



**STATEMENT OF COMMUNITY
INVOLVEMENT**

**COLEBROOK COURT
LONDON SW3 3DH**

DECEMBER 2021

polity

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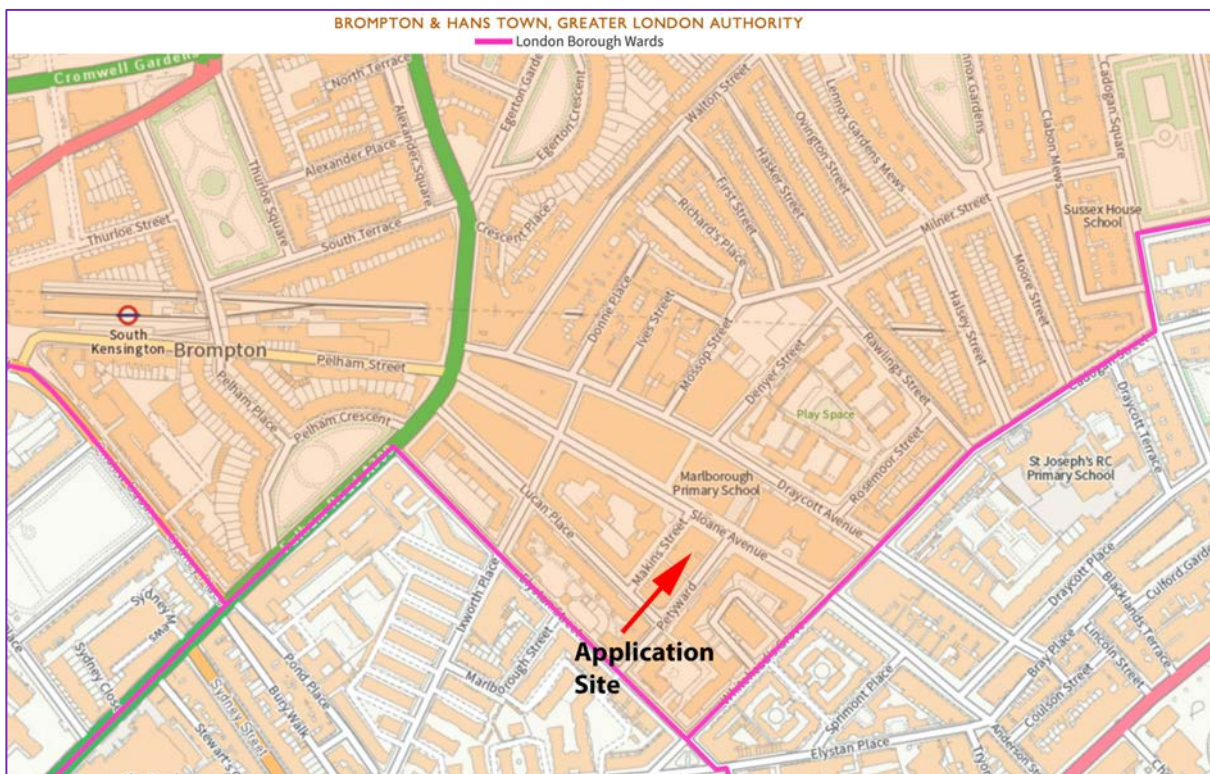
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1. Introduction and background

1.1 Polity Communications Ltd ('Polity') was appointed by the Colebrook Court Residents Association (referred to as 'CCRA' in this document) to coordinate and implement community consultation and involvement relating to their emerging proposals at Colebrook Court, 75 Sloane Avenue, London SW3 3DH. Polity is a community engagement consultancy which specialises in the built environment.

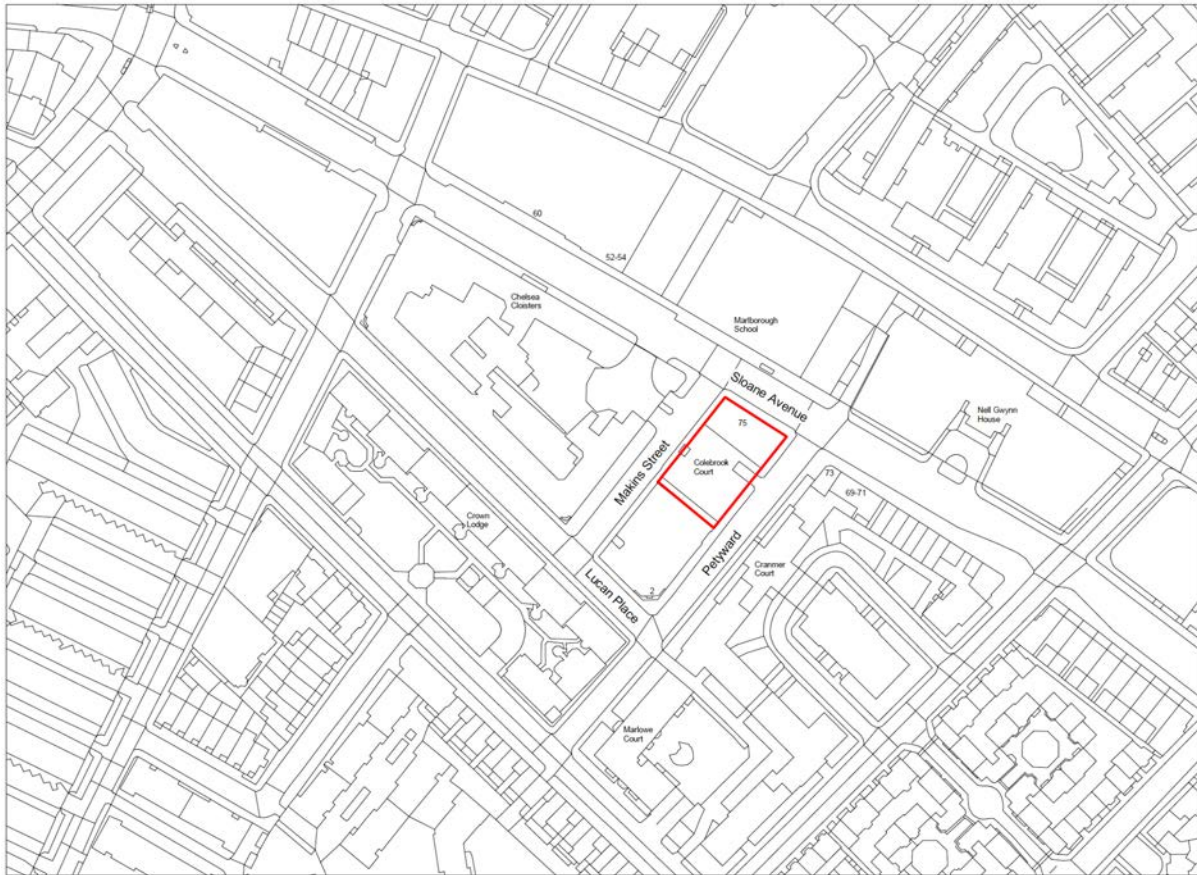


Map showing location of site and ward boundary

Existing site

1.2 The existing buildings at the site comprise a commercial space at ground floor level (including the Sainsbury's 'Local' store and its associated basement) plus three-storeys of residential properties above, providing 12 apartments. There is also dedicated resident-only parking on site at ground floor level which is accessed via a ramp off Makins Street.

1.3 Overall, the building at the site has a gross internal area (GIA) of 2,240 sq. m which incorporates some 1,334 sq. m of residential space and 906 sq. m of commercial space.



Site location plan and boundary

1.4 The street scene associated with the existing building suffers from a lack of animation and the car park has a dead frontage along both Petyward and Makins Street. The largely brick and concrete structures at the site are dated, provide little architectural interest and do not contribute anything valuable in design quality terms.

1.5 The form of the buildings tends to emphasise the fragmentation of Sloane Avenue and is not directly comparable to any other found in the vicinity. This is recognised locally and confirmed by the community engagement programme described below. The design team for the new building has addressed this directly by incorporating architectural elements that are characteristic of the neighbourhood such as stone banding and red brick.



View of existing site from Sloane Avenue

Site location and local area characteristics

- 1.6 The site is located within the Brompton and Hans Town ward of the Royal Borough of Kensington and Chelsea and is bounded by Sloane Avenue to the north, Makins Street to the west and Petyward to the east. It is situated approximately 0.6 km to the south east of South Kensington Tube Station (around a 10 minute walk) and 0.8 km west of Sloane Square Tube Station (around a 12 minute walk).
- 1.7 Unlike much of the land and properties within the Royal Borough, the site is not located within a Conservation Area or within protected or strategic views but resides within a cluster of taller buildings.

1.8 Key neighbouring existing residential developments include Chelsea Cloisters to the west, Cranmer Court to the east and Nell Gwynne House to the north. The relatively new Marlborough Primary School is situated opposite the site on Sloane Avenue while to the south of the application site, the new residential-led redevelopment at 2 Lucan Place (the former Chelsea Police Station) has been granted planning permission and is under construction.

Description of proposals

1.12 The description of the finalised planning application proposals for the site (please see Section 2 of this report for details of how the scheme evolved during the community consultation and involvement programme) are as follows:

Demolition of existing building and redevelopment of Site to provide a mixed use commercial and residential building.

1.13 The application proposals are for a new building of Ground plus 12 storeys.

1.14 The proposed land uses/floor areas are shown below in the table, but in respect of the new residential apartments, some 41 units are proposed offering a mix of one, two, three and four bedrooms. 10 of the units offer affordable tenures (four offered as socially rented and six as intermediate) and are provided as a valuable contribution to meeting known needs in one of the least affordable wards in the country in terms of market housing.

Use	Proposed GIA (sq. m)	Proposed GEA (sq. m)
Commercial	497	558
Residential	5,557	6,193
Overall total	6,054	6,751

Residential unit size	No. of units
Private	
1-bed	6
2-bed	16
3-bed	8
4-bed	1
Sub-total private	31
Intermediate	
1-bed	3
2-bed	1
3-bed	2
4-bed	0
Sub-total intermediate	6
Social rent	
1-bed	0
2-bed	2
3-bed	2
4-bed	0
Sub-total social rent	4
Overall total	41

- 1.15 6 of the proposed units are offered as intermediate affordable (shared equity) while the remaining 4 are offered for social rent. This means that the on-site affordable provision is 24.4% by unit, 24.2% by habitable room and 20% by GEA. This quantum of affordable housing is directly linked to the overall viability of the proposals and is detailed in a Financial Viability Assessment which forms part of the planning submission. The table overleaf shows a more detailed breakdown by size of apartment and tenure.
- 1.16 The proposed commercial space is envisaged to be for the provision of a local convenience store.

1.17 The proposal is in a highly sustainable location with good access to public transport (Public Transport Accessibility Level 6a, 'Excellent') and is proposed as car-free. The provision of 78 secure long-stay cycle spaces for the new residents along with 6 for the proposed commercial users is a significant improvement and encourages environmentally sustainable transport. London Plan and local authority policy seeks the provision of one dedicated car parking space for people with disabilities. The intention is to convert an existing car parking bay on Petyward to achieve this provision.

2. Community involvement programme – principles

Guidance on involving the community in pre-application proposals

- 2.1 In the latest version of its Statement of Community Involvement (adopted February 2020), the Royal Borough of Kensington and Chelsea states:

Applicants are expected to engage with the local community as part of the pre-application process. This provides an important opportunity for neighbours and local communities to raise any issues directly with the applicant and influence the proposals at an early stage, taking any comments received on board.

Where pre-application consultation is undertaken, applicants should prepare a report summarising the type of consultation carried out, the key issues raised and how the scheme addresses these issues. This report should be submitted with any subsequent planning application.

- 2.2 Similarly, increased emphasis has been placed at national level on early engagement in the planning process in order to allow feedback to be fully taken on board before planning applications are finalised. This was a key guiding principle of the Localism Act (2011) and the importance of front-loaded community involvement is reinforced by the most recent iteration of the National Planning Policy Framework (2021), which states at paragraph 39:

Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

- 2.3 Pre-application consultation by an applicant for new development on land in England is not compulsory however, although it is encouraged as best practice.

The approach followed by CCRA

- 2.4 From the outset, CCRA has been fully committed to appropriate community involvement around the redevelopment of the Colebrook Court site and sought specialist input from us to ensure that from an early stage that they complied with local and national planning policy and good practice.
- 2.4 Over the years of working with its clients, Polity has developed community involvement programmes which seek to involve residents, businesses, civic groups and other community stakeholders using a variety of methods and channels. These include briefing meetings with community-based groups, design workshops, briefing meetings with elected representatives, public exhibitions, use of social media, interventions in the press & broadcast media and the use of websites and other digital platforms.
- 2.5 At the very initial stage of the community involvement programme relating to this development in the summer of 2019, Polity worked with the design team and proposed an approach which commenced with physical engagement with local community stakeholders via the holding of a public exhibition. Contacts were also made (although not ultimately pursued at this stage – please see Section 3 below) with identified civic groups to arrange separate briefings/workshops.

Necessary adjustments due to the COVID-19 epidemic

- 2.6 The results of the initial stage of the 2019 programme (see 3.6 below) led CCRA and its design team to fundamentally reconsider the redevelopment approach to the site. By the time a review process had been completed, the COVID-19 epidemic had hit the country with its associated public health emergency restrictions. This meant that CCRA and its team had to adjust its approach in relation to community dialogue and consultation. The Royal Borough equally had to revise its approach to its own community engagement activities as detailed in an addendum to its Statement of Community in March 2021. This essentially involved a shift to virtual engagement via digital technologies.

- 2.7 The need to find new methods of engagement was highlighted by Steve Quartermain, the Government's Chief Planner at the Ministry of Housing, Communities and Local Government in his 'Planning Update Newsletter' issued in March 2020, which stated:

We understand that some councils are concerned about the implications of COVID- 19 for their capacity to process planning applications within statutory timescales. It is important that authorities continue to provide the best service possible in these stretching times and prioritise decision-making to ensure the planning system continues to function, especially where this will support the local economy.

We ask you to take an innovative approach, using all options available to you to continue your service. We recognise that face-to-face events and meetings may have to be cancelled but we encourage you to explore every opportunity to use technology to ensure that discussions and consultations can go ahead. We also encourage you to consider delegating committee decisions where appropriate. The Government has confirmed that it will introduce legislation to allow council committee meetings to be held virtually for a temporary period, which we expect will allow planning committees to continue.

We encourage you to be pragmatic and continue, as much as possible, to work proactively with applicants and others, where necessary agreeing extended periods for making decisions.

- 2.8 Polity therefore developed a new consultation programme in conjunction with CCRA and its design team which had the objective of meeting best practice in pre-application whilst addressing the constraints imposed by the public health restrictions affecting the country. This was based on tried and tested digital engagement methods which had been deployed as part of community involvement programmes carried out by Polity for many years.

- 2.9 Although now exclusively 'virtual' in nature the COVID-19 adjusted programme sought to ensure that prior to the finalisation of any planning application proposals residents, businesses, civic groups, political representatives and other stakeholders could:
- have access at an early stage to clear information through multi-channels about the proposals at Colebrook Court and the design process leading to the planning application;
 - put forward their own ideas and feel confident that there was a process for listening to, recording and considering feedback;
 - comment on the design and content of proposals prior to submission and receive appropriate responses from the design team; and
 - get feedback and be informed about the progress of the application.
- 2.10 The community involvement programme was conceived with best practice in mind and with the objective of meeting the expectations of the Royal Borough of Kensington and Chelsea's Statement of Community Involvement in the light of the public health restrictions associated with the COVID-19 epidemic. The process followed, feedback received and the responses from the design team are described in the following sections.

3. Community involvement programme – tactics

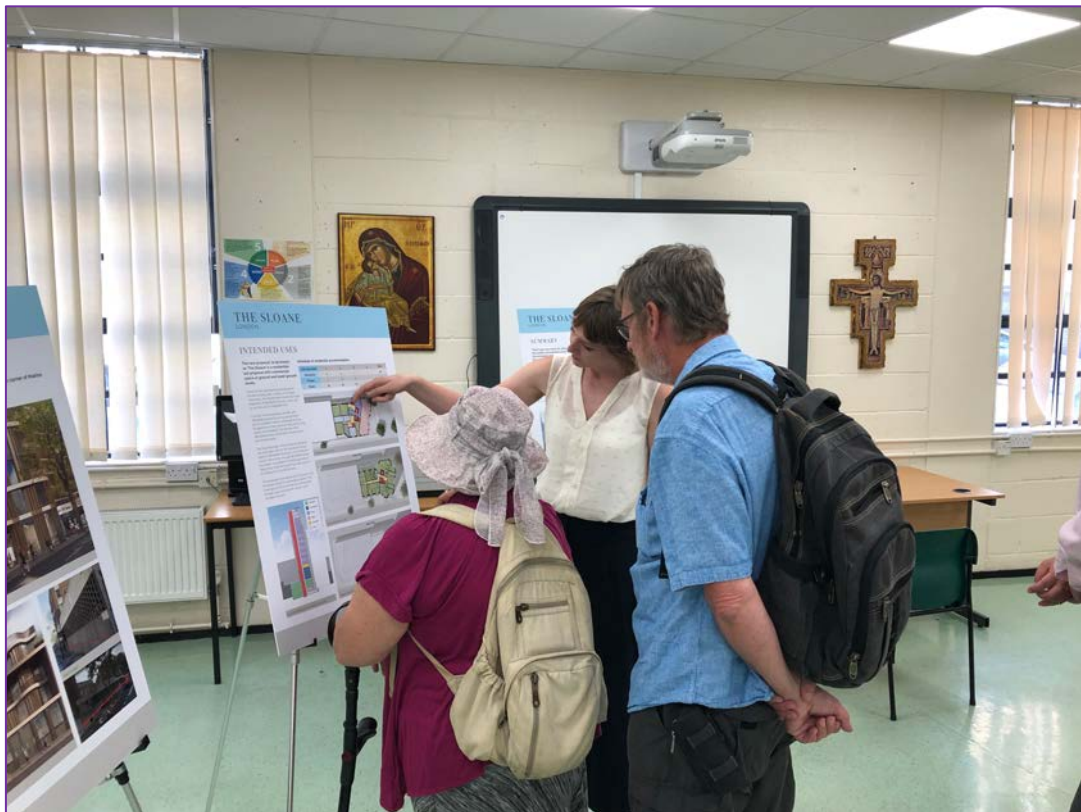
- 3.1 There were two distinct stages to the programme, beginning in 2019 with the presentation of initial ideas for the site which was undertaken by means of a local public exhibition.
- 3.2 The second stage in 2020 and 2021 involved the presentation of revised proposals which sought to respond directly to the feedback received in 2019. As noted above, due to the significant constraints due to the onset of the COVID-19 pandemic and its associated public health restrictions, we concluded that physical/face-to-face engagement was not going to be possible due the COVID-19 restrictions. This second stage was therefore virtual in nature.

2019 programme

- 3.3 The consultation catchment for the proposals – the primary geographical area targeted - included all principal neighbouring properties and surrounding streets (**see Appendix A**).
- 3.4 We deployed our own street delivery team to deliver a letter on 17th July 2019 to residents and businesses within the catchment to inform them about the pre-application consultation and invite them to a public exhibition. The letter also gave details on how to obtain further information. 1,976 letters were distributed (**see Appendix B**).
- 3.5 Just prior to the delivery of the community letter, we contacted the local ward members Cllr Walaa Idris, Cllr Sof McVeigh and Cllr Mary Wheale to make them aware of the distribution of the letter and the opportunity to attend the exhibition. We subsequently arranged to brief Cllr McVeigh at the Town Hall on 5th August.
- 3.6 The exhibition was held between 2pm and 7pm on 24th July at the St Thomas More Language College. This comprised a number of panels displayed on easels showing the initial draft proposals for the site, which were for a 26-storey residential building and the retention of retail uses at street level (**see Appendix C**). The proposals included 76 apartments.

3.7 Some 28 members of the public attended and all were given the opportunity to leave written feedback by way of a feedback form (see Appendix D). The majority of the attendees were residents of buildings immediately neighbouring the site. Some 14 separate feedback forms were collected and the principal issues raised included:

- Observations on the proposed height of the new building which was considered to be significantly out of keeping with the surrounding residential buildings;
- Loss of existing car parking spaces;
- Support for the provision of affordable homes;
- Need to protect the amenity of neighbours;
- Request for more information on daylight/sunlight impacts; and
- The importance of a modern convenience foodstore at this location given the lack of choice locally.



2019 public exhibition

3.8 Although steps had been taken separately to offer dedicated briefings of local civic and resident groups, the design team decided to undertake a fundamental review of the proposals before organising these. This decision was taken in the light of the feedback received at the exhibition as well as that received from the separate briefing with Cllr Sof McVeigh.

2020/21 programme

3.9 There was a lengthy pause in the programme whilst CCRA and its design team reconsidered its approach to the site. Pre-application discussions with the local authority recommenced with the local authority in March 2021.

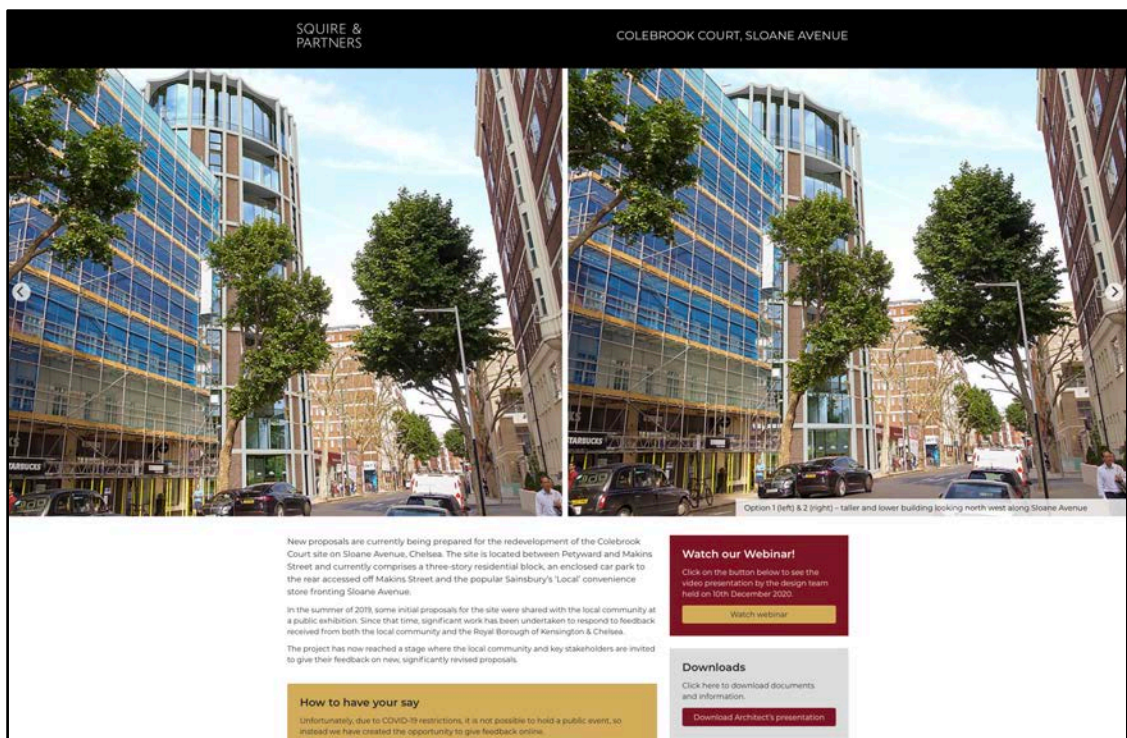
3.10 The new approach involved a complete re-think of the building. In particular, the design team considered how to:

- Find a viable balance between the provision of on-site affordable housing, the height of the tower building and the impact on the neighbouring townscape.
- Propose a contemporary external language that fits within the character of the neighbourhood through its proportion, composition and materiality.
- Minimise the impact on the views and the Rights of Light of adjoining properties as well as maximising the internal daylight of the proposed scheme despite its location on a tight urban site.

3.11 As a result, it was decided by the design team to consult the local community further on two potential options for the site which offered ground plus 12 storeys and ground plus 14 storeys solutions. The two options presented different amounts of affordable housing based on their respective assessed financial viability.

3.12 As indicated above, we designed a virtual engagement programme which involved virtual briefings of ward councillors and civic/resident groups followed by the distribution of a community letter on 2nd December 2020 (**see Appendix E**) to the same catchment (**see Appendix A**) used in 2019.

3.13 The letter signposted a dedicated website www.thesloaneinfo which was launched on 2nd December 2020 to coincide with the delivery of the community letter. At launch, this contained some downloadable information panels (see **Appendix F**). The information panels described the emerging plans and showed the proposed uses, landscaping & public realm, design, form (the two height options) and materiality (changed from the 2019 proposal and placing a greater emphasis on referencing the character of the neighbourhood). The website also contained an online form where visitors could ask questions or give their comments on the emerging proposals.



Screenshot of website

3.14 The community letter also invited recipients to a live presentation ('webinar') by the design team of the new options for the site, which was held on 10th December 2020. Participation was by pre-registration on the Zoom platform and we received 46 pre-registrations which translated into 32 attendees at the webinar itself.

3.15 Since the launch of the website on 2nd December 2020 and 15th December 2021, there have been 1,449 visits by 259 users and 64 file downloads of the presentation (PDF). A recording of the webinar presentation was also made available on the website for those who had not been able to attend on 10th December.

3.16 Prior to the holding of the webinar we also arranged a series of virtual briefings via Zoom of elected representatives and civic/resident groups as follows:

- Councillor Walaa Idris (separate note circulated by RBKC officers), 10.11.20;
- Councillor Sof McVeigh (separate note circulated by RBKC officers), 16.11.20;
- Nell Gwynn House Residents, 11.11.20;
- Milner Street Area Residents Association (MISARA), 18.11.20;
- Chelsea Society, 19.11.20; and
- Markham Square Residents Association, 8.12.20.

3.17 The format of these sessions which were typically around an hour in duration was an on-screen presentation of the two options for the site plus a Q&A session and an opportunity to make any comments.

3.18 Zoom briefing with Cllr Walaa Idris – 10.11.20:

- Both options at G+12 and G+14 look better than the original G+26 proposal;
- The visualisations show a very small difference in the two options to a degree that it is almost unnoticeable;
- Wanted to understand the heights of the surrounding buildings;
- Asked about potential community space;
- After having understood the respective affordable offers and the proposed size of units, seemed comfortable with the proposed residential spaces;
- Supported the approach of showing two options with the varying heights and affordable offer;
- Considered the Sainsbury's store as a 'lifeline in the area' particularly as it was open to 11pm;

- Considered the proposed building design to be 'much better looking' than the original proposal. Thought that it 'blended in' and although it was a modern building it 'sits at ease';
- On the trade-off between height and affordable housing, stated that the targets for affordable housing were important but this had to be weighed against what residents 'can live with.' Did not want to arrive at 'a situation with a building that the community hates'; and
- Supportive of the proposed consultation approach and suggested that the Milner Street Area Residents Association be added to the list of consultees.

3.19 Zoom briefing with Nell Gwynn House Freehold Limited – Simon Davie & Bill Toomey:

- 'It's the aesthetics that matter, the beauty of the proposed building'. Original scheme was 'far too high, took away light, flow of air'.
- In two minds about 12 & 14 but 'great improvement' on what it was before.
- In favour of improving the look of the whole of Sloane Avenue – opportunity to progress and improve site;
- The design is in keeping – use of brick, just down to the height levels. Like the stonework, looks very attractive;
- Building in need of redevelopment, architecture welcomed. Could lead to action on Chelsea Cloisters;
- Lower option looks a bit of a 'dumpling', G+14 looks better; and
- After reviewing materials provided after the briefing, further email received from Simon Davie: Cannot fault the material design, the smaller height of 12 storeys, already higher than anything else in the street, would be the choice. Concern over setting precedent for Chelsea Cloisters were this to be redeveloped in the future.

3.20 Zoom briefing with Cllr Sof McVeigh (16.11.20):

- Significantly better in terms of style and size;
- Materials have been addressed, particularly introduction of bricks and white detailing. This is 'great and more Kensington-like';
- The existing building is 'not at all beautiful';
- Supportive of the use of green roofs and the introduction of any soft landscaping and noted that the Marlborough School had introduced such landscaping;
- Supportive of landscaping at ground floor level;
- Understood the advantages of both the options which offered a trade-off between heights and affordable housing. 'Very helpful to present it this way so that residents can understand';
- The new proposal was 'completely different' and would 'fit much better';
- Accepted the need for more housing in the Royal Borough and certainly more affordable housing;
- The building design was more 'aesthetically pleasing'; and
- Offered to assist with contacts in Cranmer Court.

3.21 Zoom briefing with the Milner Street Residents Association (MISARA, 18.11.20) – Richard Grantley and four committee colleagues:

- Supportive of a larger retail/convenience store - a valuable facility locally;
- Asked for information on the promoters of the scheme;
- Lower building options 'hugely better' and a 'massive improvement' on the previous scheme;
- Stressed importance of engaging properly with the local community;
- Would it be possible to comment further on the choice of colour and materials?
- Preference for traditional materials - brick and stone;
- Offered to circulate information to MISARA members (230 households);
- Asked for more information about the Colebrook Court RA and its Companies House registration;
- Thought presentation was very helpful - welcomed the reduction in height and the change in the materials which was 'a great improvement'.

3.22 Zoom briefing with the Chelsea Society (19.11.20) – Dr James Thompson and Sir Paul Lever:

- Appreciative of the consultation opportunity;
- Great relief that the previous plan was no longer being brought forward as this would have led to 'a more acrimonious conversation'.
- Stated that the Society did not have an agreed policy on affordable housing and there was an ongoing debate about the merits of on-site and off-site affordable housing;
- Instinctively felt that G+12 might be two storeys too high;
- Generally wanted to keep building heights no higher than existing in Chelsea, due to concerns over precedents being set and the potential for new buildings to rise above existing buildings;
- In design terms considered that the new building would be 'an improvement'. The proposal considered to be 'attractive, looking original without being too exotic to stick out like a sore thumb'. Liked the Art Deco flavour and much preferred the use of brick rather than glass and steel;
- Accepted that this stretch of Sloane Avenue was not the most attractive part of the borough but felt that the proposed building integrates rather well;
- Stressed importance of wider views of the new building and felt that although no longer visible from the Royal hospital, the G+14 could be seen from several viewpoints. acknowledged that the G+12 was less visible.
- Stressed importance of the retention of the food retail store;
- Faced with a choice between the two options, G+12 is preferred.

3.23 Zoom briefing with the Markham Square Residents Association (8.12.20) – David Cox & Peter Dykes:

- Not considered to directly impact on the Square;
- Sloane Avenue seen as somewhat of 'a depressing cut through' and 'convoluted' in terms of its street pattern;
- Need for enhancing and regenerating Sloane Avenue and the proposal seemed to achieve that;

- Could bring new lease of life and could be considered to be a natural evolution complementing what has already happened with the Marlborough school;
- 'Overdue';
- Recognised that the taller scheme delivers greater social good and for that reason is preferable;
- Would certainly not want anything taller than G+14;
- Retention of the ground for retail and its expansion is supported;
- Generally, 'another improvement which will benefit Sloane Avenue'.

3.24 We received 17 comments from the online form on the website and there were more received via the 'chat' facility during the webinar. The majority of the responses received here were from residents in Cranmer Court:

- Concern over whether the height was right for its surroundings and the actual heights of the buildings in the vicinity of the site;
- Questions over whether the design was in keeping with the locality;
- Desire to purchase an apartment;
- Parking difficult in the area;
- Retention of the retail unit is vital;
- Will the re-provided convenience store be open late as the existing one;
- Wanted to understand how the private/affordable mixes are calculated;
- Prefer a G+9 solution;
- Prefer a 'block' solution rather than a cylindrical solution;
- Need to consider impact on Marlborough School;
- G+12 looks a better fit for the area;
- Requested more information on daylight/sunlight impacts;
- What financial contributions are likely to come forward?
- Asked about construction management and need to minimise impacts.

3.25 The website will be updated at the point of submission to explain the finalised proposals and we will distribute a third community letter inviting recipients to view the website and also contact us if they require any further information. We will also re-contact the elected representatives and civic/resident groups with the offer of an update virtual briefing. This will complement the local authority's own independent statutory consultation.

Conclusions

- 3.26 The pre-application community involvement programme for the Colebrook Court was widely promoted through the delivery of community letters on two occasions to a wide catchment around the site and transacted through a combination of a physical public exhibition in 2019 then a virtual programme in 2020/21 involving video briefings, use of a website, social media and a webinar.
- 3.27 We are confident that the programme was able to gather wide-ranging comments on the key elements of the proposals both in their original form and then as they evolved in response to community and stakeholder feedback.
- 3.28 All of the comments received were considered by CCRA and major revisions were made to the scheme to try and arrive at the best possible proposal for the site. In the latter stage of the programme, two options were presented, a process which in our experience is rarely offered by applicants. Where specific questions were raised and responses requested, these were provided.
- 3.29 The following section summarises the key comments and feedback received and gives the response of CCRA and its design team.

4. Key issues emerging from the programme

- 4.1 The table below shows the key comments we identified from the community involvement programme over its two stages. Given the numbers of groups and individuals encountered, there was no uniform 'community view' but a variety of opinions, particularly when it came to more subjective matters. There is no particular weighting or order in the table given to the comments we have identified and we have set out the response of CCRA and its design team.
- 4.2 As always with development proposals, the reaction of individuals or representative groups are often shaped by their physical relationship to the development site. This does not in any way undermine the legitimacy or the weight to be accorded to any feedback given by immediate neighbours. We accord all views equal weight regardless of their source. Some points raised with us were not material planning considerations, but this is to be expected with programmes of this kind.
- 4.3 It should be noted that over an extended period of community engagement which began in the summer of 2019, we encountered individuals and groups at different stages in the iterative design process, meaning that the feedback received could have been specific to the proposals as they were at that time. Equally, some comments were relevant to the proposals regardless of the time of the point of contact. This is reflected in the table below, and at Section 3 above we have set out a summary of the different responses we received in 2019 and 2020/21 during the stages of the extended design process. The table below primarily focuses on comments on the 2020/21 proposals which are most relevant to the planning submission scheme.
- 4.4 In common with all planning applications of this nature, CCRA and its team was also engaged in a parallel process of pre-application discussions with officers of the Council, the GLA, key elected representatives and other statutory consultees. The process followed and feedback received from these sources as well as the responses from CCRA and its team are not covered here but detailed in the Design and Access Statement.

- 4.5 Many of the comments made by the local community were also raised in these parallel pre-application discussions and feedback from the community involvement programme was also passed on at the various meetings and discussions which took place. This happened in a structured way in early January 2021 when we presented our findings to a joint officer/member group following the completion of the virtual programme undertaken in November and December 2020.
- 4.6 Given the extensive nature of the non-statutory applicant-led community involvement programme, we are confident that that there was full and fair opportunity over an extended period for all interested residents, businesses, community-based groups and other stakeholders to give their feedback on the emerging proposals. We hope that the process will also positively assist the local authority's own statutory consultation on the submitted planning application.

Summary of key comments and responses

Comment	Response
<p>Proposed building too high and out of context with the surrounding area where buildings are no more than 9 storeys. Why can't the proposed tallest element be limited to the height of the neighbouring adjacent buildings? What is the justification for making this the highest building along Sloane Avenue?</p>	<p>This is covered in detail in the Design and Access Statement which forms part of the planning submission, but in summary the key factors in determining the appropriate scale and massing of the proposed building were:</p> <ul style="list-style-type: none"> • Impact upon townscape and integration within existing context; • Feedback from pre-application meetings and public consultation; • Consideration of existing Rights to Light of neighbouring properties and mitigating impact of any proposals on access to sufficient sunlight/daylight; • Ensuring sufficient sunlight / daylight provision internally within development; and • Viability - to ensure provision of sufficient affordable accommodation. <p>Following analysis of the area, it was concluded that a higher building than the prevailing height of the area would be appropriate for this particular site along Sloane Avenue as it is a relatively small island site within an area that is characterised by very long continuous and tall mansion blocks. This is also acknowledged within RBKC's SPD 'Building Height in the Royal Borough' document which includes Sloane Avenue as a specific area in the borough which contains a cluster of tall buildings. It also continues to describe that this cluster does not produce a signature distinctive skyline but is a collection of residential high rise buildings.</p> <p>At 12 storeys, the proposed building falls within RBKC's category of 'Higher Building' which demonstrates that a building up to 1.5 times the height of the surrounding context would be considered a 'higher' building rather than 'tall'. As The site is flanked on either side along Sloane Avenue by an 8 storey building and a 10 storey building, a proposal of up to 13.5 storeys within this context would</p>

	be considered to be 'higher' rather than 'tall'. The scale of surrounding buildings increases in height in both directions towards the site, making this an ideal location for a 'higher' proposal. The proposed mass does not 'punctuate' the skyline as is characteristic of a 'tall' building but instead creates a point of relief that is appropriate in scale and proportionate to its surrounding context.
Revised building height an improvement on the original 2019 proposal.	Noted. CCRA and its design team completely changed the approach to the site in response to the community feedback received in 2019 when the initial scheme was presented for consultation.
Relieved to see the abandonment of the previous 26-storey building.	CCRA and its design team wished to respond to community feedback received in 2019.
In the choice between a G+14 and a G+12 building, the latter is preferred.	Noted.
Concern that if new building heights are higher than those typically found in Chelsea that this will create a precedent which developers might seek to exploit elsewhere. There may be implications for the possible redevelopment of Chelsea Cloisters.	Every planning application needs to be considered on its individual merits and each site for new development has its specific characteristics and constraints that planning decision-makers need to consider in the round. It does not follow that the approval of one application can be used on another site to argue precedent.
Why can't the proposal be a G+9 building?	Please see above for justification for the proposed G+12 building.
The existing building is not at all beautiful.	This was a common view from local residents and community stakeholders that we encountered during consultation.
Measures to green the site through the use of landscaping at street level and the incorporation of green roofs would be welcome.	The existing building is of low environmental value with very limited opportunities for biodiversity. The proposed scheme aims to enhance and attract both local and wider biodiversity thanks to the atmospheric gardens for communal residential use located at both terrace levels 01 and 04. Additional planting and greenery are proposed at ground floor on Makins Street and Petyward both to screen the ground floor apartments and to create a more pleasant environment along these streets,

Comment	Response
<p>What measures will there be to ensure that the new building is environmentally-friendly?</p>	<p>As principal targets, the proposed development is targeting:</p> <ul style="list-style-type: none"> • Minimising energy use and CO2 emissions at the 'Be Lean' stage through the incorporation of a highly efficient shell, efficient lighting and ventilation; • Maximisation of energy efficiency features and the integration of low carbon energy; • Utilising an on-site heat pump system which is combustion free; • Achieving a minimum of 35% reduction in regulated CO2 emissions on-site through renewable and low carbon sources; and • Enabling potential future connection to wider district heat networks. <p>Further details are available in the planning submission documents 'Sustainability Strategy' and 'Energy Strategy'.</p>
<p>Revised building looks more attractive and is much more in keeping with the surrounding area.</p>	<p>Noted.</p>
<p>The 'Art Deco' feel of the proposed building is attractive.</p>	<p>Noted. This element of the design was carefully considered by the design team who looked at buildings in the locality with 'Art Deco' origins.</p>
<p>Recognised that this part of Sloane Avenue is not the most attractive part of Chelsea.</p>	<p>This is recognised by many local people we encountered during the consultation. The site is not within a Conservation Area.</p>
<p>There is a clear need to improve the look and feel of this part of Sloane Avenue.</p>	<p>This is one of the driving motivations of the proposal and CCRA has employed one of the country's leading architectural practices to introduce high quality design that will have a positive impact on this part of Chelsea.</p>
<p>Opportunity to have a regenerative impact and improve Sloane Avenue.</p>	<p>The site is a clear regeneration opportunity and the proposed ground floor commercial uses will also animate this part of Sloane Avenue as well as meet community convenience shopping needs.</p>

Comment	Response
<p>Not convinced that the proposed building with its cylindrical form fits in with the buildings around it. Could a mansion block type building come forward instead?</p>	<p>During the detailed design process, various forms were modelled including a mansion block typology. As was explained during the community involvement programme, this approach would have resulted in negative impacts on daylight and sunlight to neighbours. The proposed form is a high quality design response which it is felt will positively enhance this part of Sloane Avenue.</p>
<p>The amenity of existing residents is very important and needs to be protected. How can privacy be maintained and overlooking avoided?</p>	<p>The rationale for the design and form of the building is explained in detail in the Design and Access Statement which forms part of the planning submission. It aims to provide the best outcome for neighbouring amenity.</p> <p>A mansion block typology covering the full footprint of the site was considered. In addition to the modelled negative impacts in relation to sunlight and daylight which would result from such a massing, further analysis alongside townscape consultants Montagu Evans, deemed that it would also not be appropriate for this particular location along Sloane Avenue. Due to the already tall and high density nature of the existing neighbouring mansion blocks, a building of this type, occupying the full extent of the site would exacerbate the oppressive sense of enclosure to this area. Instead, in order to create a point of relief within the Sloane Avenue streetscape, it was deemed to break up this mass to a more appropriate shape which would allow light to pass around it and create a point of focus and relief along the streetscape. The preferred design solution is a taller element, set back from the street frontage with a reduced footprint to provide a more slender form and make the increased height sit more comfortably within the townscape. It also preserves light passing around the building, rather than over. Separation distances are within accepted guidelines for urban contexts such as this and it is considered that privacy will not be compromised in any unacceptable way.</p>

Comment	Response
Loss of views.	The planning system does not take loss of views into consideration.
Loss of value to properties.	The planning system does not take loss of value into consideration.
Concern that the proposed building will have unacceptable impacts on daylight and sunlight enjoyed by neighbours. More information is required on the impacts that the building would have in these respects.	A specialist report which looks in detail at the impacts in daylight/sunlight terms has been produced and is part of the planning submission. The report finds that although there are certain impacts on some existing properties, these are within the relevant guidelines which apply.
Wider views of the building from key points in Chelsea are very important and it should be demonstrated that there is no harm to the surrounding Conservation Areas.	Agreed. The planning submission contains a Townscape and Visual Impact Assessment which looks at this in detail. The G+12 building which is proposed is the least visible of the options and it is considered that there is no unacceptable harm on the nearby Conservation Areas or Listed Buildings.
Agreed that the indicative views from the locations shown in the consultation demonstrated that the G+12 building is less visible.	This is demonstrated by the Townscape and Visual Impact Assessment which forms part of the planning submission.
Not considered to impact adversely on Markham Square.	This is demonstrated in the Townscape and Visual Impact Assessment which forms part of the planning submission.
The retention of a convenience foodstore at this location is very important as it is highly valued by the local community.	Agreed. CCRA is confident that this popular store will be re -provided as it is a very attractive location for food retailers.
Could the new replacement foodstore be larger than the existing due to demand?	The proposed new unit (the part that is publicly accessible) is to be a similar size, at ground floor level, to the existing unit. This existing unit works well and the intention is to replicate, rather than enlarge it.
Will the new foodstore operate late night opening as currently as this makes it very convenient for residents.	It is expected that it will operate the same or similar opening hours as the existing store.
Traditional materials like brick and stone are preferred.	This was the feedback we received at the initial stages of the consultation programme and has been fully reflected in the submission scheme.
Materials proposed in the revised scheme are a great improvement.	Noted.

Comment	Response
Affordable homes needed locally and can appreciate that the G+14 scheme provides more.	There is certainly a trade-off between height and quantum of affordable housing. It is believed that the G+12 proposal achieves a good compromise in terms of it being a good fit for the locality and also delivering 24% affordable homes.
Affordable homes very important but has to be balanced against the appropriateness of the building form.	Please see response above.
Is this the best place for affordable housing?	This is a highly sustainable location with good access to public transport. There has been a historic problem with delivering affordable homes in this part of the Royal Borough and the 10 new homes to be provided will be high quality and valued by those in need of them. This is one of the most expensive areas in the country for private housing both in terms of rental and purchase.
Could there be provision for community space as has been provided at the new development adjacent to the site?	Aside from the proposed apartments, the clear message we have received is that it is very important to re-provide the retail store at this site which is highly valued locally.
Parking is particularly difficult in the area and would not want to add increased pressure on on-street parking to the detriment of existing residents.	This is a car-free proposal and new residents will not be able to apply for parking permits.
Social infrastructure e.g. health and education are under pressure locally. What financial contributions might be forthcoming to help shore up social infrastructure?	The application will be liable to pay a Community Infrastructure Levy (CIL) charge, in the order of 2.5m to contribute to addressing such concerns.
This will be a difficult building to construct. What management plan will be in place to help minimise impacts on local residents?	A Construction Management Plan will be produced and this will seek to limit and mitigate any construction impacts. This will be the subject of separate consultation with neighbours.

5. Conclusions

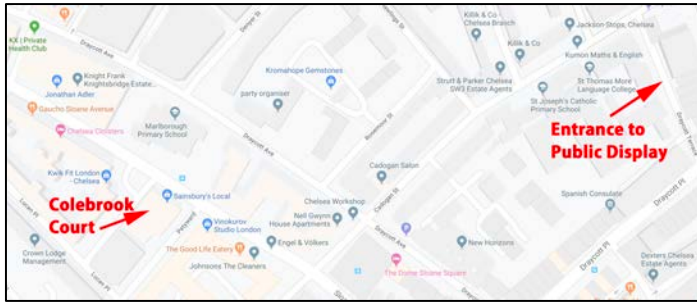
- 5.1 The community involvement programme for Colebrook Court was conceived with best practice in mind and with the objective of meeting the expectations of the Royal Borough of Kensington and Chelsea's Statement of Community Involvement and national planning policy and guidance whilst latterly also taking into account the public health restrictions associated with the COVID-19 pandemic.
- 5.2 The programme was carried out over an extended period and employed both physical and virtual methods.
- 5.3 The programme was successful in involving residents, residents' groups, local councillors and other community-based stakeholders. Significant feedback was generated throughout the programme.
- 5.4 As can be appreciated from this Statement of Community Involvement, the local community was given very good opportunities not only to give their input but also discuss the emerging proposals with CCRA and its design team. This was available to the local community from an early juncture in line with best practice. There was a good amount of interaction and dialogue which ensured that the emerging proposals were understood and suitable opportunities offered to give feedback.
- 5.5 During the pre-application consultation, the design team essentially went 'back to the drawing board' following the feedback received on the initial proposal for the site. The proposals were fundamentally revised to address comments received. The form of the building and its height was fundamentally changed and so was the intended materiality. CCRA and its design team also took an innovative and inclusive approach on the revised proposals by offering options and explaining the implications and impacts of both through virtual engagement.

- 5.6 There were a number of aspects of the revised emerging proposals which received favourable comment from stakeholders and residents. The community benefits were recognised of:
- the opportunity to significantly enhance what is currently an unattractive site and improve this part of Sloane Avenue;
 - the aesthetic qualities of the proposed design;
 - the relative low impact on long distance views from nearby Conservation Areas;
 - the use of traditional materials;
 - the value of on-site affordable housing;
 - the need to green the public realm as far as possible; and
 - the retention and modernisation of the popular foodstore.
- 5.7 We found from the feedback received that there was a majority preference for the G+12 option over the G+14 option, although it is also important to recognise that there was a current of opinion that wanted to see the new building to be no higher than the immediate built context. There were also concerns expressed by immediate neighbours
- 5.8 All of the comments received since 2019 have all received a response from CCRA and its team and as noted above, in certain important instances, the proposals have been revised as a direct result of feedback received.
- 5.9 CCRA and its design team will continue to keep key stakeholders informed via the dedicated website during the post planning submission period and are open to continued dialogue.
- 5.10 CCRA and Polity would like to express our thanks to all the individuals and organisations which participated in the community involvement programme. The feedback received provided essential insights into the main issues around the proposal and has greatly assisted CCRA and its design team in the interrogation and refinement of the emerging proposals, which is now reflected in the planning submission.

APPENDIX A: Consultation catchment



APPENDIX B: Initial letter launching programme (July 2019)



polity

Public Affairs

Level 1, Devonshire House
One Mayfair Place
London W1J 8AJ

T: 020 7242 0170

17th July 2019

Dear Resident/Neighbour,

NEW DEVELOPMENT PROPOSALS COLEBROOK COURT, SLOANE AVENUE, LONDON SW3

I write with an invitation to a public display of draft plans for the mixed-use redevelopment of the above site which includes the current Sainsbury's Local at ground floor level and the residential apartments above.

The public display will take place at the **St Thomas More Language College** on **Wednesday 24th July 2019 between 2pm and 7pm**. Please access the display off the **Draycott Terrace** entrance to the College.

This is a good opportunity for local residents and businesses to view the emerging plans and give feedback prior to the submission of a planning application to the Royal Borough of Kensington & Chelsea later this year. Representatives from the development team will be available to answer questions.

You can find out more or request a copy of the display materials should you be unable to attend on the 24th July by contacting me or my colleague Lee Jameson on **0207 242 0170** or by emailing lee@polityuk.com

Yours sincerely,

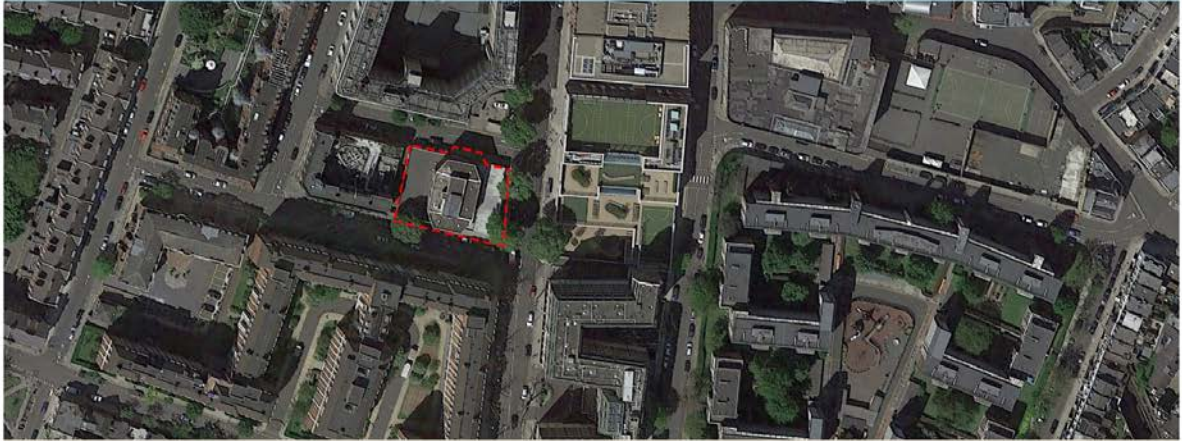
A handwritten signature in black ink that reads 'Martin Hughes'.

Martin Hughes
Director

APPENDIX C: Exhibition panels (July 2019)

THE SLOANE

LONDON



Site location

WELCOME

Thank you very much for attending this public presentation of the initial draft plans for the redevelopment of the Colebrook Court site, 75 Sloane Avenue, Chelsea, London SW3 3DH.

The site is bounded by Petyward to the south and Makins Street to the north. Immediately neighbouring the site to the south west is the former Chelsea Police Station at 2, Lucan Place, which is the subject of a separate development proposal comprising 31 new homes and community uses.

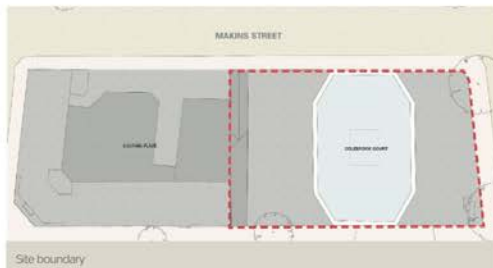
The current Colebrook Court site comprises a Sainsbury's 'Local' store, a small commercial unit on ground floor level on Makins Street, a three-storey residential block and covered car park with an access off Makins Street.

The purpose of today is to provide information on the emerging proposals for the site and receive feedback from local residents and businesses prior to the finalisation of a planning application which will be submitted to the Royal Borough of Kensington and Chelsea later this year.

Members of the team would be pleased to answer any questions and we would be grateful if you would complete a feedback form.



Views of the existing building



Site boundary

THE SLOANE

LONDON

CONTEXT AND OPPORTUNITIES

The site contains dated buildings and the ambition of the applicants, Colebrook Court Residents Association Ltd is to provide a new high quality mixed-use building at this urban brownfield site.

The site is located outside of the Chelsea Conservation Area and the surrounding area is characterised by a variety of mansion blocks such as Chelsea Cloisters (ten-storeys), Cranmer Court (eight-storeys) and Nell Gwynn House (ten-storeys).

The design team have carefully considered the impact on neighbouring amenity as well as longer distance views of the emerging proposal from the nearest Conservation Areas and heritage assets such as the Royal Hospital. In the finalised planning application, a number of verified views of the new building will be shown to demonstrate that there is no unacceptable harm.

In addition, specialist daylight and sunlight studies will be undertaken to demonstrate that there are no unacceptable impacts on neighbouring properties.

The site is located in an area with very good access to public transport (PTAL 6a) and as such means that future residents will not need to rely on private vehicles. New residents will not be allowed to apply for RBKC parking permits.



OPPORTUNITIES

- Ensure the optimal use of the site;
- Creation of a new prominent building of exemplary design for Chelsea;
- Provision of quality new homes;
- Delivery of much-needed on-site affordable housing currently lacking in the Borough;
- Retention and re-provision of active ground floor commercial uses;
- Improving the street-level experience for pedestrians; and
- Introduction of an environmentally-friendly car-free development, reducing traffic movements.



THE SLOANE

LONDON

DESIGN AND APPEARANCE

Squire & Partners, an architecture and design practice with experience spanning four decades have been appointed to design the new proposals.

Their award winning portfolio, for some of the world's leading developers, includes masterplans, private and affordable residential, workspace, retail, education and public buildings.

Squire and Partners' approach responds to the unique heritage and context of each site, considering established street patterns, scale and proportions, to create timeless architecture rooted in its location.

The design of the new building takes inspiration from the mansion blocks that surround the site, re-expressed in a tall, elegant building.

The organic plan form is derived from a deliberate counterpoint to the more rectilinear blocks which surround the site. The elements common in a typical mansion block, a bay window and a balcony have been modified to follow the plan of the tower. A rhythm is generated by the grouping of floors into a two floor composition with alternating balconies and bay windows.

The external appearance of the podium follows the approach of the tower, alternating horizontal bands at floor level are either a bronze coloured metal or pre cast white concrete. Inspiration has been taken from the art deco motifs that exist around the site on a number of buildings. Vertical double storey high, corrugated and perforated bronze coloured panels interspersed with large areas of glazing complete the cladding solution.

The top of the tower follows a very similar principle to many art deco buildings. The footprints of the floors reduce in area, still expressing the grouping of floors and providing external space to these upper levels.



Concept images & sketches



Computer generated image of window bay study



Concept sketch of proposed building looking south along Sloane Avenue



Computer generated image of proposed building looking north along Sloane Avenue

THE SLOANE

LONDON

DESIGN AND APPEARANCE

The new building will be set back from the current building line on Sloane Avenue and the corner of Makins Street, widening the pavement and improving the public realm for pedestrians.

Along Makins Street, the current dead frontage caused by the car park is addressed and the street re-animated.



Computer generated image of public realm on Sloane Avenue



Computer generated image of public realm on Makins Street



Dead frontages



THE SLOANE

LONDON

INTENDED USES

The new proposal, to be known as 'The Sloane' is a residential-led proposal with commercial space at ground and lower ground levels.

Some 76 new apartments are proposed in the new building with a variety of unit sizes. Importantly, the Sloane seeks to provide a high proportion of affordable housing - some 46% by unit and 42% by habitable room.

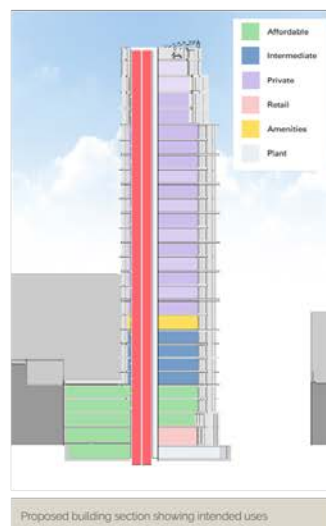
Crucially, the new proposal will offer 46% affordable housing by unit (35 apartments), 42% by habitable room in a Borough that has struggled over many years to meet the housing needs of its residents. The tenures of the affordable homes will be both socially rented and shared equity.

The Royal Borough of Kensington & Chelsea's own estimates are that the overall net annual need for affordable housing is 1,171 homes per annum. Since 2016, only 182 affordable homes have been completed in the Borough and at December 2018 the council had over 3,500 on its waiting list for social housing.

The proposed commercial unit of 179 sq. m will be ideally suited for local retail provision. The lower ground floor provides for commercial storage space and also for refuse, cycle storage and plant.

Schedule of residential accommodation:

Unit size/beds	1	2	3	4	Total
Affordable	18	15	2	0	35
Private	4	26	10	1	41
Totals	22	41	12	1	76



THE SLOANE

LONDON

SUMMARY

Thank you very much for attending this public consultation event on the emerging proposals for The Sloane.

We would be very grateful if you could leave us with your comments on one of our feedback forms available today.

We are very open to further dialogue with the local community on these proposals and below you can see the outline project timeline, which is entirely dependent on planning decision-making by the relevant authorities.

If you require further information, please contact us:

T: 0207 242 0170
E: lee@polityuk.com

KEY BENEFITS

- Introduction of high-quality design at a prominent site;
- Use of materials directly referencing the locality;
- Provision of new housing to meet identified need in the Royal Borough of Kensington & Chelsea;
- A high proportion of much-needed affordable homes delivered on-site addressing known deficiencies in the Borough;
- Re-introduction of ground floor commercial uses activating street frontages;
- Widened and attractive public realm ensuring an improved pedestrian experience; and
- A car-free proposal, reducing vehicle movements.



Computer generated image showing top part of building from Sloane Avenue



Computer generated image showing view from northern end of Sloane Avenue



APPENDIX D: Feedback form (July 2019)

COLEBROOK COURT

FEEDBACK FORM – Wednesday 24th July 2019

Please fill on your details and give us your views on the exhibition today. All feedback will be reviewed by the team in the ongoing design process and taken into account.

Name _____

Address _____

Email _____

Your comments:

Thank you.

If not completed at the exhibition please return to Polity, Level 1, Devonshire House, One Mayfair Place, London, W1J 8AJ or email lee@polityuk.com

Your privacy is important to us. We will not share your personal information with any third parties and any feedback you give us will be anonymised, summarised in a report and used to consider changes to the proposals.

APPENDIX E: 2nd community letter (December 2020)



polity

Public Affairs

Level 1,
Devonshire House,
One Mayfair Place,
London W1J 8AJ

T: 020 7242 0170

2nd December 2020

Dear Resident/Neighbour,

NEW DEVELOPMENT PROPOSALS AT SLOANE AVENUE, CHELSEA

I write with details on how you can find out more information about new residential/retail development proposals at Colebrook Court, Sloane Avenue (site shown in the photograph above).

The draft proposals involve the demolition of the existing three-storey residential building, its associated car parking and the Sainsbury's 'Local' store. It is proposed to replace these with a significantly enlarged food convenience store and new apartments (both private sale and affordable homes).

Due to the COVID-19 pandemic we are unable to hold a local public consultation event, so we have launched a website www.thesloane.info where you can find out more, including two possible options for the new building. The website also offers you the ability to send us comments, ask questions and register for a live video presentation (webinar) to be held at **6.30pm on Thursday 10th December**.

Join our Webinar on 10th December at 6.30pm to find out more!

It's very simple to join in. Visit www.thesloane.info and click on the link there to register. You'll need to have the Zoom app on your computer, tablet or smart device – please go to <https://zoom.us/download> if you do not already have this.

We're keen to answer your questions and you can either send these in advance to consultation@thesloane.info or ask them via the chat facility during the webinar itself.

If you are unable to access the information online, you can contact me or my colleague Lee Jameson on **0207 242 0170** or by emailing consultation@thesloane.info

Yours sincerely,

Martin Hughes
Director

Find out more at www.thesloane.info

APPENDIX F: Presentation used in virtual briefings and webinar and available as a download on the website (November and December 2020)

SQUIRE & PARTNERS

Colebrook Court – ‘The Sloane’

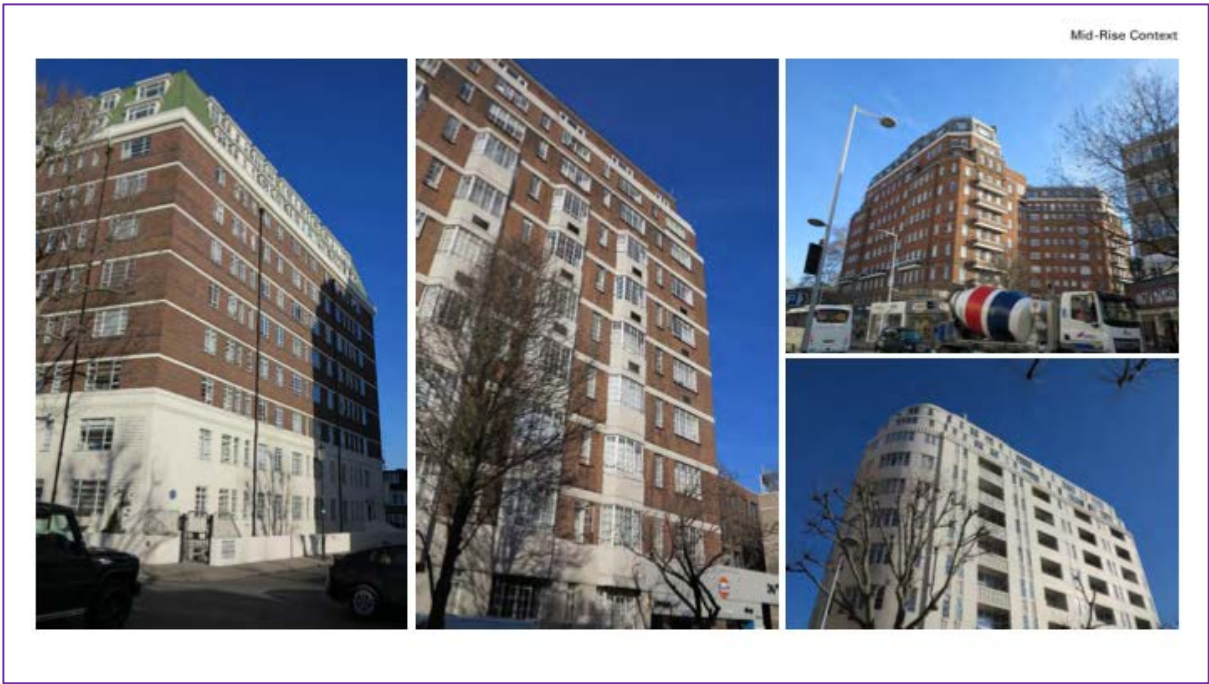
Public Consultation

December 2020



Site Location





Low-Rise Context



Emerging Context



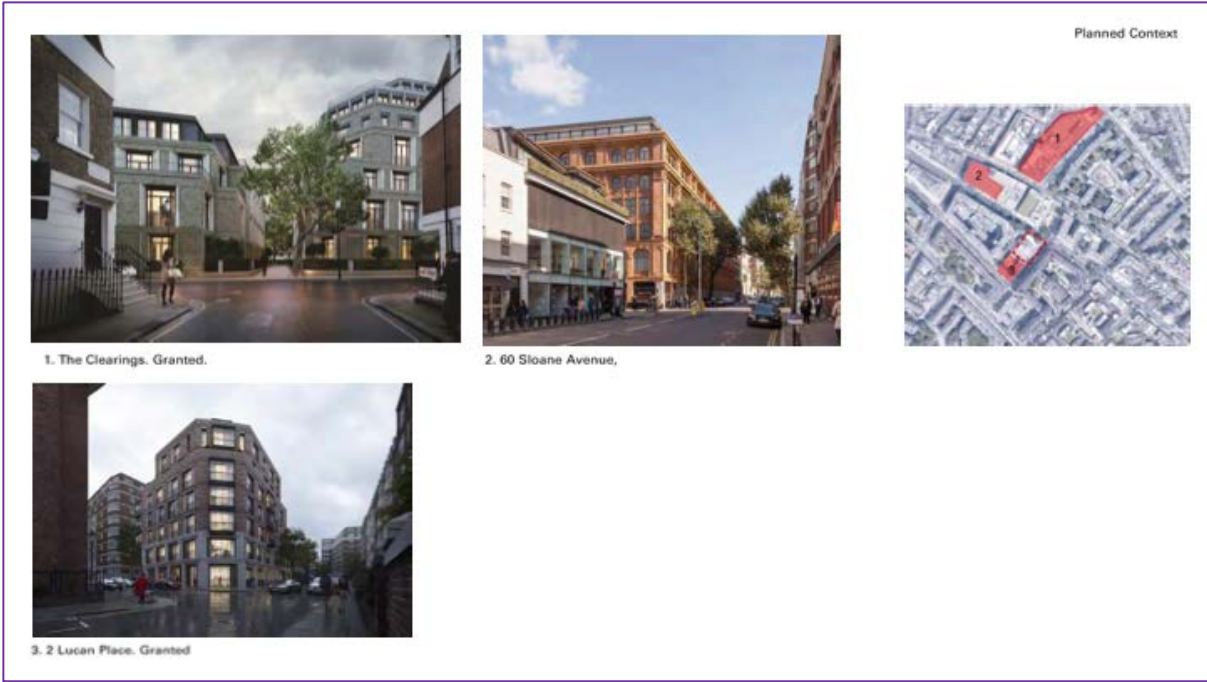
1. Draycott Place

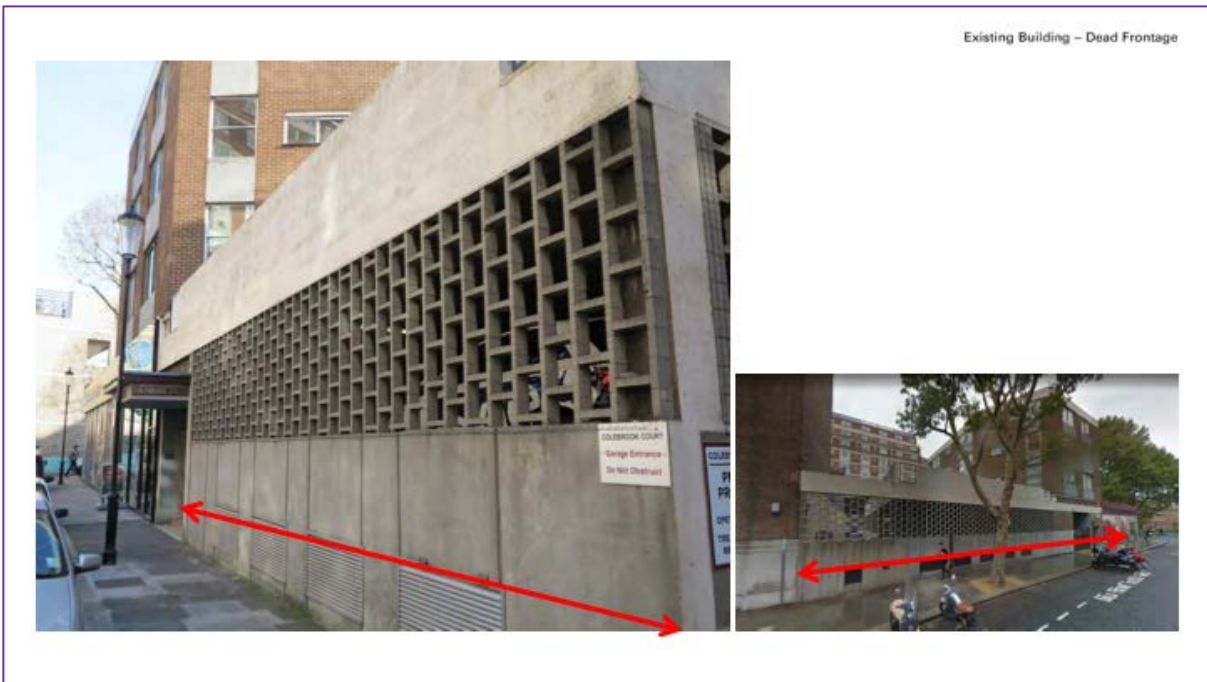
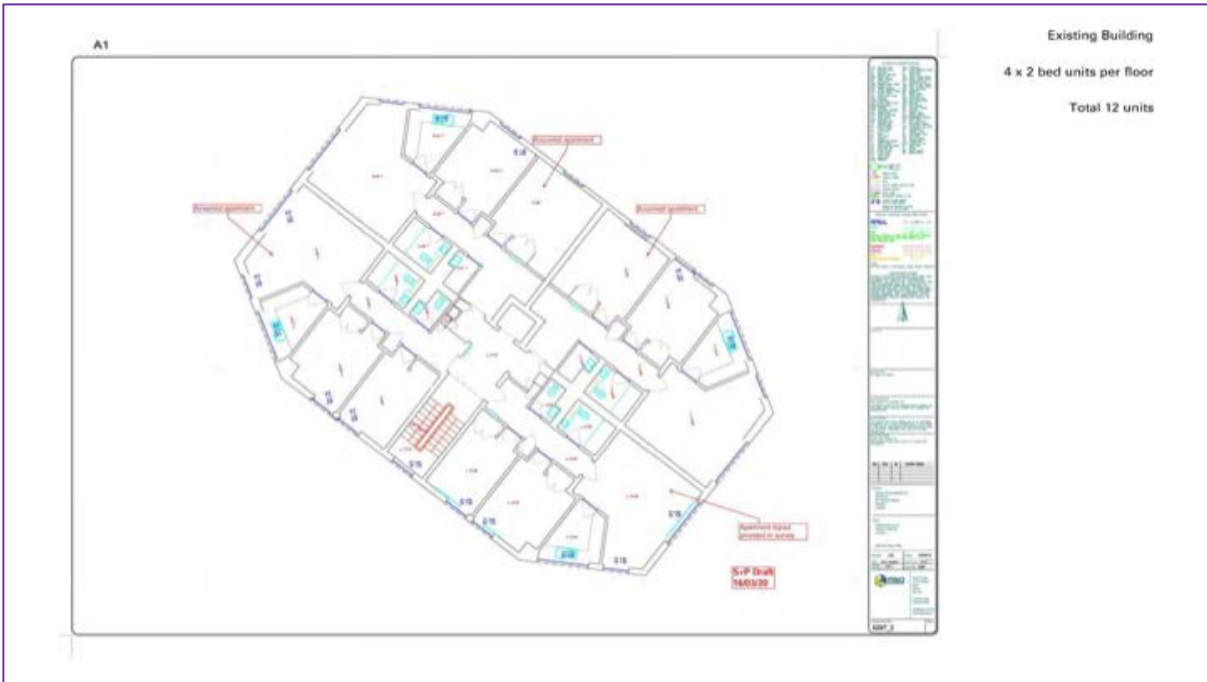
2. New Marlborough School, Draycott Avenue



3. 151 Draycott Avenue

4. 50 Sloane Avenue





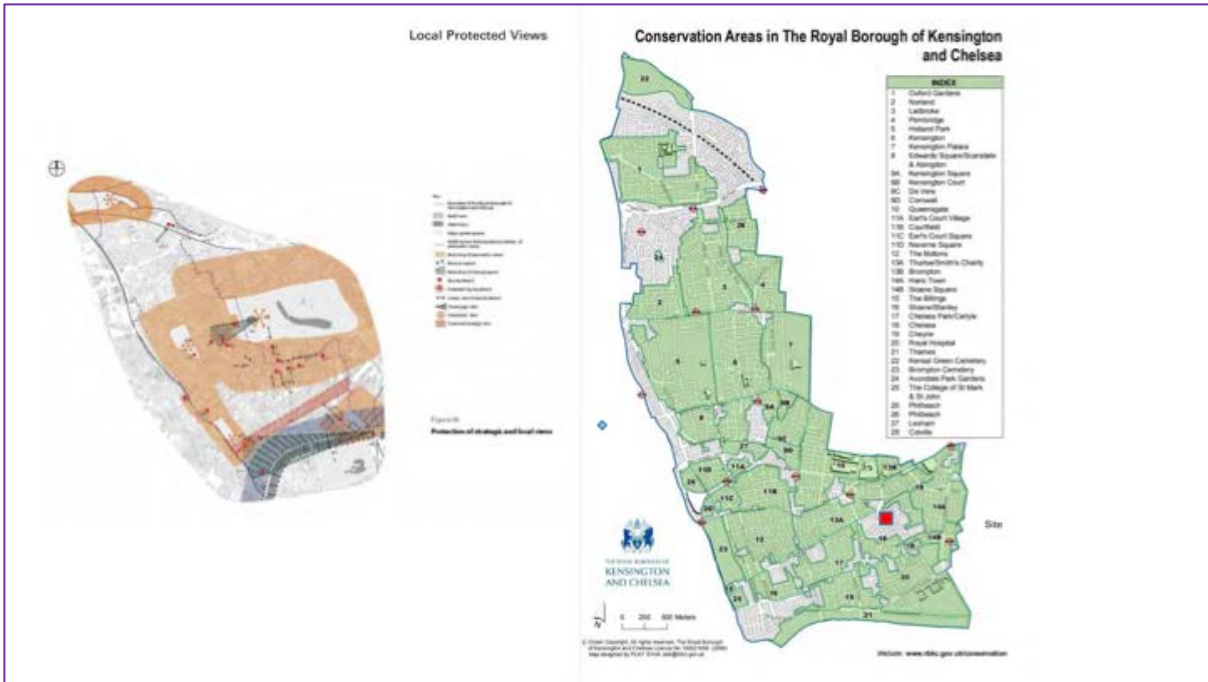
SQUIRE & PARTNERS

Colebrook Court
Schedule of Existing Gross Internal Areas

09/03/2020

Floor	RESIDENTIAL		COMMERCIAL		CAR PARK		TOTAL	
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
Ground	100	1,076	364	3,918	315	3,391	779	8,395
Level 01	330	3,552	-	0	-	0	330	3,552
Level 02	330	3,552	-	0	-	0	330	3,552
Level 03	330	3,552	-	0	-	0	330	3,552
Total	1,090	11,733	364	3,918	315	3,391	1,769	19,042

Areas are approximate only and subject to change through survey, planning, design and development of the proposal
 Uses include Lower Ground & Basement Bin/Bike/Plant/BOH Areas and Ground Floor Front of House





Art deco inspiration



Design Precedents





Design Evolution

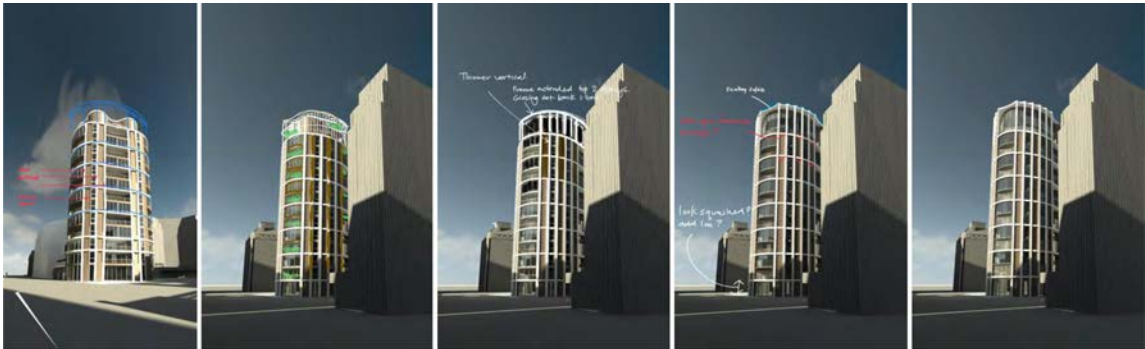


2019 scheme
GF + 26 Floors
35% Affordable on site
Policy compliant

GF + 26 Floors - 2019 Consultation Proposal



GF + 14 Floors - Revised 2020 draft Proposal following discussions with Council

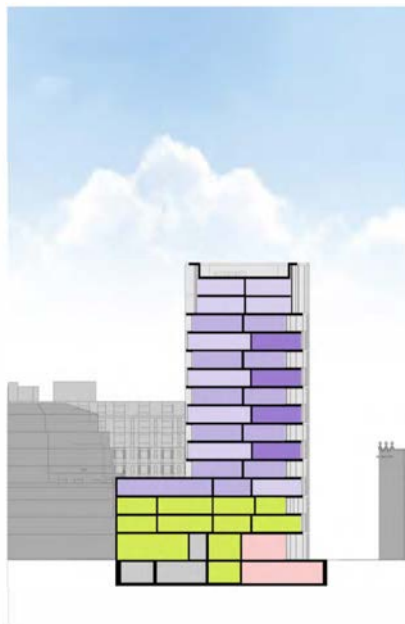


Design development 2020 following officer comment – more vertical expression

GF + 14 Floors



Revised elevation treatment - change to more traditional materials



- Affordable
- Private
- Retail
- Plant

G+14 Floors
20% affordable based on habitable rooms on site
9 Affordable units
39 Private units

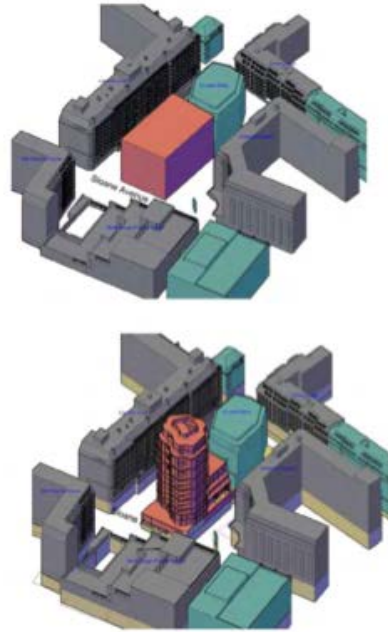
DAYLIGHT/SUNLIGHT IMPACTS ON NEIGHBOURS

The results of the Vertical Sky Component analysis ('VSC' - a 'spot' measure of the skylight reaching the mid-point of a window from an overcast sky) show that the percentage losses of VSC will be well in excess of 40% and in some cases exceed 50% within Cranmer Court if a 'Mansion Block' approach were to be followed (top diagram).

Such levels of loss when expressed as a percentage coupled with the low levels of actual remaining daylight following the development would significantly fail to meet the advice and recommendations of the flexibility that the London Plan and Planning Inspectorate have considered to be acceptable.

In order to maintain a reasonable VSC value and continue to maintain a reasonable amount of internal daylight penetration into each of the rooms in the neighbouring buildings. The logical conclusion was to preserve light passing around, rather than over the new building and therefore pointed towards a "tower and podium" form of massing (lower diagram).

As assessed by specialist company, Lumina in a Daylight and Sunlight Massing Study Report – May 2020



When compared to a mansion block form (top massing diagram) we consider that a tower and podium approach creates a more open aspect along both Makins Street and Petyward.

In addition greater public realm/space is provided at street level with the proposed scheme due to the shape of the tower (bottom massing diagram).

View along Petyward

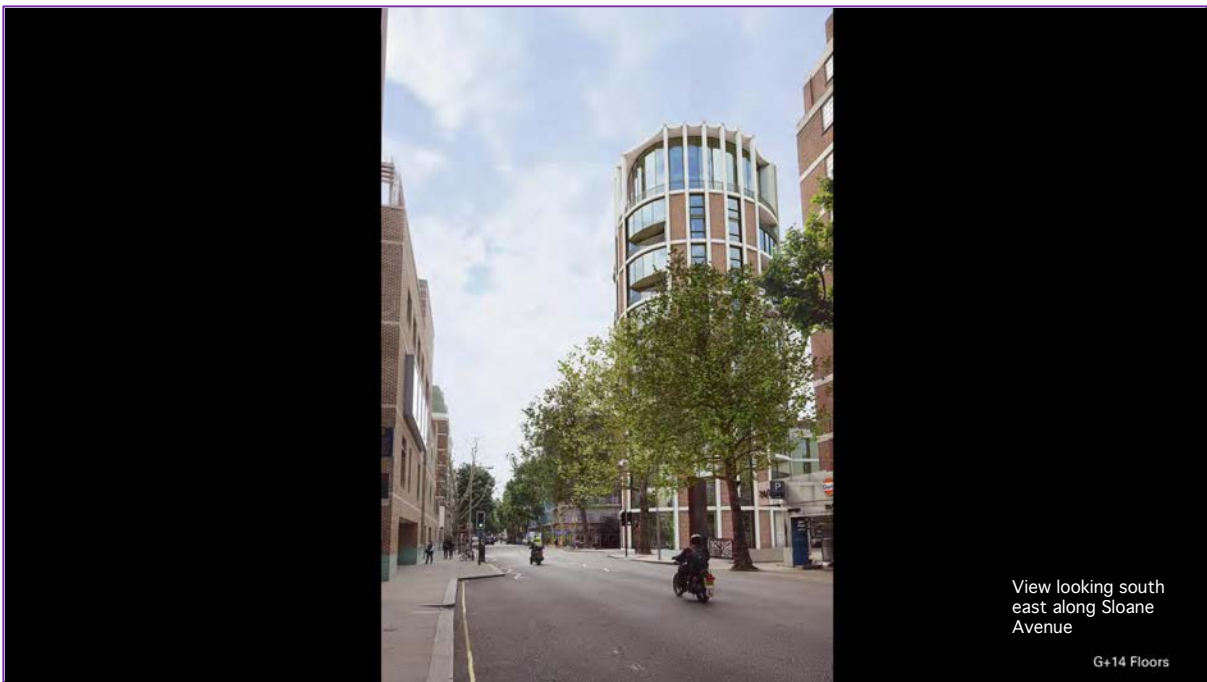


When compared to a mansion block form (top massing diagram) we consider that a tower and podium approach creates a more open aspect along both Makins Street and Petyward.

In addition greater public realm/space is provided at street level with the proposed scheme due to the shape of the tower (bottom massing diagram).



View along Makins Street



View looking south east along Sloane Avenue

G+14 Floors



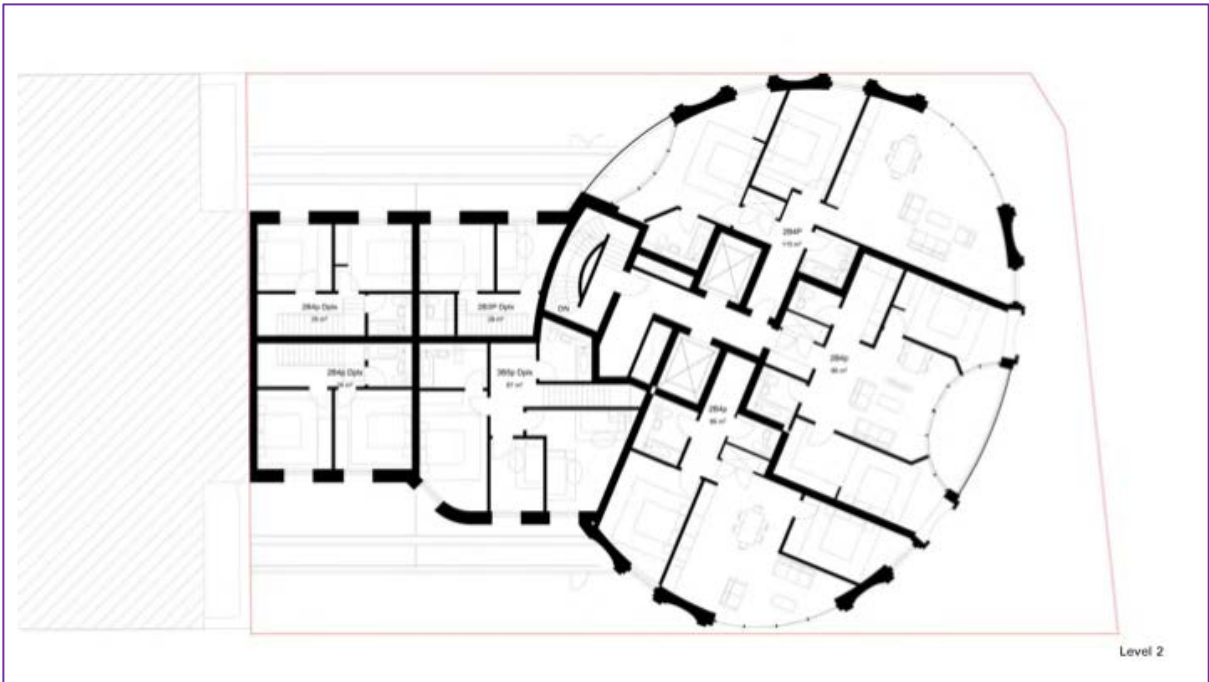
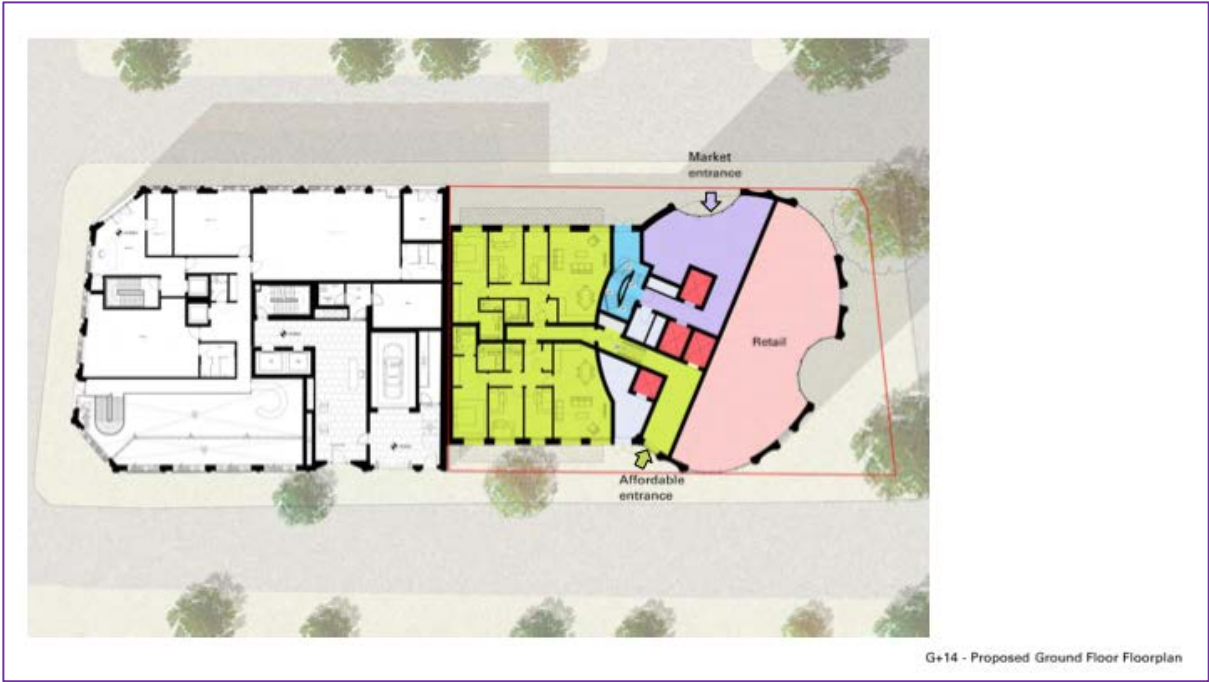
View looking north west along Sloane Avenue

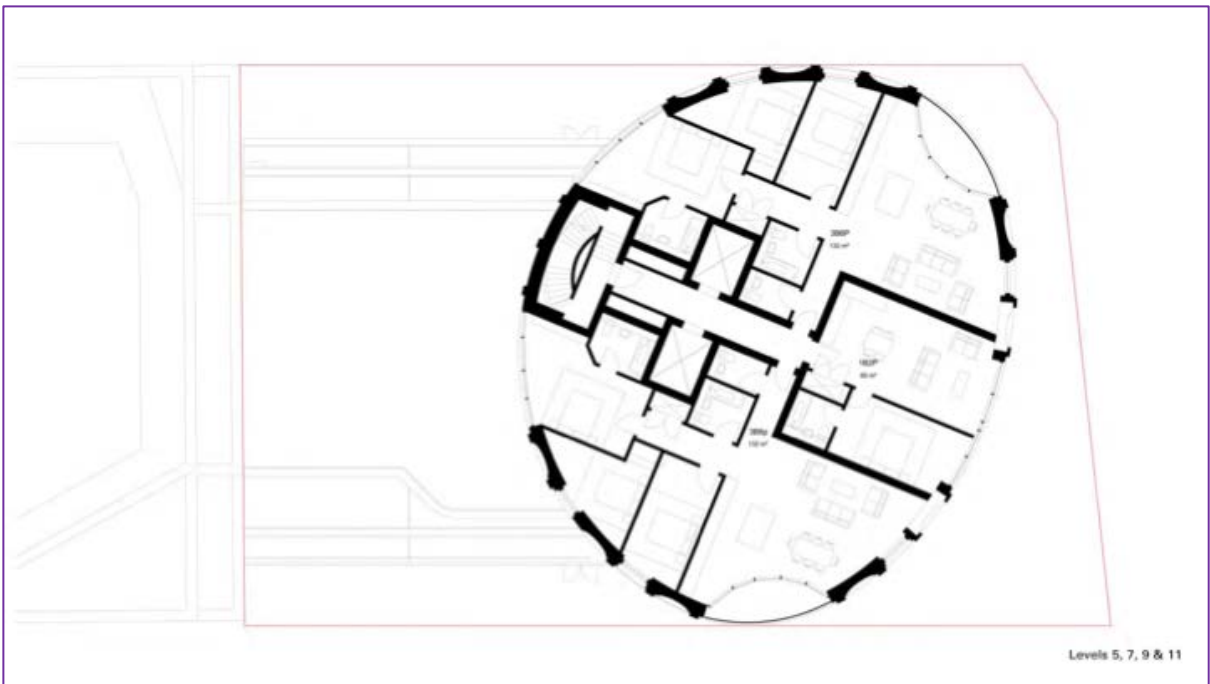
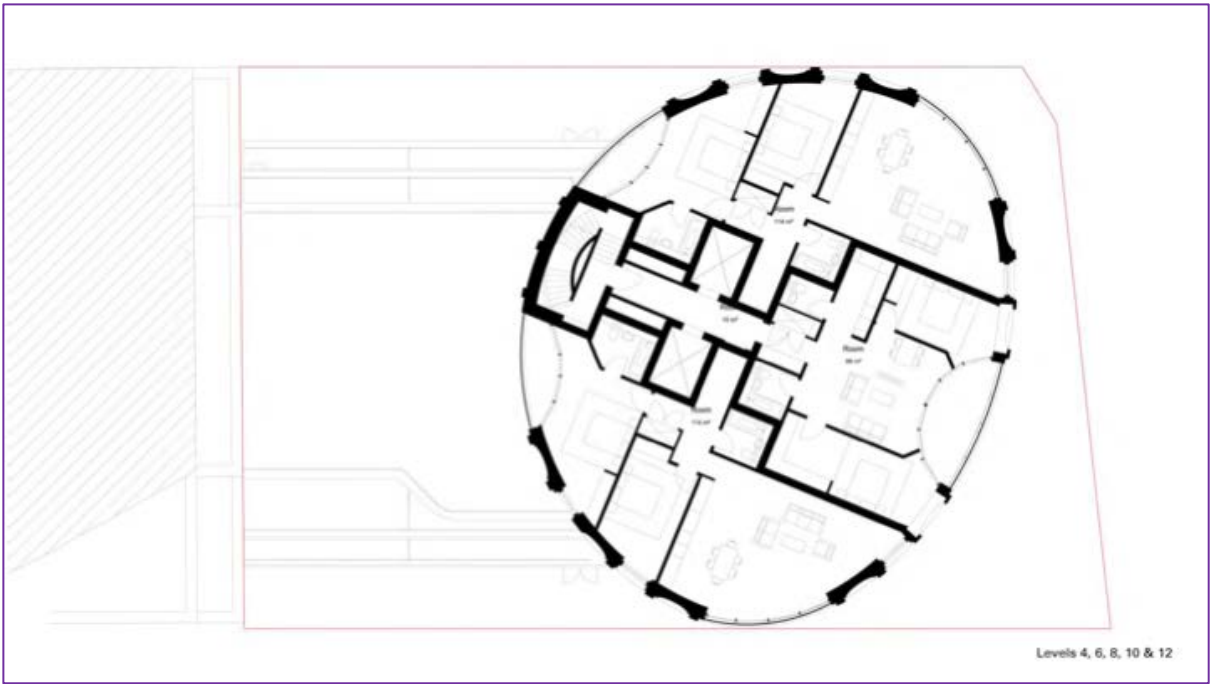
G+14 Floors

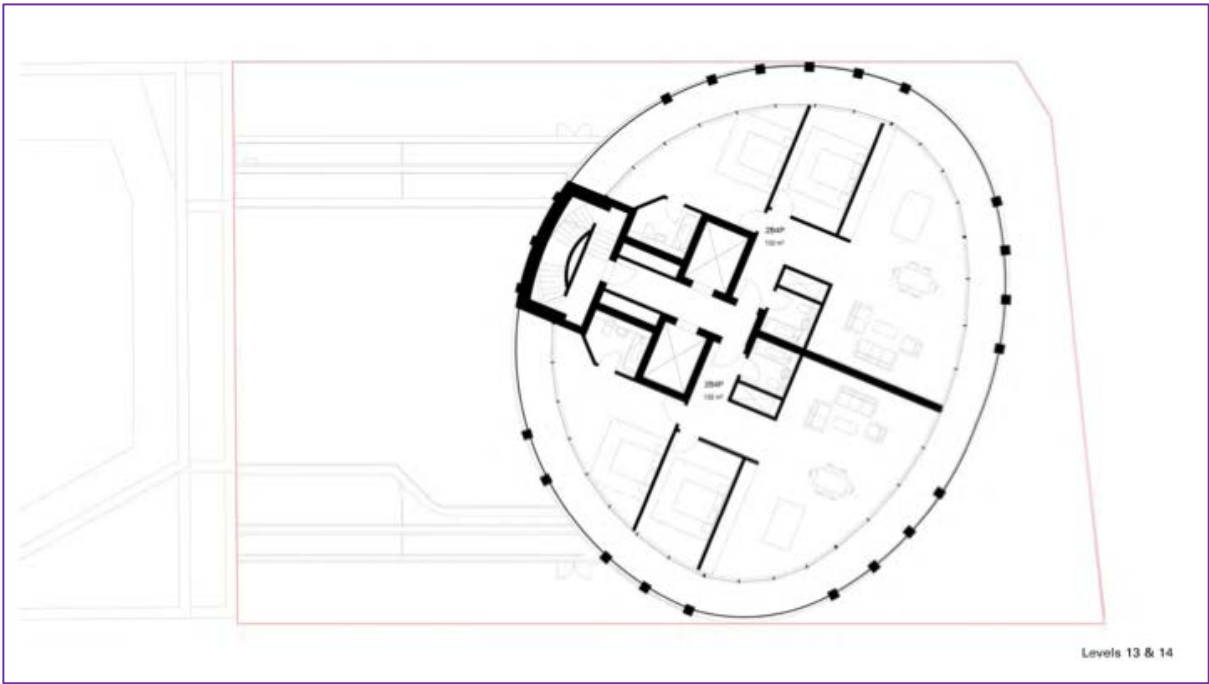


Street view from Sloane Avenue

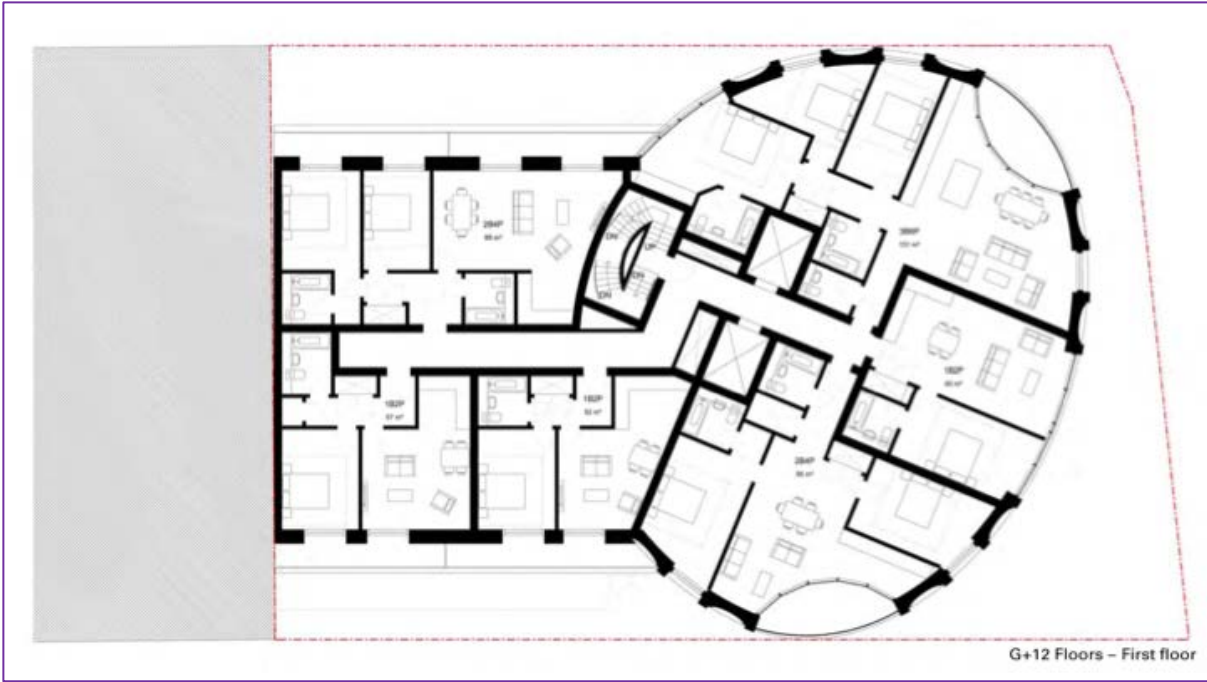
G+ 12 Floors
G+14 Floors











Two options G+12 and G+14 seen from different viewpoints





Brompton Road at junction with Pelham Street



G+14



Brompton Road at junction with Pelham Street



G+14



Brompton Road at junction with Pelham Street



G+12

Milner Street at Junction with Ovington Street



G+14



Royal Brompton Hospital, Sydney Street



G+14



Royal Brompton Hospital, Sydney Street



G+12



G+14



G+12



G+14



G+12



Thank you

We would very much welcome the opinion of the local community on the two options shown in this presentation. You can give us feedback via the online comment form at www.thesloane.info or use the email address below.

For more information or if you have any questions, please email consultation@thesloane.info or contact Martin Hughes on 0207 242 3969.

APPENDIX G: Pre-submission community letter (November 2021 – **TO FOLLOW**)

