

Minutes

Chelsea Barracks Partnership
Resident & Community Liaison Group

Date: 13th July 2017, 6.30 – 7.30pm
Location: Carmel Hall, Francis Holland School, SW1W 8PB
Chair: Steve McAdam

	Mary Regnier-Leigh	MRL	Belgravia Society
	Simon Davie	SD	Belgravia Society
	Gisela Gledhill	GG	Friends of Slone Square
	Jeff Simpson	JeS	Gatliff Close RA
	Janice Selman	JaS	Chelsea Gate Apartments RA
	Jason Gillot	JG	Wellington and Chelsea RA
	Ida Moore	IM	Cheylesmore House
	Pam Mummery	PM	Holbein House Residents
	Ginny Woodrow	GW	St Barnabas Church
	Ian Strachan	IS	Bloomfield Terrace Residents
	Peggy Strachan	PS	Bloomfield Terrace Residents
	Valerie Robinson	VR	St Barnabas St Residents
	Rashim Arora	RA	Grosvenor Waterside RA
	Sara Gordon	SG	
	Georgina Abrahams	GA	St Leonards Terrace RA
	Warwick Hunter	WH	Qatari Diar
	Robert Kennett	RK	Eric Parry Architects
	Michael Poots	MP	Squire and Partners
	Matti Lampila	ML	Piercy & Co
	Jinmi Lee	JL	Piercy & Co
	Chris Beard	CB	DP9
	Steve McAdam	SM	Soundings
	Lizzie Bird	LB	Soundings
	Adrian Alexandrescu	AA	Soundings

Welcome, introduction and agenda – Steve McAdam, Soundings

SM welcomed everyone to the meeting and ran through the agenda for the evening, setting out that the focus was going to be on Phase 5b and 6a.

1. Introduction and Phase 5b - Matti Lampila, Piercy&Company

ML gave a overview of the latest Piercy&Company designs for Phase 5b and referred to the earlier consultation with the RLG in July 2016, and to the Section 73 consent gained in 2016 allowing parameter changes for the crescent.

- Considerations for changing the massing to a cresecent included:
 - Proximity to neighbouring buildings.
 - The crescent shape forms a strong end to the square.
 - The rear façade is set further back from neighbouring buildings on St Barnabas Street.
- Materials are intended to reference the character of local buildings taking inspiration from Georgian architecture. Proposals include limestone and terrazzo façade treatments with bronze metalwork at the front. At the back brickwork.

- The crescent will be arranged with three homes in the centre, two mews houses on the wings and a third mews house (which is a 2 storey house).
- The gaps in the permeability when looking from Orchard Square. The ground floor will form a continuous crescent.
- The ledges at the top of the building extend the design concept from Phase 5a (strong portico at the bottom) to give continuity.

JG: Are each of the three buildings in the crescent individual houses?

ML: *This is currently the case.*

JeS: *Are there less units than previously proposed?*

ML: There are 6 units in this scheme and previously there were 7.

GW: *Are the mews buildings on either end of the crescent connected to Phase 5a?*

ML: Stated that yes, that is the case.

SM requested that questions be kept to the end.

2. Project update - Warwick Hunter, Qatari Diar

WH provided clarification on the delivery of the masterplan:

- A reminder of previous conversations from the 27th June about the on-going construction programme.
- Phase 1 to 3: due to be completed by the end of next year including retail units and chapel.
- Phase 4: excavation is nearly completed and structural works package will go out to tender soon.
- A public exhibition on Phases 5b and 6a will start on 15th July. RMAs for those phases are due to be submitted in early August (with October/November 2017 the target date for determination).
- WH explained that Phase 5b and Phase 6a has been brought forward to allow time for full consultation on the final phase, Phase 6b. Phase 6b will include the Affordable Housing and sports amenities and healthcare centre.

SD: Where/ when will the Affordable Housing be delivered?

WH: *Affordable Housing will be delivered as part of Phase 6b.*

SD: When will Phase 6b be completed?

WH: *After Phase 4 has been completed it will be decided if construction moves directly onto Phase 5b and Phase 6a. This will depend on market conditions. There is a planning obligation that the Affordable Housing needs to be occupiable once 80% of the private residential property is occupied.*

SD: How many Affordable Housing units are there? What's the overall housing figure?

WH: *There is planning permission for 123 affordable units in total. And 280 private residential units.*

3. Phase 6a (Buildings 18 and 19) - Robert Kennett, Eric Parry Architects

RK introduced the latest detailed designs by Eric Parry Architects for Phase 6a - Buildings 18 and 19:

- Phase 6a (Buildings 18 and 19) are arranged to mirror the Phase 4 buildings across Five Fields Square.
- The listed Barracks railings will be restored.
- Architectural details will complement the architecture of the Phase 4 buildings. **Building 19** will have at second floor level, a strong terrace which projects out, creating a strong base for the building. Pergolas, as introduced in Phase 4, will hold planting at the roof level.
- **Building 18** will mirror the arrangement with a 2 floor stone base, with a brick body, and a slightly changed articulation at the top, making it a bit lighter, and introducing more brick. The materials for Building 18 combine limestone, dark brick familiar from the townhouses, and intricate metalwork for the railings.
- Buildings 18 and 19 contain 85 units. These units are slightly smaller than those in Phase 4.

- Basement car parking for buildings 18, 19 and 20 will utilise the infrastructure of Phase 4, including the car park ramp.
- The buildings facing Chelsea Bridge Road will be connected by Borne Walk (a pedestrian route beside laid out parallel to Chelsea Bridge Road). Building 18 will be entered from the square, with Building 19 opening to the internal square and also accessed from Borne Walk.

4. Phase 6a (Building 20) - Michael Poots, Squire and Partners

MP introduced the Squire and Partners design for Building 20:

- **Building 20** is the smallest building of phase 6a but as the first building seen when approaching the site from the north eastern end of Chelsea Bridge Road, it is an important gateway building.
- MP explained that precedents of corner buildings had been explored. The design for Building 20 and its bespoke architectural features also resonate with those of other buildings on the site.
- The architecture language looks to follow the established architecture style and proportions, using limestone and small details to give articulation, with a play on lights and shadows.
- A different articulation of the second floor balcony is proposed, while keeping the overall proportion both in terms of the base as well as the body and top of the building.
- Access will be from the central court. Residents have access from the carpark in the same way as Buildings 18 and 19.

5. Question & Answer session

JaS: Raised concern that minutes from the last RLG (June 2017) has not been circulated.

SM: *Apologised and confirmed that minutes from the last RLG and the latest RLG will be issued as soon as possible.*

JaS: What is the status of plant and its location on the roof?

RK: *Stated that a large amount of plant for Phase 6a will be located in the basement. Some plant will be retained on the roof. All plant has been allocated according to the parameter drawings. Rooftop plant is set back will be screened visually and acoustically.*

JaS: Have the names for streets and public spaces been agreed with the council?

CB: *The names are not set, they are a work in progress and still need to be validated. However Garrison Square has been agreed.*

JG: Will building blocks be named?

WH: *It has not been decided if the buildings will be named or whether they will just be numbered.*

JeS: In Phase 5a, how many units were proposed before and how many units now?

ML: *It was 7 in 2016 and now 6 are being proposed.*

JeS: There are examples of London crescents but not sure you are delivering a crescent (they appear to be 3 mansion blocks parachuted onto the site).

ML: *Stated that it is a very sensitive part of the site, near the houses on St Barnabas Street. Piercy&Company approached the design by breaking up the mass of the building, which otherwise would have presented a long facade.*

GW: How many square feet is the central house in Phase 5b?

ML: *It will have about 25,000 sq ft of useable space.*

IS: Would the roof be accessible? Will residents from St Barnabas Street be able to see people on the roof?

ML: *The roof will be accessible but set back from the edge. If high enough up, it would be possible to see just the tops of the building.*

JaS: How can Borne Walk be accessed?

WH: *There will be entrances from Chelsea Bridge Road for pedestrian access to Borne Walk. Vehicular access is via Mulberry Square.*

MP: There are gateways in the listed railing for pedestrians connections to the 'Walk'. Those will include a few steps to cope with the change in level.

RK: The site will have multiple pedestrian access points from all sides and the landscape strategy will further define those.

GW: Where will cars be routed through the site and where will parking be located?

RK: There will be underground car parking for residents. Provision across the site is just under 1 space for every unit. Larger units have more car parking spaces and provision at ground floor level for blue badge holders. There will also be car clubs which will have parking at surface level.

JaS: How will rubbish collection and other larger vehicles be managed?

RK: They access at ground level through the main route, picking up the rubbish at different points around the site. They will enter the site from Chelsea Bridge Road and exit onto Ebury Bridge Road.

GW: In terms of Building 20, has Westminster agreed the access from Chelsea Bridge Road to Ebury Bridge Road? It just seems a very tight turn.

WH: It is not a conversation that we are having with Westminster City Council. The development is happening only within the boundaries of the site, and there are no current plans to change road layouts or junctions.

MR-L: I think it was raised as a problem and the lack of minutes does not help the situation because we are raising questions and there are no minutes to remind us of what was said.

GW: Chelsea Bridge Road will be very crowded.

JaS: Ebury Bridge Road will be crowded and currently with the trucks going up and down, taking up space, the entire junction needs to be looked into.

MR-L: This needs to be an issue addressed by the council with whoever is doing the roads layouts as it is an issue. Do you want us to form a committee and go to them ourselves or will you talk to them?

SM: We are saying that there is planning consent for what is being shown and there is no plan to start taking down trees and changing the road layout. If it is transport management you are interested in, that is a different thing.

JaS: It is not just about the trees. We had transport representatives from Westminster City Council attending this meeting in the past. We have raised concerns in the past with them about the other corner of Chelsea Bridge Road.

SM: We will arrange for a representative to attend the next meeting.

GG: The challenge with the bottom of Sloane Street, Pimlico Rd and the Chelsea Bridge Road intersection is that the boroughs intersect at that point. In order to create a secure crossing, you need all of the 4 corners to be on red for vehicles and the challenge is to make the Kensington & Chelsea side red. Their concern is if you make Royal Hospital Road junction red, then people will use the smaller roads to avoid it.

MR-L: We need to have a more in-depth discussion at the next meeting about traffic as a whole, including deliveries, Waitrose delivery, where they go, where the Ubers and Addison Lee pick up and drop-off.

SG: Whoever is in charge of this in RBKC should also attend the meeting.

SM: Reiterated that we will try to arrange for officers from WCC and RBKC to attend.

JG: Which public spaces will be publically accessible?

WH: Five Fields Square will be public, a typical London Square with railings - closed at night but open for all during the day. Orchard Square will be private for residents and accessed with key. Plans for security and staffing will be made clear by the end of next year.

GG: What sort of lighting will there be on the estate and on the surrounding roads?

WH: The public spaces will be lit using lamp posts, designed in a sequence appropriate for their London setting. Generally, the buildings will not be lit.

JG: What are the buildings on the corner, to the right of the crescent?

WH: They form part of Phase 6b. Currently Phase 6b is being discussed with Westminster in terms of use, tenure, affordability level and more detail will be determined by the end of this year.

JG: What height are the buildings?

WH: They pick up the scale of the rest of buildings on Ebury Bridge Road and step up slightly as they move closer to Chelsea Bridge Road.

GW: What stage is the project at in terms of planning applications?

WH: A Reserved Matters Application for Phase 5b and 6a is due to be submitted at the beginning of August, and is expected to be determined by October/ November. A Section 73 application which included the change to a crescent was approved in 2016.

GW: Have you sold the 25,000 sq ft house? Has it been designed for someone? Was it always that height?

WH: It is speculative design.

SM: Confirmed the height falls within the parameters set in the original masterplan.

JaS: As there were no minutes from last meeting, can I ask for a quick update on the chapel?

WH: The restoration is in progress. The work will be completed by October/November this year. We plan to hold the next RLG in the chapel. Early next year with the estates manager, we will formalise the trust and representatives will be nominated to sit on the chapel trust. We understand the obligations towards the community use and plans will be developed next year.

JeS: I thought you had a operator signed and sealed.

WH: That plan fell through.

SG: On the chapel trust we'd heard through the construction liaison group a chapel trust has already been formed?

WH: Confirmed that no one has been appointed yet. The S106 sets out a list of appropriate members in terms of local councillors, residents, traders and local members, but no named individuals have been appointed.

SG: When everyone else is appointed, will you be appointing local representatives as well?

WH: Yes.

MR-L: Can you send that part of Section 106 regarding the Trust when you send out the minutes? We would like to know the obligation towards the community.

WH: Agreed that the relevant information about the chapel trust will be circulated with the minutes.

JG: Will the restaurant and deli be let together?

WH: We are exploring different options testing the market to see who is the right fit. In Phases 1 to 3, 60% of the homes have been sold to a range of nationalities mostly to people looking to occupy rather than invest.

GW: Piercy&Company proposal for Phase 5b is really exciting and an interesting solution to the problem of the north end of the site.

JG: The crescent could be continuous there is no particular reason for the separation.

WH: It provides for a diversity of spaces and a differentiation of types. It brings variety to the square.

VR: Limestone is wonderful and I like the proportions from the base up.

JG: What material will be used in the street area outside the crescent?

ML: A stone paving following the sandstone over most of the areas of the masterplan.

JG: Are the buildings actually curved?

ML: Yes, they are curved.

JaS: Is the building broken like this because it's so large that light would not actually get in the middle otherwise?

ML: From the earliest studies we felt that it was quite a long building and by introducing the crescent we could break up the massing, improve neighbours views.

JaS: Will you have windows in between?

ML: Yes, there will be windows there. They are about 20 m away from the closest St Barnabas Street houses.

JeS: You are moving away from the initial idea of this project of traditional London squares and buildings through your interpretation and it has been done entirely for commercial reasons because you want to have a 25,000 sq ft mansion on the market.

RA: If they would have kept it as one it would have been a 75,000 ft unit, so I don't think it is a commercial reason. I do not see the commercial element.

GW and SG: Agreed it is less about commercial considerations.

GA: It is not meant to be pastiche but modern. It respects the old but it can't just copy it.

GW: As an end to Orchard Square and Five Fields Square it is a really good solution.

WH: *In terms of the masterplan intent, there was always the aim to have a centrepiece that completed the axis.*

JG: In terms of the internal sqm for Phase 4 and Phase 6a buildings, are they similar?

RK: Phase 4 units are larger. There are duplexes on ground and lower ground in Phase 6a.

JG: Has anything changed after Grenfell Fire?

RK: *Nothing has changed as the critical regulations apply to high rise.*

SM: *Also, the masterplan is built to modern standards and the problem with the disaster appears to be that it was an old building, poorly re-clad.*

6. Next steps

SM thanked everyone for attending. He apologised again for the lack of minutes and said this would not happen again. He reminded RLG members about the upcoming Phase 5b and 6a exhibition dates.