

Queen's Park Community Council



Neighbourhood Plan Background Document

Revision A January 2016

SUPPORTED BY
MAYOR OF LONDON



Publica

Foreword

By Gill FitzHugh MBE Chair of the Planning Group QPCG

A Neighbourhood Plan is a very exciting opportunity for any local community as it provides local people with the opportunity to set out how they would like their area to develop. The situation in Queen's Park has been even more exciting as the first Parish Council in London was formed in 2014 and has been responsible for taking the plan forward. This is real grass roots democracy in action and the residents of Queen's Park have risen to the challenge.

Queen's Park Westminster is a largely residential area with less than 1000 people working within the ward with very little public space. However, it is clear from the Council's consultation that the people of Queen's Park aspire to enhance their area by making improvements to the Harrow Road, the Canal and the Park as well as provide more amenities for younger and older residents.

We now have a 150 page detailed document, consisting of a comprehensive area survey including an analysis of The Harrow Road; local open spaces; local economy and ideas for future policies and projects.

A Neighbourhood Plan gives local people real power to shape the development of their local area and the Council has been delighted with the response from local residents. We would like to thank them for their input and we would also like to thank Publica for assisting the Council in producing the background report.

Contents

Neighbourhood Plan Background Document

Introduction	04
1 About Queen's Park	10
1.1 The Neighbourhood Plan Area	12
1.2 Assets and Features	14
1.3 Portrait of the Neighbourhood Area	16
1.4 History of Development	20
2 Policy Summary	22
2.1 Localism and Neighbourhood Planning	24
2.2 Relevant Westminster Policy	27
2.3 Selected Policy	30
3 Area Survey	38
3.1 Character Areas	40
3.2 Land Use	42
3.3 Building Heights	44
3.4 Conservation and Heritage	46
3.5 Development Context	48
3.6 Amenity and Social Infrastructure	50
3.7 Public, Open and Green Spaces	56
3.8 Routes and Connections	60
3.9 Employment	68
4 Queen's Park High Streets	70
4.1 What Works Well/Challenges	72
4.2 Ground Floor Uses	74
4.3 Frontages and Entrances	76
4.4 Public Realm	78
4.5 Harrow Road Retailers Study	80
5 Engagement	84
5.1 Early Engagement	86
5.2 Summer 2015 Engagement	88
6 Emerging Vision, Objectives, Projects & Policy	96
6.1 A Vision for Queen's Park	99
6.2 Emerging Projects	100
6.3 Policy Objectives	106
6.4 Draft Policies	108
6.5 Important Considerations	116
6.6 Funding Note	117
7 Next Steps	119
8 Current Project Proposals	123
Appendix	133

Introduction

Publica has been assisting the Queen's Park Community Council (QPGC) since May 2013 (then the Queen's Park Forum). We were commissioned by the QPGC to help prepare the evidence base for the Queen's Park Neighbourhood Plan and assist with a community engagement strategy.

Neighbourhood Planning

Queen's Park Community Council was established in May 2014. Community Councils are eligible under the Localism Act to develop a neighbourhood plan - a community-led framework for guiding the future development, regeneration and conservation of a particular area.

Queen's Park is not an area of significant potential development, nonetheless like most inner city areas, it is facing pressures and challenges. Neighbourhood planning offers residents an opportunity to safeguard and/or shape the character, diversity and sustainability of an area, but it cannot deal with every factor, pressure and challenge. A neighbourhood plan, once adopted, presents detailed and specific policies relating to, and determining how, space in a particular neighbourhood will be used.

In addition to the formation of a qualifying body (the Community Council) and the identification of the neighbourhood area (which in the case of Queen's Park is the same as the ward area) the following stages are part of the process of producing a plan:

- Building the evidence base (documented in this report)
- Undertaking community engagement (documented in this report)
- Drafting the plan (including policies and projects)
- Pre-submission consultation
- Submission to the local authority

Following submission to Westminster, another set of steps are required prior to the plan going through a local referendum. Please refer to section 7 *Next Steps*.

This report: The Neighbourhood Plan Background Document (Revision A)

This report documents the process to date, including consolidating the area surveys, engagement findings, and detailed studies and distilling these into emerging policies and projects in preparation for the draft Plan.

The first iteration of the Background Document was issued in September 2015 and two subsequent working group sessions for the Queen's Park Community Council were held (facilitated by an external chair) to discuss the proposed emerging projects and the policy recommendations. The outcomes of which have been included in this report (Revision A).

This report is not a planning policy document, but will act as an important reference throughout the development of the statutory neighbourhood plan. The document is organised into the following sections:

Section 1: About Queen's Park

An introduction to the Queen's Park Neighbourhood Plan area, covering key demographic data and a brief history of the area's development.

Section 2: Policy Review

A summary of neighbourhood planning requirements and Westminster's policy framework and guidance documents, including open and play space, housing and the local economy.

Section 3: Area Survey

On-site surveys were undertaken in order to document existing conditions - built environment, transport and movement, civic amenities and open spaces, which will form the evidence base for the plan. This has helped identify local assets, opportunities and potential sites as a basis for spatial policies.

Section 4: High Street Study

It became quickly apparent, both through the findings of the area survey and residents' engagement responses, that a more detailed study of the Harrow Road was needed as this was a key issue for many. This section brings together a study of the stretch of the Queen's Park high street - from Portnall Road to the junction of Kilburn Lane and Chamberlayne Road. It also references retailers' perceptions gathered through a survey jointly commissioned by QPCG and Westminster.

Section 5: Engagement Findings

This section summarises outcomes from the different strands of community engagement undertaken by QPCG and describes the process and findings of the four weeks of community engagement and events at the temporary QPCG shop "On the Street" during June and July 2015.

Section 6: Vision, Objectives and Policy Recommendations

The evidence base gathered through the surveys, studies and the public engagement, has been translated into a vision, a set of initial objectives and outline of potential projects and policy recommendations for the neighbourhood plan. These potential projects and policies have been developed and agreed with the Queen's Park councillors over two working groups.

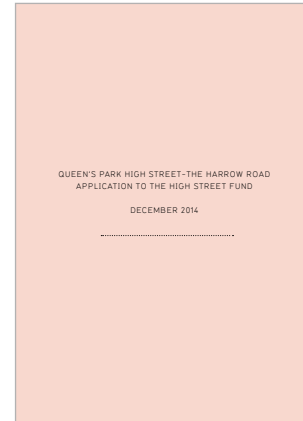
Section 7: Next steps

The statutory steps up to the adoption of a neighbourhood plan are described here, alongside the immediate next steps towards the completion of the plan. This section also sets out ways to move forward through further discussion and detail development of policies and projects by QPCG, with input and technical assistance from Westminster.

Introduction

The process so far

The last year has been a busy one for the QPCG. Below is a short summary of the work QPCG has been developing, which has been helped by Locality and GLA funding.



Area survey

In order to build an evidence base for the Neighbourhood Plan, Publica has conducted a survey of the neighbourhood plan area. This includes:

- An analysis of the area's land use, building heights, history and character, traffic, cycling and pedestrian movement, community amenities and social infrastructure, play spaces, sports, green and open spaces
- A detailed study of the Harrow Road, examining use, retail provision and street clutter
- A review of the local policy and development context

The area survey provides a solid understanding of the many layers and complexities of the area. It helps identify key challenges, opportunities and a vision for the neighbourhood and informs the development of proposals and policies.

Engagement plan

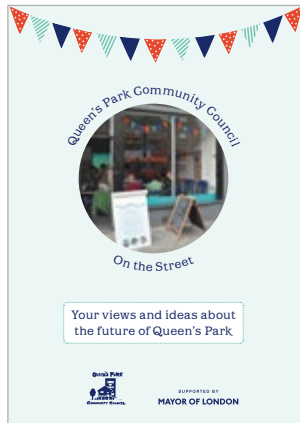
Publica produced an engagement action plan for QPCG and additionally undertook a strategic review of the various consultation activities the QPCG has undertaken prior to our involvement.

High Street Fund application

In December 2015 Publica prepared the funding application to the GLA High Street Fund with the QPCG. This led to a successful grant of £20,000 for community engagement, themed workshops and continued development of the evidence base, with particular focus on the high street.

'On the Street'

Between the 23rd of June and the 17th of July a small pop-up shop 'On the Street' opened on a previously vacant unit at 548 Harrow Road. The aim was to have a presence on the high street and discuss, hear and record people's views about Queen's Park. Comments and ideas have been analysed and summarised into opportunities and issues. Priority projects were identified during six themed workshops that took place in the shop.



Booklet and Summer Festival

A booklet summarising the findings from this concentrated period of engagement was produced and disseminated at the 2015 Queen's park Summer Festival.

All of QPCGC's engagement and consultation work has helped the identification of specific places for improvement projects and broader recommendations featured in section 6 *Emerging Vision, Objectives, Projects & Policy* of this report.

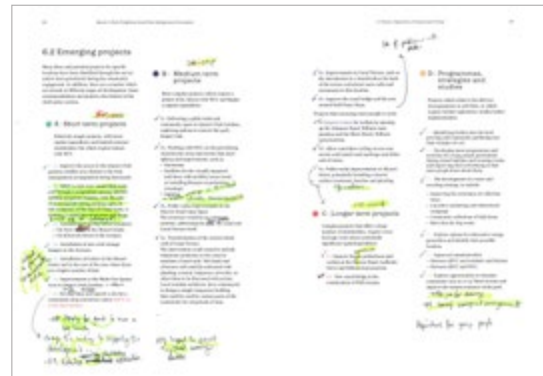
Harrow Road Retailers Study

A retailers perceptions' study of the Harrow Road was undertaken in June and July 2015. Seventeen detailed one-to-one interviews with managers of independent shops were conducted with the purpose of building a more extensive picture of retailers' needs, priorities and aspirations relating to both their businesses, and the wider retail centre as well as the current experience of owning or managing a business located on the Harrow Road.



Introduction

The process so far



Neighbourhood Plan Background Report

The findings from the site survey and all of the public engagement to date will inform the policies that will constitute the Neighbourhood Plan. A Draft Background Report, including the survey and engagement findings and the emerging proposed projects and policies was originally issued to the Queen's Park Community Council on 9th September 2015. There was subsequently a period of three months for Councillors to comment on the document.

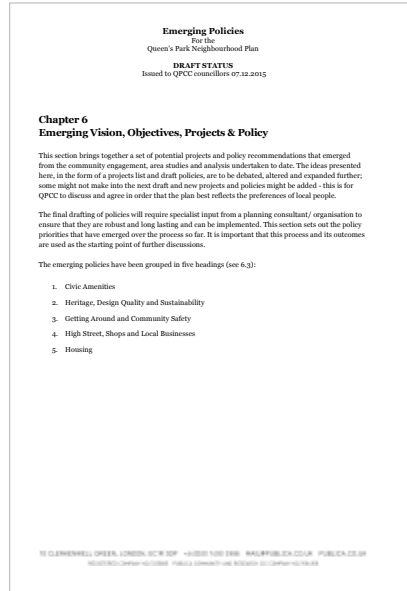
The Working Groups

During this time there were additionally two working group sessions; one to discuss the emerging proposed projects on 21st September 2015 and a second to discuss the proposed policies in detail on 3rd November 2015. Following the two workshops, the comments raised have been incorporated into this revision of the Background Report.

**Neighbourhood Plan
Background Report**



Neighbourhood Plan



Background Report Revision A

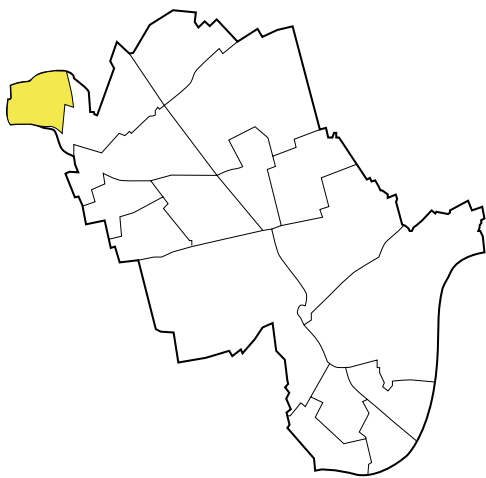
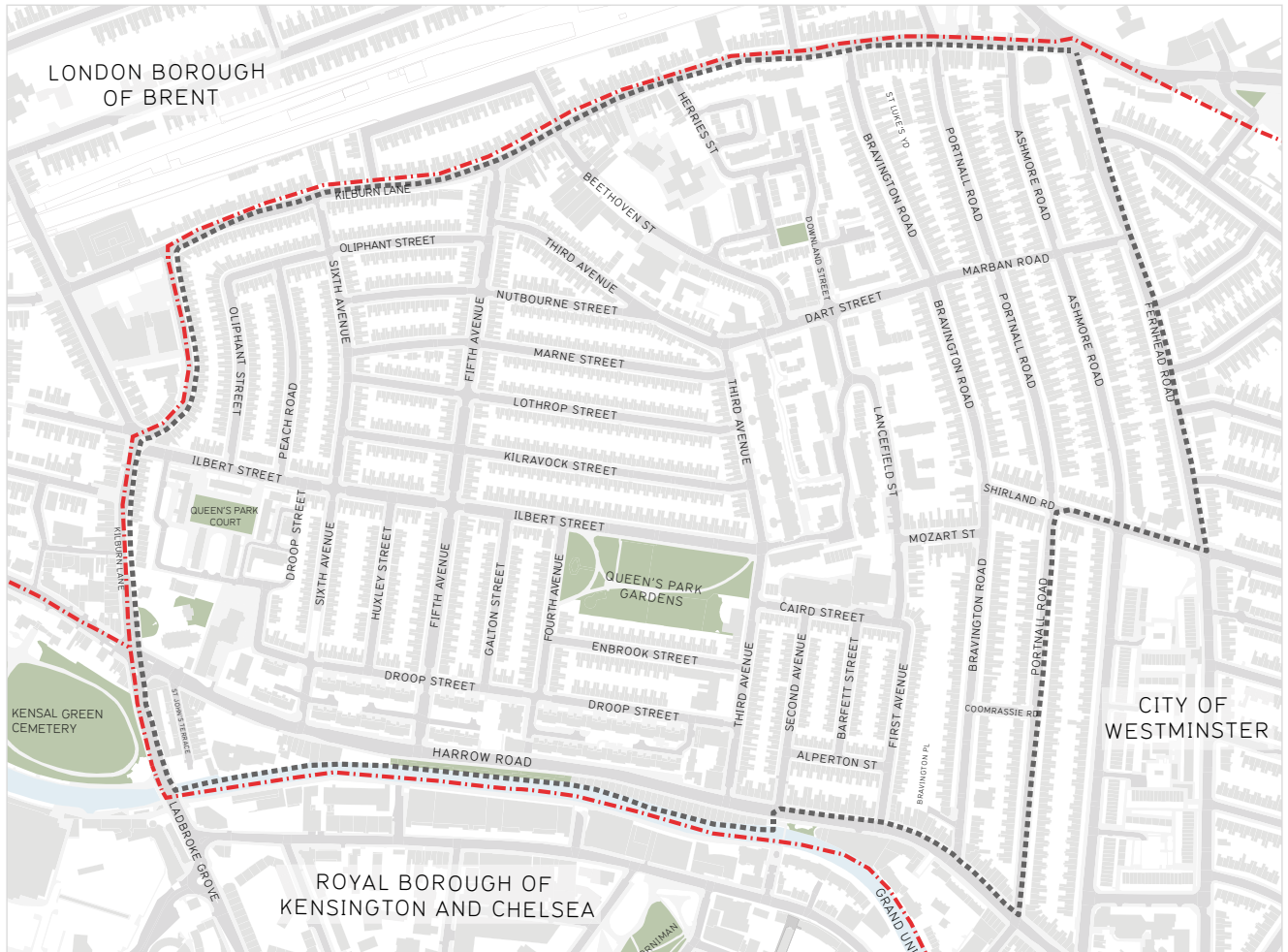
This second issue of the Background Report is to be used as the stand alone evidence base for the Neighbourhood Plan and the development of its policies. A separate document containing the emerging policies, will be added to and refined over the coming months and this will eventually constitute the basis of the final Neighbourhood Plan.

For next steps, see Chapter 7, p 118.

1

About Queen's Park

1.1 The Neighbourhood Plan Area



- - - Borough boundary
- - - Queen's Park Community Council boundary

Westminster ward map, with the Queen’s Park ward highlighted in yellow. The ward area is the same as the Queen’s Park Community Council neighbourhood area

One of Westminster's most demographically diverse areas, Queen's Park, is located in the north-west of the borough, at the border with Brent and Kensington and Chelsea. The Queen's Park Community Council's designated boundary, the area covered by the emerging neighbourhood plan, is the same as the Queen's Park ward.

The area is enclosed by Kilburn Lane to the north and west, the Harrow Road and the Grand Union Canal to the south, and Fernhead Road and Portnall Road to the west. Largely residential, it includes the Queen's Park Estate (the Victorian Gothic-revival development locally known as 'the Avenues'), the 1970s Mozart and Harrow Road Estates, as well as shops and local amenities, mostly along the area's two high streets: the Harrow Road and Kilburn Lane. Queen's Park Gardens is the only green space of significant size, and everywhere in the neighbourhood plan area is located within walking distance of this central park.

The area has over 12,800 residents in 5,138 homes, a population large enough to support basic neighbourhood facilities.

The Queen's Park Estate Conservation Area, covers the original estate built in the late 1800's by the Artizans, Labourers and General Dwellings Company, and includes listed Grade 2 properties along Fifth Avenue and the Droop Street School (Queen's Park Primary School). The school, the Queen's Park library on the Harrow Road and the old Queen's Park meeting hall on Harrow Road/ First Avenue junction are landmark buildings, standing out in use and scale from the rest of the estate.

The canal is an important feature of the area however, the towpath, on the south side is under the demise of Kensington and Chelsea and the area doesn't connect much to the canal, except at the foot of the Half Penny Bridge where it meets the Harrow Road. At this point lies Canal Terrace, a striking three storey structure that overlooks the canal, but is in poor state of repair, with a number of blank frontages where shops once were.

The area faces a number of challenges, the greatest are associated with the loss of retail on the Harrow Road and Kilburn Lane but also on smaller residential streets - Mozart Street and Dart Street, which once acted as important community convenience hubs. Another challenge is the redevelopment of the site of the area's only sports and swimming centre, the Jubilee Centre, which has consent to be transformed into a primarily residential scheme, with the majority of sports facilities being provided in a new Moberly Centre, in neighbouring Brent.

1.2 Assets and features





Queen's Park is a predominately residential neighbourhood. To the south of the area is the Harrow Road high street and the Grand Union canal. Within the neighbourhood area there are few green spaces, a number of play spaces and the Queen's Park Gardens and Jubilee Sports Centre, which are located at the centre of the area.

- High Streets
- Canal
- Green Spaces
- Play Areas
- Community Buildings
- ⊙ → Direction to Tube Station
- QPGC boundary



1.3 Portrait of the Neighbourhood Area

Unlike most of Westminster, in Queen's Park residents outnumber businesses. Around 12,800 people live in the Queen's Park ward today in 5,100 properties making up 5.8% of the total Westminster population.

According to the 2014 Queen's Park ward profile issued by Westminster City Council, compared to the Westminster average, Queen's Park has:

- A much higher proportion of socially rented properties (56%)
- A much lower proportion of home ownership (22%)
- A much higher proportion of households with at least one dependent child (32%)

The majority of residents have lived in this ward all their life or for over 10 years which is much higher than the Westminster average.

In Queen's Park 74% of households have at least one measure of deprivation. The Index of Multiple Deprivation (2010) places 33% of the ward in the top 5% most deprived in England.

In 2014, 33% of households in Queen's Park earned less than £20,000 a year.

In August 2013, the workless rate in Queen's Park ward was 20.1% which is much higher than the Westminster average of 8.6%

From 2011 Census data the top five industries in the area were:

- Wholesale and retail trade; repair of motor vehicles/cycles
- Professional, scientific and technical activities
- Accommodation and food service activities
- Human health and social work activities
- Education

The occupancy rate suggests that 20% of households are overcrowded in Queen's Park. Overcrowding seems to be more of a problem compared to Westminster as a whole, where the over occupancy rate is 12%.

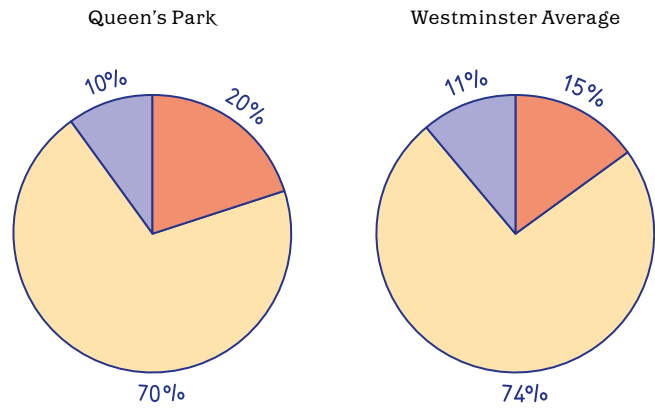
There was a population growth of 3.8% in Queen's Park ward between 2013-2015.

According to the 2015 GLA ward profile, compared to the Westminster average, Queen's Park has:

- A lower proportion of working age adults (70%)
- A higher proportion of under 16s (20%)

1. Age

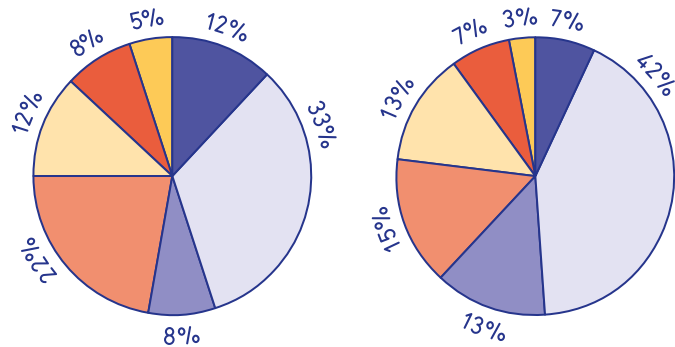
- 0-15
- 16-64
- 65+



Data for map 1 taken from the GLA Ward Profile for Queen's Park 2015.

2. Employment

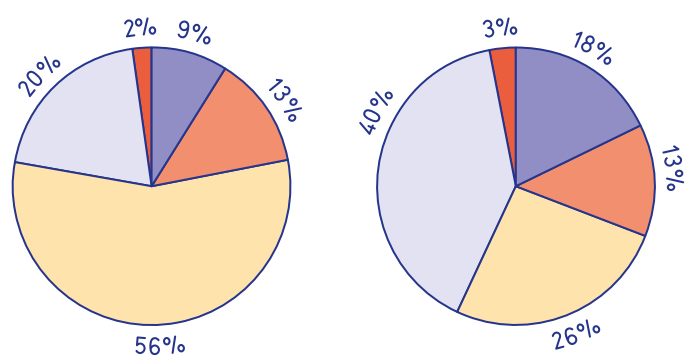
- Part-time
- Full-time
- Self-employed
- Unemployed*
- Student
- Retired
- Other



* (including long-term sick and looking after home)

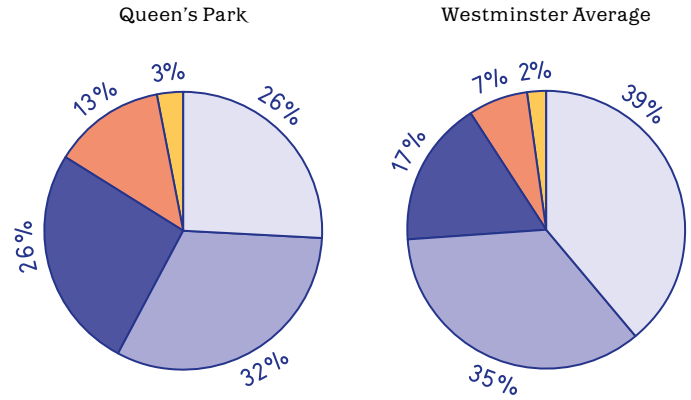
3. Tenure

- Owned outright
- Owned with mortgage
- Social rented
- Private rented
- Other



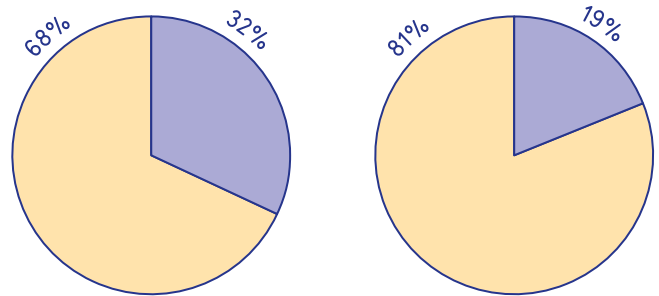
4. Deprivation

- Not deprived in any dimension
- Deprived in one dimension
- Deprived in two dimensions
- Deprived in three dimensions
- Deprived in four dimensions



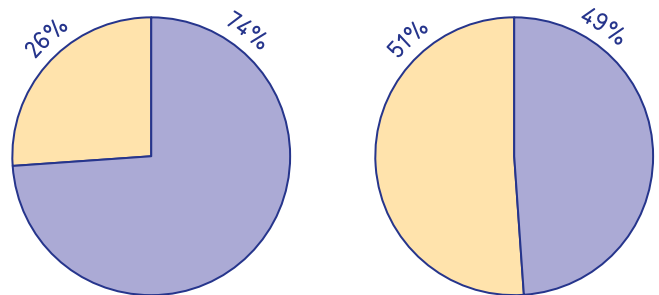
5. Households with dependent children

- Households with dependent children
- Households with no dependent children



6. Time spent living in ward

- More than 10 years
- Less than 10 years



Data for map 1 taken from the 2015 GLA ward profile. Data for maps 2, 3, 4, 5 and 6 taken from the Queen's Park Ward Profile, May 2014, Westminster City Council, based on data from the 2011 National Census.

1.4 History of development

One thousand years ago the Charter of Edward the Confessor described the land in the area of Queen's Park ward as forest, providing wood for the abbey of Westminster and acorns for its pigs.

By the mid-eighteenth century the forest had been replaced by pasture. The area was bounded on the south by the main thoroughfare of the Harrow Road and on the west and north by the 'dog leg' of Kilburn Lane.

In 1801 the Grand Junction Canal opened, cutting through the area parallel with the Harrow Road, so that the carriages of the rich were flanked by narrow boats bringing goods into the growing capital.

The Great Western Railway line followed, Paddington Station opened in 1838 and the housing of Kensal Town developed south of the canal. St John's Church on the Kilburn Lane was built in 1843-4 and to the east of the ward, housing around Bravington Road, then known as St Peter's Park, had developed but between them was still open pasture.

In the 1870s the Artizans' Labourers' and General Dwellings Company built a 'workman's city' complete with a drainage system, to accommodate 16,000 people and to be named the Queen's Park Estate. As part of the plan for the area, four acres out of the 80 were designated in the centre as a garden and recreation ground, which became the Queen's Park Gardens.

The Estate was to include cooperative stores, a coal depot, a dairy farm, baths, washhouses and no public houses. Temperance principles were encouraged and substitutes for public houses included reading rooms and the Queen's Park library, which was built in 1890, and a lecture hall, the Queen's Park Hall, which opened in 1884 with three shops and a coffee tavern included on the ground floor.

The canal has one pedestrian bridge within the demise of Queen's Park known colloquially as the Ha'penny Steps on account of the former toll levied for crossing. The bridge was rebuilt by Westminster City Council in 1990.

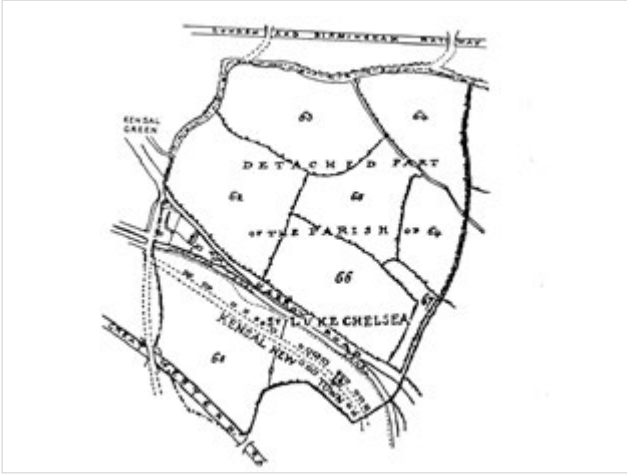
During the Second World War bomb damage to the west of the ward destroyed a large section of the Avenues Estate housing and in its place, Queen's Park Court was built in 1951.

In 1970, the redevelopment of Mozart and Herries Streets included the construction of 870 dwellings in 31 residential, red brick blocks, two to six storeys high, with the Magic Flute pub at its centre and the Jubilee Sports Centre on its southern edge.

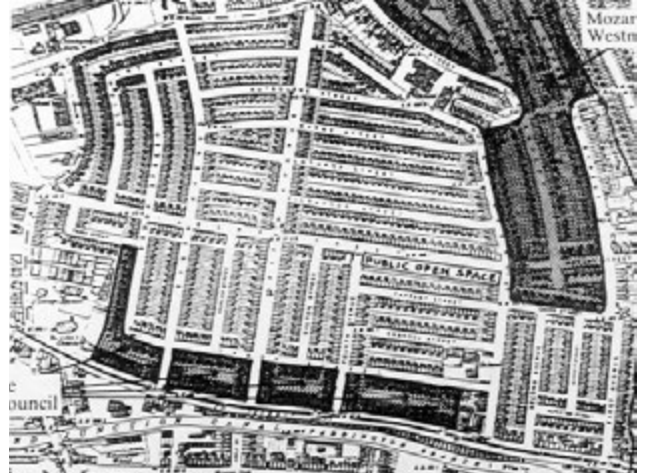
In 1978 the estate houses between Harrow Road and Droop Street were replaced by the Harrow Road Estate designed by Yorke, Rosenberg and Mardall.

The Mozart Estate suffered problems with rising damp, poor insulation and crime and the flats were very expensive to heat. Six years after the completion of the housing estate, Westminster commissioned an estate wide removal of the overhead walkways which linked the housing blocks due to problems with crime and vandalism as well as retrofitting external insulation and cladding.

A detailed historical account of the area can be found in *Artizans & Avenues- A History of the Queen's Park Estate* by Erica McDonald and David J Smith



Detached part of the parish of St Luke Chelsea, Chelsea Tithe award map, 1847



Map of Queen's Park with the Mozart and Harrow Road Estates, 1978



The Artizans' Labourers' and General Dwellings Company Limited original architectural drawing of the terrace façade on Fifth Avenue, 1885



A local shop on the corner of Third Avenue and Nutbourne Street, 1900s



Bakerloo and Watford Junction extension, to include a station at Queen's Park, 1914



The original layout of the Mozart Estate with the now removed bridges between housing blocks, 1977

2

Policy Summary

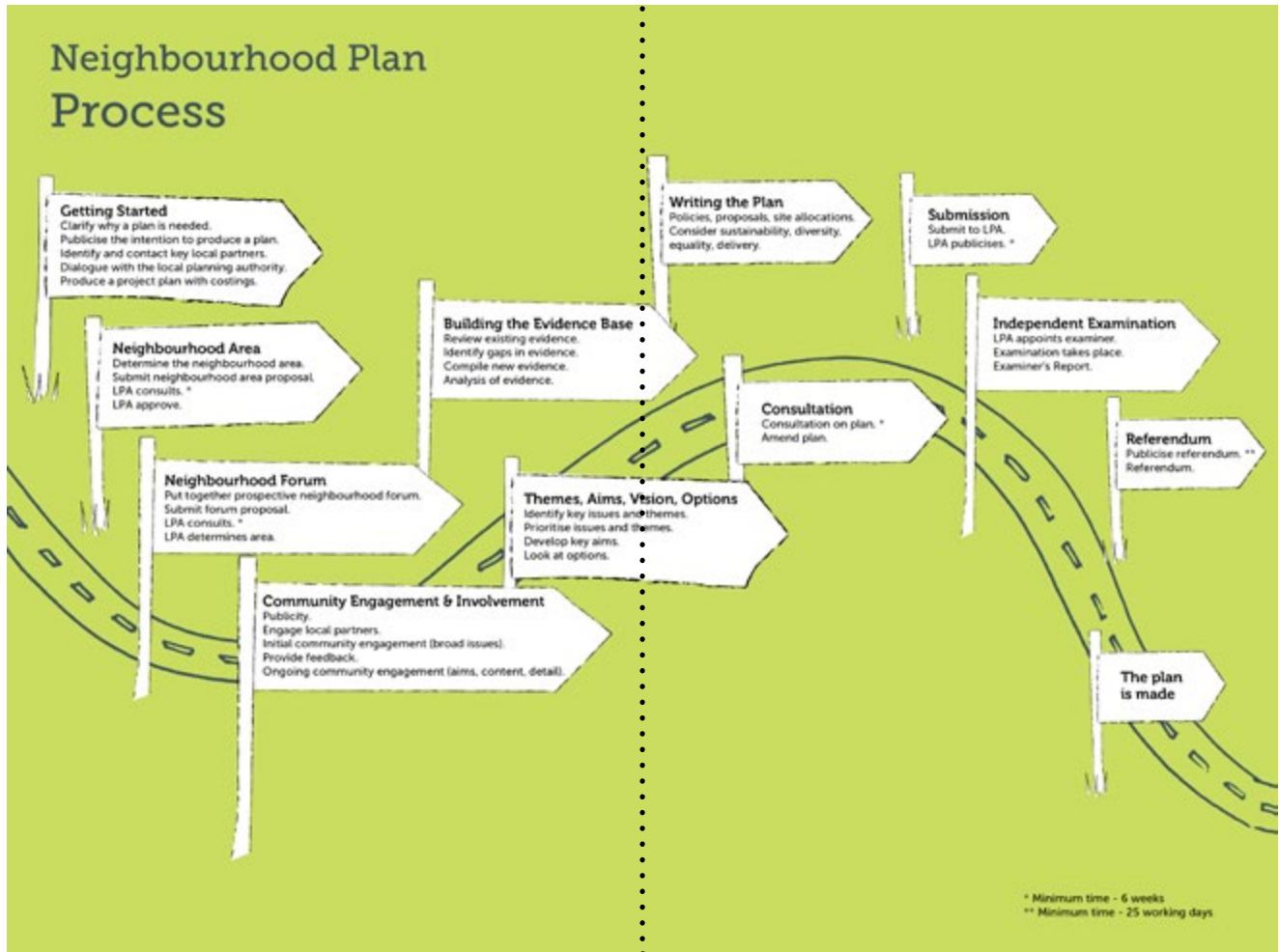
2.1 Localism and Neighbourhood Planning

2.2 Westminster strategic policies - overview and references

2.3 Selected useful WGC schedules and guidelines;

- Civic Amenities
- Character, Design Quality and Heritage
- Getting Around and Community Safety
- High Streets, Shops and Local Businesses
- Housing

◀ We are currently here in the process



Neighbourhood Planning Process
Neighbourhood Plans Roadmap Guide, Locality
www.locality.org.uk

2.1 Localism and Neighbourhood Planning

The Localism Act of 2011 was established with the intention of devolving some of the decision-making powers from national and regional level to local government and from local government to communities.

Neighbourhood Planning commenced in 2012. Local communities are now able to produce Neighbourhood Plans for their area. Neighbourhood Plans can be a powerful tool in shaping the development of an area but they must comply with European and national legislation and must have appropriate regard to national policy and be in general conformity with existing strategic local planning policy.

Producing a Neighbourhood Plan involves several stages:

- ✓ Identifying the neighbourhood area
- ✓ Forming a qualifying body
- ✓ Engaging the community
- ✓ Building the evidence base

Next steps (see page 120)

- See www.locality.org.uk for additional online resources
- Writing the Neighbourhood Plan
- Consulting the community with developed ideas and the Neighbourhood Plan
- Submitting the Plan to Westminster City Council for a local referendum

What is a neighbourhood plan?

A neighbourhood plan is a community led framework for guiding the future development and growth of an area. It may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities. It may also suggest sites for specific kinds of improvements or change, identified locally.

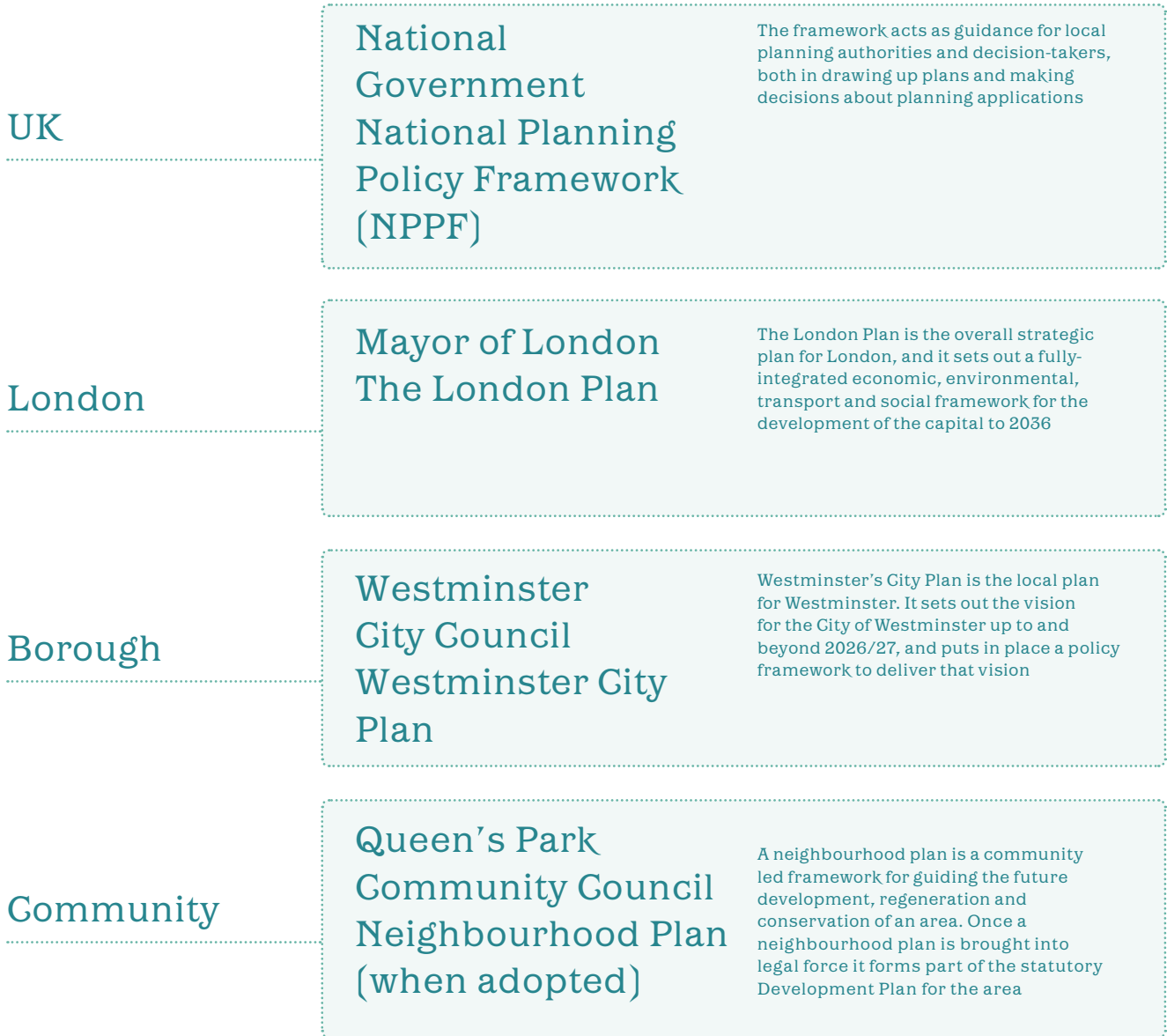
What a neighbourhood plan can and can't do ¹

The neighbourhood plan makes new planning policies that should be adhered to when new planning applications are made in the area. It can only make policies about planning issues. It can't influence the opening times and alcohol sales of pubs and restaurants (that's a licensing issue). It can't take a stand on parking (that's a transport issue). The plan can't include policies that conflict with the borough's planning policies, London policies or National planning policies, but it can add to existing policies.

¹ Referenced from the Kentish Town Neighbourhood Forum website. The Kentish Town Draft Neighbourhood Plan can be access at www.ktnf.org/plan

What is CIL and how does it affect you?

Community Infrastructure Levy (CIL) is a new levy that local authorities can charge on new developments. The charges are set by the local council, based on the size and type of the new development. The money raised from the community infrastructure levy can be used to support development by funding infrastructure that the council, local community and neighbourhoods want, like new or safer road schemes, park improvements or a new health centre. A proportion of the CIL charged on local developments will be directly allocated to the Community Council - 25% when the Neighbourhood Plan is adopted and 15% when not yet in place. Westminster's Community Infrastructure Levy proposals are not yet adopted (anticipated early 2016).



2.2 Westminster Strategic Policies; Overview and references

Neighbourhood plans have to generally adhere to the Local Authority's strategic planning policies and the objective is that neighbourhood plans do not head in different direction from these. Neighbourhood plans must also have regard to the National Planning Policy Framework, contribute to the achievement of sustainable development and not be incompatible with planning obligations.

The following pages include an overview of relevant local guidance and policy which will be useful as a basis for QPCG's own policy development. This is not an exhaustive overview, but is a useful start to navigating local policy, selected to reflect relevant issues for Queen's Park.

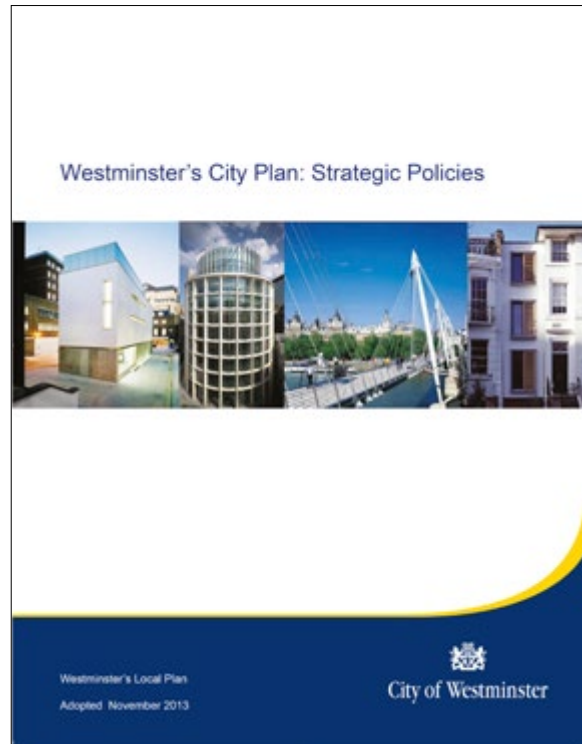
Further discussion with Westminster City Council will be required in order to develop strong Neighbourhood Plan policies.

Westminster City Plan: Strategic Policies Approved November 2013

This is the key policy document for determining planning applications in Westminster. As the most recent policies, these should be looked at first, and take priority over Unitary Development Policies.

The Strategic Policies in this document were prepared to ensure consistency with the Government's National Planning Policy Framework (NPPF), which was published in March 2012. They also take account of the London Plan.

See: www.westminster.gov.uk/westminsters-city-plan-strategic-policies



Westminster City Plan

The Westminster City Plan includes both strategic and more detailed policies to manage the city and deliver Westminster's future sustainable development. It is the most important document for reference by Q.PGC as the Neighbourhood Plan policies must be compliant with the City Plan policies. In addition, many of Q.PGC's objectives may already be addressed by existing WGC policy. Only issues which are not covered should be the focus of new or additional policy.

The Table of Policies (opposite) are the Strategic 'S' Policies that must be adhered to in the Neighbourhood Plan.

Since the City Plan was adopted in 2013, a number of chapters in the document have been updated and issued by WGC as numbered Revision Booklets, where relevant, these have been referenced in the following pages.

Westminster City Council additionally publishes Supplementary Planning Document (SPD) documents on various issues. Relevant examples of these are also included.

See www.westminster.gov.uk/information-westminsters-planning-policies for all WGC policy documents.

CONTENTS	
PART I: INTRODUCTION	1
Westminster's Local Development Framework	1
Westminster's City Plan	3
How to use this document	5
PART II: A UNIQUE CITY	6
The Local Context	6
Westminster at the heart of a global city	6
Employment and the local economy	7
Westminster's Residents	8
Health and well-being	9
An Environment Fit for a World City	11
A Unique City	11
The Regional Context	13
Westminster's Issues and Challenges	14
Accommodating strategic land uses within a unique Central London mix	14
Strength of Westminster's heritage assets	15
Lack of available land, housing, and competing land uses	16
People pressure	16
Inequalities including health inequalities	17
Adaptation to and mitigating climate change	18
Westminster's Spatial Strategy	20
Westminster's Spatial Vision	20
Westminster's Strategic Objectives	20
Westminster's Spatial Strategy	22
PART III: LOCAL SPATIAL POLICIES	29
The Central Activities Zone	29
Mixed Uses in the Central Activities Zone	31
Special Policy Areas	32
Paddington Opportunity Area	34
Victoria Opportunity Area	37
Tottenham Court Road Opportunity Area	40
Core Central Activities Zone	43
West End Special Retail Policy Area	46
Marylebone and Fitzrovia	50
Knightsbridge	52
Fimlico	54
Royal Parks	56
North Westminster Economic Development Area	58
Outside the CAZ and NWEDA	63
PART IV: CITY-WIDE SPATIAL POLICIES	68
Housing Provision	68
Optimising Housing Delivery	70
Meeting Housing Needs	73
Affordable Housing	75
Gypsies and Travellers	80
Business and Employment	82

Employment	83
Offices and Business Floorspace	84
Retail	86
Tourism, Arts and Culture	89
Arts and Culture	89
Hotels and Conference Facilities	91
Entertainment Uses	92
PART V: CREATING PLACES	95
Heritage	95
Views	97
Uses of National and International Importance	99
Sustainable and Inclusive Design	100
Health, Safety and Well-Being	103
Flood Risk	106
Air Quality	108
Noise Pollution	110
Infrastructure and Development Impacts	112
Social and Community Infrastructure	115
Open Space and Green Infrastructure	117
Open Space Network	117
Sites of Importance for Nature Conservation	120
Blue Ribbon Network	121
Other Green Infrastructure	123
Energy Infrastructure	125
Heat and Power Networks	125
Renewable Energy Generation	128
Transport and Public Realm Infrastructure	129
Sustainable Transport	129
Servicing and deliveries	131
The transport network	132
Waste Infrastructure	135
Flood Related Infrastructure	139
Thames Tunnel	139
PART VI: IMPLEMENTATION	141
The Presumption in Favour of Sustainable Development	141
Partnerships	142
Partnership Working	142
Neighbourhood Planning and Community Governance	142
Westminster's Sustainable Community Strategy	144
Risk and Review	145
SUPPORTING INFORMATION	150
Appendix 1: Proposals Sites	150
Appendix 2: Retail Hierarchy	157
Appendix 3: Key Partnerships	163
Appendix 4: Housing Delivery	167
Appendix 5: Unitary Development Plan Policies Replaced by Westminster's City Plan	172
Glossary	174
References	192

See: www.westminster.gov.uk/westminsters-city-plan-strategic-policies, 2013, p4-6

Westminster City Plan: Table of Strategic Policies

Queen's
Park Area
included

TABLE OF POLICIES:

Policy S1 Mixed Use in the Central Activities Zone	31
Policy S2 Special Policy Areas.....	33
Policy S3 Paddington Opportunity Area	35
Policy S4 Victoria Opportunity Area.....	38
Policy S5 Tottenham Court Road Opportunity Area	41
Policy S6 Core Central Activities Zone	44
Policy S7 West End Special Retail Policy Area.....	47
Policy S8 Marylebone And Fitzrovia.....	51
Policy S9 Knightsbridge.....	53
Policy S10 Pimlico.....	55
Policy S11 Royal Parks.....	57
Policy S12 North Westminster Economic Development Area	60
Policy S13 Outside The CAZ And NWEDA	67
Policy S14 Optimising Housing Delivery.....	71
Policy S15 Meeting Housing Needs.....	74
Policy S16 Affordable Housing	75
Policy S17 Gypsies and Travellers	80
Policy S18 Commercial Development	83
Policy S19 Inclusive Local Economy and Employment.....	84
Policy S20 Offices and Other B1 Floorspace	86
Policy S21 Retail	88
Policy S22 Tourism, Arts and Culture.....	90
Policy S23 Hotels and Conference Facilities	91
Policy S24 Entertainment Uses	93
Policy S25 Heritage	96
Policy S26 Views.....	98
Policy S27 Buildings and Uses of International and National Importance.....	99
Policy S28 Design	102
Policy S29 Health, Safety and Well-Being	104
Policy S30 Flood Risk.....	107
Policy S31 Air Quality	109
Policy S32 Noise	111
Policy S33 Delivering Infrastructure and Planning Obligations	113
Policy S34 Social And Community Infrastructure	116
Policy S35 Open Space	119
Policy S36 Sites of Importance for Nature Conservation.....	121
Policy S37 Westminster's Blue Ribbon Network	122
Policy S38 Biodiversity and Green Infrastructure	124
Policy S39 Decentralised Energy Networks	127
Policy S40 Renewable Energy	128
Policy S41 Pedestrian Movement and Sustainable Transport.....	130
Policy S42 Servicing and Deliveries	131
Policy S43 Major Transport Infrastructure	134
Policy S44 Sustainable Waste Management.....	137
Policy S45 Flood-Related Infrastructure	139
Policy S46 Thames Tunnel.....	140
Policy S47 The Presumption in Favour of Sustainable Development	141

2.3 Selected Policy

Useful WCC schedules and guidelines

Civic Amenities

Health, Well-being and Personal Safety **Booklet No. 9, Westminster City Plan Revision,** **July 2014**

This addition to the Westminster City Plan covers specific policies relating Health, safety and well-being and City Management on security measures in high-risk developments (CM29.4), security measures in the public realm (CM35.2) and play space (CM35.2).

The play space policy is particularly relevant. Queen's Park has a higher than average prevalence of childhood obesity according to the Department of Health Cross-Government Obesity Unit. In 2013-14 12.3% of children in reception and 26.8% of children in school year 6 were obese which is higher than the London average of 10.8% and 22.4% respectively.

The built environment can affect behavioural choices people make. For example active lifestyles can be encouraged by ensuring access to open space and pleasant routes which facilitate walking and cycling.

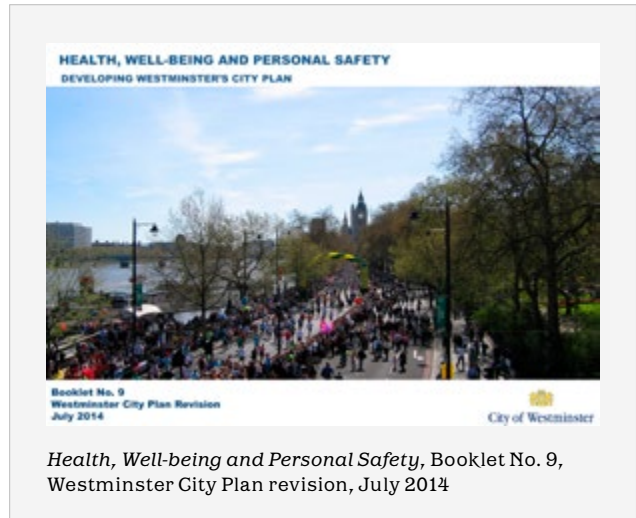
Within the dense urban fabric, opportunities for formal play provision may be limited, and use of spaces for informal play can help to meet the needs of children and young people.

POLICY S29

Health, Safety and Well-being

Development should ensure that the need to secure a healthy and safe environment is addressed (...) Developments should also maximise opportunities to contribute to health and well-being, including supporting opportunities for improved life chances and healthier lifestyle choices.

The council will resist proposals that result in an unacceptable material loss of residential amenity and developments should aim to improve the residential environment.



Health, Well-being and Personal Safety, Booklet No. 9, Westminster City Plan revision, July 2014

POLICY CM35.2

Play Space

New play space should be designed to best practice standards, and take account of;

1. size and scale of the space;
2. natural daylight and sunlight;
3. meeting the needs of various age groups;
4. access for children with learning difficulties and disabilities and;
5. safety (including flooring and other materials) and natural surveillance.

Opportunities for informal play and play within more natural environments will also be secured where it is more appropriate or not possible to secure formal play areas.

Health, Well-being and Personal Safety- Developing Westminster's City Plan, booklet No.9, p 12 & 15, July 2014

**Open Space and Green Infrastructure
Booklet No. 10, July 2014**

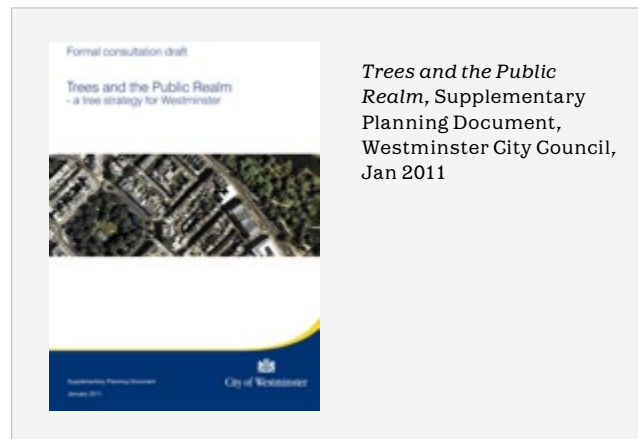
This booklet sets out Westminster’s proposed planning policies dealing with open space and green infrastructure. Specific policies covered relate to Open Space and Green Infrastructure Network (S35), New Open Space and Green Infrastructure (GM35 .1) and Addressing Deficiencies, Existing Open Space and Green Infrastructure (GM 35.2), Biodiversity (Strategic Policy S38) and a number of policies (S37) relating to the Westminster’s Blue Ribbon Network.



Open Space and green Infrastructure, Booklet No. 10, Westminster City Plan revision, July 2014

**Tree and the Public Realm
Supplementary Planning Document, Jan 2011**

This booklet defines the council’s approach to planting trees in the public realm to ensure that tree cover is maintained in Westminster and increased wherever possible. The borough has a number of designated areas for tree planting with relevant guidance for each area.



Trees and the Public Realm, Supplementary Planning Document, Westminster City Council, Jan 2011

**POLICY S35
Open Spaces and Green Infrastructure**

The council will protect and enhance Westminster’s open spaces and green infrastructure network, and will work to develop further connections between open them. The council will seek to address existing public open space deficiencies, including active play space deficiency, and current and future open space needs by:

- Protecting and enhancing all open spaces, and their quality, heritage and ecological value, tranquillity and amenity;

- Mitigating additional pressure on open spaces by securing new improved public open space in new developments; space for children’s active play; and seeking public access to private spaces; and
- Seeking improvements to the quality, ecological value and accessibility of local public open spaces and delivering new open spaces, particularly from under-used land.

*Open Space and Green Infrastructure- Developing Westminster’s City Plan, booklet No.10, July 2014
Trees and the Public Realm, Westminster City Council Supplementary Planning Document, January 2011*

2.3 Selected policy

Useful WGC schedules and guidelines

Character, Design Quality and Sustainability

Shopfronts

The Queen's Park Estate Design Guide, 1995 and Queen's Park Estate Conservation Audit, Supplementary Planning Guidance, 2005

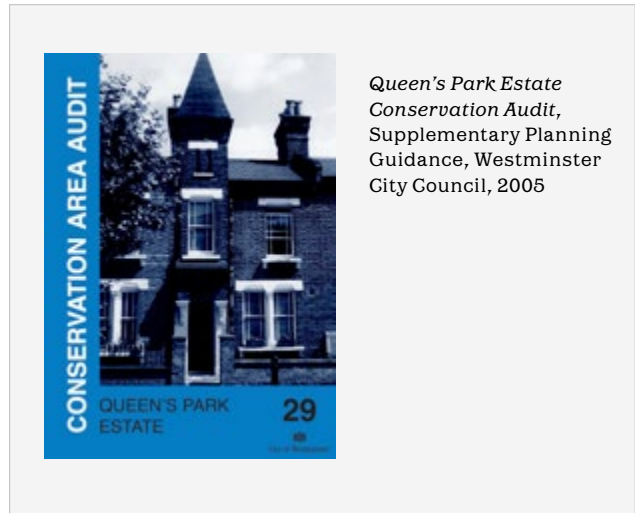
This design guidance includes a section on shopfronts.

'Shopfronts, including well-designed, non-original shopfronts, can be of great importance in contributing to the character and appearance of both individual buildings and the conservation area as a whole. There are two types of shopfront in Queen's Park. The earliest in the blocks along Harrow Road have rather substantial painted timber fronts with gothic detailing to the surrounds. The city council will seek to preserve these where these details survive and are in good condition. The second type of shop were added later, and provide variety within the uniform street scene and also in use terms providing vitality in an overwhelmingly residential area'.

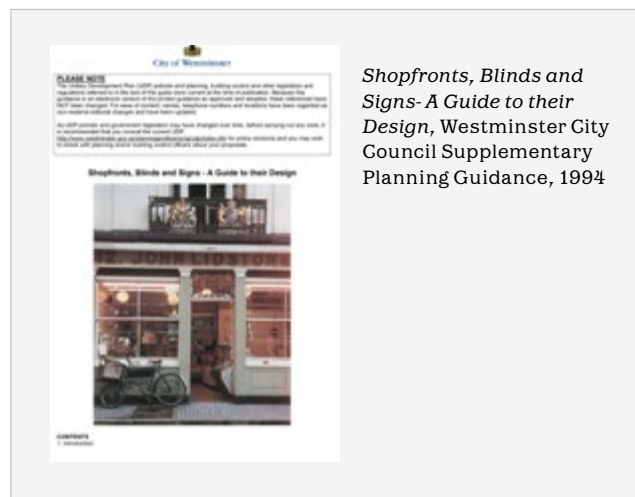
Shopfronts, Blinds and Signs - A Guide to their Design, 1994 and Design Guidelines for Shopfront Security, 1995

The purpose of the 1994 guide 'is not to suggest precise ways of designing alterations or to discourage imaginative new design, but to provide guidance for the alteration, replacement and restoration of shopfronts. The Council attaches considerable importance to suitably-designed shopfronts, not only for the preservation of the character of buildings and areas, but also for the attractive overall appearance of shopping streets and the impact on their commercial success'. The guides outline design considerations and includes illustrated examples.

'The city council seeks to retain original shopfronts wherever possible and new signage and other alterations should use materials and detailing sympathetic to the age and style of the individual buildings and conservation area as a whole. Unsympathetic alterations, signage and external security shutters will be resisted'.



Queen's Park Estate Conservation Audit, Supplementary Planning Guidance, Westminster City Council, 2005

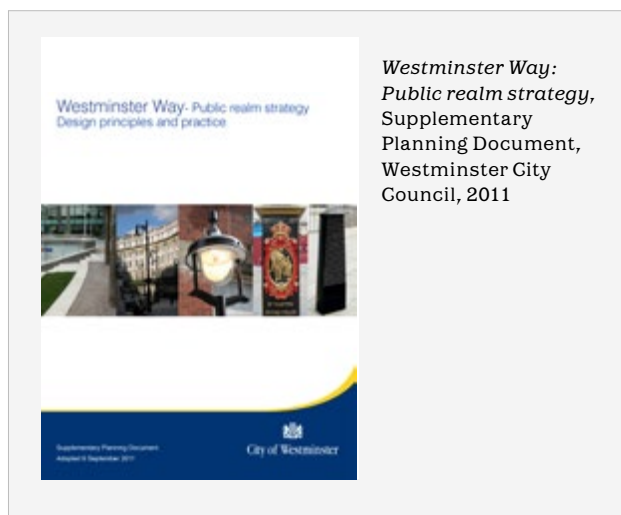


Shopfronts, Blinds and Signs- A Guide to their Design, Westminster City Council Supplementary Planning Guidance, 1994

Getting Around and Community Safety

Westminster Way: Public realm strategy Supplementary Planning Document, adopted 2011

This guidance document offers strategic guidance on making and maintaining spaces. It includes an explanation of the Westminster Code, a set of ten simple rules established to guide the nature of all intervention in the city's public realm. It provides information on the Westminster palette of materials, and detail technical guidance on paving, planting, trees, street furniture and lighting.



Cycling strategy November 2014

The Westminster Cycling Strategy sets out how the Council intends to help deliver the Mayor's Vision for Cycling (2013) on a more local level, taking account of Westminster's unique circumstances and challenges. The strategy examines how people are changing the way that they travel into and round Westminster, the opportunities and challenges associated with the increase in cycling, and how further growth will be encouraged through a wide range of schemes and initiatives.

Four high level objectives have been set:

- Creating safer and more legible routes
- Improving road user interaction, education and enforcement
- Facilitating bicycle ownership/access and parking
- Raising awareness and participation in cycling



2.3 Selected policy

Useful WCC schedules and guidelines

High Streets, shops and local businesses

North Westminster Economic Development Area

The North Westminster Economic Development Area (NWEDA) was designated to address the needs of the principal area of economic renewal in the north-west of Westminster. Four of the wards within this area, Queen's Park, Harrow Road, Westbourne and Church Street suffer the greatest deprivation within Westminster and the country. The designated area also includes the Paddington Opportunity Area and the wider Paddington Business Improvement District (BID).

The EDA has three district shopping centres, Praed Street, Harrow Road and Church Street/Edgware Road. The focus for these district shopping centres is to encourage economic development, without eroding their character, and vitality, and to strengthen their retail function.

Westminster council states its intention to work in partnership with the London Borough of Brent and the Royal Borough of Kensington and Chelsea to create better pedestrian and transport routes to connect neighbourhoods in the South Kilburn Growth area and North Kensington.

Policy priorities identified for the area are, to

- Improve the physical environment,
- Promote economic development,
- Create employment opportunities,
- Provide education, skills and training,
- Provide quality intermediate housing, and
- Improve access to social and community facilities.

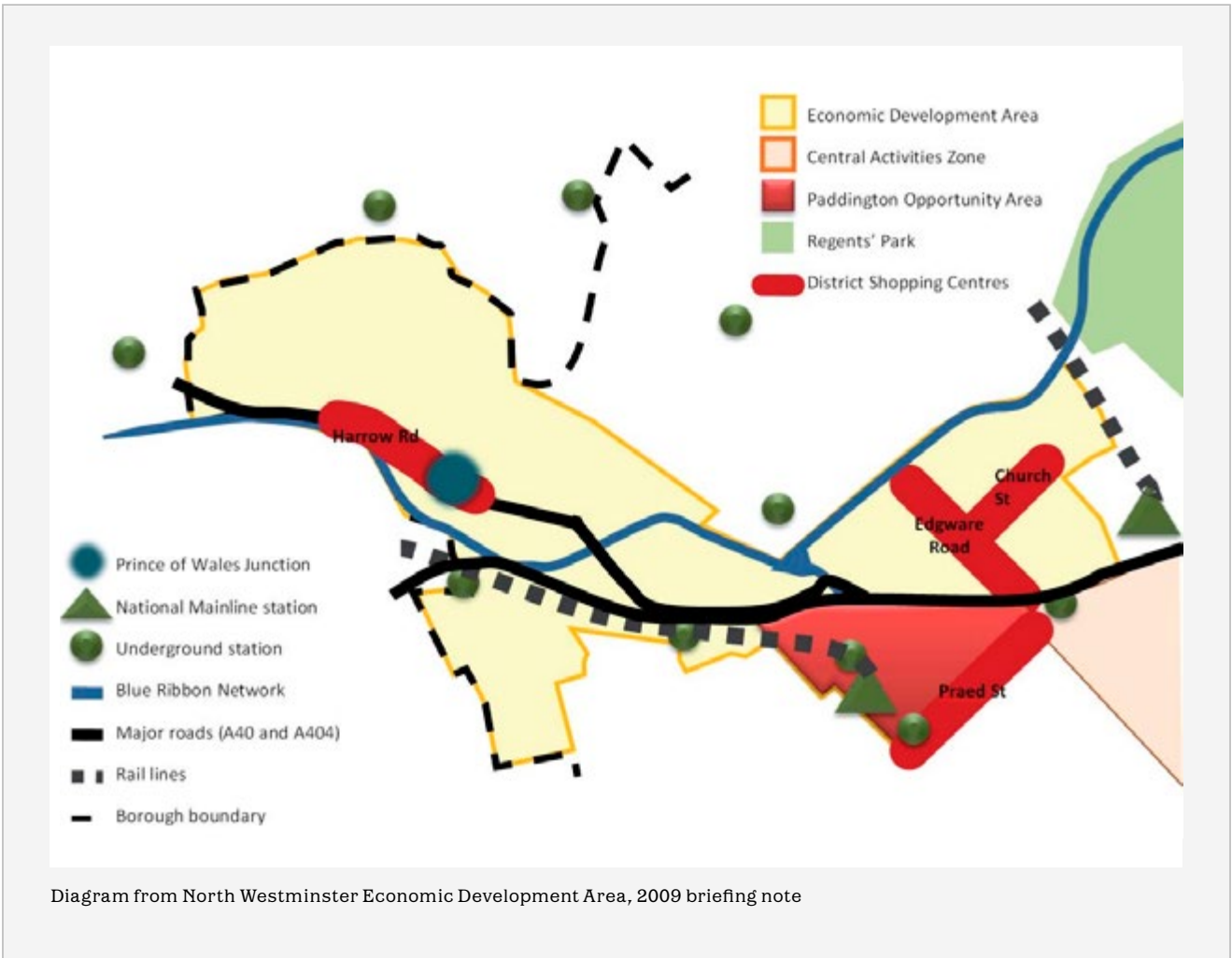
STRATEGIC POLICY S12

North Westminster Economic Development Area

In the Harrow Road District Shopping Centre:

- In the Core Frontage, A1 uses will be protected. A2 or other non-A1 town centre uses will only be allowed where the proposal will not lead to, or add to, a concentration of non-A1 units in any individual frontage or parade, or result in two or more non-A1 units located consecutively in the Core Frontage, or result in more than 25% of Core Frontage in non-A1 use.
- In the Secondary Frontage, the council will encourage greater flexibility of town centre uses which complement the existing range of shops, provided the active frontage is maintained at ground floor level.
- The council will support applications for appropriate new small restaurant uses where these do not undermine the vitality and viability of the shopping centre.
- The street market, and other appropriate initiatives will be protected and promoted.

Westminster's Economy - Developing Westminster's City Plan, booklet No. 6, p 31, Westminster City Plan consultation, Feb 2014



2.3 Selected policy

Useful WCC schedules and guidelines

Housing

Housing : Need, delivery and quality

Booklet No. 1, February 2014

and Affordable housing

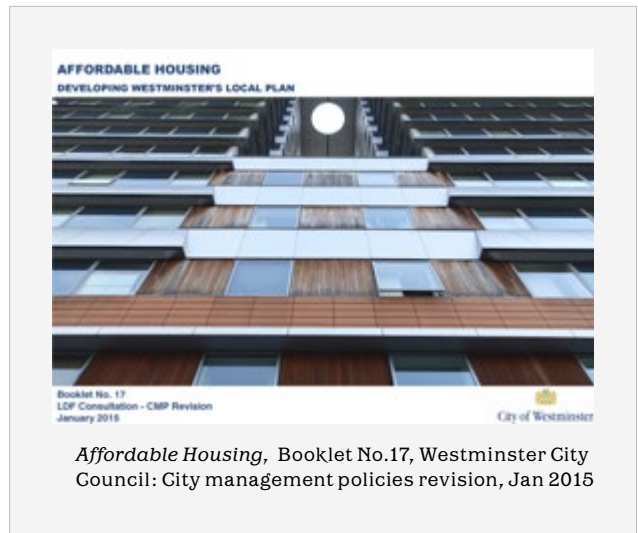
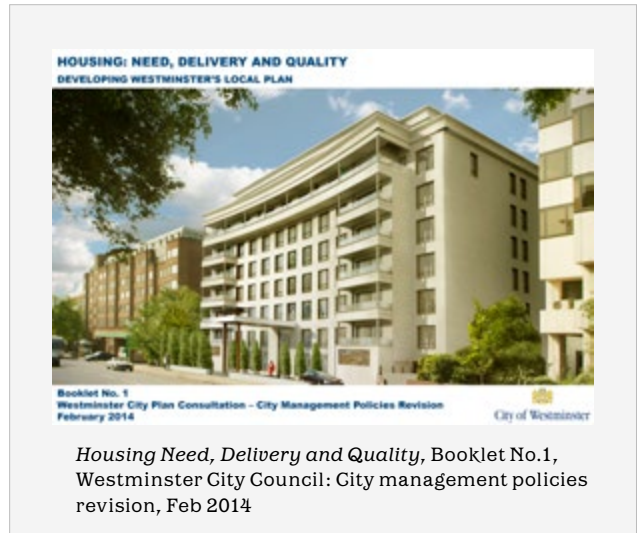
Booklet No. 17, January 2015

These two booklets deal with housing provision in Westminster. The first addresses policies relating to Optimising Housing Delivery (S14), Housing Quality (CM14.1), Meeting Housing Need (S15), Housing for Vulnerable People (CM15.1), Housing for Older People (CM15.2) and Student Accommodation (CM15.3). The second relates to Optimising Housing Delivery (S14), Affordable Housing (S16), Meeting the Range of Affordable Housing Needs (CM16.1) and Affordable Housing credits (CM49.3).

The eight areas identified on the map, cover only 10% of Westminster, but contain around half of the total amount of the city's single family housing. The documents point out the importance of protecting historic family housing stock to ensure there is enough family housing to meet need.

The 2006 Housing Needs Survey (referenced in the booklet *Housing: Need, delivery and quality*) identified a shortfall of family sized housing in both the affordable and private sectors.

Housing provision for families is a particularly prevalent issue in the neighbourhood plan area as households with dependent children make up 32% of the population compared to the Westminster average.



POLICY S15
Meeting Housing Needs

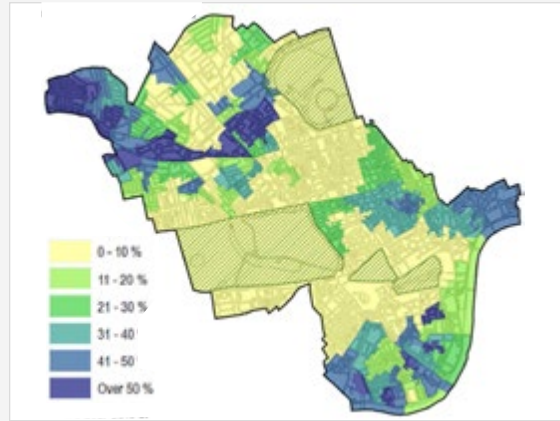
Residential developments will provide an appropriate mix of units in terms of size, type and affordable housing provision to contribute towards meeting Westminster’s housing needs, and creating mixed communities. The changing roles of different housing sectors including private rent, in delivering this, will be recognised and supported as appropriate.

New market housing should provide at least a quarter of units as family sized.

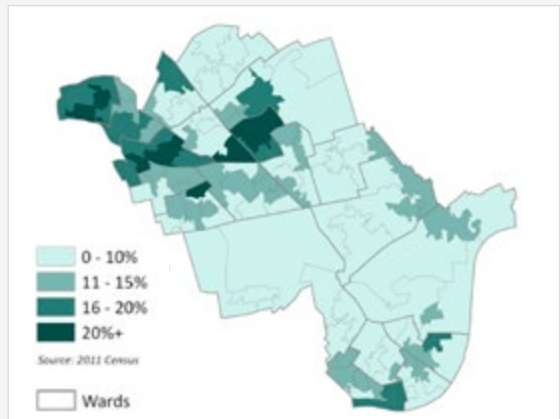
One and two bed units will not contain single bedrooms and 3+ bed units will contain at least two double bedrooms.

Studio units may be acceptable in market and intermediate housing tenures as a minor proportion (no more than 10%) of the one bed provision, where they can accommodate two people and are well designed to maximise space.

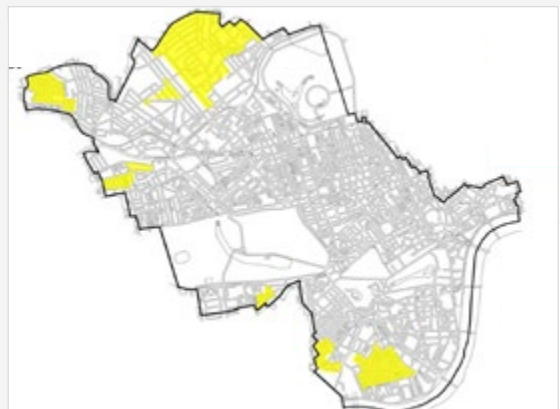
Housing: Need, Delivery and Quality, Booklet No.1, p24, City Management Plan consultation, Jan 2014



Percentage of social rented households, *Affordable Housing*, Booklet No.17, p29



Households with up to two fewer bedrooms than required, *Housing Need, Delivery and Quality*, Booklet No.1, p11



Family Housing Areas (shown above in yellow) were designated to protect concentrations of single family dwellings, in *Housing Need, Delivery and Quality*, Booklet No.1, p17

3

Area Survey

The purpose of Publica's survey is to document the character and assets of Queen's Park and the issues and opportunities affecting the area. The survey investigates the history, land use, policy and development context, amenity, green and open spaces and retail activity of the wider area.

The Queen's Park Neighbourhood Plan area has been surveyed in detail. Kensal Road to the south of the Grand Union Canal in Kensington and Chelsea and the extent of Harrow Road to Maida Hill Junction to the east has also been covered, as they impact the area.

An initial survey was conducted in November and December 2014 when members of the Queen's Park community joined Publica in undertaking the land use and building height surveys. In May and June 2015 the survey continued with public transport, green space, public realm and high street surveys.

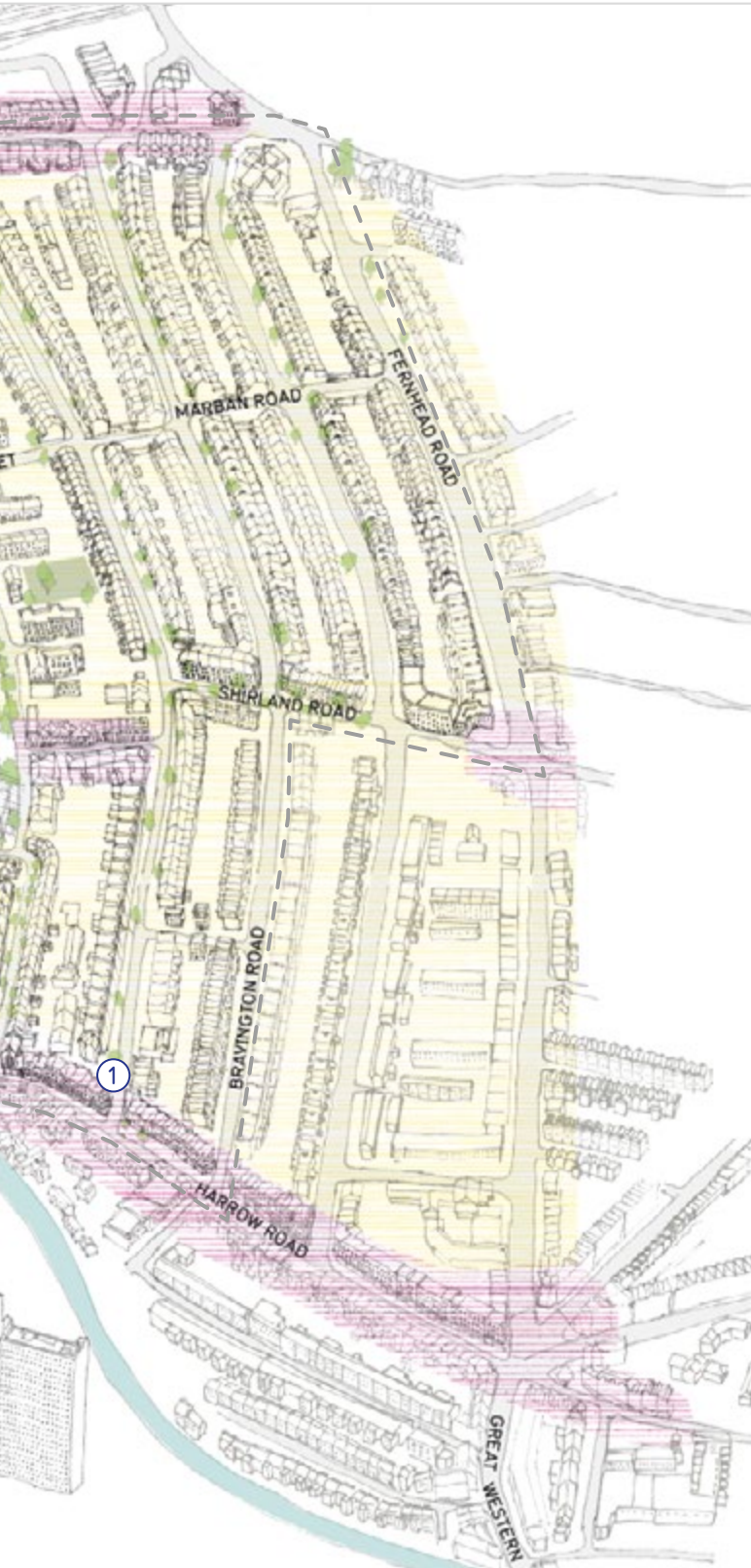
In May 2015 the survey continued with public transport, green space, public realm and high street surveys.

This chapter contains a range of maps, photographs and descriptions including;

- **Character areas** (see pages 40-41)
- **Land use** (see pages 42-43)
- **Building heights** (see pages 44-45)
- **Conservation and heritage** (see pages 46-47)
- **Development context** (see pages 48-49)
- **Amenity, and social infrastructure** (see pages 50-53)
- **Green and open spaces** (see pages 54-57)
- **Public transport; walking, cycling and traffic intensity** (see pages 58-65)
- **Shops and workspaces** (see pages 66-69)

3.1 Character Areas





① The north, west and south edges of the area are defined by retail streets; Harrow Road and Kilburn Lane



② Along the Grand Union Canal there are pockets of commercial activity

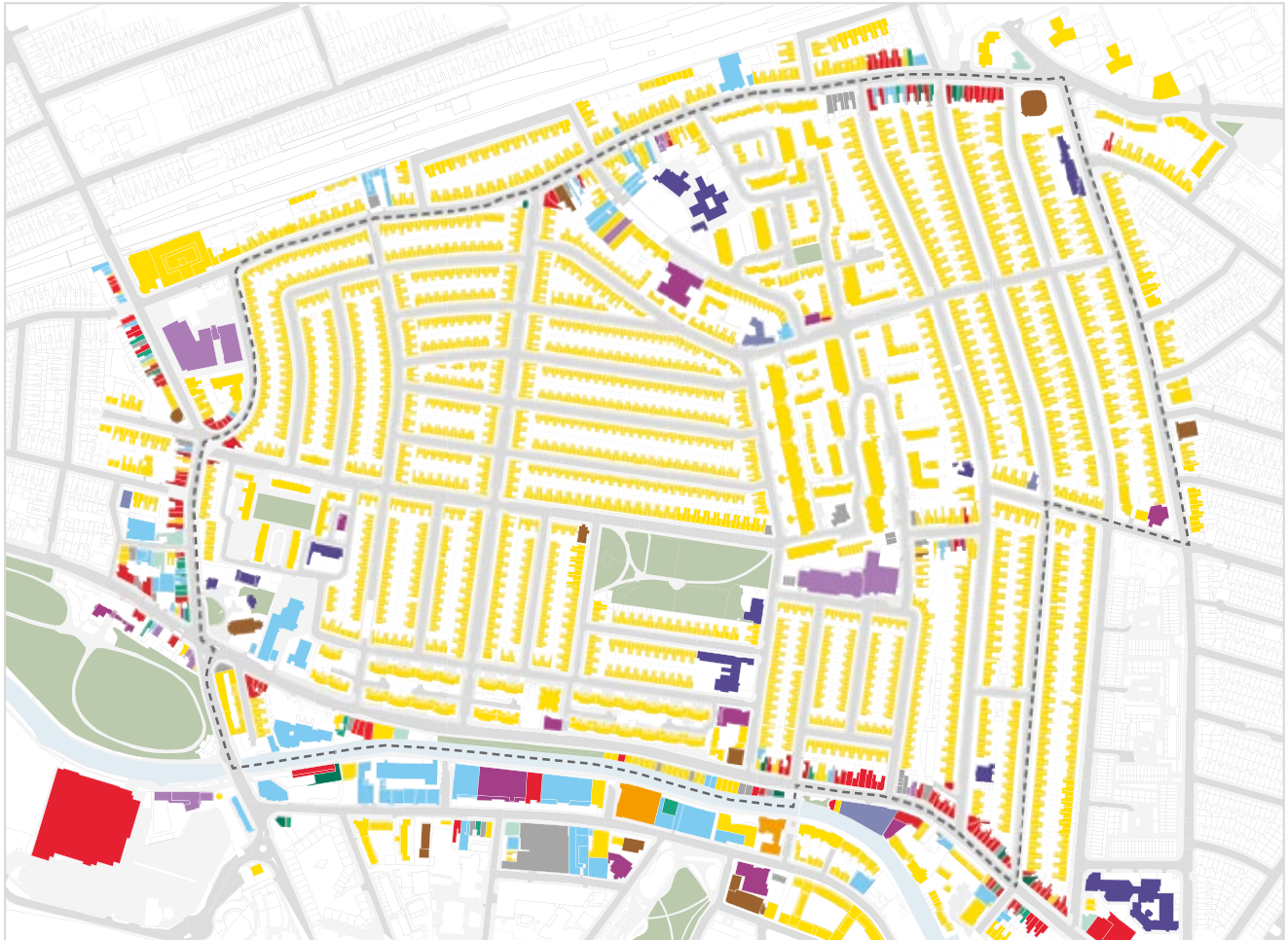


③ Queen's Park Gardens and the Jubilee Centre provide leisure and sport amenities in the centre of the area



④ Queen's Park is predominantly comprised of residential streets

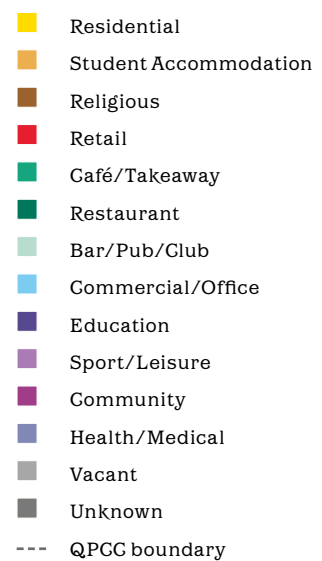
3.2 Land Use



The ground floor land use survey was conducted by the Publica team and a number of Queen's Park residents.

Unlike other areas in Westminster, Queen's Park is predominantly residential with some local amenity uses. The edges of the neighbourhood area have more mixed uses along the Harrow Road and Kilburn Lane which provide important local retail and amenity.

Land use survey undertaken Nov 2014–July 2015, by the Publica team and local resident volunteers. Land use has been mapped by on site observation for the purpose of understanding general patterns of use. It does not affect existing use class designations.





The majority of the inner streets are typically quiet and of residential use



Dart Street



A number of buildings in the area have amenity uses



St Luke's School on Fernhead Road

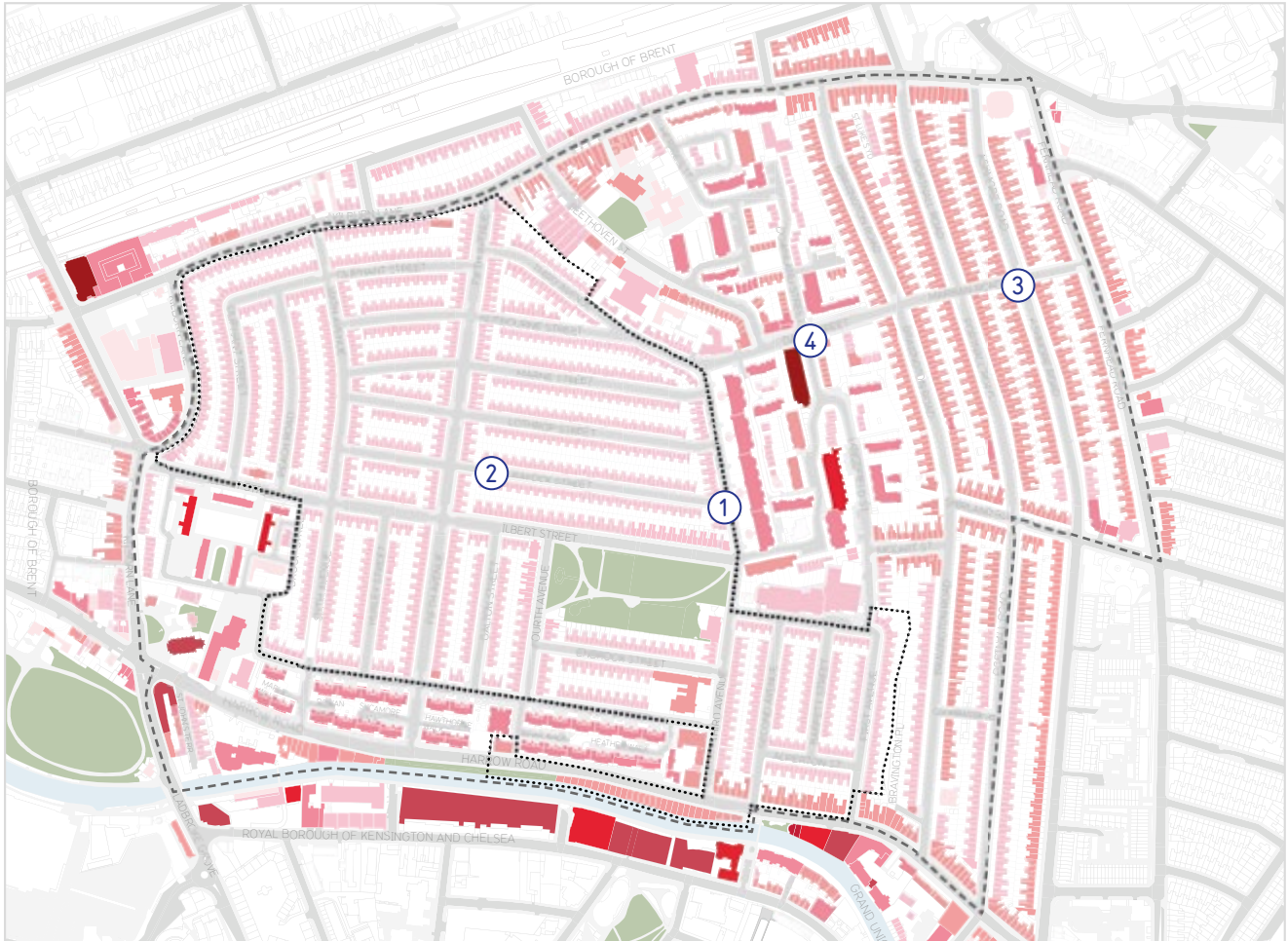


The high streets at the south, west and north edges of the area have more mixed uses



Kilburn Lane north

3.3 Building Heights



The building height survey was conducted by the Publica team and a number of Queen's Park residents.

The Avenues Estate to the west is formed of uniform two storey Victorian terraces. The east edge of the area is bound by three storey terraces and in the centre of the neighbourhood is the Mozart Estate, which is made up of a variety of housing block types ranging from individual bungalows to seven storey flats. The height generally rises towards the south of the area.

South of the canal, the 120m high Trellick Tower is a prominent landmark, visible from most streets in Queen's Park.





① Semi-detached bungalows on Third Avenue on the edge of the Mozart Estate



② The Avenues Estate is a conservation area of Victorian, two-storey terraced workers cottages



③ To the east of the ward, the Edwardian housing stock rises to three storeys



④ The Mozart Estate is made up of a variety of housing types with some housing blocks of up to seven storeys on Lancefield Street. Trelick Tower, in North Kensington is seen in the background
Source: Flickr, Author: Nico Hogg

3.4 Conservation & Heritage



- Conservation Areas**
- Queen's Park Estate (Westminster)
 - Kensal Cemetery
 - Queen's Park (Brent)
 - Oxford Gardens
- Listed Buildings**
- Grade II*
 - Grade II
- Boundaries**
- Borough boundary
 - QPCC Neighbourhood Plan area

Conservation areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, primarily by local authorities, for their special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Queen's Park Estate was designated as a conservation area in 1978 and the area was extended in 1991 to include Canal Terrace, the Harrow Road Open Space and the Queen's Park Library.

Further planning controls were introduced in February 1993 when an Article 4 direction took effect requiring a planning application to be made where normally permitted development rights would apply. Westminster City Council also produced a Supplementary Planning Guidance report 'The Queen's Park Estate Design Guide' in 1995 to assist residents of the Queen's Park Estate who are proposing to repair, restore or alter their property.

The Queen's Park Estate conservation area is comprised of terraced houses of varying standard of

preservation, originally designed by Robert Austin in the 1870s. The straight terraces of two-storey houses are relieved by a variety of architectural details. Some houses have triangular gable porch hoods with twin openings to their doors, others have brick bays with two in Droop Street resembling towers and the long roof lines are relieved by occasional turrets, particularly along Fifth Avenue.

As well as the residential terraces of the Queen's Park estate many of the existing London Plane trees were planted as part of the original development around or after 1881 and these are therefore part of the original estate design. Gardens are small and street trees help to soften the uniformity and densely urban nature of the townscape. Trees have been uniformly pollarded so that their trunks are just slightly lower than eaves level of the surrounding houses.

Please refer to the Queens Park Estate Conservation Area Audit, p18, 24, 25 and 30, SPG, Westminster City Council

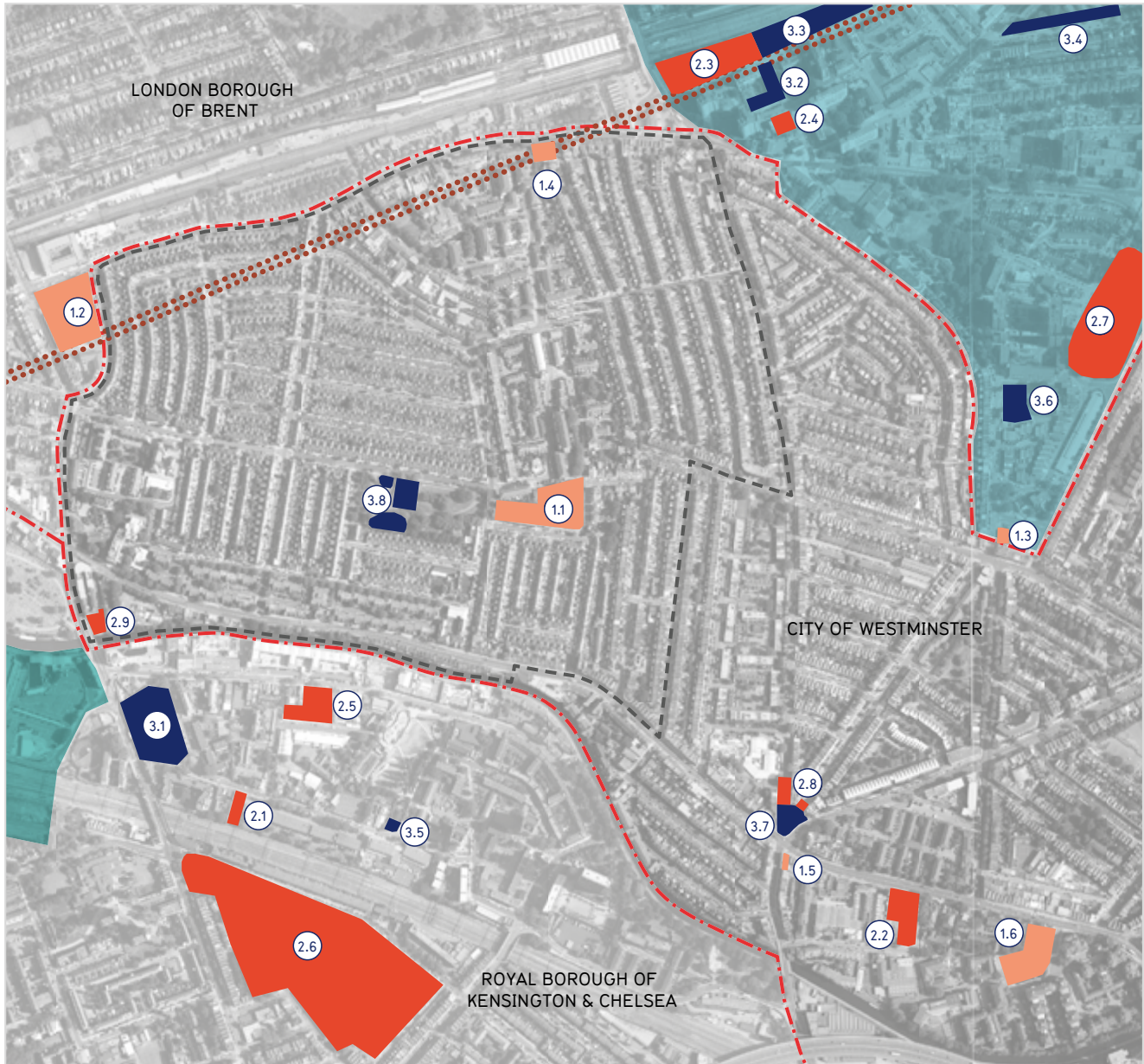


Grade II listed 67–170 Fifth Avenue. 1880. Terraced housing designed by Austin and Roland Plumble. For Queen's Park Estate of the Artisans, Labourers and General Dwellings Company



Grade II listed Queen's Park Meeting Hall, 578–580 Harrow Road. 1883–4. Architect, Rowland Plumble for the Artisans, Labourers and General Dwellings Company. The hall was built as a centre for the social life of the Queen's Park Cottage Estate, for meetings, non-alcoholic refreshment, entertainment and education with shops below for the use and profit of the community as a whole

3.5 Development Context



The Queen's Park area is a densely built residential neighbourhood without any significant sites for new development. However, the area is in close proximity to two Opportunity Areas for growth; South Kilburn to the north-east in Brent and Kensal Canalside to the west in Kensington and Chelsea.

Within the extents of the area, the most significant proposed development is the cross-borough, joint application for the merging of the Jubilee and Moberly Sports Centres, providing increased sports facilities at the Moberly Centre and a predominantly residential development at the current Jubilee Sports Centre site.

- In Planning**
(Includes planning applications that have been approved or are currently being considered)
- 1.1 Jubilee Sports Centre
Demolition of existing sports centre to be replaced with residential units and a community sports use
 - 1.2 Moberly Sports Centre
Consolidation of the existing Moberly and Jubilee sports centres with additional residential units
 - 1.3 2-8 Malvern Road
Demolition of doctor's surgery and erection of residential units
 - 1.4 302-310 Kilburn Lane
Change of use of ground floor units from retail to residential with additional residential units to the rear
 - 1.5 Prince of Wales Public House
Demolition of rear part of building and replacement with residential building
 - 1.6 291 Harrow Road
Redevelopment of the existing buildings to provide residential units, replacement ball games area and children's play area
- Under Construction**
- 2.1 77-79 Southern Row
Demolition of existing buildings and erection of commercial and residential units
- Recently Completed (2010-present)**
- 3.1 The Ladbroke Grove
133 residential units
- 2.2 325 Harrow Road
Refurbishment of the former police station to accommodate residential units and the addition of a new residential building to the rear
 - 2.3 Queens Park Place
Residential units and retail space at ground floor
 - 2.4 Rupert Road
Residential units
 - 2.5 253-259 Kensal Road
Demolition of existing buildings and erection of a mixed use development with flexible office, studio and workshop space and student accommodation
 - 2.6 Wornington Estate
Demolition of existing buildings to provide residential units and non-residential floorspace
 - 2.7 Bronte and Fielding House
Demolition of existing buildings and erection of new residential units
 - 2.8 Extension to public realm upgrade at Maida Hill market
 - 2.9 26-28 St. John's Terrace
Demolition of existing structures and erection of two new residential buildings
- 3.2 Rupert Road
64 residential units
 - 3.3 Watling Place, Albert Road
153 residential units
 - 3.4 Empire Mansions, Chichester Road
144 residential units
 - 3.5 50 Bosworth Road
Change of use from public house with ancillary residential space to 8 residential units
 - 3.6 Demolition of existing building and erection of 26 residential units
 - 3.7 Public realm upgrade at Maida Hill market
 - 3.8 Improved play and sports facilities in Queen's Park Gardens
- Opportunity Areas**
- South Kilburn growth area to accommodate 2,400 new homes by 2026
 - Kensal Canalside opportunity area to provide 2,000 new jobs and 3,500 new homes
- Proposed Infrastructure**
- ⋯ Proposed below ground route of HS2 rail line
 - Borough boundary
 - - QPGC Neighbourhood Plan area

Information taken from Brent, Kensington and Chelsea and Westminster planning portals, as of July 2015

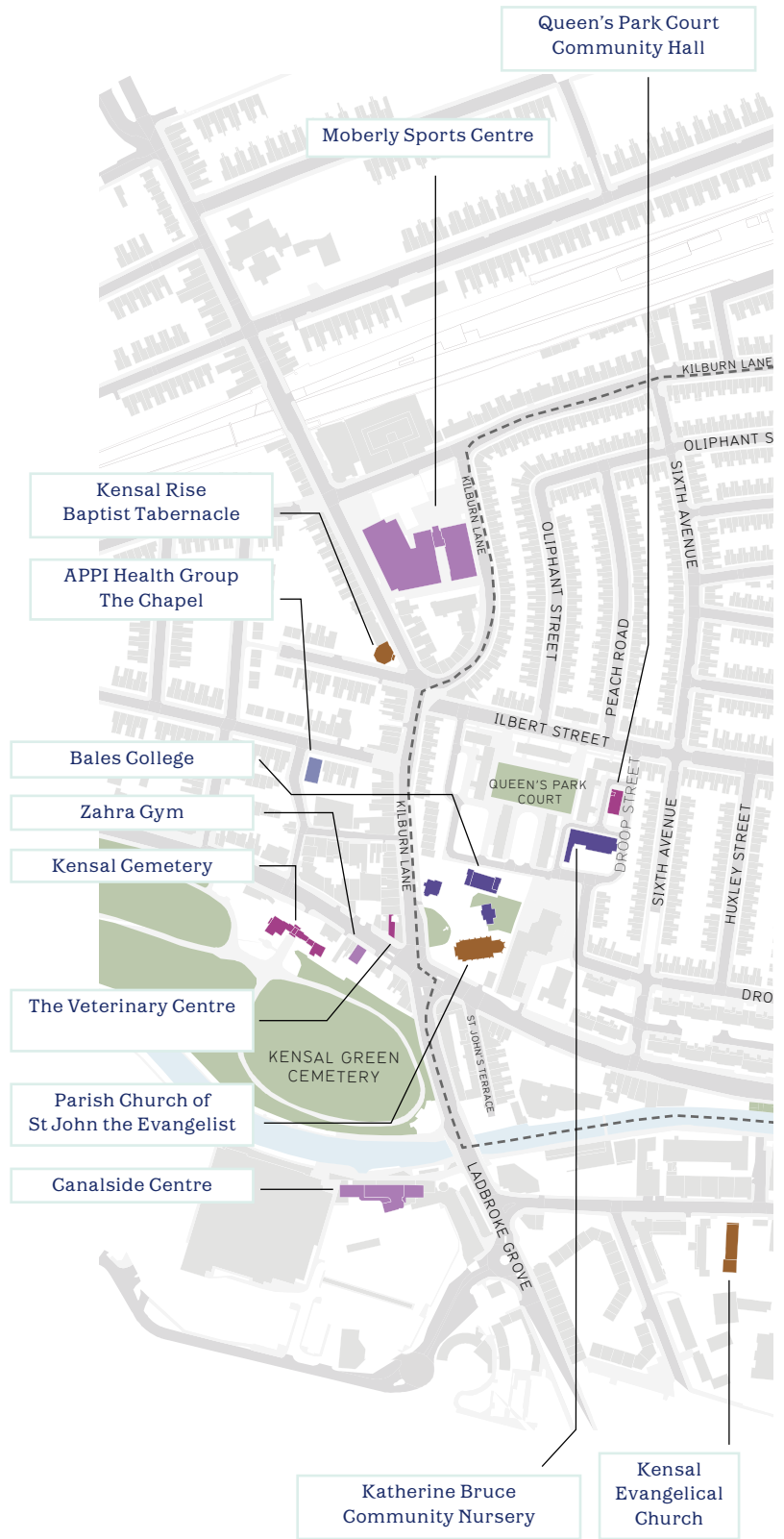
3.6 Amenity & Social Infrastructure

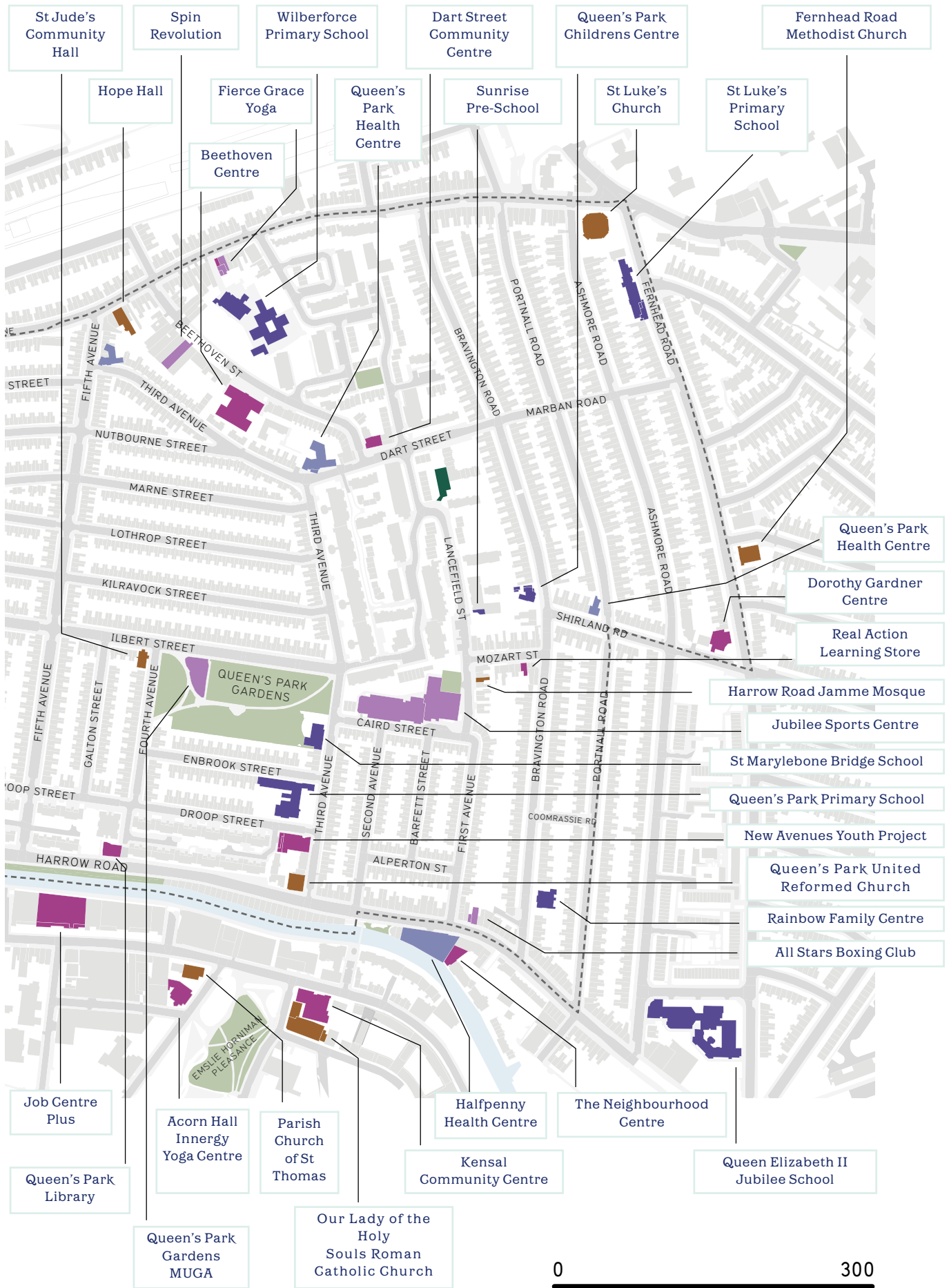
Queen’s Park has a number of Victorian civic buildings that were built as part of the Avenues Estate such as the Library and St Jude’s Community Hall.

Third Avenue, which connects the Queen’s Park Estate and the Mozart Estate, has a number of amenities including; the Avenues Youth Project, the Beethoven Centre, the Queen’s Park Health Centre and Queen’s Park Primary School.

For the past 30 years, there has been a legacy of good social infrastructure provision in the area to address the disadvantages that many of the residential population face. Many of the residents mentioned the value of these services and commented that it would be good if they could reach more of the local population.

- Education
- Sport/Leisure
- Community
- Health/Medical
- Religious
- QPCG boundary





3.6 Amenity & Social Infrastructure

The amenity and social infrastructure survey reveals a wide range of provision in the area however, in the GLA Well-being index (2012), which is based on a number of measures including health, economic security, safety, families, accessibility and community, Queen's Park is ranked 600 out of 625 London wards which means it falls in the bottom 10%, so has one of the worst well-being scores.

Sports

The most significant sport provision in the ward is the Jubilee Sports Centre, built at the same time as the Mozart Estate in 1977, the year of the Queen's Silver Jubilee. The Centre has a variety of facilities including; a swimming pool; sports hall; squash and badminton courts; gym; creche; sauna and steam rooms.

Consent has been awarded to a planning application to consolidate the sports centre on the Moberly site in neighbouring Brent. The proposal for the current Jubilee Centre site is a residential development with some community space. The 'Save our Jubilee' campaign continues to be very active within the community. If the project is built there will be Section 106 funds awarded to the QPCG and the designated uses of the community space will need to be agreed between the developer and the QPCG.

The loss of this much loved facility would have a significant effect on the area. An alternative proposal for the site has been developed by QPCG and is included in the current project proposals section of this document.

Aside from the Jubilee Centre, there are a number of other well-loved sports facilities in the ward including the All Stars Boxing Gym on the upper floors of the Community Hall on the Harrow Road. This club has been operating since the 1970s and has an international reputation.

The Queen's Park Gardens also has the recent addition of a Multi Use Games Area (MUGA) and outdoor gym facilities both of which are free to use.

Play spaces

There are five dedicated play spaces for children and three multifunctional spaces for young people within the Neighbourhood Plan area. Westminster policy has highlighted the east and west edges of Queen's Park ward as being deficient in play space. Going forward, it will be necessary to undertake a more detailed assessment of how much play space is required in the area to meet existing needs for each age group

Community gardening

In addition to the wildlife area in Queen's Park Gardens run by the Friends group, a number of community gardening and food growing projects have been established. These include the Harrington Court and Levee House allotments which were initiated by the Friends of Queen's Park Gardens/QPCG and the Paddington Development Trust.

Pubs

The legacy of temperance principles is evident even today with very few public houses in the area. One public house within the ward, The Lancer on Mozart Street, closed in 2009 and the only existing public house in the Queen's Park neighbourhood area is The Flora on the Harrow Road.

Festivals

Each year the QPCG hosts a number of public events in the Queen's Park Gardens including the summer festival, the free firework display on Bonfire Night and the Winter Fair. These events are well attended and valued occasions for local residents.



The Jubilee Sports Centre is a much cherished sports facility in Queen's Park with a swimming pool, squash court, sports hall and gym. Source: Vivienne Lewis



The first floor of the old Queen's Park Community Hall is home to the All Stars Boxing Gym, a club with an international reputation on the the Harrow Road



Lancefield Playground



The Flora Pub on the Harrow Road is the only public house in the Neighbourhood Plan area

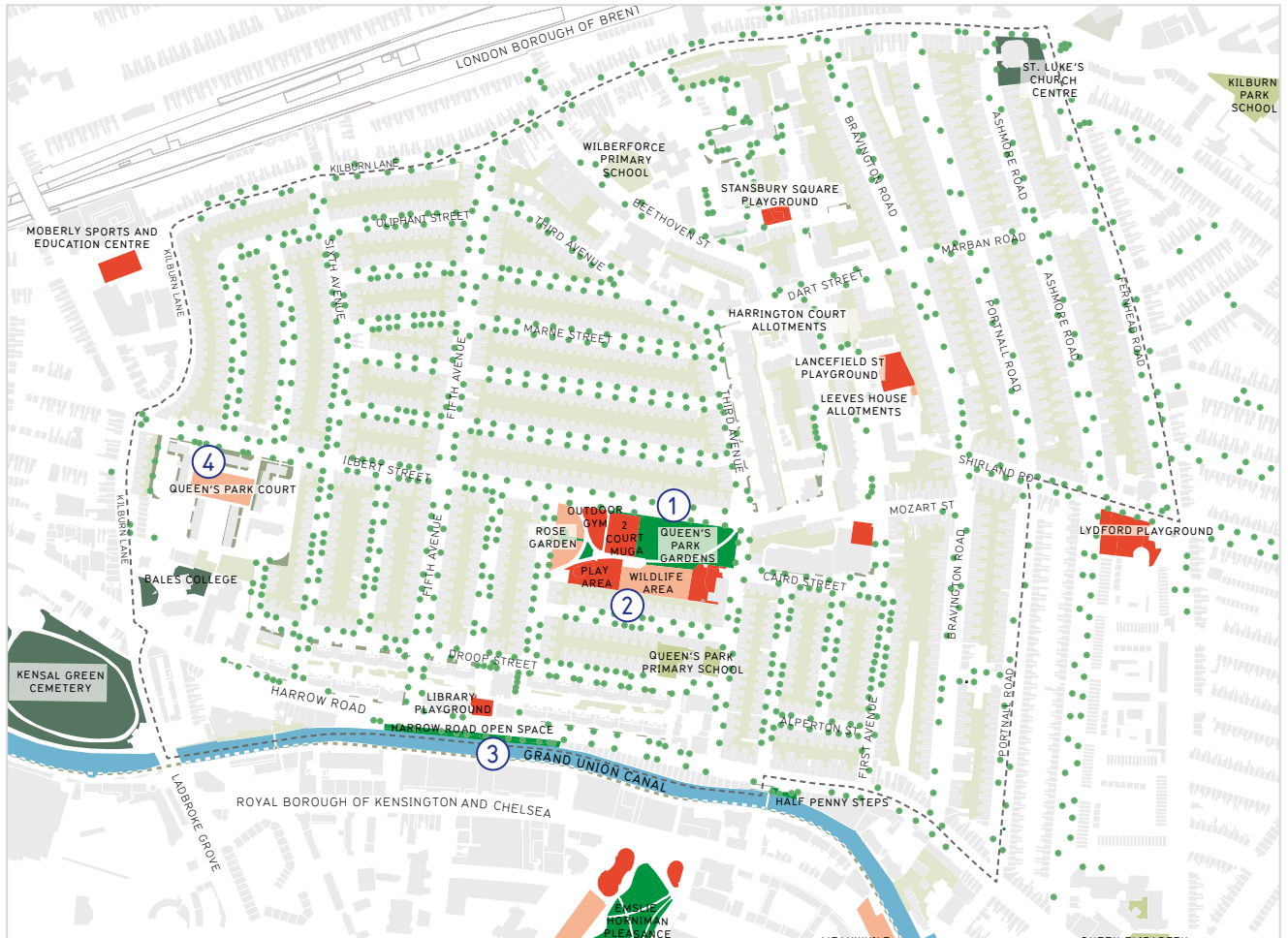


The Harrington and Leeve House allotments in the Mozart Estate are very small allotment projects run by the Friends of Queen's Park Gardens and the Paddington Development Trust respectively



The popular Summer Festival is held annually in Queen's Park Gardens on the first weekend in August

3.7 Public, Open & Green Spaces



- Public parks and open spaces
- Play areas and outdoor sports facilities
- Churchyards or cemeteries
- School playgrounds
- Allotments or community gardens
- Green edges
- Private gardens
- Tree
- QPGC boundary



- ① Queen's Park Gardens has a variety of play and sports provision but many people mentioned the lack of a café and toilets



- ② The Wildlife Area in Queen's Park Gardens is currently locked and accessible on request to WCC parks department



- ③ Harrow Road Open Space is located between the Grand Union Canal and the Harrow Road



- ④ Queen's Park Court Community Gardens has planted beds and play provision

Queen's Park Gardens is the area's principle open space. There are few other green or open spaces in the area and access to nearby larger parks (Queens Park in Brent and the Emslie Horniman Pleasance in Kensington and Chelsea) is difficult due to the severance of the railway line to the north and the canal to the south. The Harrow Road Open Space and the Half Penny Steps are the only canal side green spaces along the high street but much more could be made of them.

The 2014 Westminster Ward Profile suggests that only 4.4% of the area (not including streets) is open space compared to the Westminster average of 22%. Queen's Park does have a much higher land use percentage of domestic gardens (26% compared to the Westminster average of 8%) but 45% of homes are deficient in access to a local, small pocket park.

Friends of Queen's Park Gardens is a voluntary group who were instrumental in the addition of a wildlife

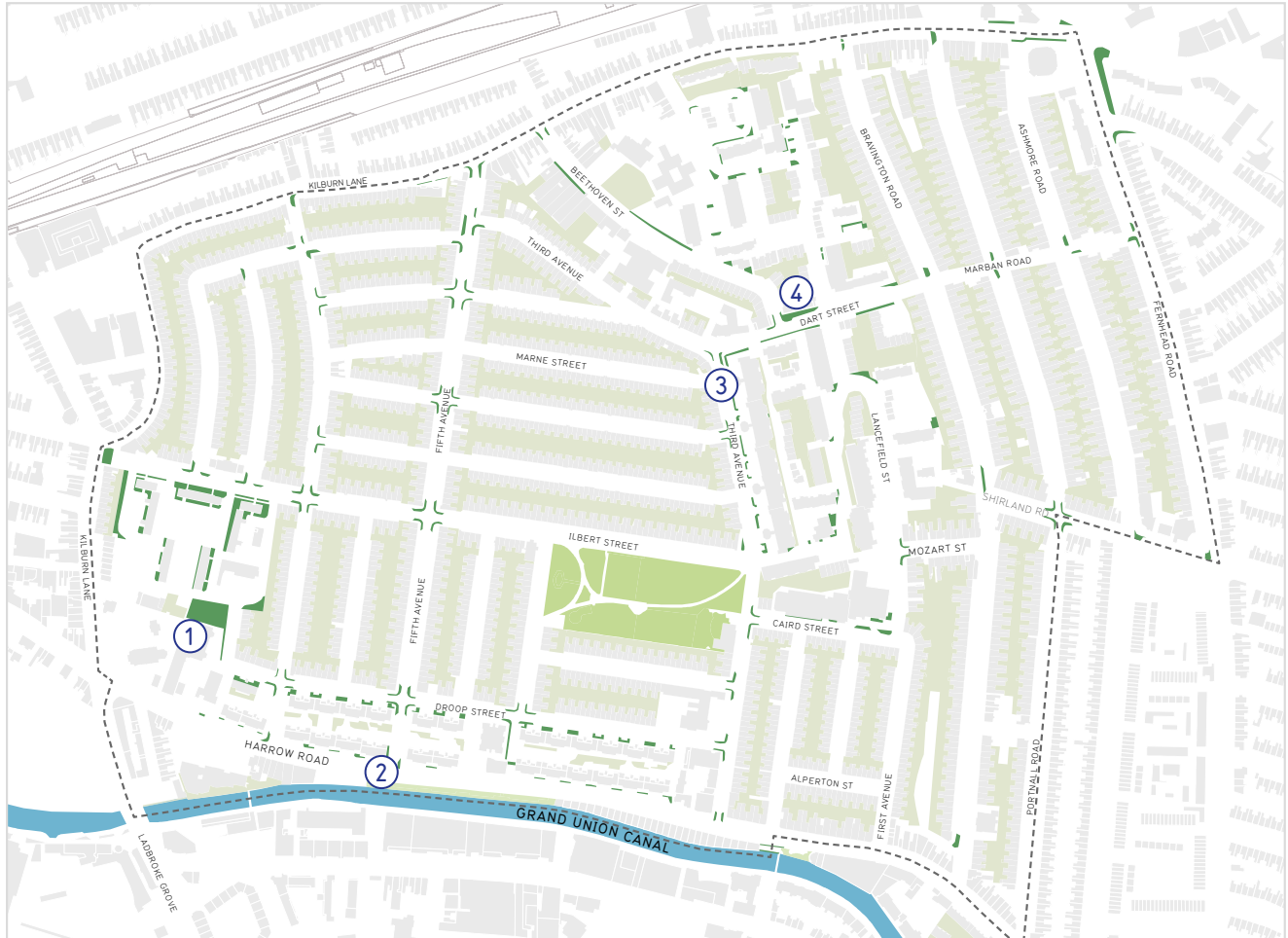
area to the park and they continue to maintain this part of Queen's Park Gardens. Some local schools have regular access to this area, although general access must be arranged through Westminster Parks Department.

A notable feature of the wide roads in the Queen's Park Estate are the trees. In 1882, London Plane trees were planted throughout the estate, most of which are still standing. These trees are pruned every three years on the estate as a necessity to protect the closely built houses.

QPCG has agreed a new management agreement with WCC and is running a year's pilot project. Hammersmith Community Gardens Association have been appointed to part manage the gardens as well as to deliver community led projects and educational projects for school children. QPCG hopes that in year 2 they will be able to move towards a more independent management model for the park.

Public, Open & Green Spaces

Edges and verges



Queen's Park has few opportunities for new green space provision. The edges of existing housing developments and streets, or some of the generous pavements in the area could provide opportunities for further play spaces, tree planting or small allotment sites. There is an interest from the local community to encourage more greening projects in the area, which could be accommodated in some of the edge spaces indicated in the adjacent map.

- Edges and verges
- Queen's Park Gardens and canalside spaces
- Residential Gardens
- QPGC boundary



① The area has a number of spaces that could be improved through community gardening projects such as this overgrown area on Droop Street



② The Harrow Road Estate has a number of soft edges which could be further enhanced through planting



③ There are a wide beds on the edges of the Mozart Estate which could benefit from further planting



④ The wide pavement on Dart Street could accommodate a planted area and some benches

3.8 Routes & Connections




Public transport

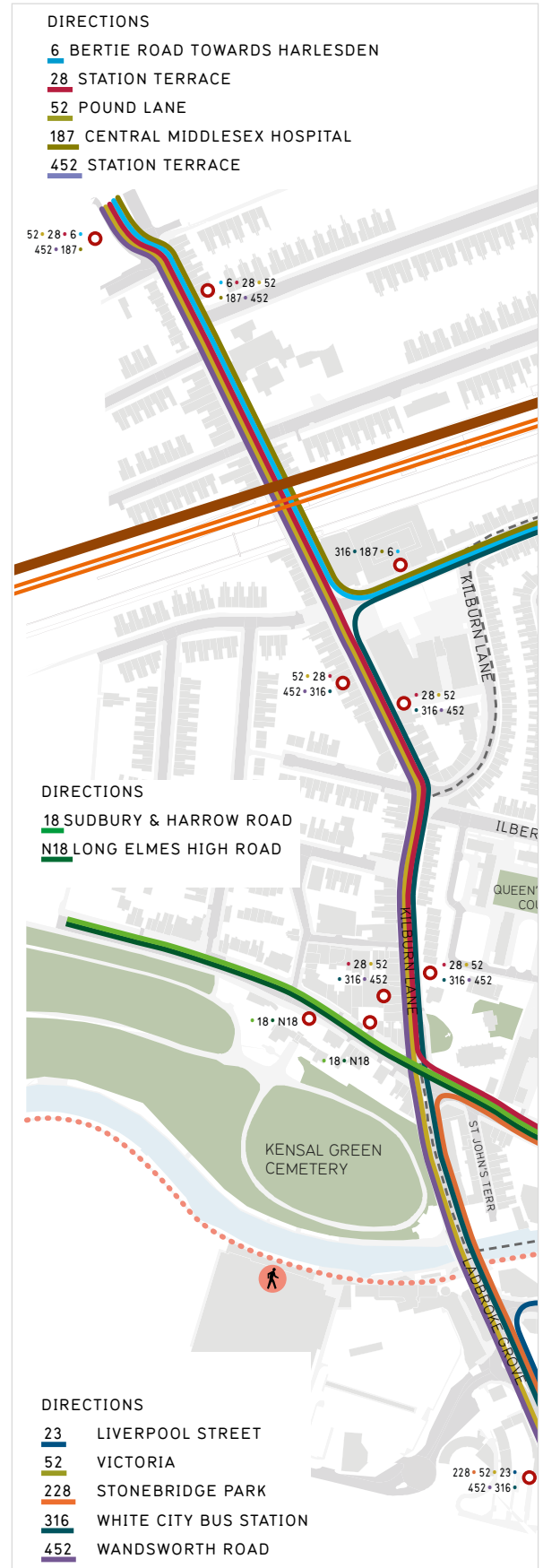
There are no rail or underground stations in the neighbourhood plan area but Westbourne Park and Queen’s Park tube stations are each a 13 minute walk from Queen’s Park Gardens. Transport for London (TfL) rates the area as having a better public transport accessibility score than the London average (5.0 and 3.8 respectively).

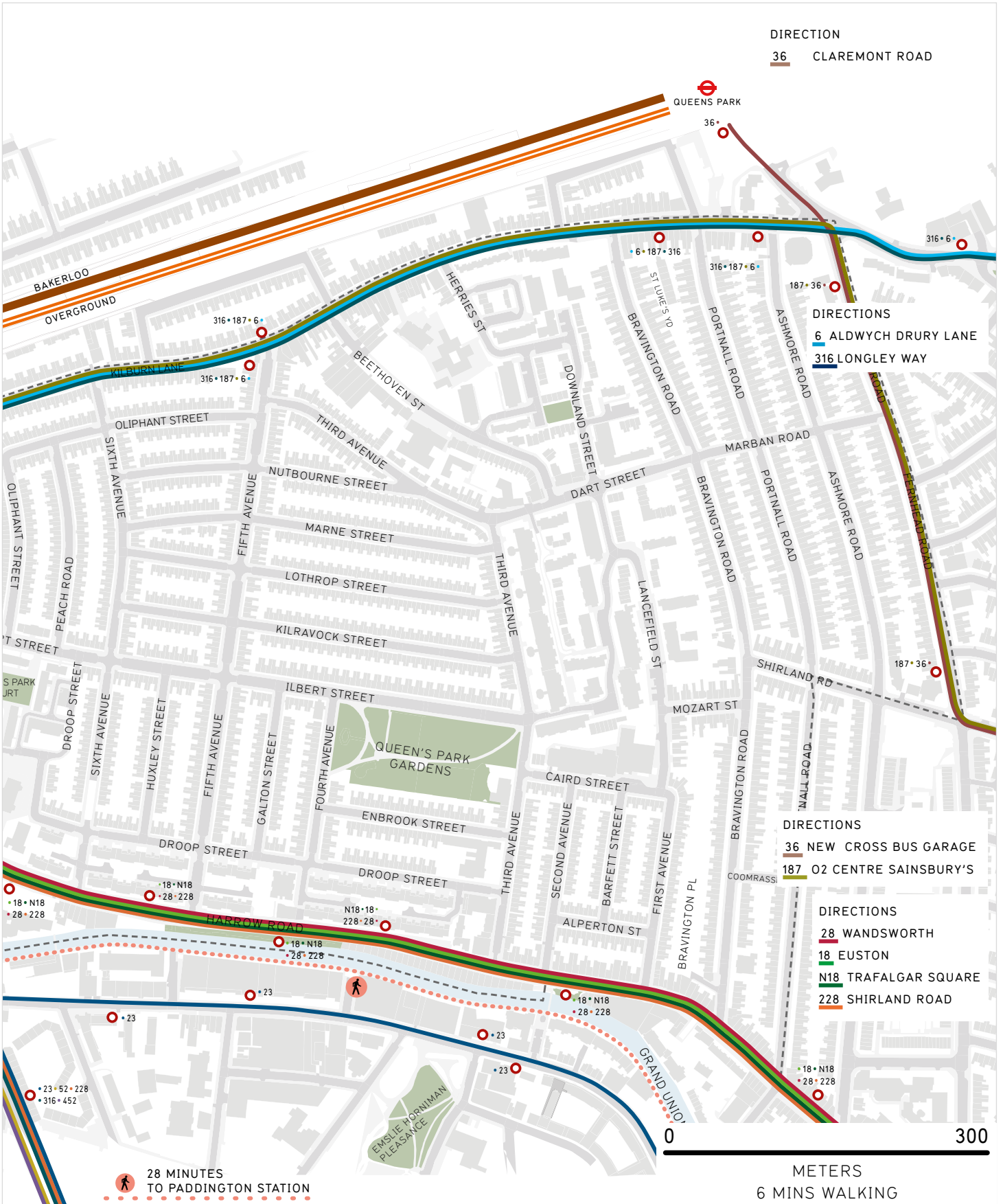
The Grand Union canal is a direct pedestrian route to Paddington Basin and it takes 28 minutes to walk there from the Half Penny Steps.

The area is well served by 11 bus routes which travel along the Harrow Road, Kilburn Lane and Fernhead Road. These streets, at the edges of the neighbourhood plan area have frequent bus stops.

A lot of residents mentioned the convenient location of Queen’s Park and the easy access to the West End as a positive attribute of the area.

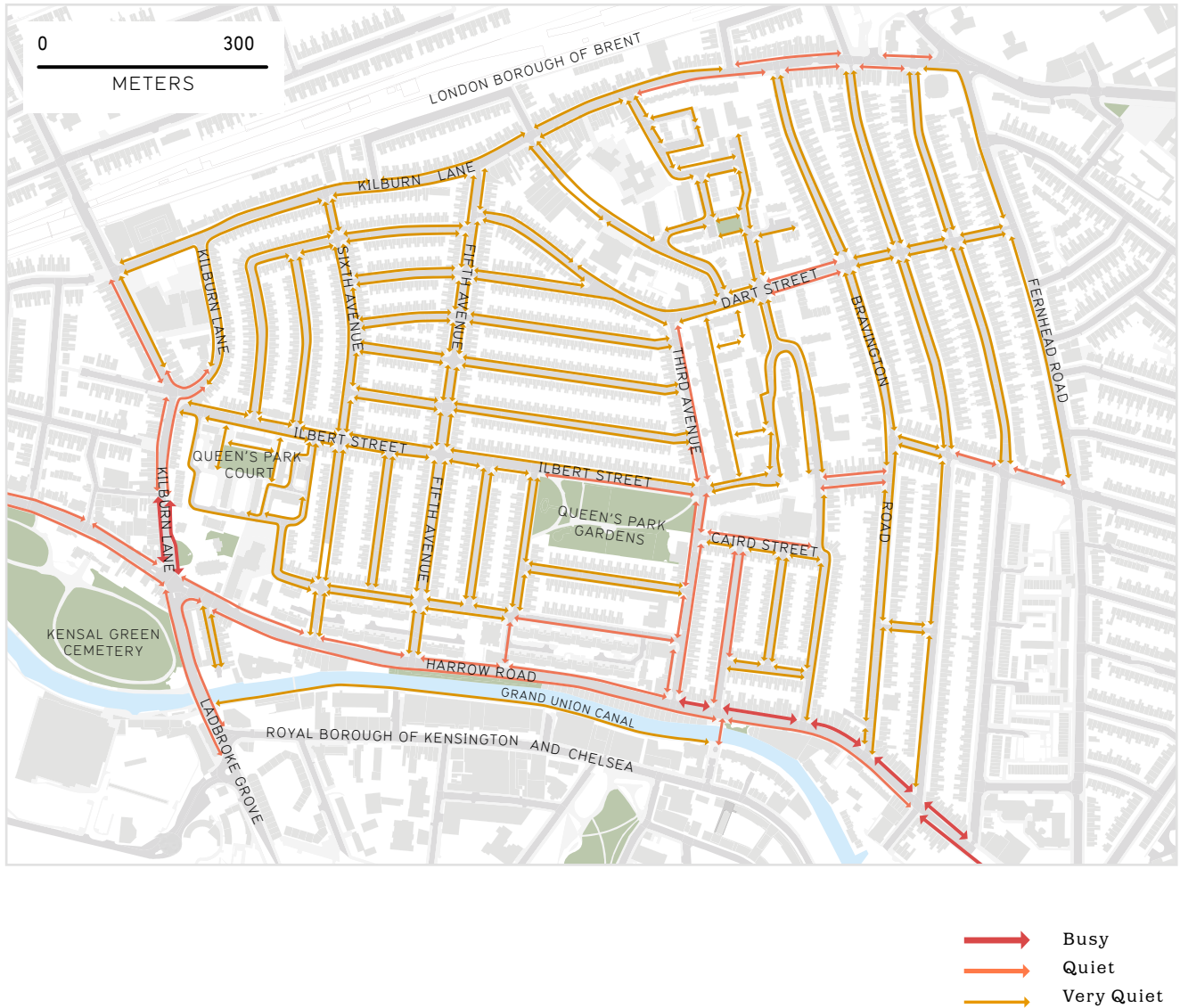
-  Canal towpath
-  Bus stop
-  QPCG boundary





Routes & Connections

Pedestrian movement



By recording the usage of streets by observation of foot traffic within the survey area it is possible to begin to define the network of pedestrian connections. The diagram above shows Publica's observations of pedestrian intensity on all footways in the survey area.

Each section of uninterrupted footway is given an arrow with a thickness relative to the level of pedestrian movement. This measure represents a perceived hierarchy of use from on-street surveys carried out concurrently across the area at set hours to produce a picture of pedestrian use patterns.

The area's streets are very quiet with very little pedestrian movement. At the edges, along Harrow Road and Kilburn lane, there is more pedestrian activity on account of the location of retail and transport uses. There are opportunities to improve pedestrian crossings across the Harrow Road, particularly at the junction with Ladbroke Grove/ Kilburn Lane.



The Grand Union canal is an excellent connection to the wider area that is currently little used compared to other stretches of the London canal network



The busy Half Penny Steps crossing is the area's only pedestrian route across the canal which connects to the workspaces, parks and residential neighbourhoods of Kensal Road



The junction of Kilburn Lane and Salusbury Road is a busy pedestrian route to the Queen's Park tube station but it has no pedestrian crossings and fast moving traffic



The majority of streets in the area are very quiet with little pedestrian activity



The junction of Harrow Road and Ladbrooke Grove/ Kilburn Lane bridges three boroughs; Westminster, Kensington & Chelsea and Brent. There are currently no pedestrian lights, which makes crossing this busy junction challenging for pedestrians



Many residents complain about the street clutter and retailers and cyclists using the pavement which obstructs pedestrian routes

Routes & Connections

Traffic intensity



-  Very Busy
-  Busy
-  Quiet
-  Very Quiet
-  Pedestrian



The Harrow Road is a busy arterial route which connects Harrow, Wembley and Willesden to Paddington



Some of the quiet streets, such as Parry Road in the Mozart Estate are vehicular access for residents only and potentially would make good locations for Play Streets schemes



The busy traffic at the junction of Harrow Road and Ladbroke Grove/ Kilburn Lane is difficult for pedestrians to cross and perceived by cyclists to be dangerous



The residential streets of the Avenues Estate are very quiet and as a result they are often used by driving instructors for driving lessons

This diagram shows Publica's observation of traffic intensity on all carriageways in the survey area.

Each street is given an arrow with a thickness relative to the perceived traffic intensity. The arrow heads denote the direction of traffic movement. This measure represents a hierarchy of use from on-street surveys carried out concurrently across the area at set hours to produce a picture of vehicular use patterns.

As with pedestrian movement, the most intense vehicular traffic occurs on the edges of the






neighbourhood plan area. The majority of the residential streets in the Queen's Park Estate are very quiet. They are so comparatively calm that they are often used for driving lessons. Some of the streets in the Mozart estate are parking access-only and both these locations could make good environments for occasional street play schemes.

There have been a number of complaints about disturbances along the Harrow Road from road traffic, including heavy goods vehicles, with reports of shaking the ground on Bravington Street.

Routes & Connections Cycling



Current cycle provision, see also Westminster Cycle Strategy

-  TfL Routes signed or marked for use by cyclists on a mixture of quiet or busier roads
-  Quieter roads that have been recommended by other cyclists
-  Amount and location of bike racks
-  Canal towpath
-  QPGC boundary



There are a lot of bicycle parking stands along the Harrow Road high street with a few others throughout the area on Ilbert Street, Caird Street and Kilburn Lane



The junction of Ilbert Street and Kilburn Lane has no vehicular or cycle through traffic despite its designation as a TfL cycle quiet route



Some residents mentioned that cyclists were using the pavements which was obstructive for pedestrians and it was suggested that the addition of safe and dedicated cycle paths would help prevent cycling on the pavements



It takes 12 minutes to cycle to Paddington from the Half Penny Steps along the canal towpath

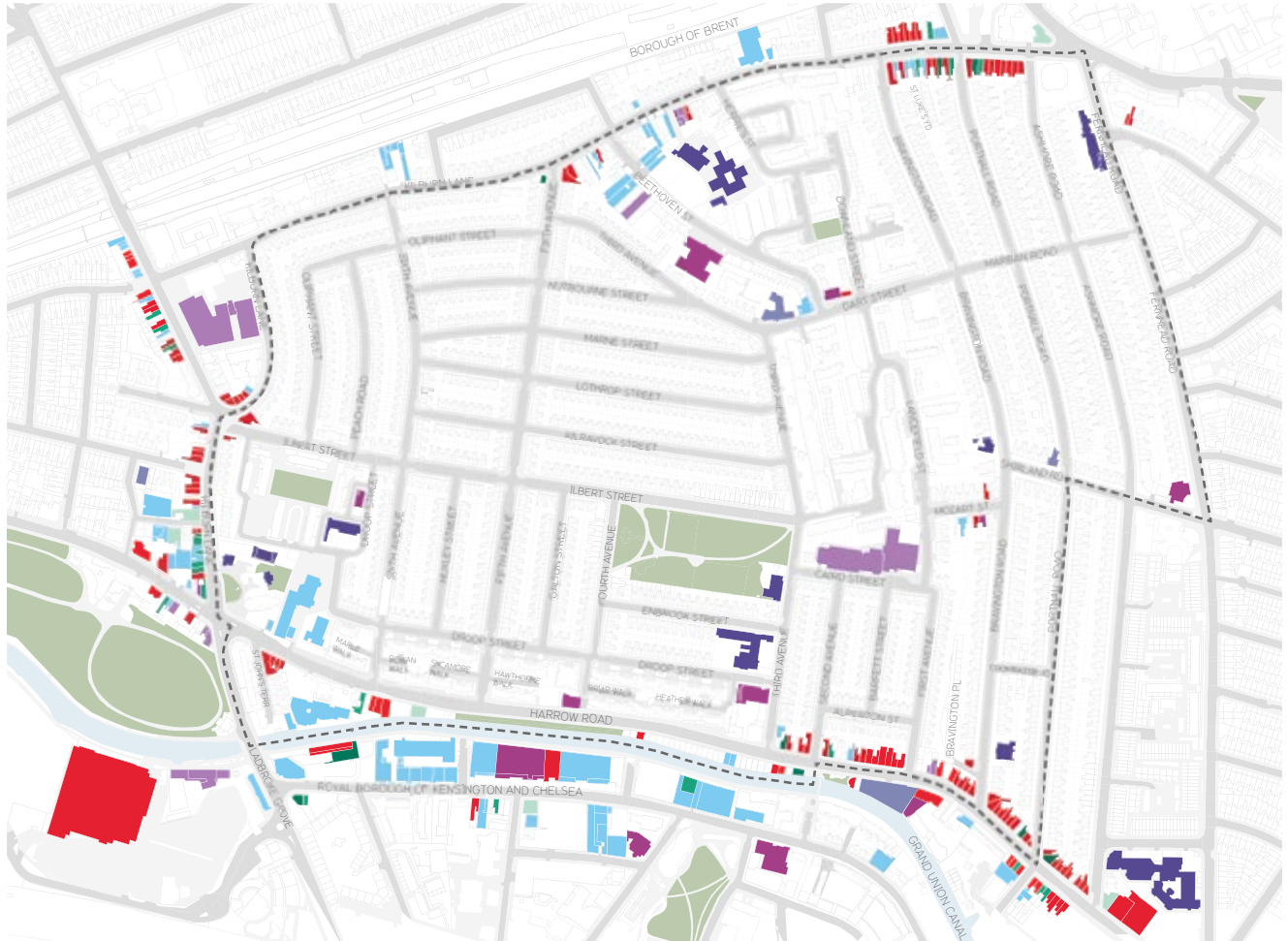
In August 2015 Publica conducted a cycle experience survey by filming whilst cycling through the area and it was evident that the TfL designated cycle routes including an east-west route along Ilbert Street, Caird Street and Mozart Street and a north-south route along Ashmore Road, are obstructed in some instances with bins or car parking spaces: opening up these routes and providing clearly marked cycle lanes could encourage more cycling in the area.

According to the 2011 Census 6.1% of the Queen's Park ward population cycle to work which was considerably higher than the Westminster total

average of 4.8% and the London total of 4%. This figure is likely to have since been exceeded reflecting cycling trends across London.

Residents expressed a need for an increased provision in cycle parking throughout the area; both cycle storage hangers in the Avenues and lockers in areas with high numbers of flats were suggested. QPGC successfully cycle storage hangers from WGC and a scheme to install new hangers is currently being consulted on.

3.9 Employment Workspaces



The predominantly residential survey area has a concentration of employment uses on its perimeter on the Harrow Road and Kilburn Lane. A number of workspaces are located outside of the area, south of the canal in Kensington and Chelsea and on the west side of Kilburn Lane in Brent. Very few employment uses have been recorded in the centre of the area.

The retail and community uses along the Harrow Road are an asset to the area and retaining and adding to this mix of uses is important to protect and enhance the vibrant and characterful high street.

The 2014 Ward Profile shows that in 2012, there were 2,100 jobs in the area, this represents only 0.3% of all Westminster jobs. Many residents mentioned the need for more local training and employment opportunities in the area.

- Retail
- Education
- Café/ Takeaway
- Sport/ Leisure
- Restaurant
- Community
- Bar/ Pub/ Club
- Health/ Medical
- Commercial/ Office
- QPCG boundary

Queen’s Park is located within the North Westminster Economic Development Area (NWEDA) and the Harrow Road district shopping centre is identified as an integral driver for economic renewal in the area. This has been encouraged through the establishment of the Maida Hill market, outside of the neighbourhood plan area, on the junction of Harrow Road and Elgin Avenue, which opens Thursday-Saturday.



A number of creative businesses are located across the canal in Portobello Dock



Some residents suggested the addition of a second pedestrian bridge from the Harrow Road Open space at the end of Fifth Avenue to Adela Street



Maida Hill market at the junction of Harrow Road and Elgin Avenue



The Canalot Studios provide flexible workspace with a café on the south edge of the canal

This junction has also benefited from recent public realm improvements and the addition of Maida Hill Place, a social enterprise with event space available for hire for food production, film hire and meetings.

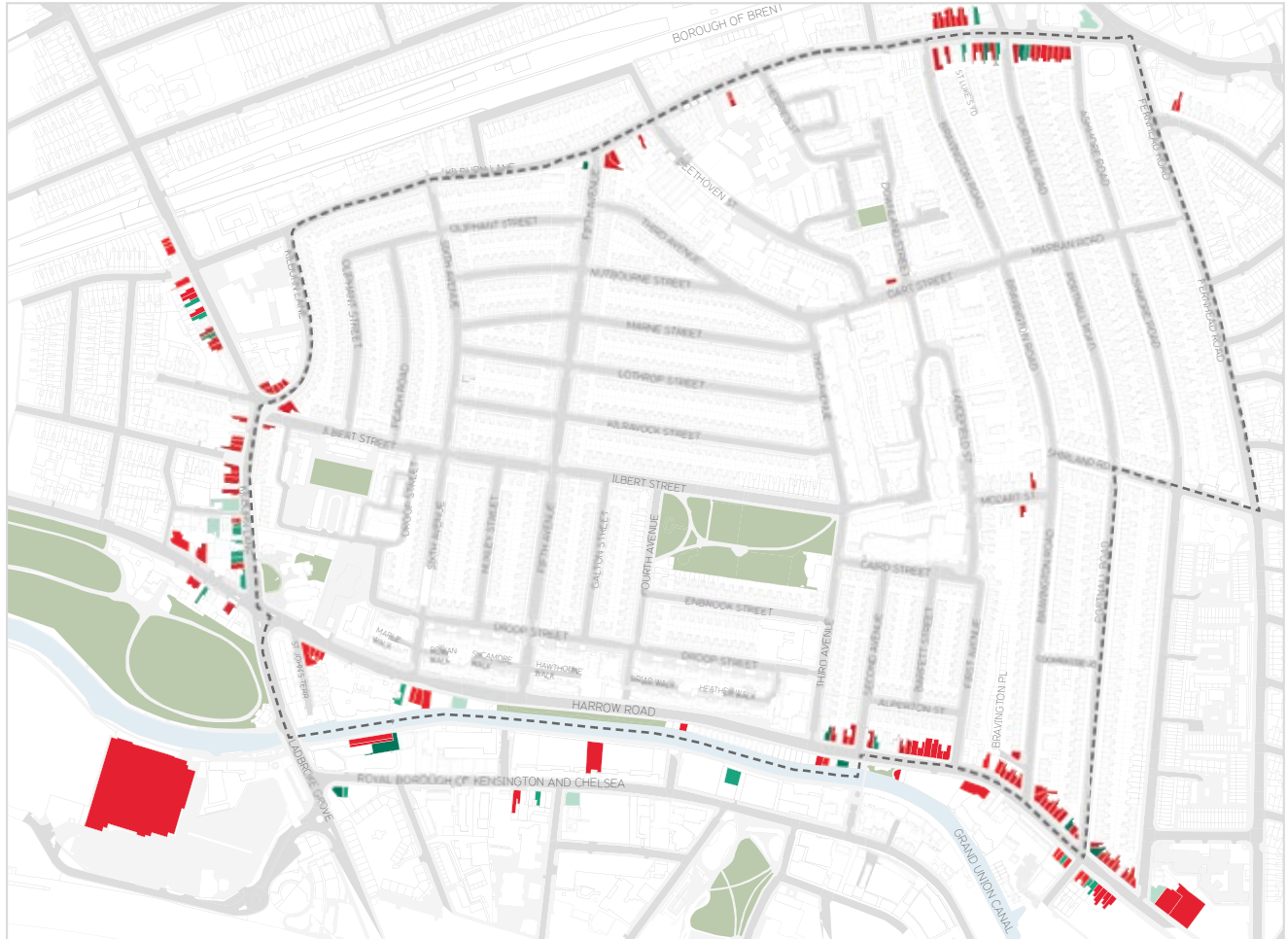
The recent QPGC pop-up shop 'On the Street' was a good example of a temporary use. This model of taking over vacant units with temporary uses could be a catalyst for improvement along the high street.

As well as the retail activity on the Harrow Road, there is a cluster of creative industries located south of the canal on Kensal Road and the proximity of Queen's Park to this commercial activity is a potential asset both to the local residents and to the Harrow Road high street. Currently the canal creates a significant severance between the Harrow Road and Kensal Road with only one pedestrian link across at the Half Penny Steps.

A number of residents mentioned the advantages a new pedestrian bridge across the canal would bring. Connecting the end of Fifth Avenue to Adela Street would link Queen's Park to the commercial activity to the south and provide access for the workers along Kensal Road to the retail activity on the Harrow Road. This new link could encourage a vibrant lunch time economy in the area, with good public spaces to stop and sit at the Half Penny Steps and the Harrow Road Open Space.

Employment

Local shops



- Retail
- Café/Takeaway
- Restaurant
- Bar/Pub/Club
- QPGC boundary



The community centre and convenience store on Dart Street



Kilburn Lane is a busy stretch of local shops near to Queen's Park station and Salusbury Road, a well used high street



There are a number of shops at the corner of Fernhead and Shirland Roads



Mozart Street was once a thriving parade of shops in the centre of the ward, there is now a only a handful of independent retailers

The most significant retail streets in the area are the Harrow Road and Kilburn Lane but Queen's Park also has a number of additional local shops. Mozart Street was once a busy local retail parade but now, since the closure of the local post office and pub, there is only a convenience store, a learning centre and a tailor. Some local residents mentioned the value of retaining the retail and community uses on Mozart Street and encouraging new public uses in the vacant post office and pub.

Other pockets of retail include Dart Street, the corner of Fernhead Road and Shirland Road and Kilburn Lane north, which connects Queen's Park to the well used Salusbury Road high street.

These local shops are an important provision for the residential community and they add to the life on the street.

4

Queen's Park High Street

This section looks specifically at the stretch of the Harrow Road within the Queen's Park neighbourhood plan area; it also includes the western section of Kilburn Lane. It brings together a survey of ground floor uses, frontages and public realm and a summary of the emerging findings from a retailers survey in order to get a better understanding of the Queen's Park high street.



- Survey Area
- QPCC boundary
- Westminster boundary

4.1 What works well



The display of goods for sale can make a positive contribution to the visual appearance of a shop and the street, and certain areas in the Harrow Road benefit from lively and colourful displays



Interesting views along the gentle curve on the Harrow Road with distinctive buildings on some of its junctions



The canal side Half Penny Steps and Harrow Road Open Space along the high street are a unique asset and more could be made of these spaces



The Maida Hill market provides activity at the busy end of the Harrow Road high street and more local traders could be encouraged to participate



The adjacency of the Harrow Road to the Grand Union canal is an unusual and characterful feature of the high street



Some of the streets that lead into the Harrow Road high street have active work spaces

Challenges



Some of the retail units use too much of the pavement space to display their goods causing obstruction to pedestrians



Much of the central section of the Harrow Road has residential use on the ground floor which presents a blank frontage on to the high street



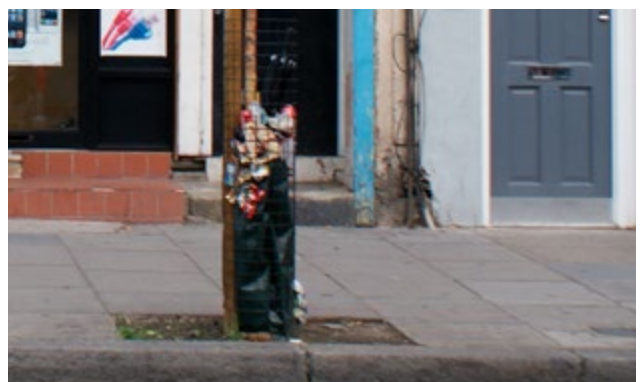
Many of the shops on Canal Terrace are now vacant or used for residential space, leaving blank frontages



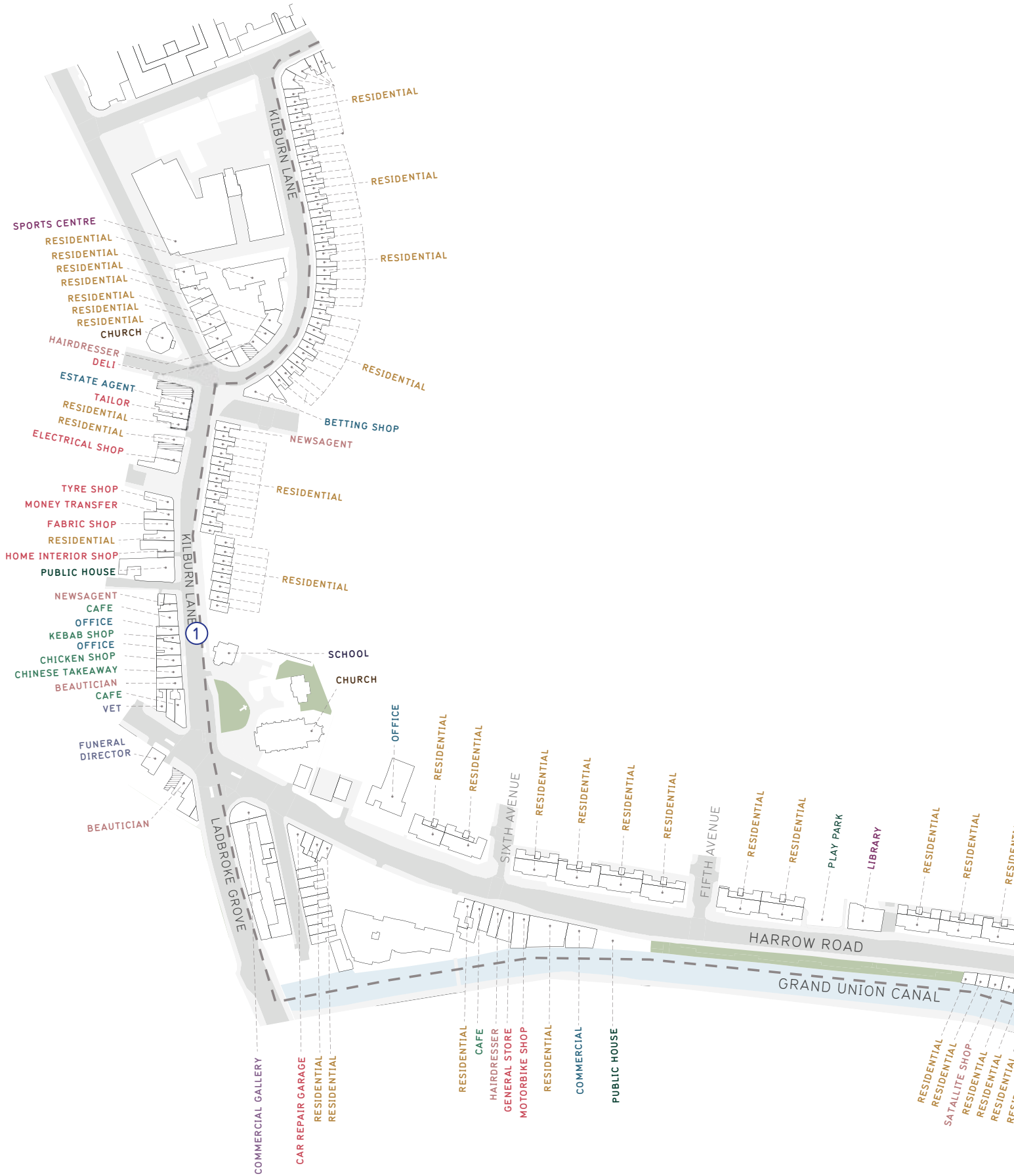
The vacant units on the ground floor of the Queen's Park Community Hall could be vibrant shop fronts to serve the local community as originally intended



Litter from shops is often discarded in the street, cluttering the pavement and making pedestrian movement difficult



Most of the tree casing along the high street is filled with litter



Land use survey undertaken Nov 2014–July 2015, by the Publica team and local resident volunteers. Land use has been mapped by on site observation for the purpose of understanding general patterns of use. It does not affect existing WCG use class designations.

- Indicates apparently disused or vacant units
- QPGC boundary

4.2 Ground floor uses

The Harrow Road and Kilburn Lane (west and north) form the most vibrant retail centre in the neighbourhood plan area, however much of the retail activity is outside of the area boundary in Brent to the west and Harrow Road ward to the east. On the Harrow Road between Portnall Road and the Canal

Terrace there are only 28 shops in operation, 34 up to the Ladbroke Grove junction. A large section of the high street has residential use at grade (both purpose built and recent change of use) and there are some community uses, such as the two churches, the library and the children's playground.



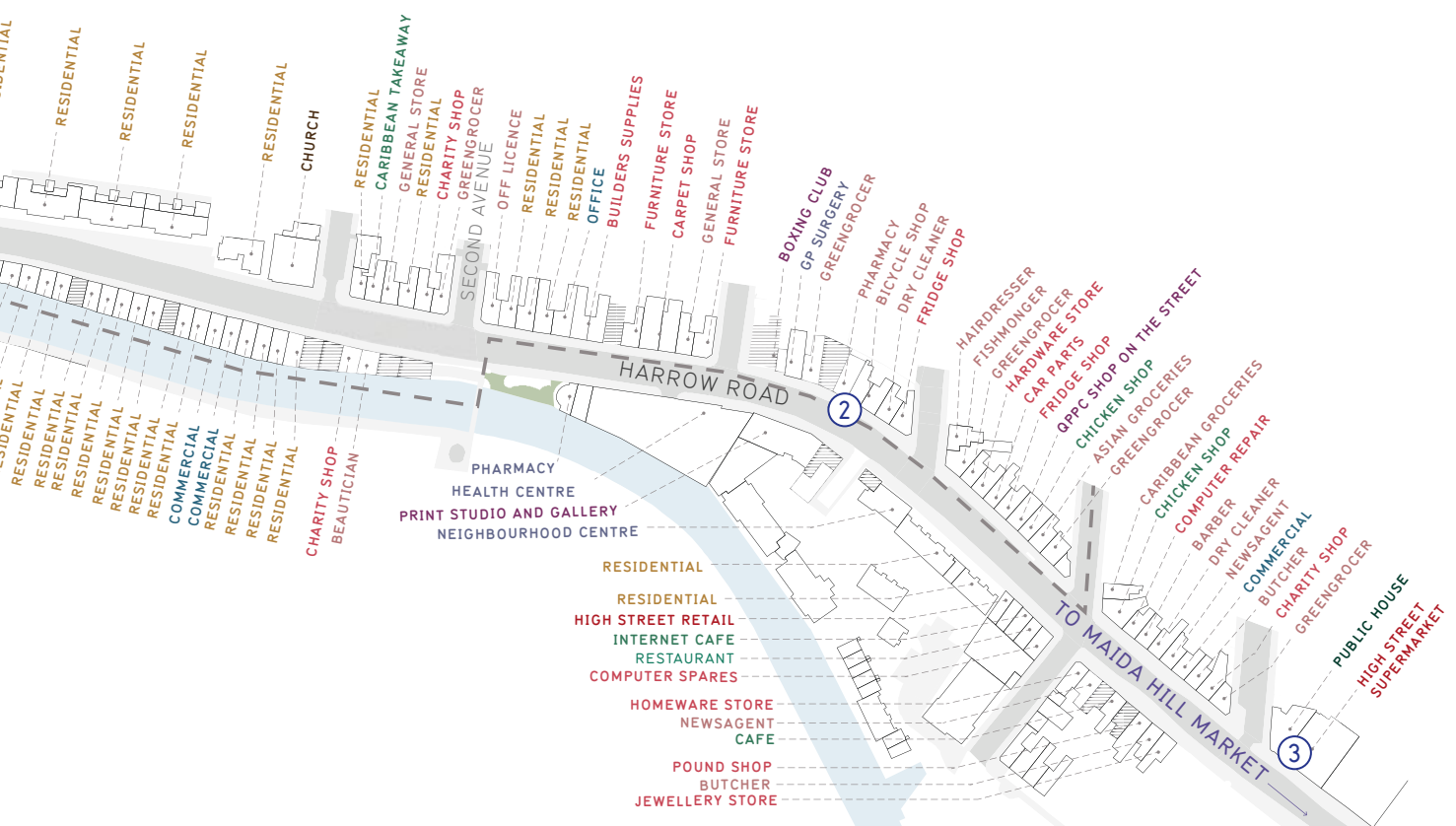
① Along Kilburn Lane the retail activity is concentrated on the west side of the street with a residential terrace opposite



② There are a large number of apparently vacant units on the Harrow Road high street



③ Residents mentioned the saturation of the same uses along the Harrow Road. The most common types are betting shops, takeaway fast food/chicken shops, fruit and vegetable shops and shops selling white goods.





Frontages

— Blank/closed frontage

E.g. Harrow Road Estate
A façade which has no relationship to the street, typically service areas and blocked retail façades with full-size, generic graphics

— Passive

E.g. Queen's Park Library
A façade which contributes visual interest to the street offering either visual connections or a well-composed elevation

— Active

E.g. High street greengrocer
A permeable façade which engages with and adds to the life of the street, often through outside seating or signage, typically shop fronts and cafés/restaurants

4.3 Frontages and entrances

The Harrow Road has extreme contrasts of active and blank frontages from east to west. Retail and community uses animate the Portnall Road end of the high street whereas, heading west, the fortress like frontage of the Harrow Road Estate and the blank frontages along Canal Terrace result in a significant stretch of inactivity along the street.



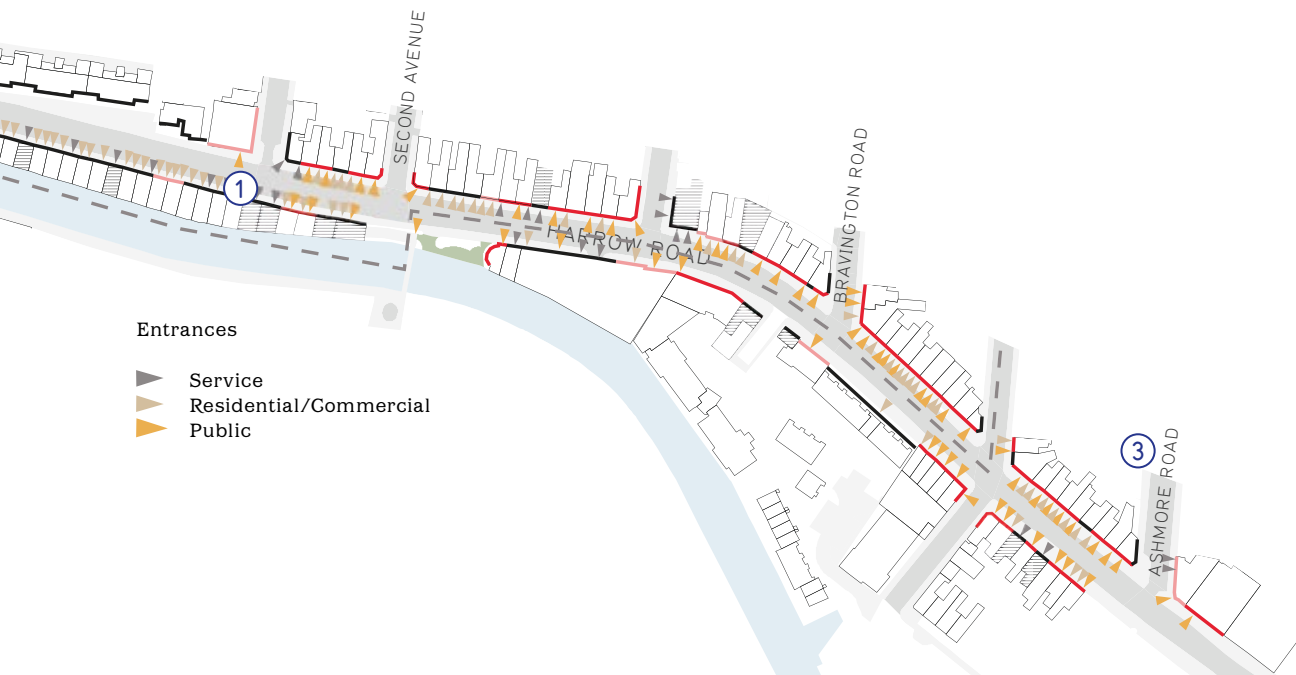
① Blank frontages along Canal Terrace where there once was an active retail parade



















② The elegant frontage of the recently refurbished library on the Harrow Road



③ Active frontage: a small number of independent retailers on the Harrow Road, near Maida Hill Market have been improved with a recent Westminster grant for shopfront upgrades





- | | | |
|---|--|--|
|  Tree |  Bin (fixed) |  Ramp access |
|  Lamp post |  Bin (moveable) |  Bus stop |
|  Traffic light |  Bench |  Café table and chairs |
|  Crossing |  Bollard |  Planter |
|  Bicycle stand |  A-Board |  Retail space on pavement |
| |  Telephone box | |

4.4 Public Realm

The east edge of the Queen's Park Neighbourhood Plan area is cluttered; retail activity from the shops takes over pavement space alongside trees, bus stops, street signage, shop A-boards, bins and lamp posts. This results in significant obstruction to pedestrians on the pavement.

There are two spaces to stop and sit along the Harrow Road: The Half Penny Steps and the Harrow Road Open Space adjacent to the canal. The Halfpenny Steps is very busy due to the important link to the south of the Canal but the Harrow Road Open Space is very little used.



Retailers on the high street often take up pavement space



The Westminster Tree Trust enabled the planting of 25 trees along the Harrow Road in Spring 2014



The open space adjacent to the Half Penny Steps is one of two spaces along the Harrow Road to stop and sit



4.5 Harrow Road Retailers Study



Overview and process

In June 2015, Publica was commissioned to undertake a retailers perceptions' study of the Harrow Road area. The study was commissioned jointly by Westminster City Council (WGC) and the Queen's Park Community Council (QPCC). Its purpose was to build a more extensive picture of retailers' needs, priorities and aspirations relating to both their businesses and the wider retail centre, as well as the current issues and opportunities of owning or managing a premises located on the Harrow Road.

The study was commissioned to ensure that as a key stakeholder group, retailers voices were heard, and that their comments and feedback are embedded in how future plans for the Harrow Road area take shape. Its findings will be used to inform both councils' upcoming policy and plans for the area; the Queen's Park Community Council in the development of their local neighbourhood plan; and Westminster City Council in the creation of a future masterplan for the stretch of the Harrow Road within the borough's demise (currently in early stage scoping).

The data used to develop the study was gathered through a series of one-to-one interviews undertaken in June and July 2015 with the owners and managers of shop premises located along the Harrow

Road. The extent of the study area included parts of the Westminster wards of Queen's Park, Harrow Road and Westbourne, stretching from Third Avenue in the west, to Amberley Road in the east (see map on the right). The interview group was put together to ensure an even spread of businesses along this length and a balance of different retail types, reflective of the range of local shops and business. It included both long-standing premises and those newer to the Harrow Road area.

In order to best inform the future plans of both client groups, and to represent the predominantly independent retail character of the Harrow Road, it was agreed that interviews would be undertaken solely with independent businesses. The majority of participants were also owner-managers, working full-time, who were therefore able to provide significant on-the-ground knowledge about the area, as well as premises operations.

Participants were asked to contribute thoughts and insight into the function and operation of their premises; the impact and affect of the Harrow Road on their businesses and customer base; opinions on the area's current positives and negatives; perceived competition; and suggestions for future opportunities that might help improve sales.

Of the retailers interviewed, each had a particular knowledge and interest in the Harrow Road, its users and wider environs. As one would expect, opinions expressed were complex and varied, in some cases reflecting both organisational and personal views. A wealth of information was given by each respondent that was specific to individual circumstances and their particular business type or model. However, a number of consistent themes emerged as the interviews progressed, and it became evident that many of the issues raised were impacting on several retailers, their businesses and customers.

A summary of the key positives, negatives and future opportunities identified through the study is set out on the following two pages. A longer analysis of key findings can be found within the full Harrow Road Retailer Study report.



The map above shows the extent of the area included within the study. The approximate location of each premises interviewed is shown with a cross.

The project sought to ensure an even spread of premises along the length of the Harrow Road between Third Avenue to the west and Amberley Road to the east

Dissemination and next steps

The outcomes of the Harrow Road Retailer Study were shared at a dedicated retailer workshop on the 23rd July 2015, to which all participants were invited, alongside all retailers located within the study area, both client councils, and members of the Maida Hill and Westbourne Area Forums. Findings were additionally presented to the Harrow Road Town Team group on the 30th July 2015.

The cross-dissemination of the report's findings with retailers, community bodies and other local neighbourhood forums has helped to galvanise energy and momentum around ideas for addressing the Harrow Road collectively, along its whole length within Westminster Borough. The next steps include the formation of a dedicated Harrow Road retailers and residents group as a platform to set priorities and influence future decision-making.

Key findings: summary of key positives

- The Harrow Road is a vibrant area and a mixed community
- Many retailers have a good rapport with long-standing local customers
- Retailers find it easy to reach from their place of residence
- The Harrow Road is a convenient location on a main thoroughfare in and out of central London
- The area has good public transport links
- The Harrow Road is relatively affordable compared to other retail locations in the wider vicinity
- The Harrow Road feels safer than it used to, particularly in the evening/at night
- Environmental improvements implemented by WGC over recent years are recognised and welcome
- The Harrow Road area has considerable future potential

Key findings: summary of key negatives

- Shops that have thrived have done so despite, not because of their location
- There is not enough variety in the shops on the Harrow Road and it does not provide a full 'high street' offer
- Many parts of the Harrow Road look scruffy/shabby and some premises are poorly maintained by their owners
- There is considerable street drinking and antisocial behaviour still evident on the Harrow Road
- The current limited parking provision is a deterrent to those from neighbouring areas using the shops on the Harrow Road
- The area is poorly perceived by those who don't already know it
- There are a number of empty shop units particularly in western and eastern sections of the Harrow Road
- Several former retail premises have been converted to residential use, to the detriment of the wider retail centre
- Concerns reported by retailers to the council are not handled by WGC officers with enough local knowledge. Additionally, the approach to enforcement of retail policies seems inconsistent
- The local customer catchment is perceived to have limited spending capacity

“It’s a community...many people’s families stay in the area even when they grow up, so the children and grandchildren of my first customers come in now. There is a real sense of familiarity”

Key findings: future opportunities

Over the course of the interviews study, several participants put forward ideas and suggestions for ways in which they felt the Harrow Road could be made better. Generally, it was suggested that the area has considerable room for improvement, and because of this, significant potential. However, it must be noted that several retailers also highlighted that positive change will not occur without support and investment.

- Improve the retail mix and variety of shops, encourage a few well-known retail brands to open on the Harrow Road
- Encourage empty units to be taken, but with alternative retail uses (not currently present on the street) and discourage further residential conversion
- Improve parking provision, particularly for short stays
- Employ a dedicated town centre manager who understands the local area and can develop a long-term relationship with retailers
- Develop the area as a business location, providing a new customer base for retailers as well as local employment
- Light the area better at night-time so it feels safer after dark
- Generally address issues of crime, antisocial behaviour and safety
- Improve connections between Harrow Road and the Royal Borough of Kensington and Chelsea and neighbourhoods south of the canal
- Introduce/reactivate a retailers group to represent retailers views with the council and local community bodies

- Make more of the canal - an asset that could differentiate the Harrow Road from other retail locations
- Develop a vibrant high street that runs continuously from the west to the east of the study area and could draw people along the length of street, improving footfall and trade

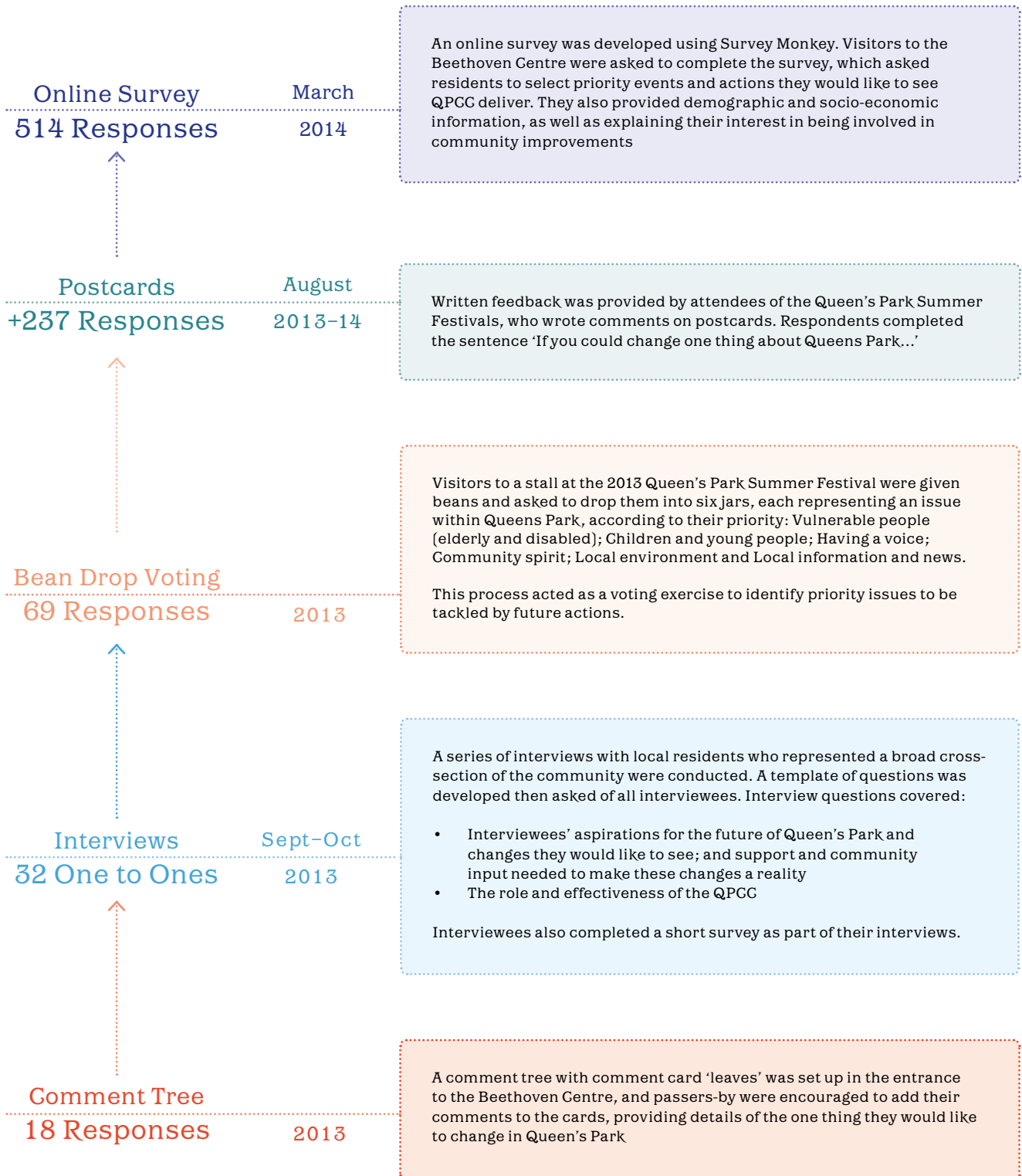
“The junction is a work in progress, it could be a real focal point to the area. I’m not sure about the bottom end, but at the top end, there’s a lot of potential. That’s the key location, you get a big employer, incentivise shops to open up in the closed premises to serve the office workers and then they’d be drawn down the whole road. Plus there’s the canal – you could link it all up, extend the whole shopping area”

“There’s not much interaction with the other retail businesses in the area and it definitely could be better, perhaps a retailers association or something like that would work?”



Engagement

5.1 Early engagement



“Turn the eyesore of the houses with blocked out windows on Harrow Road into something else – beautiful houses, studios, workshops”

“Back to corner shops. Used to be delis, cake shops, local shops. Harrow Road needs to bring proper shops back, too many greengrocers. No decent shops to visit. Keep it local - I shop in Sainsbury Ladbroke Grove but don't want to. All shops are houses now”

“More police on streets”

“A community café hub on Third Avenue”

“More activities for young people so they don't hang around”

“The Queen's Park wildlife area should be open for the community throughout the year”

“Street food market every Friday or at weekends? Emphasis on Thai, Lebanese, Moroccan, Korean, Japanese, Malaysian or Swedish, Norwegian, Finnish, Icelandic”

Hearing people's views is crucial in the development of a good neighbourhood plan. Between summer 2013 and the end of 2014, various public engagement efforts were undertaken. Local residents responded to questions and provided feedback and comments on change within the Queen's Park neighbourhood plan area. Several sessions took place and different methods were used, with the aim of reaching as many people as possible (*see diagram on the right for a summary of the method and total number of responses*). Both qualitative and quantitative data has been recorded. Community engagement is ongoing throughout the development of the plan.

The main issues raised were:

- The desire to improve the Harrow Road, in terms of cleanliness, the number of vacant or boarded up units and the lack of diversity of the shops
- Putting Canal Terrace back to active use
- Restoration and community use in Queen's Park Hall
- Better and more community provision, particularly around Queen's Park Gardens, including the provision of a café, toilets and play equipment (since undertaken)
- Better play and sports spaces for children and young people
- More housing for local people
- Problems with waste and dogs

The responses were collated and grouped into a set of 25 themes*.

These original 25 themes were distilled into a set of four topics that emerged as priorities:

- 1. Our High Streets**
- 2. Community**
- 3. Queen's Park Gardens and Open Spaces**
- 4. Accessibility and Sustainability**

This engagement and the four topics were the foundation for the 'On the Street' workshop series during July 2015.

* Themes: Canal Terrace, the Harrow Road, Kilburn Lane, Queen's Park Hall, Ark School (previous community buildings on Third Avenue), Ilbert Street dairy (previous site of a shop and bakery); Queen's Park Gardens - general comments, café, toilets, exercise and play equipment, other activities and the wildlife area; general play spaces, traffic, parking, housing, streets, youth and children, anti social behaviour, community provision, festivals and community events, dogs, foxes and miscellaneous.

5.2 Summer 2015 engagement

'On the Street' - a pop-up shop on the Harrow Road

Through a successful funding application to the GLA High Street Fund, the QPCG was able to run a programme of events, focused discussions and workshops to engage residents and hear their views and ideas about the future of Queen's Park.

Between the 23rd of June and the 17th of July a small pop-up shop 'On the Street' opened on a previously vacant unit at 548 Harrow Road to hear and record people's views about Queen's Park. This builds upon previous comments and ideas gathered by QPCG councillors. Information about the history of the area, amenity and green spaces, the Harrow Road, transport and connections was on display.

- 350+** Visits to the shop
- 160+** Comments on postcards and on an interactive map
- 15+** Events, workshops and meetings took place



Comments being added on a map at the opening event



The shop was open most days with the area survey and historic photographs on display



An exercise during one of the workshops held in the shop



Full house at a community projects talk



On the Street programme of events. A flyer was produced with a full programme of events to be distributed through letter boxes in the area, 5000 were printed in total

'On the Street' engagement

Identified assets, opportunities, challenges and issues

During the four weeks that 'On the Street' was open, visitors were encouraged to leave their feedback about their experience of living and working in the area in a number of ways; writing on postcards, contributing to workshops or leaving comments on a large map of the area. In total 160 postcards were filled out. These pages include a summary of all of the comments made.

Assets & Opportunities

Civic amenity

- The Jubilee Sports Centre
- Buildings of architectural merit
- Local arts facilities
- The Queen's Park Library
- Play areas
- Opportunity to improve Mozart Street and reinstate retail and community uses

Community

- The cultural diversity of the Harrow Road
- Friendly atmosphere and feeling of security when walking in the area

Environment & sustainability

- Queen's Park Gardens is a valued space, particularly for those with children, dogs and without a garden
- Opportunity to add to the existing amount of trees, green spaces and planting
- The canal is now much cleaner than it was, and has the potential to become a valuable asset identified with the area

High street and shopping

- Maida Hill market is valued and some people thought more could be made of it

Transport

- Good location with diverse and reliable transport links, especially to central and east London

Walking and cycling

- The canal towpath provides a walking and cycle route with potentially pleasant links to the wider area
- The area is easy to walk around, residents can walk from their homes to shops and local amenities
- Some children said they feel safe enough to ride on the roads in the area
- The 'blue bridge' provides a valuable link but could be greatly improved
- The possibility of a new canal bridge at the continuation of Fifth Avenue to provide a direct link between Queen's Park and the workspaces and residential areas in Kensington & Chelsea

Challenges & Issues

Civic amenity

- The potential loss of the Jubilee Sport Centre
- There are not enough safe places for children to play
- Poor/insufficient street lighting, for example along Half Penny Steps bridge and on Bravington Road
- Not enough for children and young people to do in the area, and not enough organisations supporting these groups
- Lack of events for families
- Lack of pubs

Community

- High levels of antisocial behaviour
- Perception that Queen's Park has high levels of crime, which is associated with a widespread sense of insecurity/lack of personal safety, particularly at nighttime
- Lack of a sense of civic life and tension between different social groups
- Inadequate police presence in the area and insufficient CCTV cameras monitoring problem areas
- Conflict about where dogs can be walked and the cleaning up of dog waste
- Poor communication and a lack of awareness of the community services available to residents

Environment & sustainability

- The canal is dirty, the water is polluted and people throw rubbish in it
- Widespread problem of waste dumping and not enough bins which leads to piling up of rubbish on the street. Some commented that Westminster Council doesn't collect rubbish fast enough
- Fly-tipping takes place, particularly in the Avenues and on Bravington Road
- Not enough dog waste bins for dog owners
- Noise pollution on Harrow Road
- The levels of traffic along the Harrow Road contribute to poor air quality
- The insulation of the houses on the Avenues is very poor, resulting in residents incurring large energy bills in the winter

Governance

- Lack of communication by Westminster Council

High street and shopping

- Lack of diversity of shops along the Harrow Road, not enough cafés and restaurants to sit in
- Some residents said the Harrow Road lacks 'high quality' shops
- Clutter from the retailers encroaches the pedestrian space on the pavement
- There is a high number of vacant units on the high street
- Some of the shop owners take little pride in the appearance of their shops
- Retail to residential conversions are detrimental to the high street

Housing

- More social housing is urgently needed in the area. Some residents expressed concern that local people are not prioritised for social housing resulting in families being moved out of the area
- The houses in the Avenues have poor sound proofing which leads to tension between neighbours
- Some front gardens are not well kept

Transport

- The digital displays which show bus arrival times at the bus stops have been removed, making it harder for people to plan travel
- Buses on the 36 and 18 routes are reported to be old and in need of repair
- Speeding along the Harrow Road is a problem
- Some residents said loose slabs and poor paving in the area is unsightly and could cause accidents
- Lack of parking attendants to police parking
- The road tarmac has been poorly maintained, leading to holes in the surface and concerns that driving and cycling is unsafe

Walking and cycling

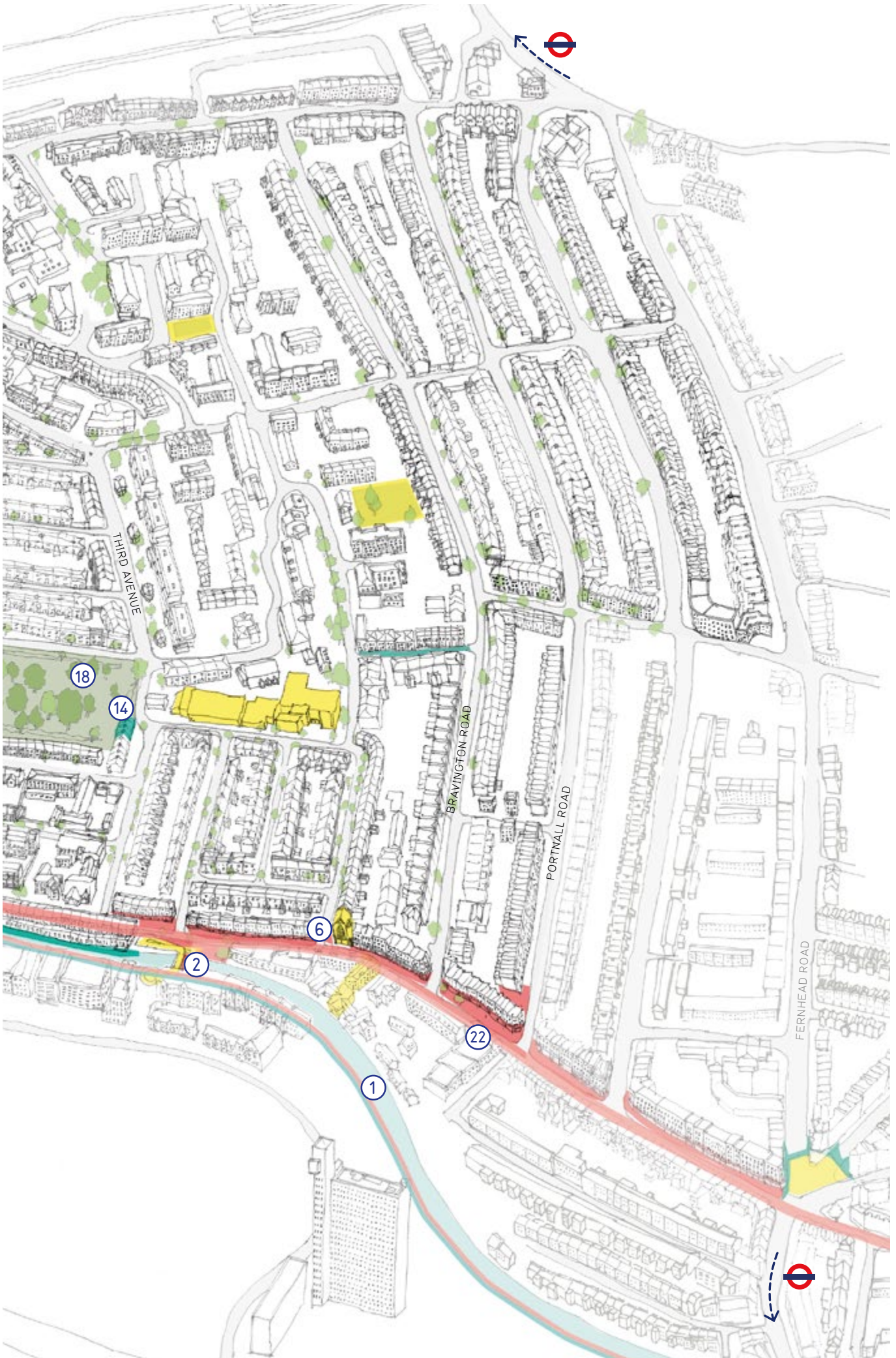
- The Ladbrooke Grove/Harrow Road junction needs a safe pedestrian crossing
- There is a lack of facilities for storing bicycles across the area
- People cycle along the pavement on the Harrow Road, which reduces space for pedestrians

Work and business

- There are not enough entry level jobs for young people in the area

Identified assets, opportunities and challenges





Priority projects

Priorities identified during the four weeks 'On the Street'

From a large number of ideas discussed, up to five top priority areas or potential projects were identified at each workshop. Some of the same priorities came up in different workshops. Some ideas will be easier to achieve than others, but all will be considered and will feed in to the development of the Neighbourhood Plan. These ideas are not ordered by importance.

- Our High Streets
- Under 5s
- Over 50s
- Queen's Park Gardens and open spaces
- Accessibility & Sustainability
- Young People

- ① ● Make the canal a real asset that can help shape the identity of Queen's Park
- ② ● ● ● Encourage the opening of pleasant cafés and restaurants by the canal-side
- ③ ● ● Transform the western flank wall of Canal Terrace and the Harrow Road Open Space e.g. with a planted wall and/or a small café pavilion or moored narrow boat café
- ④ ● Install a boardwalk behind Canal Terrace
- ⑤ ● Make Queen's Park an area with a distinctive visual identity
- ⑥ ● ● ● Establish guidelines for allocated retail space on pavements outside shops and ensure enforcement by a WGC/QPCG high street warden
- ⑦ ● Identify appropriate locations for public realm improvements including shared spaces, benches and planting
- ⑧ ● Explore options for the reconfiguration of the Harrow Road carriageway and public realm to reduce traffic speed and provide a more pleasant pedestrian environment
- ⑨ ● ● Designate a 20mph speed limit zone (to include the Harrow Road)
- ⑩ ● Install a new pedestrian-controlled crossing at the Ladbroke Grove and Harrow Road junction
- ⑪ ● Make streets more cycle friendly to prevent cycling on pavements
- ⑫ ● Provide more cycle parking across the ward e.g. bike hub and sheffield stands
- ⑬ ● ● Pursue aim to establish play streets

- ⑭ ● ● Explore opportunity to re-instate community uses at 17-23 Third Avenue and improve the eastern entrance of Queen's Park Gardens
- ⑮ ● Ensure more have access to the wildlife area in Queen's Park Gardens
- ⑯ ● Consider employing a warden/keeper for Queen's Park Gardens
- ⑰ ● ● ● Install a café and toilet in Queen's Park Gardens
- ⑱ ● Explore options for outdoor cinema events
- ⑲ ● ● Encourage the establishment of a baby/breastfeeding friendly café in the area
- ⑳ ● Improve the advertising of services that are currently available e.g. set up a directory of local child-minders
- ㉑ ● ● ● Develop more programmes and activities for young people particularly during school holidays and a regular social evening event
- ㉒ ● Extend the route of the Notting Hill Carnival along the Harrow Road
- ㉓ ● ● ● Develop a strategy for dealing with fly-tipping and litter e.g. organise community collections of bulky waste items for a small contribution
- ㉔ ● Improve the awareness of waste collection times and develop a positive marketing and educational campaign run by the community
- ㉕ ● ● Install more bins for dog waste and test new types of recycling bins

6

Emerging Vision, Objectives, Projects & Policy

This section brings together a set of potential projects and policy recommendations that emerged from the community engagement, area studies and analysis undertaken to date. The ideas presented here, in the form of a projects list and draft policies, are to be debated, altered and expanded further; some might not make into the next draft and new projects and policies might be added - this is for QPCG to discuss and agree in order that the plan best reflects the preferences of local people.

The final drafting of policies will require specialist input from a planning consultant/ organisation to ensure that they are robust and long-lasting and can be implemented. This section sets out the policy priorities that have emerged over the process so far. It is important that this process and its outcomes are used as the starting point of further discussions.

The emerging policies have been grouped in five headings (see 6.3):

- Civic Amenities
- Character, Design Quality and Sustainability
- Getting Around and Community Safety
- High Street, Shops and Local Businesses
- Housing

6.1 A Vision for Queen's Park

A Queen's Park that we are proud of.
A neighbourhood that provides the best possible facilities and services for our residents of all ages and that is a safe and secure place to live. We want a neighbourhood with an excellent natural environment, that cherishes its park, gardens, allotments and trees. We want a neighbourhood that respects the work done in the past by our predecessors but now looks for the best design and plans for the future, supported by a community that works towards making this a low carbon area.

6.2 Emerging projects

Many ideas and potential projects for specific locations have been identified and been prioritised during the community engagement process. In addition, there are a number which are already at different stages of development.

Some recommendations and projects also feature in the draft policy section. A QPCG working group discussed the full list of proposed projects on 21st September 2015 and the following pages outline the agreed proposed projects.

A Short term projects 2015 - 2016

Relatively simple projects, with lower capital expenditure and limited external stakeholders but which require liaison with WCC

B Medium term projects 2016 - 2018

More complex projects which require a project brief, liaison with WCC and higher a capital expenditure

C Longer term projects 2018 onwards

Complex projects that affect a large number of stakeholders, require cross-borough work and/or potentially significant capital expenditure

D Programmes, strategies and studies

Projects which relate to the delivery of programmes or activities, or which require further exploratory studies before implementation

A Short term projects

2015 - 2016

Relatively simple projects, with lower capital expenditure and limited external stakeholders but which require liaison with WGC

- **A1** Improve the access to the Queen's Park gardens wildlife area (linked to the Park management arrangements being discussed)
- **A2** Establish a Play Street scheme(s)
 - On Parry Road in the Mozart Estate
 - On Kilravock Street in the Avenues
- **A3** Install new cycle storage hangers in the Avenues
- **A4** Install cycle lockers in the Mozart Estate (subject to planning within the Queen's Park Conservation Area) and in the east of the area where there are a higher number of flats
- **A5** Improve the Multi-Use Games Area in Queen's Park Gardens whilst retaining open access for all
- **A6** Support the development of ideas and specify a site for a community shop and advice centre
- **A7** Apply for a grant to run a 'Big Draw' event in the area
- **A8** QPCG to set up a retailers association with local retailers
- **A9** Support the ambition for the Harrow Road Open Space to accommodate affordable canal moorings initiative

B Medium term

projects

2016 - 2018

More complex projects which require a project brief, liaison with WGC and a higher capital expenditure

- **B1** Provide a public toilet and community space in Queen's Park Gardens, exploring options to convert the park keeper's hut
- **B2** Work with WGC on the prioritising of particular areas and streets that need upkeep and improvement, such as:
 - Pavements
 - Facilities for the visually impaired and those with mobility issues (such as installing beepers at pedestrian crossings)
 - Lighting
 - Improve crossings on Harrow Road

Canal improvements:

- **B3** Public realm improvements to the Harrow Road Open Space with the addition of a small structure, which would be in a strategic position, addressing the open space, the canal and Canal Terrace itself
- **B4** Transformation of the western flank wall of Canal Terrace. A new intervention could extend along the back of Canal Terrace to include temporary pontoons on the canal to simulate a board walk. The blank end of terrace wall could be enlivened with planting, a mural, temporary artworks, or other ideas to be discussed with artists. Local resident architects have volunteered to design a simple temporary building that could be used by various parts of the community for set periods of time

- **B5** Improvements to Canal Terrace, such as the introduction to a boardwalk at the back of the terrace and attract more cafés and restaurants to this location
- **B6** Improve the canal bridge and the area around Half Penny Steps

Projects that encourage more people to cycle:

- **B7** Improve routes for cyclists by opening up the Ashmore Road/ Kilburn Lane junction and the Ilbert Street/ Kilburn Lane junction
- **B8** Allow contraflow cycling on one-way streets and install road markings at either end of routes
- **B9** QPCG to take over vacant shop units, one unit at a time and through a competition process identify suitable temporary tenants, with the aim of
 - a) permanent letting of those units
 - b) full occupancy of the Harrow Road units
 - c) curating a varied mix of services and shops

C Longer term projects 2018 onwards

Complex projects that affect a large number of stakeholders, require cross-borough work and/or potentially significant capital expenditure

- **C1** Improve the safety and crossing experience for pedestrians and cyclists at the Harrow Road, Ladbrooke Grove and Kilburn Lane junction.
- **C2** New canal bridge in the continuation of Fifth Avenue.
- **C3** Public realm improvements and regeneration of Mozart Street.

D Programmes, strategies and studies

Projects which relate to the delivery of programmes or activities, or which require further exploratory studies before implementation

- **D1** Identify further sites for food growing and community gardening (see map on pages 56-57)
- **D2** Develop more programmes and activities for young people particularly during school holidays and evening events, and improving their advertising so that more people know about them
- **D3** Develop a waste and recycling strategy, to include:
 - Improving the awareness of collection times
 - A positive marketing and educational campaign
 - Community collections of bulk items
 - More bins for dog waste
- **D4** Explore options for alternative energy generation and identify their possible location
- **D5** Improved communication
 - Between QPCG and residents and businesses
 - Between QPCG and WGC
- **D6** Explore opportunities to reinstate community uses at 17-23 Third Avenue and improve the eastern entrance of the park
- **D7** Explore opportunities for local housing management arrangements

6.3 Policy Objectives

The following pages contain an overview of the emerging Neighbourhood Plan policies. A QPCG working group met on 3rd November 2015 to discuss each proposed policy and agreed on the framework of policies as outlined below.

Objectives	Policy headings
<p>1. Continue to improve and increase our existing community facilities, services and built and natural assets for residents, workers and visitors of all ages. This includes Queen's Park Gardens, buildings and open spaces of local importance and our sports and leisure facilities.</p>	<p>Civic Amenities</p>
<p>2. Respect and safeguard our neighbourhood's heritage and character and enhance its design quality whilst seeking appropriate ways to make the area more sustainable.</p>	<p>Heritage, Design Quality and Sustainability</p>
<p>3. Establish a safer and more pleasant street network that prioritises walking and cycling for all groups and ages.</p>	<p>Getting Around and Community Safety</p>
<p>4. Work collaboratively towards achieving lively, well used and commercially resilient high streets that attract retailers, residents, workers and visitors from further afield.</p>	<p>High Streets, Shops and Local Businesses</p>
<p>5. Continue developing a neighbourhood that welcomes a diverse mix of people and that is a great place to live, where there are new homes that are affordable to local people and of excellent quality, and the existing housing stock is protected and enhanced</p>	<p>Housing</p>

Summary of policy recommendations

- | | |
|--|---|
| 1.1 Protection of community amenity uses | 1.3 Play and recreation spaces for all ages |
| 1.2 Protection and enhancement of parks, gardens and smaller green or open spaces, edges or verges | 1.4 Protect existing food growing spaces |

- | | |
|--|---|
| 2.1 Protection of the area's character and its historic streets and buildings | 2.3 Explore opportunities for the introduction of electric vehicle charging points in the area |
| 2.2 Support upgrades to building fabric that contribute to energy saving and lower carbon without detriment to policy recommendation | 2.4 Original and other well-designed shop fronts will be protected and the sensitive upgrading of poor quality shop fronts will be encouraged |

- | | |
|--|---|
| 3.1 Street and junctions in the area should be safe to cross for everyone | 3.3 Encourage more people of all ages and backgrounds to cycle and walk, including supporting children's safe cycling to school |
| 3.2 Make the Harrow Road a pedestrian and cycle friendly road. An appropriate area of external display of goods for sale will be encouraged and controlled | 3.4 Increase in the number and quality of cycle parking spaces |

- | | |
|---|---|
| 4.1 Protecting commercial and employment uses | 4.3 Supporting rich and diverse high streets |
| 4.2 Safeguarding employment in the area by protecting employment uses | 4.4 Maximising the potential of Canal Terrace |

- | | |
|---|--|
| 5.1 Protecting the existing social rent stock | 5.4 Well designed and sustainable homes |
| 5.2 New developments that are affordable | 5.5 Supporting sensitive home extensions |
| 5.3 Protecting larger houses for families | |

6.4 Draft policy objectives

In December 2015 a first draft of the proposed policy was issued to the QPCG for further development. Going forward, QPCG will seek further advice from WCC and Locality in drafting up these policies so that they will be robust enough to form the final Neighbourhood Plan.

1. Civic Amenities

1.1

Community amenity uses (D1 and D2) must be protected.

Reasoning

To preserve existing community amenities, sports facilities, play, community centres and amenities for children, young people and older people in the area. To prevent redevelopment and change of use, which will result in loss of existing services and amenity provision within the neighbourhood, plan area.

1.2

Parks, gardens and smaller green or open spaces, edges or verges must be protected from development.

Reasoning

To safeguard existing publicly accessible spaces and potential locations, however small, that can be planted or improved for continued use or as visual amenity. The Queen's Park neighbourhood plan area has a small amount of publicly accessible open space (excluding residential gardens) - only 4.4% of the total area, much lower than the Westminster average of 28.8% or the London average of 39.1%*. It is essential to protect these spaces.

1.3**More and improved play spaces for all ages****Reasoning**

Queen's Park is an area with a high number of children: 20.2% of the population is aged 0-15 (higher than the Westminster average of 14%)* and 32% of households have dependent children (compared to the Westminster average of 19%)**. There are four schools and seven nurseries in the area. The survey revealed a number of play areas that could be improved and potential spaces that could be transformed to include a play element, targeting children of different ages.

* Source: GLA Population Projection data 2015

** Source: Queen's Park 2014 ward profile

1.4**Allotments and food growing spaces should be protected from development****Reasoning**

Food growing has wide community benefits; allotments and growing spaces are typically places for leisure, where residents come together, where children and young people can actively participate and learn about growing and biodiversity. The small allotments at Harrington Court and Lees House should be protected and more growing spaces, however modest in size, should be sought. It's important to ensure these spaces can be used by as broad demographic as possible.

2. Heritage, Design Quality & Sustainability

2.1

Historic buildings and the area's conservation and design quality must be protected. Any development or alteration that affects the setting of a conservation area or any of the listed buildings must preserve and/ or enhance them through high quality design, materials and finishes

Reasoning

Queen's Park has a rich and characterful built heritage. In order to safeguard the architectural integrity of its buildings and their setting, any new development must start with a sensitive understanding of the local urban context, valuing the characteristics of the place in terms of built environment, history and community. Any change should not detract from the existing qualities of the environment. This isn't meant to discourage contemporary, imaginative and high quality interventions; but any proposal that affects the setting of the local conservation area or any listed building must respect and enhance them through providing high quality design, materials and finishes.

References:

Conservation Audit 29 Queens Park Estates,
Westminster City Council 15th April 2005

The Queen's Park Estate Design Guide - A guide to the alterations of buildings in the Queen's park Estate Conservation Area, Westminster department of Planning and City Development, Development Planning Services, Spring 1995

Artizans & Avenues - A history of the Queen's Park Estate, Erica McDonald and David J Smith, 1990, second edition 2004

2.2

Support upgrades to building fabric that contribute to energy saving and lower carbon without detriment to policy recommendation 2.1

Seek policy advice from WCC Tim Starley-Grainger

2.3

Explore opportunities for the introduction of electric vehicle charging points in the area

Reasoning

Providing infrastructure for electric charging facilitates the use of ultra-low emissions vehicles. This is good for air quality as electric vehicles give zero emissions at the tailpipe and there are significantly reduced emissions from plug-in hybrids. Quieter vehicles also mean less noise pollution from traffic. More and more local residents will be considering buying plug-in vehicles and will be looking to local authorities to provide convenient charging solutions and there is currently funding available from the Department for Transport to prepare for this transition.*

*Refer to www.gov.uk/government/organisations/office-for-low-emission-vehicles

2.4

Original and other well-designed shop fronts will be protected and the sensitive upgrading of poor quality shop fronts will be encouraged

3. Getting Around & Community Safety

3.1

Streets and junctions in the area should be safe to cross for all

3.2

Make the Harrow Road a pedestrian and cycle friendly road. An appropriate area of external display of goods for sale will be encouraged and controlled in order not to interfere with pedestrian movement on pavements

Reasoning

Display of goods for sale can make a positive contribution to the visual appearance of a shop and the street, and certain areas in the Harrow Road benefit from lively and colourful displays. However, cluttered shopfronts often have the opposite effect by offering customers a confused message and deterring people from entering shops. Heavily cluttered shopfronts, of which there are a number of examples along the Harrow Road, encroach on pavements and interfere with the safe movement of pedestrians, particularly those with limited mobility or using wheelchairs or pushchairs.

Work with commissioners and consultants producing the Harrow Road masterplan*. Any Harrow Road studies must consider approaches to delivering a high quality pedestrian and cycling environment along the Harrow Road, including improvements to junctions and junction approaches, the potential removal of the central reservation to make room for demarcated cycle lanes, adequate and well positioned cycle parking (see policy recommendation 3.3), considering safe access to bus stops, servicing and deliveries.

3.3

Encourage more people of all ages and backgrounds to cycle and walk, including supporting children's safe cycling to school

Reasoning

Improving junctions and developing safer, more pleasant and convenient cycle routes would make it safer for cyclists to use. According to the 2011 Census, 6.1% travel by bicycle to work from Queen's park ward, which is considerably higher than the Westminster average of 4.8% and the London average of 4%. Further projects and proposals should encourage people of all ages and backgrounds to cycle, including supporting children's safe cycling to school

3.4

Increase in the number and quality of cycle parking as follows:

- Publicly accessible, on street cycle parking spaces
- Sheltered, secure cycle storage for residents (See projects A5 and A6)

Reasoning

The neighbourhood plan area is characterised by high density of housing and high levels of overcrowding, with 16-20% of households with up to two fewer bedrooms than required. Homes typically have small or no gardens and no dedicated cycle storage. Appropriate, conveniently located and safe bicycle storage will encourage more people to cycle more frequently.

Residents report that in The Avenues, where the typically small terraced houses have narrow entrances and no front gardens, there appears to be surplus parking spaces (this needs to be confirmed with a detailed parking survey, check data with WCC). Parking spaces can be converted to house a secure bike hanger of the Cyclehoop type, for the storage of six bicycles each in half the space used to park a single car. The shelter is installed with a web-management portal, making it easy for the local authority to allocate the provision of space. Individual cycle lockers will be explored as an option for residents living in the Mozart Estate and elsewhere in flats.

4. High Streets, Shops & Local Businesses

4.1

Ground floor commercial space within the Harrow Road, Kilburn Lane, Dart Street and Mozart Street should be protected for retail and office uses (use classes A1, A2, A3, A4, A5, B1, D1 and D2) without floorspace reduction and no future change of use

Reasoning

Historically, the Harrow Road was the main shopping area with houses and a parade of shops either side. The retail premises proved so popular that in 1884 twelve Harrow Road houses were converted into shops*. Today the high street faces significant challenges and some of its retail units have been converted. If retail space is lost it will be difficult to recover.

Protecting existing commercial floorspace will prevent shops, offices and community services from being converted into low quality dwellings. It will protect and boost local employment, increasing weekday footfall and helping build a stronger local economy.

Mention establishment of the Harrow Road Retailers and Residents Group
QPCG might want to check new company registrations and long-term vacancies.

4.2

Employment use sites (use classes B1 to B8) should be protected in order to retain their use without reduction in floorspace

Reasoning

In the Queen's Park neighbourhood plan area, unemployment is 22% compared to 15% in Westminster. Although access to jobs across the wider borough is a key aim it is also important that the employment base in the area is not eroded, therefore the protection of employment by safeguarding certain use classes is key.

The neighbourhood plan area has witnessed the conversion of employment use classes - check numbers over the last two years with QPCG Planning Committee.

4.3

Develop rich and varied high streets, which restrict the current saturation of single uses

4.4

Explore options to designate the ground floor units of Canal Terrace as a community asset and/or designate the ground floor units for restaurant, café, and shop uses (A1, A3, A4, A5) which encourage a connection to the canal

5. Housing

5.1

Policy regarding protection of existing social rent stock

Reasoning

The area has a high percentage of social rented homes, much greater than the Westminster average. Housing affordability is a concern in the area.

QPCG might want to look at location; number of units built in the last 10 years and the affordable housing split.

5.2

Policy regarding new developments

Reasoning

A proportion of homes must be affordable to people on low incomes. Tenure balance is key to ensuring the area's social mix.

5.3

Resist the subdivision of family units

Reasoning

To protect the number of family sized homes. To ensure family housing is available and that larger families are able to stay in the area.

5.4

New homes to meet the minimum space and environmental standards set out in the London Plan and the standards set out in the London Design Guide

Reasoning

Good quality of life, dwellings where people want to live and stay, reduced energy bills.

5.5

Support the sensitive extension of smaller homes without detriment to policy 2.1

Reasoning

To protect the number of family sized homes. To ensure family housing is available and that larger families are able to stay in the area.

6.5 Important Considerations

In addition to the list of potential projects and policy recommendations, there are a number of issues and considerations, some of which are being discussed or developed at the time of writing, which will need further input by QPCG councillors before the wider community is asked to comment on the neighbourhood plan proposals. Also listed here are ideas which were raised with significant support during community engagement but which require further debate within QPCG.

- Jubilee/Moberly developments - for example, influencing the allocation of Section 106/ CIL contributions, guiding the uses and design for the development's designated community space, pursuing better integration of the development with the existing street network. If the development progresses this will become a significant project for QPCG.
- The imminent establishment of a retailers and residents Harrow Road working group.
- Consider the role of a Harrow Road warden in collaboration with Westminster City Council and the Harrow Road, Westbourne and Maida Hill wards.
- Making the Queen's Park neighbourhood plan area a 20mph zone.
- Extension of the London cycle hire scheme to include docking station(s) within the neighbourhood plan area.
- The approach to the installation of security shutters on ground floor retail, office and community premises (a number of people reported that shop shutters on the Harrow Road, make the windows blank at night, adding to the feeling of insecurity when walking in the area).
- Aspirations for outdoor cinema provision in Queen's Park Gardens.
- Explore options to support the production of green energy, such as district heating powered by renewable energy.
- Management arrangement of Queen's Park Gardens (the QPCG environment committee is currently in discussions with Westminster City Council).
- The creation of a new role for a Queen's Park Garden warden.
- Visitor parking in the vicinity of the Harrow Road, to encourage more use of the shops, particularly the ones that sell heavy goods.
- Ownership surveys, particularly of ground floor premises along the Harrow Road, Kilburn Lane and Mozart Street.

6.6 Funding note

Understanding the QPCC and WCC funding mechanisms and exploring how different and external funding streams might come together is key in ensuring that projects and policies can be materialised. Actions, initiatives and projects should be prioritised (quick wins, short, medium and long term) and dependencies identified (which actions need to happen in what order), which the QPCC business plan should address.

Current and possible funding streams:

Community infrastructure levy (CIL):

Development proceeds generated from new developments in the Neighbourhood Plan area

Grant programmes, sponsorship opportunities and fundraising initiatives, for example:

GLA Regeneration Fund

£20m fund focusing on London's high streets and places of work. The aim is to make the most of the city's wealth of talent in creativity and technology.
www.london.gov.uk

Cycling Grants London

Offers grants of up to £10,000 over 3 years to projects that encourage London's diverse communities to cycle more often and more safely
www.cyclinggrants.london

Big Lottery Fund

Grants from £300 to over £500,000 to organisations ranging from small local groups to major national charities
www.biglotteryfund.org.uk

Funding for parks projects has become available from a wide variety of sources, such as:

Heritage Lottery Fund

Grants from £100,000 to £5million to revitalise historic public parks and cemeteries
www.hlf.org.uk

NESTA

Supporting a small number of exceptional ideas that can improve lives - through grant funding, direct investment or challenge prizes.
www.nesta.org.uk

SITA Trust

Funding awards up to £50,000 for not for profit organisations wishing to improve leisure and recreation facilities for the benefit of the general public and/or wishing to improve physical access to a natural outdoor space resulting in increased opportunities for people to experience and enjoy wildlife.
www.sitatrust.org.uk

Spacehive

QPCC can raise money for projects that improve civic life through the crowd-funding platform Spacehive

Contributions from local residents:

Community council precept

Contributions from local businesses:

Establish the Harrow Road as a business area (BID, business association membership fee?)



Next Steps

7. Next Steps

This report is the culmination of 16 months of work towards developing a robust evidence base derived from the survey and analysis of the Queen's Park area and the community engagement, and one of the necessary steps towards bringing the plan into effect.

The next steps should include:

Agree the outline of the final Neighbourhood Plan document

It is important that the outline plan is agreed with Westminster City Council and that its proposed content is in line with WCC Core Strategy and other relevant borough policies. A meeting to discuss this with neighbourhood planning officer Tom Kimber was held in September 2015.

Drafting of the Neighbourhood Plan policies

Ensure that the environment and planning sub-committees and the neighbourhood plan working group continue to meet to discuss and further develop the policy objectives in detail. Arrange working groups to look at specific areas of policy. Additional professional policy writing advice may be useful.

The draft plan

Recommendations for the Plan's structure, to be discussed:

- Introduction
- Vision and objectives for the area
- Objectives and policies
- Site specific projects (may include a map of the locations)
- Delivery (identifying who will be responsible for delivering or implementing the actions, policies, and projects)

Some neighbourhood plans include further information about the area and the process, such as the evidence base for the plan, additional local studies and statements of community involvement, which can be appendices to the plan.

Undertake consultation

In order to ensure the wider community is informed and has the opportunity to comment and alter the draft plan before it is submitted to the council, consultation on the plan is required by law. QPCG might decide to go through non-statutory consultation on the policies and projects prior to the final consultation so that different groups can be engaged and have the opportunity to contribute in more detail. Advertising the plan so that a large number of people are engaged is key.

Finalise the Plan and submit to the council

Following consultation, the plan will be submitted to the council, who will continue the process on behalf of QPCG, ensuring it complies with legal requirements and undertaking their own formal consultation (six weeks) prior to examination.

What the submission must include

1. The Neighbourhood Plan itself (which may include policy chapters, a spatial strategy and a projects prioritisation plan)
2. A map which identifies the area covered by the Neighbourhood Plan
3. A statement that sets out how the Neighbourhood Plan meets the required basic conditions*
4. A consultation statement**

Examination

The plan will be taken through an independent examination. The examiner, appointed by the Council in agreement with QPCG, will determine if the plan is ready for referendum or point out where modifications are needed.

Local referendum

Once the plan has passed the examination, it will be put to a local referendum. If the plan is supported by over 50% of the voters it will be approved, and the Council must adopt the plan.

For more information please refer to the helpful *Neighbourhood Planning Roadmap Guide* published by Locality and available on www.locality.org

Other actions required to move forward with the development of the plan are:

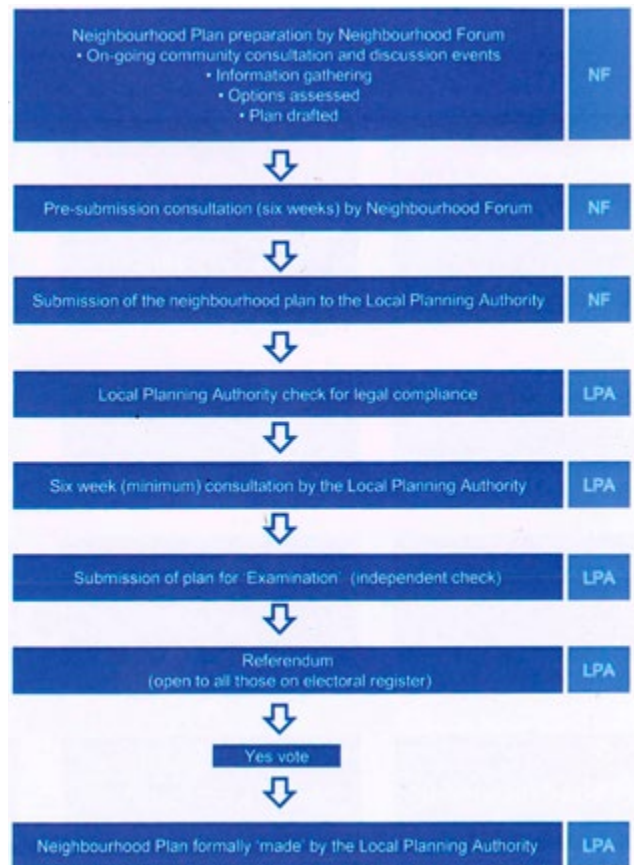
- Producing a schedule of priority projects and developing a funding strategy
- Identifying key local partners (landowners, schools, etc.)
- Developing an ambitious procurement strategy; developing clear and inspiring project briefs, to include competitions where appropriate, encouraging proposals that are designed and delivered to the highest quality
- Discuss the appropriate time-frame of the Neighbourhood Plan (5, 10, 15 or 20 years).

*There are five basic conditions that the plan must meet including:

1. Be in general conformity with the City Council’s strategic planning policies, currently contained in the Westminster City Plan (adopted 2011/2013) and the London Plan
2. Have regard to national planning policies
3. Contribute to the achievement of ‘sustainable development’
4. Should not breach and should be compatible with EU regulations
5. Should not breach and should be compatible with Human Rights requirements

** The consultation statement should;

- Contain details of the persons and bodies who were consulted
- Set out how they were consulted
- Summarise the main issues and concerns raised
- Describe how these issues and concerns have been considered and where relevant, addressed in the proposed neighbourhood plan



Neighbourhood planning process
From Tom Kimber at Westminster City Council

8

Current Project Proposals

Throughout the process of producing the Background report for the Neighbourhood Plan, a number of proposals for the area have been concurrently developed and initiated by local residents and councillors and they are included in the following pages. Some of these proposals are also included in the proposed projects for the Neighbourhood Plan.

- 1.** Proposal for the revitalisation of the Jubilee Centre submitted by local resident and QPCG councillor Julius Hogben
- 2.** Suggested scheme for 17-23 Third Avenue submitted by local resident and QPCG councillor Joseph Fernandes
- 3.** Suggested scheme for Canal Terrace submitted by local resident and architect Oliver Barsoum/Syte Architects
- 4.** Suggested scheme for Mozart Street submitted by local resident and architect Oliver Barsoum/Syte Architects

8.1 Proposal for the revitalisation of the Jubilee Centre

Proposal

Improving the building for the community

These proposals focus on retaining the existing Pool and Sports Hall and replanning the remaining spaces to provide the facilities required for a modern community sports centre. We have endeavoured to consolidate the significant, robust assets of the existing building and additionally to provide beautiful new spaces, to rehabilitate this community asset for the future use and enjoyment of the neighbourhood and visitors.

A new planted colonnade is added to the front of the building, bringing a civic presence to the existing fortified building. At its east end, the colonnade shelters a public space allowing a place for community events: small markets, table sales, meetings and gatherings. To the west, the colonnade provides shade for the tables and chairs of a new Jubilee Centre Café.

Within the building the Entrance is reconfigured around a central reception desk which faces the entrance and the street. This provides a welcoming point for the visitor and enables the building’s entrance to be more easily managed. The changing rooms remain in the same place and are thus more economically refurbished. The new Café and Soft Play space are located between the Entrance and the existing Swimming Pool. Bringing these spaces close to the poolside allows parents and carer’s to supervise children with different needs at the same time. During segregated swimming shutters can be employed to close off the pool from view.

To the east of the entrance is a Multipurpose Studio. Designed with dance and aerobics classes in mind this can also be opened up when needed to address the space outside, allowing the Sports Centre to offer an integrated series of spaces, at different scales.

At the rear of the Sports Centre, located within the old squash courts, a new Sauna, Steam Room, Jacuzzi and two Treatment Rooms offer the holistic treatments currently unavailable in the building.

On the upper floor the Gym and Weights Room are brought together in one space utilising the whole of the first floor. On the second floor, above the Entrance, a new Squash Court is built within a translucent structure. The glow of the new structure, rising above the neighbouring roofs, crowns the rejuvenated Sport Centre and acts as a welcoming beacon to the wider community.

1 Entrance 2 Cafe 3 Public space 4 Multipurpose Studio 5 Spa 6 Squash Court

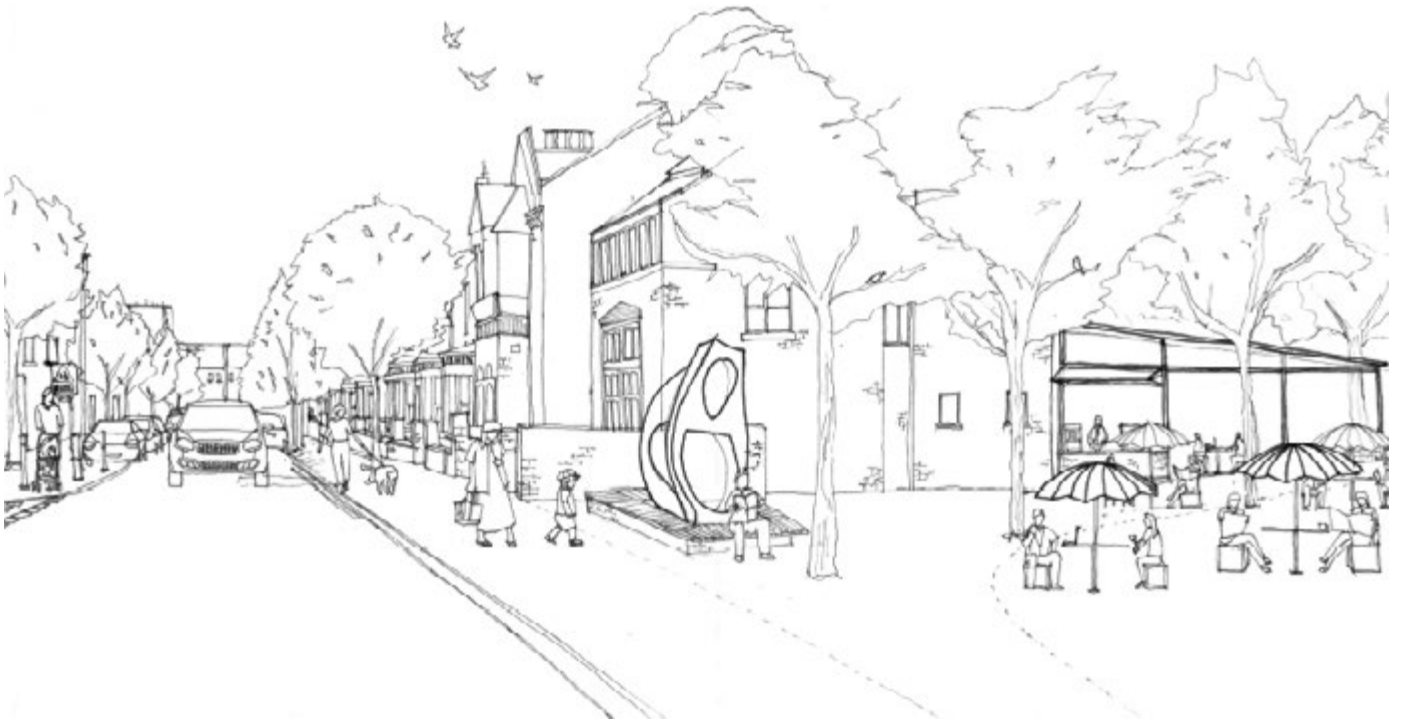
Plans

NEW AREAS FOR THE JUBILEE	
Sports Hall Store	50.6 sqm
Multipurpose Studio	138
Changing rooms	n/c
Spa	175
Cafe	141
Softplay	56
Staff room	15.5
Reception	150
Gym (1st Floor)	325
Squash court (Roof)	71.5

Ground Floor



8.2 Proposal for 17-23 Third Avenue



Queen's Park
Public Open Space

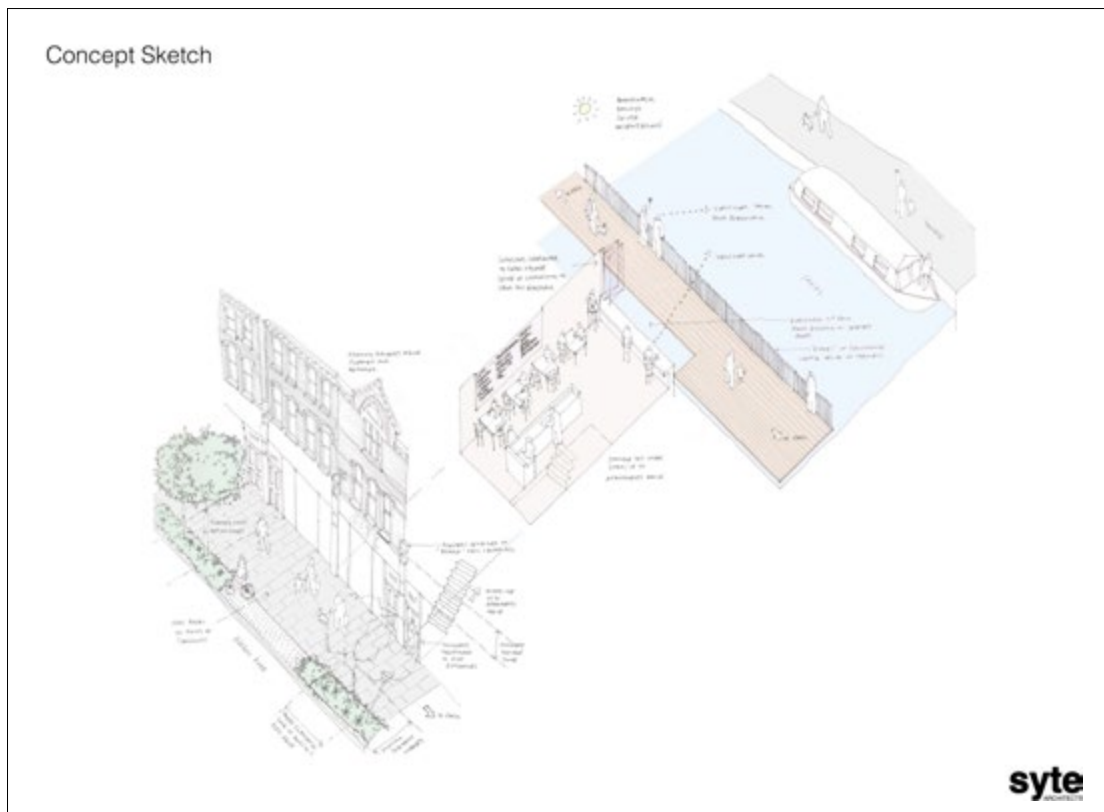
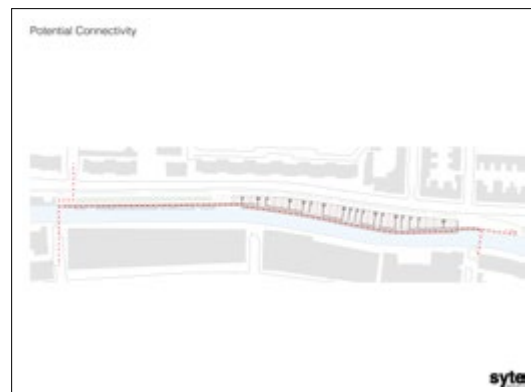
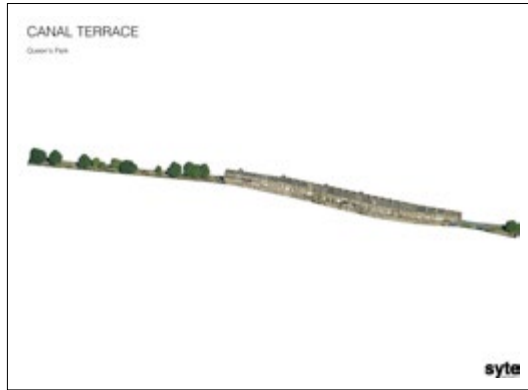
drawing by
Mobile Studio Architects © August 2014
www.themobilestudio.co.uk



This proposal involves the use of the buildings at 17-23 Third Avenue for the following community uses;

- QPCC HQ
- Youth Council HQ/Den
- Older citizens HQ/Meeting room
- Office (Hub) space for local entrepreneurs (rental income - but affordable)
- After school clubs
- Office space for local charities & organisations to work in QP (rental income)
- Advice centre (Bar pro bono)
- Nursery age drop in to help local parents
- Meeting/Events room
- Toilets for park users (in place)
- Kitchen for cafe/events (in place) (rental Income)
- In heart of QP
- Create centralised unique QP identity to bring people together with pride in our area
- Place for old, young and middle aged to cross paths & get to know and understand one another

8.3 Proposal for Canal Terrace Syte Architects



Re-envisioning Canal Terrace



syte
ARCHITECTS

Initial Installation as a catalyst

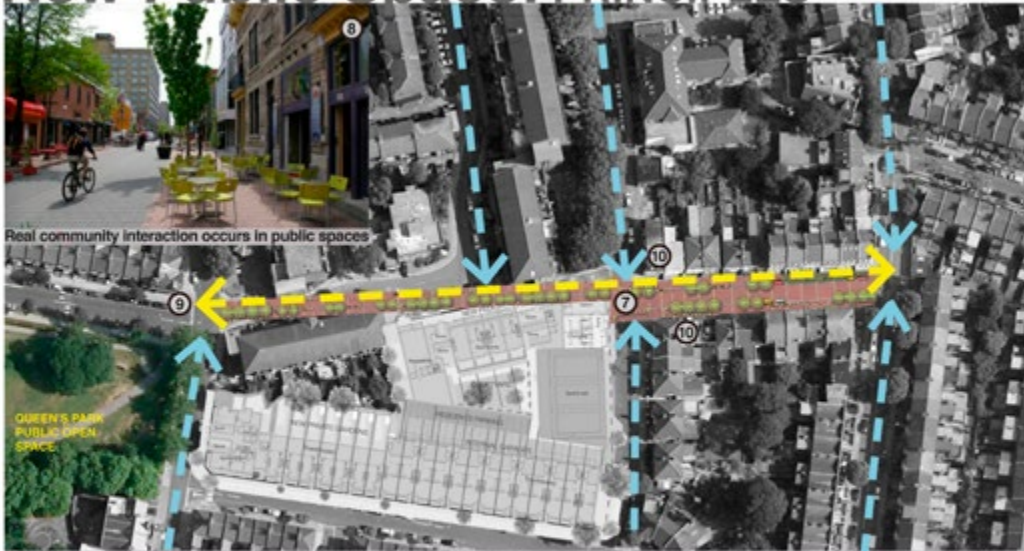


syte
ARCHITECTS

8.4 Proposal for Mozart Street Syte Architects



New Public Space: PRINCIPLES



- ⑦ Mozart Street retains a strategic position within the community. The potential exists to connect the Queen's Park Public Open Space to the west, the housing estate to the north and the terraced residences to the south and east.
- ⑧ Changing the street's focus from cars to people will set the scene for a new community hub. The introduction of street furniture, planting and lighting on a different street surface could act as a catalyst for a new neighbourhood identity.
- ⑨ The new public space would connect directly to the park. A straight axis is less daunting than a crooked alleyway.
- ⑩ An enlivened public space will create a renewed interest in the derelict shops and pub, benefiting both the existing community and the new development.

New Public Space: INSPIRATION



Appendix

- 1.** Map of community assets
- 2.** Nominated Assets of Community Value
- 3.** Planning use classes table
- 4.** Map of neighbourhood planning areas in Westminster
- 5.** Summary of 'On the Street' workshops
- 6.** Summary note from meeting with WCC

1. Community Assets

Local community organisations can nominate a building or piece of land to be included on the City of Westminster’s list of ‘assets of community value’. Nominations must relate to land or buildings that currently, or in the recent past, furthers the social well-being or cultural, recreational or sporting interests of the local community. If designated, an asset of community value cannot be sold without first being offered for sale to the community at the market price so that it has the opportunity to be owned and managed by a community group.

■ Nominated Community Assets
(see following pages for full descriptions of each property)

- ① Jubilee Centre
- ② 576 Harrow Road
- ③ Beethoven Centre
- ④ 17-23 Third Avenue
- ⑤ Queen’s Park Library
- ⑥ 21 Dart Street
- ⑦ Sunrise Pre-school
- ⑧ Avenues Youth Project
- ⑨ St Jude’s Community Hall
- ⑩ Queen’s Park Gardens
- ⑪ BT Building

- High Streets
- Canal
- Green Spaces
- Play Areas
- ⓪→ Direction to Tube Station










2. Nominated Assets of Community Value

The buildings and land listed below have been identified by the QPCG as assets of community value but an application to recognise them has not yet been made to Westminster City Council.







Draft pages awaiting QPCG input to reflect recent application to WCC

Address		Community value
① Jubilee Community Area		This will be a new area for the local community that will come with the loss of the Jubilee baths.
② All Stars Boxing Gym 576 Harrow Road London W10 4NJ		Sport/ leisure facility, youth centre and building of historic value
③ Beethoven Centre 174 Third Avenue Queen's Park London W10 4JL		Community centre
④ 17-23 Third Avenue		4 Avenues houses have been joined together and converted into a school
⑤ Queen's Park Library 666 Harrow Road London W10 4NE		Community leisure/education facility & building of historic value

Relevant description of the building/land	Name of those holding a freehold or leasehold stake in the land	Current occupant
Part of the area is being designed for use by the community. Section 106 agreement to be agreed with Willmot Dixon.	Westminster City Council	Greenwich Leisure Limited
This was built in 1882 with a covenant on it saying that it was always to be used as a community hall by the people of Queen's Park. It was to include shops and a coffee tavern. The hall, which was opened in 1884, was initially intended to be used as a working man's literary institute. The hall was for hiring out for concerts and entertainment. The hall was 'a centre for the civic life of the estate'. It is a grade 2 listed building. In 1992 it was sold by WGC to Mr Pervez. Mr Pervez owns the building and has been ordered by the court to make repairs to the building. The All Stars Boxing club has a 15 year lease. The repairs have not been started yet.	Owned by My Pervez. Part leased to All Stars Boxing Club for 15 years. Mr Pervez has failed to do the required repairs and is being taken to court on Nov 17th. We would like to raise the money to purchase the building	All Stars Boxing Gym
Former school and college. Disused for some time, but brought back into community use through the URBAN programme (1996-2001).	A2 Dominion	A2 Dominion (Tenants: Paddington Development Trust; Queen's Park Crèche; Queen's Park Bangladeshi Association; My Action Carers' Network Westminster; Z2K; Vital Regeneration)
These Avenues houses are currently let out to a school by WGC on a three year lease. It is adjacent to the park. The size of the park has been reduced by the school. We wish to reclaim the building and the school.	Westminster City Council	A Marylebone school for those with special needs
Part of the Queen's Park Estate Conservation Area, the building was designed by Karlake & Mortimer to be complimentary to the estate, but differing in brick colour and architectural detail. Work began on the building in January 1889, and it remains an important landmark of the neighbourhood.	Westminster City Council	Westminster City Council

Nominated Assets of Community Value

Draft pages awaiting QPCG input to reflect recent application to WCC

Address		Community value
<p>⑥ A21 Dart Street London W10 4NA</p>		<p>Community centre - Tell it Parents Action Group. Shopfront at the heart of the Mozart Estate, currently serving as a community drop-in.</p>
<p>⑦ Lancefield Nursery Centre 20B Lancefield Street London W10 4PB</p>		<p>Community childcare facility</p>
<p>⑧ Avenues Youth Project 3-7 Third Avenue London W10 4RS</p>		<p>Community youth centre</p>
<p>⑨ St. Jude's Community Hall, 69 Ilbert Street London W10 4QH</p>		<p>Community centre</p>
<p>⑩ Queen's Park Gardens</p>		<p>Community outdoor leisure space and place of opportunity - further development of the existing wildlife garden</p>
<p>⑪ BT Building 742 Harrow Road London W10 4AA</p>		

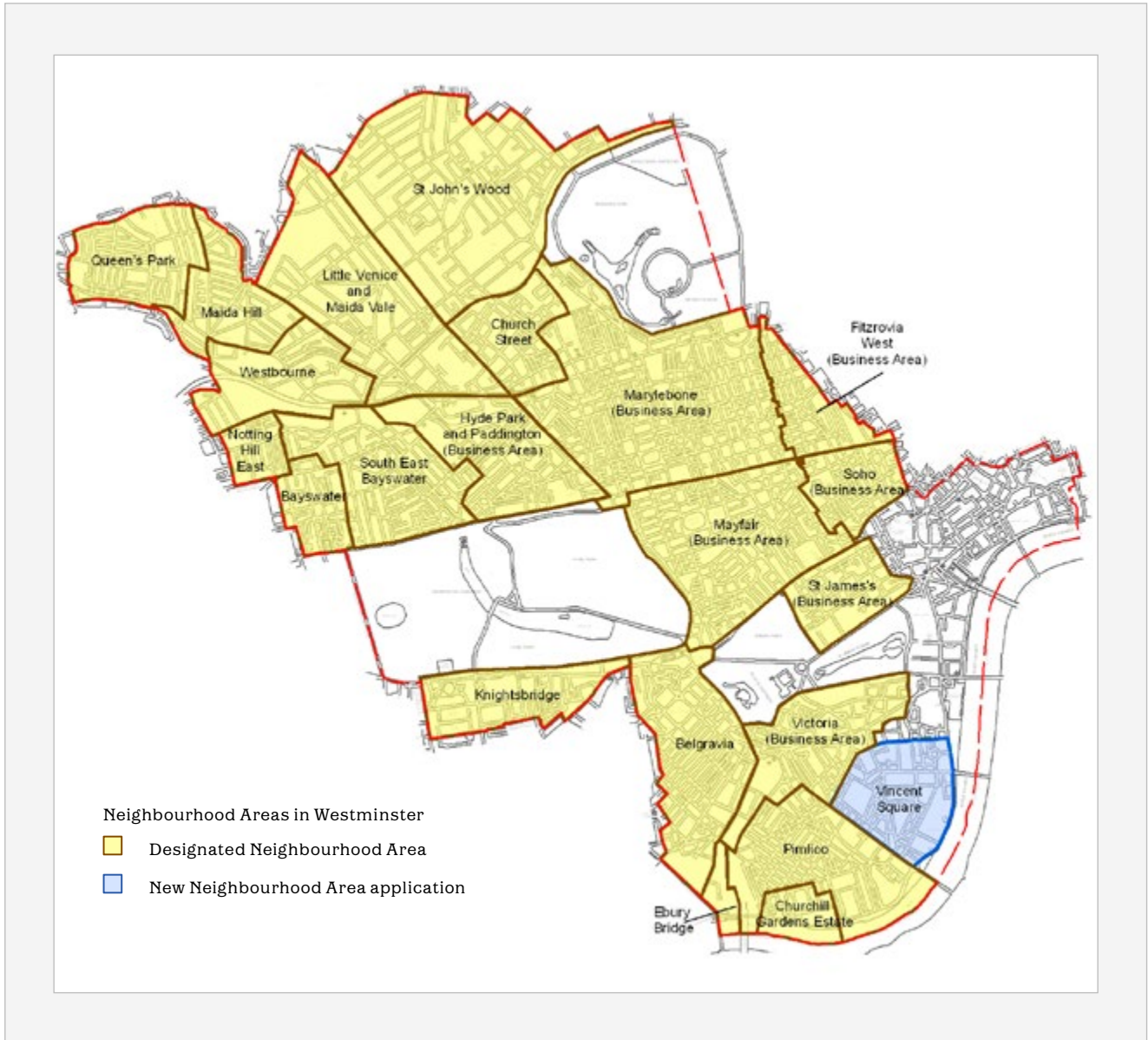
Relevant description of the building/land	Name of those holding a freehold or leasehold stake in the land	Current occupant
The shopfront unit was developed during the Mozart Estate Action programme as part of the URBAN/SRB regeneration scheme in which it was agreed that the owner (now A2 Dominion) would provide this space for community use. It's first purpose was to serve as the Queen's Park Sure Start office and parent drop-in.	A2 Dominion. Westminster Council currently have a leasehold.	Community organisation (Tell it Parents Action Group) currently using the space as a community drop-in, and are awaiting a license to occupy.
Building has been in use as a nursery for over 30 years.	Westminster City Council	Community organisation (Tell it Parents Action Group) currently using the space as a community drop-in, and are awaiting a license to occupy.
Between 1999 and 2001, the Avenues' Management Committee raised over £2m to build a purpose built youth centre which replaced the existing single storey breeze block building. The site is now occupied by a 2-storey building comprising of classrooms, a kitchen, a dance studio, a recording studio, a radio room and large hall.	Avenues Youth Project	Community organisation (Tell it Parents Action Group) currently using the space as a community drop-in, and are awaiting a license to occupy.
Community space available for hire, with facilities including a large hall, a kitchen, an office, a mezzanine area, and toilet facilities.	City West Homes	Community organisation (Tell it Parents Action Group) currently using the space as a community drop-in, and are awaiting a license to occupy.
Green space bounded by Ilbert Street (North), Third Avenue (East), residential properties on the northern side of Enbrook Street (South), and Fourth Avenue (West). The green space includes a formal garden area with lawns, a bedding area, and a rose garden; a playground (3-11 year); a multi-use games area; donated benches; a wildlife area; and a dog exercise area.	Westminster City Council	Community organisation (Tell it Parents Action Group) currently using the space as a community drop-in, and are awaiting a license to occupy.

3. Planning Use Classes

<p>CLASS A1 Shops</p>	<p>Use for all or any of the following purposes:</p> <ol style="list-style-type: none"> a. for the retail sale of goods other than hot food b. as a post office c. for the sale of tickets or as a travel agency d. for the sale of sandwiches or other cold food for consumption off the premises e. for hairdressing f. for the direction of funerals g. for the display of foods for sale h. for the hiring out of domestic or personal goods or articles i. for the washing or cleaning of clothes or fabrics on the premises j. for the reception of goods to be washed, cleaned or repaired, where the sale, display or service is to visiting members of the public.
<p>CLASS A2 Financial and Professional Services</p>	<p>Use for the provision of:</p> <ol style="list-style-type: none"> a. financial services, or b. professional services (other than health or medical services), or c. any other services (including use as a betting office) which it is appropriate to provide in a shopping area where the services are provided principally to visiting members of the public.
<p>CLASS A3 Food and Drink</p>	<p>Use for the sale of food or drink for consumption on the premises, or of hot food for consumption off the premises.</p>
<p>CLASS B1 Business</p>	<p>Use for all or any of the following purposes:</p> <ol style="list-style-type: none"> a. as an office other than a use within Class A2 (financial and professional services) b. for research and development of products or processes, or c. for any industrial process being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
<p>CLASS B2 General Industrial</p>	<p>Use for the carrying out of an industrial process other than one falling within Class B1 above.</p>

<p>CLASS C1 Hotels and Hostels</p>	<p>Use as a hotel, boarding or guest house or as a hostel where, in each case, no significant element of care is provided.</p>
<p>CLASS C2 Residential Institutions</p>	<ul style="list-style-type: none"> a. Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)) b. Use as a hospital or nursing home c. Use as a residential school, college or training centre
<p>CLASS C3 Dwelling House</p>	<p>Use as a dwelling house (whether or not as a sole or main residence):</p> <ul style="list-style-type: none"> a. by a single person or by people living together as a family, or b. by not more than 6 residents living together as a single household (including a household where care is provided for residents)
<p>CLASS D1 Non- residential Institutions</p>	<p>Any use not including a residential use:</p> <ul style="list-style-type: none"> a. for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner b. as a crèche, day nursery or day centre c. for the provision of education d. for the display of works of art (otherwise than for sale or hire) e. as a museum f. as a public library or public reading room g. as a public hall or exhibition hall h. for, or in connection with, public worship or religious instruction
<p>CLASS D2 Assembly and Leisure</p>	<p>Use as:</p> <ul style="list-style-type: none"> a. a cinema b. a concert hall c. a bingo hall or casino d. a dance hall e. a swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreations, not involving motorised vehicles or firearms

4. Neighbourhood Planning Areas in Westminster



Source: http://transact.westminster.gov.uk/docstores/publications_store/Designated%20Neighbourhood%20Areas%20Westminster.jpg

5. On The Street Workshops

Priority projects were identified during six workshops that took place in the pop up shop. The workshops were themed around issues identified from previous community consultation exercises (e.g. at previous Summer Festivals, through online surveys, etc.). A total of 78 people attended these sessions.

● 1 July - Theme: Our High Streets

We asked you:

- What do you use the Kilburn Lane and/or Harrow Road high street for?
- What would you improve about the Harrow Road or Kilburn Lane?



● 7 July - Theme: Community amenity for the Under 5s

We asked you:

- What services for under 5s do you currently use?
- How would you improve services for the under 5s in the area?



● 9 July - Theme: Community amenity for the Over 50s

We asked you:

- What services for over 50s do you currently use?
- What improvements would you like to see in the area?



● **13 July – Theme: Queen’s Park Gardens & Open Spaces**

We asked you:

What improvements would you like to see within the following green and open spaces;

- a. Queen’s Park Gardens?
 - b. Harrow Road Open Space?
 - c. Any other open space
(or potential open public space) in Queen’s Park?
-



● **14 July – Theme: Accessibility & Sustainability**

Contributions from guest speakers from the charity Living Streets and a WGC waste officer. We asked you:

- How can the streets of Queen’s Park be more pedestrian and cycle-friendly?
 - How can recycling and waste management be improved in Queen’s Park?
-



● **14 July – Theme: Provision for Young People**

This session was co-facilitated by the director of The Avenues Youth Project. We asked you:

- What are the best and worst things about the area?
 - What improvements would you like to see in Queen’s Park?
-



6. Summary note from meeting with WGC

Presented during QPCG workshop 21.09.15

Handout notes for Queen's Park Neighbourhood Plan policies and projects workshop 21 September 2015

1. THINGS TO CONSIDER

- A neighbourhood plan stems from analysis of the area and community consultation - this is the evidence base of the plan
- Plans must look forward – what are the priorities for the next 5, 10, 15 years?
- A plan should include short term projects as well as ambitious, complex and longer term projects

2. POLICIES AND PROJECTS

A neighbourhood plan will contain both

Policies

Are about ensuring sustainable development and safeguarding the character of the area

- There must be consensus from QPCC councillors on the neighbourhood plan policies
- Policies must consider long term potential change to the area
- Once adopted, a neighbourhood plan becomes part of the borough council's statutory development plan
- Policies will be used when assessing planning applications
- A policy should be clear and unambiguous
- Policies should be supported by appropriate evidence
- Policies should be clearly enforceable, i.e. *We will seek additional play space from every new development*
- General things may often be covered by national and local authority policy but neighbourhood plan policies can build upon these
- Neighbourhood plan policies should be distinct to reflect and respond to the unique characteristics and planning context of the neighbourhood area
- Policies must be specific; for example, *how much affordable housing*

Projects / Project prioritisation schedule:

Have been identified by the community with the aim of improving the area; they are things that, with varying degrees of planning, can be delivered

- Alongside the policies, the project prioritisation schedule will form the core of the NP
- These projects can be undertaken with funds derived from CIL* or QPCC fundraising.

***What is CIL and how does it affect you?**

Community Infrastructure Levy (CIL) is a new levy that local authorities can charge on new developments. The charges are set by the local council, based on the size and type of the new development. The money raised from the community infrastructure levy can be used to support development by funding infrastructure that the council, local community and neighbourhoods want, like new or safer road schemes, park improvements or a new health centre. A proportion of the CIL charged on local developments will be directly allocated to the Community Council - 25% when the Neighbourhood Plan is adopted and 15% when not yet in place. Westminster's Community Infrastructure Levy proposals are not yet adopted (anticipated early 2016).

**Handout notes for Queen's Park Neighbourhood Plan policies and projects workshop
21 September 2015**

3. MOVING FORWARD WITH THE PLAN

- QPCC to create a project plan with dates
- Drafting the NP policies (so they are what councillors want; must include more detail and justification)
- Lisa Fairmaner, Head of Spatial and Environmental Planning at Westminster City Council will take a look at the first draft to identify potential 'show stoppers'
- Consider seeking policy drafting help; for example, through Locality funding, appointing a planning consultant with planning experience or through direct help from Locality or Planning aid; WCC cannot give direct help as it could be seen as influencing the plan.
- Once QPCC is happy with the plan it must undertake the first formal stage of consultation (6 weeks) on their neighbourhood plan before the plan is submitted to the City Council and must consult with specific bodies: Mayor of London, WCC, any landowners and local stakeholders etc
- After the 6 weeks period, log all comments, revise plan to incorporate any relevant changes arising from consultation
- Formal submission to Westminster (from this stage the plan is process is taken over by WCC and QPCC is no longer in control of timings)

What the submission must include:

1. The neighbourhood plan itself (which may include policy chapters, a spatial strategy and a projects prioritisation plan)
2. A map which identifies the area covered by the neighbourhood plan
3. A statement that sets out how the neighbourhood plan meets the required **basic conditions***
4. A consultation statement

The consultation statement should:

- Contain details of the persons and bodies who were consulted;
- Set out how they were consulted;
- Summarise the main issues and concerns raised; and
- Describe how these issues and concerns have been considered, and where relevant, addressed in the proposed neighbourhood plan.

* WCC must undertake their own 6 weeks consultation, followed by appointing an independent examiner; the examiner will look at everything submitted and check if the plan complies with the five basic conditions:

1. Be 'in general conformity' with the City Council's strategic planning policies, currently contained in the Westminster City Plan (adopted 2011/2013) and London Plan;
2. Have regard to national planning policies;
3. Contribute to the achievement of 'sustainable development';
4. Should not breach, and should be compatible with EU obligations,
5. Should not breach, and should be compatible Human Rights requirements

The examiner will produce a report, Westminster will make any changes to the plan and eventually publish a decision statement. Westminster must publicise and undertake the referendum.

Queen's Park Community Council
Neighbourhood Plan Background Document (Revision A)

Published by

Publica
10 – 11 Clerkenwell Green
London, EC1R 0DP
+44 (0)207 490 3986
www.publica.co.uk

Written and produced by

Rute Ferreira
Aruna Ganesan
Charlotte Lord
Anna Mansfield
Lucy Musgrave
Rose Penston
Hannah Shaw
Mathew Whittington
With assistance from: Daniel Marmot, Ben Perrot, Alma Mpungwe and Nele Vos
Draft Revision A issued January 2016

Commissioned by

Queen's Park Community Council

Supported by

Locality
Mayor of London

Thanks to

All the residents of Queen's Park and all of those who contributed to the success of the pop-up shop 'On the Street'. Special thanks to the guest lecturers and guest workshop participants: Hugh Small from Living Streets, Gill Blackwood from Open Age, Westminster's Waste and Projects Officer Emma Cross, Fabian Sharp and Joe Gordon for their history lecture, Ben Perrot and Nicolas Henninger from EXYZT and James Parkinson from the GLA Regeneration team.

Thanks to local residents and architects Sonja Rump, Oliver Barsoum and Syte architects, who have shared their concept design ideas for Canal Terrace and Mozart Street.

The OS map is used under licence (November 2014) from WGC to QPCG for purposes of the production of their neighbourhood plan.

Queen's Park Neighbourhood Plan Background Document by Publica Associates is licensed under a **Creative Commons Attribution-NonCommercial 4.0 International License**. To view a copy of this license, visit <http://creativecommons.org/licenses/by-nc/4.0/>

SUPPORTED BY
MAYOR OF LONDON



Publica