ROYAL BOROUGH OF KENSINGTON AND CHELSEA

DOCUMENT TYPE

PLANNING APPLICATIONS

LATE UPDATE

TP/99/01308

Hammersmith & Fulham
Serving our Community

Environment

02 March 1999

Date:

Malcolm Slouch
Planning and Conservation
The Royal Borough of Kensington and Chelsea
Hornton Street
London
W8 7NX

London Borough of Hammersmith and Fulham
Town Hall, King Street, Hammersmith
London W6 9JU
Telephone 0181-748 3020

Our Ref: th/bard

Your Ref:

When telephoning please ask for: Trevor Harvey x3039

Dear Mr Slouch

Draft Planning Guidelines: Site at Bard Road and Evesham Street

I am writing in connection with Mr French's letter dated 3 February 1999, and would like to thank you for the opportunity to comment on the Draft Planning Guidelines for the above site.

The brief correctly identifies the Hammersmith and Fulham UDP as the relevant statutory plan for determining development proposals for this site. However, whilst a B Class development would be in accordance with employment zone policy, the brief fails to mention that the site is part of Site 36 White City Centre Site. The current outline planning permission for the White City Centre includes the Bard Road/Evesham Street land, and although the detailed submission excludes it I think it is important that the brief acknowledges the outline permission and the fact that the UDP site policy takes priority over other Part 2 policies of the Plan. Also, of course, it will be very important for Chelsfield PLC to be informed of the proposals, and it would be premature for any permanent development of this site to take place before the details of the White City Centre are finalised and agreed by all relevant parties. We would not want development of the Bard road/Evesham Street site to prejudice implementation of the proposals for Site 36.

If you have any queries concerning this letter please contact me on extension 3039. If you have any queries concerning the White City Centre, please contact Julian Renselar on extension 3483.

Yours sincerely

Trevor Harvey

POLICY GROUP

c:\trevor\stand3.doc 02 March 1999

Chelsfield plc

67, Brook Street, London W1Y 2NJ
Telephone 0171-493 3977

M Souch Esq
Planning & Conservation Department
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

26 March 1999

Dear Mr Souch

Site at Bard Road and Evesham Street, W11

Further to our recent telephone conversations following our receipt of the Council's draft planning guidelines for the above site, I am writing with some further information on Chelsfield's proposals for siting a new Vanderbilt Racquets Club on the combined Bard Road and Olaf Centre sites. Both sites and the existing Vanderbilt Club business are owned by subsidiary companies of Chelsfield plc.

You are aware that Chelsfield has held preliminary discussions with planning officers at the Council (Michael French and Roy Thompson) regarding our ideas. Following these discussions architects have been instructed to prepare a planning application for submission in the near future.

1. Planning Policy

The employment zone policy on the site has been carried forward from the London Borough of Hammersmith & Fulham UDP which, despite the change in Borough boundaries, still covers the site.

The LBH&F UDP shows the site as falling within the Freston Road employment zone. The priority in this zone is to sustain a range of employment generating uses normally within the B1-B8 use class and to enable existing firms to expand. The area has had a similar designation since the 1981 District Plan. Prior to the 1987 Use Class changes the emphasis was on industrial uses. The 1994 LBH&F UDP seeks small B1 units in particular within the Freston Road Employment Zone.

Under the LBH&F UDP loss of land from B class and similar uses would not normally be permitted in employment zones. The UDP states, however, that other uses generating significant employment may be acceptable subject to

environmental and traffic considerations and other policies providing the principle use of the employment zone remains B1-B8.

The RBK&C approach as set out in the Borough's adopted UDP and the draft planning guidelines is much more tightly drawn and does not permit the flexibility for alternative applications to be judged on their merits. RBK&C's policies for North Kensington aim to secure the provision and retention of light industrial [B1(c)] premises in particular in unit sizes of less than 140 sq m. This is reflected in the draft planning guidelines which are particularly specific in relation to the range of unit sizes.

It is unusual for a planning brief to be as specific as the current draft. Chelsfield accepts the current employment zoning of the site and supports the need to achieve the maximum level of employment in any redevelopment. Notwithstanding Chelsfield's proposals for a racquets club, however, there needs to be a more flexible approach to the consideration of different forms of employment generating development on the site. The potential to create employment generating uses that fall outside the traditional B class uses but bring other wide ranging benefits to the local area should not be precluded. This more flexible approach should be written into the planning guidelines. An approach similar to that taken in the LBH&F UDP, whereby other uses generating significant employment may be acceptable, should be adopted.

2. The Vanderbilt Club Proposals

The Vanderbilt Racquets Club was founded in 1984 and, despite being housed in poor quality buildings, has become one of the leading clubs in London building a reputation for the excellence of its management and coaching. The club has a prestigious membership list and at present draws 40% of its 950 existing members from residents of the Royal Borough. The club also plays host to many of the world's best professional players in the run up to tournaments such as Wimbledon.

In re-housing the Club the opportunity exists to create a new, world class tennis facility on the combined Bard Road and Olaf Centre site with an enlarged membership base. Preliminary designs have been prepared for a club with eight lawn tennis courts, a real tennis court and comprehensive health and fitness facilities including a large gym and swimming pool. The lawn tennis courts would be built to international standards with a show court for exhibition matches and tournaments. The real tennis court would be the first in the Borough and would serve a sport that has seen a huge increase in popularity in recent years and would be one of the few built to allow filming by television cameras.

The Club would be a centre of excellence for coaching both for members and for talented young players from the local area. Links have already been established with the North Kensington Amenity Trust (NKAT), operators of the Westway Tennis Centre, with a view to establishing a scholarship programme for local children. This would allow young players who have progressed beyond the coaching available at the Westway Centre to benefit

from more advanced coaching within the Vanderbilt Club rather that being forced to travel to other locations outside the Borough. We are also aware that the NKAT intends to expand its tennis facilities under the Westway in due course and both organisations are agreed that the respective facilities would be entirely complementary rather than competing with each other. Support for the new Vanderbilt Club has also been obtained in principle from the Lawn Tennis Association.

3. Townscape

RBK&C have the stated aim of improving the townscape of the Bard Road area. It is Chelsfield's intention that any new building for the Vanderbilt Club will be a landmark piece of architecture. The Bard Road site, although at the back of the existing run down industrial area, is highly prominent to the M41, the Hammersmith & City line and the West London Line. The existing harsh visual environment along the west side of the M41 will be greatly improved with the construction of the White City development to be undertaken by this company. A landmark building of equally high architectural quality could be located on the Bard Road site with high visibility from the M41 and the Hammersmith & City Line viaduct. Such a building would mark the western boundary of the Royal Borough and would significantly improve the townscape of the surrounding area and also complement and enhance the existing attractive public housing schemes and refurbished business premises in the vicinity of 9/13 Bramley Road. A new Vanderbilt Club would make a much more significant impact on the townscape of the area than a scheme of small industrial units.

4. Employment Generation

The draft guidelines identify the need to create employment opportunities for people living in the North Kensington area and states that it is essential that the benefits of any development are directed towards local residents. Chelsfield is fully supportive of this aim.

The level of employment generation on the existing Bard Road site is very low. The Olaf Centre site also has a very low level of employment. The building is used for filming and sound recording and only generates 5-6 jobs in 32,700 sq ft.

Initial estimates indicate that a new Vanderbilt Club with an improved range of facilities will create in excess of 100 full and part time jobs. These jobs will include management and administrative personnel, coaching staff and instructors, health and beauty consultants and restaurant, laundry, security, maintenance and cleaning staff. Many of these jobs will be suitable for people living in close proximity to the new Club and, by their very nature, many of the positions will allow the opportunity for flexible working.

Chelsfield firmly believes that more local people will have the opportunity of working within the Club than would be the case if the site is developed as small start-up business units. Evidence from similar schemes has demonstrated

that they have not created employment opportunities for many local people with the majority of jobs going to people from outside the borough. Small start-up business units will not create the right type of employment opportunities for local residents. Few people in the locality will be in a position to start their own businesses and are more likely to benefit from jobs created within larger, established businesses that relocate to the area. Chelsfield is prepared to put in place measures that ensure that local people will be given priority for many of the jobs on offer within the new Club.

5. **Level of Investment**

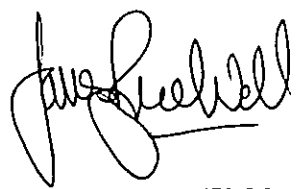
The construction of a new Vanderbilt Club would lead to a level of investment in this part of the Borough considerably in excess of that normally associated with small scale light industrial scheme. The Vanderbilt Club is intended to be a landmark building and initial estimates are that the cost of the club will be in the region of £15 million. The B1(c) scheme being put forward in the draft planning guidelines will not be commercially viable and is likely to require extensive subsidies for both construction and occupational costs from various agencies. The Vanderbilt Club with its employment generating potential and architectural quality will play a significant role in the regeneration of the local area.

Chelsfield supports the principle of employment generating development on the site but firmly believes that a more flexible approach should be written into the relevant policy documents to enable individual schemes to be judged on their merits. Small light industrial units are unlikely to achieve the Council's objectives of creating employment opportunities for local people or of improving the general environment and townscape. Other forms of development could achieve these objectives and provide other wide ranging benefits for the locality.

As drafted Chelsfield strongly believes that the draft Planning Guidelines are inappropriate. Chelsfield has a long record of working in partnership with local planning authorities and we would welcome the opportunity of discussing our proposals for the site with Officers to assist in the defining of policy.

Please let me know if you have any queries.

Yours sincerely



James Brooke-Webb

cc M J French, Executive Director, Planning and Conservation
Roy Thompson, Area Planning Officer
W N Hugill, Managing Director, Chelsfield plc

Chelsfield plc

67, Brook Street, London W1Y 2NJ
Telephone 0171-493 3977

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13 April 1999

Mr Roy Thompson
Area Planning Officer
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London, W8 7NX

Dear Mr Thompson

Proposed Vanderbilt Racquets Club – Bard Road/Olaf Centre Sites

Ahead of our meeting tomorrow afternoon at 2.30 p.m. I enclose a brochure summarising our proposals for a new Vanderbilt Racquets Club on the above site. Please note that this brochure is in draft – the proposals contained therein are being worked up in more detail and will form the basis of a planning application in the near future.

I look forward to seeing you tomorrow afternoon.

Yours sincerely.

JAMES BROOKE-WEBB

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Mr J Crowther
Chief Executive
The Lawn Tennis Association
The Queen's Club
West Kensington
London W14 9EG

Switchboard: 0171-937 5464
Extension: 2701
Direct Line: 0171-361 2701

Facsimile: 0171-361 3463

13 January 1999

My reference: RT/TP/Pending Your reference:

Please ask for: Roy Thompson

Dear Mr Crowther

Town and Country Planning Act, 1990
Vanderbilt Racquet Club, Bard Road, North Kensington

Thank you for your letter dated 11 January 1999 in which you support a proposal to provide a new tennis facility at the above site.

I have not yet received a planning application for the proposal, but I will ensure that your letter is included as part of the file, and that your comments are given due consideration when a decision is made, if such an application is submitted.

Yours sincerely,

M. J. French
Executive Director, Planning and Conservation.

Enflet

The Lawn Tennis Association

Patron:
Her Majesty The Queen

The Queen's Club
West Kensington
London W14 9EG

Telephone
0171 381 7000
Facsimile
0171 381 5965

11th January 1999

M. French, Esq.,
Executive Director, Planning & Conservations
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

Dear Mr. French,

I write in support of the project to rebuild the Vanderbilt Racquet Club on the Bard Road site in the Royal Borough of Kensington and Chelsea.

I understand that the existing Vanderbilt will eventually be demolished as part of the White City Centre Development which, will certainly improve this area of London in many ways.

To have a first class sporting club with eight indoor tennis courts just to the North of this new development would be a welcome addition to the existing provision of indoor tennis in London.

The Vanderbilt, under the direction of Charles Swallow, has built up a strong tennis reputation over the last 15 years. It has a deserved name for high quality coaching with as many as 10 coaches working there. Their current ladies team has just won promotion to the Premier Division of the Middlesex Ladies League. The Club has organised many junior courses and at present operates a very active junior programme during term time. Their hope is to expand this junior programme in their new facility, offering tennis scholarships to promising juniors from such centres as the Westway Centre. In addition, the Vanderbilt has put on numerous tournaments in aid of charity as well as staging exhibition matches involving well-known professionals.

The Vanderbilt is a commercial tennis club unlike those clubs, which in recent years the LTA has supported through our Indoor Tennis Initiative Scheme. Nevertheless the LTA welcomes additions to the broad range of tennis facilities that now exist through the country and enthusiastically supports the emergence of a centre of tennis excellence such as the Vanderbilt promises to be.

Yours sincerely,

JOHN CROWTHER
Chief Executive

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13 JAN 1999
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cc Cllr Thompson

ENVIRONMENTAL SERVICES

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director MICHAEL STROUD BSc DipTE CEng FICE FIHT FIMgt

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Chris Nichols
Halcrow Fox
Vineyard House
44 Brook Green
London W6 7BY

Switchboard: 0171-937 5464
Extension: 2656
Direct Line: 0171-361 2656
Email: ehegmp@rbkc.gov.uk

23 June 1999

My reference: TF/202/E Your reference: Please ask for: Tom Mansfield

Dear Mr. Nichols,

Vanderbilt Racquet Club

Thank you for your letter dated 15 June 1999 and the enclosed draft traffic appraisal relating to the proposed Vanderbilt Club.

I have a number of observations about the report which are set out below.

Firstly , I am concerned about the examples given as providing comparable data. Your Figure 2.1 includes few figures which would convince us that the clubs used as models were appropriate. The TRICS database does not consider modal split and is generally thought to be an inappropriate model for Central London. I find your method of calculating parking spaces per member to be too simplistic a technique of estimating the adequacy or not of the proposed parking spaces.

Secondly,I am concerned about your assessment of the proposed traffic levels likely to be generated by the club. The method whereby you reduce the Berkshire trips pro rata in terms of total membership does not in my opinion take into account essential factors such as:

- the size of the respective premises;
- the facilities available at the respective premises;
- the pattern of use of the respective premises;
- the modal split of the visitors.

Thirdly, with regard to the generated traffic:

- you have not drawn any conclusions about the impact of the proposed additional trips, including on the character of the area, given the low levels of existing traffic,
- you suggest in para 3.3.3 that you have discounted some of the existing exiting traffic in Olaf street etc. because some uses will no longer be there, but have not quantified this,
- you have not tested the sensitivity of directional splits other than 50 / 50.

It is unfortunate that you have not included any information about how the existing Vanderbilt Club operates , as this would have given us a basis for comparison. The most useful piece of information to

us would be the maximum number of people expected on the premises at any one time. From this it would be relatively straightforward to calculate the peak parking demand and traffic flows.

I understand that Mrs. Palmer has provided you with a contact at the LAU so that you may include some element of accident analysis. The accident record on the District Road to the east of the site does give rise to concern.

We would also need to discuss at some stage the wider effects of the scheme, in terms of benefits and disbenefits to the community.

I hope you find these comments useful. Please contact me on the above extension ,or Mrs. Palmer (extn. 3240) if you require any further assistance.

Yours sincerely

Tom Mansfield

for the Director of Transportation and Highways

Chelsfield plc

67 Brook Street, London W1Y 2NJ
Telephone 0171-493 3977
Fax 0171-493 1444

Nigel Hugill
Managing Director

Councillor D Campion BA DipTP FRIBA MBCS
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8 7NX

25 June 1999

Dear Councillor Campion,

Having recently received a copy of the papers for the Planning and Conservation Committee meeting on Monday evening, I note that the Committee is due to consider the draft planning guidelines for the Bard Road site. You will recall that when we met on the 28th April we discussed our proposals to relocate the Vanderbilt Racquets Club onto this site. I note that the Committee papers do not mention the Vanderbilt Club proposals and thought that you should be aware that since the papers were prepared, a planning application for the Club has been submitted and is with your officers for consideration.

Yours sincerely,

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Nigel Hugill
Chelsfield plc
67 Brook Street
London
W1Y 2NJ

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463

29 June 1999

My reference: Your reference: Please ask for:

Dear Mr. Hugil,

Town and Country Planning Act 1990
Bard Road Site

Councillor David Campion has asked me to thank you for your letter of 25th June 1990, regarding the above site.

I can confirm that a planning application for the Vanderbilt Racquets Club has now been received and will be considered in the normal way. I would also confirm that the planning guidelines for the site were adopted by the Planning Committee at the meeting last night and will guide both future Developers and the Council Officers in dealing with applications on this site.

Yours sincerely,

M.J. French
Executive Director, Planning and Conservation.

cc: Councillor David Campion.

R.

① RT -
② file

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
Councillor David Campion BA(Arch) DipTP FRIBA MBCS
13 Rodney House, 12/13 Pembridge Crescent, London W11 3DY
Internet: DavidCampion@compuserve.com
Tel: 0171-229 3931 Fax: 0171 681 2758

My Ref: D:\My Documents\Word\rbkc\Planning\Public\CPLC01.doc
Date: 29/06/99

COPY

Mr Nigel Hugill
Managing Director
Chelsfield plc
67 Brook Street
London W1Y 2NJ

Dear Mr Hugill

Bard Road Site - Planning Guidelines

Thank you for your letter, dated 25/06/99, re the Planning Guidelines for the Bard Road Site that were considered and approved by the Planning and Conservation Committee as the basis for public dissemination at its meeting on 28/06/99.

When I attended the meeting set up by Sir Anthony Coates, at the Town Hall on 28/04/99, at which you were present, I noted the proposals that were being made for relocation of the Vanderbilt Racquets Club on this site. I indicated at that meeting that I was there solely to listen to what was being said and could make no comment; I suggested, then, that you discuss the proposals with the Council's Planning Department and I now note that a formal planning application has been submitted.

In view of the fact that I might be chairing a meeting of the Planning Services Committee, when your application is being considered, I regret that I am unable to make any comment on it in advance.

Yours sincerely

Councillor David Campion
Chairman, Planning and Conservation Committee

Copy: ✓Mr M J French FRICS DipTP MRTPI CertTS, Executive Director, Planning & Conservation
Cllr Professor Sir Anthony Coates Bt BSc MD FRC Path FRCP

Chelsfield plc

67 Brook Street, London W1Y 2NJ
Telephone 0171-493 3977
Fax 0171-493 1444

Nigel Hugill
Managing Director

DGC 29/6/99
Replied 29/6/99
Copy to MJF

Councillor D Campion BA DipTP FRIBA MBCS
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8 7NX

25 June 1999

Dear Councillor Campion,

Having recently received a copy of the papers for the Planning and Conservation Committee meeting on Monday evening, I note that the Committee is due to consider the draft planning guidelines for the Bard Road site. You will recall that when we met on the 28th April we discussed our proposals to relocate the Vanderbilt Racquets Club onto this site. I note that the Committee papers do not mention the Vanderbilt Club proposals and thought that you should be aware that since the papers were prepared, a planning application for the Club has been submitted and is with your officers for consideration.

Yours sincerely,

TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee £ 9500

Cheque / ~~Postal Order / Cash~~ 101085

Receipt No. Issued 1040090

Borough Ref. .....

Registered No. .....

Date Received 29 JUN 1999

GREATER LONDON PLANNING
APPLICATION
COMPLETE

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE	To be completed by or on behalf of all applicants as far as applicable		
	FEE (where applicable) £9,500 = 00.	£	9,500=

1. APPLICANT (in block capitals)

Name THE VANDERBILT RACQUETS CLUB LTD

Address 31 STERNE STREET
LONDON
W12 8AB

Tel. No. .....

AGENT (if any) to whom correspondence should be sent

Name JAMES BROOKE-WEBB

Address CHELSFIELD plc
67 BROOK STREET
LONDON W1Y 2NJ

Tel. No. 0171-493-3977 Ref. .....

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

PP991308

(a) Full address or location of the land to which this application applies

LAND AND BUILDINGS TO THE REAR OF 91-121 FRESTON ROAD AND 125-139 FRESTON ROAD ADJOINING OLAF ST, EVESHAM ST AND BARD ROAD AND BACKING ON TO THE M41

(b) Site area

11,850 sq M

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.

991308

DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT TO CREATE A TENNIS CLUB WITH EIGHT INDOOR TENNIS COURTS, A REAL TENNIS COURT, A GYMNASIUM, SWIMMING POOL AND ASSOCIATED FACILITIES INCLUDING CHANGING ROOMS, CHILDREN'S FACILITIES, BAR, CAFE, RESTAURANT, GUEST ACCOMMODATION, MANAGER'S FLAT, ADMINISTRATIVE ACCOMMODATION AND CAR AND BICYCLE PARKING.

(d) State whether applicant owns or controls any adjoining land and if so, give its location.

No

PP991308

(e) State whether the proposal involves:- State Yes or No

(i) New building(s) or extension(s) to existing building(s) — YES ▶ If "Yes" state gross floor area of proposed building(s). ▼ 17,452 m²

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

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25 JUN 1999
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(ii) Alterations — –

(iii) Change of use — YES ▶ If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use). 11,850 ~~Hectares~~/m²

(iv) Construction of new access to a highway } vehicular — –; pedestrian — –

(v) Alteration of an existing access to a highway } vehicular — YES; pedestrian — YES

Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for: — State Yes or No

(i) Outline planning permission — No → **If "Yes"** strike out any of the following which are not to be determined at this stage.
1. Siting
2. Design
3. Landscaping
4. External appearance
5. Means of access

(ii) Full planning permission — YES

(iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted. — No → **If "Yes"** state the date and number of previous permission and identify the previous condition.

Date ..... Number .....

The Condition .....

(iv) Consideration under Section 72 only (Industry) — No

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

(i) Present use of buildings/land — OLAF CENTRE - FILM AND RECORDING STUDIOS

(ii) If vacant the last previous use and period of use with relevant dates. — BARD ROAD SITE - TEMPORARY USES INCLUDING CAR PARKING, HIGHWAYS MAINTENANCE AND BRICK RECLAMATION

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

SEE ATTACHED SCHEDULE

6. ADDITIONAL INFORMATION — State Yes or No

(a) Is the application for non-residential development — YES — If "Yes" complete PART THREE of this form (See PART THREE for exemptions)

(b) Does the application include the winning and working of minerals — No — If "Yes" complete PART FOUR of this form

(c) Does the proposed development involve the felling of any trees — YES — If "Yes" state numbers and indicate precise position on plan

(d) (i) How will surface water be disposed of? — CONNECTION TO EXISTING SEWER

(ii) How will foul sewage be dealt with? — CONNECTION TO EXISTING SEWER

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

(i) Walls — TERRACOTTA CLAY TILE CLADDING, GLAZING, LONDON STOCK BRICK, STEEL

(ii) Roof — WHITE TEFLON COATED GLASS FIBRE STRETCHED OVER ARCHED FRAME

(iii) Means of enclosure — LONDON STOCK BRICK WALLS

We hereby apply for (strike out whichever is inapplicable)

(a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith

~~(b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.~~

Signed ..... **on behalf of** CHELSFIELD plc **Date** 24 JUNE 1999

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

CERIFICATE A - Certificate under Section 66 of the Town & Country Planning Act 1990. **I hereby certify that:-**

*Strike out whichever is unapplicable.

1. No person other than the applicant was an owner (a)of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or
3. *I have / the applicant has given requisite notice to every person other than *myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

Name and Address of Tenant .....

.....

Date of Service of Notice .....

(a) "Owner" means a person having freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Signed ..... **on behalf of** ..... **Date** .....

IF 20 DAYS BEFORE MAKING THE PPLICATION YOU ARE THE ONLY OWNER OF ALL THE LAND AND HAVE SIGNED A CERTIFICATE ON PART ONE OF THE FORM THEN DO NOT COMPLETE PART TWO OF THE FORM.
For definition of 'Owner' see Notes for Applicants.

PART TWO | **TOWN AND COUNTRY PLANNING ACT 1990**
CERTIFICATE UNDER SECTION 66

PP991308

PLEASE READ THE NOTES FOR APPLICANTS BEFORE FILLING IN PART TWO.

CERTIFICATE B

I hereby certify that:

†See note (a) to Certificate

1. ~~I have~~/the applicants has* given the requisite notice to all persons, who 20 days before the date of accompanying application, were owners of any part ofthe land to which the application relates, viz:

   Name of Owner WESTSIDE STUDIOS Address UNIT 3, OLAF CENTRE EVESHAM STREET, LONDON W12 Date of service of Notice 24 JUNE 1999

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

~~*3. I have/the applicant has* given the requisite notice to every person other than myself/ himself* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:~~

~~Name and Address of Tenant.....~~

~~.....~~

~~Date of service of Notice.....~~

*Strike out whichever is inapplicable

Signed ..... on behalf of CUELSFIELD plc Date 24 JUNE 1999

CERTIFICATE C

I hereby certify that:

†See note (a) to Certificate

1. (i) I am/the applicant is* unable to issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66 (1) of the Act, in respect of the accompanying application dated .....

   (ii) I have/the applicant has* given the requisite notice to the following persons who, 20 days before the date of the application, were owners of any part of the land, to which the application relates, viz:

   Name of Owner ..... Address .....

   ..... Date of service of Notice .....

   (iii) I have/the applicant has* taken the steps listed below, being steps reasonably open to me/him to ascertain the names and addresses of the other owners of the land or part thereof and have/has* been able to do so:

   (a) .....

   .....

(a)Insert description of steps taken.
(b)Insert name of local newspaper circulating in the locality in which the land is situated.
(c)Insert date of publication (which must not be earlier than 20 days before the application).

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

3. I have/the applicant has been given the requisite notice to every person other than myself /himself* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

*Strike out whichever is inapplicable

Name and Address of Tenant .....

.....

Date of service of Notice .....

Signed ..... on behalf of ..... Date .....

CERTIFICATE D

I hereby certify that:

†See note (a) to Certificate

1. (i) I am/the applicant is* unable to issue a certificate in accordance with Section 66 (1) (a) of the Act in respect of the accompanying application dated ..... and have/has* taken the steps listed below, being steps reasonable open to me/ him*, to ascertain the names and addresses of all the persons who, 20 days before the date of the application were owners of any part of the land to which the application relates and have/has* been unable to do so:

   (a) .....

   .....

   (ii) Notice of application as set out below has been published in the (b) .....

   on (c) ..... (Copy of notice as spublished).

(a)Insert description of steps taken.
(b)Insert name of local newspaper circulating in the locality in which the land is situated.
(c)Insert date of publication (which must not be earlier than 20 days before the application).

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

3. I have/the applicant has been given the requisite notice to every person other than myself /himself* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

*Strike out whichever is inapplicable

Name and Address of Tenant .....

.....

Date of service of Notice .....

Signed ..... on behalf of ..... Date .....

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN AND COUNTRY PLANNING ACT 1990 PP/21/308

PART THREE:	ADDITIONAL INFORMATION FOR NON RESIDENTIAL DEVELOPMENT TO BE COMPLETED FOR ALL NON-RESIDENTIAL DEVELOPMENT

1. For industrial development, describe the process to be carried on and of the end products, and the type of plant/machinery to be installed:	/		
2. If the proposal forms part of a larger scheme for which permission is not at present sought, briefly describe the ultimate development:	/		
3. If the proposal is related to an existing use on or near the site, please explain the relationship:	/		
4.	Existing floor space to be lost (through demolition or change of use)	Existing floorspace to be retained (if any)	Proposed additional floorspace
(a) What is the total floor space of all the buildings to which the application relates?	3,038 m2	0 m2	17,452 m2
(b)What is the amount of industrial floor space included in the above figure?	3,038 m2	0 m2	0 m2
(c) What is the amount of office floor space?	0 m2	0 m2	73 m2
(d) What is the amount of floor space for retail trading?	0 m2	0 m2	78 m2
(e) What is the amount of floor space for storage?	0 m2	0 m2	162 m2
(f) What is the amount of floor space for warehousing?	0 m2	0 m2	0 m2
(g) Please specify the amount of floor space of any other uses.	0 m2	0 m2	SEE ATTACHED SCHEDULE m2

(Part Three continues overleaf)

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
TOWN AND COUNTRY PLANNING ACT 1990

PART THREE: SIDE TWO

5. How many staff will be employed on the site as a result of the proposed development? (a) full-time (b) part-time	IN EXCESS OF 100 FULL & PART TIME STAFF. FURTHER DETAIL TO BE PROVIDED.
6. State estimated vehicular traffic flow to the site during a normal working day: (a) Heavy Goods Vehicles (b) Other vehicles	1 SEE HALCROW FOR TRAFFIC REPORT
7. Describe parking / loading / unloading provision (also show location on plan unless you are reserving design for further approval).	THE 154 CAR SPACES AND BICYCLE PARKING ARE ACCESSED VIA EVESHAM STREET AND ARE LOCATED UNDERNEATH THE TENNIS COURTS. EGRESS CAN BE TAKEN VIA EVESHAM STREET OR BARD ROAD. SERVICING WILL MAINLY TAKE PLACE FROM EVESHAM STREET WITH POTENTIAL FOR SECONDARY SERVICING FROM OLAF STREET.
8. State nature, volume and proposed means of disposal of any trade effluents or trade refuse:	LOW VOLUMES OF REFUSE - MEANS OF DISPOSAL TO BE DISCUSSED WITH RBKaC
9. Please state here if hazardous substances in the quantities listed in Schedule 1 to the Planning (Hazardous Substances) Regulations (1992) will be kept on the land * :	No

(* For further information on Schedule 1 of the Planning (Hazardous Substances) Regulations please consult with the Planning Information Office, 0171 361 2079 / 2977).

Signed:	On behalf of: CHELSFIELD plc	Date: 24 JUNE 1999

IF 20 DAYS BEFORE MAKING THE PPLICATION YOU ARE THE ONLY OWNER OF ALL THE LAND AND HAVE SIGNED A CERTIFICATE ON PART ONE OF THE FORM THEN DO NOT COMPLETE PART TWO OF THE FORM.
For definition of 'Owner' see Notes for Applicants.

PART TWO	TOWN AND COUNTRY PLANNING ACT 1990 CERTIFICATE UNDER SECTION 66

PLEASE READ THE NOTES FOR APPLICANTS BEFORE FILLING IN PART TWO.

CERTIFICATE B

I hereby certify that:

†See note (a) to Certificate

1. I have/the applicants has* given the requisite notice to all persons, who 20 days before the date of accompanying application, were owners of any part ofthe land to which the application relates, viz:

Name of Owner HIGHWAYS AGENCY Address HEROW HOUSE, 49/53 GOLDINGTON ROAD, BEDFORD Date of service of Notice 7/7/99

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

~~*3. I have/the applicant has* given the requisite notice to every person other than myself/himself* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:~~

~~Name and Address of Tenant~~ .....

.....

~~Date of service of Notice~~ .....

*Strike out whichever is inapplicable

Signed ..... on behalf of VANDERLICT RACASTY CLUB Date 7/7/99

CERTIFICATE C

I hereby certify that:

†See note (a) to Certificate

1. (i) I am/the applicant is* unable to issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66 (1) of the Act, in respect of the accompanying application dated .....

(ii) I have/the applicant has* given the requisite notice to the following persons who, 20 days before the date of the application, were owners of any part of the land, to which the application relates, viz:

Name of Owner ..... Address .....

..... Date of service of Notice .....

(iii) I have/the applicant has* taken the steps listed below, being steps reasonably open to me/him to ascertain the names and addresses of the other owners of the land or part thereof and have/has* been able to do so:

(a) .....

.....

(a)Insert description of steps taken.
(b)Insert name of local newspaper circulating in the locality in which the land is situated.
(c)Insert date of publication (which must not be earlier than 20 days before the application).

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

3. I have/the applicant has been given the requisite notice to every person other than myself /himself* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name and Address of Tenant .....

.....

Date of service of Notice .....

Signed ..... on behalf of ..... Date .....

*Strike out whichever is inapplicable

CERTIFICATE D

I hereby certify that:

†See note (a) to Certificate

1. (i) I am/the applicant is* unable to issue a certificate in accordance with Section 66 (1) (a) of the Act in respect of the accompanying application dated ..... and have/has* taken the steps listed below, being steps reasonable open to me/him*, to ascertain the names and addresses of all the persons who, 20 days before the date of the application were owners of any part of the land to which the application relates and have/has* been unable to do so:

(a) .....

.....

(ii) Notice of application as set out below has been published in the (b) .....

on (c) ..... (Copy of notice as spublished).

(a)Insert description of steps taken.
(b)Insert name of local newspaper circulating in the locality in which the land is situated.
(c)Insert date of publication (which must not be earlier than 20 days before the application).

*2. None of the land to which the application relates constitutes or forms part of an agriculture holding; or

3. I have/the applicant has been given the requisite notice to every person other than myself /himself* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name and Address of Tenant .....

.....

Date of service of Notice .....

*Strike out whichever is inapplicable

Signed ..... on behalf of ..... Date .....

R.B.K.& C.
TOWN PLANNING
- 9 JUL 1999
RECEIVED

PP 991308

PROPOSED VANDERBILT CLUB
AREA SCHEDULE

22-Jun-99

INTERNAL AREAS	Ground Floor (sq m)	First Floor (sq m)	Second Floor (sq m)
Lawn tennis courts	-	5,906	-
Real tennis court	454	-	-
Swimming pools area	710	-	-
Gymnasium	424	-	-
Changing rooms	549	190	-
Health & Beauty	129	-	-
Children's facilities incl creche	-	254	-
Guest accommodation (incl caretaker's flat)	-	-	282
Bar	-	25	36
Café	-	73	-
Restaurant	-	220	-
Kitchen	-	105	-
Function rooms	156	316	176
Display	36	-	-
Professional shops	42	36	-
Reception area	146	18	-
Administrative offices	36	37	-
Plant room	325	-	-
Security	32	-	-
Staff accommodation	116	-	-
Storage	-	72	90
Laundry	44	-	-
Circulation & stairs	785	981	296
INTERNAL AREAS	**3,984**	**8,233**	**880**

Total Internal Areas	**13,097**
Car parking area	4,355
TOTAL AREA	**17,452**

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

James Brook-Webb, Chelsfield PLC,
67 Brook Street,
London
W1Y 2NJ

APPLICATION NO: PP/99/01308

APPLICATION DATED: 24/06/1999 DATE ACKNOWLEDGED: 29 June 1999

APPLICATION COMPLETE: 29/06/1999 DATE TO BE DECIDED BY: 24/08/1999

SITE: Land & Buildings R/O 91-121 & 125-139 Freston Rd adj.Olaf St., Evesham St., & Bard Rd & backing M41

PROPOSAL: Demolition of existing buildings and redevelopment to create a tennis club with eight indoor tennis courts, a real tennis court, a gymnasium, swimming pool and associated facilities, including changing rooms, children's facilities, bar, cafe, restaurant, guest accommodation, manager's flat, administrative accommodation and car and bicycle parking.

122, 124, 126, 128

ADDRESSES TO BE CONSULTED

1. 89 - 165 A, 74 - 130 Freston Rd, W14 ~~74~~ - 92, ~~132~~ 138,
2. 3, 8-10, 12, Westside Studios, Olaf Street
3.
4. Westway Studios, Evesham St
5. Works, Evesham Street — 2-3 STORAGE UNIT + OFFICE
6. 1-50 Bard Rd, W10; WORKSHOP + OFFICE, 4 THE LABORATORIES, OFFICE, 43 *
7.
8. 109-123 St Anns Rd 109-123.
9. 1 Bramley Rd GR 1 (~~OFFICE~~ OFFICE), 1ST, 2ND, 3RD)
10.
11.
12.
13.
14.
15.

163

CT 2/7/99

SEE LIST ON TACT FOR ALL ADD.

* 5-50 CONSE

CT 2/7/99.

CONSULT STATUTORILY		ADVERTISE	
HBMC Listed Buildings	....	Effect on CA	....
HBMC Setting of Buildings Grade I or II	....	Setting of Listed Building	....
HBMC Demolition in Conservation Area	....	Works to Listed Building	....
Demolition Bodies	....	Departure from UDP	....
DoT Trunk Road - Increased traffic	....	Demolition in CA	....
DoT Westway etc.,	....	"Major Development"	✓ (6)
Neighbouring Local Authority LB H+F	✓	Environmental Assessment	....
Strategic view authorities	....	No Site Notice Required	....
Kensington Palace	....	Notice Required other reason	....
Civil Aviation Authority (over 300')	....	Police	....
Theatres Trust	....	L.P.A.C	....
National Rivers Authority	....	British Waterways	....
Thames Water	....	Environmental Health	....
Crossrail	....		
LRT/Chelsea-Hackney Line	....		

✓ CT 2/7/99

Ray

I think you'll need to check the notification address on site.

S.

LIST OF ADJOINING OWNERS CONSULTED NUMBER SENT OUT 163

1. THE OCCUPIER
FILE COPY

2. THE OCCUPIER
THE OFFICE
1 BRAMLEY ROAD
LONDON
W10

3. THE OCCUPIER
1ST FLOOR FLAT
1 BRAMLEY ROAD
LONDON
W10

4. THE OCCUPIER
2ND FLOOR FLAT
1 BRAMLEY ROAD
LONDON
W10

5. THE OCCUPIER
3RD FLOOR FLAT
1 BRAMLEY ROAD
LONDON
W10

6. THE OCCUPIER
109 ST ANNS ROAD
LONDON
W10

7. THE OCCUPIER
111 ST ANNS ROAD
LONDON
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8. THE OCCUPIER
113 ST ANNS ROAD
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9. THE OCCUPIER
115 ST ANNS ROAD
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10. THE OCCUPIER
117 ST ANNS ROAD
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11. THE OCCUPIER
119 ST ANNS ROAD
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12. THE OCCUPIER
121 ST ANNS ROAD
LONDON
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13. THE OCCUPIER
123 ST ANNS ROAD
LONDON
W10

14. THE OCCUPIER
THE WORKSHOP
1 BARD ROAD
LONDON
W10

15. THE OCCUPIER
THE OFFICE
1 BARD ROAD
LONDON
W10

16. THE OCCUPIER
THE OFFICE
4 BARD ROAD
LONDON
W10

17. THE OCCUPIER
THE LABORATORIES
4 BARD ROAD
LONDON
W10

18. THE OCCUPIER
THE STORAGE UNIT
2-3 BARD ROAD
LONDON
W10

19. THE OCCUPIER
THE OFFICE

2-3 BARD ROAD
LONDON
W10
20. THE OCCUPIER
5 BARD ROAD
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21. THE OCCUPIER
6 BARD ROAD
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22. THE OCCUPIER
7 BARD ROAD
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62. THE OCCUPIER
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48 BARD ROAD
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64. THE OCCUPIER
49 BARD ROAD
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65. THE OCCUPIER
50 BARD ROAD
LONDON
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66. THE OCCUPIER
WESTWAY STUDIOS
EVERSHAM STREET
LONDON
W10
67. THE OCCUPIER
THE WORKS
EVERSHAM STREET
LONDON
W10
68. THE OCCUPIER
3 OLAF STREET

LONDON
W10

69. THE OCCUPIER
12 OLAF STREET
LONDON
W10

70. THE OCCUPIER
WESTWAY STUDIOS
8 OLAF STREET
LONDON
W10

71. THE OCCUPIER
WESTWAY STUDIOS
10 OLAF STREET
LONDON
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72. THE OCCUPIER
74 FRESTON ROAD
LONDON
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73. THE OCCUPIER
76 FRESTON ROAD
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74. THE OCCUPIER
78 FRESTON ROAD
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75. THE OCCUPIER
80 FRESTON ROAD
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76. THE OCCUPIER
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77. THE OCCUPIER
84 FRESTON ROAD
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78. THE OCCUPIER

86 FRESTON ROAD
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97. THE OCCUPIER
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124 FRESTON ROAD
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99. THE OCCUPIER
126 FRESTON ROAD
LONDON
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100. THE OCCUPIER
128 FRESTON ROAD
LONDON
W10

101. THE OCCUPIER
130 FRESTON ROAD
LONDON
W10

102. THE OCCUPIER
UNIT 1
91-97FRESTON ROAD
LONDON
W10
103. THE OCCUPIER
UNIT 2
91-97FRESTON ROAD
LONDON
W10
104. THE OCCUPIER
UNIT 3
91-97FRESTON ROAD
LONDON
W10
105. THE OCCUPIER
UNIT 4
91-97FRESTON ROAD
LONDON
W10
106. THE OCCUPIER
UNIT 5
91-97FRESTON ROAD
LONDON
W10
107. THE OCCUPIER
UNIT 6
91-97FRESTON ROAD

LONDON
W10
108. THE OCCUPIER
UNIT 7
91-97FRESTON ROAD
LONDON
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109. THE OCCUPIER
UNIT 8
91-97FRESTON ROAD
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110. THE OCCUPIER
UNIT 9
91-97FRESTON ROAD
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111. THE OCCUPIER
UNIT 10
91-97 FRESTON ROAD
LONDON
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112. THE OCCUPIER
99 FRESTON ROAD
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113. THE OCCUPIER
101 FRESTON ROAD
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117. THE OCCUPIER
109 FRESTON ROAD

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118. THE OCCUPIER
111 FRESTON ROAD
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119. THE OCCUPIER
STORAGE UNIT
119-121 FRESTON ROAD
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120. THE OCCUPIER
OFFICE NO. 1
119-121 FRESTON ROAD
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121. THE OCCUPIER
OFFICE NO. 2
119-121 FRESTON ROAD
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122. THE OCCUPIER
OFFICE NO. 3
119-121 FRESTON ROAD
LONDON
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123. THE OCCUPIER
123 FRESTON ROAD
LONDON
W10

124. THE OCCUPIER
125-135 FRESTON ROAD
LONDON
W10

125. THE OCCUPIER
THE OFFICES
137 FRESTON ROAD
LONDON
W10
126. THE OCCUPIER
REAR OF:
137 FRESTON ROAD
LONDON
W10
127. THE OCCUPIER

139 FRESTON ROAD
LONDON
W10

128. THE OCCUPIER
REAR OF:
125-139 FRESTON ROAD
LONDON
W10
129. THE OCCUPIER
UNIT B
141-163 FRESTON ROAD
LONDON
W10
130. THE OCCUPIER
UNIT C
141-163 FRESTON ROAD
LONDON
W10
131. THE OCCUPIER
UNIT D
141-163 FRESTON ROAD
LONDON
W10
132. THE OCCUPIER
UNIT E
141-163 FRESTON ROAD
LONDON
W10
133. THE OCCUPIER
1ST FLOOR
141-163 FRESTON ROAD
LONDON
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134. THE OCCUPIER
2ND FLOOR
141-163 FRESTON ROAD
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135. THE OCCUPIER
3RD FLOOR
141-163 FRESTON ROAD
LONDON
W10
136. THE OCCUPIER
ARCH NO. 5
FRESTON ROAD
LONDON
W10

137. THE OCCUPIER
ARCH NO. 6
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138. THE OCCUPIER
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145. THE OCCUPIER
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146. THE OCCUPIER
130 FRESTON ROAD
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147. THE OCCUPIER
123 FRESTON ROAD
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148. THE OCCUPIER
125 FRESTON ROAD
LONDON
W10

149. THE OCCUPIER
127 FRESTON ROAD
LONDON
W10

150. THE OCCUPIER
129 FRESTON ROAD
LONDON
W10

151. THE OCCUPIER
131 FRESTON ROAD
LONDON
W10

152. THE OCCUPIER
133 FRESTON ROAD
LONDON
W10

153. THE OCCUPIER
135 FRESTON ROAD
LONDON
W10

154. THE OCCUPIER
137 FRESTON ROAD
LONDON
W10

155. THE OCCUPIER
113 FRESTON ROAD
LONDON
W10

156. THE OCCUPIER
115 FRESTON ROAD
LONDON

W10

157. THE OCCUPIER
117 FRESTON ROAD
LONDON
W10

158. THE OCCUPIER
139 FRESTON ROAD
LONDON
W10

159. THE OCCUPIER
89 FRESTON ROAD
LONDON
W10

160. THE OCCUPIER
99 FRESTON ROAD
LONDON
W10

161. THE OCCUPIER
101 FRESTON ROAD
LONDON
W10

162. THE OCCUPIER
165 FRESTON ROAD
LONDON
W10

163. THE OCCUPIER
165A FRESTON ROAD
LONDON
W10

Chelsfield plc

67, Brook Street, London W1Y 2NJ
Telephone 0171-493 3977

PP 991308

24 June 1999

RECEIVED BY PLANNING SERVICE
EX DIR | HDC | A
RECEIVED BY PLANNING SERVICE
EX DIR | HDC | N | C | SW | SE | ENF | AO ACK
25 JUNE 1999
APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES

The Executive Director
Planning and Conservation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London, W8 7NX

For the attention of Roy Thompson, Area Planning Officer

Dear Sir

Bard Road and Olaf Centre Sites
Proposed Vanderbilt Racquets Club – detailed planning application

I attach a detailed planning application for the construction of the new Vanderbilt Racquets Club on the combined Bard Road and Olaf Centre sites.

The proposed club consists of eight indoor lawn tennis courts, a real tennis court, swimming pools and a gymnasium together with associated facilities including changing rooms, bar, restaurant, function rooms, administrative offices, staff areas, storage, guest bedrooms, manager's flat, accommodation for a crèche and children's facilities, tennis professional's shop and car and bicycle parking.

The materials submitted with this letter are:

i) a completed set of the planning application forms (4 copies)
ii) a completed land ownership certificate (4 copies)
iii) an A3 brochure containing the planning statement, design statement, supporting images and reduced colour copies of the plans (6 copies)
iv) six copies of the drawings listed on the schedule attached to the application forms
v) photographs of the existing site (2 copies)
vi) a cheque for £9,500 made payable to the Royal Borough of Kensington and Chelsea.

A traffic report is being prepared by Halcrow Fox and will be forwarded to you shortly.

I trust the above is in order. Should you have any queries please contact me at the above address.

Yours faithfully

James Brooke-Webb

VANDERBILT RACQUET CLUB
SCHEDULE OF DRAWINGS

BSA (08)	002.A00	Site Plan - Boundary
	001.A01	Site Plan – Building
	003.A00	Enabling Works
BSA (08)	G01.A01	Ground Floor
	101.A01	First Floor
	201.A01	Second Floor
BSA (08)	020.A01	North Elevation
	021.A01	East Elevation
	022.A01	South Elevation
	023.A01	West Elevation
	024.A01	Cross Section
BSA (08)	030.A01	Materials – North Elevation
	031.A01	Materials – East Elevation
	032.A01	Materials – South Elevation
	033.A01	Materials – West Elevation

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
MEMBERS PANEL

APP NO. PP/99/01308
AGENDA NO.

ADDRESS/SUBJECT OF REPORT:

Land & Buildings
R/O 91-121 &
125-139 Freston Rd
adj. Olaf St.,
Evesham St., &
Bard Rd & backing
M41

APPLICATION DATED 24/06/1999

APPLICATION REVISED

APPLICATION COMPLETE 29/06/1999

APPLICANT/AGENT ADDRESS:

James
Brook-Webb,
Chelsfield PLC,
67 Brook Street,
London
W1Y 2NJ

CONS. AREA **CAPS** Yes

ARTICLE '4' No **WARD** Kelfield

LISTED BUILDING

HBMC DIRECTION

CONSULTED **OBJ.**

SUPPORT **PET.**

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING AND CONSERVATION COMMITTEE - 28TH JUNE 1999

REPORT OF THE EXECUTIVE DIRECTOR OF PLANNING AND CONSERVATION

BARD ROAD AND EVESHAM STREET SITE PLANNING GUIDELINES

The Planning and Conservation Committee is asked to approve for adoption and publication the attached Planning Guidelines for the Bard Road and Evesham Street site, subject to the incorporation of changes set out in this report.

Planning guidelines have been drawn up to promote the development potential of the Bard Road and Evesham Street site and to ensure that local people benefit from the development. The site is located in a designated employment area, but is currently under-utilised. An opportunity exists to redevelop the site to provide a range of flexible business units. However, there are a number of obstacles to successful development, notably possible land contamination.

FOR DECISION

1. BACKGROUND

1.1 On 16 November 1998, draft Planning Guidelines for the Bard Road and Evesham Street site were approved for public consultation. Although the period for consultation formally ended on 5 March 1999, there has been on-going discussions regarding the future of the site.

1.2 The site was transferred from the London Borough of Hammersmith and Fulham in April 1996 as part of the boundary review process. The relevant statutory document for the control of development on the site is the Hammersmith and Fulham Unitary Development Plan (UDP) which will remain in force until such time as the Kensington and Chelsea UDP is formally altered.

1.3 Details of the responses to consultation received and the proposed changes to the guidelines are set out in this report. Subject to the Committee's approval, the proposed changes will be incorporated in the Planning Guidelines without further reference to the Committee.

1.4 Copies of the draft guidelines for consultation were sent to local ward councillors, local amenity societies, the landowner and the London Borough of Hammersmith and Fulham. Further comments were also received from other Council directorates and are set out in this report.

2. RESULTS OF CONSULTATION

2.1 Responses were received from two external consultees. Summaries of the responses received, associated comments and the details of any proposed changes to the guidelines are set out below.

Chelsfield plc

2.2 A letter has been received from the landowner of the Bard Road and Evesham Street site which supports the principle of employment generating development on the site, but believes that a more flexible approach should be reflected in the planning guidelines to enable individual schemes to be judged on their merits.

2.3 Response: The light industrial scheme proposed in the planning guidelines will not be commercially viable and is likely to require extensive subsidies for both construction and occupational costs from various agencies. Small light industrial units are unlikely to achieve the Council's objectives of creating employment opportunities for local people or of improving the general environment and townscape. Other forms of employment generating development could achieve these objectives and provide other wide ranging benefits for the locality.

2.4 Comment: This response is too negative in relation to the inherent strengths of the site and its realistic potential for business development. The site lies in a designated Employment Zone which is predominately in Class B1 business use and is characterised by low vacancy rates and with a shortage of new purpose-built accommodation. The indicative design layout for site development (Map 2 of the guidelines) has been devised to reflect the Council's preferred option for a range of flexible B1 business units, suitable for a range of office and light industrial activities. The design takes account of operational requirements and townscape considerations. Those light industrial processes falling within the B1 Use Class are capable of being undertaken in any residential area and are generally seen as beneficial to the Borough serving local businesses and residents and providing valuable local employment opportunities. The business units are modelled on the successful development at Barley Shotts Business Park, St. Ervans Road where building costs were tightly controlled and competitive rents were achieved. The scheme was fully let upon completion. The guidelines promote the development of small business units which is consistent with Hammersmith and Fulham UDP policy and appropriate to the needs of Kensington and Chelsea. A modified Employment Zone policy approach is proposed as part of draft alterations to the UDP. It is considered that the Employment Zones are unsuitable for new, large-scale general industrial, storage and other employment-generating uses because of unacceptable traffic generation and environmental consequences and their adverse impact on the character and function of the Zone. The Employment Zone is located in an area which is relatively poorly served by public transport. Developments which generate a high number of trips, particularly those which encourage commuter movements by car and car-borne customers or patrons, will therefore be discouraged.

2.5 Proposed Change: No change.

London Borough of Hammersmith and Fulham

2.6 A letter has been received clarifying the site's policy status in relation to the neighbouring White City Centre site and the timing of the White City scheme.

2.7 Response: The guidelines fail to mention that the site is part of Site 36 White City Centre Site as included in the Schedule of Site Proposals contained in Hammersmith and Fulham's UDP. The current outline planning permission for the White City redevelopment includes the Bard Road / Evesham Street site and although the detailed submission excludes the site, it is important that the guidelines acknowledge the outline permission and the specific UDP site policy. It would be premature for any permanent development of this site to take place before the details of the White City Centre are finalised and agreed by all relevant parties.

2.8 Comment: Although separated by the M41 motorway and the West London Line, the Bard Road / Evesham Street site forms part of the White City Centre site as defined in Hammersmith and Fulham's UDP. The White City Centre redevelopment was granted outline planning permission in March 1996. One condition attached to the outline permission was the provision of 10,000 square feet of business units in the form of small, start-up workshop units on the Bard Road / Evesham Street site. The site was also included in the outline planning application because it was originally required for road access from the M41. However, a simplified 'H' junction south of the site is now proposed and the land is no longer required for this purpose. It now appears that the Bard Road / Evesham Street site will not be developed as part of the White City scheme and the workshops will be located elsewhere in the London Borough of Hammersmith and Fulham. Although not included in the detailed planning application, the site retains links with the White City site which should be recognised in the planning guidelines. Permanent development of the Bard Road / Evesham Street site is affected by the timing of approval and agreement of details of the White City scheme.

2.9 Proposed Change: To acknowledge that the site forms part of the proposals for the White City Centre site and is included in the outline permission, it is suggested that the following sentences be added to paragraph 1.4 to read:

> *"Although separated by the M41 motorway and the West London Line rail corridor, the site forms part of the White City Centre Site proposals as defined in Hammersmith and Fulham's UDP and is included in the current outline planning permission for the White City site. Although the site is excluded from the current detailed proposals, it would be premature for any permanent development of the Bard Road / Evesham Street site to take place before the details of the White City Centre are finalised and agreed by all relevant parties".*

To clarify the policy position in relation to the site, additional sentences after the second sentence in paragraph 2.1 are proposed.

"The Bard Road / Evesham Street site forms part of Site 36 White City Centre Site as included in the Schedule of Site Proposals contained in Hammersmith and Fulham's UDP. The current outline planning permission for the White City redevelopment included the site and provisionally reserved it for construction of a road access from the M41 and for the creation of workshop units. Although the site has subsequently been excluded from the detailed planning application, the relevant UDP site policy still takes priority over the other Part 2 policies of the Plan, as the inappropriate development of the Bard Road / Evesham Street could yet prejudice the implementation of the proposals for the White City Centre site".

3. INTERNAL CONSULTATIONS

3.1 Comments were received from other Council directorates throughout the formulation of the Planning Guidelines and were incorporated within the draft guidelines. Further comments have been received from the Directorate of Environmental Health and Councillor Blanchflower.

Directorate of Environmental Health

3.2 Response to para. 2.25: No reference has been made to recycling

Comment: Add reference to recycling.

Proposed Change: The following sentence added to paragraph 2.25 is suggested:

"Facilities for the collection of recyclable material will be encouraged in line with UDP Policy PU8".

3.3 Response to para. 3.4: The word 'land' should be inserted before contamination, to identify what sort of contamination it is.

Comment: Paragraph 3.4 needs clarifying.

Proposed Change: The following change (underlined) to the first sentence is suggested: "*The site has a number of constraints, most important of which is the likely land contamination that has occurred as a result of past activities".*

3.4 Response to para. 4.20: The need to provide an example of control in an Air Quality Management Area.

Comment: Add example.

Proposed Change: The following additional text to the second sentence is suggested: *"..., for example, low or zero emission vehicles for delivery".*

3.5 Response to section 4: No reference to Environmental Impact Assessment. The Town and Country Planning (Environmental Impact Assessment) Regulations came into

force in March 1999. This could mean that an Environmental Impact Assessment (EIA) may be required for the site. The developer should contact the Council at an early stage to determine whether or not an EIA should accompany a planning application.

Comment: Reference needs to be made in paragraph 4.1 to the new legislation.

Proposed Change: The following text added to paragraph 4.1 is suggested:

"The developer is encouraged to contact the Directorate of Planning Services for advice at an early stage to determine the need for an Environmental Impact Assessment under the Town and Country Planning (Environmental Impact Assessment) Regulations 1999".

Councillor Blanchflower

3.6 Response to 4.9: Greater emphasis should be placed on the need for any developer to draw upon the pool of local labour that is available from the neighbouring housing estates. These estates suffer higher than average unemployment and the development could provide local construction jobs and incentives for local businesses and start-ups.

Comment: The guidelines should reflect the local benefits stated above.

Proposed Change: The following text added to paragraph 4.9 is suggested:

"The neighbouring housing estates suffer from particularly high levels of unemployment and would benefit from local employment opportunities and support for business start-ups".

4. RECOMMENDATIONS

4.1 The Planning and Conservation Committee is recommended to:

i) comment on the responses to consultation on the draft Planning Guidelines as set out in this report;
ii) comment on the proposed changes to the draft Planning Guidelines as set out in this report;
iii) adopt the Planning Guidelines subject to incorporation of the above changes;
iv) authorise the printing and publication of the Planning Guidelines on the approval of the Chairman and the Executive Director of Planning and Conservation of the final artwork.

FOR DECISION

M.J.French
Executive Director of Planning and Conservation

Background documents used in the preparation of this report:
None
Officer Contact:
Miss Tracey Rust in the Town Hall Planning Information Office. Tel: 0171 361 2080

TP SHEET 1 OF 1. (N) PP991308

DEVELOPMENT CONTROL
TECHNICAL INFORMATION

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

ADDRESS LAND AND BUILDINGS TO THE REAR OF 91-121 FRESTON RD AND 125-139 FRESTON RD ADJOINING OLAF ST, EVESHAM ST AND BARD ROAD AND BACKING ONTO THE M41

HB	Buildings of Architectural Interest	LSC	Local Shopping Centre
AMI	Areas of Metropolitan Importance	AI	Sites of Archeological Importance
MDO	Major Sites with Development Opportunities	SV	Designated View of St Paul's from Richmond
MOL	Metropolitan Open Land	SNCI	Sites of Nature Conservation Importance
SBA	Small Business Area	REG 7	Restricted size and use of Estate Agent Boards
PSC	Principal Shopping Centre (Core or Non-core)	ART IV	Restrictions of Permitted Development Rights

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC C	PSC N	LSC	AI	SV	SNCI	REG 7	ART IV

WITHIN THE EMPLOYMENT ZONE IN THE HAMMERSMITH & FULHAM U.A.P.

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

125-139 FRESTON ROAD

Property Card N° : 2036 005 60

Sitename : PREVIOUSLY HAMMERSMITH & FULHAM TRANSFERRED 1.4.96

Comment :
TP Arch/History :
See Also : 125-135
125-137
131-135
Xref :
Notes :

TP No Brief Description of Proposal 1 of 1

00876/0139/000
DISPLAY OF TWO DIRECTIONAL SIGNBOARDS.

STATEMENT OF DEEMED PLANNING PERMISSION

Received
Completd
Revised

Decision & Date
21/08/1984

125-135 FRESTON ROAD

Property Card N° : 2036 005 50

Sitename : PREVIOUSLY HAMMERSMITH & FULHAM TRANSFERRED 1.4.96.

Comment :
TP Arch/History :
See Also : 125-137
125-139
131-135
Xref :
Notes :

TP No Brief Description of Proposal 1 of 4

00876/0129/000
ERECTION OF THREE LIGHT INDUSTRIAL UNITS.

Received
Completd
Revised

Decision & Date
Conditional **01/02/1982**

TP No Brief Description of Proposal 2 of 4

SECTION 52 AGREEMENT. PP TO BE ISSUED PURSUANT TO COVENANTS WHICH STATE: AREA SHOWN ON DRAWING 2309/03 IS PROPERLY LANDSCAPED & PLANTED PRIOR TO OCCUPATION OF SITE. WITHIN 14 DAYS OF COMPLETION TO PAY TO COUNCIL SUM TOWARDS PROVISION OF WORKPLACE NURSERY &/OR JOB TRAINING SCHEME WITHIN THE BOROUGH.

Received
Completd
Revised **SECT.52 AGR**

Decision & Date
03/11/1993

TP No **OB/95/0046** Brief Description of Proposal 3 of 4

THIS COUNCIL IS ASKED FOR ITS OBSERVATIONS ON THE PROPOSED RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF PART 3, PART 4 STOREY BUILDING TO PROVIDE 12, ONE BED FLATS & 9 TWO BED FLATS 53 HABITABLE ROOMS IN TOTAL WITH ASSOCIATED CAR PARKING FOR 17 CARS. APPLICATION WITHDRAWN.

Received **11/10/1995**
Completd **14/11/1995**
Revised

Decision & Date
Withdrawn **24/01/1996L**

TP No **TP/96/1211** Brief Description of Proposal 4 of 4

REDEVELOPMENT BY CONSTRUCTION OF 21 UNITS OF SOCIAL HOUSING COMPRISING 58 HABITABLE ROOMS TOGETHER WITH PROVISION OF 16 PARKING SPACES.

Received **28/05/1996**
Completd **31/05/1996**
Revised

Decision & Date
Refused **19/12/1996**

125-137 FRESTON ROAD

Property Card N° : 2036 005 55

Sitename : PREVIOUSLY HAMMERSMITH & FULHAM TRANSFERRED 1.4.96

Comment :
TP Arch/History :
See Also : 125-135
125-139
131-135
Xref :
Notes :

TP No | Brief Description of Proposal 1 of 1

TP/876/129

REDEVELOPMENT OF THE SITE BY THE ERECTION OF A NEW WAREHOUSE BUILDING BUILDING WITH ANCILLARY OFFICE ACCOMMODATION.

Received **18/04/1975** Decision & Date
Completd **Conditional** **11/08/1975**
Revised

131-135 FRESTON ROAD.

Property Card N° : 2036 005 65

Sitename : PREVIOUSLY HAMMERSMITH & FULHAM TRANSFERRED 1.4.96

Comment :
TP Arch/History :
See Also : 125-135
125-137
125-139
Xref :
Notes :

TP No Brief Description of Proposal 1 of 5

T&C.P.A. SECTION 87
ENFORCEMENT NOTICE
AGAINST THE USE OF THE PREMISES AS A CAR BREAKERS YARD.

Received
Completd
Revised

Decision & Date
Enforcement Notice **31/07/1979**

TP No Brief Description of Proposal 2 of 5

SECTION 88 T&C.P.A. 1971
APPEAL AGAINST ENFORCEMENT NOTICE DATED 30.07.79
ENFORCEMENT NOTICE QUASHED,APPEAL ALLOWED FOR THE USE AS A CAR BREAKERS YARD UNTIL 30.05.82
(PERSONAL TO MR L.LISI)

Received
Completd
Revised

Decision & Date
Conditional **30/05/1980**

TP No Brief Description of Proposal 3 of 5

SECTION 87 T&C.P.A.1971
ENFORCEMENT NOTICE
AGAINST THE USE OF THE PREMISES AS A CAR BREAKERS YARD

Received
Completd
Revised

Decision & Date
Enforcement Notice **01/02/1983**

TP No Brief Description of Proposal 4 of 5

00876019/000 - REDEVELOPMENT BY ERECTION OF A PART FOUR, PART THREE, PART, SINGLE STOREY BUILDING PROVIDING A FIRM RECORDING STUDIO WITH ANCILLARY CHANGING ROOMS,OFFICES AND WORKSHOPS, A PUBLIC HOUSE , RESTURANT AND WORKSHOPS/OFFICES WITH RELATED CAR PARKING.

Received
Completd
Revised

Decision & Date
Conditional **17/11/1987**

131-135 FRESTON ROAD

Property Card N° : 2036 005 65

Sitename : PREVIOUSLY HAMMERSMITH & FULHAM TRANSFERRED 1.4.96

Comment :
TP Arch/History :
See Also : 125-135
125-137
125-139
Xref :
Notes :

TP No	Brief Description of Proposal 5 of 5
0876/0129/000	

Received	Decision & Date	
Completd	**Conditional**	**16/12/1988**
Revised		

OLAF STREET

Property Card N° : 2071 003 00

Sitename : OLAF CENTRE
(SITE BETWEEN OLAF STREET AND EVESHAM STREET). W.11

Comment :
TP Arch/History :
See Also :

Xref :
Notes :

TP No	Brief Description of Proposal 1 of 1	Adverts & History No
		00580/0000 /00D

Received
Completd
Revised

Decision & Date

> Any Queries Please Phone 0171 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0171 361 3463 <

BARD ROAD

Property Card N° : 2217 000 00

Sitename : BARD ROAD/EVESHAM STREET

Comment :
TP Arch/History :
See Also :

Xref :
Notes :

TP No Brief Description of Proposal 1 of 1

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1969
SITE FOR ABANDONED MOTOR VEHICLES

Received	Decision & Date
Completd	**02/11/1973**
Revised	

MEMORANDUM

TO: FOR FILE USE ONLY **From: EXECUTIVE DIRECTOR PLANNING & CONSERVATION**

My Ref: PP/99/01308/RT **CODE F6**
Room No:

Date: 2 July 1999

DEVELOPMENT AT:

Land & Buildings R/O 91-121 & 125-139 Freston Rd adj.Olaf St., Evesham St., & Bard Rd & backing M41

DEVELOPMENT:

Demolition of existing buildings and redevelopment to create a tennis club with eight indoor tennis courts, a real tennis court, a gymnasium, swimming pool and associated facilities, including changing rooms, children's facilities, bar, cafe, restaurant, guest accommodation, manager's flat, administrative accommodation and car and bicycle parking.

The above development is to be advertised under:-

6. Town and Country Planning (General Development Order) 1995 ("Major" Development)

M.J. French
Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

The Department of Planning,
London Borough of Hammersmith & Fulham,
Town Hall,
King Street,
London,
W6

Switchboard: 0171-937-5464
Direct Line: 0171-361-2701
Extension: 2701
Facsimilie: 0171-361-3463

Date: 2 July 1999

My Ref: DPS/DCN/PP/99/01308 Your ref: Please ask for: R. Thompson

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Land & Buildings R/O 91-121 & 125-139 Freston Rd adj.Olaf St., Evesham St., & Bard Rd & backing M41

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 24/08/1999. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

THE OCCUPIER
FILE COPY
0171-361- 2701

Switchboard 0171-937-5464
Extension: 2701
Direct Line:

Facsimile: 0171-361-3463
Date: 2 July 1999

My reference: Your reference: Please ask for:

My Ref: DPS/DCN/PP/99/01308/RT Planning Information Office

Dear Sir/Madam,
TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Land & Buildings R/O 91-121 & 125-139 Freston Rd adj.Olaf St., Evesham St., & Bard Rd & backing M41

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

Proposal for which permission is sought

Demolition of existing buildings and redevelopment to create a tennis club with eight indoor tennis courts, a real tennis court, a gymnasium, swimming pool and associated facilities, including changing rooms, children's facilities, bar, cafe, restaurant, guest accommodation, manager's flat, administrative accommodation and car and bicycle parking.

Applicant
James Brook-Webb, Chelsfield PLC, 67 Brook Street, London W1Y 2NJ

PLEASE NOTE: Applications for districts W.10, W.11 & W.2 in the NORTH of the Borough can be seen at: THE INFORMATION CENTRE, NORTH KENSINGTON LIBRARY, 108 LADBROKE GROVE, W.11 (Tel: 0171 727 6583) and NOT at the location stated overleaf.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Bo[redacted]gh Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

* The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
* Effect upon the character or appearance of a Conservation Area;
* Effect upon the special historic interest of a Listed Building, or its setting;
* Effect upon traffic, access, and parking;
* Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, **cannot** be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

* Loss of property value;
* Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
* Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct)
* Smells (Also covered by Environmental Services)
* Competition between firms;
* Structural and fire precaution concerns; (These are Building Control matters)

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8.** It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The information Office, Chelsea Old Town Hall, Kings Road SW3 (0171-352 1856),** for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W.8.** and applications for districts **W10, W11** and **W2** in the **North** of the Borough can be seen at **The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11** (under the Westway near Ladbroke Grove Station **0171-727-6583**). Please telephone to check the opening times of these offices.

If you are unable to come to the Office due to illness or disability, it may be possible for a Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

Hammersmith & Fulham
Serving our Community

Environment Department
Town Hall, King Street
London W6 9LU
Telephone: 0181-748 3020 Ext.

Your Ref: DPS/DCN/PP/99/01308

My Ref:

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

- 8 JUL 1999

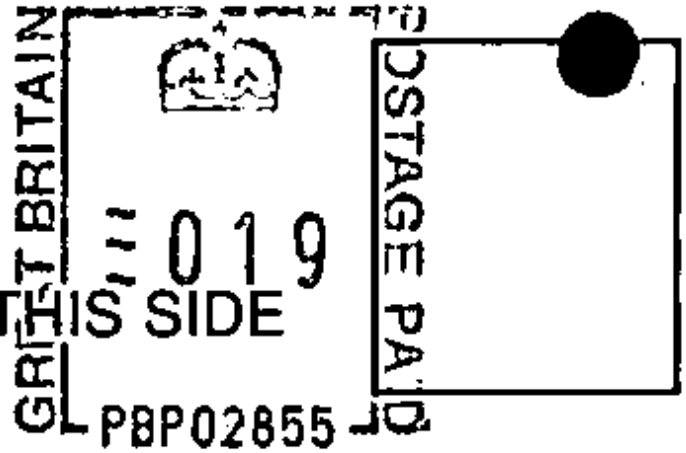
The Director of The Environment Department is in receipt of your communication re:-

R/O 91-121 & 125-139 Freston Rd (31)

for which he thanks you.

POST CARD

THE ADDRESS TO BE WRITTEN ON THIS SIDE

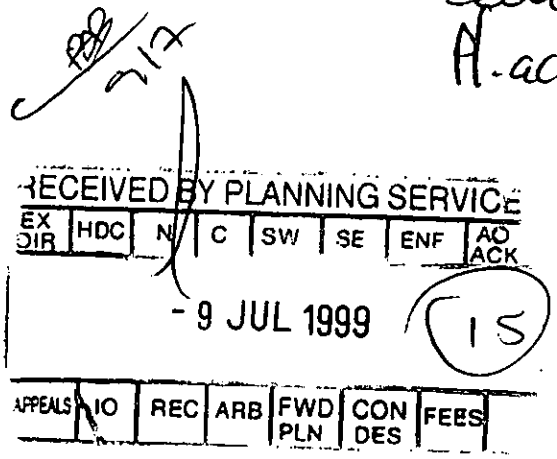


M.J. FRENCH
ROYAL BOROUGH OF KENSINGTON & CHELSEA
PLANNING & CONSERVATION
THE TOWN HALL
HORNTON ST.
LONDON
W8 7NX

Chelsfield plc

67, Brook Street, London W1Y 2NJ
Telephone 0171-493 3977

8 July 1999



The Executive Director
Planning and Conservation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London, W8 7NX

For the attention of : Roy Thompson Esq

Dear Sir

Bard Road / Olaf Centre Sites - Vanderbilt Racquets Club planning application

I attach four copies of the Section 66 Certificate in relation to the notice that has been given to the Highways Agency of the planning application. The Highways Agency own a small strip of land fronting the M41 at the Olaf Centre. The notice was omitted from the application documents recently sent to you.

Yours faithfully

James Brooke-Webb

Printed from : PLNMJF / Inbasket / Opened 9.Jul.1999 9:18

Sent by : David Campion <David 8.Jul.1999 21:59

Subject : Planning Applications List issued 9/7/99

From: David Campion <DavidCampion@compuserve.com>

Mr French

Please could the following applications come to the Planning Services Committee when I am chairing it:

PP/99/01308	Freston Road/Bard Road Racquets Club
PP/99/01309	Texaco, 230 Westbourne Grove
CC/99/01310	"
PP/99/01344	255/257 Kings Road

and the following with either myself or Cllr Phelps chairing:

CA/99/01320	Cromwell Road illuminated signs
CA/99/01321	"
PP/99/01333	180 Portobello Road
CL/99/01341	88 Sloane Street

Cllr David Campion
Chairman, Planning Services Committee
08/07/99

THE ROYAL BOROUGH OF

NOTICE OF A PLANNING APPLICATION

KENSINGTON AND CHELSEA

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notice is hereby given the Royal Borough of Kensington and Chelsea Council has received an application:

(f) for development defined as "major" development.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

SCHEDULE

Reference: PP/99/01308/RT Date: 12/07/1999

Land & Buildings R/O 91-121 & 125-139 Freston Rd adj.Olaf St., Evesham St., & Bard Rd & backing M41

Demolition of existing buildings and redevelopment to create a tennis club with eight indoor tennis courts, a real tennis court, a gymnasium, swimming pool and associated facilities, including changing rooms, children's facilities, bar, cafe, restaurant, guest accommodation, manager's flat, administrative accommodation and car and bicycle parking.

APPLICANT James Brook-Webb, Chelsfield PLC,

LAMPOST ON FRESTON RD. 12/7/99.

D1/1737

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

NOTICE OF A PLANNING APPLICATION

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APPLICANT James Brook-Webb, Chelsfield PLC,

lamppost on Freston Rd 12/7/99

Reads.

D1/1737

RT

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Mr. Peter J. Clarke,
Managing Director,
SuperMick Group Ltd.,
119/121 Freston Road,
LONDON, W11 4BD.

Switchboard: 0171-937-5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463

13 July 1999

My reference: EDPC/MJF Your reference: Please ask for: Mr. French

Dear Mr. Clarke,

Bard Road/Freston Road

I write with reference to your facsimile of 9 July regarding the current planning application for a tennis club on the above site. I would assure you that notification letters have been sent out including one to your company, and I would hope that it will have arrived by now.

Should you still have not received it, perhaps you could contact Mr. Thompson, the Area Planning Officer.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

SuperMick Group Ltd

119-121 Freston Road
London W11 4BD
Tel - 0171 221 2322 Fax - 0171 727 8693
Email :- SMICKGRP@aol.com

R.B.K.& C.
TOWN PLANNING
- 9 JUL 1999
RECEIVED

SM

FAX HEADER

FROM :- PETER J CLARKE M.D 9/7/99
DATE:- 9/7/99 MIDDAY
TO :- MJ FRENCH.
COMPANY:- R B K+C
FAX NO :-
REF:- PLANNING APPLICATION, FRESTON RD EVESHAM 5.

DEAR MR FRENCH

MY COMPANY OWNS THE FREEHOLD AT 119-121 FRESTON ROAD. THE BUILDING RUNS ALONG 60% OF EVESHAM STREET WITH A YARD AND LOADING ENTRANCE ON EVESHAM ST.

I HAVE BEEN SENT A NOTIFICATION OF A PROPOSAL TO DEVELOP A LEISURE CENTRE AT THE REAR OF FRESTON RD EVESHAM ST AND BARN RD.

WHY HAVE I NOT RECEIVED ANY NOTIFICATION.

YOURS SINCERELY
PETER CLARKE

-NO S66 requirement
- neighbour notification
letter sent out
dated 2/7

Roy.

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N C S
Bard Road / Evesham Street.		—	—	—
Description Tennis / Health club.	**Code**			

No problems with this.

The development is scaled appropriately to it's surroundings & the materials are of good quality.

The articulation of the west facade & the canopy roofs will create a landmark feature in this location.

The design is of much higher quality than its surroundings.

Recommendation

Approve SD 16/7/99.

Top copy to case file; second retained by Design Officer

Hammersmith & Fulham

Serving our Community

Environment

19th July 1999

KENSINGTON & CHELSEA
PLANNING & CONSERVATION
THE TOWNHALL
HORNTON STREET
LONDON
W8 7NX

London Borough of Hammersmith and Fulham
Town Hall, King Street, Hammersmith
London W6 9JU
Telephone 0181-748 3020
Website www.lbhf.gov.uk
Extension: 3389

Enquiries: 0181-576 5013
or: 0181 576 5056

The planning officer dealing with your application will be:
Gillian Morgan

Application Number:

99/01584GAM

Dear Sir/Madam

Town and Country Planning Act 1990

Address: **LAND AND BUILDINGS R/O 91-121 & 125-139 FRESTON ROAD,, ADJ. OLAF STREET, EVESHAM STREET, BARD ROAD AND BACKING M41, LONDON, W11**

Proposal: **Consultation case from adjoining borough of Kensington and Chelsea for the demolition of existing building; redevelopment to create a tennis club with 8 no, indoor tennis courts, a real tennis court, a gymnasium, swimming pool and associated facilities including changing rooms, children's facilities, bar, cafe, restuarant, guest accomodation, manager's flat, administrative accomodation, provision of car and bicycle parking.**

Thank you for your notification of proposed development at the above address, dated 25th June 1999.

The Council will endeavour to forward any observations on this proposal by 1st September 1999.

Yours faithfully,

NIGEL PALLACE.
Assistant Director, Development Services.

RECEIVED BY PLANNING SERVICES
EX DIR | HDC | N | C | SW | SE | ENF | AC ACA
26 JUL 1999
APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES

RECEIVED BY PLANNING SERVICES
EX DIR | HDC | N | C | SW | SE | ENF | AO ACK
26 JUL 1999
APPEALS | IO | REC | ARL | FWD PLN | CON DES | FEES

19th July 1999

KENSINGTON & CHELSEA
PLANNING & CONSERVATION
THE TOWNHALL
HORNTON STREET
LONDON
W8 7NX

Hammersmith & Fulham
Serving our Community

Environment

London Borough of Hammersmith and Fulham
Town Hall, King Street, Hammersmith
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Gillian Morgan

Application Number:

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Yours faithfully,

NIGEL PALLACE.
Assistant Director, Development Services.

10 OLAF STREET

Property Card N° : 2071 002 00

Sitename : UNIT 2 OLAF CENTRE,
FIDELITY RADIO LIMITED
Comment :
TP Arch/History :
See Also :

Xref :
Notes :

TP No	Brief Description of Proposal 10 of 10	Adverts & History No

..CONTINUED/// UNIT 3 (FORMERLY UNIT 2) AT THE OLAF CENTRE. I HEREBY ALLOW THIS APPEAL AND DISCHARGE CONDITION 2 OF THE PLANNING PERMISSION GRANTED ON APPLICATION NO. 83/10/00792/03 DATED 15 JUNE 1983.

Received	Decision & Date		Appeal	Works
Completd	**Conditional**	**08/08/84**	Lodged	Completed
Revised				

Any Queries Please ring 0171 937 5464 x 2564

8 OLAF STREET

Property Card N° : 2071 001 00

Sitename : Unit 4 The Olaf Centre

Comment :
TP Arch/History : HISTORY `
See Also :

Xref :
Notes :

TP No	Brief Description of Proposal 2 of 2	Adverts & History No

84/10/01196/03
CHANGE OF USE FROM LIGHT INDUSTRIAL TO FILM STUDIOS.

Received	Decision & Date		Appeal	Works
Completd	**Conditional**	**07/08/84**	Lodged	Completed
Revised				

Any Queries Please ring 0171 937 5464 x 2564

10 OLAF STREET

Property Card N° : 2071 002 00

Sitename : UNIT 2 OLAF CENTRE,
FIDELITY RADIO LIMITED
Comment :
TP Arch/History :
See Also :

Xref :
Notes :

TP No	Brief Description of Proposal 6 of 10	Adverts & History No

00580/0000/00D
CHANGE OF USE FROM LIGHT INDUSTRIAL UNIT TO RECORDING STUDIO

Received	Decision & Date		Appeal	Works
Completd	**Conditional**	**15/06/83**	Lodged	Completed
Revised				

Any Queries Please ring 0171 937 5464 x 2564

Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations

TP No: TP/99/1308	Address: Land & buildings r/o 91-121 & 125-139 Freston Rd adj. Olaf St, Evesham St, & Bard Rd.	Date Received 7.7.99		Date of Obs. 26.7.99
UDP Paras/Policies		Obj. *		No obj.
	Development: Redevelopment to create a tennis club with real tennis court, gymnasium, swimming pool with associated facilities and parking.	HMO?	No. of Existing	Dwelling Units Proposed
		D.C. Officer RT		Policy Officer MS

Comments:

Site: Comprises two adjoining parcels of land forming an irregular shaped site of 1.2 ha situated within the Wood Lane and Freston Road Employment Zone. The largely open land to the north is accessed from Evesham Street and is under-utilised containing a number of temporary buildings. Planning guidelines have been approved for this site which promote redevelopment to provide a range of flexible business units. The land to the south contains the Olaf Centre, a part single and part two building. The site as a whole abuts the M41 which forms its western boundary.

Existing use: The site at Bard Road and Evesham Street has a history of open storage and car breaking and as scrap land. The current occupiers of the site, McNicholas Construction Co. have temporary permission for the storage of road repairing materials and plant equipment, associated temporary structures and car parking which will expire on 1 January 2000. The Olaf Centre was constructed in 1983 originally for light industrial purposes, but now comprises film studios at No.8 Olaf Street (permitted in August 1984) occupied by Southbrook Studios and recording studios at No.10 (permitted in June 1983) and occupied by Westside Studio. Our records indicate 5,550 sq.m. of floorspace, but the agent states 3,038 sq.m. - this needs to be checked.

Proposal: Demolition of existing buildings & redevelopment to create a tennis club with eight indoor tennis courts, a real tennis court, a gymnasium, swimming pool and associated facilities, including changing rooms, children's facilities, bar, café, restaurant, guest accommodation, manager's flat, administrative accommodation & car & bicycle parking. 154 car parking spaces are provided. The Vanderbuilt Club intends to relocate and expand from its existing premises on the White City Centre site.

Issues: The site was transferred to the Borough from Hammersmith and Fulham in 1996. The statutory development plan for the area is Hammersmith and Fulham's UDP which will remain in force until Kensington and Chelsea's UDP is formally altered. K&C's adopted UDP, Planning Guidelines adopted for the Bard Road and Evesham Street site and the alterations to K&C's UDP approved for public consultation will be material considerations in determining this planning application.

Planning policy

The sites lie within the Wood Lane and Freston Road Employment Zone where the policy approach adopted by H&F is to sustain and promote a range of employment-generating uses normally within the B Class (Policy E1). The loss of land from B Class and similar uses will normally not be permitted. ("Similar use" refers to a comparable employment generating use not within any Use Class.)

PH 29.7.99

Top copy DC case file; Second copy to Policy Obs. file; third copy to be retained by Policy Officer

Criterion h) of policy E1 states that other uses generating significant employment may be acceptable subject to environment and traffic considerations and other policies of the Plan provided the principal use of the employment zone remains B1-B8. Criterion i) calls for all development proposals to have regard to policies E5 (provision of small business units), E6 (workplace nursery provision) and E7 (training provision). Applications for employment generating uses will be assessed against the availability of land for B Class uses, retaining the composition of uses in the area (see criterion h above), traffic implications and public transport accessibility (para. 7.51). Developments which generate large numbers of journeys should be located only where public transport services are adequate or can be improved (para. 5.78). It stresses that developments should be located where accessible and convenient to potential users so as to reduce the need to travel and reduce reliance on the private car (policy TN2).

Source ✓
see P294

The Bard Road and Evesham Street site is part of Site 36 White City Centre Site as included in the Schedule of Site Proposals contained in H&F's UDP. This site policy takes priority over the other Part 2 policies of the Plan. Hammersmith and Fulham have advised us that it would be premature for any permanent development of this site to take place before the details of the White City Centre are finalised and agreed by all relevant parties. Thus, the permanent development of the Bard Road and Evesham Street site could be affected by the timing of approval and agreement of details of the White City scheme.

When? Their comment on Hang Guideline

The sites now fall within Avondale ward, North Kensington. K&C's adopted UDP seeks the provision of light industrial premises in North Kensington and will resist their loss (policies E17-E22). This approach is taken further in the alterations to employment zone policy to apply to all B1 business uses, B8 and employment-generating uses not falling within a specified use class (policies E23a & E23b). Furthermore, policy E23h would require the provision of business uses in proposals for the development of sites in the employment zone.

Employment generation and business demand

The proposal would generate an estimated 100 full and part time jobs. The sites are currently under-utilised and generate low levels of employment. However, it has been estimated that business development on the Bard Road and Evesham Street site alone could generate at least 100 jobs. Statements are made on the likely generation of local employment opportunities by the club and by alternative business development, and the likelihood of local people being unable to establish their own businesses from start-up units in a business development. These statements need to be supported by evidence. The Council has carried out employment surveys of the employment zones and undertaken research into the demand for business units. This evidence supports the policy approach for the zones and the indicative scheme for small business units on the Bard Road and Evesham Street site.

The Council believes there is realistic potential for business development on these sites. The Freston Road Employment Zone is predominately in Class B1 business use and is characterised by low vacancy rates and with a shortage of new purpose-built accommodation. The Council's preferred option for a range of flexible B1 business units on the Bard Road and Evesham Street site is based on the successful development at Barley Shotts Business Park, St. Ervans Road where building costs

PH 29.7.99

were tightly controlled and competitive rents were achieved. The scheme was fully let upon completion.

The two sites together cover a large area of the Freston Road Employment Zone. There are very few sites suitable for business development in Kensington and Chelsea and the loss of these sites would significantly reduce the supply of land suitable for business development in the Borough. The introduction of a large-scale leisure use could adversely harm the character and function of the zone and permanently alter the composition of uses within it, which in turn would prejudice the continued use or future use of adjoining sites within the employment zone for business development. This is contrary to H&F policy E1 and K&C's emerging policy approach for the employment zones. but is it

Transport and accessibility

It is accepted that the White City development will provide improved public transport interchanges to the area, but these improvements will be some distance by foot to the south and the west of the site. Access to the site by foot after dark can be intimidating and with this mind, the scheme should address safety as well as security issues. Secure cycle parking facilities will be provided as part of the new club which is to be welcomed. However, given the amount of car parking provided, the primary means of travel to the proposed facilities at the club is likely to be by private car. Policy TN13 (H&F, UDP) states that all development proposals will be assessed for their contribution to traffic generation and their impact on congestion. Policy TN14 seeks to discourage the use of private cars and advocates parking standards accordingly. The level of parking provision should be consistent with both H&F and K&C's overall aim of traffic restraint. The Employment Zone is located in an area which is relatively poorly served by public transport. Developments which generate a high number of trips, particularly those which encourage car-borne members or patrons, will be discouraged (K&C, policies TR1a & LR6a). The onus is on the developer to demonstrate that they have applied a sequential approach to selecting this site for leisure use, that the site is accessible by a choice of means of transport and that there is a need for the scheme consistent with guidance in PPG6 and PPG13. relevance? The preferred locations for such developments are 'town centres' which are most accessible by public transport.

The developer should be encouraged to provide a comprehensive statement providing detailed information on a range of transport conditions both before and after the proposed development has been built. The statement should address all modes of transport, not just traffic conditions. An assessment should take into account all the proposed facilities at the club and the modal split of the membership and visitors. Under the Environmental Impact Assessment 1999 regulations, we will need to 'screen' the application to determine the need for an EIA - check with Christine McGoldrick. If an EIA is not required, then the effect on additional traffic on air pollution and noise should be included in the transport statement.

Proposed facilities

The design of the club defines at least three elements to the scheme:- the indoor tennis courts; the Health Club; and the Children's Vanderbuilt Club. The enlarged club differs from the existing facility by providing a real tennis club, a larger gym, swimming pool, function rooms and a large restaurant. The proposals essentially

PH 29.7.99

represent a mixed use scheme more akin to a leisure centre than a tennis club. The scheme includes eight guest bedrooms. Visitor accommodation, in the form of guest bedrooms, and private function rooms will generate additional traffic problems and would normally be resisted in this location (K&C policy T1). The proposed tennis club would have an estimated membership base of double the existing number, of which approaching 50% is said to be residents of the Royal Borough. The swimming pool, gym and restaurant are destination activities in their own right and would contribute significantly to the additional membership. The developer should be asked to provide a breakdown of the estimated membership by usage of the individual facilities or any combination of facilities.

Land contamination

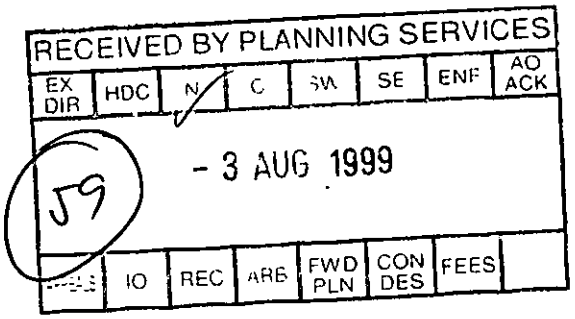
No mention is made of possible land contamination. Reference is made to need for exploratory studies of site and ground conditions. These studies should be undertaken at the earliest possible stage. From evidence of past activities, the Bard Road and Evesham Street site is likely to have some form of land contamination. Contact should be made with the Council's Environmental Health Department in line with K&C UDP policies PU12 and PU13.

In conclusion, the proposals are contrary to H&F policy E1, would prejudice the aims of K&C UDP alterations to protect and require business uses in the Freston Road Employment Zone (policies E23a & E23h), would conflict with H&F policy TN2 which seeks to reduce the need to travel and reduce reliance on the private car and K&C UDP alterations to locate high-trip generating leisure development in appropriate locations (policies TR1a, T1 and LR6a).

PH 29.7.99

Copy has been passed to Policy 3/8

Your ref PP/99/01308/RT
Direct line 0171 389 4162
Direct fax 0171 389 4464
E-mail Richard.Law@britcoun.org



Michael French
Executive Director
Planning and Conservation
Kensington Town Hall (Dept 705)
Hornton Street
London W8 7NX

31 July 1999

Dear Mr French

I am writing to express some concerns about the proposed development to the rear of 91-121 and 125-139 Freston Road (planning application dated 12/7/99). I also want to make some general points about land use in the Freston Road area in the context of the redraft of the UDP, which I understand you are working on at the moment. Please can you consider this letter both in relation to the planning application and in relation to the redraft of the UDP.

Context

As you know, Freston Road is a distinct and distinctive area, a cul-de-sac with a mixture of residential and light industrial/office accommodation. There are at least five buildings of character which deserve to be protected: the Harrow Club, the Thomas Jones Primary School (both Grade II listed), the Phoenix Brewery (now occupied by Chrysalis Records/Heart FM), the People's Hall at 91-97 Freston Road, and the Designers' Guild in Olaf Street.

The area has suffered neglect in the past, but in the past few years there has been considerable investment in regeneration, with new residential accommodation along the east side of Freston Road and in Olaf Street; new office buildings at 130 and 151 Freston Road; refurbishment of the People's Hall, the Phoenix Brewery and the Harrow Club; and the development of the site at the end of the road under the Westway with sports amenities, including an excellent tennis club run by the North Kensington Amenities Trust.

The signs are good for the former People's Republic of Frestonia! However, there is still a delicate balance to be struck between the needs of the local residents and the businesses located there. The residential element is not always apparent. For

Cont.

example, the building where I live, which contains two flats, is marked as 'works' on all the plans I have seen. And of course life here as a resident is not without its difficulties, with issues of noise, traffic, security and lack of amenities. Nonetheless, I would submit that there is scope here, if planning is managed sensitively, to support and enhance what is in effect a unique community, where residents and small businesses co-exist to mutual benefit.

Comments on the planning application

These comments are in the context of the above. I have to say that I have not been able to discuss any of this with Chelsfield plc, as their liaison officer is currently on holiday. I have the following concerns:

- The proposed development is disproportionate to the scale of other businesses in the area. It will occupy a 3-acre site. In the context of Freston Road this will be a major development, with considerable impact on the character of an area of small businesses and residential accommodation.
- The above concern is reflected in existing draft planning guidelines, which specifically emphasise the promotion of small, light industrial units. The proposed development contravenes these guidelines.
- With a projected membership of up to 2,000, it will generate considerable traffic in an area which is already heavily congested during the week.
- I do not believe that the proposed development will generate appropriate employment in the area. Whatever jobs are likely to be created will be low skilled service jobs without significant skills development. And, Chelsfield being a large company with multinational interests, it could not be claimed that this development is supporting local business.
- It will not provide any other contribution to the local community. Fees for the existing Vanderbilt Club are £795 a year. This is well beyond the means of most of the local residents. And in any case, we already have the Westway Tennis Centre and Kensington New Pools within 10 minutes' walk. How many sports facilities do you need within a half-mile radius?
- I am concerned about the implications for the development of other sites in Freston Road itself, if this proposal goes ahead. Will the future of the People's Hall be assured, for example, if planning guidelines are waived in this case?

In summary, I think this is a development which is irrelevant to the needs of the local community, will be intrusive in terms of scale and traffic, and will damage the delicate balance of residential and small business accommodation which is the very character of the area and which the existing planning guidelines are designed in part to protect.

Comments on the UDP redraft

I have some more general comments to make about Freston Road, which I hope you will consider in the context of the new Unitary Development Plan.

As I said at the beginning of this letter, I believe Freston Road is a unique community with considerable potential, which to an extent has already been realised in the developments that have taken place over the past few years. In some ways it

could serve as a blueprint for urban regeneration and the creative co-existence of local inhabitants and small businesses, some of the latter being just as much a part of the existing community as the residents. This is particularly relevant now in the light of central Government policy and the recent Urban Task Force (Richard Rogers) report on urban regeneration, and, for example, the Millennium Commission's stated priority of revitalising our cities. ~~And~~ Indeed Kensington and Chelsea's existing UDP stresses the need to protect the residential character of the Borough.

My point is that Freston Road, with minimal adjustment to existing planning guidelines, could be helped to develop into a balanced and viable community if the residential population was properly supported and small local businesses were integrated into that community.

We have not got far to go in realising that. But what we need is the opposite of intrusive developments like the one proposed. I would submit that what is needed now is more support for the residential population, which forms the basis of the local community, and maintenance of existing support for small business development. In particular, I would ask you to consider the following for the new UDP:

- Maintain existing guidelines for the land backing onto the M41 (where the new development is proposed) and designate for light industrial and office use.
- Change the land use on the west side of Freston Road nos. 99-121 and 125-139 (the latter containing one site which has been up for sale for light industrial use for some time without a buyer) to residential.
- Alternatively for the above sites, prioritise the provision of amenities for local residents (e.g. there have been no pubs or restaurants in the street since the Bramley Arms was shut several years ago).

I believe these simple measures would considerably enhance the quality of life for residents while substantially maintaining its status as an employment zone. Above all it would ensure that there was a balanced and integrated approach to the development of Freston Road, which would revitalise the area by prioritising the needs of the residential community while encouraging small businesses to take their place within it.

Yours sincerely

Richard Law.

Richard Law

Flat 1
150 Freston Road
London W10 6TR

cc. Councillor Simon Blanchflower

Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Access Observations

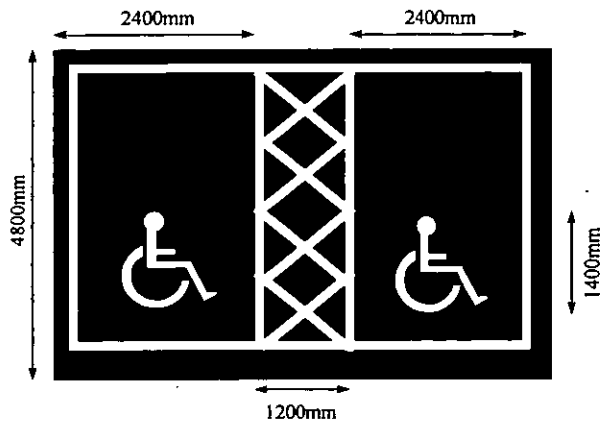
ACCESS: TP/99/1308	Address: 125-139 Freston Road etc.	Date Received 29/07/99	Date of Obs. 02/08/99
UDP Paras/Policies		Obj. ✓	No obj.
	Development: Demolition of existing buildings and redevelopment to create a tennis club with eight indoor tennis courts, a real tennis court, a gymnasium, swimming pool and associated facilities, including changing rooms, children's facilities, bar, café, restaurant, guest accommodation, managers flat, administrative accommodation and car and bicycle parking.	HMO?	No. of Dwelling Units: Existing / Proposed
		D.C. Officer: RT	Policy Officer: AKS

Access Comments:

The statement accompanying the proposal provides 154 places in the proposed car park. DoT Traffic Advisory Leaflet 5/95 'Parking for Disabled People' recommends that '3 bays or 6% of total capacity whichever is greater' should be used for .....recreation'. With this mind 6% of 154 is equal to 9 spaces. Drawing Number BSA(08)G01 shows 7. The number of disabled persons parking bays should be increased.

The 7 bays as indicated on the plan have a combined width of 21m. DoT Traffic Advisory Leaflet 5/95 'Parking for Disabled People', the designs as shown in Supplementary Planning Guidance - 'Access Design Guidance Notes' and in the Planning Standards Chapter of the UDP all suggest that the width of a disabled person parking bay should be 2.4m wide plus 1.2m transference space. If this transference space is shared a bank of seven spaces in a row would be 24m ((6 x 1.2)+(2.4 x 7)). The developers should note that if the dimensions of disabled persons parking bays are kept to (as above) a bank of 9 disabled persons parking bays (assuming transference space) would have to be 31.2m long.

I also have some concern regarding the length of the bays. Although, in these circumstances, not strictly a access matter I have noted that the parking bays on Drawing Number BSA(08)G01 appear to be shorter than the recommended parking bay.



It should be understood that wheelchair users in car parks are as visible as small children. With this in mind a 'safe' route should be provided from the bank of disabled persons parking bays to the main entrance door. This should be clearly marked.

RG 3/8/99

Top copy DC case file; Second copy to Policy Obs. file; third copy to be retained by Policy Officer

Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Access Observations

As the building is new build it will have to comply with provision as stated in Part M of the Building Regulations. Most of the features regarding access will be addressed in this legislation. However, it must be remembered that is the minimum requirement and ever effort should be made to provide accessible provision beyond Part M.

The applicant should also be made aware that from the 1st October 1999, service providers have to make "reasonable adjustments" for disabled people, such as providing extra help or making changes to the way they provide their service and; it is intended that, from 2004, service providers will have to make "reasonable adjustments" to the physical features of their physical features of their premises to overcome physical barriers to access. With this in mind it is important that all the services the club wishes to provide should be accessible from a service as well as a physical point of view.

Objection subject to the above.

The above comments reflect UDP policies **STRAT11, LR37** and **CD36**

Informatives **I43, I44** and **I46** can be used on the above.

Monitoring

If the comments above are agreed I have no wish to be kept abreast of this application. ☑

I wish to kept abreast of any recommendations made on this application prior to submission of the report. ☐

I wish to be actively involved in discussions on this application. ☐

RG 3/8/99

Top copy DC case file; Second copy to Policy Obs. file; third copy to be retained by Policy Officer

ROYAL BOROUGH OF KENSINGTON AND CHELSEA
THE TOWN HALL KENSINGTON W8 7NX 0171-937 5464

Councillor Simon Blanchflower

RECEIVED BY PLANNING SERVICES
- 6 AUG 1999

COPY TO EX.DIR.

4 August 1999

Dear Mr French,

Planning Application Ref. PP/99/01308 – Vanderbilt Racquets Club

I note that The Vanderbilt Racquets Club has applied for planning permission for indoor tennis courts, swimming pool, a gymnasium and associated facilities to be built in, what I assume from the description, is the Freston Road Employment Zone. I responded earlier this year to the draft planning guidelines for this area, falling as it does within my ward, and gave my support to the guidelines as published. I also emphasised the need for a development that produced jobs for local people that would enhance their skills, as light industrial use would be expected to do.

I am therefore opposed to the proposal as submitted by The Vanderbilt Racquets Club for the following reasons:

1. It does not accord with the planning guidelines as developed for this area.
2. There are already sufficient sporting facilities for local people of the type being proposed. These are located at the Westway Sports Centre (indoor tennis centre and outdoor tennis courts); North Kensington Sports Centre (swimming pool, gymnasium and outdoor tennis courts); the new Holmes Place development in Lancaster Road (swimming pool and gymnasium) and the Portobello Fitness Centre (gymnasium). All of these facilities are within walking distance of the proposed development and therefore there is no apparent demand for another centre for local use.
3. Such a development would rely heavily on visiting custom primarily arriving by car (as the proposed car parking would indicate) and would thus significantly increase the amount of traffic on surrounding roads. This is unacceptable in view of the pressures to reduce congestion and pollution and improve the accident statistics and is likely to be contrary to the UDP as far as trip generation to new developments is concerned.
4. The type of jobs provided by such a development would be low skill, service industry jobs, not the light industrial semi-skilled/skilled jobs envisaged by the planning guidelines.

For all the above reasons I ask that the planning permission is refused and would ask that you keep me up to date with any further proposed developments on this site.

ROYAL BOROUGH OF KENSINGTON AND CHELSEA
THE TOWN HALL KENSINGTON W8 7NX 0171-937 5464

Yours sincerely

Councillor Simon Blanchflower

1 CM - put on computer as objector
2 Stricker on file
3 RT

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

Councillor Simon Blanchflower
The Town Hall
Kensington
W8 7NX

Switchboard: 0171-937 5464
Extension: 2701
Direct Line: 0171-361 2701

Facsimile: 0171-361 3463

6 August 1999

My reference: DPS/DCN/RT/PP /99/1308 Your reference:

Please ask for: Roy Thompson

Dear Councillor Blanchflower,

Town and Country Planning Act 1990
Vanderbilt Racquets Club
Planning application PP/99/01308

Thank you for your letter dated 4 August 1999 concerning the above planning application.

I note the contents of your letter, which will be brought to the attention of the Committee when the application is considered.

I will treat your letter as an objection to the proposal, for which you will receive a standard letter of acknowledgement.

The Case Officer is Roy Thompson, whose details are set out above. Please do not hesitate to contact him if you require any advice or further information.

Yours sincerely,

pp M.J. French
Executive Director, Planning and Conservation.

Member.doc

Support
VOM
13/8.

The Royal Borough of Kensington and Chelsea
Department of Planning Services

To: M.J. French
Director of Planning Services

Dept. 705,
The Town Hall,
Hornton Street,
London, W8 7NX.

Ref.: DPS/TP/ 99/ ~~1552~~ 1308.

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990

Proposal Address	Nature of Proposal
~~FR~~ LAND AT 91-139 FRESTON ROAD	Development of Tennis Club.

I have inspected the planning application and drawing(s) for the above property and have

NO OBJECTION / ~~OBJECTION~~ * **

to the submitted proposal

Comment

We believe this development would enhance the area + provide useful employment. The traffic traffic implications however require careful consideration.

RECEIVED BY PLANNING SERVICES

EX DIR	HDC		C	SW	SE	ENF	AO ACK

12 AUG 1999

APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Name: KENSINGTON SOCIETY

Full Address: 24 COPE PLACE
W8 6AA

Date: 11/8/99

Signed: R. Vigars R. VIGARS

*** If you wish to object to the proposals, or make any general comments, please give them, in full, in the space above.**
Any additional comments may be set down on the back of this form.
**** Delete where applicable.**

Hammersmith & Fulham
Serving our Community

23rd August 1999

25/8/99

Environment

KENSINGTON & CHELSEA
PLANNING & CONSERVATION
THE TOWNHALL
HORNTON STREET
LONDON
W8 7NX

RECEIVED BY PLANNING SERVICES
EX DIR | HDC | N | C | SW | SE | ENF | AO ACK
25 AUG 1999 60
APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES

London Borough of Hammersmith and Fulham
Town Hall, King Street, Hammersmith
London W6 9JU
Telephone 0181-748 3020
Website www.lbhf.gov.uk
Enquiries: 0181-576 5013
or: 0181 576 5056

Applicant:
THE VANDERBILT RAQUET CLUB
31
STERNE STREET
LONDON
W12 8AB

Application number:
99/01584
Registered on:
7th July 1999
Property reference:

Town and Country Planning Act 1990

NO OBJECTION RAISED

Location and Description

LAND AND BUILDINGS R/O 91-121 & 125-139 FRESTON ROAD,, ADJ. OLAF STREET, EVESHAM STREET, BARD ROAD AND BACKING M41, LONDON, W11

Consultation case from adjoining borough of Kensington and Chelsea for the demolition of existing building; redevelopment to create a tennis club with 8 no, indoor tennis courts, a real tennis court, a gymnasium, swimming pool and associated facilities including changing rooms, children's facilities, bar, cafe, restuarant, guest accomodation, manager's flat, administrative accomodation, provision of car and bicycle parking.
BSA(08)001, 002, 003, G01, 101, 201, 020, 021, 022, 023, 024, 030, 031, 032, 033, 013, 010, 011, 012, 014,

Particulars of Decision

This Council raises no objection to the proposed development.

John Finlayson

On behalf of Director of the Environment Department.
Duly authorised by the Council to sign this notice.

LONDON BOROUGH OF HAMMERSMITH AND FULHAM
Town and Country Planning Act 1990

TP.App Rights

Statement of Applicants' Rights

arising from the refusal of planning permission or the grant of permission subject to conditions.

1 If the applicant is aggrieved by the accompanying decision he/she may by notice served within six months of the date of this notice, appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990.

The Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order and any Directions given under the Order.

2 If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which had been or would be permitted, he may serve on the Council of the London Borough of Hammersmith and Fulham a purchase notice requiring that authority to purchase his interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3 In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 108 of the Town and Country Planning Act, 1990.

4 Any appeal must be made on the appropriate forms which can be obtained from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

General Information

The granting of planning permission does not relieve developers of the necessity for complying with any local Acts, the Building Regulations and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements, etc. applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the Council of the London Borough of Hammersmith and Fulham) entitled to the benefit thereof or holding in the property concerned in the development permitted or in any adjoining property.

In this connection applicants are advised to consult the Director of Engineering as to any works proposed to, above or under the carriageway, footway or forecourt.

Applicants are also advised to consult the Council's Building Control Officer at the earliest possible moment, before commencing the development, with regard to the provisions of the Building Regulations and/or other statutes.

Applicants are advised that the granting of planning permission does not authorise any development which may encroach upon a public highway and, in the event of such an encroachment, the Council may take such action as is appropriate to secure the removal of that part of the development which encroaches upon the public highway.

PP/99/1308/R (1) Adh (2) Support

Telephone
834 0021

10 CATHERINE PLACE
LONDON, S.W.1.

September 14, 1999

RECEIVED BY PLANNING SERVICES
20 Sep 1999

EX DIR	HDC	N	C	SW	SE	ENF	AD ACK

APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Mr Michael French
Executive Director of Planning and Conservation
c/o Town Hall
Hornton Street
London W8 7NX

Dear Mr. French,

I am writing to express my support for the plans for the new Vanderbilt Tennis Club, which we hope will be looked on favourably by the Planning Committee later this year. The new building, and the facilities it offers, will be in tune with the White City Centre Development on the other side of the M41, and will all combine to give a much needed lift to the area.

I write in my private capacity and as a member of the Club; but I am well aware, as Chairman of the BBC, how important your planned reinvigoration of the whole Shepherds Bush area is to all those who work and live there. The Vanderbilt redevelopment can be an important part of that process.

Yours sincerely,

Christopher Bland

Sir Christopher Bland

Copy to: Councillor David Campion

PP/99/1308/FR

① Arch ② Support

Telephone: 020-7221 5282
020-7229 0684
Facsimile: 020-7221 1846
e-mail: pmleith@dial.pipex.com

PRUDENCE LEITH O.B.E.
THE OFFICE
94 KENSINGTON PARK RD
LONDON W11 2PN

RECEIVED BY PLANNING SERVICES
EX DIR | HDC | N | S | SW | SE | ENF | AC ACK
20 SEP 1999
APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES

17th September 1999

Mr Michael French
Executive Director of Planning and Conservation
c/o Town Hall
Hornton Street
London
W8 7NX

Dear Mr French

I am writing in support of the application by Chelsfield plc for the Vanderbilt Racquet club for new premises in Holland Park.

Charles Swallow is a excellent club director with a real desire to improve community tennis facilities and coaching for ordinary people, and to ensure a centre of excellence that will do the borough proud.

As a long-time businessperson in the borough (I owned Leith's restaurant in W11 and Leith's School of Food and Wine in W8 until very recently) I have No hesitation in supporting the Vanderbilt project.

Yours sincerely

Prue Leith OBE

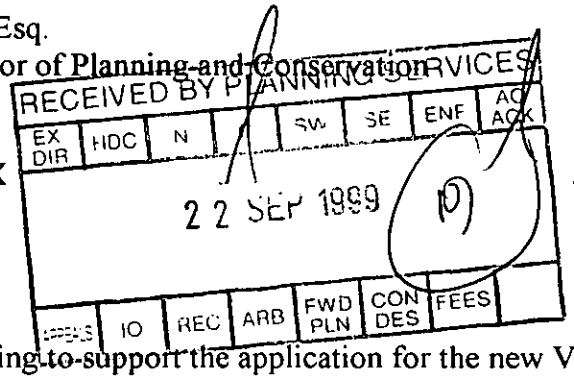
cc: Councillor David Campion

TELEPHONE: 0171-779 8879
FACSIMILE: 0171-779 8880

FROM SIR PATRICK SERGEANT

EUROMONEY HOUSE,
PLAYHOUSE YARD,
LONDON EC4V 5EX

Michael French Esq.
Executive Director of Planning and Conservation
C/o Town Hall
Hornton Street
London W8 7NX



September 20, 1999

Dear Mr French

I am writing to support the application for the new Vanderbilt Club. If this is approved, it will result in a state of the art tennis club (the only real Tennis Court in the borough) with a fully equipped gym, an Olympic size swimming pool and excellent facilities for children.

The new Club will be a continuation of the present Vanderbilt Tennis Club which has a high standard of coaching and which organises several events in aid of charity. Charles Swallow, the director since 1985, is also Chairman of the Tennis and Rackets Association and is the former Headmaster of Mount Grace Comprehensive School. The Club will provide opportunities for talented local children to be coached at tennis or swimming under a scholarship programme allowing them to benefit from the high standard of tuition. Moreover, the new Vanderbilt will also provide additional employment opportunities.

Finally, the dramatic and well designed building will match the style of the White City Centre Development on the other side of the M41 and will also provide a unique architectural entrance into Holland Park and Shepherds Bush from the M40.

I hope you will consider the application favourably.

Yours sincerely

Patrick Sergeant

c.c.: Counsellor David Campion
Chairman of Planning and Conservation Committee
13 Rodney House, 12/13 Pembridge Crescent
London W11 3DY

99/1308/RT

Support

4, CLARENCE TERRACE
LONDON NW1 4RD
TEL: 0171-723 9660
FAX: 0171-723 4241

RECEIVED BY PLANNING SERVICES
23 SEP 1999
80
EX CHR | HDC | N | C | SW | SE | ENF | AD ACK
APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES

21. 9. 99

Dear Mr. French,

I am a long time member of the now existing Vanderbilt Tennis Club and am writing to support the planning application for the new club.

The existing club is an extremely well run one and I am sure that the new one would be a very worthwhile addition to the sports facilities of Kensington and Chelsea. The planned building has excellent facilities which would offer much to local residents with its excellent swimming pool, gymnasium and real tennis court in addition to indoor

tennis courts.

I am sure that its design will fit in very well with the development at White City and that local people will be delighted with it.

I ask you to look favourably upon this application.

Yours sincerely

Alda Hamilton

99/1308/FA

Support

43 ROYAL AVENUE,
LONDON SW3 4QE.
TELEPHONE 020 7730 9431
FACSIMILE 020 7823 5938

RECEIVED BY PLANNING SERVICES
EY Dlh | HDC | N | C | ENF | AO ACK
27 SEP 1999
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22nd September 1999

Mr. Michael French
Executive Director of Planning and
Conservation
c/o Town Hall
Hornton Street
London W8 7NX

CT 27/9/99

Dear Mr French

We are writing to support the plans for the new Vanderbilt Racquet Club which we understand are now before you.

We are both members of the present club and propose to continue our membership when the new club is built. The standard of coaching at the Vanderbilt is extremely high. Both our children have learnt tennis at the Vanderbilt and both now play for their school teams. We have all greatly enjoyed playing in the many charity tournaments they organise.

There are not enough indoor tennis courts in London and we consider the new Vanderbilt would be a huge asset to the Borough.

Yours sincerely

Sir Dennis Walters

Lady Walters

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

A. HAMILTON,
4 CLARENCE TERRACE,
LONDON,
SW1 4RD

Switchboard: 0171-937-5464
Direct Line: 0171-361-2701
Extension: 2701
Facsimile: 0171-361-3463

Date: 23 September 1999

My Ref: DPS/DCN/PP/99/01308/RT

Please ask for: R. Thompson

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Land & Buildings R/O 91-121 & 125-139 Freston Rd adj.Olaf St., Evesham St., & Bard Rd & backing M41

Thank you for your recent letter giving your comments on the application recently submitted to the Council relating to the above address. The Council's Planning Services Committee will consider your views very carefully when deciding this application.

You will appreciate that in some cases the Committee is not in a position to make an immediate decision. However, I shall notify you of that decision as soon as possible after it is reached.

If you would like any information about the progress of the application please do not hesitate to contact the Planning Information Office.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

RECEIVED BY PLANNING SERVICES
DIR | HDC | | C | SW | SE | ENF | AO ACK
27 SEP 1999
62
| | | | FWD PLN | CON DES | FEES | |

99/1308/LT Support

23, THURLOE SQUARE
LONDON SW7 2SD
020-7584 1448

24th September 1999

LT 27/9/99

Dear Mr French,

I have been a member of the Vanderbilt Racquet Club since 1986, and I am writing this letter to say that I very much hope that you will give your approval to the proposed new tennis club.

I have lived in England for about fifty years, and I strongly believe that a presence should not

interfere in such matters.

Not as I am a very keen tennis player, my wife is English, and I have lived in the Royal Boroughs for 21 years, I have made an exception to my rule.

Yours sincerely,

C. Fogarty

99/1308/PF Support

TEL/FAX [44] (0) 171 722 5674
MOBILE 0411 763871
E'Mail peterradcliffe 1@compuserve.com

38 TOWNSHEND RD
ST JOHN'S WOOD
LONDON NW8 6LE

23 September 1999

Mr Michael French
Executive Director of Planning and Conservation
C/o Town Hall
Hornton Street
London W8 7NX

CT 27/9/99

Dear Mr French,

I have been a member of the Vanderbilt for four years and do hope that planning will be given in order that it can survive.

I am very grateful to have indoor facilities with such a poor climate. Also it will maintain those jobs already existing and create more - it will have the best indoor tennis facilities in north London and will encourage more members. The Vanderbilt will also provide a scholarship programme for children to enjoy the high standard of coaching at the club.

I have seen the plans and believe the building will be in keeping with the White City Centre Development and further enhance the architecture of the whole area.

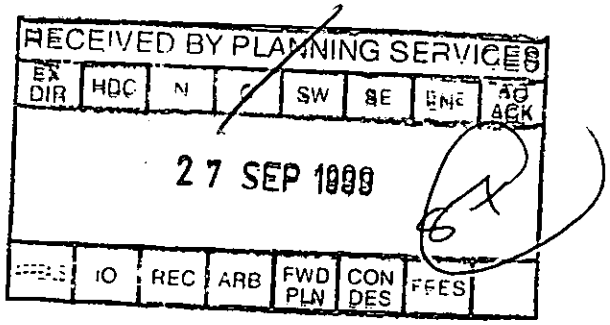
It can only be beneficial to those working at the club and living in the area and is a necessary amenity so I trust that the proposal will receive planning consent.

Yours sincerely,

Kara Radcliffe

Kara Radcliffe

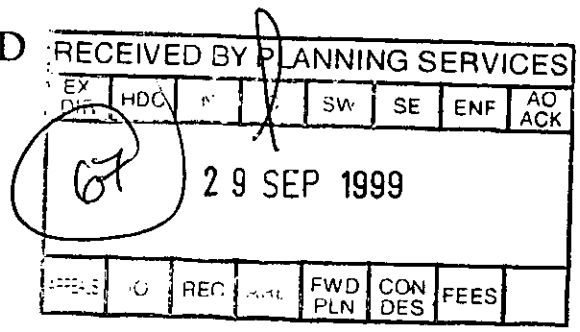
Cc Councillor David Campion



PP/99/1308/D

Support

33 Clarence Terrace
Regent's Park
London NW1 4RD
0171 723 4254
fax: 0171 723 7724



27th September 1999

Mr Michael French
Executive Director of Planning and Conservation
C/o Town Hall
Hornton Street
London W8 7NX

re: Vanderbilt Tennis Club

CT 29/9/99

Dear Sir,

I wholeheartedly support the proposed new plans which the Vanderbilt has submitted to you for approval.

I have been a member of the club for several years. The atmosphere amongst members and staff is always warm, friendly and relaxed and the club has been run extremely efficiently to a very high standard.

Over the years many children have benefited from expert coaching at the club by talented and devoted professionals, though in somewhat restricted and difficult circumstances. Good facilities for school children are not always available and both tennis, and swimming, though to a lesser degree, are generally neglected; but the new club plans show a greatly expanded sports area for young people and there will also be opportunities for promising pupils in the locality to participate in a scholarship programme. I support these intentions strongly.

I think that the whole concept of the new Vanderbilt tennis club has been planned with meticulous care and is of long lasting quality. The bold architecture is exciting and innovative and dramatically balances the White City Centre on the other side of the M41. It will certainly enhance the immediate neighbourhood.

I do hope that you will approve this planning application.

Yours faithfully,

Barbara Maher

Barbara Maher

copy to: Councillor David Campion

MEMORANDUM

TO: FOR FILE USE ONLY **From: EXECUTIVE DIRECTOR PLANNING & CONSERVATION**

My Ref: PP/99/01308/RT **CODE C3**
Room No:

Date: 30 September 1999

DEVELOPMENT AT:

Land & Buildings R/O 91-121 & 125-139 Freston Rd adj.Olaf St., Evesham St., & Bard Rd & backing M41

DEVELOPMENT:

Demolition of existing buildings and redevelopment to create tennis club with eight indoor tennis courts, a real tennis court, gymnasium, swimming pool and associated facilities, incl. changing rooms, children's facilities, bar, cafe, restaurant, guest accommodation, manager's flat, administrative accommodation and car/bicycle parking.

The above development is to be advertised under:-

3. Town and Country Planning (General Development Procedure) Order 1995 (departure from a development plan)

M.J. French
Executive Director, Planning & Conservation

Comet

Could you please:

- Advertise this as a Departure - Code 3
- Consult Environmental Health - Athin Guy Deanston in respect of Contaminated land

Thanks,
Roy 29/9

P.S. Please pass the file back back to Tom Mansfield in Transportation.

CT 30/9/99

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Guy Denington, Environmental Health,
Council Offices,
37 Pembroke Road,
London,
W8 6PW

Switchboard: 0171-937-5464
Direct Line: 0171-361-2701
Extension: 2701
Facsimilie: 0171-361-3463

Date: 30 September 1999

My Ref: DPS/DCN/PP/99/01308 Your ref: Please ask for: R. Thompson

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Land & Buildings R/O 91-121 & 125-139 Freston Rd adj.Olaf St., Evesham St., & Bard Rd & backing M41

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 24/08/1999. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

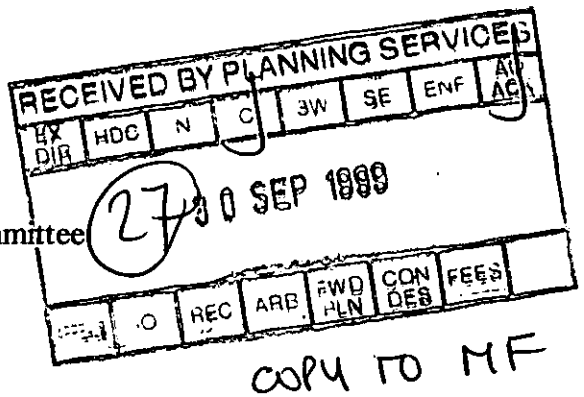
Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

Flat 1 Prince Albert Court
33 Prince Albert Road
London NW8 7LU

Tel No: 0171 586 1655
Fax No:0171 483 1553



COPY TO MF

Councillor David Campion
Chairman of Planning and Conservation Committee
13 Rodney House
12/13 Pembridge Crescent
London W 11 3 DY

27th September 1999

Dear Sir,

I have been a member of the Vanderbilt for many years and although the facilities have been adequate I welcome the new improvements that are proposed.These consist of first class tennis courts Olympic size swimming pool and a fitness centre all offering excellent facilities for children. There will also be the only Real Tennis Court in the Borough.

Charles Swallow the Director since 1985 is Chairman of the Tennis and Rackets Association and former Headmaster of Mount Grace Comprehensive School and under his guidance the club will be able to offer local children who show talent at swimming or tennis a scholarship programme of high standard coaching available at the club. In my opinion any chance of helping talented youngsters to become future champions of England should be welcomed.

The Vanderbilt has always been a highly regarded Tennis Club with a high standard of coaching and a tradition of running tournaments in aid of charity. A great deal of money has been raised for highly worthy causes, and increased facilities and vastly improved surroundings should increase the amounts raised considerably.

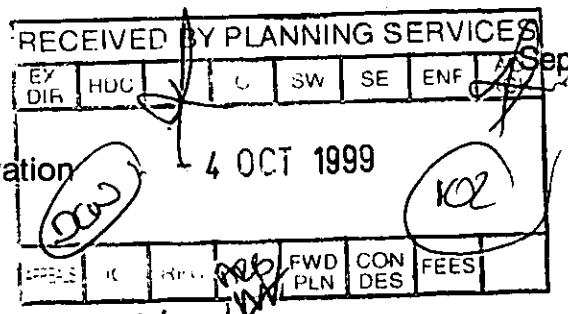
With the redevelopment an increase in staff will provide additional employment for the Borough. The new building will blend with the White City development and will also improve the the scenic look of the area.

Yours sincerely,

Barbara Walters MRS

Support AO Ack ⇒ (RT)

91/1308



Sept. 30, 1999

Mr. Michael French
Exec. Dir. Planning & Conservation
RBK&C Town Hall
Hornton Street
London W8]

✓ CT 5/10/99.

LAND + BUILDINGS R/O 91-121 + 125-139 FRESTON RD ADJ. OLAF ST, EVESHAM ST + BARD ROAD + BACKING M41

Dear Mr. French:

I am writing in behalf of Mr. Charles Swallow and his plan to build and develop an improved version of our existing Tennis & Fitness Center, The Vanderbilt Raquet Club. I understand the promoters have run into snags with planning permissions, though the reasons have never fully explained to me. I understand it has something to do with the fact that the development at Westway has not turned out to be the "people's palace" it was supposed to be, and you and your colleagues feel that RBK&C does not need "another club that ordinary people cannot afford".

For a start, this is not a new club: it already exists in Shepherd's Bush, and is simply being re-located further north-east to make way for the Safeways which is to be part of the vast, new shopping mall planned for the present location. Further, as the new club is to have greatly extended facilities, including an Olympic sized swimming pool and fully equipped gym, it will provide employment for many more people in the borough as well as excellent facilities for children. There will be opportunities for children who show special talent in tennis and swimming to benefit from a scholarship program boasting a high standard of coaching and a tridition of tournaments in aid of charity. In addition, the dramatic and imaginatively designed building will not only match the style of the White City Cenre Development on the other side of the M41, but will also produce a unique architectural entrance into Holland Park and Shephers Bush from the M40.

I do sincerely hope that you and your department will see fit to allow this project to go ahead, for, although I am merely a devoted member of the club, Charles Swallow, who has been director since 1985, is also Chairman of the Tennis and Rackets Association and a former Headmaster of Mount Grace Comprehensive School, and keen to promote young talent wherever it may appear.

Yours sincerely,

Edith Coulson

Mrs. E. Coulson
40 Elm Park Road
London SW3 6AX

cc. Councillor David Campion
Planning & Conservation
13 Rodney Hse., 12/13 Pembridge Crescent, W11

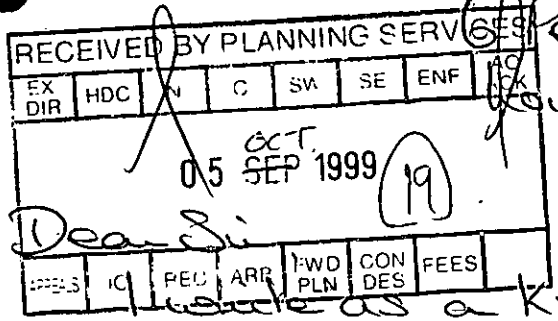
99/1308 Support AOAch ∋ RT

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	N	C	SW	SE	ENF	AO ACK

05 ~~SEP~~ OCT 1999 (19)

APPEALS	IO	REC	ARR	FWD PLN	CON DES	FEES



Pembridge Place
London W2 4XB
30.9.99.

Dear Sir

I wrote as a K&C resident to support the Vanderbilt Racquet Club's proposed development.

There are considerable advantages for residents when an area is improved because the constant activity surrounding such a Club removes the blight of unattractive 'dead' spots which are always a blight.

I trust you will consider their proposal favourably.

Yours faithfully,
Angela Fenhalls
MRS. A FENHALLS.

CT
6/10/99

99/1308 Support AO Ack → RT

THE TIMES

1 Pennington Street, London E1 9XN
Telephone: 0171-782 5000 Fax: 0171-782 5142

From Simon Jenkins

CT 7/10/99.

4 October 1999

RECEIVED BY PLANNING SERVICES
EX DIR | HDC | N | C | SW | SE | ENF | AO ACK
07 OCT 1999
88
DES | IO | REC | ARB | FWD PLN | CON DES | FEES

Mr Michael French
Executive Director of Planning and Conservation
c/o Town Hall
Hornton Street
London
W8 7NX

Dear Mr French

I am writing in support of the planning application by the Vanderbilt Tennis Club for their project in north Kensington. I have long been associated with this club, which is an excellent all-round sports facility. Charles Swallow, its director, has gone to great lengths to broaden the appeal of the club and this will be emphasised on the new site. I am sure it would be a great asset to the Borough and cannot, in any way, detract from its environment. I do hope you will look sympathetically on the proposals.

With best wishes.

Yours sincerely

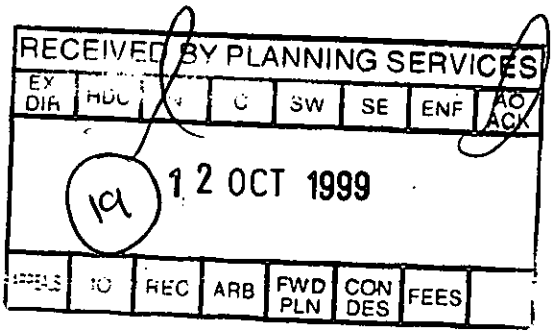
pp Simon Jenkins
Dictated and signed in his absence

Registered Office: Times Newspapers Limited, P.O. Box 495, Virginia Street, London E1 9XY
Registered No. 894646 England

Support AO Ack → RT

66 Palace Gardens Terrace
London W8 4RR

Michael French Esq
Executive Director of Planning and Conservation
C/O Town Hall
Hornton Street
London
W8 7NX



8 October 1999

99/1308.

Dear Mr French

I am writing to add to the many letters of support that I'm sure you have already received in favour of the new Vanderbilt Tennis Club. The Vanderbilt is an excellent club run very efficiently by Charles Swallow the Chairman of the Tennis and Racquets Association.

The Vanderbilt has given my family and me a great deal of pleasure since we first joined 15 years ago. It has an exceptionally high standard of tennis coaching and my husband and I have enjoyed playing in many tennis tournaments organised to raise money for both local and national charities.

The new club will offer opportunities for local children who show talent at tennis and swimming to benefit from a scholarship programme. The new club will also, naturally, provide additional employment for residents of the borough.

The New Vanderbilt is an extremely exciting project and I do hope that you will view the project with same enthusiasm as all it's members do.

Yours sincerely

Andrie Waldegrave

LT 12/10/99

Lady Waldegrave

c.c. David Campion
Charles Swallow

Printed from : PLNMJF / Inbasket / Opened 11.Oct.1999 9:54

Sent by : DavidCampion 10.Oct.1999 18:59

Subject : Vanderbilt Tennis Club

LWJ RT

From: DavidCampion@cs.com

MB

Mr French

Please could you ensure that this important application comes to a meeting of the Planning Services Committee that I will be chairing.

It would be helpful if your report could fully address the existing provision of sport and leisure facilities in the area so that this application can be considered not only in the context of the planning guidance for employment provision but also in any likely additional demand for sport and leisure facilities to supplement those already available.

In the latter context I am aware that tennis facilities are available at the Campden Hill Tennis Club, Avondale Park and at Westway with swimming at Kensington New Pools and the new Holmes Place Centre in Lancaster Road. It was not clear to me, during the Planning Inquiry on the Thames Reservoir site, what the demand and supply situation was in the case of tennis courts.

I think that the Planning Services Committee will want to be advised how the proposals being submitted by the Vanderbilt Club relate to existing demand and provision for local Kensington & Chelsea residents. In addition the committee will need advice on whether the demand for sports and leisure facilities implied by the application is such that it might have a higher priority than the provision of local employment.

I have not as yet seen the details of the submitted Vanderbilt application although I have read about them in the local press; I have not formed any view on the matter as yet and will await your recommendations with interest.

Cllr David Campion
Chairman, Planning and Conservation Committee
10/10/1999

Copy: Cllr Barry Phelps, ViceChairman - Planning and Conservation Committee

- any existing sports or tennis deficiencies (or overprovision) in a) Borough, b) North Ken
- perceived demand for Sports provision
- should demand for sports + Leisure take precedence over employment provision

Copied to Christine 4/11/99

THE ROYAL BOROUGH OF

NOTICE OF A PLANNING APPLICATION

KENSINGTON AND CHELSEA

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received an application:

(c) which, if granted, would depart from the provisions of a development plan.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

SCHEDULE

Reference: PP/99/01308/RT Date: 08/10/1999

Land & Buildings R/O 91-121 & 125-139 Freston Rd adj.Olaf St., Evesham St., & Bard Rd & backing M41

Demolition of existing buildings and redevelopment to create tennis club with eight indoor tennis courts, a real tennis court, gymnasium, swimming pool and associated facilities, incl. changing rooms, children's facilities, bar, cafe, restaurant, guest accommodation, manager's flat, administrative accommodation and car/bicycle parking.

APPLICANT James Brook-Webb, Chelsfield PLC,

(1) Evesham Street } on posts. fw 14/10
(2) Olaf Street }

D1/1737

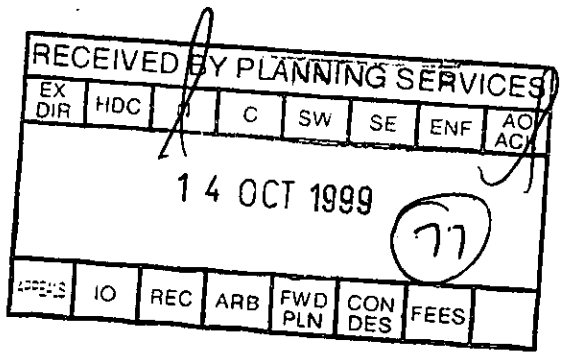
Support AO Ack → RT.

re. Freiban / Bard / Olaf St.

GRS Associates
46 Ladbroke Square
London W11 3ND

99/1308

CT
14/10/99



12 October, 1999

ATTENTION MICHAEL FRENCH

Dear Mr French ,

I am writing with regard to the Vanderbilt Tennis Club , of which I have been a member for some 10 years . We as members have "lived in abeyance " for a number of years , waiting for the decision which will allow a new venue . This is never a good period in any institution's life . It is unquestionably right that decisions of this long term nature – particularly when there are bound to be conflicting interests – should be considered carefully . However , this is to say that I hope the decision will be taken soon . The club is very well run and I am an admirer of Mr Swallow , who is one of the most considerate and committed people I have come across. I have little doubt that the end structure will add to the visual appeal of what is an area that needs investment (I am connected to the Octavia Housing Trust and know the area).

By all means insist on a commitment to local children in sporting terms – Charles was a head of a comprehensive and children are a mainstay at the club.

Garry R Southern

Cc Councillor David Campion

Telephone: +44 171 221 2590 **Facsimile: +44 171 221 3541**

DP
Bodic

INTEROFFICE MEMORANDUM

CT 22/10/99

TO: ROY THOMPSON

FROM: REBECCA JANE

SUBJECT: FRESTON ROAD/VANDERBILT RACQUET CLUB

DATE: 21 OCTOBER 1999

Thank you for sending us a copy of the application for the proposed development at : Land and Buildings R/O 91-121 and 125-139 Freston Road adjacent to Olaf Street, Evesham Street and Bard Road and backing the M41. I have read through the information and have the following comments to make:

1. Throughout the application no consideration has been given to the possible presence of contaminated land -especially given the site history. Bard Road has been used as a dumping ground and we have no idea what type of material may have been dumped here- legally or otherwise and, Freston Road was used as a scrap yard site. As contaminated land was mentioned in the planning guidelines, (para 4.15) we were disappointed that it was not considered.
2. The swimming pool that is to be built, what will happen to the soil that will be dug out? This has implications should contaminated land be present.
3. I notice that the Bard Road Site is included within the outline planning consent for the White City Development which also includes the provision of the Club. Could you clarify where that leaves us in Environmental Health. Can any conditions be imposed or do we just hope that the developer complies with Best Practice.
4. I am concerned about the possible transportation implications that this site may have. There is likely to be an increase in traffic around the back streets, for example, in St Ann's Road. An increase in traffic movements in this area may tip the balance and make the difference between having a traffic problem or not. This in turn would have implications for air quality. Additional traffic is also likely when exhibition matches and tournaments are held, especially if they are to allow filming by sports broadcasters. I will therefore be very interested in the views that transportation have and look forward to hearing them.
5. What are the ventilation arrangements for the tennis courts? Currently, it is proposed that the courts will be adjacent to the M41. It is important that the air for the ventilation system is not drawn in from this side.
6. It would appear that it is proposed to make a substantial part of the structure from timber decking.. To comply with Best Practise the timber source should be sustainable, and ideally from timber grown in Britain. The method of timber treatment is also important. I have been advised that there is a shop in Barlby Road

called "The Making Place" that have a lot of knowledge in relation to timber and sustainability or alternatively they could contact Joan McGarvey from the Environmental Policy Unit on 0171-341 5173.

I hope these comments are of use. If you have any further queries please don't hesitate to contact me on extension 5716.

Rebecca

INTEROFFICE MEMORANDUM

TO: BOROUGH VALUER - ATT'N RICHARD CARROLL

FROM: EXECUTIVE DIRECTOR, PLANNING & CONSERVATION - A'TTN ROY THOMPSON

SUBJECT: **PLANNING APPLICATION - VANDERBILT TENNIS CLUB, FRESTON ROAD, BARD ROAD, EVESHAM STREET, OLAF STREET**

DATE: 9 NOVEMBER 1999

CC:

I understand that you have been involved with the formulation of the Planning Guidelines on the Bard Road and Evesham Street development site and given valuation advice on the feasibility of the scheme being promoted by the Council.

The above application has been submitted which conflicts with our Guidelines. As part of the applicants supporting submission they make a claim that:

"The B1(c) scheme being put forward in the draft (sic) planning guidelines is unlikely to be commercially viable and is likely to require extensive subsidies for both construction and occupational costs from various agencies."

I would very much value your comments on such a bold statement.

Thanks,

Roy Thompson (x2701)

INTEROFFICE MEMORANDUM

TO: JULIA KYPRIANOU -LEISURE SERVICES MANAGER

FROM: ROY THOMPSON - PLANNING

SUBJECT: **VANDERBILT TENNIS CLUB, FRESTON ROAD, BARD ROAD, EVESHAM STREET, OLAF STREET**

DATE: 9 NOVEMBER 1999

CC:

I understand that you have been in contact with Christine McGoldrick in respect of the current planning application by the Vanderbilt Club on the above site.

To assist me in evaluating the application it is considered necessary to assess the existing provision of sport and leisure facilities (and particularly tennis provision) in the Borough and in North Kensington. I attach a copy of the supporting document and make the point that this is not a public facility.

I would therefore value your observations on whether you consider there to be any sports or tennis deficiencies (or overprovision) in the area, and what the perceived demand for sports and tennis provision is in the area.

I have also been asked to give a view on whether the demand for sports and leisure facilities should outweigh the provision of local employment, for which this site is earmarked.

I await your comments with interest, and would be grateful for return of the supporting document.

Thanks,

Roy Thompson (x2701)

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Chelsfield plc
67 Brook Street
London
W1Y 2NJ

Attn Mr James Brook-Webb

Switchboard: 0171-937 5464
Extension: 2701
Direct Line: 0171-361 2701

Facsimile: 0171-361 3463

9 November 1999

My reference: DPS/DCN/RT/PP /99/1308 Your reference:

Please ask for: Roy Thompson

Dear Sirs,

Town and Country Planning Act 1990
Proposed Vanderbilt Racquets Club, Bard Road and Olaf Centre
Planning application PP/99/1308

I write further to your submission of the above planning application.

I have been waiting for the submission of your revised traffic impact assessment prior to advising you of the progress of the application and outstanding matters which require further clarification or discussion. I understand that this has now been received by my colleagues in the Transportation section, and that they are formulating their detailed response. However, I have been made aware that there remain some concerns, and that these will be communicated to you separately.

My colleagues in Environmental Health have raised a number of issues which you are asked to address. Currently, no consideration has been given to the possible presence of contaminated land. This is an important matter, given the previous uses of the land. Following on from advice in Annex 10 to PPG23 (Planning and Pollution Control) it is a requirement of the developer to carry out an investigation to assess the degree of risk and hazard. I would suggest that such an investigation is carried out, and the results submitted to this authority prior to the determination of the application.

Environmental Health have also raised queries in respect of air quality and the ventilation arrangements for the main tennis courts. It would be beneficial to your submission if you could conduct and submit the conclusions of an air quality survey, and clarify the ventilation arrangements.

There are a number of matters that I would wish to explore in relation to the conflict of your proposals with this Council's employment policy and the published Planning Guidelines for the majority of the site. I would seek clarification of the view expressed in your Planning Statement that B1 start up business units, similar to those proposed in the Guidelines, have not created local employment opportunities. I would also be interested to learn the basis of your assumption that the proposed units are not commercially viable. Furthermore, I would ask you to provide more details of the projected

employment profile for the Club in terms of a breakdown by job specification and numbers of staff. It would also be useful to have a schedule of the numbers of current Club membership by postal code.

In terms of locational policy it is my view that guidance contained within PPG6 and the draft revised PPG13 requires that you demonstrate that you have applied a sequential approach to selecting the site for leisure use, and that there is a need for the scheme.

Finally, I would ask you to clarify the degree of public access to the Club. For instance, it is unclear whether the young players and local children would be required to be members of the Club, and what proportion the children in the link programme with the Westway Sports Centre would form out the total membership.

Yours sincerely,

Roy Thompson
Area Planning Officer
For the Executive Director, Planning and Conservation.

Genlet1.doc

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Department of Transport,
WSP Graham Development Ltd.
Intec 4, Wade Road,
Basingstoke,
Hants,
RG24 8NE

Switchboard: 0171-937-5464
Direct Line: 0171-361-2701
Extension: 2701
Facsimilie: 0171-361-3463

Date: 10 November 1999

My Ref: DPS/DCN/PP/99/01308 Your ref: Please ask for: R. Thompson

Dear Mr. Findlay

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Land & Buildings R/O 91-121 & 125-139 Freston Rd adj.Olaf St., Evesham St., & Bard Rd & backing M41

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 30/11/99. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation

Carmel
Please complete Card Reference
- append copy of application form + plans (~~together with Green Section~~)
- send one copy to Area 24 + the other to WSP Graham Developments Ltd.
- Copy for file
Thanks

AWAITING PLANS FROM PRINT ROOM CT 10/11/99 Roy 11/9

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Highways Agency,
5/31b St. Christopher House,
Southwark Street,
London
SE1 0TE

Switchboard: 0171-937-5464
Direct Line: 0171-361-2701
Extension: 2701
Facsimilie: 0171-361-3463

Date: 10 November 1999

My Ref: DPS/DCN/PP/99/01308 Your ref: Please ask for: R. Thompson

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Land & Buildings R/O 91-121 & 125-139 Freston Rd adj.Olaf St., Evesham St., & Bard Rd & backing M41

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 30/11/99. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

HIGHWAYS AGENCY

An Executive Agency of
The Department of the Environment,
Transport and the Regions

TR108(98)

Developments Affecting Trunk Roads and Special Roads
Notification of an Application for Planning Permission

(See overleaf for notes)

To: Director, Network Customer Services, London (Note 1) Region, Highways Agency.

From: ROYAL BOROUGH OF KENSINGTON + CHELSEA Council.

Council's Reference: DPS/DCN/RT/PP/99/1308

The enclosed application has been referred as follows: (tick as appropriate)

GDP Order Article 15 (Note 2)	GDP Order Article 10 (Note 3)	Other (Note 4)
✓	✓	
Go to 1. Below	Go to 2. below	Go to 3. below

1. The Application involves the formation, laying out or alteration of an access to the _____ Trunk Road at _____.
   OR The application involves the development of land within the specified distance of the M4 WEST CROSS Trunk Road which the Secretary of State has notified, by means of TR111 dated DATE UNKNOWN, that he intends to improve.

   go to 4.

2. In the opinion of this Authority, the development proposed is likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving the M4 WEST CROSS ROUTE Trunk Road at SHEPHERDS BUSH/HOLLAND PARK AVENUE ROUNDABOUT

   go to 4.

3. The development adjoins the M4 WEST CROSS ROUTE Trunk Road and might affect the safety of the road or of traffic using it.

4. Signed: R. Thompson

Name: ROY THOMPSON .Phone No: 0171 361 2701

(Print) - Planning Authority Case Officer.

Date: 10.11.99

Grid reference (5)			
Letters	T	Q	
Easting	23	74	3
Northing	80	53	8

NOTES FOR GUIDANCE

References to the GDP Order are to the *Town and Country Planning (General Development Procedure) Order 1995*.

Notes on the form:

(1) The Highways Agency, Network Customer Services Division, which is responsible for the handling of planning applications, is organised into four regions: Northern, Midland, Southern, and London.

(2) Article 15 only requires notification to the Secretary of State for the Environment, Transport and the Regions when EITHER the application involves a new or altered access to a Trunk Road having a speed limit in excess of 40 m.p.h. OR a form TR111 has been issued to you protecting the route of a new Trunk Road or one which is to be improved. Form TR111 specifies the distance (from the middle of the road) within which applications must be notified; it is often 67 metres, but not always.

(3) All other cases, generally where increased traffic is a consideration, should be referred under Article 10. The words used at para 2 appear in the GDP Order. "Material" is defined in para 4 of Annex B to PPG13 (March 1994).

(4) Occasionally, developments may come forward which have the potential to affect the safety of a Trunk Road, or of traffic using it. The Agency would like to be consulted (on a "neighbour" basis) about these. Developments which might affect the stability of the road include: deep excavations near it; large bunds (particularly at the top of cuttings); works which affect the local drainage regime. Developments which may have safety implications include: masts whose height is greater than their distance from the road; sporting facilities where stray balls might land on the road.

(5) Please supply a grid reference of a central point of the site in O.S. letter and number form (two letters, 2 x 3 numbers) eg. SP 075 870.

Control of Advertising Regulations:

Form TR108 is not designed for seeking the Agency's views on applications for consent to display advertisements; these are governed by separate legislation. However the Agency's views on such applications can be sought using a covering letter in a format similar to this form.

Things to Include:

Please provide <u>at least</u>: Copy of the planning application form and a plan showing <u>both</u> the application site <u>and</u> the relevant Trunk Road. If available, a site layout plan, showing in particular the access arrangements, should be included. Obviously, any Traffic Impact Assessment submitted with the application should be forwarded. If it is bound into an Environmental Statement, the whole document may have to be sent.

Generally, it is not necessary to include Elevations plans, Landscaping plans, Floor plans, Environmental Statement (except where the latter includes a Traffic Impact Assessment).

Dispatch:

Please send one copy to the Agency and one copy to our Agent. If you are not sure which Agent covers your area, details can be obtained from our Regional office.

TRANSPORTATION COMMENTS

TP Number	Address	Date of Obs
PP/ /	Vanderbilt Tennis Club	4/11/99
Description assessment of Halcrows TIA		**Objection**

File Number	Obs	Transportation Officer	D C Officer
TF/202/E	further	Gillian Palmer	RT

Other information DRAFT — INTERNAL ONLY

1. Existing club has 8 courts, a gymnasium , a bar and a restaurant. Currently 950 members., although I have no information on floorspace.

2. Proposed has 8 tennis courts, 1 real tennis court, 25m pool + children's pool, very large gym(425 sq. m) , bar (25 sq. m.), café (73 sq. m.) and restaurant (220 sq. m.) Function rooms (460 sq. m.)are also shown on the plan, and guest bedrooms (8).in total 13,097 sq. m. of floorspace is shown.2000 members are proposed.

3. The appraisal is based on a straightforward grossing up of trip rates from 880 adult members to 1500 adult members. I question the validity of this given the large change in the size and type of facilities on offer.

4. The appraisal does not attempt to produce any **ranges** in terms of traffic movements in and out of the site. It merely grosses from a number thought to be fairly typical i.e. the September Tuesday at 4 p.m. which showed 13 cars in and 14 cars out. Looking at data for March 1998 (appendix A) it can be seen that arrivals of twice this volume are not unusual i.e. Monday morning, Wednesday morning and also on the Friday. Table 4.2 could therefore read "IN" =44 and "OUT" =48. If people are going to be staying 3 hours as stated in Par 2.3 then 44x 3 = 132 cars might be expected on the premises at any one time. This is without the additional visitors that might be attracted to the new facilities or any special event.

5. Halcrows appear to be working on the basis of 36% car driver, i.e. 79% by car then 2.2 car occupancy I am not sure where this occupancy factor comes from. The modal split data put forward in the report is questionable as it groups car/taxi/motorcycle together.

6. Summary.
   Simple growthing up = not adequate;
   no ranges provided;
   car park likely to at the limits of capacity.

TRANSPORTATION COMMENTS			
TP Number PP/ /	**Address** Vanderbilt Tennis Club		**Date of Obs** 4/11/99
Description assessment of Halcrows TIA			**Objection**
File Number TF/202/E	**Obs** further	**Transportation Officer** Gillian Palmer	**D C Officer** RT
Other information DRAFT - INTERNAL ONLY			

ISSUES TO BE ADDRESSED

1. To what extent does the proposed club differ from the existing in terms of floorspace, facilities on offer, etc.

2. more members are proposed: to what extent will the catchment area change? What is the existing/ proposed catchment ??

3. more details required about the current use patterns of the existing club are needed. E.g. what does that March survey actually show??

4. details of mode choice. Why car/taxi/motorcycle lumped together ? can we see the questionnaire? How was car occupancy of 2.2 arrived at? This results in 36% car driver, are we convinced by this??

5. arrival / departure patterns should show a range. What is the smallest/ greatest nos. likely to arrive/ depart. Therefore what is the likely max. accumulation in the car park.? Take into account international events etc.

6. need to look in more detail at existing/proposed traffic flows on the local network. They conclude that there will be less traffic. Is this likely? What about times of operation and impact on traffic flows and therefore residential amenity in the evenings and at weekends, when industrial land uses would tend to be quieter.?

7. staff. How many now? Proposed? Likely to be significant??

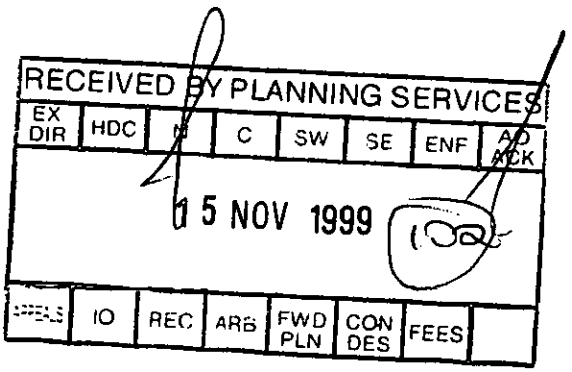
99/1308/RT

Benjamin Mire
CHARTERED SURVEYORS

Russell House
140 High Street, Edgware
Middlesex HA8 7EL
Tel: (020) 8952 2727
Fax: (020) 8952 2770

CT 15/11/99.

Roy Thompson
Department of Planning and Conservation
Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
London W8 7NX



Our ref: OLAFGENE.ISH

8th November 1999

Dear Mr Thompson

PROPOSED REDEVELOPMENT OLAF & HUNT STREET AREA

I write as managing agent on behalf of the freeholder of the office building at 3 Olaf Street, W11.

I have received proposed plans for the redevelopment of the area to the South of the property that will include gardens, sports facilities and play areas.

Although I feel that the development has its merits, I am concerned as to how close it will come the our property and the fact that part of Olaf Street and the whole of Hunt Street will be stopped up.

Parking is presently in short supply and we are having to use whatever space available including Olaf Street and Hunt Street. Should these road be stopped up and access become restricted, this would cause considerable inconvenience to the offices, the possible lowering of the building's value and we would be forced to object to planning permission being obtained.

Should extra parking for our premises be built into the proposal, I feel we would have no problem supporting the planning application.

Yours sincerely

J March

JEREMY MARCH BSc HONS (Est Man)

TC
The Tulloch Clinic

99/1308/RT
11/11/99.

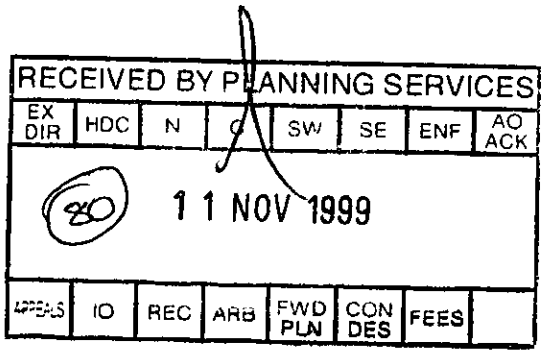
Support

9 November 1999

Mr. Michael French
Executive Director of Planning and Conservation
C/O Town Hall
Hornton street
London
W8 7NX

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
80	11 NOV 1999						
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	



Dear Mr. French

I have been the chief physiotherapist at the Vanderbilt since soon after it started as a club in 1985. I specialise in sports injuries and besides treating many members of the club, I have also treated many non-members living in this area. I am looking forward very much to transferring my physiotherapy practice to the new club where I will continue to serve the needs of the people living in the surrounding area, many of whom are residents of Kensington and Chelsea.
The Vanderbilt is a tennis club with an impressive tradition in putting on charity tournaments and running successful junior courses. I know that Chelsfield and the Director, Mr. Charles Swallow, are keen to promote a scholarship program for children of local residents who show promise in either tennis or swimming.
The new Club, quite apart from the splendid facilities that are planned, will complement dramatically on the Kensington and Chelsea side of the M41 the galleried shopping mall on the other side. It will certainly be an architectural landmark in this part of London.
It is for these and many other reasons I write in support of the Vanderbilt's application to relocate.

Yours sincerely,

Inga Tulloch

INGA TULLOCH M.C.S.P.

Vanderbilt Racquet Club, 31 Sterne Street, London W12 8AB Tel: 0181 743 9816/9822

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Mr J Renselar
Environment Department
London Borough of Hammersmith and Fulham
Town Hall
King Street
Hammersmith
W6 9JU

Switchboard: 0171-937 5464
Extension: 2701
Direct Line: 0171-361 2701

Facsimile: 0171-361 3463

11 November 1999

My reference: DPS/DCN/RT/PP /99/1308 Your reference:

Please ask for: Roy Thompson

Dear Mr Renselar,

Town and Country Planning Act 1990 (As Amended)
Proposed Vanderbilt Club, on land at Bard Road, Freston Road, Evesham Street, Olaf Street
Planning application PP/99/1308

Thank you for your detailed advice given in our telephone conversation today regarding the White City outline planning application (Your ref: 93/1830). I would welcome your confirmation of the following points that we discussed.

The outline consent did not commit siting for consideration, and the siting and detailed uses have been treated as reserved matters. Notwithstanding, the outline application included an illustrative 'masterplan' which shows a relocated Vanderbilt club in the north west part of the site, and not on the Bard Road side.

The Hammersmith and Fulham UDP identifies all of the proposed Vanderbilt site as being in an employment zone, for which the requirements of policy E1 is a primary material consideration. Furthermore, part of the site is identified as Site 36 in Chapter 10 of your UDP, which allows, inter alia, B1 uses and entertainment/leisure (including cinema) uses. Thus it was envisaged that the use for the proposed Vanderbilt site would be workshops and not a sports or leisure use.

The main thrust of the Site 36 policy and supporting text as it relates to leisure provision is that the new leisure uses which are encouraged do not relate to the Vanderbilt Club. The intention is that you had no requirement or desire to see the Vanderbilt Club relocated or retained on Site 36 as it would not provide publicly accessible leisure facilities.

The legal agreement attached to the Outline consent required a total of 107,000 sq.ft. of leisure provision (with no specific requirement for *sports* provision). The content of the 'sports and leisure facilities' referred to in the outline consent was not specified. It was envisaged that 60,000 sq.ft. of this would be taken up by a multiplex cinema, as shown on the illustrative plans. This has grown to a 120,000 sq.ft. multiplex in the reserved matters approvals.

There was no requirement in the Outline Consent for a relocated Vanderbilt Club on the Outline application site.

The uses (and more specifically the leisure uses) approved in the White City reserved matters applications fulfil the requirements of the Site 36 policy, and the land to the east of the West Cross Route is not required for any specified use.

The only additional query that I would raise is in respect of the source of your preference for workshops on this site (the proposed Vanderbilt site). Is this specifically documented anywhere?

Again, thank you for your assistance in this matter.

Yours sincerely,

Roy Thompson
North Area Team Leader
For the Executive Director, Planning and Conservation.

Bedlet.doc

B E N O Y

ARCHITECTS & DESIGNERS
210 High Holborn
London WC1V 7DL
Tel (0171) 404 7666 Fax (0171) 404 7980

DRAWING ISSUE

Project Name:	Vanderbilt	**Issue Date:**	11/12/99	**Benoy Ref:**	457
Project No:	94402	**No.of Sets:**	3	**Sheet No:**	5
Issue To:	Chelsfield Plc - James Brooke-Webb			**Issued By:**	Roland Peak

Distribution

Chelsfield Plc	James Brooke-Webb	3

NUMBER	REV	TITLE	SCALE	SIZE
BSA(08)001	A01	Proposed Site Plan (GF Layout)	1:500	A1
BSA(08)002	A00	Proposed Site Plan (Boundary Line)	1:500	A1
BSA(08)003	A00	Enabling Works	1:500	A1
BSA(08)020	A01	Proposed North Elevation (Black & White)	1:200	Cust
BSA(08)021	A01	Proposed East Elevation (Black & White)	1:200	Cust
BSA(08)022	A01	Proposed South Elevation (Black & White)	1:200	Cust
BSA(08)023	A01	Proposed West Elevation (Black & White)	1:200	Cust
BSA(08)024	A01	Proposed Cross Section (Black & White)	1:200	Cust
BSA(08)030	A01	Proposed North Elevation B&W (Showing Materials)	1:200	Cust
BSA(08)031	A01	Proposed East Elevation B&W (Showing Materials	1:200	Cust
BSA(08)032	A01	Proposed South Elevation B&W Showing Materials	1:200	Cust
BSA(08)033	A01	Proposed West Elevation B&W (Showing Materials)	1:200	Cust
BSA(08)101	A01	Proposed First Floor Plan	1:200	Cust
BSA(08)201	A01	Proposed Second Floor Plan	1:200	Cust
BSA(08)G01	A01	Proposed Ground Floor Plan	1:200	Cust

R.B.K.& C.
TOWN PLANNING
16 NOV 1999
RECEIVED

For Circulation

RT

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
Councillor David Campion BA(Arch) DipTP FRIBA MBCS
13 Rodney House, 12/13 Pembridge Crescent, London W11 3DY
Tel: 0207-229 3931 Fax/Voice Mail: 0207 681 2758
E-Mail: DavidCampion@cs.com

My Ref: D:\My Documents\Word\rbkc\Planning\Public\cjs01.doc
Date: 15/11/1999

COPY

Mr Charles Swallow
Chairman, The Vanderbilt Racquet Club
31 Sterne Street
London W12 8AB

Dear Mr Swallow

Invitation to British Open Real Tennis - Monday 22/11/1999

Thank you for your letter, dated 12/11/99, inviting me on behalf of yourself and John Ritblat to the British Open Real Tennis Singles Championship at Queens Club on Monday 22/11/99 at 6:30pm.

I much appreciate your kind invitation but regret that I do already have a sequence of three Council-related engagements that evening, starting from 5:30pm onwards.

Apart from this, as Chairman of the Royal Borough's Planning and Conservation Committee, I am bound on principle to decline hospitality where it is directly or indirectly related to planning applications where I will be chairing the committee. Planning is a quasi-judicial function exercised by the Council and justice must be seen to be done!

I am, of course, aware that there is a current planning proposal for the Vanderbilt Racquet Club to be sited on the Bard Road site within the Borough.

Thank you very much, nevertheless, for your most kind invitation.

Yours sincerely

Councillor David Campion
Chairman, Planning and Conservation Committee

Copy: Mr M J French, Executive Director - Planning and Conservation

TENNIS & RACKETS ASSOCIATION

CHAIRMAN
C. J. SWALLOW,
c/o The Vanderbilt Racquet Club,
31 Sterne Street,
London W12 8AB
0181-743 9822
Fax: 0181-740 0440

CHIEF EXECUTIVE & SECRETARY
BRIGADIER A. D. MYRTLE CB, CBE.
c/o The Queen's Club,
Palliser Road, West Kensington,
London W14 9EQ
0171-386 3447/8
Fax: 0171-385 7424

Nov 12. 1999

Dear Mr Campion,

The finel of the British Open Real Tennis Singles Championship is taking place at The Queens Club on Monday, Nov 22nd starting at 6.30 p.m.

John Ritblat, Re Chairman of British Land P.L.C. is the major sponsor of Real Tennis in the U.K. and we thought this might be something you would like to see.

I do not know whether you are familiar with the game but played at this level it is certainly a wonderful sporting spectacle. As you know, we are planning to include a real tennis court in the new Vanderbilt and would hope to host events of this sort in the new Club.

I am sorry that this is rather short notice but I do hope you will be able come. There will be drinks served in the Club museum from 5.45 and the match itself will start at 6.30, followed by a dinner hosted by John Ritblat.

I shall be abroad next week so perhaps you could kindly telephone my assistant, Mary Thomas, at the Vendanta and let her know if you are coming.

With best regards,

Yours sincerely,

Charles Swallow.

for consultation

① Sport England
Attn Peter Durrans
Crystal Palace National Sports Centre
London
SE19 2BQ

② LPAC
Artillery House
Artillery Row
London
SW1P 1RT

99/1308

③ Environment Agency
Planning + Liaison (NE Area)
2 Bishop Square Business Park
St. Albans Rd West
Hatfield
Herts AL10 9EX

Note

① Standard letter format, plus additional para:-

I would be particularly interested in your comments as to whether this development would meet identified needs or deficiencies, and ~~whether~~ how it fits in with your overall strategy for sporting facilities in London.

② Standard letter format

③ Standard letter format

Chelsfield plc

67, Brook Street, London W1Y 2NJ
Telephone 020-7493 3977

Roy Thompson Esq
Area Planning Officer
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London, W8 7NX

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	N	C	SW	SE	ENF	ACK

16 NOV 1999 (19)

APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

15th November 1999

Dear Mr Thompson

Proposed Vanderbilt Racquets Club, Bard Road and Olaf Centre

I write further to our telephone conversation and your letter dated 9th November 1999 for which many thanks. I am looking at the issues raised and will respond in due course.

I attach there copies of the plans and summary booklet as requested.

Yours sincerely

James Brooke-Webb

cc: Nicholas De Lotbiniére

PLANNING AND CONSERVATION

[redacted]E TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

The Environment Agency,
King's Meadow House,
King's Meadow Road,
Reading,
RG1 8DQ

Switchboard: 0171-937-5464
Direct Line: 0171-361-2701
Extension: 2701
Facsimilie: 0171-361-3463

Date: 16 November 1999

My Ref: DPS/DCN/PP/99/01308 Your ref: Please ask for: R. Thompson

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Land & Buildings R/O 91-121 & 125-139 Freston Rd adj.Olaf St., Evesham St., & Bard Rd & backing M41

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee in the very near future. I look forward to receiving your comments at your earliest convenience.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL, HORNTON STREET, LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

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Artillery House,
Artillery Row,
London,
SW1P 1RT

Switchboard: 0171-937-5464
Direct Line: 0171-361-2701
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My Ref: DPS/DCN/PP/99/01308 Your ref: Please ask for: R. Thompson

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Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Sport England
Attn. Peter Durrans
Crystal Palace National Sports Centre,
London,
SE19 2BQ

Switchboard: 0171-937-5464
Direct Line: 0171-361-2701
Extension: 2701
Facsimilie: 0171-361-3463

Date: 16 November 1999

My Ref: DPS/DCN/PP/99/01308 Your ref: Please ask for: R. Thompson

Dear Mr. Durrans

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Land & Buildings R/O 91-121 & 125-139 Freston Rd adj.Olaf St., Evesham St., & Bard Rd & backing M41

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee in the very near future. I would be particularly interested in your comments as to whether this development would meet identified needs or deficiencies, and how it fits in with your overall strategy for sporting facilities in London.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation

Printed from : PLNRST / Inbasket / Opened 17.Nov.1999 10:50

Sent to : Thompson,Roy

Vanderbilt

Roy
I have been passed a copy of your memorandum dated 9 November 1999 in connection with the above. I would like to see the applicant's supporting application before I provide advice on their application. My initial comments are that B1(c) is viable in this location and there are few vacant B1(c) units in the area. In addition, the rents for B1(c) have risen over the last couple of years. Please give me a ring so we can discuss the above. Nigel Brown (ext 2855)

ENVIRONMENTAL SERVICES

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director MICHAEL STROUD BSc DipTE CEng FICE FIHT FIMgt

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Chris Nichols
Halcrow Fox
Vineyard House
44 Brook Green
London
W6 7BY

Switchboard: 0171-937 5464
Extension: 3240
Direct Line: 0171-361 3240
Email: ehegmp@rbkc.gov.uk

18 November 1999

My reference: TF/202/E Your reference: Please ask for: Gillian Palmer

Dear Chris,

Vanderbilt Racquet Club

Further to our telephone conversation today, I am writing to let you know the issues which we would like to address at our meeting on the 1st. December.

Firstly, we believe that the likely extent and patterns of usage of the proposed club need more attention given the change in the size of the club, the nature of the facilities on offer and the change of location. Secondly, we would like to discuss your modal choice figures, and thirdly, we would like to look at the existing flows on the network at times other than the weekday p.m. peak .

The purpose of these discussions is so that we can be confident that a range of values has been attributed to the traffic flows and parking demand which are likely to arise from the proposal.

I look forward to seeing you on the 1st. December.

Yours sincerely

Gillian Palmer
Consultant, Transportation and Road Safety

cc Roy T.

bkin → RST

Memorandum

To: Roy Thompson - Planning

CC:

From: Julia Kyprianou - Leisure Services Manager

Date: 19 November 1999

Re: **VANDERBILT CLUB**

CT 24/11/99

Thank you for consulting with us on the planning application for the Vanderbilt Tennis Club. I have discussed their application with Mary Mackle, Service Manager (Sport) and this is our joint response.

Firstly, with regard to tennis provision in the area. It would be true to say that there is a fair amount of public tennis provision in North Kensington with public tennis courts at Kensington Memorial Park, Avondale Park, Kensington Sports Centre and Emslie Horniman Pleasance. There is also a large tennis facility at the Westway Sports centre which I know is applying for Sport England Lottery Funding to be expanded. However, in spite of this the Vanderbilt Club will be addressing a very different market and user base to the one we promote to and attract at our facilities. Therefore in this regard there would be no competition with the public facilities. It would also be true to say that tennis is an extremely popular activity, and with the additional facilities the Vanderbilt will provide, I am sure the would have no problems in attracting members.

Both Mary and I would be very positive towards seeing the Vanderbilt located within the Borough and would also appreciate it if there were any way of encouraging the Vanderbilt to offer some community access for talented Borough tennis players or access to the pool for our swimming club as pool space is limited at Kensington Sports Centre. If the Vanderbilt would like to discuss any off peak community access, both Mary or myself would be happy to meet with them.

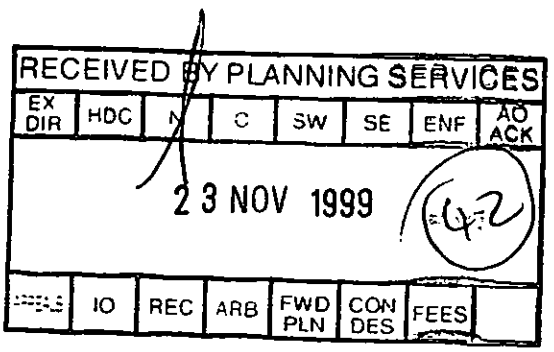
I am not really in a position to discuss the local employment provision, but I am sure there would be opportunities at the club for the local community. Local employment provision for a centre of this size in the Leisure industry would attract particular sports coaches with specific sports qualifications, there are many coaches who may independently approach the centre for the opportunity of extra coaching to clients.

If you require any further comments or information please do not hesitate to contact me and thank you once again for giving us the opportunity to comment.

Yours sincerely

Julia Kyprianou

Julia Kyprianou



V A L U E R S D E P A R T M E N T

2nd Floor Central Library

M E M O R A N D U M

TO: **EXECUTIVE, DIRECTOR OF PLANNING & CONSERVATION**

Your Ref: Roy Thompson
Room No:322

FROM: **Borough Valuer**

My Ref: VA/NB/PBARD

DATE: 24 November 1999

Extn: 2855

THIS MEMORANDUM IS CONFIDENTIAL AND SHOULD NOT BE PLACED ON A FILE ACCESSED BY THE PUBLIC.

Vanderbilt planning application -Bard Road, W10

I am returning the Vanderbilt supporting documentation relating to their current planning application.

I am currently preparing full valuation appraisals of the Bard Road site for B1(c) use in accordance with Bard Road/Elevaston Road Planning Guidelines. My initial opinion is the site is viable for new B1(c) business units. There is a growing demand for business units in this locality and currently there are very few vacant units available. It maybe advtanguous to ask Chesfield plc for their supporting evidence on why the Vanderbilt leisure development is viable .

Please would you also sent me a copy of the planning consent dated 29th March 1996 granted by the London Borough of Hammersmith and Fulham in connection with the White City development. I note the outline consent refers to the provision of the Vanderbilt Club.

I also recall that a section 106 agreement was agreed, in principle, for the provision of business units on the above site as part of the White City development and I would be grateful if you could confirm this.

Nigel R

Nigel Brown
Borough Valuer

Our ref: NE\1999\002148\001
Your ref: DPS/DCn/PP/99/01308

Date: 6th December 1999

ENVIRONMENT AGENCY

Head of Planning
Kensington & Chelsea BC
The Town Hall,
Hornton Street
London
W8 7NX

FAO: Mr R Thompson

RECEIVED BY PLANNING SERVICES
EX DIR | HDC | N | C | SW | SE | ENF | AO ACK
- 9 DEC 1999
APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES

Dear Sir

PROPOSED TENNIS CLUB
LAND & BUILDINGS R/O 91-121 & 125-139 FRESTON ROAD ADJ. OLAF ST, EVESHAM ST & BARD RD & BACKING M41

Thank you for your letter dated 16 November 1999 which was received on 19 November 1999. You are asked to quote the following reference in any correspondence: ME/TQ28SW/4/C. The Environment Agency has the following comments:

I am still awaiting comments from internal departments, and consequently it will not be possible to respond within your stated consultation period of 28 days.

A full response to your consultation will be sent within twenty-one days from the date of this letter. If this is not acceptable please contact me, especially if the determination date is more imminent.

If you have any further queries, please do not hesitate to contact this office.

Yours faithfully

Matthew Ellis

Matthew Ellis
Planning Liaison Officer

Please ask for: Matthew Ellis on 01707 632408

Environment Agency
Apollo House, 2 Bishops Square Business Park, St Albans Road West, Hatfield, Hertfordshire AL10 9EX
Telephone : 01707 632300 Fax : 01707 632500

99/1308/RT

Support

34 ALDRIDGE ROAD VILLAS
LONDON W11 1BW

Tel: 0171 727 8956 (Home)
0171 270 0360 (Office)

RECEIVED BY PLANNING SERVICES
HDC | N | C | SW | SE | ENF | AD ACK
16 DEC 1999 (33)
IO | REC | ARB | FWD PLN | CON DES | FEES

Michael French Esq
Executive Director of Planning & Conservation
c/o Town Hall
Hornton Street
London W8 7NX

CT
16/12/99

13 December 1999

Dear Mr. French,

I am writing to you to express the strong support of my wife and myself for the plans submitted to your team for the new Vanderbilts Raquets Club at Shepherds Bush.

2. You will already be familiar with the many arguments in favour of this project. I would like to identify the following:

- the employment opportunities for residents in the Royal Borough which the construction of the new Vanderbilt will offer
- the intention to provide scholarship schemes which will offer local children tennis and swimming facilities as part of the Club's integration with its neighbours
- the high quality of the tuition and management of the Club, which has been amply demonstrated over the past fifteen years
- the proposed design which should greatly enhance the entrance to the Shepherds Bush/Holland Park neighbourhood and
- the provision of new sporting facilities, of a high order, to residents of the Borough and others.

3. I know that you and your colleagues are already giving full consideration to these issues. We very much hope that, as the result, permission will shortly be forthcoming for the project to proceed.

Yours sincerely
Michael Pakenham

MICHAEL PAKENHAM

c **Councillor David Campion**
Chairman of Planning and Conservation Committee
13 Rodney House
12/13 Pembridge Crescent
London W11 3DY

V A L U E R S D E P A R T M E N T

2nd Floor Central Library

R1

M E M O R A N D U M

TO: **EXECUTIVE DIRECTOR, PLANNING & CONSERVATION**

Your Ref: Roy Thompson
Room No:322

FROM: **Borough Valuer**

My Ref: NB/PBAR

DATE: 23 December 1999

Extn: 2855

THIS MEMORANDUM IS CONFIDENTIAL AND SHOULD NOT BE PLACED ON A FILE ACCESSED BY THE PUBLIC.

Bard Road/Elevaston Road Planning Guidelines

Vanderbilt Club Planning Application

I refer to my memorandum dated 24 November 1999 and last week's discussion in connection with the above.

I have now undertaken valuation appraisals to assess the viability of the site for business units on the Bard Road and Elevaston Street site. My valuation appraisals show that re-development of the site for business units as outlined in the 'Site at Bard and Evesham Street Planning Guidelines' is viable. However, I am unaware of any contamination on the site which may affect the viability of the site for business units. I am of the opinion the open market value of the site assuming business units are constructed in accordance with the paragraphs of Design and Layout of the Planning Guidelines is in the region of £500,000-£600,000. The proposed use as a Vanderbilt Club as outlined in the planning application by Chesfield plc is more lucrative rather a business unit development on the same site.

I believe that Chesfield plc are referring to recently completed business developments within North Kensington to prove that any business development in this locality is not viable. The business developments at Acklam Road (Barley Shotts development) and Blechyden Street (ACAVA artist studios) involved external funding to ensure the development proceeded but these were in connection with site assembly. My colleague, Richard Carroll has been directly involved with these projects. There are other business unit developments within the Kensal Business Area and the Freston Road Employment Zone and these are viable for business use. The Council own 81 Southern Row which comprises 11 starter business units and none are currently vacant. In addition, North Kensington Amenity Trust have a significant number of business units in W10/W11 and they have no current vacant business units available. My discussions with local property agents confirm my opinion that there is a demand for additional business units within North Kensington.

It is important to remember that Chesfield plc already own the subject site and have been aware of the Planning Guidelines seeking to develop business units on the site. Chesfield plc are endeavouring to seek a more profitable use rather the preferred on the site.

I visited the Planning department at the London Borough of Hammersmith & Fulham and have looked at their public files relating to the White City development. The White City outline planning application proposed a re-located Vanderbilt Club on the Shepherds Bush site of the M41 and not on the Bard Road site. It appears the Bard Road was intended, before the boundary changes, to be an area allocated for business unit development.

If you would like to discuss the matter further, please do not hesitate to contact me.

Nigel Brown

for the Borough Valuer

99/1308/FT

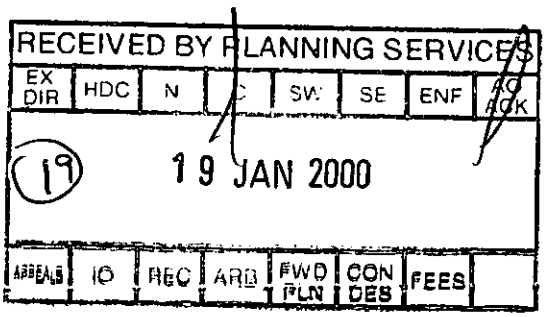
Support

DIMBLEBY PARTNERS

(formerly Glebe Productions Partnership)
1 Horbury Crescent
London W11 3NF
Tel: 0171 792 1068
Fax: 0171 243 1643

CT 19/1/2000

10 January 2000



Mr Michael French
Executive Director of Planning & Conservation
Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
London W8 7NX

Dear Mr French,

I write in support of the development application for the new Vanderbilt Racquet Club of which I have been a member for many years.

The points I would cite in favour are:

1. The exciting design which, it seems to me, will complement the new White City Centre development.

2. The facilities that are proposed for local children who show talent at tennis and swimming, and who will be able to develop their skills from the scholarship programme that Charles Swallow, the Director, intends to introduce.

3. The facilities that the new club, complete with Olympic-size swimming pool and fully equipped gymnasium, will offer and the new employment opportunities that this will provide.

4. Charles Swallow, who has been Director for 15 years, is not only committed to running a successful club, but has put immense effort into generating charity events in which, over the years, many local organisations and businesses have participated. He also has a long track record - as a former headteacher of a comprehensive school - of seeking to help and stimulate the tennis talent of young people who lack their own financial resources. I am certain that he will develop this fruitfully at the new club to the benefit of the local community.

Yours sincerely

Jonathan Dimbleby

VAT No: 218 1344 86

Councillor David Campion

Directors: Jonathan Dimbleby and Bel Mooney

99/1308/FR

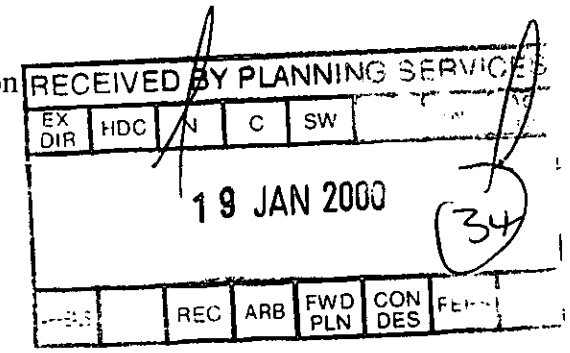
Support

8 Pembridge Place
London
W2 4XB
Tel: 0171 221 7778

CT 19/1/2000

18 January, 2000

Mr Michael French
Executive Director of Planning and Conservation
C/o Town Hall
Hornton Street
London W8 7NX



Dear Mr French,

Planning consent for the new Vanderbilt Club

I am writing to support the proposed tennis club and health and fitness additions to be built on the east side of the M41.

As a resident of the area, I feel that the more health and fitness facilities we have, the better. They form an integral part of modern living and serve the best interests of the local residents.

I have been a member of the Vanderbilt for many years. Charles Swallow, who is the Director of the Vanderbilt and will be the Director of the new Vanderbilt, is a man of integrity with a background in education and social services. He will run the club in a way that will benefit the whole area.

Having seen the plans, I believe that the newly designed building will add to the architectural style and elegance of the region.

I believe that it would be a tragedy to miss this opportunity to build a health and fitness facility in an area that will benefit enormously from having it.

Yours sincerely,

Richard Nelson

Richard Nelson

Cc: Councillor David Campion

395RN

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Sir Simon Orr-Ewing
Flat 5, 29 St. James's Gardens
London
W11 4RF

Switchboard: 0171-937 5464
Extension: 2701
Direct Line: 0171-361 2701

Facsimile: 0171-361 3463

21 January 2000

My reference: DPS/DCN/RT/PP /99/1308 Your reference:

Please ask for: Roy Thompson

Dear Sir Simon,

Town and Country Planning Act 1990
Vanderbilt Racquet Club
Planning application PP/99/1308

Thank you for your letter dated 19 January 2000 concerning the above planning application.

Further to my acknowledgement of your letter of support I write to inform you that a Committee date has not yet been set for the application. Although the next available committee date is 23 February 2000, the application is more likely to go to the 21 March or 9 May meeting.

Yours sincerely,

Michael French
Executive Director, Planning and Conservation.

Repack.doc

Support

SIMON ORR-EWING, MA, FRICS.
Chartered Surveyor and Planning Consultant

FLAT 5
29 ST. JAMES'S GARDENS
LONDON W11 4RF
TEL: 0171-602-4513
FAX: 0171-589-4579

CT 20/1/2000

Michael French Esq.
Executive Director of Planning and Conservation,
ROYAL BOROUGH OF KENSINGTON & CHELSEA,
Town Hall,
Hornton Street,
London W8 7NX

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EX DIR | HDC | C | SW | SE | ENF | AC ACK
20 JAN 2000
APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES

19th January 2000

Dear Mr. French,

Ref: /99-/1308 - New Vanderbilt Racquet Club

I understand the above application has recently been submitted. As you know, the proposed scheme is very near this flat and my wife has been a member of the existing Vanderbilt Club for many years and I have therefore been a pretty regular visitor.

The existing premises at Shepherds Bush are extremely well designed and managed and I believe that the new scheme will involve the same directorship and membership as the Shepherds Bush Club. The facilities provided at the current club include not only tennis courts but excellent health and fitness facilities. Additionally, local schools benefit from the use of the Club during off peak hours.

There are a number of planning points which need to be accentuated:

1. There will be eight new tennis courts in the proposed scheme, together with health, fitness and swimming facilities.
2. RBK&C should welcome the transfer of the highly regarded Vanderbilt Club, with its coaching arrangements, charity functions and excellent sports for the young.
3. The scheme will provide additional employment for the Borough's residents.
4. The buildings will match the style of the White City Centre development and from the plans I have seen, I think a distinguished architectural feature

OXFORDSHIRE TEL/FAX: 01993-831469

will be produced as an entrance to the Royal Borough.

There are provisions in the UDP for leisure and employment clubs, such as this, to be encouraged and I very much hope that the committee will look favourably on this project.

Would you bee good enough to let me know if a committee date has, as yet, been set, so that if necessary the architects can make representations at the relevant time.

With kind regards.

Yours sincerely,

pp Sir Simon Orr-Ewing Bt., MA, FRICS.

c.c. Councillor David Campion, Chairman, Planning Committee
Charles Swallow, Director, Vanderbilt Club.

CT
25/1/2000

24 January 2000

Planning Department
London Borough of Kensington and Chelsea
Town Hall, Hornton Street
London 8 7NX

SPORT ENGLAND

London Region
PO Box 480
Crystal Palace National Sports Centre
London SE19 2BQ

Telephone: 0181 778 8600
Fax: 0181 676 9812
Minicom: 0181 676 0821
Website: www.english.sports.gov.uk

Your Ref: DPS/DCN/PP/99/01308
Our Ref: LO99/20/688

Dear Mr. French,

Land and buildings at rear of 91-121 and 125-139 Freston Road

Thank you for consulting Sport England on the above planning application and I apologise for the delay in responding. The application is for a private sports club (Vanderbilt Racquet Club) providing indoor tennis courts, gymnasium, swimming pool and related facilities. I understand that the site is zoned for industrial use in the UDP and that the proposal does not involve the loss of open space. The club is proposing to relocate from its current site north of Shepherds Bush Green

In your telephone call, you asked if we could provide a strategic view on the need for the proposed indoor tennis club. Unfortunately, I understand that Sport England currently lacks information on the need for additional indoor tennis facilities. However, Sport England's lottery fund has provided some £8-9 million for the Westway Tennis Centre, which has become a major tennis facility in the locality. The proposal could conceivably benefit the latter by further raising the profile of tennis in the locality and providing additional opportunities for local players to progress to higher standards of coaching and competition. In addition, as the proposal involves a relocation of the existing club, much of its membership will presumably also transfer.

Sport England therefore raises no objections to this planning application.

Yours sincerely

Peter Durrans

Peter Durrans
Development Manager

Direct Line 0181-768 7825
E-mail peterd@.sports.gov.uk

Copy

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Chair: Trevor Brooking CBE
Senior Vice Chair: Des Wilson Vice Chair: Gerald Dennis
Chief Executive: Derek Casey
Regional Director: Andy Sutch

Sport England is the brand name of the English Sports Council which is the distributor of Lottery funds to sport

SPORT ENGLAND

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PO Box 480
Crystal Palace National Sports Centre
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Telephone: 0181 778 8600
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Website: www.english.sports.gov.uk

24 January 2000

Planning Department
London Borough of Kensington and Chelsea
Town Hall, Hornton Street
London 8 7NX

Your Ref: DPS/DCN/PP/99/01308
Our Ref: LO99/20/688

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Development Manager

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E-mail peterd@.sports.gov.uk

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25 JAN 2000 (95)

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Chair: Trevor Brooking CBE
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RT

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Sir Simon Orr-Ewing, Bt, MA, FRICS,
Flat 5, 29 St. James's Gardens,
LONDON, W11 4RF.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463

25 January 2000

My reference: EDPC/MJF/PP/99/1308 Your reference: Please ask for: Mr. French

Dear Sir Simon,

New Valderbilt Racquet Club

Councillor David Campion has asked me to thank you for copying him into your correspondence with me regarding the outstanding planning application for the above development.

I do not, at the present time, have a firm date for Committee consideration, but as it is likely that Councillor Campion will be chairing the meeting at which this application will be considered, it would be inappropriate of him to comment at this stage.

I would, however, assure you that your support will be reported to Committee, and should the application be recommended for approval, and objectors wish to attend and speak, then the applicant will be offered the same opportunity.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

c.c. Councillor David Campion,
Chairman - Planning and Conservation Committee.

SIMON ORR-EWING, MA. FRICS.
Chartered Surveyor and Planning Consultant

FLAT 5
29 ST. JAMES'S GARDENS
LONDON W11 4RF
TEL: 0171-602-4513
FAX: 0171-589-4579

Michael French Esq.
Executive Director of Planning and Conservation,
ROYAL BOROUGH OF KENSINGTON & CHELSEA,
Town Hall,
Hornton Street,
London W8 7NX

19th January 2000

Dear Mr. French,

Ref: /99-/1308 - New Vanderbilt Racquet Club

I understand the above application has recently been submitted. As you know, the proposed scheme is very near this flat and my wife has been a member of the existing Vanderbilt Club for many years and I have therefore been a pretty regular visitor.

The existing premises at Shepherds Bush are extremely well designed and managed and I believe that the new scheme will involve the same directorship and membership as the Shepherds Bush Club. The facilities provided at the current club include not only tennis courts but excellent health and fitness facilities. Additionally, local schools benefit from the use of the Club during off peak hours.

There are a number of planning points which need to be accentuated:

1. There will be eight new tennis courts in the proposed scheme, together with health, fitness and swimming facilities.
2. RBK&C should welcome the transfer of the highly regarded Vanderbilt Club, with its coaching arrangements, charity functions and excellent sports for the young.
3. The scheme will provide additional employment for the Borough's residents.
4. The buildings will match the style of the White City Centre development and from the plans I have seen, I think a distinguished architectural feature

OXFORDSHIRE TEL/FAX: 01993-831469

will be produced as an entrance to the Royal Borough.

There are provisions in the UDP for leisure and employment clubs, such as this, to be encouraged and I very much hope that the committee will look favourably on this project.

Would you bee good enough to let me know if a committee date has, as yet, been set, so that if necessary the architects can make representations at the relevant time.

With kind regards.

Yours sincerely,

Sir Simon Orr-Ewing Bt., MA, FRICS.

c.c. Councillor David Campion, Chairman, Planning Committee ✓
Charles Swallow, Director, Vanderbilt Club.

INTEROFFICE MEMORANDUM

TO: ROY THOMPSON

FROM: REBECCA JANE

SUBJECT: VANDERBILT RACQUET CLUB - CONTAMINATED LAND

DATE: 26 JANUARY 2000

I recently received a copy of the environmental assessment in relation to potential land contamination, as carried out by Waterman Environmental Consulting Engineers and Scientists for the Bard Road/Olaf Centre, on behalf of Chelsfield Plc.

I agree with the recommendations that the consultants have made. We do require an intrusive site investigation which should establish what contaminants are present, if any, and the various levels. These levels should then be compared with recognised guidelines to assess whether or not the site is contaminated. The investigation should include the chemical analysis of soils, groundwater and gas levels in the ground beneath the site.

The history of the site is very significant in terms of contaminants that may be present due to previous site use. The Bard Road site, among other uses, was previously a **timber yard,** and a motor repair works. The Olaf Centre has at one time been a **dye works** and a coach factory. These uses therefore have the potential to cause significant pollution, and may include contaminants such as oils, solvents, hydrocarbons and possibly asbestos, to name but a few.

A risk assessment should also be undertaken which should identify if there is a pathway to connect any contamination found with a target, for example, the groundwater, or someone who will be on-site.

The consultants; Waterman Environmental Consulting Engineers and Scientists have requested that the undertaking of the above work should be included as a condition of the planning permission. I have no problem with this as long as it is agreeable to you.

In conclusion, I would therefore recommend the following conditions are included in the planning permission, if granted:

- Development shall not begin before a satisfactory site investigation report, including a risk assessment has been submitted to and approved in writing by the Executive Director, Planning and Conservation.

- Development shall not begin until a remediation strategy has been submitted to and approved in writing by the Executive Director, Planning and Conservation, detailing what steps will be taken to remove any contamination that is found during the site investigation.

Rebecca

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- 7 FEB 2000
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99/1308/FUL Suffolk

Chrysalis

Chrysalis Group plc
The Chrysalis Building
Bramley Road
London W10 6SP
Telephone 0171-221 2213
Facsimile 0171-221 6266

3rd February 2000

Mr Michael French
Executive Director of Planning and Conservation
C/o Town Hall
Hornton Street
London W8 7NX

CT
7/2/2000

Dear Mr French,

I am writing to offer my support for a new Vanderbilt Club in Kensington.

Such a club will provide a state of the art tennis club with health and fitness additions such as a fully equipped gym, Olympic sized swimming pool and excellent facilities for children. It will also provide the only Real Tennis court in the Borough.

This will provide a continuation of the well-established and highly regarded Vanderbilt Tennis Club, with its high standard of coaching and tradition of tournaments in aid of various charities.

Charles Swallow, the Director since 1985, is also Chairman of the Tennis and Rackets Association and a former Headmaster of Mount Grace Comprehensive School.

There will be opportunities for local children who show talent at tennis or swimming to benefit from a scholarship programme which will enable them to benefit from the high standard of tuition that will be available at the Club.

With its increased staff, the new Vanderbilt will provide additional employment for residents in the Borough.

The dramatic and imaginatively designed building will not only match the style of the White City Centre Development on the other side of the M41, but also will produce a unique architectural entrance into Holland Park and Shepherds Bush from the M40.

I do hope you will feel able to support this proposed new club.

Yours sincerely,

Chris Wright
Chairman

Cc: Councillor David Campion, Chairman of Planning and Conservation Committee

Registration No:
946978 England
Registered Office:
The Chrysalis Building
Bramley Road
London W10 6SP

RT F

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Mr. Chris Wright,
Chairman,
Chrysalis Group Plc,
The Chrysalis Building,
Bramley Road,
LONDON, W10 6SP.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463

07 February 2000

My reference: EDPC/MJF Your reference: Please ask for: Mr. French

Dear Mr. Wright,

Vanderbilt Club

Thank you for your letter of 3 February written in support of the current planning application for the above club in North Kensington. I do not yet have a firm date for Committee consideration, but I will ensure that your support is reported to Committee when this application comes to be determined.

Councillor David Campion has asked me to thank you for copying him into your correspondence.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

c.c. Councillor David Campion,
Chairman - Planning and Conservation Committee.

Chrysalis

Chrysalis Group plc
The Chrysalis Building
Bramley Road
London W10 6SP
Telephone 0171-221 2213
Facsimile 0171-221 6266

3rd February 2000

Mr Michael French
Executive Director of Planning and Conservation
C/o Town Hall
Hornton Street
London W8 7NX

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I do hope you will feel able to support this proposed new club.

Yours sincerely,

Chris Wright
Chairman

Cc: Councillor David Campion, Chairman of Planning and Conservation Committee

Registration No
946978 England
Registered Office
The Chrysalis Building
Bramley Road
London W10 6SP

Date 16th February 2000
Your Ref
Our Ref LP/7.3.582
Contact Jim Strike
Extension 225
Email jstrike@lpac.gov.uk

LPAC
PLANNING FOR GREATER LONDON

LONDON PLANNING ADVISORY COMMITTEE
ARTILLERY HOUSE
ARTILLERY ROW
LONDON SW1P 1RT

Telephone +44 (0)171 222 2244
Fax +44 (0)171 222 2656
Email lpac @lpac.gov.uk
Web http://www.lpac.gov.uk/

Chief Planner Martin Simmons MA DipTP MRTPI
Honorary Secretary Harold Tinworth

M. J. French
Executive Director, Planning and Conservation
Kensington & Chelsea Council
The Town Hall
Hornton Street
LONDON W8 7NX

CT 17/2/2000

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17 FEB 2000
APPEALS | C | PLN | CON DES | FEES

For the attention of Mr. R. Thompson

Dear Mr. French,

PROPOSED DEVELOPMENT ON LAND AT REAR OF 91-121 & 125-139 FRESTON ROAD, ADJACENT TO OLAF STREET, EVESHAM STREET, BARD ROAD AND M41

1 I refer to your letter of 16th November 1999 regarding a proposal for a tennis and fitness club comprising tennis courts, gymnasium, swimming pool, associated facilities, guest accommodation, managers flat, administrative accommodation and car parking at the above site. The strategic planning issues involved have already been considered in principle by LPAC, both in '1994 Advice on Strategic Planning Guidance for London' (hereinafter referred to as '1994 Advice'), in relation to various other relevant development proposals, and as part of LPAC's monitoring process. I therefore do not intend to refer this present proposal to my Committee, but set out LPAC's position in this letter. If at any stage you feel that a report to (and decision by) LPAC itself is necessary (for instance, if the case goes to an inquiry), please do not hesitate to let me know.

2 The main strategic planning issues relate to loss of industrial land in inner West London; employment generation; location of major indoor sports and fitness facilities; environmental improvement; and sustainable transport and access. I deal with each of these in turn.

INDUSTRIAL LAND

3 Both LPAC's 1994 Advice and the Government's 1996 Regional Planning Guidance for London (RPG3) recognise the importance of preserving and broadening the mix of London's economic base. RPG3 states in paragraph 3.3 that *"a broader economic base for London will help to secure its long term future and lend to a better prospect for attracting and keeping employment"*. It is important to ensure that London is able to accommodate an appropriate level of industrial activity, and at the local level, industrial users often provide valuable forms of local employment and contribute to the local economy. It is, therefore, important to protect viable industrial sites from redevelopment for other land uses. LPAC's 1994 Advice put forward a locational framework for strategically important sites for indus-

The London Planning Advisory Committee (LPAC) has the statutory responsibility to formulate strategic planning advice to local and central government, and the south-east, on the development, transport and environmental planning of Greater London. Its members are elected councillors from the capital's local planning authorities.

trial development, based on Preferred Industrial Locations, Industrial Business Parks and Technology Parks which should be *"vigorously promoted as London's prime industrial opportunities"*. The SES Framework is taken forward in the Government's Strategic Guidance for London Planning Authorities (RPG3), produced in May 1996.

4 LPAC recently revised its policies in relation to industrial land (Report No. 14/2000) and updated the Strategic Employment Sites Framework. This updates the SES Framework to reflect the changing nature of industrial activity, changes in national planning policy, and altered development aspirations at the more local level. It emphasises that the SES Framework covers London's most important locations for industrial activity, which should be rigorously protected from non-industrial development.

5 The proposed current tennis and fitness centre lies within the Freston Road Employment Area, which was recently confirmed by LPAC, in consultation with Kensington & Chelsea Council, as forming part of the wider Wood Lane Industrial Business Park (IBP) within the revised SES Framework. This continues the strategic designation which has applied to this location since the SES Framework was established in 1994 (although previously the site was located in LB Hammersmith & Fulham). The policy advice set out in LPAC Report No. 14/2000 states, in Policy SES5, that borough councils should *"identify on Proposals Maps those sites shown in the revised SES Framework as Industrial Business Parks for higher quality industrial and commercial uses. UDP policies should resist non-industrial / non-business development and should ensure that the quality of development in terms of premises, design, layout and general environment, is attractive to higher value modern industrial activity."* The revised advice notes that IBPs *"are intended to meet the needs of activities which require a higher quality environment, have significantly less heavy goods access and can relate more harmoniously with neighbouring uses than PILs (Preferred Industrial Locations). They are especially geared to those activities associated with B1(b) and B1(c) and some high value added B2 industrial uses. IBPs are not intended for primarily B1(a) office development"* (Annex II, paragraph 14).

6 The policies set out in LPAC's revised advice on Strategic Employment Sites (Report No.14/2000) make it clear that Industrial Business Park locations should be retained for higher value industrial development and that non-industrial activity should be resisted. The proposal for a tennis and fitness centre is, therefore, contrary to strategic policy towards industrial land in London.

EMPLOYMENT GENERATION

7 The applicant states that *"in excess of 100 full and part time staff"* would be employed in the completed development. Further details have not been made available to LPAC, although it seems likely that a considerable number of these jobs would be part-time. Whilst the provision of part-time employment can often be beneficial to local communities, the modest employment generation arising from this proposal does not justify departure from LPAC's strong policy stance towards the protection of industrial land in West London. There is a genuine shortage of sites to meet seemingly strong demand for industrial uses in inner West London and redevelopment of this location for small industrial units could provide significant levels of industrial employment. At a plot ratio of 40% and employment density of 32 sq.m. per worker (based on research by Roger Tym & Partners for LPAC, 1999 and SERPLAN, March 1997), industrial employment generation on the site could be in the

order of 150 employees. Furthermore, modern industrial activities can provide relatively high quality employment; contribute to local and regional economic diversity; and often form important linkages with businesses throughout the wider economy. Even without the recent designation of this location as an Industrial Business Park, LPAC would strongly oppose the loss of this site from industrial use.

INDOOR SPORTS FACILITIES

8 LPAC, in 1994 Advice, recognises the need to address the demand for indoor sports facilities and specifically identifies the need to address the demand for indoor tennis courts (paragraph 7.32). It also notes the importance of locating sub-regional facilities where they are accessible by public transport, in line with LPAC's objectives for sustainability and access for all. Policy OL29 of LPAC's 1994 Advice states that borough councils should *"ensure that sport and recreation facilities do not damage urban and countryside environmental quality and nature conservation, but if possible enhance them and reduce the need for travel."*

9 In assessing the proposal, Kensington & Chelsea Council should consider the potential for the proposed facility to meet demonstrable needs for sports facilities in the local community and the wider area. Among the issues to consider are whether the scheme would provide any access for members of the local community, or whether the facilities would be strictly for members only. I understand that the Council has sought further information from the applicants and from Sport England in relation to the demand and supply of sports facilities in this part of London.

10 LPAC policy seeks to locate significant trip-generating uses, such as indoor sports facilities, within or close to town centres, or areas which are well served by public transport (see below). The proposed tennis/fitness club is not located within or close to a town centre or close to major public transport services and does not accord with policy as set out in LPAC's 1994 Advice in this regard.

ENVIRONMENTAL IMPROVEMENT

11 The site of the proposed tennis and fitness centre is, at present, rather run-down and unattractive and the enhancement of the area is a priority. Policy BE1 of LPAC's 1994 Advice states that borough councils should *"seek to ensure that any development achieves a net benefit in environmental, townscape and landscape terms."* Whilst the proposed sports development would provide a 'landmark building', particularly when viewed from the M41, and would generally enhance the environment in this location, this is insufficient justification to override other strategic objections to the scheme. A carefully designed development of small industrial units could also significantly enhance the environment of the local area, and achieve Kensington & Chelsea Council and LPAC's objectives in this regard.

SUSTAINABLE ACCESS

12 LPAC's transport strategy for London, as set out in paragraph 5.7 of 1994 Advice, has three key objectives: to reduce the amount of travel; to restrain traffic, especially the car; and to improve public transport. LPAC considers that the planning process in London should maximise access to new development by public transport, walking, and cycling.

Paragraphs 5.10 to 5.15 of 1994 Advice set out LPAC's locational framework for new development with regard to transport accessibility. Advice considers that development which generate a large number of person trips should be encouraged in locations of high levels of public transport accessibility.

13 The proposed tennis/fitness club is a relatively high trip-generating use (although LPAC has not had access to the applicant's detailed transport impact assessment). Although it is possible to access the site by public transport services, these are all some way from the site (nearest bus service 200m, nearest tube station 300m). This level of provision does not constitute good public transport access, and it is anticipated that the majority of trips to the site would be made by private car.

14 Draft revised PPG13 Transport (October 1999) notes that the availability of car parking has a major influence on the choice of means of transport and requires local planning authorities to *"adopt reduced requirements for parking for locations which have good access to other means of travel than the private car"*. This guidance is in line with LPAC's 1994 Advice, 1997 Parking Advice (ADV54), and RPG3. 1994 Advice encourages borough councils to adopt planning policies that reduce the need to travel, and apply a more restrictive approach to parking. The proposed development includes 154 car parking spaces, which equates to 1 space per 113sq.m. LPAC does not have car parking standards for sports facilities and none are contained in RPG3. However, Kensington & Chelsea Council is advised that this level of parking provision appears excessive, and would do little to promote sustainable access to the development. The proposed development does not, therefore, accord with LPAC's policies for sustainable transport.

15 LPAC's 1994 Advice, together with Government guidance (most notably RPG3, PPG13 and PPG6) extol the virtues of walking and cycling as the most environmentally-friendly means of accessing development. LPAC's 1997 Walking Advice (ADV55) stresses the need to ensure satisfactory solutions for pedestrian movement as a first priority, rather than as an afterthought to designs for the motor vehicle. If the Council is minded to grant permission, it should ensure that the design of the scheme, and its relationship to surrounding areas, fully reflects the requirements for pedestrians and cyclists. Adequate cycle parking facilities will be required within the scheme, in line with the Cycling Strategy for London (ADV66).

CONCLUSIONS

16 The redevelopment of this industrial site at Freston Road for sport and fitness purposes is contrary to policy on industrial land. The proposal is not located within or close to a town centre and it has relatively poor public transport access. The proposed level of car parking is excessive. The scheme is, therefore, unacceptable in terms of LPAC's strategic planning policies.

17 I will be grateful if you would bring this advice to the attention of your Committee at the appropriate time, either by including it in full in your Committee Report, or - if time does not permit - by drawing it formally to your Members' attention at the meeting. I suggest that this letter should either be appended to your report; or alternatively that a précis should be included, with the letter itself mentioned in the list of background documents. Please let me know your Committee's decision in due course.

18 If there are any further developments concerning this case, please do not hesitate to call Jim Strike on extension 225.

19 I am sending a copy of this letter for information to the Planning and Transport Directorate of the Government Office for London and to Hammersmith & Fulham Council.

Yours sincerely,

Giles Dolphin

GILES DOLPHIN
Assistant Chief Planner

Hammersmith & Fulham
Serving our Community

Environment Department
Town Hall, King Street
London W6 9LU
Telephone: 0181-748 3020 Ext.

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EX DIR						

21 FEB 2000 43

APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES

Your Ref: DPS/DC/RT/PP

My Ref: 99/01308/JR

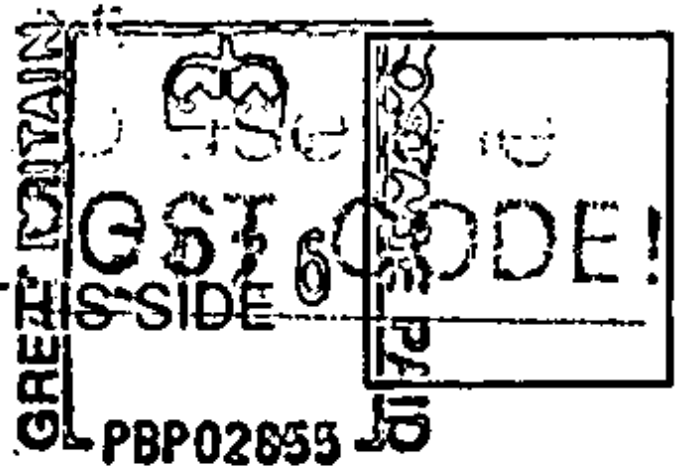
The Director of The Environment Department is in receipt of your communication re:- Vanderbilt Club on land at Bard Road, Freston Road, Evesham Street, Olaf Street.

for which he thanks you.

CFC2
2000
18 FEB
7 PM
WEST LONDON

POST CARD

THE ADDRESS TO BE WRITTEN ON THIS SIDE



Roy Thompson
North Area Team Leader
The Royal Borough of
Kensington & Chelsea
The Town Hall,
Hornton Street,
W8 7NX

Action list

particularly in respect of "other employment uses"

1. ~~Chase up or H+F USP policy - chase up consultation reply~~
2. Identify location of Vanderbilt and terms attached to outline consent
3. Advise on contamination implications → applicant
4. See Christine - tennis and sports demands + deficiencies in N.Ken + Borough
5. Speak to Economic Development team or Policy - skills + demand for employment in Bow
6. Seek clarification on their statement that evidence suggests that similar Bl start-up business units have not created local emp opp's
7. Contact Valuers about financial viability of Bl scheme - Richard Carroll
8. Site visit - impact upon adjoining properties
9. Applicant to provide more details of employment generation (Part 3 Q5)
10. Consult Highways Agency?
11. Check with H+F re White City permission
12. Awaiting t.i.a - & following on to demonstrate that they have applied a sequential approach, etc (see M. Souches Ob)
13. Requirement for E.I.A
14. Current Membership by Postcode
15. Elpac consultation
16. Public access
17. Environment Agency consultation
18. Sports Council consultation

Julia Kypriann - formal ob.
Sports Council

3 more sets of plans + supporting documents for
- LPAC
- Sports Council
- Environment Agency

Chelsfield plc

67, Brook Street, London W1Y 2NJ
Telephone 020-7493 3977

Bodie Plad (RT)

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41	23 FEB 2000						
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R Thompson Esq.
Area Planning Officer
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London, W8 7NX

R.B.K.& C.
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22 February 2000

CT 23/2/2000

Dear Mr Thompson

Proposed Vanderbilt Racquets Club, Bard Road and Olaf Centre Sites
Planning Application PP/99/1308

I write further to your letter dated 9th November 1999 and ahead of our meeting on February 29th in respect of the outstanding matters in relation to the above application which require further clarification or discussion.

i) *Traffic Assessment*

Feedback not yet received

Revisions to the report have been prepared following a meeting held with Tom Mansfield and Gillian Palmer on the 1st December 1999. The principal change to the report is the inclusion of a more detailed look at traffic patterns at weekends. The revised report has been submitted to Gillian Palmer and Tom Mansfield and a copy is attached. I have also, as you have requested, sent a copy to the Highways Agency.

ii) *Contaminated Land*

Waterman Environmental have been liasing with Amanda Gudgin in your Environmental Health department and have undertaken a desktop environmental assessment study of the site (a copy of which is attached). Watermans have recommended that a limited site investigation is carried out and have prepared a scope of works for this investigation which is currently with Amanda Gudgin for her approval/comments. I would suggest that rather than carrying out these investigations at this stage that it would be more appropriate for a condition to be attached to the consent to the effect that the site investigation is to be carried out in accordance with the agreed scope of

conditions agreed

works and a remediation strategy agreed (if required) before works on site commence.

iii) Air Quality

EAG have been liasing with Amada Gudgin in relation to air quality and have agreed the methodology for a modelling study, which is ongoing. This work is close to being finalised and I will send you a copy of the report submitted to Amanda Gudgin in the next few days.

iv) Ventilation

You asked for clarification on the ventilation arrangements for the Club.

As a matter of principle no air will be drawn in to the building from the motorway frontage. Fresh air inlets will be located to the rear of the building around Evesham Street and in the open air adjacent to the ground floor plant room.

The main tennis hall will have mixed mode ventilation using high and low level openings to provide minimum ventilation requirements at times of low usage. This will be supplemented by mechanical ventilation at times of high usage.

The mechanical ventilation system for the rest of the Club will be served by plant located at the ground level plant room drawing air in from the adjacent open areas. The system will be a displacement type ventilation system re-circulating some 70 – 80% of air for energy efficiency. The kitchen, restaurant and bar areas will be served by dedicated local systems designed in such a manner to ensure that these areas are negative in pressure with respect to adjacent areas. The systems will be designed in accordance with statutory requirements and CIBSE recommendation.

Mechanical ventilation will be provided to control humidity within the pool area. This area will be slightly positive in pressure to the adjacent area. The system will be re-circulatory.

Dedicated ventilation will be provided to the changing areas and the health suite to meet statutory requirements and the recommendations of CIBSE. These areas will be provided with a minimum six air changes per hour and will be negative in pressure with respect to adjacent areas.

It is intended that a mechanical and electrical services plant will be located internally and air inlet louvres arranged in such a way as to be fully integrated in to the scheme. The chiller plant will be located around the rear light well in such a manner as to have no detrimental impact on the local area. The plant will be screened to reduce any noise breakout.

v) *Employment Issues*

GVA Grimley are completing research in to the characteristics of the working population in the vicinity of the proposed Club and we will discuss this with you at our meeting on 29th February.

I attach an employment schedule for the proposed Club by job title and numbers of staff. These are a mixture of full and part time positions.

vi) *Membership*

I attach a schedule of the current Club membership by postal code.

The Club has a current membership level of 969 members living within Greater London with a further 133 'country' members living outside London or overseas. Of the London based members 469 or 48.5% live within the W8,W10,W11,W14,SW3,SW5 & SW10 postcodes that most closely relate to the RBK&C administrative area (43% of the total Club membership).

The management of the Club estimate that between 400 – 500 members use the Club on a regular basis(more than twice monthly).

vii) *Locational Policy*

GVA are completing a statement that addresses the sequential approach taken to site selection and the need for the scheme and we will discuss this with you at our meeting on February 29th.

viii) *Public Access*

The Vanderbilt Club is principally a private members Club and its success has largely been built on the intimate feel that the Club has managed to create. The management of the Club are keen to increase the level of public access to the facilities without losing its character and feel this is best achieved through focusing on local children and drawing upon the established excellence of the Club's coaching structure.

How?

Links have already been established with the North Kensington Amenity Trust, operators of the Westway Sports Centre, and promising juniors from the Centre are given free courts at the Club on Thursday evenings for special tuition. This relieves pressure on court space at the Westway Sports Centre and gives talented children access to coaching of a standard that they would otherwise have to travel outside the area to obtain. It is our hope and expectation that this link will be developed and expanded with the Club in its new location in much closer proximity to the Westway Sports Centre.

Formalise

A company called Tennis Services coaches 160 children on a weekly basis during term-time afternoons at the existing Club. Most of the children come from schools within LBH&F and RBK&C and the great majority are not members of the Club.

The Director of the Vanderbilt Club, Charles Swallow, has also established a link with Stewart Dixon, Director of the Kensington Sports Centre, Walmer Road, W11 with the aim of giving access to the new pool within the proposed Vanderbilt Club to talented young swimmers for coaching and training.

If, at any stage, you would like to have a look around the existing Club I will be happy to arrange this. In the meantime I hope the above together with the work being done by GVA Grimley will address the issues raised in your letter but should you have further queries please let me know.

I look forward to seeing you on February 29th.

Yours sincerely

James Brooke-Webb

cc: Nicholas de Lotbiniére – GVA Grimley

PERSONNEL FOR NEW VANDERBILT RACQUET CLUB

MANAGEMENT/ADMINISTRATION:	Managing Director	
	Assistant to managing Director	
	Membership Secretary	
	Public Relations	
	Secretary	5
ACCOUNTS:	Chief Accountant	
	2 Accounting clerks	3
RECEPTION:	Supervisor	
	8 Receptionists	9
TENNIS:	Director of Tennis	
	16 Coaches for adults	
	3 coaches for juniors	20
SHOP:	Manager	1
RESTAURANT/BAR:	Catering Manager	
	3 Chefs	
	8 Bar/Restaurant assistants	12
GYM:	Gym manager	
	6 Instructors	
	1 Tai Chi instructor	
	1 Pilates instructor	
	1 Yoga instructor	10
HEALTH AND BEAUTY:	2 Physiotherapists	
	1 Acupuncturist	
	1 Sport masseur	
	Consultant Beauty Therapist	
	2 Beauty therapist	
	1 Reflexologists	
	1 Aromatherapist	
	2 Hairdressers	11
DANCE:	4 Dance instructors	4
SWIMMING:	Director of swimming	
	4 Life guards	
	4 Instructors	9
REAL TENNIS:	2 Professional coaches	2
BRIDGE:	2 Instructors	2
CRÈCHE:	2 Supervisors	
	4 Nursery nurses	6
LAUNDRY:	4 Operators	4
SECURITY:	3 Guards	3
MAINTENANCE:	1 Supervisor	
	2 Maintenance men	3
CLEANERS:	2 Supervisors	
	6 Cleaners	8
	Total	**112**

Vanderbilt Racquets Club – Analysis of Membership by Post Code
November 1999

Greater London: Outside London: Overseas:

Post Code	Members		Post Code	Members		Country	Members
E14	1		AL5	1		Hong Kong	5
EC1	1		BH24	1		Jersey	3
EC2	1		BN27	1		Switzerland	3
EC3	3		BT1	1		USA	8
EC4	2		CA4	3			19
N1	4		CV7	8			
N2	1		CV36	1			
N6	7		EH1	1			
NW1	19		GL7	4			
NW3	23		GL20	1			
NW6	6		GL54	1			
NW8	44		GL56	4			
NW11	2		GU8	1			
SE1	2		GU24	1			
SE5	1		GU34	1			
SE13	4		HP1	4			
SE15	1		HP7	3			
SE17	1		HP22	1			
SW1	91		HR6	1			
SW3	60		IP15	1			
SW4	3		KT2	4			
SW5	22		KT21	1			
SW6	15		LS22	1			
SW7	67		LU7	1			
SW8	8		NE66	1			
SW10	37		NN17	1			
SW11	5		NR10	1			
SW12	1		OX2	3			
SW15	2		OX5	1			
SW18	3		OX6	7			
SW19	6		OX7	4			
W1	49		OX9	3			
W2	35		OX11	2			
W3	1		OX12	4			
W4	5		OX13	1			
W5	3		OX17	1			
W6	11		OX20	1			
W8	150		PE17	1			
W9	24		RG8	2			
W10	8		RG15	1			
W11	130		RG20	9			
W12	28		RG25	1			
W14	62		RG40	1			
W18	1		RH4	1			
WC2	9		RH25	1			
HA3	2		SG3	1			
HA7	1		SG12	1			
TW9	3		SL2	1			
TW12	1		SL3	1			
UB10	1		SL9	1			
WD3	2		SN11	1			
	969		SN20	1			
			SP8	1			
			SP11	7			
			TN27	4			
			TN31	1			
				114			

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Chelsfield plc

67, Brook Street, London W1Y 2NJ
Telephone 020-7493 3977

Dominic Rickson Esq.
WSP Graham
Intec Four Wade Road
Basingstoke
RG24 8NE

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22 February 2000

Dear Mr Rickson

Proposed Vanderbilt Racquets Club – Bard Road and Olaf Centre Sites
Royal Borough of Kensington & Chelsea Planning Application PP/99/1308

At the request of the case officer at RBK&C, Roy Thompson, I enclose a copy of the traffic appraisal report prepared by Halcrow Fox to accompany the above planning application.

If you require any further information please let me know.

Yours sincerely

pp **James Brooke-Webb**

cc: R Thompson Esq

INTEROFFICE MEMORANDUM

TO: AMANDA GUDGIN - ENVIRONMENTAL QUALITY UNIT

FROM: ROY THOMPSON - PLANNING

SUBJECT: **VANDERBILT CLUB, BARD ROAD/OLAF STREET**

DATE: 29 FEBRUARY 2000

CC:

PLANNING APPLICATION PP/99/1308

I enclose a copy of a letter which refers to information that your section requested back in October 1999.

I would ask you to confirm that you find the ventilation arrangements acceptable as set out in the letter. Please also note that details on air quality are being prepared for submission to you. I would be grateful on your further requirements when they are received.

In terms of contamination Rebecca has already memo'd me to advise that the site investigation, including risk assessment and remediation can be conditioned.

RST

Roy Thompson

Area Team Leader, Planning & Conservation.

TRANSPORTATION COMMENTS			
TP Number PP/99/1308	**Address** Vanderbilt Tennis Club		**Date of Obs** 6/3/00
Description remarks re new TIA			**Objection** YES
File Number TF/202/E	**Obs** further	**Transportation Officer** Gillian Palmer	**D C Officer** RT
Other information			

7.6.00.

Into awaited

* intensity of use
* level of (freq + no's) exceptional use
* figures for members / + or site

1. I have looked briefly at the revised Traffic Appraisal dated 22 February 2000.I have two main concerns.
2. The first is that ,again , the Consultants have simply growthed up the numbers of people likely to be in the club by applying a straightforward factor to the existing membership level. I do not believe that this is valid. The table below shows the existing and proposed uses at the Club. In my opinion this will lead to an entirely different pattern of use and not just a pro rata increase based on membership numbers..

FACILITY	*EXISTING*	*PROPOSED*
Tennis courts	8courts	8 courts
Real Tennis	-	1 court
swimming pool	-	25m pool + childrens' pool
gym	small	large 425 sq. m.
bar	)	25 sq. m.
café	) small café area (30seats)	73 sq. m. (70 seats)
restaurant	)	220 sq. m. (100 seats)
Function rooms	small club room	460 sq. m.
guest bedrooms	-	8
Total floorspace	N/A	13,097sq.m.
Total Members	969	2000

3. The second point is that the Consultants have based their assessment on the adequacy or otherwise of the car park by taking a maximum number of people on the premises at any one time as 400, which is the number of spectators expected at an exhibition match. They do not add the substantial number of people who could be in other parts of the building using the extensive facilities at the same time. The consultants then apply an (observed) modal split of 79% plus an occupancy factor of 2.2 (where from?) giving a car driver %age of 36% although their own data shows car driver %ages of 49,55,44 or 38% depending on the day. Only with this 36% car driver and 400 people does the car park just about accommodate the demand i.e. 144 cars in a car park of 154 spaces, allowing for 10 employee spaces.

methodology

This is clearly not acceptable.

4. In my opinion the proposed development is of a scale which is likely to generate numbers of cars in excess of the supply of car parking spaces to the detriment of residential amenity, and possibly to the safe and convenient operation of the road network.

bk-in + p.c. ack → RT

Chelsfield plc

67, Brook Street, London W1Y 2NJ
Telephone 020-7493 3977

R Thompson Esq.
Area Planning Officer
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London, W8 7NX

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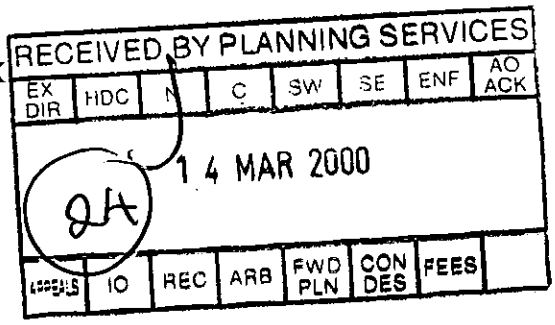

13th March 2000

CT
15/3/2000

Dear Mr Thompson

Proposed Vanderbilt Racquets Club, Bard Road and Olaf Centre Sites
Planning Application PP/99/1308

I write further to our meeting on the 29th February with further information on employment as requested. I attach the following:

i) a schedule of the envisaged job creation within the new Vanderbilt club split between full and part-time jobs.

ii) a schedule which lists the current employees of the Vanderbilt Club by postcode/Borough/full or part-time.

It is difficult to comment on the likely level of transference of the existing employees to the new location but, as we discussed, we are proposing that priority for the additional jobs within the new club be given to local residents through mechanisms to be formalised within a section 106 agreement.

Could I ask you to forward a copy of this information to Malcolm Souch and I attach a further copy for this purpose.

I have asked Nicholas de Lotbiniére to arrange a further meeting with yourself and Malcolm to discuss further the employment issues and to run through a set of draft heads of terms for a section 106 agreement.

In the meantime if you have any queries please let me know.

Yours sincerely

James Brooke-Webb

cc: Nicholas de Lotbiniére – GVA Grimley

Personnel for New Vanderbilt Racquet Club

		Full or Part Time	
MANAGEMENT/ADMINISTRATION	Managing Director	Full	
	Assistant to Managing Director	Full	
	Membership Secretary	Full	
	Public Relations	Part	
	Secretary	Full	5
ACCOUNTS	Chief Accountant	Full	
	2 Accounting Clerks	Full	3
RECEPTION	Supervisor	Full	
	8 Receptionists	Full	9
TENNIS	Director of Tennis	Full	
	16 Coaches for adults	Full	
	3 Coaches for juniors	Part	20
SHOP	Manager	Full	1
RESTAURANT/BAR	Catering Manager	Full	
	3 Chefs	Full	
	8 Bar/Restaurant assistants	Full	12
GYM	Gym manager	Full	
	6 Instructors	Full	
	1 Tai Chi Instructor	Part	
	1 Pilates Instructor	Part	
	1 Yoga Instructor	Part	10
HEALTH & BEAUTY	2 Physiotherapists	Full	
	1 Acupuncturist	Part	
	1 Sport Masseur	Part	
	Consultant Beauty Therapist	Full	
	2 Beauty Therapists	Full	
	1 Reflexologist	Part	
	1 Aromatherapist	Part	
	2 Hairdressers	Full	11
DANCE	4 Dance Instructors	Part	4
SWIMMING	Director of Swimming	Full	
	4 Life Guards	Full	
	4 Instructors	Part	9
REAL TENNIS	2 Professional Coaches	Full	2
BRIDGE	2 Instructors	Part	2
CRECHE	2 Supervisors	Full	
	4 Nursery Nurses	Full	6
LAUNDRY	4 Operators	Full	4
SECURITY	3 Guards	Full	3
MAINTENANCE	1 Supervisor	Full	
	2 Maintenance men	Full	3
CLEANERS	2 Supervisors	Full	
	6 Cleaners	Full	8
	Total		**112**
	Full time		**91**
	Part Time		**21**

VANDERBILT RACQUETS CLUB
LIST OF CURRENT EMPLOYEES

Number	Residence Postcode	Borough	Full or Part Time
Management/Administration			
2	W12	LBH&F	Full
1	W4	Hounslow	Full
Accounts			
1	UB6	Hillingdon	Full
1	W12	LBH&F	Full
Reception			
1	E2	Tower Hamlets	Full
1	N22	Haringey	Full
1	UB10	Hillingdon	Full
Maintenance and Services			
1	W10	RBK&C	Full
2	W10	RBK&C	Part
Restaurant/Bar			
1	W2	Westminster	Part
1	NW10	Brent	Full
1	NW10	Brent	Part
1	SE15	Southwark	Full
1	NW3	Camden	Part
1	N1	Islington	Part
Tennis			
1	KT21	-	Full
1	HA9	Harrow	Full
1	W3	Ealing	Part
1	KT17	-	Part
1	W12	LBH&F	Part
1	W11	RBK&C	Full
1	SW3	RBK&C	Part
1	W9	Westminster	Full
1	W12	LBH&F	Full
1	NW3	Camden	Part
1	W1	Westminster	Part
1	TW1	Richmond	Part
1	SW11	Wandsworth	Part
1	W4	Ealing	Part

Health & Beauty			
1	SG12	-	Full
1	SW14	Richmond	Part
1	SW15	Wandsworth	Part
Dance			
1	RH2	-	Part
Gym			
1	SW5	RBK&C	Full
1	SW4	Lambeth	Part
Security			
1	W4	Hounslow	Full
1	W13	Ealing	Part
Cleaners			
1	W13	Ealing	Part
1	HA1	Harrow	Part
1	W10	RBK&C	Part
2	W3	Ealing	Part
Full time employees	19 43%		
Part time employees	25 57%		
Total Employees	44 100%		
Employees living in RBK&C	8 18%		
Employees living in LBH&F	5 11%		
Living in both Boroughs	13 30%		
Employees living within a radius of 3 miles of new location	21 48%		
Employees living within a radius of 5 miles of new location	31 70%		

Memorandum

To: Roy Thompson, Planning

CC: Malcolm Souch, Colleen Devereux, Colin Richardson

From: Vera Gajic, Economic Initiatives Coordinator, **Economic Development**

Date: 21 March 2000

Re: **Vanderbilt Racquets Club, Bard Road - Planning Application**

Thank you for sending me the information supplied by Grimley on the Vanderbilt planning application.

I have looked at the report and have the following points to make on the reports conclusions:

6.1 & 6.2

The analysis of the working population of the two adjacent wards is not really relevant to the development for a number of reasons. Firstly the employment gain of a B1 development on Bard Road would be for the whole of North Kensington (and White City as well). Secondly there are less people working in B1 type employment because there has been an overall loss of these types of premises in the area. Finally, we are not that interested in the type of jobs of those employed and not resident but the skills of those unemployed. Historically a large proportion of residents of North Kensington were employed in the industrial sectors.

It is true that just under 30% of the workforce live in the borough (which is higher than in Hammersmith & Fulham). However, 41% of borough residents work in the borough. The lower skill level the more likely the workers are to be local to North Kensington. This is the argument in support of B1 units. This is not the case however, in the rest of the borough where high property prices mitigate against manual jobs.

6.6 / 6.7 / 6.8 / 6.9

The report states that unemployment is higher in North Kensington, as we know. It also says that youth unemployment is also a problem - this is not the case. Although 10% of the 16-19 year old are unemployed the actual number for the whole borough is only 168. The high percentage is due to the fact that a large percentage of 16-19 year olds stay in full time education in the borough and therefore are not counted as Economically Active so the pool of people that the percentage is worked out from is much smaller than the other age groups. Also a large proportion of unemployed 16-19 year olds have been unemployed for less than 13 weeks (92) which is probably largely accounted for by people leaving education and taking a few months off before starting work.

6.10

I don't think there is any significance to this.

6.11 & 6.12

The skills and jobs associated with light industrial accommodation are more commonly found in North Kensington than the rest of the borough. Going through the occupations sought list shows that; of the lower skilled occupations that could be classified as being associated with B1 use, where 5 or more people said they were looking for that job found that of the 657 people looking for those jobs in the borough 415 of them were residents of North Kensington (Oct 99) - see attached appendix.

The fact that the most sought after job in the borough is sales assistants and clerical is to be expected as these are the most commonly available jobs in the area and throughout London.

6.13

As mentioned above the lower skilled the job the more likely that the employee will live in North Kensington (not the rest of the borough). Also mentioned above is the fact that a higher proportion of people who live in the borough work in the borough (41%) than the reverse.

6.14

There is no proper examination of the jobs that will be provided by the Vanderbilt Centre - no full time equivalents and no mention of how many jobs will transfer from the existing sit; or the terms and conditions of employment (e.g. are coaches self-employed?). There is also no examination of where their current workforce live. To say that the jobs will provide employment for the local residents is not supportable. In addition there are a number of other centres providing the same sort of jobs in the area. In particular there is the new Holmes Place on Lancaster Road. This only recently completed health club will be offering large numbers of the same type of jobs as the Vanderbilt club. In North Kensington there is also: Kensington & Chelsea Sports Centre, The Westway Sports Centre (including the indoor Tennis courts) and Tennis Courts in the parks as well as a number of community facilities (Canalside Activity Centre, Kensal Community Centre).

6.15

The Vanderbilt club would provide a much worse means of addressing unemployment in the area than B1 units if it addressed it at all!

CONCLUSION

This report does not provide sufficient justification on employment grounds to overturn UDP policy for Freston Road Employment Zone. The purpose of the policy is to reverse trends and increase the amount of floor space in B1 use to diversify the economy in light of the jobs sought by residents of North Kensington.

We fully support Planning Officers in recommendations to refuse this application.

Roy – I have passed on the report + letter to Malcolm Souch who wanted to see it.
Let me know if there's anything else I can do.

Vera.

APPENDIX Vandelair

		Royal Borough	(of which) North Ken	(of which) Earls Court
441	Storekeepers and warehousemen/women	98	63	8
450	Medical secretaries	3	2	0
451	Legal secretaries	3	1	1
452	Typing and word processor operators	8	1	1
459	Other secretaries, personal assistants, typists etc	53	17	3
460	Receptionists	46	30	2
461	Receptionists/telephonists	25	7	1
462	Telephone operators	2	1	0
463	Radio and telegraph operators, office communication syste	2	2	0
490	Computer operators, data processing operators, office mac	32	14	5
491	Tracers, drawing office assistents	0	0	0
500	Bricklayers, masons	12	8	1
501	Roofers, slaters, tilers, sheeters, cladders	3	2	0
502	Plasterers	8	6	1
503	Glaziers	0	0	0
504	Builders, building contractors	11	8	2
505	Scaffolders, stagers, steeplejacks, riggers	2	2	0
506	Floorers, floor coverers, carpet fitters, floor & wall tilers	3	0	2
507	Painters and decorators	108	80	10
509	Other construction trades nec	7	4	1
510	Centre, capstan, turret and other lathe setter/operators	0	0	0
511	Boring and drilling machine setters/operators	1	0	0
512	Grinding machine setters/operators	0	0	0
513	Milling machine setters/operators	0	0	0
514	Press setters/operators	1	0	0
515	Tool makers, tool fitters and markers-out	0	0	0
516	Metal working production and maintenance fitters	9	7	0
517	Precision instrument makers and repairers	0	0	0
518	Goldsmiths, silversmiths, precious stone workers	1	1	0
519	Other machine tool setters/operators nec	0	0	0
520	Production fitters (electrical/electronic)	2	2	0
521	Electricians, electrical maintenance fitters	13	9	1
522	Electrical engineers (not professional)	0	0	0
523	Telephone fitters	3	2	1
524	Cable jointers, lines repairers	0	0	0
525	Radio, TV and video engineers	3	2	0
526	Computer engineers, installation and maintenance	12	6	0
529	Other electrical/electronic trades nec	21	14	0
530	Smiths and forge workers	0	0	0
531	Moulders, core makers, die casters	0	0	0
532	Plumbers, heating and ventilating engineers and related tra	13	8	0
533	Sheet metal workers	2	0	0
534	Metal plate workers, shipwrights, riveters	0	0	0
535	Steel erectors	1	0	0
536	Barbenders, steel fixers	0	0	0
537	Welding trades	3	2	0
540	Motor mechanics, auto engineers (including road patrol eng	18	13	0
541	Coach and vehicle body builders	0	0	0
542	Vehicle body repairers, panel beaters	1	0	0
543	Auto electricians	2	0	0
544	Tyre and exhaust fitters	0	0	0
550	Weavers	0	0	0
551	Knitters	0	0	0
552	Warp preparers, bleachers, dyers and finishers	0	0	0
553	Sewing machinists, menders, darners and embroiderers	2	1	0
554	Coach trimmers, upholsterers and mattress makers	0	0	0
555	Shoe repairers, leather cutters/sewers, making/repairing	3	2	0
556	Tailors and dressmakers	4	3	1
557	Clothing cutters, milliners, furriers	2	1	1
559	Other textile, garments and related trades nec	1	0	0
560	Originators, composers and print preparers	1	1	0
561	Printers	2	1	0
562	Bookbinders and print finishers	0	0	0
563	Screen printers	1	1	0
569	Other printing and related trades nec	1	0	0
570	Carpenters and joiners	23	12	1
571	Cabinet makers	2	1	0
572	Case and box makers	0	0	0
573	Pattern makers (moulds)	1	0	0
579	Other woodworking trades nec	4	2	0
580	Bakers, flour confectioners	0	0	0
581	Butchers, meat cutters	5	2	0
582	Fishmongers, poultry dressers	0	0	0
590	Glass product and ceramic makers	2	2	0
591	Glass product and ceramic finishers and decorators	0	0	0
592	Dental technicians	3	2	0
593	Musical instrument makers, piano tuners	1	0	1
594	Gardeners, groundsmen/groundswomen	21	14	1

Continued...

* = B1 related uses

		Royal Borough	(of which) North Ken	(of which) Earls Court
595	Horticultural trades	4	0	1
596	Coach painters, other spray painters	1	1	0
597	Face trained coalmining workers, shotfirers and deputies	0	0	0
598	Office machinery mechanics	0	0	0
599	Other craft and related occupations nec	1	1	0
600	NCOs and other ranks, UK armed forces	0	0	0
601	NCOs and other ranks, foreign and commonwealth forces	0	0	0
610	Police officers (sergeant and below)	1	1	0
611	Fire service officers (leading fire officer and below)	2	0	1
612	Prison service officers (below principal officer)	0	0	0
613	Custom & excise officers, immigration officers (lower)	0	0	0
614	Traffic wardens	0	0	0
615	Security guards and related occupations	34	11	3
619	Other security and protective service occupations nec	5	3	0
620	Chefs, cooks	64	29	5
621	Waiters, waitresses	50	21	6
622	Bar staff	35	14	5
630	Travel and flight attendants	7	2	1
631	Railway station staff	3	3	0
640	Assistant nurses, nursing auxiliaries	6	5	1
641	Hospital ward assistants	3	1	0
642	Ambulance staff	1	0	0
643	Dental nurses	0	0	0
644	Care assistants and attendants	42	23	1
650	Nursery nurses	9	4	2
651	Playgroup leaders	1	0	0
652	Educational assistants	1	0	0
659	Other childcare and related occupations nec	19	12	0
660	Hairdressers, barbers	13	8	0
661	Beauticians and related occupations	10	7	0
670	Domestic housekeepers and related occupations	4	1	1
671	Housekeepers (non-domestic)	2	1	0
672	Caretakers	8	4	0
673	Launderers, dry cleaners, pressers	3	0	1
690	Undertakers	0	0	0
691	Bookmakers	1	0	1
699	Other personal and protective service occupations nec	10	5	0
700	Buyers (retail trade)	7	0	0
701	Buyers and purchasing agents (not retail)	4	3	0
702	Importers and exporters	4	0	1
703	Air, commodity and ship brokers	0	0	0
710	Technical and wholesale sales representatives	7	5	0
719	Other sales representatives nec	11	1	3
720	Sales assistants	313	166	27
721	Retail cash desk and check-out operators	12	5	0
722	Petrol pump forecourt attendants	1	1	0
730	Collector salespersons and credit agents	3	2	0
731	Roundsmen/women and van salespeople	0	0	0
732	Market and street traders and assistants	0	0	0
733	Scrap dealers, scrap metal merchants	0	0	0
790	Merchandisers	1	1	0
791	Window dressers, floral arrangers	6	3	1
792	Telephone salespeople	0	0	0
800	Bakery and confectionary process operatives	2	1	1
801	Brewery and vinery process operatives	0	0	0
802	Tobacco process operatives	0	0	0
809	Other food, drink and process operatives nec	0	0	0
810	Tannery production operatives	0	0	0
811	Preparatory fibre processors	0	0	0
812	Spinners, doublers, twisters	0	0	0
813	Winders, reelers	0	0	0
814	Other textile process operatives	0	0	0
820	Chemical, gas and petroleum process plant operatives	0	0	0
821	Paper, wood and related process plant operatives	0	0	0
822	Cutting and slitting machine operatives (paper products etc)	1	0	1
823	Glass and ceramics furnace operatives, kilnsetters	0	0	0
824	Rubber process operatives, moulding machine/tyres operati	0	0	0
825	Plastics process operatives, moulders and extruders	1	1	0
826	Synthetic fibre makers	0	0	0
829	Other chemicals, plastics and related process operatives ne	1	0	0
830	Furnace operatives (metal)	0	0	0
831	Metal drawers	0	0	0
832	Metal rollers	0	0	0
833	Annealers, hardeners, temperers (metal)	0	0	0
834	Electroplaters, galvanisers, colour coaters	0	0	0
839	Other metal making and treating process operatives nec	0	0	0
840	Machine tool operatives	0	0	0
841	Press stamping and automatic machine operatives	0	0	0
842	Metal polishers	0	0	0
843	Metal dressing operatives	0	0	0
844	Shot blasters	0	0	0
850	Assemblers/lineworkers (electrical/electronic goods)	1	1	0

Continued...

		Royal Borough	(of which) North Ken	(of which) Earls Court
851	Assemblers/lineworkers (vehicles and other metal goods)	0	0	0
859	Other assemblers/lineworkers nec	0	0	0
860	Inspectors, viewers and testers (metal and electrical goods)	1	1	0
861	Inspecters, viewers, testers and examiners (other goods)	2	0	0
862	Packers, bottlers, canners, fillers	8	4	2
863	Weighers, graders, sorters	0	0	0
864	Routine laboratory testers	8	4	1
869	Other routine process operatives nec	0	0	0
870	Bus inspectors	1	1	0
871	Road transport depot inspectors and related occupations	1	1	0
872	Drivers of road goods vehicles	81	50	5
873	Bus and coach drivers	5	3	1
874	Taxi, cab drivers and chauffers	14	10	1
875	Bus conductors	0	0	0
880	Seafarers (merchant navy); barge, lighter and boat operativ	0	0	0
881	Rail transport inspectors, supervisors and guards	2	0	1
882	Rail engine drivers and assistants	1	0	0
883	Rail signal operatives and crossing keepers	0	0	0
884	Shunters and points operatives	0	0	0
885	Mechanical plant drivers and operatives (earth moving & ce)	1	0	0
886	Crane drivers	1	1	0
887	Fork lift and mechanical truck drivers	5	3	0
889	Other transport and machinery operatives nec	1	0	0
890	Washers, screeners and crushers in mines and quarries	0	0	0
891	Printing machine minders and assistants	0	0	0
892	Water and sewerage plant attendants	1	1	0
893	Electrical, energy, boiler and related plant attendants	0	0	0
894	Oilers, greasers, lubricators	0	0	0
895	Mains and service pipe layers, pipe jointers	0	0	0
896	Construction and related operatives	5	2	0
897	Woodworking machine operatives	1	0	0
898	Mine (excluding coal) and quarry workers	0	0	0
899	Other plant and machine operatives nec	0	0	0
900	Farm workers	2	2	0
901	Agricultural machinery drivers and operatives	0	0	0
902	All other occupations in farming and related	2	1	0
903	Forestry and related workers	0	0	0
904	Forestry workers	0	0	0
910	Coal mine labourers	0	0	0
911	Labourers in foundries	1	0	0
912	Labourers in engineering and allied trades	2	0	0
913	Mates to metal/electrical and related fitters	4	3	0
919	Other labourers in making and processing industries nec	9	6	1
920	Mates to woodworking trades workers	24	23	0
921	Mates to building trades workers	7	5	1
922	Rail construction and maintenance workers	1	1	0
923	Road construction and maintenance workers	1	1	0
924	Paviors, curb layers	0	0	0
929	Other building and civil engineering labourers nec	68	42	7
930	Stevedores, dockers	0	0	0
931	Goods porters	12	8	0
932	Slingers	1	1	0
933	Refuse and salvage collectors	2	1	1
934	Drivers mates	5	4	0
940	Postal workers, mail sorters	10	9	1
941	Messengers, couriers	13	7	1
950	Hospital porters	1	0	0
951	Hotel porters	11	4	1
952	Kitchen porters, hands	33	12	5
953	Counterhands, catering assistants	36	19	6
954	Shelf fillers	8	4	1
955	Lift and car park attendants	2	1	0
956	Window cleaners	0	0	0
957	Road sweepers	4	2	0
958	Cleaners, domestics	78	53	3
959	Other occupations in sales and services nec	1	1	0
990	All other labourers and related workers	74	36	12
999	All others in miscellaneous occupations nec	159	59	23

Source: Office for National Statistics - Crown Copyright 657 415

* = B1 related uses over 5 seeking.

Research and Information, Education, Royal Borough of Kensington and Chelsea
Contact: Colleen Devereux, Economoc Development: 020 7361 2615

bk in + p.c. ack ∃RT

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www.gvagrimley.co.uk

Ref: NDL/CJF

R Thompson Esq
Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
London
W8 7NX

RECEIVED BY PLANNING SERVICES
EX DIR | HDC | N | C | SW | SE | ENF | AO ACK
89 11 APR 2000
APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES

31st March 2000

CT 11/4/2000

Dear Mr Thompson

VANDERBILT CLUB — Bard Rd

I enclose a list of draft Heads of Terms for the Section 106 Agreement in respect of the proposed Vanderbilt Club. The Heads of Terms are intended to form the basis of a discussion at our forthcoming meeting and will need to be worked out in further detail. In summary however, items 1-4 are designed specifically to meet the employment and training needs for the unemployed within North Kensington, particularly those within age category 18-24. The aim is to address some of the fundamental objectives behind the Council's policies for this part of the borough.

Item 5 will provide a degree of public access in terms of the tennis and other facilities in line withJames Brooke Webb's letter to you of 22/2/00.

I look forward to discussing the Heads of Terms at our forthcoming meeting on 12th April.

Yours sincerely,

NICHOLAS H J DE LOTBINIERE BSC MPHIL ARICS
Partner, Planning Department

Enc.

PROPOSED TERMS FOR SECTION 106 AGREEMENT
VANDERBILT CLUB, FRESTON ROAD, NORTH KENSINGTON

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1. Details of an "employment scheme" giving preference to providing employment to unemployed local people (particularly young people 18-24 years old) within the North Kensington Wards shall be submitted to and approved in writing to the Local Authority before the development hereby permitted commences.

2. The owner will fund and implement the local employment scheme, as agreed with the local planning authority.

3. In preparing the employment scheme, the owner shall consult with the following organisations: Fighting Unemployment in North Kensington (FUNK); North Kensington Opportunities Centre (NCOK) and such other organisations as the local authority may reasonably specify.

4. The owner will work with a nominated local training organisation to assist in providing training facilities for local unemployed people in respect of employment within the Club.

5. Details of a scheme to permit access to the tennis and other facilities (as set out in letter of 22nd February from James Brooke Webb – as attached) shall be submitted to and approved by the Local Planning Authority before the development commences. Such facilities will be made available on the terms as agreed unless otherwise varied in writing by the Local Planning Authority, such agreement not to be unreasonably withheld.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Mr J Renselar
Environment Department
London Borough of Hammersmith and Fulham
Town Hall
King Street
Hammersmith
W6 9JU

Switchboard: 020 7937 5464
Extension: 2701
Direct Line: 020 7361 2701

Facsimile: 020 7361 3463

7 April 2000

My reference: DPS/DCN/RT/PP /99/1308 Your reference:

Please ask for: Roy Thompson

Dear Mr Renselar,

Town and Country Planning Act 1990 (As Amended)
Proposed Vanderbilt Club, on land at Bard Road, Freston Road, Evesham Street, Olaf Street
Planning application PP/99/1308

I would be grateful if you could respond as soon as possible to my letter dated 11 November 1999 in respect of the above.

I attach a copy of the letter for your ease of reference.

Yours sincerely,

Roy Thompson
North Area Team Leader
For the Executive Director, Planning and Conservation.

Bedlet.doc

INTEROFFICE MEMORANDUM

TO: ROY THOMPSON

FROM: REBECCA JANE

SUBJECT: VANDERBILT RAQUET CLUB - AIR QUALITY ISSUES

DATE: 12 APRIL 2000

EAG Environ submitted a report to Environmental Health entitled the Assessment of Air Quality Impacts. The report includes an analysis of existing air quality and an assessment of impacts to local air quality arising from predicted traffic movements - this incorporated a modelling exercise of predicted emissions.

The modelling exercise was based on predicted traffic movements. Yesterday I spoke with Gillian Palmer from the Transportation Department and she explained that the Traffic Impact Assessment was not suitable. We are concerned that the method used to predict traffic flows for the proposed club is not valid. Although the club is expected to have a membership of approximately 2000, there are likely to be extra exhibitions which will have an estimated 400 spectators. In addition, the proposed club will have a far wider range of facilities, so as transportation have said, this will lead to a different pattern of use and it is therefore not appropriate to calculate a pro rata increase based on membership numbers alone.

Consequently, because the predicted traffic movements data is an essential input to the modelling work, we cannot accept the air quality assessment report from EAG Environs. Before further comments can be made, the Traffic Impact Assessment needs to be re-submitted and EAG Environs will then have to undertake the modelling work again, with the new traffic data. If EAG Environs would like to meet with us before they carry out the modelling work, then please ask them to call me.

If you have any queries please contact me on extension 5716.

Rebecca

bk in + p-c-ack ∂RT

√ 20/4 ack

HIGHWAYS AGENCY

5/31b
St Christopher House
Southwark Street
London
SE1 0TE

Direct Line: 0171 921 4677
Fax: 0171 921 4587

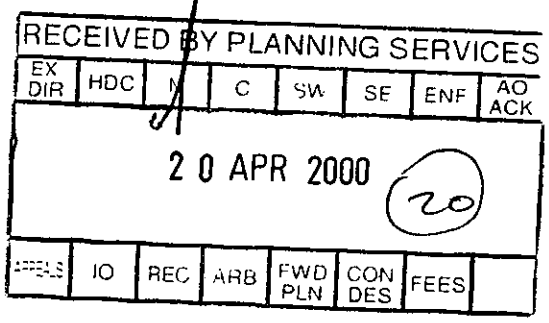
Our ref: HA4/1/1521
Your ref:

The Royal Borough of Kensington & Chelsea
The Town Hall
Horton Street
London
W8 7NX

18 April 2000

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
20 APR 2000 (20)							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	



For the Attention of R Thompson

Dear Sir or Madam

SITE: LAND & BUILDINGS R/O 91-121 & 125-139 FRESTON RD adj. OLAF ST., EVESHAM ST., & BARD RD & Backing M41

PLANNING APPLICATION NO: PP/99/01308

Thank you for your letter of 10 November notifying the Highways Agency of the above application.

We have no specific comment on the above application. Please find enclosed a copy of the comments from our agents WSP for your information.

I should be grateful if you would send me a copy of your decision notice in due course.

Yours Sincerely

Evette Chambers
West London Network and Customer Services
Area 24

Recycled Paper
POSITIVE ABOUT DISABLED PEOPLE
DETR

DFR/CNX/2380/10

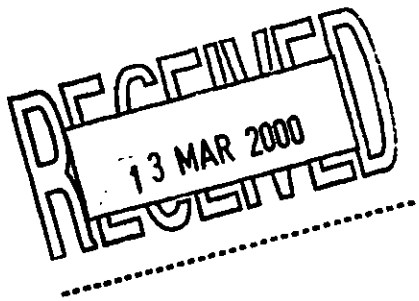
9 March 2000

DEVELOPMENT

Intec 4
Wade Road
Basingstoke
Hampshire
RG24 8NE

Tel: +44(0)1256 318800
Fax: +44(0)1256 318700
http://www.wspgroup.com

Ms E Chambers
Highways Agency
Room 5/31B
St Christopher House
Southwark Street
LONDON
SE1 0TE



Dear Ms Chambers

Land and Buildings at 91-121 and 125-139 Freston Road
Application no. PP/99/01308

The applicant proposes the demolition of existing buildings and the redevelopment of the site to create a tennis club with eight indoor tennis courts, one 'real tennis' court, a gymnasium, swimming pool and associated facilities. The associated facilities include changing rooms, children's facilities, bar, café, restaurant, guest accommodation, managers flat, administrative accommodation and car and bicycle parking.

The existing club is contained within former exhibition sheds on the White City Development site and currently has approximately 1100 members with approximately 900 adult members living in Greater London and 50% of total members living in the London Borough of Kensington and Chelsea. The new club is proposed to have an increased membership of 2000 members with 25% non-adults, and a large increase in the number of members from the Kensington and Chelsea area.

Traffic generation information provided by the applicant has been reviewed. It is our opinion that the development would have minimal effect on the trunk road network in terms of traffic generation during normal use.

The number of car parking spaces proposed for the development is 154 including 10 for staff. From figures supplied within the accompanying TIA it has been calculated that the maximum accumulation of vehicles parked on site for 1500 adult members assuming 2.2 members per car would be 42.

The club intends to host exhibition events where non-members will be invited to spectate. The proposed car park capacity is for 400 people. With 79% assumed to be arriving by car and 2.2 persons per car, 144 cars are expected to be present on site. The applicant claims that exhibition events will be on a one-off basis rather than a regular occurrence. Indeed it is on this basis that trip generation figures are acceptable. Should a regular program of events be proposed, further work on traffic generation impact would be required. We therefore recommend that the number of on-site

WSP Group plc
Offices throughout the UK and worldwide

WSP Development Ltd

Registered Office:
Buchanan House
24-30 Holborn
London
EC1N 2HS

Registered Number:
2382309 England

spaces be reduced to the number detailed within the supporting TIA for normal use.

For occasional exhibition events, the lower on-site parking levels will encourage alternative means of access to the site.

We therefore recommend that the Highways Agency not object to the proposal on the condition that the number of on-site car parking spaces be reduced to no more than 52 in total.

Yours sincerely

Alison Linnell
Principal Engineer on behalf of
WSP Development Limited

TRANSPORTATION COMMENTS			
TP Number PP/99/1308	**Address** Vanderbilt Tennis Club		**Date of Obs** 17/7/00
Description remarks re their letter This is tantamount to an objection, need a more definitive No, and agreement from appeal boards			**Objection**
File Number TF/202/E	**Obs** further	**Transportation Officer** Gillian Palmer	**D C Officer** RT
Other information			

1. the letter states that there will be not more than 50 exceptional events per year, i.e. 1 per week.

2. 20 of these will have a max. of 400, excluding staff, and the rest will have 250 attendees plus staff. They say that other uses of the club are likely to be restricted while the major event was in progress, therefore the fig. represents a max.

3. Normal operation envisages a max. of 300 people on the premises , excluding staff. At a modal split of 49%, (the highest found) then the car park will just about cope, i.e. 147 spaces occupied (saturation).

4. it remains my opinion that the proposed uses mean that the car park capacity will be breached from time to time. Additional cars will be forced to park on residential and other streets in the immediate vicinity.

5. I suggest that if we are to raise no objection to this proposal that we insist on a number of conditions:

- no more than 300 people on the premises at any one time during normal operation;
- 150 car parking spaces to be provided, of which a maximum of 2 be used for staff/directors etc.
- 148 of the car parking spaces to be used by members of the club only, and only when they are present on the club premises;
- disabled parking to be provided in accordance with the Access Officer's requirements;
- cycle parking to be provided , to be agreed with the Council's Cycling Officer;
- no more than 12 exceptional events to take place each year , with no more than 400 attendees on the premises at any one time.

6. You may wish to consider other conditions to protect residential amenity, e.g. hours of opening.

Halcrow Fox
Vineyard House 44 Brook Green London W6 7BY
Tel +44 (0)20 7603 1618 Fax +44 (0)20 7603 5783
www.halcrow.com

Halcrow

TRANSPORTATION
DATE IN 7.7.00
OFFICER Tom

Royal Borough of Kensington and Chelsea
Directorate of Transportation and Highways
The Town Hall
Hornton Street
London W8 7NX

For the attention of Gillian Palmer

Our ref FL1016001
Your ref

6 July 2000

Dear Gillian

Vanderbilt Racquet Club
Traffic Appraisal

Further to our meeting of 7 June 2000, I write to address your outstanding reservations in relation to our traffic appraisal of the Vanderbilt Racquet Club. To summarise, these reservations relate to the following issues:

- The possible increased intensity of use of the new club in view of its expanded facilities;
- The frequency and magnitude of exceptional events outside the club's normal patterns of operation; and,
- The maximum number of club users that could be on the premises club under normal operation.

Intensity of Use

We are satisfied that the intensity of use at the new club will remain similar to that of the existing Vanderbilt Club. We have spoken to Mr & Mrs Charles swallow, who have been responsible for the management and organisation of the Vanderbilt Club for many years, and also to the Managing Director of Chelsfield, Nigel Hugill. They emphasise the intention that the profile of the existing membership will be maintained in the new club. Charles swallow is a former tennis champion and remains closely involved with lawn and real tennis administration. Nigel Hugill makes the further point that the scale of the investment and the quality of the proposed facilities is well beyond that required for a gym or studio based club. Chelsfield has commented to us that if it wished to build a gym facility to compete with the recognised market operators and one which showed equivalent usage characteristics, there would be much cheaper means available to provide it.

This having been said we accept that there is no indisputable way of demonstrating these points ahead of the new club opening. That being the case, we recognise the necessity to understand traffic conditions that could possibly result from a higher intensity of use.

In this connection we would point to the initial draft of our traffic appraisal which was forwarded to you for comment on 15th June 1999. The trip generation rates used as the basis for this initial work were taken from the Bracknell Club in Berkshire, and represent a volume of traffic generation which is nearly three times higher than that of the existing Vanderbilt Club on which subsequent analyses were based. You may recall that reservations were expressed about some aspects of the analysis contained in the initial draft. Nonetheless, the methodology for the traffic study remains sound, and it demonstrated that a threefold increase in traffic from the Vanderbilt Club is within acceptable limits in terms of additional traffic on local roads.

To return to our previous point, and looking now from the prospective of users rather than owners and managers, our understanding is that a substantial proportion of the membership of the Bracknell Club are principally motivated by a desire to use the gym. This reflects the relative paucity of competing good quality gym facilities. For those looking to use a gym in West London, the options are obviously very much more extensive.

Exceptional Events

As pointed out at our meeting the instance of exceptional events at the existing Vanderbilt Club is extremely low. There may be some increase in events at the new club. It is difficult to be definitive about the instance of such events for the new club, but a figure of 50 each year is regarded as an absolute maximum. A approximate breakdown would be:

- 20 special events with not more than 400 attendees excluding staff;
- 30 special events with not more than 250 attendees excluding staff.

It is worth making the further point that, certainly while the larger events took place, the normal operation of the club would be restricted. It would be normal practice, for example, to close the rest of the premises while the annual members' Christmas party was being held. The figure of 400 attendees therefore represents the likely maximum number of club users on the premises under exceptional operation.

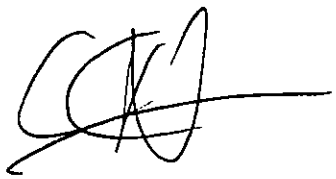
Normal Operation

The maximum number of club users that are likely to be on the premises under normal operation will be 300, excluding staff who will largely travel by public transport. Applying the highest car driver mode split of 49% for a weekday, gives a demand for parking of 147 spaces, which is consistent with the proposed provision. In this respect, it has been a concern on the part of Chelsfield and the Swallows to ensure that existing residents parking bays in the vicinity of the club

are not further pressurised by residents from elsewhere in the Borough, who are members of the new Vanderbilt Club and have residents parking permits allowing them to park outside the club.

I hope that the above information is of use to you, and I would be happy to discuss it further should you so wish. In the meantime I await your comments.

Yours sincerely



Chris Nichols
Associate
Direct dial 020 8233 3657

Copy to: Tom Mansfield, RBK&C
Nigel Hugill, Chelsfield
David Kerr, Halcrow Fox

Rag, as discussed T, 25/7

TRANSPORTATION COMMENTS			
TP Number PP/99/1308	**Address** Vanderbilt Tennis Club		**Date of Obs** 17/7/00
Description remarks re their letter			**Objection**
File Number TF/202/E	**Obs** further	**Transportation Officer** Gillian Palmer	**D C Officer** RT
Other information			

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RECEIVED
DSC Date 28/7/00
Copy - Barry Phelps

HUMPHREY BURTON CBE
123 Oakwood Court
London W14 8LA
Tel: 020 7602 6170
Mobile 07775 638118
Fax: 020 7603 4519

RECEIVED BY PLANNING SERVICES
EX DIR | HDC | N | C | SW | SE | ENF | AD ACK
TOWN 1 AUG 2000 11/4
APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES

27 July 2000

Councillor David Campion
Chairman of Planning and Conservation Committee
13 Rodney House
12/13 Pembridge Crescent
London W11 3DY

Re the proposed New Vanderbilt Club

Dear Mr Campion

I hope I am not too late to add my voice in support of the plans to erect a new Vanderbilt Club in North West Kensington. (I am writing in similar vein to Mr Michael French.)

I have been a Kensington ratepayer for twenty years and a member of the old Vanderbilt for over half that period.

It is an excellently run club and the plans for the new building are most exciting, as I am sure you have already been told *ad nauseam* -- so I won't elaborate on the Olympic-size pool and the fully equipped gym.

Of special interest to the Council must be the training opportunities the new club will offer for local children who show talent at tenns or swimming. This is clearly going to be a priority of the goverment in years to come, particularly after our shortcomings in tennis were so cruelly highlighted at Wimbledon earlier in the "summer". It will be good for Kensington to give a lead here, particularly in the winter months.

My own granddaughter, aged nine, has already benefitted from the tennis classes held in the old club in Shepherd's Bush. There will be an expansion of educational possibililities at the new club.

Speaking selfishly, the Club will offer me the chance for regular swimming, which as I grow older becomes more of a priority. The designs look good, too, and of course the place will provide employment for several dozen local residents.

So I hope you will look favourably on the New Vanderbilt.

Yours sincerely

Humphrey Burton

(Humphrey Burton)

PS Thank you for supporting Holland Park Opera, now a firm favourite and a great joy in the summer. The Park is itself the best reason for living in Kensington!

Support

RT

HUMPHREY BURTON CBE
123 Oakwood Court
London W14 8LA
Tel: 020 7602 6170
Mobile 07775 638118
Fax: 020 7603 4519

Weens ack and dealt with
MJL 28/7

99/1308

27 July 2000

Michael French Esq
Executive Director of Planning and Conservation
c/o Town Hall
Hornton Street
London W8 7NX

CT 1/8/2000.

Re the proposed New Vanderbilt Club

Dear Mr French

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please log into system. No need for acknowledgement - seperate letter already gone out.

Roy

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr Humphrey Burton CBE
123 Oakwood Court
London
W14 8LA

Switchboard: 020-7937 5464
Extension: 2701
Direct Line: 020-7361 2701
Facsimile: 020-7361 2764

28 July 2000

My reference: DPS/DCN/RT/PP /99/1308 Your reference:

Please ask for: Roy Thompson

Dear Mr Burton,

Town and Country Planning Act 1990
Vanderbilt Club, Kensington
Planning application ref PP/99/1308

Thank you for your letter dated 27 July, concerning the above planning application.

I note the contents of your letter and your support for the application, which has not yet been determined. I will ensure that your comments are brought to the attention of the appropriate Committee, when the application is decided.

Thank you for your interest in this matter.

Yours sincerely,

M.J. French
Executive Director, Planning and Conservation.

Mosque.doc

RT

Please ack and deal with
28/7

HUMPHREY BURTON CBE
123 Oakwood Court
London W14 8LA
Tel: 020 7602 6170
Mobile 07775 638118
Fax: 020 7603 4519

27 July 2000

Michael French Esq
Executive Director of Planning and Conservation
c/o Town Hall
Hornton Street
London W8 7NX

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Halcrow Fox
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Tel +44 20 7603 1618 Fax +44 20 7603 5783
www.halcrow.com

Roy

Halcrow

Royal Borough of Kensington and Chelsea
Directorate of Transportation and Highways
The Town Hall
Hornton Street
London W8 7NX

For the attention of Gillian Palmer

Our ref FL1016001
Your ref

22 August 2000

Dear Gillian

Vanderbilt Racquet Club
Traffic Appraisal

Thank you for your letter of 9th August 2000. I have now had the opportunity to consult both Chelsfield and Mr Charles Swallow, the manager of the existing Vanderbilt Club. They have confirmed that, on average, 12 exceptional events at the new Vanderbilt Club in any one year, is the likely scenario. An approximate breakdown of such events would be:

- 4 exceptional events with not more than 400 attendees, excluding staff;
- 8 exceptional events with not more than 250 attendees, excluding staff.

I hope that you find this satisfactory, and I hope that we can now reach agreement that the transportation impacts of the new Vanderbilt Club are acceptable.

I look forward to hearing from you regarding this matter in due course. In the meantime, please do not hesitate to contact me if you have any queries.

Yours sincerely

Chris Nichols
Associate
020 8233 3657

Copy to: Tom Mansfield, RBK&C

TRANSPORTATION
DATE IN 23.8.00
OFFICER Tom

Copy sent to Policy 2/9 ① PC + CB ② RT

GVA Grimley

International Property Advisers

SJEM/dwa/02A000915

10 Stratton Street
London W1X 6JR
Telephone 0870 900 89 90
Facsimile 020 7911 2560
www.gvagrimley.co.uk

11 September 2000

R Thompson Esq
Royal Borough of Kensington & Chelsea
Town Hall
Horton Street
London
W8 7NX

CT 12/9/2000

RECEIVED BY PLANNING SERVICES
EX DIR | HDC | N | C | SW | SE | ENF | AO ACK
12 SEP 2000 29
[illegible] | IO | REC | ARB | FWD PLN | CON DES | FEES

Dear Mr Thompson

Re: Vanderbilt Club

I apologise for the delay in sending you the enclosed document in support of Chelsfield's planning application for a new Vanderbilt Club in North Kensington.

I hope that the information contained within it will assist you and that it is not too late for you to incorporate it within your report to the planning committee.

If you require any further information or would like clarification of any of the points raised please let me know.

Yours sincerely

Stuart Morley

Stuart J E Morley MA BSc FRICS Dip TP
Head of Research

Enc.

The address for the purposes of Section 4, Business Names Act 1985, is 10 Stratton Street, London W1X 6JR where a list of Partners' names is available for inspection

CHELSFIELD PLC

EMPLOYMENT IMPLICATIONS OF THE PRPOSED VANDERBILT CLUB NORTH KENSINGTON

August 2000

Research Department
GVA Grimley
10 Stratton Street
London
W1X 6JR

GVA Grimley

Introduction

This short paper compares the likely employment generation of new development of the site at the rear of Freston Road between Bard Road and Olaf Street. Two alternative schemes are considered, (i) redevelopment for B1 use in accordance with the RBK&C Planning Guidelines of July 1999 and (ii) redevelopment for a new Vanderbilt Club. Particular consideration is given to where prospective employees would live and hence the benefit to North Kensington residents, where unemployment is far higher than in other parts of the Royal Borough.

B1 Development

Part of the site, between Bard Road and Evesham Street, was the subject of planning guidelines published in July 1999. It has been assumed that these guidelines would equally apply to the larger site which extends southwards to Olaf Street.

The planning guidelines state that the site is located adjacent to the North Kensington special policy area where "light industrial premises are protected and where light industrial units are encouraged as part of business development schemes" (para 2.7). Para 2.20 states that "The Council aims to promote the area as a high quality industrial location".

Small units, from 50 sqm to 140 sqm, are suggested with each building being 7 metres or two storeys high, which could allow the introduction of mezzanine floors if required by occupiers (para 2.16). The planning guidelines issued in July 1999 were for a site of 5,995 sqm, with 2,670 sqm of floorspace at ground floor level and the potential for a similar amount of floorspace at mezzanine level if required by occupiers. This equates to a site coverage of about 45%. Applying this figure to the larger site now being considered, which has an area of 11,850 sq m, gives ground floor floorspace of 5,330 sq m for industrial use, with the potential for this to be increased by using all or part of mezzanine floors for administration/office use.

Various scenarios are considered, (i) a 100% single storey scheme, (ii) a mixed industrial scheme with, on average, all units having mezzanine floors extending to 30% of ground floor area, and (iii) a mixed industrial scheme with, on average, all units having mezzanine floors extending to 60% of ground floor area with some units, therefore, having mezzanine floors of the same size as ground floors (i.e. business space units for the media, designers etc). Adopting employment densities recommended by RBK&C's Economic Development Unit of 30 sqm per employee for mezzanine 'office' space and 50 sqm per employee for industrial space, total FTE employment would be as follows:

(i) Industrial scheme
5,330 sqm @ 50 sq m per employee .....107 jobs

(ii) Industrial/Office business space scheme
Industrial space: 5,330 sq m @ 50 sq m per employee .....107 jobs
30% mezzanine office space: 1,599 sq m @ 30 sq m per employee.....53 jobs
Total.....160 jobs

(iii) Office/Industrial business space scheme
Industrial space: 5,330 sq m @ 50 aq m per employee.....107 jobs
60% mezzanine office space: 3,198 sq m @ 30 sq m per employee.....107 jobs
Total.....214 jobs

In our January 2000 analysis of the working population in Avondale Ward, we examined where workers employed in different SIC categories employed in Avondale Ward, lived. For SIC's 2-4 (manufacturing) 33.3% lived in Avondale Ward and 33.3% lived in the rest of RBK&C (Appendix 3a of the report). It is not unreasonable to assume, therefore, that 50% of workers in total lived in North Kensington. In SIC 8 (Banking, Finance, Insurance & Business Services), the nearest equivalent to an office sector, 19.35% of workers lived in Avondale Ward and 9.68% lived in the rest of RBK&C. It is not unreasonable to assume, therefore, that a maximum of say 25% of workers lived in North Kensington. These assumptions mean that the B1 development could produce the following numbers of jobs for people living in North Kensington.

(i) Industrial scheme
107 jobs @ say 50% .....54 jobs

(ii) Industrial/Office scheme
107 jobs @ say 50% .....54 jobs
53 jobs @ say 25% .....13 jobs
Total.....67 jobs

(iii) Office/Industrial scheme

107 jobs @ say 50% ..... 54 jobs
107 jobs @ say 25% ..... 27 jobs
Total .....81 jobs

Vanderbilt Club

The proposed Vanderbilt Club would employ 102 full time and 21 part time staff. The FTE employment is, therefore, 112 jobs. It is expected that all of the more senior staff would transfer from the existing club in Shepherds Bush and probably all of the more junior staff as well as their journey to work would only be slightly longer. However, the proposed club would be much larger than the existing club, which has only 18 full time employees and 23 part time employees, and so even if virtually all existing jobs transferred that would still mean an additional 83 full time equivalent employees would be required. The Vanderbilt Club estimates that the likely age structure of all (existing and new) employees at the new Club would be 75% over 35 and 25% under 35. The job definition of employees at the new Vanderbilt Club is attached. The proposed S.106 agreement could ensure that a high proportion of new employees could be North Kensington residents. This would mean that the Vanderbilt Club could generate as many new jobs of benefit to North Kensington residents as a B1 development.

A further point of relevance is the viability of a B1 development and the timescale over which it could be implemented, and therefore be employment generating. Firstly, the site is contaminated which will add to development costs and reduce viability. This at best could delay a relatively low value B1 (light industrial/workspace) development. Secondly, the site is a substantial size and it must be questionable whether there is sufficient occupier demand to fill a possible maximum floor area of say 8,530 sqm of industrial/office space on one site in this one backland location. On the basis of the RBK&C indicative site development layout for the smaller site, being adapted to the larger site, this would mean about 70 separate units/occupiers.

Our conclusions, therefore, are that a new Vanderbilt Club could create a similar number of jobs of benefit to North Kensington residents as a B1 development and, furthermore, these jobs would be more certain than for a B1 development and would be achievable more quickly than for a B1 development.

TRANSPORTATION COMMENTS			
TP Number PP/99/1308	**Address** Vanderbilt Tennis Club		**Date of Obs** 4/10/00
Description final conditions			**Objection** **no if conds**
Area North	**Obs** further	**Transportation Officer** Gillian Palmer	**D C Officer** RT
Other information			

1. Further to a recent site visit and continued discussions re. the proposed development of the club, I would suggest the following conditions:

- no more than 300 members and guests to be on the premises at any one time (except as detailed below);
- no more than 4 exceptional events per year with a maximum of 400 attendees, and no more than 8 exceptional events per year with a maximum of 250 attendees, such events to be notified in writing to the D of P&C;
- the operators of the club shall allow the Council to carry out a monitoring exercise relating to the use of the club and the car park during the first year of operation;
- 154 car parking spaces to be provided, with no more than 10 being reserved for employees;
- the car parking spaces shall be used by members and their guests only while visiting the club and for no other purpose;
- a management scheme to control the use of the car park shall be in place before the club is opened;
- cycle parking to be provided;
- disabled parking to be provided in accordance with Access Officer's requirements;

Memorandum

To: Malcolm Souch

CC: Colin Richardson, Colleen Devereux, ~~Roy Thompson~~ Derek

From: Vera Gajic

Date: 4 October 2000

Re: Vanderbilt application

Thanks for the note from GVA Grimley on the employment implications of the proposed Vanderbilt Centre. Below our are comments;

1. The paper quotes employment densities recommended by RBKC Economic Development Unit of 30sq mtrs per employee for mezzanine office space and 50sq mtrs for industrial space. This is not something that we recommended - I assume it must be a planning guideline.

2. In December 1995 Colleen produced a report on "Employment Generation by different types of firms" based on the Land Use Survey amongst others. Although a bit out of date I don't think the information will have changed that much. Attached is Appendix 2 of the report which ranks types of firms by ratio of floorspace to employee. This shows that a number of types of firms that might occupy B1 units (manufacture - metal & plastic, electrician/plumbers, plant manufacture, Research and development, Catering, Printing, Import/export, Architects/structural engineers, Graphic design,) had employee densities above 30sq meters an employee and as high as 8.1 sq. per employee. While the Sports and Dance category had an average ratio of 38.1 sq meter and I would imagine in sports centres based on tennis the density must be substantially lower.

3. Nevertheless the densities are not the main factor in this. It is not the number of jobs being brought into the area but the type of jobs that are of interest to us. Attached is table 7 from the quarterly Employment and Training update showing the frequency with which occupations are sought in North Kensington starting with the most popular. As you can see there are a substantially greater number of jobs sought in occupations that could occupy B1 units then in the tennis /sports club. (painters & decorators, storekeepers and warehousemen/women, other labourers and related workers. Photographers etc, other building and civil engineering labourers, security guards and related, woodworking). 23rd on the list is Professional atheletes and sports officials (18 people) and I am sure there are enough sports jobs in the area for these 18 people.

4. As you know Holmes Place recently opened on Lancaster Road which employs approximately 50 people (25 of them sports coaches). This is in addition to the Kensington Sports Centre, Portobello Fitness Centre and the Westway Sports centre (which includes tennis courts) all within half a mile of the proposed centre.

5. Finally, there is strong demand for B1 units even in "backland" areas at the moment - most units are virtually full however, I do agree that it might take a little longer for B1 units to be built than the Vanderbuilt club, however time is not the issue - unemployment is falling and as mentioned above there are jobs for people looking for sports and related jobs. If this B1 site is lost the Employment Zone is substantially reduced and, of course, it will never be regained. It is vital that we enforce the Employment Zone policy to protect sites from being developed into higher land-value uses but of less benefit to local residents.

If you require any more information please get in touch with me or if I am not in Colleen Devereux.

NDIX 2:
RANKED FIRMS BY RATIO OF FLOORSPACE TO STAFF

an average ratios	Average ratio (Std err) (square metres per member of staff)		Minimum	Maximum	Total number	Number with fs	Staff/50sm	Staff/100sm (.....theoretical.....)	Staff/300sm
[illegible]	5.9	(-)	5.9	5.9	2	1	8.50	17.01	51.02
shares dealing	8.1	(-)	8.1	8.1	5	1	6.19	12.38	37.13
facture- metal & plastic	8.6	(3.7)	0.9	19.3	10	4	5.81	11.61	34.84
tricians/plumbers	10.8	(5.2)	3.1	31.0	5	5	4.65	9.29	27.88
ds/couriers	12.7	(0.1)	11.8	13.7	2	2	3.92	7.85	23.55
ccessories shops	13.8	(2.3)	6.5	22.7	9	6	3.63	7.26	21.79
Management consultancy	14.5	(4.1)	3.5	40.2	10	8	3.46	6.92	20.76
Computer consultancy	15.4	(2.4)	11.7	19.8	4	3	3.25	6.51	19.52
Communication/public relations	17.3	(4.8)	3.7	32.7	6	6	2.89	5.77	17.31
Car/vehicle rental	18.1	(2.4)	15.7	20.5	2	2	2.77	5.53	16.59
Pet shops	18.8	(1.0)	2.3	79.3	160	160	2.66	5.31	15.94
Restaurants	18.9	(4.5)	1.3	41.0	8	8	2.64	5.28	15.85
Florists	19.0	(2.5)	16.5	21.4	2	2	2.64	5.27	15.81
Plant manufacture	19.2	(6.2)	7.2	27.8	3	3	2.60	5.20	15.61
Insurance	19.5	(13.6)	8.4	45.8	7	7	2.56	5.13	15.38
Textile sellers	19.5	(1.8)	0.4	48.3	47	43	2.56	5.12	15.35
Travel agent/tourist services	20.2	(2.6)	11.0	34.3	15	9	2.47	4.95	14.84
Accounting/finance	21.2	(1.9)	1.9	82.0	61	60	2.36	4.72	14.16
Hair & beauty	21.6	(2.8)	6.8	50.0	23	23	2.32	4.64	13.91
Cafes/sandwich bars	21.9	(1.8)	2.4	71.7	70	67	2.28	4.56	13.67
Estate agents	22.6	(4.9)	13.0	49.8	12	7	2.21	4.42	13.25
Promo/agents/representatives	22.9	(4.3)	10.0	35.7	5	5	2.18	4.36	13.09
Veterinarian	23.0	(6.0)	9.2	45.0	6	5	2.17	4.34	13.03
Research and development	23.4	(4.0)	10.2	53.5	12	11	2.14	4.28	12.84
Advertising/market research	23.7	(4.9)	10.2	33.3	5	4	2.11	4.22	12.66
Catering	24.6	(3.3)	8.0	39.3	13	12	2.03	4.07	12.20
Photocopying/printing	24.6	(-)	24.6	24.6	2	1	2.03	4.07	12.20
Wholesale - food, drink	25.3	(6.9)	15.5	52.5	5	5	1.98	3.95	11.86
Post office	25.4	(4.8)	8.9	120.0	23	23	1.97	3.94	11.81
Legal	25.5	(5.3)	20.3	30.8	4	2	1.96	3.92	11.75
Import/export	26.0	(4.2)	8.9	80.0	34	19	1.92	3.85	11.54
Other business services	26.1	(3.5)	5.0	87.0	45	30	1.92	3.83	11.49
Architects/structural engineers	26.7	(5.8)	5.2	87.5	19	17	1.87	3.74	11.22
Labour recruitment	26.9	(10.1)	1.5	100.0	11	11	1.86	3.71	11.14
Takeaway/fast food	27.6	(10.6)	4.0	81.0	7	7	1.81	3.62	10.85
Bureaux de change	27.9	(3.4)	5.8	90.0	29	29	1.79	3.58	10.75
Bank/building society	28.0	(-)	28.0	28.0	2	1	1.79	3.57	10.71
Graphic design	28.4	(2.7)	8.6	45.2	16	14	1.76	3.52	10.57
Gift/toy shops	28.4	(12.8)	15.0	54.0	3	3	1.76	3.52	10.55
Dating agencies	29.0	(3.2)	23.9	35.0	3	3	1.73	3.45	10.36
Sporting goods	29.0	(11.7)	4.6	54.5	4	4	1.73	3.45	10.35
Repair	29.1	(3.4)	9.1	50.7	13	13	1.72	3.44	10.33
Meat & fish shops	29.2	(10.3)	9.3	76.2	6	6	1.71	3.42	10.27
Supermarkets	29.3	(6.3)	10.1	84.0	14	14	1.71	3.41	10.24
Bread & cakes	29.6	(4.2)	5.3	79.0	20	19	1.69	3.38	10.15
Bookstore	29.9	(8.5)	3.5	197.0	28	22	1.67	3.34	10.02
Publishing/printing	31.5	(9.1)	11.4	71.0	6	6	1.59	3.18	9.54
Fruit & vegetable shops	31.5	(4.9)	3.4	95.1	17	17	1.59	3.17	9.51
Jewellery-design/man/sell	31.8	(6.0)	25.8	37.8	2	2	1.57	3.15	9.44
Manufacture- games & toys	31.9	(3.3)	1.3	122.5	42	42	1.57	3.13	9.40
Launderette/dry cleaning	32.2	(3.6)	4.9	152.0	76	63	1.55	3.10	9.31
Medical/dental practice	32.7	(7.9)	8.2	82.0	11	12	1.53	3.06	9.19
Sound recording	32.7	(6.6)	9.5	97.0	13	13	1.53	3.06	9.18
Cosmetic shops	32.9	(4.5)	2.3	112.0	34	27	1.52	3.04	9.11
Other health	33.5	(17.1)	3.1	216.0	18	12	1.49	2.98	8.95
Construct/civil engineering	34.3	(2.6)	5.2	225.0	117	117	1.46	2.91	8.74
Clothing retail	35.1	(8.0)	9.8	50.0	5	5	1.43	2.85	8.55
Record/tape shops	35.4	(15.3)	14.7	111.4	6	6	1.41	2.83	8.48
Household goods retail	35.7	(11.9)	10.2	60.4	4	4	1.40	2.80	8.41
Oil/electricity head office	35.7	(-)	35.7	35.7	1	1	1.40	2.80	8.41
Riding stables									

e than average ratios	Average ratio (Std err) (square metres per member of staff)		Minimum	Maximum	Total number	Number with fs	Staff/50sm	Staff/100sm (.....theoretical.....)	Staff/300sm
~~Ceasing = number if 10, treat with caution~~									
atres	37.0	(9.1)	20.4	51.7	3	3	1.35	2.71	8.12
ecretarial & translation	37.1	(16.9)	9.9	68.0	8	3	1.35	2.70	8.09
Stationery/art supply	37.1	(5.4)	10.0	76.1	10	10	1.35	2.69	8.08
Property owning/managing	37.2	(14.3)	1.6	289.0	32	19	1.34	2.69	8.06
Renting other goods	37.9	(6.5)	13.3	67.8	8	8	1.32	2.64	7.91
Sport & dance	38.1	(10.5)	14.6	123.1	11	10	1.31	2.63	7.88
Chemists	38.3	(8.9)	7.8	219.7	24	24	1.31	2.61	7.83
Primary schools	38.6	(5.3)	9.2	96.1	24	21	1.30	2.59	7.78
Shoe shops	39.3	(6.0)	10.3	148.5	26	26	1.27	2.55	7.64
Interior design/decoration	39.5	(4.5)	17.0	63.0	15	11	1.27	2.53	7.59
Make/design furnishings	39.6	(13.7)	6.6	126.0	11	10	1.26	2.52	7.57
Off license	40.3	(4.3)	6.7	139.0	33	33	1.24	2.48	7.45
Newsagents	41.1	(7.7)	4.5	147.0	22	21	1.22	2.43	7.29
Photographic	41.8	(8.1)	14.0	85.9	16	10	1.20	2.39	7.17
Picture framers	42.1	(13.2)	7.1	134.0	9	9	1.19	2.38	7.13
Other adult ed & training	42.1	(10.2)	2.3	147.3	19	17	1.19	2.38	7.13
Carpet retailers	42.2	(12.6)	10.8	123.0	11	10	1.19	2.37	7.12
Clothing design/manufacture	45.1	(11.8)	13.4	96.0	11	9	1.11	2.22	6.65
Electrical items retail	45.2	(6.5)	8.7	110.0	16	16	1.11	2.21	6.63
Small food shops	45.8	(4.9)	6.2	183.0	56	55	1.09	2.18	6.55
Engineering	49.3	(-)	49.3	49.3	1	1	1.01	2.03	6.08
'Community'/voluntary	49.5	(7.8)	1.4	166.0	41	36	1.01	2.02	6.07
Further education	52.0	(12.9)	8.0	116.8	10	10	0.96	1.92	5.77
Wholesale: textiles	52.1	(15.0)	18.7	90.0	6	5	0.96	1.92	5.75
Professional association	52.7	(20.3)	11.3	292.0	14	13	0.95	1.90	5.70
Building supply/DIY	52.8	(7.9)	1.8	183.2	32	30	0.95	1.90	5.69
Film and video production	53.0	(15.3)	13.8	101.3	9	6	0.94	1.89	5.66
Car dealer/repair	54.5	(8.8)	3.8	204.8	34	34	0.92	1.83	5.50
Furnishings/fittings	56.0	(7.0)	8.2	181.7	38	38	0.89	1.79	5.36
Video hire	57.0	(-)	57.0	57.0	1	1	0.88	1.75	5.26
Secondary schools	57.0	(18.2)	20.2	126.1	6	5	0.88	1.75	5.26
Cinemas	60.5	(35.9)	18.3	167.7	4	4	0.83	1.65	4.96
Gardening/nursery	60.5	(43.5)	17.0	104.0	5	2	0.83	1.65	4.96
Galleries	60.7	(7.7)	19.8	224.0	31	29	0.82	1.65	4.94
Antique shops	61.9	(4.2)	7.8	247.0	93	93	0.81	1.61	4.84
Political associations	65.2	(6.5)	52.2	72.0	4	3	0.77	1.53	4.60
Surveyors	67.4	(53.7)	12.3	174.8	3	3	0.74	1.48	4.45
Funeral parlours	70.1	(19.9)	31.7	120.0	5	5	0.71	1.43	4.28
Major department stores	78.7	(31.1)	16.2	219.3	6	6	0.64	1.27	3.81
Auction houses	78.8	(33.2)	45.6	112.1	2	2	0.63	1.27	3.81
Musical instruments	85.5	(-)	85.5	85.5	1	1	0.58	1.17	3.51
Hospitals	86.8	(61.8)	25.0	148.6	2	2	0.58	1.15	3.46
Public houses	96.6	(8.5)	6.2	519.0	83	83	0.52	1.03	3.10
Membership clubs	104.6	(73.1)	5.6	756.0	10	10	0.48	0.96	2.87
Pottery & china manufac	106.4	(35.0)	71.4	141.4	2	2	0.47	0.94	2.82
Exhibition centre	116.9	(-)	116.9	116.9	1	1	0.43	0.86	2.57
Hotels	117.5	(5.3)	13.4	347.1	124	122	0.43	0.85	2.55
Museums	117.8	(22.2)	43.5	177.4	5	5	0.42	0.85	2.55
Charity shops	146.8	(71.5)	34.3	353.0	4	4	0.34	0.68	2.04
Hostels	228.0	(64.1)	39.0	838.2	15	14	0.22	0.44	1.32
Total					2101	1929			

UPATION SOUGHT, FREQUENCY ORDER, BY UNEMPLOYED RESIDENTS OF THE ROYAL BOROUGH CHALLENGE AREAS JULY 2000

North Kensington

0	Sales assistants	156
30	Clerks (nos)	127
507	Painters and decorators	79
384	Actors, entertainers, stage managers, producers and dir	68
999	All others in miscellaneous occupations nec	57
441	Storekeepers and warehousemen/women	47
958	Cleaners, domestics	47
990	All other labourers and related workers	42
872	Drivers of road goods vehicles	41
381	Artists, commercial artists, graphic designers	40
386	Photographers, camera, sound and video equipment ope	33
929	Other building and civil engineering labourers nec	33
380	Authors, writers, journalists	27
615	Security guards and related occupations	25
385	Musicians	23
371	Welfare, community and youth workers	22
644	Care assistants and attendants	22
460	Receptionists	21
620	Chefs, cooks	21
622	Bar staff	19
920	Mates to woodworking trades workers	18
953	Counterhands, catering assistants	18
387	Professional atheletes, sports officials	17
459	Other secretaries, personal assistants, typists etc	17
621	Waiters, waitresses	17
000	No/unknown occupation	15
490	Computer operators, data processing operators, office m	14
320	Computer analyst/programmers	13
410	Accounts and wages clerks, book-keepers, financial cler	13
383	Clothing designers	12
121	Marketing and sales managers	11
174	Restaurant and catering managers	11
420	Filing, computer and other records clerks (including conv	10
521	Electricians, electrical maintenance fitters	10
594	Gardeners, groundsmen/groundswomen	10
660	Hairdressers, barbers	10
952	Kitchen porters, hands	10
461	Receptionists/telephonists	9
529	Other electrical/electronic trades nec	9
540	Motor mechanics, auto engineers (including road patrol e	9
659	Other childcare and related occupations nec	9
874	Taxi, cab drivers and chauffers	9
526	Computer engineers, installation and maintenance	8
532	Plumbers, heating and ventilating engineers and related	8
570	Carpenters and joiners	8
661	Beauticians and related occupations	8
123	Advertising and public relations managers	7
139	Other financial institution and office managers nec	7
230	University and polytechnic teaching professionals	7
239	Other teaching professionals nec	7
672	Caretakers	7
934	Drivers mates	7
235	Special education teaching professionals	6
400	Civil service administrative officers and assistants	6
411	Counter clerks and cashiers	6
699	Other personal and protective service occupations nec	6
940	Postal workers, mail sorters	6
179	Managers and proprietors in service industries nec	5
210	Civil, structural, municipal, mining & quarrying engineers	5
231	Higher and further education teaching professionals	5
293	Social workers, probation oficers	5
310	Draughtspersons	5
399	Other associate professional and technical occupations i	5
500	Bricklayers, masons	5
516	Metal working production and maintenance fitters	5
640	Assistant nurses, nursing auxiliaries	5
721	Retail cash desk and check-out operators	5
792	Telephone salespeople	5
862	Packers, bottlers, canners, fillers	5
921	Mates to building trades workers	5
101	General managers; large companies	4

Golborne

720	Sales assistants	54
430	Clerks (nos)	37
999	All others in miscellaneous occupations nec	23
507	Painters and decorators	20
958	Cleaners, domestics	19
441	Storekeepers and warehousemen/women	16
381	Artists, commercial artists, graphic designers	15
990	All other labourers and related workers	15
872	Drivers of road goods vehicles	13
384	Actors, entertainers, stage managers, producers and dir	11
620	Chefs, cooks	10
387	Professional atheletes, sports officials	9
490	Computer operators, data processing operators, office m	9
380	Authors, writers, journalists	7
385	Musicians	7
460	Receptionists	7
386	Photographers, camera, sound and video equipment ope	6
615	Security guards and related occupations	6
929	Other building and civil engineering labourers nec	6
174	Restaurant and catering managers	5
320	Computer analyst/programmers	5
371	Welfare, community and youth workers	5
410	Accounts and wages clerks, book-keepers, financial cler	5
459	Other secretaries, personal assistants, typists etc	5
540	Motor mechanics, auto engineers (including road patrol e	5
622	Bar staff	5
644	Care assistants and attendants	5
660	Hairdressers, barbers	5
920	Mates to woodworking trades workers	5
934	Drivers mates	5
953	Counterhands, catering assistants	5
556	Tailors and dressmakers	4
570	Carpenters and joiners	4
621	Waiters, waitresses	4
699	Other personal and protective service occupations nec	4
000	No/unknown occupation	4
594	Gardeners, groundsmen/groundswomen	3
792	Telephone salespeople	3
952	Kitchen porters, hands	3
121	Marketing and sales managers	2
139	Other financial institution and office managers nec	2
212	Electrical engineers	2
230	University and polytechnic teaching professionals	2
239	Other teaching professionals nec	2
300	Laboratory technicians	2
347	Occupational and speech therapists, psychotherapists	2
350	Legal service and related occupations	2
383	Clothing designers	2
400	Civil service administrative officers and assistants	2
411	Counter clerks and cashiers	2
420	Filing, computer and other records clerks (including conv	2
500	Bricklayers, masons	2
520	Production fitters (electrical/electronic)	2
521	Electricians, electrical maintenance fitters	2
659	Other childcare and related occupations nec	2
661	Beauticians and related occupations	2
874	Taxi, cab drivers and chauffers	2
913	Mates to metal/electrical and related fitters	2
941	Messengers, couriers	2
120	Treasurers and company financial managers	1
127	Company secretaries	1
176	Entertainment and sports managers	1
177	Travel agency managers	1
190	Officials of trade associations/unions, professions, charit	1
210	Civil, structural, municipal, mining & quarrying engineers	1
211	Mechanical engineers	1
218	Planning and quality control engineers	1
219	Other engineers and technologists nec	1
220	Medical practitioners	1
231	Higher and further education teaching professionals	1
233	Secondary/middle school education teaching profession:	1

Source: National Statistics - Crown Copyright

Research and Information, Education, Royal Borough of Kensington and Chelsea
Contact: Colleen Devereux, Economic Development: 020 7361 2615

The Rt. Hon. LORD WALDEGRAVE OF NORTH HILL

66 Palace Gardens Terrace
London W8 4RR
Tel: 020 7229 8499

Direct line 020 7475 5845

RT ?
Support

16 November 2000
Our Ref: Waldh1176/jk

Michael French Esq
Executive Director of Planning and
Conservation
c/o Town Hall
Hornton Street
London W8 7NX

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RECEIVED BY PLANNING SERVICES

EX DR	HDC	N	C	SW	SE	ENF	AO ACK
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APPEAL	IO	REC	ARB	FWD PLN	CON DES	FEES	

CT 23/11/2000

Dear Mr French,

Planning Application PP/99/01308: land and buildings at Freston Rd.

As a long term resident (since 1971) in the relevant part of the Royal Borough, first at Linden Gardens, then Royal Crescent, and now Palace Gardens Terrace, I would like to argue most strongly in support of the re-establishment of the Vanderbilt Tennis Club on the proposed site off the M41 for which planning application has been made. I am a member of the existing Vanderbilt Racquets Club which will have to vacate its present site at Sterne Street, on the other side of the M41, when the White City Centre Development gets under way.

The present Club is an immensely valuable facility for the residents of the Royal Borough. In common with many neighbours in the area, all four of my children, and many of their friends, have learnt to play tennis there, well coached by the professional staff and by Charles Swallow, the Director, himself. My wife (who runs and part owns the nationally known Leith's School of Food and Wine, also in the Royal Borough), and I are also regulars. No similar covered court facilities are locally available; but in my experience very few other Clubs anywhere offer such friendly and efficient facilities, particularly for children, all the year round. My children make their way their from neighbouring schools to play in the evening, along with many of their friends. I understand that if the new Club goes ahead it will be possible sharply to increase the opportunities and facilities available for local children from all backgrounds.

I understand that the facilities in general will be greatly improved if the planning application is granted, with the addition of a Real Tennis Court - which would be the only facility for this fast growing sport in the Royal Borough - and an Olympic sized swimming pool.

Charles Swallow, the Director, has a background as a serious educationalist (he is a former head Teacher of Mount Grace Comprehensive School). It has always been the tradition at the Vanderbilt that the facilities should be made available to talented young people of all backgrounds, under a variety of outreach schemes. If the new club is built I understand that it is intended that a scholarship scheme will be established to provide opportunities for local children who show promise in swimming and tennis, enabling them to benefit from the very high standard of coaching available at the Club.

There will of course be increased employment opportunities at the bigger Club, and the present staff, who are, inevitably extremely anxious about the future, will have their jobs safeguarded.

./...

The design, subject to the approval of your officers, seems to be of high quality, and a good counterpart to the new development on the other side of the M41. It will help to provide one side of a rather satisfactory "gateway" to the Shepherd's Bush and Holland Park areas from the motorway.

A large number of residents of the Royal Borough rely on the Vanderbilt for an important aspect of their overall quality of life. An early decision in favour of the new Club would meet with widespread approval and support. In the present climate, when Government is seeking to reverse the decline in high grade urban sports facilities, and when Olympic success has enthused many young people in participant sport, the Royal Borough's approval of this project would seem to meet many local and indeed national priorities.

I am copying this letter to Councillor David Campion, and to my three local Councillors in Campden ward, Councillors Christopher Buckmaster, Tim Ahern and Robert Freeman.

Yours sincerely

William Waldegrave.

The Rt. Hon. Lord Waldegrave of North Hill

cc: Councillor David Campion
Councillor Christopher Buckmaster
Councillor Tim Ahern
Councillor Robert Freeman

66 Palace Gardens Terrace
London W8 4RR

RT

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

The Rt. Hon. Lord Waldegrave of North Hill,
66 Palace Gardens Terrace,
LONDON, W8 4RR.

Switchboard: 020 7937 5464
Extension: 2944
Direct Line: 020 7361-2944
Facsimile: 020 7361 3463

28 November 2000

My reference: EDPC/MJF Your reference: Please ask for: Mr. French

Dear Lord Waldegrave,

Vanderbilt Club, Freston Road, W.10.

Thank you for your letter of 16 November setting out your strong support for the proposed reprovision of the Vanderbilt Club at Freston Road. At the present time, discussions are still taking place with the applicants and there is no firm date for Committee consideration; however, I would assure you that your support will be reported to the Committee before any decision is taken.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

c.c. Councillor Tim Ahern
Councillor Christopher Buckmaster
Councillor David Campion
Councillor Robert Freeman

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~~Derek~~ Mike

No C'ttee date.

Applicant still trying to incorporate more B1 floorspace into scheme to meet req'ts of Brief

Roy

The Rt. Hon. LORD WALDEGRAVE OF NORTH HILL

66 Palace Gardens Terrace
London W8 4RR
Tel: 020 7229 8499

Direct line 020 7475 5845

16 November 2000
Our Ref: Waldh1176/jk

Michael French Esq
Executive Director of Planning and
Conservation
c/o Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES
EX DIR | HDC | N | C | SW | SE | ENF | AO ACK
23 NOV 2000
APPEALS | IO | REC | APS | FWD PLN | CON DES | FEES

Dear Mr French,

Planning Application PP/99/01308: land and buildings at Freston Rd.

As a long term resident (since 1971) in the relevant part of the Royal Borough, first at Linden Gardens, then Royal Crescent, and now Palace Gardens Terrace, I would like to argue most strongly in support of the re-establishment of the Vanderbilt Tennis Club on the proposed site off the M41 for which planning application has been made. I am a member of the existing Vanderbilt Racquets Club which will have to vacate its present site at Sterne Street, on the other side of the M41, when the White City Centre Development gets under way.

The present Club is an immensely valuable facility for the residents of the Royal Borough. In common with many neighbours in the area, all four of my children, and many of their friends, have learnt to play tennis there, well coached by the professional staff and by Charles Swallow, the Director, himself. My wife (who runs and part owns the nationally known Leith's School of Food and Wine, also in the Royal Borough), and I are also regulars. No similar covered court facilities are locally available; but in my experience very few other Clubs anywhere offer such friendly and efficient facilities, particularly for children, all the year round. My children make their way their from neighbouring schools to play in the evening, along with many of their friends. I understand that if the new Club goes ahead it will be possible sharply to increase the opportunities and facilities available for local children from all backgrounds.

I understand that the facilities in general will be greatly improved if the planning application is granted, with the addition of a Real Tennis Court - which would be the only facility for this fast growing sport in the Royal Borough - and an Olympic sized swimming pool.

Charles Swallow, the Director, has a background as a serious educationalist (he is a former head Teacher of Mount Grace Comprehensive School). It has always been the tradition at the Vanderbilt that the facilities should be made available to talented young people of all backgrounds, under a variety of outreach schemes. If the new club is built I understand that it is intended that a scholarship scheme will be established to provide opportunities for local children who show promise in swimming and tennis, enabling them to benefit from the very high standard of coaching available at the Club.

There will of course be increased employment opportunities at the bigger Club, and the present staff, who are, inevitably extremely anxious about the future, will have their jobs safeguarded.

./...

The design, subject to the approval of your officers, seems to be of high quality, and a good counterpart to the new development on the other side of the M41. It will help to provide one side of a rather satisfactory "gateway" to the Shepherd's Bush and Holland Park areas from the motorway.

A large number of residents of the Royal Borough rely on the Vanderbilt for an important aspect of their overall quality of life. An early decision in favour of the new Club would meet with widespread approval and support. In the present climate, when Government is seeking to reverse the decline in high grade urban sports facilities, and when Olympic success has enthused many young people in participant sport, the Royal Borough's approval of this project would seem to meet many local and indeed national priorities.

I am copying this letter to Councillor David Campion, and to my three local Councillors in Campden ward, Councillors Christopher Buckmaster, Tim Ahern and Robert Freeman.

Yours sincerely
Brian Waldegrave.

The Rt. Hon. Lord Waldegrave of North Hill

cc: Councillor David Campion
Councillor Christopher Buckmaster
Councillor Tim Ahern
Councillor Robert Freeman

66 Palace Gardens Terrace
London W8 4RR

Meeting with MSF + applicant + agent 29.11.00

Vanderbilt

Addressing all issues - employment policies outstanding

- employment related
- 107 jobs → 200 112 for Vanderbilt
  70

Quantity v Quality

Agreed

- They will get the backing of Funk re S106 emp initiatives
- They will seek to put together a more robust S106 package
- They will include units to N of site ie to appl + address parking/servicing
- They will include environmental improvements.

DPC ORT

GVA Grimley
International Property Advisers
10 Stratton Street
London W1X 6JR
Telephone 0870 900 89 90
Facsimile 020 7911 2560
www.gvagrimley.co.uk

Our Ref: NDL/NJW/02a000915
Your Ref: DPS/DCN/PP/99/01308

8 December 2000

MS 15.12.00 22.12.00

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EX DIR | HDC | C | SW | SE | ENF | AO ACK
13 DEC 2000
PPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES

CT 13/12/2000 48

Mr R Thompson
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

Dear Mr Thompson,

Proposed Vanderbilt Club - Land to the rear of 129-139 Freston Road

Further to our recent meeting I enclose two sets of illustrative drawings which show different scenarios for accommodating independent B1 development on the site as part of a comprehensive development for the new Vanderbilt Club.

i) Scenario 1 - All light industrial

The first scenario proposes is four start up light industrial units, ideally suited to meet the Council's target employment sector for North Kensington. Each unit would be 150 m^2 and would cater for the needs of small businesses. The units each have a ground floor with a mezzanine extending over 60%. Using the Council's employment density ratios (see attached table) we estimate this proposal would provide space for 15 jobs for light industrial use.

ii) Scenario 2 – All Offices

The second scenario seeks to maximise the amount of employment by providing a three-storey building of approximately 1,400 m^2. Assuming all B1 offices this would using the Council's standards provide up to 46 jobs.

iii) Scenario three - mixed light industrial and offices

I estimate on a mixed-use basis with one third light industrial (i.e. all the ground floor) and two thirds offices, 40 jobs could be created.

I believe that the above scenarios would make a significant contribution to the Council's business and employment objectives, particularly when coupled with 112 jobs which would be provided by the new Vanderbilt Club itself.

In our report in August 2000, we demonstrated that a targeted employment programme linked to a Section 106 Agreement would for the Vanderbilt Club proposal alone generate a similar number of jobs for local residents compared to an all B1 development. The latest proposals would now tip the balance in favour in numerical terms for the proposed scheme by creating potential for more local jobs.

In summary the employment benefits are as follows:

i) The combined development will generate more local jobs than a B1 alternative development.

ii) There is a live proposal to regenerate the entire site providing new jobs within a certain time framework.

iii) There is no certainty that the site would be viable for redevelopment for B1 employment use.

iv) A Section 106 Agreement would give preference to employing local people and provide targeted training facilities.

v) The developer would be prepared to work with local groups such as 'Funk' to target the unemployed.

vi) The light industrial option would provide small start up business units of the type particularly encouraged by the Council.

vii) The developers would offer a further term in a Section 106 Agreement to ensure the provision of the new B1 units in advance of the use of the Vanderbilt Club.

viii) The developers are also anticipating the provision of some B1 (c) light industrial type employment within the Vanderbilt Club itself relating to tennis use. Detailed discussions are currently being pursued with a company which strings and repairs tennis rackets.

For all the above reasons together with the other planning benefits which we discussed, I trust that there are now sufficient planning grounds in the scheme to secure your support at officer level and that the opportunity to provide an internationally famous tennis facility in the Royal Borough, will not be lost.

Yours sincerely

p.p. NJWachett

NICHOLAS H J DE LOTBINIEREBSC MPHIL ARICS
Partner, Planning Department

cc. N Hugill Esq
C Swallow Esq

Vanderbilt Club

Employment Generation

- Scheme 1 - All Industry

4000 sq ft =	371 m^2 @ 1 employee per 50 m^2	= 7
2500 sq ft =	232 m^2 @ 1 employee per 30 m^2	= 8
	Total	15 Jobs

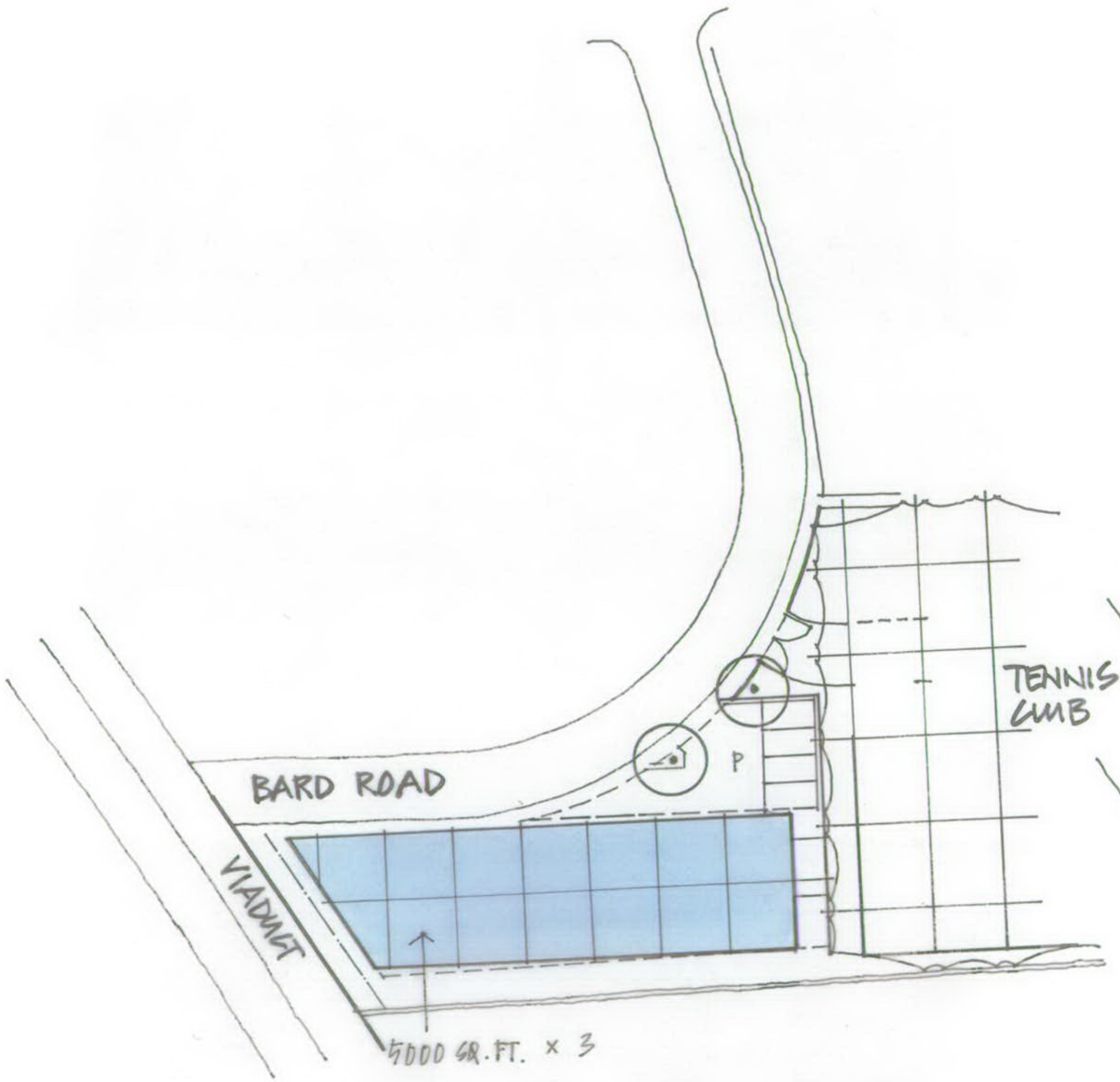
- Scheme 2 - All Offices

15,000 sq ft =	1394 m^2 @ 1 employee per 30 m^2	= 46 Jobs

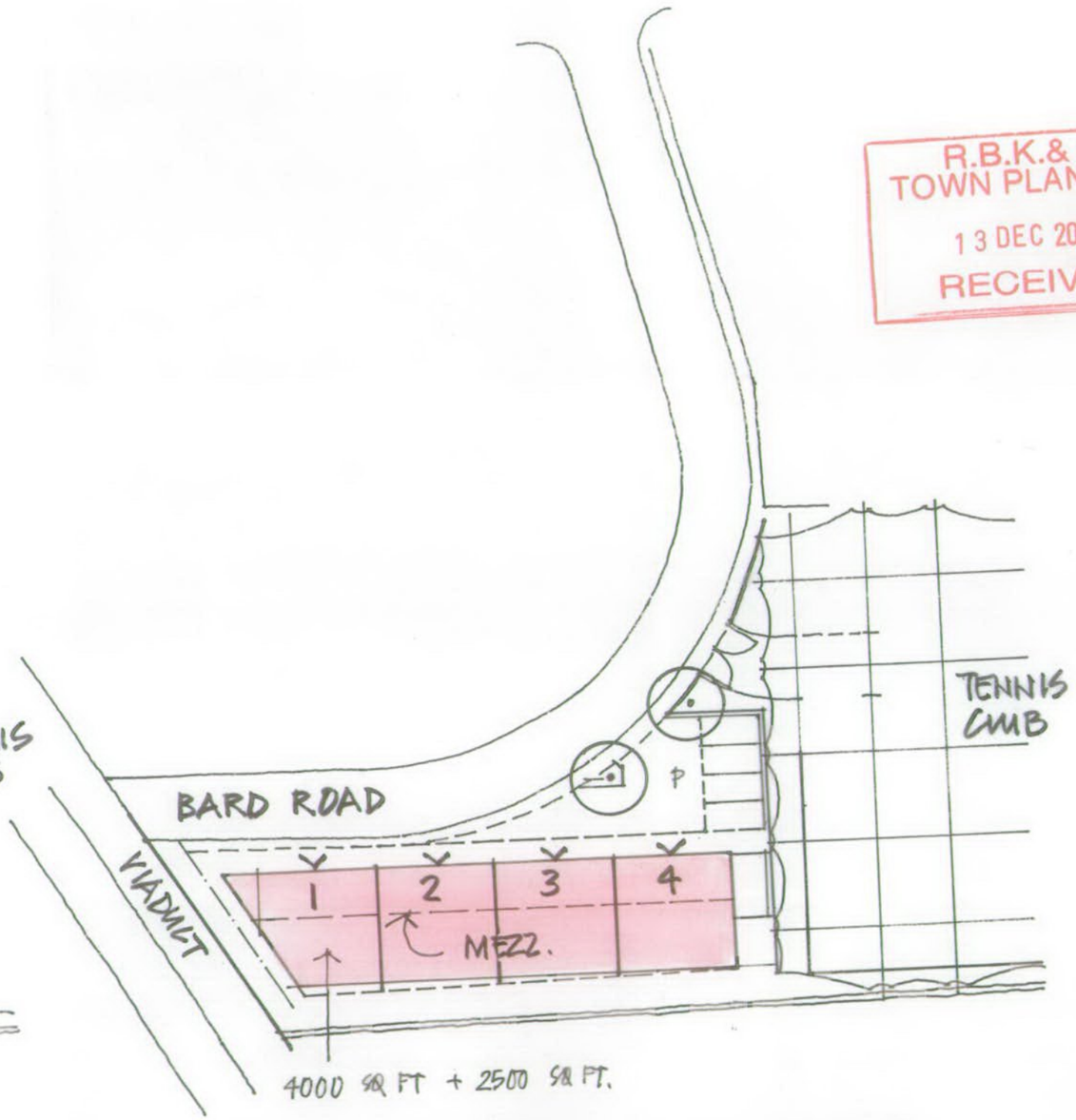
- Scheme 3 - Mix 33% industrial and 67% offices

(Ind) 5000 sq ft =	465 m^2 @ 1 employee per 50 m^2	= 9
(Office) 10000 sq ft =	929 m^2 @ 1 employee per 30 m^2	= 31
	Total	40 Jobs

OPTIONS FOR B1 USES ON BARD ROAD SITE



OPTION FOR 3 STOREY OFFICE/B1
15000 SQ FT.



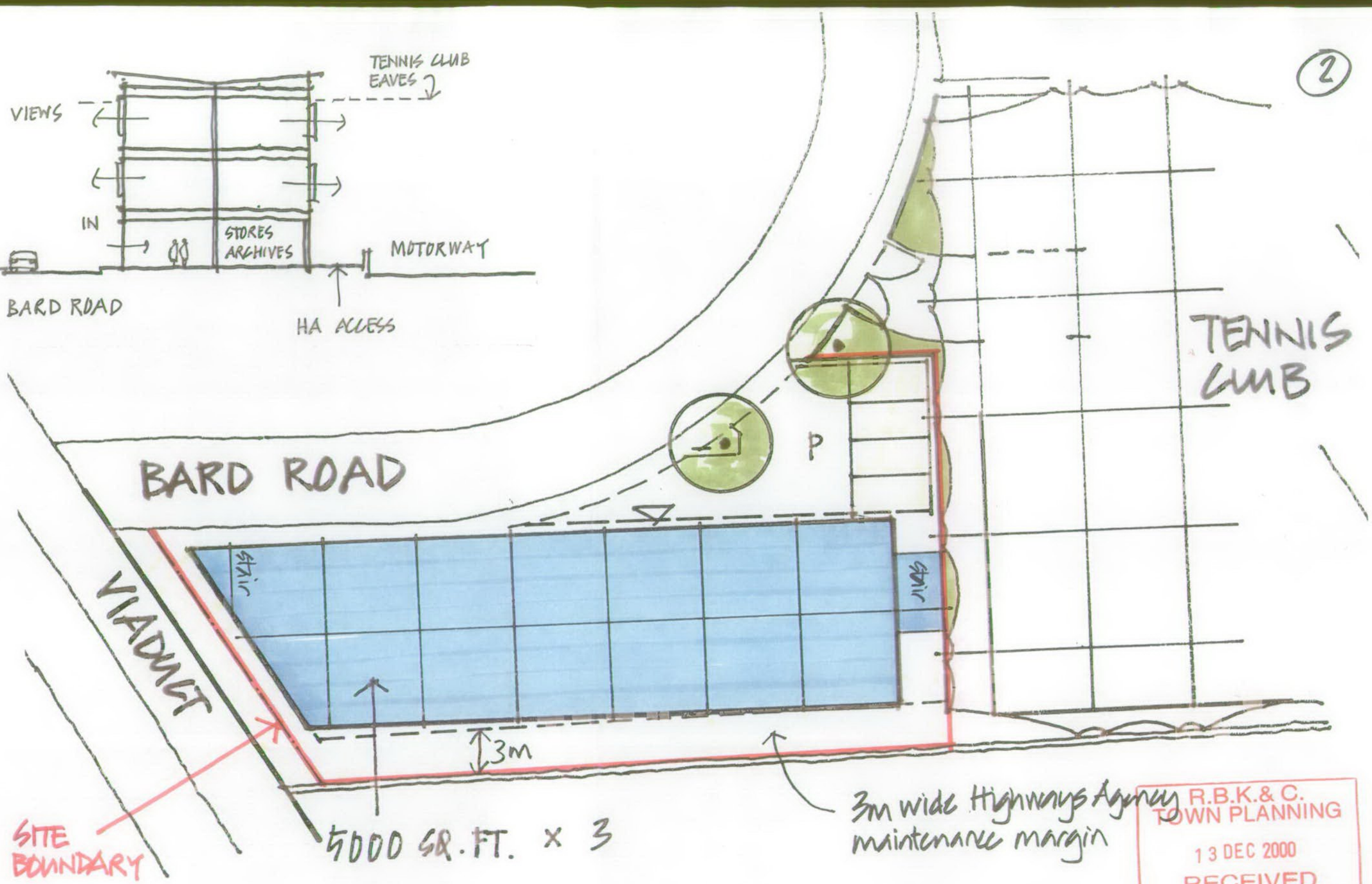
OPTION FOR 2 STOREY NURSERY UNITS/B1.
6500 SQ FT.

Scale 1:500

CHELSFIELD PLC. NOV 2000 BENOY.

R.B.K.& C.
TOWN PLANNING
13 DEC 2000
RECEIVED

(2)



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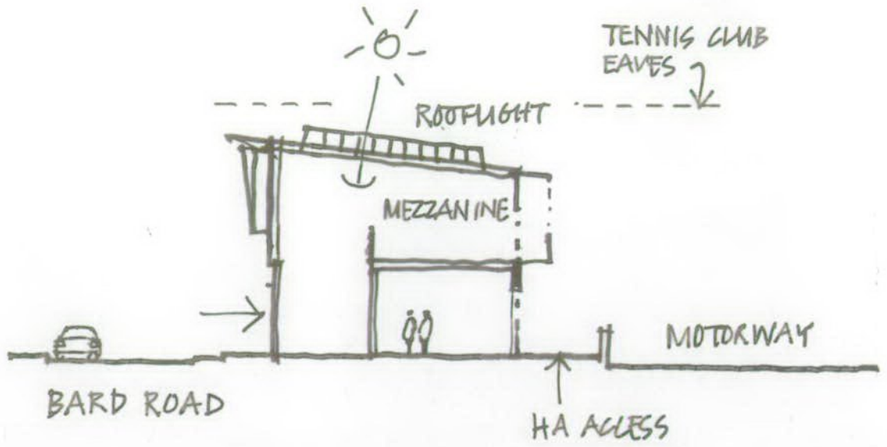
TOWN PLANNING
13 DEC 2000
RECEIVED

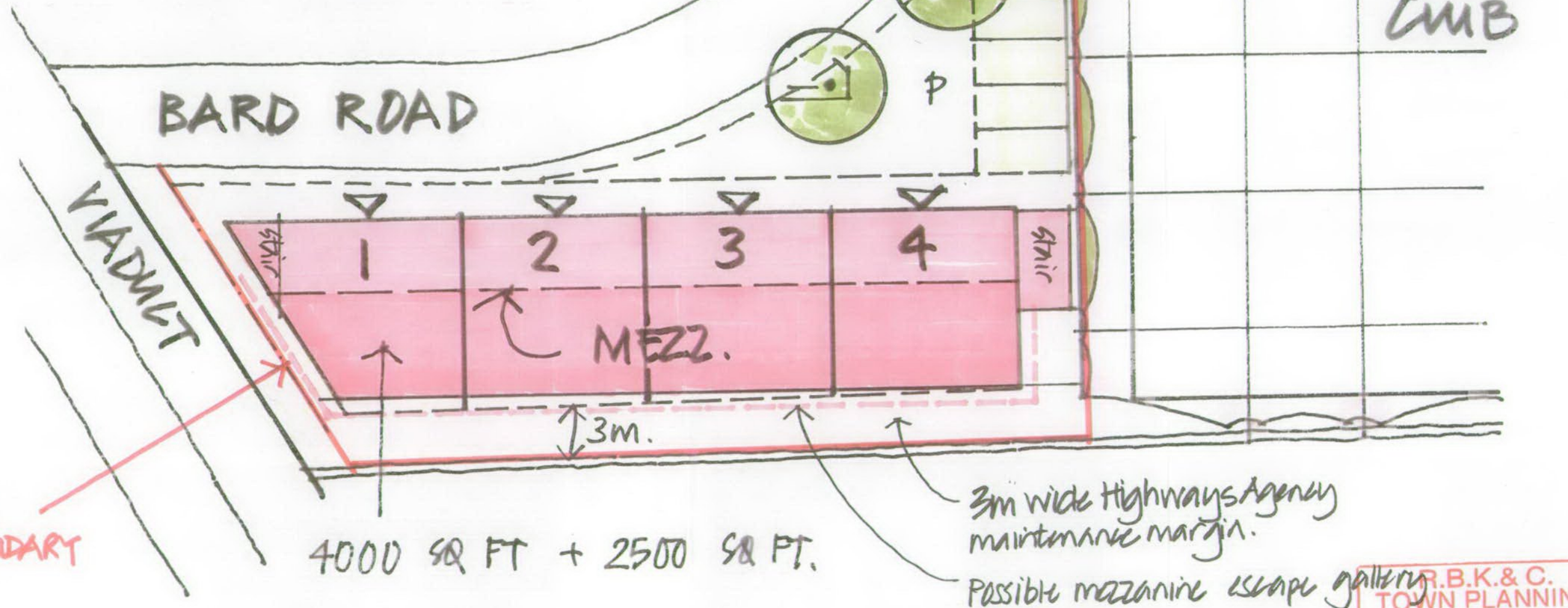
OPTION FOR 3 STOREY OFFICE/BI

15000 SQ FT. (ILLUSTRATIVE ONLY - DRAFT FOR COMMENT)

CHELSFIELD PLC
BENOY NOV 2000

Scale 1:250





R.B.K.& C.
TOWN PLANNING
13 DEC 2000
RECEIVED

OPTION FOR 2 STOREY NURSERY UNITS/Bl.

6500 SQ FT. (ILLUSTRATIVE ONLY - DRAFT FOR COMMENT)

Scale 1:250

CHELSFIELD PLC
BENOY NOV 2000.

ONE LANSDOWNE ROAD
LONDON W11 3AL

(020) 7727 8944 / Fax: (020) 7221 7788
E-mail: jwl@lloydfamily.com

Mr Michael French
Executive Director of Planning and Conservation
C/o Town Hall
Horton Street
London W8 7NX

12th February 2001

Dear Michael French,

RE: New Vanderbilt Club

While not a member of the Club, I have known Charles Swallow and very many members over more years than I care to remember.

The Vanderbilt has proved an asset to many residents of the Borough and I believe a good citizen at its current location in Shepherd's Bush.

I abhor the White City Development in general which I fear will damage Notting Hill and High Street Kensington shops and massively increase traffic on Holland Park Avenue so make it much more difficult for all of us to drive West. Moving the Vanderbilt this side of the dual carriageway going North will provide an excellent sporting facility readily accessible to the inhabitants of the Northern half of the Borough and will ease pressure on the public courts under the Westway. I understand from Charles Swallow that he intends to offer opportunities for local children to benefit from the new Club and I would expect him to pursue this initiative with enthusiasm and to a significant scale.

The new Vanderbilt will bring visitors to the neighbourhood with significant disposable income which should help with regeneration. Although we must obviously seek to maintain commercial jobs, I feel that the positive contribution from the Club will likely be greater than from the light industrial the site could support.

Yours faithfully,

J.W. Lloyd

CC: Cllr David Campion

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15 FEB 2001
APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES

Our ref.: 02A000915/CJG/RBK&C150601

GVA Grimley

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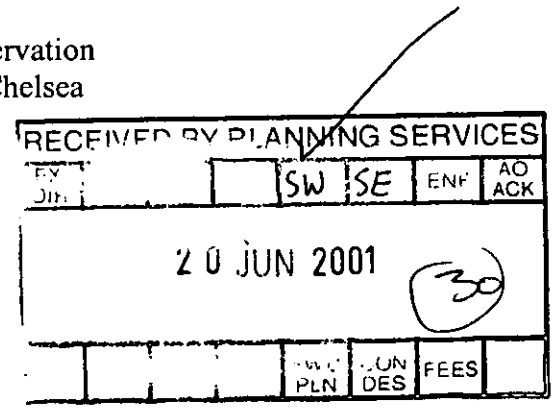
Mr R Thompson
Department of Planning and Conservation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London
W8 7NX



18 June 2001

Dear Mr Thompson

The Vanderbilt Club, Bard Road, North Kensington – Proposed B1 Scheme

I write further to our recent telephone conversations and discussions regarding the proposed B1 scheme as part of the overall development of the Bard Road and Evesham Street site for the new Vanderbilt Racquets Club.

On behalf of our client, Chelsfield Plc, I now enclose a set of revised drawings to be submitted as an amendment to the current planning application for the Vanderbilt Club. The amendments propose the construction of a B1 development on the parcel of land at the northern corner of the site, which was formerly identified for landscaping.

The following drawings are enclosed:

- 94402/bny sn[08]0001/A00 – Floor plans
- 94402/bny sa[08]0001/A02 – Proposed site plan
- 94402/bny sn[08]0002/A00 – Elevations and sections

In addition to these drawings, I also enclose a further supporting statement in respect of the proposed B1 scheme. This statement covers issues relating to employment resulting from the proposed development, transportation issues and design matters.

I trust that the enclosed information is sufficient for you to progress this application. I will contact you shortly to discuss the timetable in this respect. Should you have any further queries or require any additional information, please do not hesitate to contact either myself of Charlotte Grant.

Yours sincerely

Charlotte K Grant

pp **Nicholas HJ de Lotbiniere BSc MPhil MRICS**
Partner, Planning Department

Enc

Cc Graham Maskill
Nigel Hugill
Simon Bee/Mauro Reznitsky

GVA Grimley

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Mr N de Lotbiniere
GVA Grimley
10 Stratton Street
London
W1J 8JR

Switchboard: 0171-937 5464
Extension: 2275
Direct Line: 0171-361 2275

Facsimile: 0171-361 3463

22 June 2001

My reference: DPS/DCN/RT/PP /99/1308 Your reference:

Please ask for: Roy Thompson

Dear Mr de Lotbiniere,

Town and Country Planning Act 1990 (As Amended)
Proposed Vanderbilt Club, on land at Bard Road, Freston Road, Evesham Street, Olaf Street
Planning application PP/99/1308

Thank you for your letter dated 18th June 2001, and accompanying plans and supporting statement in respect of the above application.

As the revisions are considered to materially alter the original proposal, I am obliged to reconsult a number of statutory bodies, including the Highways Agency, Hammersmith and Fulham Council, the G.L.A, London Underground Ltd, and the Environment Agency. I would therefore request an additional 6 copies of the plans and supporting statement.

From my notes of the meeting that took place at these offices on 29th November 2000, a number of matters were agreed.

Firstly, it was agreed that you would obtain the backing of FUNK, and put together a more robust Section 106 package. I note from section 4 of your supporting statement that you have met FUNK and discussed the possibility of securing a local community support package. You also set out several general draft heads of terms relating to employment matters as a variation to those put forward in your letter dated 31st March 2000. I suggest that it may be worthwhile exploring these issues in more detail, and identifying specifics.

Secondly, it was agreed that you would identify and include environmental enhancements as part of the package, most notably around the Bard Road area. I would be grateful for a more detailed submission in this respect, identifying the improvements that are proposed. You may wish to elaborate upon paragraph 4.27 of the supporting statement, which is the only reference to off site enhancements.

Yours sincerely,

Roy Thompson
Area Planning Officer
For the Executive Director, Planning and Conservation.

Bedlet.doc

INTEROFFICE MEMORANDUM

TO: GILLIAN PALMER - TRANSPORTATION OFFICER

FROM: ROY THOMPSON - AREA PLANNING OFFICER

SUBJECT: **VANDERBILT TENNIS CLUB, FRESTON ROAD/BARD ROAD/EVESHAM STREET**

DATE: 22 JUNE 2001

Planning application TP/99/1308

Following your previous Ob's dated 4th October 2000, the applicant has submitted revised plans which incorporate a three storey building to the north of the site to provide six B1 units. This follows concerns that the original proposal did not comply with the UDP and Planning Brief for part of the site in terms of employment policy.

I would welcome your comments on the revised scheme (plans and statement enclosed), and would be happy to set up a meeting with the applicant if you consider it appropriate.

Roy Thompson

Area Planning Officer

INTEROFFICE MEMORANDUM

TO: MALCOLM SOUCH - POLICY TEAM LEADER

FROM: ROY THOMPSON - AREA PLANNING OFFICER

SUBJECT: VANDERBILT TENNIS CLUB, FRESTON ROAD/BARD ROAD/EVESHAM STREET

DATE: 22 JUNE 2001

Planning application TP/99/1308

Following our previous deliberations on this proposal, the applicant has submitted revised plans which incorporate a three storey building to the north of the site to provide six B1 units. This follows concerns that the original proposal did not comply with the UDP and Planning Brief for part of the site in terms of employment policy.

I would welcome your comments on the revised scheme (plans and statement enclosed), and would be happy to set up a meeting with the applicant if you consider it appropriate.

RT

Roy Thompson

Area Planning Officer

INTEROFFICE MEMORANDUM

TO: DAVID MCDONALD - CONSERVATION & DESIGN

FROM: ROY THOMPSON - AREA PLANNING OFFICER

SUBJECT: **VANDERBILT TENNIS CLUB, FRESTON ROAD/BARD ROAD/EVESHAM STREET**

DATE: 22 JUNE 2001

Planning application TP/99/1308

Following Steve Davies' previous Ob's on this proposal dated 16th July 1999, the applicant has submitted revised plans which incorporate a three storey building to the north of the site to provide six B1 units. This follows concerns that the original proposal did not comply with the UDP and Planning Brief for part of the site in terms of employment policy.

I would welcome your comments on the revised scheme (plans and statement enclosed), and would be happy to set up a meeting with the applicant if you consider it appropriate.

Roy Thompson

Area Planning Officer

RBK&C TRANSPORTATION COMMENTS					
PP Number: PP/99/1308	**Address:** Vanderbilt Club, Bard Road North Kensington			**Date of obs:** 27/06/01	
Proposal: B1 scheme, part of major application				**Obj** √	**No Obj**
File Number TF/202/	**Initial Observations**	√	**Transportation Officer:** Richard Case	**D C Officer:**	
	Full Observations				
Supplementary information: N/A					

Application is for six B1 units at the north side of the site.

I trust that the existing plans for the Tennis Club are unchanged.

Has the scope for transport improvements in an s106 agreement, such as bus services, cycle improvements, lighting improvements been investigated at an earlier stages of this application?

I have a number of concerns with the application. These are detailed below.

Parking Provision
TR41 in the emergent UDP seeks to limit the number of off-street parking spaces in non-residential development to meet essential need only. A maximum of 1 space per 1500m^2 is defined in Table 5.1. In exceptional circumstances 1 space per 750m^2 is allowed. The site is poorly served by public transport and in this instance the relaxed standard is more appropriate.

The applicant proposes 4 spaces. This is unacceptable. In this instance (1) a maximum of 2 spaces is acceptable. These should be fully accessible for disabled users. *(Access officer to comment)*

A condition limiting the number of parking spaces will be required

Cycle Parking Provision
The applicant proposes 10 secure cycle stands. As the site is poorly served by public transport I would like to see (2) provision in excess of the UDP standard, especially if 2 car parking spaces are allowed.

It is unclear how the cycle parking will be made secure. A secure building or cage on parking bay 3 and 4 may be more appropriate. Visitor cycle parking should remain in the location proposed by the applicant.

Facilities for cyclists should be included. These could include showers and lockers.

Servicing Provision
The applicant states that the loading bay has been assessed as satisfactory (para 4.37), although this is not substantiated. The service bay does not appear to allow vehicles to turn-around and is therefore unsatisfactory.
Given the proposed location of the access road vehicles will be required to reverse on to Bard Road. Turning will still be difficult and vehicles are likely to reverse on to Freston Road. This is unacceptable on road safety grounds (**TR39**). Gate/railings?

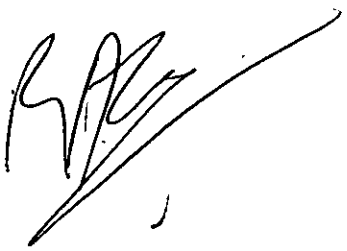
The applicant should revise the plans to enable vehicles to enter and exit the site forwards. This could be achieved through a turning head or by providing a link road around the development.

A condition will be required to ensure that the loading bay and access roads, are reserved for servicing and not used for car parking.

Summary
The current application is unacceptable. If a meeting is to be arranged, I would suggest that the applicant is made aware of these concerns prior to the meeting.

Objection, due to decrease in road safety (TR39) and oversupply of car parking (TR41).

Conditions limiting the number of car parking spaces and the use of the service yard will be required.



① Ach - Support

② RT

Flat 5,
29 St. James's Gardens,
Holland Park,
London W11 4RF

RB
3/7.

Your Ref.: DPS/DCN/PP/01308/RT

M.J. French Esq.
Executive director,
Planning and Conservation,
The Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton Street,
London W8 7 NX

28th June 2001

Dear Mr. French,

Re.: Proposed development at: Land & Buildings R/O 91-121 & 125-139 Freston Rd adj.Olaf St., Evesham St., & Bard Rd & backing M41

Thank you for your note of the 25th June in connection with amendments to the above application. I have visited the Planning Information Office and having inspected the revisions I am supportive of the new scheme.

Please let me know when this matter is due to be considered by the Planning Committee.

Yours sincerely,

pp Sibylle McGrath
Sir Simon Orr-Ewing, MA, FRICS.,

c.c. Charles Swallow, Esq. The Vanderbilt Racquets Club Ltd.

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EX DIR | HDC | N | C | SW | SE | ENF | AO ADK
2 JUL 2001 (12)
IG | REG | ARB | FWD PLN | CON DES | FEES

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address: Bard Road Site
Application No. 99/1308
LB: No
Conservation Area: No
Team: North
Code: N

This proposal provides attractively designed units as envisaged in the Freston Road Planning Guidelines.

The scale of the building is appropriate to the location as 3-4 storeys are the established building height in adjacent Freston Road. The form and detailing of the building is attractive and it will positively enhance the streetscene viewed from both Bard Road and the A3220.

A potentially attractive palette of materials is proposed, although the finish on the aluminium framing and the type of metal and finish for the roof are not identified at this stage.

Setting forward the entrance/stairwell section of the Bard Road elevation, the face of the building successfully copes with the curve of Bard Road at this location and thereby helps to improve the definition of the street edge and the legibility of the route.

Given the problems of graffiti and vandalism in this area, good quality, vandal proof lighting is recommended around the site. A lighting wash on the building facades could be built in as an attractive feature. Lighting under the soffits could highlight this feature of the building.

Approve, SD 30/6/01

DPC ✓NB 3/7
@RT

GVA Grimley

International Property Advisers

10 Stratton Street
London W1J 8JR
Telephone 0870 900 89 90
Facsimile 020 7911 2560
www.gvagrimley.co.uk

NDL/NJW/02A111095

2 July 2001

R Thompson Esq
Department of Planning and Conservation
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

Dear Mr Thompson

VANDERBILT CLUB, BARD ROAD, NORTH KENSINGTON
PROPOSED LEISURE/B1 SCHEME

Further to your letter of 22 June 2001, I now enclose six further sets of the revised drawings, as requested.

In respect of the other points raised in your letter I am due to meet with my client and their professional team later this week and will then respond accordingly.

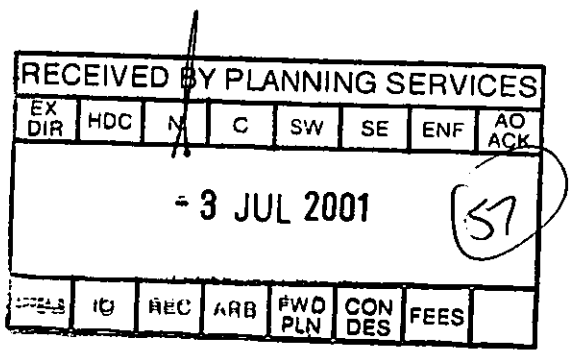
Yours sincerely

P.P. Nicholas de Lotbiniere

DT
COPY OF PLANS TO INFORM AT OFFICE PLEASE

NICHOLAS H J DE LOTBINIERE BSc MPhil ARICS
PARTNER, PLANNING DEPARTMENT

cc. G Maskill Esq
N Hughill Esq
S Bee Esq



RT

French, Michael: PC-GrpSvc

From: French, Michael: PC-GrpSvc
Sent: 03 July 2001 16:39
To: Cllr-Blanchflower
Subject: RE: Your Ref: DPS/DCN/PP/99/01308/RT

Dear Councillor Blanchflower,

Thank you for your e-mail of 1 July in which you maintain your objection to the proposed development for the replacement Vanderbilt Club. I will ensure that your objection is reported to Committee and carefully considered before any decision is taken.

M.J. French

-----Original Message-----
From: simonblanchflower [mailto:simonblanchflower@tinyonline.co.uk]
Sent: 01 July 2001 21:09
To: Michael French
Subject: Your Ref: DPS/DCN/PP/99/01308/RT

Dear Mr French,

Thank you for your recent letter concerning the Vanderbilt Racquets Club revised planning application proposal for the lands between Freston Road and the M41. I am still very much opposed to this development for the reasons outlined in my previous letter to you; I do not believe that the changes that have been made in any way make this application any more appropriate for this location. We do not need any more leisure facilities is this area! What we do need is what is descibed in the planning brief that has been prepared by your department.

Yours sincerely

Councillor Simon Blanchflower

FILE NOTE

Vanderbilt Club (PP/99/1308

Meeting with Nick De Lotbiniere – 13th July

Meeting called by NdL to discuss transitional arrangements between RT and DT in terms of writing report and presenting to Committee. Latest plans also discussed which were received on 20th June.

In terms of latter, Transportation Ob's were relayed:

1. Only two parking spaces acceptable;
2. Servicing arrangements are unworkable;
3. Additional cycle parking and facilities required.

In response NdL agreed to delete two spaces, incorporate a turning head at south west corner of site, extending over previously safeguarded land to the rear of the main tennis building, and to 'look at' the cycling issues. It was also agreed that the extent of the railing to the front of the B1 building, and the purpose/use of the land to the front of the building should be clarified on the plans.

A draft of the S106 will be submitted, expanding on the heads of terms, which will include:

- the incorporation of an employment programme, probably to include funding and support for the setting up of a sports administration course
- preference to employing local people and providing targeted training facilities, to include advertise jobs locally through the internet, FUNK offices, prior to open advertising
- ensure that the light industrial option provides small start up business units of the type particularly encouraged by the Council – to be advertised to local companies over a period of time (say 6 months) prior to wider marketing
- ensure the provision of the B1 units prior to occupation of the tennis club (*could be a condition?)*
- the provision of environmental improvements, which is restricted to modest tree planting
- access to children of local schools (free training facilities) to the tennis club.

Briefly mentioned Nick Bentley's concerns that many of the additional street tree planting is not appropriate, due to various reasons, and accordingly, environmental enhancements might only amount to the provision of about 8 trees. Isn't much scope for additional planting.

Advised NdL that in my view the scheme as revised is still unacceptable, based upon employment policy. He was taken aback, as he had understood that following the meeting with MJF et al in November 2000, this would be recommended for approval. Advised him that I will be leaving in approx. 3 weeks time and that I would not be able to prepare a report in that timescale, as further consultations still had to be carried out, and other commitments are further progressed than this application. NdL asked whether 20th September Committee was feasible. NdL likely to contact MJF to clarify

outcome of his November meeting, and DT to discuss future progress with application.

Way forward

RT to carry out external consultations on revised submission ✓ Done.
NdL to submit revised layout plan for B1 units to take account of Transportation comments, and submit a draft S106 agreement.

Roy Thompson.
13th July 2001

Additional Note for Derek

Malcolm South has agreed to draft much of the Planning History and the employment policy section of the Planning Considerations.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

The Customer Service Centre
London Underground Limited
55 Broadway
London
SW1H OBD

Switchboard: 020 7937 5464
Extension: 2275
Direct Line: 020 7361 2275

Facsimile: 020 7361 3463
e-mail roy.thompson@rbkc.gov.uk

16 July 2001

My reference: DPS/DCN/RT/PP Your reference: 00/1308

Please ask for: Roy Thompson

Dear Sirs,

Town and Country Planning Act 1990
Land and buildings r/o 91-121 & 125 –139 Freston Road, and adjoining Olaf street, Evesham Street, and Bard Road, and backing M41, London, W10 (Proposed Vanderbilt Club)
Planning application PP/99/1308

I write to advise of a planning application for proposed development at the above land.

Following lengthy and detailed discussions the applicant has decided to amend the original planning application to incorporate an additional three storey office and light industrial building to the northern part of the site, which adjoins the Metropolitan line.

As this is considered to be a material alteration to the plans previously submitted, your views are being sought as a statutory consultee to this revised planning application. I enclose the relevant additional/amended plans.

I should be grateful for your response within 21 days of the above date. If you require any further details in respect of this case, please do not hesitate to contact the above named Case Officer.

Yours sincerely,

M.J. French
Executive Director, Planning and Conservation.

Mktlet

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

KENSINGTON AND CHELSEA

Highways Agency
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SE1 0TE

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e-mail roy.thompson@rbkc.gov.uk

16 July 2001

My reference: DPS/DCN/RT/PP Your reference: HA4/1/1521 00/1308 Please ask for: Roy Thompson

Dear Sirs,

Town and Country Planning Act 1990
Land and buildings r/o 91-121 & 125 –139 Freston Road, and adjoining Olaf street, Evesham Street, and Bard Road, and backing M41, London, W10 (Proposed Vanderbilt Club)
Planning application PP/99/1308

I wrote to you in July 1999 to advise of a planning application for proposed development at the above land. This application has not been determined and still current.

Following lengthy and detailed discussions the applicant has decided to amend the planning application to incorporate an additional three storey office and light industrial building to the northern part of the site.

As this is considered to be a material alteration to the plans previously submitted to you, your views are again being sought as a statutory consultee to this revised planning application. I enclose the relevant additional/amended plans.

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Yours sincerely,

M.J. French
Executive Director, Planning and Conservation.

Mktlet

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL BOROUGH OF

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Greater London Authority
Policy and Partnerships Directorate
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SW1P 3PY

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Direct Line: 020 7361 2275

Facsimile: 020 7361 3463
e-mail roy.thompson@rbkc.gov.uk

16 July 2001

KENSINGTON AND CHELSEA

My reference: DPS/DCN/RT/PP Your reference: LP/7.3.582 00/1308

Please ask for: Roy Thompson

Dear Sirs,

Town and Country Planning Act 1990
Land and buildings r/o 91-121 & 125 –139 Freston Road, and adjoining Olaf street, Evesham Street, and Bard Road, and backing M41, London, W10 (Proposed Vanderbilt Club)
Planning application PP/99/1308

I wrote to LPAC in July 1999 to advise of a planning application for proposed development at the above land. This application has not been determined and still current.

Following lengthy and detailed discussions the applicant has decided to amend the planning application to incorporate an additional three storey office and light industrial building to the northern part of the site.

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Yours sincerely,

M.J. French
Executive Director, Planning and Conservation.

Mktlet

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Environment Agency
Apollo House
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Direct Line: 020 7361 2275

Facsimile: 020 7361 3463
e-mail roy.thompson@rbkc.gov.uk

16 July 2001

My reference: DPS/DCN/RT/PP 00/1308 Your reference: NE\1999\002148\0 02 Please ask for: Roy Thompson

Dear Sirs,

Town and Country Planning Act 1990
Land and buildings r/o 91-121 & 125 –139 Freston Road, and adjoining Olaf street, Evesham Street, and Bard Road, and backing M41, London, W10 (Proposed Vanderbilt Club)
Planning application PP/99/1308

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Yours sincerely,

M.J. French
Executive Director, Planning and Conservation.

Mktlet

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Environment Department
London Borough of Hammersmith and Fulham
Town Hall
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Direct Line: 020 7361 2275

Facsimile: 020 7361 3463
e-mail roy.thompson@rbkc.gov.uk

16 July 2001

My reference: DPS/DCN/RT/PP Your reference: 99/01584
00/1308

Please ask for: Roy Thompson

Dear Sirs,

Town and Country Planning Act 1990
Land and buildings r/o 91-121 & 125 –139 Freston Road, and adjoining Olaf street, Evesham Street, and Bard Road, and backing M41, London, W10 (Proposed Vanderbilt Club)
Planning application PP/99/1308

I wrote to you in July 1999 to advise you of a planning application for proposed development at the above land. This application has not been determined and still current.

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I should be grateful for your response within 21 days of the above date. If you require any further details in respect of this case, please do not hesitate to contact the above named Case Officer.

Yours sincerely,

M.J. French
Executive Director, Planning and Conservation.

Mktlet

Our ref.: TFL 4/1/ & HA4/1/1521
Your ref.: DPS/DCN/RT/PP/00/1308

20th July 2001

Roy Thompson
The Royal Borough of Kensington and Chelsea
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

Evan Brinton
Admin Support
North and West Area Team
TfL Street Management Services
Faith Lawson House
3rd Floor, 15 Dacre Street
London SW1H 0NR

Switchboard: 020 7343 5000
General Fax: 020 7941 7260
Direct Line: 020 7941 7256

Dear Mr Thompson

Re: 91-121 & 125-139 Freston Road – Proposed Vanderbilt Club

Thank you for your letters of 20th July 2001 notifying Transport for London of the above planning applications.

Transport for London has no comments to make on these planning application. I would be grateful if you could send your notice decision in due course.

Yours sincerely,

Evan Brinton
ADMIN SUPPORT
NORTH & WEST AREA TEAM

Received 24 JUL 2001 R.B.K&C
17
Planning:Allocation AOACK/SW

25/7.

RT

Hammersmith & Fulham
Serving our Community

ENVIRONMENT DEPARTMENT
DEVELOPMENT SERVICES

LONDON BOROUGH OF HAMMERSMITH & FULHAM
Town Hall, King Street
Hammersmith, London W6 9JU
WEB www.lbhf.gov.uk
TEL 020 8576 5013
FAX 020 8600 4972
Extension: 3486

Enquiries: 020 8576 5012
or: 020 8576 5013

FAX: 020 8576 5018

25th July 2001

ROYAL BOROUGH OF KENSINGTON & CHELSEA
THE TOWN HALL
HORNTON STREET
LONDON
W8 7NX

Application Number:

2001/1958/P

The planning officer dealing with your application is:
Denuka Gunaratne

Dear Sir/Madam,

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995
National Development Control Forum - Code of Practice 1980

Address: LAND & BUILDINGS R/O 91-121 & 125-139 FRESTON ROAD, & ADJ., OLAF STREET, & BARD ROAD, & BACKING M41, LONDON, W10

Proposal: Consultation case from the adjoining borough of Kensington & Chelsea for the demolition of existing building; redevelopment to create a tennis club with 8 no. indoor tennis courts, a real tennis court, a gymnasium, swimming pool & associated facilities, bar, cafe, restaurant, guest accommodation, manager's flat, adminstrative accommodation, provision of car and bicycle parking; a three storey office and light indusrial building to the northern part of the site.

Thank you for your notification of proposed development at the above address, dated 16th July 2001.

The Council will endeavour to forward any observations on this proposal by **20th August 2001.**

Yours faithfully,

NIGEL PALLACE.
Assistant Director, Development Services.

Received 30 JUL 2001 R.B.K.&C.
Planning:Allocation Obs/N

FRO: D. TAYLOR

GVA Grimley

International Property Advisers

10 Stratton Street
London W1X 6JR
Telephone 0870 900 89 90
Facsimile 020 7911 2560
www.gvagrimley.co.uk

with compliments

NOTE OF MEETING
ROYAL BOROUGH OF KENSINGTON AND CHELSEA
11 SEPTEMBER 2001
VANDERBILT CLUB, FRESTON ROAD, NORTH KENSINGTON

Those Present:	D Taylor (DT) -	Senior Planning Officer, RBKC
	S Bee (SB) -	Benoy Architects
	N De Lotbiniere (NDL) -	GVA Grimley

		Action
1.0	**AIM**	
1.1	To present the proposed development for the new Vanderbilt Club and B1 development to Derek Taylor and to agree a timetable for the processing of the planning application.	
2.0	**PLANNING POSITION STATEMENT**	
2.1	DT explained that Roy Thompson, the previous Planning Officer dealing with the scheme had not had an opportunity to prepare the planning officer's report. Instead he left DT a detailed note of the current situation. Roy Thompson had explained there were a number of outstanding detailed matters particularly in relation to the Section 106 Agreement upon which further information was requested. His note ends with a view that on balance he felt the planning application should be recommended for refusal. DT stated that he had not yet formed a view on the planning application but would be consulting with others to provide a view at officer level. NDL explained that various meetings had taken place including some with Mike French at which it had been indicated that as far as Mike French was concerned, the application would be supported at officer level.	
2.2	Derek Taylor said he was unaware of any meeting with Mike French but would speak to Mike French in due course.	DT
3.0	**ADDITIONAL B1 FLOOR SPACE**	
3.1	DT suggested that consideration should be given to the provision of more B1(c) floor space. He suggested that additional space could be created at basement level in the new Vanderbilt Club building in lieu of car parking spaces. Simon Bee/NDL said they would take client's instructions but reminded DT that Mike French had already indicated that the balance of benefits outweighed the conflict with council policies.	

		Action
3.2	DT also acknowledged that it was not necessary to provide 100% B1 floor space. NDL referred to the development at Lots Road. DT acknowledged that a mixed use could be promoted but that there was clearly a feeling amongst the officers at least when Roy Thompson was dealing with the scheme that there was insufficient B1 floor space to merit recommendation for approval.	
4.0	**NEXT STEPS**	
4.1	DT will speak to NDL next week to provide an initial officer view.	DT
4.2	NDL/Simon Bee to revert to DT concerning the provision of possible additional B1 floor space.	NDL/DT
4.3	NDL reiterated that it had been agreed that a presentation could take place to council members in advance of the planning committee meeting.	NDL (to speak to Mike French)
4.4	DT indicated that he was hopeful that the application would be considered at the 14 November committee.	

Hammersmith & Fulham
Serving our Community

ENVIRONMENT DEPARTMENT
DEVELOPMENT SERVICES

R.B.K.C. PLANNING
Received 17 SEP 2001
Ex Die HDC TP CAC AD CLU
AOACK N C SW SE APPEALS
IO REC ARB F PLANCON.DES

Date: 11th September 2001

ROYAL BOROUGH OF KENSINGTON & CHELSEA
THE TOWN HALL
HORNTON STREET
LONDON
W8 7NX

LONDON BOROUGH OF HAMMERSMITH & FULHAM
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Hammersmith, London W6 9JU
WEB www.lbhf.gov.uk
TEL 020 8576 5013
FAX 020 8600 4972
Enquiries: 020 8576 5012
or: 020 8576 5013

Applicant:
ROYAL BOROUGH OF KENSINGTON & CHELSEA
THE TOWN HALL
HORNTON STREET
LONDON
W8 7NX

Application number:
2001/1958/P
Registered on:
23rd July 2001
Property reference:
97

Town and Country Planning Act 1990

NO OBJECTION RAISED

Location and Description

LAND & BUILDINGS R/O 91-121 & 125-139 FRESTON ROAD, & ADJ., OLAF STREET, & BARD ROAD, & BACKING M41, LONDON, W10

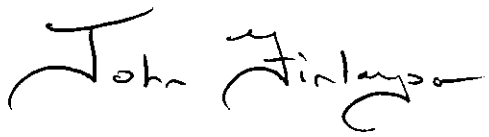
Consultation case from the adjoining borough of Kensington & Chelsea for the demolition of existing building; redevelopment to create a tennis club with 8 no. indoor tennis courts, a real tennis court, a gymnasium, swimming pool & associated facilities, bar, cafe, restaurant, guest accommodation, manager's flat, adminstrative accommodation, provision of car and bicycle parking; a three storey office and light indusrial building to the northern part of the site.
Drg. Nos: bny sn(08)0001 Rev A000, Rev A02, bny sn(08)0002 Rev A00

Particulars of Decision

This Council raises no objection to the proposed development.

For your information:

1 It is this Council's view that a management scheme be incorporated into the proposed scheme, which only permits members or users of the proposed development to park in the car park. This would put in place a control to prevent commuters to the proposed new White City Shopping Complex from utilising the proposed Tennis Club parking facilities.



On behalf of Director of the Environment Department.
Duly authorised by the Council to sign this notice.

LONDON BOROUGH OF HAMMERSMITH AND FULHAM
Town and Country Planning Act 1990

TP.App Rights

Statement of Applicants' Rights

arising from the refusal of planning permission or the grant of permission subject to conditions.

1 If the applicant is aggrieved by the accompanying decision he/she may by notice served within six months of the date of this notice, appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990.

The Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order and any Directions given under the Order.

2 If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which had been or would be permitted, he may serve on the Council of the London Borough of Hammersmith and Fulham a purchase notice requiring that authority to purchase his interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3 In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 108 of the Town and Country Planning Act, 1990.

4 Any appeal must be made on the appropriate forms which can be obtained from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

General Information

The granting of planning permission does not relieve developers of the necessity for complying with any local Acts, the Building Regulations and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements, etc. applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the Council of the London Borough of Hammersmith and Fulham) entitled to the benefit thereof or holding in the property concerned in the development permitted or in any adjoining property.

In this connection applicants are advised to consult the Director of Engineering as to any works proposed to, above or under the carriageway, footway or forecourt.

Applicants are also advised to consult the Council's Building Control Officer at the earliest possible moment, before commencing the development, with regard to the provisions of the Building Regulations and/or other statutes.

Applicants are advised that the granting of planning permission does not authorise any development which may encroach upon a public highway and, in the event of such an encroachment, the Council may take such action as is appropriate to secure the removal of that part of the development which encroaches upon the public highway.

Councillor BARRY PHELPS
Cabinet Member – Planning Policy
The Royal Borough of Kensington & Chelsea
11 Abingdon Mansions, Pater Street, W8 6AB
Tel 020 7938 2383 Fax 020 7938 2384
Email address:barry@barryphelps.com

F

DT

20 November 2001

Mr. Roger Matland,
Director,
North Kensington Amenity Trust,
1 Thorpe Close,
LONDON, W10 5XL.

Vanderbilt Tennis Club

Since I am inclined to go ballistic if anything thwarts me to the smallest possible degree, I cannot honestly object to other people going slightly off the handle prematurely.

However, as far as I can see from the correspondence you have sent me regarding the draft planning guidelines for Bard Road and Evesham Street, mainly concerning the Vanderbilt Tennis Club, you appear to be presuming that the consultation process is a farce and a sham. Even if it were, I would have to pretend it were not, but in fact the consultation process is genuine for the rather simple reason that we need to protect our backs and the easiest way to do this is to listen seriously to what our publics say.

Ball in your court. Look forward to hearing from you.

North
Kensington
Amenity Trust

16th November 2001

Cllr Barry Phelps
11 Abingdon Mansions
Pater Street
London
W8 6AB

1 Thorpe Close
London
W10 5XL
Tel: 020 8969 7511
Fax: 020 8969 5936
info@nkat.org.uk.

Dear Barry

Vanderbilt Tennis Club

I am afraid Roger has had to dash off, and he has asked me to send the attached letters, one from Mr French dated 3 February 1999 and a reply from Roger dated 26th March 1999.

These are to provide you with background information on the application to shift Vanderbilt from Hammersmith to Kensington and Chelsea.

Yours sincerely

Fiona Goodwin
Office Manager

23 acres of land under the Westway (A40M) motorway is held in trust and developed for the benefit of the community.

Chair: His Honour Judge Gerald Gordon
Director: Roger Matland
Registered Charity Number 262167

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr R Maitland
North Kensington Amenity Trust
1 Thorpe Close
London
W10 5XL

Switchboard: 0171-937 5464
Extension: 2093
Direct Line: 0171-361 2093
Facsimile: 0171-361 3463
Email: plnmws2@rbkc.gov.uk

3 February 1999

My reference: Your reference: Please ask for: Malcolm Souch

Dear Mr Maitland

Draft Planning Guidelines: Site at Bard Road and Evesham Street, W11

I enclose a copy of the draft Planning Guidelines prepared by the Council for the above site.

This document has been drawn up to promote the development potential of the site by explaining and elaborating on the adopted and emerging Unitary Development Plan policies for the Borough. Once formally adopted by the Council, the planning guidelines will form supplementary planning guidance and an important material consideration in determining planning applications for development on this site.

Any comments you might have on the content of the draft planning guidelines would be greatly appreciated. Please could you ensure that I receive your comments in writing no later than 5 March 1999. A pre-paid envelope is attached for your convenience.

If you have any queries on the planning guidelines or its content please contact Malcolm Souch, the planning officer responsible for co-ordinating the document.

Yours sincerely

M.J. French
Executive Director, Planning and Conservation

26th March 1999

Michael French Esq
Executive Director
Planning and Conservation
Royal Borough of Kensington & Chelsea
Town Hall
London W8 7NX

Draft Planning Guidelines – Site at Bard Road and Evesham Street, W11

Malcolm Souch was kind enough to send me a copy of the draft planning guidelines as part of a consultation process.

I have to admit that I was somewhat idle in getting round to read it but when I did I was somewhat concerned. I became even more concerned when I talked through the issues with Malcolm.

It does seem to me that we are setting up a situation to have an unnecessary punch up with Chelsfield. They are cited in the document as the land owners but there is not a hint of their proposals to relocate the Vanderbilt tennis centre onto this site. From Malcolm I gather that they raised the proposition with the Royal Borough about four months or so ago, albeit only in outline terms. If I am to be used as a person within the consultation process then I think I am entitled to know the whole picture against which I can formulate my views and express an opinion.

If consultation is to have any real meaning then Chelsfield's ideas, however rudimentary, should have been set out in the document. It is in my view tokenistic and almost improper to set out on a genuine consultation exercise which suppresses some key information. It so happens that Chelsfield, probably because of our tennis centre at the Westway Sports Centre, had the courtesy to consult with me before Christmas about their proposals and I gave them my views which were subsequently endorsed by the Committee of the Trust. It is therefore almost by accident that I had this knowledge prior to reading the planning consultation document. Had I not had the information I would have probably read your document and concluded that, in the absence of any other information, that it seemed reasonable and left it at that.

If the document had simply been issued as a statement of fact I would have had no quibble but to issue it as a consultation document is plainly wrong. From the information I have there appears to be no intention of really consulting but simply to go through an exercise in a partial manner in order to impose an internal Town Hall view as to what should happen. Clearly, and also, an opportunity arises for

such "public consultation" to be used as another string to the bow of "seeing off" Chelsfield's proposals.

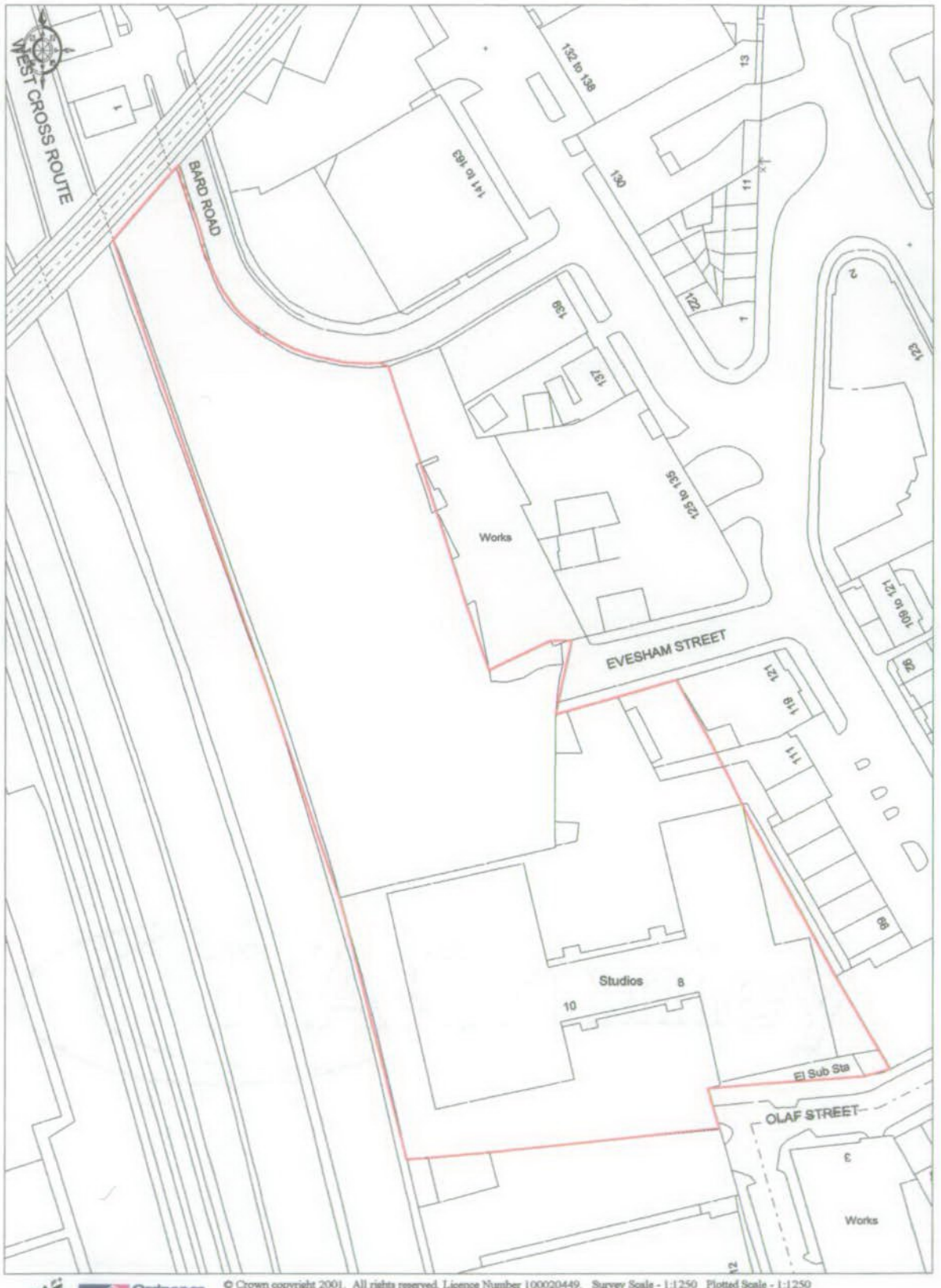
Neither I or the Trust have any vested interest in Chelsfield or their proposal but they do create an interesting topic for debate which the Trust would be perfectly happy to join in with and give its views. What I dislike intensely, and why I am writing to you, is the prospect of being used, directly or indirectly, as a public consultee on a document which does not give the whole or proper picture. This is not consultation but rather manipulation, especially when you consider all those people, unlike you and I, who have/had no idea about the Vanderbilt proposals but which were known about before the document was released.

If you really want genuine consultation then I would suggest that you start again but if not then issue a follow up letter to all those people sent the document to withdraw the word consultation and state that it is hard policy and views would not be welcome.

Roger Matland

cc: Malcolm Souch

The Vanderbilt Racquet Club



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GVA Grimley

WHITE CITY

Title	PLANNING SUBMISSION BOUNDARIES	Date	1:1250
Job No.	Q BD (08) 001	Date	August 1996

ISSUER	BENOY	Chesfield plc
110 Three Oak Street, London, E14 6AZ Tel: 0171 538 1100 Fax: 0171 538 1199 e-mail: mail@dsd.pipex.com	210 High Street, Lewisham, London SE13 6JY Tel: 0171 690 7888 Fax: 0171 404 4044 e-mail: 100536.3404@compuserve.com	67 Brook Street, London, W1Y 2AJ Tel: 0171 629 0871

OUTLINE PLANNING CONSENT (90/0330)/REDEFINED MATTERS SUBMISSION BOUNDARY

DIMCO LISTED BUILDING APPLICATION BOUNDARY

LUL DEPOT RELOCATION AND VIADUCT APPLICATION BOUNDARY

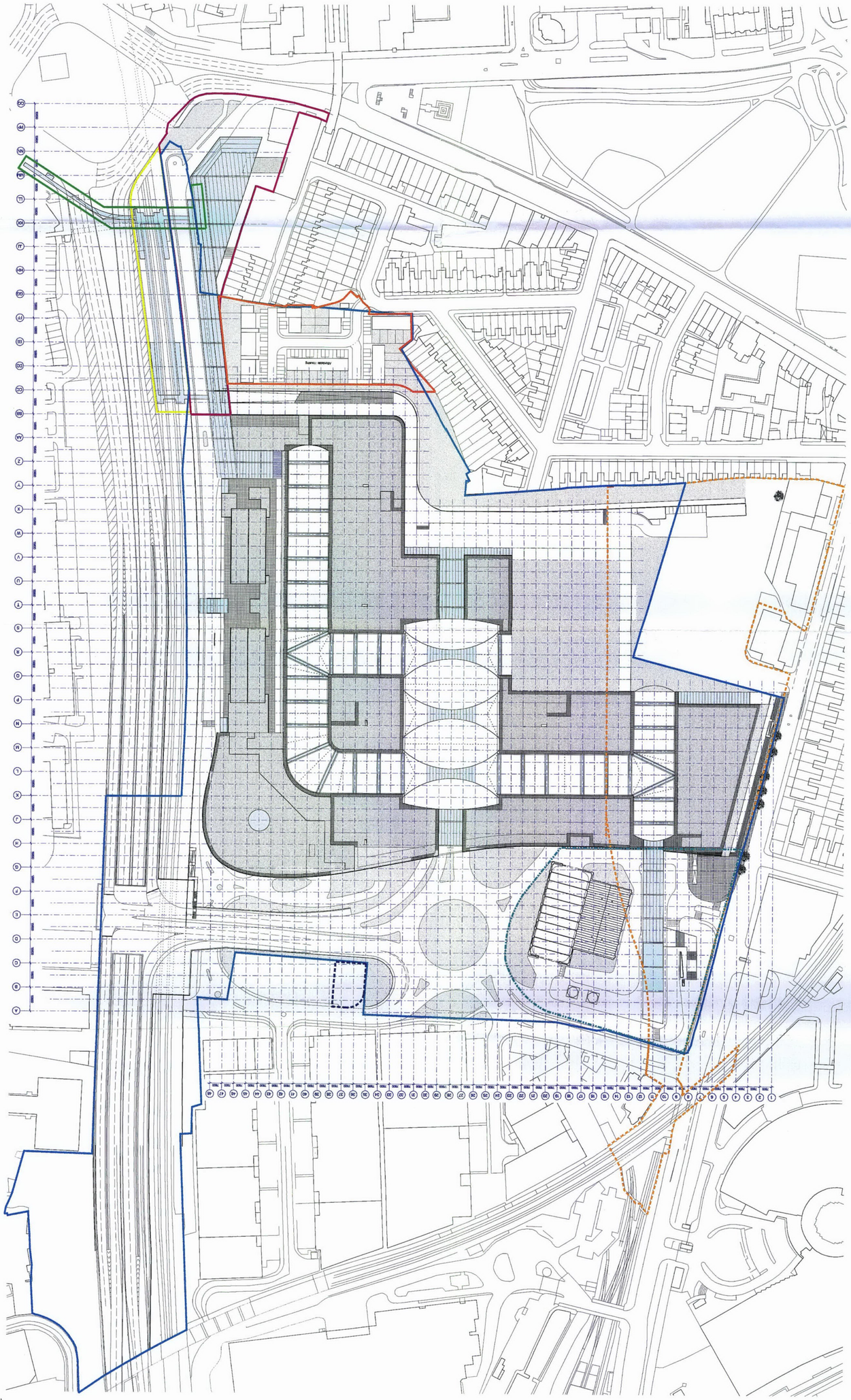
SOUTHERN INTERCHANGE APPLICATION BOUNDARY

STARGAS SITE OFFICE APPLICATION BOUNDARY

AFFORDABLE HOUSING APPLICATION BOUNDARY

WEST LONDON LINE STATION APPLICATION BOUNDARY

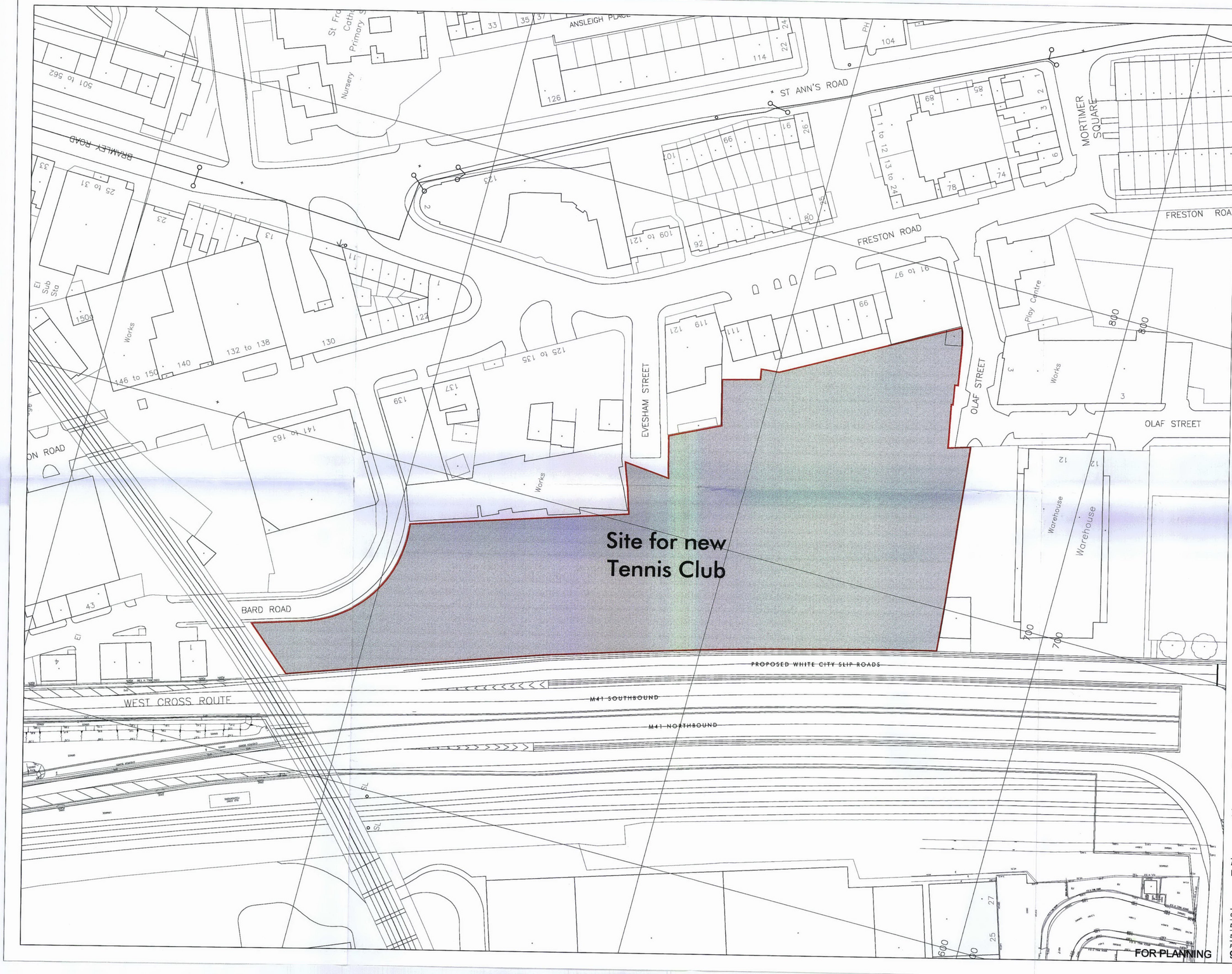
SOUTHERN M41 FOOTBRIDGE APPLICATION BOUNDARY



TP/99/0130/B

①

TP/99/01308 (2)



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NOTES:

R.B.K.& C.
TOWN PLANNING
25 JUN 1999
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PP991308

A00 21/06/99 /RFP Drawing created.

Rev	Date	Chk/Dwn	Issued
(Description)			

BENOY
ARCHITECTS & DESIGNERS
London (0171) 404 7666. Fax (0171) 404 7980.

Client
Chelsfield plc

Project
THE VANDERBILT RACQUET CLUB

Drawing Title
Proposed Site Plan

Computer File Name	BSA08002.DWG		
Drawn by	RFP	Checked by	
Scale	1:500	Date	21 June 1999
Project No.	Drawing No.		Revision
94402	BSA(08)002		A00

FOR PLANNING

TP/99/01308 ③
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NOTES:
R.B.K.&C.
TOWN PLANNING
25 JUN 1999
RECEIVED
A01 09/06/99 /RFP Drawing amended for Planning Application
A00 21/05/99 /RFP Drawing created.
Rev Date Chk/Dwn Issued (Description)
BENOY
ARCHITECTS & DESIGNERS
London (0171) 404 7666. Fax (0171) 404 7980.
Client
Chelsfield plc
Project
THE VANDERBILT RACQUET CLUB
Drawing Title
Proposed Ground Floor Plan
PART SUPERSEDED
Computer File Name BSA08G01.DWG
Drawn by RFP
Checked by
Scale 1:200
Date 21 May 1999
Project No. 94402
Drawing No. BSA(08)G01
Revision A01
Plotted by Roland-P on 2-6-1999 at 12:19
Xrefs: -OSVTC, BSABL000, BVCGPG00,
FOR PLANNING
PP991308
OLAF STREET
3
Deck
Pool
Pool
Female Changing
Health & Beauty
Male Changing
Gymnasium
Real Tennis
Dedans Penthouse
Dedans
Function or Dance
Reception
Staff Only
Staff Only
Pro.
Stair
Off.
Display
Sec.
Staff
Laundry
Plant
Cycle Parking
Parking
Parking Area
Landscape
Landscape
EVESHAM STREET
111
121
125 to 135
Works
137
139
130
132 to 138
140
150
141 to 163
1
BARD ROAD
CROSS ROUTE
PROPOSED WHITE CITY SLIP ROADS
SUPERSEDED

TP/99/01308 (4)

Dimensions to be verified on site.
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NOTES:

R.B.K.&C.
TOWN PLANNING
25 JUN 1999
RECEIVED

Rev Date	Chk/Dwn	Issued (Description)
A01 09/06/99	/RFP	Drawing amended for Planning application
A00 21/05/99	/RFP	Drawing created.

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Client
Chelsfield plc

Project
THE VANDERBILT RACQUET CLUB

Drawing Title
Proposed First Floor Plan

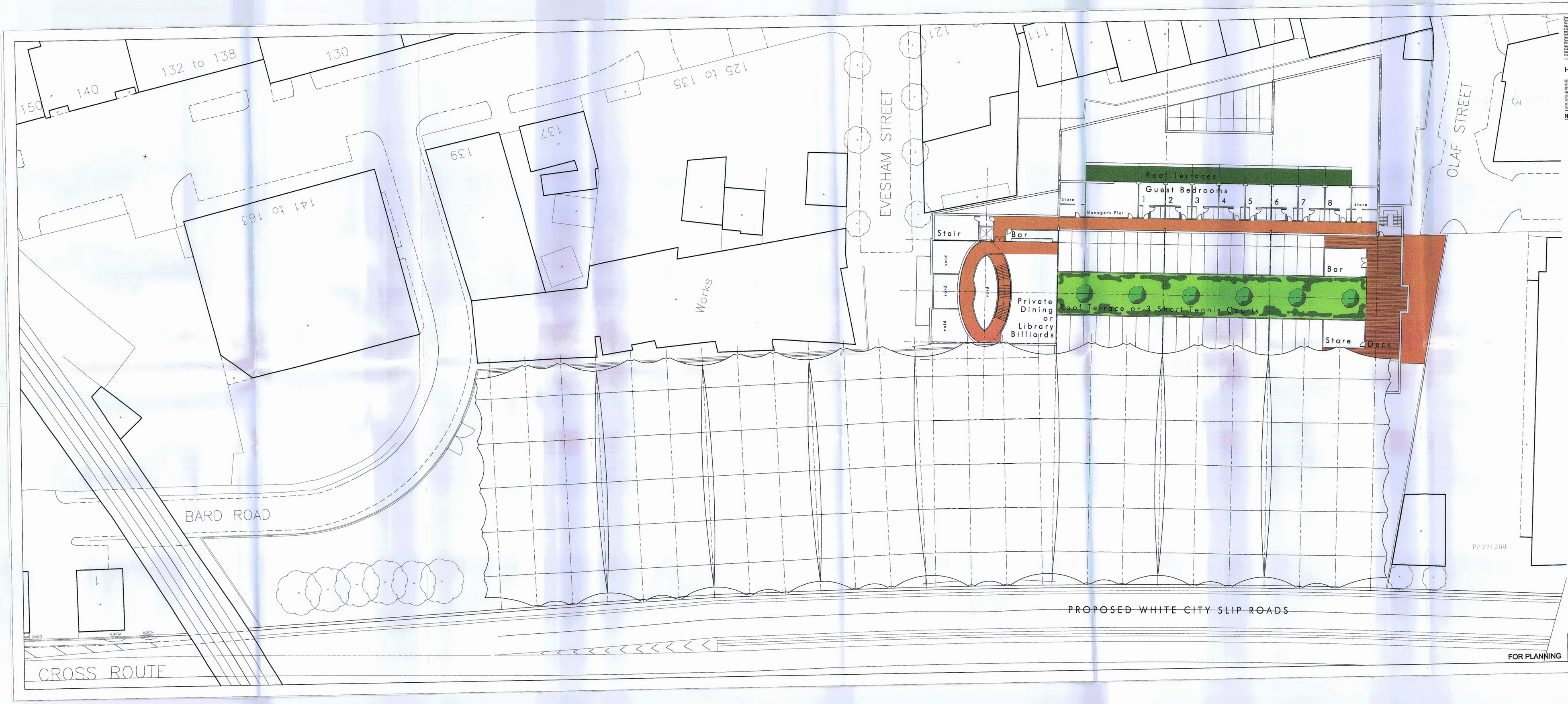
Computer File Name	BSA08101.DWG
Drawn by: RFP	Checked by
Scale 1:200	Date 21 May 1999
Project No. 94402	Drawing No. BSA(08)101
Revision	A01

FOR PLANNING

Xrefs: None

Plotted by xxx on xx-xx-xxxx

TP/99/01308 (5)



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NOTES:

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25 JUN 1999
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A01 09/06/99 /RFP Drawing amended for Planning Application
A00 21/05/99 /RFP Drawing created.
Rev Date (Description) CSN/Dwn Issued

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Client
Chelsfield plc

Project
THE VANDERBILT RACQUET CLUB

Drawing Title
Proposed Second Floor Plan

Computer File Name	BSA08201.DWG		
Drawn by	RFP	Checked by	
Scale	1:200	Date	21 May 1999
Project No.	Drawing No.		Revision
94402	BSA(08)201		A01

Xrefs: None

FOR PLANNING

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TP/99/01308 (6)

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PP/99/1308/A

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TOWN PLANNING
2 0 JUN 2001
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A02 30/04/01 SB/PB
1. Drawing amended to show Bard Road light industrial and office building and landscaping scheme
2. Drawing supersedes BSA/08/001 A02
A01 09/08/99 SB/RFP drawing amended for planning application
A00 21/08/99 SB/RFP drawing created

rev	date	chk/auth	Description

Benoy
Architecture Masterplanning Interior Design Graphic Design

Client
Chelsfield plc

Project
THE VANDERBILT RACQUET CLUB

Drawing Title
Proposed Site Plan

Comp. File No.
bny-sa_08_0001

Drawn by	Checked by
pb	sb
Scale	**Date**
1:500 @ A1	24.04.01

Project No.	Drawing No.	Revision
94402	bny sa[08]0001	A02

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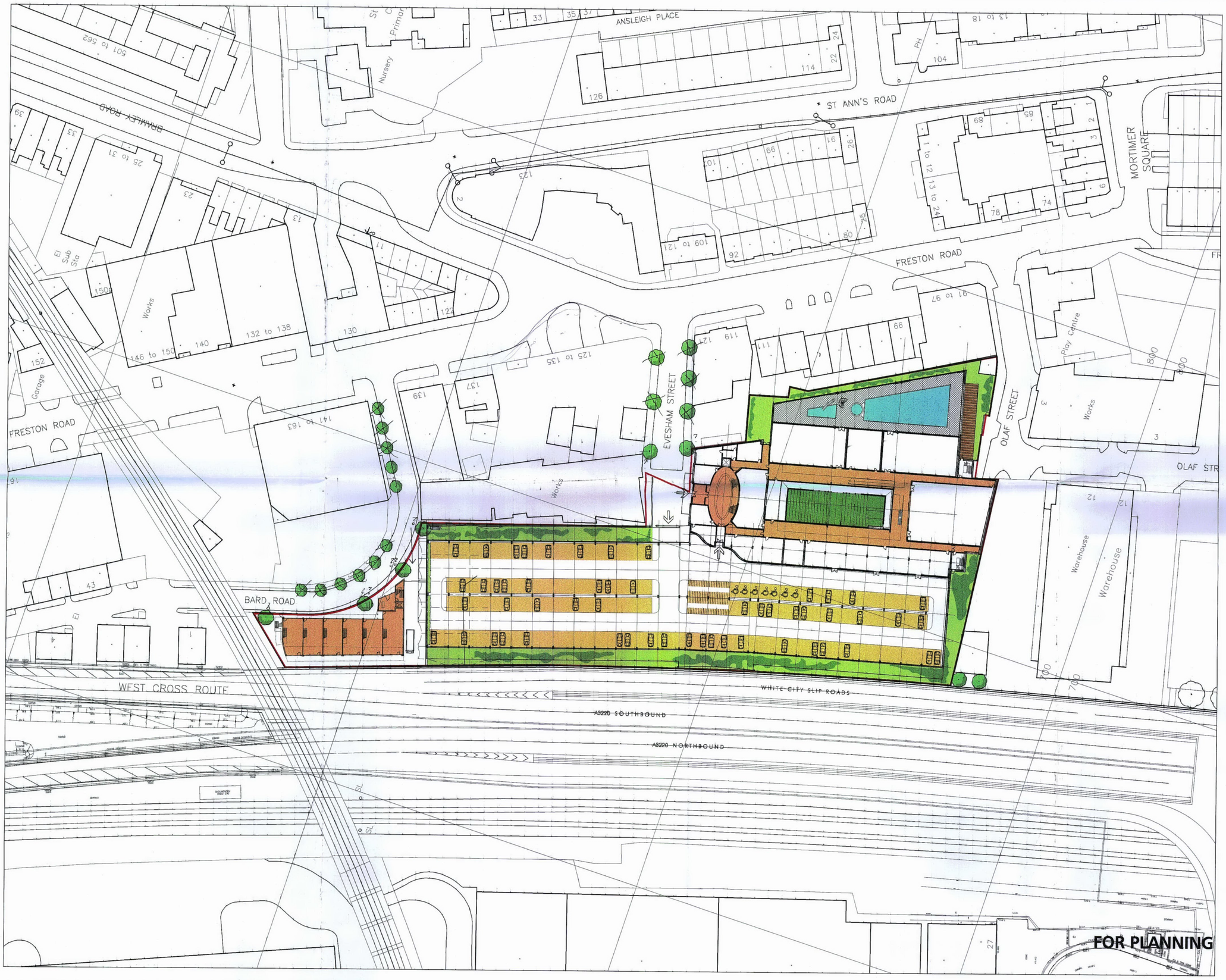

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- 3 JUL 2001
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With Tree Comments

A02 30/04/01 SB/PB
1. Drawing amended to show Bard Road light industrial and office building and landscaping scheme
2. Drawing supersedes BSA(08)001 A02
A01 09/08/99 SB/RFP drawing amended for planning application
A00 21/08/99 SB/RFP drawing created

rev	date	chk/auth	Description

Benoy
Architecture Masterplanning Interior Design Graphic Design

Client
Chelsfield plc

Project
THE VANDERBILT RACQUET CLUB

Drawing Title
Proposed Site Plan PP/1308/A

Comp. File No.	bny-sa_08_0001
Drawn by	pb
Checked by	sb
Scale	1:500 @ A1
Date	24.04.01
Project No.	94402
Drawing No.	bny sa[08]0001
Revision	A02

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BLACK&WHITE AO PAGE

1 – 14

TP/99/01308 (1)

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PP/99/1308

Rev	Date	Chk/Dwn	Issued (Description)
A00	21/06/99		/RFP Drawing created.

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Client
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Project
THE VANDERBILT RACQUET CLUB

Drawing Title
Enabling Works

Computer File Name	BSA08003 DWG		
Drawn by	RFP	Checked by	
Scale	1 500	Date	21 June 1999
Project No	Drawing No	Revision	
94402	BSA(08)003	A00	

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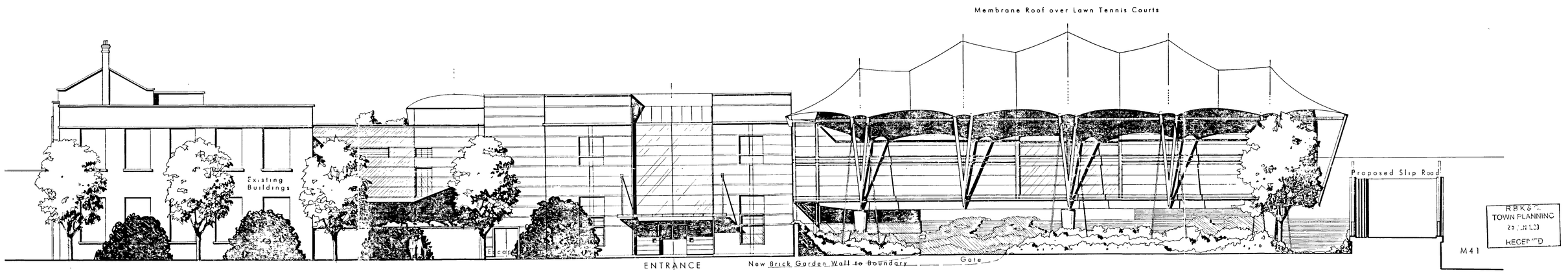
Plotted by xxx on XX-XX-XXXX
Xrefs None

TP/99/01308
2



RBK&C
TOWN PLANNING
25 JUN 1999
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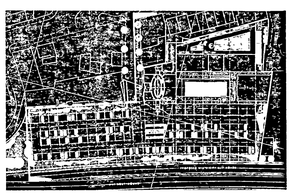
North Elevation
Shown Notionally from Inside the Site Boundary
and Along Evesham Street

Scale 1:100 or 1:200



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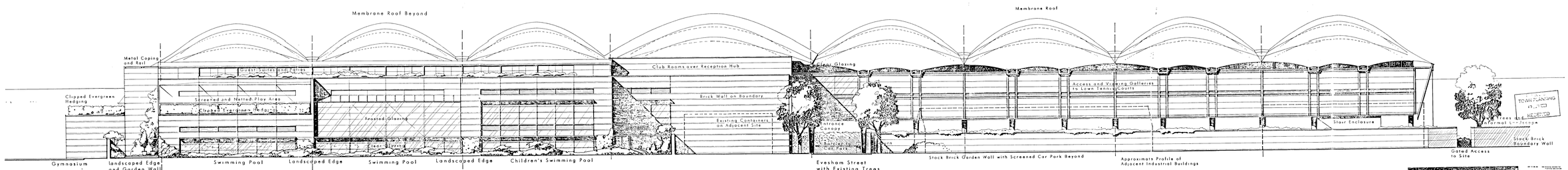
Client
Chelsfield plc

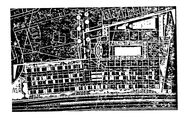
Project
THE SANDERSTEAD RACQUET CLUB

Drawing Title
Proposed North Elevation
(Black & White)

Computer File Name: BSA08020.DWG
Drawn by: SAB Checked by: SB
Scale: 1:200 Date: 11 June 1999
Project No. Drawing No. Revision
FOR PLANNING 94402 BSA/08/020 A01



East Elevation
Shown Inside Boundary Wall
Scale 1:100 or 1:200



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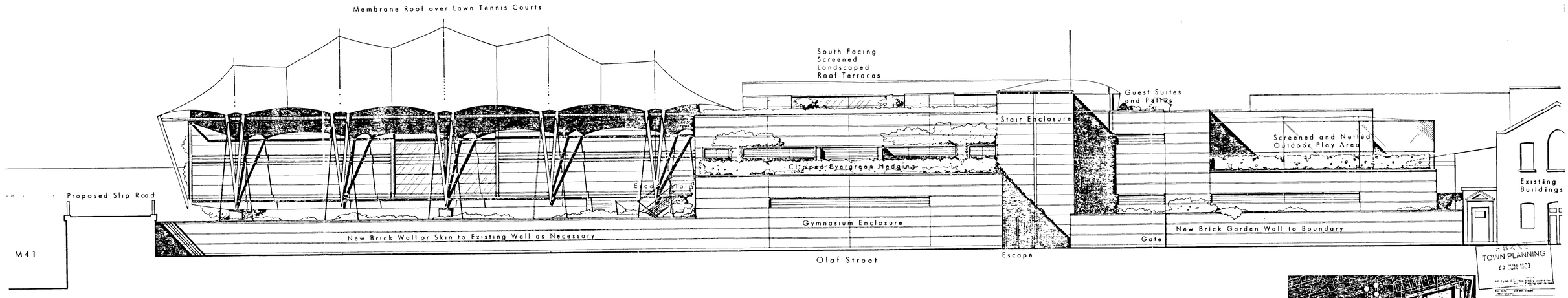
FOR PLANNING

TP/99/01308
(4)

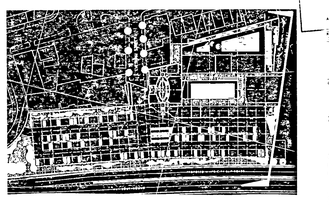


South Elevation

Shown Notionally from Outside the Site Boundary

Scale 1:100 or 1:200

PP/99/1308



TOWN PLANNING
25 JUN 1999

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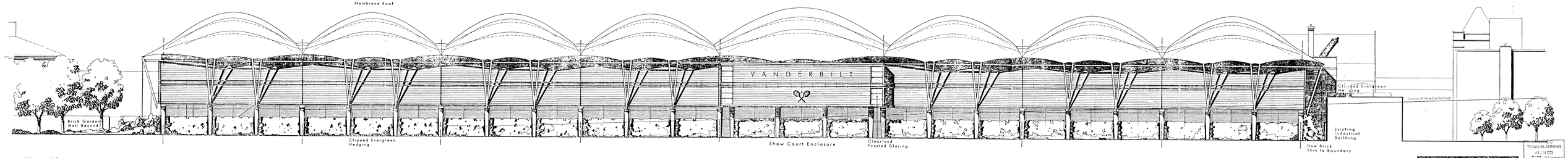
Chelsfield plc

THE VANDERBILT RACQUET CLUB

Proposed South Elevation
(Black & White)

FOR PLANNING 94402 BSA(08)022 A01



West Elevation

Showing Ground Level Landscape

Scale 1:100 or 1:200

FOR PLANNING

TOWN PLANNING

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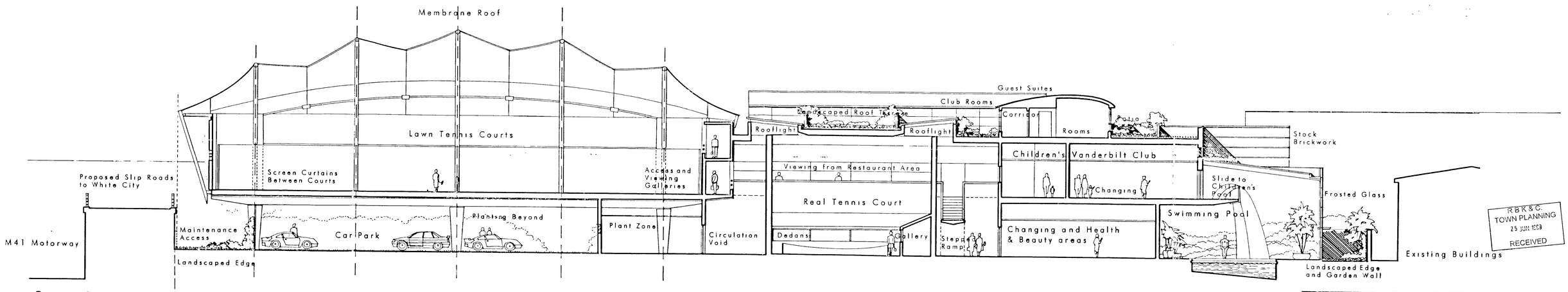
Chelsfield plc

TP/99/01308
6



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TOWN PLANNING
25 JUN 1999
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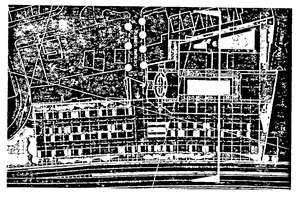
Cross Section
Through M41, Tennis Courts and Health Club
Scale 1:100 or 1:200



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ARCHITECTS & DESIGNERS
London W1T 1JY 0171 ... Fax 0171 ... 1999

Client
Chelsfield plc

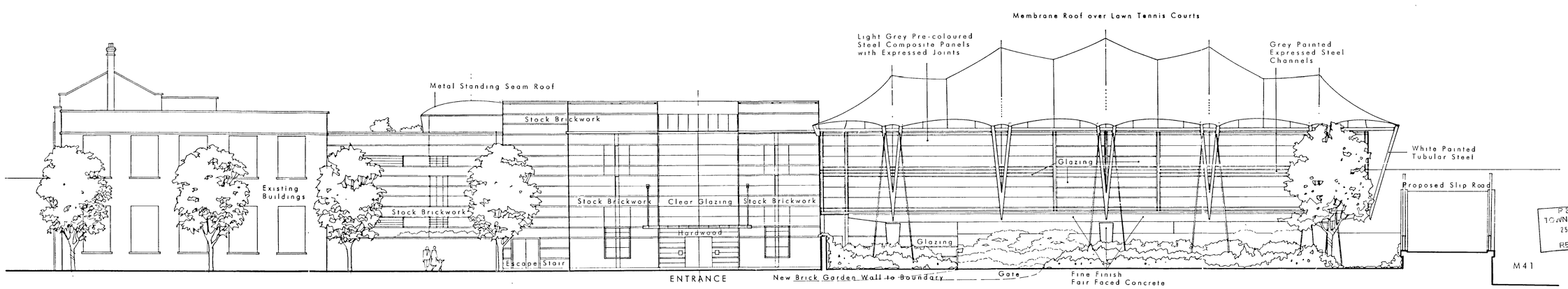
Project
THE VANDERBILT RACQUET CLUB

Drawing Title
Proposed Cross Section
(Black & White)

Drawn by: BSA/BOB/DWG
Checked by: SB
Date: 1:200
Scale: 1:100
Date: 11 June 1999
Project No: 94402
Drawing No: BSA(08)024
Rev: A01

FOR PLANNING

TP/99/01308
(7)



PSK&C
TOWN PLANNING
25 JUN 1993
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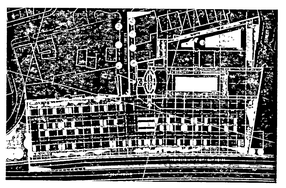
North Elevation
Shown Notionally from Inside the Site Boundary
and Along Evesham Street

Scale 1:100 or 1:200



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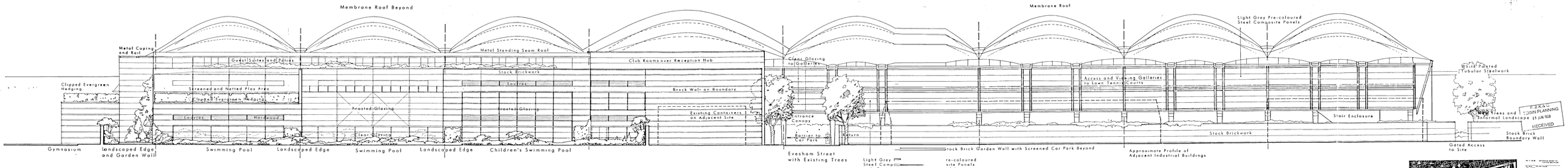
ARCHITECTS & ENGINEERS
Chelsfield plc
THE VANDERBILT RACQUET CLUB
Proposed North Elevation
(Black & White)
Showing Materials
FOR PLANNING
94402 BSA/08/030 A01



East Elevation
Shown Inside Boundary Wall
Scale 1:100 or 1:200

FOR PLANNING

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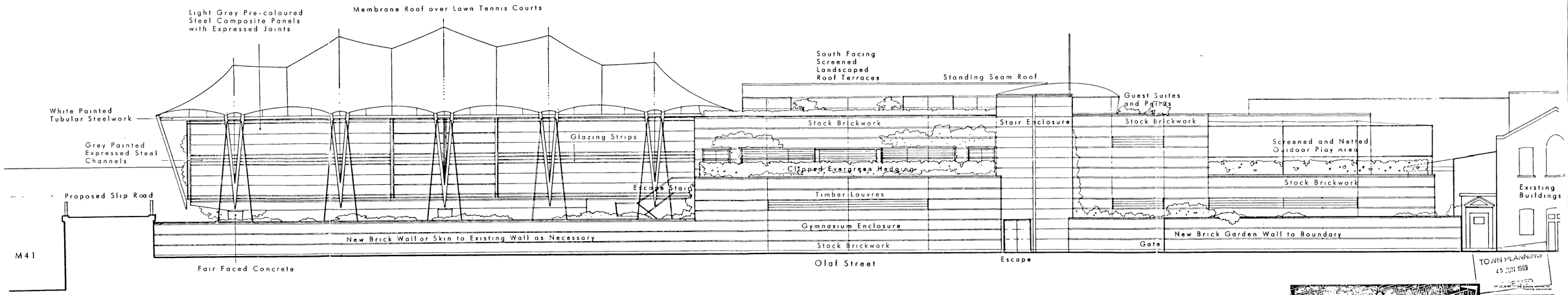
Chelsfield plc

Proposed Car Elevation
Stock Brick
Showing Materials

SHEET NO. 2 OF 2
DRAWN BY: MAC
DATE: 12 JUN 1989
SCALE: 1:100 & 1:200
DRAWING NO. 2

TP/99/01308
(1)

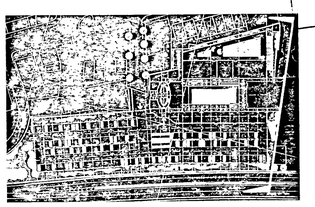


South Elevation

Shown Notionally from Outside the Site Boundary

Scale 1:100 or 1:200

TOWN PLANNING
25 JUN 1999
RECEIVED



BENOY
ARCHITECTS & DESIGNERS

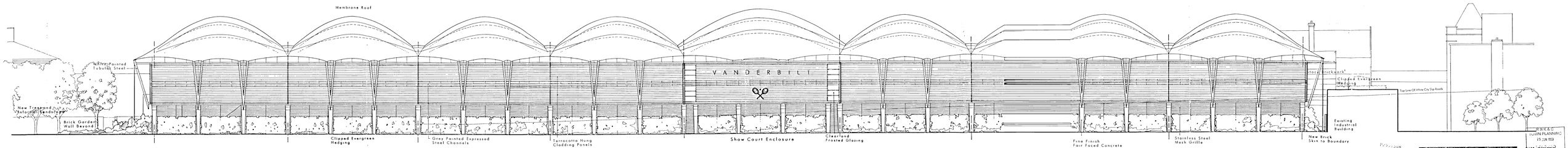
Client
Chelsfield plc

THE VANDERBILT RACQUET CLUB

Drawing Title
Proposed South Elevation (Black & White) Showing Materials

Scale 1:200 Date 1 June 1999

FOR PLANNING 94402 BSA(08)032 A01



West Elevation
Showing Ground Level Landscape
Scale 1:100 or 1:200

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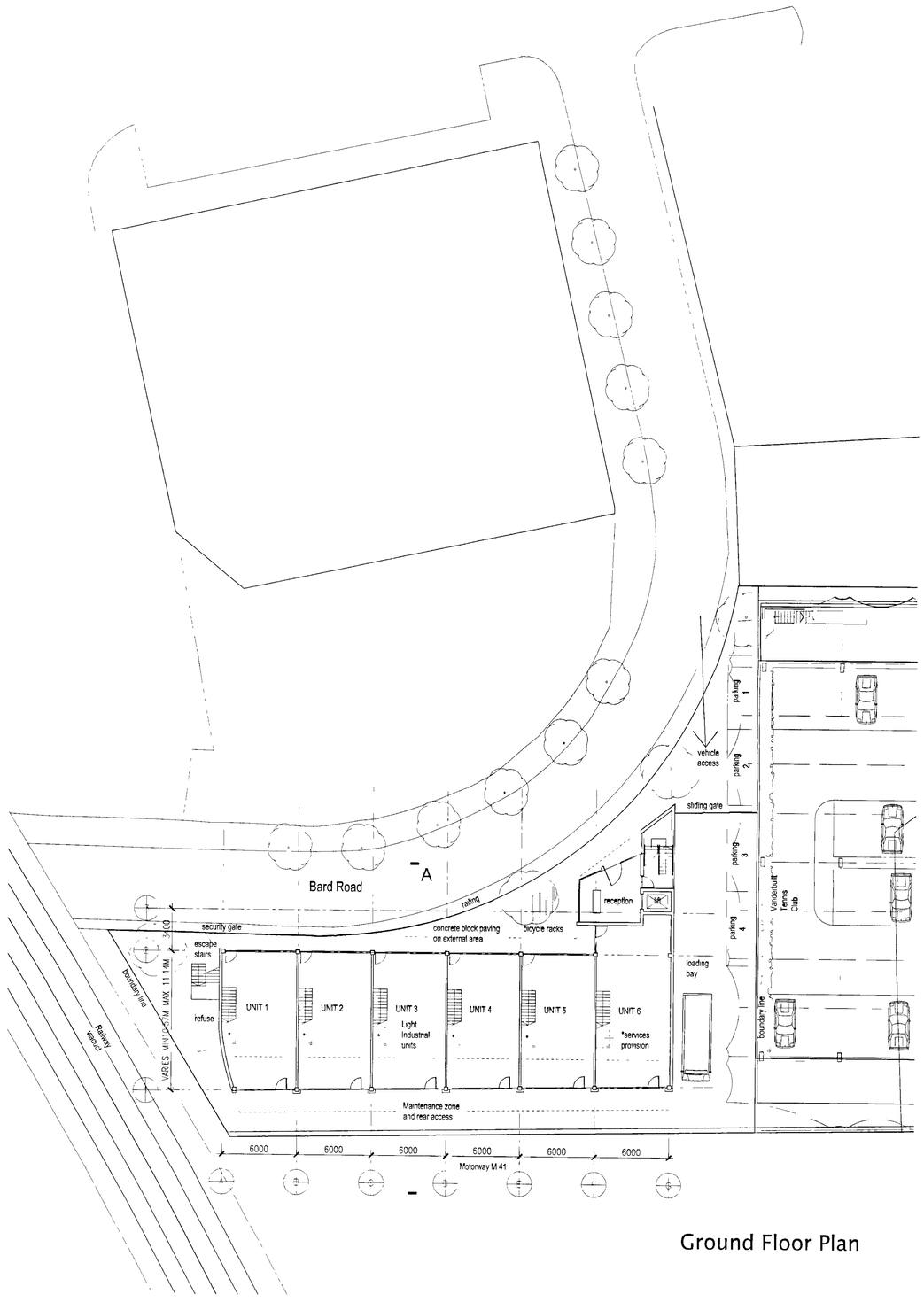
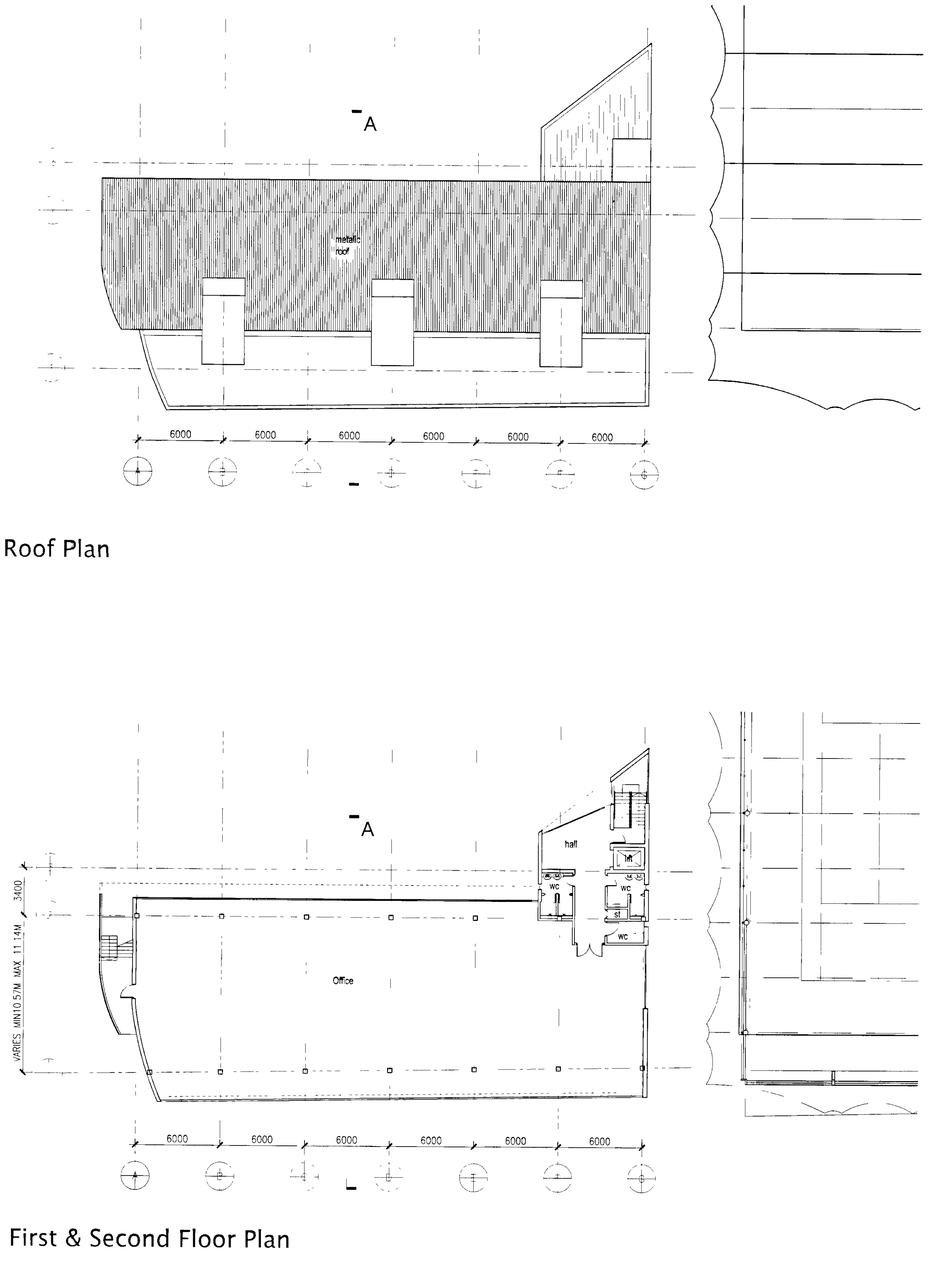


Ground Floor Plan



Roof Plan

First & Second Floor Plan

KEY FOR MATERIALS

01 Coloured render on blockwork
02 Clear double glazed units
fixed on aluminium frame
03 Timber panel fixed on metal frame
04 Coloured steel fascia
05 Policarbonate celular sheets fixed on metal frame
06 Metal roof
07 Steel mesh fixed on metal frame
08 Personal door clad in timber
09 Recessed timber panel to create graphics
10 Steel fence & railings
11 Colour coated rollering shutter
12 Clear glass / sand blasted glass

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TOWN PLANNING
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rev date chk/auth Description

Benoy
Architecture Masterplanning Interior Design Graphic Design

Client
Chelsfield plc

Project
THE VANDERBILT RACQUET CLUB

Drawing Title
Bard Road Site
Light Industrial and Office Building
Plans

Comp File No
bny-sn_08_0001.dwg

Drawn by
pb / mr

Checked by
sb

Scale
1/200 @ A1

Date
09 05 01

Project No
94402

Drawing No
bny sn[08]0001

Revision
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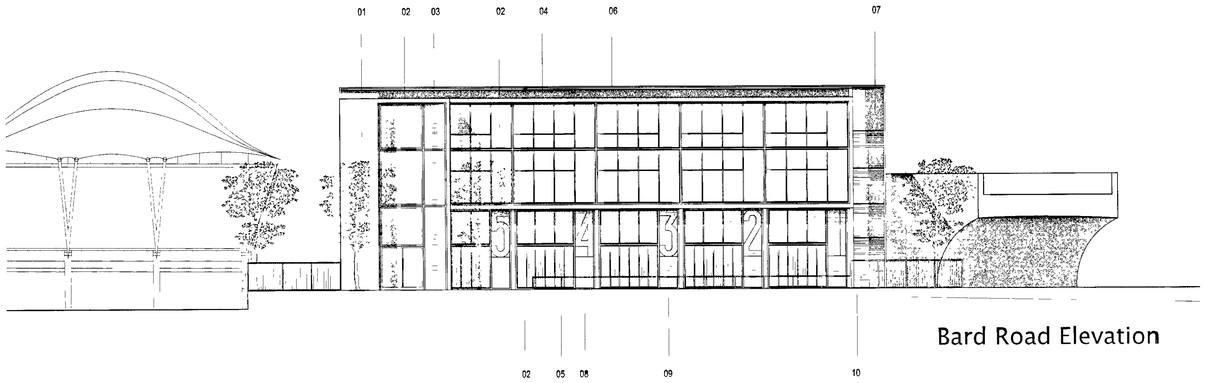
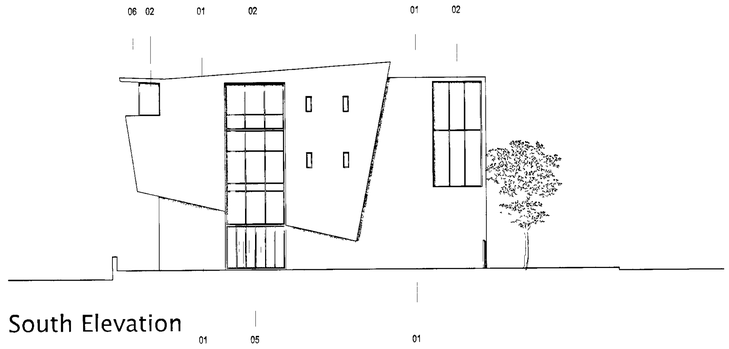


Bard Road Elevation



South Elevation

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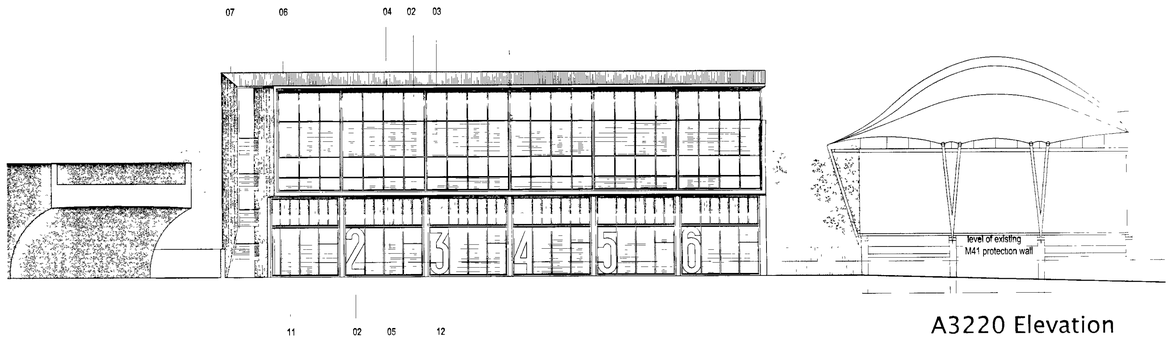
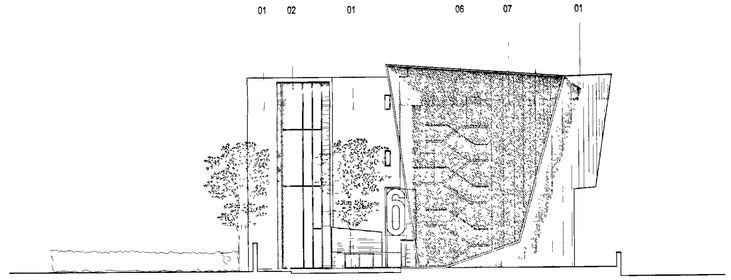


A3220 Elevation



North Elevation

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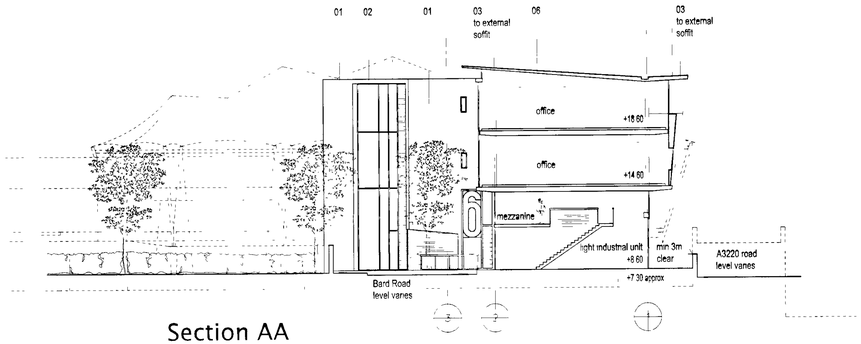

Section AA

FOR PLANNING

A00 09/05/01 SB/MR
rev date chk/auth Description

Benoy
Architecture Masterplanning Interior Design Graphic Design

Client
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Project
THE VANDERBILT RACQUET CLUB

Drawing Title
Bard Road Site
Light Industrial and Office Building
Elevations and Section AA

Comp File No
bny-sn_08_0002 dwg

Drawn by mr | Checked by sb

Scale 1/200 @ A1 | Date 09 05 01

Project No	Drawing No	Revision
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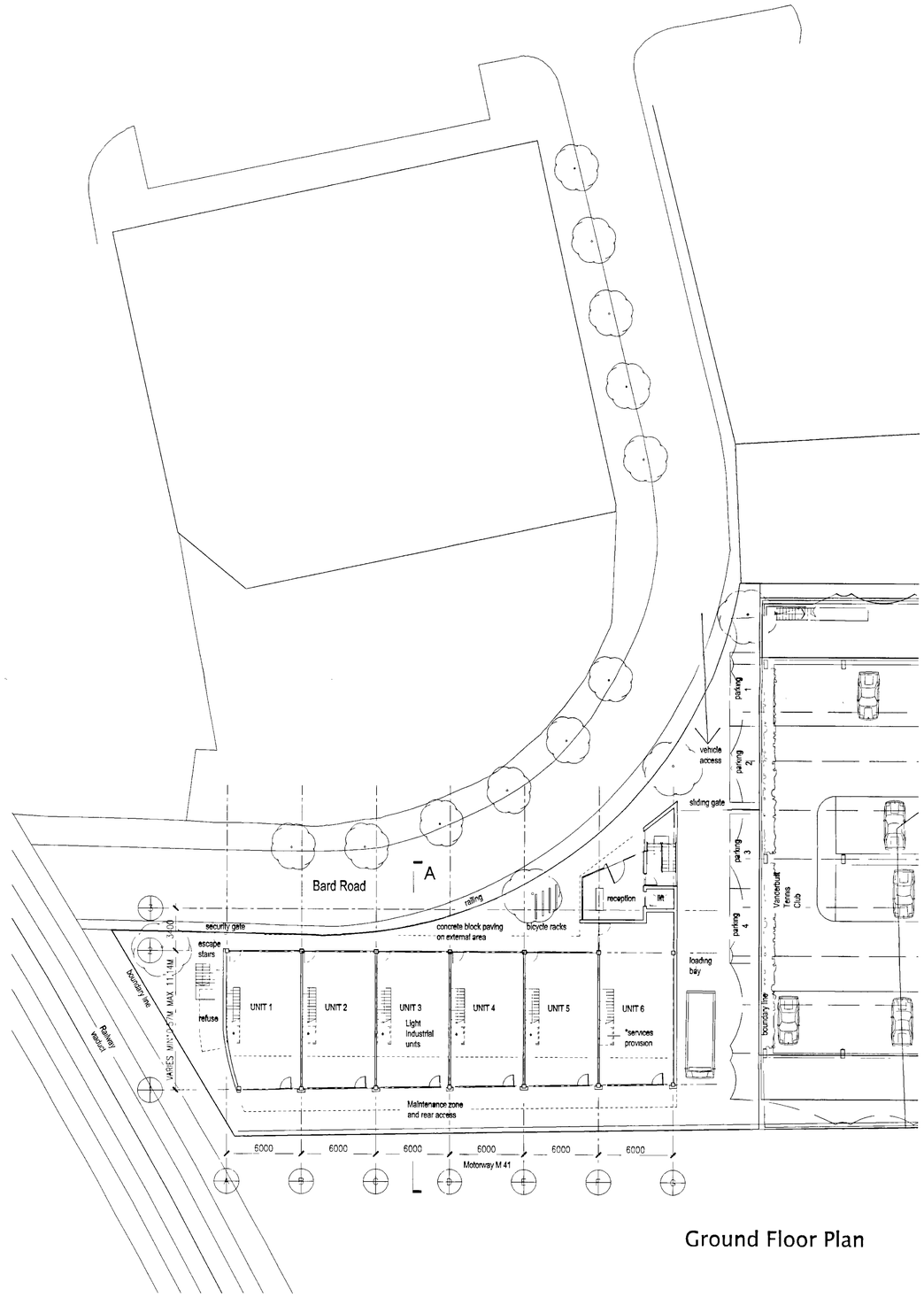
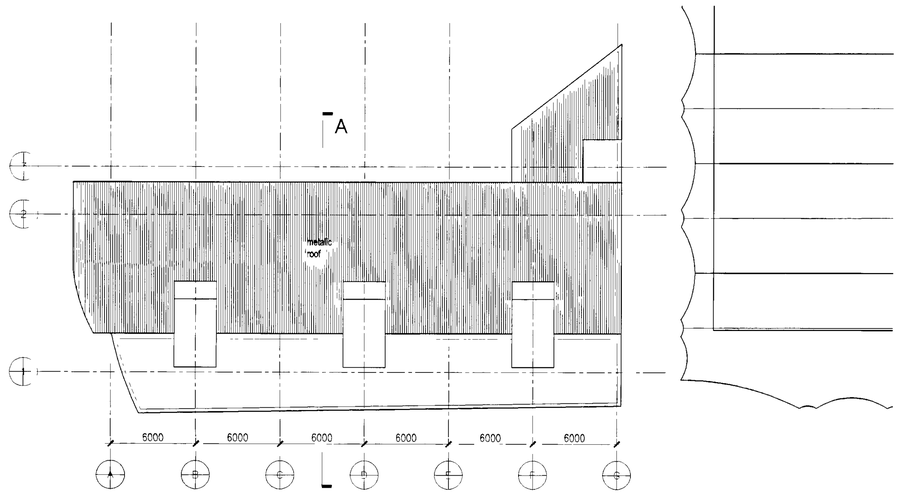
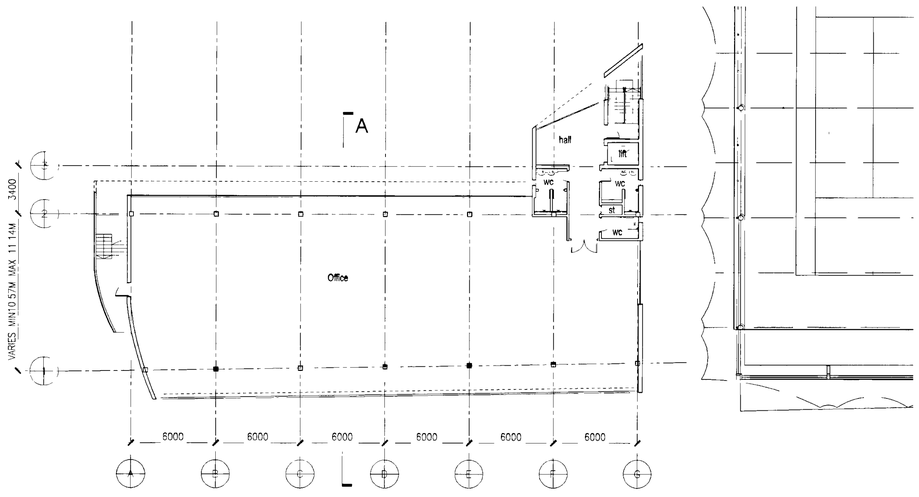


Ground Floor Plan



Roof Plan



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Client
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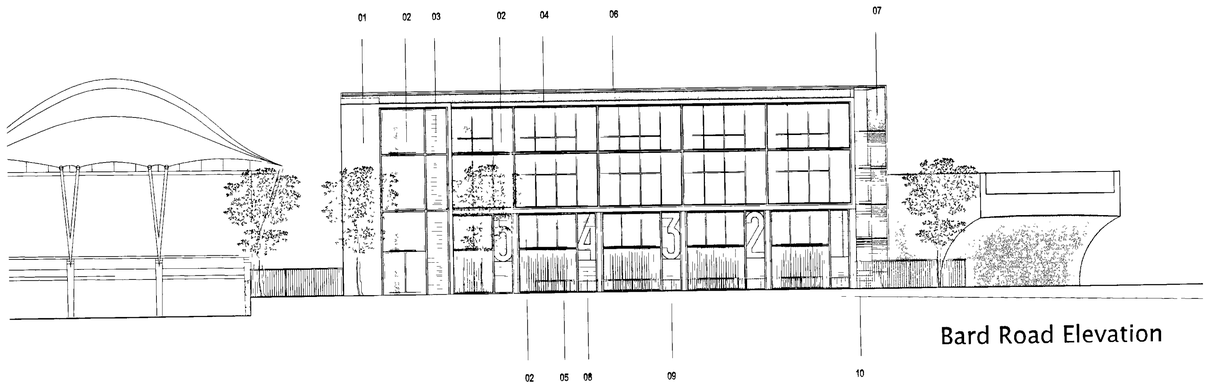
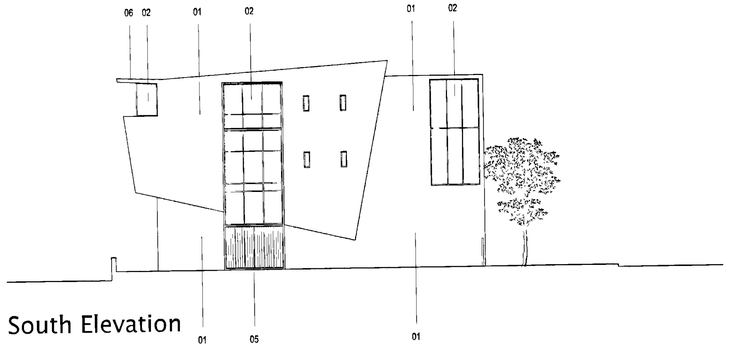


Bard Road Elevation



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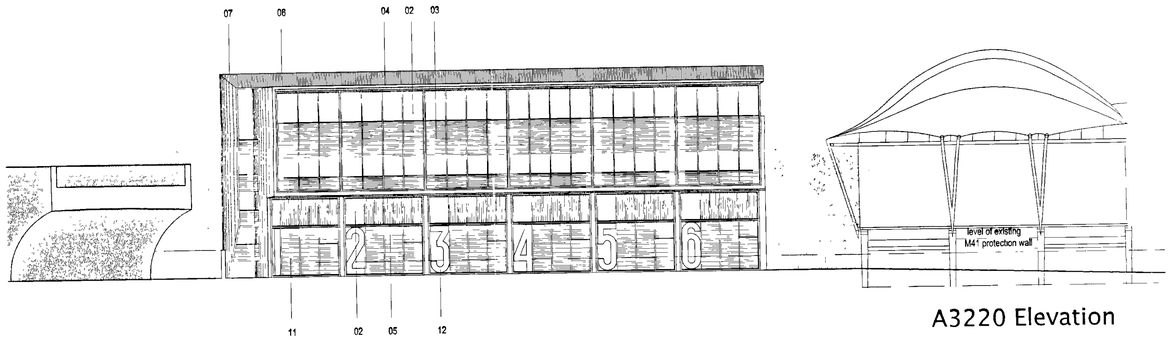

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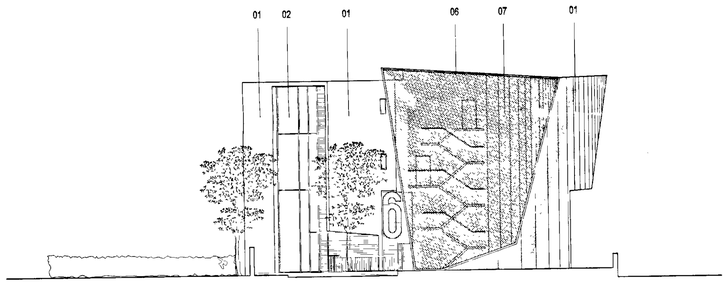

North Elevation

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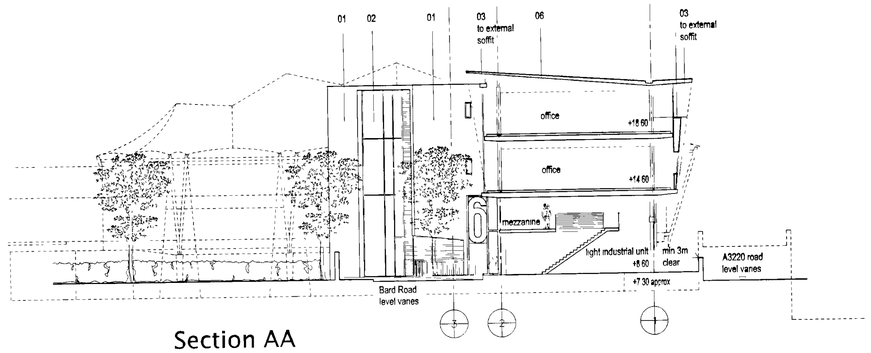

Section AA

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A00 09/05/01 SB/MR
rev date chk'auth Description

Benoy
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Client
Chelsfield plc

Project
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Light Industrial and Office Building
Elevations and Section AA

Comp File No
bny-sn_08_0002 dwg

Drawn by mr | Checked by sb

Scale 1/200 @ A1 | Date 09 05 01

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BARD ROAD

WEST CROSS ROUTE

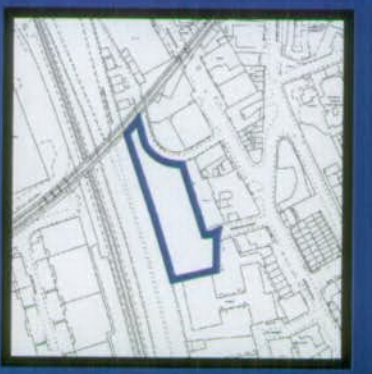
A3220 SOUTHBOUND

A3220

Received 23 AUG 2001 R.B.K&C

Planning:Allocation

Site at
BARD ROAD & EVESHAM STREET, W11.



THE ROYAL BOROUGH OF

KENSINGTON AND CHELSEA

Planning Guidelines July 1999

The Royal Borough of Kensington and Chelsea

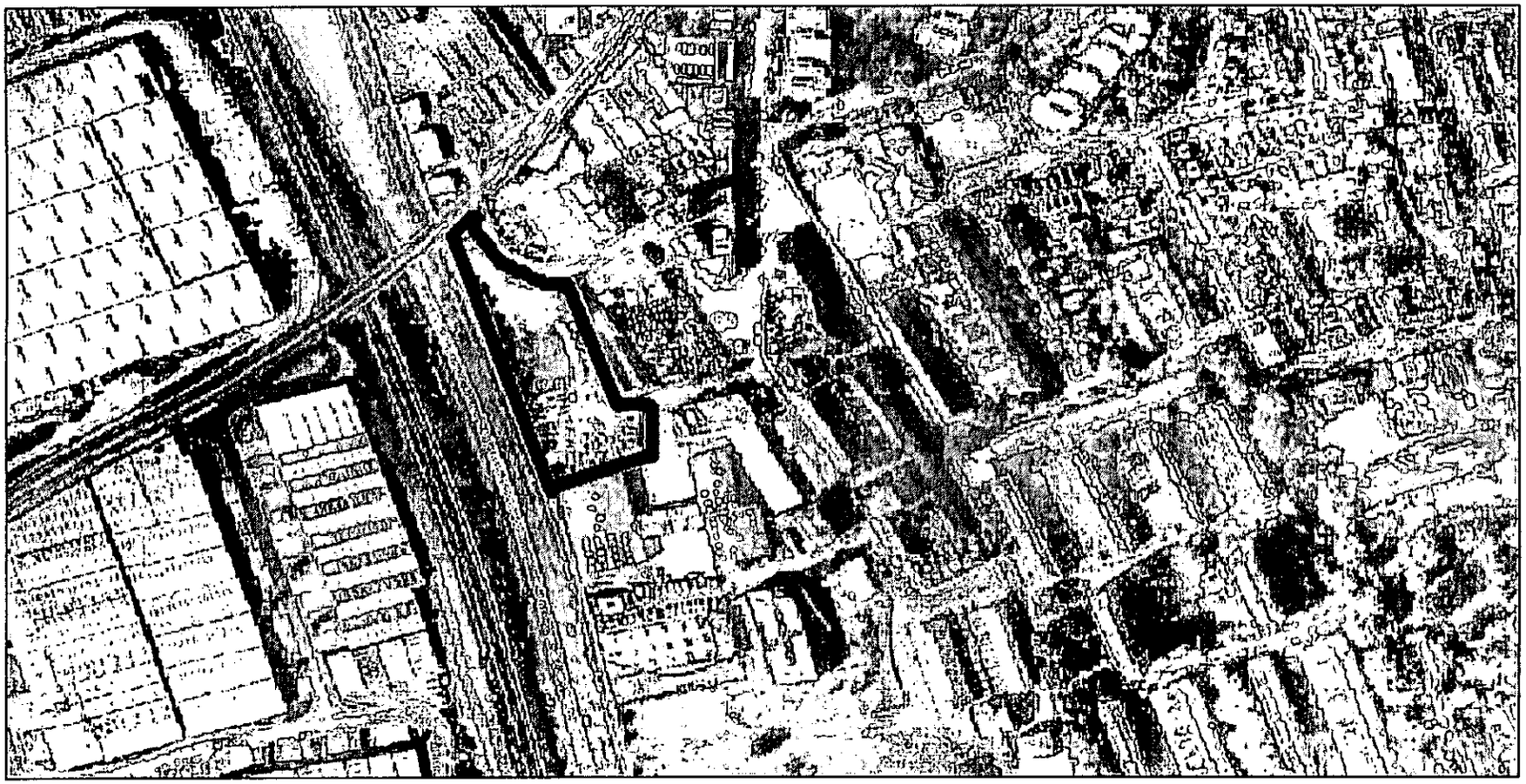
SITE AT BARD ROAD AND EVESHAM STREET, W11

PLANNING GUIDELINES

as adopted June 1999

Site at Bard Road and Evesham Street, W11

Aerial View



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AN INDICATIVE LAYOUT FOR SITE DEVELOPMENT

1. INTRODUCTION

BACKGROUND

1.1. These planning guidelines have been drawn up by a project group formed from across a range of Council services to promote the development of a site at Bard Road and Evesham Street, W11. These guidelines address the planning issues and other issues relating to the future use of the site. The site is located in an established area for business and industry. It is currently under-utilised and an opportunity exists for comprehensive redevelopment to provide a range of flexible business units.

1.2. The site was transferred from the London Borough of Hammersmith and Fulham in April 1996 as part of the boundary review process. The site was used as a compound during the construction of the M41 motorway during the 1960's. Between 1993 and 1996 the site was used for car breaking, dumping and as scrap land. Since summer 1996, the site has been used for the storage of materials and plant equipment and for car parking.

1.3. The site is well located, in close proximity to Central London and with ready access to the M41 West Cross Route and A40(M) Westway. The Royal Borough as a whole has a highly skilled and flexible workforce and accommodates a diverse range of companies from head offices to small creative industries. The location is particularly attractive to small industries and suppliers who support the Royal Borough's shopping, leisure and tourism sectors.

1.4. The site is owned by Chelsfield PLC, who are intending to develop the White City shopping, residential and leisure complex to the west of the site. The main shopping centre element of the White City scheme is expected to open in 2000. Road access to the White City complex will be via an elevated 'H' junction from the M41 West Cross Route. The southbound sliproad of this junction will rise along the western boundary of the site. A pedestrian bridge over the M41 is planned south of the site, which will include a cycle path.

1.5. Although separated by the M41 motorway and the West London Line rail corridor, the site forms part of the White City Centre Site proposals as defined in Hammersmith and Fulham's UDP and is included in the current outline planning permission for the White City site. Although the site is excluded from the current detailed proposals, it would be premature for any permanent development of the Bard Road and Evesham Street site to take place before the details of the White City Centre are finalised and agreed by all relevant parties.

1.6. Overall, the neighbouring White City development should have an positive impact on development of the site, although there are potentially negative issues such as traffic

congestion in the area and the pressure from satellite parking.

1.7. The current occupiers of the site have temporary planning permission for the storage of road repairing materials and plant equipment and associated temporary structures which will expire on 1 January 2000. Their lease will expire in 2002. Given the site's constraints and importance it is anticipated that preliminary work will be necessary before a detailed scheme for redevelopment will be ready for submission as a planning application.

1.8. The key aim of this document is to ensure the best use of land, to promote good quality urban design, and to maximise the benefits of development for local residents. There are a number of obstacles to successful development, notably possible land contamination and inadequate vehicular access and infrastructure.

STATUS OF THE GUIDELINES

1.9. This document aims to provide all those concerned, including those with development interests formulating proposals for the site, Council Members and Officers, with a clear reference point for site planning and design, outlining some important elements of the context to which development is to respond. Its principal focus is on broad issues of land use, urban design and environmental concerns.

1.10. Planning guidelines play an important role in the overall planning policy hierarchy applicable to this site. However, its content is subsidiary to, and should be read in the light of, and in conjunction with, policies set out in the relevant Unitary Development Plan (UDP) for the area. For this site, the relevant document is the London Borough of Hammersmith and Fulham's UDP.

1.11. This document will remain in force until Kensington and Chelsea's UDP is formally altered. Until then, Kensington and Chelsea's current UDP, adopted in 1995, and associated supplementary planning guidance produced by the Council will be material considerations in deciding planning applications.

1.12. These guidelines will be prepared in consultation with the public and with contributions from other interests. The document sets out the procedures for application for planning permission, in order to ensure that proper consideration is given to the site, its context, existing policy, skilled advice and to environmental considerations, and discusses implementation. Once approved, these guidelines will form a material consideration in determining planning applications for development on this site.

1.13. This document aims to stimulate discussion and clarify, expand and justify the Council's guidance, expectations and requirements for the site. It sets out some key aspects of analytical work relating to the site and surrounding areas.

SITE OWNERSHIP AND RESTRICTIVE COVENANTS

1.14. These guidelines are written without information on Title. Interested parties must satisfy themselves regarding precise details of ownership and any restrictions or encumbrances which may effect development or use of the site.

1.15. Prospective purchasers should make themselves aware of any restrictive covenants relating to the use of the site.

THE SITE

1.16. The site covers approximately 0.6 hectares (see site plan). Although set back from Freston Road, the site has direct vehicular access from Evesham Street which ends at the site boundary. Bard Road passes along the north east boundary of the site, but there are no entry points to the site.

1.17. The site abuts the M41 West Cross Route which forms its western boundary. To the north is the London Underground Hammersmith and City Line viaduct under which Bard Road passes, serving the business units to the north. The site contains a number of temporary buildings and includes a car park at its northern end which is used by the current occupier's employees.

The Site

Site at Bard Road and Evesham Street, W11

Total Area: 5 995 sq.m.

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2. DETAILED PLANNING REQUIREMENTS AND GUIDANCE

KEY LAND USE REQUIREMENTS

2.1. The relevant statutory document for the control of development in the area is Hammersmith and Fulham's UDP which was adopted in December 1994. This document will remain in force until Kensington and Chelsea's UDP is formally altered. The Bard Road and Evesham Street site forms part of Site 36 White City Centre Site as included in the Schedule of Site Proposals contained in Hammersmith and Fulham's UDP. The current outline planning permission for the White City redevelopment included the site and provisionally reserved it for construction of a road access from the M41 and for the creation of workshop units. Although the site has subsequently been excluded from the detailed planning application, the relevant UDP site policy still takes priority over the other Part 2 policies of the Plan, as the inappropriate development of the Bard Road and Evesham Street could yet prejudice the implementation of the proposals for the White City Centre site.

2.2. The Bard Road and Evesham Street site does not form part of a conservation area and as such an element of discretion would be allowed in the detailed appearance of any proposed development.

Employment

2.3. The site lies in the designated Wood Lane and Freston Road Employment Zone which is included on the Hammersmith and Fulham UDP Proposals Map. It is intended that an Employment Zone policy approach be retained for the area, in a modified form, to suit the needs of the Royal Borough of Kensington and Chelsea.

2.4. The policy approach adopted by Hammersmith and Fulham (H&F) for the Employment Zone is to sustain and promote a range of employment-generating uses. The loss of land from any of the B Class uses will not normally be permitted (H&F Policy E1). However, the Employment Zone is considered by Kensington and Chelsea to be unsuitable for new, large-scale B8 storage and distribution uses.

2.5. Paragraph 7.44 of Hammersmith and Fulham's UDP indicates a preference for a range of different types of economic activity offering a variety of job opportunities appropriate to the skills of local residents. Policy E5 (H&F) seeks to encourage the provision of small units within business developments, on appropriate sites, having regard to the nature of the proposed development, the location of the site and local demand.

2.6. Kensington and Chelsea's (K&C's) adopted UDP takes a favourable view towards proposals for the development of small-scale business units. Large-scale business development of over 300 sq.m. is only considered appropriate in locations with a concentration of business uses, on sites unsuitable for residential development and

well served by public transport (K&C Policy E1). The Council will encourage redevelopment proposals on sites in the designated Employment Zones to provide small, flexible business units of 100 sq.m. or less.

2.7. The site is located adjacent to the North Kensington special policy area where light industrial premises are protected and where light industrial units are encouraged as part of business development schemes (K&C Policies E17-E22).

Transportation

2.8. The site is accessed from Evesham Street to the south and Bard Road to the north. The roads immediately surrounding the site are local roads. Policies addressing the road hierarchy are set out in the relevant UDPs. Both Evesham Street and Bard Road feed off Freston Road which in turn links with St. Ann's Road to the east which is designated a District Road (K&C UDP).

2.9. The M41 West Cross Route is designated a Primary Road (H&F UDP) which is the responsibility of the Highways Agency. The M41 and the West London Line create a major barrier to the west of the site. Therefore, vehicular access to and from the area is largely restricted to north-south movement to the Holland Park roundabout to the south and North Pole Road to the north, a distance of 1.7 km. Nevertheless, the site has ready access to the M41 and A40(M) Westway.

2.10. Policy TN13 (H&F UDP) states that all development proposals will be assessed for their contribution to traffic generation and their impact on congestion. Policy TN14 (H&F UDP) seeks to discourage the use of private cars and advocates parking standards accordingly. The level of provision should be consistent with both Hammersmith and Fulham's and Kensington and Chelsea's overall aim of traffic restraint.

2.11. The area is one that generates a considerable amount of vehicular activity. There is the possibility that traffic generation associated with commercial use could result in unsociable activity. Hours of operation will be carefully controlled given the proximity of the nearby residential properties.

PERMEABILITY

2.12. The site sits within a relatively inaccessible part of the Borough with limited connections to main pedestrian and transport routes. The site has no access to the West Cross Route which forms it's western boundary and this forms a physical barrier to connection with the hinterland to the west of the site. To the east and north of the site permeability is reasonable, whilst there are north to south and east to west streets, many blocks are large and this limits choices for movement.

2.13. The site is set back from Freston Road. The provision of a carriageway running north-west to south-east linking Bard Road to Evesham Street would open-up the site and make development possible.

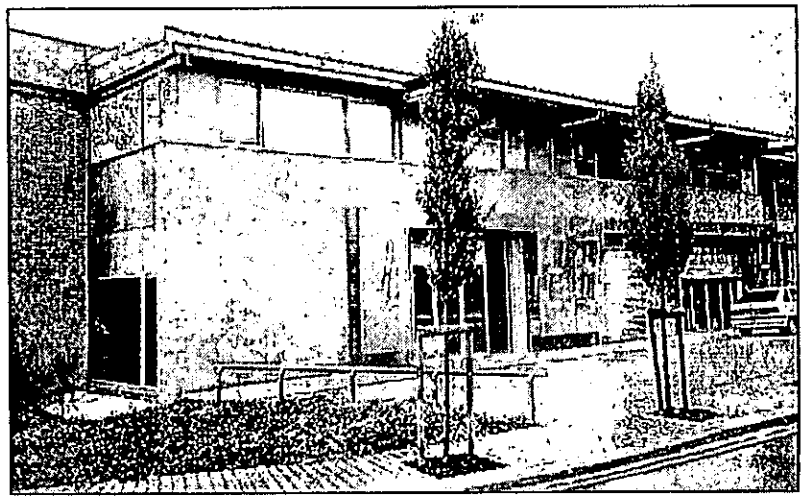
2.14. There are no direct routes connecting the site in with the main movement corridors. Permeability to the south of the site is mixed and some large blocks limits choice of movement. The main connecting street is St. Ann's Road which links the site into the main movement corridor of Holland Park Avenue.

BLOCK STRUCTURE

2.15. The existing block structure allows entry to the site from two points on its west side, from Bard Road and Evesham Street. There is an opportunity to improve the permeability of this site by connecting these two entry points with a new street running between them along the north/south axis of the site. The creation of an internal street would allow development of plots either side and maximise the development potential of the site by improving access to its interior.

BUILDING FORM

2.16. All buildings on site should be robust and capable of accommodating building forms which can be put to future alternate use. Therefore, all units should be flexible enough to allow for the expansion and contraction of firms by the occupation of and withdrawal from adjacent units. Partitions between units should be easy to remove or reinstate if necessary. Mezzanine floors may be useful for expanding the available floorspace within units. The units on the Barley Shotts Centre are a good example of this robust form of development.



Barley Shotts Business Park: 14 flexible business units built and funded by City Challenge in 1997/98.

2.17. It is expected that two storey buildings will be provided although four storeys would be the maximum permissible within the surrounding townscape context.

2.18. Buildings should be accommodated either side of a new road with entrances fronting onto the street in order to ensure casual surveillance. Generous provision for secure cycle parking should be accommodated in the forecourts. Effective levels of street lighting should be installed to improve personal security.

TOWNSCAPE AND CONTEXT

2.19. The site is immediately surrounded by low quality townscape. The West Cross Route and the rail viaduct form a harsh backdrop to the west and north of the site. Industrial units of low aesthetic quality border the site to the east and south. The Freston Road employment area is characterised by a low quality townscape and poor buildings and public spaces. There are few exceptions. Outside the industrial area the quality of the townscape is more mixed in quality containing some attractive public housing schemes, refurbished business premises and a new public space outside Nos. 9-13 Bramley Road, all of which have helped to improve the image of the area.

Nos. 9-13 Bramley Road: An example of recent high quality townscape improvements.

2.20. The Council aims to promote the area as a high quality industrial location. This should be reflected in the quality of buildings and public spaces within the site. Whilst design must be practical for industrial purposes, the details and materials of buildings are expected to provide interest to the streetscene and project an image of quality, attractive to potential employers. Forecourt design has an impact on the streetscene and layout, landscaping and materials should be simultaneously functional, attractive and durable.

ENVIRONMENT AND LANDSCAPE

2.21. The design layout and siting of development should facilitate passive solar gain and use of natural daylight. The Council will encourage development incorporating renewable energy sources, reuse of materials and use of materials from sustainable resources, use of other energy conservation measures, and use of environmentally-friendly building techniques and means of operation.

2.22. Street tree planting will be encouraged. Any developer should institute early discussion with the Borough's Arboricultural Officer.

2.23. The street should be treated as an important public open space. Attention needs to be afforded to ensuring a quality street environment, especially for pedestrians and in particular to ensuring visual interest and incident at street level, informal supervision of the street, adequate lighting, quality paving, street furniture and soft landscaping.

SAFETY AND SECURITY

2.24. All public spaces and thoroughfares should be designed with actual and perceived safety and security in mind. Providing for public surveillance and self policing should be a key objective of development. With this in mind, buildings should directly overlook public areas and the active fronts of all buildings should face onto the street. Whilst an environment that offers interest and variety will be encouraged, recesses and hideaways and the segregation of pedestrian and vehicle routes should be avoided.

2.25. Attention also needs to be afforded to lighting, particularly of entrances and exits. A combination of sensitive positioning and orientation of floodlighting, minimising the impact on nearby properties and the use of sensor type floodlighting which illuminates only when activated by a device to detect or deter intruders.

REFUSE

2.26. Refuse bins and stores should be sensitively designed within the building envelopes so as not to appear visually obtrusive in the street scene. Stores should preferably be provided for each main entrance where they are easily accessible to the occupiers of the units. Due regard should be given to the Council's Code of Practice Refuse Storage and Collection. Facilities for the collection of recyclable material will be encouraged in line with H&F UDP Policy EN17 and K&C UDP Policy PU8.

3. OPPORTUNITIES AND CONSTRAINTS

3.1. The site presents a rare opportunity for business development in the Royal Borough of Kensington and Chelsea. There is overall shortage of land suitable for business uses in Kensington and Chelsea, which reflects the Royal Borough's overall residential character and the high profitability of residential development.

3.2. There is evidence that the market for office and light industrial property remains buoyant. The problem of over-supply has been eliminated locally and demand for high quality new space is reflected in rising rents and yields.

3.3. The redevelopment of this site will build upon the economic strengths of the area. The site is currently under-utilised and as such these guidelines aim to promote the best use of the land and ensure that local people benefit from the development.

3.4. The site has a number of constraints, most important of which is the likely land contamination that has occurred as a result of past activities. Contamination is subject to controls under pollution legislation, but it can be material consideration in dealing with development (see paragraph 4.15).

SURROUNDING LAND USES

3.5. The site forms part of an established employment area, linear in character stretching from Olaf Street in the south to North Pole Road in the north, with commercial properties lining either side of Freston Road and Latimer Road.

3.6. A recent employment survey of area found that the majority of firms in the area were small with the predominant size of under 250 sq.m. Overall, a light industrial character prevails, although there are a significant number of offices accommodating media related companies and storage uses.

3.7. The site is surrounded to the north, east and south by office and industrial uses. To the east of the site is a car dealership and a car breakers yard which fronts Freston Road. The nearest residential properties are approximately 50m to the east, south of the junction of Freston Road with Bramley Road.

3.8. There are a range of building types of different ages and of varying quality and interest. Some older buildings have been subject to renovation, refurbishment and rebuild to a fairly high standard, such as No. 91-97 Freston Road and the Chrysalis building in Freston Road. Building heights range between single to four storeys, other than the Chrysalis building which extends to seven storeys.

3.9. The site is considered unsuitable for residential development by virtue of its location within an Employment Zone and its close proximity to the M41 motorway.

3.10. Development proposals and the associated construction process need to have special regard to the amenity of nearby residential occupiers and it is important that the development should not detract from the overall residential character of the Royal Borough.

3.11. The site and its immediately surroundings are somewhat unkempt. There is a general lack of quality to the streetscene and few trees and elements of landscaping. The provision of trees and landscaping would convey a distinct character and quality to the area and have a beneficial impact on the environmental quality in terms of energy, noise and pollution control and also provide greater security and visual quality along its boundaries. Tree planting and soft landscaping will be encouraged on all edges of the site.

SITE DEVELOPMENT AND EMPLOYMENT CONSIDERATIONS

3.12. Council officers have looked at the characteristics and constraints of the site and have devised an indicative layout for development of the site which reflects operational and townscape considerations. Given the size of the site and preferred scale of the scheme, it is considered possible to provide up to 5,300 sq.m. of floorspace on the site.

3.13. The North Kensington area is characterised by high levels of deprivation and unemployment. There is a propensity for people living in the area to be employed, or seeking work in skilled manual, partly skilled or unskilled occupations. Research has shown that companies engaged in light industry and storage and distribution are more likely to employ local residents than office companies, although for these firms the overall employment generation tends to be greater.

3.14. Without available skilled manual jobs, many local residents may have to travel to areas outside of the Borough to find suitable employment, or may have to rely on lower-skilled, lower-paid work. Furthermore, those without relevant office-based skills, will find it difficult to access the local professional, clerical and technical service jobs on offer in the Borough.

3.15. It is estimated that the development could generate at least 100 jobs. It is essential that the benefits of the development are directed towards local residents. However, many residents may not have the requisite skills to acquire the job opportunities on offer and may require relevant training (see paragraphs 4.8 - 4.11.).

Regeneration Funding

3.16. The North Kensington area has been in receipt of Government regeneration funding since 1993, initially through City Challenge status and currently from the Single Regeneration Budget (SRB) 'Fighting Unemployment in North Kensington' (FUNK) programme.

3.17. The current SRB programme focuses on helping the local unemployed obtain jobs through a number of different projects, particularly focusing on specialist training and work experience programmes for the media sector.

3.18. The Government's New Deal for the Unemployed started in April 1998, focusing initially on the 18-24 year olds. One element of the New Deal is subsidised employment for people unemployed for over 6 months. The programme has not been running long enough to make an assessment of its success, however the Government is looking at increasing the participation of small and medium sized businesses in the subsidised job option.

3.19. The Portobello Business Centre in Acklam Road, W10 is funded by the Council, FUNK and Focus Training and Enterprise Council, and has a remit to help start-up and existing businesses in the Borough. A large part of their clients are from the North Kensington area. Businesses in the Freston Road area are eligible for free business advice.

Property Demand

3.20. The Portobello Business Centre maintains a property register to assist businesses looking for commercial property in the Borough. Recorded requests for information and advice indicate a strong demand for office and light industrial premises under 300 sq.m. in size, specifically for units under 100 sq.m.

3.21. There has been a healthy growth in the numbers of small businesses in the Borough. Many of the small business centres in North Kensington are currently fully, or nearly fully occupied. The Barley Shotts Business Park scheme in St. Ervans Road, W10 is a good example of what can be achieved on the Bard Road site. All fourteen units were either prelet or pre-sold prior to completion.

Unit Design and Layout

3.22. The indicative layout proposes business units which have been modelled on the widely acclaimed Barley Shotts Business Park development.

3.23. The site could accommodate some 2,670 sq.m. of floorspace at ground floor level. A range of flexible business units is proposed which would be approximately 7 metres high and would allow the introduction of mezzanine floors to almost double the total floorspace to 5,340 sq.m. Partitions between units could be installed or removed to allow for business expansion or contraction as required.

3.24. The provision of single units ranging in size from 50 sq.m. to 140 sq.m. would be appropriate on this site, designed to reflect current market demand in the Borough. The layout proposes:

- 29 units of 50 sq.m.
- 7 units between 50 and 140 sq.m.
- 2 units larger than 140 sq.m.

3.25. Units could be amalgamated, if required, to form larger premises to allow businesses to expand in situ. However, it will be important to maintain a range of unit sizes within the scheme and to ensure that the parking provision is consistent with the overall principles of traffic restraint.

Transport and accessibility

3.26. The area suffers from relatively poor levels of public transport accessibility. The bus route (No. 295) passes along St. Anns / Bramley Road and links Ladbroke Grove with Clapham Junction via Shepherd's Bush Green and Hammersmith Broadway at a 10-15 minute service interval.

3.27. The site is within 5 minutes walk of Latimer Road Underground station which is served by the Hammersmith and City Line. The nearest interchange stations with other lines are Paddington to the east and Hammersmith to the south west.

3.28. The development of the White City site to the west of the M41 and West London Line in Hammersmith and Fulham proposes a road connection with the M41 and a pedestrian link to the residential areas to the east. The western boundary of the site will abut the proposed exit sliproad rising from the southbound carriageway.

3.29. Freston Road is designated part of a Strategic and Local Cycle Route (H&F UDP). This north-south cycle route runs from Shepherds Bush roundabout along Freston Road, under the Westway and onto Latimer Road. The use of a Controlled Parking Zone and traffic management measures in the area has discouraged obstructive parking and improved conditions for cyclists.

3.30. The Royal Borough of Kensington and Chelsea seeks to improve facilities for cyclists and will encourage the provision of cycle parking facilities in developments, particularly in those areas with relatively poor levels of public transport accessibility. Provision of on-street cycle parking and the development of links onto the cycle route in Freston Road will be encouraged.

3.31. The Council is looking to extend the successful 'Bikepark' initiative throughout the Borough. It will therefore encourage schemes to provide secure cycle parking with changing and maintenance areas. The indicative layout proposes a secure cycle park which could be run by, or on behalf of the Council. Developers are encouraged to consult with the Council's Directorate of Transportation and Highways.

3.32. A visual inspection of parking provision in the area showed that there was an adequate supply of both on-street and off-street parking spaces in the area. However, it did identify pressure for on-street parking in Evesham Street.

3.33. The UDP sets out standards for off-street parking and servicing provision. The underlying principle is to provide for essential servicing and parking in order to restrain non-essential traffic. Some flexibility is built into the standard, but general relaxation of the restraint principles will be discouraged.

4. PROCEDURES FOR APPLICATIONS AND IMPLEMENTATION

INTRODUCTION

4.1. This section sets out the key stages of preparation, the procedures of site planning, available sources of advice, and the best means of presenting planning and design solutions. The purpose here is to improve the development process and ensure proper consideration of site, context, policy, skilled advice, public consultation and environmental impact. It also discusses how these planning guidelines are to be implemented, in order to give applicants and third parties a clear indication of how they will be applied. A developer is encouraged to contact the Directorate of Planning Services for advice at an early stage to determine the need for an Environmental Impact Assessment under the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.

ENGAGING SKILLED PLANNERS AND DESIGNERS

4.2. The retention by developers of expert planning, urban design, valuation and landscaping skills at an early stage in the development process is of critical importance in achieving a quality solution. The Council will expect use of these skills and seek the early involvement of, and discussions with, such professionals at an early stage.

PRE-APPLICATION DISCUSSIONS AND EXPERT ADVICE

4.3. These draft guidelines have been prepared in consultation with other departments of the Council and with inputs from a range of sources of expertise. The final adopted planning guidelines will have been subject to formal consultation. However, developers themselves can save much abortive planning effort by undertaking pre-application discussions with a range of bodies and seeking expert advice.

4.4. Further information on appropriate contacts is available from the Council's Directorate of Planning Services.

IMPLEMENTATION

4.5. These planning guidelines will primarily be implemented via the direct exercise of development control powers. Applications for planning permission will be assessed against the guidance, expectations and requirements set out in these guidelines and the policies and proposals of the UDP.

4.6. In those circumstances where the General Development Order allows certain developments to take place without planning permission, the Council will encourage development to be in accordance with these guidelines.

Similarly, compliance with these guidelines will be encouraged in respect of those works or changes of use not deemed to be development.

4.7. The key to the successful development of this site is to formulate partnerships at the earliest opportunity. Informal officer contact has been made with English Partnerships who have advised the Council to encourage the site to be marketed and developed for commercial use and to notify potential developers that English Partnerships could provide gap funding. If necessary, the Council will establish links and then partnerships with the landowner/developer and English Partnerships in order to facilitate the successful development of the site.

4.8. The Council will work in partnership with the landowner/ developer to maximise the benefits of development for local people and to improve the environmental and visual quality of the area. The Council will seek to secure Planning Obligations under section 106 of the Town and Country Planning Act 1990.

4.9. The Council will explore the possibility of securing a proportion of jobs generated during the construction of the development for local people. This could include the use of placement students undertaking construction training. The neighbouring housing estates suffer from particularly high levels of unemployment and would benefit from local employment opportunities and support for business start-ups.

4.10. There is also the possibility of using the SRB 'Fighting Unemployment in North Kensington' (FUNK) programme as a vehicle for connecting the employment and training needs of local residents with the potential development of the site.

4.11. In addition, the Council offers customised training schemes to employers wishing to recruit in the Borough. Developers should contact the Council's Economic Initiatives Officer for advice at an early stage.

4.12. The site and its immediate surroundings are characterised by a low quality townscape. The Council will seek improvements to the streetscene and to the boundaries of the site, including tree planting, street furniture and hard and soft landscaping.

4.13. The new road junction on the M41 West Cross Route will include a rising southbound exit sliproad which will form a prominent backdrop to the west of the site. The Council supports the aims of the Per Cent for Art campaign and the incorporation of public art within the development will be encouraged. Participation of the local community and local artists in the design process will be welcomed.

4.14. Public art might include street furniture, sculpture and innovative building features. It will be particularly welcomed in those areas where small informal spaces are created and as the foci of views. As such, attention should be given to the visual improvement of the boundaries of the site, particularly the treatment of the M41 sliproad elevation.

Discreet measures to deter vandals should be considered as an integral part of the design process.

CONTAMINATION

4.15. The issue of land contamination needs to be addressed at the earliest stage of the planning process, prior to the submission of a planning application. From evidence of past activities, it is likely the site has some form of land contamination, particularly as the site has been used as a dumping ground.

4.16. It will be necessary for a developer to undertake a thorough risk assessment of the site in conjunction with the proposed use of the site. If the risk assessment indicates the potential for contamination, then a site investigation should be carried out and an appropriate remediation strategy devised. A 'certificate of completeness' will be required to be signed by the developer to ensure that the remediation has been completed in accordance with the strategy agreed, before the development can proceed.

4.17. Consultation with the Council's Environmental Health Department at the earliest opportunity will be necessary in line with Kensington and Chelsea UDP Policies PU12 and PU13.

4.18. The costs of remediation and other risks will need to be carefully considered before a planning application is submitted. In order to maximise the potential of the site, it may be necessary for a developer to investigate partnership options with the local authority to ensure a successful outcome.

AIR QUALITY

4.19. The Council is particularly concerned about air quality in the Royal Borough and it supports the Government's National Air Quality Strategy (NAQS). Air quality is a material consideration in dealing with development proposals and as such a developer is encouraged to assess the impact of the development on air quality and consider ways of minimising its impact on the environment in general.

4.20. A developer will also need to be aware that the site may be included within an Air Quality Management Area which are to be declared by the year 2000 as part of the NAQS. The Management Area will be subject to strict traffic and parking controls, for example restrictions to low and zero emission vehicles for delivery. It will be necessary for a developer to contact the Council's Environmental Health Department at the earliest opportunity.

VALUABLE SOURCES OF GUIDANCE

4.21. In addition to the guidance set out in these guidelines and the policies contained within the Council's UDP, reference should be made to the following publications.

- *Conserving Energy by Design*, 1996, The Royal Borough of Kensington and Chelsea
- *Access Design Guidance Notes*, 1997, The Royal Borough of Kensington and Chelsea
- *Refuse Storage and Collection - Code of Practice*, The Royal Borough of Kensington and Chelsea
- *RBKC Economic Development Plan 1998/1999*, The Royal Borough of Kensington and Chelsea

ENGINEERING DURING CONSTRUCTION

Statutory Undertakers and Public Utilities

4.22. The developer should liaise with public utility agencies in order to secure suitable location and siting and means of construction, erection or installation of public utilities and statutory undertakers equipment. In particular it is important to ensure compatibility with the townscape, ensure freedom of mobility needs and to minimise disturbance to residents and users of roads and pavements (K&C UDP Policies PU4 and PU5).

Minimising disturbance and protecting site features

4.23. Allowance should be made to ensure that the process of development has minimum effect on local residents and local commercial activities. Measures to remove contaminated materials from the site will from part of a remediation strategy submitted to the Council.

4.24. Details of any noise and discharge amelioration measures will be required as appropriate and restrictions will be enforced in respect of working hours, site deliveries and removals, noise and dust control.

CONTACTS

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Steve Davies, Planning Officer, Conservation and Design, Directorate of Planning Services, Town Hall, Hornton Street, London W8 7NX
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Steve Lauder, Transportation Officer, Directorate of Transportation and Highways, Town Hall, Hornton Street, London W8 7NX
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Vera Gajic, Economic Initiatives Officer, Education and Libraries, Town Hall, Hornton Street, London W8 7NX
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Amanda Gudgin, Environmental Scientist, Directorate of Environmental Health, Council Offices, 37 Pembroke Road, London W8 6PW
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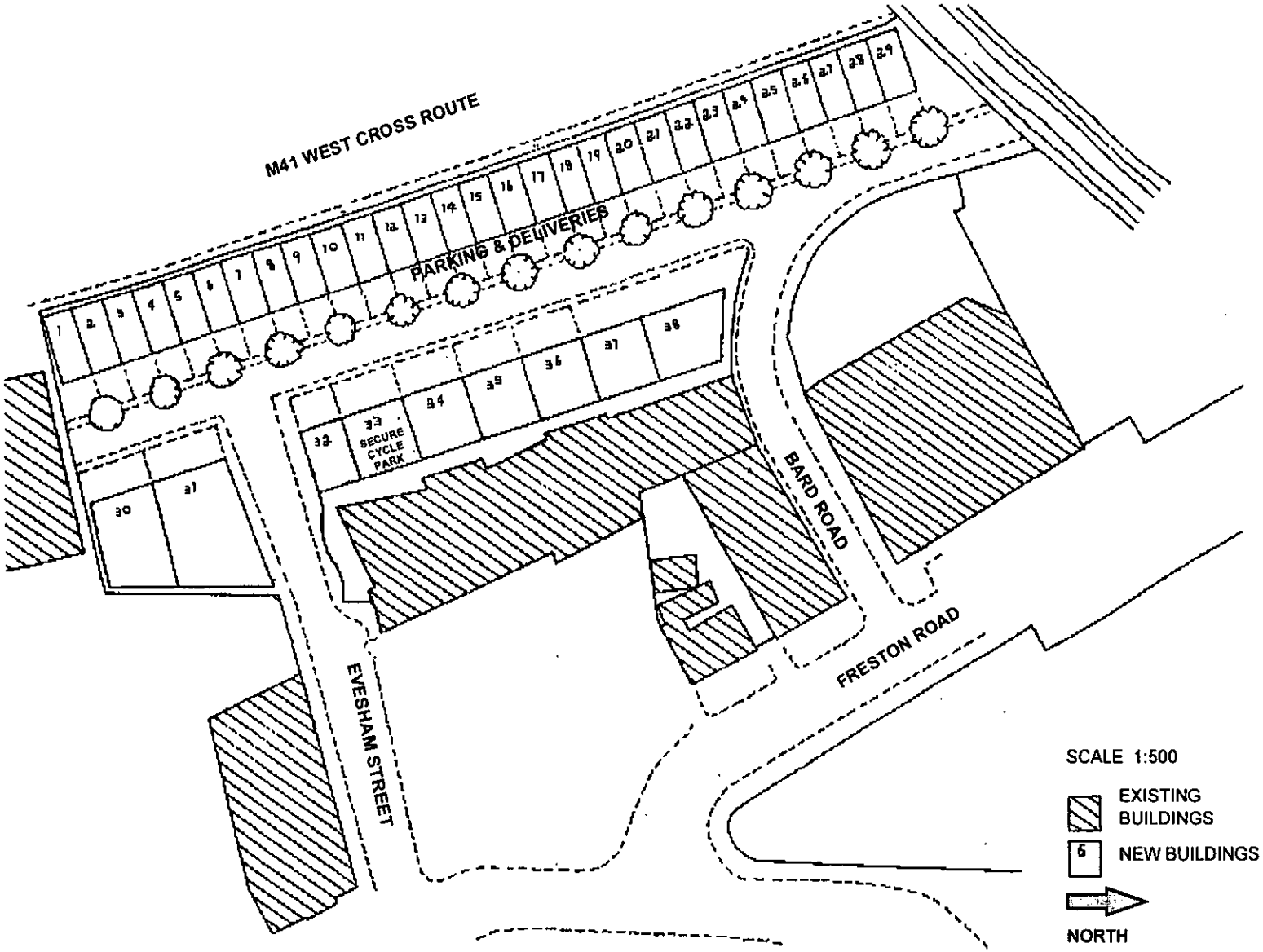
An indicative layout for site development



GVA Grimley

International Property Advisers

SUPPORTING STATEMENT
IN RESPECT OF PLANNING APPLICATION FOR CLASS B1 DEVELOPMENT ON LAND ADJACENT TO THE VANDERBILT CLUB, BARD ROAD, KENSINGTON, W11

PREPARED BY GVA GRIMLEY
ON BEHALF OF CHELSFIELD PLC

JUNE 2001

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Our ref.: **02A000915**

R.B.K. & C.
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GVA Grimley

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APPENDICES

1. Location Plan

1.0 INTRODUCTION

1.1 GVA Grimley have been instructed by Chelsfield Plc to submit a revision to the planning application for the redevelopment of the site to the north of the site which is currently being considered by the Royal Borough of Kensington and Chelsea for the relocation of the Vanderbilt Racquet Club. This amendment involves the provision of an element of B1 floorspace on the western corner of the site as shown on the location plan at **appendix 1**.

1.2 This statement seeks to explain the background to this amendment, including the full details of the proposal, and its relationship with the Council's existing and emerging planning policy in this respect.

2.0 THE PROPOSAL

2.1 The proposal forms part of a wider redevelopment scheme on the eastern part of the site for the Vanderbilt Racquet Club.

2.2 The revisions to the scheme have been formulated as a result of lengthy discussions with officers and are designed essentially to address the concerns expressed about employment. In particular, whilst the Vanderbilt Club will generate 112 jobs, concern was expressed about the loss of potential B1(c) light industrial jobs.

2.3 The proposed scheme is a three-storey building and consists of 6 light industrial units on the ground floor and two upper floors of office space. On the ground floor, six light industrial units are accommodated within the 6.0m spacing structural grid. The 6 x 11m units have double-height ceiling (approx. 6 m. high) to allow a mezzanine level. The total floor area per unit comprises approximately 100 sqm. Each unit is provided with sanitary facilities at ground level. A schedule of floorspaces is set out in **table 1** below.

2.4 The office space comprises two floors of approx. 500 sqm each. Offices are accessible by lift and/or stairs from the ground floor reception. Each floor comprises a sanitary

core with male, female and disabled toilets and storage space with direct access to the lift/stairs hall.

Floor	Type of Floorspace	Sq.m	Sq.ft
Ground	Light industrial	400	4,305
	Reception and core	40	430
Mezzanine	Light industrial	300	3,230
First	Office	470	5,060
	Reception and core	80	860
Second	Office	470	5,060
	Reception and core	80	860
	Total	**1,840**	**19,805**

Table 1: Schedule of Proposed Floorspace

2.5 Access to the site is achieved from Bard Road. The proposals incorporate four marked parking bays along the southern boundary of the site, adjacent to the proposed Vanderbilt Club car park. Bicycle racks are provided on the front forecourt of the premises. A loading bay, to serve the light industrial units at ground floor level, will be located along the southern side of the premises. Loading access to the light industrial units is proposed via the rear of the property, along the maintenance strip adjacent to the M41 motorway.

3.0 THE SITE AND SURROUNDINGS

3.1 The extent of the site comprising the B1 development is shown on the plan at **appendix 1**. The site, measuring approximately 1068 sqm is currently undeveloped and has been so, since the construction of the West Cross Route in the 1970's. The site is however occupied by a variety of temporary users including a depot for a highways contractor, a brick reclamation business and a car park. All these users occupy the site on short-term licences.

3.2 The site is bounded by the proposed tennis club building to the south, Bard Road to the east, the maintenance zone of the Hammersmith and City Underground Railway Line viaduct to the north and the M41 to the west.

3.3 The surrounding area is characterised by a mix of industrial and residential properties of varying ages and architectural styles, including converted stock brick warehouses. The properties in the area vary considerably in height from single storey sheds to multi-storey office buildings and residential tower blocks.

3.4 The recent development of other business units in the vicinity of the application site suggests an increase in economic activity and employment in this part of North Kensington. It is considered that this will be further enhanced by the proposed Vanderbilt Tennis Club and the light industrial and office units.

4.0 PLANNING CONSIDERATIONS

4.1 A number of planning issues are raised by the proposed development as follows:

- Employment
- Design
- Transportation issues

4.2 Each of these issues is addressed in the following sub-sections.

A) Employment

4.3 RBK&C's emerging UDP policies identify the need to create employment opportunities for people living in the North Kensington area and state that it is essential that the benefits of any development are directed towards local residents. The applicant is fully supportive of this aim.

4.4 The existing level of employment generation on the Bard Road site is very limited and of a transitory nature. The Olaf Centre also has a very low level of employment. The applicant has already offered to enter into a Section 106 Agreement to ensure that the proposed Vanderbilt Racquets Club on the site immediately to the south of the B1 site gives priority to providing employment to meet local needs.

i) The Proposed Vanderbilt Club

4.5 The proposed Vanderbilt Club will employ 102 full-time and 21 part-time staff. The full time employment equivalent is therefore 112 jobs. It is expected that the staff from the existing club will transfer to the new facility. However, the proposed club would be much larger than the existing club, which only has 18 full-time and 23 part-time employees, and so even if virtually all existing staff transferred, 83 full-time equivalent employees will be required. The proposed Section 106 Agreement will ensure that a proportion of new employees would be North Kensington Residents.

4.6 A full analysis of the employment implications of the proposed Vanderbilt Club (dated August 2000) has already been submitted to the Council in support of the application.

ii) The Proposed B1 Scheme

4.7 In formulating the proposed B1 scheme, particular consideration has been given to the amount of employment that will be generated by the proposal. In this respect has been calculated that the proposal will generate a total of 44 jobs, of which 15 jobs are predicted to be taken up by local residents. The basis of the calculations are demonstrated in **table 2**.

Floor	Use	Floorspace Sqm (Sqft)[1]	No. of Employees*	No. of Employees from within RBK&C**
Ground	Light Industrial	400 (4,305)	8	4
Ground Mezzanine	Light Industrial	300 (3,230)	6	3
First	Office	470 (5,060)	15	4
Second	Office	470 (5,060)	15	4
Total		**1,640 (17,655)**	**44**	**15**

Table 2: Number of Jobs Generated by the Proposed B1 Scheme

[1] Floorspace figures do not take account of reception or core areas for the purposes of this exercise.

* Number of employees calculated as follows:

Light industrial = 1 employee per 50 sqm

Office = 1 employee per 30 sqm

** Number of employees recruited from within RBK&C calculated as follows:

Light industrial = 50% of employees from within RBK&C

Office = 25% of employees from within RBK&C

4.8 The proposed development falls within the area covered by the Single Regeneration Budget Programme, "Fighting Unemployment in North Kensington" (FUNK), which has been funded for six years from 1997 to and develop city challenge training and employment initiatives in the North Kensington area.

4.9 During initial discussions with the planning officers regarding the details of the proposed B1 scheme, the planning officers suggested that the applicant made contact with FUNK to consider the possibility of funding a suitable training and employment initiative in the North Kensington area.

4.10 The applicant has considerable experience in preparing social and community packages, and has done so in respect of the White City and Paddington projects. A representative from Chelsfield has met with Angela Law of FUNK to discuss the possibility of preparing a local community support package in respect of the Vanderbilt Club and the proposed B1 scheme.

4.11 In this respect the applicant is prepared to enter into a section 106 agreement to ensure the delivery of an appropriate social and community programme in relation to the proposed B1 scheme.

4.12 With regard to the draft heads of terms of the section 106 agreement, it is envisaged that these will deal with the following matters:

- A contribution to an appropriate social and community programme; 7 elab

- Preference to employing local people and providing targeted training facilities; Advertising : internet, Funk offices, local area prior to order advert
- Working with local groups such as FUNK to target the unemployed;
- Ensure that the light industrial option provides small start-up business units of the type particularly encouraged by the Council; Advertised to local companies over period of time (6 months) prior to order marketing.
- Ensure the provision of the B1 units, in advance of the use of the Vanderbilt Club.

• env improvements
• Access to children & local schools (free training)

B) The Design of the Proposed B1 Development

4.13 Benoy Architects have sought to achieve an innovative building, which also compliments the proposed Vanderbilt Racquets Club immediately to the south of this site.

4.14 In this respect they have provided a detailed design justification for the B1 scheme, as follows.

i) Urban Context

4.15 The building is to be located on the northern end of the Vanderbilt Tennis Club site. The area of the development consists of approximately 1020 sqm. The site has an elongated shape running north-south parallel to the A3220 road widening towards its southern end as the Bard Road curves. The area is bounded by the proposed tennis club building (to the south), Bard Road (to the east), the maintenance zone of the Hammersmith & City Underground Railway viaduct (to the north) and the M41 (to the west).

4.16 Both the railway viaduct and the very busy A3220 road are two very difficult site edges that are addressed in terms of views and sound insulation. Another issue to be taking in consideration is the high visibility of the building from the A3220 and how it sits together with the Vanderbilt Tennis Club to add quality to the A3220 frontage.

4.17 The surrounding properties exhibit a mix of industrial and residential buildings of differing ages and various materials. Functional steel clad sheds jostle with recent brick housing and refurbished older structures, including converted stock brick warehouses. The buildings in the area vary considerably in height from single storey sheds to multi-storey office buildings and residential towers. The overriding impression is of quite dense functional development with no particular consistent quality or style.

4.18 Recent developments of business units in the vicinity indicate the increase of economic activity and employment in the area, which is to be enhanced by the proposed Vanderbilt Tennis Club and the proposed Light Industrial and Office Building itself.

ii) Urban Design Strategy

4.19 The proposed B1 building should contribute towards the revitalisation of the area planned by Royal Borough of Kensington & Chelsea. The addition of two floors of office space to the ground floor light industrial units will enhance the desirable mixed-use composition of the area, giving to the building a very singular character. Envelope, elevations and materials will make up an architectural image to reflect the hybrid nature (light industrial / office use) of the building.

4.20 In terms of visibility, the building should contribute to the enhancement of the A3220 frontage as a distinctive building to compose with the long terracotta façade of the Vanderbilt Tennis Club. This will be achieved by using contrasting colours and materials yet displaying similar height to the adjacent building.

a) <u>Layout</u>

4.21 The building is sited to address its relationship with the urban context and access requirements. The main vehicular and pedestrian approach is by way of Bard Road, from which the loading bay and parking spaces are directly accessed. Pedestrians directly access each light industrial unit and the office reception from the street. A

front railing along the boundary protects the level difference between the paved access and the Bard Road as it turns away. The office reception and upper levels access hall compose a tower-like distinctive volume that will be very visible from Freston Road and Bard Road.

4.22 A gap of approximately 7.0m is left between the Vanderbilt Tennis Club and the new building, thus providing not only a desirable buffer zone but also creating an access corridor to the rear and 4 parking spaces along the southern edge. Besides allowing access to regular inspection of the A3220 road structure by the Highways Agency, this corridor works as the main space for loading/unloading required by light-industrial activities.

4.23 A 3.0m wide zone is kept clear along the A3220 edge to respond to the Highways Agency's maintenance requirements. This will be used as the main access for goods and equipment to the light-industrial units.

4.24 The office levels above are cantilevered of approximately 1.5m to the front and rear. At the northern edge of the site, a small yard, fire escape stairs and space for refuse bins are provided. No windows open to the northern side, thus minimising the effect of noise generated by the railway onto the work units.

b) Landscaping

4.25 Soft and hard landscape will help to achieve a desirable balance between the architectural qualities of the building and the treatment of open areas and the surrounding public space. The improvements to the Borough that will come with the building should also be reflected in these areas.

4.26 The front yard will be hard landscaped to facilitate access and bicycle racks will be provided.

4.27 Given the very narrow space for pedestrian pavement, it is proposed that medium sized trees will be planted within the site boundary along Bard Road, thus providing shade and improving green presence in the area. Trees will also be planted on the

opposite side of Bard Road all the way from Freston Road up to where Bard Road curves towards the viaduct, thus creating a landscaped approach to the building. Green shrubs along the southern and northern edges will also contribute to soften the site boundaries and enhance green presence.

iii) External Aspects and Materials

4.28 The façade treatment should illustrate the hybrid development content clearly differentiating the light-industrial use on the ground floor from the office use on the two upper floors, yet making use of materials that will make the link between the two and give unity to the building.

4.29 The general pallet of external finishes consists of:

- Solid elements: Coloured render on block work and timber panelling;
- Binding elements: Galvanised metal frames, metal roof and steel mesh;
- Translucent elements: Polycarbonate sheets and clear double glazing;
- Industrial elements: metal roller shutters.

4.30 On the ground floor, the light industrial façade is recessed from the cantilevered upper floors. The industrial language is achieved with the sequence of large metal frames sitting within the structural grid. Transparent and translucent materials are used to bring light into the units. Glazing is used for the mezzanine level windows whereas polycarbonate sheets are used for larger areas of the ground floor elevation. For each unit, a distinct vertical panel (timber panelling on the front, glazing on the rear) with applied graphics indicate unit modules and mark entrances.

4.31 A double-height office box configured by the coloured steel fascia and glazing/timber panelling sits on top of the light industrial ground floor. On the Bard road elevation the panelling system is fully glazed so that the office space enjoys the views of a more urban context in the vicinity. On the A3220 elevation timber panelling is added to reduce the amount of glazing. The access tower to the office floors extends out of the

main mass of the building towards Bard Road and is clad in coloured render to distinguish from the rest of the building.

4.32 Finally, the metal roof that covers the main mass of the building and the steel mesh that binds the external escape stairs on the northern end form a wrapping element that reinforces the image of the light-industrial and office mix.

C) Transportation Issues

4.33 The transportation matters arising from this proposal, namely access, parking and servicing, have been considered by Halcrow Transportation Engineers.

4.34 It is proposed that vehicular access to the site will be achieved directly from Bard Road. A separate pedestrian forecourt and access is to be provided at the front of the building, also accessed from Bard Road.

4.35 The application includes the provision of four marked parking bays within the site. It is proposed that these will be controlled to ensure that they are only used by occupants of the B1 scheme. Whilst only limited parking is provided on site, Halcrow have confirmed that there are approximately 90 residents parking bays and 85 pay and display bays in the vicinity of the site which are already used extensively by local residents and businesses.

4.36 Ten secure bicycle racks will be provided on the forecourt to encourage employees to cycle to work. Freston Road is designated part of the strategic and local cycle route in the Hammersmith & Fulham UDP. This north-south cycle route runs from Shepherd's Bush roundabout, along Freston Road, under the Westway and onto Latimer Road. The use of a controlled parking zone in the area has discouraged obstructive parking and improved the conditions for cyclists.

4.37 Servicing of the premises will be achieved via the loading bay located along the southern boundary of the site. The dynamics of this loading bay have been assessed by Halcrow and are considered to be satisfactory for accommodating a lorry.

4.38 It is considered that the proposal is reasonably well located in terms of its proximity to public transport provision, being approximately 300 metres from Latimer Road Underground Station, which serves the Hammersmith & City line. The 295 bus service is routed along St Anne's Road/Bramley Road and passes within 200 metres of the site.

4.39 It is also anticipated that some employees will also use Shepherd's Bush Central Line station which is located approximately 850 metres to the south of the site. It is envisaged that this link will improve with the construction of the White City development. It is proposed that will create a strong public transport interchange on the north-western corner of the Holland Park roundabout with connections between the Central Line, a new station on the West London line and existing bus services. New pedestrian links across the M41 will also be created.

4.40 The applicants, Chelsfield, as the developers of the White City site, are also actively exploring the feasibility of creating a second interchange between the Central Line and the Hammersmith & City Line at the corner of Ariel Way and Wood Lane. This would allow employees travelling on the Central Line to change lines for the one stop trip to Latimer Road. Alternatively, employees could walk along Ariel Way and over the new M41 junction, a distance of approximately 700 metres.

5.0 CONCLUSIONS

5.1 The proposed B1 scheme for the site to the north of the proposed Vanderbilt Club will provide a mix of office and light industrial units.

5.2 The proposals have been formulated to ensure that a significant level of employment is generated by the scheme. It is envisaged that the proposal will create approximately 44 jobs, 15 of which are expected to be taken up by people within the local area. To ensure that the proposal meets the needs of the Borough in terms of employment, the applicant is willing to enter into a section 106 agreement in this respect.

5.3 The proposal falls within the SRB area and the "Fighting Unemployment in North Kensington" initiative. The applicant has entered into negotiations with FUNK to

provide a social and community package. In this respect, the applicant is prepared to enter into a section 106 agreement to ensure the delivery of this.

5.4 With regard to the design of the scheme, the architects have paid considerable attention to achieving an innovative building, which also compliments the proposed Vanderbilt Racquets Club, but which also takes account of the Council's planning guidelines (July 1999).

5.5 It is considered that the design of the building contributes to the enhancement and regeneration of the area, is of an appropriate scale and layout, and is enhanced by sensitive hard landscaping, planting and building materials.

5.6 The proposals have been designed to ensure that a limited amount of on-site parking is provided. However, the proposal seeks to ensure that the level of provision is consistent with the aim of traffic restraint and will not adversely affect traffic congestion in the locality. Bicycle racks are provided on the forecourt of the property to encourage employees to travel to work by bicycle.

5.7 The scheme has been designed to incorporate on site servicing for the six B1(c) units. The loading bay, which can be accessed from the rear of each of the light industrial units is located along the southern side of the premises and is considered to be sufficient in the context of the Council's standards.

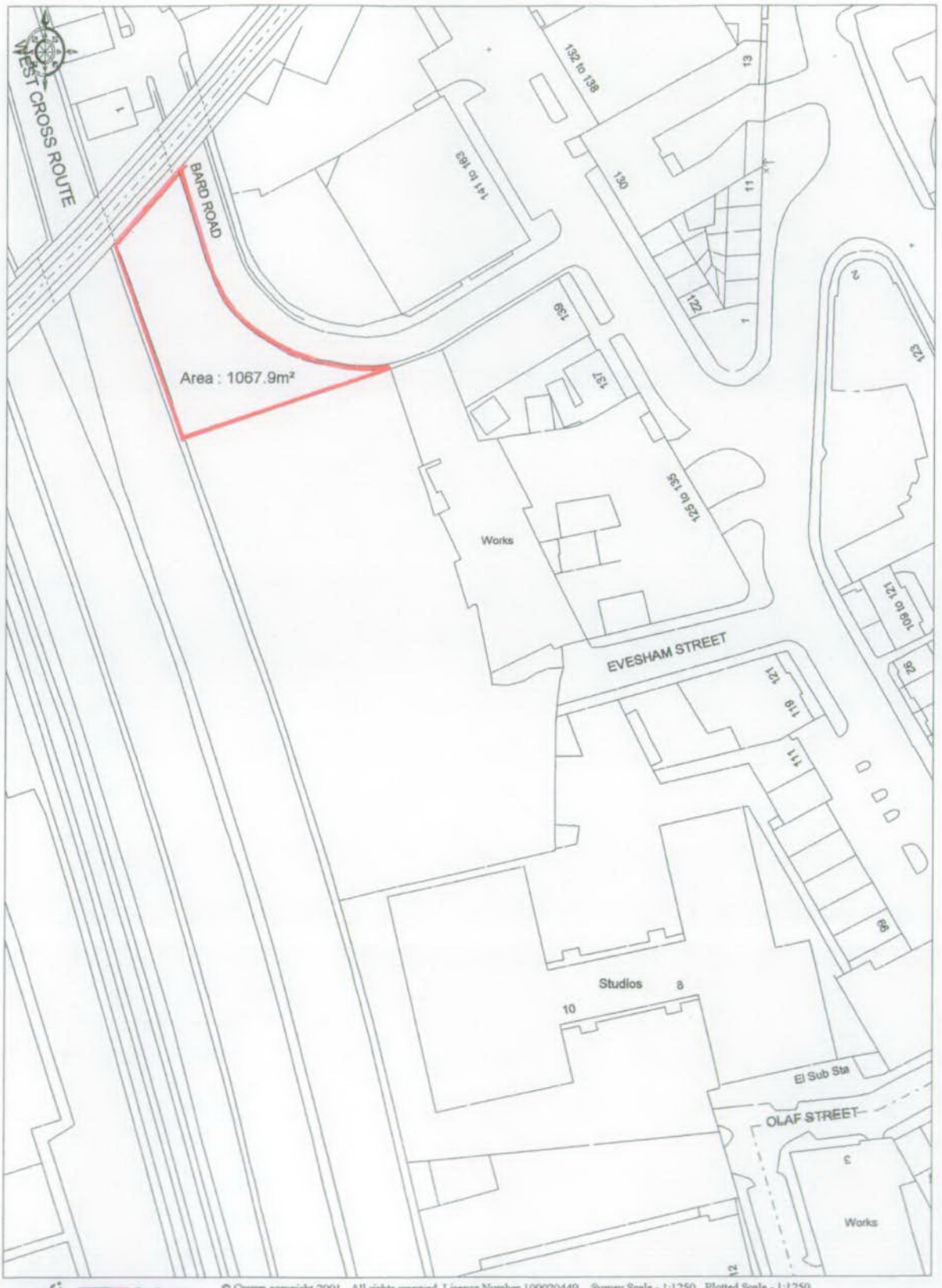
5.8 Whilst the site is currently served by bus and tube services, the proximity of the White City development scheme will substantially improve the provision of public transport in the area, and will in turn encourage employees at the Bard Road site to utilise public transport rather than the private car. Furthermore, the controlled parking zone in the area, and the limited amount of on-site parking will discourage car users.

5.9 Overall it is considered that the proposed B1 units on the northern tip of the Bard Road and Evesham Street site are an appropriate addition to the area which, whilst being acceptable in planning terms, are also beneficial in achieving the regeneration and enhancement of the area.

APPENDIX 1

SITE LOCATION PLAN

BI PROPOSAL SITE LOCATION PLAN



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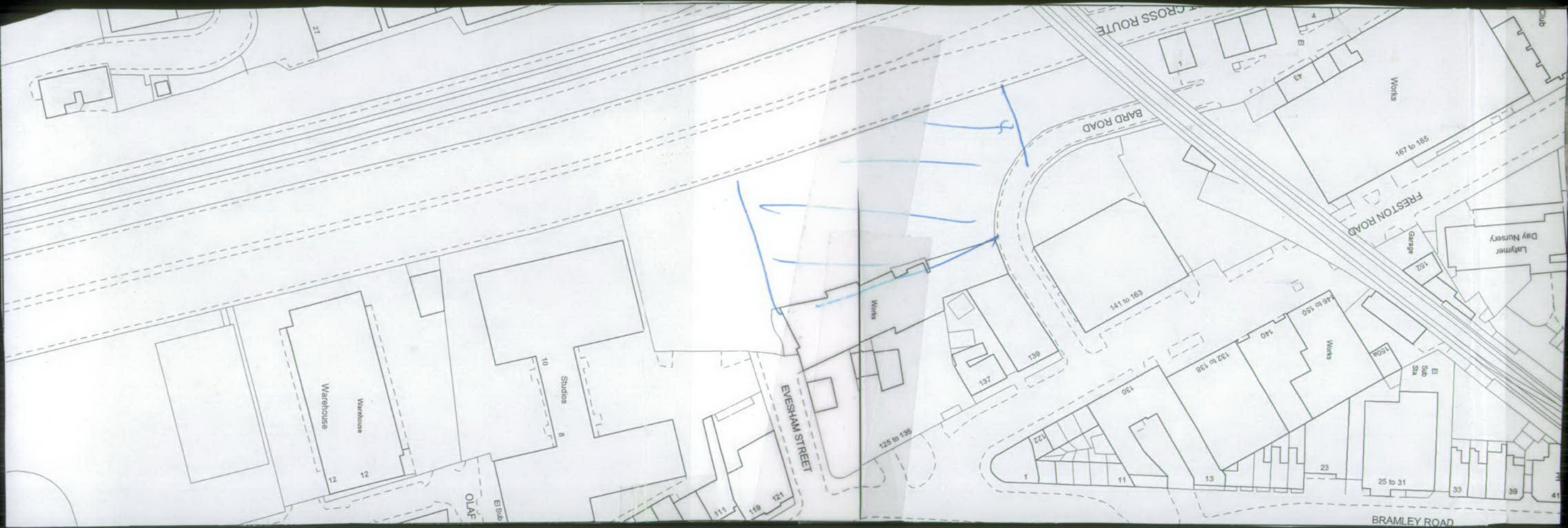
GVA Grimley



BARD ROAD
FRESTON ROAD
EVESHAM STREET
BRAMLEY ROAD
Works
Warehouse
Studios
Garage
Latymer Day Nursery
El Sub Sta
OLAF
167 to 185
141 to 163
125 to 135
132 to 138
146 to 150
25 to 31