

Summary draft planning brief - for consultation

Cosway Street, NW1



City of Westminster

January 2012

What is a planning brief?

A planning brief is used as a guide for potential developers. It includes information on the relevant planning policies and the limits on potential development. It also gives guidance on the sorts of developments that are appropriate and key aspects such as building height.

These draft planning briefs have been prepared following the development of the Futures Plan for Church Street, Paddington Green and Lisson Grove. This masterplan outlines the redevelopment of several sites in the area to deliver new and better housing as well as improve the physical, social and economic prospects of the area.

This document is a summary of the draft planning brief and identifies the key issues for development of the site. Please refer to the full draft planning brief for comprehensive guidance.

Key points of the draft Cosway Street planning brief

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

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

How the land can be used

The council's planning policy is to retain social and community floorspace on site, or relocate it close by, to ensure services continue to be provided. Should it be demonstrated that there is no demand for a large social and community facility, the council would require a mixed use development including housing, social and community facilities and small business accommodation.

The first test for the council is to consider whether the relocation and redevelopment of the services provided by the previous occupiers of the site – The City of Westminster College and Westminster Youth Service – have significantly improved the overall level of social and community provision of these services. A statement from the College and the Education Service will be required in order to assess whether the service levels have been sufficiently maintained and improved. Demand for school places continues to grow, and this area was identified in 2010 as one where additional places will be required in the period 2011-15. The council will expect all parties to work together proactively from an early stage to help ascertain whether there is a demand for a school development on this site.

In the event that it can be demonstrated that there is no demand for the use of the entire site for educational purposes, or for an alternative social and community use, any new development on the site should still include an alternative community facility which is needed in the area.

New homes

There will be a minimum of 35% affordable homes on this site with a 60:40 social rented / intermediate housing split. The intermediate housing built would be maintained as affordable for successive occupants. The affordability of intermediate housing should reflect a range of household incomes, including lower income levels.

An appropriate mix of housing should be provided to meet local need. This is likely to be family sized accommodation comprising 2, 3 and 4 bedroom homes.

Suitable rent levels will be charged on all affordable homes, to ensure they are affordable to those on low incomes. Housing which is built to replace existing homes can only be offered with similar tenancy conditions to those existing, including rent levels.

Higher proportions of a particular tenure may be acceptable on this site, as part of a strategy that includes nearby sites, to for example enable better management of affordable housing.

The Mayor's [London Housing Design Guide 2010](#) will be adhered to. It sets new minimum space standards, promotes better neighbourhoods, high environmental standards, better accessibility and better design and includes minimum standards for the amount of floor space (minimum 50m² for a 1-bed, 90m² for a 4-bed) and private outdoor space, as well as guidance on natural light and ceiling heights.

10% of all units should be wheelchair accessible or easily adaptable for residents who are wheelchair users.

Play, amenity, open space

Any proposals for homes on this site should provide suitable open space for its residents. Private open space should be provided for family sized units in particular. Where possible this should be in the form of private ground floor space or courtyards, balconies and roof level gardens, provided they are well designed and do not cause undue overlooking and can form part of the architectural approach.

Any residential development should provide a publicly accessible play facility on site. This should at least cater for the under-5's, but could incorporate facilities for older children, and adults.

Open and play space should be considered from early concept designs for this site in order to ensure factors such as sunlight can be maximised and also ensure that trees are successfully and appropriately incorporated.

Business opportunities

The council would like to see proposals which contribute towards providing training, skills and employment opportunities for local people.

Unacceptable business uses

- Large retail uses – as the site is outside the District and Local shopping centre these could cause harm to the vitality or viability of the 19 nearby shopping centres and frontages. A small retail use, complimentary to the residential nature of the area, could be acceptable.
- Certain entertainment uses such as night clubs and dance venues are not acceptable due to the impact on the amenity and environmental quality, character and function of the residential area.

- General Industrial
- Storage/Distribution

Design

The council expects high standards of sustainable and inclusive design and architectural quality.

The references for the scale of any new development are the Grade II listed church across Bell Street to the south of the site, and the four to five storey London stock and red brick terraces across Cosway and Shroton Streets, which are up to around 14 metres in height. Any proposals to introduce buildings more than 14 metres in height are therefore unlikely to be acceptable. It is likely to be necessary to reduce the scale of the buildings on the Bell and Stalbridge frontages in order to respect the Victorian building on site, and the residential buildings and listed Church opposite.

The Victorian education building on the corner of Bell and Cosway Streets is considered to make a positive contribution to the character and appearance of the Lisson Grove Conservation Area, and should be incorporated into the designs.

The 1960's college buildings on this site are considered to be a negative feature as they detract from the special character of the conservation area. The demolition of this building would therefore be considered to be acceptable in principle.

The playground wall has character and development proposals should seek to retain it if possible, if it would not conflict with the delivery of other priorities in this brief, such as open space, natural surveillance or daylight to dwellings.

Proposals must enhance the character and appearance of the Lisson Grove Conservation Area. Great care should be taken to understand the surrounding character in terms of its height, bulk, materials, fenestration and detailing, in order to ensure that contemporary proposals balance with the historic environment, and are worthy of conservation area status in their own right. The sites existing street frontages are either railings or walls. Lower buildings may be required on the Bell and Stalbridge Street frontages in order to respect the historic Grade II* listed church.

Buildings should, as far as possible, follow a continuous building line around the street block, creating a sense of enclosure to the streets. The frontages should be active, with entrances to residences, community and business uses. The exception may be Stalbridge Street, where a setback would ensure that the amenity of residents in Glarus and Waterford Courts is safeguarded. Proposals must demonstrate that adjoining residents are not adversely affected in terms of a loss of daylight, sunlight, or increased sense of enclosure or loss of privacy.

Affordable housing should be integrated into the overall layout and should be indistinguishable from market housing. Residential buildings should also be equipped with a central location for communal satellite dishes.

There is a self seeded ailanthus (Tree of Heaven) in the north east corner of the site that offers welcome greening, but is multi-stemmed and is beginning to hamper the ability of the adjacent street trees to flourish. Owing to its location and characteristics, it is not desirable to retain this tree. Should it be removed it should be replaced with a boundary tree. The young street trees are beginning to make a positive contribution to the street scene, and should be kept.

Provision of public artwork, including sculpture, statuary and mural decoration, will be encouraged.

Sustainability and energy use

Development should provide the highest energy use standards.

Any visible renewable technologies that are used should be integrated into the design of any scheme, to generate carbon reduction while being sympathetic to the surrounding area.

The installation of energy intensive cooling mechanisms (air conditioning) should only be used as a last resort, with passive (natural) cooling preferred and expected.

Recycling of rain water is encouraged and low flush or dual flush technology should be used for toilets throughout the development

Transport, highways and parking

Generally the council requires a maximum of one car space per home of two bedrooms or less, and 1.5 spaces for three or more bedrooms. A development that does not provide off-street parking spaces for residents is unlikely to be accepted. It may be possible to use the level of public transport availability to demonstrate lower levels of off-street parking are required to ensure no increased demand for on-street residential parking permits.

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

If you would like to see a full copy of the draft planning brief, please visit our website:

www.westminster.gov.uk/churchstreetpaddingtongreen

Alternatively you can see a hard copy at the following venues, or request that one is sent to you by calling Tim Butcher on 020 7641 5972:

- Neighbourhood Centre, 88 Church Street, NW8 8ET
- Church Street Library, 67 Church Street, NW8 8EU
- Church Street Estate Office, Cherwell House, Penfold Street, NW8 8PT
- Paddington Green Estate Office, Hall Place, W2 1XS

To give us your views or if you have any queries relating to the draft briefs please contact:

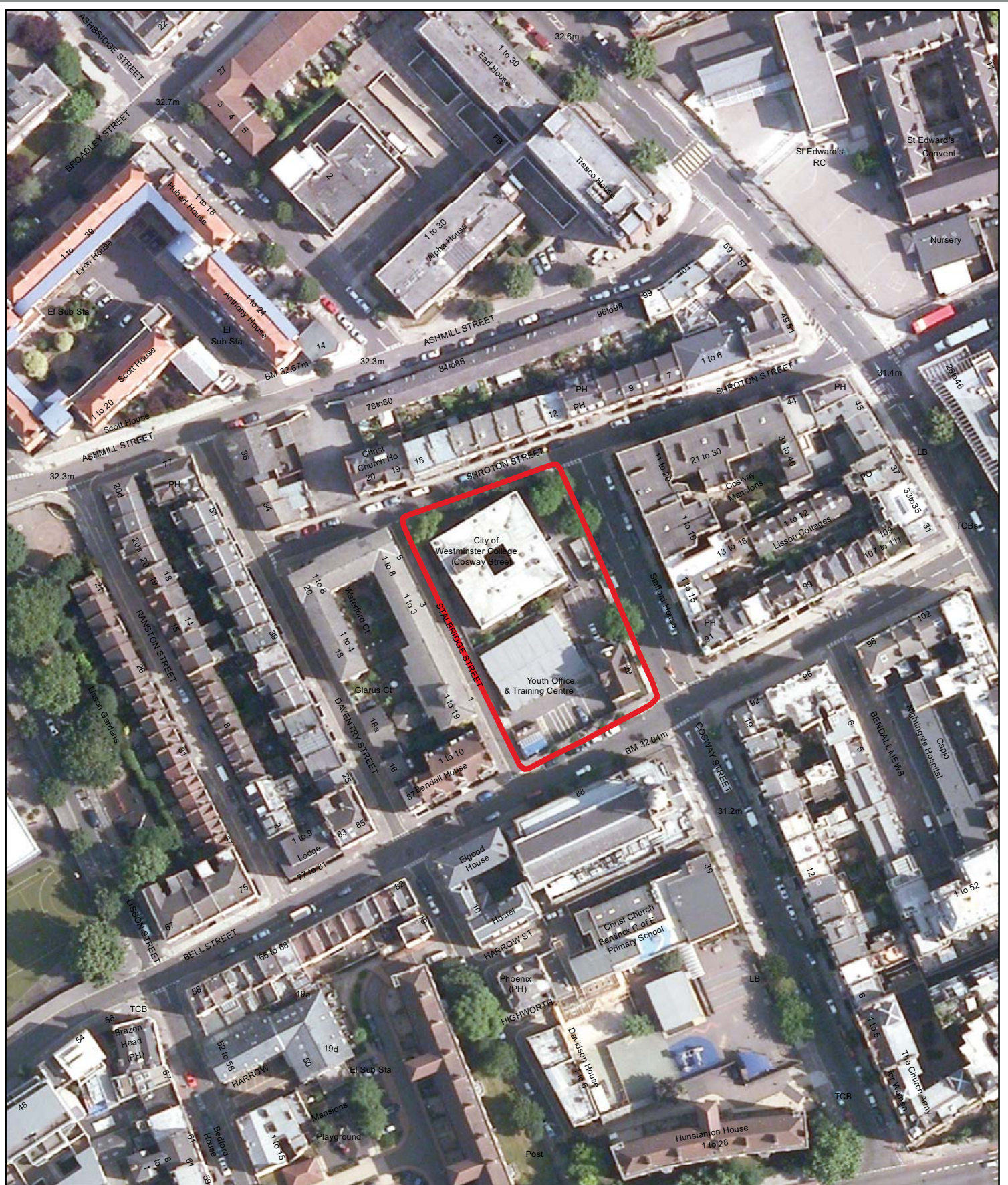
Web form: <http://transact.westminster.gov.uk/forms/emailform.cfm?aliasid=492>

E-mail: tbutcher01@westminster.gov.uk

Write to: Tim Butcher, City Planning, Westminster City Council, City Hall, 64 Victoria Street, SW1E 6QP


Call: 020 7641 5972

Fax: 020 7641 3050



MAP 5
Church Street Masterplan Phase 1:

1:1,250

 **Cosway Street**
NW1 6TH

