

BARNABY PLACE CONSULTATION

Welcome

Thank you for taking the time to learn about proposals for Barnaby Place.

Vectacase is proposing to redevelop the warehouse site at Barnaby Place, to create new high-quality homes in the Royal Borough of Kensington and Chelsea (RBKC).

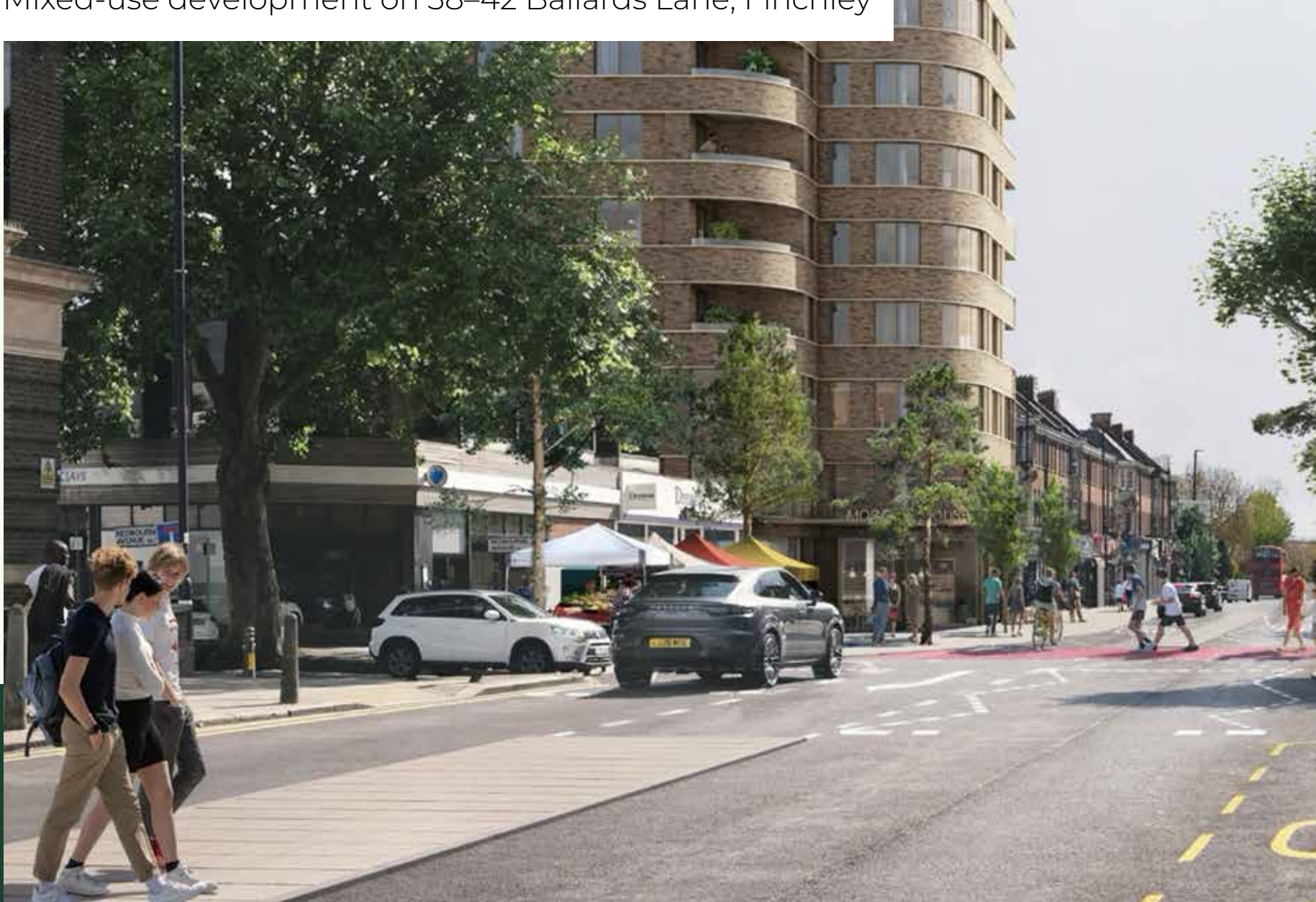
ABOUT VECTACASE

Vectacase has been the beneficial owner of the freehold of the site since March 2004. Following the departure of Christies in 2017, Vectacase has worked with its advisors and RBKC to find a suitable planning and architectural solution to repurpose the vacant areas to the rear of the site. The proposals in the consultation represent such a solution.

Vectacase has a strong track record of delivering high-quality residential and mixed-use developments across London and the South East.

Recent projects include the redevelopment of 38–42 Ballards Lane in Finchley, which provides 22 new homes, 8,700 sq ft of office space and 3,200 sq ft of retail accommodation, as well as the delivery of a new office building in Brighton.

Mixed-use development on 38–42 Ballards Lane, Finchley



A new office building on 10 Middle Street, Brighton



Planning Consultant

Savills is a multi-disciplinary real estate services company, which incorporates the UK's largest planning consultancy and the highest number of Chartered Town Planners of any planning consultancy in the UK. Savills Planning work across a range of London Boroughs, including the Royal Borough of Kensington and Chelsea.

SQUIRE &
PARTNERS

Architect

Squire & Partners is an international architecture and interior design studio with a reputation for using storytelling to produce beautifully crafted design. It creates highly sustainable, enduring buildings and places that speak to the community they are in. Its designers create tangible value and exceed expectations for the physical, social and commercial needs of its clients and communities.



Our proposals

The proposals have evolved over several years through ongoing discussions with the council and specialist technical assessments.

Our proposals will provide new homes, new shared outdoor spaces and a design that responds positively to the character of the surrounding area.

WHAT IS PROPOSED?



45 new homes in a range of sizes, from studios to three-bedroom apartments



Retention of **key warehouse façades** to preserve local character



Shared landscaped **gardens and courtyard spaces**



A car-free development with Blue Badge disabled parking spaces only



A modern **gym for residents and the public**



Secure **cycle parking** and **sustainable travel facilities**



Green roofs to support biodiversity

Why are we consulting?

We are committed to engaging with local residents, businesses, and stakeholders before submitting a planning application.



Site location in red & map showing the distance between public transport



UNDERSTANDING **Barnaby Place**



A site with a storied local history

The site is located to the rear of Sussex Mansions, close to the Old Brompton Road in South Kensington.

It is currently vacant but was previously a Christie's auction house. The site also includes a temporary exhibition space on the ground and basement levels at 75-85 Old Brompton Road.

Barnaby Place has evolved over time in response to the changing character of the area. In the late nineteenth century, the site was a nursery before becoming a telephone exchange in 1899.

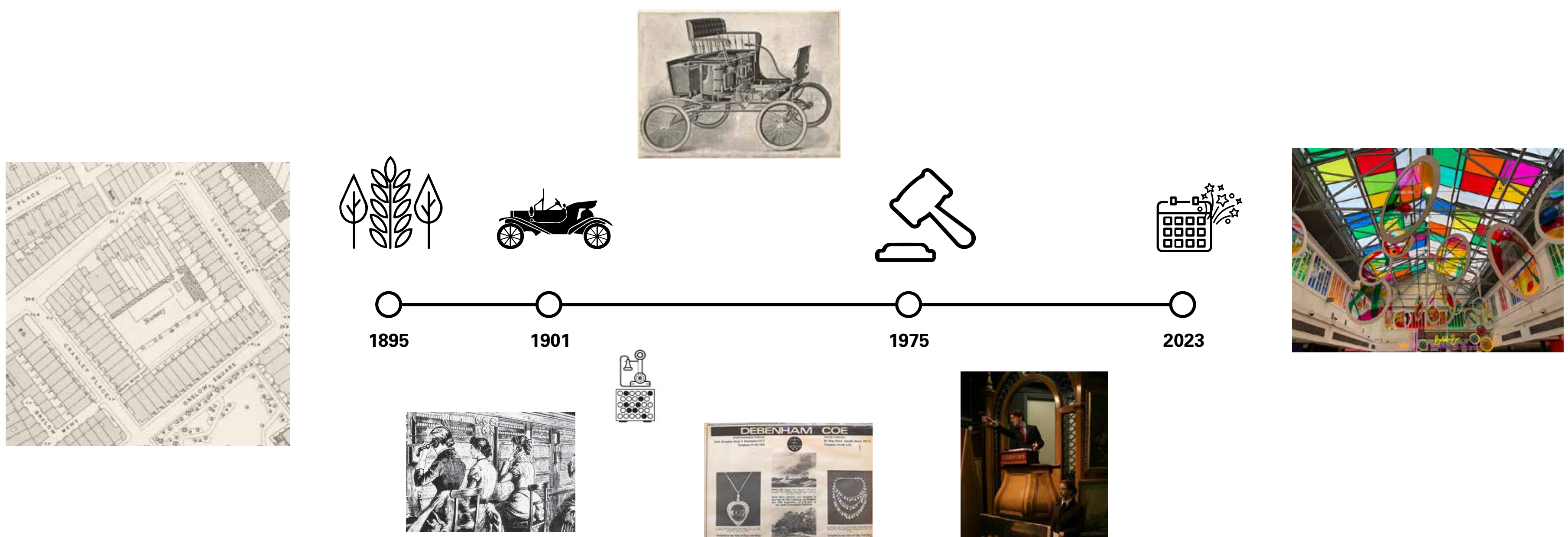
From 1901, it was used as a motor car warehouse and later became an auction house in the 1970s.

Old Brompton Road has long been an important route through west London, with origins often linked to the historic route between London and Chichester.

Today, Old Brompton Road is a well-established local street, with a mix of shops, restaurants, cafés, homes and businesses.

Discussions with the Royal Borough of Kensington and Chelsea began in 2020 and have continued throughout the past five years. The proposals have been developed to respond to the feedback received.

Site history



NEW HOMES FOR

Kensington & Chelsea



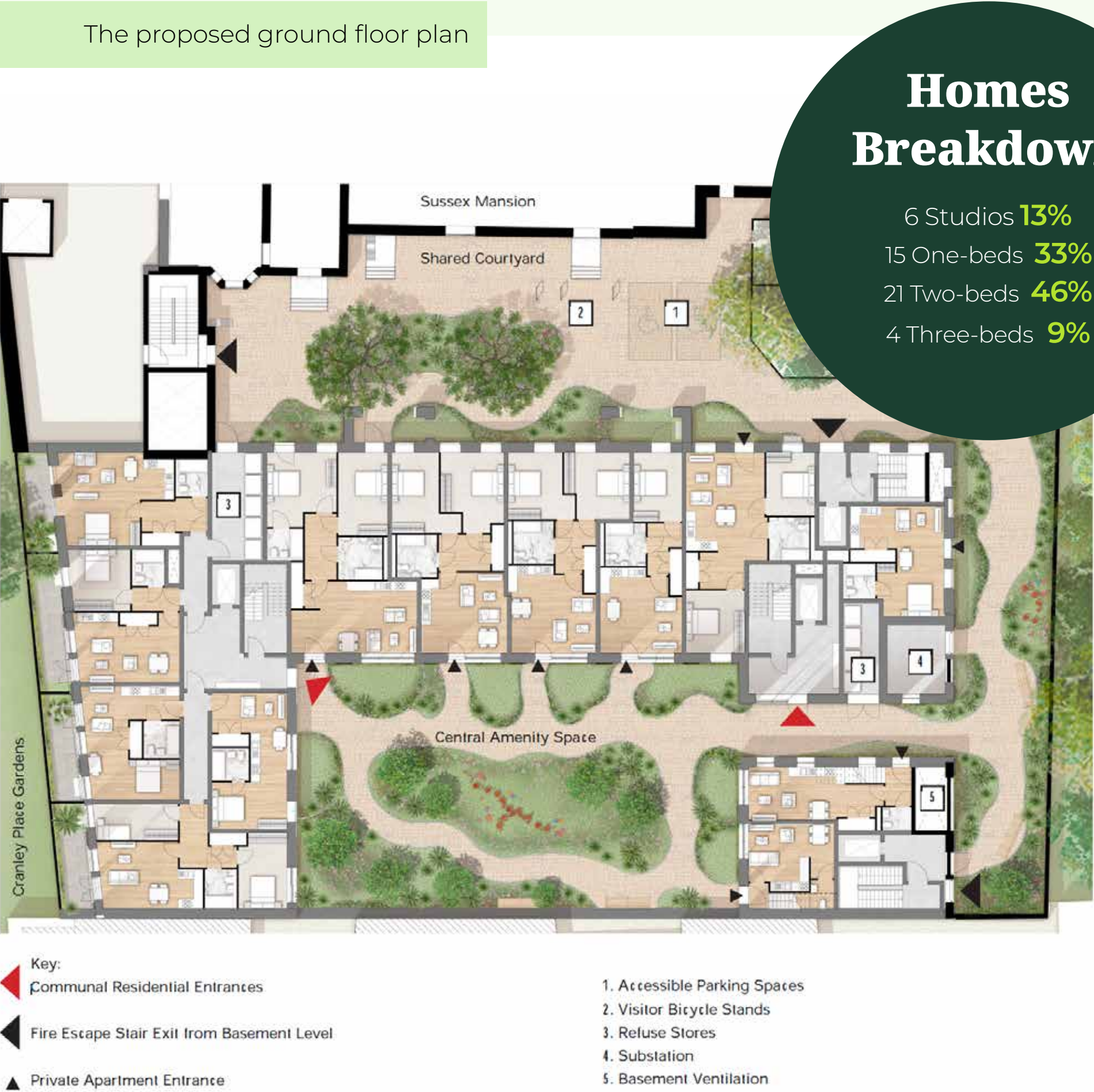
Computer Generated Image of proposed north façade

High quality homes

Our proposals will deliver 45 new homes in a highly sustainable location close to public transport, shops and local services.

There will be a mix of homes, including studios and homes with one, two and three bedrooms, ensuring people with families will be able to live here. Almost half of all homes (46%) will have two bedrooms.

The proposed ground floor plan



Homes Breakdown

6 Studios	13%
15 One-beds	33%
21 Two-beds	46%
4 Three-beds	9%

A NEW GYM

The proposals also include a modern gym in the basement, supporting both community wellbeing and the local economy.

A dedicated gym in the basement will be operated by one of the country's leading gym operators with membership available to all. This will support healthy and active lifestyles, giving residents and neighbours convenient access to fitness facilities in their building and provide health benefits to the wider community.

This also ensures the site still provides jobs and brings new economic activity to the local area and a new gym complements the local offer well.



Precedent images of the gym



Computer Generated Image of Proposed East Façade

A DESIGN THAT RESPECTS

Local character

The proposals have been carefully designed to respond to the historic and architectural character of Barnaby Place and the Thurloe/Smith's Conservation Area the site sits in.

A key principle of our design is to retain and celebrate important elements of the existing warehouse, while introducing new homes that sit comfortably alongside these historic design features.

The existing east and west warehouse façades will be retained, helping preserve the site's historic identity and connection to the local area.

The design builds upon the existing building rather than replacing it entirely, allowing the site to evolve while maintaining the distinctive character of Barnaby Place.

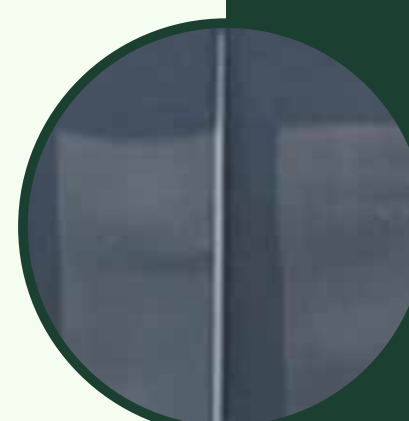
MATERIALS INSPIRED BY LOCAL CONTEXT

The new buildings draw inspiration from the materials and detailing found across the surrounding neighbourhood.



Brickwork

The proposed façades use yellow London brick, to match the existing building and neighbouring properties.



Roof Design

The upper part of the building has been designed to fit comfortably with the surrounding rooftops and reflect the character of the local area. The choice of materials draws inspiration from the site's history as a warehouse while creating a simple, contemporary appearance that complements neighbouring buildings.



Windows and doors

New windows and doors will be carefully fitted within the retained façades, helping preserve the building's original appearance.

NEW SHARED

Outdoor spaces



Computer Generated Image showing what the new garden will look like

The proposals introduce a network of landscaped spaces designed to improve residents’ wellbeing and contribute to the local environment.

A shared landscaped garden will sit at the heart of the development, providing a communal space for residents. A shared courtyard will also be created to the north of the site.



Floorplan showing the locations of courtyard and the central garden

ENHANCING BIODIVERSITY

Trees will be retained wherever possible, complemented by new planting. The proposals will include green roofs to absorb carbon and improve air quality, while also improving local wildlife and contributing to a greener, more pleasant environment.



Precedent images of green roof, plants and landscaping

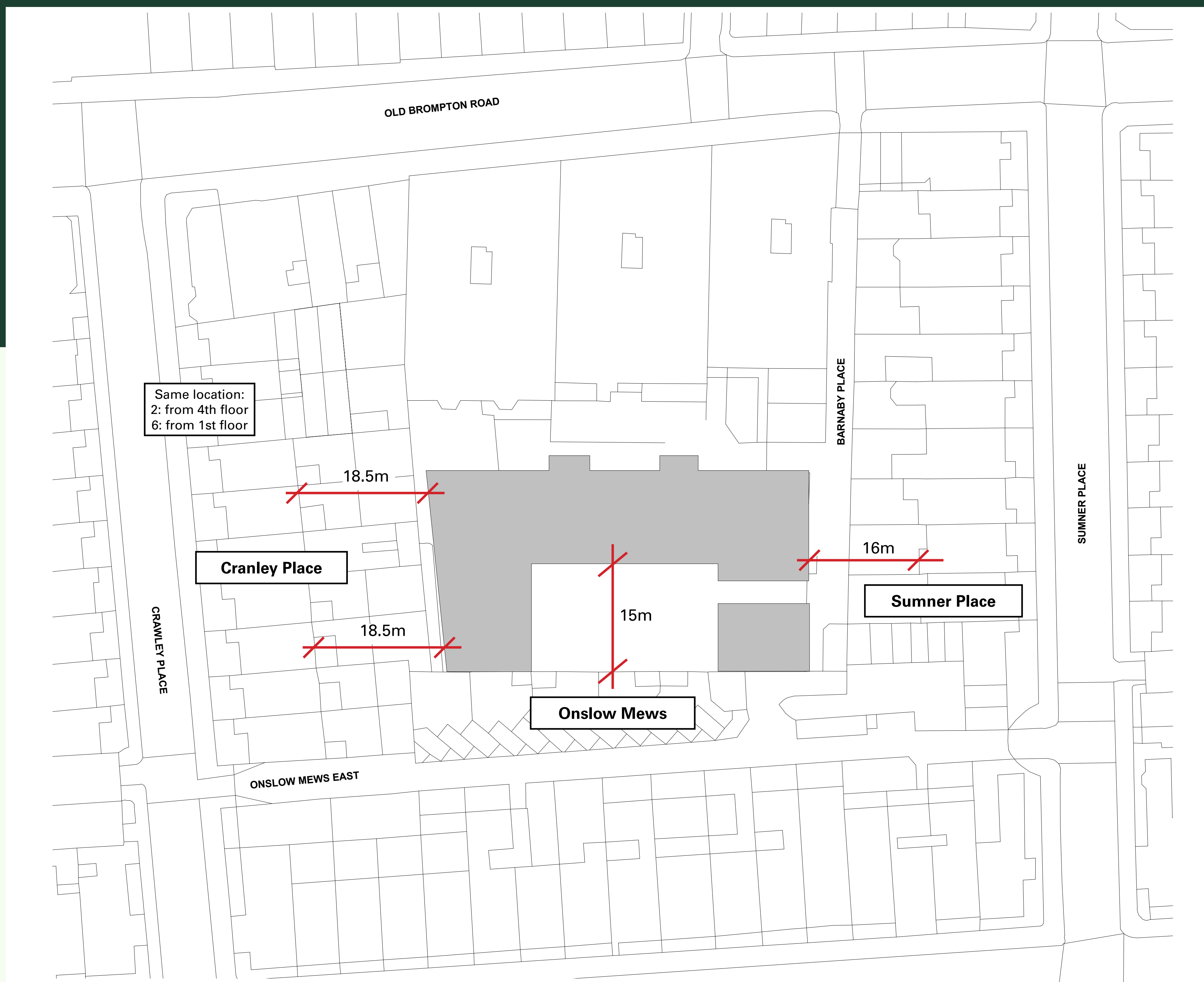
DESIGNED WITH

Neighbours in mind

The development has been carefully designed to manage any impact on neighbouring homes and be mindful of our neighbours.

TO ENSURE OUR NEIGHBOURS PRIVACY, WE HAVE:

- Designed the building around a courtyard so that the new homes largely overlook the courtyard garden, not neighbouring homes
- Where possible, we have positioned new buildings away from our neighbours
- The building steps down in height towards Onslow Mews East
- “Juliet” balconies and recessed balconies have been placed in key locations



Site plan shows the distances between the scheme and neighbouring buildings

Sustainable travel

Car-free development

The site benefits from excellent access to public transport and local services. Our proposals have therefore been designed to encourage sustainable travel choices and reduce dependence on cars. Parking will be limited to two Blue Badge spaces for residents and visitors with accessibility needs.

We will also provide secure cycle parking spaces, encouraging residents to cycle rather than drive where possible.

Barnaby Place will remain the main route into the site for waste collection and delivery. Dedicated refuse and

recycling stores are provided within the development, allowing waste to be managed efficiently and within the site, keeping unsightly rubbish neatly tucked away and well managed.

OTHER MEASURES TO IMPROVE THE SUSTAINABILITY INCLUDE:

- An all-electric building with no gas boilers
- The use of sustainable and responsibly sourced building materials where possible
- Sustainable drainage measures to help manage rainwater and reduce pressure on local drainage networks



Floorplan shows route for waste collection and entrance of bike storage

Thank you

Thank you for attending today's event.
We value your feedback and encourage
you to share your thoughts on the
proposed development.

NEXT STEPS

As part of this consultation, we will review your feedback before we finalise the proposals for Barnaby Place.

Following this, a planning application will be submitted in the summer, including all the detailed technical assessments required.

The project team will continue to engage with the community over the coming months, ensuring your feedback is considered and you are kept updated as plans progress.

TELL US WHAT YOU THINK

You can provide feedback directly to our team in a number of ways:



FEEDBACK FORM

(fill in one form, available today)



Info@barnabyplaceconsultation.co.uk



FREEPOST CRATUS COMMUNICATIONS

(no further address details or stamps required)



barnabyplaceconsultation.co.uk

(scan QR code to view our consultation website)



0203 026 3229

SCAN ME



Indicative Timeline

