterhouse Square, London



Shade-tolerant woodland planting

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6.0 Inclusive Design

Prepared in collaboration with Peter Connell Associates



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6.0 Inclusive Design

6.1 Introduction

Statutory and Regulatory Background

This Access Statement was prepared by Peter Connell Associates. It satisfies the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010, article 8. and The Planning (Listed Buildings and Conservation areas) Regulations 1990.

In addition, this report takes full account of the Mayor of London's current London Plan, in particular the Supplementary Planning Guidance (SPG) "Accessible London: Achieving an Inclusive Environment" April 2016.



Proposed View from the corner of Buckingham Palace Road facing towards Building B along Pimlico Road

6.0 Inclusive Design

6.2 Design Philosophy

The design philosophy for this development is to achieve an inclusive environment throughout. Issues relating to access and inclusion have been and will continue to be, considered throughout the design process.

The Access Strategy is based on a social model of inclusion. The design philosophy seeks to achieve an inclusive design that maximises access for all people.

This satisfies the General Duty placed upon the Client and the City of Westminster under the Equality Act 2010 (the “Equality Act”) and the London Plan to promote the interests of disabled people.

Disability – Definition

The term “disability” has been viewed in its broadest sense and includes impaired mobility, sight, comprehension and hearing. This approach addresses not only the short-term compliance with the intent of the Equality Act together with the relevant planning policies but also the long-term implications of sustainability. The aim is therefore to provide an inclusive environment throughout.

The principles of an accessible environment contained within this document address the needs of the following user groups:

- Individuals with mobility, sight, comprehension or hearing impairment;
- the ageing population;
- people with temporary injuries;
- people whose movement may be impaired or encumbered in any way i.e. pregnant women, people with young children or people with baggage.

The Equality Act (2010) and ‘Disability’

The Equality Act has been in force since October 2010, and replaces, amongst other legislation, the Disability Discrimination Act (DDA). However, the same underlying philosophy regarding discrimination on the grounds of disability applies, and the duties placed on the physical design of the built environment remain unchanged.

In summary, the Equality Act aims to protect the nine identified ‘protected characteristics’, of which one includes ‘Disability’. With regards to Disability, the Equality Act provides legal rights for disabled people in the areas of:

- Employment;
- Education;
- Access to goods, services and facilities;
- Buying and renting land or property;
- Functions of public bodies.

The Equality Act, although not prescriptive, includes an intent to offer disabled people an accessible environment which does not discriminate against them because of their impairment. Statutory regulations and recommendations for the built environment provide parameters for how an accessible environment can be achieved.

Compliance with these regulations and recommendations is not proof that Equality Act issues have been addressed. They do though go a long way to ensuring such issues are considered.

In the Equality Act, the term ‘disability’ includes not only disabled people, but also people who have an association with a disabled person (e.g. carers and parents) and people who are perceived to be disabled.

Process

Should there be any departures from the adopted performance indicators, the report will elaborate the reasons for this decision, the details of any adopted alternative, the rationale behind it and notation detailing when any such departure was taken.

To ensure the achievement of inclusive design the following actions have been adopted:

- All design team members have been made aware and briefed of inclusive design and understand the principles involved;
- Access will be an agenda item at design team meetings, reporting the reasoning behind any departures from adopted design guide(s) and the rationale behind any alternative adopted solution or compromise, together with the authority or evidence that supports such an approach.

Sources of Advice and Guidance Used

In order to maximise access for disabled people the following guidance has been used.

- The Building Regulations Access to and Use of Buildings Approved Document Part M 2015 Edition incorporating 2016 amendments;
- BS 8300: 2018 (Design of an accessible and inclusive built environment);
- Department for Transport (DfT), 2013, “Inclusive Mobility” (A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure);
- London Borough of Westminster, Local Plan;
- The current London Plan (and London Plan SPG), Mayor of London, 2016;
- Consideration of Equality Act issues.

6.0 Inclusive Design

6.3 Overview

This Access Statement considers the Cundy Street Quarter development and forms the access section of the planning application.

Issues that have had an impact on access in the design of the development to date form part of this Access Statement.

The future design refinements will seek to further strengthen the proposed accessibility/inclusivity offer. The arrangements for access described in this report reflect the current design. Access arrangements will be addressed in further detail as the design develops.

This statement is also presented as a design guide, which should be used as a reference document during design development. It will demonstrate the intent of the Equality Act and compliance with the statutory regulations, in particular, Approved Document Part M.

- Senior Living (C2/C3)
- Private Residential (C3)
- Social Rent (C3)
- Intermediate (C3)
- Community Centre (D1)
- Retail (A1)
- A1/A3/A4/B1
- Retail (A1 Food)
- Cinema (D2)
- Coleshill Basements (A1 or B1)
- Residential Entrance



Proposed Ground Floor Plan

6.0 Inclusive Design

6.4 Design

Site

The Site is bounded by Pimlico Road to the south, Ebury Street to the northwest and Cundy Street to north-east. In terms of amenity, the Site has the rare advantage of having two public spaces: Orange Square to the west and Ebury Square to the east.

The majority of the Site boundary is currently gated and is dominated by hard standing and car parking. It is thereby offering little permeability or amenity to the wider neighbourhood. The existing topography contains approximate falls of 800mm from west to east and 500mm from south to north. The existing topography does not impede the movement of mobility impaired people.

The Proposed Development would provide a residential led scheme, which delivers new homes for a range of people, with a mix of uses, high quality architecture, public realm and landscaping, which will activate pedestrian routes through the Site.

The proposals seek to erect three mansion block buildings varying in height from 5 to 11 storeys. Specialist accommodation for older people (Class C2/ C3) would be provided in a new building at the corner of Ebury Street and Cundy Street, whilst Private Market housing and Affordable housing (Class C3) would be provided in buildings on Pimlico Road and Ebury Street. The Ground Floor frontages will be activated through the introduction of a range of complementary commercial units including a Food store (Class A1), retail (Class A1), Restaurants / Cafés (Class A3), Drinking Establishments (Class A4), a Cinema (Class D2) and a Community Centre (Class D1). The Basement level of the Coleshill Flats will be used as affordable retail and / or offices (Class A1 and / or B1). The proposals will also deliver improved public realm at Ground Floor level, and at Ebury Square and Orange Square, along with dedicated playspace.

Transport Links and Pedestrian Access

Vehicular access to the Site is by means of Cundy Street, Ebury Street, Ebury Square, Avery Farm Row and Pimlico Road. Access to the public pedestrian realm is by means of Elizabeth Place, Clifford’s Row and Five Fields Row. The existing pavements, along Cundy Street, Ebury Street, Ebury Square and Pimlico Road are step free and are provided with dropped kerbs and tactile paving at designated crossing points.

A new public pedestrianised realm is proposed, which will bisect the Site. Elizabeth Place will run from north east to south west and Clifford’s Row and Five Fields Row from south east to north west. Rest areas within the public pedestrianised realm will not impede the main pedestrian route. Any seating within rest areas will offer sturdy and robust seating whilst remaining in keeping with the surroundings.

The surface finish within the public pedestrian areas will be designed to provide good slip resistance and a durable surface. Cross falls will be generally as prescribed in DfT “Inclusive Mobility” with a gradient of around 1:40.

The public pedestrianised realm will be developed to the recommendations set out in Approved Document M, Inclusive Mobility and BS 8300. The Site is well served by the London Public Transport system and has a PTAL level of 6b (best). Sloane Square Underground station is located to the west of the development site, approximately 550m away, facilitating access to Circle and District Line Underground services.

Victoria Rail and Underground station is located to the north of the development, approximately 950m away, facilitating access to Circle, District and Victoria Line Underground services and mainline rail services including Southern, Southeastern and Gatwick Express services to south London, Sussex, Surrey, Kent and Gatwick. Bus stops within the vicinity of the development are shown and include Ebury Bridge Road Stops Q and R facilitating access to bus routes 11, 170, 211 and N11. Other bus stops within walking distance of the development include Belgravia Police Station, to the north of the Site, enabling access to the C1 bus service and Victoria Coach station which include bus services, 11, 44, 170, 211, C10, N11 and N44.

Car Parking

The basement level contains 38no. car parking spaces for Building A and Building B. Access to the basement parking, from the ground floor, is by means of two car lifts contained in Building A and two car lifts contained in Building B. Building A contains 18no. parking spaces consisting of 2no. parking spaces for disabled staff associated with the Senior Living residential element (incl. 1no. fully designed disabled bay), 1no. parking space for disabled visitors visiting residents, 4no. parking spaces reserved for disabled residents and 11no. general parking spaces for residential vehicles.

Building B contains 20no. parking spaces including 2no. dedicated disabled bays. The proposed basement car parking layout will also enable a further 5no. of these spaces to be converted to disabled parking should demand arise.

All wheelchair accessible parking bays will be 6000mm x 3600mm and will be clearly defined and signposted. The wheelchair accessible parking spaces have a minimum clear headroom of 2.2m and are designed to the recommendations set out in Approved Document M and BS 8300.

Cycle Storage

Residential and retail cycle storage is provided at Basement level and is accessed by means of the internal cores. The entrance consists of an 1100mm wide door leaf with an accompanying 400mm side leaf. Internal floor finishes will be slip resistant, hard wearing, firm, level and easily maintained.

For further information refer to the Environmental Statement Volume 1, Chapter 10: Traffic and Access, part of the is application.

Retail and Office Units

Retail units and commercial space will be provided at Ground Floor level and accessed directly from the public realm. The basement level of the existing Coleshill Flats (Grade II) will be converted into affordable retail/ workspace. Current access to the units is by existing external stairs only.

It is proposed step free access, to the 6no. affordable retail/workspace units in the eastern block, will be provided by a wheelchair accessible lift and accessed from Clifford’s Row. Access to the 3no. affordable retail/ workspace units in the western block, will be provided by a wheelchair accessible lift contained within Building C and accessed from the public pedestrian realm.

The entrances are existing but will provide a minimum 750mm clear opening, which is within the parameters provided in Approved Document Part M Volume 2, for existing buildings.

Building A contains 5no. retail units accessed from Five Fields Row and Elizabeth Place.

Building B contains 10no. retail units accessed from Pimlico Road and Elizabeth Place.

Building C contains 3no. retail units accessed from Ebury Street and Five Fields Row. A Community Centre and a Cinema have also been provided. The Community Centre is accessed from Five Fields Row. The Cinema is accessed from the central junction of the public pedestrian realm. All unit entrances are step free and accessed directly from the public realm. Each unit will have fully glazed door sets. Each door leaf will provide a minimum clear opening width of 1000mm, as recommended in Approved Document M and BS 8300.

Any glazed fronts will be required to have either low level applied manifestations or will be located on an upstand of between 200mm and 400mm high, dependent on the external ground condition. This distinct upstand or manifestation will provide a visible and physical indication of the spatial location of the glazing plane. The glazing can otherwise be generally left clear to suit the requirements of the retail tenants. Internally all units are step free throughout. All units are designed as base build which does not include internal fit out. The floor finish inside the units will be determined by the tenant during fit-out to comply with the then current regulations and recommendations.

After fit-out, all areas within the units should be accessible to all. This will be determined by the tenant to comply with the then current regulations.

6.0 Inclusive Design

6.4 Design

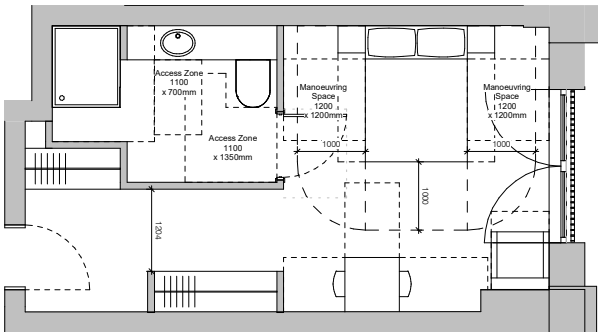
Residential - Building A

Building A contains Senior Living accommodation comprising Class C3 and/or Class C2 use. The planning application illustrates a mix of Independent Living and Assisted Living units that represents a possible configuration. Definitive details of the final mix are to be secured by planning condition.

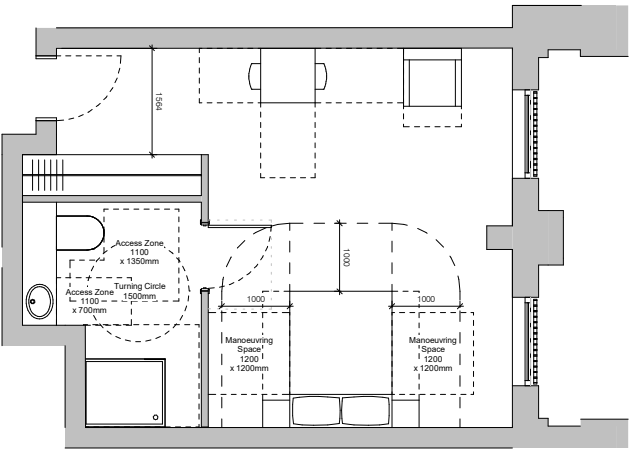
The total number of Senior Living units in Building A will always be between 91no. to 142no..

The Assisted Living (C2) units will be designed to Approved Document Part M Volume 2 and in as much as is relevant to Approved Document Part M Volume 1, M4(3b).

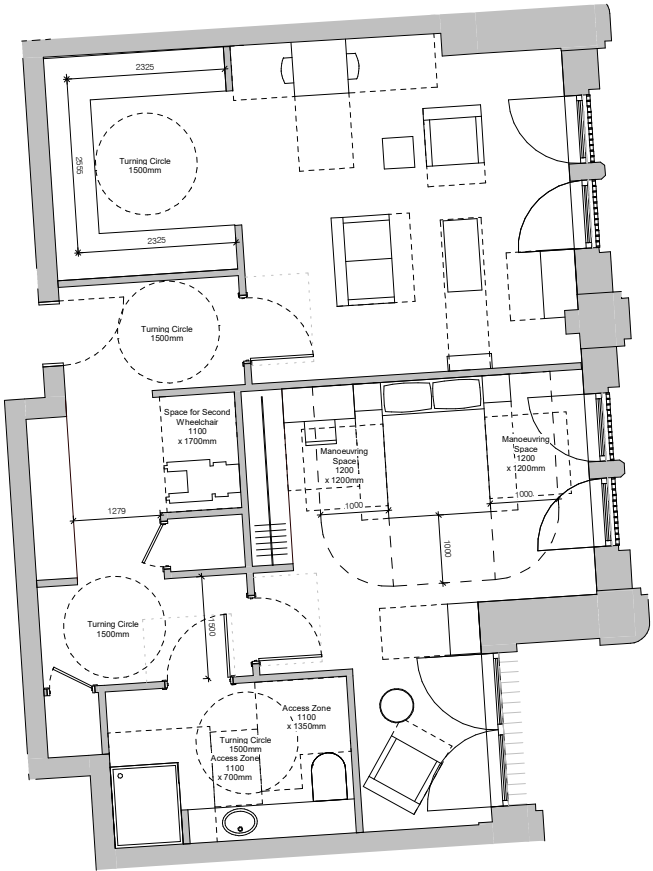
The Independent Living (C3) units will be designed to Approved Document Part M Volume 1, M4(3b).



Cat M4(3), Assisted Living, Studio 1P



Cat M4(3), Assisted Living, 1Bed 2P



Cat M4(3), Interdependent Living, 1Bed 2P

Building A As Designed

Unit Type	Cat 2	Cat 3
Studio	0	90
1 Bed	0	40
2 Bed	0	7
Total	0	137

Examples of typical M4(3) Apartments in Building A

6.0 Inclusive Design

6.4 Design

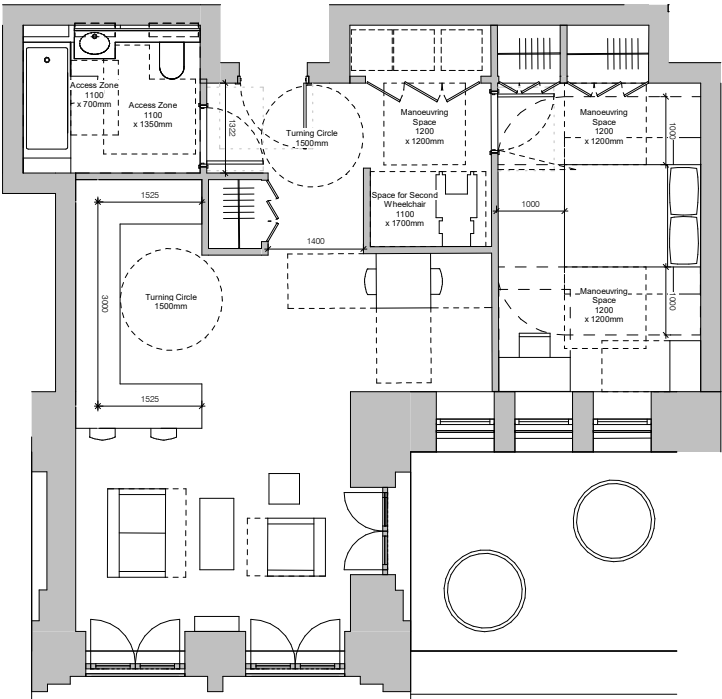
Residential - Buildings B and C

Building B contains 119no. dwellings made up of 70no. Private residential units and 49no. Intermediate residential units.

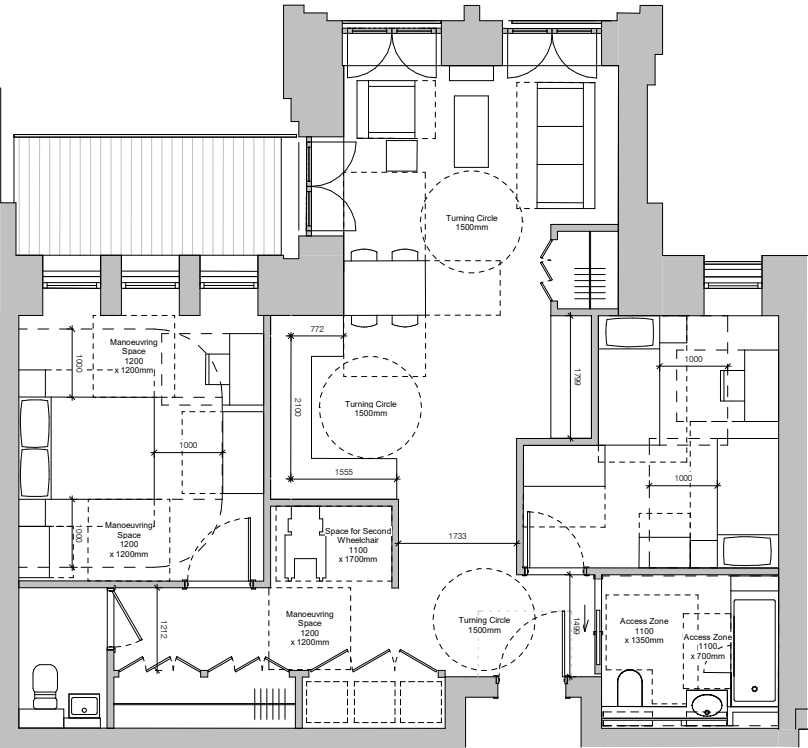
Building C contains 44no. Social Rent residential units.

90% of all residential units will be designed to Approved Document Part M Volume 1 M4(2) Category 2.

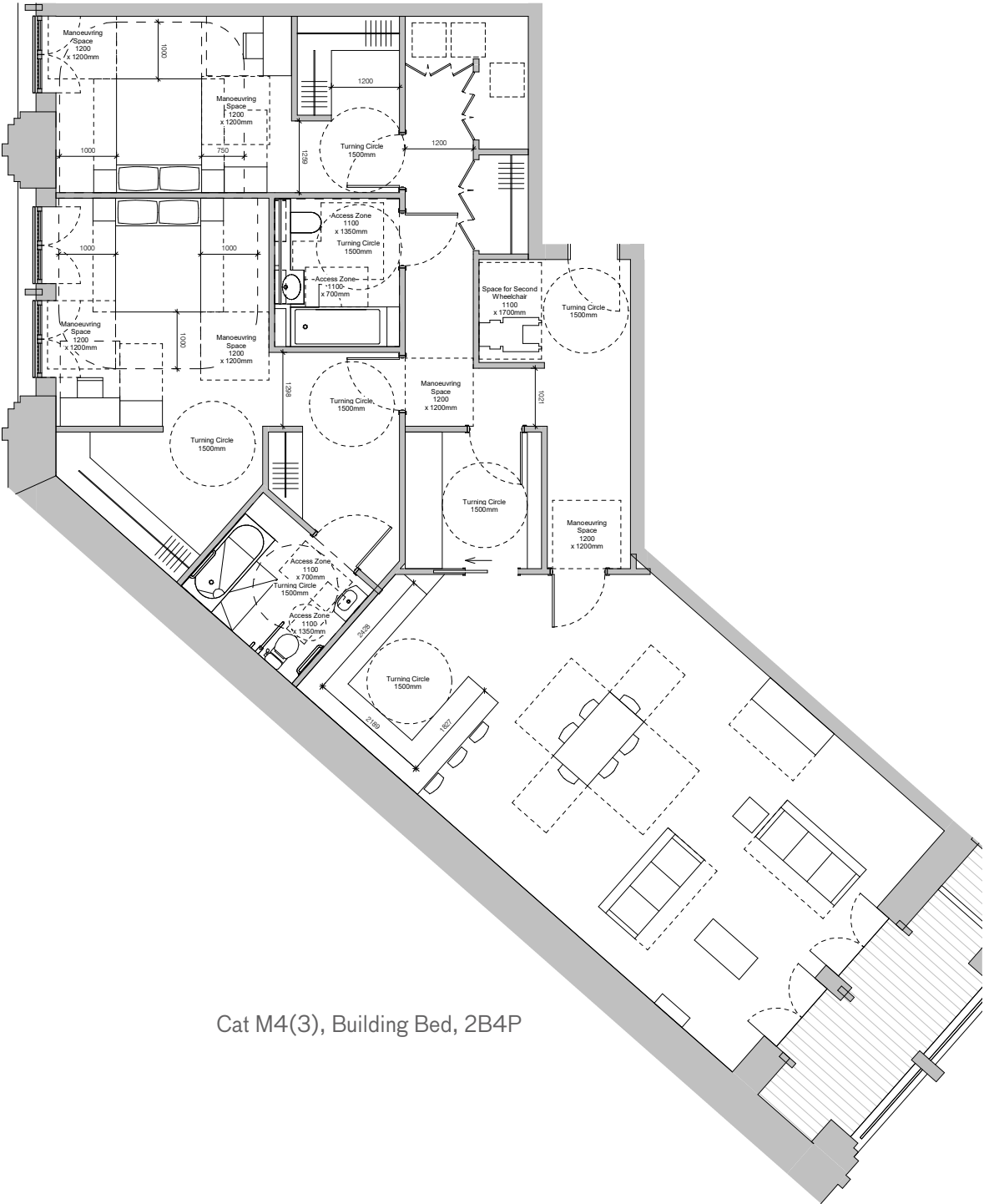
Additionally, 10% of residential units will be designed to Approved Document Part M Volume 1 M4(3b) Category 3. These units are spatially designed to be wheelchair adaptable, although will not be fitted out as such.



Cat M4(3), Building B, 1B2P



Cat M4(3), Building B, 2B4P



Cat M4(3), Building Bed, 2B4P

Building B unit mix

Unit Type	Unit Type		Total Units
	Cat 2	Cat 3	
Studio	5	0	5
1 Bed	33	5	38
2 Bed	42	5	47
3 Bed	26	3	29
Total	106	13	119

Examples of typical M4(3) Apartments in Building B

6.0 Inclusive Design

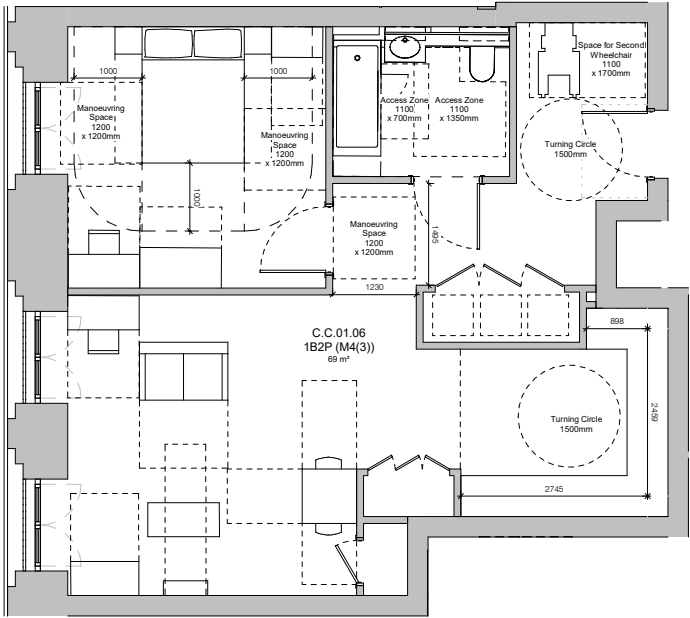
6.4 Design

Designated wheelchair adaptable residential units are located so as to provide a variety of views and experiences.

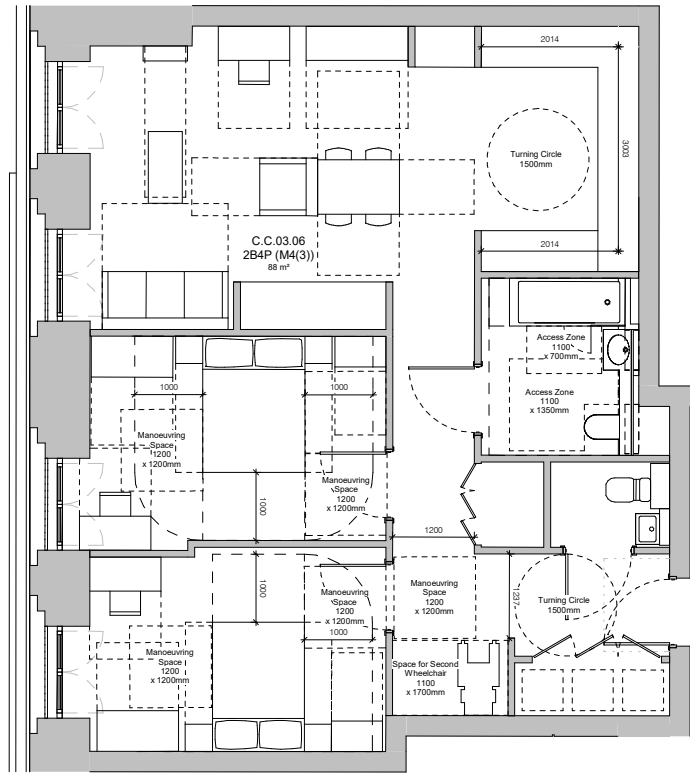
Where balcony areas are provided for use by residents in Building B, they will be designed to be accessible with thresholds no greater than 15mm. Balconies are designed to the recommendations set out in Approved Document M Volume 1 and BS 8300.

The sanitary facilities within 90% of apartment types are designed to the recommendations set out in Approved Document Part M Volume 1 M4(2) Category 2.

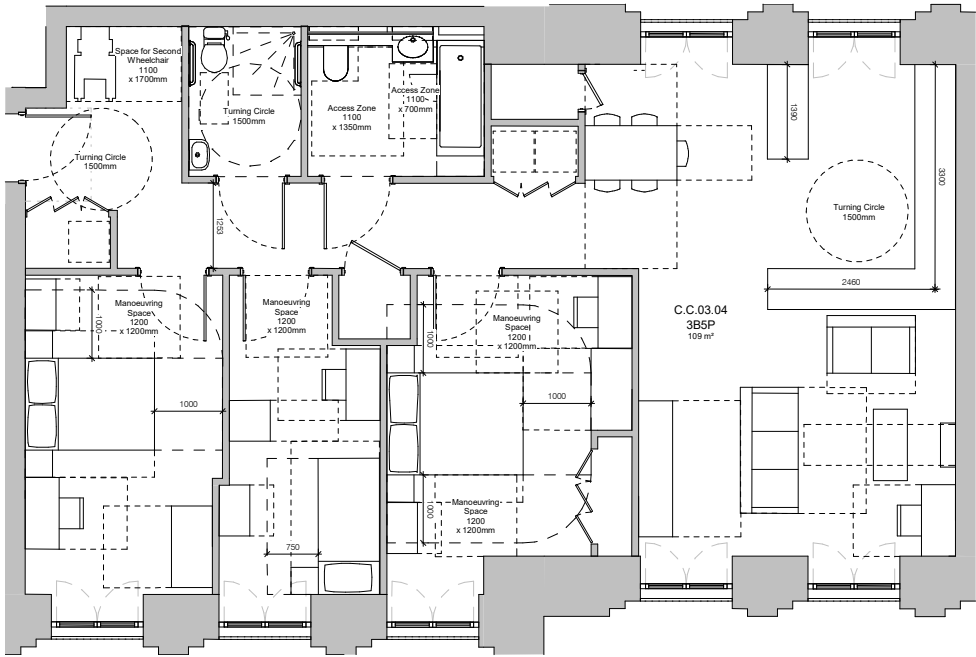
The 10% of residences designed as wheelchair adaptable, will have at least one accessible bathroom which contains a level entry shower. All wheelchair adaptable apartments are designed to the recommendations set out in Approved Document Part M Volume 1 M4(3b) Category 3.



Cat M4(3), Building C, 1Bed 2P



Cat M4(3), Building C, 2Bed 4P



Cat M4(3), Building C, 3Bed 5P

Building C unit mix

Unit Type	Unit Type		Total Units
	Cat 2	Cat 3	
1 Bed	10	1	11
2 Bed	11	2	13
3 Bed	15	2	16
4 Bed	3	0	3
5 Bed	1	0	1
Total	39	5	44

Examples of typical M4(3) Apartments in Building C

6.0 Inclusive Design

6.5 The Buildings

Building Entrances

All external building entrances are level, step free and are either contained within a recess in the building facade or will be provided with a canopy as recommended in Approved Document Part M Volume 1.

Building A has two external residential entrances. The main entrance is accessed from Cundy Street and the secondary entrance is accessed from Ebury Street.

Building B has two external residential entrances. The private tenure entrance is accessed from Ebury Square. The intermediate tenure entrance is accessed from Pimlico Road.

Building C has two external residential entrance, from Five Fields Row and from Elizabeth Place Gardens.

All private residential entrance doors will have a minimum clear opening leaf of 850mm, all public entry doors will have a minimum clear opening leaf of 1000mm, as required by Approved Document Part M. All glazed panels and doors will have visible and permanent manifestations applied to the surface, as required by Approved Document Part M.

The entrances will have a slip resistant floor finish. Matwells will be provided at the entrances to aid the removal of moisture and soil upon entry; the surface of the mat will be level with the surface of the adjacent floor finish. Coir matting will not be used.

All entrances will be designed to the recommendations set out in Approved Document Part M Volume 1 and BS8300.

Internal Access

Each floor within each building is level, and step free. Access between floors is achieved by means of wheelchair accessible passenger lifts and stairs from circulation cores.

Buildings A and B have three cores. Each core contains two wheelchair accessible passenger lifts and stairs and also provides access to the basement.

Building C has two cores. The western core contains one wheelchair accessible passenger lift and a stair. The eastern core contains two wheelchair accessible passenger lifts and a stair.

The accommodation stair in Building C, providing access between the Ground Floor and the Basement, is an access stair and has been developed to the recommendations set out in Approved Document Part M.

All other stairs are designed as escape stairs and have been developed to the recommendations set out in Approved Document Part B and K.

Access to the residential apartments, on each level, is by means of a minimum 1500mm wide circulation corridor from the accessible lifts and stairs, as recommended in Approved Document Part M Volume 1 and BS8300.

Internal floor finishes will be slip resistant, hard wearing, firm, level and easily maintained. The internal floor surfaces will not impede the movement of wheelchairs. Internal private entrances consist of a 850mm wide door with the required 300mm nib and an appropriately dimensioned landing outside the door.

Basement

The Basement is step free and serves all Buildings. Building A basement contains a fitness centre, swimming pool, changing areas, staff areas, car parking, cycle storage, a commercial laundry and kitchen and plant.

Building B basement contains a gym, swimming pool, changing areas, staff areas, car parking, cycle storage and plant.

Building C basement contains cycle storage and plant. At base build the changing areas and swimming pools will be designed to the recommendations set out in Sport England’s Swimming Pool Guidance 2013.

The laundry, kitchen, gym and fitness centre are designed as base build. Fit out will be determined by the tenant and should comply with the then current regulations and recommendations.

Service and plant areas, although step free, are for maintenance purposes only and are therefore not designed specifically for disabled people.

Deeper basement below Building C contains two cinema screens, sanitary facilities and plant rooms. Access to the cinema foyer is by means of a wheelchair accessible lift and stair from the ground floor entrance. Both cinema screens have a step free sloping floor. Removable seating, at the upper and lower levels, will provide space for wheelchair users.

Sanitary facilities consist of separate male and female toilet blocks and a unisex wheelchair accessible WC. Ambulant disabled cubicles will be provided in each toilet block.

Service and plant areas, although step free, are for maintenance purposes only and are therefore not designed specifically for disabled people.

Ground Floor

The Ground Floor level, in each Building, is level and step free.

Building A contains the residential entrances, reception lobby, lift cores, hospitality areas, a restaurant and a loading bay which contains the car lifts to the basement parking.

Building B contains the residential entrances, reception lobby, lift cores, hospitality areas and a loading bay which contains the car lifts to the basement parking.

Building C contains the residential entrances, lift cores, cinema reception and a community space.

All receptions will contain a permanent reception counter, which is designed for approach and use by both standing and seated users.

The reception lobbies and hospitality areas are fully accessible to people with mobility impairments. Design development will be guided by BS8300 for assembly areas.

Sanitary facilities have been provided within the Building A reception area. The facilities are intended for use by both visitors and staff and will include a unisex wheelchair accessible WC.

Building A loading bay is located to the north of the Site and is accessed from Cundy Street.

Building B loading bay is located to the east of the Site and is accessed from Pimlico Road. Both loading bays are step free and provide access to the basement parking by means of car lifts.

Internal floor finishes will be slip resistant, hard wearing, firm, level and easily maintained.

The Ground Floor level will be designed to the recommendations set out in Approved Document Part M and BS 8300.

Upper Floors

The upper floors of each Building are level and step free and contain the residential accommodation.

6.0 Inclusive Design

6.6 General Provisions

Internal Doors

All internal doors have been designed in accordance with Approved Document Part M Volumes 1 and 2. Doors will have a clear opening width of 850mm or wider, dependent on approach.

All M4(3) category 3 apartments have an unobstructed 300mm on the pull side of the door and 200mm on the push side of the door, adjacent to the leading edge.
All M4(2) category 2 apartment doors have an unobstructed 300mm to the side of the door adjacent to the leading edge on the pull side only.

The pushing force required for opening doors will not exceed 30N from 0° (the door in the closed position) to 30° open, and not more than 22.5N from 30° to 60° of the opening cycle, as recommended in BS 8300.

Communal Corridors

Communal corridors have a minimum clear width of 1500mm and comply with Approved Document Part M.

Vertical Circulation

Staircases

Stairs to the Coleshill Flats (Grade II) basement converted affordable retail/workspace units are existing and will be retained.
The accommodation stair within Building A reception will be designed to the parameters set out in Approved Documents M and K.

All core stairs are designed as escape stairs. Escape stairs have a minimum width of 1200mm and will be designed to the parameters set out in Approved Documents B and K. The width of the stair is determined by the expected occupancy of the building and flow rate of escape.

Risers will be set uniformly throughout. All treads will be 250mm or greater and will have a closed rise of between 150mm and 170mm. Each stair will have no more than 12 risers in each flight.

Social Rent (C3)

Senior Living (C2/C3)

Intermediate (C3)

Private Residential (C3)



Proposed First Floor Plan (Typical)

6.0 Inclusive Design

6.6 General Provisions

Escape stairs will, however, include Document M features where possible, to assist ambulant disabled people - i.e.:

- Handrails will be placed along both sides of all stairs and will have a 300mm overhang at landings. Where a stair has two or more flights the handrail will be continuous around the half landings;
- A slip resistant, tactile nosing is proposed to the nose of each stair to the recommendations set out in Approved Document M, which will also provide colour contrast. The landings will have a similar slip resistant, tactile finish to denote the bottom of flights;
- Stair landings will have visual and tactile level indicators (in the form of an embossed or sunken sign on the wall adjacent to the stair) and circulation route signage in accordance with the recommendations set out in Approved Document M and BS 8300.

Lifts

Passenger lifts will have a minimum internal dimension of 1100mm by 1400mm. This is the minimum permissible for use by a wheelchair user.

Lifts serving the basement will be sized to accommodate adapted cycles and trikes.

Internally the lift cars will be designed to the recommendations set out in Approved Document M, BS8300 and to BS EN 81-70 and BS EN 81-1.

All lift call buttons will be made distinct by illumination, surrounding each button. The call buttons will have tactile relief selectors. It is proposed the lifts will have audible announcements at each floor, and lift lobbies will have visual and tactile level indicators and circulation route signage at each floor.

Finishes

Visual Contrast

Visual contrast will be considered throughout each building. Visual contrast will be considered within confined areas such as small lobby areas, where a person with a visual impairment may be too close to the surrounding walls to differentiate between different surfaces and finishes. Visual contrast will be achieved between the junction of the wall and floor, and wall and ceiling, by means of contrasting finishes and colour. The 30 point visual contrast difference will be determined by use of a Light Reflectance Meter.

Flooring

All floor finishes will be slip resistant, hard wearing, firm, level and easily maintained. Where entrances are provided with heavy duty door mats, the surface of the mat will be level with the surface of the adjacent floor finish. Coir matting will not be used. All Internal floor surfaces are flush and will not impede the movement of wheelchairs.

Signage

There are 1.5 million people with a learning disability in the UK, of which approximately 30% have a sight impairment, and 40% have a significant degree of hearing loss (Section 1.2.3, “Good Signs”, Disability Rights Commission). Signage will be developed to be clear, concise and consistent, and suitable for people with visual impairments and learning disabilities, such as dyslexia, as described below:

CLEAR:

Easy to see and understand, with large print in a clear typeface, with good contrast and low glare. People with learning disabilities would benefit from an increased use of pictures on signs, in addition to, or independent from text.

CONCISE:

Simple, short and to the point.

CONSISTENT:

Signs meaning the same thing should always appear the same. Design development will aim to maintain and improve accessibility throughout each building.



Proposed View on the Corner of Ebury Street and Cundy Street

6.0 Inclusive Design

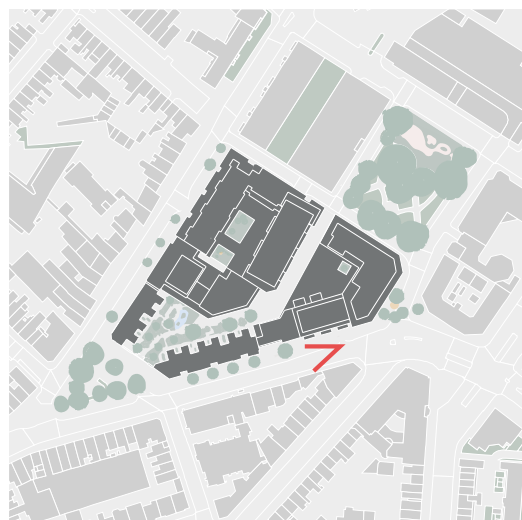
6.7 Conclusion

Cundy Street Quarter has been designed with inclusive access in mind, and has taken into account relevant policy, regulations and good practice.

This will be maintained and developed further at detail design stage.

Access reviews have explored both access and egress issues, to and around the Site as well as within the buildings themselves. Consultation on accessibility throughout the design process has resulted in the inclusion of use by disabled people.

Options will continue to be considered to ensure the buildings are accessible. Further access assessment and consultation will be required throughout any future design progression.



View showing the relationship between the Coleshill Flats and Building B3 on Pimlico Road

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7.0 Sustainability

Prepared in collaboration with Cundall Sustainability



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7.0 Sustainability

7.1 Introduction

Sustainability initiatives have been embedded throughout the proposed Cundy Street Quarter redevelopment. These initiatives have been driven by high expectations with sustainable and environmental principles that were set out within the development brief, but also greatly informed by the feedback received during the consultation process. All of these initiatives and principles have been well supported by the local community. In addition to this, the design is looking to address national, regional and local planning policies as well as to incorporate best practice and bespoke ‘project specific’ sustainable and environmental aspirations.

Full details can be found in the Energy Statement part of this application. For the Senior Living accommodation within Building A the target is a BREEAM Excellent rating. A summary of each of the respective sustainability strategies incorporated in the design is provided below:

Environmental:
Residents Comfort - Good Health and Wellbeing

- Overheating analysis indicates internal thermal comfort levels can be achieved;
- Air filtration provided as part of the new mechanical ventilation systems will maintain good internal air quality;
- Incorporation of biophilic design elements connects occupants with nature.

Sustainable land-use and ecology

- Increase in net biodiversity;
- Contribution to the local wildlife corridor;
- Diverse planting at various levels including living roofs;
- Habitat creation has been incorporated into the scheme through living roofs, shrub/tree/hedge planting, and artificial habitats for bats and birds with boxes.

Sustainable Water Cycle

- Sustainable water management incorporated through extensive blue roof system;
- Rainwater recovery system to dramatically reduce freshwater consumption.

Energy Strategy and Whole Life Carbon Emissions

- Reducing operational energy consumption;
- Energy efficient building fabric design, reducing heating and cooling demand;
- 5th generation heat network providing heating and cooling;
- Utilising on site low carbon heat pump technologies;
- Maximising on site renewable generation through solar photo-voltaic panels;
- Reducing the embodied carbon of the development at point of construction and across the life of the development.

Wider Sustainability Considerations

- The proposals aim to provide significant social value to the local community during both construction and operation. This includes:
- Regular public consultation exercises;
 - School visits;
 - Priority for local suppliers and sub-contractors;
 - On-site apprenticeships and work placements;
 - Provision of additional amenities for community use;
 - Place making and way-finding will add to the wider community;
 - Provision of community gardens;
 - Improved way-finding and pedestrian accessibility;
 - Cycling storage facilities to reduce car-based travel;
 - Provision of 100% electric car charging places.

Social Economic:
Social Value

- Social Value of the development during construction and beyond, such as:
- Creation of new local jobs;
 - On-site apprenticeships and work placements;
 - Priority of local suppliers and sub-contractors;
 - Place making.



Aerial View of Proposed Development

7.0 Sustainability

7.2 Residents’ Comfort - Good Health and Wellbeing

Air Quality

Poor air quality in Westminster originates from the high numbers of vehicles, emissions from plant and machinery such as boilers used to heat buildings, and the density of roads and buildings, which prevents effective dispersal of pollutants.

To protect residents from the high level of air pollution experienced at certain areas of the site a background ventilation strategy, that does not rely on openable windows will be adopted. A Mechanical Ventilation with Heat Recovery (MVHR) system will be installed for each dwelling. Where necessary, filtration will be installed to clean the incoming air into the apartments and thus provide good air quality. In the limited locations where air quality is significantly poor, air conditioning will be provided to use at the discretion of the occupants to provide relief from overheating, as oppose to solely utilising the opening of windows.

The proposals will not include any installation of combustion plant (natural gas-fired Combined Heat and Power (CHP) or boilers). An electric fuelled strategy will be installed for heating and hot water. Therefore, it is unlikely to adversely affect the local air quality for existing neighbouring residential properties, as well as future occupants of the proposed development.

Acoustic Comfort

Internal ambient noise levels are typically determined by two main factors:

- Internal noise generated by building services plant and equipment
- Intrusive external noise breaking in through the building façade (road traffic noise, aircraft noise, etc)

Acoustic comfort has been achieved for the proposed development through the targeting of internal ambient noise level ranges as per guidance from BS 8233 and Approved Document E.

In specific locations on site the external noise levels exceed the necessary levels to allow the use of openable windows to combat overheating. As such, it has been necessary to allow for air conditioning in the spaces to maintain more acoustic and thermal comfort for the residents. These dwelling will still have openable windows to give the occupier the choice and provide the necessary purge ventilation when required.

Thermal Comfort - Overheating

As per Policy SI 4 of the Draft London Plan 2019, the proposed development looks to minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure.

Heat has been limited from entering the building through the use of shading, fenestration, insulation and low solar transmittance values. The energy strategy doesn't circulate high temperature hot water throughout the building and the use of LED and energy efficient equipment minimising the internal heat generation. The development utilises high ceilings to help alleviate heat build-up within internal spaces.

While some parts of the development are hindered by air quality and noise issues, the majority of spaces are not and can therefore use natural ventilation methods. Manually openable windows are provided for occupants use at their discretion. Mechanical ventilation with heat recovery is provided to all occupied spaces for the purposes of background fresh air provision. However, mechanical ventilation alone is not used as a means of maintaining thermal comfort. This will be done by natural ventilation in most cases, or comfort cooling.

In the minority of spaces where natural ventilation cannot be utilised, comfort cooling will be provided by heat pumps via the low temperature heat loop. However, all dwelling windows have been designed to be openable, regardless of overheating strategy, and adaptable should local air quality and noise levels reduce.

Dynamic simulation modelling has been undertaken to explore the implementation of the GLA Cooling Hierarchy and full details and results can be found in the supporting Energy Statement part of this application.

Internal daylight

Achieving a perfect balance between thermal comfort and internal daylight within apartments was a main drive when establishing window and glazing ratio, glazing properties and elevational proportions. A number of tests during the design process were done to ensure that all windows within elevations are providing maximum internal daylight levels resulting in bright and airy space, but at the same time, no excessive heat enters apartments during hot summer days. We believe that a right balance has been achieved.



Acoustic and Air Quality Axo Diagram



Example of design development of Building C facade where window widths were adjusted to maximise internal daylight levels

7.0 Sustainability

7.3 Sustainable Land - Use and Ecology

Living Roofs

Sustainability and biodiversity is at the heart of the redevelopment of Cundy Street Quarter. Green Roofs and external amenities are introduced almost at every level, maximising greenery on site.

Large podiums in each building not only provide a green space amenity for residents, but also act as a backdrop to shop frontages at Elizabeth Place and Five Fields Row for the wider public. Carefully chosen species are increasing biodiversity locally.

All roofs are used either as an amenity space for residents or as green roofs designed specially for wildlife due to their exceptional sun exposure. A number of bird and bat boxes are introduced on one of the highest roofs in Building A to increase biodiversity. The highest roof at Building B is an ideal location for PV panels that will support energy usage on the Site and be designed together with a living roof that will cool the area surrounding the panels and increase efficiency.

Fragmented roofs and terraces throughout the whole development are providing a diverse number of amenities for residents to gather and meet. Different uses such as productive gardens, play spaces, lush greenery gardens, together with different sun exposures will meet the varied needs of each resident. More information can be found in Chapter 5 of this document.

Biodiversity

Enhanced biodiversity that is compliant with Westminster Planning Policy S38 ‘Biodiversity and Green Infrastructure’ includes 3400 sqm of green spaces including 2700 sqm of green roofs and 139 new additional trees. A variety of different greenery spaces are providing exceptional diverse spaces for wildlife and opportunities to introduce diverse species throughout the site, such as:

- Extensive roof;
- Intensive roof terraces and podiums;
- Food growing for residents;
- New Communal Gardens for Residents;
- Redeveloped Public Realm including Ebury Square;

To encourage wildlife to the Site the proposal includes the use of diverse native species and species of benefit to wildlife, and to provide foraging opportunities for birds, bats, invertebrates and other fauna.

Living roofs are creating a mosaic of habitats which is achieved through a combination of extensive roof system and separate spaces for naturally self-seeded plants of local provenance. This would target local species such as house sparrow and bats, such as common pipistrelle. The soft landscaping is contributing to priority habitats listed on the Westminster Biodiversity Action Plan such as Private Gardens, Parks and green spaces for the built environment.

Inclusion of waterbodies such as ponds within Building A and B courtyards or in Elizabeth Place Gardens will diversify the wildlife throughout the Site. Shallow depressions within the extensive living roofs will serve as temporary water bodies that would be filled during times of rainfall, providing greater habitat diversity.

Artificial habitats for bats, bird and invertebrates are introduced at high level living roofs and in Ebury Square. This was specifically designed to encourage those species to use and enjoy new formed greenery.

A number of food growing planters are introduced at high level on south facing Building A terrace for Senior Living Residents to create habitat but also encourage residents participation and support their wellbeing. An additional food growing area is within new communal Elizabeth Place Gardens accessible to all residents, including existing Coleshill Flats residents.

Furthermore, residents and contractors will be encouraged to undertake horticultural best practice such as:

- The use of peat-free composts, mulches and soil conditioners;
- Discourage the use of pesticides (herbicides, insecticides, fungicides and slug pellets); and
- The use of non-residual pesticides.



Living roof compositions



Biodiverse planting at roof gardens of the Tapestry Building, King's Cross

7.0 Sustainability

7.4 Sustainable Water Cycle

Water management - Blue Roof System

The drainage system in London was designed for a much smaller population and it is currently working beyond its capacity, especially during heavy rainfall. The Intend to Publish London Plan and Westminster City Council (WCC) therefore set up Sustainable Drainage Systems standards that each larger development has to present during the Planning Process and to aim to achieve greenfield run off rates. The design proceeded on the basis that WCC will require runoff rates to be limited to that of a greenfield site following a 1-in-100 year rainfall event with a 40% allowance for climate change.

A Thames Water pre-planning application has been accepted, confirming capacity for the proposed foul water increase. The discharge hierarchy has been evaluated and, due to the urban nature, the strategy is to discharge surface water towards the neighbouring combined sewer.

The surface water strategy aims to utilise green and blue roofs on all flat roofs within the development as the main form of runoff control. Due to the complexity of the scheme (the number of roofs), greenfield rates cannot be achieved and a best approach is proposed with runoff rates from each roof, restricted as much as possible. There will also be a provision for below ground storage below paving at Ground Floor to capture and attenuate surface water from any hardstanding areas not attenuated by blue roofs.

Water Demand Reduction and Water Efficiency

Water consumption of the development in operation has been reviewed as part of the proposal and in accordance with draft London Plan Policy SI 5 water consumption, which will be limited to 105 litres or less per head per day for the residential aspect of development.

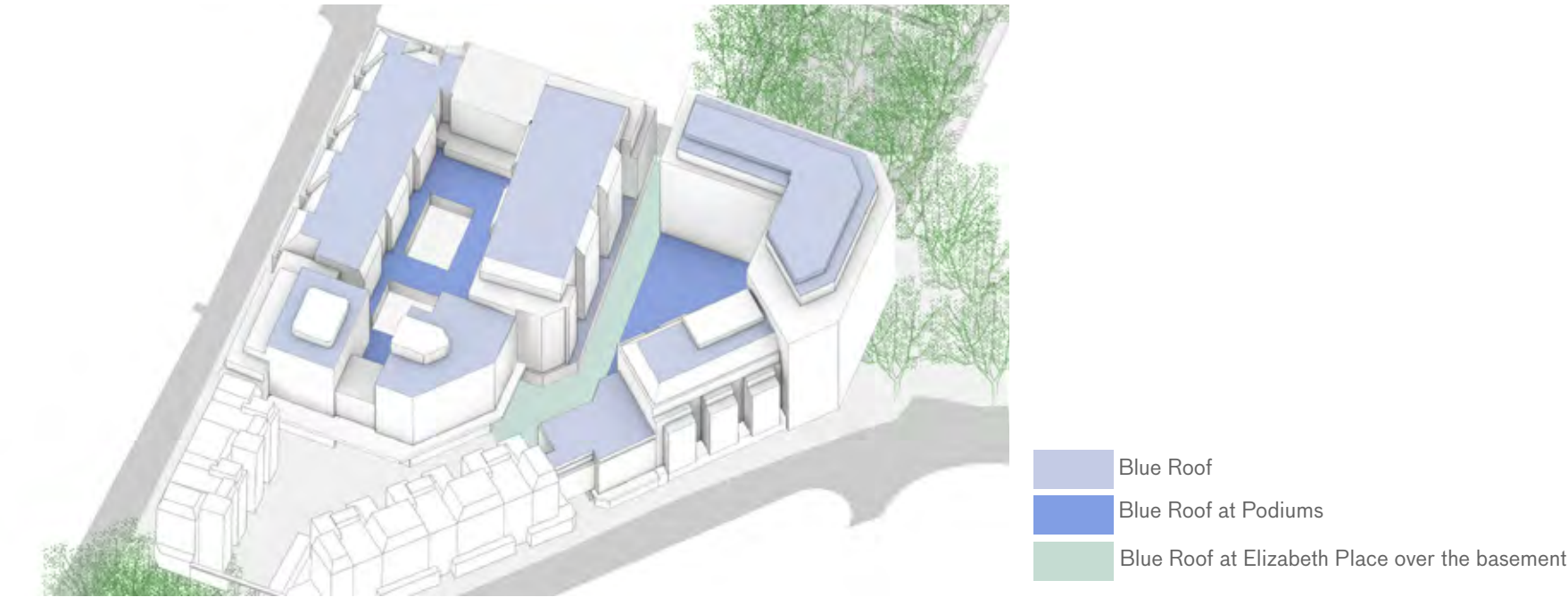
This reduction of the water consumption will be achieved with the careful specification of water components including:

- Dual Flush Cisterns on WC's;
- Lower flow/ aerated taps;
- Selection of water saving white goods.

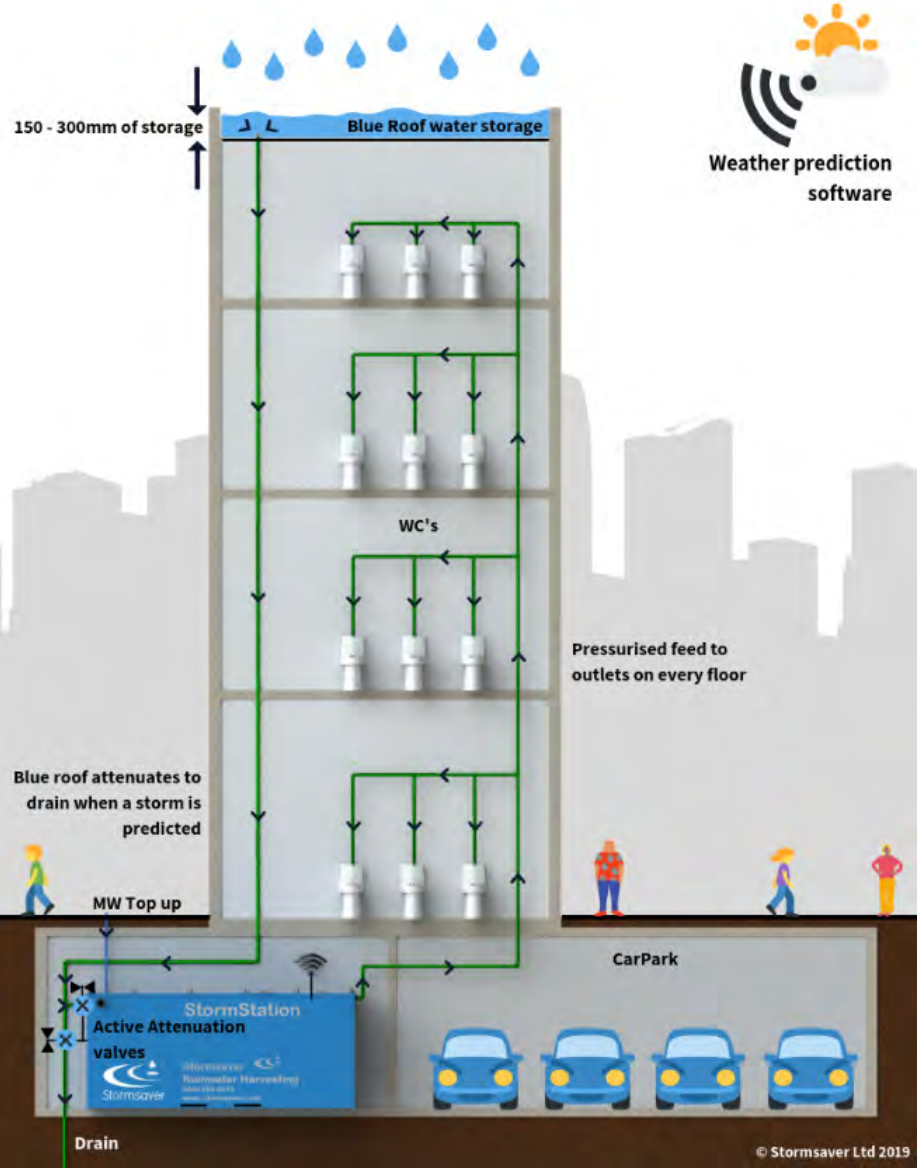
Rain Water Recovery System

Further to this, the scheme will look to include a rainwater recovery system that will utilise the blue roof water for use in WC flushing and irrigation. This has the potential to limit the WC flushing of mains cold water by up to 30%. This is 2.5 million litres of fresh water saved per year (equivalent of an Olympic size swimming pool).

An extensive water monitoring strategy will be included to provide smart metering and leak detection where deemed worthy. This will give the end users the ability to manage and monitor the water consumption of the development.



Blue Roof Strategy Axo Diagram



Rain Water Recovery diagram

7.0 Sustainability

7.5 Whole Life Carbon Emissions

Operational Energy & Carbon

The energy strategy for the development has been developed in accordance with the GLA's energy hierarchy: **Be Lean, Be Clean, Be Green**. A standalone energy strategy document has been developed in support of the application.

The first stage of the hierarchy was to look to limit the energy demand of the proposals. This has been achieved by utilisation of an energy efficient building fabric, reducing the heating and cooling demand.

Consultation with the local district heat network provider confirmed that connection was not currently possible, however provision should be made for future connection. As such the energy strategy revolves around a site wide 5th generation heat network that is supplied by central Air Source Heat Pumps. This energy loop has the potential to be served from the local district heating network should it become viable in the future.

Locally across the development, efficiently distributed heat pumps within the dwellings and supporting spaces enable the provision of heating, cooling and hot water. This has negated the need for gas combustion on site to meet the heating and hot water demands. This heat pump technology runs off electricity as the national grid decarbonises further lowering the carbon footprint of the residents.

Further to the heat pump technology, solar photovoltaics have also been included on the development to generate on-site energy. Consideration has been given to the location of the solar photovoltaics panels and a balance has be stuck between maximising on site energy generation, increasing biodiversity and provision of amenity spaces.



Example of PV panels

Whole Life Carbon & Energy

The Applicant has commissioned Cundall to carry out a Whole Life-Cycle assessment of the proposed design since concept design stage to consider holistically operational and embodied emissions.

Whole life-cycle carbon emissions are the total greenhouse gas emissions arising from a development over its lifetime, from the emissions associated with raw material extraction, the manufacture and transport of building materials, to installation/ construction, operation, maintenance and eventual material disposal.

Operational carbon emissions will make up a declining proportion of a development's whole life carbon emissions as operational carbon targets become more stringent. To fully capture a development's carbon impact, a whole life-cycle approach is needed to capture its unregulated emissions (i.e. those associated with cooking and small appliances), its embodied emissions (i.e. those associated with raw material extraction, manufacture and transport of building materials, and construction) and emissions associated with maintenance and eventual material disposal. A comprehensive WLCA, based upon the cost plan, was carried out in accordance with the BS EN 15978, and the RICS Professional Statement 'Whole life carbon assessment for the built environment 2017' Discussions with design team members to provide options, ideas and comparative analysis for low carbon approaches to architectural, structural, and services design strategies.

Based on the assessment result, a range of suitable embodied carbon reduction options were proposed and provided design guidance to the design team to encourage and facilitate the use of low-carbon materials. Based on accepted low embodied carbon options the embodied carbon emissions of the development have been reduced by 19%, for the following reasons:

- Concrete to have high cement replacement content;
- Raft foundation in lieu of piled foundation;
- Brickwork to be locally sourced;
- Optimise the depth of concrete slabs;
- Low carbon window frames to timber combi frame;
- Hand laid brick wall to remove precast concrete layer where able.

Existing vs Proposed Energy Use

Cundall and Twin and Earth, the sustainability consultants working on the Application, have engaged with the wider design team to compare the existing buildings to the Proposed Development looking at a like for like basis on floorspace.

There are significant carbon emission reductions that can be achieved from the operational phase of the Proposed Development when comparing the existing and Proposed Development due to the measures implemented in the design, outlined above. A comparison is presented in Whole Life Carbon Assessment table 15 in the appendix of Energy Statement that is part of this application.

Steps have been taken to reduce the embodied carbon impact of the Proposed Development.

For more information refer to Chapter 3 of this document and to the Energy Statement that is part of this application.



Whole Life Carbon Cycle

7.0 Sustainability

7.6 Wider Sustainability Considerations

Materials

Using sustainable building materials and products promotes conservation of dwindling non-renewable resources. In addition, integrating sustainable building materials into building projects can help reduce the environmental impacts associated with the extraction, transport, processing, fabrication, installation, reuse, recycling, and disposal of these source materials.

The Proposed Development will look to limit the use of environmental harmful products and processes related to materials through the following means:

- Calculation and reduction of the Embodied Carbon for the development. Further details are provided in the standalone Energy Statement (incl. Whole Life Carbon Assessment Statement) submitted alongside this application;
- Specification of the main elements in the building fabric and services will achieve either an A or A+ rating under the BRE's Green Guide rating system;
- All timber will be 100% responsibly and legally sourced;
- Materials will be sourced locally, where possible;
- All insulation materials will have zero Ozone depleting Potential and low Global Warming Potential (GWO<5).

Certification

A BREEAM preliminary assessment has been undertaken for the Senior Living building and it has demonstrated that a rating of BREEAM Excellent (>70%) can be achieved.

Energy Performance Certificates – It is anticipated that under the current Building Regulations all aspects of the development will achieve at least an EPC B rating.

Waste

Key to the development will be the management of waste. This will be in terms of waste prevention, reuse and minimisation as well as engaging in circular economy to improve resource efficiency. In relation to waste the following methods and measures will look to be incorporated, where feasible:

- Implementation of the waste hierarchy;
- **Rejecting unsustainable materials where an alternative exists.** Implementation of a Site Waste Management Plan with waste efficiency targets in accordance with the BREEAM assessment;
- **Zero waste to landfill** by using materials with low environmental impact. Specific targets will be set to limit waste generation and minimise waste to landfill. This includes achieving the following targets:
 - Construction and demolition – 95% reuse/recycling/recovery;
 - Excavation – 95% beneficial use.
- The spatial allowance for dedicated operational recycled and non-recycled waste areas;



Sustainable Transport

The development will promote sustainable travel through the following measures:

- 100% active car charging points
- Development of a travel plan, with specific travel initiatives;
- Secure cycle storage facilities both long term and short will be provided on the site. Further details can be found in Transport Assessment and travel plan.

Construction Site Management

In terms of environmental management during construction, the following measures will be implemented:

- Target a high score using the Considerate Constructors Scheme;
- The principal contractor will operate an Environmental Management System (EMS) which has been third party certified (ISO14001:2015);
- The principal contractor will evaluate the risks, plans and implements actions to minimise the identified risks. Including; vehicle movement, pollution, tidiness, health & wellbeing and security;
- On site monitoring of energy and water as well as vehicle movement for waste and materials.



Proposed View towards Elizabeth Place between Buildings A and B

7.0 Sustainability

7.7 Social Value

The scale and mix of the Proposed Development will generate notable economic and social benefits for the area of Belgravia and for Westminster City Council more widely, contributing to principles of sustainable growth.

These include delivering a range of regeneration benefits such as provision of new homes (including Senior Living accommodation) and the resultant economic benefits which arise from resident's expenditure, an increase in employment opportunities in the area, fiscal benefits to Westminster City Council and a new community and leisure space including improved open and outdoor spaces.

In these ways, the Proposed Development will contribute to the Economic, housing and regeneration aspirations of WCC, the GLA and Grosvenor.

Significant social value to the local community will also be provided during both construction and operation.

Construction

During the construction phases social value will be provided through the following:

- Creation of new local jobs;
- School visits and work experience schemes;
- On-site apprenticeships and work placements;
- Prioritisation of local suppliers and sub-contractors.

The positive economic impacts of the Proposed Development will extend beyond construction employment to include the generation of indirect benefits for the local economy.

By investing in the development, there will be considerable expenditure on construction materials, goods and other services that will be purchased from a wide range of suppliers. This development has far-ranging benefits both locally and further afield as it filters down the supply chain, and via the induced impacts of employment.

Operation

The Proposed Development is an ambitious mixed-use scheme which will deliver new homes for all generations (including a Senior Living component) complemented by new retail and leisure space, including a cinema and community space.

One of the strengths of the scheme is that some of the commercial uses are flexible, so that the mix of occupiers are responsive to market demand.

Once finished, the development will provide socio-economical value to the local community through the following:

- Provision of additional amenities for community use including a Community Space;
- Provision of community gardens;
- Long lasting employment supported by Senior Living, retail, cinema, restaurants and leisure uses;
- Introduction of sustainable and diverse mix of tenures and resident apartments for all generations;
- Affordable Coleshill Basement Units benefiting small local business;
- Creation of flexible small retail units that are more affordable and respond to local context and needs;
- Introduction of new pedestrian routes that link public squares away from busy streets;
- New playspace accessible for all children within Ebury Square;
- Ebury and Orange Square redeveloped for wider public.

For further information refer to the Economic Statement and to the Environmental Statement Volume 1, Chapter 7: Socioeconomics part of this application.



Elizabeth Place View from Building B first floor podium

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8.0 Appendices



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8.0 Appendices

8.1 Area Schedule - Existing and Proposed

	RICS GIA (sqm)				WCC Gross Floorspace* (sqm)			WCC GEA (external) UDP (sqm)		
	Existing***	To be demolished	Proposed****	Change	Existing***	Proposed	Change	Existing**	Proposed	Change
Market Housing (Class C3)	9,058	9,058	14,018	4,960	9,058	12,732	3674	11,010	13716	2,706
Affordable Housing (Class C3)	3,283	2,870	11,005	7,722	3,283	10,360	7077	3,708	11727	8,019
Senior Living (C2/C3)	0	0	20,003	20,003	0	18,345	18345	0	19537	19537
Retail (Class A1)	50	35	1,070	1,020	50	883	833	55	993	938
(Class A1/A3/A4/B1)	0	0	1,952	1,952	0	1,952	1,952	0	2,254	2,254
Community (Class D1)	0	0	154	154	0	154	154	0	160	160
Cinema (Class D2)	0	0	846	846	0	846	846	0	891	891
Total	12,391	11,963	49,048	36,657	12,391	45,272	32,881	14,773	49,278	34,505

WCC Gross Floorspace:
Min A1 GIA use: 1035sqm, Max A3 GIA use: 750sqm, Max A4 GIA use: 150sqm, Max B1 GIA use: 900sqm.
* WCC Gross Floorspace definition from City Plan 2019-2040.
**Coleshill basement GEA assumed - no information on external and party wall thicknesses available
*** Existing GIA assumed based on surveyed GEA as no internal survey of existing homes is available.
**** Retail (A1) includes cycle and refuse areas for all A1, A1/A3/A4/B1 and D2 uses.

Cundy Street Quarter - WCC Gross Floorspace (sqm)

	Proposed GIA	Proposed % by GIA	Proposed GIA (C3 use only)	Proposed % by GIA (C3 use only)
Market units C3	12,732	31%	12,732	42%
Intermediate units C3	4,778	12%	4,778	16%
Social rent units C3	5,582	13%	5,582	19%
Independent Senior living units C3	7,009	17%	7,009	23%
Assisted living units C2	11,336	27%	-	-
Total	41,437	100%	30101	100%

Total affordable housing by floorspace	
% AH by GIA(C3 use only)	35%
% AH by GIA (C2 and C3 use)	25%



Proposed View towards Elizabeth Place between Buildings A and B

8.0 Appendices

8.2 Unit Mix - Existing and Proposed

Cundy Street Quarter - Proposed Unit mix

	Studio	1 bed	2 bed	3 bed	4 Bed	5 Bed	Total (C3 use only)	Total (C2 and C3 use)	% by unit (C3 use only)	% by units (C2 and C3 use)
Market units C3	5	5	35	25	0	0	70	70	35%	23%
Intermediate units C3	0	33	12	4	0	0	49	49	25%	16%
Social rent units C3	0	11	13	16	3	1	44	44	22%	15%
Independent Senior living units C3	2	28	7	0	0	0	37	37	19%	12%
Assisted living units C2	88	12	0	0	0	0	-	100	-	33%
Total	95	89	67	45	3	1	200	300	100%	100%

Cundy Street Quarter - Existing unit mix

	Studio	1 bed	2 bed	3 bed	4 Bed	5 Bed	Total	Total habitable rooms
Number of market units	0	26	57	28	0	0	111	335
Number of intermediate units	0	4	1	0	0	0	5	11
Number of social rent units	0	2	17	20	5	0	44	160
Total	0	32	75	48	5	0	160	506

Cundy Street Quarter - Proposed habitable room mix

	Existing	Proposed					
	Class C3	Class C2 and C3		Class C3		Class C2	
	Habitable Rooms	Habitable rooms	% by habitable rooms	Habitable rooms	% by habitable rooms	Habitable rooms	% by habitable rooms
Market units C3	335	220	33%	220	39%	-	-
Intermediate units C3	11	118	17%	118	21%	-	-
Social rent units C3	160	146	22%	146	26%	-	-
Independent Senior living units C3	-	79	12%	79	14%	-	-
Assisted living units C2	-	112	17%	-	-	112	100%
Total	506	675	100%	563	100%	112	100%

Total proposed affordable housing (C3 use only)	
% AH by unit	47%
% AH by habitable rooms	47%

8.0 Appendices

8.3 Unit Breakdown - Building A

Senior Living Class C2

Units indicated in green are designed as Part M Category 3 wheelchair accessible units

Unit	Floor	Area sq m	Typology
A.AL.A.01.01	1	67	1B2P
A.AL.A.01.02	1	42	Studio
A.AL.A.01.03	1	41	Studio
A.AL.A.01.04	1	41	Studio
A.AL.A.01.05	1	42	Studio
A.AL.A.01.06	1	46	Studio
A.AL.A.01.07	1	39	Studio
A.AL.A.01.08	1	65	1B2P
A.AL.A.01.09	1	39	Studio
A.AL.A.01.10	1	34	Studio
A.AL.A.01.11	1	32	Studio
A.AL.A.01.12	1	38	Studio
A.AL.A.01.13	1	32	Studio
A.AL.A.01.14	1	32	Studio
A.AL.A.01.15	1	48	Studio
A.AL.A.01.16	1	38	Studio
A.AL.A.01.17	1	32	Studio
A.AL.A.01.18	1	32	Studio
A.AL.A.01.19	1	43	Studio
A.AL.A.01.20	1	56	1B2P
A.AL.A.01.21	1	39	Studio
A.AL.A.01.22	1	32	Studio
A.AL.A.01.23	1	35	Studio
A.AL.A.01.24	1	32	Studio
A.AL.A.01.25	1	32	Studio
A.AL.A.02.01	2	65	1B2P
A.AL.A.02.02	2	41	Studio
A.AL.A.02.03	2	40	Studio
A.AL.A.02.04	2	40	Studio
A.AL.A.02.05	2	41	Studio
A.AL.A.02.06	2	45	Studio
A.AL.A.02.07	2	38	Studio
A.AL.A.02.08	2	63	1B2P
A.AL.A.02.09	2	39	Studio
A.AL.A.02.10	2	34	Studio
A.AL.A.02.11	2	32	Studio
A.AL.A.02.12	2	38	Studio
A.AL.A.02.13	2	32	Studio
A.AL.A.02.14	2	32	Studio
A.AL.A.02.15	2	48	Studio
A.AL.A.02.16	2	38	Studio
A.AL.A.02.17	2	32	Studio
A.AL.A.02.18	2	32	Studio
A.AL.A.02.19	2	43	Studio
A.AL.A.02.20	2	56	1B2P
A.AL.A.02.21	2	39	Studio
A.AL.A.02.22	2	32	Studio
A.AL.A.02.23	2	35	Studio
A.AL.A.02.24	2	32	Studio
A.AL.A.02.25	2	32	Studio

Unit	Floor	Area sq m	Typology
A.AL.A.03.01	3	65	1B2P
A.AL.A.03.02	3	41	Studio
A.AL.A.03.03	3	40	Studio
A.AL.A.03.04	3	40	Studio
A.AL.A.03.05	3	41	Studio
A.AL.A.03.06	3	44	Studio
A.AL.A.03.07	3	38	Studio
A.AL.A.03.08	3	62	1B2P
A.AL.A.03.09	3	39	Studio
A.AL.A.03.10	3	34	Studio
A.AL.A.03.11	3	32	Studio
A.AL.A.03.12	3	38	Studio
A.AL.A.03.13	3	32	Studio
A.AL.A.03.14	3	32	Studio
A.AL.A.03.15	3	48	Studio
A.AL.A.03.16	3	38	Studio
A.AL.A.03.17	3	32	Studio
A.AL.A.03.18	3	32	Studio
A.AL.A.03.19	3	43	Studio
A.AL.A.03.20	3	56	1B2P
A.AL.A.03.21	3	39	Studio
A.AL.A.03.22	3	32	Studio
A.AL.A.03.23	3	35	Studio
A.AL.A.03.24	3	32	Studio
A.AL.A.03.25	3	32	Studio
A.AL.A.04.01	4	46	1B2P
A.AL.A.04.02	4	34	Studio
A.AL.A.04.03	4	32	Studio
A.AL.A.04.04	4	32	Studio
A.AL.A.04.05	4	34	Studio
A.AL.A.04.06	4	38	Studio
A.AL.A.04.07	4	31	Studio
A.AL.A.04.08	4	47	1B2P
A.AL.A.04.09	4	39	Studio
A.AL.A.04.10	4	34	Studio
A.AL.A.04.11	4	32	Studio
A.AL.A.04.12	4	38	Studio
A.AL.A.04.13	4	32	Studio
A.AL.A.04.14	4	32	Studio
A.AL.A.04.15	4	47	Studio
A.AL.A.04.16	4	38	Studio
A.AL.A.04.17	4	32	Studio
A.AL.A.04.18	4	32	Studio
A.AL.A.04.19	4	43	Studio
A.AL.A.04.20	4	56	1B2P
A.AL.A.04.21	4	39	Studio
A.AL.A.04.22	4	32	Studio
A.AL.A.04.23	4	35	Studio
A.AL.A.04.24	4	32	Studio
A.AL.A.04.25	4	32	Studio

Senior Living Class C3

Units indicated in green are designed as Part M Category 3 wheelchair accessible units

Unit	Floor	Area sq m	Typology
A.IL.A.05.01	5	83	1B2P
A.IL.A.05.02	5	69	1B2P
A.IL.A.05.03	5	61	1B2P
A.IL.A.05.04	5	77	1B2P
A.IL.A.05.05	5	84	1B2P
A.IL.A.05.06	5	127	2B4P
A.IL.A.05.07	5	81	1B2P
A.IL.A.05.08	5	159	2B4P
A.IL.A.05.09	5	116	2B4P
A.IL.A.05.10	5	161	2B4P
A.IL.A.05.11	5	92	1B2P
A.IL.A.05.12	5	86	1B2P
A.IL.A.05.13	5	93	1B2P
A.IL.A.05.14	5	85	1B2P
A.IL.A.06.01	6	92	1B2P
A.IL.A.06.02	6	161	2B4P
A.IL.A.06.03	6	104	1B2P
A.IL.A.06.04	6	89	1B2P
A.IL.A.06.05	6	93	1B2P
A.IL.A.06.06	6	86	1B2P
A.IL.A.06.07	6	91	1B2P
A.IL.A.07.01	7	92	1B2P
A.IL.A.07.02	7	161	2B4P
A.IL.A.07.03	7	104	1B2P
A.IL.A.07.04	7	89	1B2P
A.IL.A.07.05	7	93	1B2P
A.IL.A.07.06	7	86	1B2P
A.IL.A.07.07	7	92	1B2P
A.IL.A.08.01	8	114	1B2P
A.IL.A.08.02	8	162	2B4P
A.IL.A.08.03	8	93	1B2P
A.IL.A.08.04	8	86	1B2P
A.IL.A.09.01	9	89	1B2P
A.IL.A.09.02	9	115	1B2P
A.IL.A.09.03	9	124	1B2P
A.IL.A.09.04	9	75	Studio
A.IL.A.09.05	9	82	Studio

This planning application illustrates a mix that represents a possible configuration of the space. As the final configuration of the space is not known, Grosvenor proposes that the definitive details of the final mix, including the numbers of each type of unit, are secured by planning condition, to allow for continued evolution before construction starts. Above unit mix based is on As Designed Option presented in this Planning Application.

8.0 Appendices

8.4 Unit Breakdown - Building B and C

Market Units C3

Units indicated in green are designed as Part M Category 3 wheelchair accessible units

Unit	Floor	Area sq m	Typology
B.PR.V.B1.01.01	1	49	Studio
B.PR.V.B1.01.02	1	101	2B4P
B.PR.V.B1.01.03	1	94	2B4P
B.PR.V.B1.01.04	1	70	1B2P (M4(3))
B.PR.V.B1.01.05	1	154	3B6P
B.PR.V.B1.01.06	1	86	2B4P
B.PR.V.B1.01.07	1	108	2B4P
B.PR.V.B1.01.08	1	134	2B4P-L
B.PR.V.B1.01.09	1	99	2B4P
B.PR.V.B1.02.01	2	49	Studio
B.PR.V.B1.02.02	2	101	2B4P
B.PR.V.B1.02.03	2	94	2B4P
B.PR.V.B1.02.04	2	70	1B2P (M4(3))
B.PR.V.B1.02.05	2	154	3B6P
B.PR.V.B1.02.06	2	86	2B4P
B.PR.V.B1.02.07	2	108	2B4P
B.PR.V.B1.02.08	2	148	2B4P-L (M4(3))
B.PR.V.B1.02.09	2	99	2B4P
B.PR.V.B1.03.01	3	49	Studio
B.PR.V.B1.03.02	3	101	2B4P
B.PR.V.B1.03.03	3	94	2B4P
B.PR.V.B1.03.04	3	70	1B2P (M4(3))
B.PR.V.B1.03.05	3	154	3B6P
B.PR.V.B1.03.06	3	86	2B4P
B.PR.V.B1.03.07	3	108	2B4P
B.PR.V.B1.03.08	3	148	2B4P-L (M4(3))
B.PR.V.B1.03.09	3	99	2B4P
B.PR.V.B1.04.01	4	49	Studio
B.PR.V.B1.04.02	4	101	2B4P
B.PR.V.B1.04.03	4	94	2B4P
B.PR.V.B1.04.04	4	70	1B2P
B.PR.V.B1.04.05	4	154	3B6P
B.PR.V.B1.04.06	4	86	2B4P
B.PR.V.B1.04.07	4	108	2B4P
B.PR.V.B1.04.08	4	148	2B4P-L
B.PR.V.B1.04.09	4	99	2B4P

Unit	Floor	Area sq m	Typology
B.PR.V.B1.05.01	5	49	Studio
B.PR.V.B1.05.02	5	101	2B4P
B.PR.V.B1.05.03	5	94	2B4P
B.PR.V.B1.05.04	5	70	1B2P
B.PR.V.B1.05.05	5	154	3B6P
B.PR.V.B1.05.06	5	86	2B4P
B.PR.V.B1.05.07	5	108	2B4P
B.PR.V.B1.05.08	5	148	2B4P-L
B.PR.V.B1.05.09	5	99	2B4P
B.PR.V.B1.06.01	6	154	3B6P
B.PR.V.B1.06.02	6	161	3B6P (M4(3))
B.PR.V.B1.06.03	6	154	3B6P
B.PR.V.B1.06.04	6	105	2B4P
B.PR.V.B1.06.05	6	150	3B6P
B.PR.V.B1.06.06	6	194	3B6P
B.PR.V.B1.07.01	7	132	2B4P-L
B.PR.V.B1.07.02	7	161	3B6P (M4(3))
B.PR.V.B1.07.03	7	154	3B6P
B.PR.V.B1.07.04	7	105	2B4P
B.PR.V.B1.07.05	7	150	3B6P
B.PR.V.B1.07.06	7	195	3B6P
B.PR.V.B1.08.01	8	132	2B4P-L
B.PR.V.B1.08.02	8	161	3B6P (M4(3))
B.PR.V.B1.08.03	8	154	3B6P
B.PR.V.B1.08.04	8	105	2B4P
B.PR.V.B1.08.05	8	150	3B6P
B.PR.V.B1.08.06	8	196	3B6P
B.PR.V.B1.09.01	9	148	3B6P
B.PR.V.B1.09.02	9	133	3B6P
B.PR.V.B1.09.03	9	166	3B6P
B.PR.V.B1.09.04	9	200	3B6P
B.PR.V.B1.10.01	10	200	3B6P-L
B.PR.V.B1.10.02	10	200	3B6P-L
B.PR.V.B1.10.03	10	193	3B6P-L

Intermediate (Affordable) Units C3

Units indicated in green are designed as Part M Category 3 wheelchair accessible units

Unit	Floor	Area sq m	Typology
B.INT.B2&3.01.01	1	60	1B2P
B.INT.B2&3.01.02	1	66	1B2P (M4(3))
B.INT.B2&3.01.03	1	78	2B4P
B.INT.B2&3.01.04	1	56	1B2P
B.INT.B2&3.01.05	1	106	3B5P
B.INT.B2&3.01.06	1	56	1B2P
B.INT.B2&3.01.07	1	57	1B2P
B.INT.B2&3.01.08	1	84	2B4P (M4(3))
B.INT.B2&3.02.01	2	60	1B2P
B.INT.B2&3.02.02	2	66	1B2P (M4(3))
B.INT.B2&3.02.03	2	78	2B4P
B.INT.B2&3.02.04	2	56	1B2P
B.INT.B2&3.02.05	2	106	3B5P
B.INT.B2&3.02.06	2	56	1B2P
B.INT.B2&3.02.07	2	57	1B2P
B.INT.B2&3.02.08	2	84	2B4P (M4(3))
B.INT.B2&3.03.01	3	60	1B2P
B.INT.B2&3.03.02	3	66	1B2P
B.INT.B2&3.03.03	3	78	2B4P
B.INT.B2&3.03.04	3	56	1B2P
B.INT.B2&3.03.05	3	106	3B5P
B.INT.B2&3.03.06	3	56	1B2P
B.INT.B2&3.03.07	3	57	1B2P
B.INT.B2&3.03.08	3	84	2B4P (M4(3))
B.INT.B2&3.04.01	4	60	1B2P
B.INT.B2&3.04.02	4	66	1B2P
B.INT.B2&3.04.03	4	78	2B4P
B.INT.B2&3.04.04	4	56	1B2P
B.INT.B2&3.04.05	4	92	3B4P
B.INT.B2&3.04.06	4	56	1B2P
B.INT.B2&3.04.07	4	57	1B2P
B.INT.B2&3.04.08	4	84	2B4P
B.INT.B2&3.05.01	5	60	1B2P
B.INT.B2&3.05.02	5	66	1B2P
B.INT.B2&3.05.03	5	75	2B4P
B.INT.B2&3.05.04	5	55	1B2P
B.INT.B2&3.05.05	5	84	2B4P
B.INT.B2&3.06.01	6	58	1B2P
B.INT.B2&3.06.02	6	63	1B2P
B.INT.B2&3.06.03	6	77	2B4P
B.INT.B2&3.06.04	6	54	1B2P
B.INT.B2&3.06.05	6	81	2B4P
B.INT.B2&3.07.01	7	59	1B2P
B.INT.B2&3.07.02	7	53	1B2P
B.INT.B2&3.07.03	7	56	1B2P
B.INT.B2&3.07.04	7	55	1B2P
B.INT.B2&3.07.05	7	51	1B2P
B.INT.B2&3.08.01	8	56	1B2P
B.INT.B2&3.08.02	8	58	1B2P

Social Rent (Affordable) Units C3

Units indicated in green are designed as Part M Category 3 wheelchair accessible units

Unit	Floor	Area sq m	Typology
C.AFF.C.01.01	1	105	3B5P
C.AFF.C.01.02	1	120	3B5P
C.AFF.C.01.03	1	84	2B4P
C.AFF.C.01.04	1	109	3B5P (M4(3))
C.AFF.C.01.05	1	58	1B2P
C.AFF.C.01.06	1	69	1B2P (M4(3))
C.AFF.C.01.07	1	64	1B2P
C.AFF.C.01.08	1	81	2B4P
C.AFF.C.01.09	1	81	2B4P
C.AFF.C.02.01	2	105	3B5P
C.AFF.C.02.02	2	120	3B5P
C.AFF.C.02.03	2	84	2B4P
C.AFF.C.02.04	2	109	3B5P (M4(3))
C.AFF.C.02.05	2	106	3B5P
C.AFF.C.02.06	2	88	2B4P (M4(3))
C.AFF.C.02.07	2	81	2B4P
C.AFF.C.02.08	2	81	2B4P
C.AFF.C.03.01	3	105	3B5P
C.AFF.C.03.02	3	120	3B5P
C.AFF.C.03.03	3	84	2B4P
C.AFF.C.03.04	3	109	3B5P
C.AFF.C.03.05	3	106	3B5P
C.AFF.C.03.06	3	88	2B4P (M4(3))
C.AFF.C.03.07	3	81	2B4P
C.AFF.C.03.08	3	81	2B4P
C.AFF.C.04.01	4	105	3B5P
C.AFF.C.04.02	4	109	3B5P
C.AFF.C.04.03	4	62	1B2P
C.AFF.C.04.04	4	116	4B6P
C.AFF.C.04.05	4	83	2B4P
C.AFF.C.04.06	4	83	2B4P
C.AFF.C.04.07	4	103	3B5P
C.AFF.C.05.01	5	105	3B5P
C.AFF.C.05.02	5	57	1B2P
C.AFF.C.05.03	5	59	1B2P
C.AFF.C.05.04	5	58	1B2P
C.AFF.C.05.05	5	124	4B7P
C.AFF.C.05.06	5	132	5B7P
C.AFF.C.06.01	6	105	3B5P
C.AFF.C.06.02	6	57	1B2P
C.AFF.C.06.03	6	59	1B2P
C.AFF.C.06.04	6	58	1B2P
C.AFF.C.06.05	6	114	4B6P
C.AFF.C.06.06	6	58	1B2P

8.0 Appendices

8.5 Crime Prevention Strategy by Control Risks

Prepared in collaboration with Control Risks.

Crime Prevention Strategy

The security for Cundy Street Quarter will be designed to provide a safe, secure and welcoming environment. The aim is to create an environment that makes residents feel safe and comfortable, visitors feel welcome and to actively deter crime. The security for the development will be designed using the principles of Crime Prevention Through Environmental Design (CPTED) and the guidance of Secured by Design, this means designing out opportunities for crime, using natural surveillance to dissuade criminal behaviour and using technology to detect and track crime. All of this will be overlaid with a robust operational security strategy that ensures all security events can be properly responded to.

The security features of the development will support the overall sustainability of the project. Statistics show that developments following the guidance of Secured by Design experience 87% less burglary, 25% less vehicle crime and 25% less criminal damage. Research conservatively estimates the carbon cost of crime within the UK to be in the region of 6,000,000 tonnes of CO2 per annum. This is roughly equivalent to the total CO2 output of 6 million UK homes (Secured by Design New Homes 2019). By ensuring Cundy Street Quarter implements a robust security strategy the overall sustainability of the development and area can be increased.

All security measures will be fully integrated into the design so that they are seamlessly integrated into the architecture of the project and do not appear as an afterthought. The key to achieving this objective is reviewing and understanding the security requirements early on in the project.

Specific measures will include:

- Vehicle control measures to restrict and control vehicle access to the centre of the development including retractable bollards at the entrance of Elizabeth Place and exit at Clifford's Row. These will limit vehicle access to predetermined delivery times only. A permanent barrier is to be placed at the entrance of Five Fields Row to prevent vehicle access;



Elizabeth Place Dusk View from Building B first floor podium

8.0 Appendices

8.5 Crime Prevention Strategy by Control Risks

- Buildings designed to remove opportunities for anti-social behaviour, i.e. by limiting building recesses and maximising natural surveillance from windows;
- Using video surveillance to monitor the public areas of development. All video data will be strictly managed in accordance with GDPR regulations;
- Accessible elements of the facade will be certified to provide a recognised level of security and resilience;
- Access to all buildings will be controlled with electronic access control;
- Gates limiting access to garden areas from Elizabeth Place and Orange Square will be locked out of hours, Video surveillance will observe these areas to deter and detect crime;
- Ebury Square to be designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED), including fencing requirements with access restricted to discreet locations and street furniture to prevent anti-social behaviour and rough sleeping;
- Security Control Rooms (SCR) to be placed in Buildings A and B to cover the security of their respective buildings;
- There will be a dedicated site wide Security Control Room that will have oversight and management of the security of the whole site in Building B;
- The three SCR's are to be in constant communication and share intelligence.

Stakeholder Engagement

The project team and Control Risks have engaged with the local policing teams in order to gain their insights and recommendations to inform the security design for the project. The following meetings have occurred:

- September 2019- A meeting was held with Constable David Alford and Constable Alexander Kaye to discuss the existing security challenges around the Site;
- Unfortunately, due to COVID-19 restrictions, a face to face meeting with the Designing Out Crime Officer (DOCO) PC Julie Harty has not been possible, however initial advice and recommendations have been received;
- Discussions have been held with the Counter Terrorism Security Advisor (CTSA) Ian Bright to discuss the terrorism threats to the project and appropriate responses. These discussions are on-going.

Current Report Issues

Control Risks are aware that the existing site experiences the issues listed below and the new development will specifically aim to design out these threats:

- Anti-social behaviour in Ebury Square, Coleshill car park and Orange Square.

Standards and Certifications

The security design and strategy for the Cundy Street Quarter will utilise the following guidance:

- Secured by Design New Homes 2019;
- Approved Document Q (Security);
- Crime Prevention Through Environmental Design principles.

Applicable Planning Policies

The design team, client and Control Risks recognise the security objectives of planning policy guidance stated in:

- Paragraphs 91 and 127 of the National Planning Policy Framework;
- Policy D11 of the Intend to Publish London Plan;
- Policy S29 of the Westminster Council City Plan.

This Design and Access Statement explains how the development will address the security objectives of these planning policies.

Security threat and risk assessment

Control Risks has completed a comprehensive security threat and risk assessment and used the outcomes of this study to inform the security strategy.

Threats and their designated threat level have been determined by analysing different actors' intents and capabilities to carry out criminal behaviour.

A comprehensive threat register has been conducted on the Cundy Street Quarter location by Control Risks. This threat assessment is appropriate to the geographical location of the Site and utilises local and wider London crime statistics, terrorism threats to the United Kingdom and consultant expertise to determine threat levels. However, this threat assessment does not take into consideration any security treatments or mitigating factors designed into a development.

The threats identified previously form the base of the vulnerability and risk assessment carried out by Control Risks. During the risk assessment stage, adjacencies have been identified and their possible escalation or de-escalation of risk to the development determined. The developments location in close proximity to Victoria Coach and Rail stations may elevate the risk, however, it should be noted that the development itself does not appear to be an obvious target for high impact criminal behaviour. On the other hand, the Site being located close to Victoria Police station can act as a deterrent for crime, as well as providing quick response times to criminal behaviour in the area. It is recognised that this building may become an administrative building, however, the presence of a Police building may still act as a deterrent.

Security Treatment Plan

Physical Security Measures

Physical security measures will be implemented to deter and delay criminal behaviour, measures will include-

- Vehicle control and restriction measures;
- Gates and fences;
- Security certified facade elements;
- Burglar resistant glazing;
- Security certified door sets Physical division of different user groups within basement areas;
- Built environment features to mitigate crime utilising the principles of Crime Prevention Through Environmental Design (CPTED) considerations.

Electronic Security Measures

Electronic and technological measures will be implemented to detect and deter criminal behaviour. These will include:

- Electronic access control and restriction;
- Extensive video surveillance monitoring vulnerable locations around the development;
- Multiple Security Control Rooms;
- Intruder and Hold-Up Alarm System capable of automatic police response;
- Video Intercoms to facilitate clear communication through the Site;
- Appropriate lighting.

Operational Procedures

Operational procedures to be implemented to disrupt, delay, respond to and recover from any incidents or criminal behaviour and will include:

- Security patrols;
- 24/7 Security Control Rooms with overwatch of all vulnerable locations;
- On-site facility management to ensure all aspects are well maintained;
- Creation of close working relationships with neighbourhood policing teams and Counter Terrorism Security Advisors;
- Incident response;
- Business continuity planning.

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