

CHURCH
STREET



Church Street Sites A, B and C Planning Application

Project Summary

December 2021













City of Westminster

City
for
All

Key facts about the proposal

New homes

-  Indicative provision of approximately 1,100 new homes. Around half of these will be affordable homes.
-  There will be a mixture of 1, 2, 3, 4 and 5 bedroom homes.
-  Extensive fire safety measures throughout all blocks, including sprinklers fitted in all homes.
-  All homes will have generous private outdoor spaces including balconies or terraces.
-  High quality insulation which will reduce heat loss and could save money on heating bills.
-  All homes on Site A will be dual aspect (windows on adjacent walls with views in more than one direction). We will also target all homes on Sites B and C to be dual aspect.
-  All homes to be sized in accordance with the nationally described Technical Housing Standards.
-  Flexible layouts which can be adapted as needs change.
-  Step free access to every new home.
-  Bricks will be the primary external material as they are in keeping with the local context, durable, age well and are fireproof.





Aerial view of Site A. A new garden street between the two buildings will provide a new public route from Church Street to Broadley Street.


Sites A, B and C are situated facing Church Street, near Edgware Road. At this stage Site A is shown in greater detail as it is proposed to be the first site constructed.


*Kennet House, adjacent to Site C is not included in the proposals for redevelopment. The aerial view above is representative of the site shown at 3:15pm, during a date in Spring (26th March).

Building heights


 Buildings will range in height from blocks of between 2 and 14 storeys.


 The buildings are configured so that lower storeys face Church Street, minimising the overshadowing along the market and public spaces. The higher storeys face the rear of the site, which means neighbouring streets are overshadowed less.


 To keep overshadowing to a minimum, the designs are proposed to be stepped at various heights along the façade and at the corner of buildings.


 Good levels of direct sunlight to the market remain between 1pm and 4pm. Between these times, there are significant amounts of sunlight in Church Street due to the south-west to north-east orientation of the street.


Shops and markets


 New retail spaces will enhance shopping opportunities across Sites A,B and C.


 Enterprise space will provide workshops and studios for local businesses.

 Improvements to the market including access to WiFi, water and electricity.

 Market trader-only welfare and toilet facilities.

 Church Street will retain its local high street atmosphere with shop frontages facing on to the street and an improved market remaining central to the proposals.

 New van parking and increased storage will reduce the amount of vehicles parked on the streets.


 Increased market storage facilities for traders.





Site A in the foreground and the Church Street Market viewed from Edgware road


Health and wellbeing


 Improved local community space, including a new library on Church Street Site A.

 Over 3,000 sqm of green space across the three sites.


 Public spaces will be enhanced with new surfacing, seating, planting and lighting.


 A variety of recreation areas for children and adults. Including increased play space and communal areas for residents compared to existing buildings.


 Over 300 new trees across the three sites.


 A new flexible community space will be provided on Site B open to all residents.

Getting Around


 Priority streets for pedestrians and cyclists.

 Over 1,500 new cycle spaces across the three sites.


 Safer and brighter routes around the area.


 Accessible parking spaces for people with mobility difficulties.


 The new garden street in Site A will provide a new public route from Church Street to Broadley Street.


 Electrical vehicle charging points to encourage more sustainable transport.

Sustainability

 Homes will be designed to be ultra energy efficient with high levels of insulation and air tightness.

 Windows will be triple glazed.

 Solar panels on the roof will create renewable energy.

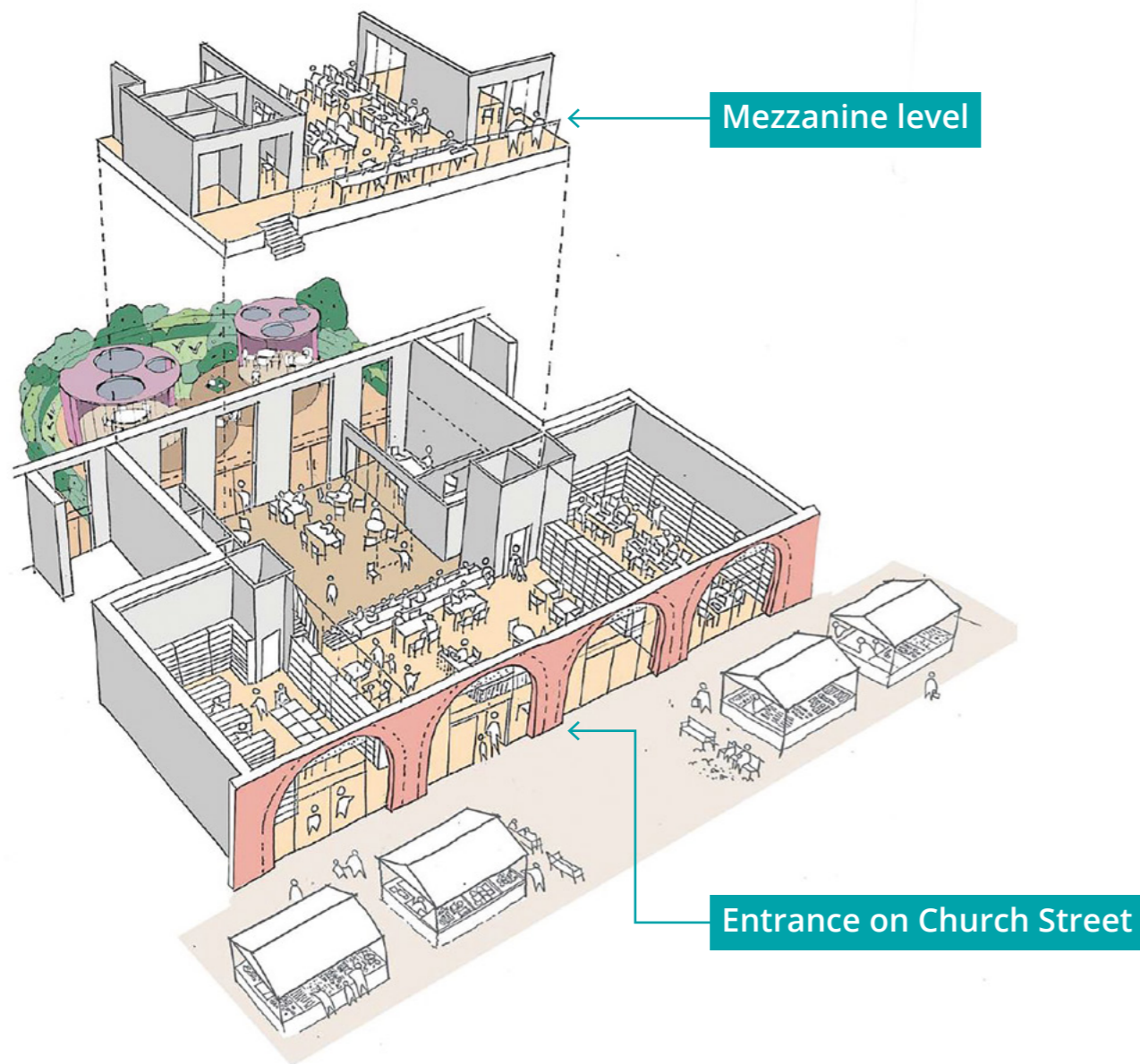
 Heat pumps will provide low carbon heating.



High quality public spaces with spaces to sit, relax and socialise, with increased green space

You said, we did

Changes made to the new Church Street Library



Sketch of the new Church Street Library. A mezzanine level will be included towards the rear of the building.

Following the conclusion of the Stage Two Pre-Planning Consultation (July 2021), we further engaged with community groups about the size of the proposed library.

This was due to feedback we received on how important it is for the library to provide a wide variety of services and that we should look at optimising internal space better. As a result, the design has been amended to include a mezzanine, increasing overall floorspace.

Our plans to relocate the library to Site A have been welcomed in community feedback, meaning it will move once from its current position to its new home. The proposed prominent location of library has also been received positively in order to become a visible and bespoke facility to meet the needs of the local community.

The new library will include a mix of adult and children's library, IT hub, community room, event space and a library garden. We will continue to work with local stakeholders and the community to progress the development of the library and to accommodate new and existing services.



Frequently asked questions

What consultation has taken place to date?

We have been working with the local community for many years to shape the proposals for Church Street Sites A, B & C. Since consultation exercises in 2017, the feedback received has developed the submitted proposals. A full summary of the consultation exercises can be viewed in the Statement of Community Involvement as part of the planning application. In our most recent pre-planning consultation in July 2021, 79% of respondents felt positive or somewhat positive to how optimistic they felt about the proposals. Furthermore between 78-82% of respondents also felt positive or somewhat positive about each of our design themes including new homes, the Church Street Market, health and well-being proposals and improvements to the way people get around Church Street.

What is a hybrid planning application?

We have submitted a hybrid planning application which consists of two parts:

1. A detailed application for Site A
2. An outline application for Sites B and C, the public realm and Church Street Market infrastructure

Submitting an application for all three sites together helps set design standards for future sites. We are progressing with a more detailed application for Site A at this stage because it is due to begin construction before Sites B and C. The outline application for Sites B and C will seek permission from the Local Planning Authority to confirm the broad parameters – such as size, shape, height, mixed uses and sustainability principles- of our proposed buildings for the site. We will continue to work with the local community to shape detailed designs for these sites at a later date.

What will be the impact of the taller buildings in the area?

The heights of the buildings have been carefully considered throughout the design process to minimise harmful impact wherever possible. This includes having parts of the buildings at different heights rather than all at one level. The buildings are also stepped back from the street to help minimise overshadowing to surrounding public spaces. The taller buildings and their height have been proposed to balance the requirement for much needed new affordable housing and community spaces such as the Church Street Library, whilst ensuring the design does not appear over-bearing or negatively impacts important open spaces. Whilst we have shown there will be some impact to shadowing on Church Street, our studies carried out during the Pre-Planning Consultation demonstrate good levels of direct sunlight to the market remain at various times of the day compared to the existing site. You can view our height and shadowing animation and booklet on churchstreet.org.

We have also tested key views from around the area, in which the details of the views can be seen within the planning application documentation. This can be found on the council's online planning portal, using the link in the cover letter and quoting the following reference number, **21/08160/COOUT**.

Find out more about the proposals

You can find out more about our proposals on our website churchstreet.org by viewing the key planning application documents or by following the link to the full application.

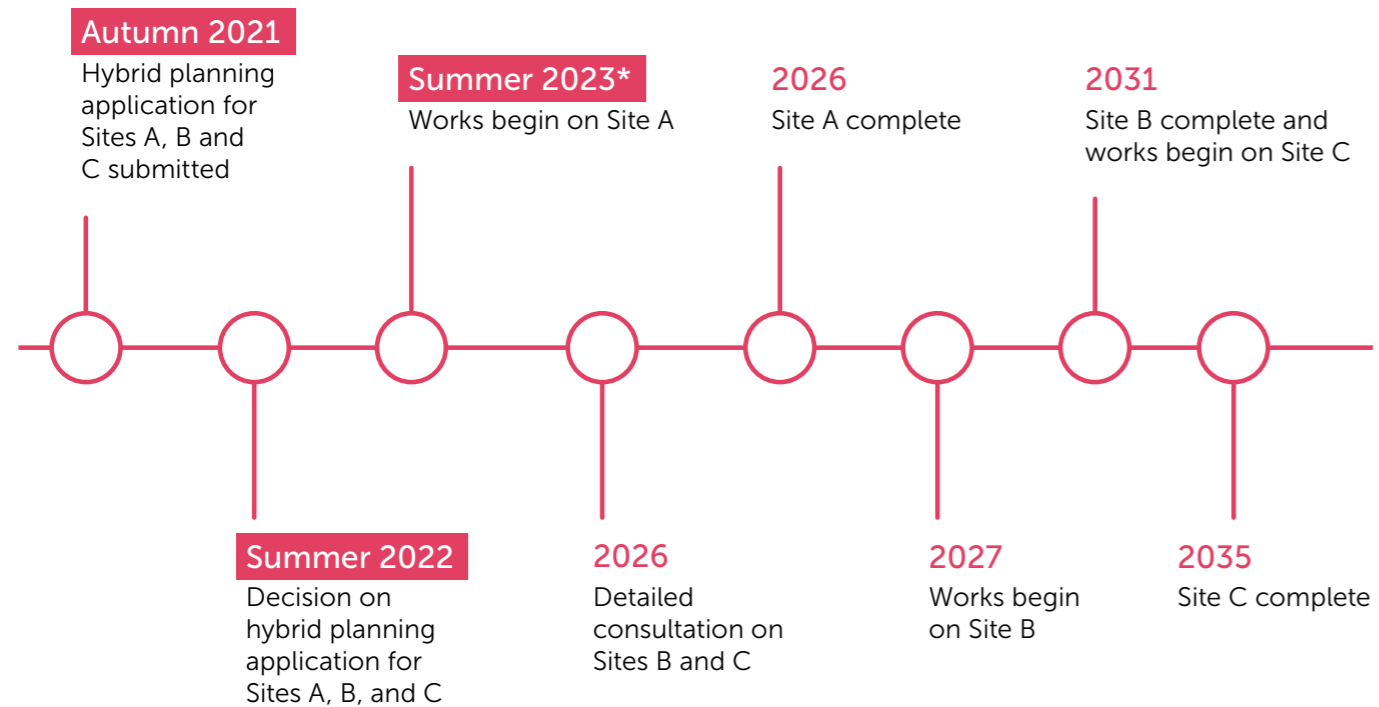
You can also find details of the consultation and background to the project in our Statement of Community Involvement located on our website [homepage](#) or the council's planning portal, found via the following link idoxpa.westminster.gov.uk/online-applications quoting the reference number, **21/08160/COOUT**.

If you would like to speak to a member of the regeneration team to speak further about the proposals please contact us by using one of the methods on this leaflet.

You can also find out more about the other regeneration proposals taking place across Church Street including new public spaces, housing developments and community uses on our website churchstreet.org

Indicative timeline

The timeline below shows indicative dates for work on Church Streets Sites A, B and C following the submission of the hybrid planning application.



*Subject to taking back vacant possession and getting necessary consents



View of Site A from Broadley Street Gardens

Contact the team

Here at Church Street, we are always happy to talk to you and you can discuss the proposals all the way up to the day the planning decision is made.

It's quick and easy to contact the Church Street Regeneration Team with any comments, questions or concerns:

Call us for free on **020 7641 2968**

Email churchstreet@westminster.gov.uk

Visit us at the **Church Street Regeneration Base, 99 Church Street NW8 8EP**

Monday-Friday 9am-4:30pm



One of two proposed resident courtyards on Site A, with spaces for rest and play.

