

3. **Protection of the historic building facades to Kensington Square:** as per the point above, KSRA feels strongly that the building facades make a very positive contribution to the Conservation Area, as outlined in the Kensington Square Conservation Area Appraisal (see Appendix II Maps).
4. **Type of Use:** we outlined, as per the SPD, our support for university education uses as before and barring this, our strong opposition to primary and secondary educational use, given potential for additional traffic to the area and change to the quiet character of Kensington Square.

In addition to the points above, we also highlighted the SPD objectives, namely the need for protection of green spaces and trees, as well as sports facilities as per our initial SPD representation, and suggested the communal use of part of the facilities to ensure there is undeniable community benefit from the development. Finally, we urged the developer to consider access to the site, in particular for the project construction phase, over the rail tracks and via Scarsdale Place.

### **Conditional Support**

Having reviewed the application submitted by the developer, we welcome the proposed use as an “extra care facility”, which we believe falls under the current the existing use as residential institution, Class C2 in the Use Class Order and is in line both with the Heythrop SPD and RBKC’s CLP.

As per the Heythrop SPD, “this use class comprises residential care homes and sheltered housing where there is an element of care, hospitals, nursing homes, boarding schools, residential colleges and training centres. Extra care housing, offering a sufficient level of care for residents, would also fall under a Class C2 use. Policy CH2(c) (Chapter 35, CLP) encourages extra care housing in C2 use. This benign use could complement other uses on the site.”

We agree with the conclusion of the SPD above, especially considering the risk of other much more intensive uses, and additionally we welcome the reinstatement of the three townhouses (previously part of 23 and 24 Kensington Square) facing the square to their historic residential use. It is our understanding that the development is proposing 142 extra care units (49% 1 bedrooms and 51% 2 bedrooms) with a minimum of 35 nurses per day and a possible 100 ancillary staff proposed employees onsite, plus 5 affordable dwellings in a dedicated block. This compares positively with another expensive primary or secondary school for the privileged few which would result in higher use of the site and many more comings and goings. Finally, this potential type of development is already attracting interest from some of the residents that live in houses too large for them on Kensington Square and in the borough. We believe there is a genuine need in the borough for high-end extra-care accommodation.

Given many of our residents’ comments and concerns, the support of KSRA and its residents is conditional on the creation of a solid building gatehouse, which will architecturally fill the void that will be left by the proposed removal of the 1925 Goldie addition, highlighted in the red square on the photo below of the front of the buildings facing Kensington Square. For the avoidance of doubt, we would heavily oppose a permanent throughway, which has never existed in that corner and leaving a gap in between the buildings would dramatically change the appearance of the Conservation Area and adversely affect resident amenity. It is our understanding that RBKC suggested to the developer to ensure the site would be permeable. Considering that RBKC is also tasked with protecting residents amenity, while considering long-term borough development, a collegiate pedestrian entrance from the North College building (building B1A in the submitted Design and Access Statement of the application), only facing the new garden square with controlled access in the evenings would go a long way in meeting all needs.

Following consultation with the residents, we fully support the developer’s submitted plans, which contain a gatehouse and thus maintain the historically appropriate solid corner of buildings in the square