



PRESS RELEASE

For immediate release

Chelsea Barracks Masterplan Concept presented to resident groups

Streets, squares and gardens will be key features of the Chelsea Barracks site redevelopment

QATARI DIAR Real Estate Investment Company (“Qatari Diar”), the sole owner and developer of the Chelsea Barracks project, has today, Tuesday 20 April, presented an initial Masterplan Concept for the development to community and resident groups, as part of its extensive and ongoing public consultation process.

Members from two groups, the Residents’ Liaison Group and Community Liaison Group, were the first to see the new concepts, presented at local meetings. The Masterplan Concept shows the setting and environment being proposed for the development, including the sustainable land use mix and public realm elements, ahead of detailed design architecture for the buildings.

Dixon Jones, Squire and Partners and Kim Wilkie Associates have been working together, since their appointment at the end of 2009, to create the new Masterplan. The themes which have emerged from the public consultation have been incorporated into the design. These include a diversity of scale and character in both space and buildings, which will create a distinctive yet recognisable part of London.

Streets, squares and gardens will be key features of the new neighbourhood being proposed for this 12.8 acre site. These will be some of the first significant new public garden squares to have been created in Central London for over a century. A welcome feature is that some of the landscaped areas are intended to be productive gardens, as well as providing the potential for displays of different forms of garden design and plant species.

The Masterplan Concept is predominantly residential, but includes a significant mix of houses in addition to apartment buildings, as well as local shops and community facilities. The Masterplan also provides for a boutique hotel, a community sports facility and a medical centre. Public art will also be a feature. Chelsea Barracks will not be a gated development but will link seamlessly into the surrounding community with car access and servicing at ground level, together with lower ground level car parking areas.

The proposals currently include the former Garrison Chapel which may be retained in some form to provide a ‘beating heart’ to the neighbourhood, subject to further public consultation and an appropriate and viable use being identified. As part of the ongoing consultation process, the local community has been asked for its views on potential uses for the chapel itself and its immediate surroundings.

It is expected that the site will be developed in phases, with the detailed building designs being undertaken by a variety of architects, none of whom have yet been appointed. It is anticipated that the Masterplan will be submitted to Westminster City Council as an outline planning application later this year, following further public consultation in the coming months. Subsequently, a detailed planning application for the first phase would be prepared.

A Qatari Diar spokesperson said:

"Qatari Diar has a long-term commitment to major investment at this site in order to create a sustainable new neighbourhood for London, delivering both private and public spaces where people will want to be. An enormous amount of work has gone into this Masterplan Concept, which will lead to a development of which London can be truly proud, and which will reflect the traditions, culture and diversity of its surroundings within this historic area of the capital. Extensive public consultation has been central to developing a concept that we believe will be an authentic London landscape yet forward looking in character, capable of adapting over time and therefore truly sustainable.

"Thousands of local people have been involved in an extensive consultation process that has been carried out over the past seven months. This includes regular meetings with specially formed Community and Residents' Liaison Groups which, between them, represent the interests of over 6,000 local residents, and many local businesses, schools, community services and amenity groups. This is an invaluable partnership and we are very grateful to all those who have taken part and will continue to do so in the months ahead.

"We will now open this up to further public consultation, since it is vital that we progress a development that reflects the community's, as well as our own, aspirations for the site."

The Masterplanners, Dixon Jones, Squire and Partners and Kim Wilkie Associates said:

"We have designed a Masterplan that is intended to realise the potential of this historic and important site and ensures that it sits in harmony with its surroundings. We've listened to the views of the local people and reflected them in a proposal which will create a special place of houses, apartments, squares, streets and gardens that we feel will be in character with, and will be a recognised part of London."

— ENDS —

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Notes to Editors

The Chelsea Barracks site was acquired from the Ministry of Defence in 2008 for £959 million.

New development plans for the site were launched in August 2009.

Public consultation began in September 2009 and is conducted by Soundings, the specialist public consultation company. Consultation has included:

- Four Residents' Liaison Group meetings, and two Community Liaison Group meetings which, between them, represent the interests of over 6,000 local residents and many more local businesses, schools, community services and amenity groups;
- Five "walk & talk" events attended by around 60 local people, with local people showing Soundings around the area and expressing their aspirations for the site;
- Canvass cards capturing the local community's ideas and priorities for the future Masterplan;
- Eight "pop-up" events using a street marquee and pop-up furniture to facilitate impromptu consultation at a range of locations around the site; and
- Two launch events with public inter-active workshops and a series of drop-in exhibitions which over 200 people attended.

About QATARI DIAR Real Estate Investment Company:

Wholly owned by the Qatar Investment Authority, QATARI DIAR Real Estate Investment Company was established in December 2004 to support Qatar's growing economy and to co-ordinate the country's real estate development priorities. Qatari Diar is currently involved in more than 35 projects in more than 20 countries around the world.

Qatari Diar is establishing itself as one of the world's most trusted and respected real estate companies due to its commitment to quality, local community, partnership and hallmark sustainability.

Qatari Diar's hallmark vision of sustainable development places community and local traditions at the forefront of its work. The company aims to create and manage property investments and developments which not only comply with the best international standards, but which also strongly reflect local culture and values. As a result, Qatari Diar's projects deliver a distinctive and sustainable social, economic and environmental benefit to the community. In addition, Qatari Diar often enables local and international developers and investors to partner in its projects, and to work together in exploring other opportunities, both locally and internationally.

In the UK, Qatari Diar has a £5bn investment and development programme under way including, in addition to the Chelsea Barracks project, its acquisition of the US Embassy building in Grosvenor Square, London, and its involvement in the development of the iconic, 300m tall Shard Tower, designed by Renzo Piano, which will become Europe's tallest building and a catalyst for the regeneration of the area surrounding London Bridge Station, known as London Bridge Quarter.