

Minutes

Chelsea Barracks Partnership
Resident & Community Liaison Group

Date: 27th July 2016, 6.30 – 8.00pm
Location: Carmel Hall, Francis Holland School, 35 Bourne Street, SW1W 8JA
Chair: Steve McAdam

	Paul Jackson	JP	Ranelagh Grove residents
	Georgina Abrahams	GA	St Leonards Terrace RA
	Jeff Simpson	JS	Gatliff Close RA
	Maria Bower	MB	Belgravia Society
	James Lawless	JL	Turner & Townsend
	Shaun Cook	SC	Turner & Townsend
	Brendon Moss	BM	Qatari Diar
	Stuart Piercy	SP	Piercy & Co
	Matti Lampila	ML	Piercy & Co
	Eoin O'Leary	EOL	Piercy & Co
	Louise Overton	LO	DP9
	Steve McAdam	SM	Soundings
	Elly Tabberer	ET	Soundings
	Adrian Alexandrescu	AA	Soundings

Welcome, introduction and agenda – Steve McAdam, Soundings

SM SM welcomed everyone to the meeting and ran through the agenda for the evening. He invited Brendon Moss, the Development Director, to give an update on progress.

1. Introduction and project update – Brendon Moss, Qatari Diar

BM BM explained that the focus of the evening would be a presentation on Phase 5b, which includes the area of townhouses to the rear of St Barnabas St. The update covered the following points:

- The Phase 5 area located adjacent to a Cross Rail 2 safeguarding zone (an area of surface interest). Phase 5 has therefore been split into two parcels to allow some flexibility for delivery - Phases 5a and 5b. Phase 5a includes the townhouses that flank 'Orchard Square' (designed by Squire and Partners), while Phase 5b includes the houses to the north of the square. This means Phase 5a could proceed irrespective of the Crossrail safeguarding outcome.
- A detailed planning application for Phase 5a has been submitted to Westminster City Council and is currently being determined.
- Architects Piercy & Co have been appointed to develop detailed designs for Phase 5b, following a design competition. Stuart Piercy, Matti Lampila and Eoin O'Leary were in attendance.
- A detailed planning application for Phase 5b will be submitted to Westminster City Council in due course, following a public exhibition of the proposals which will be staged in September

BM invited Stuart Piercy and his team to introduce themselves and present the design ideas for Phase 5b.

2. Presentation on the design proposals – Piercy & Co.

A presentation was given on the concept proposals for the detailed design of Phase 5b, covering:

- Examples of previous work by Piercy & Co. looking at their style and respect for materiality and local culture.
- The initial concept design and how their competition-winning proposal placed an emphasis on addressing the areas of the scheme where there were 'awkward' edges and corners
- Relationship with Phase 5a
- Research into local materiality and craft, with emphasis on the attention to detail found in many local buildings
- Proposed changes to the consented parameters for this phase and how these adjustments improve not only the quality of the proposed development but also reduce impacts on the neighboring areas. Essentially this is through changing the rectilinear terrace into a crescent ,which reduces the overall mass of the scheme
- Improvements in terms of distance from neighboring properties, views and skyline, particularly from St Barnabas Street
- Increases from 13m to 17m, and 12m to 18m distance from the site boundary compared to the baseline of the consented scheme
- Changes to the consented summer houses and their positioning on the site, which would further reduce impacts on neighboring properties by having less built area on the edge of the site
- Reduction in overall built volume
- Proposal to divide the crescent to decrease perceived mass, provide a central focal point for the square and create a more distinct form
- Initial material studies, including reference to stone, marble, handmade bricks, and porcelain.

The presentation included samples of proposed materials for attendees to examine.

4. Q & A Session

JS Enquired about the number of houses in the central building.

SP *Explained that the space is designed for one or two houses.*

JS Raised a question relating to the public accessibility of the square.

BM *Clarified that access to the square will be restricted to the resident key holders, but that that this is the only part of the scheme, which is restricted in this way. He explained this was part of the consented scheme and that the proposal had been in place for many years, partly to protect the fruit bearing trees in that particular location.*

BM *Also explained that changes to the proposals are intended to have benefits to the neighboring areas, through, for instance, improving views to, from and through the site.*

PJ Asked a question about the likely sales values of the houses.

BM *Clarified that this had not yet been established and marketing for this phase was some way off.*

GA Commented that she liked the proposed divisions within the terrace to create individual buildings and thought the design approach was very compelling.

SP *Explained the nature of the form and how they see it softening the parameter plans and adding a curvilinear element to the scheme. He further explained that the continuation of the ground floor and the separation of the upper floors into a number of discrete homes is the way in which the scheme will be developed as it has a number of advantages, including the reduced massing and volume.*

JS Made a point about buyers being likely to be investors rather than residents, throwing up a divide between the existing community versus occasional inhabitants.

BM *Stated that that a large proportion of current Phase 1 sales are to UK residents, despite the scheme being a high end development. The impact Brexit is unknown, he said, but for the*

moment there continue to be sustained interest from potential buyers. He said he believes the nature of Chelsea Barracks, and the way the scheme is designed, means it is more likely than other schemes to be the primary residence of many purchasers.

JS&PJ Asked where the marketing for Phase 1 had been carried out?

BM *Stated that sales of Phase 1 started 2 years ago to 'friends and family' and 1 year later were opened up to the wider public. No 'road shows' or heavy overseas marketing has underpinned the sales. With a significant proportion of purchasers being UK residents, this makes it much more likely the homes will be live in.*

There was a brief conversation relating to the Battersea development, with the thrust of the discussion being that the Chelsea Barracks scheme was more sympathetic to the local context in architectural terms.

BM made a few final statements on the fact that the Phase 5B proposals had been shown to the design review panel for the project before presenting it to Westminster City Council for feedback. The panel includes the masterplanning team, who responded positively towards the proposed scheme.

5. Close

- SM brought the meeting to a close and thanked members for attending. He explained that details of the public exhibition to be staged in September will be circulated as soon as possible, and looked forward to further discussion then.