

## Chapter 12: Proposals Map

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## Chapter 12: Proposals Map

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### INTRODUCTION

- 12.1 The Proposals Map forms an integral part of the City Council's statutory plan. PPG 12 states that "The proposals map should illustrate each of the detailed policies and proposals in the written statement, defining sites for particular developments or land uses and the areas to which specified development control policies will be applied." (Paragraph 26). The Proposals Map is at a scale of 1:6000 on an ordnance survey base. The Proposals Map shows all policy boundary areas and those Proposals sites that are listed and described in Schedules 1 and 2.

### PROPOSALS SITES

- 12.2 The Proposals Sites are organised into two schedules and are located on the Proposals Map. The schedules describe each proposal, the site and preferred uses.
- 12.3 Schedule 1 lists large and important sites in Westminster, the redevelopment of which would involve major physical change or significant change in the functioning of the surrounding area. They have been determined by reference to the following criteria:
- a) either outline of full planning permission has been granted
  - b) the site covers a large area e.g. a street block
  - c) the site includes a large element of development, redevelopment or a major change of use
  - d) the site development involves a substantial alteration to the townscape
  - e) the site development would involve changes to the street pattern, pedestrian routes or to public transport
  - f) the site will have a significant effect on the current pattern of land uses or on the provision of services in the area e.g. will change shopping patterns or requirements for primary school education, and
  - g) the site development will involve compulsory purchase
- 12.4 The proposals sites in Schedule 1 have been grouped as follows:

**'R' Residential:** this includes housing development of vacant sites, redevelopment of existing property, rehabilitation and conversion. It includes mixed use developments where residential is the preferred and dominant use where 50 or more units are being built.

**'O' Office-led developments:** this includes development schemes where offices form part of the redevelopment to provide over 20,000sqm of new office floor space.

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**'H' Hotel and hotel-led schemes:** this includes development proposals where 100 or more hotel bedrooms are being provided.

- 12.5 Schedule 2 lists major opportunity sites that have been subject to development interest or are sites that the City Council would like to see redeveloped either individually or, where linked, comprehensively. Many of these sites are covered by planning briefs. For all sites, the Schedule contains a summary of preferred uses. The policy for vacant and underused land is ENV 3 in Chapter 9: Environment.
- 12.6 The inclusion of a site on the Proposals Map and in Schedule 1 or Schedule 2 will not prejudice the City Council's normal consideration of any planning application for the site.
- 12.7 Schedules 1 and 2 and the Proposals Map do not indicate small-scale development sites which are not considered to have a significant impact on the surrounding area.

### **MAJOR NEW PUBLIC TRANSPORT ROUTES**

- 12.8 The Proposals Map indicates the land that is subject to consultation in respect of the proposed CrossRail and Chelsea-Hackney Lines (referred to by the Mayor as the Hackney Southwest Line), taken from the former Department of Transport safeguarding directions for these routes dated 10th October 1991 and 7th February 1991, respectively. For further details and advice, developers should contact the City Council.

### **POLICY AREAS**

- 12.9 In addition to the Proposals Sites listed in Schedules 1 and 2, the Proposals Map also shows the boundaries of a range of policy areas:
- a) Central Activities Zone and Frontages
  - b) Air Quality Management Zone
  - c) Residential Density Boundaries
  - d) Road Hierarchy
  - e) World Heritage Site
  - f) Edgware Road Safeguarding Directions
  - g) Bishop's Bridge Road between Eastbourne Terrace and Harrow Road safeguarding line
  - h) Primary Shopping Frontages, District and Local Shopping Centres

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### **Special Policy Areas**

1. Harley Street
2. Portland Place
3. East Marylebone
4. Temporary Offices
5. Creative Industries
6. Sex-related Uses
7. Stress Areas
8. Arts, Culture and Education
9. Paddington
10. North-West Westminster
11. Thames

### **Conservation Areas**

1. St. John's Wood
2. Regent's Park
3. Maida Vale
4. Dorset Square
5. Westbourne
6. Bayswater
7. Molyneux Street
8. Portman Estate
9. Harley Street
10. Stratford Place
11. Mayfair
12. Regent Street
13. Charlotte Street, West
14. Soho
15. Covent Garden
16. Strand
17. St James's
18. Trafalgar Square
19. Whitehall
20. Westminster Abbey & Parliament Square
21. Smith Square
22. Knightsbridge
23. Belgravia
24. Grosvenor Gardens
25. Birdcage Walk
26. Westminster Cathedral Area

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27. Pimlico
28. Millbank
29. Queen's Park Estate
30. Vincent Square
31. Adelphi
32. Savoy
33. East Marylebone
34. Broadway and Christchurch Gardens
35. Paddington Green
36. Albert Gate
37. Knightsbridge Green
38. Aldridge Road Villas / Leamington Road Villas
39. Hanway Street
40. Medway Street
41. Royal Parks
42. Leicester Square
43. Churchill Gardens
44. Cleveland Street
45. Dolphin Square
46. Fisherton Street Estate
47. Hallfield Estate
48. Haymarket
49. Lillington Gardens
50. Lisson Grove
51. Regency Street
52. Peabody Avenue
53. Queensway
54. Chinatown

### **Regulation 7 Direction Areas (controlling estate agents' boards) (see map 10.1)**

Areas of protected family housing:

1. Belgravia
2. Pimlico
3. Knightsbridge
4. Bayswater
5. Queen's Park
6. St. John's Wood

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### **Priority Areas for additional play space / green open space for play**

1. Fernhead Road Area
2. Area between Abbey Road and Finchley Road
3. Area bounded by Hamilton Terrace, Scott Ellis Gardens and Grove Road End
4. Little Venice Area
5. Area around Seymour Place
6. Great Titchfield Street, Holcroft Court, and Clipstone Street
7. Sussex Gardens
8. Soho
9. Area around Francis Street, Vauxhall Bridge Road and Emery Hill Street
10. Lupus Street, Vauxhall Bridge Road area, Pimlico
11. Ebury Street Area
12. South Westminster Area

### **Areas of archaeological priority**

1. Lundenwic and Thorney Island
2. Marylebone Village
3. Paddington and Lilestone Villages
4. Ebury Village
5. Tyburn Settlement

### **Strategic view corridors**

1. Primrose Hill to St. Paul's Cathedral
2. Primrose Hill to the Palace of Westminster
3. Parliament Hill to St. Paul's Cathedral
4. King Henry VIII's Mound, Richmond Park to St. Paul's Cathedral
5. Westminster Pier to St. Paul's Cathedral

### **Sites of importance for nature conservation**

1. Metropolitan
2. Borough (Grade I and Grade II)
3. Local

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### **Areas of wildlife deficiency**

1. Maida Vale
2. Soho/East Marylebone
3. Aldwych
4. South Pimlico