



Chartplan

(2004) LIMITED

“SECURING ENHANCED LATENT VALUES THROUGH THE PLANNING PROCESS”

DIRECTOR: B G KITCHERSIDE

Company Details

Name: Barry Gregory Kitcherside (Managing Director)

Office Address: Suite 4G
Eden House
Enterprise way
Edenbridge
Kent
TN8 6HF

Registered Address: Mansard Cottage
65 Stoneleigh Road
Limpsfield Chart
Oxted
Surrey
RH8 0TP

Telephone Numbers: Office: 01732 862407
01883 730877
Mobile: 07843 661054

E-mail: barry@chartplan.co.uk

Professional Career Summary

Pre Chart Plan Snapshot

Commencing in 1962, architectural practices that I was articled to include:-

- a) Ashley & Winton Newman (Grays Inn)
(General architectural practitioner)
- b) Alex Shickel & Partners (Croydon)
(General commercial practice)
- b) E S Bowyer & Partners (Grays Inn)
(Predominantly a residential Practice)

In 1967 I joined Westminster Bunting as their group architect, introduced to commence the commercial development side of a formerly predominantly house building company following which I was approached by Fairview Estates to act as Technical Consultant to the company's commercial division, which was then in its infancy. I was involved at the time when Fairview Estates Limited floated on the London Stock Exchange in the early 1970's.

Throughout this period, I also took over the responsibility as Company Architect/Planner orchestrating and delivering planning consents for a variety of residential development sites mainly in London and the South East ranging from circa 20 dwellings to large scale comprehensive developments of circa 1,500 phased dwelling communities with associated infrastructure.

These were far reaching, complex and challenging and by way of example included within the companies infancy the largest Warehouse/Distribution Depot in the South East (at the time) located in South Bucks (High Wycombe) and the very first high density planning consent in the then newly created Docklands Development zone at Winkleys Wharf, which migrated into the Cascades Development site, other high density Residential redevelopments followed.

Additionally a rolling programme of Petrol Filling Stations averaging 10 per year over a 4 year period.

Having the foresight in the late 1970's to engineer a business model which sought to convert and intensify misplaced un-let Office accommodation into Residential use formed part of the companies agenda as did the setting up of an agency in the mid 1970's to deal with IDC's and ODPs when the industry struggled to survive through the period of civil unrest.

Following the public flotation of the company and in the knowledge of an emerging management buyout of the Commercial Group from the Residential I was invited and took the decision to concentrate within the commercial sector when in 1985 the name change to Frogmore Estates was conceived, where I was then elected to the *Investment Board*, and then to the *Development Board* in 1992.

I held the position as the company's Planning/Technical Director throughout this time period which has seen various changes in direction.

My role in the company was to primarily oversee all pre-acquisition due diligence by way of detailed technical/planning audits covering all aspects relating to both land and investments ensuring that the acquisition could be delivered against the acquisition business plan engineered and agreed between my director colleagues and I subsequent to which detailed pre-acquisition audit checks were put in place designed to de-risk all purchasers.

Following purchase, my role was then to orchestrate and subsequently advance the tactics in seeking to secure and deliver all requisite planning consents.

A number of High Profile projects were secured and planning consents negotiated and secured the salient of which included:

- The remodelling/redevelopment of the former GLC County Hall and the infamous Number One Westminster Bridge, Island Block site following the purchase from the London Residuary body and being the first planning consent approved by the then newly formed GLA.
- Paddington Basin.
- The regeneration of Butlers Wharf.
- 60 Fenchurch Street (Project Vitro).
- Regeneration of Gipsy Corner with its enhanced residential densities.
- Walton Town Centre redevelopment comprising of retail at ground floor level and high density residential over.
- Romney House, Marsham Street (former Mayor's office) remodelling and intensification for residential purposes(without a s.106 Agreement.)
- Burne/Sunley House, Holborn (won at a Public Inquiry) for office purposes.
- A quantum of Commercial Business Parks in strategic locations.
- The redevelopment of the Grade II Listed Manchester Corn Exchange which helped underpin the repositioning of the central area of Manchester following the bombing in the late 80s.
- Remodelling of Retail Centres at Manchester, Glasgow, Sutton, Dorking, Solihull, Barnet.
- Considerable number of provincial and Central London office developments including several redevelopments in mid-town.

- Distribution Depots located adjoining significant highways often requiring engagement with and through the Highways agency with regard associated highway improvements.
- Mixed use developments at both the City Basin and Surrey Quays.
- Pump priming developments by way of acting with Local Authorities as Joint Venture Partners to be able to extract enhanced latent development values on sites for Leisure, Sporting and Recreational purposes.

Latterly and under the ambit of the various Umbrella of Fund Development (where the same vigorous pre & post procedures ensued) further planning activity and subsequent project procurement were secured at:

- Schooner Park Crossways, Dartford
- M11 Business Link, Stansted
- 50 St Mary Axe, London
- 100 Wigmore Street, London W1
- Point 5 West, Ealing
- Foundation Park, Maidenhead
- Altrincham Business Park
- South Place, London
- Remodelling and regentrification of shopping centres at:-
 - Ellesmere Port
 - Belle Vale, Liverpool
 - Erith
 - Knowle

(*A more exhaustive list can be supplied.)

Under my direction I have forged an excellent working relationship with the majority of the major planning officers/directors of the inner and outer London Boroughs and major Cities and have access to the GLA, TFL and other significant strategic consultees all of which has helped me in the creation and formation of a property advisory consultancy conceived in 2002 and created in 2004 known as CHART PLAN.

This company was established following the agreement with my co-directors of the Frogmore Group Companies to retire from the group but where I continue to remain in an advisory role.

CHARTPLAN (2004) LIMITED

In 2004 Chart Plan (2004) was formed in which to supply for known clients a Planning/Technical service with the prime objective of **unlocking enhanced latent values** through the planning process. The process's and work load undertaken by Chart Plan very much followed the disciplines and work ethics set up through me whilst at Frogmore.

The majority of the previous and ongoing activity carried out by this company assists and advises clients through the technical pre-acquisition due diligence in much the same way against the background of an agreed business plan and then seeks to deliver where required the requisite planning consents.

The company maintains an annual PI insurance and Public Liability Cover (details available upon request).

Since the conception of the company in 2004 a considerable number of planning consents have been negotiated details of which can be provided, the more significant as listed:

- Plantation Wharf, Battersea - Extended Residential Tower and infill change of use Residential.
- Bracknell Brants Bridge - SPA public enquiry for 105 Residential units.
- Wicks, Portiswod Rd Southampton- to include 89 Residential units.
- Marine Drive, Rottingdean - Residential Cliff top development.
- Green Belt redevelopment at Esher for Residential by a pump priming residential development to underpin the relocation and development of a state of the art Tennis Centre.
- Station Road, Redhill (Queensway House) - Town centre Residential development with ground floor Retail.
- Residential development in the flood plain at Newbury by the loss of employment land.
- Residential Town Centre Station Road development - Gerrard's Cross.
- Development of 17 Saville Row including Listed building consent.
- Industrial complex - Millbrook, Totton.
- Residential development - Peel Hotel, Wallingford.
- Residential change of use and extensions - Tubbs Hill, Sevenoaks.
- Residential development on former contaminated land - Edenbridge.
- Unilever Headquarters - Leatherhead.

- Residential development - Lord Alexander House, Hemel Hempstead.
- Uxbridge Road, Hayes - Nursing Home.
- Residential development and clinic - Lion house, Northolt
- New Retail outlet for Primark - Kingston upon Thames.
- Nursing Home and Day Centre - Yiewsley.
- Listed Building and Planning Consent - Brompton Square.
- Residential development - Sundridge Park Golf course.
- Riverside Jetty and Moorings - Plantation Wharf.
- Northfields Road Milton Keynes - Car showrooms.
- Residential Planning Consent – Ludlow.
- Residential Planning Consent(s) – Epsom.
- Residential Planning Consent(s) – Reigate.
- Primark and Anchor Retail - Oxford Street/Tottenham Court Rd.
- Residential Redevelopment –Riverside Quarter Norwich.
- Regeneration of the West Byfleet Centre
- Developments within Stockley Park
- Retail and regeneration high density Residential Development in South Dagenham
- Office Redevelopment in Slough
- Retail developments in Northampton and Andover

Client base includes the following:

- Invesco
- Vantage Asset Management
- Westerham Brewery
- Knightford Homes
- The Citrus Group
- The Salmon Group of Companies

- The Ryman Group
- The Kalmax Group of Companies
- Hermes
- The Fairview Group of Companies
- The Restaurant Group of Companies (TGIF/Garfunkels)
- Denton Homes
- The Roselodge Group.
- Primark
- Friends Life
- Cube Real Estate
- Unilever
- Axa Properties.
- Lewedon Holdings
- Galliard Homes
- XLB Property Company
- Bournelodge
- Seybourne Property Company
- Willowbrook Properties
- Cherryman
- Jarvis Homes.
- Hollybrook
- Maclan Group

Should clarification of any of the above be required or a more in depth audit into any of the material included within this resume please feel free to contact me or revert through the Company Web Site: www.chartplan.co.uk