



81-103 King's Road

Welcome to our second round of Community Meet and Greet events.

As previously noted during the last round of consultation events held in May, the design team have undertaken a review of the consented scheme, alongside supporting information including the fire strategy, and new survey information. This review has resulted in the team identifying several minor amendments that will be required to deliver the consented building.

The design team has also been working to ensure that these changes will deliver on the embodied & operational carbon, and Urban Greening Factor targets in the consented scheme.

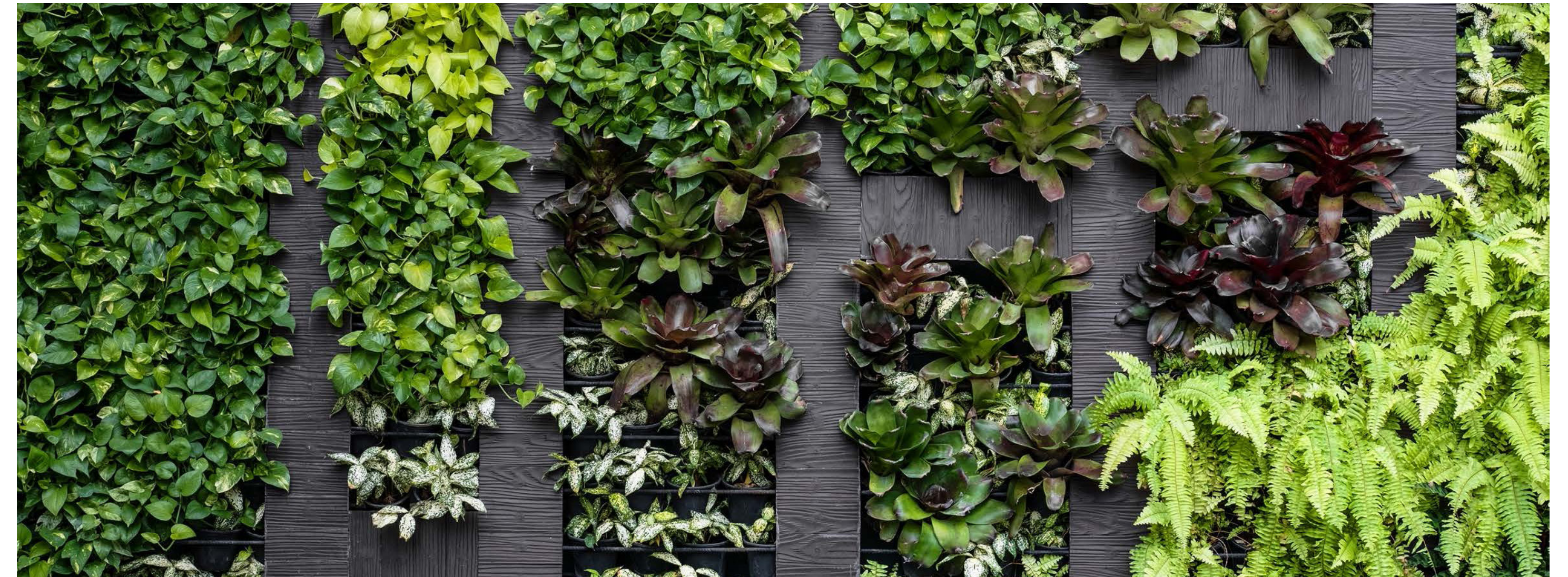
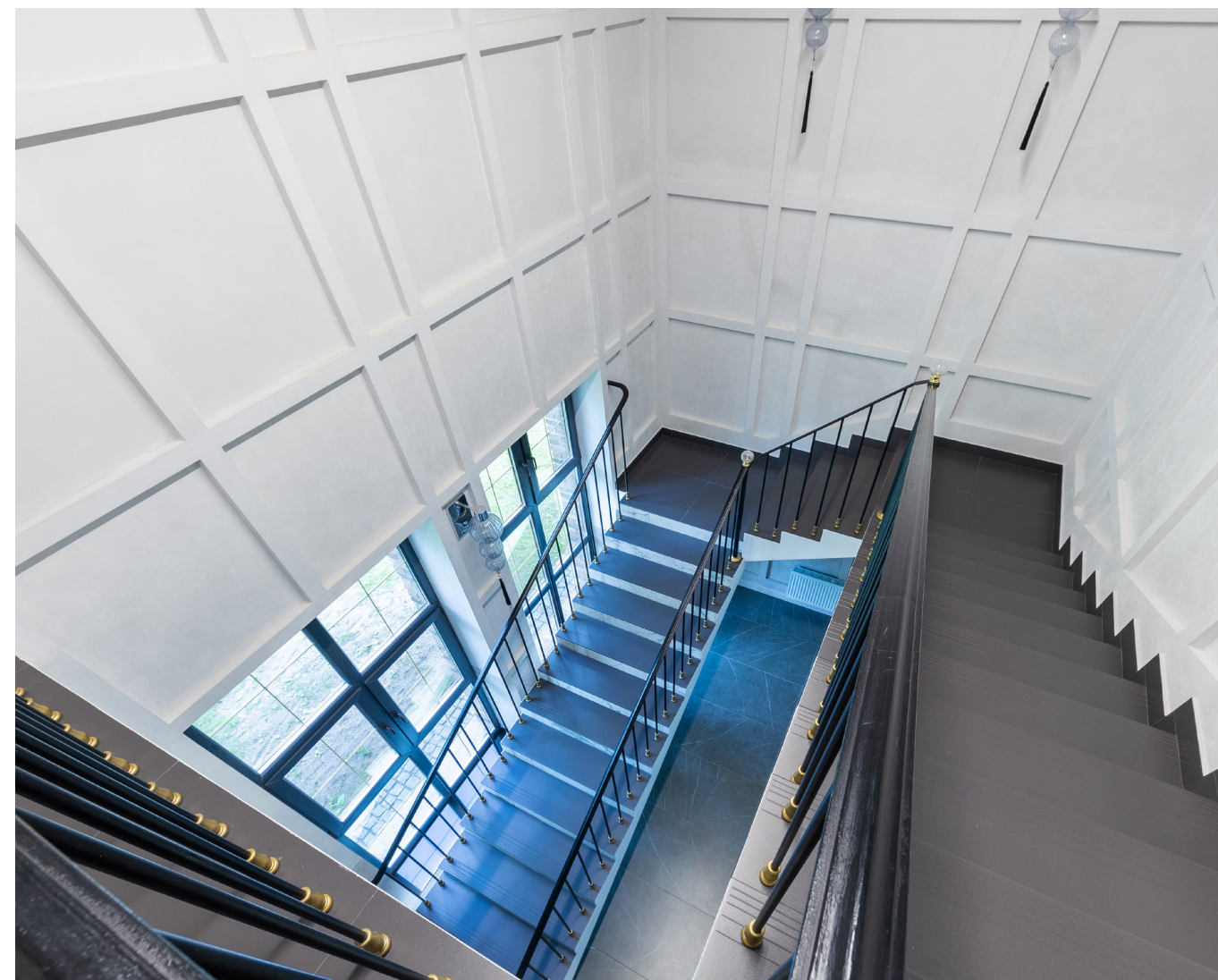
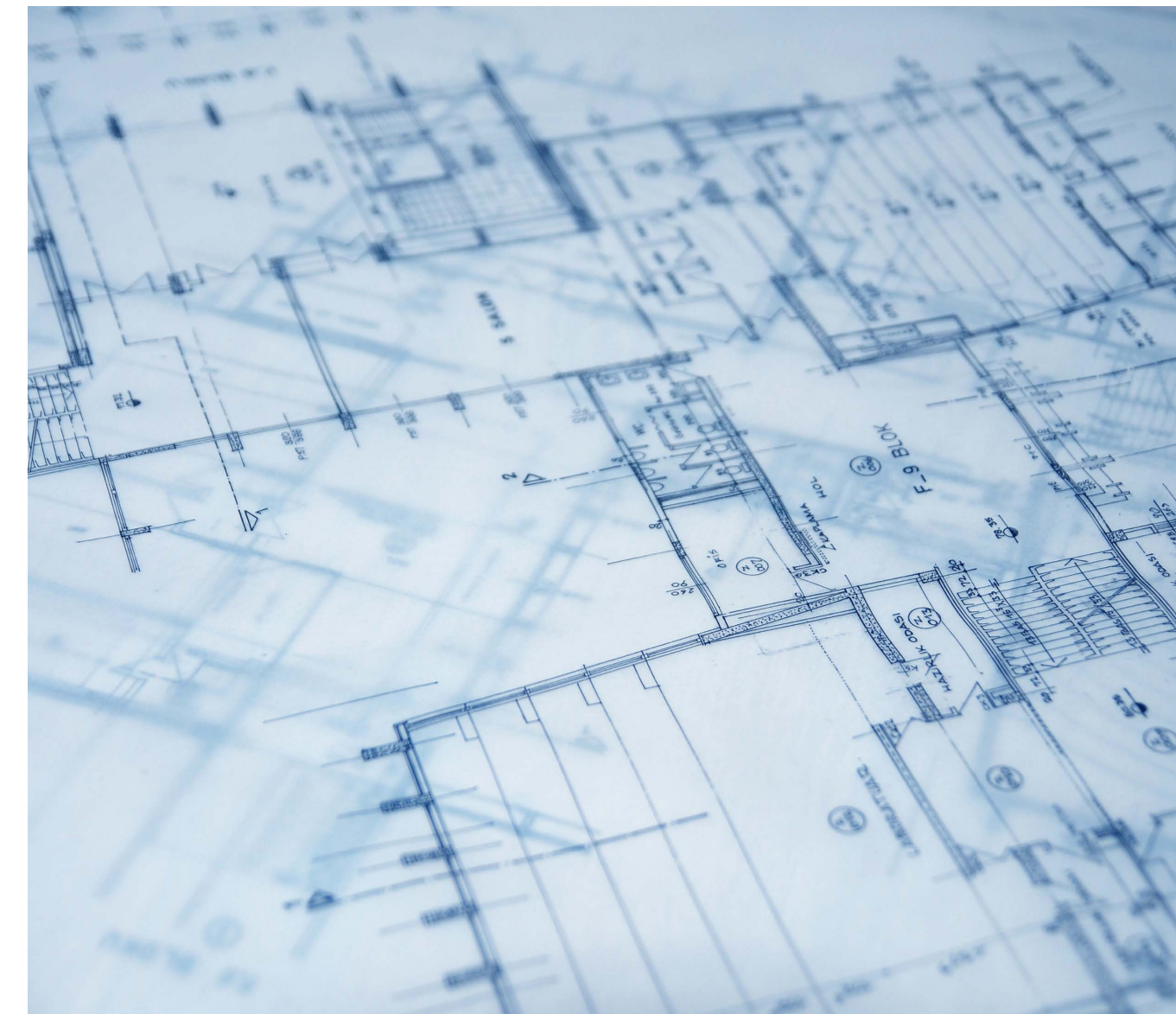
Proposed Amendments

Updated Plans Include:

- Fire safety measures have been enhanced, with a new firefighting access route from King's Road, widened internal staircases, and adjusted escape paths, including the relocation of a stair previously exiting onto Charles II Place (CIIP).
- The proposed refinements to the scheme include a centrally relocated office entrance, leading to reconfigured office and retail spaces that improve functionality while preserving the building's character.
- On the western façade, a straighter alignment is planned to simplify the structure, enhance access to the service road, and reduce embodied carbon.
- Updated landscaping to reflect re-instatement of the existing service road entrance.

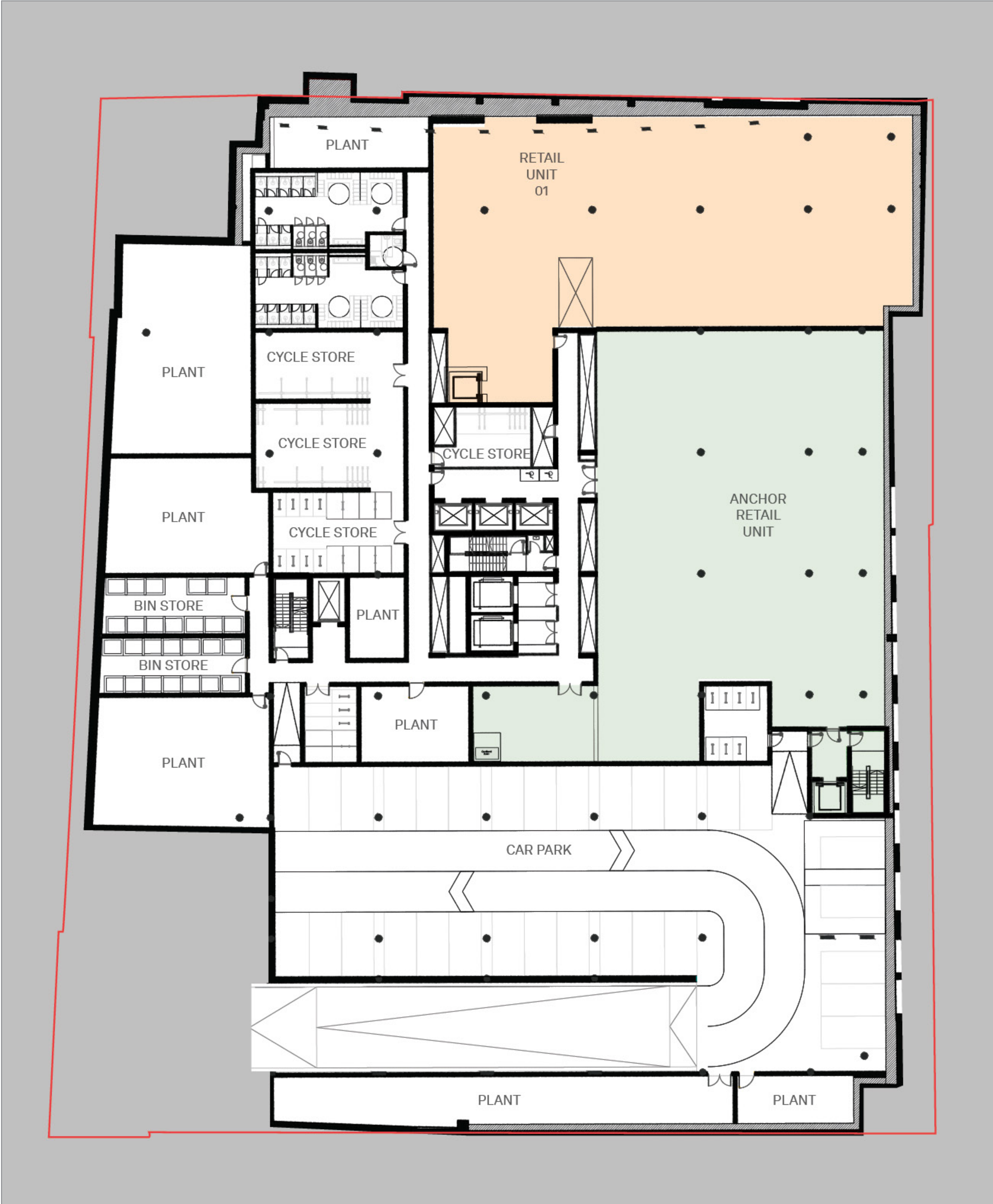


- Green shop front awnings will be removed.
- The first-floor terrace is to be reduced to accommodate a new ground floor escape route.
- MEP revisions include new UKPN substations at ground level, an expanded basement plant area, and equipment relocation to optimise space.
- We are proposing a shift in the building's mechanical strategy, compared to the existing consent. This involves moving away from a centralised plant system in favour of an on-floor approach.
- The proposed change avoids the need that otherwise arise to substantially increase the plant volume at roof level and enables some tall equipment — originally planned for the basement (too tall to fit) — to be relocated without increasing the plant screen height.
- This approach will also see equipment redistributed to ceilings within office floors.

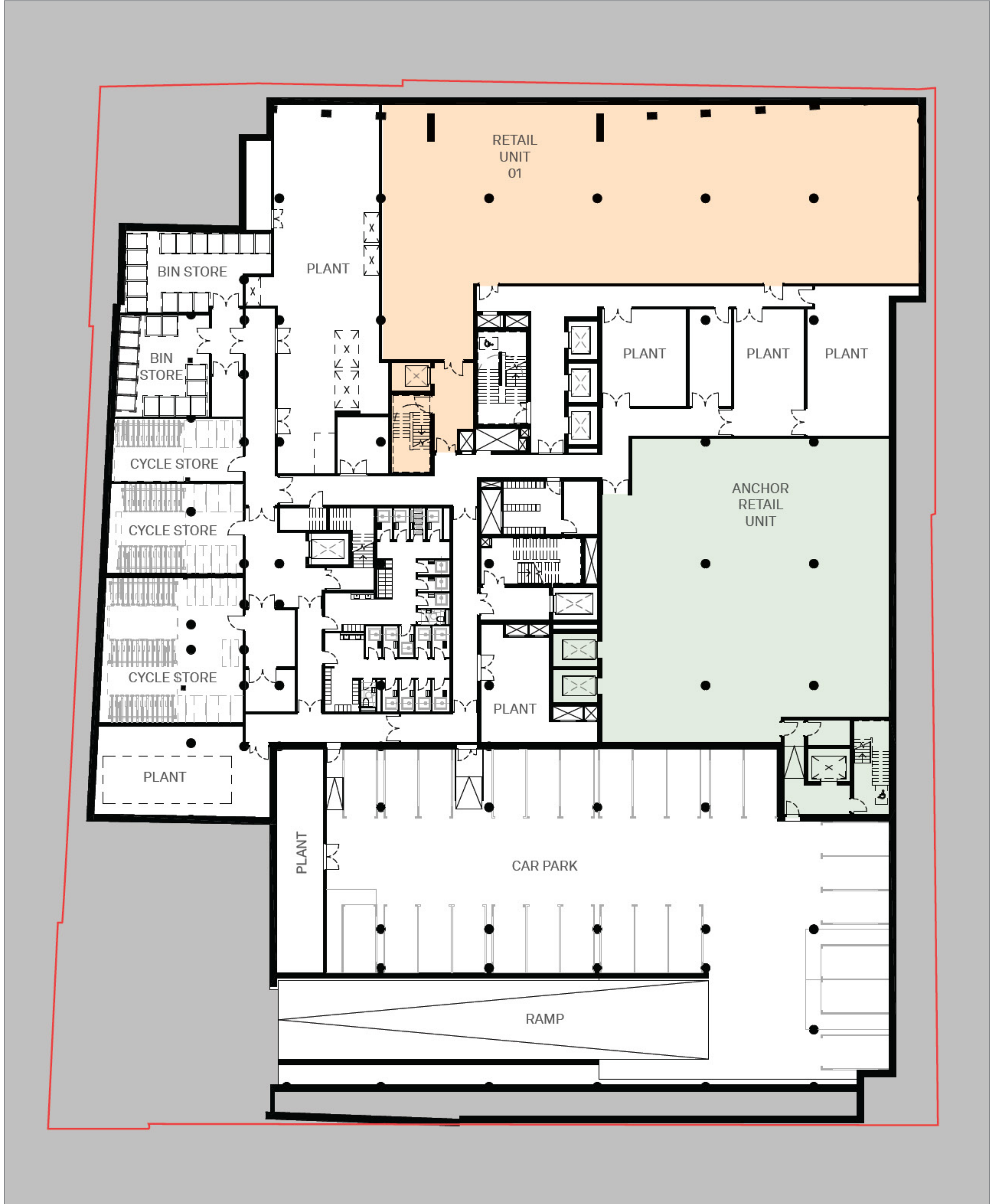


Proposed Amendments

Basement - Consented



Basement - Proposed



Proposed Amendments

Ground Floor - Consented

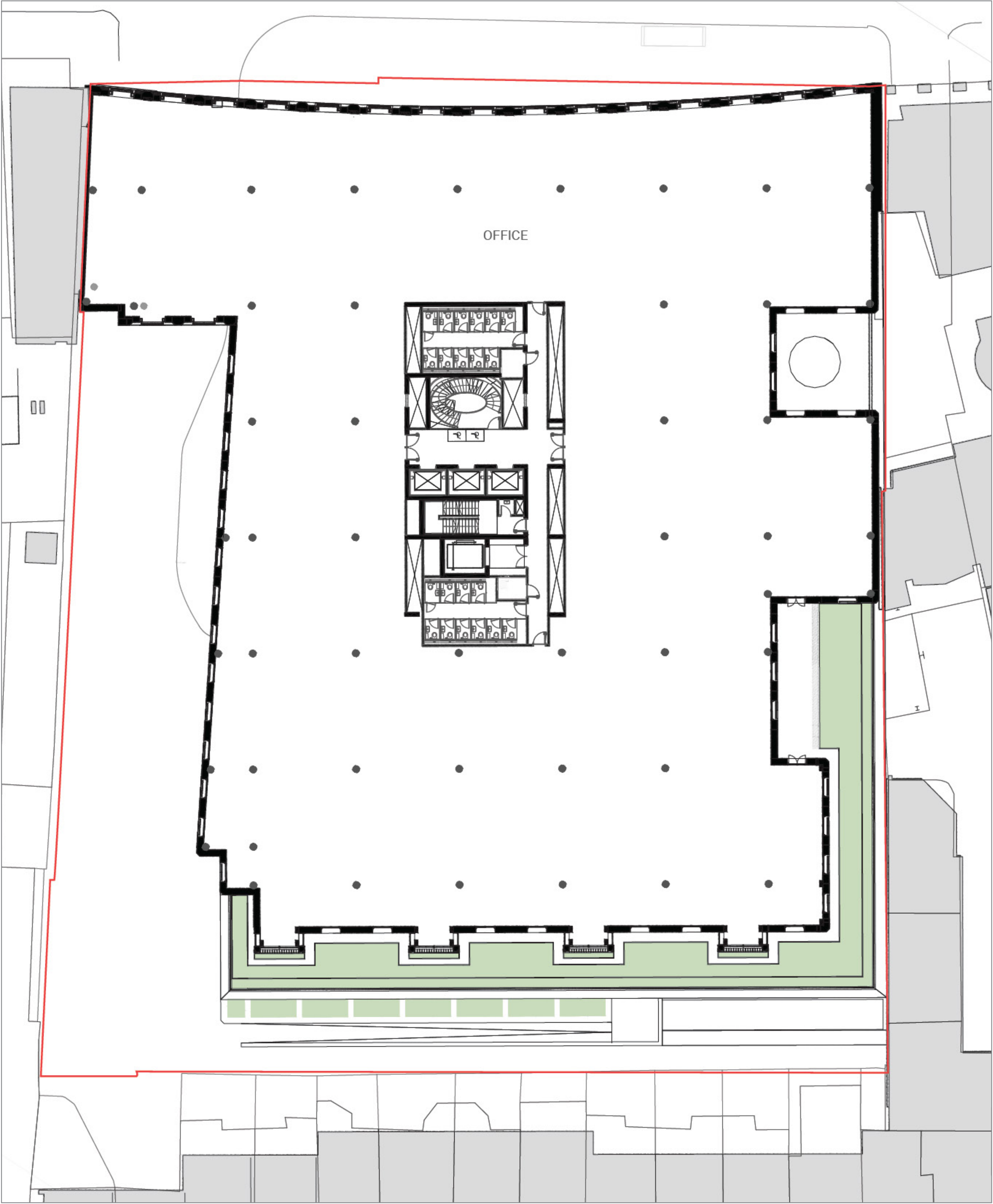


Ground Floor - Proposed

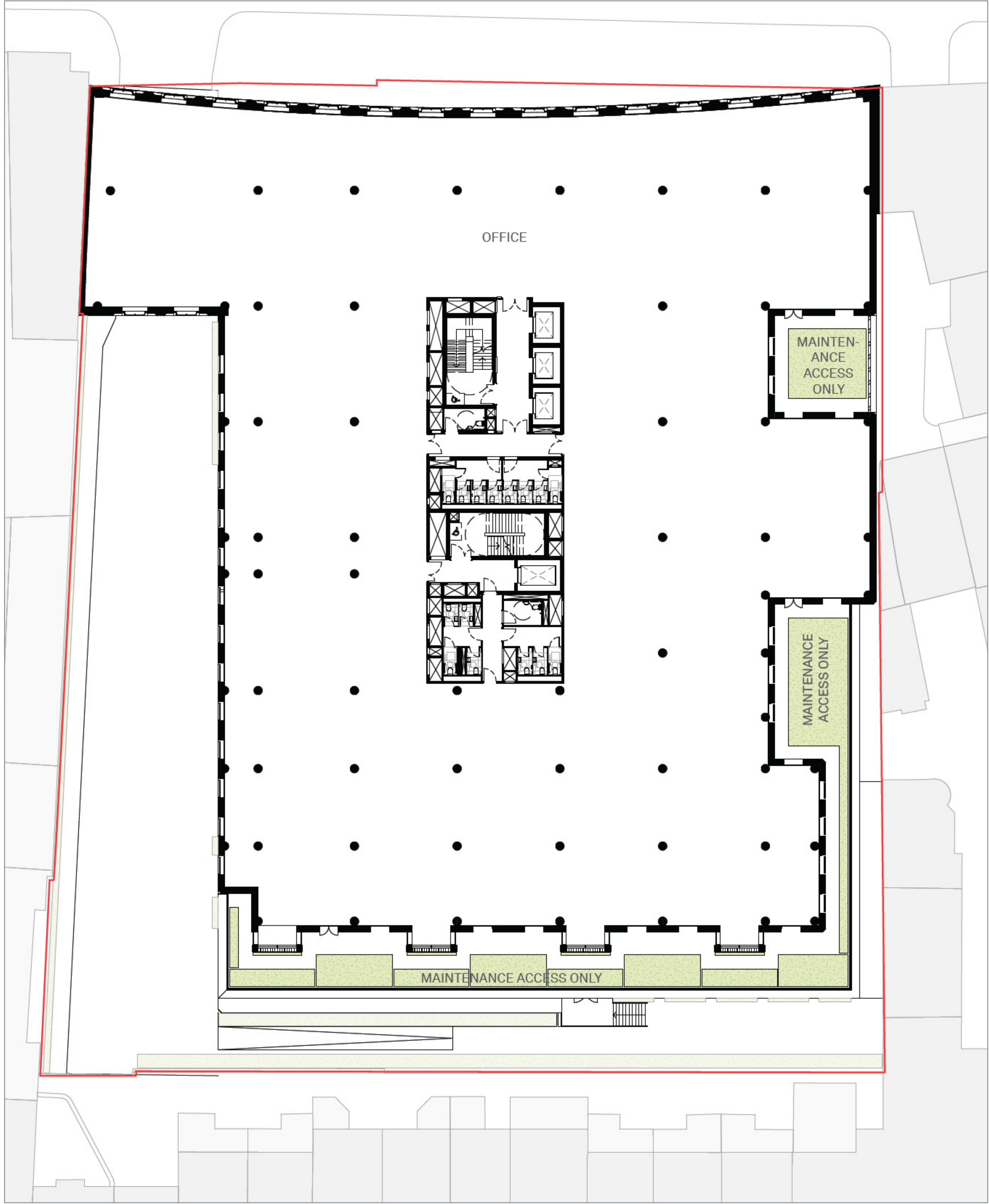


Proposed Amendments

First Floor - Consented

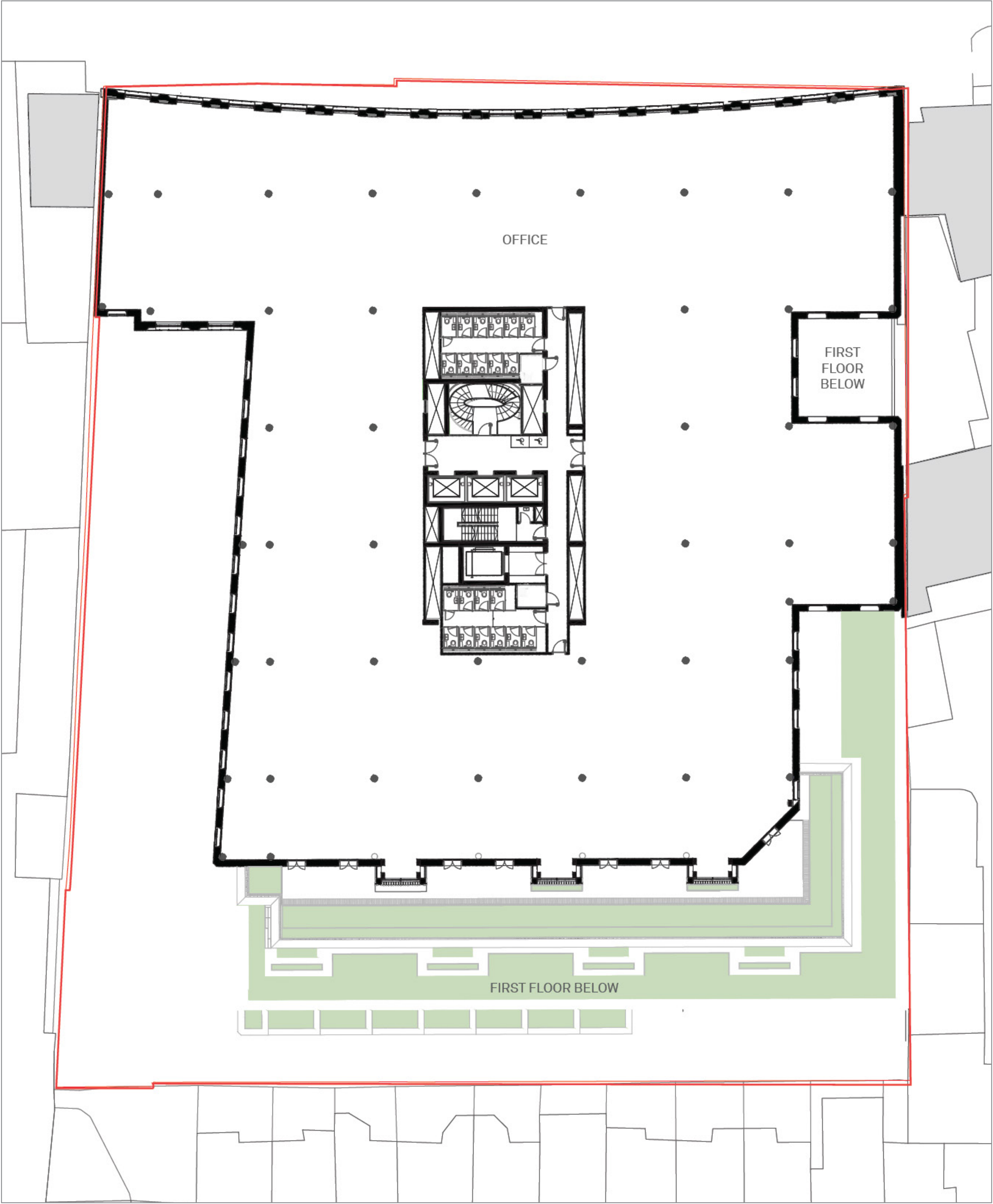


First Floor - Proposed

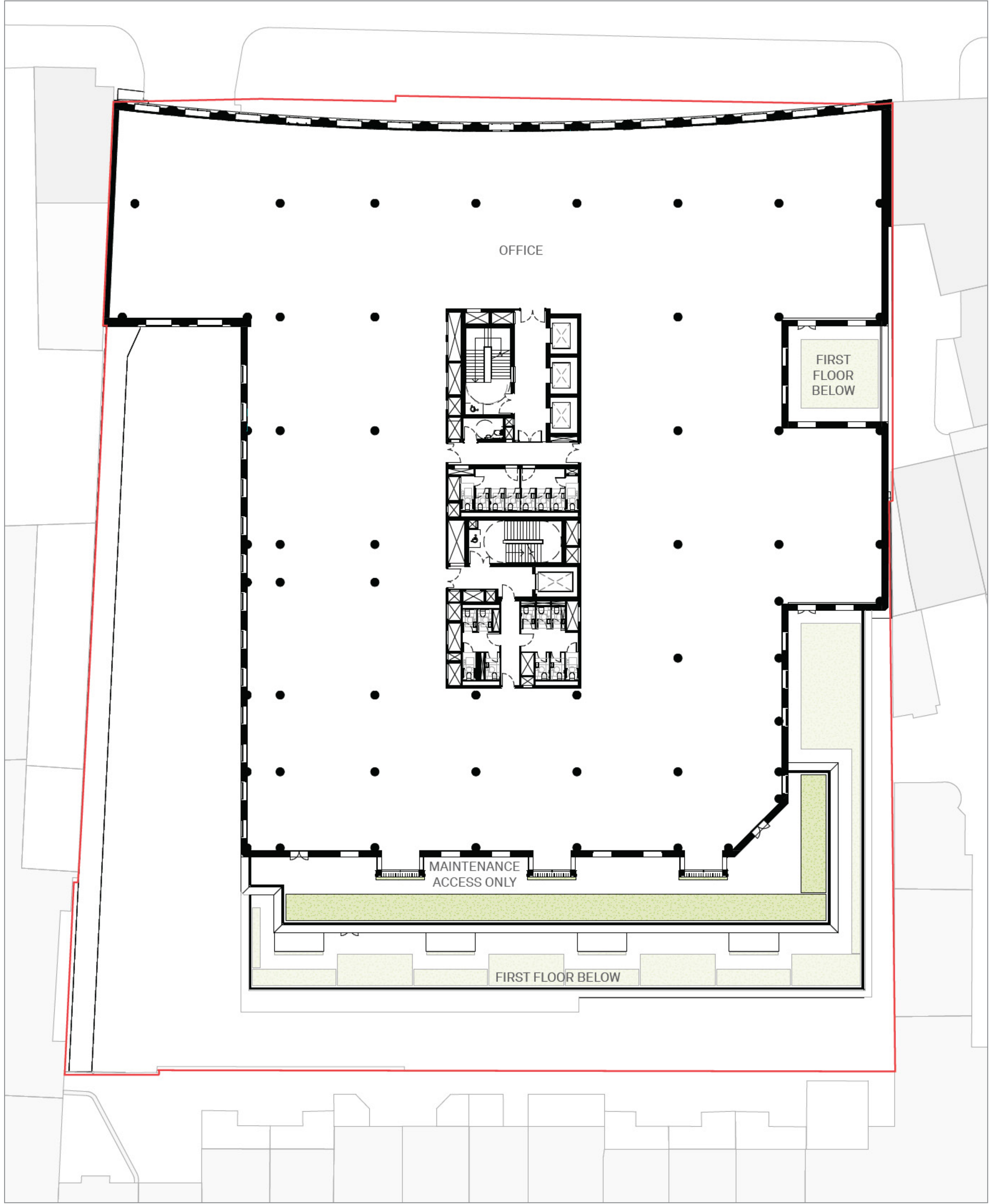


Proposed Amendments

Second Floor - Consented

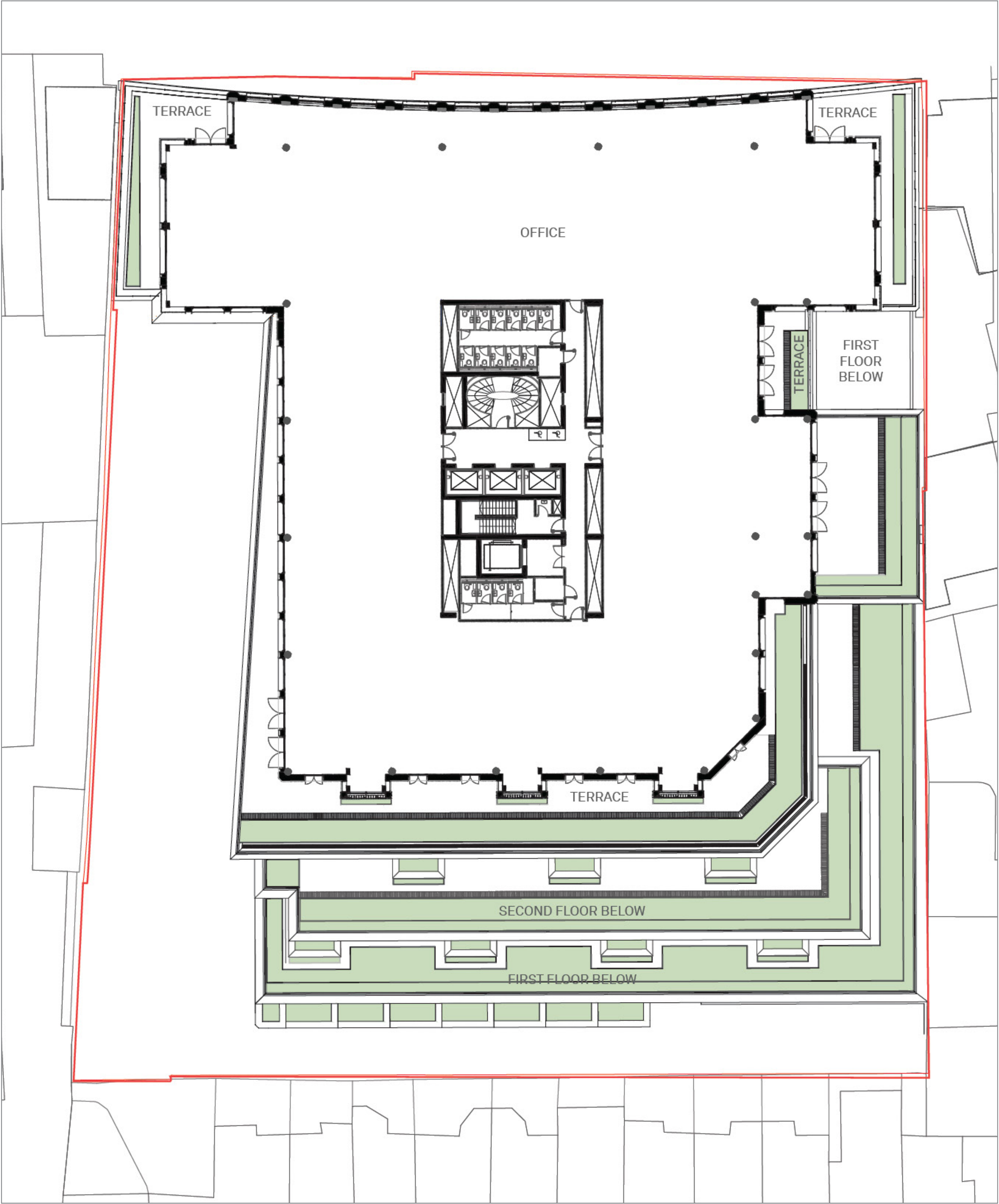


Second Floor - Proposed

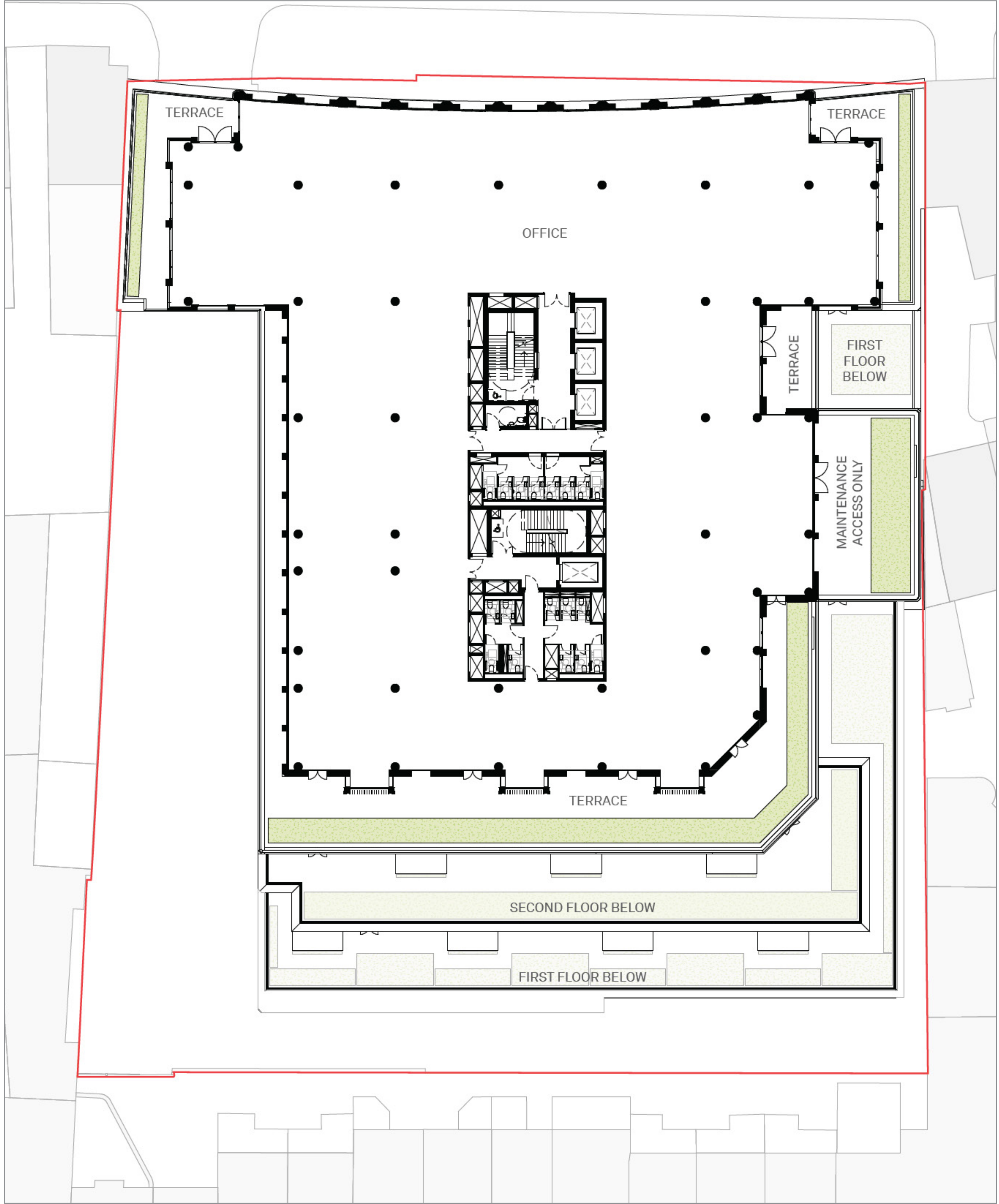


Proposed Amendments

Third Floor - Consented

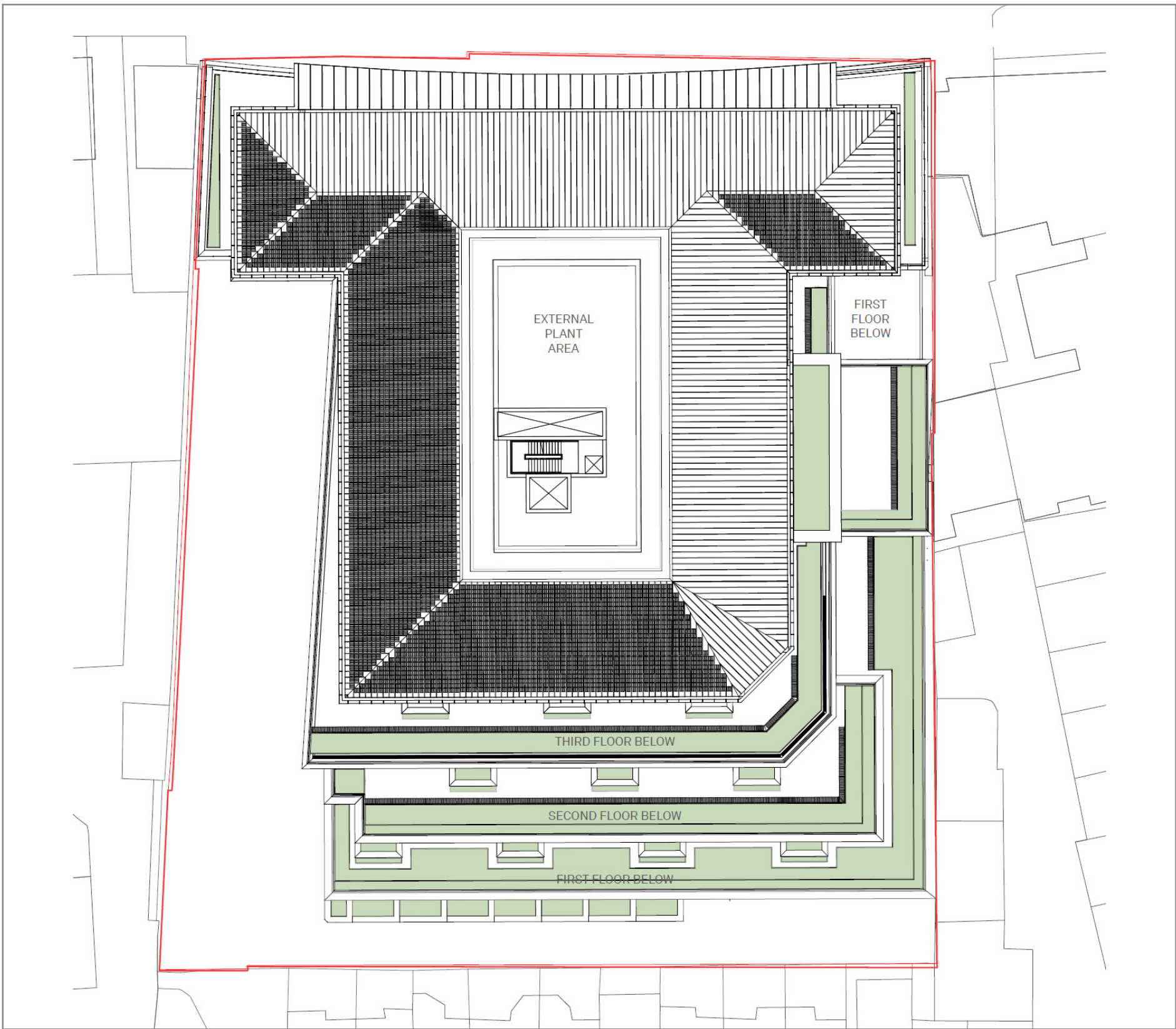


Third Floor - Proposed



Proposed Amendments

Roof - Consented



The proposal involves altering the plant enclosure design to ensure free airflow for the rooftop plant as required for proper mechanical function, with full height acoustic louvres being installed around the perimeter. The plant screen enclosure becomes slightly wider, but no higher.

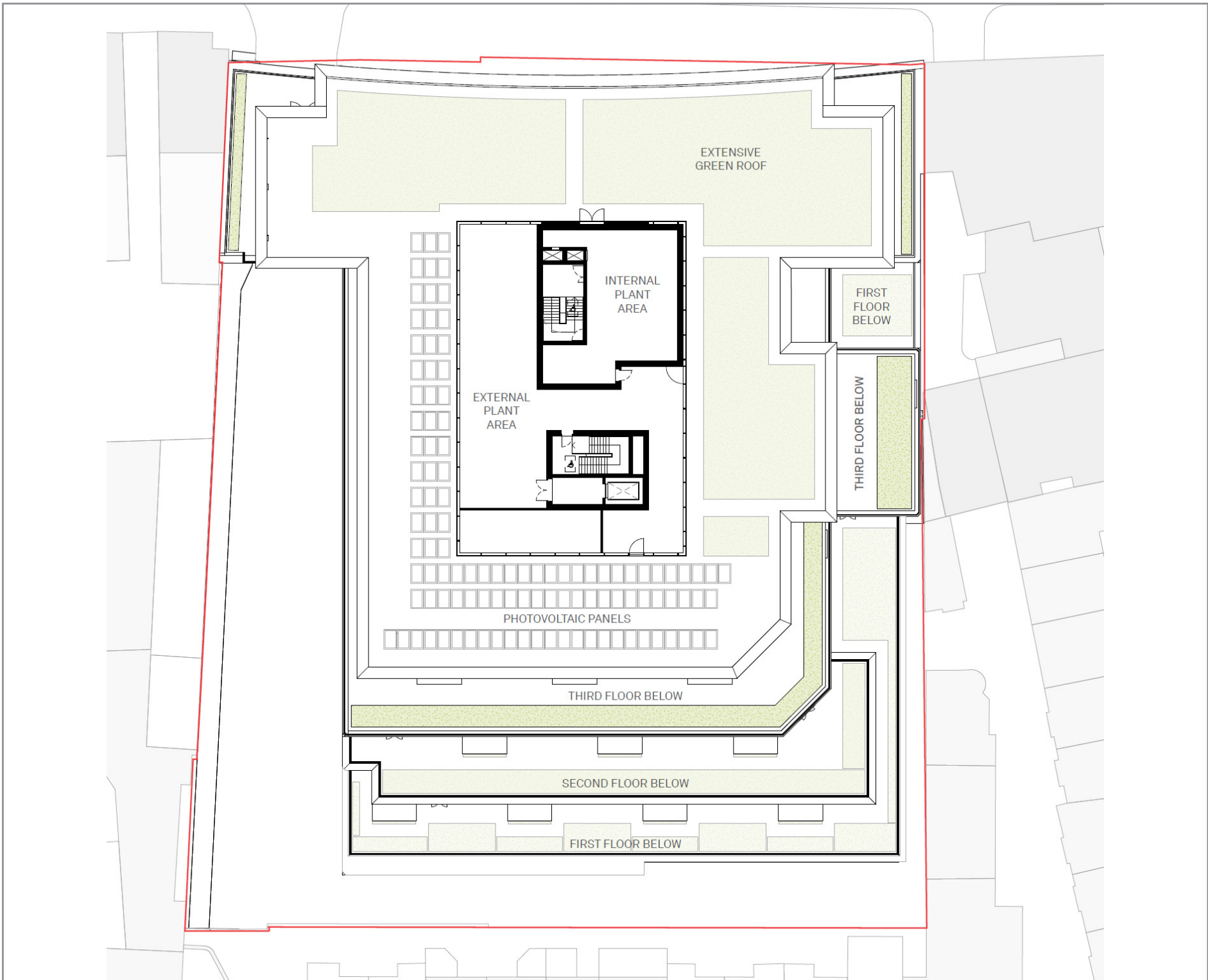
To facilitate this, the structural design of the roof will change from timber to a flat slab post-tensioned concrete system with columns added at the third floor (this is consistent with the structure throughout the rest of the building, so is also efficient from a programme perspective).

A key mitigation measure to reduce impact on basement and rooftop spaces involves moving away from a centralised MEP solution to an on-floor ceiling solution. This reduces the quantity of plant otherwise required at roof level, and so allows basement plant that is too tall to fit within the basement space to be accommodated at roof level.

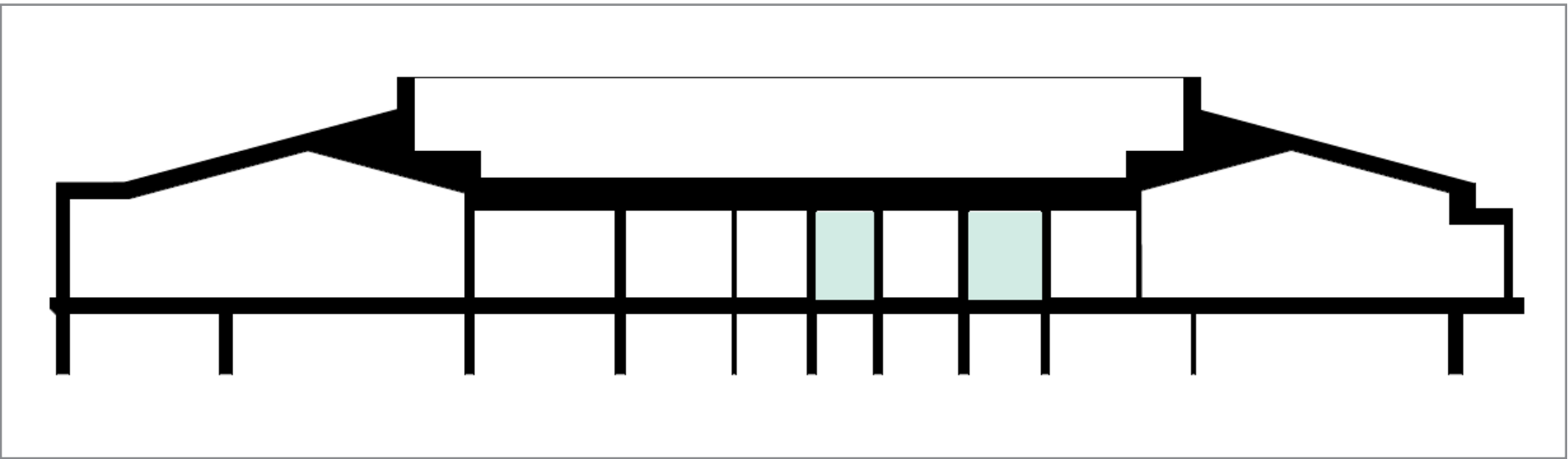
The proposed flat roof now allows for installation of traditional PV panels which are much higher efficiency and higher output for a given area than the previously approved roof-bonded panels. The flat roof also allows for further urban greening to be achieved through the delivery of a green roof.

The goods lift and second stair will be extended to serve the roof to provide safe access for plant replacement and maintenance (without necessitating the future use of mobile cranes parked on Kings Road).

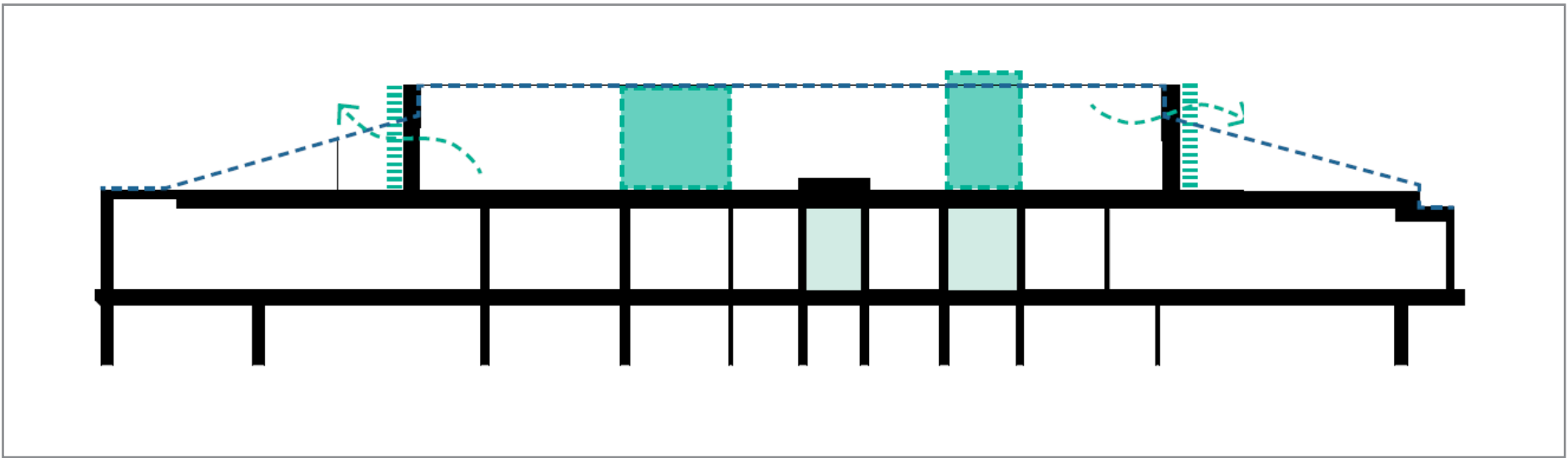
Roof - Proposed



Consented roof design

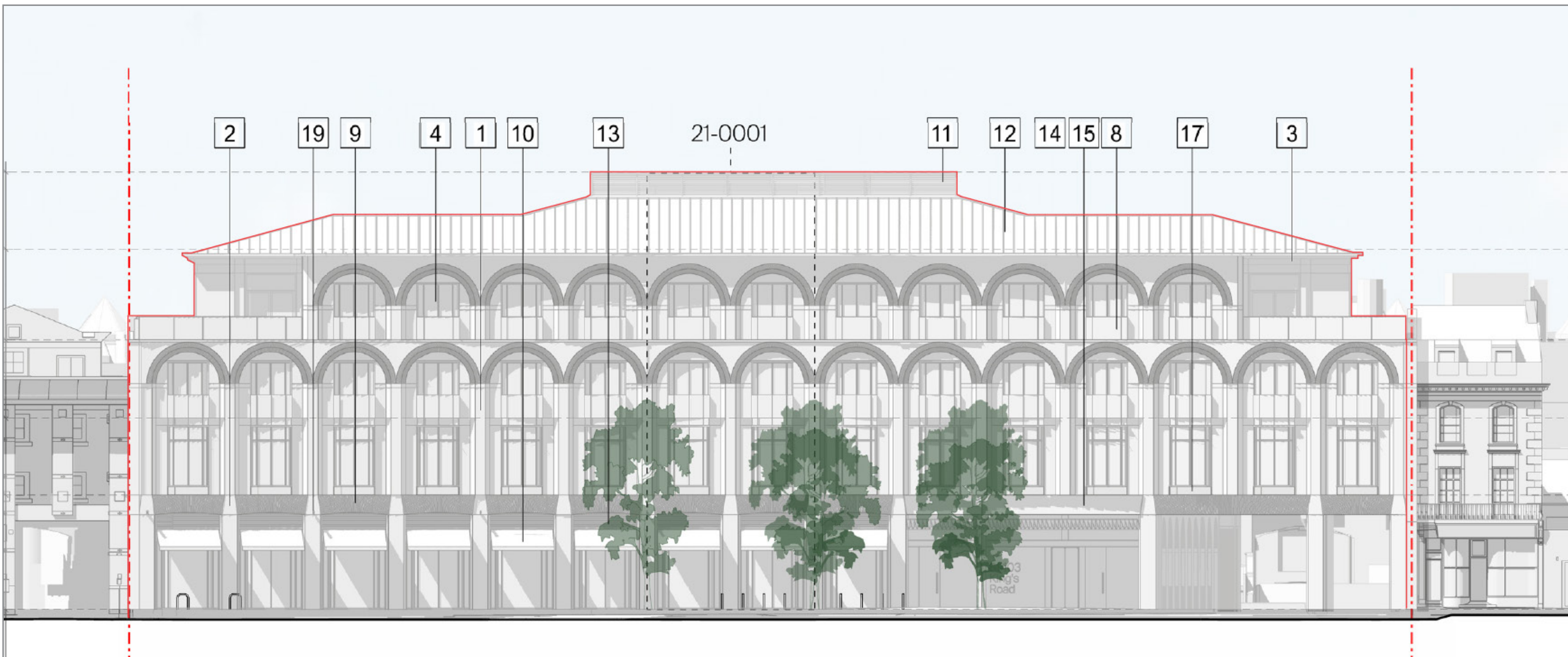


Proposed roof design



Proposed Amendments

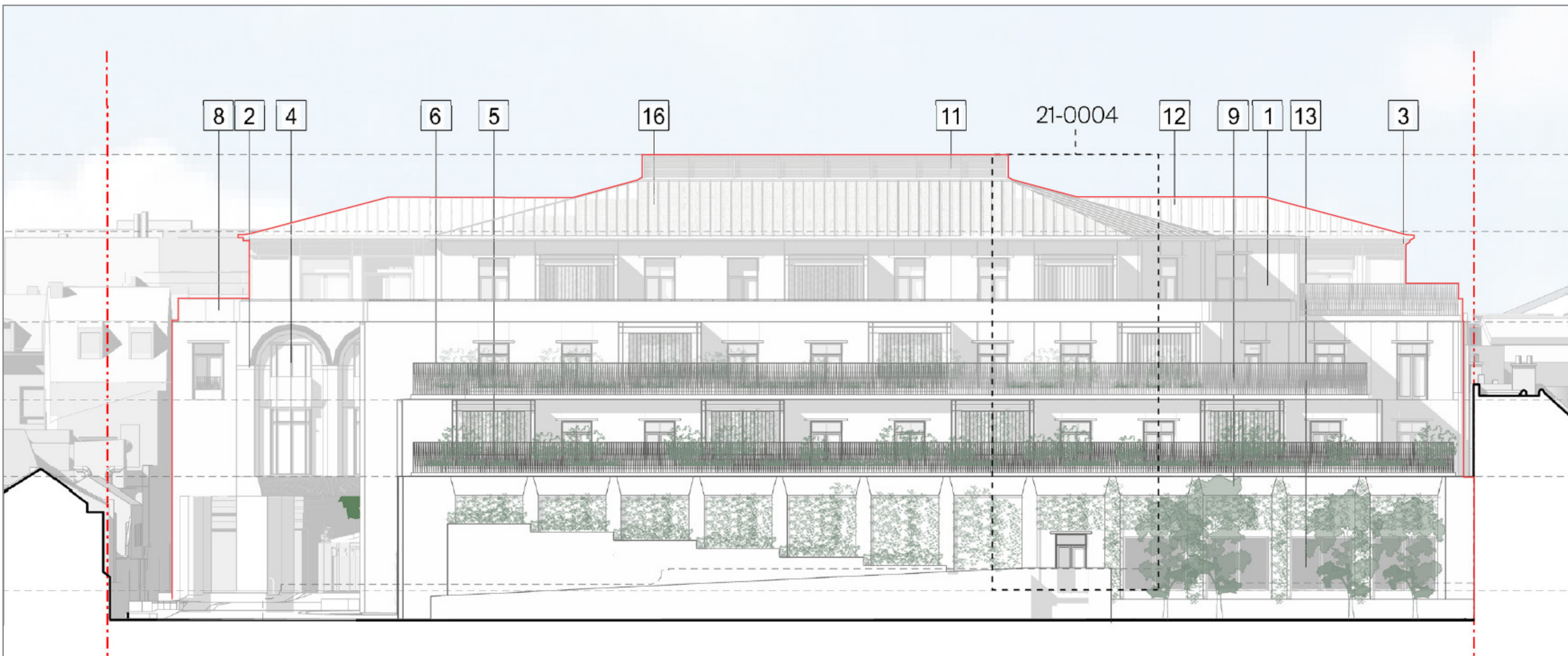
Front Façade – Consented



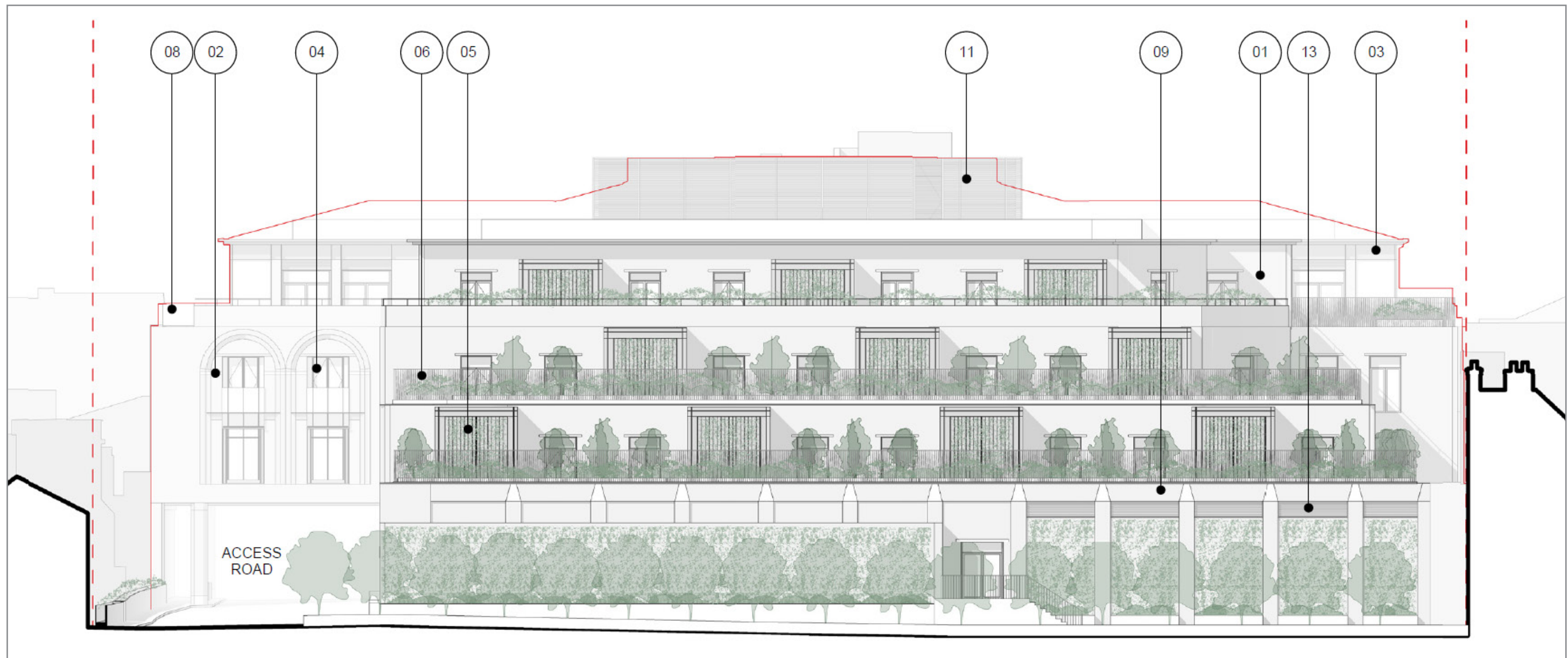
Front Façade – Proposed



Rear Façade – Consented



Rear Façade – Proposed

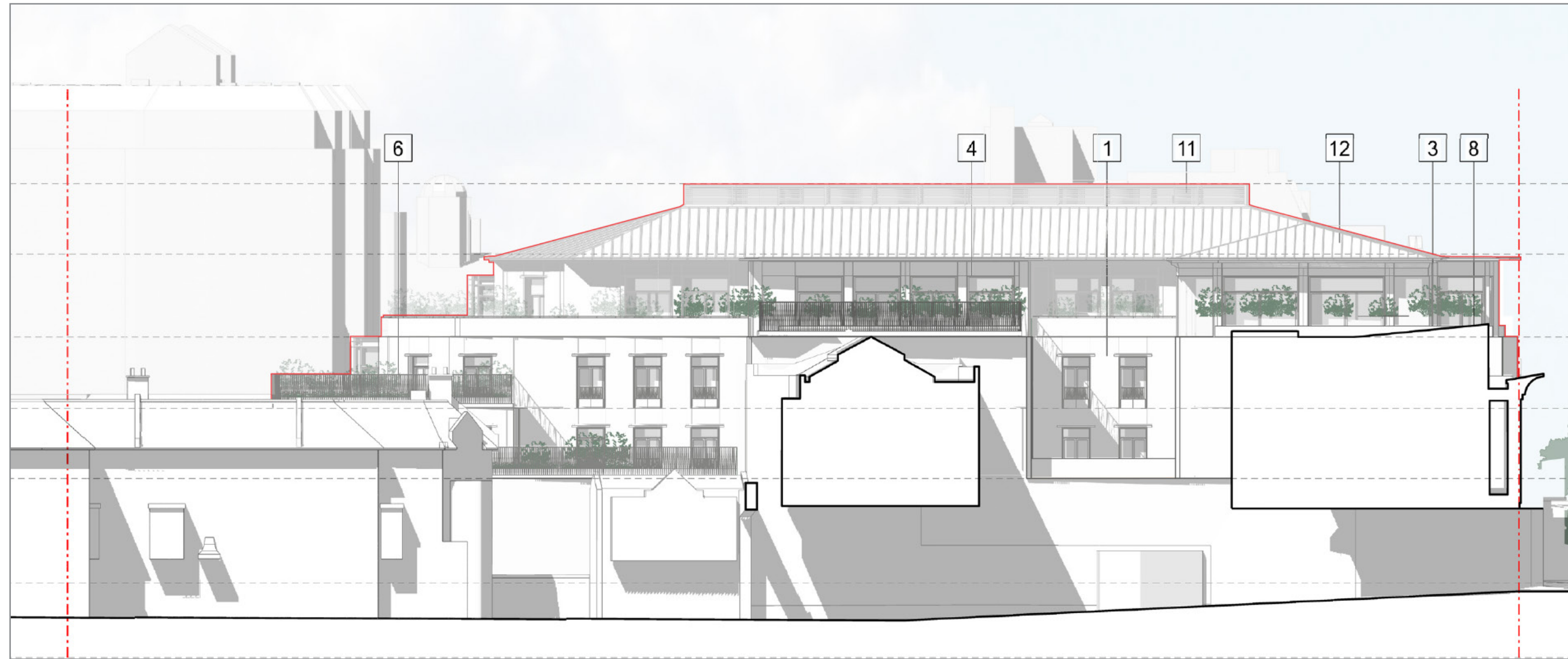


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|---|--|--|
| 1 Hand-set roman brick | 5 Bronze finished PPC metal window system with trellis | 8 Glazed balustrade |
| 2 Portland stone | 6 Bronze finished PPC metal decorative balustrade | 9 Arched roman brick lintel |
| 3 Bronze finished PPC metal channel | 7 Bronze finished PPC metal decorative gate | 10 Fabric awning (omitted in proposed) |
| 4 Bronze finished PPC metal window system | | 11 PPC metal micro-louvres enclosing plant |

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|--|---------------------------------------|----------------------------|
| (acoustic screen proposed) | 15 Bronze finished PPC metal lintel | 18 Architectural lighting |
| 12 Zinc standing seam roof (omitted in proposed) | 16 Roof-mounted photovoltaic panels | 19 Signage |
| 13 PPC metal micro-louvres | 17 Bronze finished PPC metal spandrel | 20 Automatic sliding doors |
| 14 Metal profile canopy | | 21 Concealed louvre |
| | | 22 Portland stone lintel |

Proposed Amendments

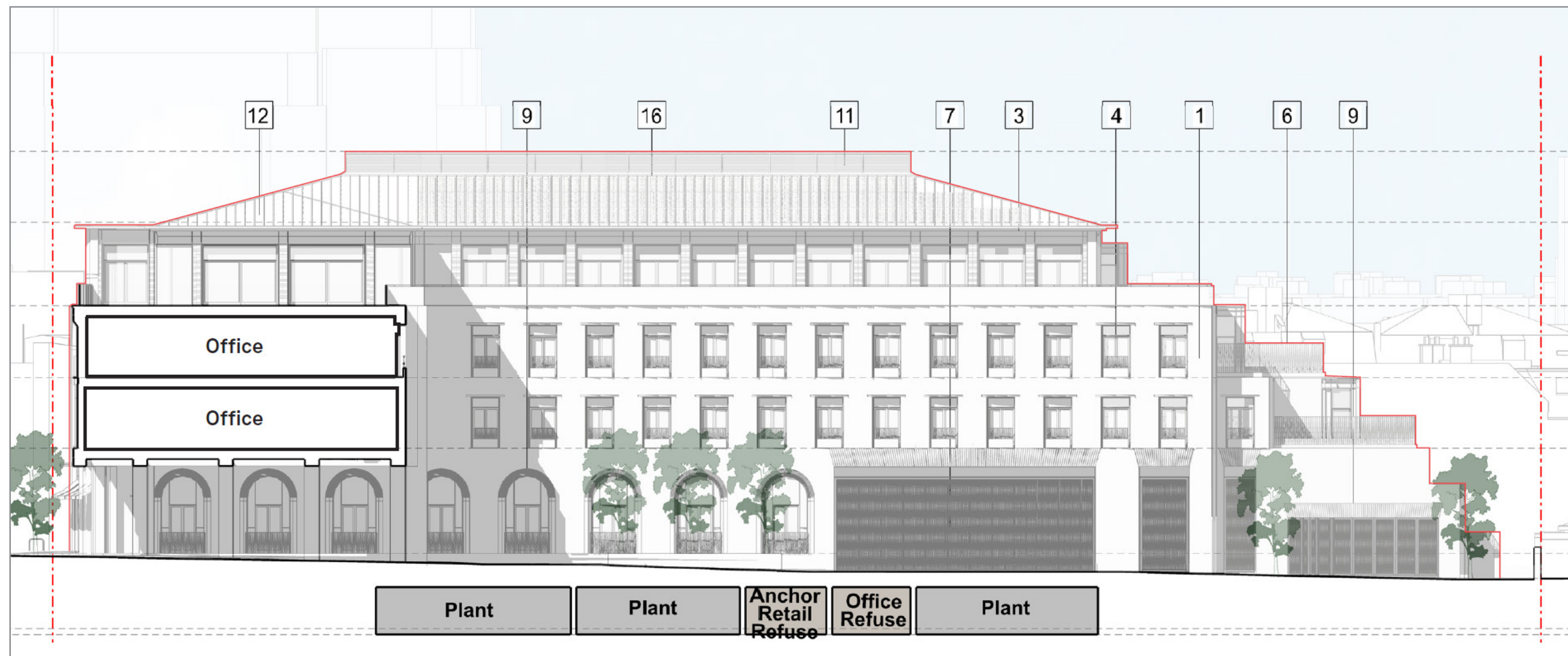
East Façade – Consented



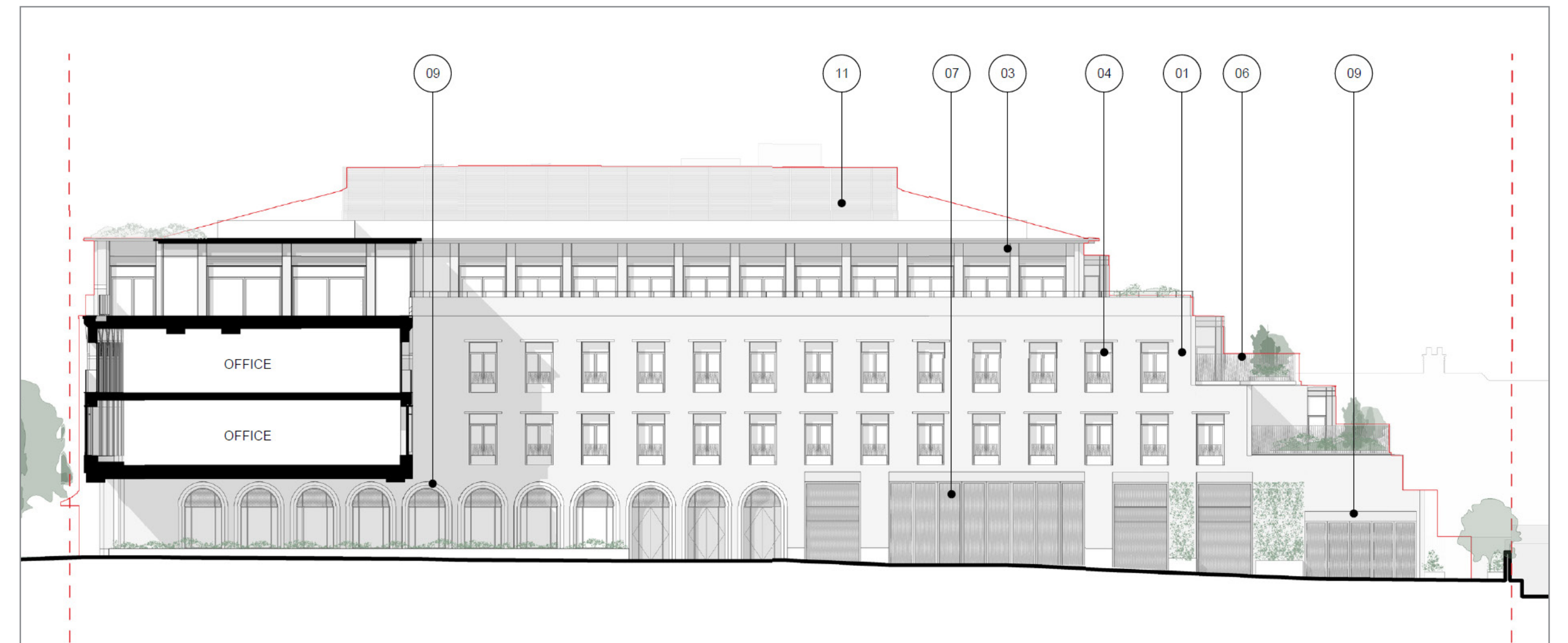
East Façade – Proposed



West Façade – Consented



West Façade – Proposed



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|---|--|--|
| 1 Hand-set roman brick | 5 Bronze finished PPC metal window system with trellis | 8 Glazed balustrade |
| 2 Portland stone | 6 Bronze finished PPC metal decorative balustrade | 9 Arched roman brick lintel |
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Consented & Proposed Elevations

Front Façade – Proposed



Front Façade – Proposed



Office Entrance– Proposed



Front Façade – Proposed



Accessibility

The scheme has been designed with accessibility and ease of access for all users in mind.

The scheme improves upon the existing consent by providing a more efficient and integrated access and servicing strategy. This is underpinned by the widening of the access road (to reinstate it to its current width), as well as refinements to the cycle parking and landscaping strategies.

Proposed Scheme - Ground floor plan



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Level thresholds to all entrances and fire exits

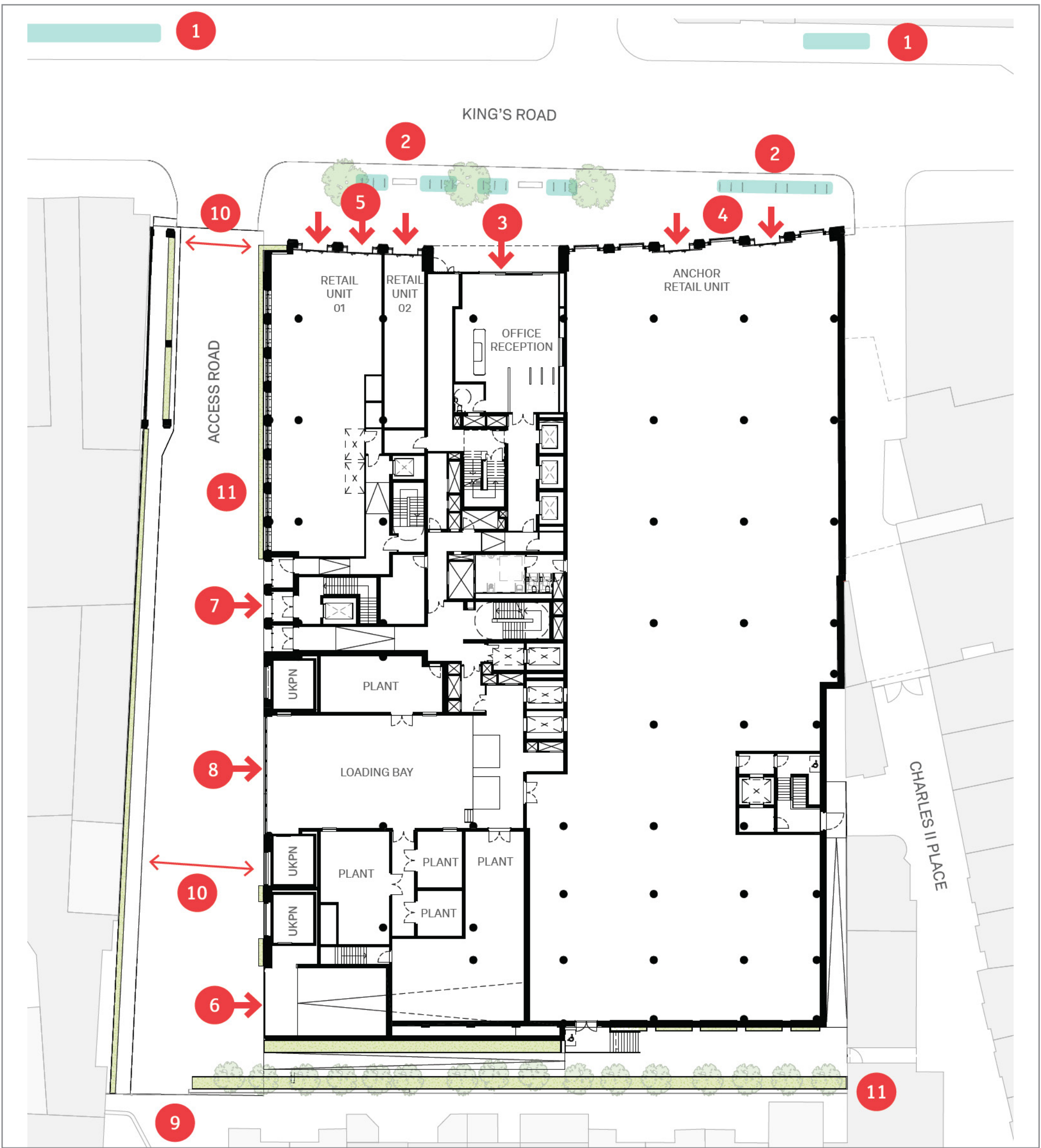
Changing places accessible toilet (public)

2no. Toilets (public)

Accessible toilet in office reception

Lifts access to all floors and uses

Proposed Scheme - Ground floor plan



- 1 Indicative spaces located in public realm on north side of King's Road
- 2 Indicative spaces located in public realm on south side of King's Road
- 3 Main entrance to office
- 4 Entrances to anchor retail unit
- 5 Entrances to other retail units
- 6 Entrance to basement car park
- 7 Entrance to basement cycle storage
- 8 Entrance to loading bay
- 9 Access gates to Charles II Place
- 10 Widening of service road to maintain the existing vehicle access requirements
- 11 Rearrangement of planting in access road and rear of the building to allow for vehicle movement

Cycles & Car Parking

Cycle Parking

In line with the consented scheme the basement provides the following cycle facilities:

Office long stay cycle spaces: 152 spaces

- two tier racks: 128 spaces
- Sheffield stands: 16 spaces
- accessible/cargo Sheffield stands: 8 spaces

Retail long stay cycle spaces: 32 spaces

- two tier racks: 26 spaces
- Sheffield stands: 4 spaces
- accessible/cargo Sheffield stands: 2 spaces

In addition, a Cycle repair station and 12 no. folding bike lockers will also be provided.

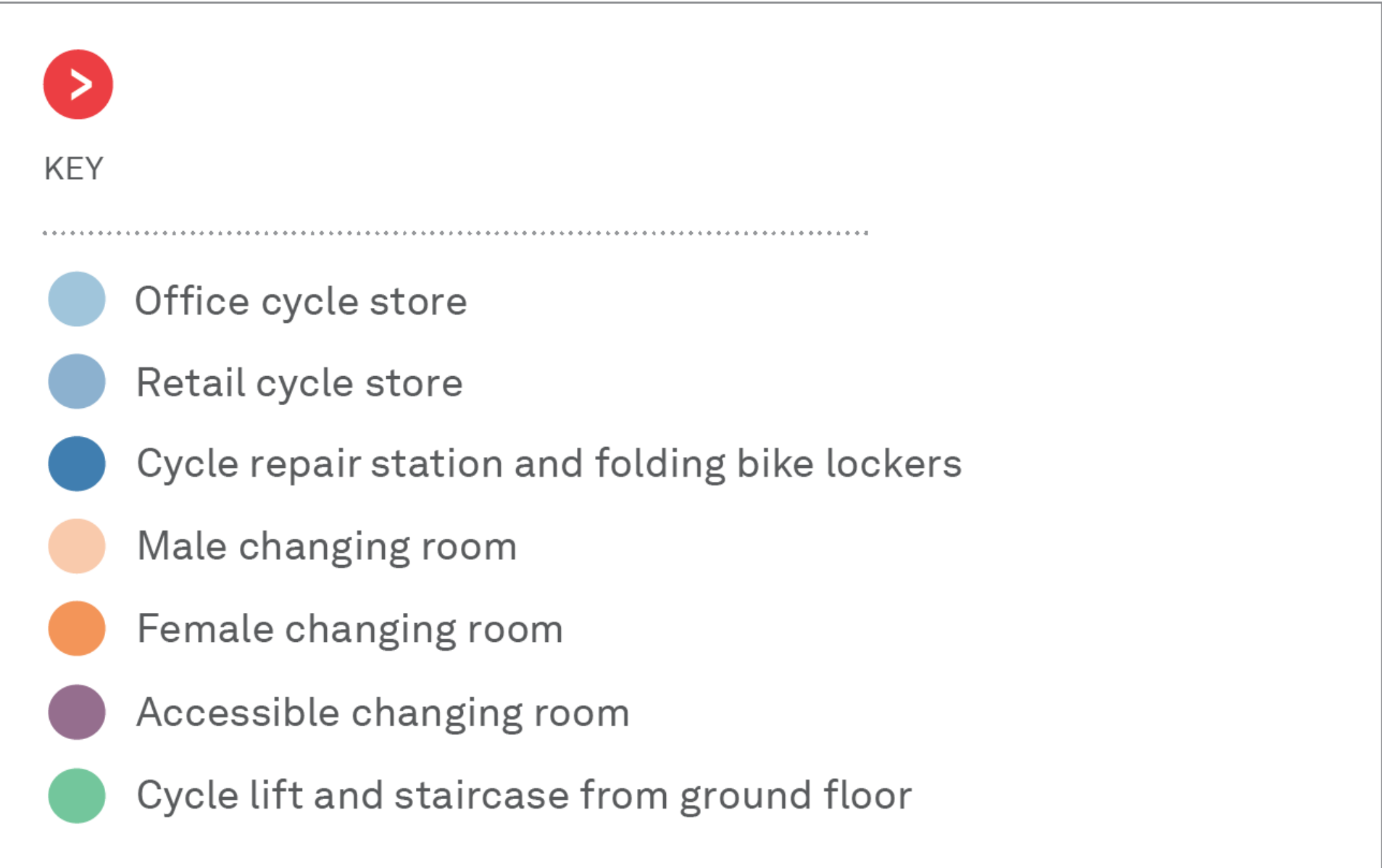
Car Parking

The proposed car park provides has been designed to offer 26 spaces (all of which include electric vehicle charging), three of which are blue badge spaces

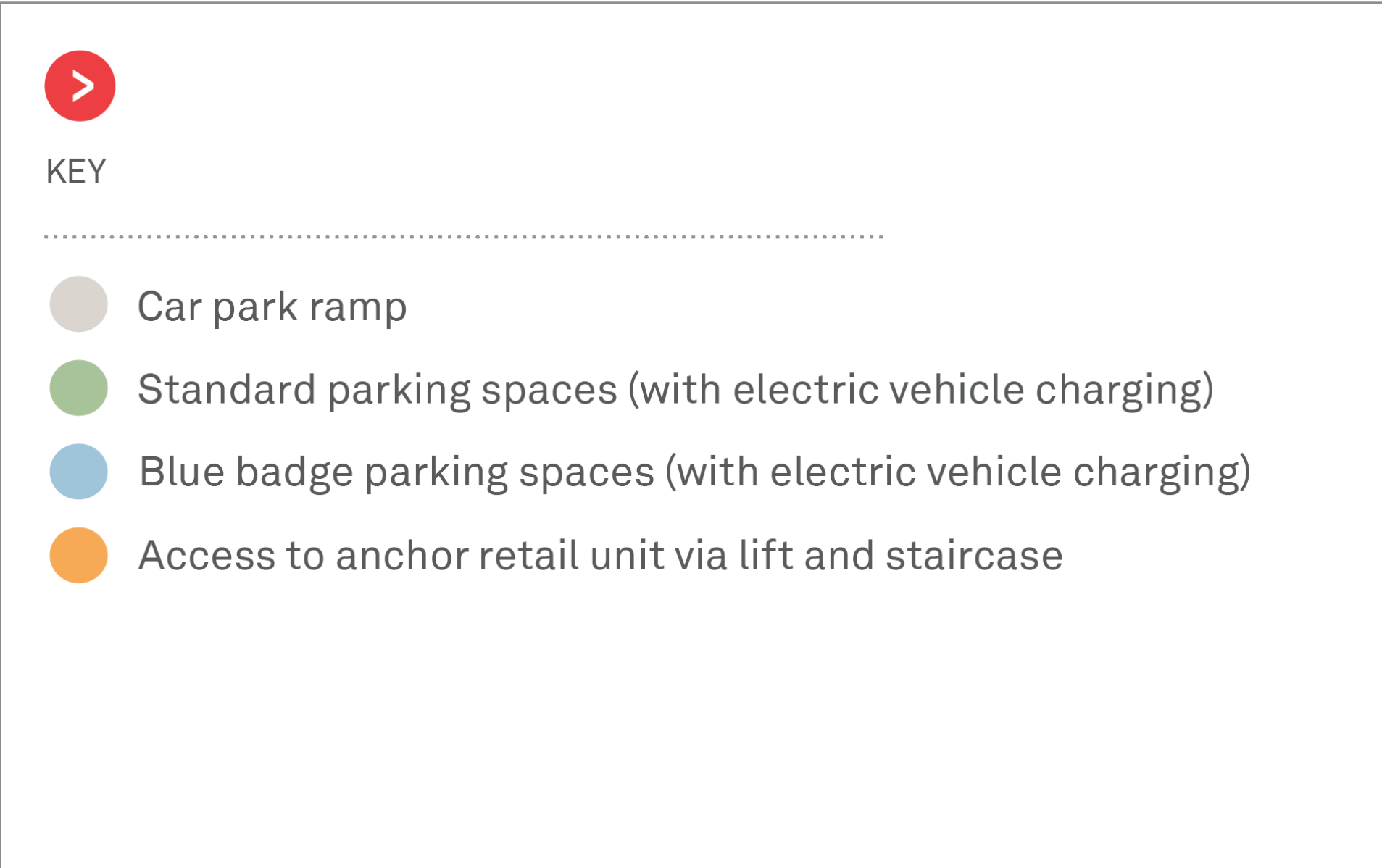
End-of-Trip Facilities

In line with the consented scheme and the London Plan, both showers and changing room lockers will be provided for the office users of the building. There will be separate female and male changing rooms, as well as one accessible changing room with a separate shower.

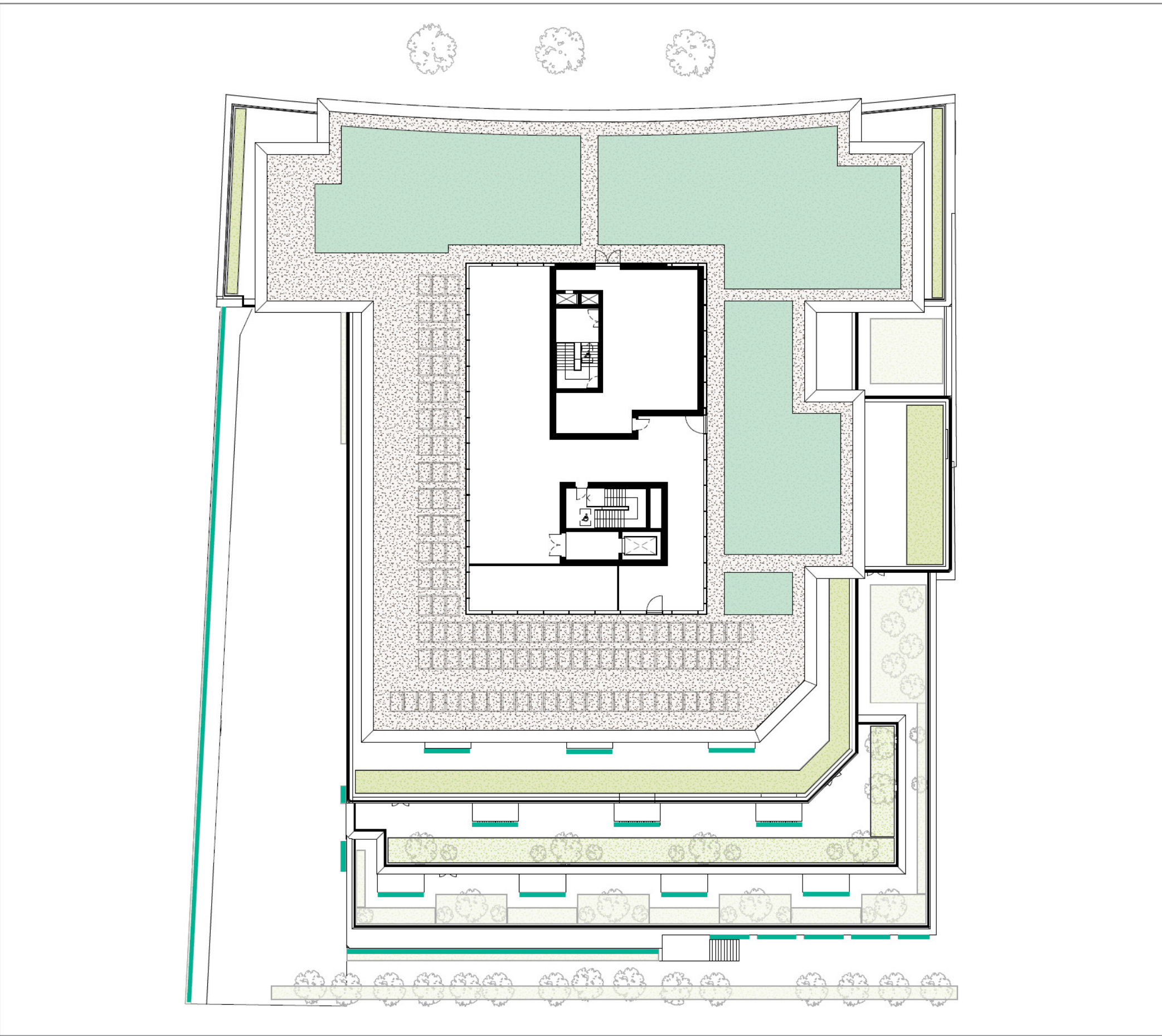
Proposed Scheme - Basement plan



Proposed Scheme - Basement plan



Urban Greening & Sustainability

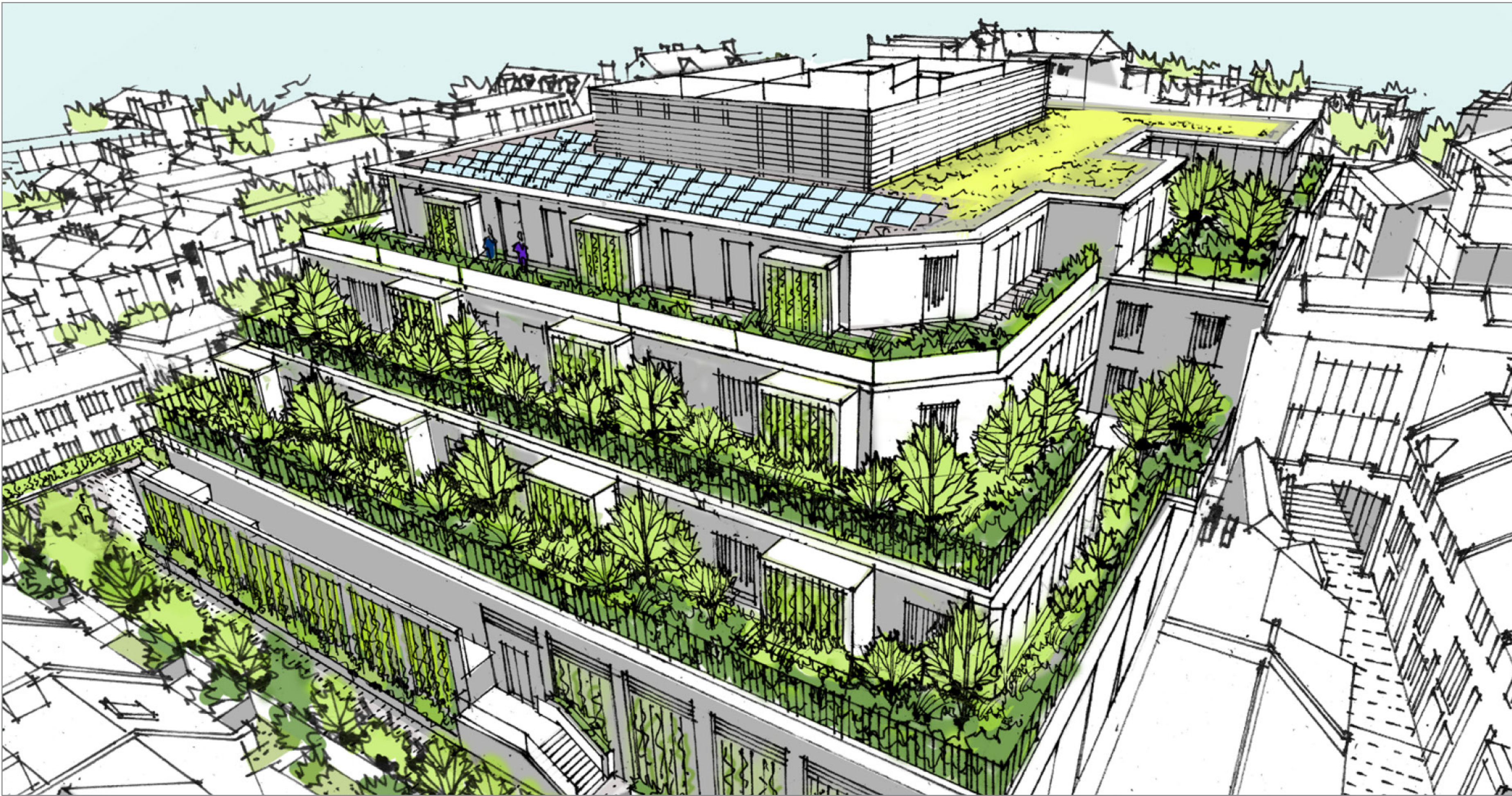


KEY

- Extensive green roof with blue roof below
- Intensive green roof with trees and blue roof below
- Green walls

Urban Greening

The landscaping scheme is being updated to adjust for the amendments to service road access and pedestrian fire egress routes. Some trees (as set out in the previous consent) along the service road will be removed for vehicle access, and planting will be rearranged to allow for escape routes.



New greening will be added that includes linear planters along the west side of the service road, climbing plants, and a green roof at the top of the building.

Sustainability

An updated energy strategy for the proposed scheme is being finalised for submission. This is showing an improvement in performance over the consented scheme.

A whole life carbon assessment is also being undertaken to reflect the changes to the design. Waste and circular economy targets remain unchanged, supported by a pre-demolition audit and reuse opportunities report to guide material strategies. Circular economy principles are embedded throughout the design, including in the demolition phase.

The landscaping design will ensure that an urban greening factor and biodiversity net gain will be achieved equivalent to the consented scheme.

The scheme is targeting a BREEAM Outstanding rating for the Office, and BREEAM Excellent for the Retail.

Proposed Balustrade Options

The terrace arrangement and landscaping has been carefully designed to ensure visual screening to prevent overlooking from the building onto the Charles II Place (CIIP) residential buildings and also presenting an attractive view to the neighbouring buildings (as per the consented design).

Overlooking has been avoided through the used of oversized balustrades, tall planting and trees at first and second floor and the designation of these areas as maintenance access only. At third floor a wide planter at the terrace perimeter prevents occupants from getting near the edge thereby limiting their view down to neighbouring buildings.

We have been working on three potential balustrade designs and have consulted with CIIP to seek their views.



Option A: Triangular



Option B: Diamond



Option C: Angled



Conditions

We are seeking to vary several of the pre-commencement conditions to align with the construction and detailed design procurement strategy. This will streamline the overall development programme. Amendments are shown in blue.

No.	Title	Existing Wording	Proposed Amendment
Condition 54	Second floor flat roof – Use precluded	<p>Notwithstanding the details shown on the submitted plans the <u>second floor</u> flat roof as shown on drawing 2133-PP-ZZ-02-DR-A-10-0102 Rev P4 shall not be used at any time as an amenity space/terrace and access shall be for maintenance and cleaning purposes only.</p> <p>No development shall commence until revised drawings have been submitted to and approved in writing by the Local Planning Authority to show how the preclusion of the use of the roof terrace will be achieved.</p> <p>The development shall be carried out in accordance with the approved drawings and so retained and maintained for the lifetime of the development.</p>	<p>Notwithstanding the details shown on the submitted plans drawing [new drawing number to be determined] the <u>second floor</u> flat roof as shown on drawing 2133-PP-ZZ-02-DR-A-10-0102 Rev P4 [new drawing number to be determined] shall not be used at any time as an amenity space/terrace and access shall be for maintenance and cleaning purposes only.</p> <p>No development shall commence Prior to commencement of development (save for site clearance and demolition works), until revised drawings have been shall be submitted to and approved in writing by the Local Planning Authority to show how the preclusion of the use of the roof terrace will be achieved.</p> <p>The development shall be carried out in accordance with the approved drawings and so retained and maintained for the lifetime of the development.</p>
Condition 55	Third floor flat roofs (east) – Use precluded	<p>Notwithstanding the details shown on the submitted plans the <u>third floor</u> flat roofs on the eastern side of the building as shown on drawing 2133-PP-ZZ-03-DR-A-10-0103 Rev P4 shall not be used at any time as an amenity space/terrace and access shall be for maintenance and cleaning purposes only.</p> <p>No development shall commence until revised drawings have been submitted to and approved in writing by the Local Planning Authority to show how the preclusion of the use of the roof terrace will be achieved.</p> <p>The development shall be carried out in accordance with the approved drawings and so retained and maintained for the lifetime of the development.</p>	<p>Notwithstanding the details shown on the submitted plans drawing [new drawing number to be determined] the <u>third floor</u> flat roofs on the eastern side of the building as shown on drawing 2133-PP-ZZ-03-DR-A-10-0103 Rev P4 [new drawing number to be determined] shall not be used at any time as an amenity space/terrace and access shall be for maintenance and cleaning purposes only.</p> <p>No development shall commence Prior to commencement of development (save for site clearance and demolition works), until revised drawings have been shall be submitted to and approved in writing by the Local Planning Authority to show how the preclusion of the use of the roof terrace will be achieved.</p> <p>The development shall be carried out in accordance with the approved drawings and so retained and maintained for the lifetime of the development.</p>

Conditions

No.	Title	Existing Wording	Proposed Amendment
Condition 56	First floor flat roof (east) – Use precluded	<p>Notwithstanding the details shown on the submitted plans the <u>first floor</u> flat roof on the eastern side of the building as shown on drawing 2133-PP-ZZ-01-DR-A-10-0101 Rev P4 shall not be used at any time as an amenity space/terrace and access shall be for maintenance and cleaning purposes only.</p> <p>No development shall commence until revised drawings have been submitted to and approved in writing by the Local Planning Authority to show how the preclusion of the use of the roof terrace will be achieved.</p> <p>The development shall be carried out in accordance with the approved drawings and so retained and maintained for the lifetime of the development.</p>	<p>Notwithstanding the details shown on the submitted plans drawing [new drawing number to be determined] the <u>first floor</u> flat roof on the eastern side of the building as shown on drawing 2133-PP-ZZ-01-DR-A-10-0101-Rev-P4 [new drawing number to be determined] shall not be used at any time as an amenity space/terrace and access shall be for maintenance and cleaning purposes only.</p> <p>No development shall commence Prior to commencement of development (save for site clearance and demolition works), until revised drawings have been shall be submitted to and approved in writing by the Local Planning Authority to show how the preclusion of the use of the roof terrace will be achieved.</p> <p>The development shall be carried out in accordance with the approved drawings and so retained and maintained for the lifetime of the development.</p>
Condition 57	Balustrades – Prevention of overlooking	<p>Notwithstanding the details shown on the submitted plans, no development shall commence until details of the balustrades to the building edges on the south elevation showing the means to obscure views into neighbouring properties have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the approved details and retained thereafter for the lifetime of the development.</p>	<p>Notwithstanding the details shown on the submitted plans, no development shall commence until details of the balustrades to the building edges on the south elevation which showing the means to obscure views into neighbouring properties shall be submitted to have been submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant works.</p> <p>The development shall be carried out in accordance with the approved details and retained thereafter for the lifetime of the development.</p>



Thank You



Project Timeline

Q2 2025
Community Meet and Greet Sessions

Q2 2025
Submission of amendments to RBKC

Q3 2025
Determination of amendments

Q1 2026
Start on Site

Thank you for taking the time to visit our consultation event. We hope you have found it insightful.

We would be very grateful if you could fill out a comment form and hand it to one of the team.

Alternatively, you can get in touch via our dedicated website, email, or by post:

 **81-103kingsroad.co.uk**

 **feedback@81-103kingsroad.co.uk**

 **FREEPOST RESIDENT CONSULTATION**