



Our Project Team

Client - Dominvs

Architect – Squire & Partners

Landscape Consultants - Camlins

Planning Consultant – CBRE

Economics Consultant - Volterra

Social Value - Dominvs

Highways Consultant – Caneparo Associates

Townscape Assessor – Tavernors

Daylight and Sunlight - GIA

EIA Consultant - Trium

Communications Consultant – Cascade

Solicitor – Town Legal



5 Strand, London, Squire and Partners



Bulgari Hotel and Residences, London, Squire and Partners



Clarges Mayfair, Squire and Partners



Dominvs and Social Value

Who are we

Dominvs Group is a family-owned property development platform with a strong focus on social value. We have built ourselves as a family from the ground-up and have no outside investors – it's a true family business in which our values of integrity, inclusiveness and generosity permeate the strategy of everything we do.

We are philanthropic as a business and recent projects include:

- Funding and volunteering in the delivery of critical supplies to the homeless last winter with CarePack UK, of which one of our Director is a Trustee.
- Creating a competition which awarded a grant of £25,000 to students set the task of creating a startup idea which reduces waste.
- Funding research into long-covid as it a critical issue we are facing as a country.

We own all of our sites personally as a family, funding these ourselves, which gives us the ability to deliver on our commitments.

We understand that promoting employment and opportunities, culture and creativity, and community participation supports creating and promoting a strong, diverse and equal society which are priority themes in Wandsworth. These themes align with our values as a family and make Nine Elms an ideal location for us to develop in. We strongly believe that through this scheme we will be able to enhance and deliver these goals'

Our Social Value

As part of our endeavour to deliver meaningful places we have recently acquired a leading Social Value consultancy, SeerBridge. Founder Wesley Ankrah is now overseeing a dedicated social value unit as the Director of Social Value and Community Investment – ensuring that social value is integrated, monitored and evaluated at all points throughout the lifecycle of our projects.

- We develop a bespoke approach towards achieving our social value objectives for each project.
- Working closely in partnership with private, public and voluntary sectors we support local stakeholders though delivering job opportunities, promoting local wealth and championing the local community.
- We research and define our targets to create tangible solutions that support local communities and deliver substantial social value.



Meanwhile use : Gaia's garden 61-65 Holborn viaduct.



Bikeworks Bike Donation to Fight for Peace



Our staff volunteering for Care Pack UK

Arts Initiatives

Matt's Gallery – Artist Residency:

We have partnered with a local arts gallery in Nine Elms to host a six-week artist residency with artist Phil Coy from mid-September – late October.

The intention is that this art installation will live stream a musical composition modulated by the local wind speed and that it will be in situ for 6 weeks from the installation date.

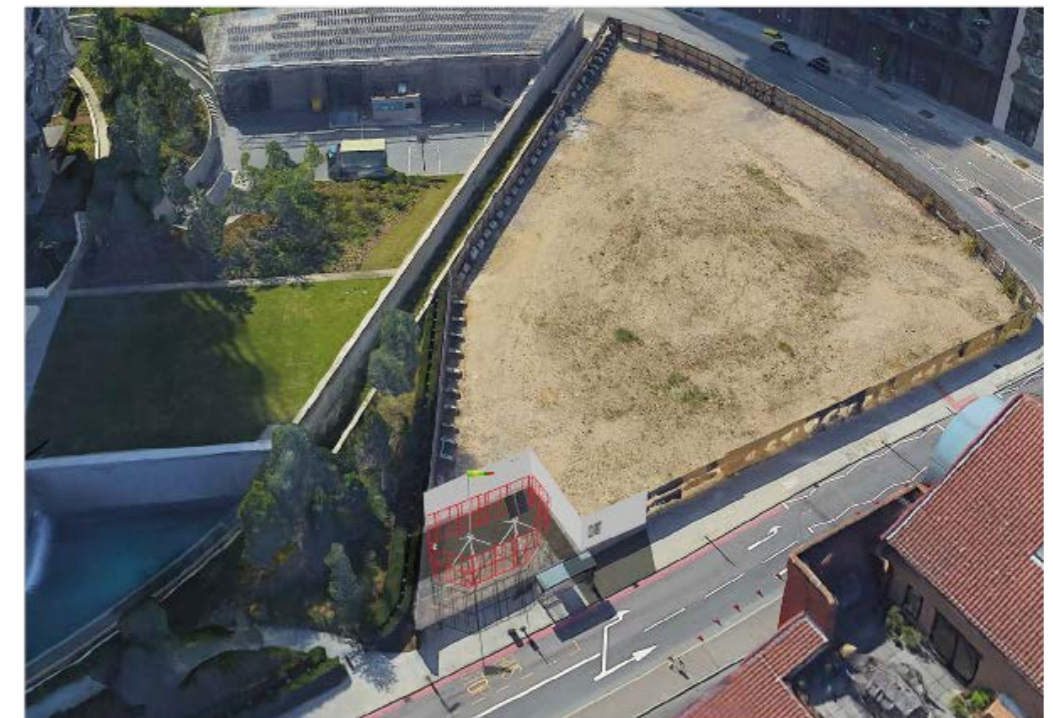
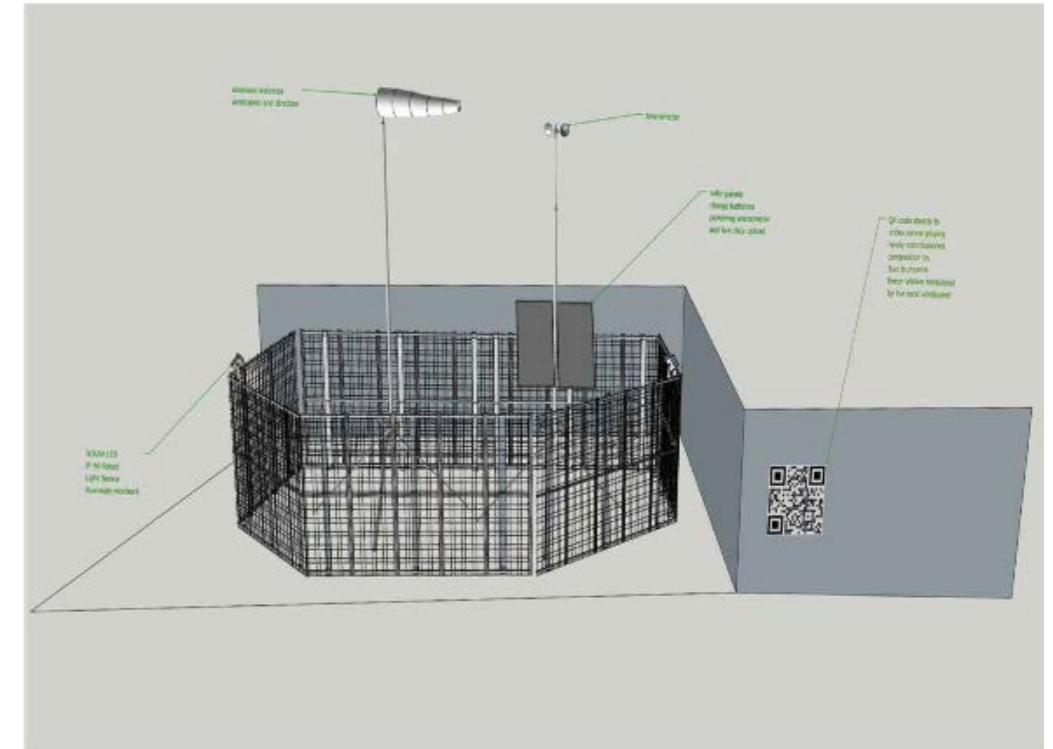
Matt's Gallery's aspiration is for the following;

- Install date: From 1st October
- Launch event: 9th October
- Deinstallation: 22nd November

Nine Elms Arts Ministry – Advent Calendar & Community Hoarding Project:

Nine Elms Advent Calendar is an annual celebration for the community and led by Reverend Betsy from Nine Elms Arts Academy.

For January 2022, the Arts Ministry will engage local schools, community groups and residents through free art workshops to create a community hoarding.



Our Vision

1. **Delivering Our Scheme** - Adapt approved scheme to deliver hotels for two hoteliers to open in 2024.
2. **Maintaining Our Commitments** – Working within existing parameters in terms of design quality, massing, and commitments made to the Council and local community (inc. public realm, financial contributions). Planning policy compliant scheme.
3. **A Smaller Scheme** – Southern building reduces in height by 2.3m. No basement. 25% reduction in floor space. Shorter construction period. No conferencing facilities. Similar number of vehicular trips. Increase in room count.
4. **A More Locally Focused Offer** - Top floor restaurant offer at southern hotel (No terrace).
5. **Delivering Enhanced Scheme Benefits**
 - Enhanced economic benefits.
 - Exploring initiatives to deliver enhanced social value through our scheme including local engagement, arts and culture and targeted employment and skills initiatives.
 - Delivering public realm and supporting the Linear Park and masterplan vision.



Comparison of Consented & Updated Schemes

May 2021 - Consented Scheme

- 2 hotel buildings designed to be operated by the same hotelier
- 600 rooms & on-site conferencing facilities
- New, high quality public realm
- Covered 'Green Link' between the two buildings
- Publicly accessible ground floor café and restaurant



Consented Scheme

September 2021 - Updated Scheme

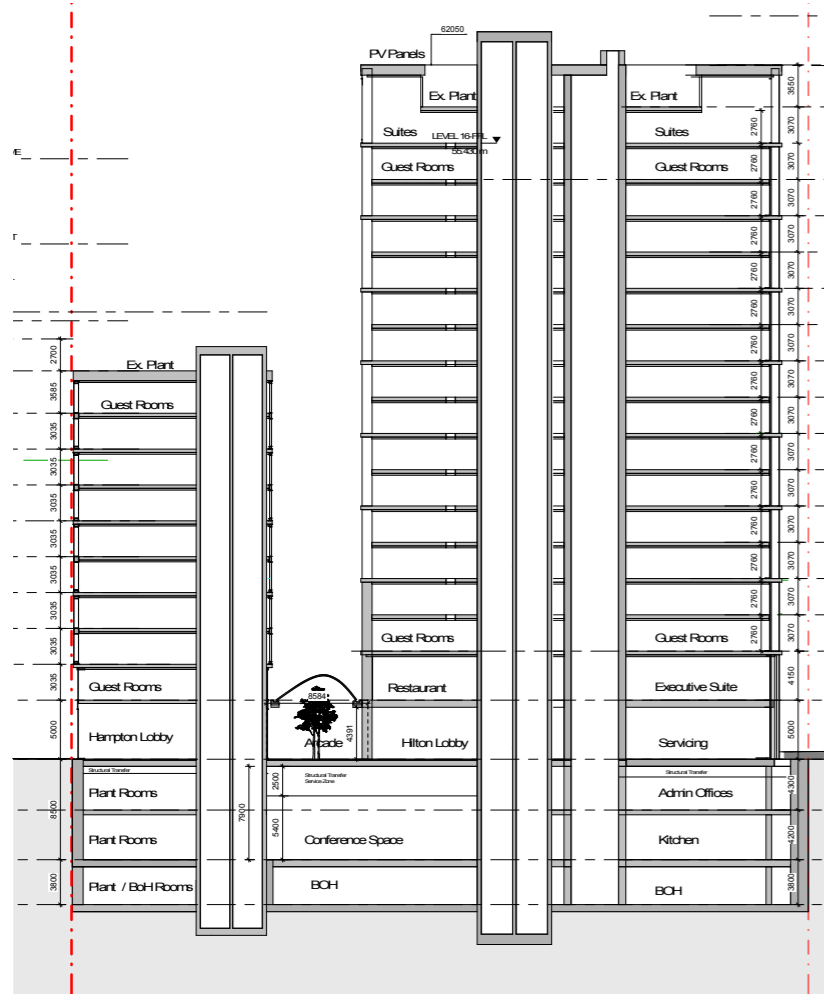
Owing in part to the pandemic and the reduced demand for indoor conferencing facilities, there is now less interest in this kind of offer at this location. We are therefore adapting previous proposals as follows:

- Northern hotel - same height in metres as the approved scheme
- Southern hotel - reduced in height by 2.3m
- Top floor restaurant, no external terrace (southern building)
- Floor area 25% smaller - no conferencing facilities, reduced basement
- 890 rooms – more compact rooms reflecting new model
- Removal of oversailing roof on 'Green link' allowing additional trees and landscaping
- New opportunities identified for public art

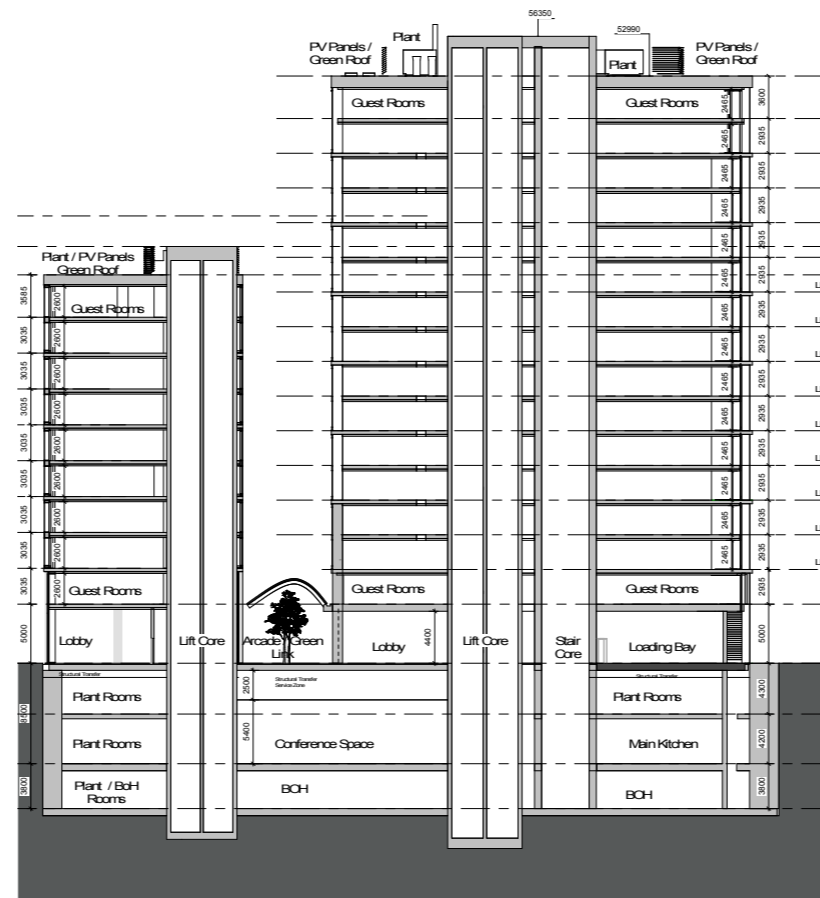


Proposed Scheme

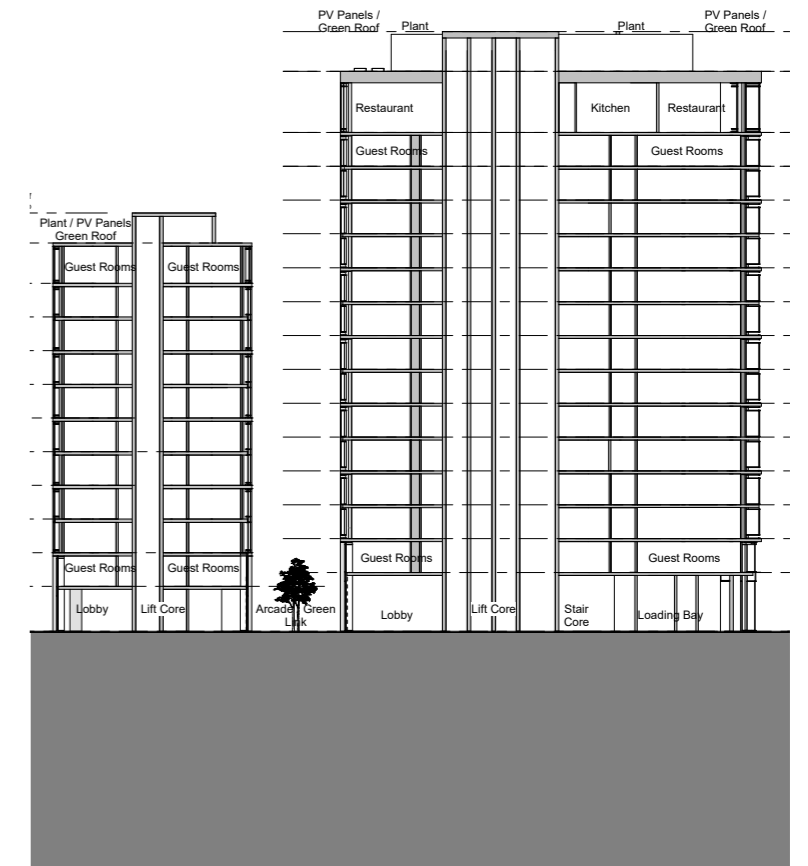
Comparison between schemes



Original Planning Application - Section
 North Building + 36.165 AOD
 South Building +62.050 AOD



Consented Scheme - Section
 North Building + 36.165 AOD
 South Building +52.990 AOD



Updated Scheme - Section
 North Building + 36.165 AOD
 South Building +50.690 AOD

What has Changed

	May 2021 Scheme	2021 Revised Scheme
Additional initiatives	2 x hotel scheme designed for dual-branded hotel	2 x hotel scheme for two operators (terms being agreed)
Scheme massing and appearance	South building = 16 storeys North building = 10 storeys 35,253 sqm (GIA) High quality design and materials.	South building = 15 storeys North building = 11 storeys (within the same height) 26,613 sqm (GIA) 25% reduction Design quality maintained.
Room Count	600 rooms across both buildings	893 rooms across both buildings
Facilities	<ul style="list-style-type: none"> • Conference facility • Meeting rooms • Restaurant • Gym • Café 	<ul style="list-style-type: none"> • Top floor restaurant (public access) • Dining also at ground floor
Highways and Servicing	Off-street servicing wholly within southern building.	Off-street servicing for southern building, on-street servicing for northern building.
Construction Period	<ul style="list-style-type: none"> • Estimated construction period 36 months 	<ul style="list-style-type: none"> • Estimated construction period 28 months.

Benefits

Our commitments

We are committed to delivering the benefits secured via our approved scheme including:

- £1.55m contribution to employment and skills in the borough
- £250,000 contribution to arts and culture in the area
- £588,690 contribution to highways works to Nine Elms Lane (Transport for London land)
- £1.9m allocated to cover highways works to Ponton Road running 130 m south of site and to connect to the linear park

Enhanced scheme benefits and commitments

- Increase in local jobs by c. 50 jobs to c. 325 jobs
- Increased spending in local businesses to c. £8.7-13.8m (an increase of £1.2-2.1m)
- More public realm
- Space for pop-ups in the food and beverage sector. This could involve working alongside The Food Exchange
- Support for employment and skills initiatives
- Arts and culture benefits, including permanent public art incorporated into scheme

Resolution to Grant (Consented) Scheme

The consented scheme can be summarised as follows:

- Total maximum floorspace (GIA) = 35,825sqm
- Vehicular access to the site = from the south-west.
- Conference space & 3 stories basement development under site.
- **Cafe** - 227 sq.m
(49 sq.m Ground Level 179 sq.m Lower ground)
- **Restaurant** - 479 sqm

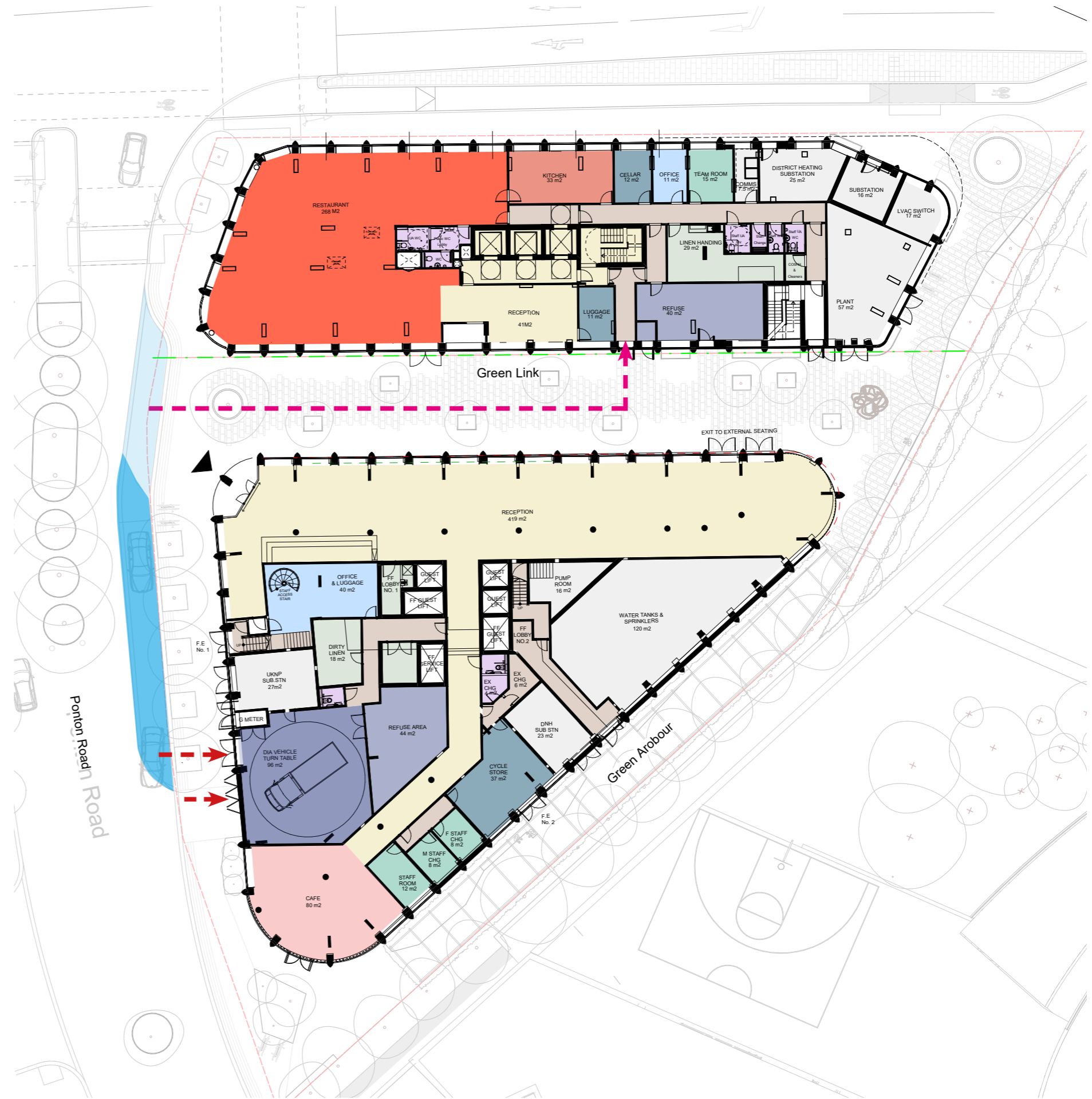


Consented 2020 Ground Floor Plan

Updated Scheme - Ground floor

Ground floor uses

- Total maximum floorspace (GIA) = 26,613sqm
- Basement omitted
- Vehicular access to the site = from the south-west.
- **Restaurant** - Ground Floor - 286 sq.m
- **Cafe** - 80 sq.m
- Loading bay to South Block reduced in size
- Glazed cover removed from Green Link to create landscaped public realm
- Active frontage increased
- Space identified for public art and pop-ups






Proposed 2021 Ground Floor Plan

- DROP OFF - Consented
- DROP OFF Extension - Updated Scheme
- South Building Loading Bay- Updated Scheme
- ➔ South Building Servicing
- ➔ North Building Servicing by foot from Drop Off

Ground Floor

- This scheme offers public seating in the Green Link



-  Restaurant / cafe spill out
-  Potential pop up locations
-  Public Art

Public Realm and Landscaping



Consented Scheme - View of Ground Floor activation



Proposed Scheme - View of Ground Floor activation



Consented Scheme - View of Green Link



Updated Scheme - View of Green Link



Consented Scheme - Covered Green Link



Proposed Scheme - Green Link as Public Realm

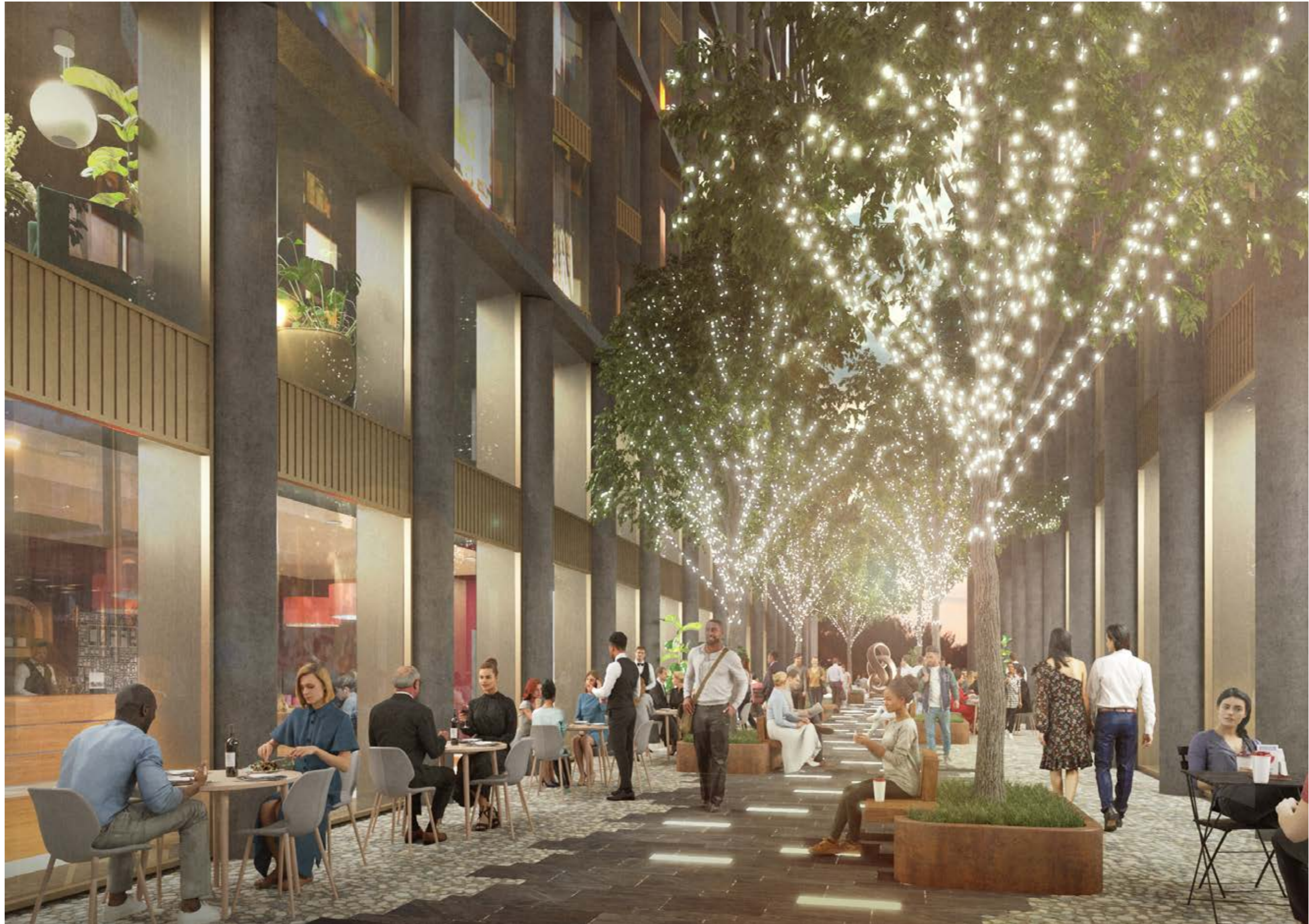


Proposed Scheme - East Entrance of Green Link



East Entrance to Green Link

Proposed Scheme - Night View of Green Link



View at dusk down the Green Link

Consented Scheme - Typical floor

Room Count - 600 Keys

Rooms per typical floor - 50 Rooms

- 25 North Building
- 25 South Building



Consented - Typical Floor Plan

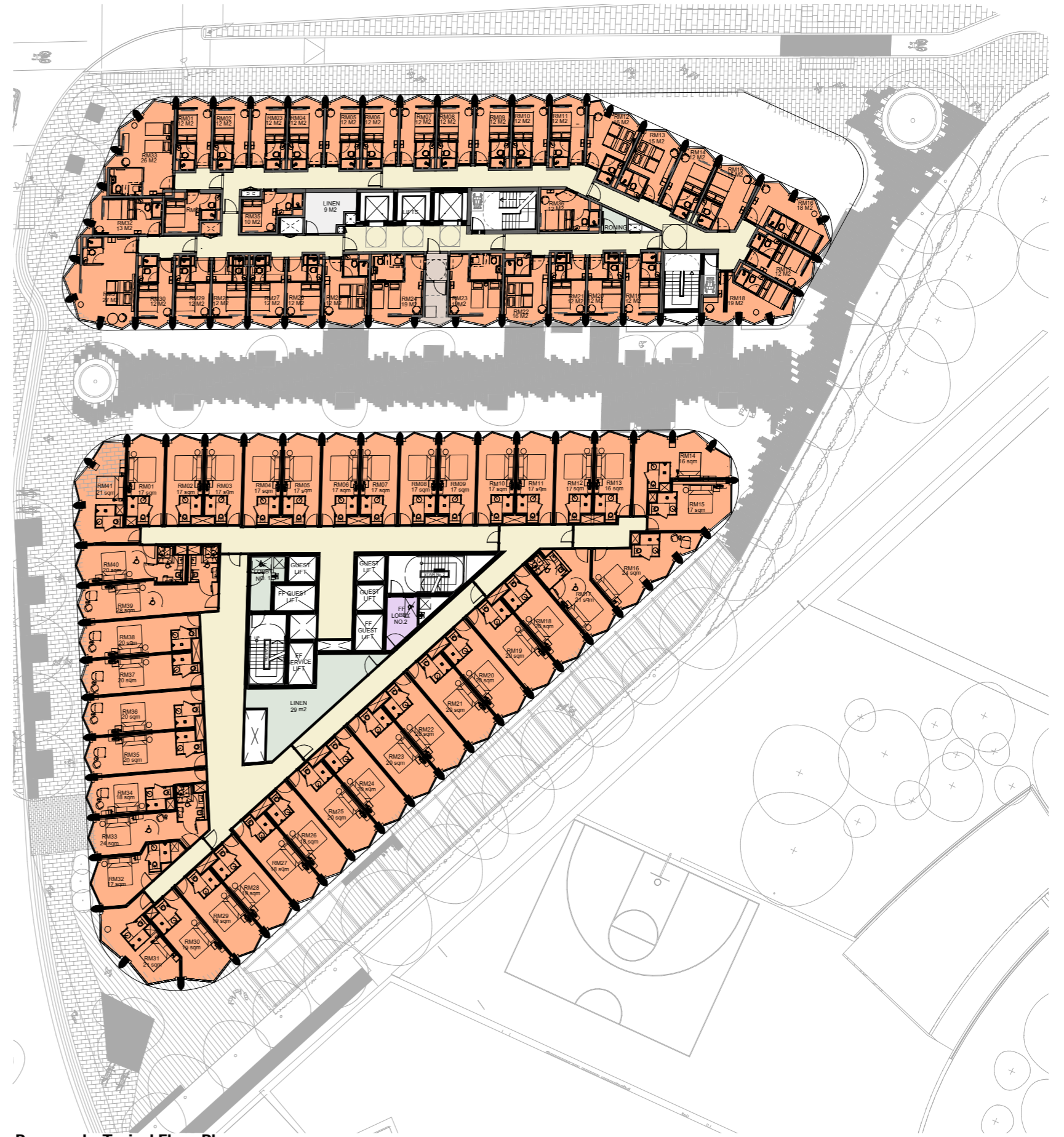
Updated Scheme - Typical Floor

Room Count - 893 Keys

Rooms per typical floor - 77 Rooms

- 36 North Building

- 41 South Building



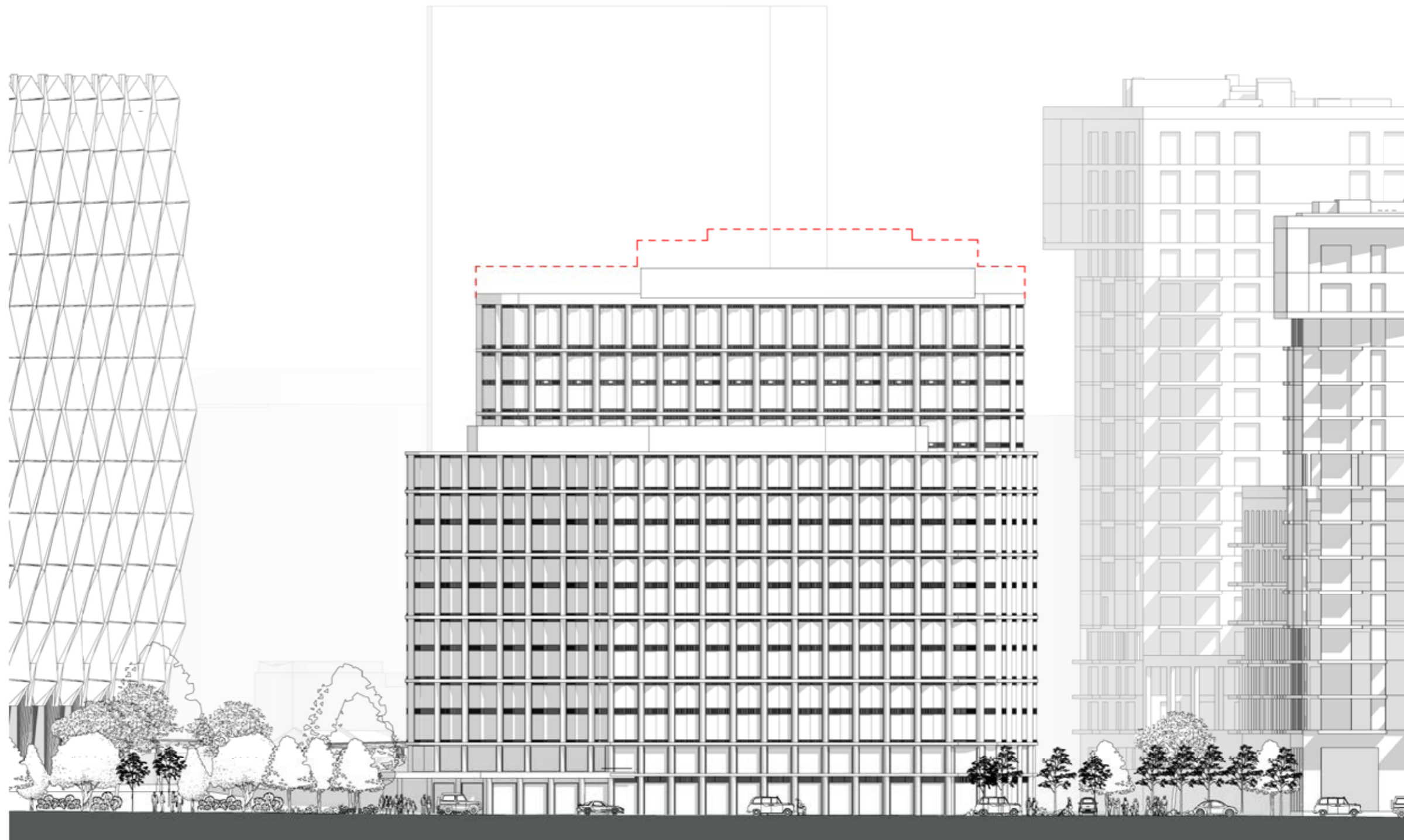
Proposed - Typical Floor Plan

Consented - North Elevation



Updated Scheme - North Elevation

----- Outline of consented scheme

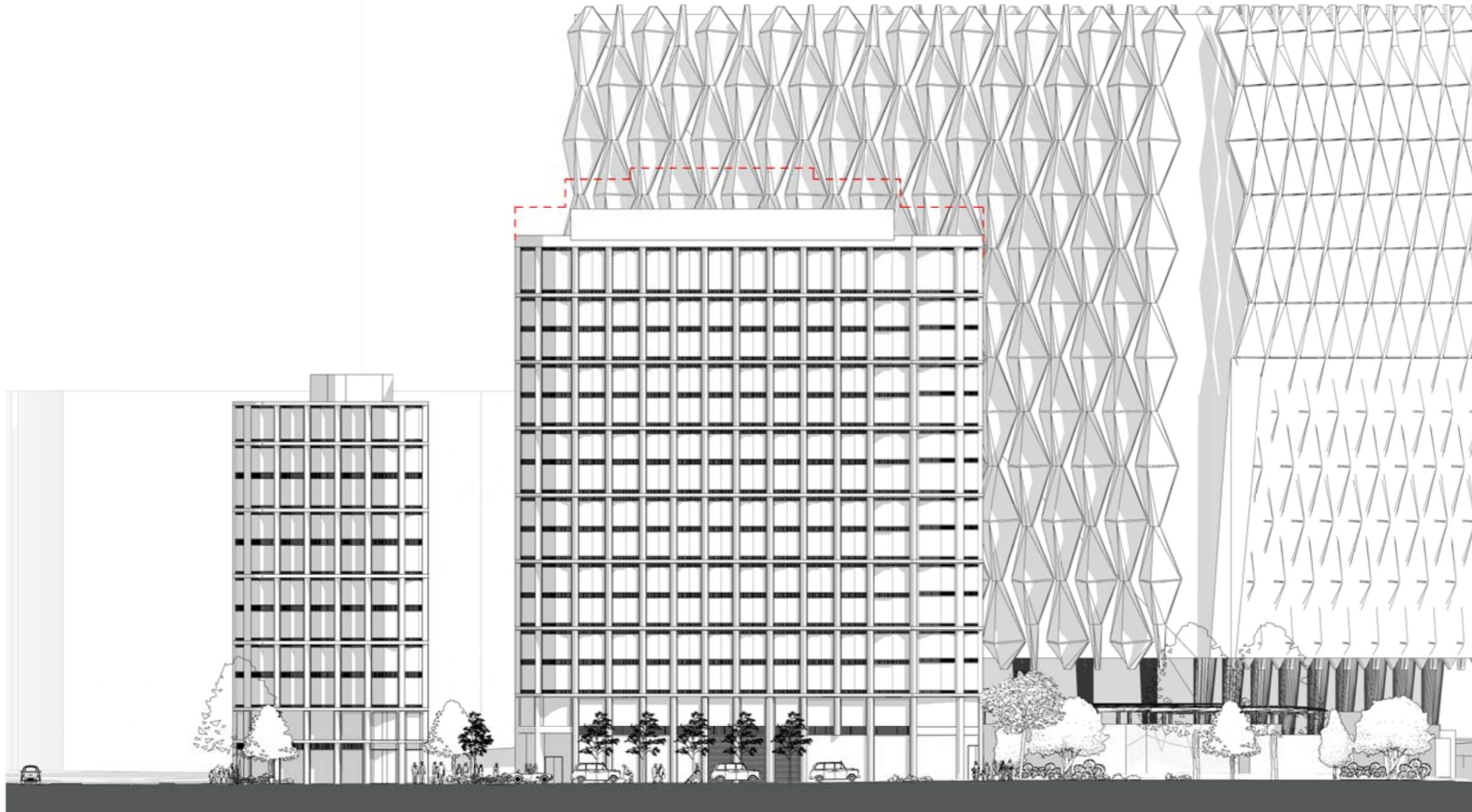


Consented - West Elevation



Updated Scheme - West Elevation

----- Outline consent





Consented View from Nine Elms Lane / Ponton Road

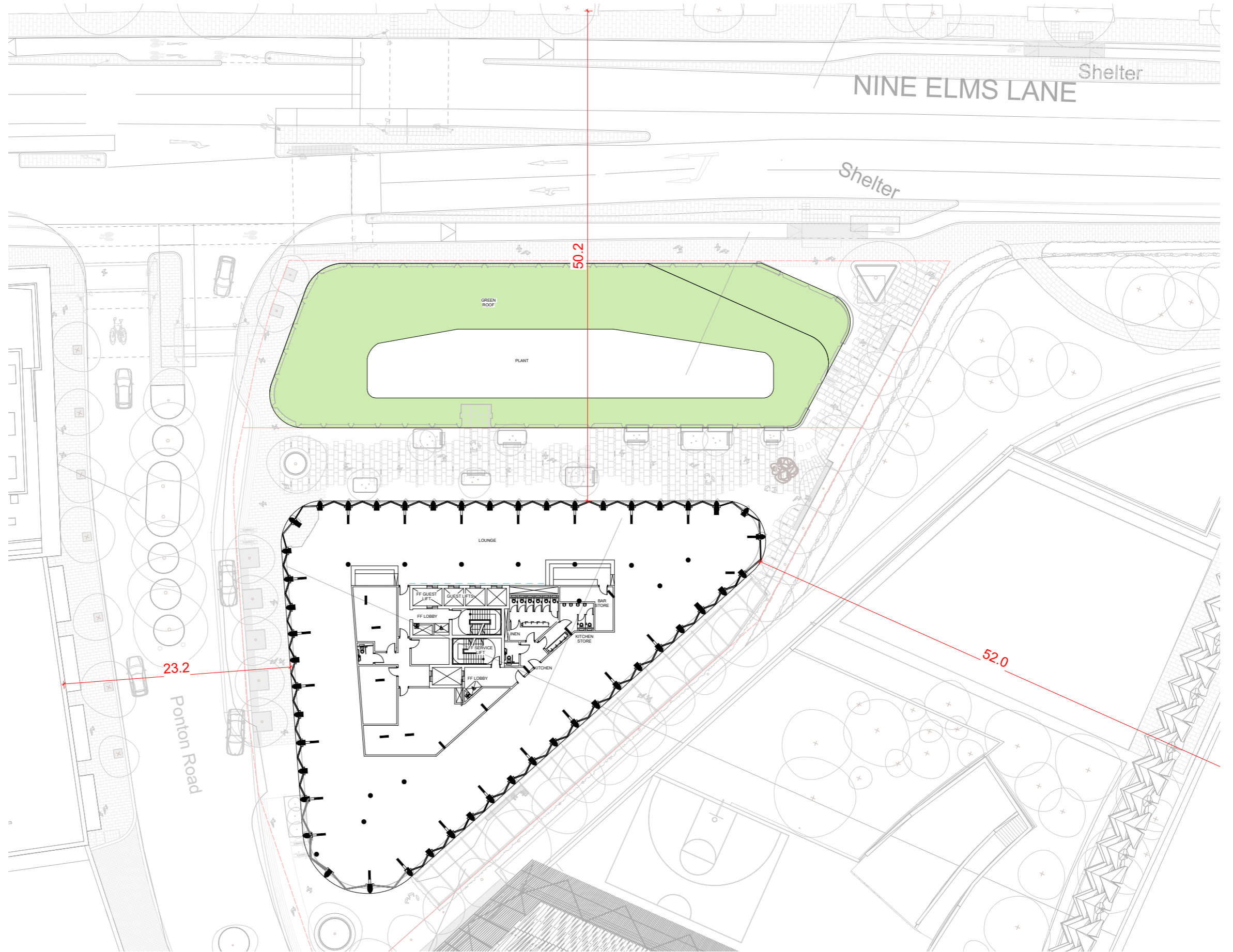


Proposed View from Nine Elms Lane / Ponton Road

Updated Scheme - Restaurant

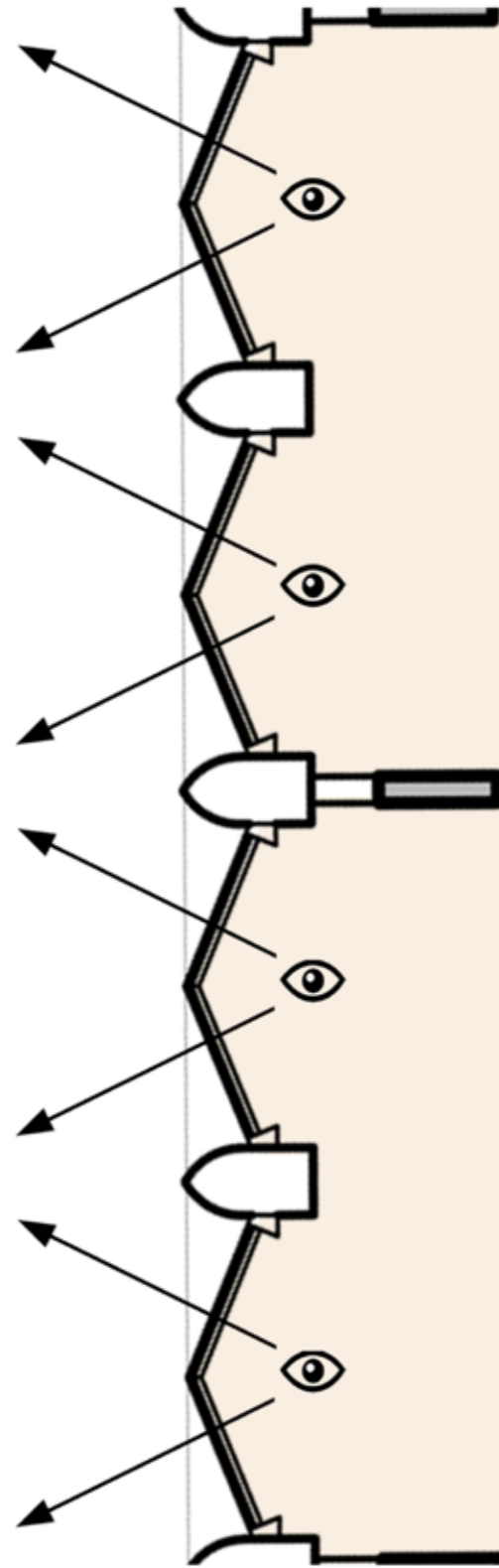
Restaurant at Top floor - South Block

Area - 875 sq.m

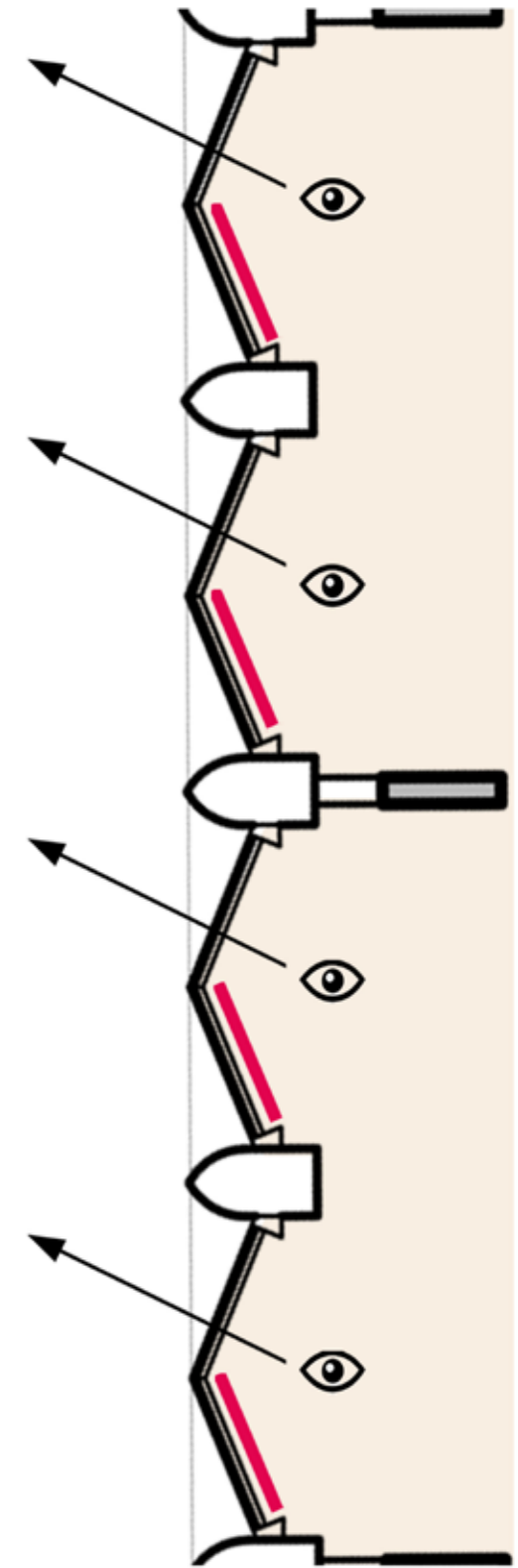


Residential Amenity

- Screens / modes of obscuring are used to direct the views away from the neighbouring residential buildings and instead towards the river.



Accessible views - no screening



Directional views - with screening

Overlooking

Examples of patterning in Squire and Partners projects



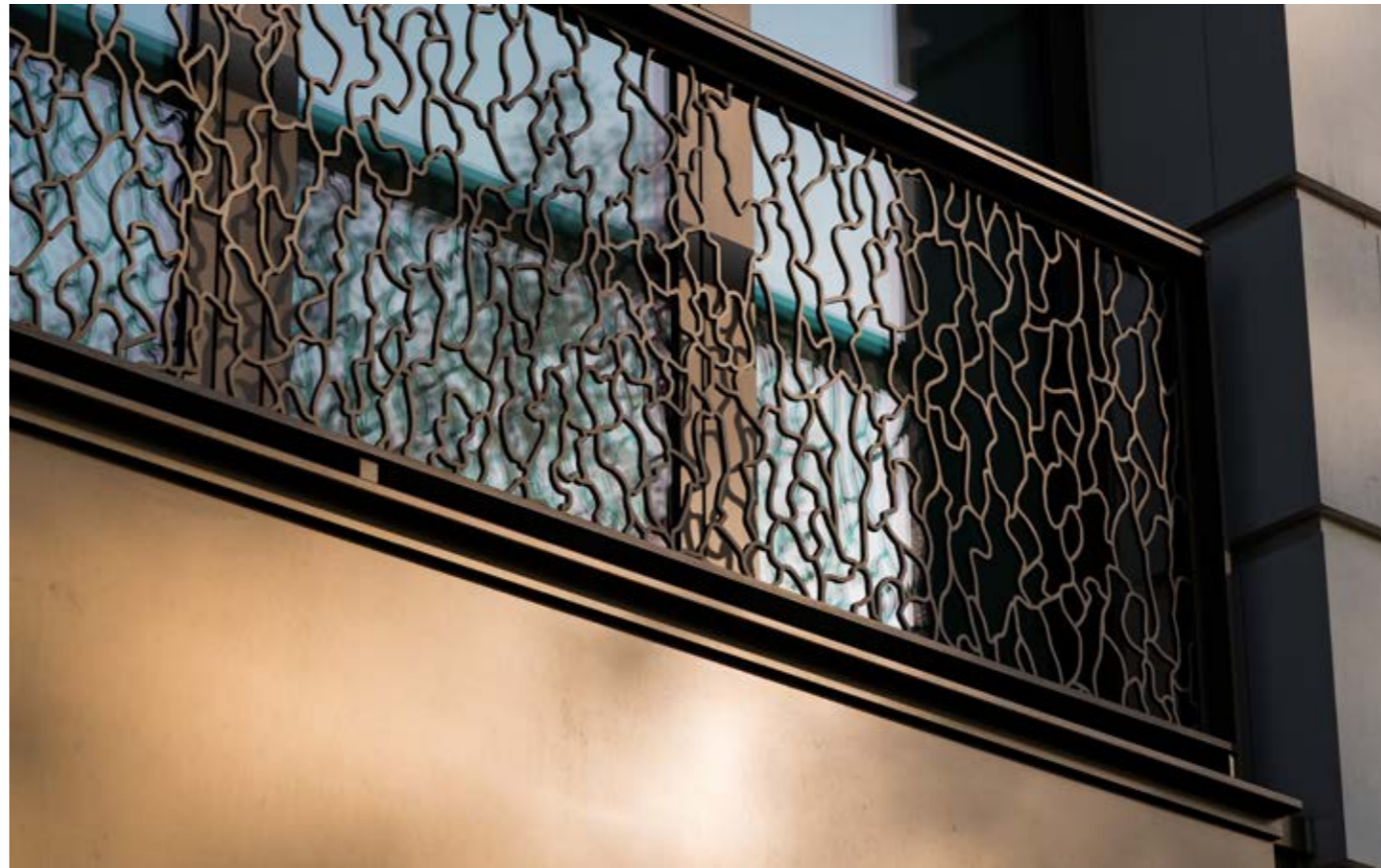
Chelsea Barracks Phase 1



20 Grosvenor Square



Chelsea Barracks Phase 1



Clarges Mayfair

Sustainability

The proposed development will achieve BREEAM Excellent for both hotels and will be designed to achieve full compliance with 2021 London Plan for renewables. A number of sustainability design features will be implemented to achieve this target, including;

- **PV technology**

The proposal incorporates 30 kWp of PV and utilises heat pump technology for the heating and cooling demand and to pre heat the hot water requirements. This is reports a carbon saving of 6%.

- **Low water usage**

The proposed development incorporates several features including flow restrictors at shower outlets and hand basins, low flush toilets and other low water consumption sanitary ware.

- **Green roof**

Green roof are proposed for the development as part of a variety of elements to help enhanced the scheme and improve the Urban Greening Factor. The roof will be able to support a wide range of plants, associated insects, butterflies and wildlife, whilst requiring little water and other inputs such as fertilizers.

- **Energy Infrastructure**

The proposed development will also incorporate connections to the proposed expansion of the district heating network

- **Minimising Greenhouse gas emissions**

The energy strategy will be based on the energy hierarchy set out by the London Plan. The exact total carbon reduction will be established once the thermal modelling is complete, however the reduction of 35% set out by the London Plan will be targeted for as a minimum.

- **Efficient Facade**

An overheating assessment will be carried out to establish mitigation measures against the climate change.



Urban Greening

Planting and Biodiversity

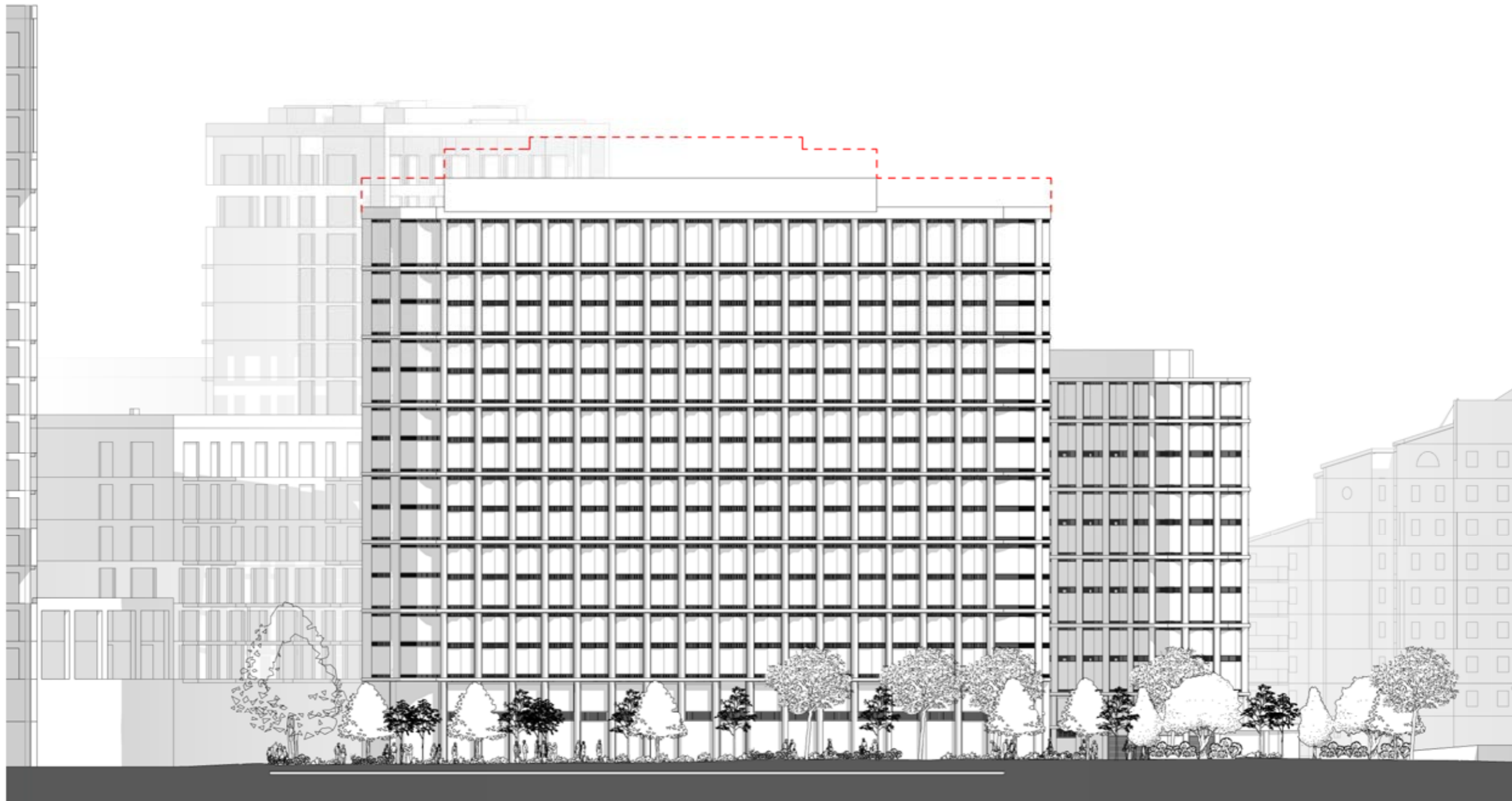


Consented - South Elevation



Updated Scheme - South Elevation

----- Outline consent

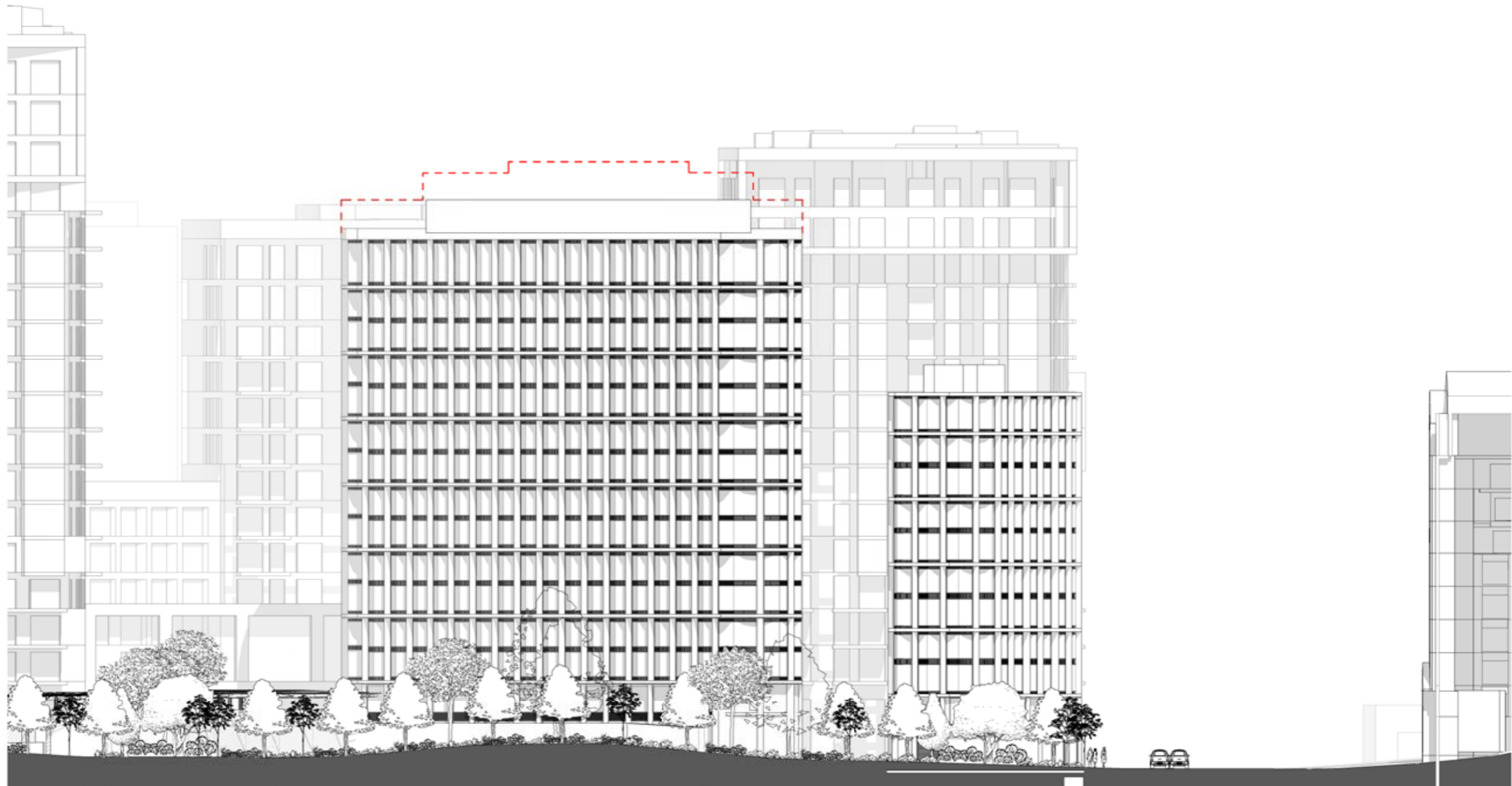


Consented - East Elevation

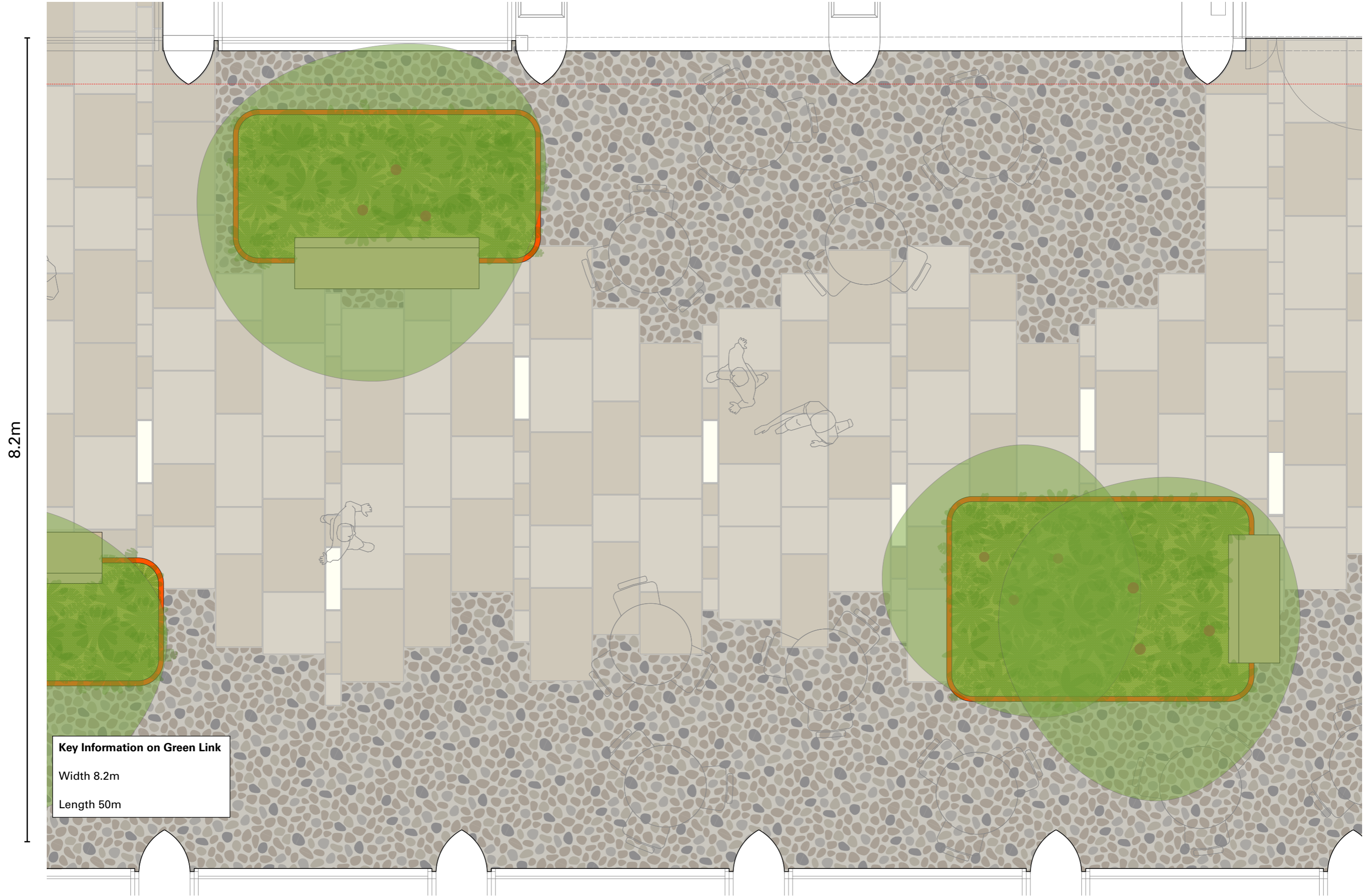


Updated Scheme - East Elevation

----- Outline consent

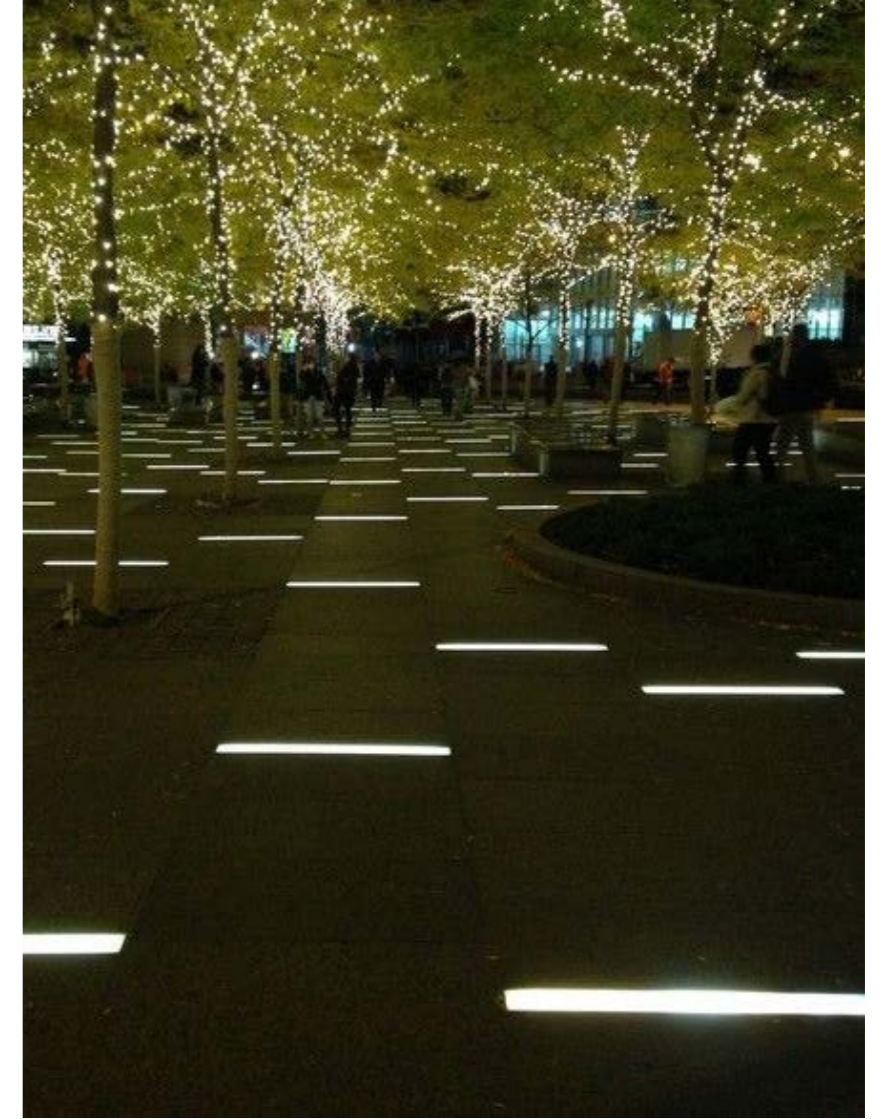


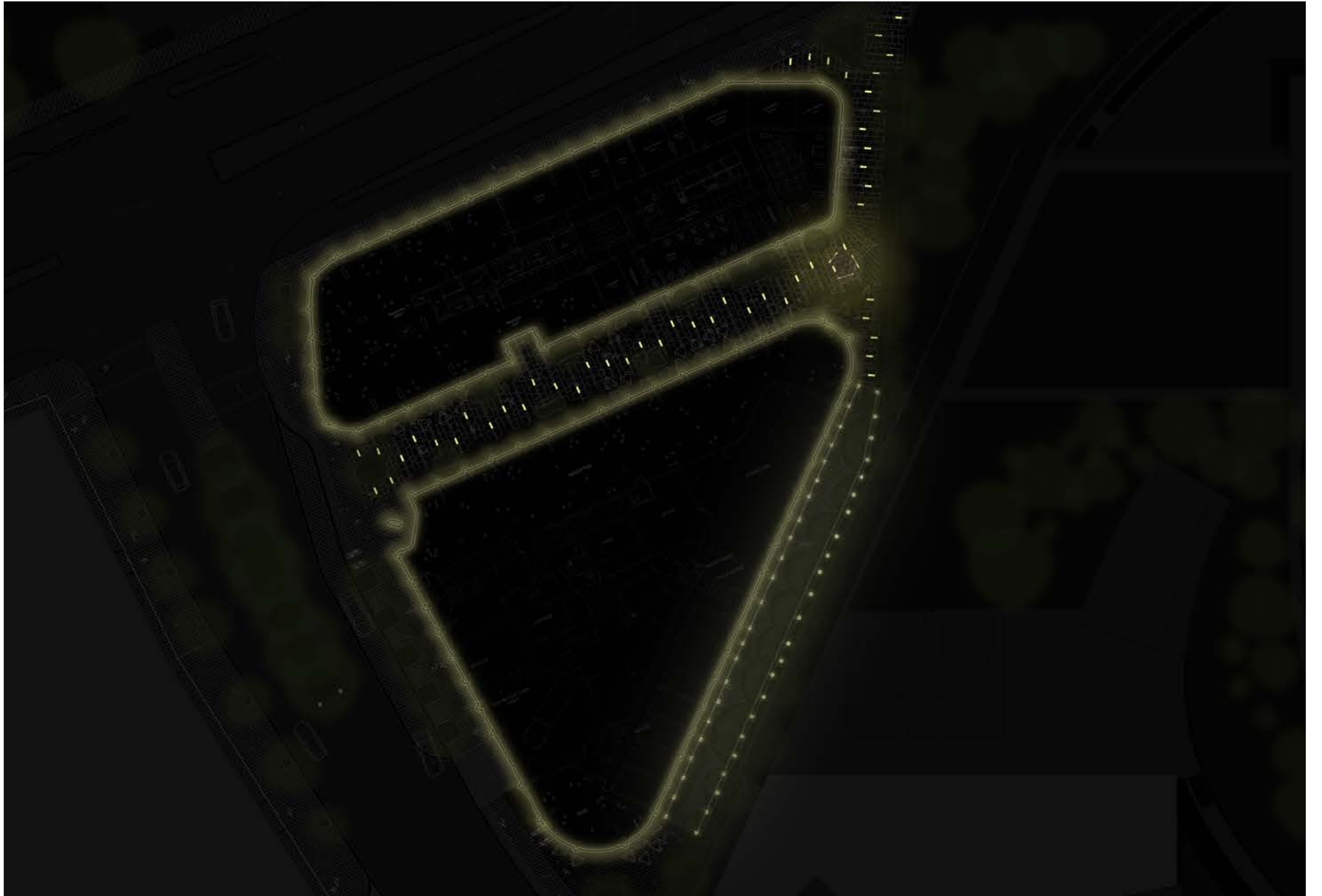
Detail Study of Green Link



Key Information on Green Link
Width 8.2m
Length 50m

2021 Materiality Precedents





Sustainability comparison

The energy strategy has been revised from the consented scheme, with a move away from reliance on fossil fuels (CHP and gas boilers) for generation of domestic hot water in favour of the local District Heat Network (as it is now available) and using the gas boilers only as a back-up/top up solution in case of the District Heating network down times. Similarly with the space heating, we are moving away from the gas in favour of the electricity, which not only reduces the building carbon dioxide emissions, but also has a positive impact on the local air quality with less combustion gases emitted on site.

	RTG (Resolution to Grant) Scheme	Updated Scheme
District Heating Network	M&E design allowing for a future connection to the local district heat network.	Both hotels fully connected to the district heat network.
Heating and Cooling Strategy	Based on centralised system comprising of gas fired boilers and electric chillers.	Based on decentralised system comprising electric driven Air Source Heat Pumps technology with heat recovery.
Domestic Hot water generation strategy	Based on gas fired Combined Heat and Power (CHP) with boilers top up.	Based on District Heating Network with boilers back up (as required by DHN operator).
Efficient Ventilation	Centralised ventilation for South building public areas and individual heat recovery units for the North building.	Individual heat recovery units ventilation for both buildings allowing areas not in use to be switched off.



Biodiversity

The proposed planting scheme will be coordinated with the ecological measures which are to be included in the Linear Park and the wider green network of the London Borough of Wandsworth.

Contributions towards wildlife protection targets include;

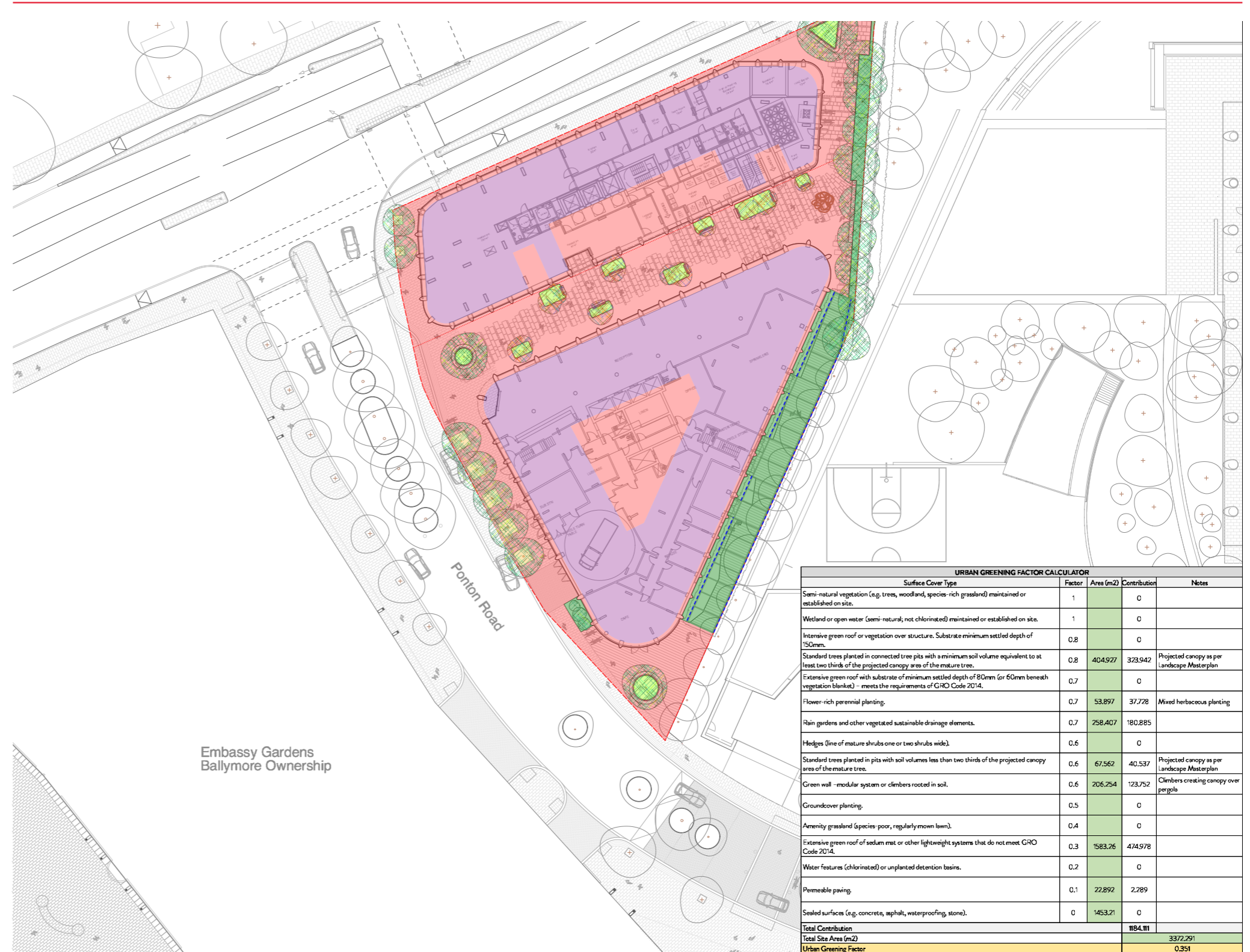
- Local Biodiversity Action Plan
- Use of native and 'near-native' species
- Voluminous vegetation structure
- Habitat features
- Pollen and nectar availability



URBAN GREENING FACTOR

UGF = 0.41

The landscape and public realm proposals achieve an Urban Greening Factor of 0.41. This includes biodiverse green roof in areas as shown. The design surpasses the target of 0.3 for predominantly commercial developments.



KEY

	Site Boundary
	Phase 01/02 Boundary
	Sealed Surfaces
	Permeable Paving
	Extensive Green Roof with of Sedum Mat or Other Lightweight Systems
	Climbers Rooted in Soil
	Standard Trees in Pits with Soil Volume Less than Two Thirds of the Projected Canopy
	Flower-rich Perennial Planting
	Rain Gardens
	Standard Trees in Pits with Soil Volume More than Two Thirds of the Projected Canopy

