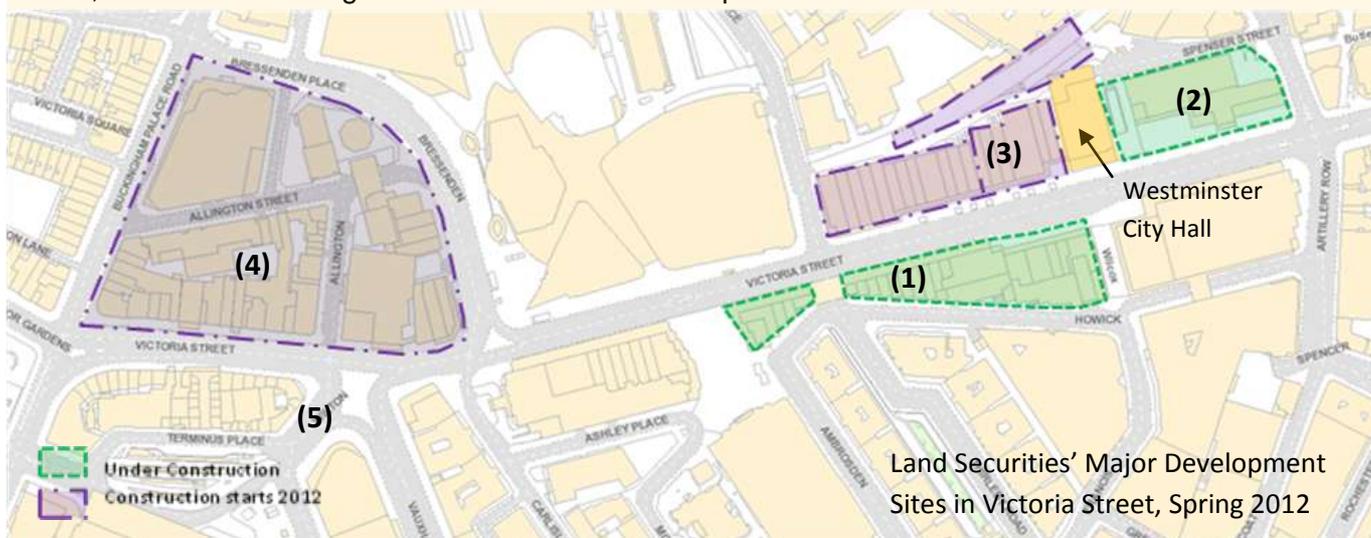


## Victoria Street Development Schemes: Spring 2012

Victoria is one of few areas in central London and Westminster where large-scale/large footplate buildings can be built. As such, it is identified as an 'Opportunity Area' in the Mayor's London Plan and the Council's own Core Strategy. The aim here is to deliver 4,000 new jobs and up to 1,000 new homes, along with improvements to the transport infrastructure, pedestrian environment, public realm and open spaces between 2001-2026.

You have probably noticed, therefore, that we are at the heart of an unprecedented building boom in this area! This is a great sign that Westminster has continued to prove attractive to businesses despite the recession and that our planning policies can help deliver such huge investment and improvements to this key part of Central London.

Land Securities, who own most of Victoria Street from Buckingham Gate up to Buckingham Palace Road, are now embarking on a number of new developments:



Land Securities' Major Development Sites in Victoria Street, Spring 2012

2012 - 2015

### 123 Victoria Street (1)

Refurbishment works are taking place opposite City Hall at 123 Victoria Street to improve the inside of the building and put in new windows, and to bring the dated offices up to modern standards, ready for Jimmy Choo's London Head Quarters to move in. The existing shops and banks will be fitted with new glass shop fronts to enhance the appearance of the street. Estimated completion date: Summer 2012.



### 62 Buckingham Gate (formerly known as Selborne House) (2)

The construction works you can see going on between City Hall and The Albert pub are likely to finish in early 2013. The final building will contain offices and a mixture of shops and cafes at ground floor level. We don't yet know what types of shops we will see here, but we do know that there will be a covered area between this new building and City Hall that will provide space for pavement cafes and outdoor seating. Estimated completion date: Early 2013.



### Kingsgate House (3)

The building on the other side of City Hall, Kingsgate House, will shortly close and be taken down to make way for two new buildings. This unfortunately means that all of the shops, from Sainsbury to Pizza Hut, will be closing. Some of these have put up posters saying when they will close and where their nearest stores are. Although the Council can protect shop uses, the planning system does not make it easy for us to protect specific *types* of shops, for example supermarkets. However, there are other supermarkets in the area including a large Sainsbury supermarket on Wilton Road close to Victoria Station with smaller 'local' stores in Allington Street and to the rear of the Station. Strutton Ground offers a wide range of sandwich shops and cafes, and Cardinal Place contains a Marks and Spencer store and a range of sit-in restaurants. Wilton Road also has a range of restaurants and local shops, so there are still plenty of places to buy sandwiches, drinks, and have lunch.



The two new buildings on the Kingsgate House site will rise to about the 16th floor of City Hall. The one nearest City Hall will have shops on the ground floor and flats above. The other tower will have shops with offices above. Our construction site management officers will be working hard to make sure that pedestrians can still pass safely and conveniently around the site and that noise and disturbance is kept to a minimum. Estimated completion date: Winter 2015.



#### **Victoria Circle (4)**

Land Securities' biggest project in the area is 'Victoria Circle', to the north of Victoria Station. This involves the complete redevelopment of the street block bounded by Buckingham Palace Road, Victoria Street and Bressenden Place. The shops and restaurants here will close towards the end of the summer and will be taken down in October to make way for new flats, shops and offices above. The final phase of the scheme will be built above the new entrance to the Victoria Line that is under construction next to the Victoria Palace Theatre. This phase will include the building of a new public library and affordable flats.

The Victoria Palace Theatre and Duke of York pub will stay open throughout these works.  
Estimated completion dates - Phase 1: 2016, Phase 2: 2018.



#### **Victoria Station Upgrade (5)**

Transport for London and London Underground's works in front of Victoria Station, in Terminus Place and at the junction of Victoria Street and Bressenden Place, will result in a new London Underground Northern Ticket Hall at the junction of Bressenden Place and Victoria Street, with a new station entrance at Cardinal Place providing direct access to the Victoria line and access to the District and Circle lines via an underground walkway. The existing Southern Ticket Hall will be enlarged, with new escalators and new lifts providing step-free access. The building works that are going on in the street have been to divert the underground sewers and electricity cables to

make way for the new developments and to make sure the remaining buildings are secured.  
Estimated completion date: Winter 2018.

#### **Once completed...**



Together these schemes will deliver over 300 new homes, 19,000sqm of new shop floor space and almost 125,000sqm of new office space, whilst improvements to Victoria Station will expand its capacity by 50%. Land Securities are going to distribute a newsletter to local businesses and residents and we will make sure those who use City Hall get to see a copy. We will also update this Factsheet in 6 months time.

#### **Further Details**

- Detailed map of these schemes:  
[http://transact.westminster.gov.uk/docstores/publications\\_store/Victoria\\_Street\\_Development\\_Schemes\\_March\\_2012.pdf](http://transact.westminster.gov.uk/docstores/publications_store/Victoria_Street_Development_Schemes_March_2012.pdf)
- Planning information about the development going on in Victoria: [www.westminster.gov.uk/victoria](http://www.westminster.gov.uk/victoria)
- Details of Land Securities' development schemes: [www.landsecurities.com/](http://www.landsecurities.com/)