

21 February 2018

Mr Michael Stephen  
17 Markham Street  
London  
SW3 3NP



**CADOGAN**

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Dear Mr Stephen,

**Re: 196-222 King's Road – construction and community engagement programme**

I am writing to brief you on our redevelopment of 196-222 King's Road and our plans to keep everyone who is interested informed during the works.

You may be aware that the planning application, which was approved by the Royal Borough of Kensington and Chelsea (RBKC) in October 2015, was supported by stakeholders including local community groups the Chelsea Society, Sydney Street and District Residents' Association and the King's Road Association of Chelsea Residents.

The scheme will create an elegant development which enhances this central section of the King's Road, opposite Chelsea Town Hall and features:

- versatile retail space including both small and larger retail units
- an improved Waitrose store (we will keep Waitrose open throughout the works)
- a large pub in the same location as the existing pub
- an independent cinema which, once completed, will see Curzon reinstated to a 600 seat cinema with improved disabled access and customer experience
- 47 new homes including affordable and market let
- high quality office space
- a rooftop bar providing a unique view across Chelsea and beyond

The plans will also restore the historic façade of the original art-deco Gaumont Theatre building, while introducing the best of modern design in harmony with its heritage surroundings.

We have recently appointed Wates who will undertake the construction works. Wates are a family owned construction company with over 100 years of experience delivering complex projects in RBKC and across the UK.



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Wates are preparing to start on site from the first week of April 2018, after the long Easter weekend. Due to the complexity of the site, including the continued operation of Waitrose, we expect the development to take approximately three and a half years.

During the first six weeks or so, the work will mainly be limited to the rear of 196-222 King's Road, as Wates begin to prepare the site for construction. This will include erecting hoardings and scaffolding followed by the removal of extensive asbestos from the cinema and Habitat. Following these preparatory works demolition will commence. Further briefings will follow at key stages to keep you informed if you wish to be so.

We are committed to thorough engagement and communication with people who are affected by, or interested in the redevelopment in keeping with our normal approach and we will ensure the construction site is managed to the highest standards and complies with the *RBKC Code of Considerate Practice*. We require all our contractors to commit to this, in order to minimise their impact on neighbours and the public.

The wider community of local residents and businesses will be regularly informed of activity through a series of monthly newsletters and a website which will be launched over the coming weeks. There will be an opportunity for anyone who is interested to meet with myself and other members of the Cadogan team together with Wates and our architects PDP, at an event to be held in March. Details will be provided in the forthcoming newsletter.

In the meantime, should you have any questions regarding the project please do not hesitate to contact me and I would be delighted to assist.

Yours sincerely,

Jane Henshaw.

Jane Henshaw  
Head of Building Surveying