

KING'S WALK SHOPPING CENTRE

COMMUNITY NEWSLETTER – APRIL 2021

Dear Resident,

I hope you and your families are well and once again enjoying safely visiting the shops and cafes on King's Road. I am writing on behalf of Crosstree Real Estate Partners, the owners of King's Walk. I last wrote to you in June 2020 to update you on the progress of our application for planning permission.

I am very pleased to say that in December 2020 the RBKC planning applications committee gave us resolution to grant planning permission for our new scheme at King's Walk, bringing forward new retail, leisure and office space in a beautiful, sustainable building designed by award winning architects Squire and Partners.

We are now working working on some small amendments to the rear of the building that were suggested by local residents and we are committed to make as part of the new scheme. These include moving part of the building line further from Ranelagh House.

We intend to start work on site later this year and will be in touch with more detail on the construction plan in the coming months. In the meantime if you have any questions please don't hesitate to get in touch via our website: **KingsWalkChelsea.co.uk**

Yours faithfully,

Matt Mason and the Crosstree team



Matt Mason



James Clark



Safi Zakaria



Marion Dillion



RESOLUTION TO GRANT PLANNING PERMISSION

DECEMBER 2020

Our scheme was presented to the Royal Borough of Kensington and Chelsea planning committee in December 2020 and was given the go-ahead with a resolution to grant planning permission. The scheme encompasses King's Walk shopping centre and the 'Ghost' and 'Muiji' buildings at 118-120 King's Road.



The site with the area of development shaded in red.



Illustration of the office space.



Illustration of the leisure space entrance.



Illustration of the consented façade on the corner of Tryon Street and King's Road.

The new building will provide:

1. **A new façade**, inspired by Wren's Royal Hospital and the traditional architecture of the local area.
2. **Retail units on the street level** with new larger windows to attract high-quality retailers befitting King's Road.
3. **A new flexible leisure space** accessible from an improved set-back entrance on Tryon Street.
4. **Three floors of new office space**, with a further floor set-back and not visible from the street.
5. **A new green gardened wall** on the back of the new building, improving the outlook for neighbouring residents.

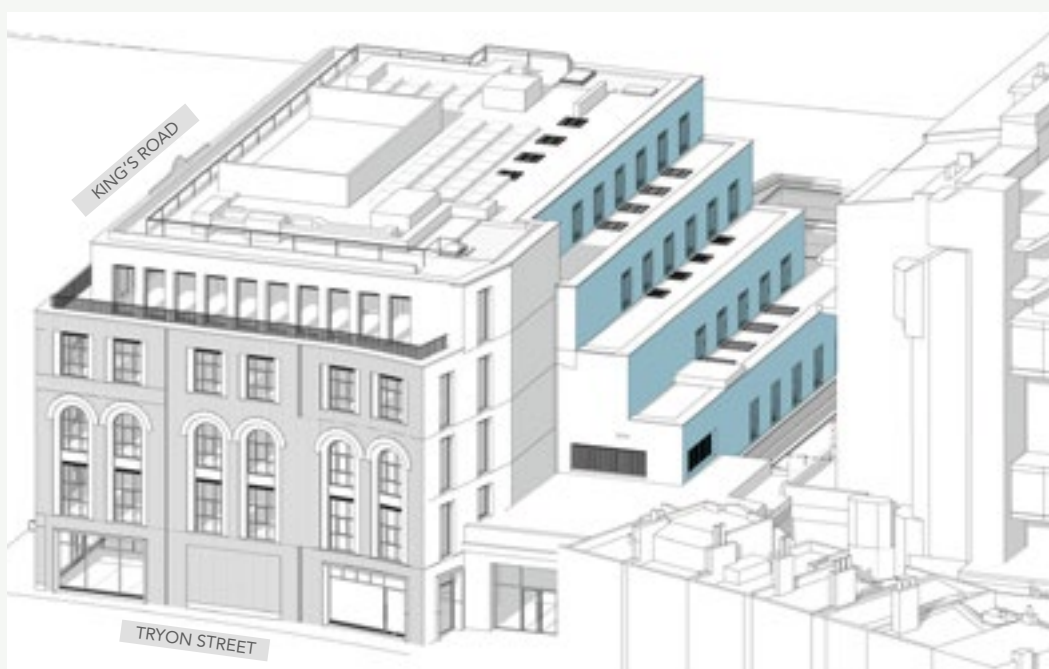
OUR UPDATED APPLICATION

APRIL 2021

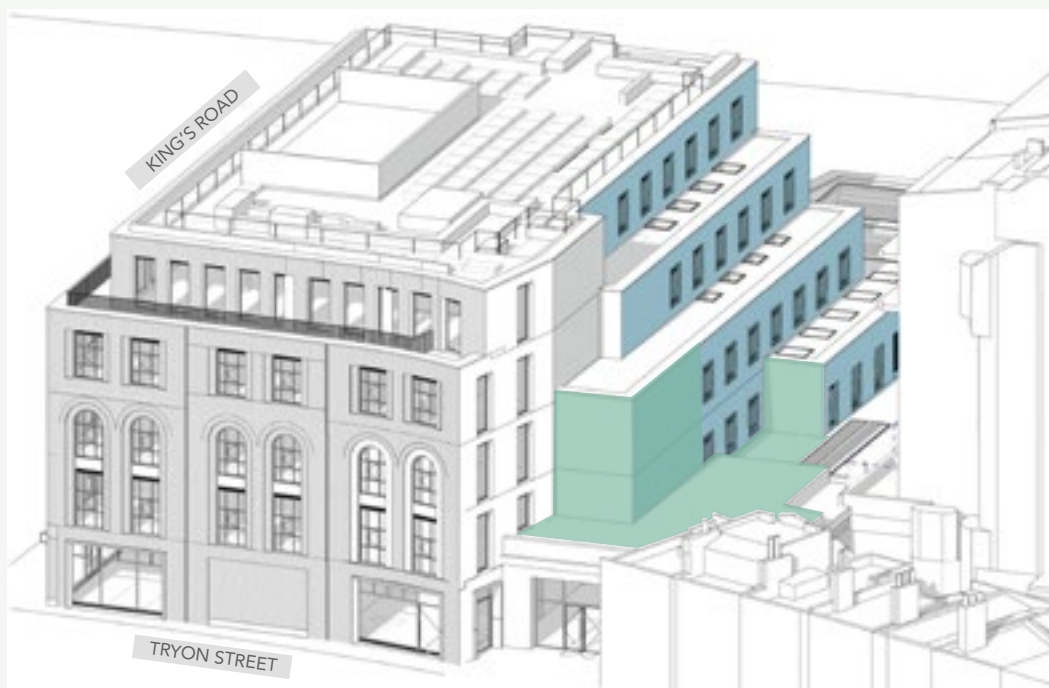
We are now preparing an update to our application to include small design changes to the building. These changes were proposed following an initial discussion between neighbours, Ward Councillors and Crosstree. We remain fully committed to implement them and have met again with council officers, Ward Councillors and neighbouring residents to discuss the changes before submitting them to the Council, which we intend to do this month.

The diagrams below show **first the scheme consented** in 2020 and **below the amended plans** we intend to submit this month. The changes include a further set back from Ranelagh House from eight to eleven meters on the first and second floor, and the fourth floor has been adjusted to better follow the natural curve of Tryon Street.

This will result in an extension of the green wall on the first and second floors and the building line on the eastern side moving further from the Ranelagh House flats.



View of the eastern side of the building from Tryon Street: Consented in December 2020.



Updated view with amended area in green.

NEXT STEPS



Illustration of the consented building from Royal Avenue.

The shops on our site opened on Monday 12th April in line with the Government's Covid-19 roadmap. Whilst some such as Gap ended their lease during lockdown the remaining shops will be open to welcome you until the end of June when the site will close so preparation works can begin.

We expect to begin full works in the summer and will write to you again before before it starts, and regularly throughout the project to keep you informed of progress.



Illustration of a new 'shared surface' on Tryon Street.



Illustration of the improved set-back entrance on Tryon Street.

TIMELINE AND NEXT STEPS

- December 2020**
Resolution to grant planning permission
- March 2021**
Formal decision notice issued from RBKC
- April 2021**
Submit application of amended plans to RBKC
- May 2021**
Submit construction management plan to RBKC
- Summer 2021**
Construction begins
- 2023**
Construction ends

CONTACT DETAILS



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Illustration of the green wall.