

The image is a promotional graphic for the Church Street Regeneration project. The top half features a photograph of a modern, multi-story residential building with balconies and large windows, partially obscured by green trees. The bottom half features a photograph of a lush, green garden with wooden planters and a gravel path, where several children are playing. A large red banner with white text is overlaid across the middle of the image.

**CHURCH
STREET**

Church Street Regeneration

Pre-planning consultation – stage two

Our proposals for Sites A, B and C

30 June – 28 July 2021



City of Westminster

City
for
All

Welcome

Welcome to the second stage of pre-planning consultation for our biggest project in the Church Street regeneration.

The Council's vision for Church Street Sites A, B and C is to build on what makes Church Street great, and enhance the area with high quality affordable homes, more opportunities for local businesses, improved green and open spaces and a new library.

Thank you to everyone who took the time to take part in stage one of the consultation which ran in March 2021. Despite running during the lockdown, we were pleased to receive feedback from so many people. Many of you responded over the telephone. We called people who had received copies of the consultation materials through the post and listened to and recorded their comments in a feedback form. This approach made sure everyone responded to the same questions, however they took part.

The team hopes to be able to meet you in person for this stage of the consultation, and you will see a series of dates for a pop-up exhibition further on in this booklet. I can assure you that every precaution will be taken to make sure the events are Covid-safe.

We will also phone those who receive materials through the post as we did in stage one. We want to hear your views. The more people that respond, the better we will be able to make sure the plans meet the needs of the community, so please do take the time to tell us what you think.

Yours sincerely

Cllr Heather Acton
Cabinet Member for Communities and Regeneration
Westminster City Council



What we are consulting on

This is the second stage of the consultation which will inform the planning application for Church Street Sites A, B and C. A detailed planning application will be submitted for Site A, and an outline planning application for Sites B, C and the market. There are more details on the following pages, and a timeline on page 32-33. The first stage of consultation was held between 3 March and 31 March 2021.

The proposals for Sites A, B and C were outlined in the first stage of the consultation. They include new homes, a new market and shopping opportunities and many other community benefits for the local area. The following pages summarise the proposals and you can also view the consultation booklet for stage one by visiting the website for the regeneration, **churchstreet.org**

This second stage of the consultation responds to the feedback we received and provides more information about the proposals. Your feedback and comments are summarised and you will see quotes from the consultation responses throughout the booklet.

Overall, feedback about the proposals was positive. We have taken the opportunity to provide you with more information in response to concerns you raised, for example how we will make sure the area feels safe and secure and how will we support local businesses throughout the process.



Have your say

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

-  Visit our website for more project information at **churchstreet.org**
-  Email us at **churchstreet@westminster.gov.uk** with questions or comments
-  Fill in a feedback form online at our consultation website **churchstreet.org**. Alternatively you can complete the printed feedback form enclosed and post it to **Regeneration Base, 99 Church Street, London, NW8 8EY** using the enclosed freepost envelope
-  Call us on **020 7641 2968** to leave your feedback, or arrange a phone appointment
-  Register for one of our webinars by visiting **churchstreet.org**. Webinars will be held on:
Tuesday 6 July, 6–7pm
Thursday 15 July, 6–7pm
Wednesday 21 July, 1–2pm
-  Visit our pop up stand on the Church Street Triangle and speak to one of our team on:
Saturday 3 July, 11am–3pm
Thursday 8 July, 11am–4pm
Thursday 15 July, 11am–4pm
Saturday 24 July, 11am–3pm
-  You can also book a space at a low stimulus event by calling **020 7641 2968**

The planning application

We are proposing to submit the 'hybrid' planning application later this year. The application will consist of two parts:

1. A detailed application for Site A
2. An outline application for Sites B and C, the public realm and Church Street Market.

Submitting an application for all three sites together helps sets design standards for the future sites.

The planning application will be considered initially by the Local Planning Authority and then referred to the Greater London Authority because of the scale of development.

This is a S105 consultation, which means the council has a legal obligation to consult its secure tenants on 'matters of housing management'.

Financial contributions

The proposed development will deliver appropriate Community Infrastructure Levy (CIL) Contributions and financial benefits to be secured through a Section 106 Agreement. CIL raises funds to help improve infrastructure in the City of Westminster. It helps improve transport, roads, and schools which helps accommodate new growth from the development. Under Westminster's S106 requirements, any new development needs to make a contribution to improving local amenities and affordable housing targets.

What is a hybrid application?

A hybrid application is split into two parts, a detailed planning application and an outline planning application.

What is a detailed planning application?

For Site A, including the new street gardens, we will submit a detailed planning application. This means we have come to a point in our design work where we can ask for permission on all aspects of the proposals, as well as details of how they will fit in with the Church Street community. We are progressing with a more detailed application for Site A at this stage because it is due to begin construction before Sites B and C.

What is an outline planning application?

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

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



What planning permission will be sought for

We will apply for detailed planning permission for the proposals on Site A, and outline permission for the proposals on Site B, C and the market. This is because Site A will be built first and the plans are much more detailed.

On Site A we will apply for detailed planning permission for:

- Approximately 430 new homes, around half of these affordable homes
- All homes will now be dual aspect, increasing light and ventilation
- C. 700sqm of retail space
- We are developing a support package for businesses on Site A
- Four new drop off / delivery bays
- 32 storage units for market traders
- Welfare facilities for traders
- New pedestrianised street garden containing new green space, play space and social space adjacent to Church Street
- Two secure communal gardens for residents
- New library at the heart of the community

On Site C we will apply for outline planning permission for:

- Approximately 230 new homes, around half of these affordable homes
- We will target all homes to be dual aspect
- Up to 487sqm of retail space
- Up to 719sqm of enterprise space
- Two secure communal gardens for residents
- Upgraded public realm outside Kennet House

On Site B we will apply for outline planning permission for:

- Approximately 465 new homes, around half of these affordable homes
- We will target all homes to be dual aspect
- Up to 1104sqm of retail space
- 26 van parking spaces for market traders
- 110 storage units for market traders
- Waste management facilities
- Large secure communal garden for residents

On Church Street Market we will apply for outline planning permission for:

- Traders will have access to water and electricity
- Free WiFi so every trader can take card payments
- More space for customers to move around the stalls
- Better public spaces, seating, planting and lighting



Your feedback from stage 1 of this consultation

Below is an overview of the responses you gave to our first stage proposals on **churchstreet.org**. More specific feedback and how we have responded to this is included in the themed sections of this booklet – homes, shops and markets, health and wellbeing, and getting around the area.

Overview

322

survey respondents

1,438

survey contributions

How?



67% of survey respondents by phone



14% of survey respondents by Freepost



17% of survey respondents directly online



2% of survey respondents targeted by door knock

Overall comments



85% positive



10% neutral



5% negative

Who?



84% of respondents from residents living in the Church Street Ward



12% respondents from another ward (Little Venice), Business or Market Trader



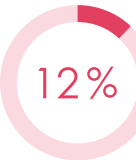
4% other / details not submitted



Tell us how **optimistic** you feel about the regeneration proposals overall for Sites A, B and C



positive



neutral



negative



How **informed** do you feel about the regeneration plans for Sites A, B and C?



positive



neutral



negative



View from resident's courtyard garden in Site A, looking east towards the library garden

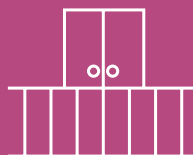


Homes

The proposals will bring



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



Generous outdoor spaces including balconies



Flexible layouts which can be adapted as needs change



Around 430 new homes on Site A, 50% affordable



Around 465 new homes on Site B, approximately 50% affordable



Around 230 new homes on Site C, approximately 50% affordable

What you said

Overall, respondents felt very positive about the design for the new homes, with almost 80% of comments being either somewhat positive or very positive.

People particularly liked the generous outdoor spaces:

- Over 90% of you said that it is important that the design of the new buildings is in keeping with the local area
- Many comments were positive about the design and materials – such as the use of brick – shown in the concept images, but were concerned about the height and density of the buildings
- Comments emphasised a need for room sizes to be sufficient for young families, with adequate storage space and windows to allow for light and ventilation.

High quality new homes

The new homes will benefit from:

- More storage space
- Private balconies for all homes
- Light and bright homes with windows on two walls and good ceiling heights
- Step free access to every new home
- High quality insulation which will reduce heat loss and could save money on heating bills.

Better homes for local people

Over 1,100 new, high quality homes are proposed across the three sites. These will be a mix of 1, 2, 3, 4 and 5 bedroom homes and all will be prioritised for local people.

“I like the idea of more light into the homes.”

Responses in our first stage consultation showed the community is enthusiastic about plans to have windows on more than one side of the home (dual aspect). We have responded by increasing the number of dual aspect homes in the proposals, and 100% of the homes on Site A will now have windows on two walls.

“There are no lifts now and people have to lift trolleys up the stairs. It is not accessible.”

Your comments also highlighted how important it is for the new homes to be accessible. The new homes have been designed so that residents and visitors can get into and around the buildings without using steps. There are two lifts in each housing block so that the homes are accessible even if one lift breaks down, or it is very busy. These lifts are large enough to allow for big items to be moved easily. The replacement community supported homes have been designed to meet HAPPI (Housing our Ageing Population: Plan for Implementation) standards and to will be dementia friendly.

We know that needs change as time passes. The structural walls of the buildings are not designed to be part of the homes, which means the internal layouts can be changed at a later date if needed.

Secure homes

One of the concerns that came out of our Stage 1 consultation was the need for more information about the security of the new homes. A range of safety measures have been included in the plans, which have been reviewed on multiple occasions by the Secure by Design Officer from the Met Police:



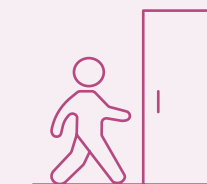
Residents will use a fob twice to access their homes. This will reduce tailgating and discourage opportunistic entry



Every entrance to the buildings will have an access control intercom system



The communal entrances to the buildings will be clearly identifiable, well-lit and highly visible



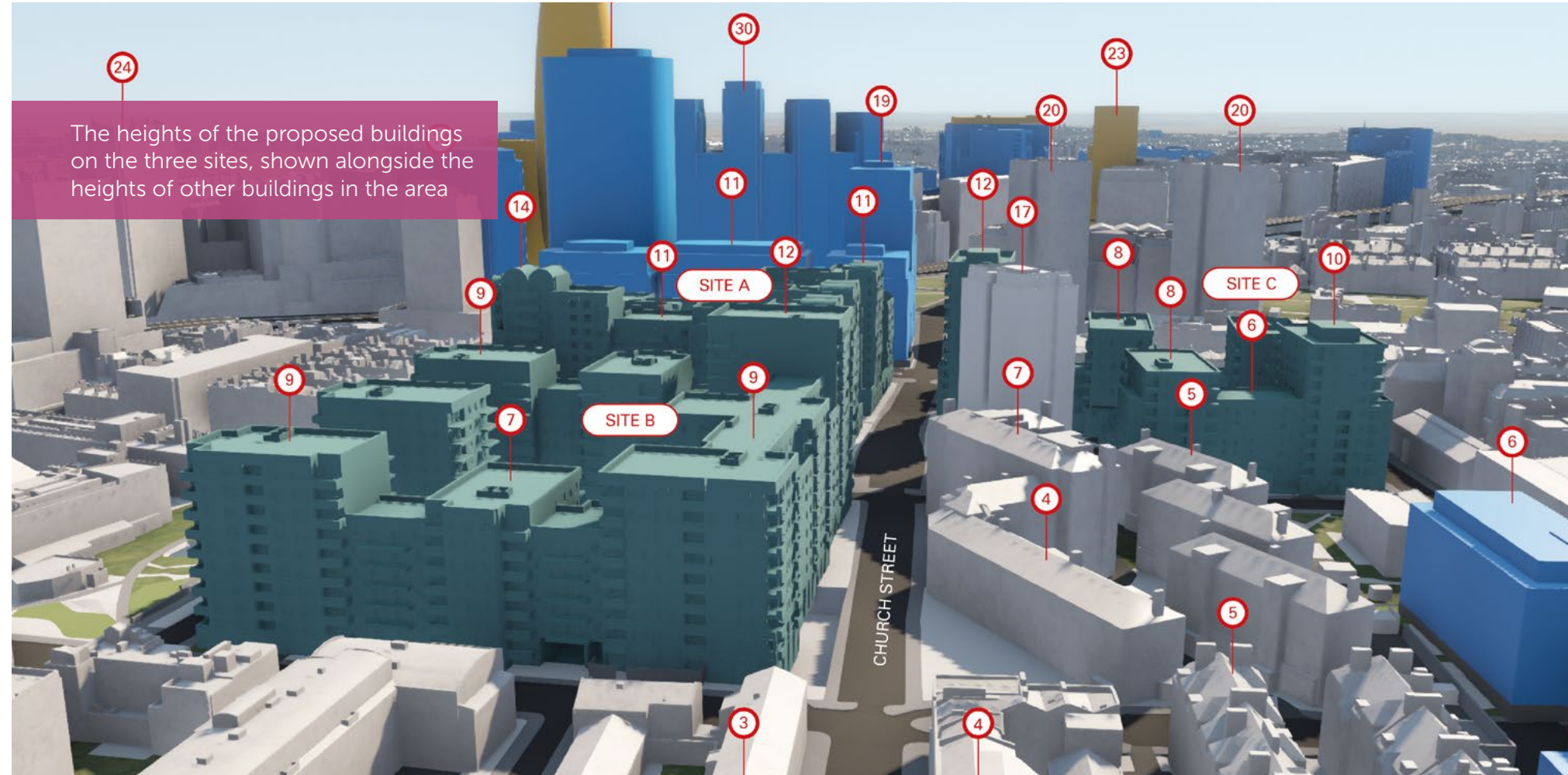
The principal main entrance doors will be power assisted with emergency break out



Security rated door sets will be used throughout the building



Post will be delivered to special postal lobbies at all communal entrances so that post can be safely delivered, without access to individual front doors being needed



Wind assessment

An initial wind assessment was undertaken on the early stage design proposals which showed that the majority of the Church Street proposed development will have suitable wind conditions. Further design work has been undertaken since this study was completed to help mitigate any impacts during the windiest seasons. The final design proposals will be subject to a further technical wind assessment and the full results will be included in the planning submission.

Site C boundary

Some community groups asked us to reconsider the boundary on Site C and include some of the buildings between Edgware Road and Venables Street. We have looked at this in detail including the potential height of any buildings on this site and tested this with planning officers.

The actual redevelopment of Site C is unlikely to take place for several years. The council will regularly review its plans whilst the designs for Site C are being developed. Any changes will be incorporated in to the detailed planning application which we will consult on closer to the time.

Height of the buildings

“The plans are so wonderful and exciting, just please don’t build too high!”

The proposed buildings are taller than the existing buildings. This means they can house around 1,100 new homes, a new library and retail space. In addition, building to these heights allows more open space to be created around the three sites.

The proposed buildings will range in heights up to:

- 14 storeys on Site A
- 12 storeys on Site B (with the corner block on Church Street and Penfold Street at 12 storeys)
- 12 storeys on Site C (with the corner block on Church Street and Venables street at 12 storeys)

Daylight and sunlight

The proposals increase the height of the buildings, particularly on Site A. However, they will also bring much needed new, high quality affordable homes to the area, a new library and more open space.

The new buildings are stepped in height. Having the lower areas of Site A on Church Street and higher areas at the back of the site minimises the overshadowing on neighbouring streets and public spaces. The stepped buildings have the added benefit of avoiding the new buildings being overbearing at street level.

The designs ensure that places you are likely to go to soak up the sun (for example the new park as part of the Green Spine, the new street gardens on Site A) will still benefit from sunlight. The shadowing impact will be within the market area, which is to an extent already shadowed by the market stalls and gazebos.

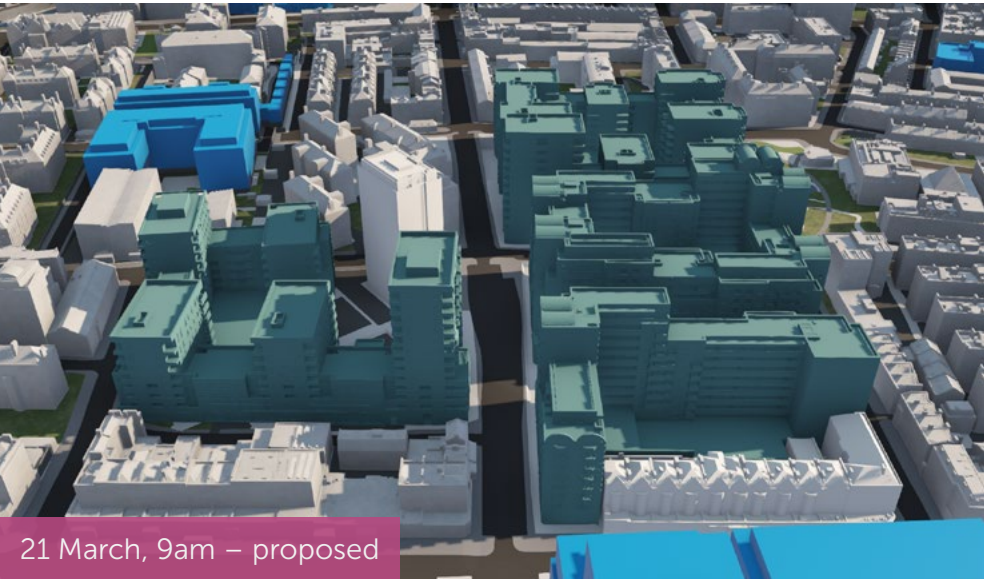
The images on pages 14-15 show how the proposed new buildings would cast their shadows. The images to the left show the current buildings and the shadows they cast on 21 March as the sun moves throughout the day. The images on the right show the proposed buildings and the shadows they would cast.

21 March is the date recommended by the Building Research Establishment (BRE) for overshadowing studies and is considered the best time of the year to capture the average impact of a proposed development on overshadowing.

Images showing Church Street at different times of the day

The studies show that in the morning at 9am and 10am, the proposed new building designs will lead to more sunlight on Church Street now due to the creation of the new street garden in Site A.

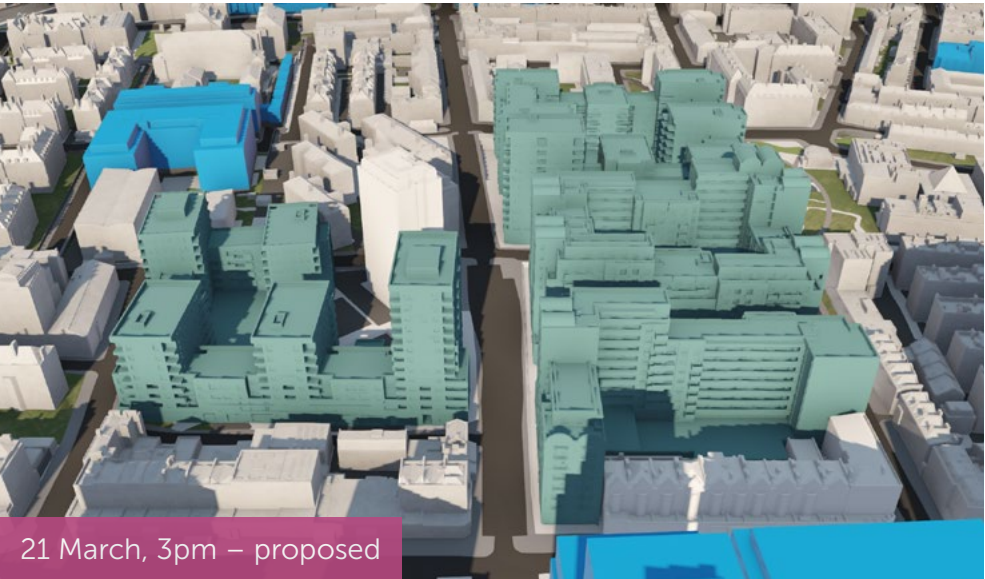
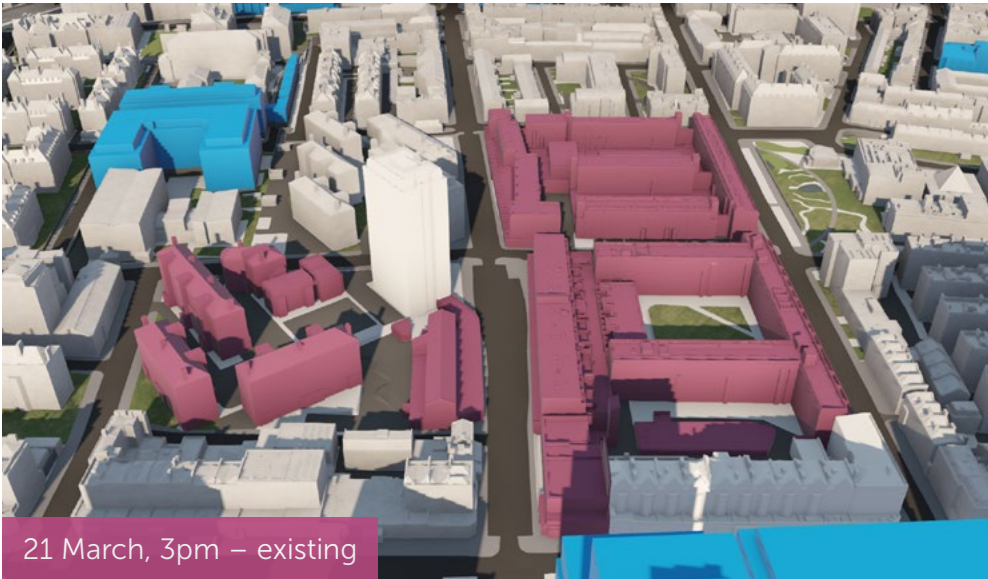
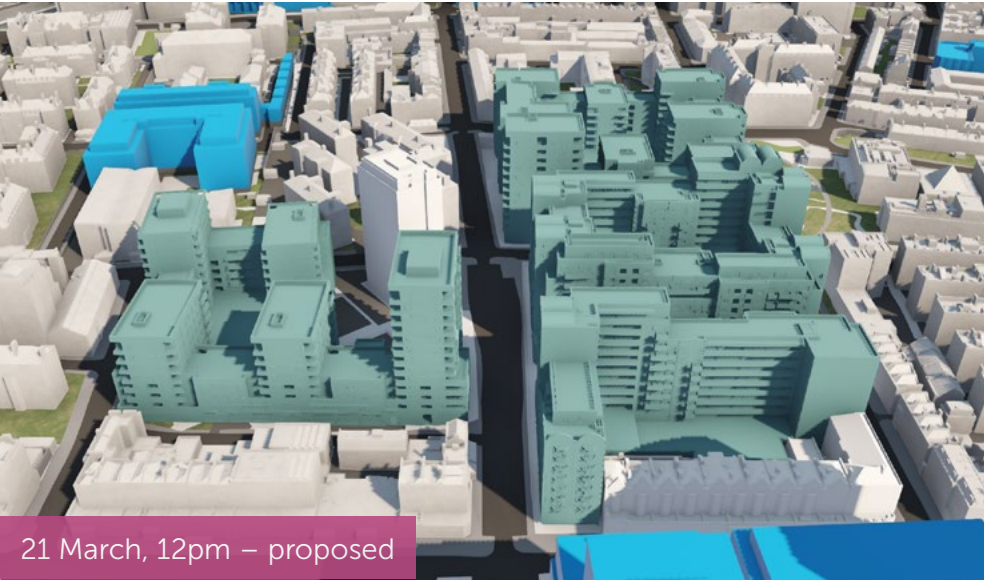
Whilst there is some increase to overshadowing in the late morning (10am-12pm), our studies have shown that the proposed buildings would have to drop to a maximum height of six storeys on Church Street to remove this shadowing. This would result in a very significant reduction in the number of affordable homes on the site and would considerably limit the opportunity to create the new open spaces, market improvements and new Church Street library.



In the afternoon between 1pm and 4pm there are significant amounts of sunlight in Church Street due to the south west to north east orientation of the street. Good levels of direct sunlight will continue to be received by the market.

You can see images that show the shadowing throughout the day, from different angles:

- Online at churchstreet.org
- By coming to one of our webinars – details on page 3
- By coming to one of our events – details on page 3



Characterful buildings

"This is wonderful – great design, lovely use of brick, good to see so much light, balcony and garden space for future residents."

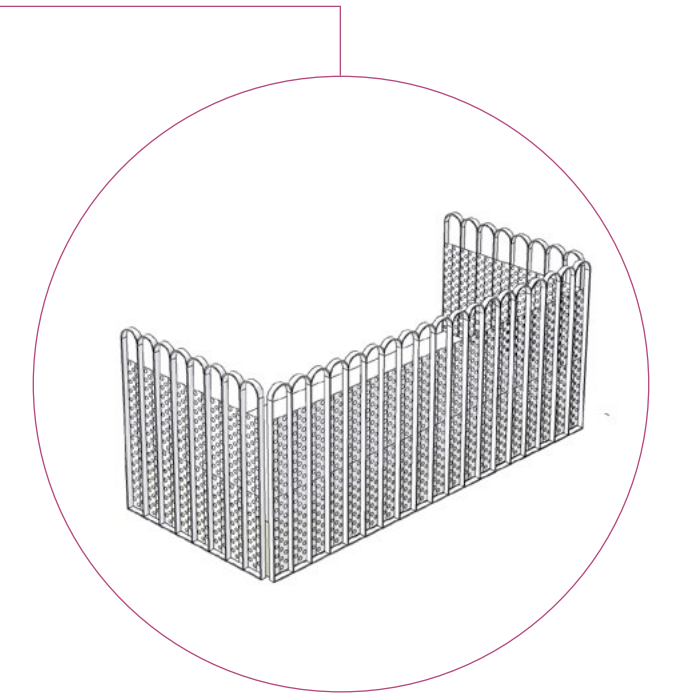
The new buildings have been designed to provide outstanding accessible, low-energy homes, promote healthy lifestyles, increase the amount of accessible open space and support the economic vitality of Church Street. The new buildings will add interest and activity to the surrounding streets with active ground floors incorporating the new library, shops, entrances to homes and communal entrances to flats.

The buildings will be contemporary, whilst taking inspiration from the mansion blocks that are typical of Westminster. High quality facades of red and cream bricks will be robust and attractive. Barrel-vaulted roofs, arched openings on the ground floor and decorative patterned brickwork in prominent locations add personality and character.



Visit churchstreet.org to see our animated fly-through of the proposed new buildings

Balconies



Every flat will have a generous balcony or terrace, whilst high levels of insulation, triple-glazed windows, high ceilings and spacious interiors will ensure low-energy, attractive homes.

Balconies will be large enough for a table and chairs and plants.

A perforated screen will be placed behind decorative railings to give privacy to users and screen any clutter.



Shops and markets

The proposals will bring



Improvements to the market including access to WiFi, water and electricity



Modern, flexible retail spaces



Enterprise space for new local businesses



Better seating, planting and lighting



Market trader-only welfare and toilet facilities



Van parking on Sites A and B

What you said

Overall, respondents in stage one of the consultation fed back positively to proposals to increase the mix of shops and improve the market, with over 85% of comments either positive or somewhat positive.

- Responses indicated that new public toilets were the most important part of the shops and markets proposals
- This was closely followed by better market pitches and facilities for traders
- Some respondents felt that the market was an important part of the local character
- Others felt that the market had issues with noise and litter.

Public toilets

“The market is quite outdated so wifi and public toilets will be good.”

When we asked which aspects of the shops and markets proposals you think are the most important, many of the responses prioritised new public toilets.

You’ll know that plans for the Church Street Triangle project are well underway.* This includes renovating the toilet block in the middle of the Triangle, to turn part of the block into a small café, and re-providing publicly accessible toilets in the other part of the block. Work is due to start on the Triangle before the end of the year.

There will also be toilets in the library, and toilets for the traders’ use only in Site B.

*The plans for the Triangle will not form part of the planning application.



A cleaner, more welcoming market

We aim to provide a vibrant mix of retail and amenities for the neighbourhood. This will include flexible workspaces to provide start-up businesses or local existing businesses a dedicated space to work.

“Most important thing is to clean and tidy up the market.”

We received lots of comments about the cleanliness of the market. There are cleaners on site every day that the market is open, and there is a major clean of the street at the end of each market day. However, we are keen to make the market as welcoming as possible throughout the day.

We are about to launch a pilot project to improve waste management on the market, including recycling much more of the waste that is produced. We are also working with individual traders to identify how we can work together to manage waste on individual stalls, for example by providing mats to protect the paving from spillages and stains which makes the area look unclean.*

In the longer term, the proposed plans for market improvements include several external water taps along the street which will help traders keep their stalls clean. New waste management facilities and a compactor for use by the market traders will be built on Site B. Temporary facilities will be provided in Venables Street until Site B is complete.

*These plans will not form part of our planning application.

Safe and secure for traders

We understand the importance of providing security and safety in the shops and market area. We would like all visitors and traders to feel secure, and the following measures are proposed.

The proposals in the detailed planning application for Site A include:

- A market trader area with two secure lines which require a fob for access. This will reduce tailgating and discourage opportunistic entry
- 32 storage units designed to be secure and vandal proof
- Market trader welfare facilities that are not accessible to the public
- Security rated retail entrances.

The proposals in the outline planning application for Sites B, C and the market include:

- 110 storage units on Site B designed to be secure and vandal proof
- Security rated retail entrances.



Looking after local businesses

The Retail, Markets and Business Team are available to assist businesses with any queries they might have in terms of the regeneration scheme or more general business enquiries.

We are also offering businesses, monthly updates on available commercial units in the Church St area and the wider City of Westminster.

We are currently developing a business support package specifically for Site A businesses.

This support will focus on:

- How you can develop a stronger business model to sustain you through this time of change
- Better understanding what your relocation requirements might be and planning accordingly
- Developing communications with your customer base to keep them informed of your move.

For more generic business support we are working with Westminster Adult Education Services (WAES) who have a wide range of programmes to assist start ups and established businesses alike.

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



Health and wellbeing

The proposals will bring



Improved local community space, including a new library



Better walking and cycling routes to encourage an active lifestyle



3,000 sqm

Over 3,000sqm of green space across the three sites



Over 300 new trees across the three sites



Planting with a broad range of biodiverse species



A variety of recreation areas for children and adults

What you said

Overall, comments in stage one consultation responded positively to plans to improve the quality of green spaces and increase health and wellbeing benefits, including the use of the library. Over 90% felt positively or somewhat positively about the plans.

- Over 90% of respondents told us they feel positive or somewhat positive about the proposals to improve the quality of the green spaces and increase health and wellbeing benefits
- The two most important features you told us you would like to see in the proposed green spaces are seating areas (162 responses) and spaces for outdoor fitness for people of all ages (145 responses)
- Comments showed that the community is happy about the library staying in the area
- Comments were also positive about the provision of green space
- Some comments suggested community involvement in maintaining the green spaces, and community projects such as an allotment
- Respondents raised concerns about safety and security in the area.



Library

“It really makes a difference to have the library entrance directly on Church Street.”

Church Street library is no ordinary library. Over the years you have told us how important the wide variety of services it provides are, to people throughout the community.

In response to feedback in the past, the designs have evolved and the library has moved from the planned community hub on Lilestone Street back to Church Street, with an entrance right on Church Street itself. This location has the additional benefit of meaning the library will only have to move once – straight from where it is now in to its brand new home. The designs also include garden space, which we know is an important element of the current library.

Responses to stage one of this consultation showed support for the library proposals. Stakeholders asked to see a comparison between the space available in the existing library and the new library. We have provided the table below to share this information.

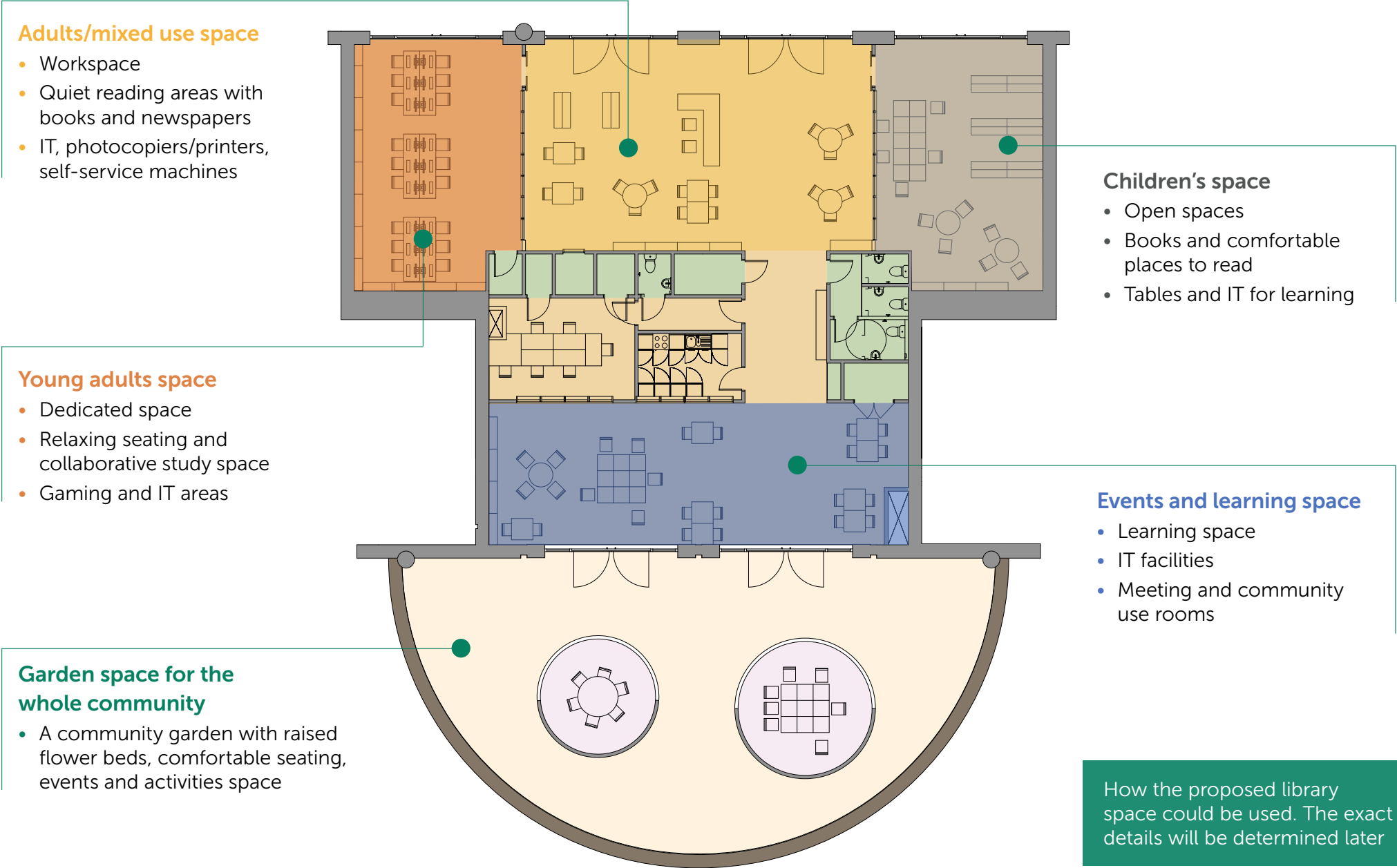
The vision is that the library will be part of a network of community and enterprise spaces which will support a wider community provision in the area. To make sure this vision is realised, over the summer we will focus our energy on working with you to create a Community Spaces Strategy.

The strategy will map and assess what is already in the area, what is planned and what is needed. It will inform the development of projects within the Masterplan area (Sites A, B and C, the Lisson Grove Programme – which includes the community health and wellbeing hub) and the Triangle.

We will work with the community to develop this strategy, to make sure the needs of the people who live and work in Church Street are at the heart of it.

“The library is very important and courtyard space is needed, not just buildings.”

Area	Existing library	Proposed library
Usable internal space available for the library (excluding staircases, toilets, service areas etc)	613sqm	355sqm
Garden area	200sqm	192sqm





Open spaces

When we asked which features you would most like to see in new proposed green spaces, you told us that seating areas, spaces for outdoor fitness, planting and play spaces are all really important.

"We definitely need more play spaces."

Play spaces

The designs have been developed to help everyone feel safe and make the play spaces as secure as possible. This includes:

- Not having blind corners and hiding places
- All external spaces designed to be well overlooked, allowing passive surveillance
- All areas evenly and well-lit at night
- Seating areas located in overlooked areas away from residential entrances to reduce likelihood of lingering and anti-social behaviour
- Hard landscaping such as brick walls and external stairs designed to reduce opportunities for lingering and anti-social behaviour
- Soft landscaping which does not block sight lines, for example tree canopies above eye line and lower planting below eye line
- We are planting species for improving air quality where possible.

Site A New Street Gardens Landscape Plan



Landscape improvements

The proposals for improvements on the landscape for New Street Gardens include:



Hard paved public thoroughfare and to all entrances



In non highway areas we are including permeable paving which will absorb rainwater



Fully accessible across the space and to all entrances



Public seating areas dotted along the street



Spaces to play away from homes



Maximised planted green spaces

Caring for the environment

Homes

The development aims to achieve operational Net Zero Carbon. This means the buildings are going to be highly efficient and minimise the need for heating and cooling. The homes will have a well-insulated façade and solar control glass with internal shading. This will minimise heat gains during hot months and prevent heat loss in winter.

Dual aspect flats (with windows on two walls) will provide natural cross ventilation, and a well-designed mechanical system will provide fresh air as well as heating and cooling when needed using minimum energy. Solar (photovoltaic) panels on the roof will supply renewable solar energy, further reducing emissions.

All internal finishes will be natural with no non organic pollutants which will enhance air quality.

Homes will be provided with highly efficient sanitaryware (toilets, showers etc) which will be monitored to minimise water leakage. Residents will be encouraged to recycle everyday waste by separating and disposing of items in designated recycling bins.

Getting around

Community infrastructure services will be provided as part of the development, including electric vehicle charging, over 1,500 new cycle spaces, and cycle storage.

Nature

The biodiversity potential of the site will be enhanced by planting pollinating flowers and building bee towers and bird boxes. Around 300 new trees will be planted across Sites A, B and C, and green roofs will increase the habitats for wildlife. We are also proposing vegetable gardens and community managed allotments.

“We need more greenery in the Church Street market.”

Sustainable construction

The scheme aims to be Net Zero Carbon, which means it will reduce energy consumption to a minimum, while offsetting any remaining emissions. Any carbon emissions associated with the raw building materials will be reduced by incorporating Circular Economy principles of re-use and recycling. For example, all concrete (apart from underground piles) will have at least 50% cement replacement using recycled materials.

The construction sites will also be carefully managed to limit any negative impacts on neighbours such as noise and pollution. The scheme aims to provide opportunities for labour, manage construction waste and reduce impacts.

The scheme will also provide employment and skills opportunities. Construction will be managed considerably to continually minimise impact.





Getting around the area

The proposals will bring



Priority streets for pedestrians and cyclists



Accessible parking spaces for people with mobility difficulties



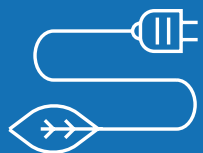
Over 1,500 new cycle spaces across the three sites



Safer and brighter routes around the area



Parking for vans



Electrical vehicle charging points to encourage more sustainable transport

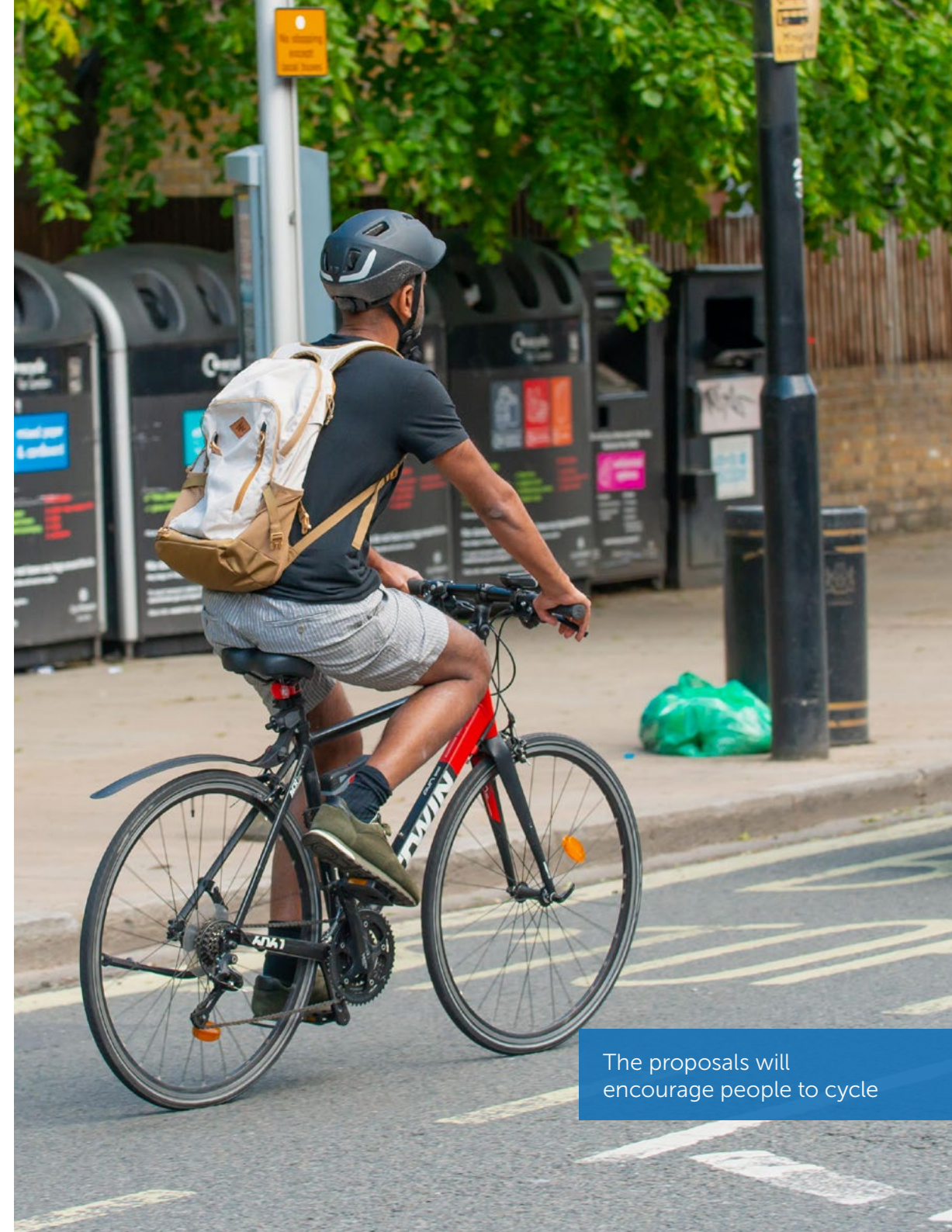
What you said

Overall, those commenting in stage one consultation responded positively to proposals to improve the way local people get around Church Street, including by using sustainable transport, with over 80% being either positive or somewhat positive.

- Over 80% of respondents said they feel positive or somewhat positive about the proposed improvements to the way people get around the area, in particular using sustainable transport
- The most important feature for helping ensure people can move around the area safely and easily was identified as making routes safer and brighter (178 comments)
- Respondents indicated that the most important thing the proposals can do to ensure people can get around the area safely and easily was making routes safer and brighter
- Safety and security was a key concern for a number of respondents
- Some respondents felt that measures should be put in place to make Church Street inaccessible to bikes, due to issues with people cycling or using e-scooters on the pavement
- Some respondents wanted greater provision for cyclists, such as cycle lanes and secure bike storage.

“Balanced approach which has car parking and access to pedestrians.”

Although responses to stage one of this consultation supported the proposals overall, comments asked about how the council will make the routes safer and brighter and how the pedestrian and cycling split would look.



The proposals will encourage people to cycle

Cycling

“It will be hard to split the pedestrian and cycling routes as it is a busy road.”

The proposals have been designed to make it easier for people to use active and sustainable modes of travel, in particular walking and cycling. Bicycle parking will be provided in line with the London Plan 2021 standards, ensuring adequate spaces for residents, employees, visitors and disabled users. Cycle parking for residents will be located within secure, covered and well-lit stores within the ground floor of each block.

Active and sustainable travel will be promoted through implementation of the Travel Plan, cycle parking and measures and incentives to reduce reliance on private cars.

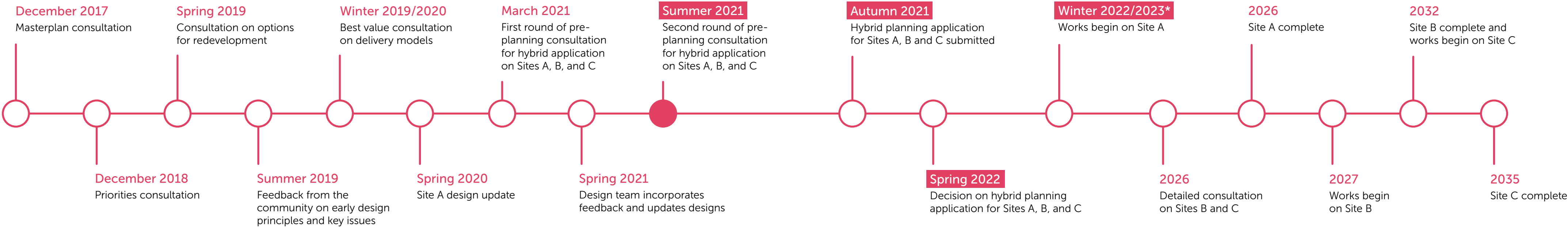
The development is not expected to generate enough cycling to warrant providing a separate cycle lane. However, the space for both pedestrians and cyclists will provide a safe environment for users and will take into consideration the needs of users with mobility issues as well.

The designs also follow the recommendations within the London Cycling Design Standards (Chapter 3 – Calming through street design) to help vehicle drivers to increase awareness and conscious design to negotiate the space:

- Opportunities for tree planting and/ or other soft landscaping
- Minimal use of signing
- Change in surface material; the proposed development will include coloured asphalt carriageway.

Indicative timeline

The timeline below shows indicative dates for work on Church Street Sites A, B and C from the first round of consultation to project completion. Note that the highlighted dates have been updated.



*Subject to taking back vacant possession and getting necessary consents

Looking after local people

Our pledges to you

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

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



Working with your community

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

2017

Masterplan consultation
Publication of the Church Street Masterplan and your first thoughts on the proposals gathered.

2018

Key principles engagement
You told us that your priorities for the area are to provide new homes, including genuinely affordable, good quality housing.

2019

Options consultation
You told us you would like to see partial redevelopment for Sites A, B, and C.

Winter 2019

Delivery model consultation for Site A
Residents said they would support a partnership-style delivery model, where the council works with a developer to spread the financial risk.

May 2020

Site A design update feedback
You provided comments on the first design ideas for Site A, which were generally supportive.

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

Taking care of tenants and leaseholders

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



Our commitments to Site A, B and C secure tenants

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

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

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

Further details and the process are fully explained in our booklet 'Tenants: Your options'. Email us at churchstreet@westminster.gov.uk to have one posted to you. Throughout the process we are also consulting Secure Tenants under Section 105 of the Housing Act 1985 around how these proposals might affect them.



Ask for help

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

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

Our commitments to Site A, B and C leaseholders

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

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

- You will have the option to return to the Church Street area
- You will have the option to buy one of the new homes with an equity loan or on a shared equity basis
- As far as possible, housing costs will remain similar in your new property
- The council will provide support for those who choose to move away
- By agreement we will work with you to sell your home
- You will be entitled to receive a statutory home loss payment
- The council will provide a disturbance payment to cover all reasonable costs including moving, stamp duty and legal fees.

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

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



Proposed library entrance at around 11am on an overcast day, during May



Proposed buildings seen from Edgware Road at 4.30pm, during May



Proposed library garden and communal garden at around midday, during June

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

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

আপনার যদি এই তথ্যটি বোঝার জন্য সাহায্যের প্রয়োজন হয় তবে আমরা একটি
ট্রান্সলেশন ব্যবস্থা করতে পারি। বা আমাদের কল করুন ০২০৭৬৪১২৯৬৮

There is also the option to book a low stimulus event. Please call us on **020 7641 2968**

