

Consultation draft

Cosway Street, NW1 - planning brief



Document title: Draft Planning Brief for the site bound by Shroton Street,
Cosway Street, Bell Street and Stalbridge Street, London NW1

Date: September 2011
Status: Internal Working Draft

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Foreword

The council is committed to setting out a clear planning framework for the development of Westminster. The objective of this planning brief is therefore to set out the council's considerations relating to the development potential of the site bounded by Shroton Street, Cosway Street, Bell Street and Stalbridge Street, London NW1, in order to engage the local community in the planning process, and ultimately assist potential developers in drawing up development proposals.

Last year, Westminster City Council approved our Housing Renewal Strategy, and in January 2011 the City Council's Cabinet published the "Futures Plan for Church Street, Paddington Green and Lisson Grove, Preferred Option Report". The Futures Plan identifies the site as being capable of accommodating 35 new homes, whilst retaining the Victorian education building on the corner of Cosway and Bell Streets. On 27 June 2011 the council's Cabinet agreed to progress Phase 1 of the Futures Plan, which includes this site. A summary of the Futures Plan is included at Appendix 1. The council is now embarking on a programme of regeneration and renewal, in accordance with the aims of the Futures Plan, in order that we may continue to offer a range of affordable housing, and create vibrant, mixed use neighbourhoods which provide good places to live and opportunities for work.

This draft brief has been prepared in response to the identification of the Cosway Street site for redevelopment in the first phase of that regeneration framework, in order to explore the sites planning opportunities and constraints. The Futures Plan is a key stage in the council identifying options for redevelopment, but is not a formal planning document.

The purpose of this draft brief is to establish guidelines for any redevelopment of this site, informed by the council's adopted Development Plan policies. It has been prepared as a Supplementary Planning Document (SPD). Its role is to provide site specific information to supplement the Development Plan, by applying the policies and the proposals outlined in Westminster's Core Strategy (January 2011), and the detailed policies which have been saved in Part 2 of Westminster's Unitary Development Plan. It also captures the development principles for the site as outlined in the London Plan (July 2011).

The site is currently almost entirely vacant (save for a temporary home library service provided from a portacabin on site) following the recent vacation by City of Westminster College, but has a lawful planning use as social and community floorspace. This draft planning brief explores the issues surrounding the proposed change of use of the site, considering in detail the potential for residential against the council's planning policies which seek to protect social and community floorspace in the City. It sets out the background to bringing forward development of the site which contributes towards the council's strategic aims, in accordance with the Development Plan.

Development Plan policies protect the educational use of land, therefore the preferred land use on the site would be social and community facilities. Should the site no longer be required for education or another social and community purpose, the site could be sensitively redeveloped in the context of the Lisson Grove Conservation Area in which it lies. The preferred replacement use would be residential, including some family sized

accommodation, and associated open and play space. A community facility would also be required. Small scale business uses should also be considered for inclusion on site.

This draft planning brief will be subject to a six week public consultation, in order that the views of residents, organisations and interested parties may inform a final draft. The comments received will be reported back to the Planning Sub-Committee (Planning Briefs and LDF) alongside the revised planning brief for consideration before being referred back to me for adoption. This enables all those who would be affected by a development to ensure their comments are taken into account as the brief is finalised and then adopted. When adopted, the brief will guide the development of proposals for the site, and become a material consideration when determining planning applications for the site.

I look forward to hearing your views.

Councillor Robert Davis DL

Deputy Leader of Westminster City Council
Cabinet Member for the Built Environment

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Executive Summary

This draft planning brief sets out the council's planning policies and aspirations for the site on the corner of Cosway and Bell Streets. The site was last used by the City of Westminster College, and the Council's Youth Service, but is now vacant except for the home library service using a portacabin on site as a temporary base.

The key planning principles to consider when developing proposals for the site are:

- The Victorian building on the corner of Bell and Cosway Streets should be retained.
- The educational use of the site is protected by planning policy.
- Should it be demonstrated that there is no demand for a large replacement community facility, a mixed use development including private and affordable housing would be sought.
- Around one third of any new housing will be family-sized (3+ bedrooms).
- A use or uses serving the needs of the local community will be required on this site.
- A use that offers training or employment opportunities will be encouraged.
- A publicly accessible children's play facility will be required on site.
- Buildings should respect the conservation area and the listed church building opposite, and not exceed 14 metres in height.
- Bell or Cosway Streets may be more suitable vehicular access points than that on Stalbridge Street

1. Introduction

- 1.1. The production of and consultation on draft planning briefs is one way the council seeks to involve the local community in the planning process. They provide an opportunity for residents, businesses, local community groups, developers and stakeholders to give their comments on the possible development opportunities on a particular site. Once adopted the planning brief for this site will bring together all relevant information to guide the preparation of detailed redevelopment proposals, giving certainty to development professionals.
- 1.2. This draft planning brief has been prepared in response to the Council's aspirations set out in the Futures Plan for Church Street, Paddington Green and Lisson Grove, a masterplan for the redevelopment of several sites in the area. It is acknowledged that the Futures Plan is the council's – in its role as manager and provider of local housing - starting point for the development of detailed schemes on individual sites, in order to deliver its objectives of new and better housing, as well as improve the physical, social and economic prospects of the area. A planning brief has a statutory purpose though, as a Supplementary Planning Document which applies adopted Development Plan policies to a particular site in order to provide the planning context for its redevelopment.
- 1.3. The purpose of the brief is to set out the council's planning considerations relating to the potential redevelopment of the land bound by Shroton Street, Cosway Street, Bell Street and Stalbridge Street, London NW1.. This brief contains an overview of all relevant policies to guide proposals as set out in the recently adopted Core Strategy (2011) and Westminster's Unitary Development Plan (2007). The policies contained in the emerging City Management Plan will also gain weight as a material planning consideration as the plan moves towards adoption in early 2013.
- 1.4. A draft planning brief for the site was published for consultation in December 2004. This brief was prepared as a response to the, then emerging, City of Westminster College's long term estate strategy which determined that the Cosway Street site could become surplus to their requirements. This earlier brief assumed that the site would be required for a new primary school and that the change of use of the site from social and community floorspace (Class D1 use) was unlikely to be acceptable. It did however acknowledge that should the site not be required for a school the priority replacement use would be for housing. This position was reflected in the council's Core Strategy (2011) which allocates this site as an opportunity site for either a school or a mix of residential and commercial uses.
- 1.5. Until recently the site was occupied by the City of Westminster College and Westminster Youth Service. The buildings on the site are now mainly vacant with the exception of a portacabin located to the south of the site which is currently temporarily occupied by the council's home library service.
- 1.6. The brief explores the issues surrounding the potential change of use of the site considering in detail the potential for residential against the council's planning policies which seek to protect social and community floorspace in the city.
- 1.7. This site is located within the North Westminster Economic Development Area (NWEDA), as designated in the adopted Core Strategy. Within this area development should contribute to increasing economic activity, or provide local services, or

improve the quality and tenure mix of housing. Overall the brief sets out that in line with relevant planning policies the preferred land use on the site would be for social and community facilities. Should however it be demonstrated that there is no demand for a social and community facility to replace the existing floorspace on the site a mixed use development including housing, social and community facilities and if appropriate small-scale business development would be required.

2. The Site and Surrounding Location, and Planning History

The site and surrounding location

- 2.1 The subject of this planning brief is a site comprising the land bound by Shroton Street to the north, Cosway Street to the east, Bell Street to the south and Stalbridge Street to the west. A site location plan is included as Map 2.
- 2.2 The entire site measures approximately 3,300 m² and was last used for social and community purposes, and therefore has a lawful planning use within Use Class D1: Non-residential institutions. Until recently the site was occupied by the City of Westminster College and Westminster Youth Service. The buildings on the site are now mainly vacant with the exception of a portacabin, on a temporary planning permission (located to the south of the site) which is currently occupied by the council's home library service.
- 2.3 The only building of historic interest remaining on the site is 29 Cosway Street, occupying a small area in the south east corner of the site, which is considered to make a positive contribution to the character and appearance of the Lisson Grove Conservation Area.
- 2.4 The southern boundary of the site is marked by a tall brick wall, containing the old playground. This playground is currently unused except for the location of the single storey portacabin and for car parking.
- 2.5 The site is dominated by the large three storey college building to the north of the site which was completed in 1965 and originally built as the science block for the St Marylebone Grammar School, then on the Marylebone Road. As set out in the Supplementary Planning Guidance on the Lisson Grove Conservation Area the 1960's college buildings on this site are considered to be a negative feature of the conservation area as they detract from the special character of the area.
- 2.6 The City of Westminster College acquired approximately 1078m² of the northern part of the site in the 1970's. Whilst the college have now vacated and moved in to a new building on the Paddington Green campus this land is still retained within the college's ownership.
- 2.7 The northern part of the site, formerly occupied by the college, has pedestrian entrances on Stalbridge Street, Shroton Street and Cosway Street with the latter also having the college's main vehicular entrance. An area for car parking is located off Cosway Street along with a number of garages. Generally building lines tightly define the street edges in this area of Westminster, however this coherence is lost in some later infill development including on this site.



Looking from Bell street, towards the southern corner of Stalbridge Street, with the site's vacant school building and principal access on the left, and 29 Cosway Street on the right

2.8 The southern end of the site, including the portacabin and the Victorian building at 29 Cosway Street, was until recently occupied by Westminster Youth Service. A former school playground has been used for car parking in association with this use. The southern part of the site measures approximately 1025m² and is in the ownership of Westminster City Council. A 2.5 metre high wall separates the southern boundary of the site with Bell Street. This wall is the former playground wall. The single vehicular access point to this part of the site leads off Stalbridge Street adjacent to the car park at the rear of 29 Cosway Street.

2.9 The portacabin comprises a single storey temporary building located on the former playground adjacent to the area of car parking associated with the use of the site by Westminster Youth Service. The planning permission for this building expired in June 2011. A planning application for the retention of the single storey modular building and ten air conditioning units has been approved by the council on a further temporary basis, until 23 September 2014.

Planning History

- 2.10 The City of Westminster College has been rebuilt on its Paddington Green site, and opened in January 2011, resulting in this site becoming surplus to its requirements.
- 2.11 On 4 May 2010 conditional planning permission was granted at 29 Cosway Street for the retention of the single storey modular office building for continued use by Westminster Youth Services (measuring 2.1m width x 15.4m depth x 3.2m height) for a further temporary period of 12 months. (Planning Reference 10/02059/COFUL.)
- 2.12 On 11 June 2007 conditional planning permission was granted at 29 Cosway Street for the erection of a single storey modular office building for use by Westminster

Youth Services (measuring 2.1m width x 15.4m depth x 3.2m height) for a temporary period of 3 years. (Planning Reference 07/03888/COFUL.)

- 2.13 On 31 July 1997 conditional planning permission was granted for the erection of a ramp and associated external alterations on the west elevation of 29 Cosway Street to provide access for people with disabilities (Planning Reference 974160).
- 2.14 On 13 February 1997 the Government Office for London granted conservation area consent, and City of Westminster granted planning permission for the partial demolition of wall piers and gates, and rebuilding of the same at 29 Cosway Street.
- 2.15 On 20 July 1995 temporary 5 year planning permission was granted for the erection of two prefabricated buildings at 29 Cosway Street.
- 2.16 No planning history is evident from the files regarding the ex-City of Westminster College buildings themselves.

Surrounding Location

- 2.17 The site is located within the Lisson Grove Conservation Area which is centred on Bell Street and Lisson Grove and comprises predominantly residential terraces, interspersed with a number of institutional developments and some twentieth century infill. The 18th and 19th Century terraces define the character of much of the area while a number of larger developments, such as Christ Church, St Edward's Convent School and Manor House, are key components which add townscape interest and provide focal points in local views. The boundaries of the conservation area are shown on Map 11.
- 2.18 After Marylebone Road, Lisson Grove and Bell Street are the main routes in the conservation area and accommodate most of the activity. Other streets are quieter and more residential in character with intimate spaces being the small mews developments of Lisson Cottages, off Lisson Grove, and the more recent Bendall Mews, off Bell Street.
- 2.19 To the south of the site, on the opposite side of Bell Street, is the Grade II* listed Christ Church, built between 1822-25. This important historic building defines the corner of Cosway Street and Bell Street with a classical ashlar portico surmounted by a tower. The nave, which occupies the Bell Street frontage, is of brick construction and is articulated by stone dressings. The impact of any proposed development on the setting of this building will be an important consideration. Residential Georgian terraces are situated opposite the church on Cosway Street, and to the west on the south side of Bell Street.
- 2.20 The north, east and western frontages of the site are opposite buildings designed for residential purposes, although some are now in commercial use. These domestic buildings generally range between four to five storey's in height and are typical of the conservation area in that they tightly define the street edges. The characterful Victorian and Edwardian terraces on Cosway Street and Shroton Street show a richness arising from their red brick construction and Queen Anne style detailing.

- 2.21 Stalbridge Street is dominated by the five storey, red brick and stucco Glarus and Waterford Court development built in the late 1980's, with access through a mid-block arch to a basement car park.

3. Planning Policy Framework

General Principles

- 3.1. The relevant statutory planning framework for this site is set out in:
- National Planning Guidance as set out in Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)
 - The London Plan Spatial Development Strategy for Greater London, 2011
 - Westminster's Local Development Framework (LDF) which provides the local policies to guide development in Westminster. The recently adopted Core Strategy 2011 (CS) is the key document within the LDF, it provides the strategic policy approach to developing this site.
 - The saved policies of the City of Westminster adopted Unitary Development Plan (UDP) 2007 provide more detail for the development of the site. Supported by guidance provided in the City of Westminster Supplementary Planning Guidance (SPG's) and Supplementary Planning Documents (SPD's).

National Planning Guidance

- 3.2. Any proposals for this site must comply with the national planning requirements as set out in Planning Policy Statements, Planning Policy Guidance, and the emerging National Planning Policy Framework.

The London Plan

- 3.4. The London Plan 2011 is the 'Spatial Development Strategy' – an overarching strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20 -25 years. It forms part of the Development Plan for Westminster and as such has informed the development of this brief, and must be used in conjunction with local policies to help determine any future application for this site.
- 3.5. The site falls within an area identified by the Mayor as an Area for Regeneration in policy 2.14. In these areas the Mayor has identified the importance of working with local partners to create sustained renewal by prioritising them for neighbourhood-based action and investment. Integrated spatial policies, coupled with delivery vehicles such as the Futures Plan, should assist in regenerating areas through regeneration, development, transport proposals with improvements in learning and skills, health, safety, access, employment, environment and housing.
- 3.6. Other policies contained in the London Plan which are particularly relevant to this site cover:
- Social and community infrastructure, and the importance of requiring additional and enhanced provision to meet existing needs and the needs of a growing population;
 - Optimising housing potential on development sites;
 - Defining affordable housing and setting targets and thresholds for application;
 - Providing a range of housing;
 - Encouraging sustained regeneration by introducing opportunities for economic uses in developments;
 - Providing children and young people's play and informal recreation facilities by encouraging housing developments to provide provision for play and informal recreation;

- Creating buildings and spaces that help to reinforce or enhance the character and legibility of the neighbourhood and;
- Development proposals that should address strategic as well as local Planning Obligations.

Westminster's Local Policies – Westminster's Local Development Framework

- 3.7. Westminster's Core Strategy is a Development Planning Document and the principal planning document within the Local Development Framework. The Core Strategy together with the London Plan and the saved policies contained in the council's UDP (2007) currently make up the statutory development plan for the City. Together these documents guide future development in Westminster.
- 3.8. The Core Strategy was adopted on the 26th January 2011, as the most recent policy document it provides the key policies for the development of this site. The Core Strategy replaces all of the part one strategic policies of the UDP and sets out the vision for the development of Westminster as a whole. A [complete list](#) of current local policies is available on our website.
- 3.9. The council is developing the second policy document in the Local Development Framework, the City Management Plan (CMP). This Development Planning Document will contain more detailed criteria based development management policies against which planning applications will be considered. This emerging DPD and the policies it will include will in time be a material consideration in the determination of planning applications. The weight attached to the policies depends on the stage the policy has reached in the policy development process. At present the CMP is at draft stage but over time the CMP will gain more weight and will be a consideration during the production of this brief and for developers developing proposals for this site.
- 3.10. The process for developing this document is as follows: an initial CMP 'policy options' document was published for consultation in January 2011, and an informal policy draft was published for a further period of public consultation in October 2011. Formal Publication and Submission Draft versions will follow. The document is due to be adopted in early 2013. After adoption the Core Strategy and the City Management Plan together, will replace the UDP in its entirety.
- 3.11. The key policy to guide the development of this site in land use terms is Core Strategy Policy CS33 which stipulates that all social and community floorspace will be protected in Westminster except where existing provision is being reconfigured, upgraded or is being re-located in order to improve services. In all such cases before an alternative use for the site is considered the council will need to be satisfied that the overall level of social and community provision is improved and that there is no demand for an alternative social and community use for that floorspace.
- 3.12. This site falls within the North Westminster Economic Development Area (NWEDA) and therefore Core Strategy Policy CS12 is also important in considering the redevelopment of this site. This policy requires development to contribute to increasing economic activity, or provide local services, or improve the quality and tenure mix of housing. To support development in the area the policy identifies a

range of priorities that should also be considered when developing proposal for this site, including:

- Improving physical connections within the area, including Paddington Opportunity Area and its shopping areas, and to the Central Activities Zone and to other surrounding areas;
- Public realm and local environmental improvements particularly within the Shopping Centre's and housing estates;
- Redevelopment of, and infill developments in, some existing housing estates, including provision of a range of housing tenures (including intermediate and market housing), wherever possible, consistent with the protection of open space;
- Delivering improved and appropriate local services and supporting opportunities to provide facilities for local community groups and faith groups;
- Providing training, skills and employment opportunities for local people;
- A combined Heat and Power facility with sufficient capacity to serve other sites and establish a wider heat and power network.

3.13. During the development of this brief detailed policies will be drafted for the NWEDA area in the CMP. Given that development on this site is likely to commence after 2012 by then the CMP policies will be developed and will inform proposals for this site and the consideration of any planning application. An additional Appendix of relevant draft CMP policies will therefore be added in to the next version of this brief which will be produced later this year when the draft CMP is published.

3.14. Other key relevant Core Strategy policies which apply to this site are:

- Policy CS14 - 16 Housing (including the [interim note](#) regarding the implementation of affordable housing prior to the adoption of the City Management Plan)
- Policies CS27 - CS31 includes a range of policies which contribute towards creating attractive places. These include policies on Design, Air Quality, Noise, Planning Obligations and Delivering Infrastructure, Social and Community Facilities, Open Space, Renewable Energy, Pedestrian Movement and Sustainable Transport.

City of Westminster's Unitary Development Plan (2007)

3.15. The development of this site will need to comply with 'saved policies' contained in the Unitary Development Plan (UDP). The UDP was adopted in 2007, in accordance with the Planning and Compulsory Purchase Act 2004, its policies were saved for three years. Prior to the expiry of these policies the council carried out a policy assessment to establish those no longer required. These were submitted to the Secretary of State for agreement. This resulted in most of the policies being saved. Many of these policies still apply to the development of this site and have been applied within this brief. In the interim period until the adoption of the CMP the 2007 UDP policies will be used alongside the recently adopted Core Strategy Policies.

Westminster's Supplementary Planning Guidance and Supplementary Planning Documents.

3.16. In developing proposals for this site developers should review Westminster's existing supplementary planning guidance and [supplementary planning documents](#). These provide more detailed advice on specific issues such as open space, trees, the public realm, and Section 106 Planning Obligations.

4. Land Use

- 4.1. The existing use of the land is explained in Section 2 above. This section considers the possible range of land uses which may be acceptable in any proposed redevelopment of this site.

General Principles

- 4.2. This section of the brief considers the possible range of land uses which may be acceptable in any proposed redevelopment of this site. The land uses suggested below are not an exhaustive list of options for redevelopment. Any future proposals for the site would also need to consider the impact on the townscape, and residential amenity of the surrounding area.
- 4.3. The lawful D1 use of the site invokes the policy presumption to retain social and community floorspace on site, or relocate it in the vicinity, to ensure continued provision of services. Should however it be demonstrated that there is no demand for a large social and community facility, a mixed use development including housing, social and community facilities and small business accommodation would be sought. This position is reinforced in Appendix 1 of the Core Strategy where the preferred mix of land uses for the site are quoted as a school or a mix of residential and commercial uses.
- 4.4. Some of the policy designations relating to this site are illustrated on Map 11. All development should accord with the relevant policy criteria as set out in the Core Strategy and the saved policies of the UDP. As this brief moves towards adoption, the evolving policies in the City Management Plan (CMP) will also need to be considered in more detail, particularly in terms of housing mix and tenure.

Social and Community Uses

- 4.5. Social and community facilities, as defined in the Core Strategy (principally uses serving the local community within Use Classes C2, D1 and D2, such as hospitals, schools, nurseries and gyms) are protected in Westminster and encouraged in the Core Strategy and the UDP. Core Strategy Policy CS33 stipulates that all social and community floorspace will be protected in Westminster except where existing provision is being reconfigured, upgraded or is being re-located in order to improve services.
- 4.6. There is a desire, from the council's Housing Unit to acquire this site for residential development as part of the housing renewal strategy for the Church Street area. The UDP recognises that within the City there is often pressure for buildings and sites used for community facilities to be developed for other, more profitable uses, such as commerce or housing.
- 4.7. In accordance with policy CS33 before an alternative use can be considered for the site the council will need to be satisfied that the overall level of social and community provision is improved and that there is no demand for an alternative social and community use for that floorspace. This is important as social and community sites are difficult to replace if they are developed for other uses. This is

particularly important given the intended increases in the local residential population.

- 4.8. The first test for the council as the Local Planning Authority is to consider whether the relocation and reconfiguration of the services provided by the previous occupiers of the site – The City of Westminster College and Westminster Youth Service – have significantly improved the overall level of social and community provision of these services. A statement from the College and the Education Service will be required in order to assess whether the service levels have been sufficiently maintained and improved. The second test of Policy CS33 is to establish whether there is any demand for an alternative social and community use for the floorspace. Future developers will therefore be expected to consult with the council's education service and all other potential D1 providers, to ascertain whether there is a demand for social and community uses on the site.
- 4.9. The 2004 draft planning brief and the Core Strategy both identify the possibility of this site being required for a school. The demands for school places acknowledged in the 2004 draft brief were met by expanding capacity at Paddington Green, Edward Wilson, Christ Church Bentinck, Robinsfield and Gateway schools. However, demand for places continues to grow, and this area was identified in 2010 as one where additional places will be required in the period 2011-15. Consideration is currently being given to the potential for Christ Church Bentinck School to be further expanded. Although there is still a potential need for the school to decant whilst it rebuilds.
- 4.10. On 15 August 2011 the Government issued a planning policy statement on planning for schools development. The policy statement is designed to facilitate the delivery and expansion of state-funded schools through the planning system in response to the Government's strong commitment to improving state education. The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools). Creating free schools remains one of the Governments flagship policies, enabling parents, teachers, charities and faith organisations to use their new freedoms to establish state-funded schools and make a real difference in their communities.
- 4.11. The council will expect all parties to work together proactively from an early stage to help ascertain whether there is a demand for a school development on this site and address the requirements of policy CS33 as well as the Government's statement on planning for schools.
- 4.12. The demand for the site for educational or alternative social and community use will be dependent upon a number of factors which may change over time. In the event that it can be demonstrated that there is no demand for the use of the entire site for educational purposes, or for an alternative social and community use, in accordance with UDP policy SOC 1 any new development on the site should still include an alternative community facility which is needed in the area. Part of the site could therefore offer the potential to accommodate other types of social and community

uses. A possibility could be to use this site to relocate social and community facilities in the Church Street area, which may release sites for other uses.

- 4.13. Should it be accepted that the site could be developed for alternative uses UDP Policy H10(B) stipulates that on sites where the amount of housing is likely to be 50 or more additional units, the Council will require the provision of community facilities in order to mitigate the additional demands placed on local services. Paragraph 6.2 of the UDP sets out the type of uses that are considered to be social and community uses and subject to other policies in the plan most of these would be considered to be acceptable land uses on the site.

Residential

- 4.14. The supporting text to Core Strategy Policy CS33 stipulates that if for any reason a new social and community use cannot be found for an existing social and community use site any redevelopment will be expected to provide housing. The promotion of residential development on this site can be further supported by other policies including Core Strategy Policies 14 to 16 and more detailed policies contained in Chapter 3 (Housing) of the UDP. Should it be demonstrated that the site is not required for large scale social and community use, the priority should therefore be for a mixed use development of housing, social and community uses and small scale business.
- 4.15. Core Strategy Policy CS 16 Affordable Housing sets out the requirements for affordable housing provision in schemes proposing 10 or more additional units or 1,000 sqm additional residential floorspace, whichever is lower, as it is accepted that schemes proposing over 1,000 sq m could reasonably accommodate 10 units. The threshold policy approach also reflects the London Plan Policy 3.13 which requires affordable housing on site with 10 or more units.
- 4.16. UDP Policy H4 identifies the specific proportion of affordable housing on-site, while Westminster's [Interim Affordable Housing Note](#) sets out the application of Policy CS16 and UDP Policy H4. There will be a requirement for a minimum of 35% affordable housing floorspace on this site.

Affordable Housing Mix

- 4.17. The provision of affordable housing on this site should reflect the profile of those in housing need as advised by the council's Housing Unit. In determining the appropriate mix of affordable housing property sizes, consideration will need to be given to the re-housing needs of those local households who may be displaced as a result of housing renewal proposals set out in the futures plan.
- 4.18. Beyond addressing the re-housing needs of local residents affected by housing renewal proposals, the mix of affordable housing sizes to be provided should where possible reflect the wider profile of those households accepted by the council as in housing need.
- 4.19. The Housing Supply Manager's primary requirement in addressing future social housing need is for two bedroom (40%) and three bedroom (40%) sized accommodation, with a lesser requirement for four bedroom or larger homes (15%) . Homes with one bedroom may be appropriate in addressing the housing needs of households displaced by redevelopment. Studio and one beds represent 50% of

existing Council and registered provider housing stock in the City, therefore in general studio and one bed housing need will be addressed from void turnover in existing stock.

- 4.20. The provision of intermediate housing sizes (that includes shared ownership , shared equity or sub market rental housing) should in general reflect the profile of demand for intermediate housing as evidenced from the council's intermediate housing waiting list. However, in the context of the sites location within a Housing Renewal Area, the mix of intermediate housing sizes provided will also be required to reflect local housing need, particularly those households displaced by regeneration in the area and whose re-housing needs are addressed by intermediate housing solutions. The affordability of intermediate housing should reflect a broad spectrum of household incomes of residents in the City, including those households with lower quartile to median incomes levels.
- 4.21. Policy H4 (D) sets out to encourage the provision of affordable homes for employees in essential services this supports the overall development objective of this site. In accordance with the policy the key worker or intermediate housing built should be maintained as affordable for successive occupants in perpetuity. This would need to be secured in any legal agreement relating to the development.
- 4.22. The London Plan states there should be a 60:40 social rented:intermediate housing split. Intermediate housing should reflect the types of housing outlined in the London Plan and will need to be agreed with the council's Director of Housing.
- 4.23. The new 'Affordable Rent' tenure came into effect on 1 April 2011. Any Affordable Rent homes will need to meet a range of household incomes reflecting identified local needs. The Council's Housing Development Manager will provide affordability guidelines at the pre-planning stage. It should be noted that grant funding for affordable housing will, if available at all, mainly be aimed at 'Affordable Rent' properties, therefore nil grant should be presumed.

Government Changes to Affordable Housing

- 4.24. The introduction of Affordable Rent as a form of affordable housing tenure was announced in the October 2010 Comprehensive Spending Review (CSR), along with a reduction in the affordable housing budget from £8.5bn in 2008-2011 to £4.4bn over the next 4 years. The aim of Affordable Rent is to assist in the delivery of new social housing and provide an offer 'which is more diverse for the range of people accessing social housing, providing alternatives to traditional social rent'.
- 4.25. From April 2011-2012 Registered Providers (RP) will be able to charge rents on new tenancies at levels of up to 80% of gross local market rent (inclusive of service charges) for an equivalent property for that size and location.
- 4.26. Westminster recognises that owing to the high market rent levels that apply across the City, including those areas of the City where lower quartile rents are evident, rents charged at 80% of market rent are unlikely to be affordable to most working households in the City and those households who are reliant upon benefits and who may be affected by the proposed welfare reforms from 2013. The council has published an Affordable Housing Rent Statement setting out guidelines for the application of Affordable Rent in the City, including gross rental (rent plus service charges) ranges by size of property appropriate to Westminster. Affordable Rent for

replacement new supply is not supported on regeneration schemes where commitments have been made to residents that they will be offered similar tenancy conditions. The council's Affordable Rent statement is set out in appendix 4.

- 4.27. Consequently, a development partner anticipating providing affordable housing on this site will need to agree suitable rent levels to be charged on affordable homes with Housing Officers at Westminster that are affordable to lower income households.
- 4.28. The reduction in the Homes and Communities Agency's (HCA) housing capital funding budget (grant), combined with the ability of RPs to charge rents at up to 80% of market, marks a shift in the funding for future affordable housing from a capital grant based system to a revenue based system facilitated through charging higher rents on new homes and a proportion of existing RP voids, combined with other forms of cross subsidy provided through disposals or market housing.
- 4.29. The HCA have confirmed that in most cases, grant will only be made available towards the delivery of new affordable housing where the tenure is Affordable Rent and that other forms of affordable housing such as intermediate rent will no longer be eligible for grant. Grant may be available for shared ownership homes, but only where it is shown that grant is required and shared ownership is provided in combination with new Affordable Rent homes.
- 4.30. Grant funding for new social rent will only be considered in certain circumstances including those relating to regeneration of existing housing schemes where replacement social rented accommodation is part of the regeneration offer to local residents. Indications from the HCA are that the levels of grant funding if available are likely to be significantly reduced.

Optimising Housing

- 4.31. In accordance with Policy CS14 the developer should look to optimise all types of housing on the site, ensuring a well designed scheme is proposed in accordance with townscape requirements.
- 4.32. Higher proportions of a particular tenure may be acceptable on this site, as part of a strategy that includes nearby sites, to for example enable better management of affordable housing stock. It will be necessary to understand the reasoning, and ensure that percentages required by policy are met and delivered across the area, before any such concessions to policy on an individual site could be agreed.

Housing Unit Size

- 4.33. An appropriate mix of housing should be provided on site to meet housing needs locally. UDP Policy H5 (B) requires a range of housing sizes. The council normally requires 33% of housing units to be family sized (i.e. 4+ habitable rooms, providing 3+ bedrooms) and will require 5% of this family housing to have 5 or more habitable rooms. If the Luton Street residents are to be decanted to this site, it will be necessary to provide equivalent, family-sized replacement accommodation.
- 4.34. In preparation of the City Management Plan the council has been reviewing the housing mix requirements across the city. This review is being developed with the council's Housing Unit to better meet the latest assessment of need for social rented

housing in the city. It is strongly recommended that developers consider this mix in discussions with the council's Housing Unit to ensure that any development reflects actual need.

- 4.35. The Mayor's London Housing Design Guide 2010 (Interim Edition) and the guidance it contains on room sizes should be adhered to. The guide clarifies, consolidates and sets new minimum space standards. It promotes better neighbourhoods, high environmental standards, better accessibility and better design and includes new minimum standards for the amount of floor space and private outdoor space, as well as guidance on natural light and ceiling heights. The London Housing Strategy requires all homes developed with public funding to deliver high quality housing in line with the guide, not just an acceptable standard, from 2011.

Lifetime Homes and Wheelchair Accessible Housing

- 4.36. UDP Policy H8 requires that all housing units should meet the lifetime homes standard. In schemes which result in 25 or more housing units, 10% of all units should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. This applies to all types of housing. Adequate, well located car parking will be a consideration for those properties that provide housing to lifetime homes standards.

Housing Density

- 4.37. The site lies within a zoned residential density range of 250 – 500 habitable rooms per hectare (Policy H 11(A)). It also has a PTAL score of 6b (where 1 is the lowest, and 6b the highest). The site is not within 800m walk of a major town centre, and therefore in this "Urban location", up to 260 dwellings per hectare are appropriate, according to the London Plan.
- 4.38. Density, however, will be of secondary importance after taking account of the individual requirements of the site and the merits of the scheme. The council is generally more concerned that the optimum residential density is defined by the acceptability of the height, bulk and mass of a proposal in townscape, design, daylight and sunlight and overlooking terms.

Playspace, Private Amenity Space and Open Space

- 4.39. The site does have amenity value derived from its trees, and lower height creating a perceived break in the townscape. Whilst the site is not currently used for educational purposes, it has offered amenity and playspace in the past.
- 4.40. The Open Space Strategy 2007 shows that whilst the site is not within area of Public Open Space Deficiency, it is directly adjacent to such an area. It is however within a Priority Area for Informal Play Areas. The designations can be seen on Map 10.
- 4.41. UDP Policy SOC6(A) requires children's play space and facilities to be provided as part of new developments which include 25 or more family housing units. Policy H10(A) requires the provision of amenity space in the form of gardens as part of residential proposals. Policy CS28 states that development should aim to improve the residential environment.
- 4.42. To meet the policies in the development plan, any proposals for residential on this site should provide suitable amenity space for its residents. Private open space

should be provided for family sized units in particular. Where possible this should be in the form of private ground floor amenity space or courtyards, balconies and roof level gardens, provided they are well designed do not cause undue overlooking and can form an integral part of the architectural approach. The ability of all roofs to provide accessible space, and or contribute towards the needs of biodiversity and rainwater attenuation should be considered.

- 4.43. Given the loss of existing playspace, and the location of the site within a Priority Area for Informal Play, any residential development should provide a publicly accessible play facility on site. This should at least cater for the under-5's, but could incorporate facilities for older children, and even adults. Private open space can include communal gardens or terraces available to residents only. The ability for residents to use roof space should be maximised.
- 4.44. Open space provided on site should have and be designed to perform a clear function for users, which might be informal play for particular ages, biodiversity, or tranquility for example. It should be considered from early concept designs in order to ensure factors such as sunlight can be maximised, and so the management system can support its function. The council will expect thorough ground preparatory works and after care of all landscaping.

Business Uses

- 4.45. The London Plan recognises that there is an important role for the planning system in ensuring that an adequate mix of businesses and employment opportunities are provided close to those communities who would particularly benefit from local jobs. In order to improve the local economy, and the skills and prospects of residents, one of the key priorities of Policy CS12 is to maximise opportunities that promote sustainable economic growth and create jobs in NWEDA. Benefits to the economy will therefore be a further consideration when development proposals for this site are determined.
- 4.46. Subject to the considerations outlined in sections 4.3 and 4.4 should the site be developed for a mix of residential and social and community facilities in accordance with Policy CS12 facilities for training skills and employment opportunities would also be supported by the council. Policy CS12 encourages B1 business uses, including smaller business uses like studios and workshops throughout the whole of the Economic Development Area as it recognises that these uses bring economic growth. Proposals which contribute towards providing training skills and employment opportunities for local people are therefore encouraged on this site.
- 4.47. Proposals for new commercial floorspace must conform with all other planning policies and considerations set out in the Core Strategy and UDP. For example, new retail should be directed to the Local and District Shopping Centres and not on this site, in accordance with Policy CS20.
- 4.48. Further detailed policies on the requirements for commercial floorspace within NWEDA are being developed as part of the CMP. Any requirements affecting this site will be taken in to consideration as the planning brief is developed and taken forward for adoption as an SPD.

Unacceptable Uses

- Large retail uses (Class A) as the site is outside the District and Local shopping centre these could cause demonstrable harm to the vitality or viability of the nearby shopping centres and frontages. A small retail use, complimentary to the residential nature of the area, could be acceptable.
- Certain entertainment uses (Class D2) such as night clubs and dance venues are not acceptable due to the impact on the amenity and environmental quality, character and function of the residential area.
- General Industrial (Class B2)
- Storage/Distribution (Class B8)

5. Conservation, Townscape and Sustainable Design

Local Context and Conservation

- 5.1. The only building of historic interest remaining on the site is 29 Cosway Street, occupying a small area in the south east corner of the site. This was completed in 1899 by the London School Board and comprises a three storey building with a gables roof, constructed of stock brick with red brick dressings, and served as the Caretaker/Head teacher accommodation for the school.
- 5.2. The site is dominated by the large three storey college building to the north of the site which was completed in 1965 and originally built as the science block for the St Marylebone Grammar School, then on the Marylebone Road.
- 5.3. As shown on Map 11, to the south of the site, on the opposite side of Bell Street, is the Grade II* listed Christ Church, built between 1822-25. This important historic building defines the corner of Cosway Street and Bell Street with a classical ashlar portico surmounted by a tower. The nave, which occupies the Bell Street frontage, is of brick construction and is articulated by stone dressings. This church is important in townscape terms and retaining its prominence would be an important consideration in any proposals for the form of replacement development on the planning brief site.
- 5.4. There are no other listed buildings adjacent to the site, but the conservation area has significant historic and architectural importance in terms of its buildings and also the overall townscape quality of the area. Terraced domestic properties are of London Stock brick construction with natural slate roofs and timber sashes and many are articulated by stucco trimmed ground floors and iron railings which surround shallow basement lightwells. A number of properties incorporate shopfronts.
- 5.5. Continuing the scale and overall form of the terraced houses, the later Victorian and Edwardian terraces show a richness arising from their red brick construction and Queen Anne style detailing. There is greater articulation to the facades with areas of render and roughcast and a more varied roofline. Timber windows remain but there is a mixture of sashes and some casements. The detailing is bolder with keystones and chunky corbel brackets.
- 5.6. The modern development on Stalbridge Street is of a scale and built from materials that are complimentary to the conservation area. Its detailing is however sparse, and the footway is narrow.

General Design Principles

- 5.7. Development proposals will be required to enhance the character and appearance of the Lisson Grove Conservation Area. Great care should be taken to understand the surrounding character in terms of its height, bulk, materials, fenestration and detailing, in order to ensure that contemporary proposals appear harmonious with the historic environment, and are worthy of conservation area status in their own right. Lower buildings may be required on the Bell and Stalbridge Street frontages in order to respect the historic Grade II* listed church, and the amenity of Stalbridge Street residents.

- 5.8. Whilst not registered as an unlisted building of merit in the conservation area audit, this Victorian education building on the corner of Bell and Cosway Streets is considered to make a positive contribution to the character and appearance of the Lisson Grove Conservation Area, and should be retained.
- 5.9. As set out in the Supplementary Planning Guidance on the Lisson Grove Conservation Area the 1960's college buildings on this site are considered to be a negative feature of the conservation area as they detract from the special character of the area. The demolition of this building would therefore be considered to be acceptable in principle, albeit Conservation Area Consent would be required for the demolition of any building on this site, including walls.
- 5.10. Buildings should, as far as possible, follow a continuous building line around the street block, creating a sense of enclosure to the streets. The frontages should be active, with entrances to residences, community and business uses. The exception may be Stalbridge Street, where a setback would ensure that the amenity of residents in Glarus and Waterford Courts is safeguarded.
- 5.11. Any future development will need to be of the highest standards of sustainable and inclusive design and architectural quality, to meet the design principles outlined in Westminster's Core Strategy and Unitary Development Plan and to enhance the local environment. Policy CS 27 Design and UDP Policy DES1 Principles of Urban Design and Conservation are particularly relevant.

Scale, Mass and Form of Development

- 5.8. The townscape references for the scale of the new development are the Grade II* listed church across Bell Street to the south of the site, and the four to five storey London stock and red brick terraces across Cosway and Shroton Streets, which are up to around 14 metres in height. Any proposals to introduce buildings more than 14 metres in height are therefore unlikely to be acceptable. It is likely to be necessary to reduce the scale of the buildings on the Bell and Stalbridge frontages in order to respect the Victorian building on site, and the residential buildings and listed Church opposite.
- 5.9. In addition to architectural/townscape considerations, the height and massing of any development also needs to be informed by UDP Policy ENV13. Proposals must demonstrate that adjoining residential amenity is not adversely affected in terms of a material loss of daylight, sunlight, by compliance with BRE guidelines, or increased sense of enclosure in habitable rooms of adjacent residential buildings or loss of privacy.
- 5.10. The design and layout should be developed to create and enhance coherent relationships to the urban form beyond the site boundaries. The sites existing street frontages are either railings or walls. Any proposals should take cues from the neighbourhood, and reintroduce coherent frontages with multiple accesses.
- 5.11. Any residential buildings should make use of balconies, winter gardens, terraces and roof gardens to provide added visual interest to the façades and add richness to the development. The appropriateness of balconies on street elevations will however need to be considered carefully against the desire to reflect the surrounding townscape context and prevent overlooking.

- 5.12. Balconies, winter gardens, terraces and roof gardens should provide genuine usable space as part of the amenity space provided within scheme. These should be designed as valuable amenity spaces, improving the residential environment meeting the requirements of CS28, UDP Policy ENV13 and the requirements of the Mayor's housing standards. Whilst every roofspace should be given consideration as to its suitability for private or communal access, these spaces must be designed so they do not create unacceptable degrees of overlooking of existing or new residents. Appropriate management of these spaces will be required to prevent them being used as external storage areas.
- 5.13. Buildings should be designed to overlook public routes and open space to provide passive surveillance and aid security within these spaces. The design of the ground floor of buildings, particularly where it may interface with public routes will require particular care. The requirement to ensure routes are overlooked will need to be balanced by the possible desire for residential privacy.
- 5.14. The playground wall has character and development proposals should seek to retain it if possible, and if it would not conflict with the delivery of other priorities in this brief, such as open space, natural surveillance or daylight to dwellings. The benefits of keeping the playground wall will be considered against the desire for perimeter development, access to the site and passive surveillance.
- 5.15. The detailed design of buildings should reflect the uses within them. Residential buildings should have a warm palette of sustainable and durable materials that reference the neighbourhood satisfactorily. Affordable housing should be integrated into the overall layout and should be indistinguishable from market housing. Residential buildings should also be equipped with a central location for communal satellite dishes. Any plant or machinery should be incorporated into the fabric of the building design, alongside provision for cleaning and maintenance.
- 5.16. Floorspace designed for social and community and business uses should be fully accessible to all, and adaptable to accommodate future changes in use. Access should be from the most visible part of the site, and Bell Street is likely to be the most suitable.
- 5.17. Developing the site in this way will ensure the scheme addresses the character, urban grain and scale of the existing buildings and the spaces between them, meeting the criteria set out in UDP Policy DES 1.

Sustainable Design

- 5.18. The principles of sustainable design will be applied alongside consideration of a wide range of environmental factors, to create the highest quality sustainable development. Core Strategy policy CS27 requires development to incorporate exemplary standards of sustainable and inclusive urban design and architecture.
- 5.19. The development of this site needs to contribute to delivering objective 5 in the London Plan to make London an exemplary world city, mitigating and adapting to climate change and a more attractive, well designed and green city. This approach seeks to achieve a reduction in consumption and better use of natural resources,

addressing issues like noise pollution, treatment of waste, improvement in air quality and the promotion of biodiversity.

- 5.20. In Westminster the adopted Core Strategy takes this approach a step further and provides an extensive range of policies which require and encourage sustainable development, to create better places and improve the quality of the local environment.
- 5.21. To meet these policies buildings must incorporate exemplary standards of sustainable and inclusive design and architecture, as set out in the Policy CS27 Design. This development should be of the highest design standard and minimise energy use and emissions that contribute to climate change during the life cycle of the development. It should also ensure the reduction, reuse or recycling of resources and materials, including water, waste and aggregates, is designed into the scheme to allow for adaptation with materials that are durable.
- 5.22. The sites in the Church Street neighbourhood also provide the opportunity to develop best practice in the design and construction of new buildings. The Mayor of London, London Housing Design Guide (Interim Edition) August 2010, particularly Chapter 6 provides an overview of the sustainable design requirements in the London Plan. While at the local level the council's Supplementary Planning Guidance on Sustainable Buildings (2003) provides guidance on all the relevant aspects which need consideration at both the design and construction stage. This is expected to be replaced with a SPD on Sustainable Design in the Autumn 2011. Both should be referenced and implemented in developing proposals for this site.
- 5.23. The Church Street regeneration potentially offers a range of refurbishment and new build developments. They include sites where new developments are located closely to existing housing stock. Opportunities for environmental improvements should not just focus on new buildings but also opportunities for improvement in the existing neighbouring built environment that benefit the wider existing community, removing issues such as fuel poverty¹ and opening up community space.

Sustainability Assessment and Code for Sustainable Homes

- 5.21. The London Plan states, in paragraph 5.26 that the government has implemented the Code for Sustainable Homes (CSH) as a national standard for the sustainable design and construction of new homes. The Mayor's approach is compatible with this, and it is expected that new development in London will seek to achieve the highest Code levels possible. Paragraph 5.19 goes on to state that the London Plan's minimum targets for energy are equivalent to Code Level 4.
- 5.22. Development is encouraged to undertake a community environment assessment such as the Building Research Establishment Environmental Assessment Method (BREEAM) Communities or assessments. This will ensure that major aspects of sustainability are integrated and considered within Phase 1 of the Futures Plan implementation. It will also aid the delivery of BREEAM or Code for Sustainable Homes assessments on individual sites, which will determine the developments acceptability against policy CS27.

¹ http://www.decc.gov.uk/en/content/cms/statistics/fuelpov_stats/fuelpov_stats.aspx

- 5.23. Any development of this site will be required to achieve an exemplary standard through using the Code for Sustainable Homes (CSH) and BREEAM, as these assessments measures the overall sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package. All housing is expected to be built to Code 4 as a minimum, and from 2016 all housing will need to meet Code 5. The City Council will be seeking through future CMP policies, higher CSH and BREEAM standards in line with Core Strategy policy CS27, and above the Interim London Housing Design Guide, which sets a target of Code Level 4.

Energy Use and Renewable Energies

- 5.24. London Plan policy 5.2 states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy (in order of preference):
- using less energy (Be lean);
 - supplying energy efficiently (Be clean), and
 - using renewable energy (Be green).
- 5.25. At the local level Westminster's Core Strategy Policies CS27, CS38, and CS39 supports this approach of energy efficiency through design, the delivery of community heating and cooling into new and existing sites, and the installation of renewable technologies that should maximise on-site renewable energy generation working towards a zero carbon scheme. Due to the balance of energy loads within the neighbourhood, and mixture of new and old buildings a net zero increase in carbon, could be delivered in this scheme where new building offset their local emissions by retrofitting carbon reduction technologies into existing housing or commercial blocks.

Waste

- 5.26. In accordance with Policy CS43 this site is required to provide for recycling and composting waste management facilities within the development. UDP Policy ENV 12 provides further detail on this. To assist developers in providing facilities the Council has produced a guide called '[Waste and Recycling Storage Requirements](#)' (March 2009) this provides further information to be considered at the design stage.

Noise

- 5.27. The close proximity of Marylebone Road and Lisson Grove creates a range of environmental issues including air and noise pollution. In accordance with Polices CS30 Air Quality, and Policy CS 31 Noise, any redevelopment should defend inhabitants from, ensure it doesn't add to, and actively seek to reduce the noise pollution and air pollution, by incorporating a range of design measures into any scheme.
- 5.28. Across Westminster the Council is seeking to reduce noise levels. To address this the Core Strategy Policy CS31 requires development that designs in measures preventing noise and vibration, and that they are integrated into the scheme at the design stage to ensure the development minimises noise pollution and creates quiet indoor environments. A scheme which provides a mix of uses will need to consider the impact the surrounding uses will have on the sites potential for residential development. More details on the types of design measures required are set out in UDP Policy ENV 6, UDP Policy ENV 7 and Westminster's [Noise Strategy 2010- 2015](#).

Air Quality

- 5.29. In 1999 Westminster was designated an Air Quality Management Area as it has some of the poorest air quality in the country. This designation brings the requirement to reduce air pollution. To achieve this the Council monitors the levels of air pollution, and has developed an Air Quality Strategy and Action Plan 2001. The Action Plan suggests a range of measures to help reduce air pollution including improvements in road transport, lowering emissions from plant and machinery and other emissions from buildings. The City Council has recently published a [draft replacement Air Quality Strategy](#).
- 5.30. The redevelopment and construction stage will generate temporary air pollution however measures required under the Code of Construction Practice during demolition and construction will reduce these. Sustainable design measures which use appropriate technology, alongside carefully designed site layout and landscaped areas with trees and vegetation, including roofs and terraces, will assist in the overall reduction of air pollution during the lifetime of the development. UDP Policy ENV 5 provides more detailed advice on ways to manage air pollution.

Biodiversity and Green roofs

- 5.31. Regional and local level planning policies encourage and recognise the opportunities developments provide to enhance nature conservation and biodiversity. The Mayor's Biodiversity Study, London Biodiversity Action Plan together with Westminster's Core Strategy Policies CS 37 and Biodiversity Action Plan encourage the development of habitats and species in Westminster.
- 5.32. In preparing development options for the site it is recommended that the following documents are consulted:
- [Green Roofs: their Existing Status and Potential for conserving Biodiversity in Urban areas](#)
 - [Design for Biodiversity](#)
 - [Biodiversity by design](#)
 - [Improving Londoner's Access to Nature](#)
 - [Right Trees for a Changing Climate](#)
 - [Adapting to Climate Change; a Checklist for Development](#)
 - [Green and Brown Roofs](#)
- 5.33. Green roofs, living roofs and living walls aid cooling, insulate buildings from extreme temperatures and can mitigate against the need for air conditioning. They also have wider environmental benefits providing opportunities for increasing biodiversity and vegetation, attenuating storm water surface run-off. Living roofs and walls in private spaces, balconies, and roof terraces contribute to improving biodiversity across Westminster developing opportunities for habitats for wildlife. Living roofs are also compatible with the installation of solar photovoltaic panels (PV) on A-frames on roofs, with co-benefits in terms of shading on parts of the living roof which has a beneficial impact encouraging wider biodiversity and the PV installation benefitting from the cooling effect, preventing overheating of the PV system. PV and/or green roofs should be considered for every suitable, inaccessible roofspace.

Climate Change Adaptation

- 5.34. The risk of the likelihood of “extreme heat” temperatures occurring is increasing, as the UK Climate Impacts Programme (UKCIP09) states that there will be an increase in temperatures within the urban environment due to a changing climate. New communities within Westminster should be designed to not only address current changes but also address the future challenges that a changing climate will bring, tackling issues such as overheating, water usage, extreme weather events, and safe use of outdoor spaces.
- 5.35. Overheating should be addressed by using the London Cooling Hierarchy and the installation of energy intensive cooling mechanisms should only be used as a last resort, with passive cooling preferred and expected. If necessary, chilled beams are one way of cooling a building using the CCHP system, rather than traditional air conditioning.
- 5.36. Sustainable Urban Drainage Systems (SUDS) either capture rainwater run-off from buildings or ensures this water soaks away effectively supporting landscaping on site. Rain water harvesting by SUDS can be recycled and low flush or dual flush technology can be used for service toilets throughout the development.

Public Realm

- 5.37. The council expects that the design of the public realm, including surface and boundary treatments, materials, planting, street furniture and play/games facilities to be of the highest quality. In developing this site consideration should be given to the Westminster Way Supplementary Planning Document which provides a list of design principles and practice.
- 5.38. Trees provide a range of tangible benefits which have considerable beneficial impacts on the lives of those who live and work in cities but do not have daily access to other more traditional types of open space. There are also a number of less obvious benefits that can sometimes be difficult to quantify, such as social and economic benefits.
- 5.39. The use of land as open, play and private amenity space has been mentioned above, but it is worth emphasising the importance of green space and trees from a visual amenity perspective. One important function of space between buildings is its appearance, given the likely numbers of building occupants overlooking it. However, trees cannot be treated in isolation and should be carefully considered in their context to ensure the right tree in the right place. It will be necessary therefore to consult the council’s Tree Strategy and arboriculturalists at an early stage.
- 5.40. There is a self seeded ailanthus (Tree of Heaven) in the north east corner of the site that offers welcome greening, but is multi-stemmed and is beginning to hamper the ability of the adjacent street trees to flourish. Owing to its location and characteristics, it is not desirable to retain this specimen. As the site is within a conservation area, consent will be needed from the council to remove any tree. Should it be removed it should be replaced with a boundary tree capable of making a positive townscape contribution in the future. The young street trees are beginning to make a positive contribution to the street scene, and their retention in any redevelopment is desirable.

- 5.41. In accordance with UDP Policy DES 7 the provision of public artwork, including sculpture, statuary and mural decoration, will be encouraged where permission is sought for suitable schemes of development. Proposed artwork should be of a high standard of design and execution, created from high quality materials and spatially related to the development scheme and where fixed to a building, be integral to the design of that building.

Flood Risk

- 5.42. The Environment Agency has identified this part of Westminster as Flood Zone 1, with a low risk less than 0.1% chance of flooding. The council carried out a Strategic Flood Risk Assessment (SFRA) in 2007 to identify areas which were most at risk of flooding, although at low risk from fluvial flooding, there have been a higher than average sewer and surface water flooding in the vicinity.
- 5.43. In light of the findings of the Strategic Flood Risk Assessment and Core Strategy Policy CS 29 it is important that various design measures are built into the new development to reduce the risk of flooding. Some of these design measures which will help to prevent flooding include, green roofs, open spaces (which store water allowing it to evaporate naturally) permeable paving, and filter drains (these allow water to drain away and provide opportunities for rainwater harvesting and recycling of water within the scheme). A Sustainable Urban Drainage System (SUDS) is essential as it provides a means of controlling water at source to avoid surface water run-off contributing to the existing problems in the area.

Contamination

- 5.43. In accordance with Planning Policy Statement 23 ; Planning and Pollution Control (PPS 23) and Model Procedures for Management of Contaminated Land CR11, a detailed site investigation may be required to establish if the land or buildings on the site are contaminated. These documents both provide a risk management framework when dealing with land affected by contamination and set out a framework for removal of hazardous material.

Archaeology

- 5.44. This site lies just outside the Paddington & Lilestone Area of Archaeological Interest. As this site was redeveloped, there may be remains of the former Victorian buildings, which if found should be recorded.

Environmental Impact Assessment

- 5.45. Due to the size (less than 0.5 hectares) and possible future uses on this site there is unlikely to be a need for an Environmental Impact Assessment, although it may be prudent to issue a scope to enable the Council to determine whether the proposals will require an individual EIA. However as this site is located in the centre of a wider area of residential development and community uses the possible environmental effects of the proposal will need to be assessed. The council will use its policies to assess the impact the development will have on air and water quality, contaminated land, noise, waste, recycling management, nature conservation, landscape and archaeology.

6. Transport, Highways and Parking

General Principles

- 6.1. Any proposal to develop this site will be assessed to establish both the individual and cumulative impact any proposal will have in contributing to traffic generation, congestion, parking, safety, public transport, cyclists and pedestrians in line with UDP policy TRANS14 (A).
- 6.2. A requirement of any proposal will be to demonstrate how the scheme will offset its traffic and congestion impacts. Proposals will need to demonstrate that they support the use of sustainable transport modes and create a scheme which encourages pedestrian movement as set out in the Core Strategy Policy CS40. Particular attention should be given to the narrow public footways.

Access and parking

- 6.3. The site is located off the strategic road network, on local roads serving mainly residential and supporting uses. Access is currently provided from Stalbridge Street, a single carriageway, two-way street to the west of the site, linking Bell Street with Shroton Street. Bell Street is a busier through-route, and Cosway Street wider, so either may be considered more appropriate vehicular access points than existing, in order to minimise residential disturbance. Alternatively the Stalbridge Street frontage may be set back, allowing the street, including pavements, to be widened, and allow an appropriate vehicular entrance.



Looking east from Stalbridge Street, through the site's car park towards 29 Cosway Street, with the temporary portacabin on the left

- 6.4. Car parking provision required on site will depend on the proposed use or mix of uses. To deliver suitable levels of car parking across the site the Council will apply the car parking standards as outlined in the UDP policies TRANS 21-24. One way of assessing the accessibility of the site is by using Public Transport Accessibility Level

(PTAL) rating, which takes into account walk access time and service availability. The method is essentially a way of measuring the density of the public transport network. The site has a PTAL score of 6b (where 1 is the lowest, and 6b the highest).

- 6.5. Different uses will require different levels of parking and have different impacts on traffic and congestion in the area. In accordance with Policy TRANS14 an assessment is required to measure the cumulative impact the development of this site will have on traffic generation and congestion, parking, safety, public transport, cycling and pedestrians. The transport assessment will need to be cross referenced to the Environmental Performance Statement. A requirement of any proposal is to state the scheme will attempt to offset the traffic and congestion impacts of any proposal.
- 6.6. Policy TRANS 23 applies to off-street parking in residential developments. It states that for residential development, generally the Council will require a maximum provision of one car space per residential unit of two bedrooms or less, and 1.5 spaces for three or more bedrooms.
- 6.7. The 2011 Parking survey indicates that the area is stressed in terms of on-street parking, with for example Cosway Street assessed as being 91% occupied during the day. A development providing no off-street parking spaces for residents is unlikely to be acceptable given the probable consequential increased pressure on on-street car parking. Any loss of on-street parking spaces is also unlikely to be acceptable. It may be possible to use this sites high PTAL rating and level of public transport availability to demonstrate that lower levels of off-street parking are required to ensure no increased demand for on-street residential parking permits. The provision of off-street parking on another site may be a further appropriate way to provide for the needs of residents on this site. On-site car club spaces, or car sharing or leasing schemes could also be a consideration to take the pressure off car parking requirements on this site.
- 6.8. The council is currently reviewing its Strategic Parking Policies and its development management parking standards. The existing parking standards of the current UDP will be thoroughly reviewed in the light of revised Council strategic parking policies, including the cost of second, third and subsequent on-street parking permits. It will also take fuller account of the need to incorporate off-street and on-street facilities for alternative transport solutions to the car such as Car Club, Electric Vehicle, Barclays Cycle Hire and the increasing need to improve access to the London Bus, Underground and surface rail networks. The City Management Plan will develop these issues further.
- 6.9. In accordance with Policy CS40 the site should encourage sustainable transport methods. In relation to this, and with regard to TRANS22, car parking for other uses is unlikely to be required. A contribution to the objectives of CS40 can be made through the provision of cycling facilities and vehicle charging points in the development. UDP Policy TRANS10 Appendix 4.2 sets the City Council's requirements for cycle parking.
- 6.10. UDP Policy TRANS 20 sets out requirements for off-street servicing. The policy states that convenient access for service vehicles, including emergency vehicles, to meet the demand of the development should be accommodated on site. It would be preferable for the site to have a single vehicular access point to minimise risk to

pedestrians , and potential adverse amenity implications, and therefore for the site to be serviced from the parking access point.

- 6.11. The scheme should look at the strategic neighbourhood delivery of projects such as car clubs, electric vehicles, deliveries to the community, pedestrian movement and cycling across the Church Street area, how these link into the existing public transport services, and how the site might enhance the sustainable transport network.

7. Planning Obligations

- 7.1. This brief aims to enable the development of the site to proceed in accordance with any requirements outlined in the brief and to ensure that that the brief meets the objectives of the Core Strategy (2011) and the saved policies in UDP (2007), Supplementary Planning Guidance and Documents alongside meeting the needs of stakeholders and statutory consultees.
- 7.2. Planning obligations are specific requirements a developer, the council or other parties must agree to undertake to allow a planning application to be granted permission. Secured through a legal agreement or undertaking, they are used to: mitigate the impacts of a development; prescribe the form it may take; or compensate for any loss caused by it. Planning obligations have a key role in managing the impacts of development on the public services and infrastructure that Westminster's residents and workers are reliant on. They can help to ensure the additional demands on the city's infrastructure and services arising from new developments can be met.
- 7.3. Planning obligations are therefore a key mechanism to support the achievement of the council's vision for the development of this site. This brief gives the opportunity to establish any necessary planning obligations required to mitigate any negative impacts that might occur as part of the development of the scheme. It also provides the early opportunity for stakeholders to outline their needs and requirements.
- 7.4. The policy approach to planning obligations is set out in Policy CS32 of the Core Strategy. The following list outlines the different types of planning obligations and policy requirements that may be sought from the redevelopment of this site:
- Provision of accessible and high quality social, community and cultural facilities
 - Provision of affordable housing
 - Contributions towards the delivery of Crossrail and other major public transport projects, which are joint strategic priorities for the whole of London, if the proposal triggers the threshold
 - Public realm improvements
 - Open spaces and play spaces
 - Highways works including via pooled contributions towards public realm improvements
 - Training and employment initiatives that facilitate local economic development
 - Sustainability measures to mitigate environmental impacts
 - Management of construction impacts
 - High quality public art
 - Any other measures as required to ensure the specific planning policy objectives and targets set out in the development plan are addressed.
- 7.5. The council has produced guidance on planning obligations in the Supplementary Planning Guidance on Planning Obligations (January 2008). This document is currently being refreshed and later this year a revised Planning Obligations Supplementary Planning Document (SPD) will be published for consultation. Specific changes to this brief may follow as the SPD is developed.

- 7.6. The direct impacts of a development are not limited to the development site. Developments will in most cases give rise to increased pressure on the council's infrastructure beyond this, such as the public realm and open spaces, including waterways, as well as the existing network of social and community provision. It is therefore appropriate for developer contributions to be sought towards improving or increasing this infrastructure. This will be via planning obligations – where in line with relevant legislation - or via a Community Infrastructure Levy (CIL). CIL is a charge on developments to pay for supporting infrastructure requirements in a local authority area; it will replace the use of planning obligations to fund non site specific infrastructure from April 2014 or on adoption of a CIL by the Council. The Mayor of London is also empowered to charge a CIL for strategic transport in addition to the current Mayoral Section 106 requirements for Crossrail; although the Mayor has set out a commitment not to 'double charge' via both mechanisms. If a CIL is adopted – by either, or both, the council and the Mayor - charging schedules setting out requirements will be prepared and these will need to be taken in to consideration in developing proposals for this site.
- 7.7. There are likely to be further amendment to the CIL regulations in the autumn of 2011. The implications of any amendments will be reviewed as this planning brief is developed in accordance with relevant legislation.

Contacts and Further Information

CITY OF WESTMINSTER CONTACTS

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Glossary

This glossary contains words, phrases and names of organisations that are mentioned in this brief and are relevant to the planning process.

Affordable housing	Subsidised housing at below market prices or rents intended for those households who cannot afford housing at market rates. The accommodation is usually managed by a Registered Social Landlord. The London Plan contains a more up to date and fuller version and defines intermediate housing.
Affordable rent	<p>Rented housing provided by registered providers of social housing, that has the same characteristics as social rented housing except that it is outside the national rent regime, but is subject to other rent controls that require it to be offered to eligible households at a rent of up to 80 per cent of local market rents.</p> <p>The definition of affordable rent is the subject of CLG consultation and will be dealt with during consultation.</p>
Affordable business floorspace	Business accommodation at the lower end or below market value. This can include accommodation for B1(a), B1(b) and B1(c) as defined in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments or retail units.
Amenity	The pleasant or advantageous features of a place which contribute to its overall character and the enjoyment of residents or visitors.
B1 Use Class	Business – offices, research and development, light industry appropriate in a residential area in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
Biodiversity	The diversity, or variety, of plants, animals and other living things in a particular locality. It encompasses habitat diversity and genetic diversity. Arising from a belief that biodiversity is of value in its own right and has social and economic value for human society, international treaties and national planning policy expect local development plans to identify and protect a hierarchy of existing areas of biodiversity importance and to provide for the creation of new priority habitats.
C1 Use Class	Hotels – hotels, boarding and guest houses where no significant element of care is provided in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
C2 Use Class	Residential institutions – care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

C3 Use Class	Dwelling houses – family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
Character	The distinctive or typical quality of a building or area; as described by historic fabric; appearance; townscape; and land uses.
Conservation Area	An area of special architectural or historic interest designated by the local planning authority under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the character or appearance of which it is desirable to preserve and/or enhance.
D1 Use Class	Non-residential institutions – clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law courts, non-residential education and training centres in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
D2 Use Class	Assembly and leisure – cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used) in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
District Shopping Centre	Service centre, usually with up to one hundred commercial premises of various kinds, with a predominantly retail function, as designated on the Proposals Map and set out in Appendix 2.
Entertainment Uses	<p>Comprises A3 Restaurants and cafés, A4 Public houses and bars, A5 Takeaways, and other entertainment uses including D2 live music and dance venues and <i>sui generis</i> uses nightclubs, casinos and amusement arcades in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.</p> <p>There are some uses (for example <i>sui generis</i> private members' clubs, restaurants and casinos in hotels, and premises that contain a mix of retail and entertainment) where the nature of the use and its impact on the local environment is such that these will be considered under the entertainment policies.</p> <p>The entertainment uses that are not considered within this definition are sports halls, swimming baths, gymnasiums, skating rinks, other indoor or outdoor sports or recreation areas, concert halls, cinemas and theatres, as these fall within the D2 use class.</p>
General Permitted Development Order	Regulations made by the Secretary of State, amended from time to time, defining a wide range of minor operation and changes of use which constitute development, but which can be carried out without obtaining specific planning permission.

Greater London Authority	Regional government organisation established by the Greater London Authority Act 1999. It comprises a directly elected Mayor, a separately elected Assembly body, and a number of officers, including those within the wider Greater London Authority family of agencies including Transport for London, the Metropolitan Police Authority, the London Fire and Emergency Planning Authority and the London Development Agency.
Highly Vulnerable Uses	Comprising basement dwellings, police stations, ambulance stations and fire stations and command centres and telecommunications installations required to be operational during flooding, emergency dispersal points and installations requiring hazardous substances consent as set out in Planning Policy Statement 25.
Hostels	Residential accommodation, usually not self-contained, often for a particular group of people and classified as <i>sui generis</i> uses where no significant element of care is provided in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. This does not include 'youth hostels' as these are a type of visitor accommodation (C1 Use Class).
Inclusive design	Consideration at the design stage to ensure that development makes provision for everyone. Inclusive design addresses the needs of those with mobility difficulties, poor vision and other physical disabilities. Inclusive design also aims to meet the needs and convenience of others such as people with small children, those carrying heavy or bulky items and the elderly.
Layout	The way buildings, routes and open spaces are placed in relation to each other.
Legibility	The degree to which a place can be easily understood and moved through.
Listed Building	A building of special architectural or historic interest, as listed under s1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Buildings are graded under the English Heritage classification to show their relative importance, with Grade I buildings being of exceptional interest, Grade II* being particularly important buildings of more than special interest. Most Listed Buildings are Grade II.
Local Development Framework	The plan-making system set out in the Planning and Compulsory Purchase Act 2004, and comprising of a number of documents as set out in Figure 1.
Local Shopping Centre	Small centre, usually containing convenience goods shops, local service uses, restaurants, cafés and pubs, mainly providing facilities for people living or working nearby, as designated on the Proposals Map and set out in Appendix 2

London Plan	London’s Spatial Development Strategy published by the Mayor of London under the provisions of the Planning and Compulsory Purchase Act 2004.
Major Shopping Centre	Predominantly retail centre providing a range of services to a wide catchment area, as designated on the Proposals Map and set out in Appendix 2.
Mayor of London	A directly elected Mayor with a wide range of functions relating to the governance of Greater London as set out in the GLA Act 2007.
Non-A1 retail uses	Comprises A2 Financial or professional services, A3 Restaurants and cafés, A4 Drinking establishments (not nightclubs), A5 Hot food takeaways in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
Open space	Includes all parks and gardens, regardless of size (whether public or private); the River Thames and the canals and their towpaths; civic spaces; children’s playgrounds, including school playgrounds; ball courts and other outdoor sports facilities; amenity green spaces, such as open spaces on housing estates; churchyards; and community gardens.
PTAL	Public Transport Accessibility Level – a method used to assess the access level of sites to public transport.
Permitted development	Development which is granted planning permission under the terms of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)(GPDO). This includes, for example, many changes of use such as a change from a restaurant (A3 Use Class) to a shop (A1 Use Class) as set out in the GPDO.
Planning obligation	An enforceable compact associated with the use and development of land. This may be either an agreement between a local planning authority and an organisation or individual having an interest in land; or a unilateral undertaking given by an applicant for planning permission. An obligation usually involves a restriction on the use or development of land; or a specific requirement about an operation or activity to be carried out on land; or a requirement that land should only be used in a specified way; or the payment of a sum or sums of money.
Planning permission	A written consent to the carrying out of “Development” issued by a local planning authority or, on appeal, by a Planning Inspector or the Secretary of State. The permission is normally subject to conditions and will lapse if the development is not started within a stated period of time. Planning permission for buildings may be in outline where the principle is approved, subject to the later submission of further applications for the approval of reserved matters.
Planning Policy Guidance and	Publication issued by the Government department responsible for planning, setting out the principles to be taken into account by local

Planning Policy Statements	planning authorities when exercising their planning functions.
Registered Social Landlord	Organisation registered with the Housing Corporation under the provisions in Chapter 1 of the Housing Act 1996. The organisations concerned may be housing associations which are registered charities, or non-profit making provident societies or companies. They must provide housing kept available for letting, and meet other requirements set out in the Act.
Residential development	Comprises C3 Dwelling houses in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
Registered Provider	Means a registered provider of social housing as defined in section 80(2) of the Housing and Regeneration Act 2008 and which is registered by the Homes and Communities Agency pursuant to Section 3 of that act and has not been removed from the register pursuant to Section 4 of that act
Section 106 agreement	An agreement made under Section 106 of the Town and Country Planning Act 1990 to secure a planning obligation.
Specialist housing	Affordable housing, hostels, Houses in Multiple Occupation, housing for those with special needs including elderly people, students, people with learning or physical disabilities, or mental health problems, or other supported accommodation. These fall within the C2 and C3 Use Classes, or are classified as <i>sui generis</i> uses.
Strategic Flood Risk Assessment	A document prepared by the local planning authority to provide information on areas that may flood and on all sources of flooding as required by Planning Policy Statement 25.
<i>Sui Generis</i> Uses	Those uses outside of any of the defined Use Classes in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments, including those specifically listed in that Order as <i>sui generis</i> , including amusement centres, hostels providing no significant element of care, houses in multiple paying occupation, launderettes, nightclubs, petrol filling stations, shops selling and/or displaying motor vehicles, taxi and minicab businesses, theatres. This list is not a comprehensive summary of all <i>sui generis</i> uses.
Sustainable development	Development which meets the needs of the present without compromising the ability of future generations to meet their own needs. There are five principles of sustainable development shared across the UK: living within environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; using sound science responsibly; and promoting good governance. Sustainable development is the core principle underpinning planning, including this Core Strategy.
Sustainable	Walking, cycling and other non-vehicular means of movement; public

transport modes transport including rail, Underground, buses, coaches, passenger ferry, light rail/tram and licensed cabs; and high occupancy and electric vehicles.

Appendix 1 – Background to the Futures Plan for Church Street, Paddington Green & Lisson Grove

Living City

The Living City programme 2011/12 continues the council's vision of building a city which offers outstanding quality of life for residents, businesses and visitors. In particular it reiterates commitment to take forward Westminster's housing renewal programme, improving housing and the sustainability of properties, reducing overcrowding, tackling worklessness and the fear of crime. The programme also mentions the consultation on the regeneration of Church Street and Paddington Green.

Westminster's Housing Renewal Strategy

In March 2010 the council launched Westminster's first citywide housing renewal strategy. The strategy is a long term commitment to improve the lives of the people of Westminster by delivering a range of quality affordable housing and vibrant, mixed communities which provide good places to live and opportunities for work.

The neighbourhoods most in need of renewal typically face a number of challenges including high concentrations of social housing; disproportionate levels of overcrowded living conditions; health problems and lower life expectancy rates; poor levels of numeracy and literacy which contribute to low levels of employment and economic activity, and higher than average levels of unemployment.

The strategy recognises that Church Street Ward suffers from the highest levels of unemployment in Westminster (8.8% - Westminster average 3.1%), and some of the highest levels of residential overcrowding (around 12% of households).

The strategy bases its solutions around five priorities:

- To increase the supply and quality of affordable homes to meet a variety of local needs, including housing for families
- To improve the quality of the local environment with outstanding green and open spaces and housing that promotes low energy consumption and environmental sustainability
- To promote a high quality of life for people of all ages and backgrounds in safe, cohesive and healthy neighbourhoods, supported by a range of high quality housing and excellent community facilities
- To enable people to maximise economic opportunity in Westminster with support for training, employment and enterprise, and housing tenures which help those in work to remain in the City
- To create a more distinct sense of neighbourhood, ending the physical divide between Westminster's estates and surrounding local streets.

The strategy highlights Church Street/Edgware Road (Church Street and Little Venice) as a priority area, and explains how urban designers were commissioned to develop a masterplan for how the area could develop in the future. That masterplan is now complete and has been endorsed by the council's Cabinet, and is known as the Futures Plan for Church Street, Paddington Green and Lisson Grove.

The Futures Plan for Church Street, Paddington Green and Lisson Grove

Urban Initiatives developed the Futures Plan for Church Street, Paddington Green and Lisson Grove during 2010. The City of Westminster published the Preferred Option Report in January 2011, following the three main stages of production:

- Developing and collecting baseline data for the area to inform a set of indicators which can be developed to help measure change, between December 2009 and May 2010
- Testing initial impressions with a Big Ideas event in March 2010 and subsequent [Charter](#), The Charter sets out the vision for Church Street and Paddington Green over the next 15 to 20 years, with an overarching objective to create a great neighbourhood with a strong sense of community. It was agreed and published in July 2010
- Developing options for various degrees of redevelopment before consulting on [recommendations](#).

The Futures Plan [Preferred Option Report](#) for Church Street, Paddington Green, Lisson Grove, January 2011, provides the Housing Unit with a framework and action plan for transformational regeneration that will inform short, medium and long-term investment in the area. It identifies opportunity sites for redevelopment as well as seeking to preserve and enhance the parts of the area with strong character.

The Council recognises that the Futures Plan is a starting point in order to facilitate both discussion, and development of site-specific schemes. This draft planning brief, along with the other planning briefs being developed for specific sites within the Church Street area, set out the planning policy parameters for each site and where appropriate provide planning considerations on the Futures Plan proposals. The publication of these planning briefs as draft Supplementary Planning Documents will enable more detailed debate to take place on the various proposals for the sites.

The Futures Plan sets out a series of challenges and opportunities before establishing some urban design principles. It then makes a number of sustainability recommendations, including the development of an energy strategy to ensure the most efficient ways of powering and heating the development are delivered. It also recommends the production of a retail strategy. Both strategies are now being produced.

The Futures Plan's main focus, however is the provision of a range of new high quality housing of all tenures, together with refurbishment of 1,478 existing social rented homes. The main outputs of the preferred option, which may change as detailed designs are developed, are:

Total New Homes	776 (470 net gain)
Retail Floorspace	10,335m ² (5,570m ² net gain)
Office/Enterprise/Workspace	7,478m ² net gain
Community uses	7,875m ² (1,075m ² net gain)

Four phases are proposed over approximately 20 years, and on 27 June 2011 Westminster's Cabinet agreed to progress Phase 1 to the next stage of development. All future phases will be reported to Cabinet for approval before proceeding.

Phase 1 would act as both a demonstration project, to show how implementing the masterplan will improve housing standards, and also provide decant options for residents affected by later phases. It also importantly delivers the first phase of a community hub, at Lilestone Street, to enable the children's Nursery at Luton Street to be relocated. In order to gain maximum benefit, including ensuring the continued provision of all community uses, the scope of Phase 1 has been widened from the recommendation in the masterplan, to include the Luton Street site.

The four interrelated sites that encompass Phase 1 have all have had planning briefs prepared and are (with reference to the relevant project number in Appendix A of the masterplan in brackets):

- Parsons North (A2.1)
- Lilestone Street (H1.1)
- Cosway Street (F3)
- Luton Street (C4)

The Futures Plan recognises that whilst the current housing stock meets current decent homes standards, significant future investment would be required to keep up with advancing standards, particularly with regard to access and thermal/energy performance, and to improve local health inequalities. Refurbishment is therefore also a priority for the Futures Plan, most notably in relation to phase 1 and these planning briefs, the refurbishment of Parsons House.

As part of the Council's Housing Renewal Programme this site has been identified in the Futures Plan for Church Street as being capable of accommodating a new residential development to help meet the aims and objectives of the strategy. The key objectives of the redevelopment of the site as set out in the Futures Plan are:

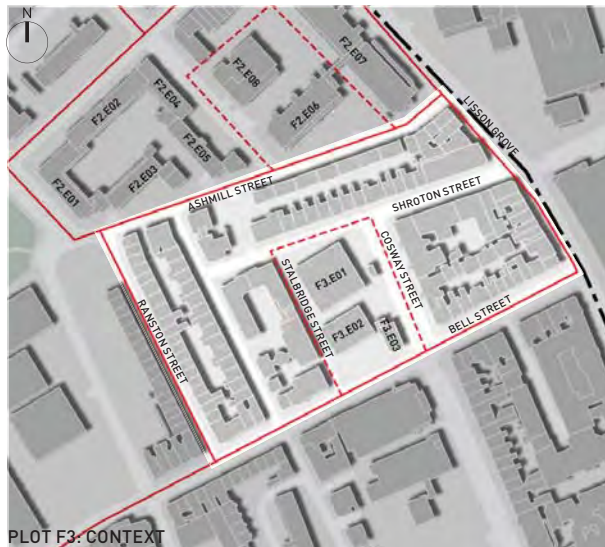
- To redevelop the vacant college and adult education services with a mix of residential apartments and houses, including affordable housing displaced from Luton Street, and car parking
- To retain the Victorian education building on the corner of Cosway Street and Bell Street for social and community purposes

The preferred option contained within the masterplan for the Cosway Street site is to demolish the vacant college and adult education buildings on the site (retaining the Victorian building on the corner of Bell and Cosway Streets) to introduce 35 new private and affordable homes. 21 car parking spaces would be included at ground level, beneath a raised deck. A relevant extract from the Futures Plan appendix is attached below.

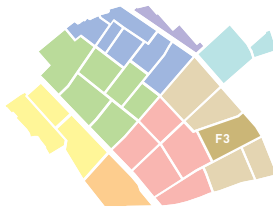
Between February and March 2011, a 6 week period of communication and community engagement was carried out with those likely to be directly affected by proposals in the Futures Plan. The purpose was to raise awareness and understanding of the proposals, and to provide an early indication of local people's views towards them. [Views from the Community](#) was published by Paddington Development Trust in April 2011, and reports that the mood of the 17 respondents living around the Cosway Street proposal is mixed, but the 17 comments related mainly to the detail of the proposal. Key issues include:

- Set the development back from pavement, in line with current building, leaving green areas before the pavement.
- Include underground car-parking.

COSWAY STREET EXISTING CONTEXT



PLOT F3: CONTEXT



BRIEF DESCRIPTION

The plot is located to the south of study area within the Church Street area and is bound by Lisson Grove to the east, Ransdon Street to the west, Ashmill Street to the north and Bell Street to the south. The area is composed of a series of small blocks occupied by a fine grain of buildings, including terraces of Victorian and Edwardian properties together with more recent infill including mews houses on Ashmill Street and apartments at Glarus Court on Stalbridge Street. The Cosway Street site is occupied by a post-war college building, and temporary WCC children's services accommodation.

ISSUES

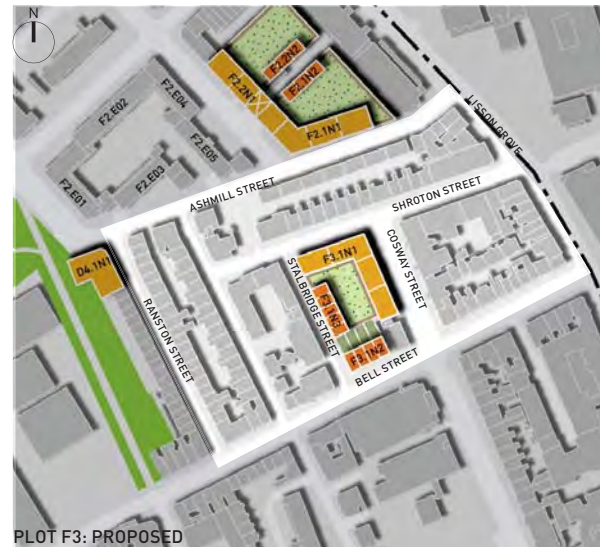
- Part of the site is owned by City of Westminster College;
- City of Westminster College are relocating the services carried out on this site to the new college at Paddington Green; and
- Existing buildings on the Cosway Street site are incongruous with the fine grain, street based development within this part of the Church Street neighbourhood.

SCHEDULE OF ACCOMMODATION EXISTING

Building Ref. No.	Footprint Sqm	Building Height	GEA Resi. Sqm	GEA Non-Resi. Sqm	Ownership			Total No. of Units	Unit Size For S/ SR Tenants						S/ SR Hab. Rms.	
					RL	NRL	S/ SR Tenant		0b	1b	2b	3b	4b	5b		
F3.E01 - City of Westminster College	594	3	0	1,782	0	0	0	0	0	0	0	0	0	0	0	0
F3.E02 - Adult Education	320	1	0	320	0	0	0	0	0	0	0	0	0	0	0	0
F3.E03 - Education building	93	3	0	279	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	1,007		0	2,381	0	0	0	0	0	0	0	0	0	0	0	0

FUTURES PLAN PROPOSAL

AREA: F3



PLOT F3: PROPOSED



KEY

	Property retained
	Property refurbished
	Houses
	Apartments
	Retail use
	Enterprise use
	Community use

PROPOSAL

- Redevelop the vacant college and adult education services on the site with a mix of homes including apartments and houses;
- Retain the Victorian education building on the corner of Cosway Street and Bell Street;
- The site could be used to re-provide RSL housing proposed for redevelopment at the Luton Street site (this is assumed in the tenure mix below); and
- Car parking to serve new homes to be provided on street and at surface level beneath deck to the rear of properties (537m² / 21 spaces).

OVERVIEW

PLOT REF. NO.	F3
Plot area (sqm.)	3,344
Density (d/ha)	105
Homes demolished	0
Homes refurbished	0
Homes retained	0
Homes new built	35
Total homes	35
Net unit gain	35
Houses new built	9
Flats new built	26
Plot ratio	1.20
Site coverage	31.5 %
Parking	surface with deck over

SCHEDULE OF ACCOMMODATION PROPOSED

Building Ref. No.	Footprint Sqm	Building Height	GEA resi Sqm	GEA Non resi Sqm	Private homes		Affordable homes		Total Units
					Existing	New	Socially rented	Inter-mediate	
F3.E03	93	3	0	279					
SUB-TOTAL	93		0	279	0		0		0
F3.1N1	593	4+1	2,817						
F3.1N2	180	3	540			12	20	4	35
F3.1N3	188	2	375						
TOTAL	1,054		3,732	279	0	12	20	4	35

Appendix 2 - Adopted priority groups for Intermediate Housing in the City of Westminster

Social housing tenants giving up their property for nomination to WCC waiting list.		Social Housing tenants - all Council and RSL tenants living in Westminster.
Waiting List for Council Housing		Homeless duty owed to re-house.
		All other Council Housing Waiting List categories.
Westminster residents		Currently living in Westminster. (No nomination offer will be made until the term of residency is at least 12 months.)
People working in Westminster		People employed in Westminster. (First preference within this group given to key workers meeting Westminster's definition*, over other professions, and no nomination offer will be made until the period of employment in Westminster is at least 12 months.)

Appendix 3 – Affordable Rent Statement, September 2011

1. Introduction

- 1.1 This statement sets out the City Council's position on Affordable Rent. Section 4 sets out some guiding principles on Affordable Rent and Section 5 covers the affordability thresholds supported by the City Council. The statement is accompanied by a statistical appendix. Registered Providers (RP's) are expected to be in general conformity with the statement.

2. Background

- 2.1 The aim of Affordable Rent is to assist in the delivery of new social housing and provide an offer 'which is more diverse for the range of people accessing social housing, providing alternatives to traditional social rent²'. Affordable Rent is part of a package of measures announced to create a more flexible social housing sector. 'Local decisions: a fairer future for social housing' published in November 10 proposes a new council flexible tenancy, local authorities having greater control over who is able to apply for and is eligible for social housing and discharge of homeless duty into the private rented sector.
- 2.2 The changes are also accompanied by welfare reform, with a universal credit replacing current benefits from 2013. This will be capped at £350 for a non working single person and £500 per week for a non working couple or family.
- 2.3 Affordable Rent includes the following characteristics:
- It is a form of social housing and is part of a new funding model for affordable housing delivery
 - From 2011/12, RP's will be able to convert vacant social rented properties to Affordable Rent at a proportion of up to 80% of gross local market rent (inclusive of service charges) for an equivalent property for that size and location. Local authorities will have this flexibility from 2012. The National Affordable Homes Programme 2011-15 Framework states that circumstances where less than 80% may be appropriate, are when rents are close to or exceed LHA caps, for regeneration schemes where prior commitments have been made and for some specialist housing in exceptional circumstances. Providers need to consider welfare reform in their proposals
 - Conversion of tenancies will be subject to agreement with the HCA and additional income must fund new supply. It is expected conversions in London will fund new supply in London
 - Affordable Rent tenancies will have minimum fixed tenancy periods of two years, but RP's will have the flexibility to grant longer tenancies. Where an RP decides not to reissue a tenancy they need to give advice and assistance on alternative housing
 - Affordable Rents should be set using approved RICS methodology taking into account, location, property size and condition. During the tenancy period, rents can increase by RPI +0.5 per year

² <http://www.communities.gov.uk/news/housing/1792375>

- Housing Benefit payments for Affordable Rents will be based on actual rents. Local authorities will be able to discharge their homelessness function through the tenancy
- Lettings will be in the same way as for social rent although they can be targeted towards specific groups as long as allocations are framed around reasonable preference
- Affordable homes programmes must meet local priorities set out in local authorities local investment plans and the HCA will seek confirmation of support.

3. Westminster profile

- 3.1 There is high demand for social housing in Westminster and limited supply opportunities given high costs of land and shortage of development sites. Much affordable housing has been delivered through s106 agreements which include covenants restricting the type of affordable housing that can be employed on them, including restricting units to social rented units only.
- 3.2 There are currently c3500 households registered for social housing with priority. This includes c1,700 households in temporary accommodation and c1,000 existing tenants needing to move. On average around 40% of supply annually comes from the RP sector from new supply and relets.

Table 1: Westminster needs and lettings profile

	Demand from priority groups at May 11	Lettings 2010/11	
		All Lettings	Of which were from the RP sector
0	416 (12%)	228 (18%)	79 (35%)
1	429 (12%)	436 (34%)	145 (33%)
2	1,417 (40%)	397 (31%)	189 (48%)
3	1,030 (29%)	207 (16%)	117 (57%)
4	248 (7%)	18 (1%)	6 (33%)
5+	37 (1%)	1 (0%)	0
Total	3,577	1,287	536 (42%)

- 3.3 The annual gross median pay from employment in Westminster is £39,951 and the 25th percentile is £22,880. This compares with a London median

salary of £27,762 and a 25th percentile of £16,832³. Caci estimate the Westminster median income (from all income) to be £37,741 and the modal income band to be £20-25k.

- 3.4 The City Council does not hold up to date income information on households with priority on the housing register. In the main evidence points to them having low incomes. Ninety four percent of households in temporary accommodation receive some housing benefit and 69% of Westminster council tenants and 75% of RSL tenants are in receipt of housing benefit.
- 3.5 The Housing Needs Survey 2006⁴ estimated 53% of households living in social housing had a gross annual income of £11k or less (uplifted by RPI this would equate to £12k or less in 2010). Small numbers were estimated to have higher incomes, with 9% (2,237 households) having a gross annual income of more than £47k (uplifted by RPI this would equate to £50.5k or more in 2010). Of these, 361 households had incomes above £68k (uplifted by RPI this would equate in 2010 to £73k or more).
- 3.6 There are also just over 2,000 households registered for intermediate housing in Westminster both for homeownership and intermediate rent products. Figure 4 in the Statistical Appendix shows the incomes of registrants for each bedroom size (only 10 households are registered for four bedrooms so the information is not shown).
- 3.7 Private rents in Westminster according to Hometrack, are the third highest in London (behind Kensington and Chelsea and the City of London). The City is covered by two Broad Rental Market Areas for LHA, with only one rent (the 1 bedroom in the Inner area) less than the LHA cap. There is significant market variation across Westminster - for example 80% of a lower quartile market rent for two bedroom property, (according to the GLA London Rents Map), is £564 per week in the NW1 area, £440 in the SW1 area and £316 in the NW8 area.
- 3.8 Figure 1 in the Statistical Appendix shows a range of incomes needed to sustain different rent levels without housing benefit.

³ www.statistics.gov.uk/downloads/theme_labour/ashe-2010/2010-res-la.pdf

⁴ The housing needs survey sampled 1,200 households across all tenures so the sample size for social housing tenants was relatively small

4 Affordable Rent in Westminster – guiding principles

- 4.1 The City Council supports the following guiding principles for Affordable Rent tenancies:
- 4.2 The City Council expects to benefit from development opportunities generated through Affordable Rent in Westminster, either through increased supply in the borough, or through nomination rights to properties developed out of the City.
- 4.3 Affordable Rent should not reinforce long term benefit dependency and should reflect incomes that households could reasonably be expected to sustain at a future point without housing benefit. Lower quartile to median incomes of households registered for intermediate housing is a good indicator of this (particularly as it is these households that have often not been able to afford intermediate housing products in Westminster).
- 4.4 Affordable Rent tenancies should ideally be linked with support for non - working households to access training and employment.
- 4.5 Affordable Rent for replacement new supply is not supported on regeneration schemes where commitments have been made to residents that they will be offered similar tenancy conditions.
- 4.6 Affordable Rent tenancies for elderly households in sheltered accommodation is not supported as they have fixed incomes.
- 4.6 RPs should take account of wider welfare benefit policy and the welfare benefit cap when setting affordable rent levels and letting properties. Figures 4 and 5 in the Statistical Appendix estimate the possible impact of the welfare benefit cap on housing credit. This modelling is purely indicative and based on what is currently known about the welfare benefit cap which may be subject to change.
- 4.10 The disposal of properties which results in a loss of supply is not supported. Disposals are only supported if they result in direct benefits for Westminster residents.
- 4.11 The City Council should be involved in discussions between RP's and the HCA on the proportions of stock that are converted to Affordable Rent in the City and on rent levels.
- 4.12 Properties converted to Affordable Rent will need to contain features which will make them attractive to bidders in terms of location, tenancy terms size and quality. There is a danger that otherwise there will be a 'tenancy hierarchy' and bidders will wait for secure or assured tenancies at target social rents (at least until the new flexible tenancies come into effect).

4.13 Where there are s106 agreements which restrict relets to target social rents, RP's wanting to convert properties to Affordable Rent need to approach original private development partners and ask them to request variations from the City Council. The City Council will only agree to variations in accordance with this statement. It should be noted that the agreed price paid by the RP to the developer on an historical s106 site would have reflected a price based on target rents. It is probable that a developer would seek to renegotiate an overage in these cases to be paid by the RP to reflect that they now have the ability to charge higher rents. Any financial benefit that an RP might generate through Affordable Rent therefore could be constricted by overage payable to the developer.

5. Affordability thresholds

5.1 The City Council's expects Affordable Rent levels to be sustainable to households without housing benefit with incomes set out in table 2. The Mayors affordability guidance in the London Plan has been used, that net income is 70% of gross and housing costs should not exceed 40% of net income. The Incomes reflect lower quartile to median incomes of households registered for intermediate housing in Westminster and do not exceed the gross annual median income for Westminster.

Table 2: Affordable Rent Thresholds supported by the City Council

Beds	Gross Affordability Threshold*	Weekly Gross Affordable Rent Range
1	£25k-32k	£135 - £172
2	£27.5-£36k	£148 - £194
3+	£29k-£39k	£156 - £210

*Based on net being 70% of gross and housing costs not exceeding 40% of net income.

- 5.2 Rent levels within the bands should reflect the quality and location of the property. The City Council will not support all Affordable Rent levels to be at the upper end of the bands.
- 5.3 For some larger non working households, Affordable Rent may not be a sustainable housing option given what is currently known about the welfare benefit cap. RPs will need to work with the City Council to ensure that

bidders are aware of the implications of the cap and lettings are considered on a case by case basis.

6 Relets and disposals

- 6.1 The City Council does not expect more than 25% - 30% of Westminster relets in the short term to be converted to Affordable Rent tenancies at above target rents.
- 6.2 It is expected that RPs proposing to dispose of Westminster stock, or to move relets to Affordable Rent, provide an annual investment plan to the City Council setting out projections for disposals and conversions to Affordable Rent for the year ahead. Plans for housing investment in the City should also be included. The City Council will monitor progress against these plans and use them to support investment planning and to identify development partners.

7. Statement Review

- 7.1 This statement will be updated periodically to take account of changing income information and the City Council's demand profile.
- 7.2 For more information on how this statement was developed or to discuss RP disposals, conversions to Affordable Rent and investment plans contact:

Fergus Coleman – Housing Association Supply Manager

fcoleman@westminster.gov.uk 020 7641 2129

Affordable Rent Statement - Statistical Appendix

Figure 1: Gross annual incomes needed for different gross rent levels without HB*

	1 bed	2 bed	3 bed	4 bed	5 bed
80% of median market rates**	£52,000	£77,257	£104,000	£230,286	£230,286
80% of lower quartile market rates**	£46,057	£63,143	£86,766	£141,143	£141,143
LHA cap	£46,429	£53,857	£63,143	£74,286	£74,286
80% of LHA cap	£37,142	£43,086	£50,514	£59,428	£59,428
60% of LHA cap	£27,857	£32,314	£37,886	£44,571	£44,571
50% of LHA cap	£23,214	£26,929	£31,571	£37,143	£37,143
Current RP rents	£24,514	£27,300	£28,229	£28,971	£29,714
Westminster			3 +		
Affordable Rent Bands	£25,000 - £32,000	£27,500 - £36,000	£29,000 – £39,000		

* Based on guidance in the London Plan that net income is 70% of gross and housing costs should not exceed 40% of net income

** From GLA rents map. Separate figures are not available for 4 and 5 bed properties.

Figure 2: Summary of different weekly gross rent levels

Bedsizes	RP Current	LHA				MARKET		AFFORDABLE RENT
	RP - including HB eligible service charges*	50% of weekly LHA cap	60% of weekly LHA cap	80% of weekly LHA cap	LHA cap	80% of lower quartile market**	80% of median market**	Westminster Bands
1	£132	£125	£150	£200	£250	£248	£280	£135-£172
2	£147	£145	£174	£232	£290	£340	£416	£148-£194
3	£152	£170	£204	£272	£340	£467	£560	£156-£210 (3 +)
4	£156	£200	£240	£320	£400	£760	£1,240	
5	£160 (estimated)	£200	£240	£320	£400	£760	£1,240	

* Based on RP rents for new schemes. **GLA London Rents Map. Separate figures are not available for 4 and 5 bed properties

Figure 3: Estimated income of Westminster social housing tenants (Housing Needs Survey 2006)

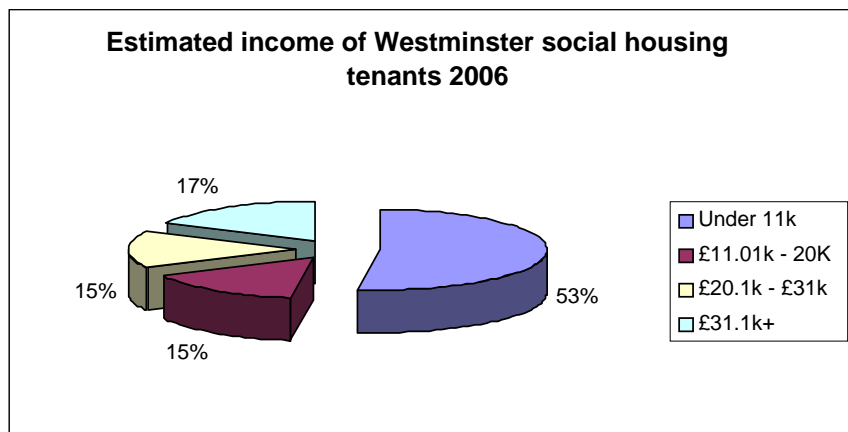


Figure 4: Gross incomes of households registered for intermediate housing in Westminster

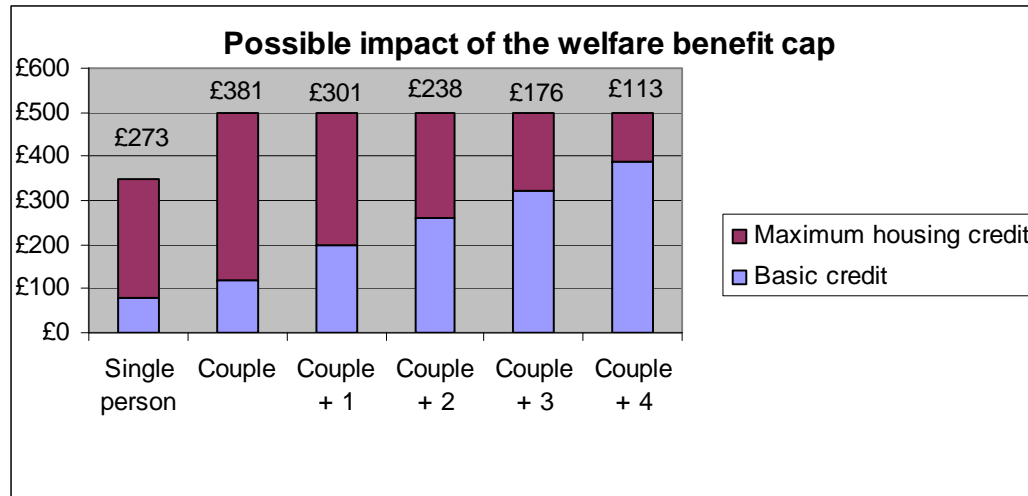
Beds	Lower quartile	Median	Average	Total Registrants
1	£25,054	£32,000	£35,238	1,234
2	£27,500	£36,200	£41,659	672
3	£29,079	£39,196	£47,094	99

Figure 5: Estimated housing credit within the welfare benefit cap

	Single person	Couple	Couple + 1	Couple + 2	Couple + 3	Couple + 4
Credit (excluding housing credit)						
Single over 25/couple basic rates*	£67.50	£105.95	£105.95	£105.95	£105.95	£105.95
Child Tax Credit (Family element)*			£10.48	£10.48	£10.48	£10.48
Child element*			£49.13	£98.26	£147.39	£196.52
Child Benefit			£20.30	£33.70	£47.10	£60.50
Council Tax**	£9.92	£13.22	£13.22	£13.22	£13.22	£13.22
Total	£77.42	£119.17	£199.08	£261.61	£324.14	£386.67
Welfare benefit cap	£350	£500	£500	£500	£500	£500
Bed size***	0/1	1	2	2/3	3/4	3/5
Housing credit	£272.59	£380.83	£300.92	£238.39	£175.86	£113.33

*Based on 2011 levels. **Based on Council Tax Band D (it is unknown if any local benefit from local schemes which replace Council Tax Benefit will be included in the cap). *** Bed sizes will vary depending on landlord policy and age of children

Figure 6: Estimated housing credit within the welfare benefit cap



Sources

National policy documents

[Planning and Compulsory Purchase Act 2004:](#)

[PPS 1 Delivering Sustainable Development January 2005](#)

[PPS 3 Housing June 2010:](#)

[PPS 4 Planning for Sustainable Economic Growth December 2009](#)

[PPS5 Planning for the Historic Environment](#)

[PPS 6 Planning for Town Centres](#)

[PPS9 Biodiversity and Geological Conservation August 2005](#)

[PPS 12 Local Spatial Planning June 2008](#)

[PPG 13 Transport January 2011](#)

[PPS 23 Planning and Pollution Control November 2004](#)

[PPS 25 Development and Flood Risk](#)

Regional policy documents

[London Plan 2011](#)

[London Housing Design Guide \(Interim Edition\) August 2010](#)

Local policy and supplementary planning documents

[Church Street Ward Profile](#)

[Westminster Local Development Framework Core Strategy Adopted January 2011](#)

[Westminster Housing Strategy 2007-2012 \(2007\)](#)

[Westminster's Interim Affordable Housing Note \(2011\)](#)

[Westminster Noise Strategy 2010 - 2015 \(2010\)](#)

[Westminster Open Space Strategy February 2007](#)

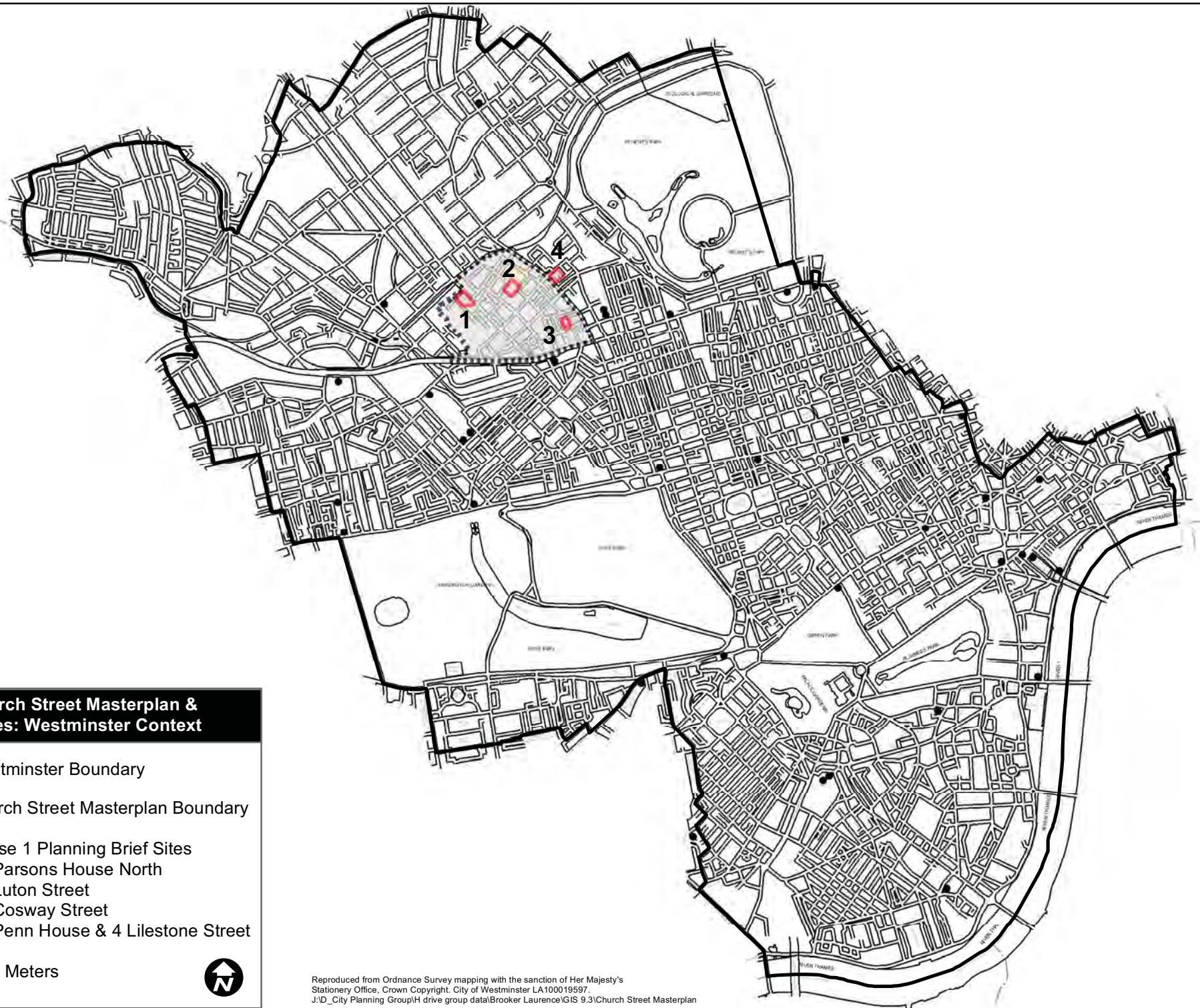
[Westminster's Parking Review \(2010-2011\)](#)

[Westminster's Planning Obligations January 2008 and subsequent replacement anticipated in 2011](#)




[Westminster Unitary Development Plan Adopted January 2007](#)

[Westminster Way Supplementary Planning Document January 2011](#)

[Westminster's Draft Trees and the Public Realm](#)



MAP 1: Church Street Masterplan & Phase 1 Sites: Westminster Context

-  Westminster Boundary
-  Church Street Masterplan Boundary
-  Phase 1 Planning Brief Sites
 - 1 - Parsons House North
 - 2 - Luton Street
 - 3 - Cosway Street
 - 4 - Penn House & 4 Lilestone Street

0 245 490 Meters


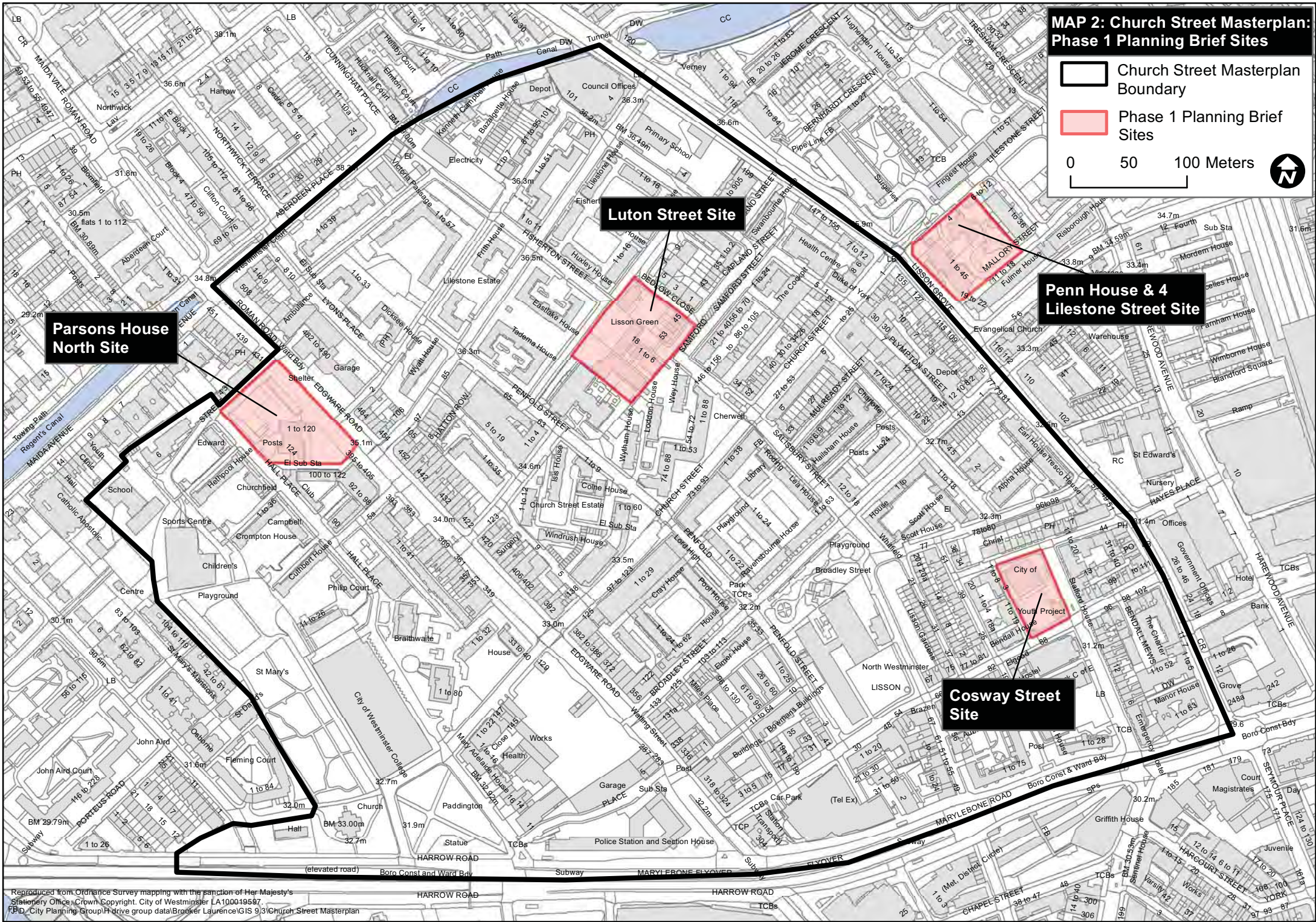


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 J:\D_City Planning Group\H drive group data\Brooker Laurence\GIS 9.3\Church Street Masterplan

**MAP 2: Church Street Masterplan:
Phase 1 Planning Brief Sites**

Church Street Masterplan Boundary
 Phase 1 Planning Brief Sites

0 50 100 Meters

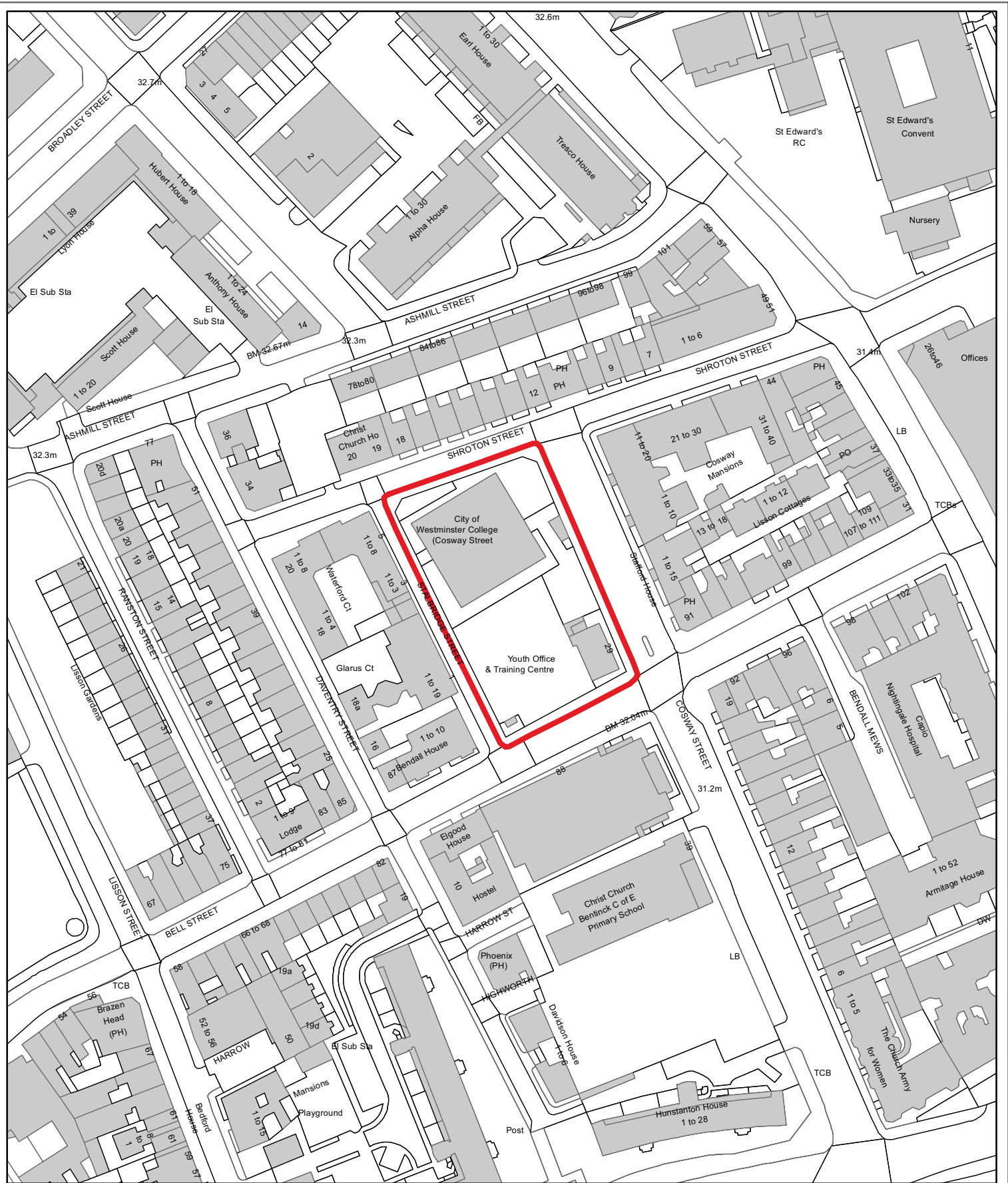



Parsons House North Site

Luton Street Site

Penn House & 4 Lilestone Street Site

Cosway Street Site



MAP 3
Church Street Masterplan Phase 1:

1:1,250



Cosway Street, NW1 6TH

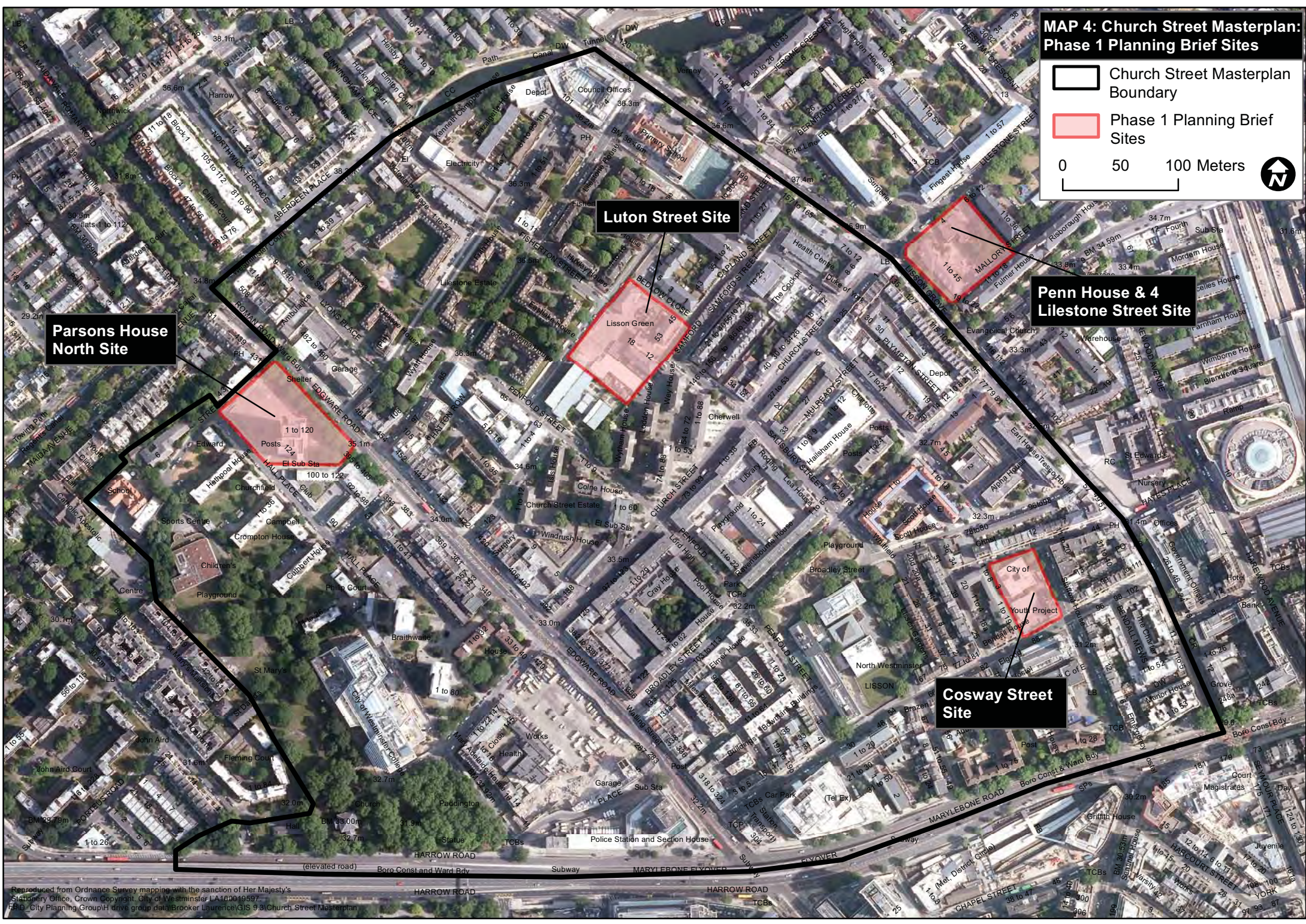
Red Line Site Area: 2660 sqm (0.27ha)



**MAP 4: Church Street Masterplan:
Phase 1 Planning Brief Sites**

Church Street Masterplan Boundary
 Phase 1 Planning Brief Sites

0 50 100 Meters

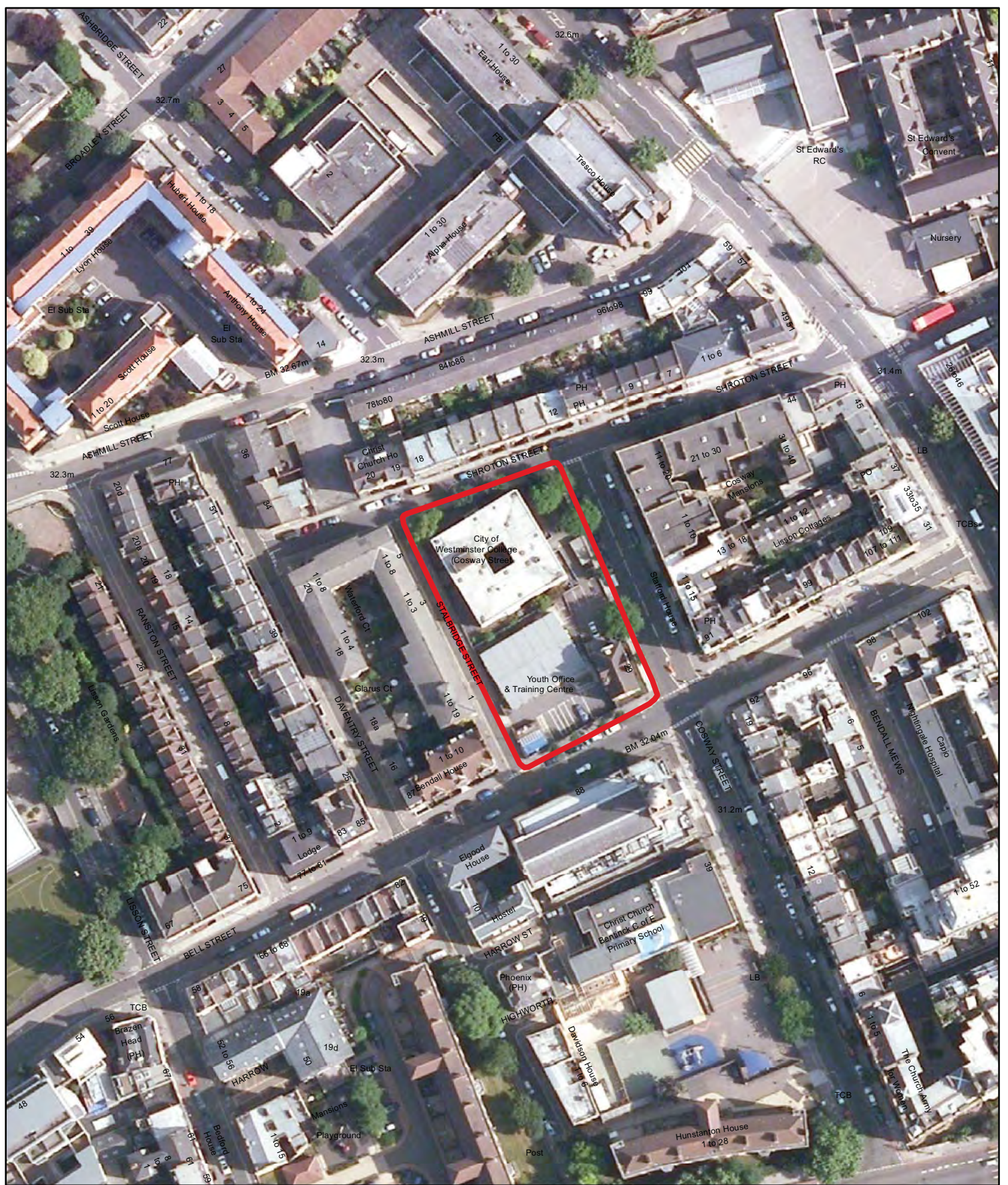


**Parsons House
North Site**

Luton Street Site

**Penn House & 4
Lilestone Street Site**

**Cosway Street
Site**



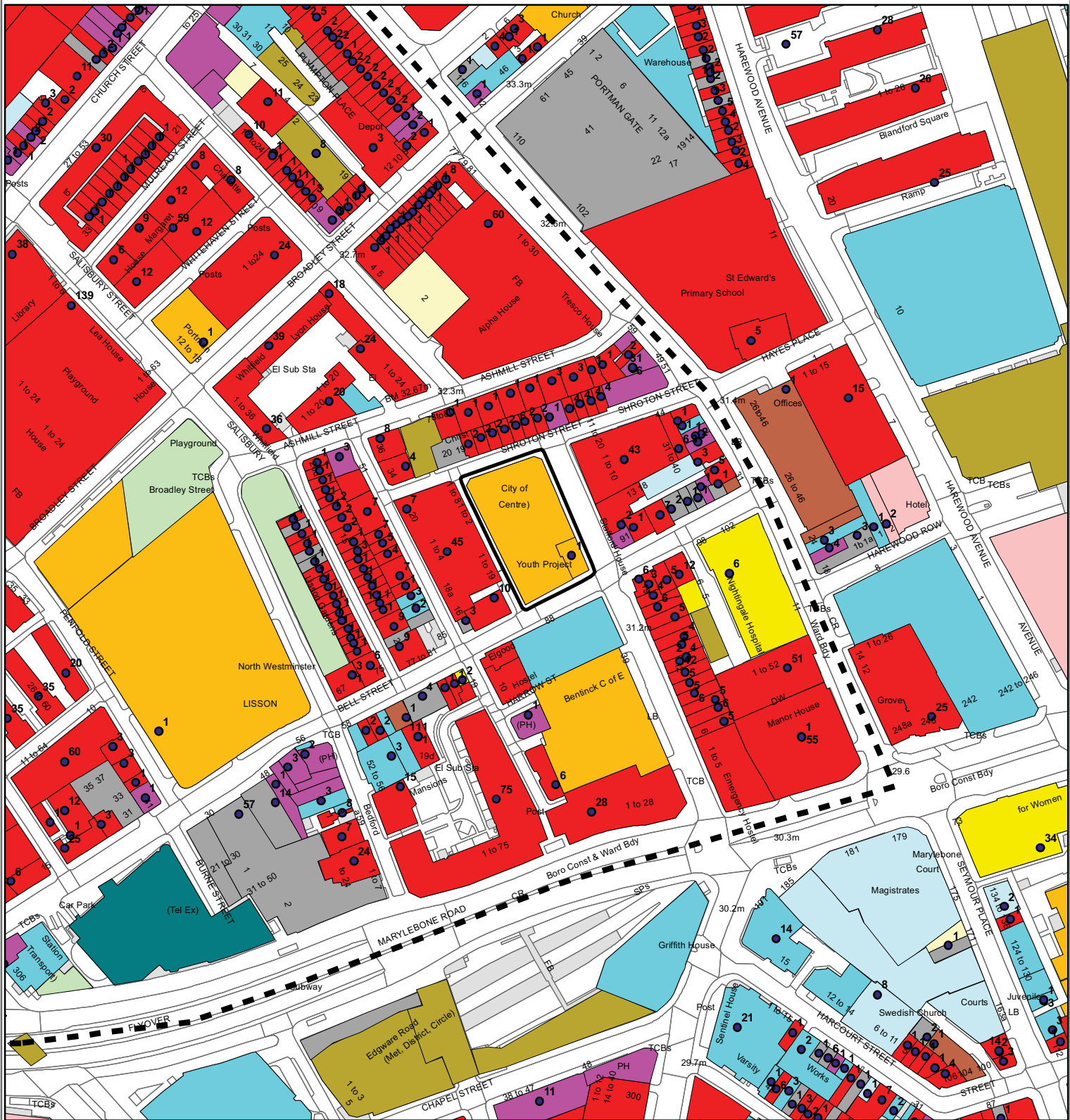
MAP 5
Church Street Masterplan Phase 1:

1:1,250
















 **Cosway Street**
NW1 6TH





MAP 6: Main Land Use by Building 2010, around Cosway Street Site



Main Land Use 2010

- | | |
|---|---|
|  COMMERCE |  RETAIL |
|  EDUCATION |  TRANSPORT |
|  GREEN/OPEN SPACE |  UTILITY |
|  HEALTH |  VACANT |
|  INDUSTRY |  WATER |
|  OFFICE |  HOTEL |
|  PUBLIC BUILDING |  Total Residential Units |
|  RESIDENTIAL | |

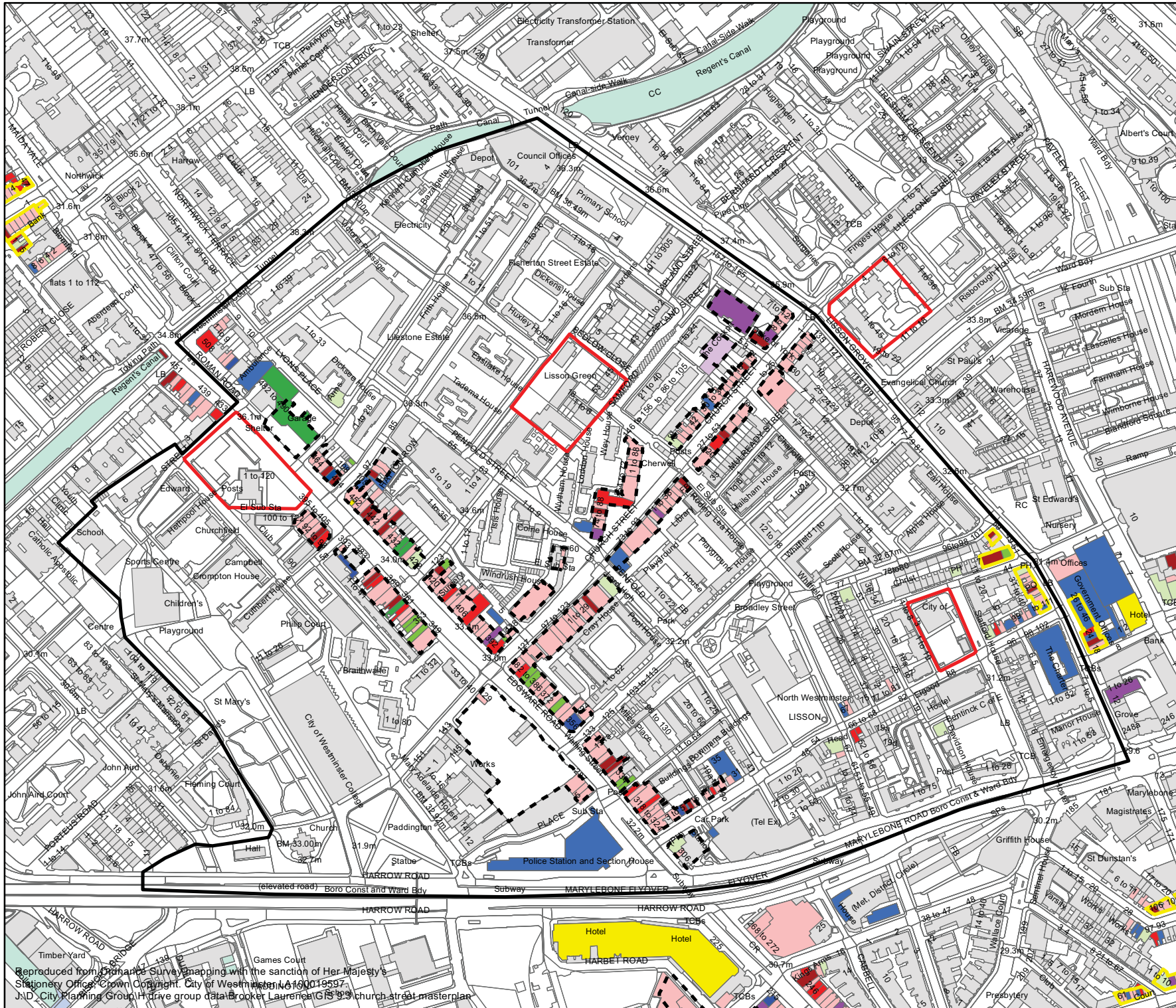
 Church Street Masterplan Boundary









 Cosway Street Site



0 35 70 Meters

MAP 7: Church Street Masterplan Area: Ground Floor Retail Land Use



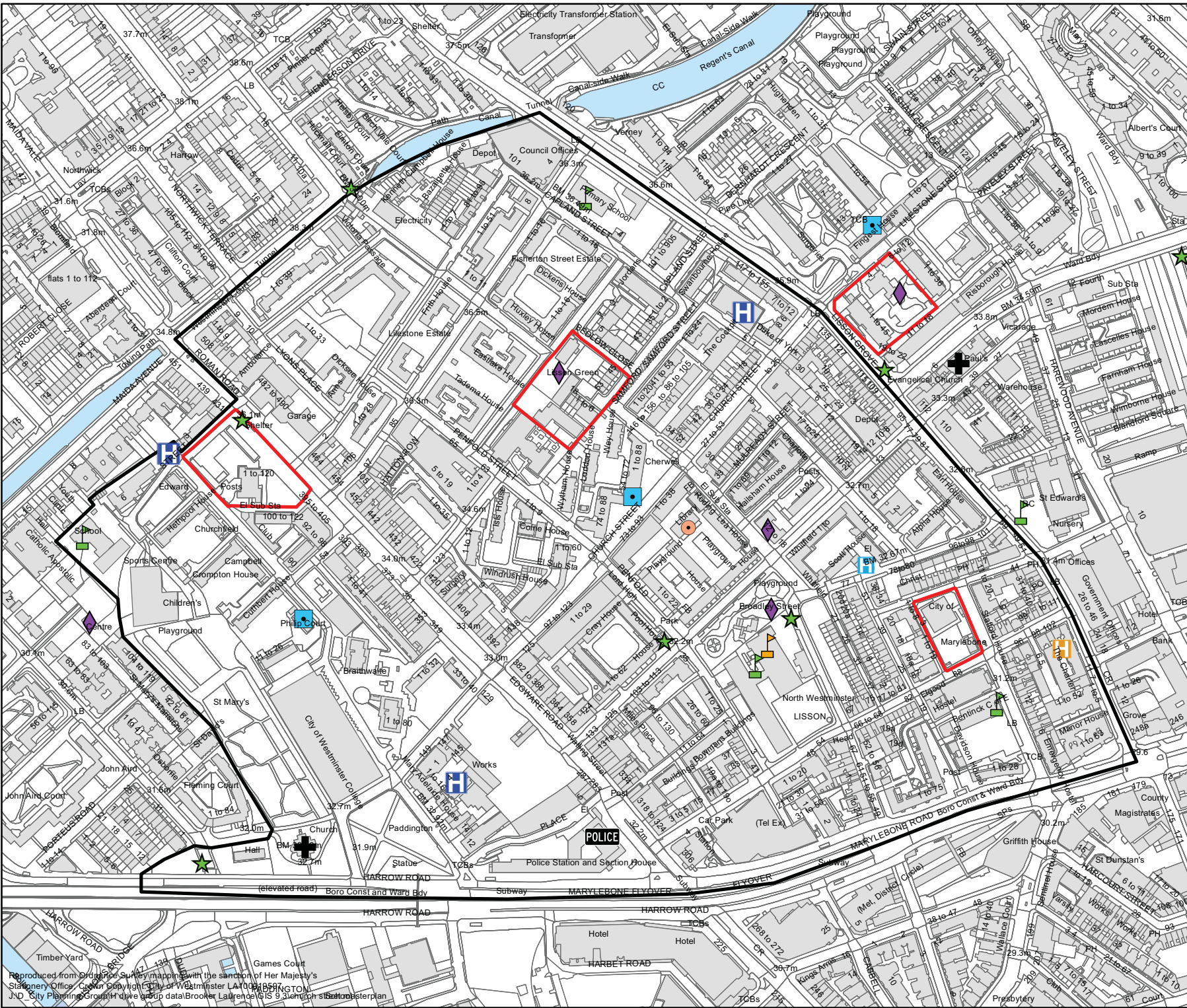
-  Church Street Masterplan Boundary
 -  Church Street Masterplan Phase 1 Sites
 -  Church Street/Edgware Road District Shopping Centre
 -  Lisson Grove Local Shopping Centre
- Ground Floor Land Use (GOAD retail survey 2010)**
-  A1 - Retail
 -  A2 - Financial & Professional Services
 -  A3 - Restaurant/Cafe
 -  A4 - Drinking Establishment
 -  A5 - Take Away
 -  ASG
 -  B1 - Office
 -  B2 - Industrial
 -  B8 - Storage & Distribution
 -  C1 - Hotel
 -  C2 - Residential Institutions
 -  C3 - Residential
 -  D1 - Non-Residential Institutions
 -  D2 - Assembly & Leisure
 -  SG - Sui Generis
 -  Unclassified
 -  Vacant
















0 75 150 Meters

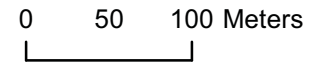
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MAP 8: Church Street Masterplan area: Social & Community Facilities



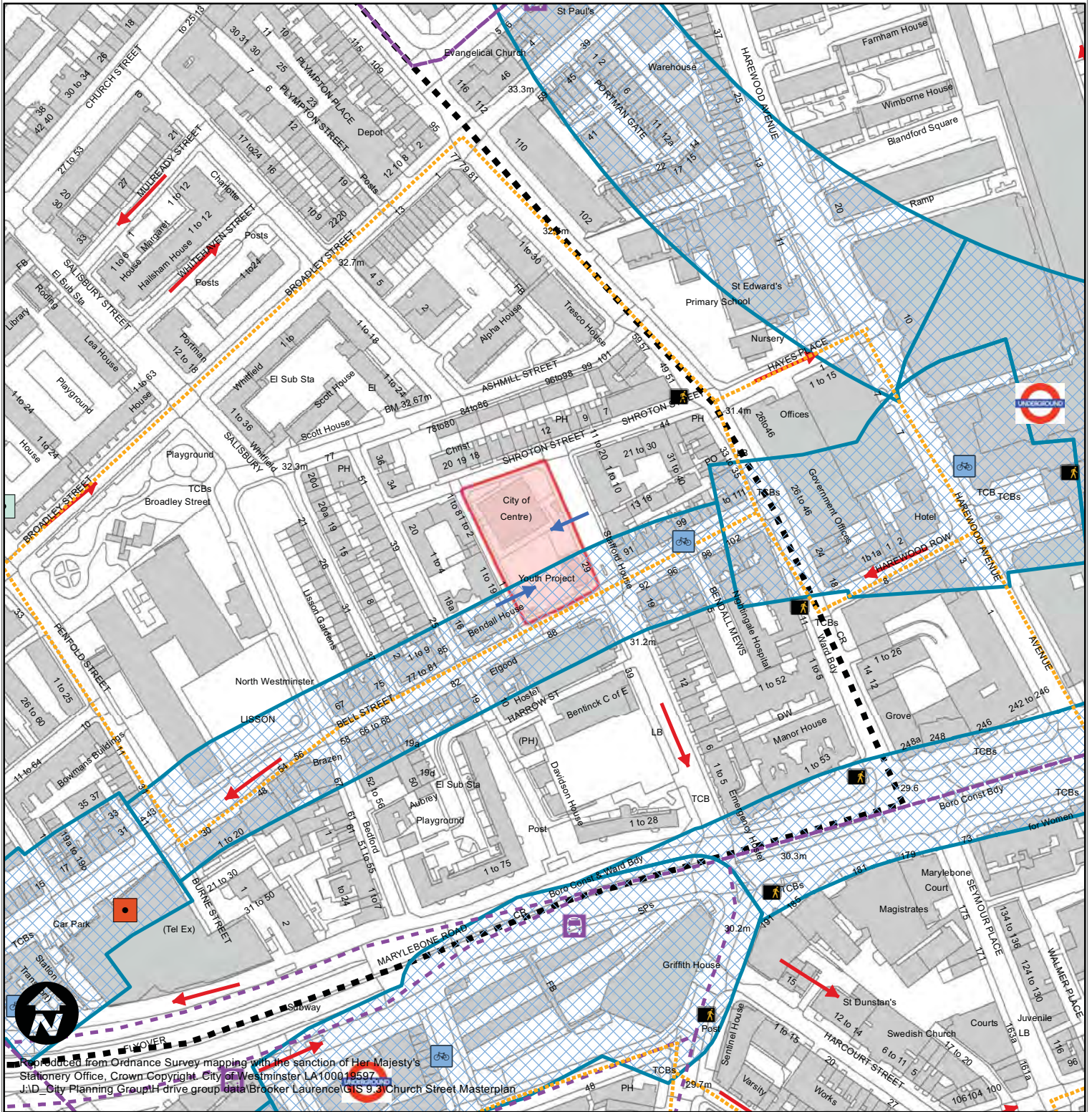
-  Church Street Masterplan Boundary
-  CSMPlan Phase 1 Sites

-  POLICE Police Station
-  Primary School
-  Secondary School
-  Children's Centre
-  Housing Estate Office
-  Library
-  Micro recycling centre
-  Healthcare facility
-  Healthy Living Point
-  Other healthcare facility
-  Place of Worship



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MAP 9: Transport Network around Cosway Street Site



- Church Street
- Masterplan Boundary

Cosway Street Site

London Underground

- London Underground Station
- Underground Tunnels

Bus Network

- Bus Stop
- Bus Routes

Cycling

- Cycle Network
- Mayor of London Cycle Hire Location
- Proposed Cycle Superhighway

Waterbus (Canal)

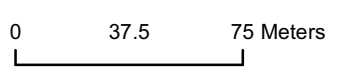
- Waterbus Existing Route
- Waterbus Proposed Route Extension
- Existing Waterbus Stop
- Proposed Waterbus Stop

Walking

- Legible London Placement Location (potential)

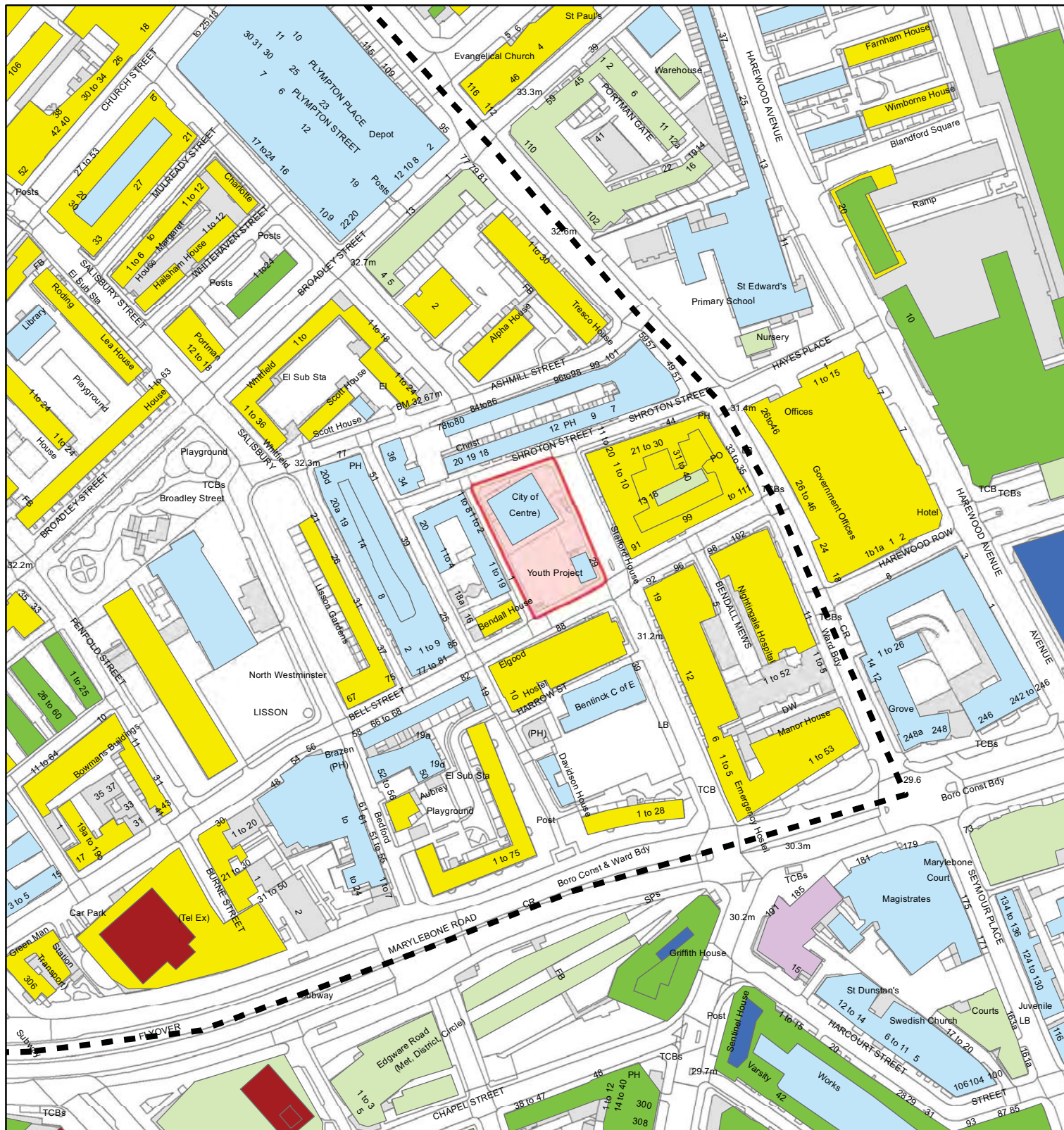
Car Transport

- Masterpark Car Parks
- Other Car Parks
- One Way Streets
- Existing Vehicular Access

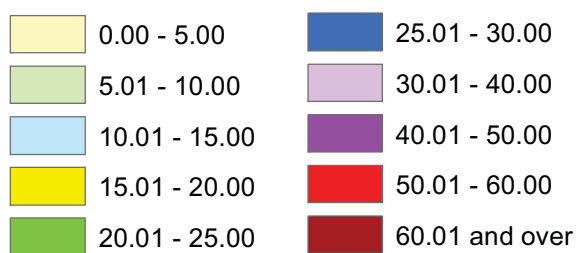


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MAP 10: Building Heights around Cosway Street Site (2002)



Building Heights (2002, metres)



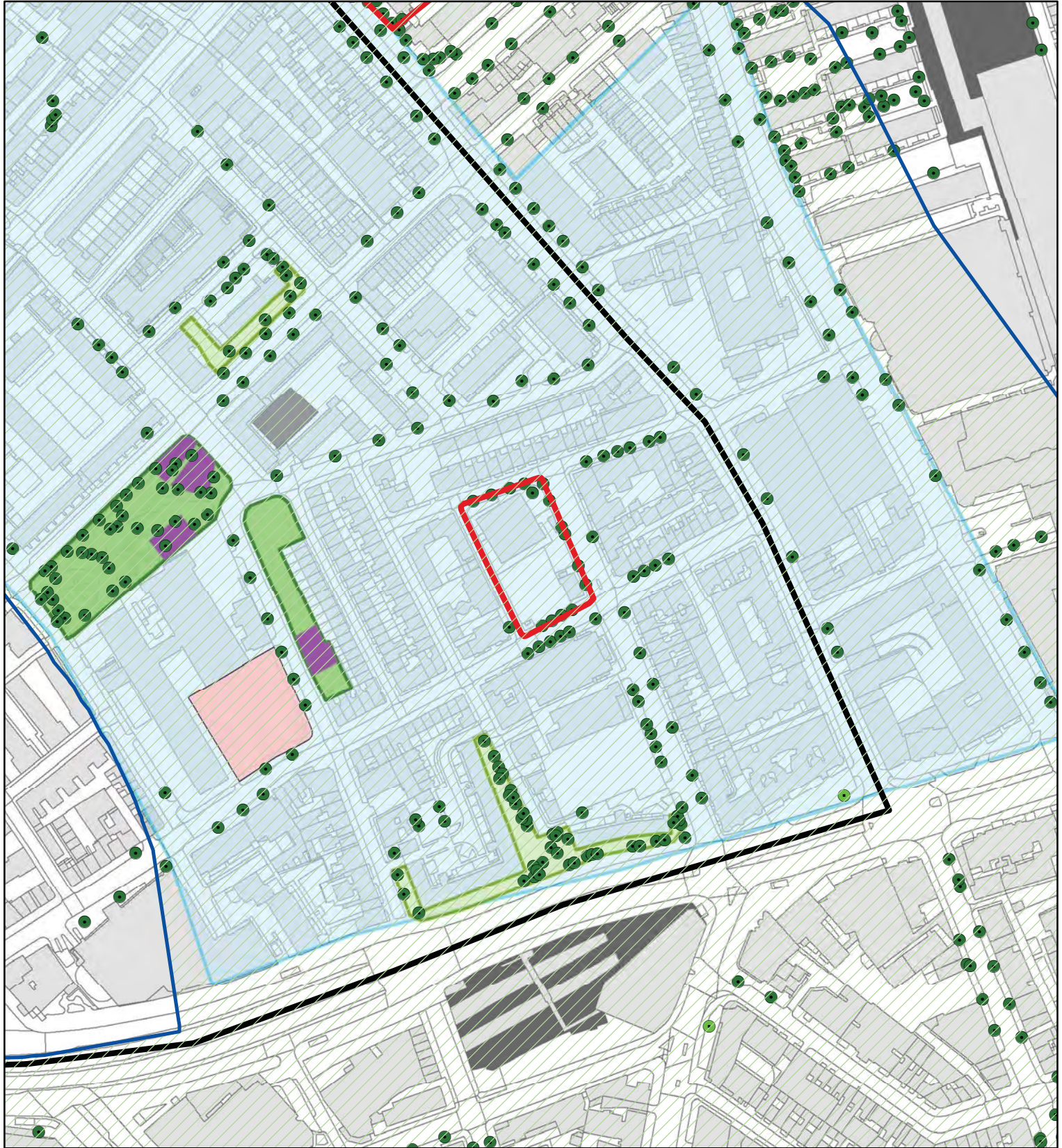
 Church Street Masterplan Boundary

 Cosway Street Site




0 40 80 Meters

MAP 11: Church Street Masterplan Area: Open and Green Space around Cosway Street Site




 Church Street Masterplan Boundary


 Cosway Street Site

Tree Type


 Tree Preservation Order Trees


 Tree


 Priority Areas for informal play space

 Areas deficient in publicly accessible open space >0.4ha suitable for informal play


Green/Open Space Type


 Publicly Accessible Open Space

 Green Open Spaces with private access

 Hard Open spaces with private access

 Publicly Accessible Play Space

 Housing Land play spaces with restricted access

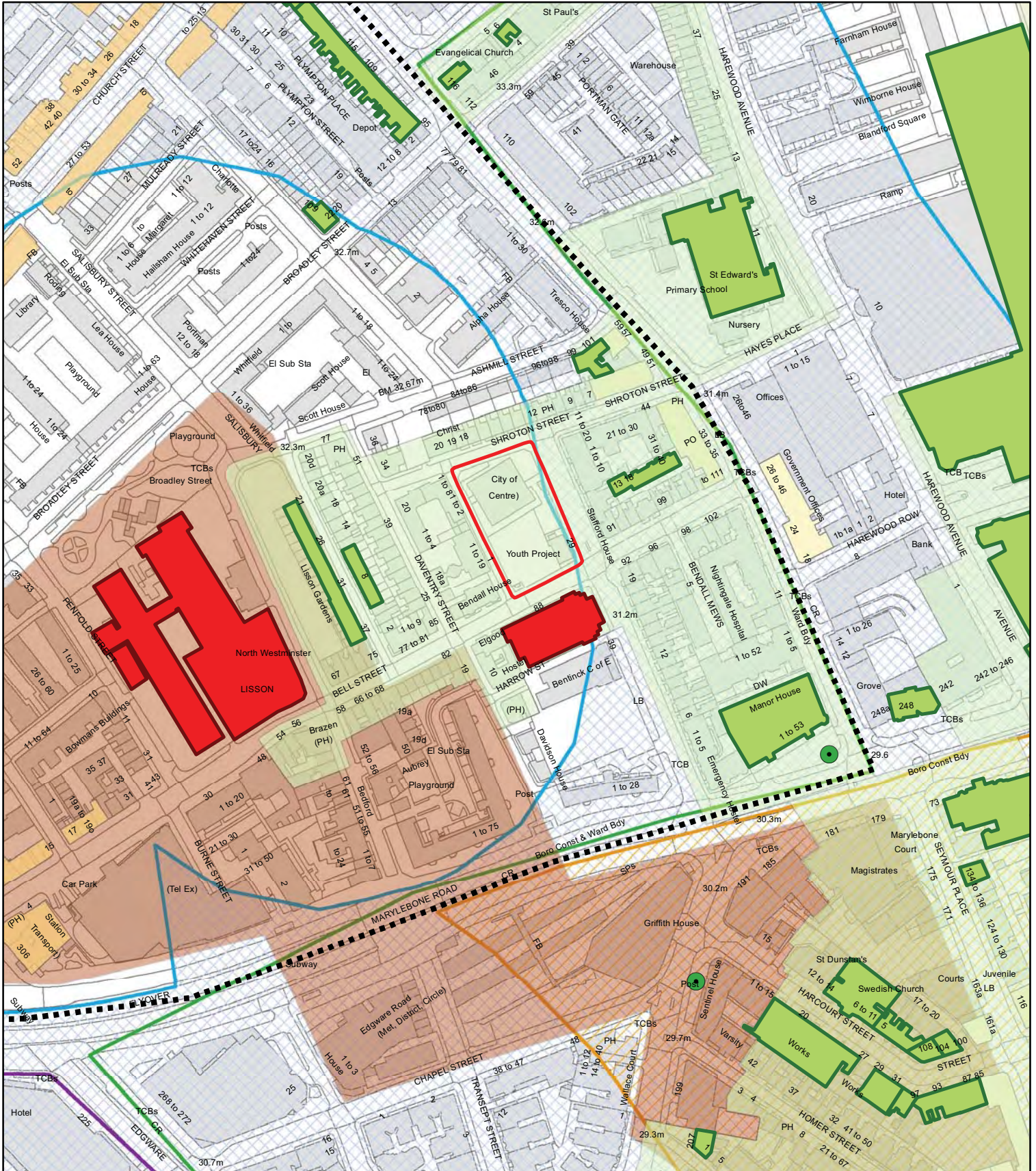
 Private Play Area



 Waterway



0 40 80 Meters






MAP 12: Policy Framework and Designations: Cosway Street Site










-  Church Street
-  Masterplan Boundary

 Cosway Street Site

Listed Buildings

-  Grade I
-  Grade II*
-  Grade II
-  Conservation Areas
-  Site of Archaeological Importance

-  Local Shopping Centre
-  District Shopping Centre
-  North Westminster Economic Development Area
-  Paddington Opportunity Area
-  Area of public playspace deficiency
-  Area of public open space deficiency


 Tree with Preservation Order




0 25 50 Meters

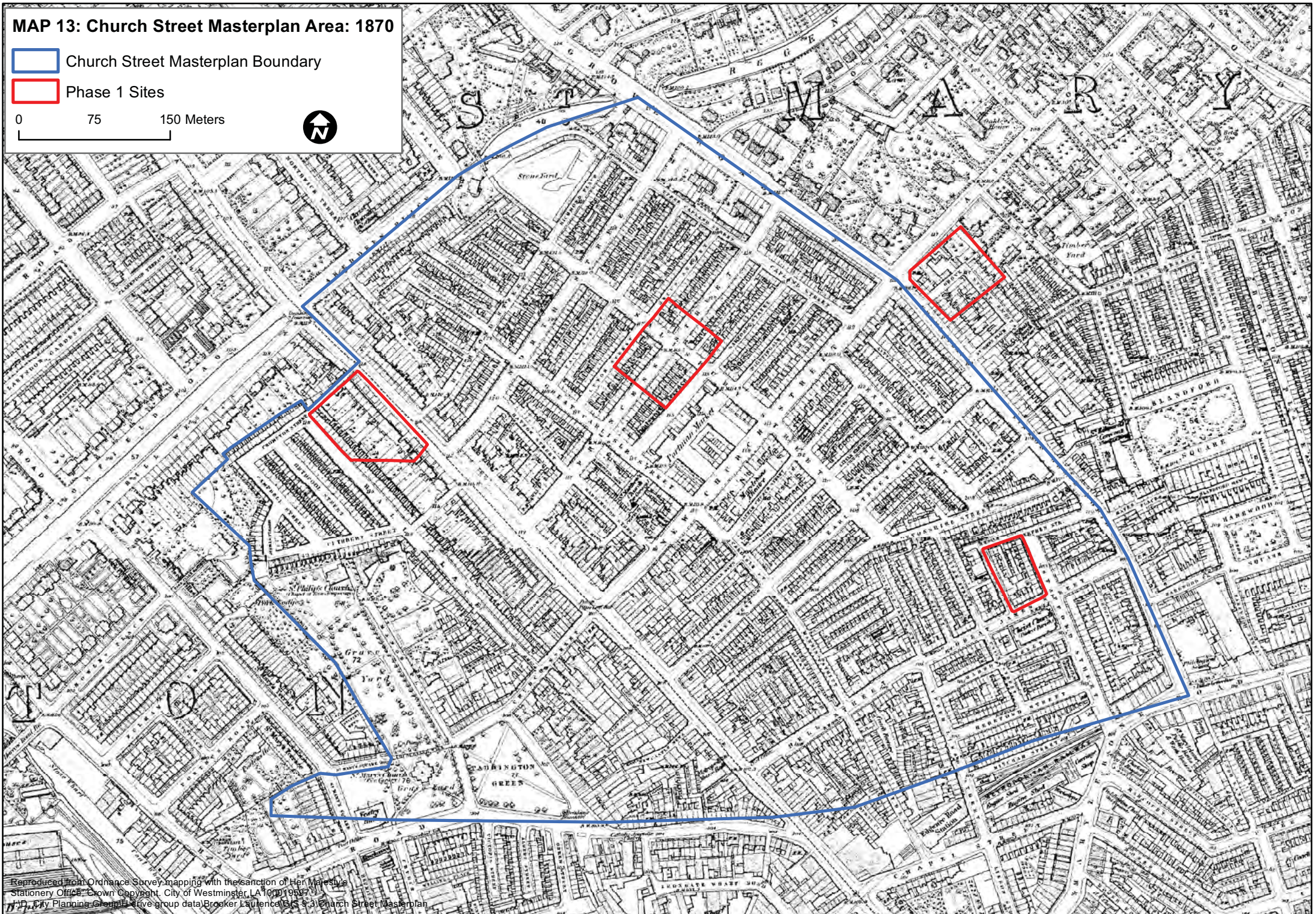
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MAP 13: Church Street Masterplan Area: 1870


 Church Street Masterplan Boundary


 Phase 1 Sites

0 75 150 Meters

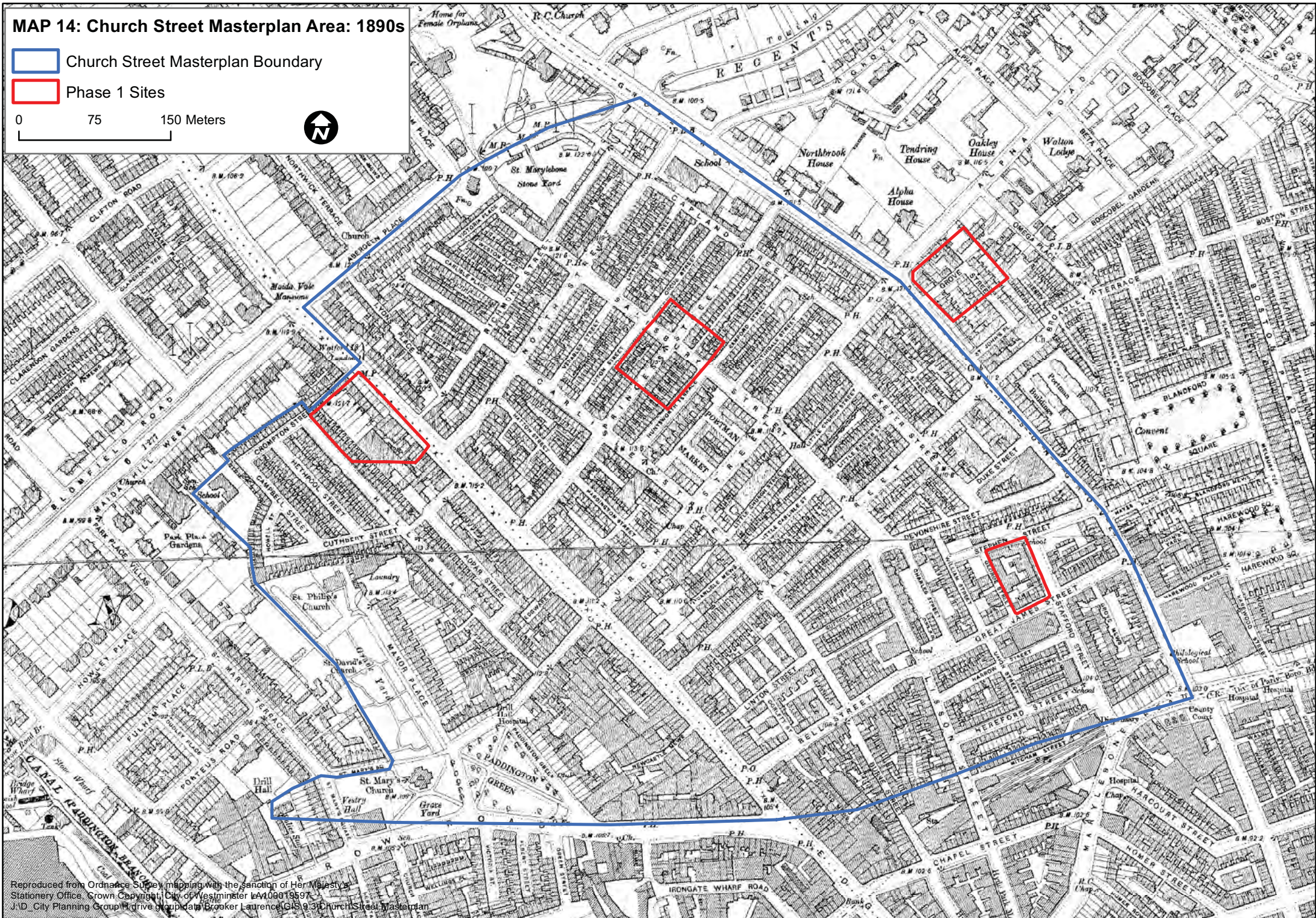


MAP 14: Church Street Masterplan Area: 1890s

 Church Street Masterplan Boundary


 Phase 1 Sites

0 75 150 Meters

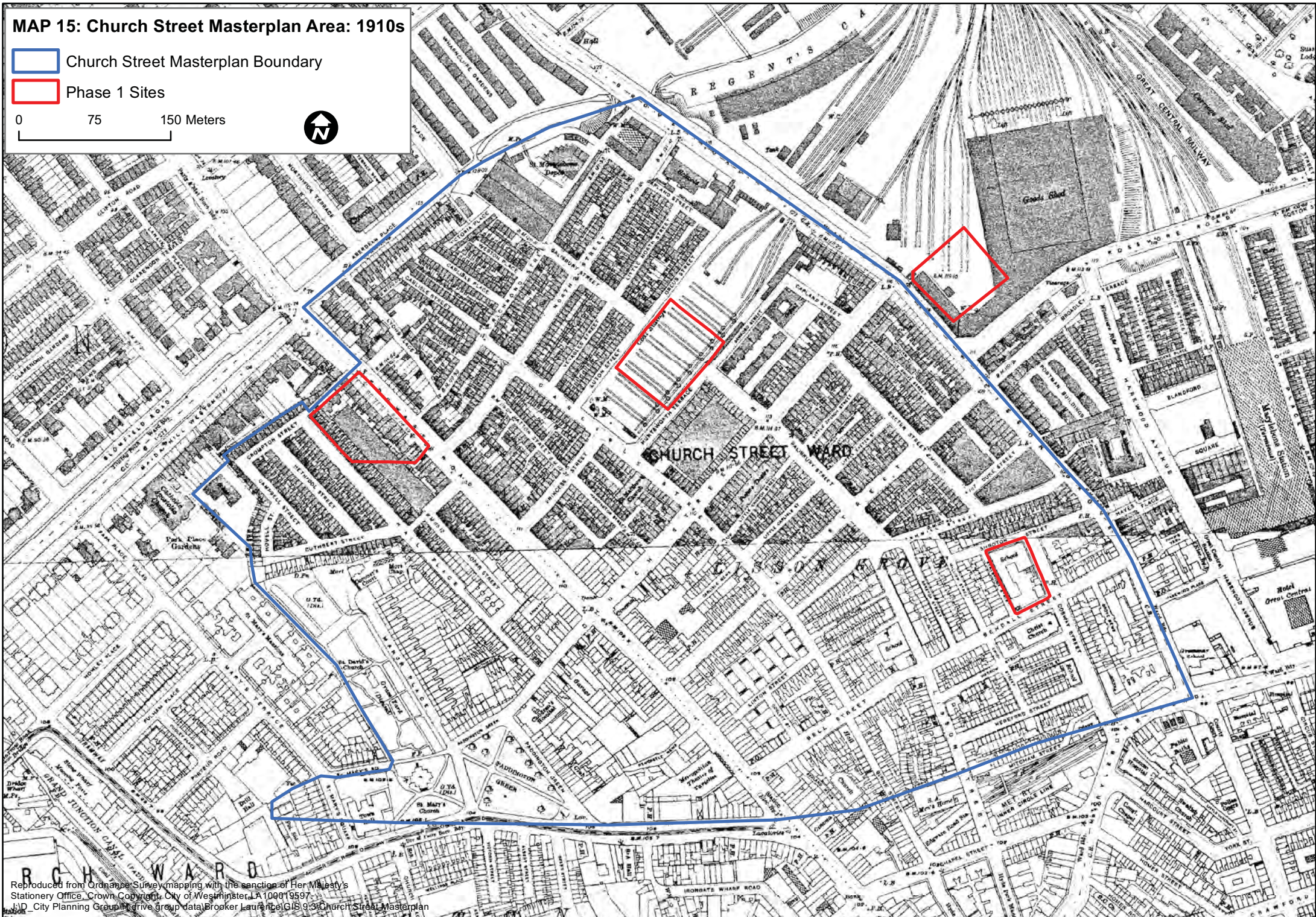


MAP 15: Church Street Masterplan Area: 1910s


 Church Street Masterplan Boundary


 Phase 1 Sites

0 75 150 Meters



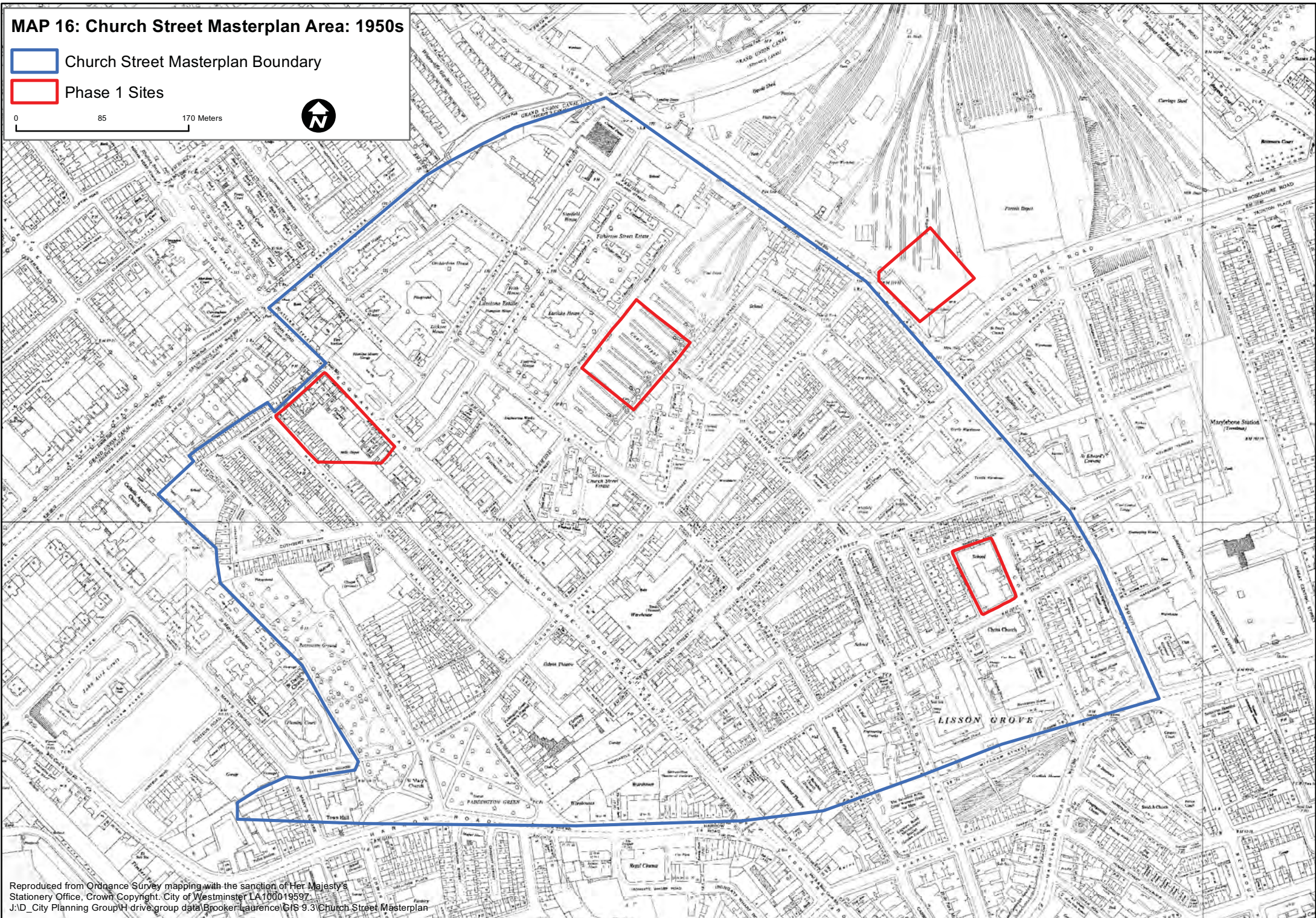
MAP 16: Church Street Masterplan Area: 1950s

 Church Street Masterplan Boundary


 Phase 1 Sites




0 85 170 Meters

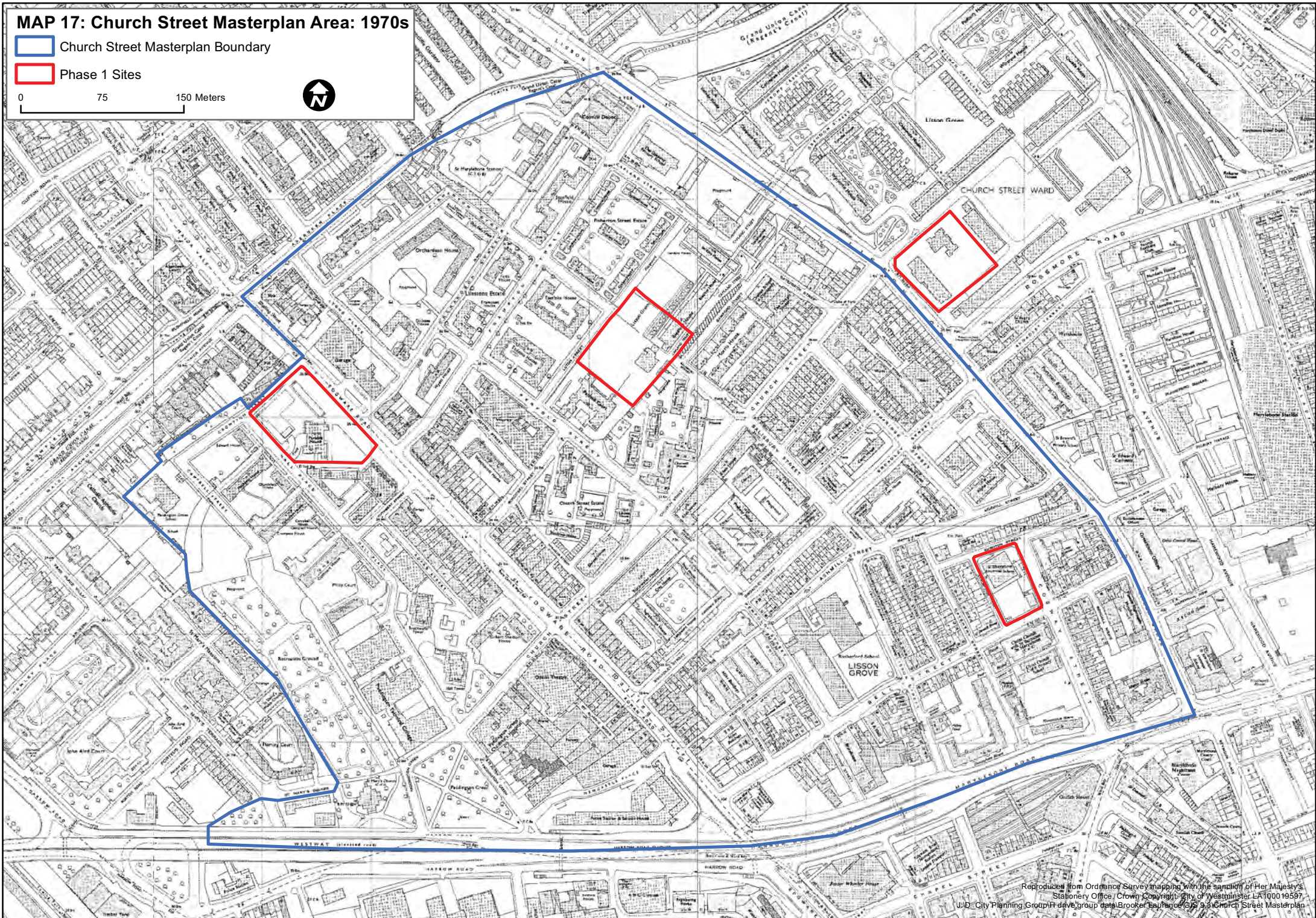


MAP 17: Church Street Masterplan Area: 1970s

 Church Street Masterplan Boundary

 Phase 1 Sites

0 75 150 Meters





City of Westminster

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