



Newcombe House and Kensington Church Street
Facade Engineering, Access and Maintenance Addendum

June 2018

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1. INTRODUCTION

This document sets out the impact of the proposed amendments to the Façade Engineering, Access and Maintenance Strategy as prepared by WSP in September 2017 (the 'September 2017 Report') and submitted in support of amendments made to planning application PP/17/05782 (GLA ref: 3109a) for the mixed use redevelopment of the Newcombe House Site in the Royal Borough of Kensington and Chelsea.

The proposed amendments do not alter the description of development, which remains as follows:

'Demolition of the existing buildings and redevelopment to provide office, residential, and retail uses, and a flexible surgery/office use, across six buildings (ranging from ground plus two storeys to ground plus 17 storeys), together with landscaping to provide a new public square, ancillary parking and associated works.'

The proposed amendments to the application can be summarised as:

- an increase in the number of homes (to a total of 55) and alterations to the mix;
- an increase in the proportion of affordable homes (to 35% by habitable room and 41.8% by unit);
- an increase in the office floor space of c. 420 sqm GEA (to a total of c. 5,315 sqm);
- the addition of one storey to Kensington Church Street Building 1 in C3 residential use (from four to five storeys);
- the addition of two storeys to West Perimeter Building 3 in B1 office use (from five to seven storeys);
- alterations to the layouts of Kensington Church Street Buildings 1 and 2, and West Perimeter Buildings 1 and 3, with associated changes to the facades;
- minor alterations to the façade of the Corner Building on levels 4, 5 and 6; and
- minor alterations to the services strategy for West Perimeter Building 2.

Further details of the Proposed Amendments are set out within the Design and Access Statement Addendum and Planning Statement Addendum.

The purpose of this addendum is to assess the impact of the Proposed Amendments in relation to the findings presented within the September 2017 Reports and, if necessary, provide an update to such findings.

This addendum supplements the September 2017 Reports. It does not repeat information previously provided within the September 2017 Reports where such information remains relevant.

2.0 Façade Access and Maintenance Strategy

A review of the Façade Engineering, Access and Maintenance strategy has been undertaken to assess Proposed amendments. The effect of the proposed amendments on the Façade Engineering, Access and Maintenance Strategy is negligible, and is summarised as follows.

1. The addition of one storey to Kensington Church Street Building 1 in C3 residential use (from four to five storeys) will not impact on the façade access strategy as this building does not feature fixed façade access equipment. Instead KCS1 will continue to be cleaned and maintained by Mobile Elevating Work Platform (MEWP) from ground level.
2. The addition of two storeys to West Perimeter Building 3 in B1 office use (from five to seven storeys) will not impact on the façade engineering or access strategy. The primary method of access to this building will continue to be via BMU from the Central Blade. The secondary method of access to the Southern façade will also remain as before.

Summary; the proposed Façade Access and Maintenance Strategy as set out within the September 2017 report is appropriate and can continue to be relied upon.