



Existing shopfronts

3.5 Shopfronts

As part of the redevelopment it is proposed to refurbish the original shopfronts and install new shopfronts in a traditional style to match those existing.

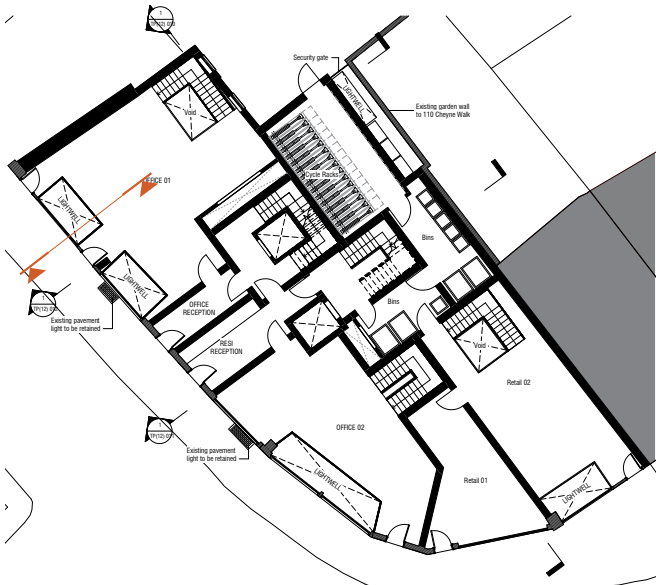


Proposed shopfronts

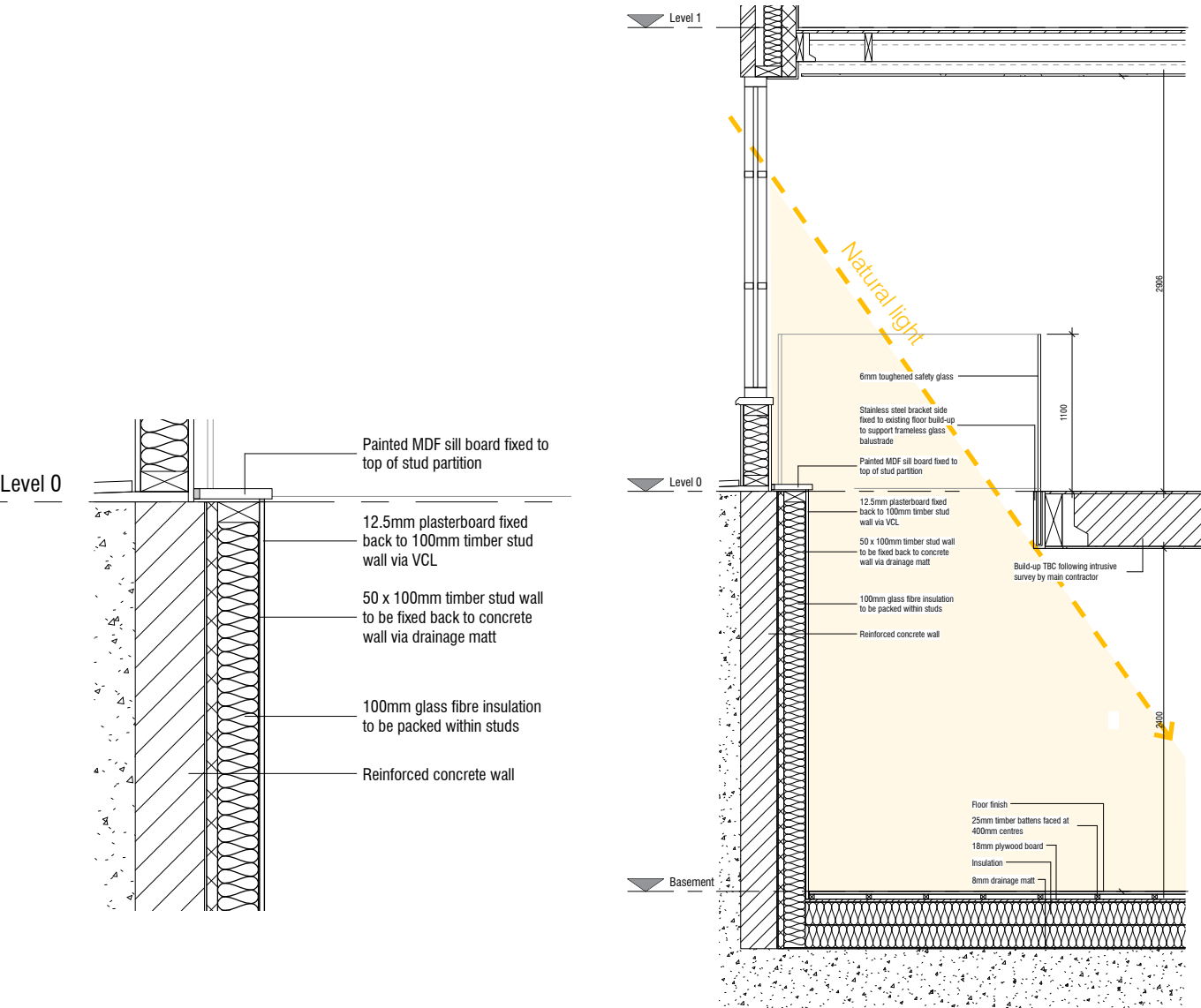
3.6 Lightwells

A number of lightwells are proposed at ground floor level to allow natural light into the basement. The lightwells are designed so that every office/retail unit will have access to natural light, either from the front windows, or from the rooflights at the rear.

The examples on the right hand side show how lightwells can create good working environments and flooding the space with natural light.



Windsor Works, London. Astronaut Kawada Architecture



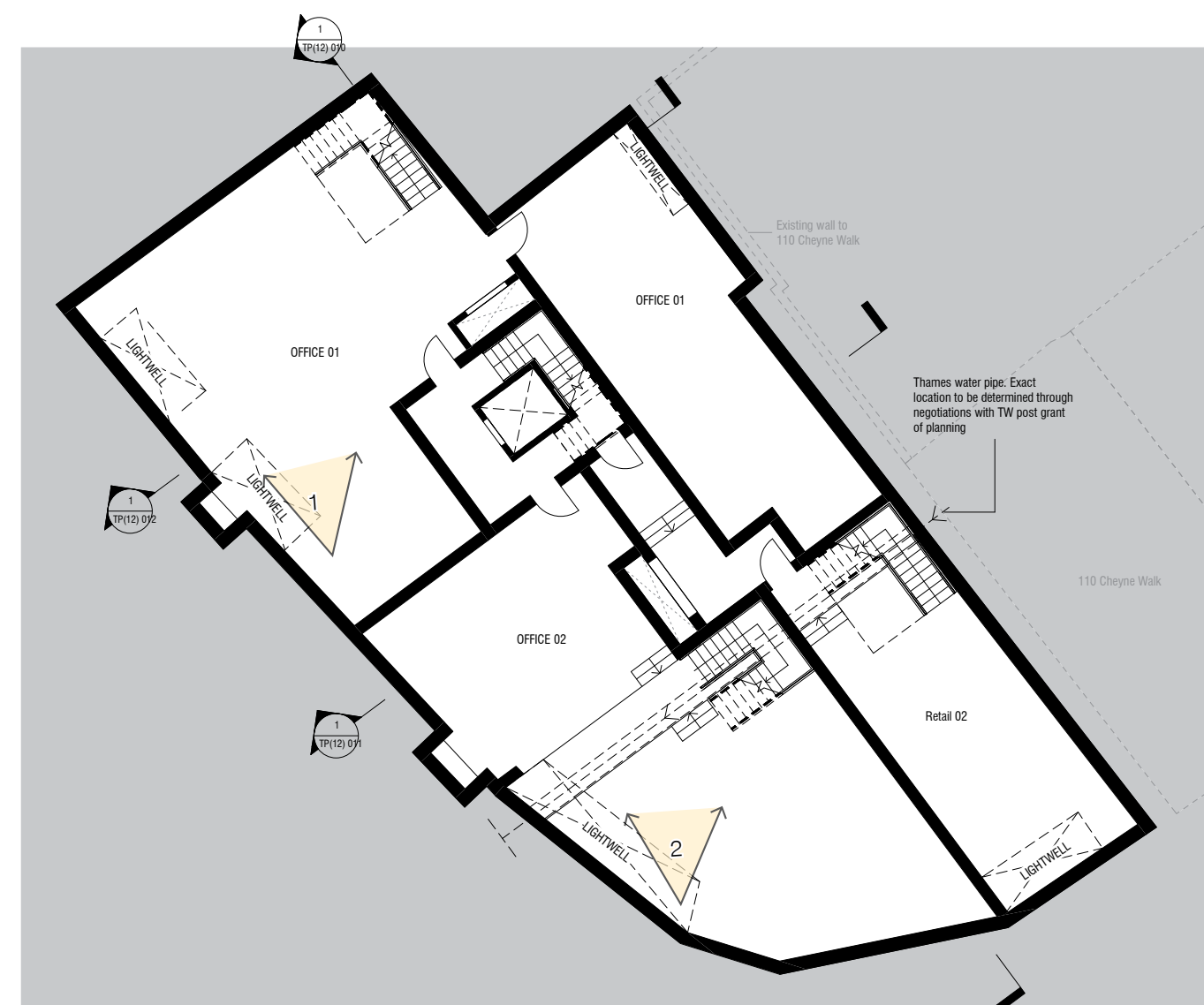
Windsor Works, London. Astronaut Kawada Architecture



1. Office 01. Artist impression



2. Office 02. Artist impression



3.7 Rear Elevation Development

Traditionally the front rooms were the primary habitable rooms which is reflected in the more formal frontages to the main streets. The rooms to the rear of the properties were typically more functional and service spaces leading to a more abstract rear facade. This can be seen in the building opposite the site (pictured left) where the formal facade faces onto Cheyne Walk and the rear faces onto Riley Street.



Example of a formal frontage onto Cheyne Walk



1. View from Cheyne Walk

Example of an abstract rear facade onto Riley Street



2. View from Riley Street

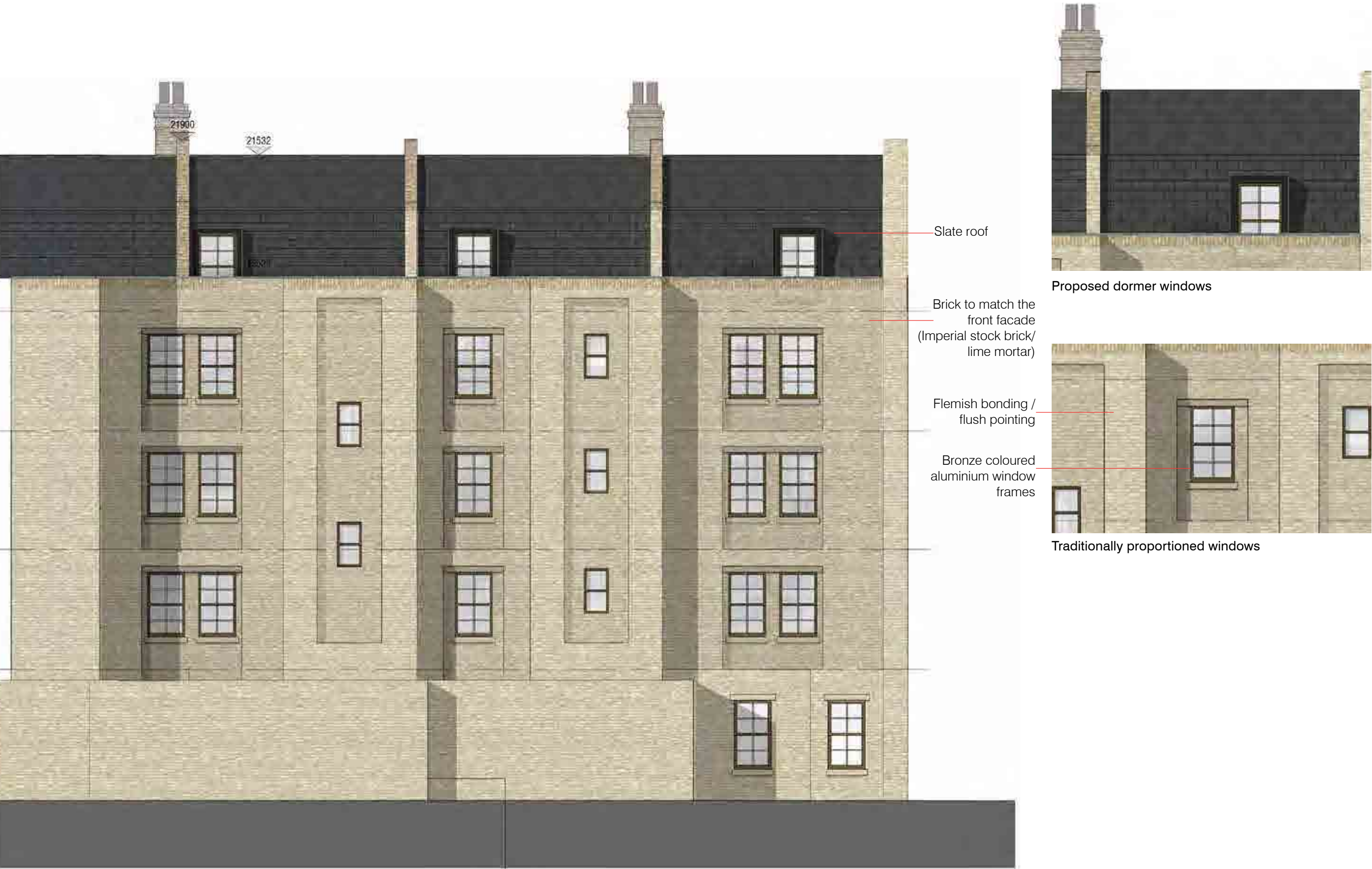
Rear Elevation development of design principles



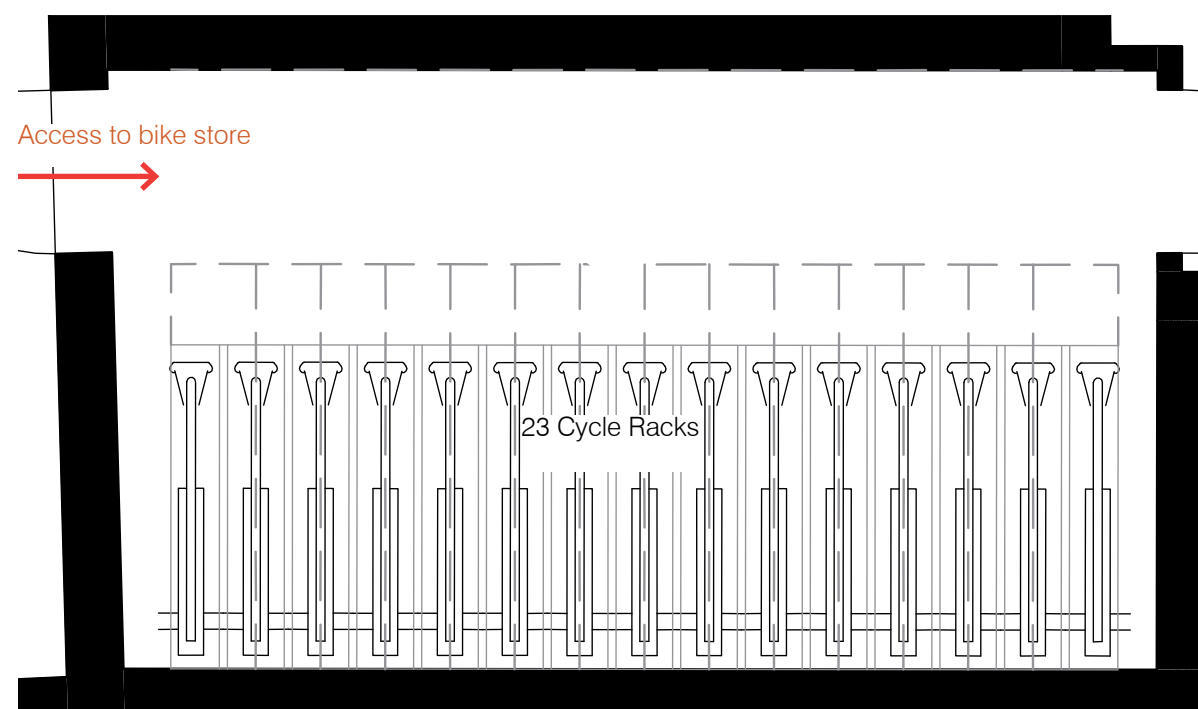
Existing Rear Elevation Concept



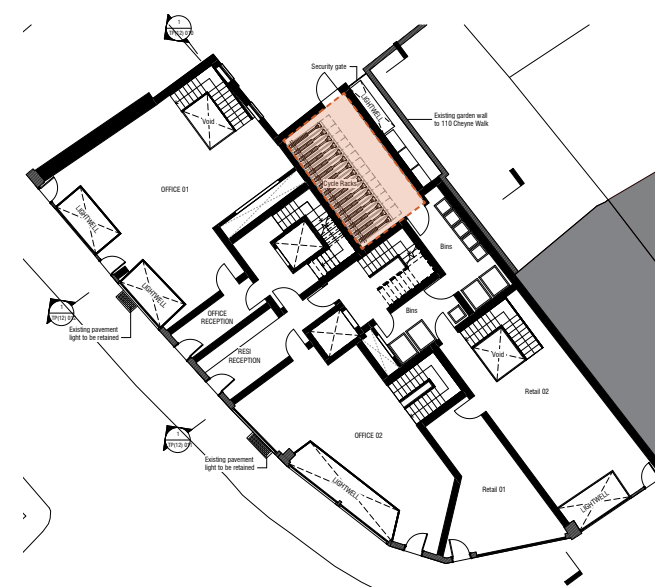
Proposed Rear Elevation Concept



Proposed Rear Elevation

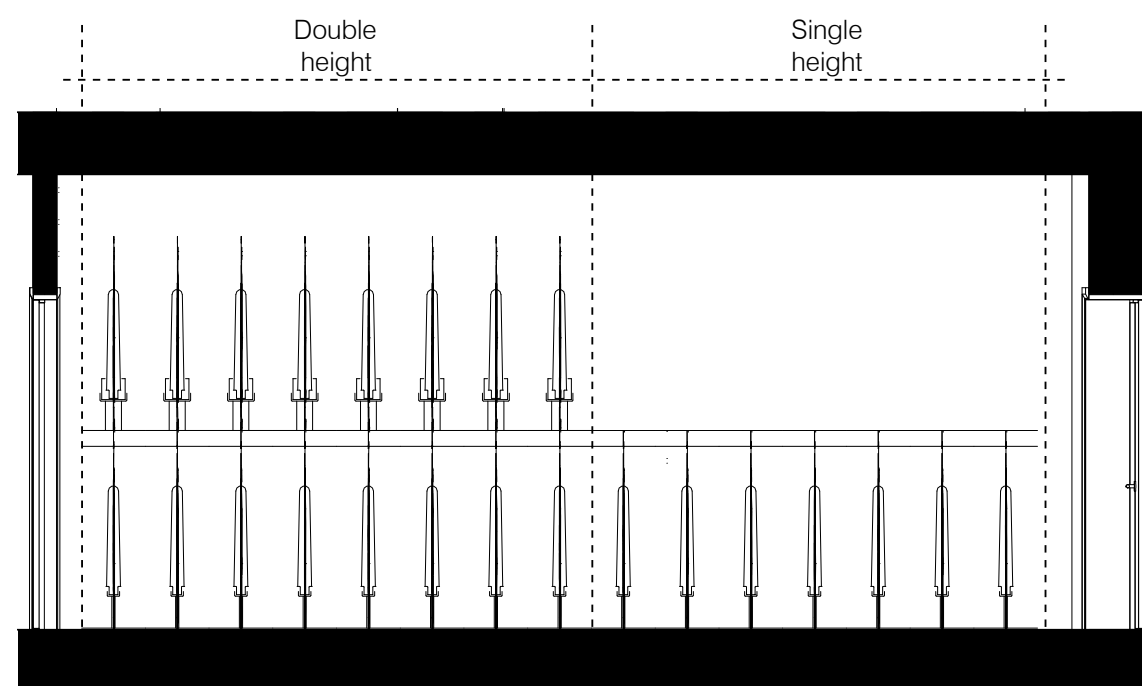


Cycle parking. Plan

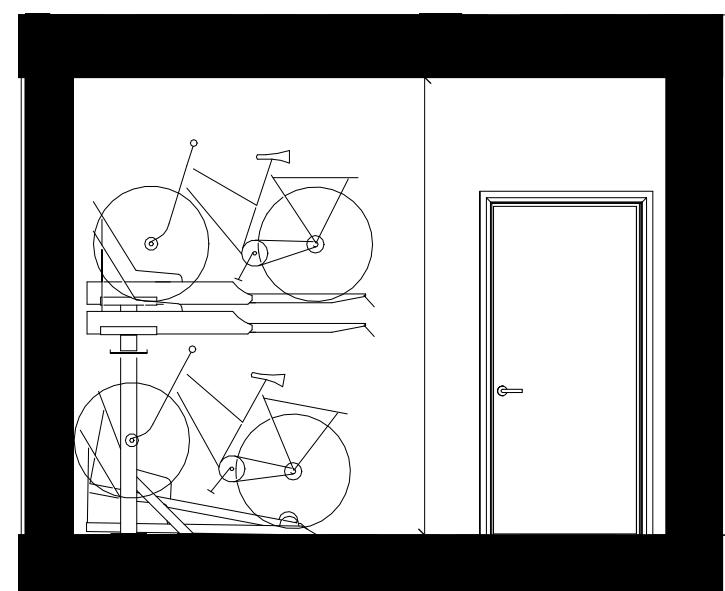


3.8 Cycle Parking

Cycle parking for the residential and office uses is provided within the shared ground floor area. There is a provision of 23 spaces (6 spaces for offices, 17 spaces for residential) with access from the rear of the building. Josta 2-tier racks are proposed to accommodate the required number of bikes.



Cycle parking. Elevation



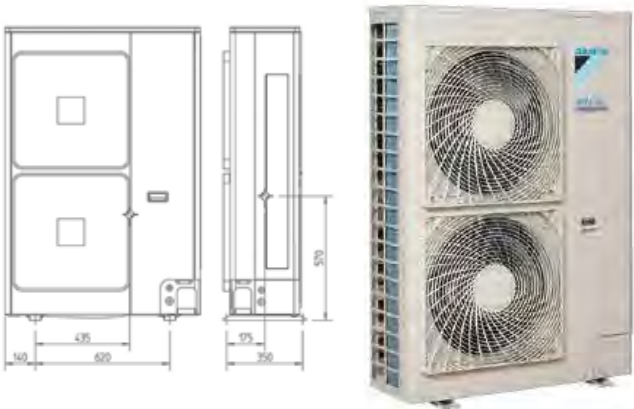
Cycle parking. Section



3.9 Air source heat pumps

The scheme is providing space at the rear for external air source heat pumps. They will provide the internal spaces with heating, cooling and hot water.

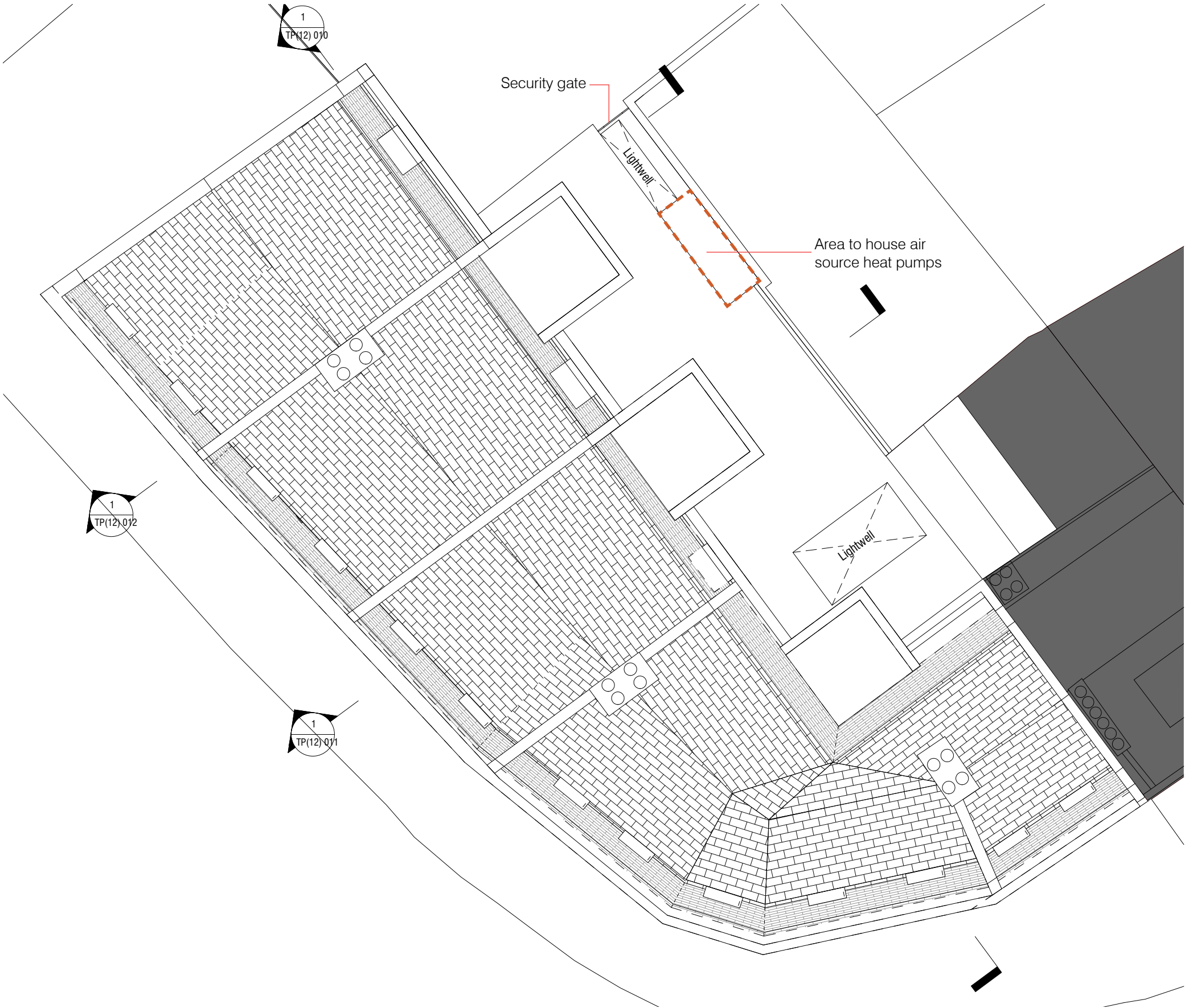
Plant noise limits will be met based on Royal Borough of Kensington and Chelsea standards, creating sustainable / high quality spaces for commercial units.



Example of an air source heat pump



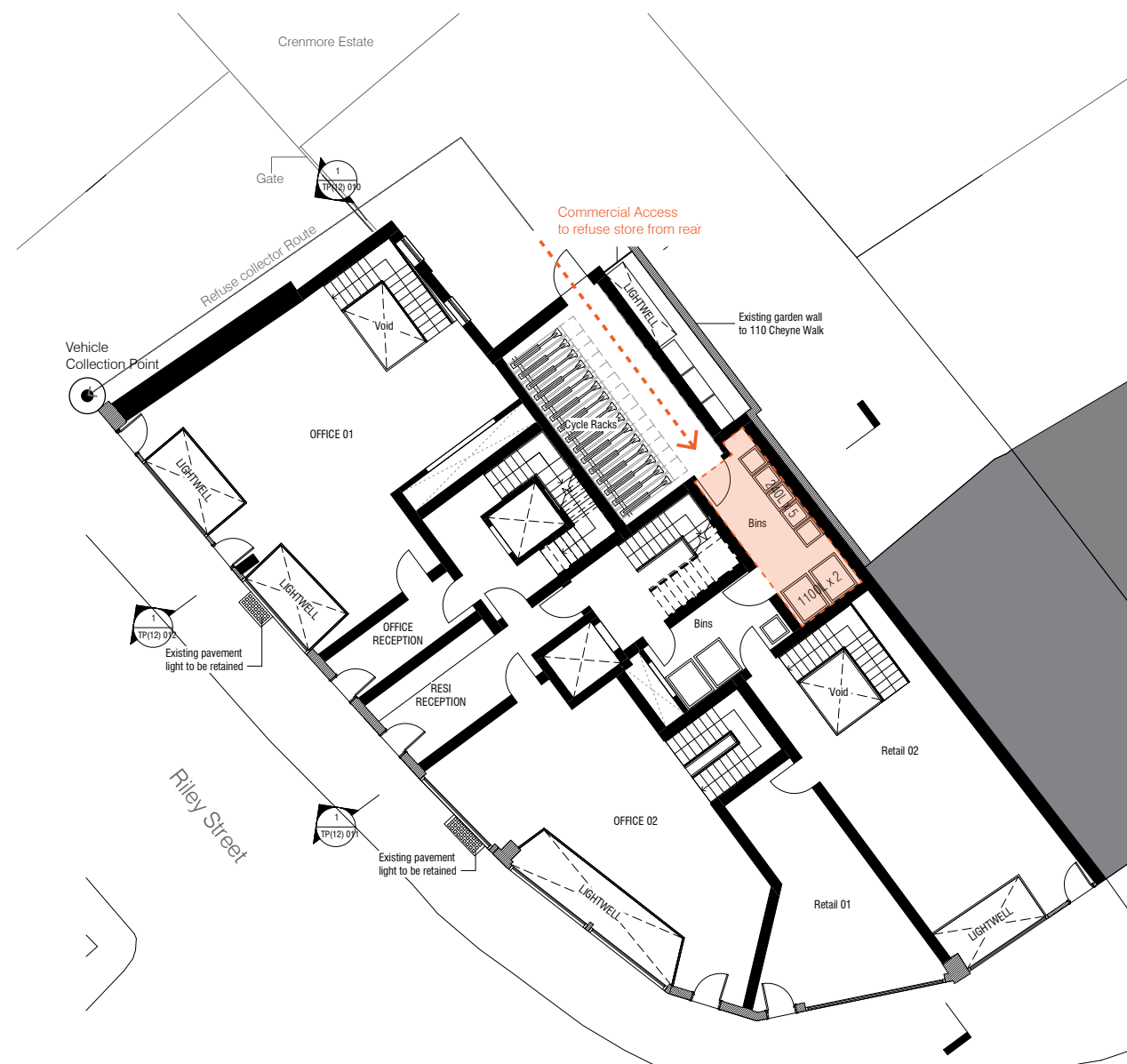
Timber acoustic enclosure for air source heat pumps



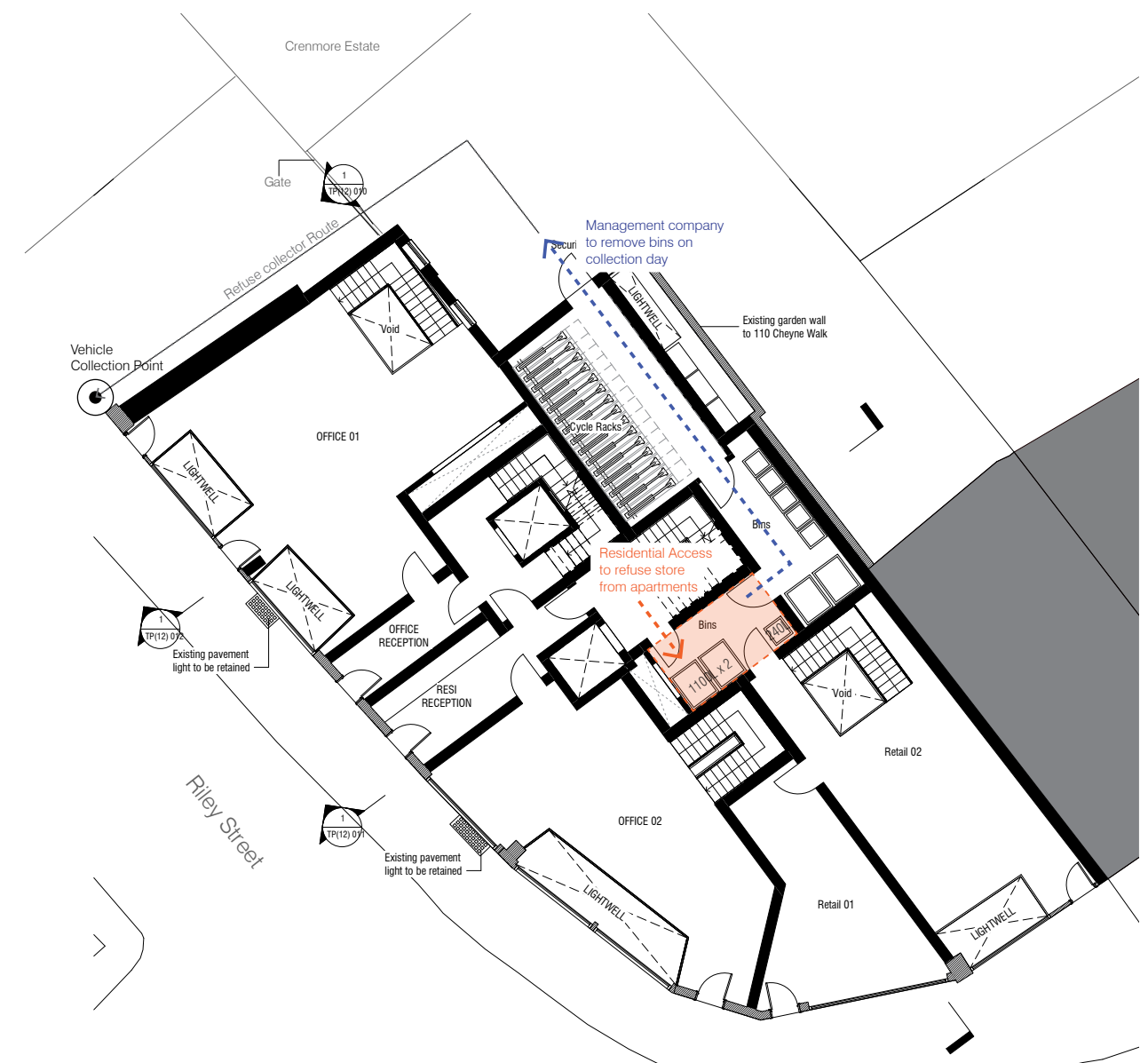
3.10 Refuse Storage

Refuse storage is provided at Ground floor level within the shared commercial and residential area.

The commercial store is accessed from the rear, the residential store is accessed through the residential core. The management company are responsible for removing the bins on collection day through the bike store.



Commercial refuse store access



Residential refuse store access

3.11 Fire strategy

Whilst we have been developing the layouts IFC have been providing comments with regards to the Fire Strategy.

The list of points below will be incorporated as the project develops.

- On the Basement and Ground Floor offices a Category L3 detection and alarm system will be incorporated to the offices and circulation routes.
- A ventilated lobby will be incorporated between the residential stair and bin store.
- There will only be non-combustible lockable post-boxes in the residential reception.
- An LD1 and 10 minutes sprinkler / water mist system will be provided in each flat.
- Hob in the kitchen will be minimum 1.8m from escape path from the bedroom to flat exit.
- All the service rises will only be open into the lobby, separate from the residential stair.



No. 30 Old Church Street



No. 28 Old Church Street

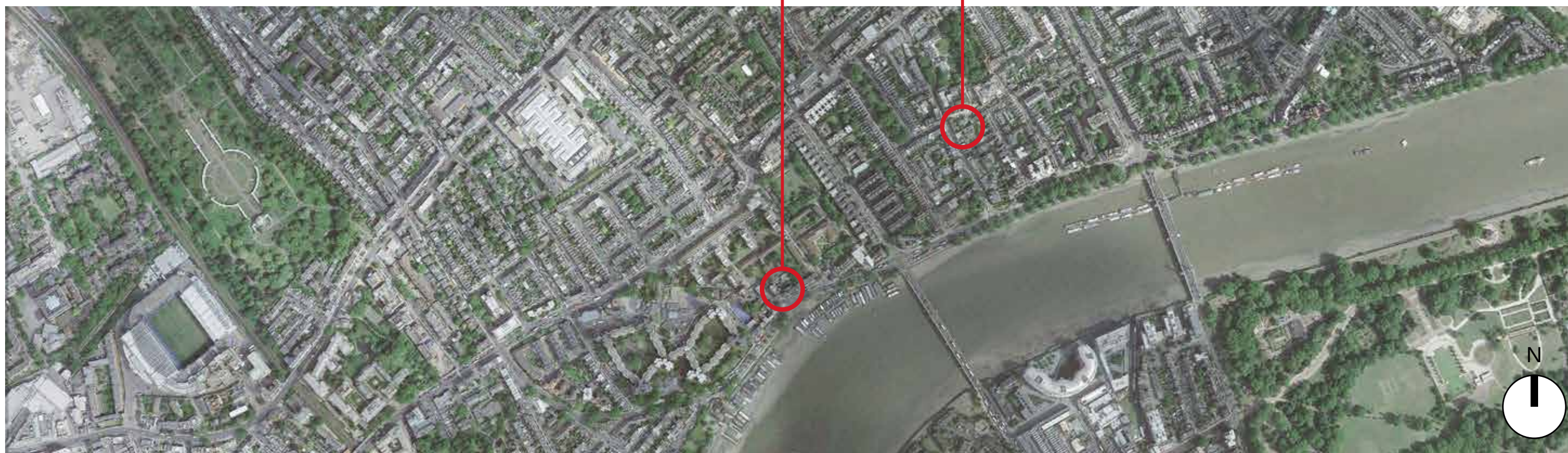
Munro Terrace

Old Church Street

3.12 26-30 Old Church Street

Following the recent planning permission at 26-30 Old Church Street, 154 sqm of the B1 office space is required to be transferred into 3 Munro Terrace application reference PP/16/07067.

The Old Church Street Planning Application was granted in December 2016, ref: PP/16/05407; with Section 106 finalised on the 7th February 2017.



3.13 Conclusion

The schedule of works is listed below:

- Tidy up and relocate obstructive services and cabling.
- Relocate burglar alarm.
- Clean bricks.
- Sympathetically repair the projecting courses above the windows.
- Sympathetically repair the parapet.
- Part demolition of rear to provide new rear extension and facade treatment.
- Rebuild a true mansard, in keeping with the age and character of the building.
- Improve shop fronts to be in keeping with the original shop fronts of the building (No. 3,4 and 111-112 Cheyne Walk to match No. 1 and 2).
- Extend the basement to improve quality of office space
- Repair damage of the flank wall to the North
- Provide functional spaces for residential and commercial users

Munro Terrace and Cheyne Walk is a characterful building that has been subjected to some crude alterations in the past, particularly to its shop fronts, roof and rear elevation. Therefore, although the buildings front facade makes an important contribution to the character and appearance of the Cheyne Walk Conservation Area, this contribution is underplayed and is capable of enhancement.

In conclusion, the proposal will preserve the aspects of the site that make a positive contribution to the conservation area and will enhance and make good the aspects which have been degraded and altered over the years. The heritage-led scheme now proposed for the site aims to achieve this enhancement while also providing higher quality office, retail and residential accommodation within. The interiors spaces are awkwardly planned owing to the building's history as 'industrial dwellings'. This layout is, effectively, working against the current uses of the building and fails to provide efficient or appealing spaces. The proposed reconstruction of the interiors along with the rear facade aims to rectify this anomaly in a manner that is carefully integrated with the heritage-led improvements.



