

People



Keith Hills Director MRICS

Keith qualified as a Chartered Surveyor in 1982 and has specialised in town planning throughout his career. Prior to joining Rolfe Judd as a planning consultant in 1977, he was a Planning Officer with the City of London Corporation and then with Westminster City Council. He became a Director of Rolfe Judd (Architecture and Planning) in 1986, and is also Managing Director of Rolfe Judd Planning.

Keith has been the Planning Director for many of the practice's major projects, as well as numerous other projects where Rolfe Judd Planning have acted as an independent consultancy. He also has extensive experience of appearing as

an Expert Witness at Planning Appeals, representing clients' interests at Local Plan and UDP Inquiries, and providing strategic planning advice in respect of clients' property investment portfolios.

For most of his career, he has specialised in planning and development in Westminster, having been responsible for handling hundreds of applications for many types of development in the borough. A small selection of notable Westminster projects in recent times with which he has been involved include:

Recent projects include:

Hayes Canalside Hayes

Client: Domaine Developments / Ballymore Properties
The scheme involves regeneration in the town centre, adjacent to Hayes & Harlington Station and the Grand Union Canal comprising 471 residential units (of which 35% are affordable), a 119-room hotel, and a 127-room aparthotel, as well as a significant retail component. Permissions were won for a high density mixed-use scheme incorporating 478 residential units, a hotel, an apart-hotel, retail/restaurant units, gallery/event space, a new public square and significant improvements to the canal. The development will be a key catalyst in the regeneration of Hayes.

Paddington Central London W2

Client: Development Securities Plc
Paddington Central is a major regeneration project located directly behind Paddington Station. Keith oversaw the planning submissions for all buildings within Phases 1 and 2 of the project. These include offices (circa. 135,000 sq.m.), apartments, shops and restaurants and new public realm. The masterplan has undergone various amendments since its original version and Keith succeeded in obtaining variations to enable additional buildings, including a new 206 guestroom hotel.

Wellesley Square Croydon

Client: Berkeley Homes (South East London) Ltd
Wellesley Square is a large high profile "brownfield" regeneration site located in the centre of Croydon on part of Wellesley Road identified as the northern gateway site to Croydon. After careful consultations with a wide range of interest groups including CAA, GLA, EA and residents, Croydon Council approved this high density mixed use scheme including a 43 storey landmark tower. The proposals incorporate 738 residential units and around 3,000 sq.m. flexible commercial floorspace centred around a new public square.

National Tennis Centre Roehampton

Client: The Lawn Tennis Association
Keith was instrumental in obtaining planning permission on this sensitive site on Metropolitan Open Land for a "state of the art" new national indoor and outdoor tennis training centre for the Lawn Tennis Association, whose new headquarters have also been incorporated into the overall development project.

1-7 Howick Place City of Westminster

Client: Terrace Hill Group (London)
Planning permission was granted in December 2008 for the redevelopment of the former House of Fraser head office building. The proposal includes the provision of a new building comprising, mixed, retail, office and residential uses with 33 residential units, ground floor retail accommodation and 16,000 sq m of new office accommodation. The scheme involved extensive consultation with Westminster City Council and the GLA during the time The GLA was trying to introduce the Crossrail levy, but a substantially reduced contribution was negotiated.

Curzon Square 25-35 Park Lane London W1

Client: CREMS
A high profile comprehensive office and residential development adjacent to the Hilton Hotel in the Mayfair Conservation Area, comprising two new office wings either side of a retained listed building on Park Lane, and a mixture of restored houses and new apartments in a street block bounded by Curzon Street/Pitts Head Mews/Derby Street

Bolsover Street London W1

Client: Ridgeford Properties Ltd/Manhattan Lofts Corporation
This complex Central London site was formerly occupied by the Royal National Orthopaedic Hospital and includes a Grade II listed patients' waiting hall. Planning permission and listed building consent were achieved in 2007 for a high density mixed use scheme incorporating 100 residential units, replacement healthcare facility and office space.

40 Holborn Viaduct, London EC1

Client: Castlemore
Large scale office redevelopment of prominent site close to Holborn Circus. Redevelopment removed a 1950's building and is replacing it with a stunning new design. Key issues considered within the scheme were the replacement of the public open space and the impact of the building on a nearby listed church and other listed buildings.

ROLFE JUDD

www.rolfe-judd.co.uk

People

Keith Hills Director
MRICS

Recent projects include:

WCC experience:

Paddington Central London W2

Client: Development Securities Plc

Major regeneration scheme, now in its final phase, creating approximately 180,500m² for a mixture of uses.

8-10 Hanover Street London W1

Client: Core LLP

Redevelopment of three buildings in the Mayfair conservation area for mixed office retail and residential use. Planning approval granted in Autumn 2009.

Curzon Square 25-35 Park Lane London W1

Client: CREMS

A major new office and residential development adjacent to the Hilton Hotel in Mayfair, comprising two new office wings either side of a retained listed building on Park Lane, and a mixture of restored houses and new apartments on Curzon Street/Pitts Head Mews.

The Sanderson and St Martins Hotels London W1

Client: Ian Schrager (London) Ltd

Conversion of former office buildings into boutique hotels.

Nelson Mandela Statue Trafalgar Square London WC2

Client: Nelson Mandela Statue Fund / The GLA

Keith worked with the Nelson Mandela Statue Fund and the GLA to obtain planning permission for the statue of Nelson Mandela, now installed in Parliament Square.

240 Regent Street London W1

Client: Shearer Property Group / Delancey

Major refurbishment and extension of the Grade II listed former Dickens and Jones department store to provide new flagship retail stores at lower levels, new office space on upper floors with a large destination restaurant on the top floor. Very contentious design and land use issues had to be overcome to achieve this permission.

7-9 Stratton Street London W1

Client: Grafton Advisers LLP

Part new building, part conversion of listed building, all for office use. Planning approval granted in Autumn 2007.

Faraday House, Aybrook Street, London W1

Client: CIT Ltd.

New residential development on a complicated urban site in Marylebone conservation area. The scheme comprises 120 apartments grouped around a central courtyard, and incorporates both new and retained elevations.