

DP9

CHELSEA BARRACKS LONDON, SW1



The 12.8 acre Chelsea Barracks site had been home to the British Army's Guards Regiments since 1862 with the original Victorian barracks being rebuilt in 1960. In 2007 the site was acquired by a consortium led by Qatari Diar and plans to redevelop the site began. The scheme proposed the creation of an entirely new Belgravia style urban quarter with 448 residential units set within a layout of an unprecedented 5 acres of public spaces.

PROJECT OBJECTIVE

To deliver a world class sustainable, residential led, mixed use development sympathetic to this unique location.

The Client's ambition was for a development that empathised with and enhanced the setting, heritage and context of this distinctive and historic area of London. Retaining the Grade II listed Guards Chapel and repurposing it as a gallery and community space illustrates how some of this ambition was brought to life.

ROLE OF DP9

DP9 led the project on all town planning matters devising the strategy and leading negotiations on the promotion of the Masterplan and subsequent approval of all six phases of the development. Key stakeholder negotiations involved Westminster City Council, The Mayor Of London, Historic England, and the local community. Notably a community liaison group was established to involve local residents and businesses to engage in the formulation of the Masterplan. This engaged with more than 300 organisations and 10,000 local people.

<< RANKED AS MOST SUSTAINABLE PROJECT IN EUROPE >>

KEY CHALLENGE

Delivering the Client's vision for this historic and emotive site, balancing height with footprint and viability with the creation of 5 acres of unique publicly accessible squares, street and community spaces.



PROJECT SUMMARY POINTS

CLIENT >

Qatari Diar

PLANNING AUTHORITY >

Westminster City Council

LAND USE >

Residential, Retail, Leisure, Medical, Community

TIMEFRAME >

Phase 1-3 completed 2021, Phases 4-6 2023+

SIZE >

12.8 acres, 448 residential units

UNIQUE POINTS OF INTEREST >

- Creation of an unprecedented 5 acres of public spaces
- Retention of the Grade II listed Guards Chapel repurposed as a public gallery

PROJECT AWARDS >

- 2021 Civic Trust Winner for Phase 1
- 2021 LEED Platinum certification ranking the development the most sustainable in Europe and one of only 16 worldwide

PROJECT WEBSITE >

www.chelseabarracks.com

CONTACT >

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