

## Phase 3b | Marketing suite

### Phases 3b

Phase 3B currently consists of the Chelsea Barracks marketing suite, which was granted temporary consent in 2015. A planning application to convert the building into a permanent one will be submitted later this year. The scheme proposes 4 new apartments overlooking Garrison Square: 1x1 Bed, 1x2 Bed, 1x3 Bed and 1x4 Bed together with two retail outlets at ground floor (to be used as a marketing suite in the short term).

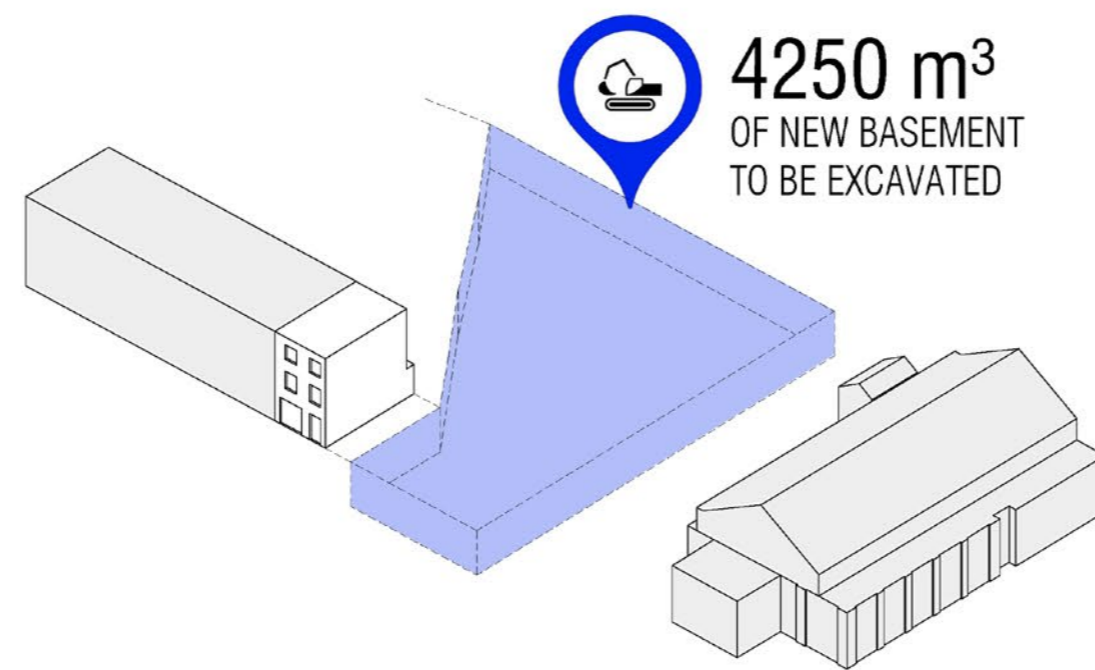
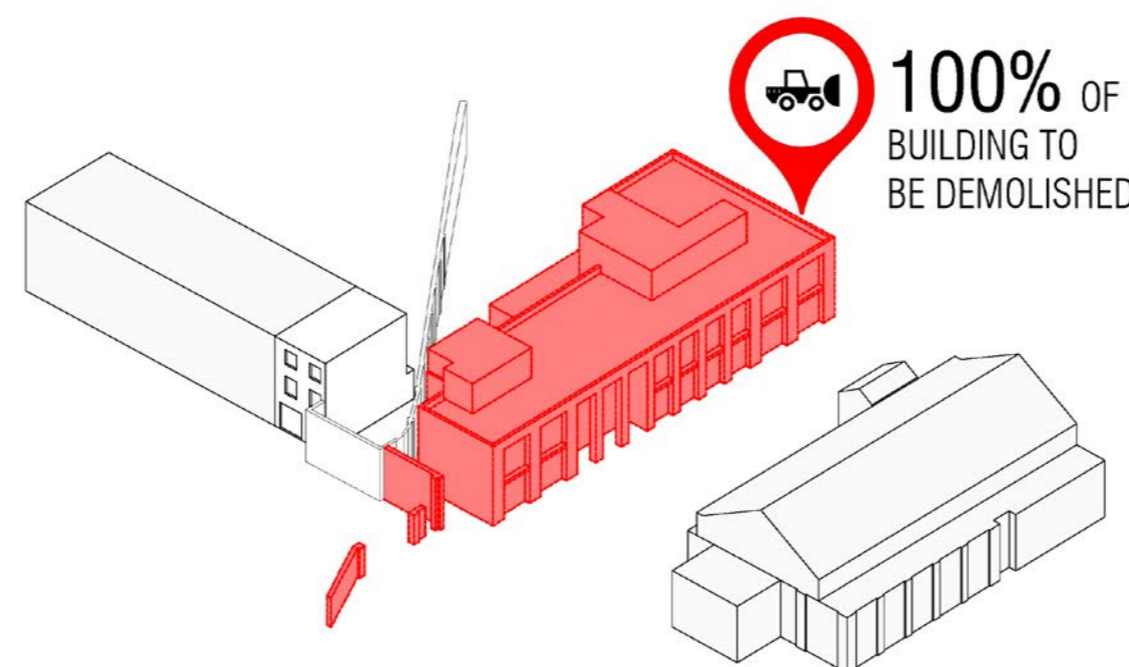
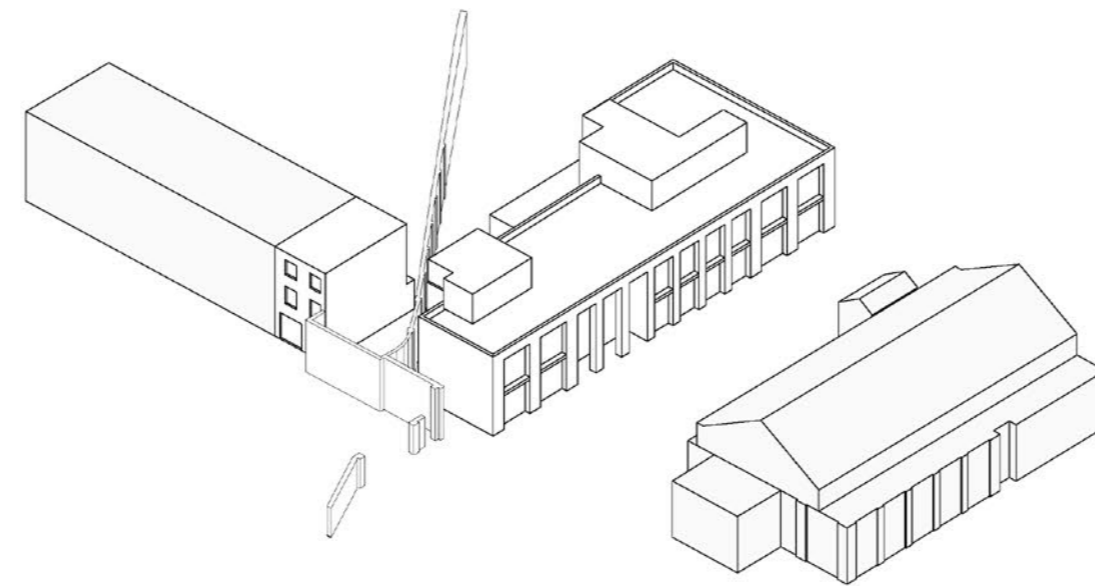
Re-using the existing structure reduces the amount of demolition, removes the need for ground works and decreases the construction duration. Re-using the current building offers a more sustainable approach than the demolition and re-build option. The existing building although built under 'temporary' consent has all the firmness and gravitas required to offer a permanent architectural contribution to Garrison Square. The proposed roof extension, much like many London mansards, is subservient to the building below which visually reduces the massing of the building. The start date is dependant on securing all necessary consents, should these be granted, it is the intention to progress works as soon as possible.

#### PREFERRED OPTION - PROPOSED REFURBISHMENT

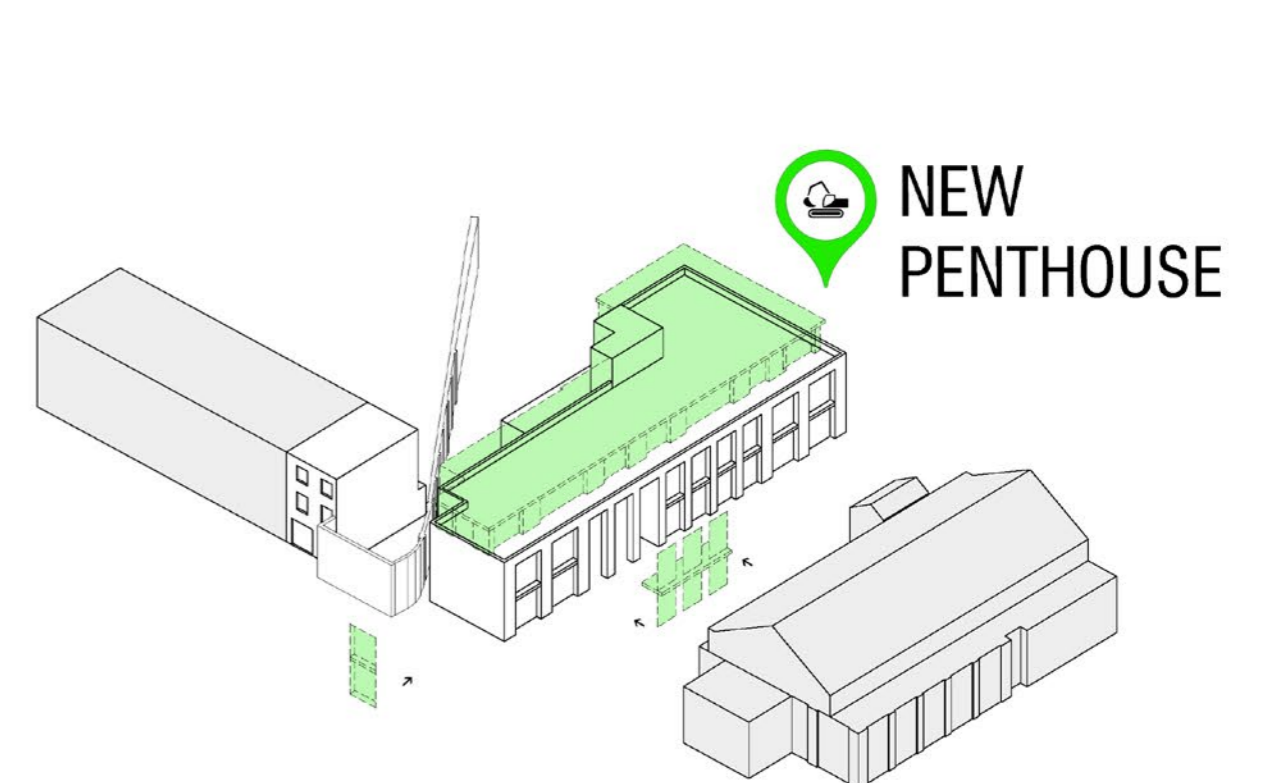
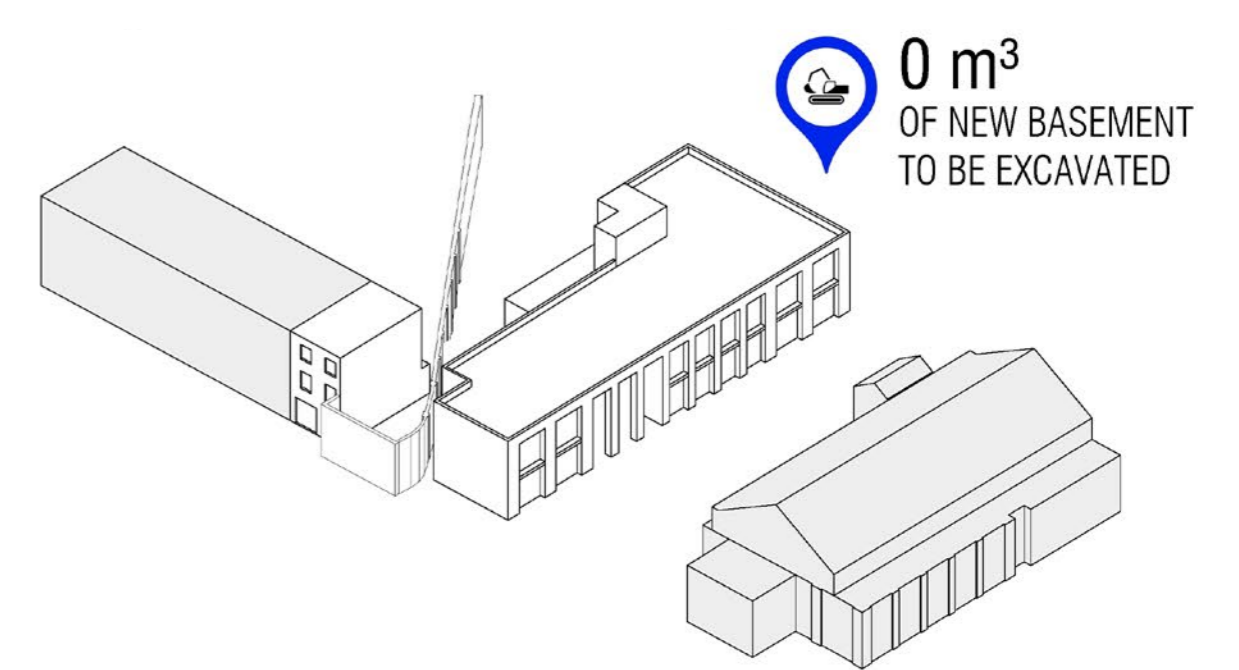
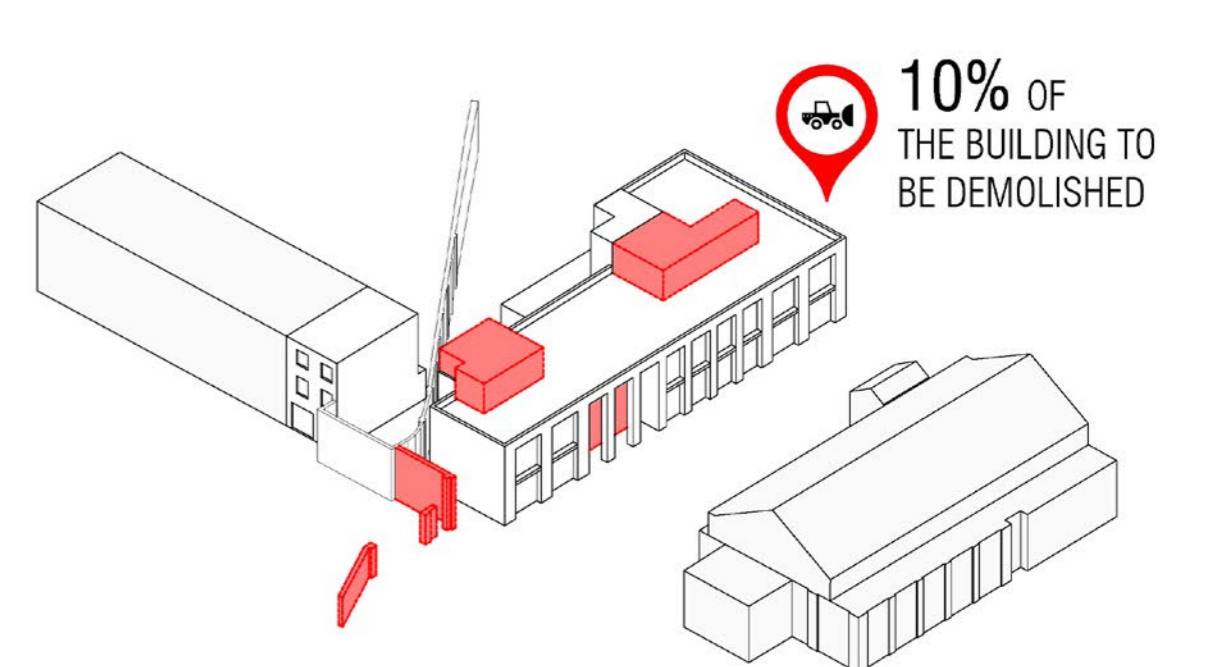
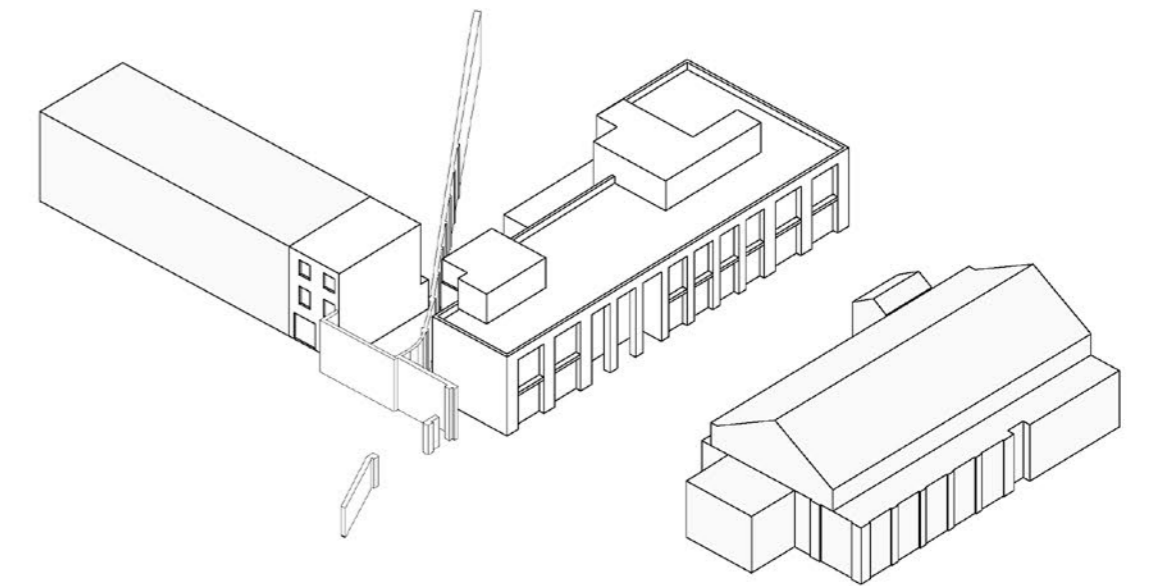
- No new groundwork required including excavation and piling
- Shorter construction period
- Minimal visual impact on the local amenities
- Sustainable solution retaining the existing building

### Options Considered

#### A Proposed New Build



#### B Proposed Refurbishment



Current Phase 3b containing the marketing suit



Refurbished Phase 3b containing residential units