

Note of a meeting held at 4pm on February 5th 2020 at the offices of Sloane Stanley to review development proposals for vacant Telephone Exchange in Mallord Street .

Those present :

- Damian Greenish Hon Vice Chairman Trustees of Sloane Stanley
- Hannah Grievson Property Director Sloane Stanley
- Peter Edgar Gerald Eve and Co., Architects
- Alex Bright Public Relations Company
- Holly Sloan Public Relations Company
- Michael Stephen Chelsea Society - Chairman of Planning Committee
- Michael Parkes Chelsea Society - Committee member for Stanley Ward

Mallord Street is an attractive street connecting The Vale to Old Church Street. It lies within the Chelsea Park / Carlyle Conservation Area. No19 Mallord Street is a large former telephone exchange which ceased operating as such in September 2018. At that point the BT lease ended and the property reverted to the freeholders, Sloane Stanley. It is not listed.

Regarding existing Use Class. Peter Edgar advised that it is sui generis .

A planning application for change of use to a 400 pupil school was rejected by RBKC and engendered considerable local objection, including from the Chelsea Society. New development proposals have been discussed pre app with Officers – specifically Joe Witworth (who would be the case officer) – and with Ward Councillors. They are now consulting Chelsea Society, local Residents Associations and other interest groups. A public exhibition is programmed for April 2020 and following that, a formal planning application should be submitted by the end of April 2020 with a decision from RBKC anticipated at some point in the Summer of 2020.

The Public Relations representatives explained that the new proposals had emerged following discussion with a wide range of local interests. A number of suggestions : hotel, care home etc had been rejected in favour of a luxury Health Club .

Sloane Stanley have chosen 3rd Space as their preferred operator for such a Club. <https://www.thirdspace.london/> . The largest 3rd Space Health Club in London is a 40,000 sq ft establishment in Docklands, and it may be possible for interested members of The Chelsea Society to make a site visit.

The application would seek a permission personal to the operator .

The proposals for 19 Mallord Street envisage conversion of the existing building to provide 25,000 sq ft of floorspace including a swimming pool in the existing basement (1.3 metres deep) above which would be a wide range of state of the art gymnasias and health and fitness facilities , together with support services such as a

Juice Bar (no alcohol or entertainment Licence and no smoking on the premises), administration, physiotherapy, nutritional advice etc. There will be no residential accommodation of any kind.

No major change would be made to the front elevation of the building .

Overlooking should be avoided as there would be no roof terrace.

Opening hours are as yet, unknown as are the number of jobs which would be created

Traffic / parking impact would be kept to a minimum as clients would be expected to arrive by bicycle, taxi, bus, or on foot. Parking for cycles would be provided within the inner courtyard. Unlike a school, movement patterns to and from a Health Club are spread broadly throughout the day. Deliveries are anticipated to be no more than twice a day comprising small vans handling laundry and other supplies.

Noise, ventilation, and light pollution are potentially a major source of objection. However the windows would be double glazed to retain any noise within, and could be screened to avoid light pollution. There would be no loud music.

MP 09.02.2020