

Minutes

Chelsea Barracks Partnership
Resident's Liaison Group

Date: 19th February 2018, 6.30 – 8.00pm
Location: Garrison Chapel, SW1W 8PB
Chair: Steve McAdam

	Simon Davie	SD	Belgravia Society
	Celeste Shirvani	CS	Belgravia Place RA
	Helen Black	HB	Belgravia Residents Association
	Ian Strachan	IS	Bloomfield Terrace
	Peggy Strachan	PS	Bloomfield Terrace
	Jeff Simpson	JS	Gatliff Close RA
	Jason Gillot	JG	Wellington and Chelsea RA
	Paul O'Grady	PO	Grosvenor
	Margaret Thompson	MT	Chelsea Society
	James Thompson	JT	Chelsea Society
	Ginny Woodrow	GW	St Barnabas Church
	Valerie Robinson	VR	St Barnabas Street
	Ida Moore	IM	Cheylesmore House
	Gisela Gledhill	GG	Friends of Slone Square
	Warwick Hunter	WH	Qatari Diar
	Lee Hallman	LH	Qatari Diar
	Francesca Wilkinson	FW	Qatari Diar
	Iain Emmerson	IE	Westminster City Council
	Michael Squire	MS	Squire and Partners
	Michael Poots	MP	Squire and Partners
	James Munro	JM	Squire and Partners
	David Cawston	DC	Piercy & Co
	Patrick Judd	PJ	Piercy & Co
	Chris Beard	CB	DP9
	Louise Overton	LO	DP9
	Steve McAdam	SM	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 6b.

1. Updates on the project – Warwick Hunter, Qatari Diar

WH provides an overview of the construction and planning progress for the overall site:

- The Chapel. The restoration work is complete on the building and the Chapel Trust can now be formed. Some of the proceedings have already been put in motion for this to happen and soon there will be a process of appointing trustees. They will be a combination of RLG members, people that acquired property in Phases 1, 2 and 3, local retailers, WCC ward councillor(s) and officer(s) and QD representatives. Legal partnership agreement is secured for the curator of the space. There will be art events through the year. The party in question has world wide experience in art exhibitions. There is a 25 years partnership agreement which will see the Chapel become a renowned venue. There will be the community aspect which will be coordinated in collaboration with the Chapel Trust and could take different forms.
- Phase 3b is on track for Spring 2019 completion. Retailers have been engaged. By March 2019, the site will start feeling like a community with the opening of Garrison square surrounded by the restaurants, gallery and marketing suite.
- Phase 6b proposal. There has been a lot of work done with Westminster since the end of 2018 to make sure the provision in Phase 6b delivers the requirements of the area. 123 affordable homes, the sports hall, which was detailed in collaboration with WCC to provide the right facilities, the medical centre, for which there are discussions with NHS and CCG to identify specific needs and the retail provision.
- Phase 1 and 2 will be occupied in 12 months' time.
- Phase 4 ground work has been complete, and the build contract has been awarded to the new contractors.

2. Phase 6B (Building 21a, 21b and 22) – Michael Squire, Squire and Partners

MS presents the design proposals for Buildings 21a, 21b and 22 of Phase 6b along with the associated landscape.

- The established parameters consented during the initial phase of the masterplan leave a leeway for adjustments and so far, the designs stayed within those parameters, but in some cases, they breach those parameters for what we consider a good reason.
- Phase 6b has difficult elements as it delivers the remainder of the facilities not delivered in previous phases, such as the two types of affordable homes (intermediate and rental), extra care, alongside the and medical centre, sport centre, retail, parking and plant.
- As explained in the previous RLG meeting, the initial parameters of Building 21, especially its length, were considered disproportionate, hence the proposal to insert a slit which, creates an extra permeability that connects into the site.
- The new layout permits the distribution of the three main residential uses into each of the buildings (21a, 21b and 22) with the medical centre occupying its own building.
- At ground floor, each use will have retail as well as the entrances to other facilities including the sports centre in Building 21b
- The previous layout had different uses trying to dominate one another in the larger building but through the slit there is a much more coherent use of space.
- The areas consented for in the initial planning permission are, either exactly matched, or slightly increased in the new proposal.
- The provision of affordable homes is increased by 7 units though there are 4 less extra care units due to the desire to keep each uses in separate buildings for ease of management.
- There were 123 homes and there are now 126 homes.
- In terms of appearance the buildings are more in keeping with the surrounding materiality on Ebury Bridge Rd, brick and stucco predominant.

- There will be an accent placed on the craftsmanship in terms of brick articulation and texturing which, with new technology and development in Computer Numerically Controlled (CNC) processing, we can bring back affordability.
- Buildings 21a and 21b will be clad in a pale colour brick, sensitive to the colour of surrounding buildings, with a matching or better attention to detail and articulation.
- Opposite Gatliff Close the drop-off zone in front of building 21b, along with the diverse provision of retail space at ground level, will populate the area and give it a sense of destination for local shopping outlets.
- For reference, the distance between Chelsea Gate and Building 21a opposite is 16.2m, building to building, which is the same distance as that one between the Wellington Buildings and Building 20. Gatliff Close to Chelsea Gate is 25.4m and Building 22 to the opposite side is 17.2m. All good and generous allowances.
- The publicly accessible community garden is unchanged with a potential for a productive garden as well.
- MS further described the different plans
- The retail provision – the existing Sainsbury’s occupies an area of 227 sqm. In Phase 6b there is a provision for a variety of shops: 332 sqm, 260 sqm, 244 sqm and 82 sqm adding up to 918 sqm which is larger than the initially proposed 800 sqm space allotted to ‘food hall’ (supermarket) area. This is considered to be better, less service intense, and more able to add life to the street while reducing traffic and parking needs.

3. Phase 6B (Building 15) – David Cawston, Piercy&Company

- The Primary Care is central to the local community and compared to the consented masterplan, the proposed design places it in a separate building as opposed to the ground floor of one of the other buildings and uses.
- The south facing reception area relates better to the landscape and receives more sunlight.
- The back façade is pushed out and touches the boundary between Phase 6b and 5b. To prevent any overlooking this side of the building will have no windows.
- All the other façades are extensively glazed, having a more prominent civic status.
- The massing proposed is substantially below the consented parameters, being reduced from 3 story to 2 story.
- The material pallet takes inspiration from the surrounding area, looking at the brick in Ebury Bridge Rd with ‘turning’ (shaped) bricks to provide texture and depth to the facades.
- Light brick, metal and stonework define the building as having a more civic use with large glazed areas and variations in brickwork defining the character of the structure.

4. Phase 3B – Michael Squire, Squire and Partners

- Explains the changes which will happen on phase 3b and particularly the reuse of the marketing suit structure as opposed to the demolition and reconstruction of the building.
- The initial process was to demolish and rebuild on the same space a new structure, but the idea has been deemed unsustainable therefore the current proposal is to adapt the existing.
- The building does not need knocking down as it would require more site work and the construction of something similar to what is already there.
- The proposal is to extend the roof terrace at the top thus providing the required space to move easily and shortening the construction period, minimising the impact on the surrounding area and leading to a more sustainable process.
- In the future the ground floor will provide retail, as intended, and above ground will be 2 residential units at first floor and 2 residential units on second floor.

- For the time being the marketing suit will stay to facilitate sales, with flats at first floor being show homes and the ones at second floor being for sale.
- The building is well within the parameters.

5. Next steps – Warwick Hunter

- Final word on the exhibition
- Submitting to Westminster for planning permission by the middle of March with the hope that in May, it will have a positive outcome.
- Once that is complete, all the pieces will be in place for the delivery of each phase.
- In terms of timescale – the delivery is linked to sales. Currently the sale rate is at 65% in Phase 1 and 2. Once Phase 4 is on the market, smaller units will be offered that will increase the sale rate. The quicker sales go, the quicker the project can be built.

6. Question and answer session

JS: Was the requirement the delivery of an 800 sqm supermarket space?

WH: Yes, as it stands, that is what the masterplan needs to deliver. However, the current proposal is focused on animating the street and providing a diversity in retail for the wider area. The residents would benefit more from a split retail space. Also looking at the amount of servicing that an 800 sqm supermarket would require that would detract from the quality of the space. With the proposed layout, there is room for an additional supermarket if required. Sainsbury's currently is 227 sqm and there are units in excess of that and if needs be there can be a merger between the space in building 21a and 21b but the diversity of retail would better serve Ebury Bridge Rd rather than a single supermarket. This change will require a further deed of variation to S106 to implement.

CB: The masterplan was agreed back in 2006, a few years before Sainsbury's opened. With the current proposal the architecture tries to animate more than a supermarket would, there will be more frontage, more activity to the street. As mentioned, the requirement is for an 800 sqm supermarket but that would mean having a 3 time larger space than the current Sainsbury's. The servicing for such a space would clash with the envisaged activity in Phase 6b. There is more flexibility within the proposed design.

GG: Please give a rough idea of when Phase 6b will be started

WH explains the process which will lead to the final phase and that construction is based on sales and market demand but realistically it will be approximately 10 years until full completion.

SM thanked members for attending and draws the meeting to a close.