

Buspace Studios, 1-51 Conlan Street



Images courtesy of Stiff + Trevillion

Commercial-led mixed-use redevelopment delivering new homes and commercial space to Kensal

CLIENT

Warrior Capital

LPA

Royal Borough of Kensington & Chelsea

STATUS

Planning permission granted

SERVICES

Planning, Heritage & Townscape

Our role

- We developed the major planning application for Buspace Studios, which is an existing building currently providing poor-quality commercial space, through an extensive pre-application process with RBKC. The scheme evolution focused on overall viability and the need to introduce residential use in the Employment Zone, to assist in the delivery of a significant increase in commercial space on site.
- We led on the planning of the scheme from its inception, taking a leading role as part of a multi-disciplinary team, while also providing Townscape and Heritage advice.
- We successfully advocated the proposals based on extensive local experience and understanding of the site and the local context, taking an evidence-based approach to promoting the scheme and uses.
- The proposed massing, detailed design and contextual architecture, and relationship of the building to its neighbours was a key focus. Sustainability, carbon reduction and fire safety were also critical considerations.

Results

- Unlocking an existing underperforming building with a more sustainable mix of uses.
- 6,500 sq m of new, high-quality flexible commercial space, allowing businesses to grow and evolve in the building.
- A corner flexible unit delivers the potential for a range of uses to serve the local community and neighbourhood.
- 30 new homes will be delivered alongside the commercial use.
- A BREEAM 'Excellent' development with extensive amenity space, greening and planting around the site, promoting sustainable transport.
- High-quality contextual architecture, evoking the mixed-use character of the area and its industrial heritage, representing an exceptional addition to a fast changing and local townscape.