

Summary draft planning brief - for consultation

Penn House and 4 Lilestone Street, NW8



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 Penn House and 4 Lilestone Street planning brief

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

- The sheltered housing, and the nursery and vacant ground floor social and community floorspace, is protected by planning policy. Therefore if the site is to be redeveloped it must either reprovide an equivalent amount of floorspace either on-site or in the vicinity, to ensure continued provision of both services.
- Should the protected uses be reprovided, then the priority replacement use of the land will be private and affordable housing. Around one third of 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.
- Public open space, approximately equivalent in area to that existing, should be provided. The street trees on Lisson Grove should be retained.
- A modern five storey building on Lisson Grove could be acceptable, but will need to be carefully designed to respect the existing residences.
- Access to the basement parking and servicing area could be from Lilestone Street

How the land can be used

The council's planning policy protects the sheltered housing floorspace of Penn House and the nursery and vacant ground floor social and community uses at 4 Lilestone Street. Therefore if the site is to be redeveloped it must reprovide an equivalent amount of floorspace on-site or in the vicinity to ensure continued provision of both services. Should the protected uses be reprovided, then the priority for the site will be mixed tenure housing, with a publicly accessible, non-retail use at ground floor level, preferably used as a community hub.

A comprehensive new community hub on the corner of Lisson Grove and Lilestone Street would be welcome. Uses such as a nursery, adult education facilities, a housing office, doctors surgery or other health facilities should be incorporated.

It will be necessary to ensure the sheltered housing services currently provided from the site are improved, either on this site or another in the neighbourhood.

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 development must improve the residential environment by providing publicly accessible open space which should be approximately equivalent in area to the footprint of the existing landscaped area (800 square metres), and be inviting and useable, whilst protecting the existing space surrounding residents.

If family housing was built on this site, proposals should include play space for the under-5's.

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. Business opportunities would be particularly suitable at ground and basement levels fronting Lisson Grove and Lilestone Street.

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.

Given the relatively unconstrained surrounding area, the site may be considered suitable for an innovative contemporary design, whilst respecting the residential character and amenity of the area.

The generous width of Lisson Grove, and the footprint of the existing adjacent residential blocks would allow building of a scale of five storeys to the Lisson Grove frontage.

The design of any proposal must ensure it fully respects this predominantly residential location, and does not have a negative impact on neighbouring residents in Gayhurst and Fulmer Houses, and their associated infill blocks, in terms of daylight, sunlight, sense of enclosure and 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.

Consideration should be given to moving the building line to Lisson Grove forward while not endangering the long term health and stability of the existing five mature Lime street trees. The space to the rear could be made publicly accessible via a reinstated break in that frontage, as Grove Street broke the terraced frontage that preceded the railway yard. Between the footway and Penn House there are a further nine mixed broadleaf species, which add to the functioning barrier between the residents and Lisson Grove, and afford amenity to the wider area. Whilst it would be desirable to retain these trees, their retention needs to be balanced against the desire to create an improved frontage on Lisson Grove. If they are removed, they should be replaced in any open space on the site, to ensure no net loss in amenity.

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

Sustainability and energy use

Development should be of 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.

This site is required to provide for recycling and composting waste management facilities within the development. The incorporation of the public micro-recycling station on Edgware Road (for paper, glass, plastic bottles, cans, and textiles) within the new development would be welcome.

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.

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:

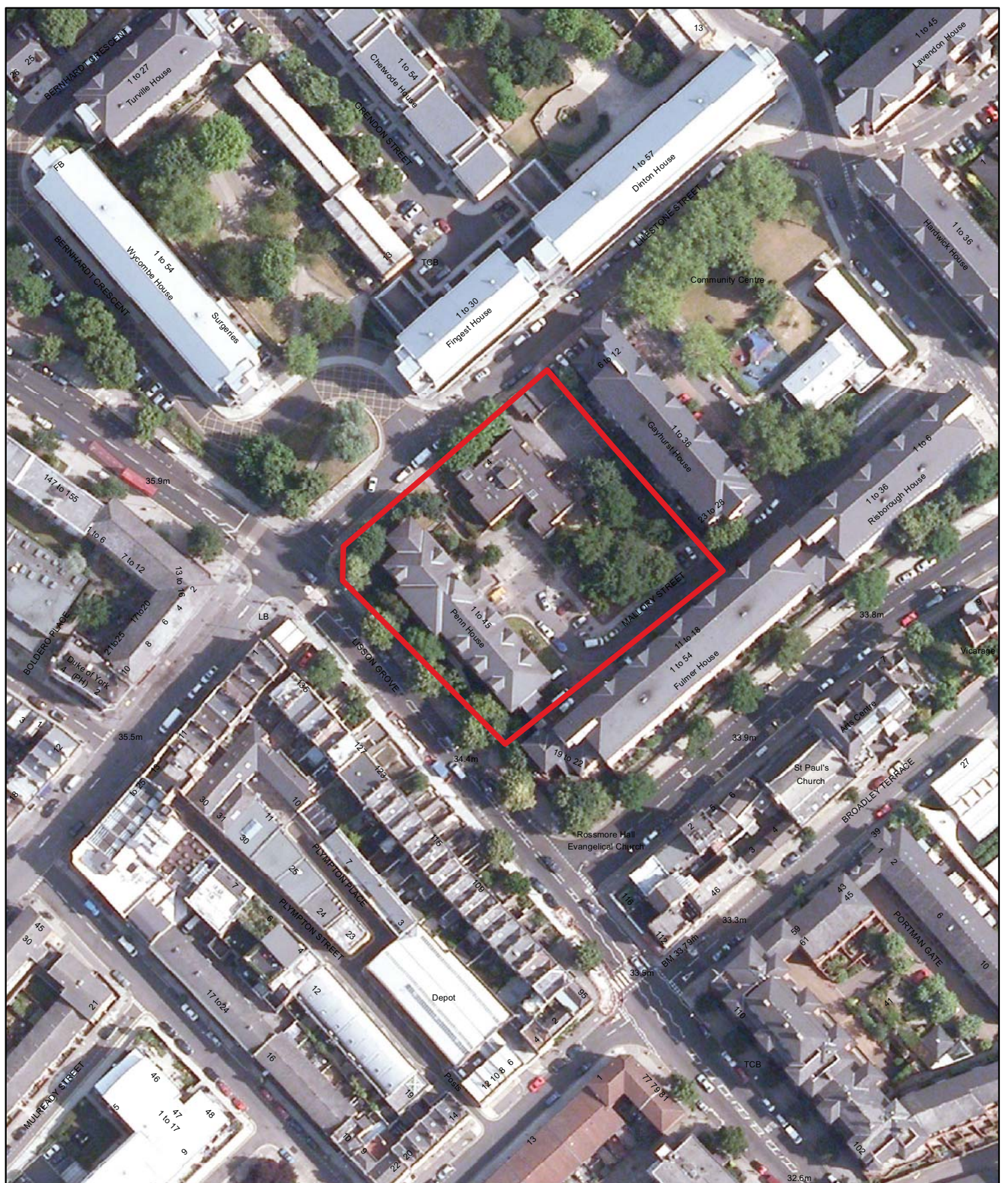
Web form: <http://transact.westminster.gov.uk/forms/emailform.cfm?aliasid=492>

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

 Penn House and 4 Lilestone Street, NW8

