


**PowerHaus**  
 Consultancy

## Curriculum Vitae: Past Experience

### Residential, Student Housing, Education and Commercial

**Countryside – Beaulieu, Chelmsford:** Winning instruction in competition and advising on implementation of 3,600 homes, business park, neighbourhood centre and new transport infrastructure. Submission of reserved matters and pre-commencement conditions, including EIA, CIL advice and Local Plan representations.

**South Essex College, Skanska and Persimmon:** Advising all three parties to relocate the existing College to Grays town centre, part funded by the development of the College's Green Belt site for residential. The very special circumstances centred on the delivery of substantial social and community benefits and a catalyst for town centre regeneration, a development that could not be viably delivered by any other means.

**Hollybrook – London Road Southend-on-Sea:** Hollybrook purchased College site. Change of use and redevelopment negotiated for student accommodation, retail/restaurant uses at ground floor and town centre parking at basement level.

**Investec Private Bank / Cirrus Property / Watkin Jones:** Blackfriars, Leicester: Advised Bank on planning risk pre-acquisition. Project managed the planning application to deliver 606 residential units with mixed commercial uses at ground floor. SPD required 30% affordable and buildings no higher than 5 storeys. Permission achieved with no affordable and buildings of 8 to 14 storeys.

**Watkin Jones - Quebec House Kingston-upon-Thames:** Student housing scheme had been refused permission. Instructed to project manage the application including new architects and other consultants to take a fresh approach. Permission was granted for a development comprising 6 storeys and 129 student bed spaces with retail at ground. Objections to previous schemes from the Environment Agency and other third parties overcome.

**Watkin Jones - Anderson Wharf Kingston-upon-Hull:** Instructed to devise a strategy for negotiating permission whilst keeping appeal option open. A new design team were appointed, full public consultation with Members, Ward Councillors, the local community, English Heritage, Humber Design Panel and the Pre- Application Committee. Continual engagement with officers and consultees vital component to a successful outcome at Committee within 7 months of instruction.

**Network Rail (Railtrack Property) – Cricklewood:** Advised joint venture partnership on all planning matters associated with the regeneration of 64 hectares of land in north west London. An application submitted comprising up to 1.1 million square metres of development including offices, hotels, retail, leisure, residential, railfreight and a new rail served waste transfer station. Issues included creating a viable development to address contamination, infrastructure and transportation acquisition of adjoining land and properties, planning policy constraints and partnership opportunities with the Local Authority and adjoining owners. Supported by an Environmental Impact Assessment. The Barnet UDP and London Plan policy influenced to support designated Opportunity Area status.

**Network Rail/JV Partner – Bromley South Station:** Redevelopment of rail station substantial leisure development. Issues included leisure capacity, viability, competing schemes, leisure demand, planning policies. Outline and detailed planning permission alongside a S106 were secured with Borough of Bromley with no parking.

**South East Essex College, Lifstan Way Fields:** Advising the public private partnership to prepare the exceptional circumstances case to support residential development of the College playing fields to fund a new campus and regeneration proposal in Southend town centre.

**New Campus Luker Road, Southend-on-Sea:** Permission achieved for new further and higher education campus at Southend Central Station. Road closures were considered but abandoned in order to procure the implementation of the project with private/public sector investment.

### Conservation Areas and Heritage Buildings

**Urban Evolution/Great Portland Estates – Grazing Goat New Quebec Street W1:** Change of use and extensions to pub outside the CAZ and in Conservation Area. Application was to be refused but negotiated on basis of sui generis use in defined Local Centre, including consultation with Ward Councillors.

**EMI Studios - Abbey Road:** Prepared PPS5 case to list Abbey Road Zebra Crossing due to cultural significance of the crossing to the Studios. It is the only listed crossing accepted by DCMS for its iconic status, associated with the Beatles, Abbey Road Studios and its mecca status for Beatles fans the world over.

**Cathedral and Millgate Homes - Sundridge Park Bromley:** Secured Listed Building Consent and permission for substantial works to Grade I listed mansion and conversion to single family dwelling. Conversion of listed stables to residential. Permissions for outline and detailed consent secured for demolition and redevelopment of former conference centre in MOL, Heritage Park, Listed Repton Landscaped Terraces and setting of listed buildings.

**Urban Evolution - 5 Collingham Gardens Kensington & Chelsea:** Permission for change of use of an NHS Child and Adolescent Unit to a large single family dwelling. Grade II\* listed building designed by Ernest George and Harold Peto c1886 within the Courtfield Conservation Area. Issues: loss of a community facility, policy resistance, preservation of the Courtfield Conservation Area, nil affordable housing, residents parking and additional extensions including a pool, conservatory and orangery