

# The story so far

A number of key plans and reports have been prepared in recent years, all of which have guided and informed the new Church Street masterplan.

## The Futures Plan (2012)

The Futures Plan is a renewal plan and remains central to the new Church Street masterplan. A number of development schemes and other initiatives are already being delivered or will shortly begin to be delivered:

- Lisson Arches, 59 new homes
- Penn House and Lilestone Street - a new community/ healthcare hub
- Cosway Street, around 55 new homes
- Ashbridge, around 25 new homes
- Luton Street, around 170 new homes
- Parsons North, 54 new homes

## Edgware Road Housing Zone (2014)

The zone was identified by the Greater London Authority to facilitate the delivery of 1,113 new homes.

## City for All programme (2017)

Westminster City Council launched its renewed vision in 2017 to create a City for All. Providing more homes of all types is at the heart of its ambition. The council plans to build 1,850 affordable homes by 2023 across the whole of Westminster. The masterplan will significantly support the achievement of this target.

## Schemes being progressed

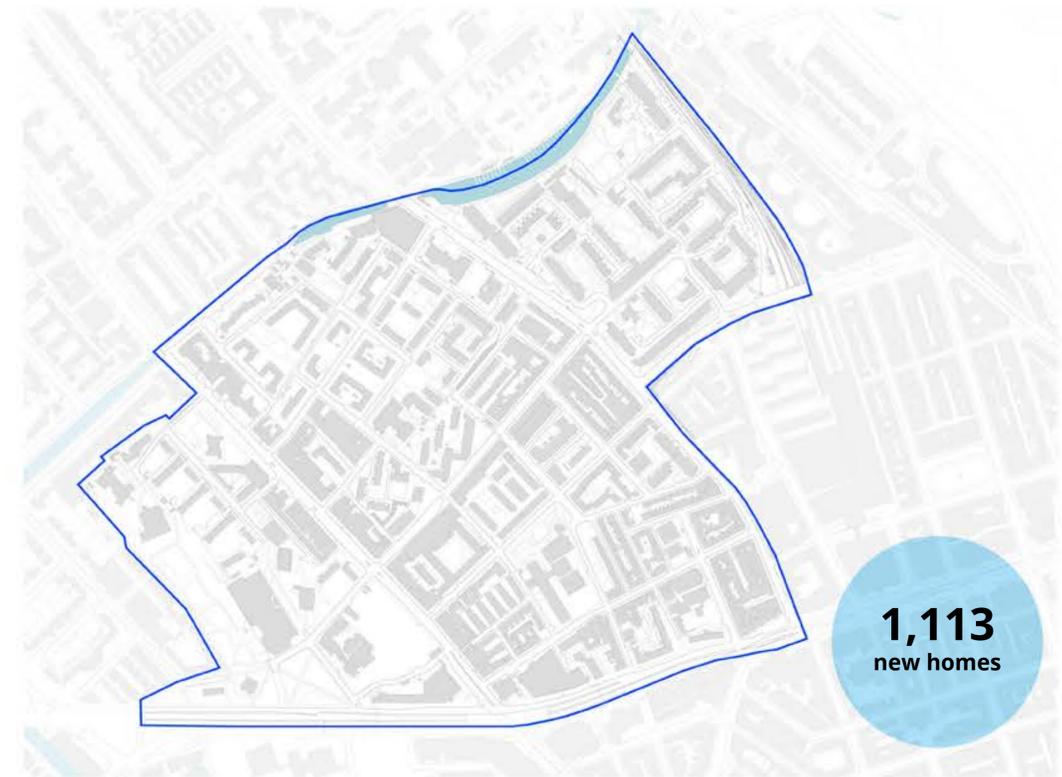
Other schemes are being delivered in the Church Street area, some of which will provide re-housing opportunities for residents currently living on sites identified for redevelopment within the masterplan. These are:

- West End Gate - delivering around 650 new homes in the first phase of development.
- Lyons Place (Almacantar) - delivering 76 new homes

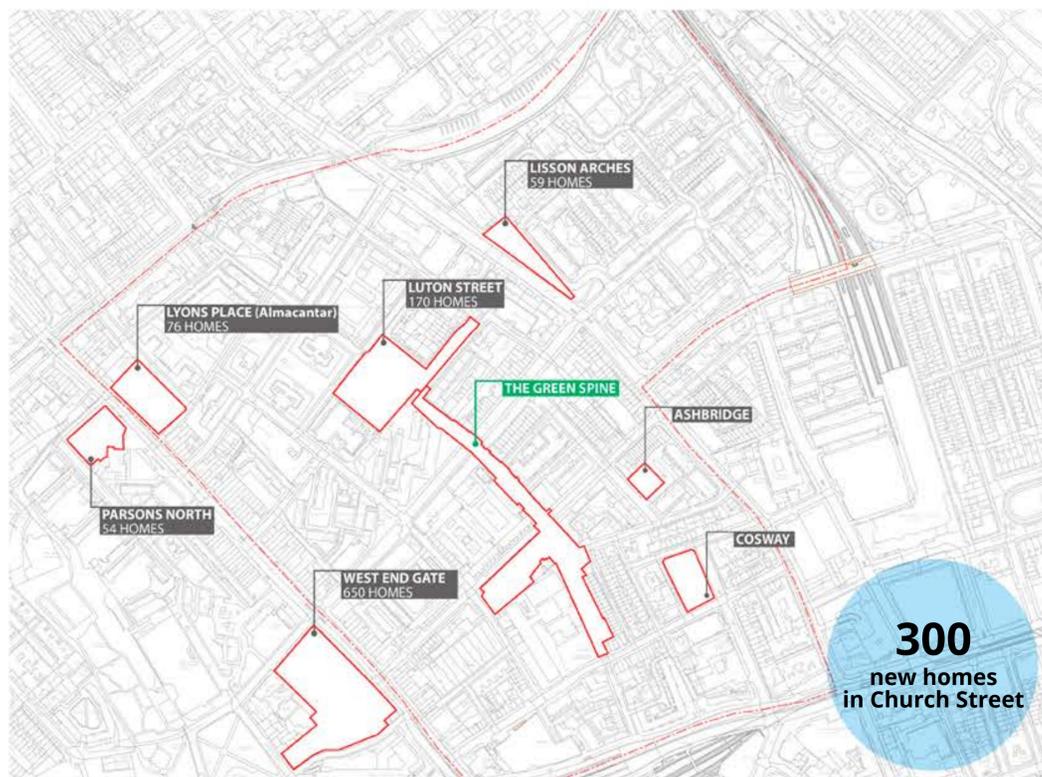
### The Futures Plan



### Edgware Road Housing Zone



### Schemes being progressed



### Church Street masterplan



# The vision



Church Street masterplan

# 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. Westminster City Council wants to make Church Street the most liveable neighbourhood in London through investment and regeneration.

Church Street residents are devoted to their neighbourhood, which has areas of character, quality and heritage. There is a strong sense of community and its location close to London's West End provides a wealth of opportunity. The plan builds on these qualities by establishing strongly characterised quarters.

The masterplan, at its core, addresses four drivers of change: health and well-being, homes, market and enterprise and making connections.

## Health and well-being

The aim is to encourage exercise, better health outcomes, outside enjoyment and more social encounters by providing new medical services at key locations, and by creating welcoming green spaces and greener streets.

## Homes

The plan is to deliver more new homes across a range of types and tenure within a high-quality environment, which is above and beyond those already identified by the Futures Plan and other initiatives.

## Market and enterprise

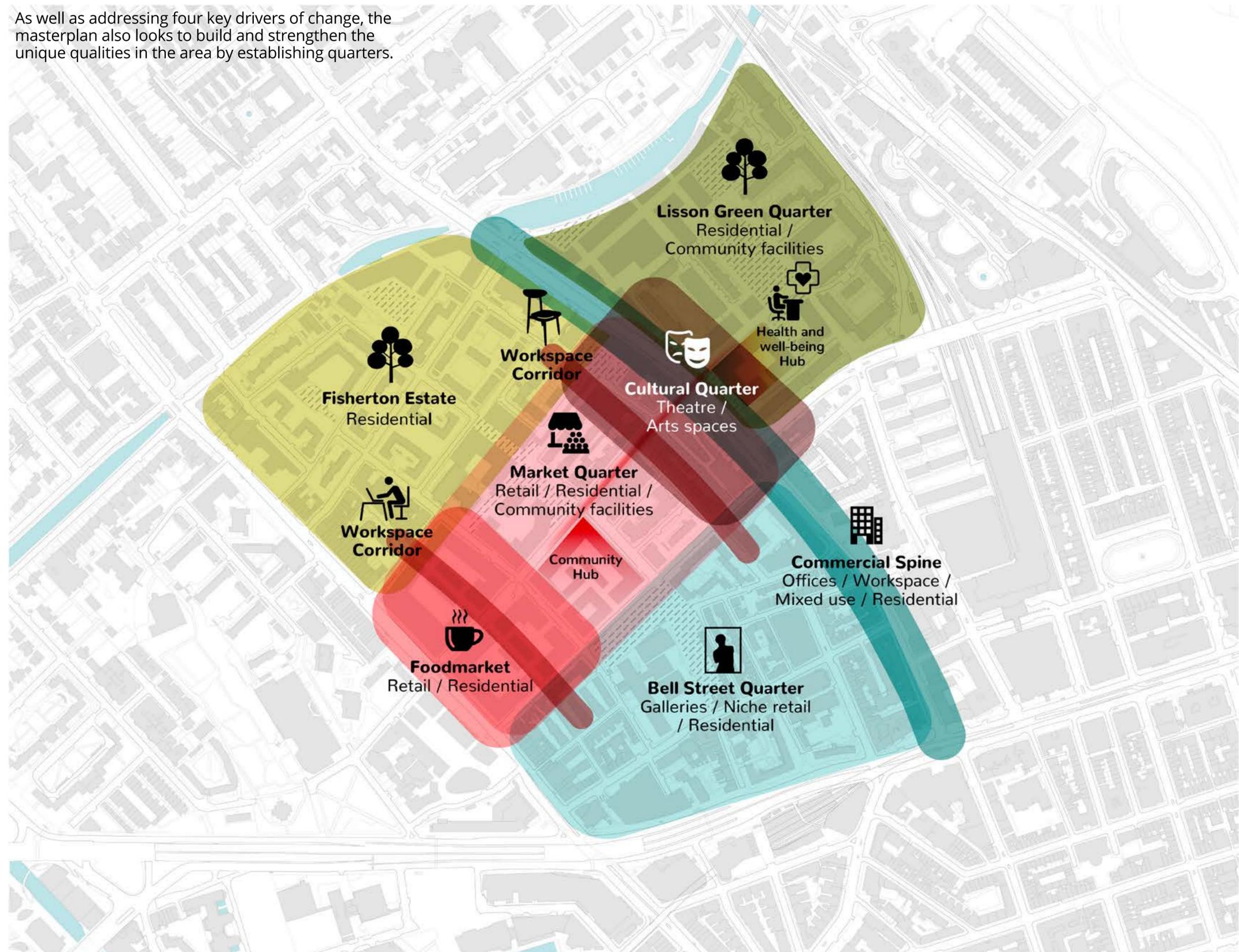
The aim is to increase footfall and improve the day and night-time economy and create more jobs. Proposals include better designed public realm, upgraded shopfronts, improvements to the market and new flexible commercial spaces along corridors that intersect with Church Street.

## Making connections

Finally, the masterplan proposes safe and clearly defined routes to and through the area, linking into neighbouring communities. This will improve accessibility for residents and visitors to other parts of Westminster and the rest of the capital.

## Church Street neighbourhood quarters

As well as addressing four key drivers of change, the masterplan also looks to build and strengthen the unique qualities in the area by establishing 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:
  - reprovided homes for existing tenants at social rent
  - new homes with 35% of these being affordable
- 1,010 homes are already being built in the area (300 in Church Street and 710 just outside the masterplan boundary)

### Market and enterprise

- Improved street market with around 220 stalls, 150 van parking spaces, 3,600m<sup>2</sup> 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 m<sup>2</sup> retail space provision

### Making connections

- A 20mph traffic calmed zone to improve the public realm opportunities
- A new pedestrian priority street designed for Church Street market, pedestrians and cyclists which links Lisson Grove to Edgware Road

## Church Street masterplan

The Church Street area once the masterplan is delivered



**Improving the health and well-being of Church Street residents is fundamental. The proposal is to provide key health services and a high-quality, well linked environment.**

### Health hub and Community hub

A new health centre is proposed on Lisson Grove, a key route through the neighbourhood. This will be directly connected along Church Street to a new community hub which will offer a new library, childcare and training facilities and services. This hub will be located at the intersection between Church Street and the Green Spine, a proposed green route through the area.

### Enhanced or new green spaces

The proposals look to improve the existing condition of open spaces and create new spaces and green streets forming an interlinked network of parks and squares.

#### 1. Church Street Triangle

A flexible 'market square' with improved paving, seating, lighting and planting

#### 2. Broadley / Lisson Gardens

Existing green spaces connected and enhanced to be the primary play space and the core of the Green Spine

#### 3. Nightingale Place

A new public square in the cultural heart of Church Street, 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 orchard, meadows, community growing and play area

#### 6. Orange Park

Existing play 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 with enterprise and retail frontage

#### 9. Fisherton Street / Orchardson Street

Proposed future extension to the Green Spine

#### 10. Lisson Green Estate Open Space & Sports Courts

Existing open spaces retained, with improved access and lighting, and more diverse planting

## Landscape strategy



# Homes

In order to deliver a good range of housing types to meet the needs of as many existing and future residents as possible, the masterplan seeks to deliver the following:

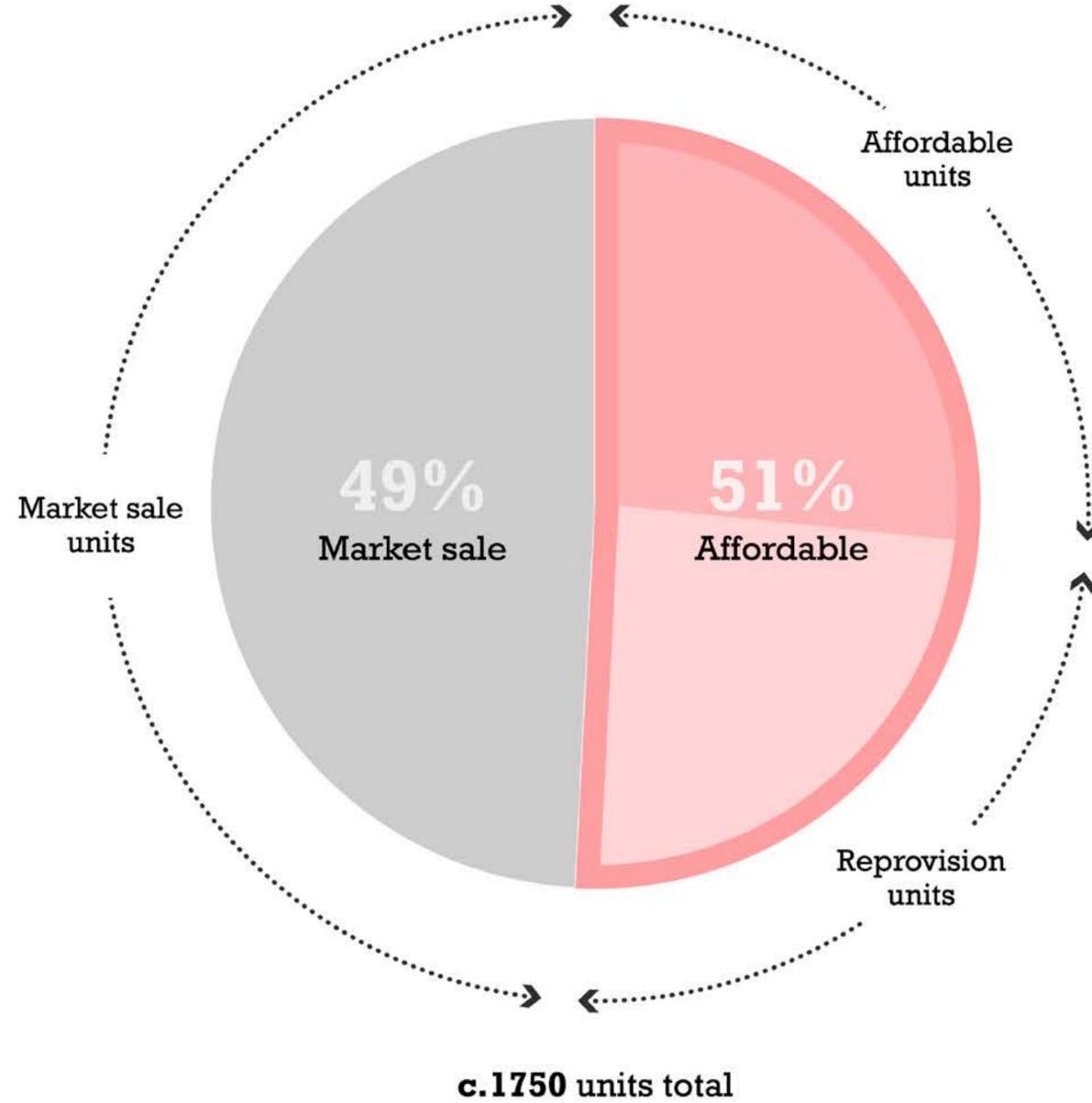
- The re-provision of all council social rented housing requiring demolition as part of the proposals
- A single move in the local area for directly affected tenants
- Delivery of additional housing to include 35% affordable, which will be split into 60% intermediate and 40% social rented tenures

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

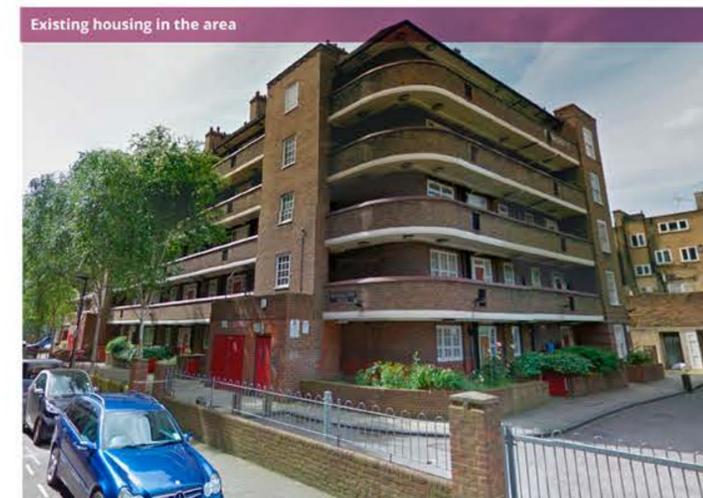
- reprovided homes for existing tenants at social rent
- 300 additional new homes are already being built in the area
- new homes with 35% of these being affordable

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. The new types of homes will achieve a higher density whilst positively contributing to the area.

In total, the masterplan will deliver approximately 50% affordable housing when taking into account the new provision of affordable housing and those which will be reprovided to council social tenants.



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



# Market and enterprise

Improving the market and introducing a more varied retail and commercial offer will create a thriving economy delivering new jobs and investment.

Distinct commercial areas will be established, focusing activity on Lisson Grove and the centre of Church Street.

The masterplan aims to bring much-needed evening vitality with new restaurants, bars and cultural venues, and the market's trading hours could possibly be extended.

Better designed public realm and upgraded shop fronts will create an attractive and safe environment, with an improved retail offer on Church Street to attract more custom. The character of other commercial streets will be strengthened as well, including the historic character of Bell Street, through public realm improvements.

## New workspaces and enterprise

An enterprising community can create more local jobs. This will be facilitated by new flexible workspace of varying size and type. It will include opportunities for live-work units and commercial spaces, 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.

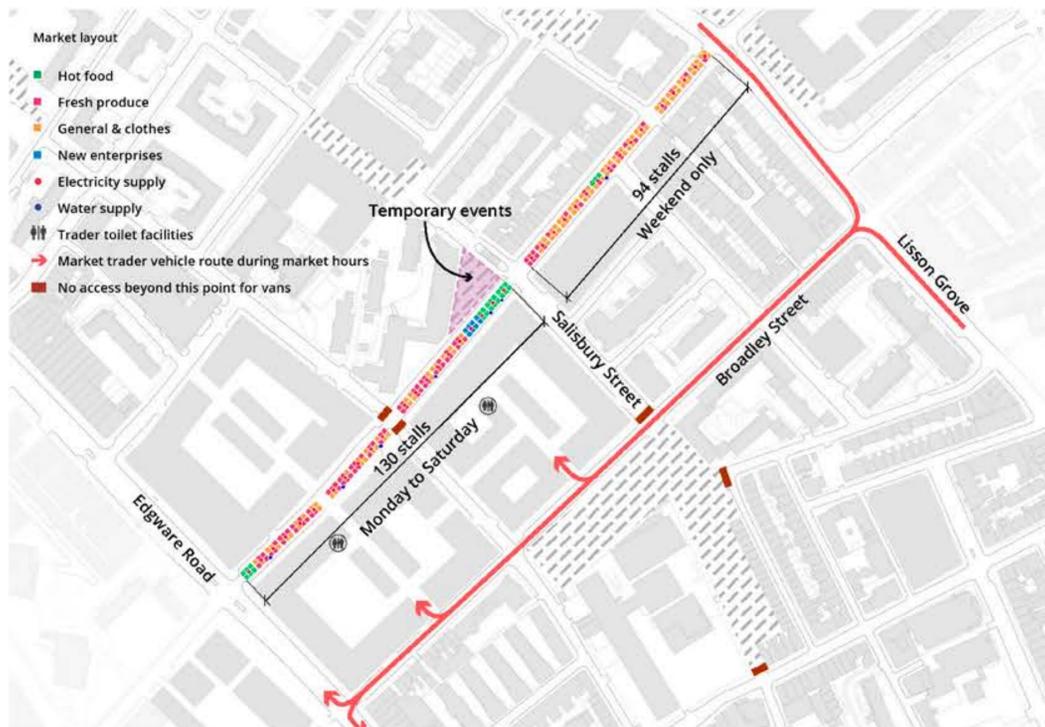
The market layout has been redesigned to work more efficiently. The proposal is back-to-back trading along the centre of the street, allowing footfall to access market traders and shop owners equally.

The antiques market will remain to the north, and the southern end of the market will be improved in terms of its product offer, including an emphasis on hot food around the Salisbury Street Triangle. The triangle will be re-designed to support temporary events.

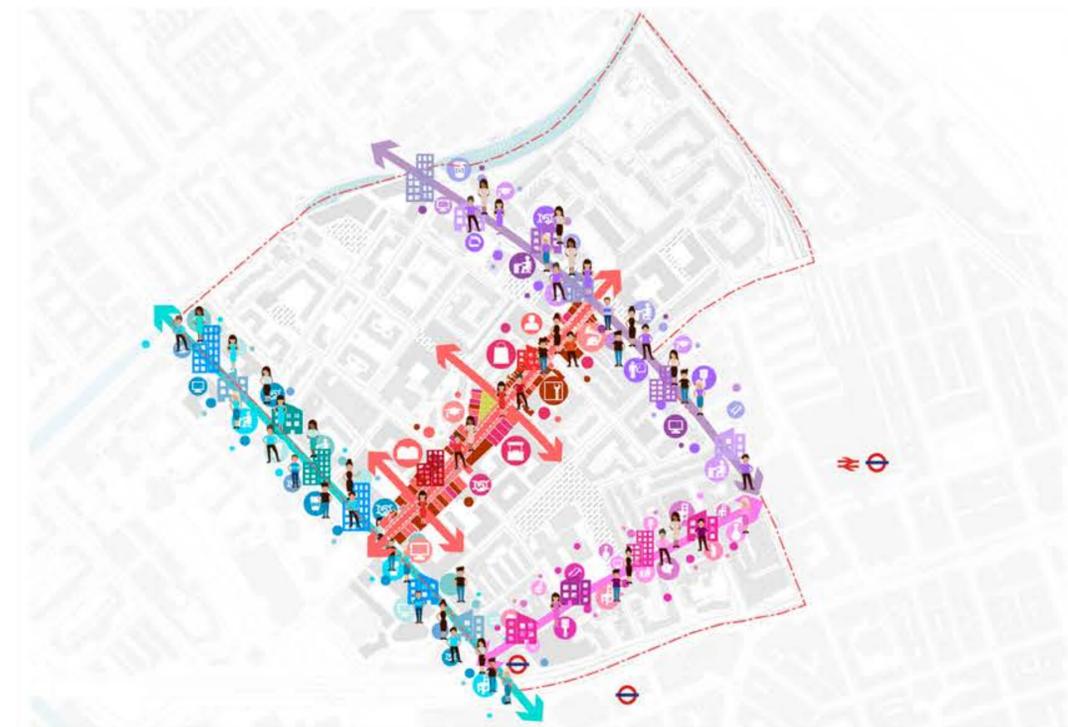
Traders will be provided with van parking, additional storage space and electricity and water supply in order to support their on-going trading.

The same design principles and improved market offer will apply to the Saturday market, when trading expands from Salisbury Street to Lisson Grove. The design also allows for an occasional Sunday market.

### Market layout



### Opportunity areas



# Making connections

## A fundamental principle is to open up the Church Street area, improving access and wayfinding throughout.

The masterplan will create streets that re-balance the relationship between vehicles, pedestrians and cyclists addressing the barriers to movement for people and creating an inclusive and 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.

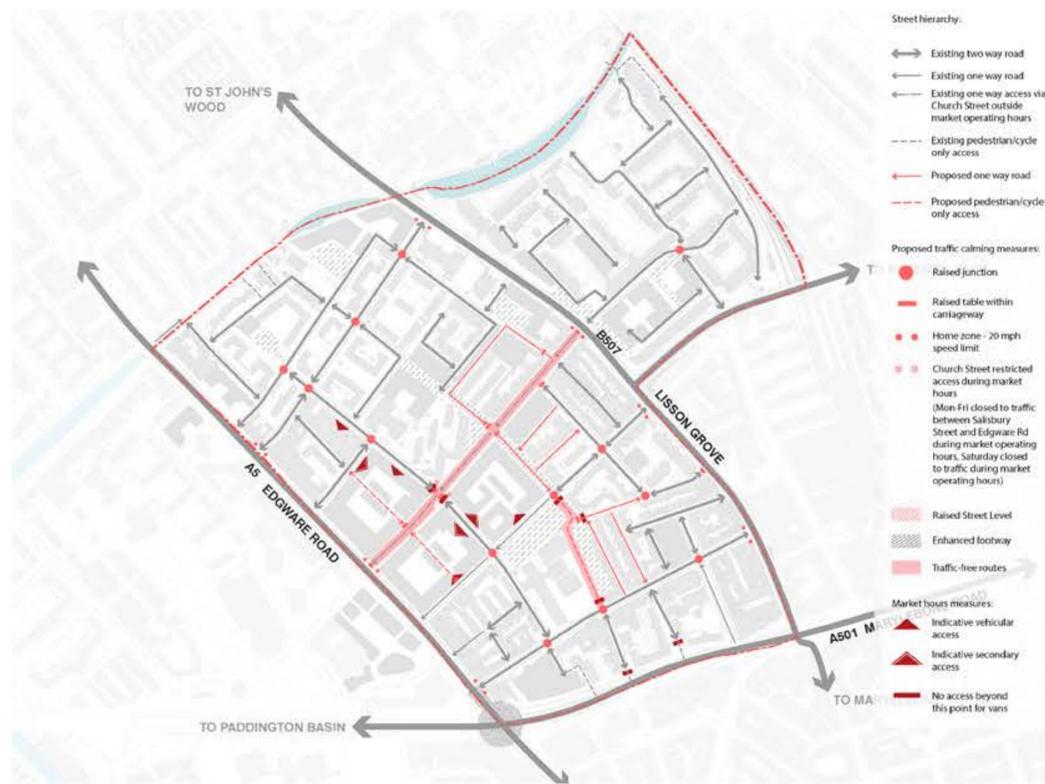
Bell Street is proposed to be upgraded with a series of traffic calming measures such as raised tables. The introduction of short-stay vehicle parking along the street will reduce the width to deter through-traffic.

## Approach during construction

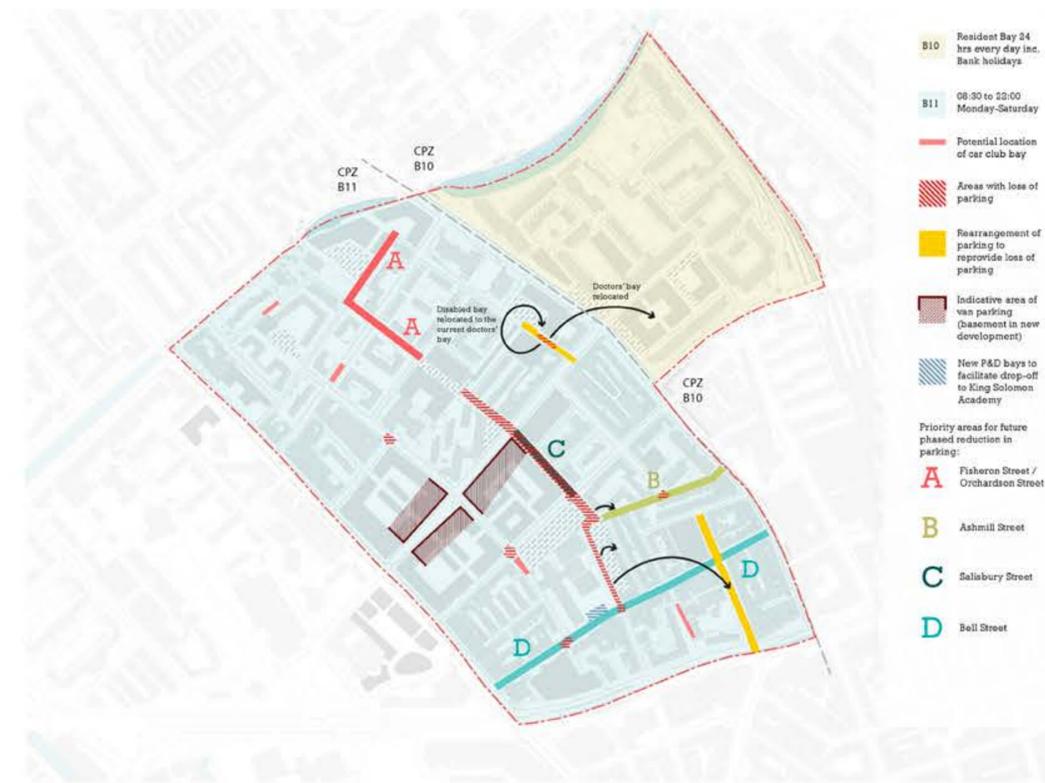
The key principles will be:

- Maintaining the commercial viability of the area through all stages of the development of the sites
- That new streets and public spaces integrate the new development sites into the surrounding area and encourage people to walk and cycle through them
- To develop transport related restrictions for the new development sites to ensure that there is no adverse impact on the streetscape and public space during construction and that the public environment is improved on completion

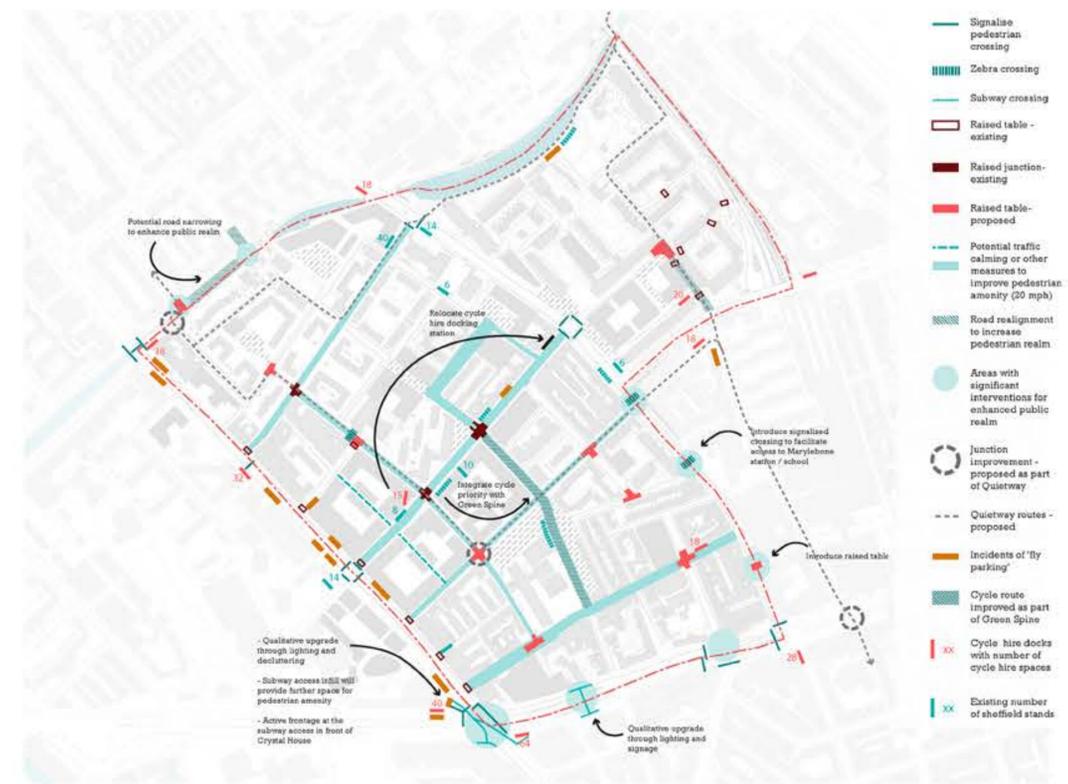
### Proposed circulation strategy



### Proposed parking strategy



### Proposed pedestrian & cycle enhancements



# 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.

It is the intention of the council to consult local residents of this area to better understand how they would like their area to develop and be integrated within the wider regeneration.

## Other opportunities

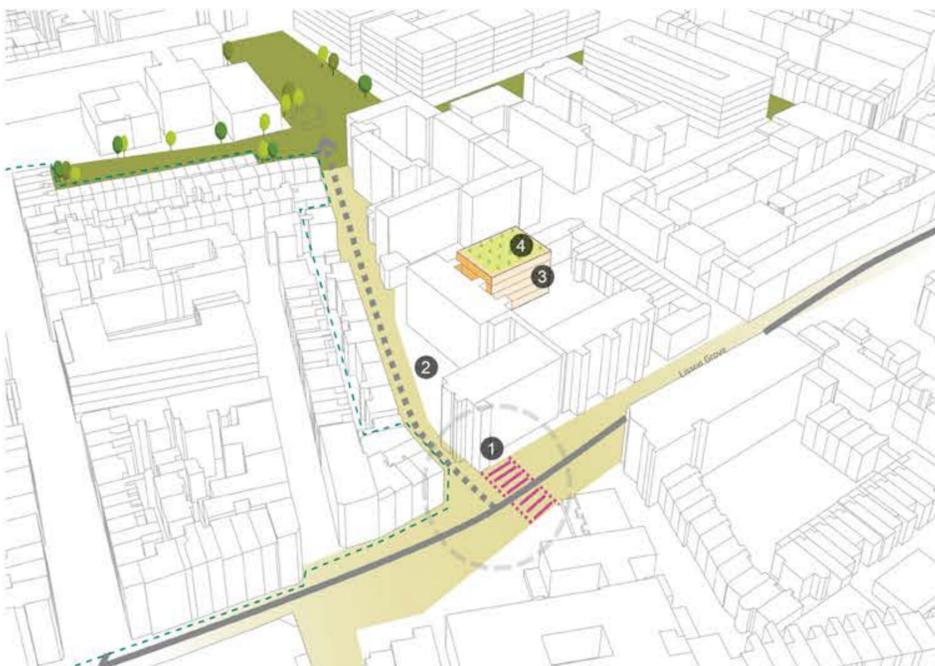
Although other sites and areas within Church Street have not been considered at this stage, this masterplan does not prevent or discourage other potential opportunities emerging. Any such opportunities would however be assessed in the context of the masterplan and would be subject to appropriate consultation and planning consents.

## Church Street sites



# The masterplan sites

## Ashbridge



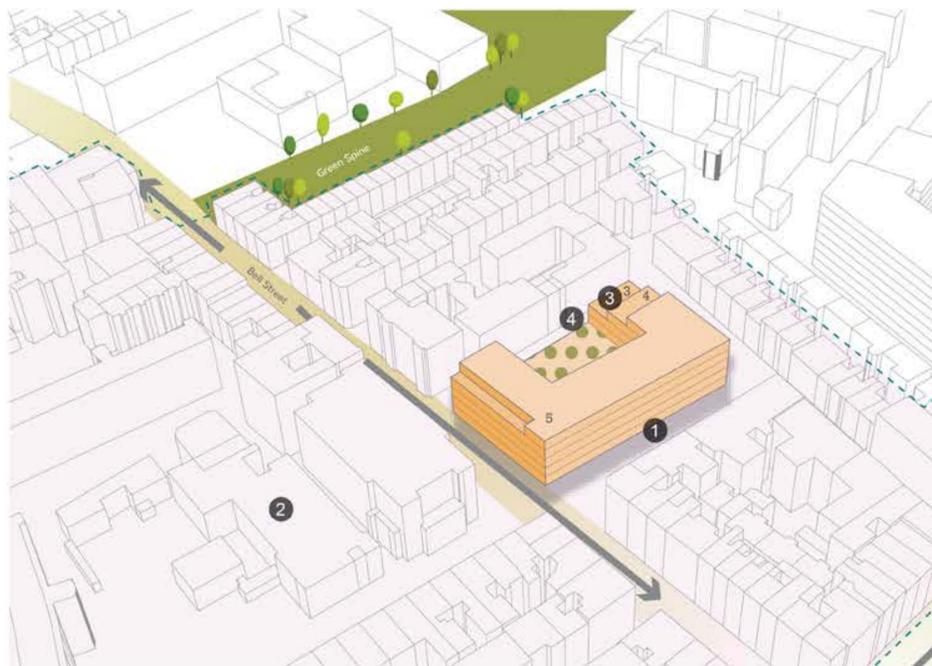
### Design principles

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

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

**Likely Timescale**  
A planning application for the Ashbridge site will be submitted in 2017. The current timetable is for this development to start on site in early 2018.

## Cosway



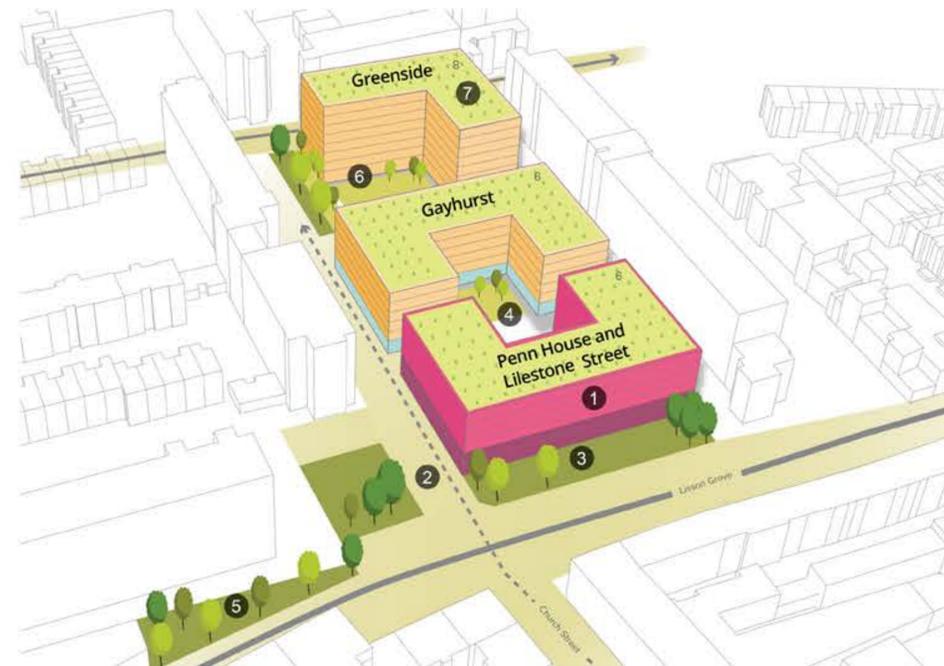
### Design principles

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

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

**Likely Timescale**  
A planning application for the Cosway site will be submitted in 2017. The current timetable is for this development to start on site in early 2018.

## Lilestone Street



### Design principles

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

Existing situation	Homes	Health & well-being
Homes Penn House (45 homes) Gayhurst (32 homes) Greenside Community Centre	c.160 new homes 6-8 storeys building height	Health and well-being hub Community centre Publicly accessible open space Public pocket space for growing and play Residential amenity space

**Likely Timescale**  
The Lilestone Site is likely to be developed in phases, with the first phase (Penn House and Lilestone Street) commencing in 2020 and the second phase (Gayhurst House and Greenside) starting in 2021-2022.

Making connections	Market & Enterprise
Gateway to Lisson Green Active frontage to Lisson Grove	Westminster Council offices Retail space

# The masterplan sites

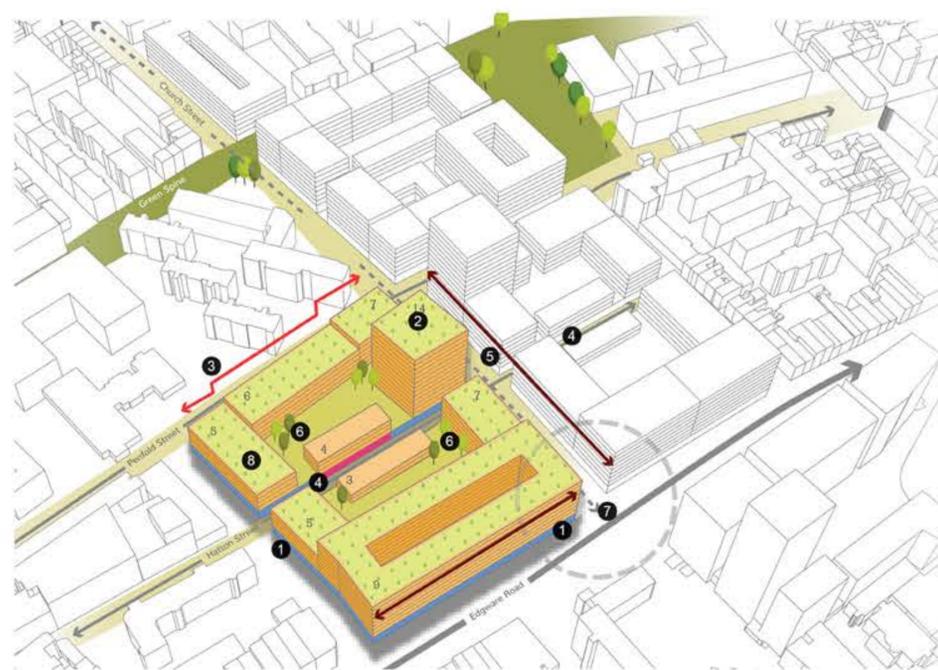
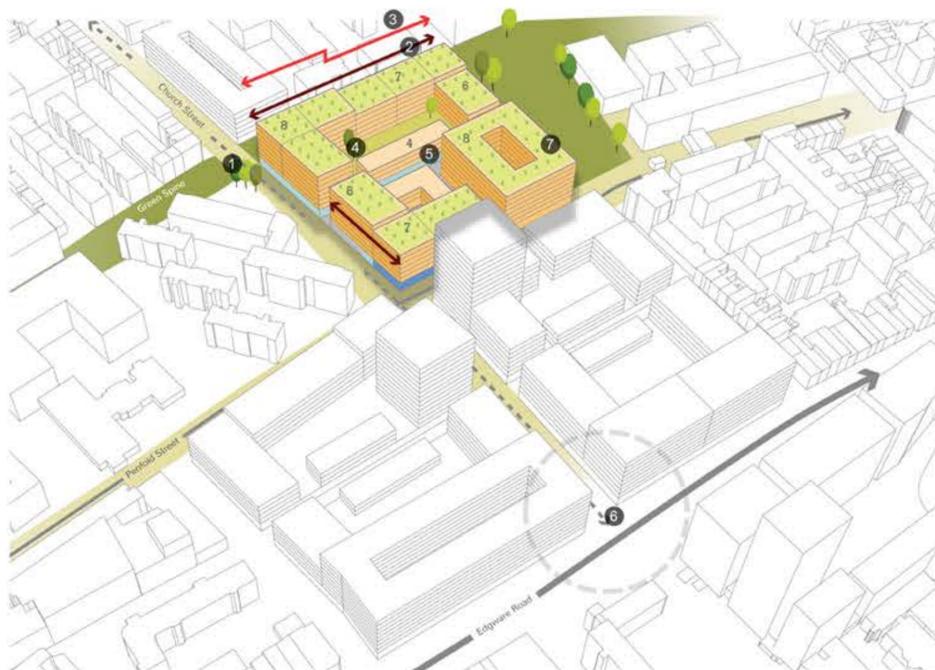
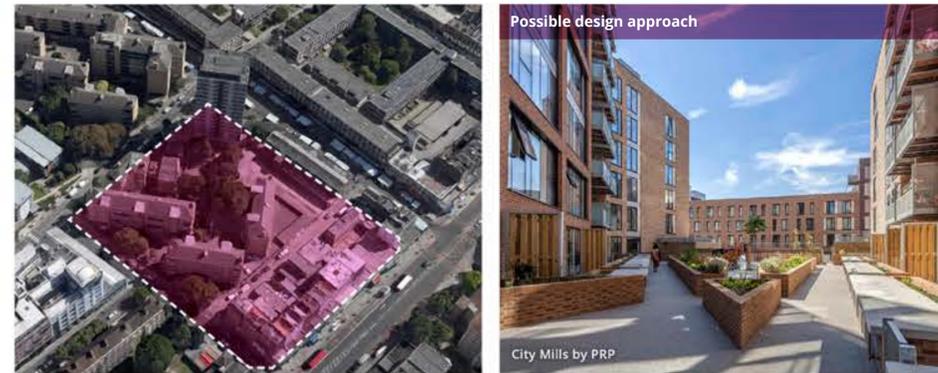
## Church Street Site A



## Church Street Site B



## Church Street Site C



**Design principles**

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

Existing situation	Homes	Health & well-being
<b>Homes</b> Blackwater, Cray, Pool, Ingrebourne, Lambourne Total= 144 + c.15 (ER*) Retail Retail to *Edgware Road Market storage Basement parking	c.350 new homes 3-16 storeys building height Basement parking	Residential amenity space
Likely Timescale	Making connections	Market & Enterprise
Church Street Site A is a priority for early delivery. Sufficient homes have already been identified within the housing renewal area to rehouse all the current tenants within this site. The current timetable is for this development to start on site in 2020-2021.	Hardington Street – historic street reinstated Gateway to Church Street	Market storage Market parking provision Enterprise spaces Retail frontage with concentration of food/ beverages

**Design principles**

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

Existing situation	Homes	Health & well-being
<b>Homes</b> Eden, Ravensbourne, Wandle, Roding, Lea, Medway Total= 177 Retail Basement parking	c.300 new homes 4-8 storeys building height Basement parking	Community Hub Residential amenity space
Likely Timescale	Making connections	Market & Enterprise
It is currently anticipated that the redevelopment of this site could commence in 2024-2026.	Community uses fronting Green Spine and Broadley Gardens Gateway to Church Street	Market parking provision Enterprise space Retail frontage to Church Street

**Design principles**

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

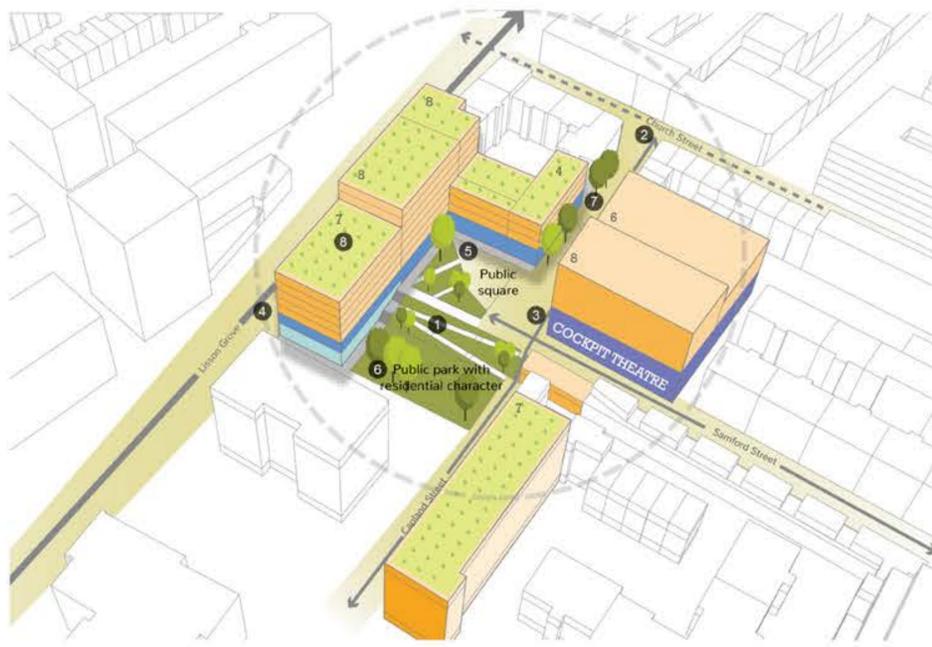
Existing situation	Homes	Health & well-being
<b>Homes</b> Colne, Darent, Derry, Isis, Windrush, Mole, Kennet Total= 139 + c.16 (ER*) Retail Retail to *Edgware Road	c.360 new homes 3-14 storeys building height Basement parking	Residential amenity space
Likely Timescale	Making connections	Market & Enterprise
Church Street Site C is likely to be redeveloped later in the masterplan period, commencing in 2028-2029.	Hardington Street – historic street reinstated Gateway to Church Street	Enterprise spaces Retail frontage with concentration of food/ beverages Re-provision of supermarket

# The masterplan sites

## Lisson Grove



## Gateforth & Cockpit Theatre



## Little Church Street



### Design principles

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

Existing situation	Homes	Health & well-being
<b>Homes</b> Sanctuary (60 homes) Council offices	<b>Homes</b> c.260 new homes 3-9 storeys building height	<b>Health &amp; well-being</b> Publicly accessible open space Residential amenity space
<b>Likely Timescale</b> The Lisson Grove site would be delivered in two phases, with the first phase commencing in 2022-2023 and the second phase following later, currently scheduled to start in 2024-2025.	<b>Making connections</b> Enhanced green link and access to the canal	<b>Market &amp; Enterprise</b> Retail/ commercial frontage on primary corner

### Design principles

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

Existing situation	Homes	Health & well-being
<b>Homes</b> Gateforth (Swanbourne House 37 homes) Jordan's House (40 homes) Cockpit Theatre	<b>Homes</b> c.125 new homes 4-8 storeys building height Redevelopment of Jordans House could deliver around 50 new homes	<b>Health &amp; well-being</b> Cultural/ Community facilities Nightingale Place Capland Gardens
<b>Likely Timescale</b> The Gateforth Street Site is likely to be redeveloped later in the masterplan period, commencing in 2028-2029. Jordans House could start later, in 2031-2032. However, there is flexibility in the masterplan and the site could be brought forward for development sooner than 2028.	<b>Making connections</b> Gateway to Church Street and cultural quarter	<b>Market &amp; Enterprise</b> Active frontage to Lisson Grove Refurbished Cockpit Theatre

### Design principles

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

Existing situation	Homes	Market & Enterprise
<b>Homes</b> 27 Mulready Street 27-53 Church Street 20-33 Salisbury Street 30-45 Ashbridge Street  Total= 45 c. 700m2 retail	<b>Homes</b> c.65 new homes 5 storeys	<b>Market &amp; Enterprise</b> Retail frontage to Church Street
<b>Likely Timescale</b> The Little Church Street site is likely to be redeveloped later in the masterplan period, commencing on site in 2031-2032.	<b>Making connections</b> Gateway to Church Street	

# Next steps

## Thank you for visiting.

We want to know your thoughts on the masterplan and would be grateful if you could take the time to complete a feedback form

- **Fill out a comments form here**
- **You can also fill out the form online at [churchstreetmasterplan.org.uk](http://churchstreetmasterplan.org.uk)**
- **Take away a form to fill out at home and return it to the team at the Regeneration Base, 99 Church Street**
- **Or email your feedback to [churchstreet@westminster.gov.uk](mailto:churchstreet@westminster.gov.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 2017/2018.



