

Minutes

Chelsea Barracks Partnership
Resident & Community Liaison Group

Date: 27th June 2017, 6.30 – 7.30pm
Location: Marketing Suite, Renelagh Grove, SW1W 8PB
Chair: Steve McAdam

Celeste Shirvani	CS	Begravia Place RA
Ginny Woodrow	GW	St Barnabas Church
Katie Yates	KY	Bloomfield Terrace Residents
Georgina Thorburn	GT	Bloomfield Terrace Residents
Canada Slater	CS	Holbein House
Matt Cinch	MC	Kensington & Westminster RA
Martin Flash	MF	Royal Avenue RA (Otter Swimming Club)
Father John Pearson Hicks	JPH	St Barnabas Church
Jason Gillot	JG	Wellington and Chelsea RA
Rashim Arora	RA	Grosvenor Waterside RA
Sangeeta Arora	SA	Grosvenor Waterside RA
Mary Regnier Leigh	ML	Belgravia Society
Terence Bendixson	TB	Chelsea Society
Ida Moore	IM	Cheylesmore House
Peggy Strachan	PS	Bloomfield Terrace Residents
Ian Strachan	IS	Bloomfield Terrace Residents
Georgina Abrahams	GA	St Leonards Terrace RA
Valarie Robinson	VR	St Barnabas St Residents
Gisela Gledhill	GG	Friends of Sloane Square
Warwick Hunter	WH	Qatari Diar
Lee Hallman	LH	Qatari Diar
Nigel Taylor	NT	Qatari Diar
Chris Beard	CB	DP9
Louise Overton	LO	DP9
Steve McAdam	SM	Soundings
Lizzie Bird	LB	Soundings

AA to add organisations

Welcome, introduction and agenda – Steve McAdam, Soundings

SM SM welcomed everyone to the meeting and ran through the agenda for the evening. He introduced Warwick Hunter, Development Director at Qatari Diar, who gave an update on progress of the project.

1. Introduction and project update – Warwick Hunter, Qatari Diar

WH WH explained that the focus of the evening would be a presentation of past, present and future stages of the development:

- Phase 1 to 3 is in the process of being fitted out, sales are taking place on both apartments and town houses. The sales are global, towards individuals mostly interested in occupation rather than investment. 60% of properties have been sold.

- Phases 1 to 3 will be completed by the end of next year along with the 2 restaurants. Restaurant occupiers are being considered currently.
- The Chapel is currently undergoing restoration. Next year, the chapel trust will be appointed and although the previous gallery operator deal fell through, QD are looking for partners for activities and use. This process will be finalised next year with members of the community invited to be part of the trust.
- Phase 4 is currently being excavated and contractors are being sought for structural works. Once those have been decided the construction will start with the hope of having structure going up at the time of Phase 1 to 3 completion.
- Reserved matters planning applications for Phase 5b and 6a will be submitted to Westminster this year. Phase 6b contains the community facilities, swimming pool, affordable accommodation and wider sports facilities and will be progressed towards the end of the year once agreements are finalised with WCC.
- The planning context is the outline consent for the scheme that was granted in 2008. It has a 10 year life expectancy which means that in 15 months time the scheme needs to be through the system.
- Qatari Diar is looking forward to the second RLG to talk in more detail about Phase 5b (Piercy and Co Architects) and 6a (Eric Parry Associates and Squire and Partners Architects). The plan is that both reserved matters applications will be submitted during the summer.

2. Questions & Answers

Q: Will you alter the plans for 5b?

No, it will all be parameter compliant.

Q: Will the plans be altered for Phase 6a?

All the future buildings in 6a will comply with the agreed parameters with only one exception (Building 20), which will be detailed during the exhibition. The changes are of a very small nature.

Over next year there are plans to discuss with Westminster City Council how the affordable housing will be delivered. This is in recognition that priorities have changed in 10 years. Westminster City Council will provide an updated brief so that the final phase can be designed to respond to these new needs.

Qatari Diar is committed to delivering the sport and health centre as part of phase 6b. Westminster City Council will be consulted to determine what they need based on the space available in order for design to progress in the right direction.

Q: Could the council change the facilities proposed as part of the sports centre?

Yes, there is nothing prescribed in the Section 106 (S106) agreement in terms of amenity. The requirement is for provision of a sport centre. The type is not specified and that is where Westminster City Council needs to help define the use of the space.

Q: Is there any chance the sports centre will not be delivered? It is vital.

WH confirmed that it will be delivered. He is aware of the obligation to the community and determined to move forward. Westminster City Council needs to specify what it wants, if needs have changed over the years.

Q: Which is the social block? Is this social housing?

Confirmed that this would all be catered for in the next and final phase (6b) alongside the health facility and sport centre. Building 21 would cater for some of this, but absolute provisions are yet to be discussed with WCC.

Q: Has the council regulation changed the number of the units that are needed?

No. It is the same figure but may be more prescriptive in terms of design and sizing for the individual units. In the past there was guidance on general sizes but now there is a minimum size.

Q: Have the number of units reduced in recent years?

The number of units have been set and is still valid. There are discussions with Westminster City Council about compliance and how we need to adapt to comply with modern standards in terms of

delivery. This is the reason why we would like to have a full year to have that discussion as part of the wider consultation, and let the design evolve iteratively through the process. By resolving phases 5b and 6a, which should not be controversial, bearing in mind that they are substantially compliant with the parameter plans, it will allow us to have a more detailed dialogue with Westminster on the future Phase 6b. Our plans have adapted to meet modern standards of housing, sustainability requirements and the provision of modern day requirements.

Q: Have the final plans for phase 6a been developed?

We are working through this now though still at pre-application stage. There will be more information at the next RLG meeting and the subsequent exhibition in July. (SM later provided the dates)

Q: Are there negotiations under way with Westminster council about phase 6a?

Yes.

You and Westminster Council should work together to bring this road across a little bit here [adjacent building 20] and modify this junction [to cut across the corner]. It is already a problem and with the increased amount of traffic that you will get (from the development) there will be further pressure on this junction. Ebury Bridge Road also has all the coaches, and is overloaded. There is a no right into Ebury Bridge Road off CBR. This corner needs rounding and the junction redesigning.

WH responded by saying that all of Ebury Bridge Rd needs consideration. Most of the transport principles have been established, but what we are looking to do with Gustafson Porter, the landscape architects, is to focus not only on green spaces but routes through the scheme. Permeability is key.

Q: I would be pushing for that. We need to increase the width of this table and widen this section to be able to do a left turn at this junction.

WH responded by saying that these are some of the elements which need time for discussions with the authorities. One of the major constraints on that corner are the mature, listed trees, the listed railings and the detailed planning consent that is in place. If removed all parameters are open.

Q: Have the Architects been appointed for phase 6b? Has there been a competition?

A: Squire and Partners will start the dialogue with Westminster City Council on the final phase and then QD will appoint the architect resulting from this. QD have done some initial research on architects too, and there is a shortlist of practices that can deliver the quality and character required. Any appointment will be the subject of further advisement and discussion.

Q: Will the sports hall and other facilities be for the wider community or limited to residents?

A: The new residents will have their own amenities. The facilities in 6b will be open to the public.

Q: Will there be any parking for people arriving at the sports centre?

A: Drop-off arrangements only but with disabled parking provided.

Q: What is the plan for the garage / petrol station?

A: Its not QD's site, it is part of the Grosvenor estate.

Q: How much are the terraced houses being sold for?

A: For those individuals buying the properties the asking price is not something that can be shared.

Q: Are they leasehold or freehold?

A: A 125 yearlong lease would be typical for the apartments and the houses are sold on a freehold basis.

Q: Have streets and new roads been named?

A: Names are not set for the entire area. The gardens are still to be decided by WCC. CB explained that naming can be complicated, as they need to have unique monikers easily recognisable by the emergency services.

Q: When will the swimming pool be completed?

A: Westminster need to determine their specific requirements. Once more is known about the required and detailed provision, further consultation can take place on use and design. QD is

committed to delivering the approved facilities and is waiting for Westminster to decide on requirements.

Q: When is completion of the scheme planned for the current works (1-3)?

A: Completion depends on sales rates and how quick the '80%' acquisition rate is reached on previous phases.

Q: What is the longest/ worst case scenario?

A: Currently 2 years of sales on Phase 1 and 2 stand at 60% and therefore projecting 5-10 years full completion on all phases - but this depends on the market.

Q: Are you behind on construction?

A: Construction is not the focus here, nor do we have the correct representatives (we are focusing on design) but some delay on construction has been discussed due to quality standards. There might be another 6-9 months on Phase 1-3 completion.

Q: What is the plan for the Chapel?

A: The plan is to explore other potential operators and the level of control that would be given away. There will be strategies coming up in following months. It is considered an important part of adding life and vitality to the public space. This will all be discussed in full with the RLG. Representation from the group (2-3 members) will be sought in due course with a focus on local representation.

Q: What type of organisation will operate the chapel and how will this be determined?

A: The Section 106 agreement sets out that the Chapel trust will promote the community use, program of use, supervision and curating of community events. The Trust will have members from the appointed operators, QD, members of the RLG, local traders, residents, Ward Councilors (Royal Hospital and Churchill Wards), and others.

3. Close

- SM reminding everyone about the RLG on the 13th July to discuss designs for Phase 5b and 6a and details for the 15th, 17th and 18th July Drop-in Exhibitions.
- SM thanked members for attending.