

London, October 2018

**FOR THE AVOIDANCE OF ANY POSSIBLE DOUBT PLEASE MARK THIS AS SUPPORT AND PLEASE DISCLOSE THAT THIS LETTER COMES FROM THE KENSINGTON SQUARE RESIDENTS ASSOCIATION**

**Case reference:** PP/18/05313

**Address:** Heythrop College, 23-24 Kensington Square, LONDON, W8 5HH

**Proposed development:** Reinstatement of three townhouses (Class C3), (part of 23 and 24 Kensington Square); refurbishment of college building (part of 23 Kensington Square) and use as an extra care facility (Class C2). Demolition of all other buildings on site. Erection of deck over adjacent London Underground line and construction of 5 buildings (ranging between 1 and 8 storeys in height) for use as an extra care facility including units, communal facilities and services areas, community hall and on-site affordable housing and associated access parking, servicing and landscaping. (MAJOR DEVELOPMENT)

### **KENSINGTON SQUARE RESIDENTS ASSOCIATION REPRESENTATION – CONDITIONAL SUPPORT**

We are writing to you in our capacity of chairman, vice chairman and general secretary of Kensington Square Residents Association (“KSRA”) and after a formal and extensive consultation with many residents of the square, the clear majority of which are in support of our representation.

Given the location of the proposed development and its impact on our residents and the Kensington Square Conservation Area, KSRA has worked with its residents for more than 3 years, starting with engagement with RBKC and councillors to provide input to the Heythrop College SPD (see Appendix I), and culminating with this representation.

### **Background**

We, as KSRA, and individual residents as well, met with the developer between late 2017 and mid-2018, and attended their 3 community exhibitions in October and December 2017, and July 2018. As we stated in our representations in the Heythrop SPD (attached in Appendix I), we explained to the developer that the key issues for the residents were:

1. **Access to the site via Kensington Square:** we outlined that new openings into any of the Kensington Square buildings, which are all Grade II listed and have formed a solid corner since prior to the erection of the 2 townhouses almost 181 years ago<sup>1</sup>, would be strongly opposed by the residents. Despite accommodating many uses in the last 200 years, the South West corner to the square has been protected by residents and not opened up to form a road, maintaining thus a solid structure. It is important both for resident amenity and historic heritage to maintain a solid structure of buildings in this corner.
2. **Ensuring a strong commitment to avoid any incremental traffic to Kensington Square:** This is targeted not only to avoid loss of amenity for the residents of the square, but also for the protection of the historic heritage of the site, as outlined in the Heythrop SPD, which stated that access should remain pedestrian only from Kensington Square and vehicular from South End only<sup>2</sup>.

---

<sup>1</sup> 23 and 34 Kensington Square were built as a pair of very late Georgian single residential houses in 1837-39 and predate the establishment of the Convent of the Assumption in 1859. Previously the site had been occupied by one big house, known as number 23 Kensington Square, built in 1686–7, by the carpenter John Hayward, who went on to construct the Queen's Staircase at Kensington Palace in the early 1690s. From 1705 to 1712 No. 23 was inhabited by Sir Hele Hook, baronet, previously the occupant of No. 7, A few months later Hook purchased an adjoining piece of land to the west, originally intended as the site of a twenty-foot-wide street leading out of the south-west corner of the square, and incorporated it in the garden of No. 23. A further small contribution to the convent by the Goldie family came in 1925, when Joseph Goldie, Edward's son, added the little passage or 'gallery' along the north side of No. 23 Kensington Square, making a new entrance to the convent and linking the two old houses here more firmly together. (Source: Survey of London)

<sup>2</sup> Heythrop SPD page 11 “3.6 Access - a single point of vehicular access should remain from South End. Pedestrian access from Kensington Square.”