

Have your say
before 29 October 2017



A summary of the Church Street masterplan

Read the proposals and let us know your views

Welcome

Evidence from across London shows that good quality housing plays an essential part in helping people to have successful lives. It's more than just about bricks and mortar.

It's about improving people's life chances through better health, educational attainment and employment prospects. It's also about helping people to build on the sense of pride in their local neighbourhood. Quite simply, providing good homes can act as the bedrock of a successful community where people and businesses can flourish and realise their aspirations in life.

That's our ambition for Church Street - to create a successful neighbourhood where people can both live and thrive.

Within this document is a summary of our draft masterplan which sets out our vision for the next 15-20 years. We hope you will be excited by our proposals. We know that a plan is only part of the picture and we are renewing our focus on following through with delivery of a regeneration scheme to achieve these ambitions.

Now is the time to let us know what you think of the proposals and we very much look forward to hearing your feedback. Together, we can make sure Church Street and the people who live here can enjoy the same opportunities and life chances as anywhere else across the city.

If you wish to learn more about the masterplan, please visit our exhibition or go online. Details are advertised on the back of this document.



Cllr Rachael Robathan

*Cabinet Member for Housing,
Westminster City Council*



Looking north up Salisbury Street from Church Street

The story so far

The draft masterplan has been guided by a number of key plans and reports.

The Futures Plan (2012)

Many of you were involved in shaping the Futures Plan. The plan remains central to the masterplan and a number of projects are already being delivered or will shortly be delivered.

Edgware Road Housing Zone (2014)

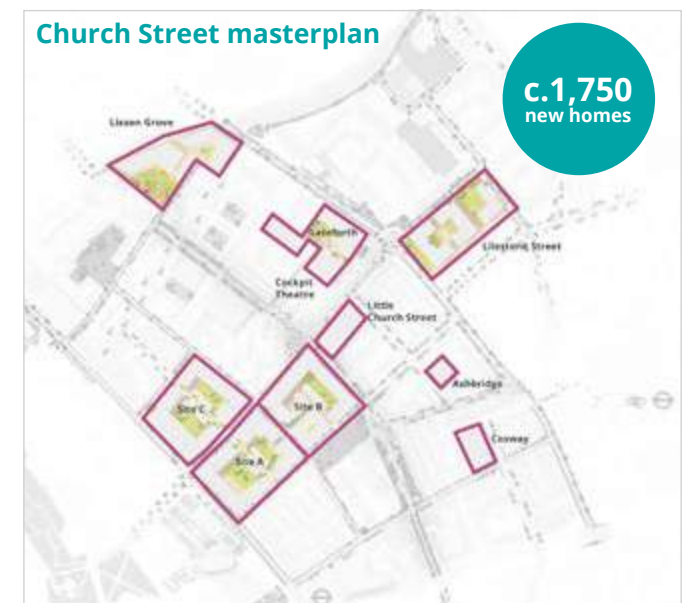
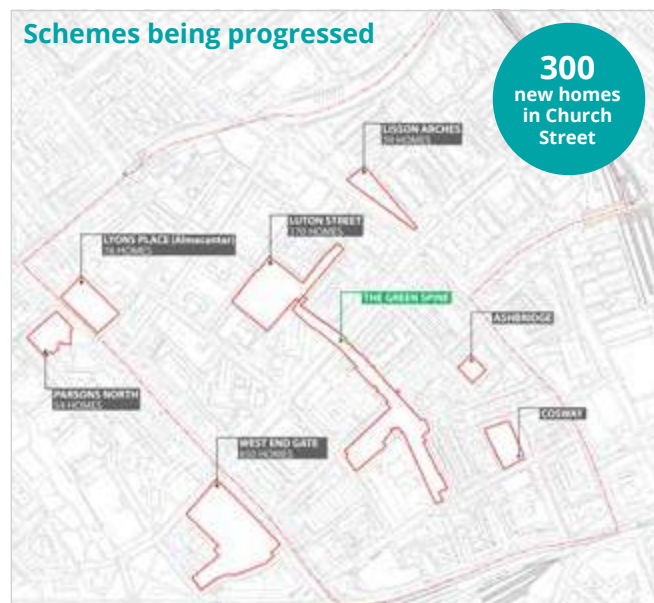
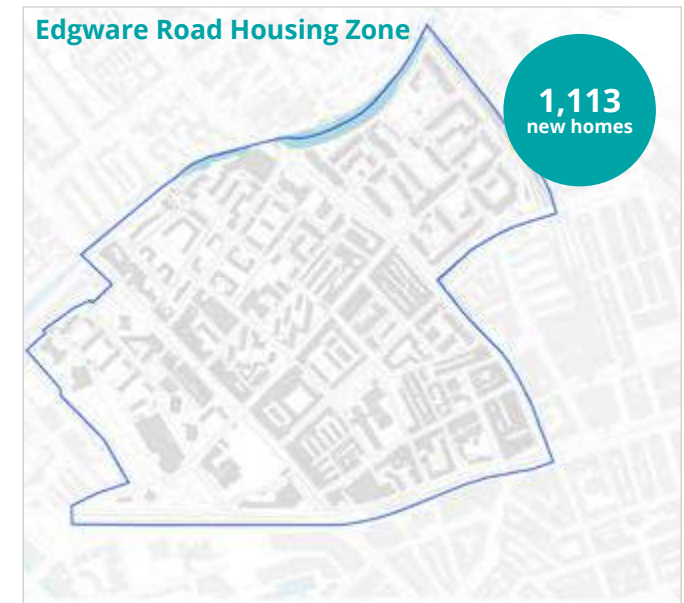
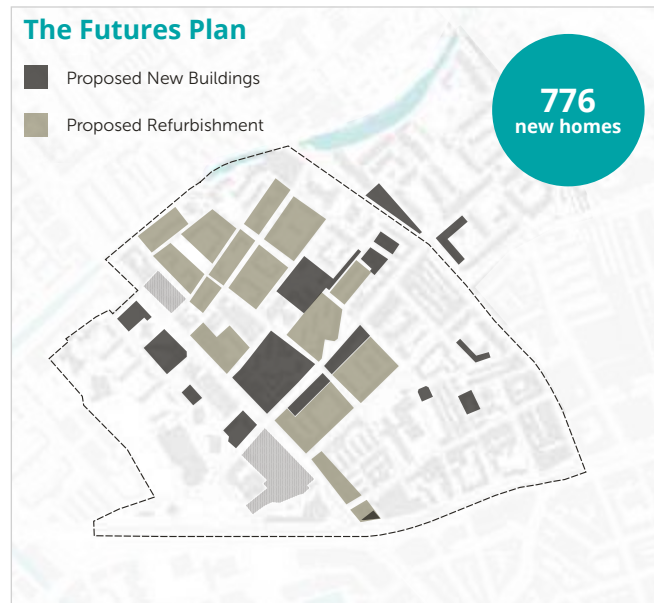
The area was designated as part of the Edgware Housing Zone. This will release new funds to invest in the infrastructure needed to bring forward new homes for local residents.

City for All programme (2017)

Part of our City for All vision is to build more homes and celebrate our neighbourhoods. We plan to build 1,850 affordable homes by 2023 across the whole of Westminster.

Schemes being progressed

Other schemes are being delivered in the area, some of which will provide re-housing opportunities for residents currently living on sites identified for redevelopment within the masterplan. These are West End Gate and Lyons Place (Almacantar).



The vision

The masterplan seeks to deliver real change by creating great places, opportunities for a healthy and prosperous lifestyle, new homes and more jobs, by addressing four key priorities:

Health and well-being

The aim is to encourage exercise, better health outcomes, outside enjoyment and more social encounters.

Homes

The plan is to deliver more new homes across a range of types and tenure within a high-quality environment.

Market and enterprise

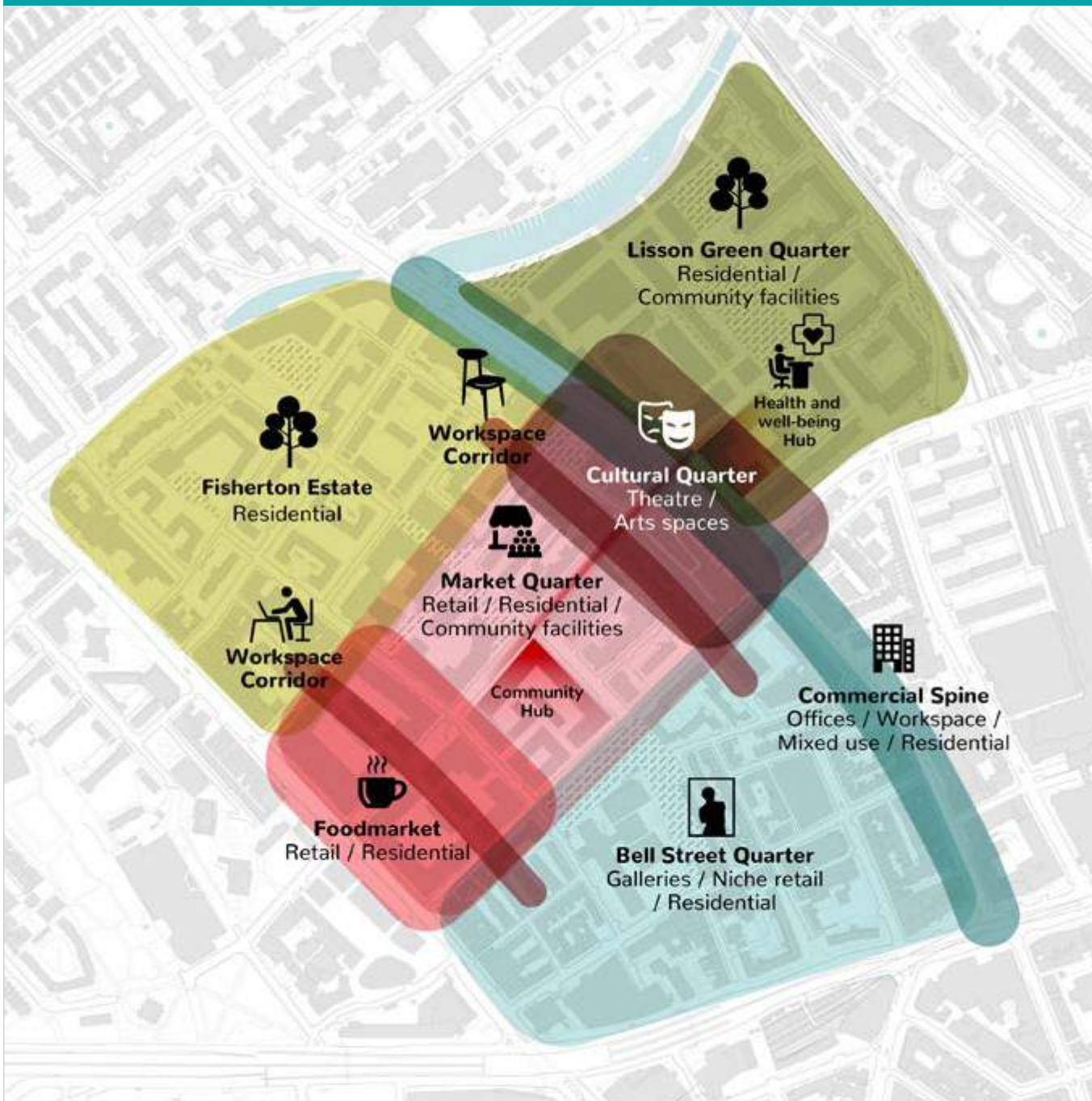
The aim is to increase footfall and improve the day and night-time economy and create more jobs.

Making connections

The aim is to create safe and clearly defined routes to and through the area, linking into neighbouring communities.

Church Street has areas of character, quality and heritage. The plan also builds on these qualities by establishing characterised quarters.

Church Street neighbourhood quarters



The masterplan

The masterplan will deliver:

Health and well-being

- Up to 40% increase in publicly accessible open space
- A health and well-being hub
- A new community hub

Homes

- Around 1,750 new homes including:
 - replacement social housing for existing council tenants
 - new homes with 35% of these being affordable

Market and enterprise

- Improved market with around 220 stalls, 150 van parking spaces, 3,600m² storage and facilities
- Affordable and flexible workspace and business support facilities
- A new cultural quarter centred around the antiques market and Cockpit Theatre
- Around 3,500 construction-related jobs
- Around 525 retail jobs
- 7,000 m² retail space provision

Making connections

- A 20mph traffic calmed zone
- A new pedestrian priority Church Street designed for the market, pedestrians and cyclists



Health and well-being

The proposal is to provide key health services and a high-quality, well linked environment.

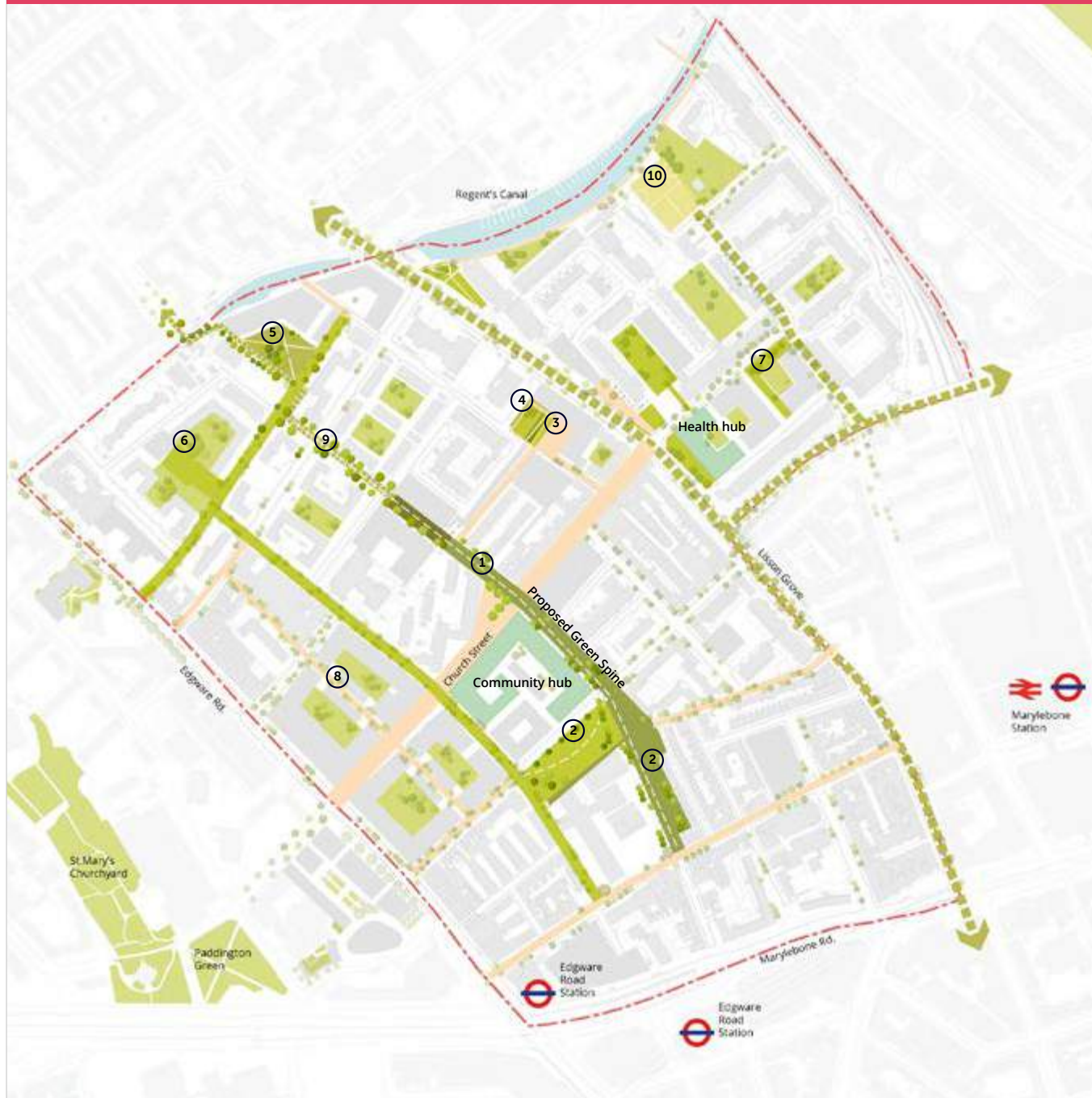
Health hub and Community hub

- A new health centre on Lisson Grove.
- A new community hub on Church Street which would offer a new library, childcare, training facilities and other services

Enhanced or new green spaces and greener streets

- 1. Church Street Triangle** A flexible 'market square' with improved paving, seating, lighting and planting
- 2. Broadley / Lisson Gardens** Existing green spaces enhanced to be the primary play space and the core of the Green Spine
- 3. Nightingale Place** A new public square opposite the Cockpit Theatre
- 4. Capland Gardens** A neighbourhood green space with play provision. Landscaped slopes suitable for wheelchair users will replace the existing steep ramps
- 5. Orchardson Park** A new neighbourhood park with a play area
- 6. Orange Park** Gated spaces enhanced with meadow planting
- 7. Lilestone Gardens** Series of open spaces with communal growing, and opportunity to play and rest
- 8. Hardington Street** This historic street reinstated and extended as a pedestrian-only link
- 9. Fisherton Street / Orchardson Street** Proposed future extension to the Green Spine
- 10. Lisson Green Estate Open Space & Sports Courts** Improved access and lighting, and more diverse planting

Landscape strategy



Homes

The proposal is to provide a good range of housing types to meet the needs of existing and future residents.

There will be around 1,750 new homes provided in Church Street, including:

- replacement homes, provided at social rent, for existing council tenants
- new homes, of which 35% will be affordable

Directly affected tenants will only have to move once and will be able to stay in the local area.

All the new homes will meet the latest quality standards and comply with planning policies and deliver new facilities, open spaces, retail and much more. The developments will be designed efficiently.

In total, the masterplan will deliver approximately 50% affordable housing when taking into account the new provision of affordable housing and the replacement homes for council social tenants.

Possible design approach for new development



Possible design approach for new development



Existing housing in the area



Existing housing in the area



The masterplan acknowledges areas of historic interest and architectural character. New developments will be sensitively integrated within this existing context.

Existing housing in the area



Existing housing in the area



Market and enterprise

Proposals include better designed public realm, upgraded shopfronts, improvements to the market and new flexible commercial spaces along corridors that intersect with Church Street.

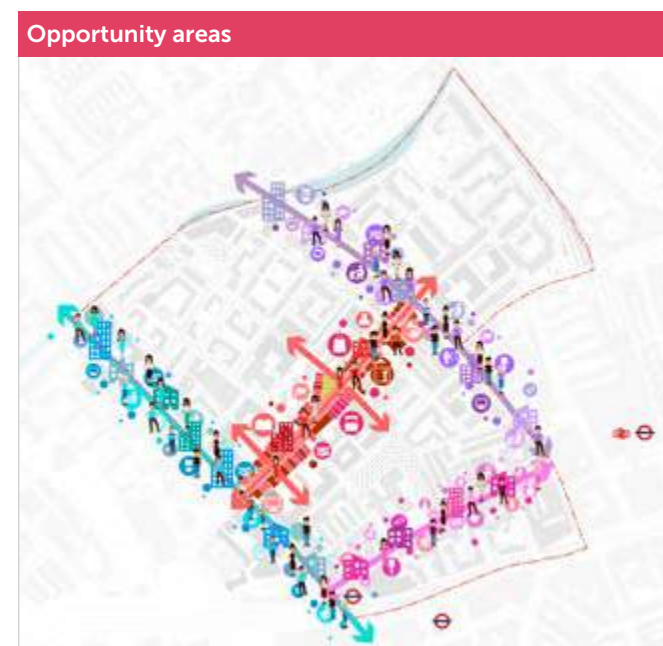
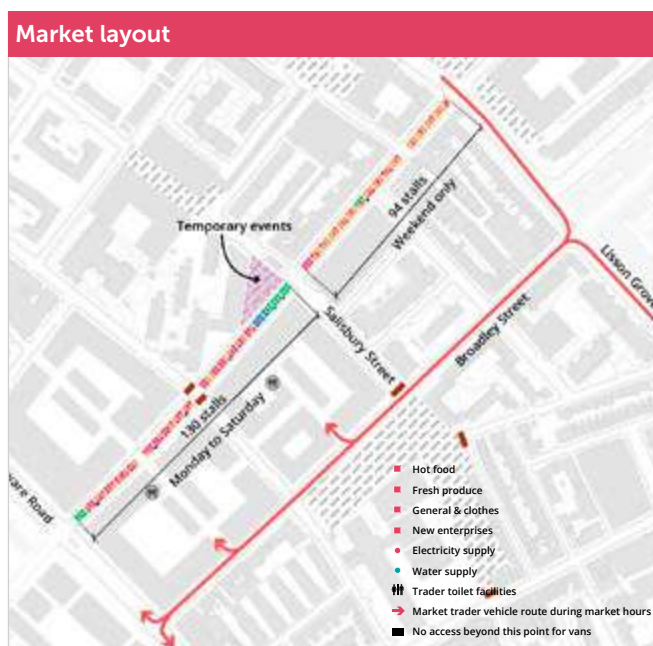
The masterplan looks to:

- bring much-needed evening vitality with new restaurants, bars and cultural venues
- improve the retail offer on Church Street
- strengthen the character of commercial streets including the historic Bell Street through public realm improvements
- create new flexible workspace of varying size and type, which can accommodate start-ups and established businesses along a new street (Hardington Street) and an existing one (Gateforth Street), both intersecting with Church Street

Church Street market

The masterplan provides the opportunity to improve both the market offer and the facilities offered to existing and future traders. It proposes:

- the redesign of the market layout to work more efficiently. The proposal is back-to-back trading along the centre of the street, allowing footfall to access market traders and shop owners equally.
- providing van parking, additional storage space and electricity and water supply in order to support their on-going trading.
- to improve the southern end of the market in terms of its product offer, including an emphasis on hot food around the Salisbury Street Triangle.
- to redesign the 'triangle' to support temporary events.
- to possibly extend the market's trading hours and allow for an occasional Sunday market.



Making connections

The aim is to re-balance the relationship between vehicles, pedestrians and cyclists in the area addressing the barriers to movement for people and creating a safe environment.

Clear routes from key arrival points will be provided and strong gateways to the market at Edgware Road and Lisson Grove will be established.

Balancing pedestrians, cyclists and vehicles

All streets will prioritise pedestrians and cyclists with the speed limit reduced to 20mph (except Lisson Grove) through a series of traffic calming measures.

The proposal is that during market hours, there will be no through access for vehicles on Penfold Street via Church Street. The whole of Church Street is proposed to be raised (to the pavement level) and upgraded with new surface material to create a pedestrian-friendly promenade.

Bell Street is proposed to be upgraded with a series of traffic calming measures such as raised tables. The introduction of short-stay vehicle parking along the street will reduce the width to deter through-traffic.



The masterplan sites

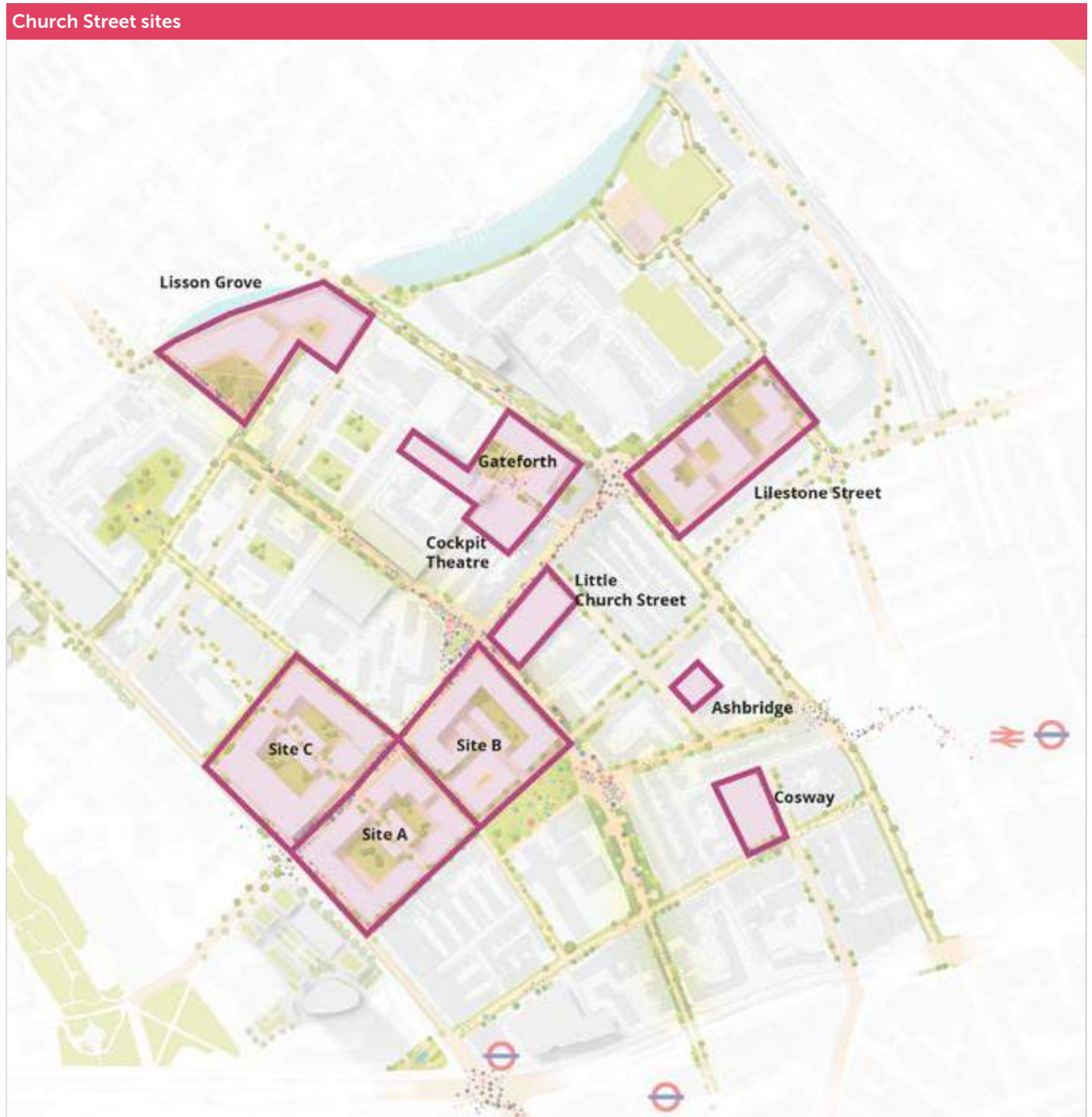
The masterplan has identified the following areas for development:

- Ashbridge
- Cosway
- Lilestone Street
- Church Street Sites (A, B and C)
- Lisson Grove
- Gateforth and Cockpit Theatre
- Little Church Street
- Lisson Green

The Church Street masterplan does not preclude additional sites coming forward over the next 15-20 years or beyond.

For example, Lisson Green is considered suitable for potential future development in some locations.

Any opportunity or site would be assessed in the context of the masterplan and the council would consult with local residents to better understand how they would like their area to develop and be integrated within the wider regeneration.



The masterplan sites - Ashbridge, Cosway and Lilestone Street

Ashbridge

Design principles

- 1 Enhance pedestrian crossing on Lisson Grove and create a gateway to the neighbourhood
- 2 Public realm enhancements in Ashmill Street and between existing blocks
- 3 Building height of new development should have relationship with neighbouring buildings
- 4 Hybrid green/blue or brown roofs (maintenance access only)

Existing situation	Homes
BT repeater station	c.25 new homes
	5-6 storeys building height
Health & well-being	
Residential amenity space	

Cosway

Design principles

- 1 Block should primarily address Cosway Street
- 2 Development must respect conservation area
- 3 Bulk and mass should be stepped to respond to context
- 4 Residential amenity space at podium level

Existing situation	Health & well-being
Westminster City College	Residential amenity space
Car Park	
Office building	
Homes	
c.55 new homes	
3-5 storeys building height	

Lilestone Street

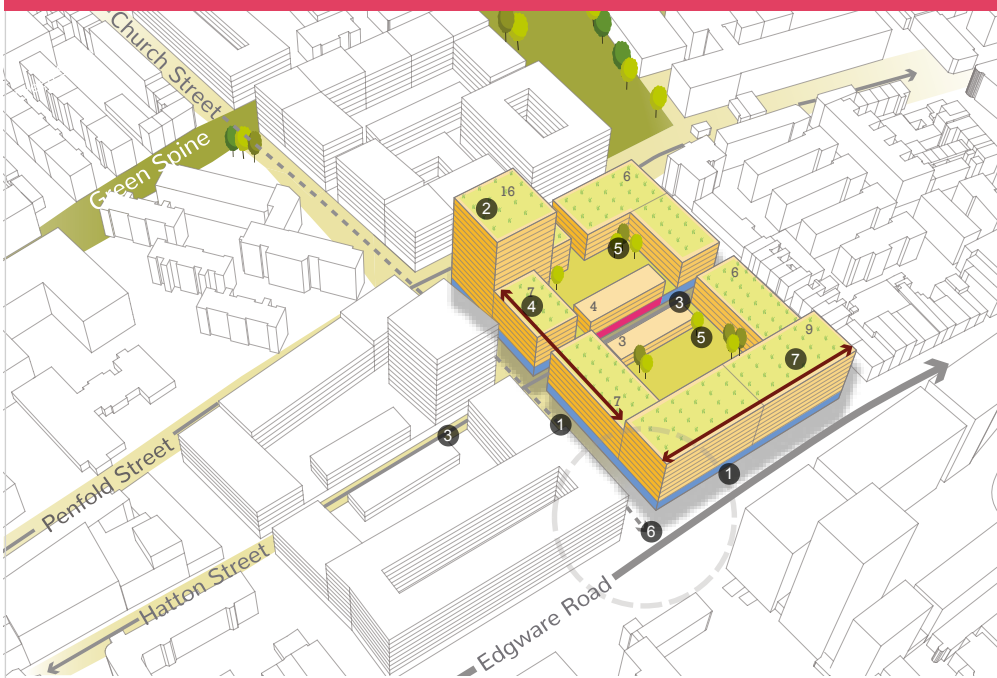
Design principles

- 1 Health and well-being hub provides active frontage to Lisson Grove
- 2 Gateway and sense of arrival to Lisson Green
- 3 Public landscape space fronting the Health and well-being hub on Lisson Grove
- 4 Residential amenity internal courtyards
- 5 Public pocket spaces for growing and play on Lilestone Street and Lisson Grove
- 6 Residential outdoor amenity space to Greenside site
- 7 Hybrid green/blue or brown roofs (maintenance access only)

Existing situation	Homes	Health & well-being
Homes		
Penn House (45 homes)	c.160 new homes	Health and well-being hub
Gayhurst (32 homes)	6-8 storeys building height	Community centre
Greenside Community Centre		Publicly accessible open space
		Public pocket space for growing and play
		Residential amenity space
Making connections	Market & Enterprise	
Gateway to Lisson Green	Westminster Council offices	
Active frontage to Lisson Grove	Retail space	

The masterplan sites - Church Street Sites A and B

Church Street Site A

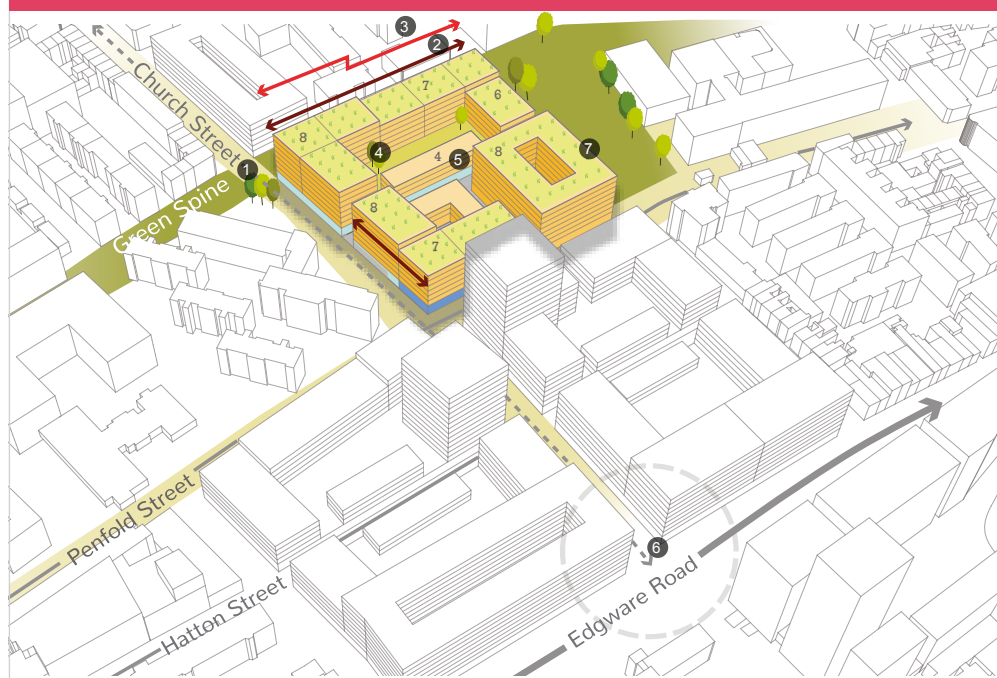


Design principles

- 1 Retail frontage onto Church Street and Edgware Road
- 2 Cluster of tall building elements
- 3 Reinstated historic pedestrian link, fronted with enterprise spaces either side
- 4 Opportunity to increase height along Church Street
- 5 Private space for residential use (podium)
- 6 Gateway to Church Street. Focus on food market
- 7 Hybrid green/ blue or brown roofs (maintenance access only)

Existing situation	Homes	Health & well-being
Homes Blackwater, Cray, Pool, Ingrebourne, Lambourne Total= 144 + c.15 (Edgware Road frontage*)	c.350 new homes 3-16 storeys building height Basement parking	Residential amenity space
Retail Retail to *Edgware Road Market storage Basement parking	Making connections Hardington Street - historic street reinstated Gateway to Church Street	Market & Enterprise Market storage Market parking provision Enterprise spaces Retail frontage with concentration of food/ beverages

Church Street Site B



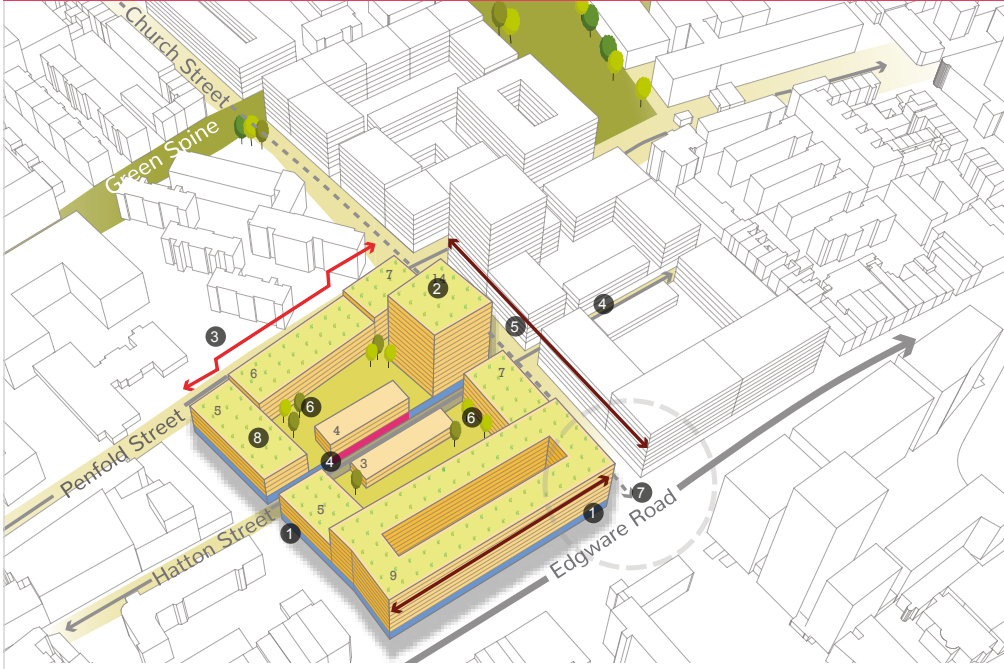
Design principles

- 1 Community and retail frontage to Church Street market and the 'Church Street Triangle' open space
- 2 Community uses fronting Broadley Gardens and the Green Spine
- 3 Buildings scaled down towards the park
- 4 Private space for residential use (podium)
- 5 Street-level links connecting co-located community buildings
- 6 Gateway to Church Street
- 7 Hybrid green/ blue or brown roofs (maintenance access only)

Existing situation	Homes	Health & well-being
Homes Eden, Ravensbourne, Wandle, Roading, Lea, Medway Total= 177	c.300 new homes 4-8 storeys building height Basement parking	Community Hub Residential amenity space
Retail Basement parking	Making connections Community uses fronting Green Spine and Broadley Gardens Gateway to Church Street	Market & Enterprise Market parking provision Enterprise space Retail frontage to Church Street

The masterplan sites - Church Street Sites C and Lisson Grove

Church Street Site C

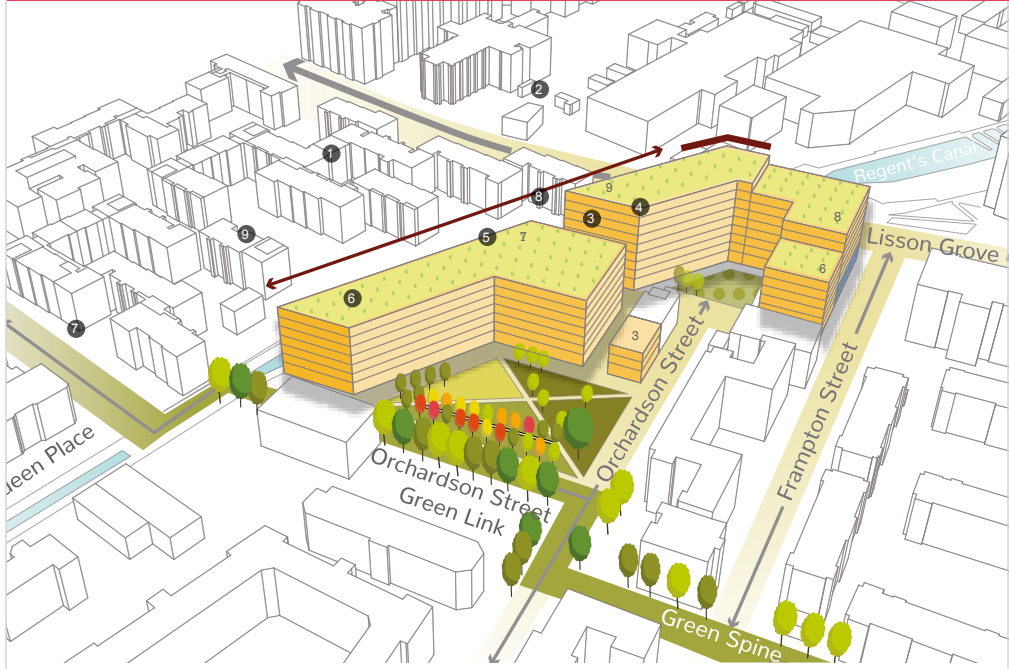


Design principles

- 1 Retail fronting onto Church Street, Boscobel Street and Edgware Road
- 2 Cluster of tall building elements
- 3 Buildings step down in height to Boscobel Street
- 4 Reinstated historic pedestrian link, fronted with enterprise spaces either side
- 5 Opportunity to increase height
- 6 Podium for residential use
- 7 Gateway to Church Street
- 8 Hybrid green/ blue or brown roofs (maintenance access only)

Existing situation	Homes	Health & well-being
Homes Colne, Darent, Derry, Isis, Windrush, Mole, Kennet Total= 139 + c.16 (Edgware Road frontage*)	c.360 new homes 3-14 storeys building height Basement parking	Residential amenity space
Retail Retail to *Edgware Road Migrant Resource Centre (Derry House)	Making connections Hardington Street - historic street reinstated Gateway to Church Street	Market & Enterprise Enterprise spaces Retail frontage with concentration of food/ beverages Re-provision of supermarket

Lisson Grove



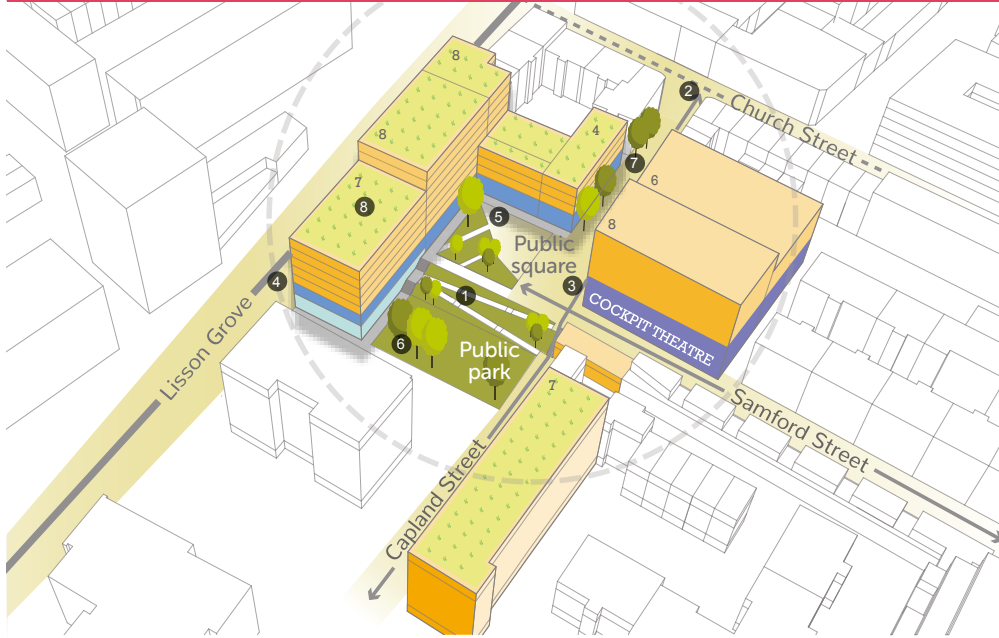
Design principles

- 1 Maximise potential of canal frontage
- 2 Feature corner - potential for taller element to achieve gateway and sense of arrival
- 3 Scale stepped to respect context
- 4 Active ground floor uses at Lisson Grove
- 5 Views to canal created
- 6 Biodiverse public park with play, community growing and amenity spaces
- 7 Enhanced green link and access to the Canal
- 8 Residential amenity space at street level
- 9 Hybrid green/ blue or brown roofs (maintenance access only)

Existing situation	Health & well-being
Homes Sanctuary (60 homes) Council offices	Publicly accessible open space Residential amenity space
Homes c.260 new homes 3-9 storeys building height	Making connections Enhanced green link and access to the canal
	Market & Enterprise Retail/ commercial frontage on primary corner

The masterplan sites - Gateforth & Cockpit Theatre and Little Church St

Gateforth & Cockpit Theatre



Design principles

- 1 Sloped gardens to improve and facilitate accessibility between Gateforth Street and Capland Street
- 2 Create a legible gateway to the cultural quarter
- 3 Integrate Cockpit Theatre and proposed cultural facilities with new public realm
- 4 Active frontages to spaces and Lisson Grove
- 5 Public square with performance stage
- 6 Biodiverse public park with play amenity
- 7 Gateforth Street enhanced as pedestrian-priority street within the antiques quarter
- 8 Hybrid green/ blue or brown roofs (maintenance access only)

Existing situation

Homes

Gateforth Swanbourne House (37 homes)
Jordan's House (40 homes)
Cockpit Theatre

Homes

c.125 new homes
4-8 storeys building height
Redevelopment of Jordans House could deliver around 50 new homes

Health & well-being

Cultural/ Community facilities
Nightingale Place
Capland Gardens

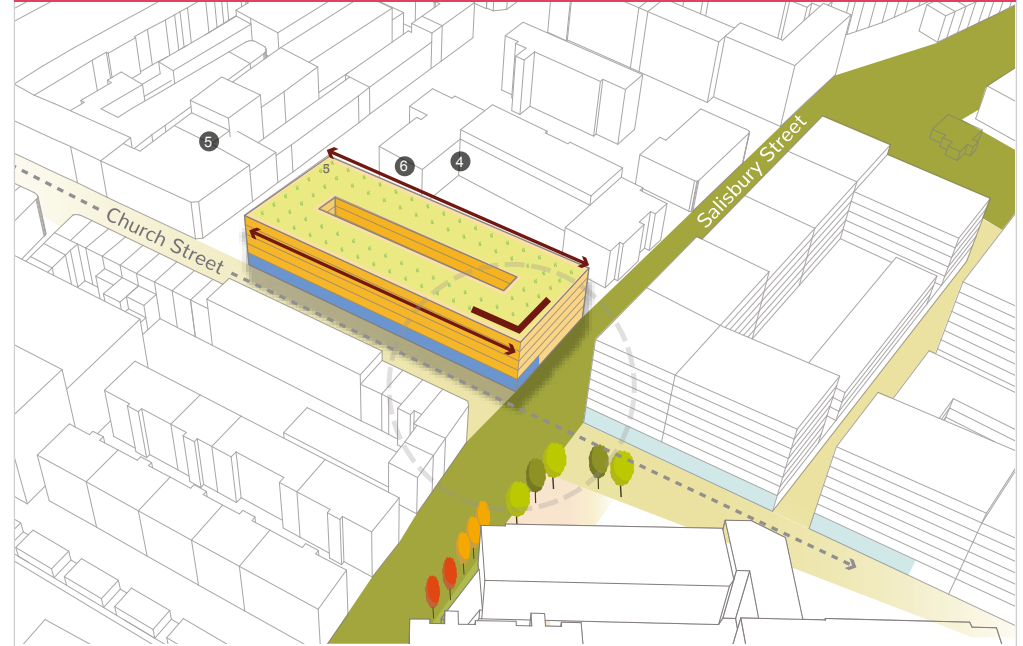
Making connections

Gateway to Church Street and cultural quarter

Market & Enterprise

Active frontage to Lisson Grove
Refurbished Cockpit Theatre

Little Church Street



Design principles

- 1 Key corner location at the axis of Church Street and the Green Spine
- 2 Opposite primary open space 'Church Street Triangle'
- 3 Retail frontage to Church Street
- 4 Residential frontage to Salisbury Street and Mulready Street
- 5 Buildings height has relationship to adjacent buildings and acts as a transition between existing and new development
- 6 Hybrid green/ blue or brown roof (maintenance access only)

Existing situation

Homes

27 Mulready Street
27-53 Church Street
20-33 Salisbury Street
30-45 Ashbridge Street

Total= 45

c. 700m2 retail

Homes

c.65 new homes
5 storeys

Making connections

Gateway to Church Street

Market & Enterprise

Retail frontage to Church Street



How to have your say

Consultation on the draft Church Street masterplan runs until Sunday 29 October.

You can provide your feedback at any time up until this date.

You can:

- Visit the exhibition at the Regeneration Base (99 Church Street, NW8 8EY), including sessions when translators will be available
- Visit a pop up session at the library, Church Street market and other community venues and events
- Go online at **churchstreetmasterplan.org.uk**

At the exhibition and pop-up sessions, the council-led team will be available to answer your questions and take your feedback. Opening times of the exhibition and the dates of consultation events are available online at churchstreetmasterplan.org.uk, on local noticeboards and in the window of the Regeneration Base, 99 Church Street.

If you are not able to attend an exhibition or session, all of the information displayed at the exhibition, as well as a link to our online questionnaire, is available online at **churchstreetmasterplan.org.uk**.

A full report on the consultation, identifying all comments received and how these comments have been addressed will be prepared and published in winter 2017/18.

