

Cundy Street Quarter

Environmental Statement Statement of Conformity

Prepared by Avison Young

October 2020



GROSVENOR

Our Ref: Ref Cundy Street Quarter – Environmental Statement (ES)
Statement of Conformity Letter
Your Ref: Ref



20th October 2020

Mr Matthew Mason
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Dear Mr Mason,

Cundy Street Quarter – Environmental Statement (ES) Statement of Conformity

In May 2020 Grosvenor Estate Belgravia (the 'Applicant') submitted a detailed planning application and application for listed building consent for a project referred to as Cundy Street Quarter (Planning Application Reference 20/03307/FULL & 20/03308/LBC) (the 'Development'). The Development is located within the Belgravia area of the City of Westminster as is described as follows:

"Comprehensive residential-led mixed-use redevelopment, including demolition of Kylestrome House, Lochmore House, Laxford House, Stack House, Walden House and structures attached to Coleshill Flats; tree removal and pollarding; erection of a partial sub-basement, basement and buildings varying in height from five to 11 storeys, to provide affordable homes (Class C3), market homes (Class C3), senior living accommodation (comprising Class C3 and / or Class C2), alongside a range of uses at partial sub-basement, basement and ground floor level including retail (Class A1), restaurants / cafes (Class A3), drinking establishments (Class A4); offices (Class B1), community space (Class D1), cinema (Class D2); use of the lower ground floor of the Coleshill Flats as retail and / or workspace (Class A1 and / or B1); provision of new pedestrian routes; basement car parking; basement and ground floor circulation, servicing, refuse, ancillary plant and storage; provision of hard and soft landscaping; landscaping works and creation of new play facilities at Ebury Square; rooftop PV panels; rooftop plant equipment; relocation of Arrnid Johnston obelisk to Five Fields Row; relocation of water fountain on Avery Farm Row; repair and relocation of the telephone boxes on Orange Square; and other associated works."

The detailed planning application and application for listed building consent was supported by an Environmental Statement (ES) (the 'May 2020 ES') which, in accordance with the Town and County Planning (Environmental Impact Assessment) Regulations, 2017, as amended (the 'EIA Regulations') reported upon the results of a full Environmental Impact Assessment (EIA) process. As such, the ES reported upon the likely significant environmental effects of the Development.

Since submission of the detailed planning application and application for listed building consent, the Applicant has considered feedback received from Westminster City Council (WCC) and other

consultees. This has resulted in several proposed minor design amends to the Development. The design amends are fully reported within the Cundy Street Quarter - Planning Addendum¹.

As the Applicant's Lead EIA Consultant (Avison Young) we have reviewed all design amends set out in the Cundy Street Quarter - Planning Addendum. Following this review, it can be confirmed:

1. None of the key design parameters of the Development used to assess the likely significant environmental effects of the Development within the May 2020 ES are proposed to be amended. As such, the Development siting, massing, layout, appearance, quantum of land uses and number of residential units remain as described and assessed within the May 2020 ES.
2. Although elements of the Development's landscape design have been amended (with particular regard to Ebury Square), the specific details of landscaping were not a fundamental factor in determining the likely significant environmental effects of the Development within the May 2020 ES.

It is worth noting that whilst landscape planting was tested within the wind microclimate assessment reported within the May 2020 ES, the proposed amends to tree planting (comprising an increase the height of two of the 139 replacement trees from the 4.5 – 5.5 m range to the 6 – 9 m range) would be insignificant and immaterial to the results of the wind microclimate assessment.

In addition to the above, it can be confirmed that the relocation of the children's play space in and around Ebury Square would not give rise to any new or additional wind microclimate effects; that is, the amended children's play space would remain suitable, comfortable and safe for use.

3. The May 2020 ES set out the Applicant's intention for an off-site contribution to youth play-space. Accordingly, the proposed reduction in on-site children's play space (in the order of 50 sqm) together with the continued intention for an off-site contribution to youth play space would still give rise to the same overall contribution of children's play-space in the locality. Accordingly, there would be no material implications upon the supply and demand of children's play-space as reported in the May 2020 ES.
4. The proposed design amends seek to alter various aspects of the Development associated with highway layout, on-street parking, the provision of cycle parking and waste management arrangements. However, such details were not fundamental determinants in assessing the likely significant environmental effects of the Development. Accordingly, such amends have no material implication upon the May 2020 ES.
5. The matters noted in point 4 above were analysed by the Applicant's Transport Consultant (Momentum) who confirm that traffic flows associated with the Development would not be

¹ DSDHA. Cundy Street Quarter - Planning Addendum - October 2020.

materially affected by the design amends. As set out in Section 7 of the Transport Assessment Addendum², the mode share of trips associated with the Development has altered since the May 2020 ES. The alteration represents a reduction in the mode share associated with cars and vans. Accordingly, the revised traffic flows are reduced, but are not reduced to such a level that this would represent a material change. Furthermore, the non-materially higher traffic flows reported in the May 2020 ES are considered to be conservative and 'worst-case', thereby consolidating the continued validity of the May 2020 ES in this regard.

In view of the above, it is concluded that the proposed design amends have no material bearing upon the results and conclusions of the May 2020 ES. As such, the May 2020 ES remains applicable and valid.

Yours sincerely,



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For and on behalf of Avison Young (UK) Limited

cc. Fergus Evans – Grosvenor Estate Belgravia.
James Wickham – Gerald Eve.
Gary Brook – Gerald Eve.

² Momentum Transport Consultancy. Cundy Street Quarter Transport Assessment Addendum. October 2020.