

## Welcome

Welcome to our consultation for the Luton Street site. Linkcity (formerly Bouygues Development) is working with Westminster City Council, the Luton Street Regeneration Working Group and local stakeholders to regenerate the site.

This consultation showcases how the plans have evolved following our initial consultation in 2015.



View from Salisbury Street looking north

## Luton Street - part of Westminster City Council's wider Church Street regeneration

**The proposed redevelopment of the Luton Street site forms an important part of the wider Church Street regeneration.**

As one of the first major sites to come forward, it will act as a catalyst for further development and improvements in the area.

Along with other proposed developments, the Luton Street site will play a key role in the regeneration of Church Street.

Overall, the regeneration will build on the successful, thriving neighbourhood of the Church Street area by providing new homes, creating a healthier community and a more vibrant economy, building on the strengths of the market and local businesses.

### The team



FLANAGAN LAWRENCE

Gustafson  
Porter +  
Bowman



City of Westminster



CITYWEST HOMES

[WWW.LUTONSTREETREGEN.CO.UK](http://WWW.LUTONSTREETREGEN.CO.UK)



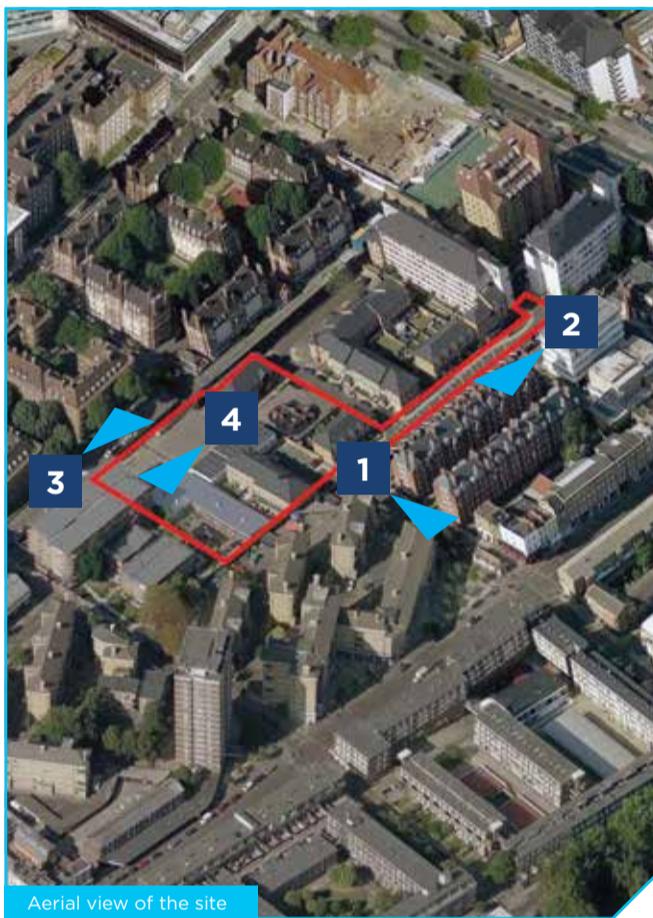
## The site

### History

The site lies on what was the junction of Princes and Salisbury Streets, which were fronted by terraced houses until the 1890s.

In March 1899, the Great Central Railway Company opened Marylebone Station and the site was acquired by the railway company to be developed as a coal yard to serve the new station. The coal yard was accessed via a tunnel under Lisson Grove, and in order to maintain the prevailing railway grade, was excavated to approximately three metres below the level of the surrounding streets.

There are several remains of the Great Central coal yard, including the brick retaining walls which bordered the depot along the side of Luton, Penfold and Salisbury Streets.



Aerial view of the site

### Opportunities

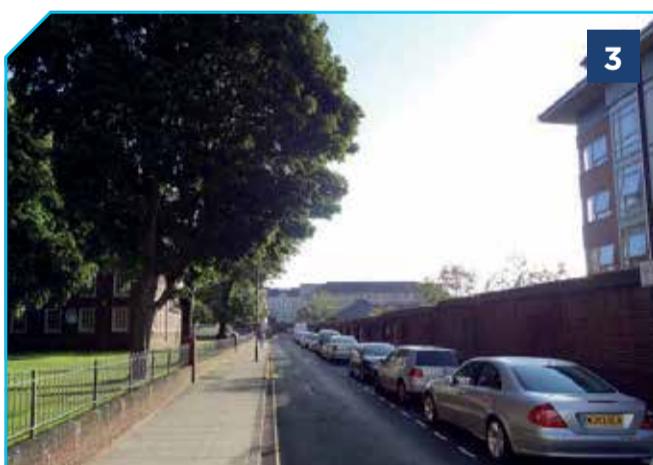
- Deliver a landmark, design-led development to mark the first step in the wider Church Street regeneration
- Provide high-quality new homes, including mixed tenure affordable housing
- Introduce extensive public realm improvements, including the creation of a landscaped route to form the first phase of the Green Spine
- Re-connect the historic route between Fisherton Street and Salisbury Street via the new landscaped route
- Retain large sections of the existing coal yard walls and re-use bricks in the development
- Use high-quality architecture designed to integrate and enhance the character of the surrounding area



View from Capland Street towards Fisherton Street



View from Samford Street



View from Luton Street



View from the existing playground towards Luton Street

## Previous consultation

We held the first stage of public consultation in March 2015 to inform the community of the initial proposals and to understand your views on the key elements of the development.

### Key numbers

- **72** people attended the exhibition over 2 days and **23** completed a feedback form
- **95%** of respondents told us they live locally
- **30%** of respondents were a member of a local organisation

Residents who attended were from across the local area and we received responses from a variety of different age groups.

### You said, we did:

***“On Samford Street the new houses would look good if the doors opened directly on to the pavement, this would echo some of the small terraces in the ward.”***

This has been directly incorporated into the design of the plans and the properties on Samford Street have their main entrance from Samford Street.

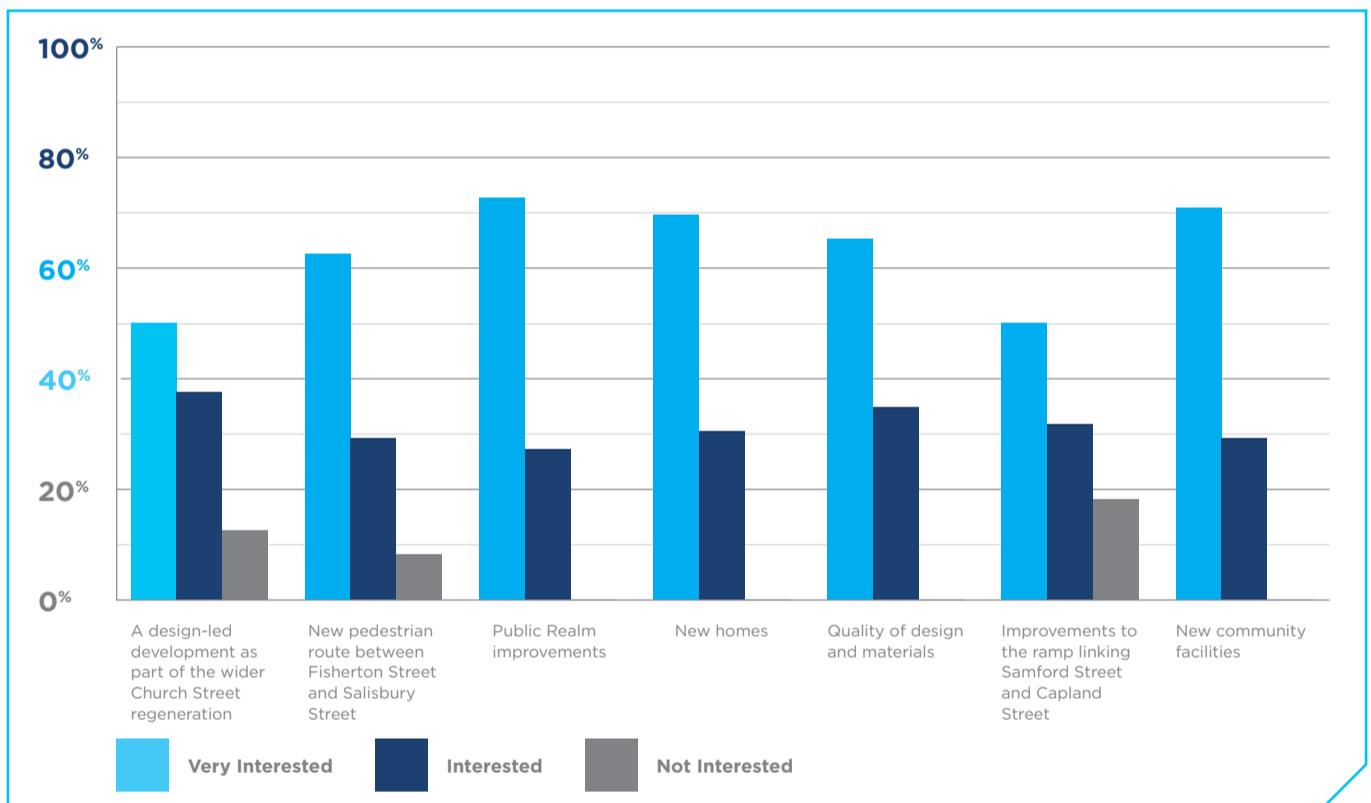
***“The peace and privacy of residents of Penfold Court should not be compromised.”***

The proposed site layout and the orientation of the u-shaped building aims to minimise the impact on neighbouring residents in Penfold Court.

***“Minimise the effect of large lorries in the area during the build.”***

We are working with Westminster City Council to minimise the impact of construction traffic and all routes will be agreed as part of a Construction Management Plan.

To help inform the evolution of the plans, we asked which aspects of the plans you were most interested in:



### Community comments:

***“The proposals sound like a good idea to bring new development to the area.”***

***“I’m glad to see new development in this area.”***

***“I applaud the use of the site to provide underground parking.”***

***“The design is wonderful, great idea for the local community.”***



Our previous public consultation at the Penfold Centre in May 2015

## The Luton Street Regeneration Working Group

**The Luton Street Regeneration Working Group was formed as a sub-group of the Future Steering Group to ensure resident involvement in evaluating potential development partners and preparing of detailed plans.**

The Working Group is resident-led and includes key residents from the following adjacent housing blocks, alongside local stakeholders.

- Fisherton Estate
- Eastlake House and Tadema House
- Stanfield House
- Cherwell House
- Wytham House
- Loddon House
- Wey House
- Morris House
- Swanbourne House and
- The Old Aeroworks Building

### Achievements of the Luton Street Regeneration Working Group

Since 2012 the Working Group has met on a regular basis to review the plans as they have evolved and provide feedback to the project team, including:

- Inputting into the design of the community sports hall
- Advising on storage spaces within the affordable housing block to ensure they are sufficiently sized and appropriately located
- Proposing that the planting within the development is reflective of the cultural diversity in the Church Street community
- Advising on community matters that have influenced and improved design
- Working with the project team to retain the historic railyard wall along the boundary to Site 1
- Monitoring dialogue between the project team and adjacent Gateway Academy School in relation to construction
- Consulting and agreeing with residents living immediately adjacent on the package of benefits to be implemented through the Community Benefit Fund
- Ensuring that sprinklers will be included throughout the development



Luton Street Working Group site visit to the Londonewcastle Arundel Square scheme in December 2015

## New homes

**The proposals will deliver high-quality new homes featuring a mix of units for the local housing market, including a high number of family sized homes.**

All new homes will meet the latest standards, with good thermal and sound insulation, modern kitchens and bathrooms.

All three residential blocks will benefit from the same high-quality architecture and design. Externally, there will be no visual difference between tenures.

The proposals will deliver 168 new homes across the site, including:

- 109 private homes, including a mix of studio, one, two and three bed apartments
- 59 affordable homes, including a mix of one, two, three and four bed units which feature both apartments and houses

All of the new apartments will benefit from private amenity space in the form of balconies.

### Delivering a mix of affordable homes

Our commitment is to deliver a high-quality approach to architecture across the site. We are proposing to deliver 59 affordable homes on site, with a mix of affordable rented and shared ownership properties:

- 18 Intermediate Rented/Shared Ownership properties
- 41 Affordable Rented properties



View of the proposed facade

### Creating new homes on Fisherton Street

In partnership with Westminster City Council and City West Homes, Linkcity is in the early stage of developing plans to create additional new homes on Fisherton Street as part of the Luton Street project.

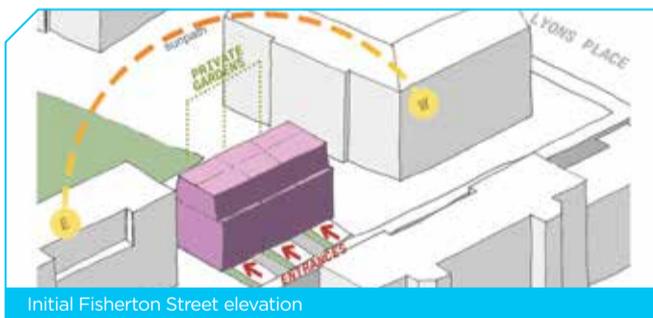
We believe the site presents the opportunity to create three new high-quality affordable homes, which would be three bedroom townhouses. These homes would be carefully designed and screened with new landscaping to ensure a positive relationship with the existing properties.



View of the proposed entrances to the affordable block (left) and private block (right)



Examples of facade material options



Initial Fisherton Street elevation



Aerial view of the site on Fisherton Street

## Landscaping and access

### Landscaping

The proposals include extensive public realm improvements and landscaping. A key element of the plans is the re-opening of the historic north to south access route between Fisherton Street and Salisbury Street.

This pedestrian friendly route will be car-free and access would only be available for emergency vehicles.

### Access and parking

A total of 88 secure car parking spaces will be provided across the site, with 76 of these located in an underground car park beneath the residential blocks and accessed via Capland Street. The mews houses on Capland Street and Bledlow Close will benefit from private garage parking spaces.

A loading bay is proposed on Samford Street to provide short-term parking for deliveries.

244 secure cycle parking bays will be provided on site in order to promote sustainable modes of transport

### The proposals will deliver:

- A new green route through the site which will link with the planned Green Spine in the surrounding area
- Retention of large sections of the historic railway wall, with references incorporated into the landscaping
- Natural play spaces to provide informal play areas for young children
- Improvements and new landscaping to the ramp between Capland Street and Samford Street
- New trees and a mix of plant species incorporated across the site



View of new homes and proposed green route

### Proposed landscaping



#### KEY

1. ENTRANCE TO PRIVATE ACCOMMODATION
2. ENTRANCE TO AFFORDABLE/INTERMEDIATE ACCOMMODATION
3. ENTRANCE TO LEISURE CENTRE
4. EQUIPPED PLAY AREA
5. INCIDENTAL AND HARD LANDSCAPE PLAY
6. FEATURE TREES MARKING ENTRANCES
7. MIXED MULTI-STEM AND STANDARD BIRCH TREE PLANTING
8. CONTOURED PLANTING BEDS
9. GREEN FACADE
10. BENCH
11. PRIVATE TERRACE
12. MEMORY OF HISTORIC WALL
13. CYCLE PARKING
14. FACADE IDENTIFIED FOR PUBLIC ART

## A new community facility

**We are committed to providing a new, high-quality community space for current and future residents to enjoy.**

We are proposing to introduce a three court multi-use games area and community room, which would be suitable for a range of indoor sports and recreational uses. The associated facilities will include shower and changing rooms, as well as a viewing area overlooking the main hall.

The facility will be located close to the junction of Salisbury Street and Samford Street, to the west of the new green route and accessed via a dedicated entrance.

The facility will be owned by Westminster City Council and will be available for hire by local residents and community groups. Following the principles of inclusive design, the facility will be fully accessible to meet the needs of the whole community.



Examples of indoor sports uses



Potential community uses such as yoga or Zumba

## Community

**Bouygues UK is Bouygues Group's construction arm and they have worked alongside Linkcity to provide technical construction advice throughout the development process. Bouygues UK has an exceptional understanding of the needs and requirements of local people and their communities, with a track record of delivering a range of mixed-use, residential led and educational schemes in the City of Westminster.**

Examples of developments delivered by Bouygues UK in the City of Westminster include;

- Marlborough Hill Campus (Quintin Kynaston Academy), **St John's Wood**
- North Wharf Gardens, **Paddington**
- University College London Hospital, **Bloomsbury**
- Sir Simon Milton UTC & Ebury Place, **Victoria**

### Commitment to Considerate Construction

The Luton Street site will be signed up to the Considerate Constructors Scheme, which aims to encourage best practice in the construction industry.

A Construction Management Plan will be agreed with Westminster City Council and this will ensure residents are regularly updated on progress.



### Access for construction traffic to the site

Bouygues UK has met with representatives of Gateway Academy from an early stage to discuss routes for construction traffic and understand their views. Construction vehicle routes will be agreed with the Westminster City Council's planning officers as part of the Construction Management Plan.

### Supporting local communities

We support the communities where we work by providing local employment opportunities, apprenticeships and training schemes, and will work with Westminster City Council to maximise the opportunities for local people. We believe it's essential to pass on our skills and expertise to the next generation.

Our partnership with the Construction Youth Trust supports their valuable work with young people in local communities. Our fully-equipped Mobile Classroom visits youth groups and neighbourhoods, providing construction-related training and careers advice.



Considerate Constructors Ivor Goodsite



Working with local schools



Working with local schools



Bouygues UK women's work day

## Next steps

### Thank you for visiting our consultation

We are gathering further comments before a planning application is submitted to Westminster City Council later this year. We would be grateful if you could take the time to complete a feedback form.

You can also fill out the form online at [www.lutonstreetregen.co.uk](http://www.lutonstreetregen.co.uk) or take away a form to fill out at home and return by Freepost.

All feedback will be reviewed by the team and, where possible, will be incorporated into the final plans.

### Timeline

<b>December 2014</b>	<b>Linkcity appointed by Westminster City Council</b>
<b>March 2015</b>	<b>Initial public consultation</b>
<b>July 2017</b>	<b>Second public consultation</b>
<b>Autumn 2017</b>	<b>Planning application submitted to Westminster City Council</b>
<b>Spring 2018</b>	<b>Anticipated planning decision</b>
<b>June 2018</b>	<b>Works commence on site, subject to planning approval</b>
<b>August 2020</b>	<b>Luton Street development completed</b>



View south from Fisherton Street

To receive updates on our proposals, please sign up to our mailing list by providing us with contact details or by visiting [www.lutonstreetregen.co.uk](http://www.lutonstreetregen.co.uk). Updates will also be available via the Regeneration Base at 99 Church Street.

All of the information displayed at this event is available to view on the project website.