

Regenerating Church Street



The story so far

Regenerating Church Street is a long-term project. However, progress has been made, including:

Luton and Fisherton

62 affordable homes built along with a new sports centre

Ashmill Street

2 affordable homes built

Ashbridge

26 affordable homes built

Daventry House

59 community supportive homes built

While much has been achieved, more needs to be done, and we will soon start to co-design with residents, businesses and local stakeholders the design of the next scheme for Sites B and C.

Dates for your diary



Coffee Mornings

Every second and fourth Wednesday on the dates below:

- 12 and 26 February
- 12 and 26 March
- 9 and 23 April
- 7 and 21 May

From 11am to 12pm

At the Regeneration Space, 56 Church Street, London NW8 8ET

Thursday 27 February

Exhibition from 4:30 to 6:30pm at the Regeneration Space, 56 Church Street

At a market stall from 2 to 4pm on Church Street market

What is Co-design?

The Council has committed to Co-Design Sites B and C – what does that mean?

Co-Design aims to ensure that what comes out of the design process reflects the values, preferences and experiences of the people who use and benefit from them and is based on the premise that the people who use it are experts on their own needs, aspirations and experiences.

The Council is committed to ensuring that the plans for Site B and C meet community

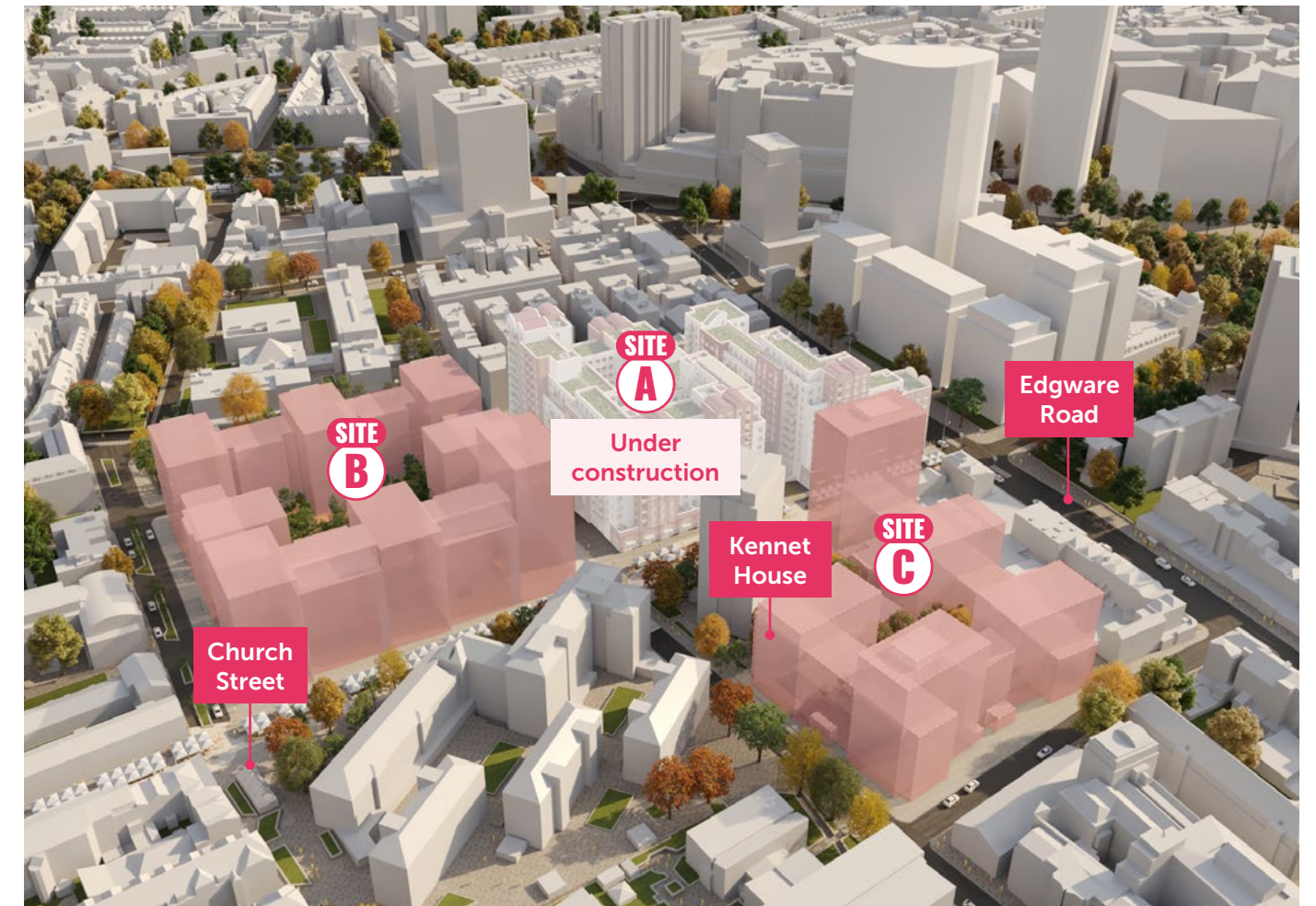
aspirations, are viable, deliver much-needed new and better affordable homes, and support the market and Church Street's future as a shopping destination. The Council is committed to co-designing the plans for these two sites and working with residents to assemble the best possible team of experts. This takes time, and this team won't be fully in place and ready to work with residents by mid-2025.



Previously approved plans for Site B and C

The Council has what is known as Outline Planning Permission for Sites B and C. This planning application included an illustrative scheme, which showed one way a scheme might come forward.

While this is only illustrative, it showed what the current outline planning permission could lead to on Sites B and C.



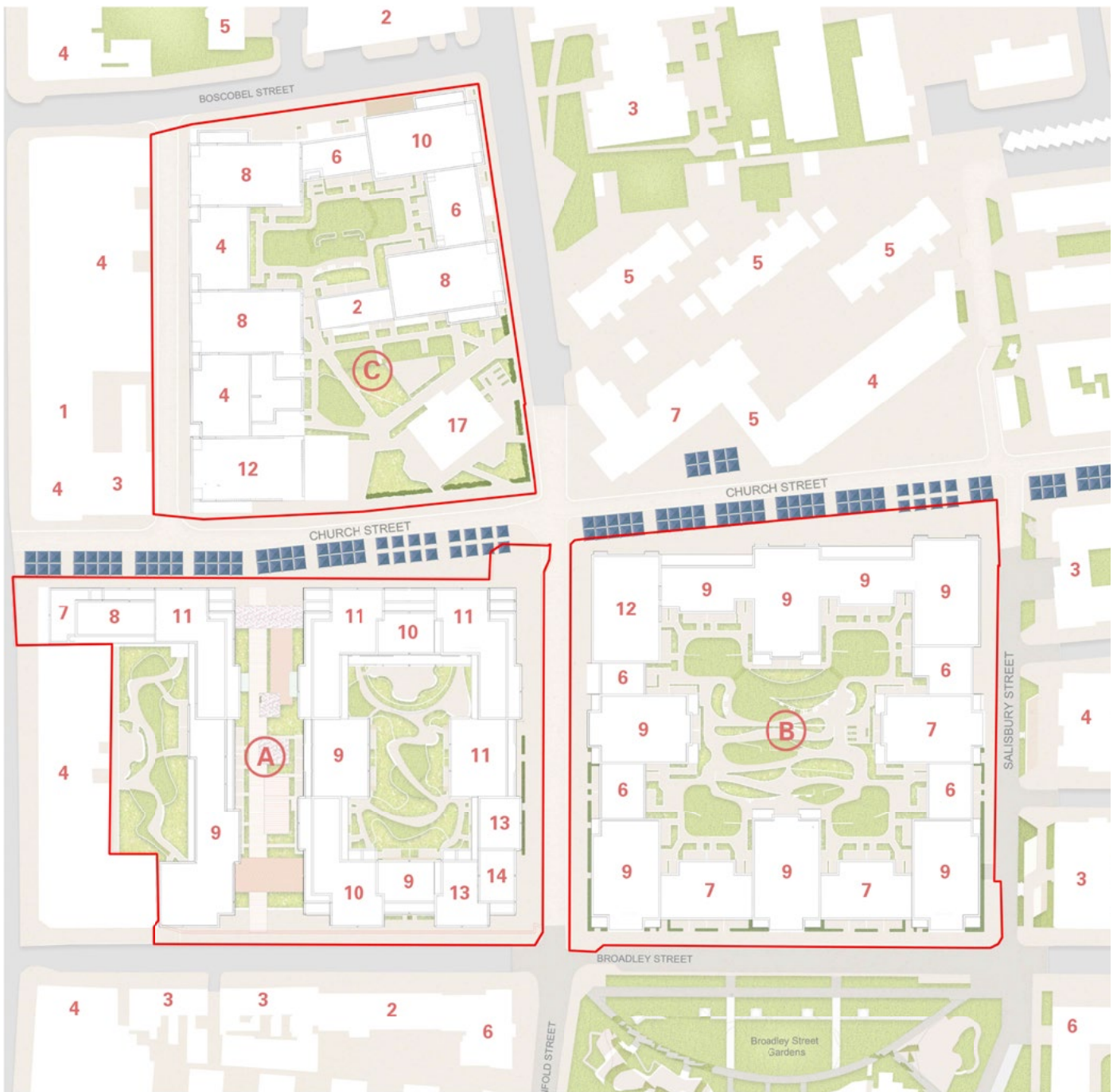
SITE B This illustrative scheme for Site B would mean:

- Approximately **465 new homes**, around half of these affordable homes
- Up to **1104sqm** of retail space
- **Parking spaces** for market traders
- **Storage units** for market traders
- **Communal garden** for residents
- Up to **12 storeys** with a corner block on Church Street Penfold Street

SITE C And for Site C it would mean:

- Approximately **227 new homes**, around half of these affordable homes
- Up to **487sqm** of retail space
- Up to **719sqm** of enterprise space
- **Communal gardens** for residents
- Improved **public space** outside Kennet House
- Up to **12 storeys** with a corner block on Church Street and Venables street

The map below shows the heights in storeys of the illustrative schemes for Sites B and C compared to what will be built at Site A and the current surrounding buildings.



Map showing the heights in storeys of Site A and previously approved plans for Sites B and C.

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