



PEMBROKE ROAD DEPOT SITE

OPTION APPRAISAL STUDY

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Our multi disciplinary team consisting of LSH, SOM Architects, Daniel Watney Planning, and Carter Jonas property consultants, has undertaken a full review of the development options of the Pembroke Road depot site, north and south. These sites are known as Broadwood Terrace (north site) and Chesterton Square (to the south).

The aim of the project was to consider and explore the potential for redevelopment and/or refurbishment of the existing accommodation, in order to allow the Council to make an informed decision as to its future. Our team has undertaken a number of due diligence work streams, including a review of planning policy and meetings with the Local Planning Authority, a review of legal and title issues, a review of the property market, a review of the design and structural refurbishment and/or redevelopment options.

These work streams have been woven together to establish a realistic assessment of the sites’ potential in the form an Options Appraisal. A summary of the work streams undertaken together with our findings is provided below.

Description of the options studied

Within the Options Appraisal the following four scenarios have been tested at a relatively high level in relation to the likely costs and values of the proposed development.

Refurbishment Options

Option1: Refurbishment and re-letting of the existing depot and office accommodation with residential accommodation, left in situ.”

In this scenario the north site comprises all of the Council’s operational depot facilities at ground and first floor, providing 8,560sqm of space. The existing 24 residential dwellings and the nursery (346sqm) are retained. The nursery benefits from a programme of light refurbishment works.

On the south site both the existing depot and office facilities are lightly refurbished and let at market rents. The existing 92 residential dwellings are retained.

Option 2: “Partial redevelopment of the vacated depot and office space with residential accommodation left in situ. Potential for the introduction of new accommodation on the southern site.”

In this scenario the north site comprises all of the Council’s operational depot facilities at ground and first floor, providing 8,560sqm of space. The existing 24 residential dwellings and the nursery (346sqm) are retained. The nursery benefits from a programme of light refurbishment works.

On the south site, both the depot and office accommodation have been vacated, a mezzanine level is inserted and the area is lightly refurbished and let at market rents. The existing 92 residential dwellings are retained. All other structures are assumed to have been demolished and replaced by 16 family houses.

Partial demolition option

Option 3: Partial demolition and redevelopment of either the north or south site.

Partial demolition of the main blocks on either the north or south sites is, in our opinion, not a viable option. Partial demolition of either site is virtually impossible to achieve without decanting residents from the residential accommodation, particularly given the shared access arrangements and crude stacking of the uses. Demolition of the commercial accommodation would significantly impact on the structure and integrity of the buildings, therefore putting occupiers of the residential accommodation at an unacceptable risk and rendering the proposal to “partially demolish” the main structure undeliverable.

Options for refurbishment of the commercial areas have instead been considered, together with retaining the main structures as part of Options 1 and 2.

Redevelopment options

Option 4 – Full redevelopment across both sites

- **Option 4.1:** On the north site at basement and ground floor, purpose built depot accommodation of 7,100sqm, then 102 affordable residential dwellings and a nursery of 346sqm.

On the south site a hotel and private residential scheme comprising basement car parking of 90 spaces and at ground floor 1,279sqm of retail, providing 142 private residential dwellings split as 126 apartments and 16 townhouses, a 100 bedroom hotel, and office accommodation of 1,884sqm.

- **Option 4.2:** On the north site, purpose built depot (7,100sqm), affordable housing (102 units), nursery (346sqm).
- On the south site, a Private Rented Sector and residential scheme comprising basement car parking of 90 spaces, private residential apartments (126 units), Private Rented Sector Units (34 units), affordable housing (14 units), retail (1,279sqm), town houses (16 units), office (1,884sqm)

- **Option 4.3:** On the north site, purpose built depot (7,100sqm), affordable housing (102 units), nursery (346sqm).

On the south site, a Private Rented Sector, residential and private school scheme comprising basement car parking of 90 spaces, and 1279sqm of retail at ground floor. This provides residential apartments (126 units), Private Rented Sector Units (34 units), affordable housing (14 units), office accommodation of 1,884sqm and a 3,600sqm private school.

- **Option 4.4:** This option assumes that there is no retained depot facility. Instead the north site is redeveloped to provide retail at ground floor, affordable housing (102 units), and a nursery (346sqm).

On the south site, the redeveloped scheme comprises basement car parking of 90 spaces, private residential apartments (126 units), Private Rented Sector Units (34 units), affordable housing (14 units), retail (1,279sqm), town houses (16 units), office (1,884sqm).

Conclusions

A broad range of redevelopment options have been considered to meet Royal Borough of Kensington and Chelsea’s aspirations and project objectives. It is clear that the two sites that comprise the Pembroke Road depot facility and residential community can be redeveloped. This more detailed study concludes that:

Options 1 & 2

Refurbishment and reletting of existing accommodation is viable, but cannot deliver a vast increase in residential space.

Option 3

Partial redevelopment of the site is not viable and attracts too many ancillary risks to warrant further investigation.

Options 4.1-4.4

Wholesale redevelopment of the site is viable against all criteria that formed the basis of this study.

Client

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SITE ANALYSIS

Site Location

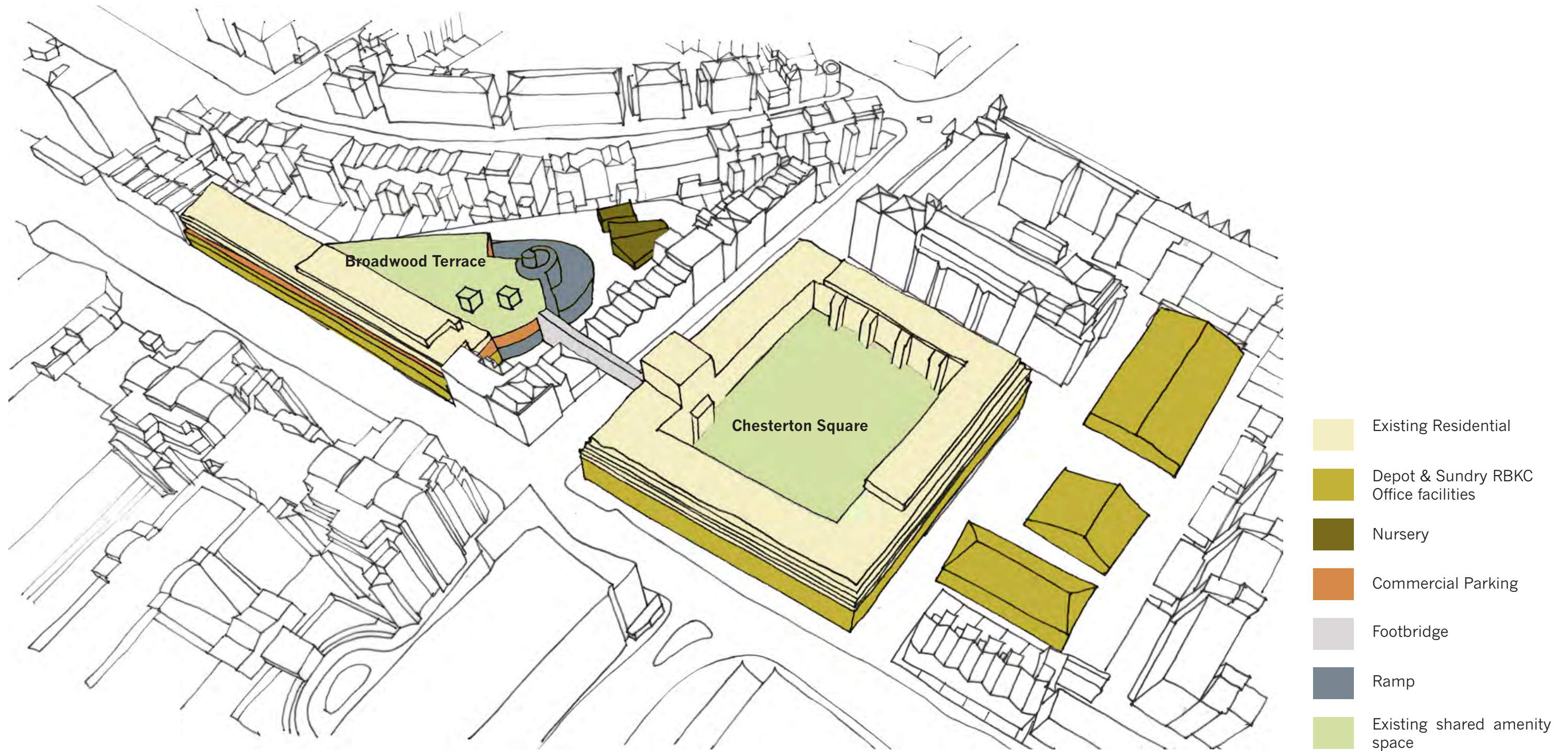


The site is located in west London, in the Royal Borough of Kensington & Chelsea (RBKC); it lies south of Kensington High Street and north of Cromwell Road.

The development site is divided into two distinct blocks - Broadwood Terrace (north) and Chesterton Square (south). Both Broadwood Terrace and Chesterton Square currently accommodate C3 dwelling-house units, *sui-generis* local authority depot facilities, B1 local authority offices and a small privately operated D1 nursery.

The site is primarily surrounded by residential accommodation in the form of mansion blocks and townhouses, and some limited commercial properties. The west side of Warwick Road is also partly occupied by large scale retail units, Homebase and Tesco.





Existing Conditions - Broadwood Terrace

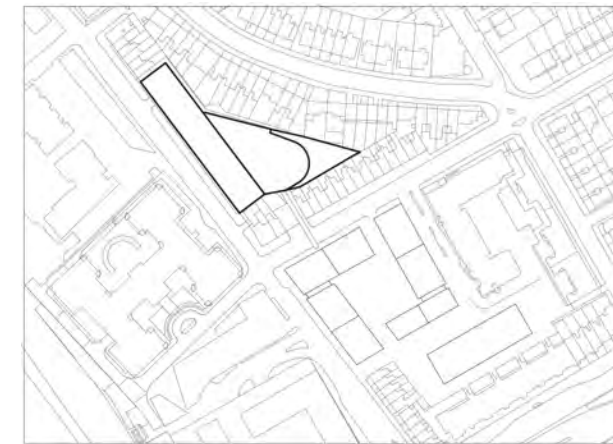


View from Level 2 parking towards Pembroke Road



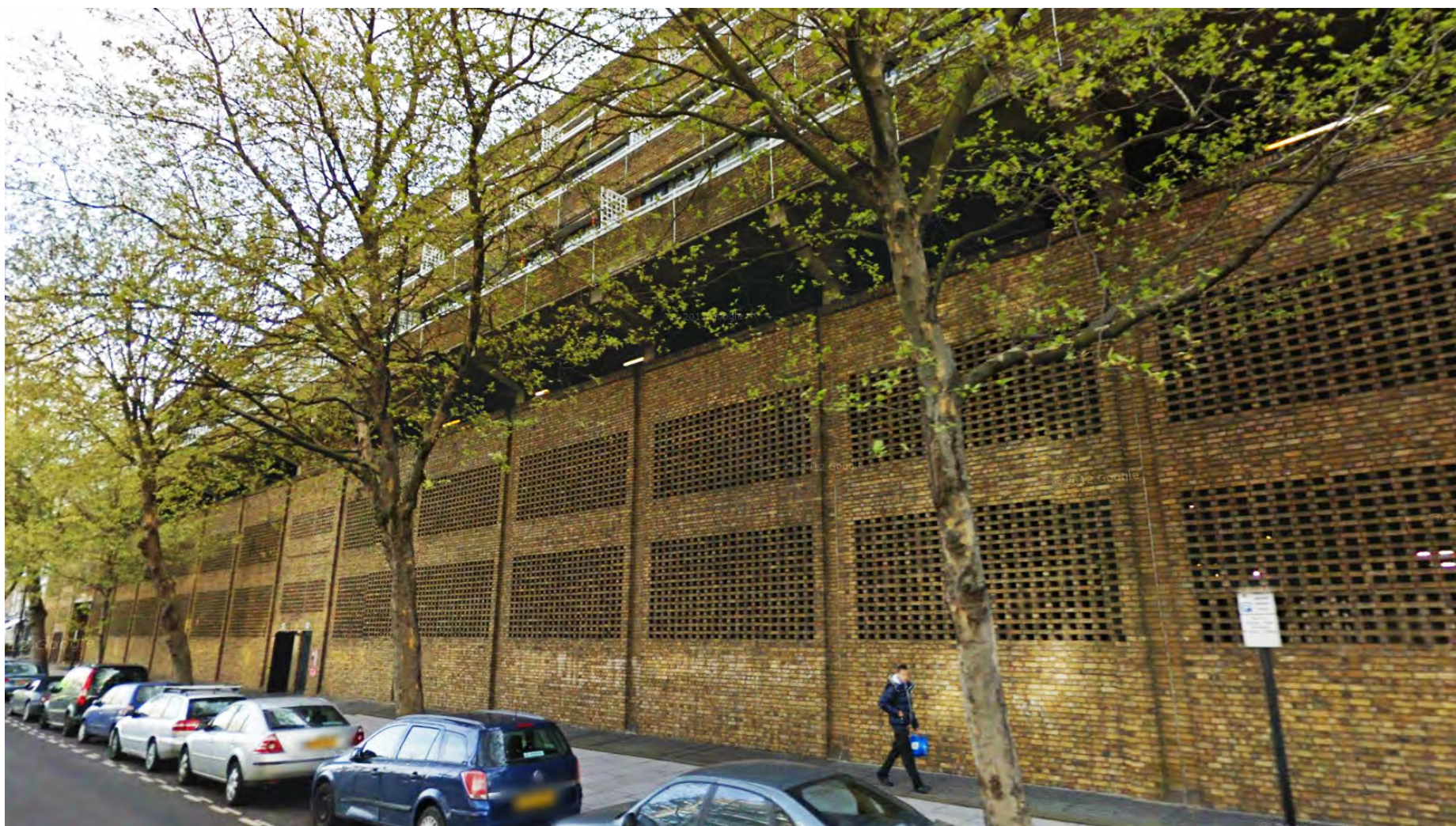
View from Level 2 parking towards vehicle ramp & neighbouring properties

Location Plan



The Broadwood Terrace site currently comprises the following:

- 9,500 sqm of Sui Generis Local Authority depot accommodation including vehicle storage, equipment storage and circulation space arranged over basement to first floor levels;
- 24 no. class C3 'dwelling house' units, of which 13 no. leasehold (private) and 11 no. tenant (affordable), comprising in total 1,595 sqm of residential floor space. All residential accommodation is accessed via a bridge from Chesteron Square;
- 346 sqm childcare nursery;
- Existing vehicle parking;
- And externally:
- 3 levels of blank depot facade;
- Amenity space at third floor;
- Complete absence of active frontages along pedestrian level.



Broadwood Terrace facade along Warwick Road



Broadwood Terrace entrance from Pembroke Road

Existing Conditions - **Chesterton Square**

Location Plan



Raised residents' garden square



Vehicle workshop

The Chesterton Square site currently comprises the following:

- 2,435 sqm occupied as Class B1 Local Authority Office accommodation;
- 7,113 sqm Sui Generis Local Authority depot including vehicle storage, workshop and staff training/staff mess space;
- 92 Class C3 'dwelling house' units, of which 45 no. leasehold (private) and 47 no. tenant (affordable), comprising 6,600 sqm residential floor space, alongside central communal open space;
- Third floor amenity space;
- 3 levels of blank depot facade
- Lack of engagement with street level



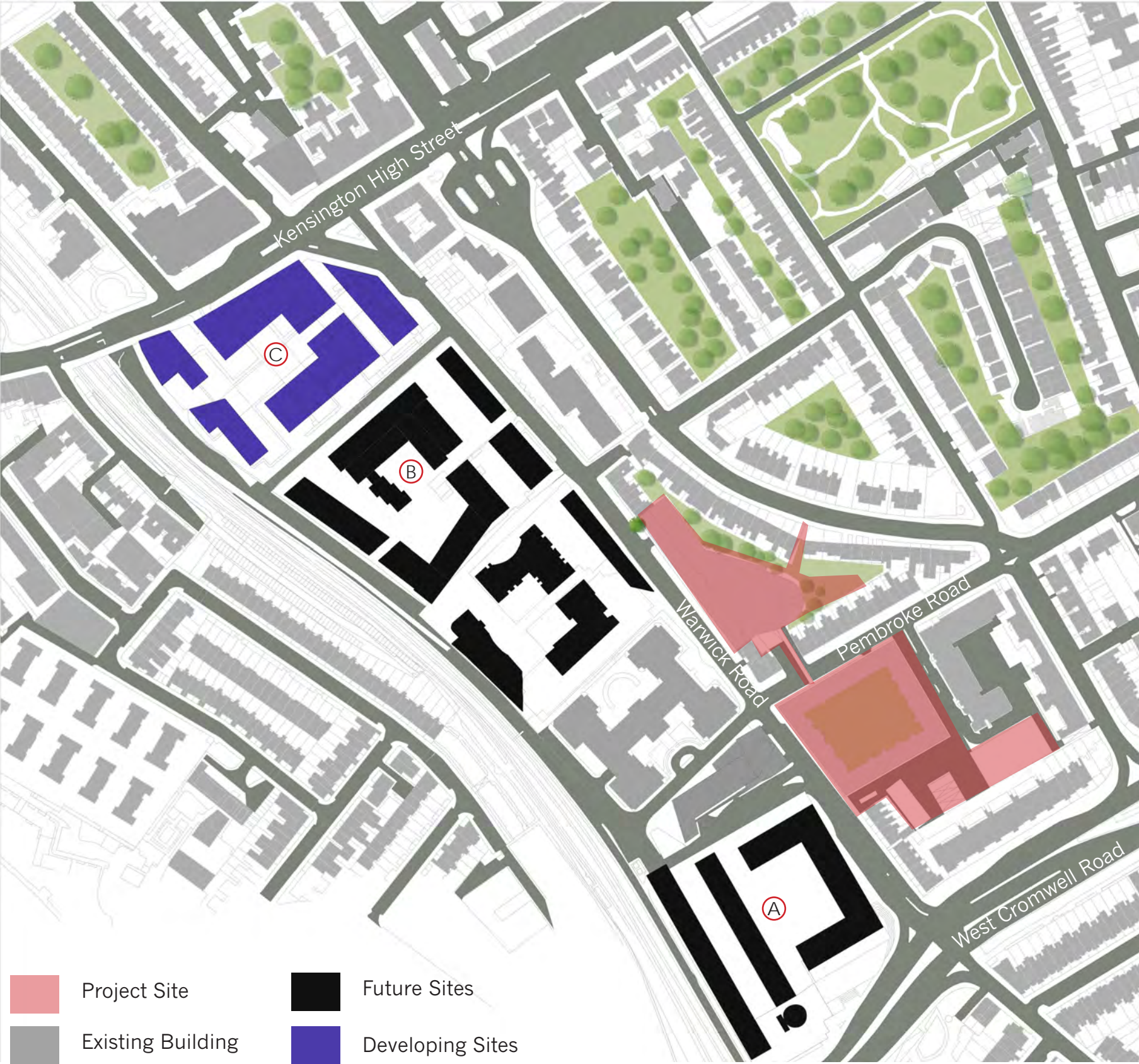
Chesterton Square facade along Pembroke Road



Chesterton Square ground depot parking

An aerial photograph of a dense urban area, likely a city center. The image shows a mix of building types, including large multi-story commercial or institutional buildings, smaller residential structures, and industrial-style buildings with flat roofs. A prominent railway line runs diagonally through the lower-left portion of the frame. The area is characterized by a high density of buildings and a network of streets. The overall tone is sepia or muted, giving it a historical or archival feel. The text 'SITE CONSTRAINTS + OPPORTUNITIES' is overlaid in the lower-right quadrant in a bold, white, sans-serif font.

SITE CONSTRAINTS + OPPORTUNITIES



(A) Tesco Site



(B) 245 Warwick Road



(C) 375 Kensington High Street