

**Draft Design Code
Units 1-14 Latimer Road**

Background

Government is now keen on the use of design codes to improve the quality of new development

RBKC agreed to prepare a code for Units 1-14 following many objections last summer to redevelopment proposals for Unit 10

Latimer Preservation Society was formed

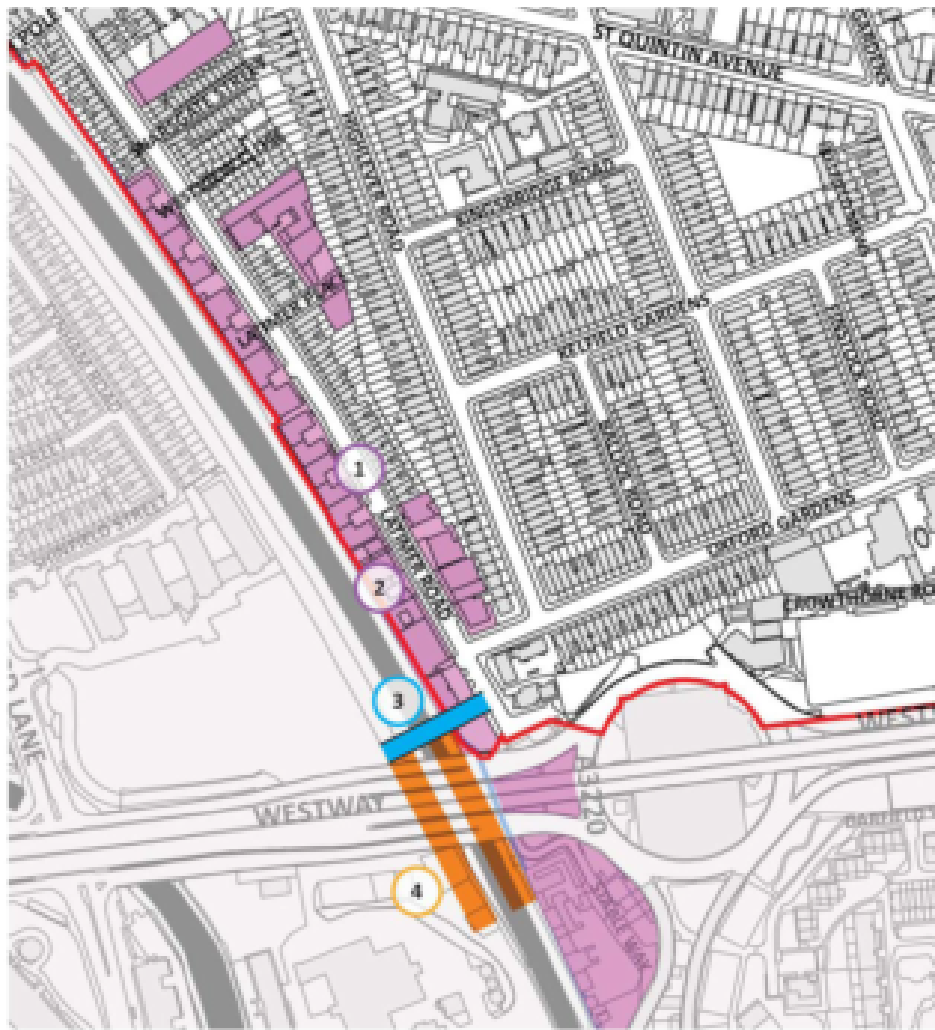
Unit 10 proposals were withdrawn

Unit 11 proposals were refused by RBKC earlier this year

Redevelopment of Unit 1 is now under construction

StQW Neighbourhood Plan sets policies for the street – in force today

MAP 5: Latimer Road



Key:

- 1 Latimer Road proposed for de-designation as an Employment Zone
- 2 More housing above commercial uses on west side of street Road
- 3 Proposed underpass to Imperial West
- 4 Proposed site for 'Western Circus' Overground station

The purple sections on the map are the sections of Latimer Road classed as an Employment Zone.

The map also shows the planned underpass to Wood lane (in blue) and our proposal for a new Overground station at 'Westway Circus'

The StQW Policy on building heights in the street reads

8e) In order to restore the original urban form of the street, to allow increased building heights on the western side of Latimer Road subject to:

- i) Consideration of heights of nearby buildings which range from four storey at the southern end to two storey at the northern end, and taking account of building heights in LBHF***
- ii) Meeting RBKC and national requirements on standards of daylight, sunlight, and visual privacy for occupants of new development and for occupants of existing properties affected by development***
- iii) No harmful increase in the sense of enclosure to existing buildings and spaces and neighbouring gardens***



Back in February 2016 we agreed at an open meeting at St Helens Church Hall on amended wording for a policy on building heights at Units 1-14.
This image was used at that time, showing the Morelli building with its top floor studio at approx 14m height



Redevelopment of Unit 1 was discussed at an open meeting in February 2019 and granted planning permission in May 2019.

Now under construction.



Proposals for Unit
10 submitted to
RBKC summer 2020
and later
withdrawn

Applicants
continuing to
consider a revised
application



Proposed
redevelopment of
Unit 11 December
2020

Refused by RBKC on
grounds of design
and choice of
materials (not on
building height)

LATIMER ROAD DESIGN CODE

DRAFT



Prepared by RBKC
planning and urban
design officers with
input from

- StQW Forum
committee
- Latimer Road
Preservation Group
- Building owners

This version remains a
Draft. StQW/SHRA has
not signed up to it.

3.2 Building heights

3.2.1 All units should be no taller than one of the following total number of storeys:

a) Three storeys with a set back fourth storey* (four storeys in total (this is preferred)).

OR

b) Four storeys with a set back fifth storey (five storeys in total), provided that applications are supplemented with a detailed sunlight/daylight study, evidencing there would be no adverse impact on neighbouring properties. Applicants should also evidence how adverse impacts to the sunlight and daylight of neighbouring residential properties have been mitigated.

Refer to section 4.1 for further detailed guidance on building heights and floor to ceiling heights.

*Note that 3rd floor set backs may be required to some units to respond appropriately to context. Refer to Section 6 for more detailed guidance.

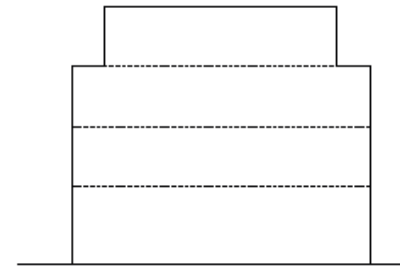


Diagram 3.1: Building height option a)



Building height was from the start one of the most contentious issues

This is what the Draft now says

a) Three storeys with setback preferred

b) Four storeys with a setback fifth, with a detailed daylight/sunlight study

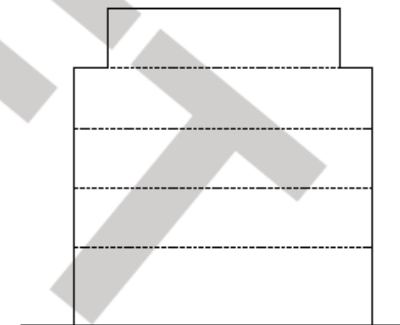


Diagram 3.2: Building height option b)



Building owners argue that even b) is only marginally viable for redevelopment

Primary frontage

- 3.3.8 The primary frontages should be in accordance with Diagram 3.3.
- 3.3.9 Primary frontages should be active and have a relationship with the street. Service access should be avoided on primary frontages.
- 3.3.10 To ensure that the primary frontages are uncluttered, projecting balconies canopies or brise soleil should not be used. Anti-glare glazing and/or deep window reveals should be used to mitigate glare and overheating.
- 3.3.11 Balconies of any kind should not be located on the primary frontage to avoid overlooking of neighbouring properties.

Primary and secondary frontages

Primary frontages (shown in blue) to be 'active' and 'uncluttered'.

No balconies facing the street

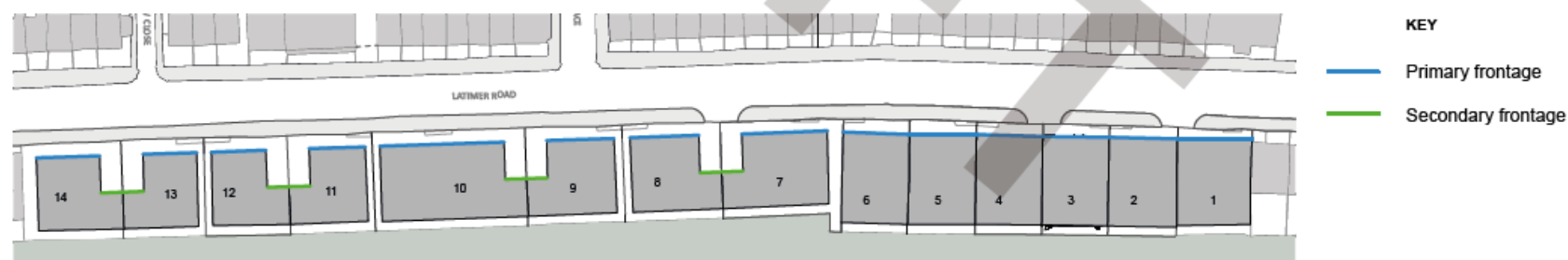


Diagram 3.3: Frontages

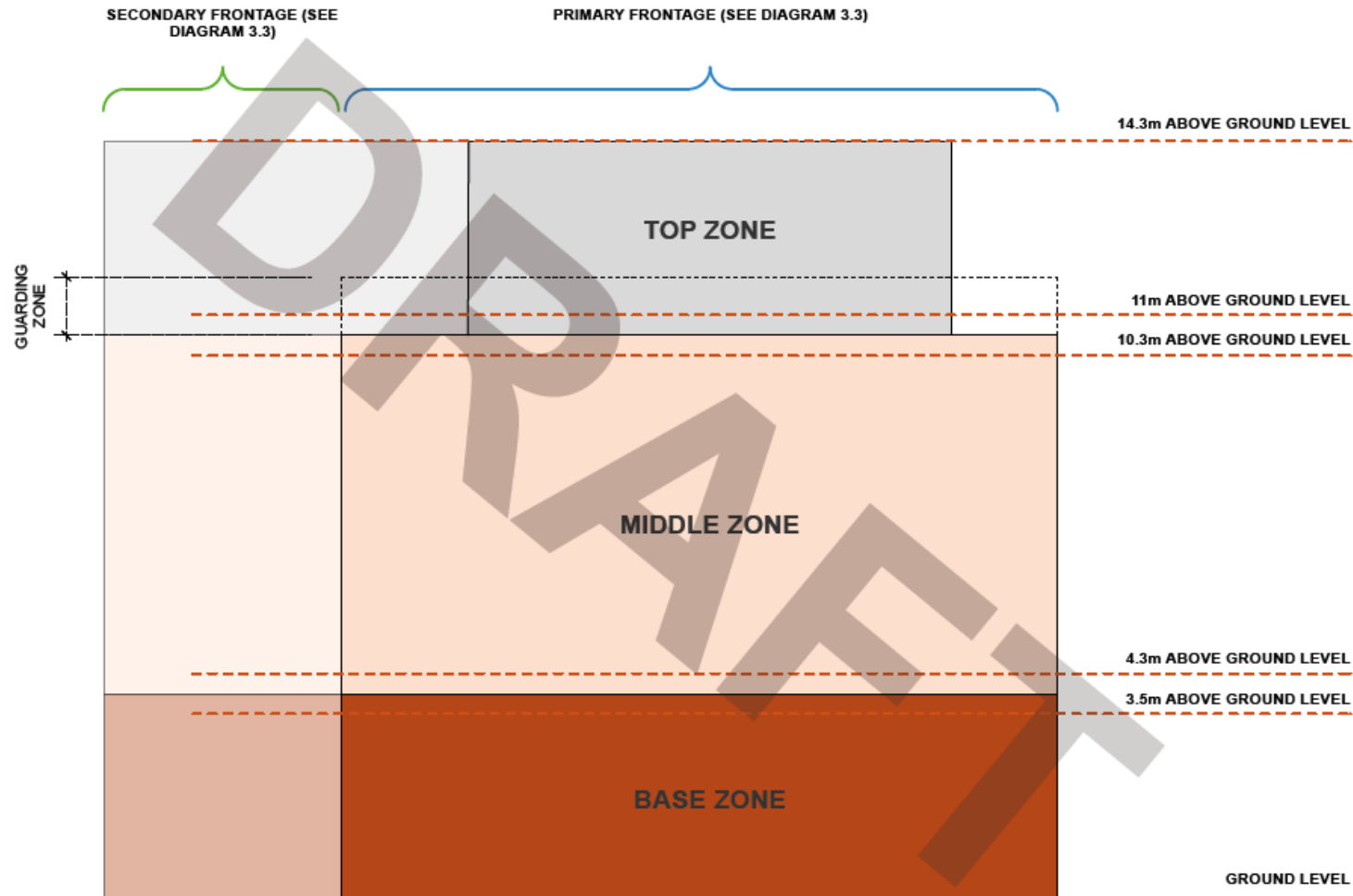


Diagram 4.2: Tripartite design viewed from Latimer Road elevation

The Design Code seeks 'tripartite' design of frontages onto Latimer Road

With brick as the predominant material to be used

- 3.6.6 Units 1 to 6 may build up to the edges of their north and south boundary lines to ensure efficiency and high functionality of the internal layouts are achievable.
- 3.6.7 Units 7 to 14 should allow gaps of 3 metres between units as illustrated in Diagram 3.8. Where gaps are located between units, the gap should be divided equally on either side of the boundary line
- 3.6.8 A increased gap of 4 metres between roof level units should be incorporated

Gaps between buildings

Units 7-14 should have 3m gaps (to let extra light into the street)

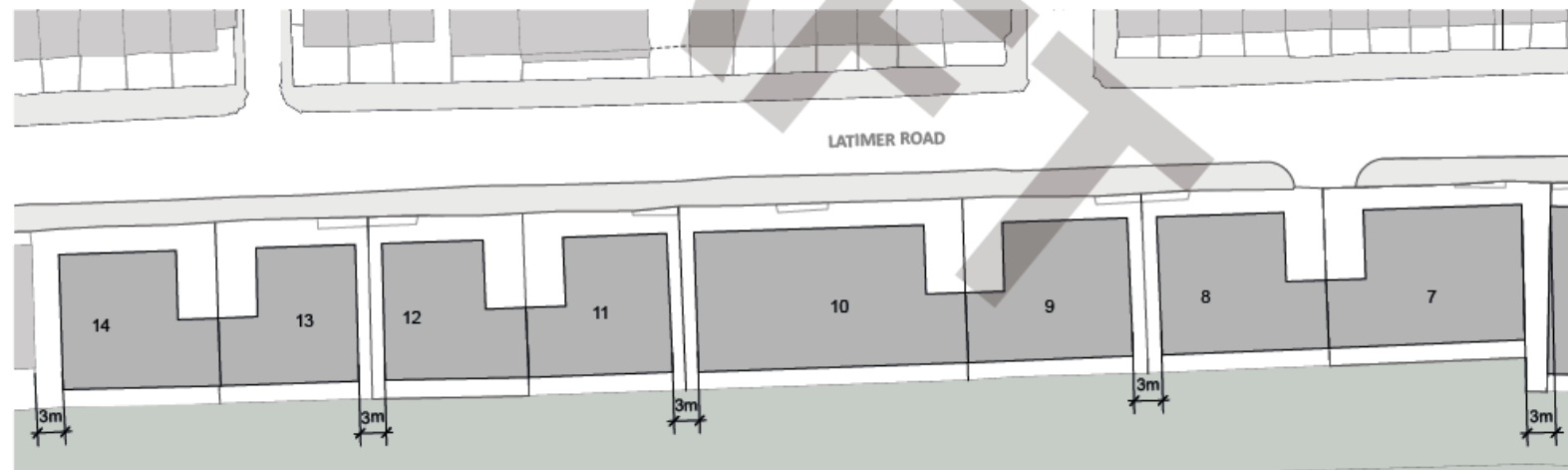


Diagram 3.11: Gaps between units

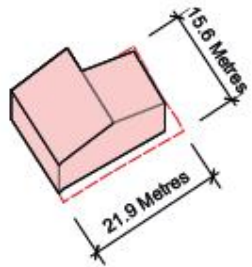
2.7 Unit Types



2.7.1

The RBKC Design Code explains that there are three different plot sizes for Units 1-14.

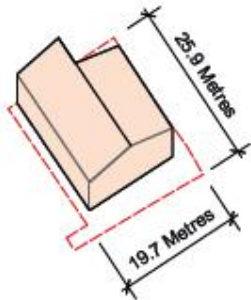
Model options for each are illustrated



UNIT 3

SITE AREA: 424sqm

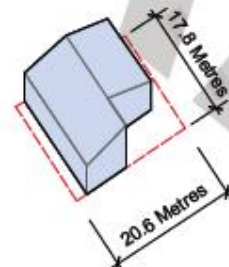
BUILDING FOOTPRINT AREA: 234sqm



UNIT 7

SITE AREA: 664sqm

BUILDING FOOTPRINT AREA: 306sqm



UNIT 12

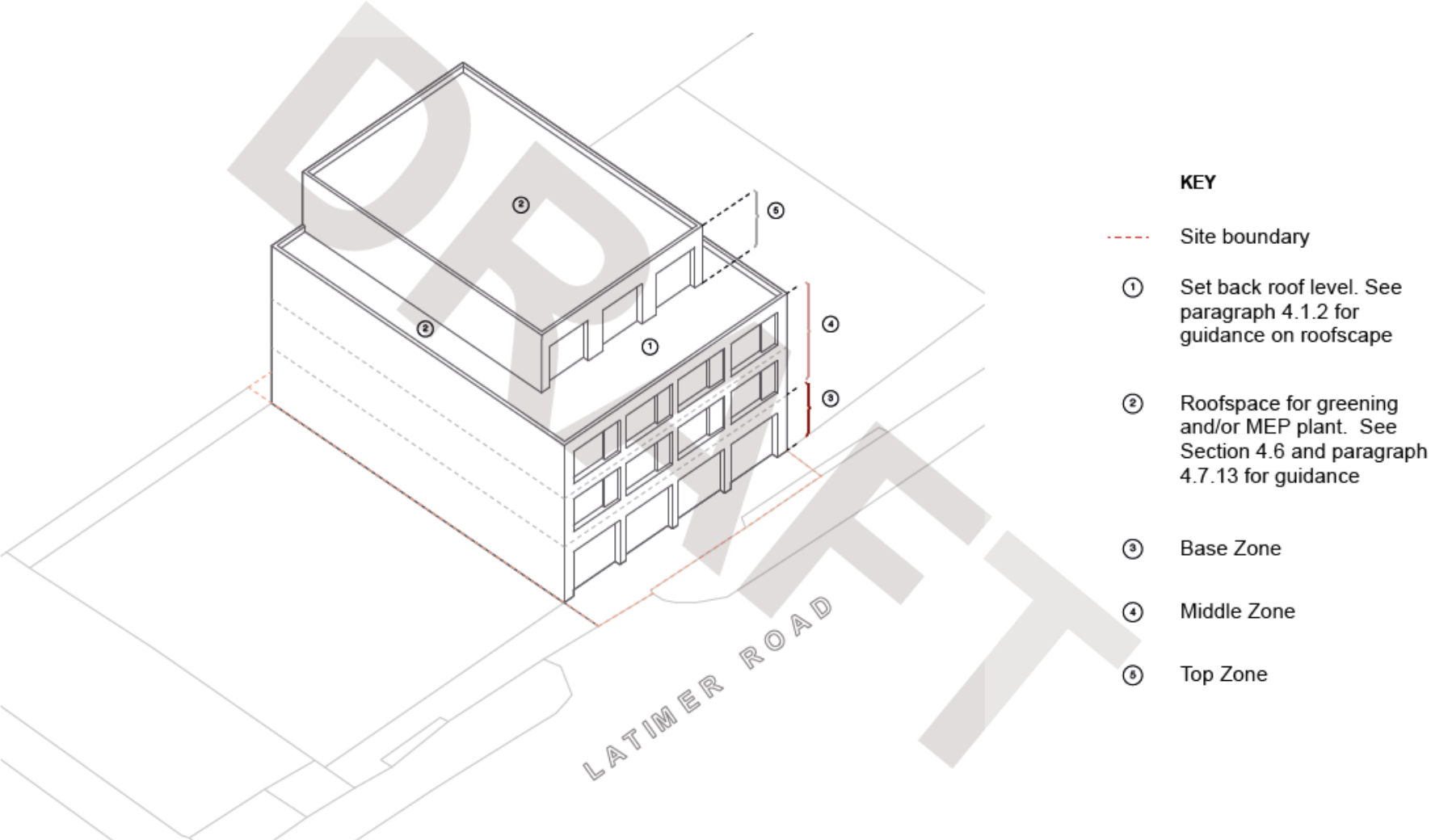
SITE AREA: sqm

BUILDING FOOTPRINT AREA:sqm

Key



5 MODEL PLOTS



Model plot for three storey building with fourth storey setback

Diagram 5.1: Example of plot without service bay