Welcome to the latest public exhibition for the Chelsea Barracks development

This exhibition provide an overview of the masterplan, the current progress of the project, the developing design proposals for the Chelsea Barracks site, comprising an area close to Ranelagh Grove, as well as further details on the landscape design for the site.

Please do give us your feedback using the forms provided. If you have any questions, please approach Soundings staff or other team members directly.
The project team

Project Blue Ltd

Project Blue Ltd and Project Blue Developments Ltd are the owners of the Chelsea Barracks site.

Squire and Partners

Architects Squire and Partners have worked in Westminster since 1976, when the practice was established in a basement office in Pimlico not far from the current Chelsea Barracks site.

The practice is very well regarded locally and has an in-depth understanding of the council's policies and ambitions. Squire and Partners bring extensive knowledge of housing design and mixed use development that will ensure the viability of the masterplan.

Squire and Partners were instrumental in helping with the successful development of the Chelsea Barracks Masterplan. They have been retained to use their skill and experience to design the first buildings that make up part of Phase 1 of the project.

Gustafson Porter LLP

Gustafson Porter is an award-winning, international landscape architecture practice, who believes landscape architecture is an essential discipline in the creation of healthy environments for the 21st century.

Each project is driven by a in-depth research of site, context and past, in order to create a design which is responsive, sensitive and appropriate. Gustafson Porter's projects treat the land as a fundamental compositional element in the landscapes we create.

Soundings

Soundings are community engagement consultants and act as an impartial voice in the planning and development process, engaging with the local community to inform the masterplanning process and to ensure that local stakeholders are fully engaged in the dialogue. They have been involved in the project since August 2009.
Current activities on site

Site work update

The initial site preparation works, which began in October 2013, have now been completed. These works included:

- Demolition of all above ground structures
- Remove of all underground obstructions within one metre of the site boundary
- Crushing and reuse of material from demolition
- Installation of secant piled wall to site perimeter to prevent the ingress of water from the Thames
- Excavation of earth to reduce the ground level of the west side of the site by 4 meters.

Current site activities

The completion of the site preparation works in April 2015 allows construction of the first Phases of the project to commence. All construction works will be overseen by the main site contractor Mace. Current key activities on-site include:

Bulk dig
The bulk excavation of the site will continue until December 2015. This will be carried out in phases to a depth of up to 9 metres. Once the first phase is complete the construction of the basement will begin.

Dust suppression
There are currently three water tankers working across the site and the haul roads. A glue like liquid (polymer) is being mixed and used to cover haul roads to minimise dust escaping into the air. There are speed restrictions on the site of 5mph which also help to minimise particles entering the atmosphere. Other machines currently on use are the dust boss, which sprays mist to capture air-born dust, wheel washing and jet washing.

Site entrances and exits
A new vehicle exit road is planned to be opened on Chelsea Bridge Road in July. In total there will be two vehicle gates: one entry Ebury Bridge Road and one exit Chelsea Bridge Road, at all times. Currently there is one pedestrian entrance / exit gate on Chelsea Bridge Road. This will move to Ebury Bridge Road (close to the Chelsea Bridge Road junction) later this year at which time the Chelsea Bridge Road pedestrian entrance will close.

Construction related neighbour liaison

Mace is keen to ensure that local residents are kept informed about activities on site and are currently considering a number of ways to achieve this. A first step in this has been made in holding dedicated construction liaison meetings this month, with future meetings to be held at regular intervals.

If you would like to be added to our invitation list please let a member of staff know or email us at team@chelseabarrackspartnership.com.
Overview

The Masterplan for the Chelsea Barracks site was granted formal Outline Planning Permission on 1st December 2011. Minor amendments to the scheme were consented by Westminster City Council under a Section 73 application on March 1st 2012.

The Outline Planning Permission establishes the following:

- A maximum of 448 residential units including 123 affordable units
- A contribution to Westminster’s Affordable housing fund
- A public sports facility with swimming pool
- A medical centre
- A community centre
- Local convenience shops
- 5 acres of public squares, streets and gardens
- Community gardens
- 100 new trees
- Children’s playspace

Key to places and spaces

1. Public square
2. Apartments
3. Chelsea Bridge Road landscaping
4. Public garden
5. Garrison Square and Ancillary Retail
6. The Garrison Chapel
7. Garden Square
8. Orchard Square
9. Community Gardens
10. Medical Centre (ground floor)
11. Community Sports Facility Entrance (ground floor)
12. Convenience Food Retail (ground floor)
13. Ebury Bridge Road landscaping
14. Garden for the Elderly

Vehicle movement

1. Vehicle entry/exit for residents only
2. No vehicular entry from either direction
3. Emergency vehicles only
Outline planning permission was granted by Westminster City Council in March 2012 for housing, retail, community and leisure uses with a health centre and sports centre. A prescribed range of residential units, floor areas, heights, and building footprints are defined within this permission in an agreed overall layout. The principal vehicular access points into the site and basement car parks, pedestrian access points are also fully consented.

The design, appearance and precise architectural details within the defined dimensional parameters are “reserved matters” for subsequent approval, as are the remaining aspects of landscaping and access arrangements. Listed building consent was also granted for limited alterations to the metal perimeter railings to form new pedestrian and vehicular access points.

Each phase of future development will require its own application for approval of the reserved matters dealing with the design appearance of the buildings.

Reserved matters applications have been submitted to Westminster City Council for Phase 1, 2 and 3A of the development and have all been approved. An overview of each of these phases is shown at this exhibition.
**Phase 1**

**Use:** Apartments, Cafe  
**Architects:** Squire and Partners  
**Status:** Planning permission received August 2014

The three blocks that make up Phase 1 comprise 68 apartments that range in size from 1 to 6 bedrooms. The blocks are 6 storeys high to the “shoulder” with 2 storeys stepped back, above. These designs comply with the parameters set for height and size in the outline planning application for the masterplan.

This phase will also provide a cafe on the corner of block 1 to help animate the new public entrance to the site off Pimlico Road. Construction of Phase 1 is expected to be complete in late 2018.

**Phase 2**

**Use:** Townhouses  
**Architect:** Paul Davis + Partners  
**Status:** Planning permission received August 2014

Phase 2 consists of 13 townhouses divided between two blocks that back onto Dove Walk and the rear of Bloomfield Terrace. The townhouses are 4 storeys at the front and 5 storeys to the rear, due to the creation of a sunken back garden. Some properties will have summerhouses in their rear garden. Both blocks are expected to be completed in late 2018.

**Phase 3A**

**Use:** Restaurant, deli and residential  
**Architect:** Ben Pentreath & Associates  
**Status:** Planning permission received 2015

Phase 3A represents a change in scale, use and material from Phase 1 and 2. Consisting of two blocks which will form one side of the new public square, using brick as its principal façade material.

The building which faces onto the new square is intended to be a restaurant with attached deli, while the rear building is intended to be a private house. Construction of Phase 3A is due to be completed in 2017.
Temporary Building

Overview

Project Blue Limited propose that a temporary building will be erected on the site as a facility to test construction techniques and quality as an aid to the on-site contractors during the early stage of the construction process.

It is intended that this building will be located in the area currently designated as Phase 3B of the development, to the north of the existing Garrison Chapel and to the east of the Ranelagh Grove access gate.

The building will be two storeys in height and has been designed to be fully compliant with the parameters set out by the outline planning permission (for the masterplan).

It is proposed that the building would be in situ for 3 - 5 years. A further application for the extended use of this prototype building to incorporate a marketing function is expected to be submitted before the end of July. It is anticipated that the conditions agreed under planning permission 14/08540/FULL are to be included within this application.

A further reserved matters application will be submitted for the permanent Phase 3B buildings at a future date.

Proposed design

Squire and Partners have developed the design for Phase 3B in the spirit of Garrison Square to complement the surrounding Chapel and Phase 3A Restaurant designed by Ben Pentreath.

The temporary building has no basement and has been designed for a modular construction allowing the building to be assembled quickly. A traditional brick ‘skin’ will be then built on the external elevation of the building in order to ensure it has the same feel and quality of the surrounding architecture.

The building contains landscaping to the front and rear and fits entirely within the consented masterplan parameters.
Temporary Building

Temporary landscape proposals

During the period where the temporary building is in use, temporary landscape will also be provided in the area around the Garrison Chapel and to the rear of the building.

Where possible the temporary landscape is designed to reflect the future permanent condition of Garrison Square to demonstrate the quality of the space and materials.

An application for the landscaping proposal is expected to be submitted by the end of July.

Access

Access to the prototype building will be provided in lieu of the previously consented Phase 3A access. This will be through the temporary use of the Ranelagh Grove gate. The numbers of trips allowed to the site via this gate will be restricted in line with the planning permission for Phase 3A of the development.

Access to the building will be for staff and invited visitors only.

Construction access to build the facility will be via the site. No construction vehicles will be permitted to use the Ranelagh Grove gate.

Key

A. Entrance gates
B. Retained brick wall with pedestrian gate
C. Garrison Square
D. Planting to edges
E. Benches
F. Parking zone
G. Temporary garden
H. Building entrance
I. Temporary sub-station
J. Hoarding to Power units
K. Cycle stands
Temporary Building

Illustration of the temporary building, shown on the right.
Phase 1 landscape proposals

Approach

The original landscape strategy for the Chelsea Barracks masterplan was developed in 2010 by Kim Wilkie Associates. The principal for the site was to create a series of individual spaces with different characters which reflect the history and heritage of the site.

Gustafson Porter Landscape Architects have been appointed to work with Kim Wilkie to further develop the design proposals across the whole masterplan, with an initial focus on the landscape for the Phase 1 area of the development.

The latest design proposals have taken into account all philosophical and design aspects of the original masterplan approach, evolving the design to enhance the character and quality of the different squares and public realm spaces.

The revised proposals for the Phase 1 area will form a revised landscape planning application, which will need to be submitted to Westminster City Council for approval.

Phase 1

The four areas of landscape and public realm included in Phase 1 are:

1. The entrance square accessed from Pimlico Road
2. The square that sits between the apartments in Phase 1 and the townhouses in Phase 2
3. The entrance garden accessed from Chelsea Bridge Road
4. The linear landscaped walk along Chelsea Bridge Road (Phase 1 section)
The area of public realm near Pimlico Road allows for a small square which serves as an entrance point for the majority of pedestrians arriving from the west. The square has to portray the character of Pimlico Road, which is filled with art galleries and boutique design shops.

As a practical consideration, the square needs to accommodate a drop-off area for deliveries to the entrance of Building 1 on the corner of Pimlico Road, as well as space for cycle hire docking stations.

The proposals include a new raised planter, which sits on stone paving and contains soft landscaping and a feature tree.

It is also proposed that an art installation will be provided within this space. This will be developed at a later stage of the design process.
Phase 1 landscape proposals

Residential square

This is a calm and discrete square surrounded by townhouses and the Phase 1 apartment buildings. A one-way traffic route flows around the square. Pedestrians can walk through square, which joins the two entrance squares on Pimlico Road and Chelsea Bridge Road.

The square is divided in two by a curved pedestrian footpath and the proposed design introduces an area of water to one half of the square, with sculptural raised planters on the opposite side. The water feature will be a thin water scrim over black slate, which will have reflective properties, bringing light into the space.

The square will be planted with a type of magnolia tree (Magnolia Kobus).
Phase 1 landscape proposals

Entrance Square Garden

The square accessed from Chelsea Bridge Road is a central garden area in a prominent location alongside the main entrance to the neighbourhood.

The planting of the garden focuses on sensual and aromatic species of plants often found in botanic, herbal and culinary gardens. Two continuous hedges run along each side of the garden to offer protection to the planted areas, along with two rows of fruit trees. A continual water channel runs through the garden.

The garden is divided into four key areas:

**Entrance Garden:** This section defines the main entrance area to the development with prominent planting and a waterfall feature facing Chelsea Bridge Road.

**Colour Garden:** The colour garden will have a variety of flowers creating lines of colour and texture through the use of evergreens, vegetation, perennials and seed heads in raised planters.

**Herb Garden:** The third section of the garden will be predominantly characterised by a selection of different herbs and medicinal plants.

**Culinary Garden:** A more culinary themed garden is proposed in the area closest to Garrison Square. This area will be planted with interesting vegetable species, such as chard, shallots, fennel and leeks.

![Entrance Garden illustrative plan](illustration.png)
Phase 1 landscape proposals

Chelsea Bridge Road linear walk

The linear walk is a pedestrian path that runs along the length of Chelsea Bridge Road, behind the existing railings that are to be retained. The area that these proposals cover is the length that runs alongside the three Phase 1 buildings.

A key feature of the design is a continuous water channel that runs alongside the path. The proposals also include four new plane trees are proposed to complement the existing Plane tree boulevard. A native species habitat is proposed in this area, creating an ecological corridor for birds, bats, insects and bees. Native shrubs will be planted next to the existing railing to ensure visual barrier from the road.

The design approach has taken into consideration the position and proximity of the existing Plane trees along Chelsea Bridge Road to ensure the roots of these trees are not disturbed.

On completion of the landscaping in Phase 1, there would be a small team of two or three gardeners that would maintain the garden spaces.

Chelsea Bridge Road linear walk illustrative plan

Legend:

- Continuous water channel
- Existing Plane Trees
- Native planting
- Existing listed railings
- Continuous box hedges
- Pedestrian entrance points
- 'Hoggin' Path
- Main vehicular access to the development