



**CHURCH
STREET**

Church Street Regeneration

Pre-planning Consultation Booklet
Our proposals for Sites A, B and C

3 – 31 March 2021



Welcome

Welcome to our consultation on the proposals for Church Street Sites A, B and C. On behalf of the whole project team I'd like to thank you for taking the time to shape these plans and to make sure they work for you and your community.

The proposals for these sites have been developed through many years of engagement and consultation with the community, and the project team has been working hard to incorporate your feedback. This booklet sets out plans for Site A following our May 2020 design update, and confirms the information presented on Sites B and C which we included in our summer 2019 consultation.

Once you have read through the booklet, we would like to hear your views on the plans. We provide a variety of ways for you to do this, which you can see opposite.

Your feedback will help shape our more detailed designs, which we will present to you during the second round of public consultation. After this, a planning application will be submitted later in the year.

We really appreciate you taking the time to share your thoughts and look forward to speaking with you about our proposals.

Yours sincerely

Cllr Heather Acton
Cabinet Member for Communities and Regeneration



Have your say

Once you've had a chance to look through our latest proposals it would be great to hear your thoughts. There are several ways you can get in touch with us:

 Visit our website for more project information at **churchstreet.org**

 Email us at **churchstreet@westminster.gov.uk** with questions or comments

 Fill in a feedback form online at our consultation website **churchstreet.org**. Alternatively you can complete the printed feedback form enclosed and post it to **Regeneration Base, 99 Church Street, London, NW8 8EY** using the enclosed freepost envelope

 Call us on **020 7641 2968** to leave your feedback, or arrange a phone appointment

 Register for one of our webinars by visiting **churchstreet.org**. Webinars will be held on:

- Tuesday 9 March, 6 – 7pm
- Thursday 18 March, 6 – 7pm
- Wednesday 24 March, 1 – 2pm

About this consultation

This consultation supports a planning application that we are proposing to submit later this year. This will be a 'hybrid' application that 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.

We are submitting an application for all three sites together because it enables us to make progress by establishing design parameters and the overall approach to the three sites. The proposals include new homes, a new market and shopping opportunities and many other community benefits for the local area. The planning application will be considered initially by the Local Planning Authority and then referred to the Mayor of London because of the scale of development.

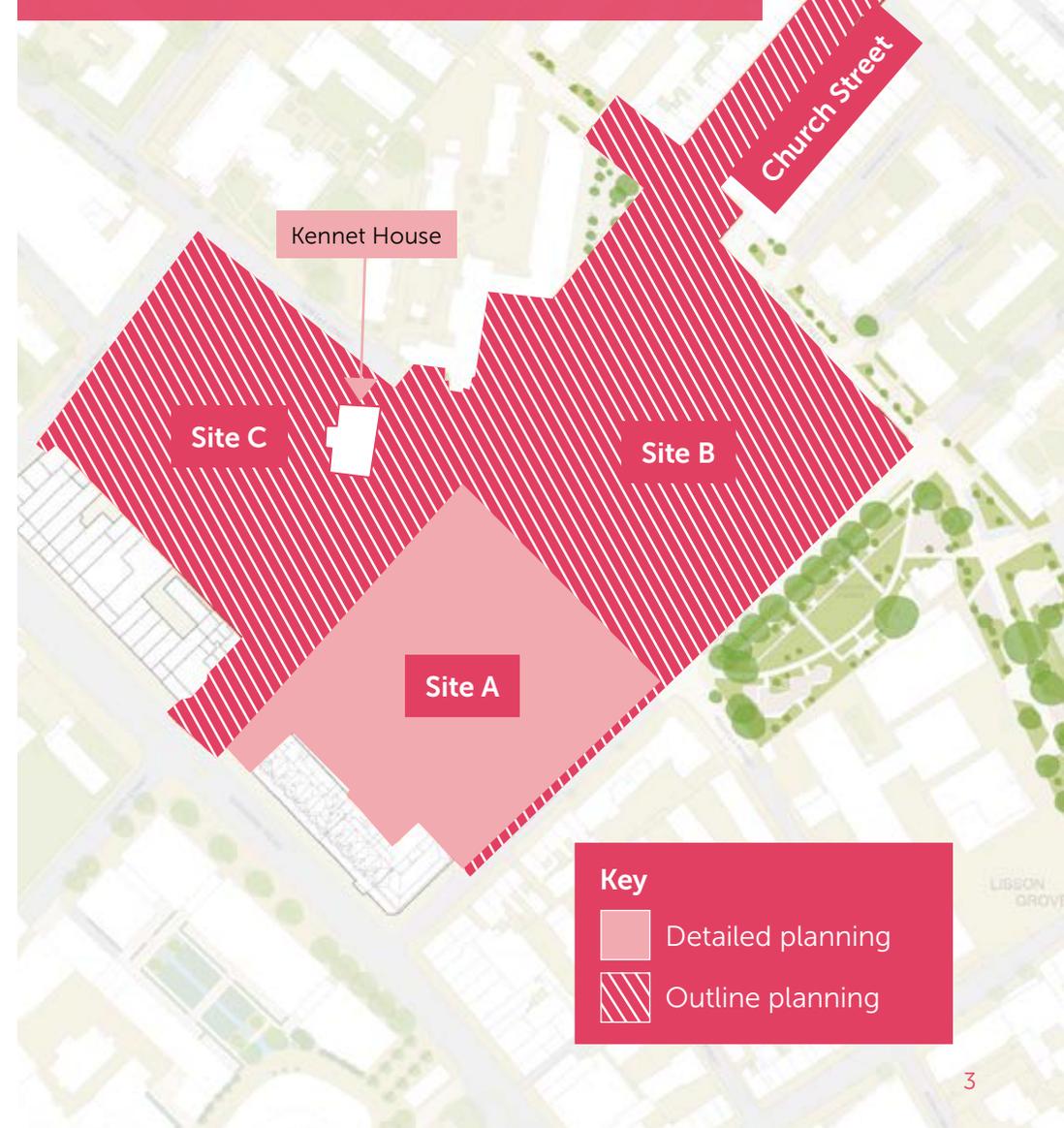
What is a detailed planning application?

For Site A, we will submit a detailed planning application. This means we have come to a point in our design work where we can ask for permission on all aspects of the proposals, as well as details of how they will fit in with the Church Street community. 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.

What is an outline planning application?

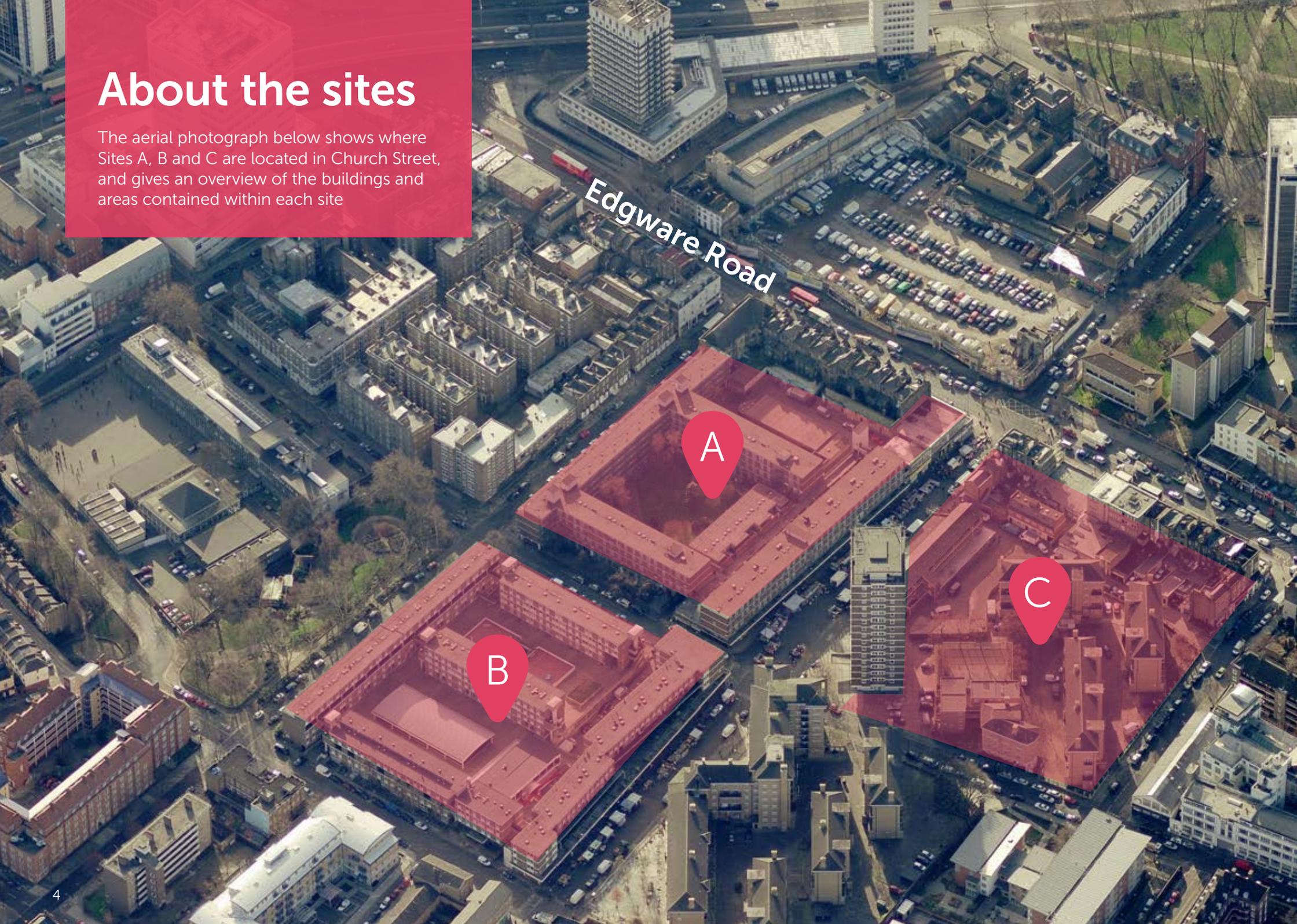
For Sites B and C, the public realm and Church Street Market we will submit an outline planning application. This means we are seeking permission from the Local Planning Authority to confirm the broad parameters – such as size, shape, height, mixed uses and sustainability principles – of our proposed buildings for the site. We will continue to work with the local community to shape the detailed designs.

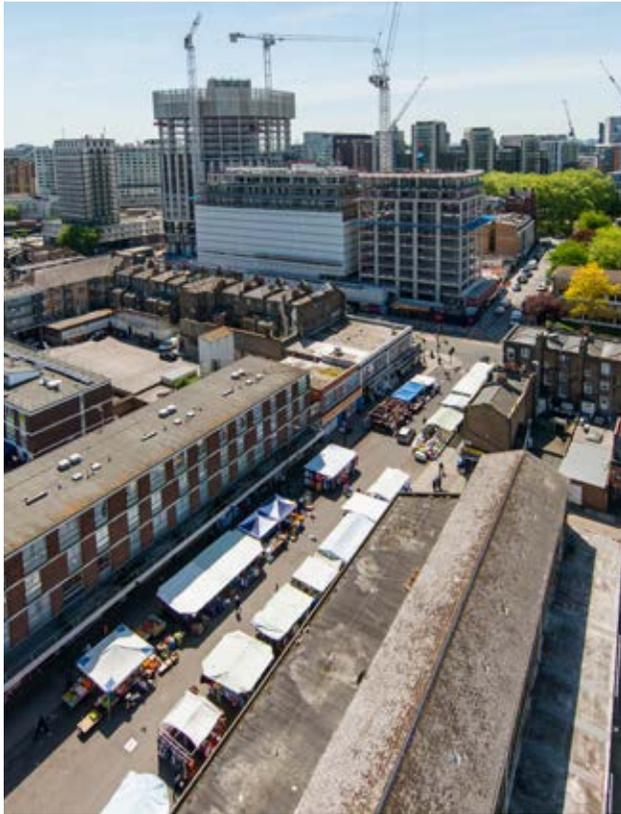
This map identifies the red line boundary for site A to be progressed as part of a detailed planning application. The minimum red line boundaries for the subsequent phases are also shown and will be included as part of the outline planning application. Each of the subsequent phases will be subject to further consultation ahead of a detailed planning application being submitted.



About the sites

The aerial photograph below shows where Sites A, B and C are located in Church Street, and gives an overview of the buildings and areas contained within each site





Site A

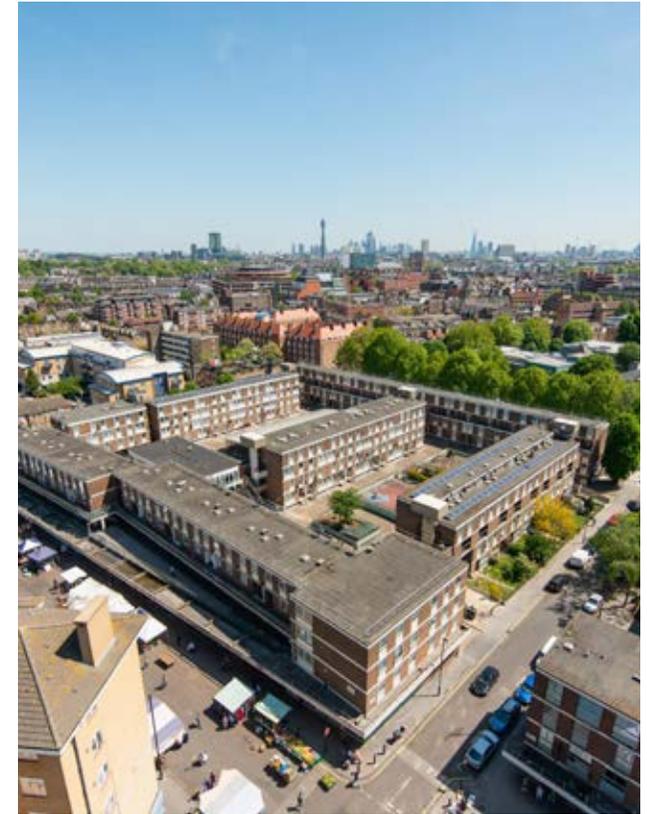
Site A is located between Edgware Road and Penfold Street and is made up of five blocks: Blackwater, Lambourne, Ingrebourne, Cray and Pool Houses.

This site also includes the shops and commercial properties running down the south side of Church Street to Penfold Street. The only areas of Edgware Road affected by the proposals for Site A are Edgware Road numbers 382 and 384, located on the corner of Church Street and Edgware Road.



Site B

Site B is further along Church Street, between Penfold Street and Salisbury Street, and includes Eden, Wandle, Ravensbourne, Medway, Lea and Roding Houses.



Site C

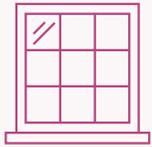
Site C is to the north of Site A on the Edgware Road between Church Street and Boscobel Street, Venables Street and Penfold Street. It includes Darent, Windrush, Mole, Isis, Derry and Colne Houses. Whilst Kennet House is also located within this area, it has been retained following resident feedback.

Designs for the future

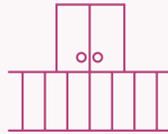
We have organised the information in this booklet around the four priorities you told us are most important to the Church Street community. We have also outlined the key principles we considered when putting together designs. You will be able to see how we've taken your feedback on board to shape each of them.



New homes



Windows on two walls (dual aspect) to maximise light and air



Generous outdoor spaces including balconies



Flexible design, ensuring layouts can be adapted as needs change



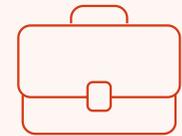
Shops and markets



Improving the market including access to WiFi, water and electricity



Modern, flexible retail spaces



Enterprise space for new local businesses



Health and wellbeing



New public green space with opportunities for play and a community garden



Improved local community space, including a new library



Better walking and cycling routes to encourage an active lifestyle



Getting around the area



Priority streets for pedestrians and cyclists



Better security in the area, with no hidden corners or dead ends



Parking will include accessible spaces and electric vehicle charging points



What is sustainable design?

At Westminster City Council, we're working hard to create a world class City for All. A city where people live in a healthy, sustainable and safe environment, have access to high quality, affordable homes and retire into the community with dignity and pride.

Sustainable design means creating spaces that will last for the future, ensuring they are up to the highest possible environmental standards and that they will support people to live in ways that are kind to the environment.

Our plans for Church Street will:

- Minimise energy demand, with features such as insulation and triple-glazed windows
- Use solar panels to provide renewable energy
- Increase the amount of green space and planting with green roofs and over 300 new trees across Sites A, B and C
- Encourage sustainable transport, with pedestrian routes, electric vehicle charging points, and over 1,500 new cycle spaces across all three sites
- Use sustainable building materials, such as responsibly sourced timber and recycled materials.

A zero-carbon development

Westminster City Council has committed to becoming carbon neutral as a council by 2030 and as a city by 2040. A big part of this will be ensuring new developments are as environmentally sustainable as possible. We have committed to using sustainable design principles to deliver a zero-carbon development at Church Street.



New homes

Better homes for local people

In line with our City for All priorities, we are committed to delivering 50% affordable homes on Site A and are working up plans to achieve the same on Sites B and C. The homes will include a mixture of replacement and new council social homes, and intermediate homes for those on middle incomes.

The homes for Sites A, B and C have been designed with local people in mind. Secure tenants currently living in council homes and resident leaseholders within the community will have the right to return to one of the new homes. For more information on the right to return, please see pages 28 and 29 of this booklet.

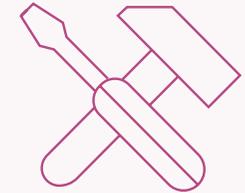
The new homes will have very similar designs across all tenures, meaning there will be little difference between social, affordable and private homes.



To reflect the needs of the community, the new social and intermediate rent homes will be:



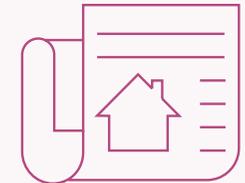
Genuinely affordable



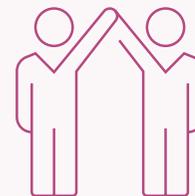
Built to high quality, modern and environmental standards



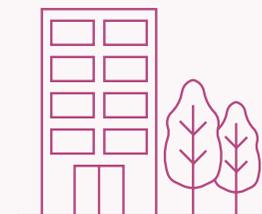
Safe and secure



Prioritised for the local community under the local lettings plan



Designed to preserve Church Street's sense of community



Accessible throughout all communal areas



Affordable homes for Church Street

All three sites together should deliver approximately 550 affordable homes. These will be a mix of homes for social rent and intermediate rent, and all of these homes will be owned and retained by the council to benefit the community for years to come.

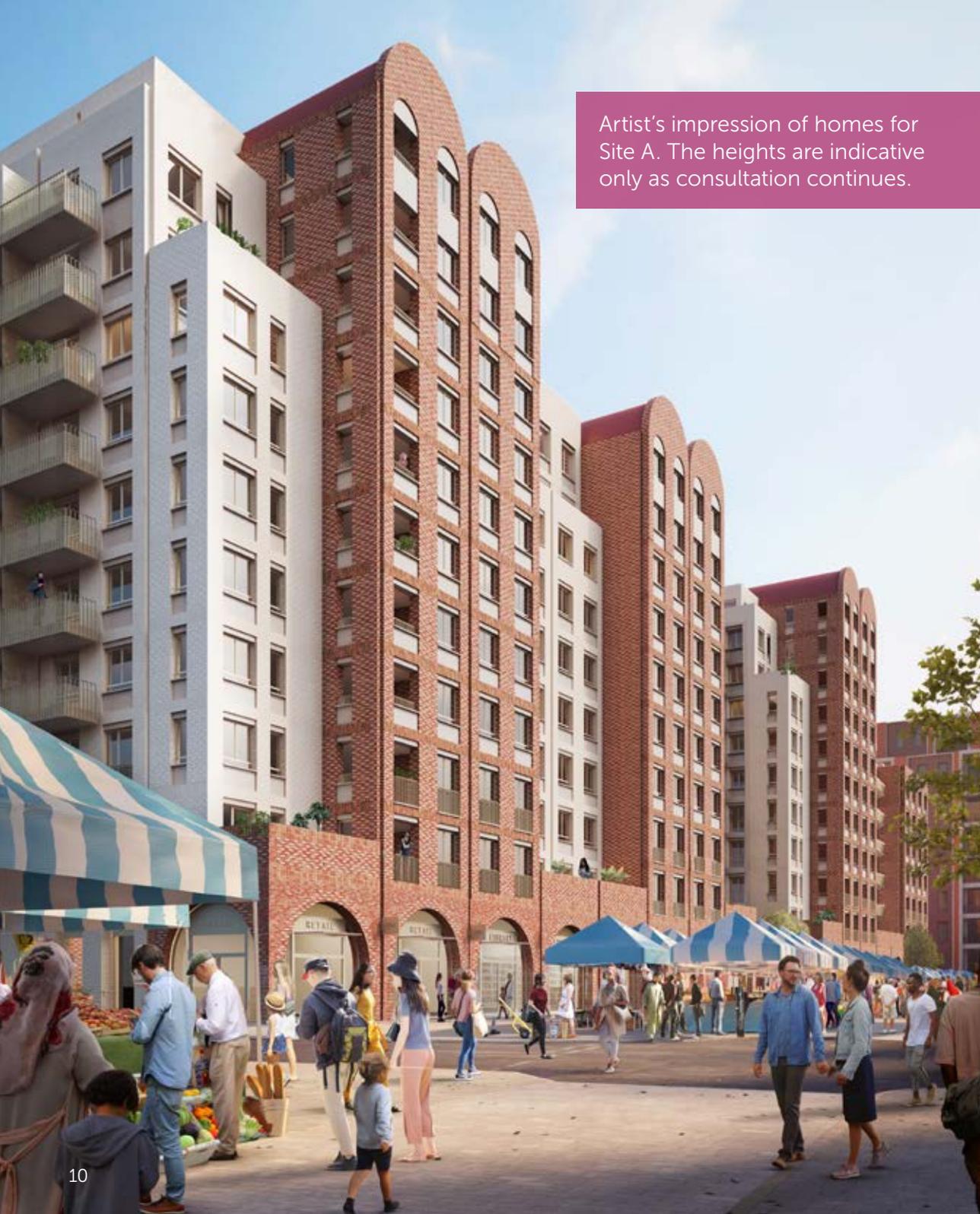
What is social housing?

Social homes are also known as council homes. They are affordable and secure for people who cannot otherwise afford housing in their area. This is the most affordable type of housing. To learn more visit westminster.gov.uk/apply-social-housing

What is intermediate housing?

Intermediate housing is affordable housing aimed at people who generally do not qualify for social housing, but struggle to afford market prices.

This type of housing is aimed at people who already live and/or work in the city but are finding it hard to afford their own place in Westminster. If you would like to find out more about intermediate housing please visit homeownershipwestminster.co.uk



Artist's impression of homes for Site A. The heights are indicative only as consultation continues.

Site A should provide approximately 430 new homes, of which around half will be affordable

The homes will include:

- Windows on both walls (dual aspect) in over 90% of homes to maximise light and air
- Generous outdoor spaces including balconies with views of the local area
- Flexible design so that bathrooms, kitchens and living areas can be adapted as your household's needs change
- Environmentally sustainable design features, reducing carbon footprint and energy costs for each household
- Buildings that are tall enough to deliver the maximum number of affordable homes, and designed to ensure streets and new public space will continue to receive as much direct sunlight as possible
- Shared indoor and outdoor spaces that are accessible for those with mobility impairments will foster a sense of community.

Homes across all sites will work to these standards, and will be built in accordance with space guidelines outlined in the Publication London Plan.

There will also be two communal courtyard gardens provided for residents.



Site B should provide approximately 465 new homes, around half of these affordable homes



Site C should provide approximately 230 new homes, around half of these affordable homes

The images above are from the summer 2019 consultation, where the proposals to create these new homes were carefully reviewed by the community.

An outline planning application will include the proposed heights of the buildings and layout of the site including the public realm and

Church Street Market. As the scheme progresses the community will be asked to review and respond on detailed proposals for Sites B and C, the public realm and Church Street Market.

Please note that the details of these designs are subject to change as design work progresses.



View from residents' courtyard garden in Site A, looking east towards the library garden.



View from residents' courtyard garden in Site A looking north.



Shops and markets

Local shops and markets are at the heart of the Church Street community. Our proposals keep what makes these spaces special to local people, whilst improving facilities for traders and customers.

Church Street Market

Church Street's market is the centre of the area, and right from the start we have worked with the community to find out how you would like to see it made even better. We aim to support local businesses and traders and increase visitors through promotion of the area. The market runs up Church Street between Sites A and C and next to Site B.

Improvements proposed include:

- Better experience for customers with more space to move
- Enhanced public spaces, seating, planting, and lighting.

The markets will also see improved facilities for stallholders, including:

- Access to water and electricity
- Free WiFi, enabling every trader to use card payments
- Access to market trader only welfare and toilet facilities
- New van parking across Sites A and B
- New market storage spaces across Sites A and B.

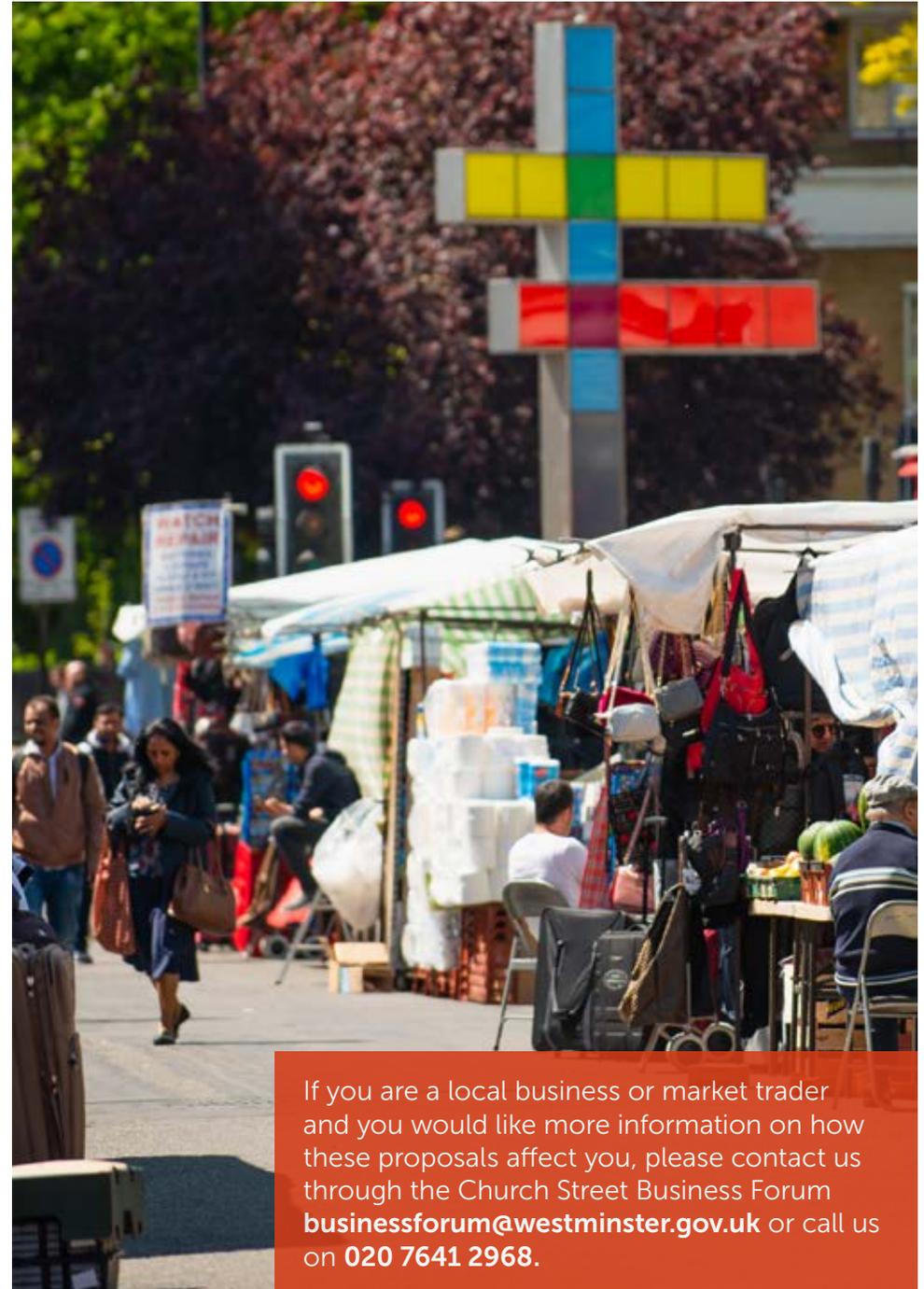
We aim to minimise disruption caused by building works. However, due to the scale of works it may be necessary temporarily to move some traders. We hope to do this only if essential and for as short a period as practical. We will share these plans for feedback and comment as they progress.

Church Street shopping

Proposals for the three sites include new shopping, office and enterprise space. Improved shop frontages and amenity spaces will create a better environment for the community.

What will each site provide?

Sites A, B and C will provide approximately 3,000 square metres of retail and enterprise space. These shops will be close to the library, green spaces and markets, providing spaces to browse, eat and rest all in the same area.



If you are a local business or market trader and you would like more information on how these proposals affect you, please contact us through the Church Street Business Forum businessforum@westminster.gov.uk or call us on **020 7641 2968**.



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View of Site A with the market and an initial indicative outline of Site B in the background.



Health and wellbeing

More green and public spaces

Sites A, B and C will offer:

- Large communal gardens to give all residents access to a green space
- Over 300 new trees across the three sites
- Solar panels to generate clean, locally sourced energy
- Planting with a broad range of biodiverse species
- Space for children and young people with playgrounds and a playable landscape
- A community garden and container gardening
- Public spaces designed to be safe and secure, following guidance from the Metropolitan Police's Designing Out Crime Unit.

Site A will deliver approximately 1,300 square metres of green space, while sites B and C will bring around 1,500 square metres and 1,400 square metres respectively.



Example image of the kind of planting and open space that we could create at Church Street.

Health and wellbeing projects across Church Street

Residents living on Sites A, B and C will also benefit from access to:



A new community health hub at Lisson Grove



The creation of new street gardens and the Green Spine



New cycleways and pedestrian friendly spaces

New green spaces

Street gardens are pedestrian spaces that are lined with greenery and planting to promote biodiversity and create a pleasant walking route through the neighbourhood.



Church Street Library

We have listened to your feedback about the future of Church Street Library and are committed to ensuring it remains a cornerstone of the community for years to come.

As shown in our May 2020 newsletter, the library has been incorporated into Site A:

- The library will only have to move once
- This removes the need for a temporary library
- The new entrance will be directly on Church Street
- The library will have a community garden.

You said, we did

The table below shows how we have taken your feedback on board when planning the new Church Street Library.

You said	We did
The library is a popular place and truly belongs to the community	We will ensure that the library remains an accessible community space in Church Street, open to everyone in the area
The library should be on Church Street	The new library will be given a prominent place on Church Street, reflecting its popularity as a community space
There should be no temporary library	By bringing the library into Site A, we have removed the need for a temporary library. The library will only need to move once into its new Church Street location
There should be sufficient space to continue the library's services to the community	The design of the new library will ensure a layout that works well for the community now and is adaptable for the community's needs in the future



Early ideas for Church Street Library

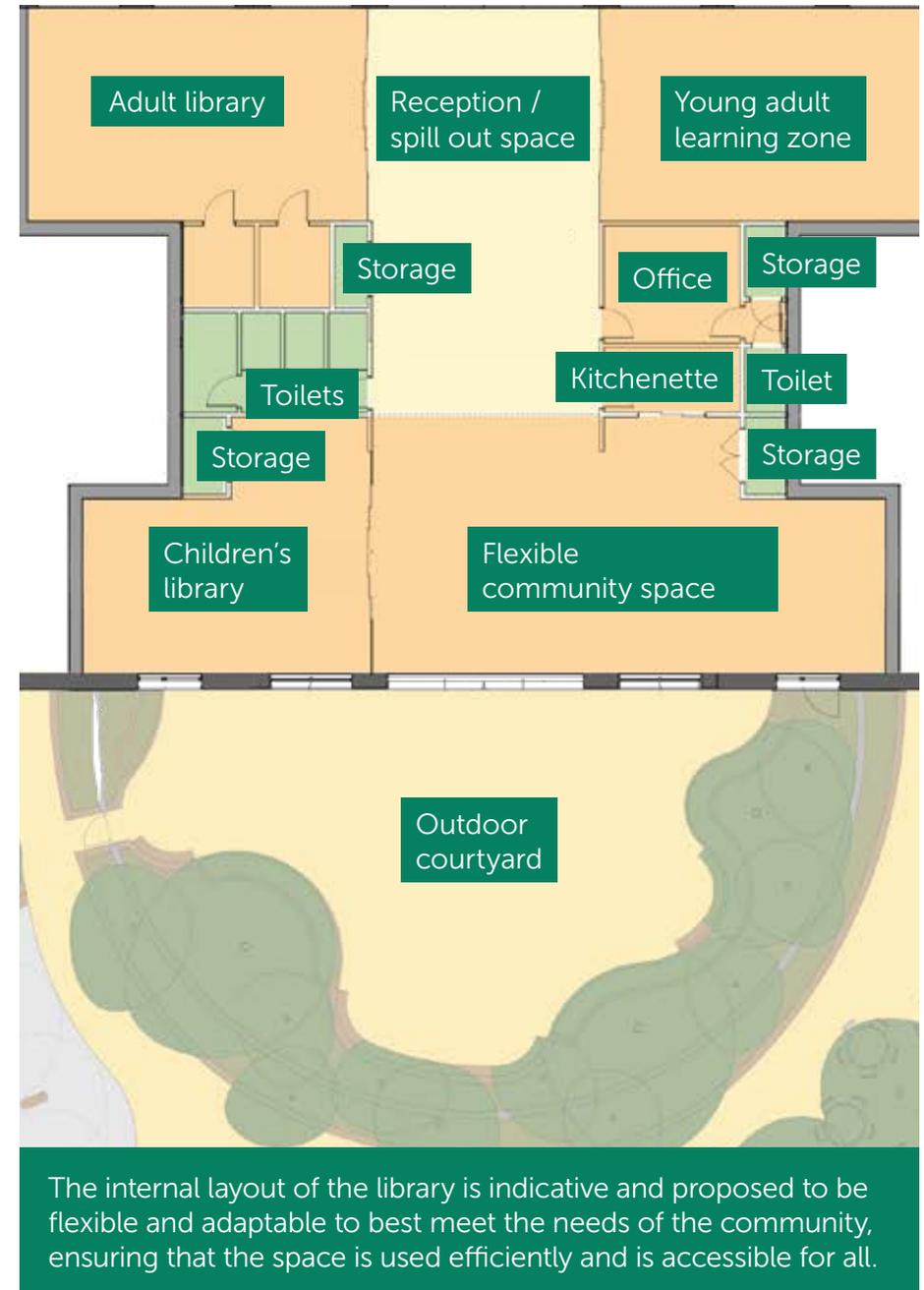
We want Church Street Library to be a place designed by and for your community.

The images on this page show our early ideas for the space, and how the proposed layout of the library could be designed.

Our suggestions focus on making the library flexible and open to allow outdoor spaces in good weather, creating a community facility that meets community needs both now and in the future. We would like to hear what you think of these early ideas, and what you would like to see in our more detailed designs later in the year.

Green space at Church Street Library

We are exploring options for the use of the green space outside Church Street Library. We welcome your feedback.





Indicative sketch of the library layout.



Getting around the area

Our proposals will improve the way local people get around Church Street. We have focused on sustainable transport options across the three sites, including better cycle lanes, reducing traffic, and creating more pedestrian-friendly areas.



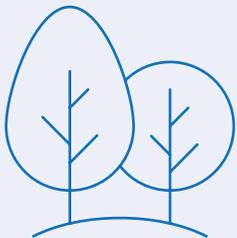
Cycling

- Over 1,500 new cycle spaces across all three sites
- 100 new visitor cycle spaces.



Less traffic

- The Green Spine will encourage walking and cycling through the wider Church Street area.



Improved pedestrian routes

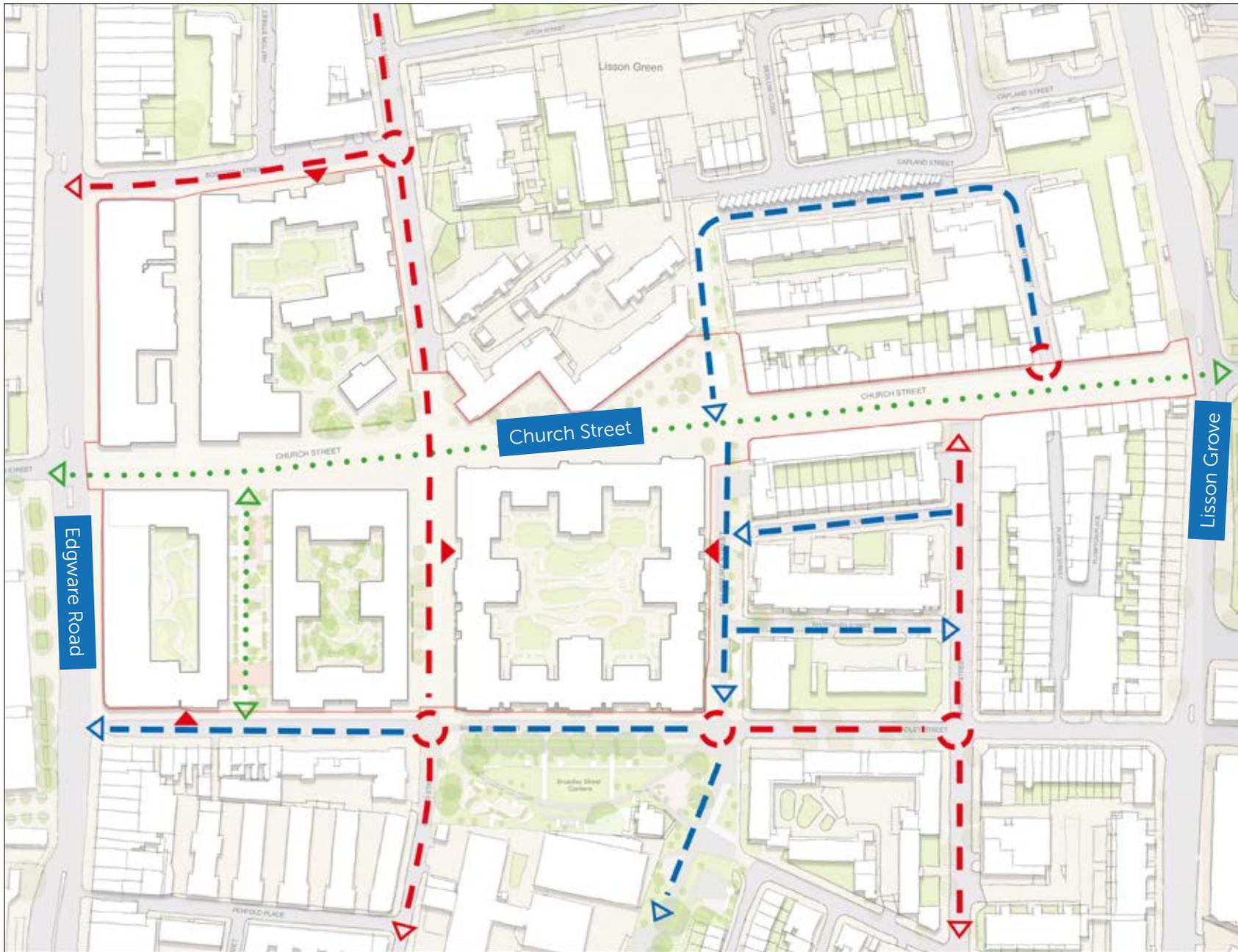
- Current routes are being made safer and brighter with the Metropolitan Police's Designing Out Crime team
- New pedestrian access through the proposed street gardens
- Integrating the Church Street Triangle and Green Spine into pedestrian routes.



Better parking

- Around 60 van parking spaces
- Around 80 accessible parking spaces
- Over 100 general needs parking spaces
- 20% of the overall spaces will be electric vehicle charging points.

Flow of traffic



-  Junction
-  One way street
-  Pedestrian / cycle route (emergency vehicle access only)
-  Two way street

Looking after local people

Our pledges to you

We will look after the Church Street community. Anyone whose home may be directly affected by redevelopment can be assured that:

- A right of return for residents is guaranteed for all council secure tenants, an option to return is available for resident leaseholders
- There will be a full replacement of all council homes
- The council aims to achieve 50% affordable housing on Site A, this includes the re-provision of existing homes as well as new ones
- Addressing overcrowding is a top priority
- Good local shopping that serves immediate communities is central to the regeneration programme
- Church Street will remain a council-owned estate
- Residents will be at the heart of developing a viable scheme that serves their community.





Working with your community

We have been working with the local community for many years to shape the proposals for Church Street Sites A, B and C. We have heard your feedback at the following consultations:

- **2017 masterplan consultation:** publication of the Church Street Masterplan and your first thoughts on the proposals gathered.
- **2018 key principles engagement:** you told us that your priorities for the area are to provide new homes, including genuinely affordable, good quality housing.
- **2019 options consultation:** you told us you would like to see partial redevelopment for Sites A, B, and C.
- **Winter 2019 delivery model consultation for Site A:** residents said they would support a partnership-style delivery model, where the council works with a developer to spread the financial risk.
- **May 2020 Site A design update feedback:** you provided comments on the first design ideas for Site A, which were overall supportive.

Your feedback from these consultations, as well as conversations with our team at the Regeneration Base, have shaped the proposals in this booklet. You can read more about what local people have said so far on our website at churchstreet.org

Taking care of tenants and leaseholders

We have worked with local people to make the move into the new homes as smooth as possible.



Our commitments to Site A, B and C secure tenants

Our relocations team are working with Site A secure tenants to help them find new homes in the area.

Should you be required to move home as part of the Church Street regeneration, Westminster City Council guarantees all secure tenants that:

- You will have a full right of return to the Church Street area
- You will be offered a brand-new home, under the same tenancy terms you have now
- We will provide you with a new home based on your needs
- Reasonable moving costs will be reimbursed by the council, such as removal costs, disconnection costs and redirection of mail
- You will receive a statutory home loss payment of £6,500 (as of October 2020)
- You will have the option to move away from Church Street if you choose to
- The council will arrange extra support for vulnerable residents.

This process is fully explained in our booklet 'Tenants: Your options'. Email us at churchstreet@westminster.gov.uk to have one posted to you. This consultation also complies with Section 105 of the Housing Act 1985, ensuring secure tenants are consulted on these proposals.

Ask for help

If you would like independent advice to support you through the process, please contact Public Participation Consultation and Research (PPCR). PPCR have been appointed to help any resident affected by the regeneration whether you are a secure or unsecure tenant, a private tenant, a resident or non-resident leaseholder.

They offer advice completely independently of the council and your contact with them will not affect the way Westminster council deals with you. You can call PPCR on **020 7407 7452** or email them at **info@ppcr.org.uk**

Our commitments to Site A, B and C leaseholders

We have begun conversations with all Site A, B and C leaseholders. If you are a leaseholder and haven't yet responded, please email us at **churchstreet@westminster.gov.uk** as soon as possible.

Should you be required to move home as part of the Church Street regeneration, Westminster City Council can guarantee all resident leaseholders that:

- You will have the option to return to the Church Street area
- You will have the option to buy one of the new homes with an equity loan or on a shared equity basis
- As far as possible, housing costs will remain similar in your new property
- The council will provide support for those who choose to move away
- By agreement we will work with you to sell your home
- You will receive a statutory home loss payment worth 10% of the property's market value (capped at £65,000 as of October 2020)
- The council will provide a disturbance payment to cover all reasonable costs including moving, stamp duty and legal fees.

Your options are fully explained in our leaflet 'Leaseholders: Your options'. Email us at **churchstreet@westminster.gov.uk** to have one posted to you.



If you would like to talk to a member of our team about your options as a leaseholder, please contact Lessee Negotiator and Liaison Officer, Ian Sellens. You can call Ian on **077 9098 0127** or email him at **isellens@westminster.gov.uk**

Considerate Construction

We recognise that construction can be disruptive. In order to minimise inconvenience to residents, all contractors who work with the council are required to sign up to the Considerate Construction Scheme (CCS).

This commits the project team and all contractors to respect the community, protect the environment, and ensure the area is safe for residents and workers at all times. You can read more about the scheme by visiting ccscheme.org.uk

We will ensure that noise, dust and traffic impacts are well-managed, and disruption is kept to a minimum, as far as possible.

If the scheme gains planning approval, we will work with local residents to create a construction management plan. This will include agreed working hours, and our team's contact details should people have questions or concerns.



Tell us your thoughts

Thank you for reading our proposal for Church Street Sites A, B and C.

You can also find information about the proposals and the Church Street regeneration by visiting our website churchstreet.org

Your views are very important to us. We would like to hear your thoughts on our plans before we revise designs and will come back to you with our updated proposals for your final feedback. This is before we submit a planning application.

 Visit our website for more project information at churchstreet.org

 Email us at churchstreet@westminster.gov.uk with questions or comments

 Fill in a feedback form online at our consultation website churchstreet.org. Alternatively you can complete the printed feedback form enclosed and post it to **Regeneration Base, 99 Church Street, London, NW8 8EY** using the enclosed freepost envelope

 Call us on **020 7641 2968** to leave your feedback, or arrange a phone appointment

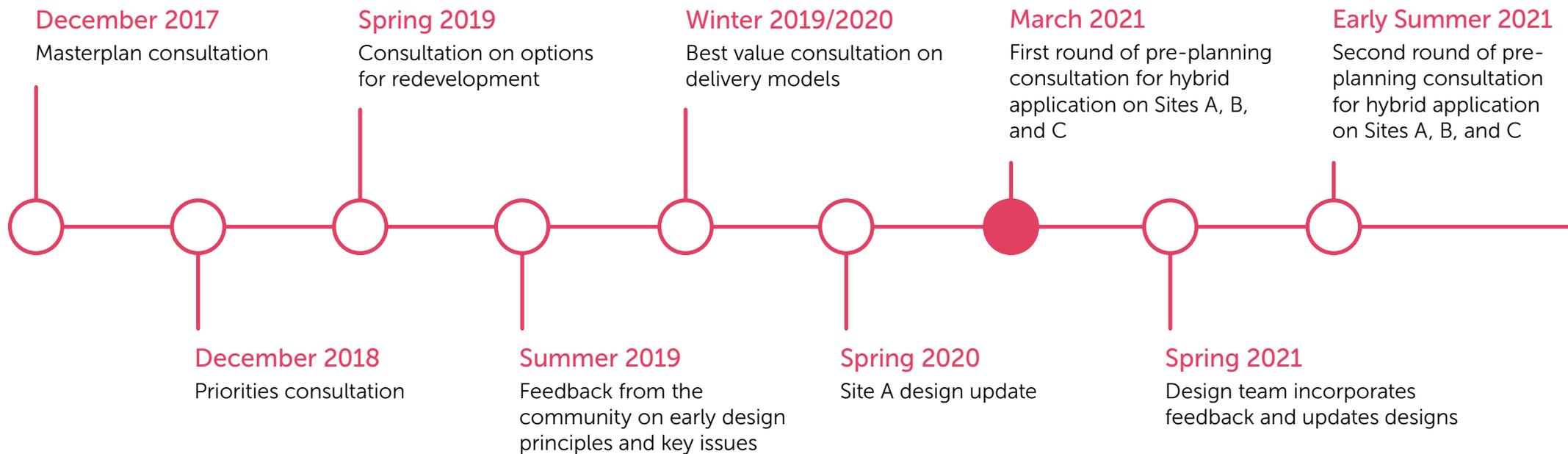
 Join one of our online webinars by visiting churchstreet.org

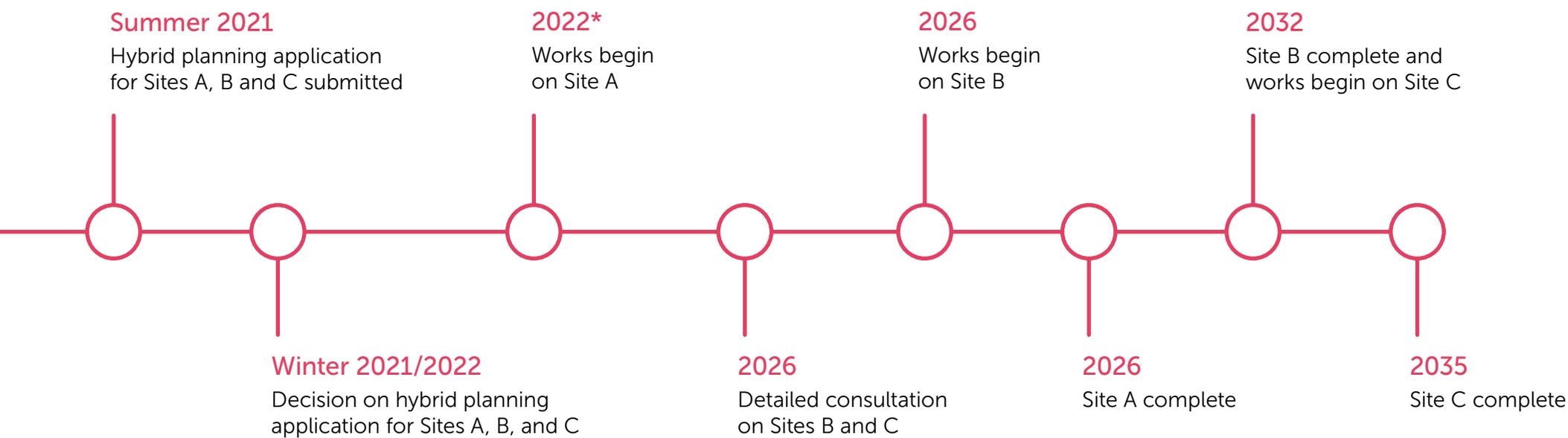
If you need help understanding this information, we can arrange for a translation. Please call us on **020 7641 2968** or email us at churchstreet@westminster.gov.uk



Indicative Timeline

The timeline below shows indicative dates for work on Church Street Sites A, B and C from first round consultation to project completion.





*Subject to taking back vacant possession and getting necessary consents

Beyond Sites A, B and C

The Church Street regeneration programme aims to improve the quality of life of the people who live and work in the area. It will bring around 1,750 high quality new homes with 50% affordable housing over sites A, B and C. Greener and more pedestrianised spaces, community and sports areas will support the health and wellbeing of the local community. Other Church Street regeneration projects close to Sites A, B and C are illustrated. More information about the whole programme can be found at churchstreet.org

A Site A

- Around 430 new homes
- New retail space
- Bicycle storage
- Market storage
- New public and green spaces
- Reprovided library and garden

B Site B

- Around 465 new homes
- New retail space
- Bicycle storage
- Market storage
- Van parking
- New public and green spaces

C Site C

- Around 230 new homes
- New retail
- Enterprise space
- Bicycle storage
- New public and green spaces

D Luton Street/Carrick Yard

- 168 new homes
- Sports hall
- Community space
- Work is underway, and due to be completed in 2022

E The Green Spine

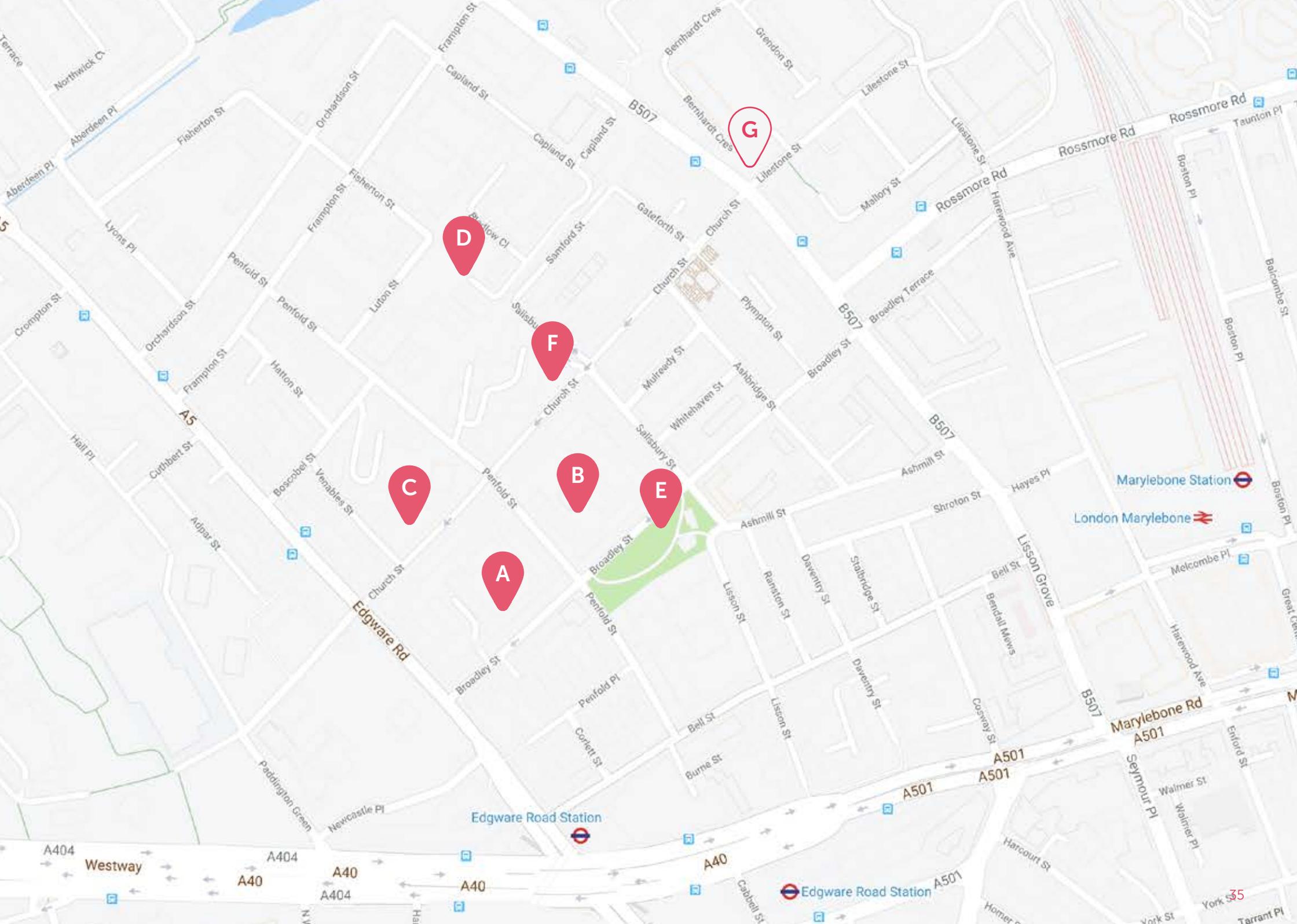
- New, green route running north-south through the Church Street area
- Works started in early 2021

F The Church Street Triangle

- Refurbish unused buildings
- Upgrade underused public space
- Create new enterprise space
- Delivered in spring 2022

G The Lisson Grove Programme

- Approximately 260 new homes across two sites
- Health and Wellbeing Hub



D

F

C

B

E

A

G

Edgware Road Station

Marylebone Station

London Marylebone

Edgware Road Station

35

If you need help understanding this information, we can arrange for a translation.
Please call us on **020 7641 2968**.

إذا كنت بحاجة إلى مساعدة لفهم هذه المعلومات، يمكننا توفير المساعدة في الترجمة. المرجو الاتصال بنا على الرقم 02076412968

আপনার যদি এই তথ্যটি বোঝার জন্য সাহায্যের প্রয়োজন হয় তবে আমরা একটি
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