

Technical Appendix 18a: Details of Cumulative Schemes

Description of consented Schemes

Wilton Plaza	18-26 Gillingham Street, 1-6 Gillingham Mews and 119-128 Wilton Road SW1V 1LL
Site Plan	Refer to Figure 18.1
Description of Development	Redevelopment involving demolition of existing buildings and erection of new buildings comprising ground and 10 upper floors fronting Wilton Road and ground and eight upper floors fronting Gillingham Street and projecting rearward into site, for use as retail (Class A1) and/or restaurant/cafe (Class A3) at ground floor level, 74 affordable residential units (25 x 1-bed, 21 x 2-bed, 21 x 3-bed and 7 x 4-bed) and 37 market residential units (8 x 1-bed, 20 x 2-bed, 9 x 3-bed) at first to tenth floor level, student accommodation comprising 157 student bed spaces and facilities at first to eighth floor level, 61 car parking spaces, cycle parking and servicing area at ground floor level, plant at roof level including solar thermal panels, public art, soft and hard landscaping including a children's play area and creation of new vehicular access from Gillingham Street.
Planning Permission	Application 05/06537/FULL granted full planning permission 15 March 2006.
Existing land use	Office accommodation (B1) 4767m ² Residential accommodation (C3) 816m ² Car Park and other 1214m ² Retail (A1) 751m ² TOTAL 7548m ²
Proposed Land Use	Retail (A1)/restaurant/cafe (A3) 717m ² Residential accommodation (C3) 10,321m ² Student accommodation 4,823m ² Car Park and other 2003m ² TOTAL 17864m ²
Building Height	The buildings range in height from nine to eleven storeys, with the tallest element along Wilton Road.

Abford House	Abford House and 333 Vauxhall Bridge Road London SW1V
Site Plan	Refer to Figure 18.1
Description of Development	Redevelopment to provide (Class B1) offices on basement, part lower ground, part ground and nine upper floors with (Class A1) retail and/or (Class A2) financial and professional services and/or (Class A3) restaurant accommodation on part ground and part lower ground floors and related works.
Planning Permission	Application 04/08391/FULL granted planning permission 10 January 2007
Existing land use	Office accommodation (B1) 6881m ² Residential accommodation (C3) 158m ² Retail (A1, A2, A3) 2506m ² TOTAL 9545m ²
Proposed Land Use	Office accommodation (B1) 10,555m ² Retail (A1, A2, A3) 1905m ² TOTAL 12,460m ²
Building Height	Up to approximately 10 floors above ground level

9 Howick Place	9 Howick Place London SW1P 1AA
Site Plan	Refer to Figure 18.1
Description of Development	Modifications to existing building including erection of additional glazed storey, installation of rooflights over internal lightwell and between corner and main building, addition of plant to roof and alterations to fenestration in connection with use of building as a Creative Design and Arts Centre (minimum 6003m ²) (Sui Generis), offices (maximum 3168m ²) (Class B1), a retail and/or retail showroom (492m ²) (Class A1/Sui Generis), Royal Mail Public Collection Office (328m ²) (Sui Generis), nine (5x1-bed and 4x3-bed) self-contained residential flats (3168m ²) (Class C3) and a community safety office (56m ²) (Sui Generis) with 10 car parking spaces at ground floor level.
Planning Permission	Application 06/02089/FULL granted full planning permission 22 August 2006
Existing land use	Royal Mail Sorting Office 12321m ² TOTAL 12321m ²
Proposed Land Use	Create Design and Arts Centre 6003m ² Office accommodation (B1) 3168m ² Residential accommodation (C3) 3168m ² Royal Mail Collection Service 328m ² Retail (A1)/Sui Generis 492m ² TOTAL 13215m ² (excluding car parking)
Building Height	Proposal retains existing building with one additional floor.
Note	This consented scheme apparently supersedes the earlier consent (September 2005) identified in the VAPB for demolition and replacement of existing Sorting Office with 122 residential and 5 retail units. According to the Committee Report, Royal Mail sold the site following grant of the 2005 permission and this consent scheme reflects the owner's current aspirations. Squire and Partners is the agent submitting applications to discharge conditions for the new permission.

Pimlico School	Pimlico Secondary School Lupus Street London
Site Plan	Refer to Figure 18.1
Description of Development	Demolition and redevelopment of Pimlico School to provide a new school building for 1262 pupils, community library and a centre for Westminster Adult Education Services; comprising a 'U' shaped building of lower ground, ground and two upper floors with plant enclosure over to Lupus Street, Claverton Street and Chichester Street frontages, with a central courtyard incorporating a new activity hall and open hard play and landscaped areas to the east of the site. Car park for 23 cars accessed from Chichester Street and off-street servicing area to Claverton Street frontage.
Planning Permission	Application 07/07999 granted full planning permission 21 December 2007
Existing land use	Comprehensive secondary school 13560m ²
Proposed Land Use	School Building 11295m ² Public Library and Westminster Adult Education Services (WAES) 1550m ² Gross Floor Area TOTAL 12845m ² Total Site Area 18000m ² , incorporating all weather pitch, planted and soft play areas, hard games play areas, parking and a habitat area.
Building Height	Four storeys

Description of Unconsented Schemes

Victoria Station Upgrade	Development Site At 3-11 Bressenden Place 120 - 124 Victoria Street London SW1E 5LA
Site Plan	Refer to Figure 18.1
Description of Development	Significant improvements to Victoria Underground Station to increase the capacity of Victoria Underground Station so that to handle both present and forecast passenger demand, to minimise passenger journey times, to improve the quality of access, interchange and ambience and to provide step free access routes within the Underground Station.
Planning Permission	Application submitted to the Secretary of State for Transport in August 2008. A public enquiry for the redevelopment will commence in October 2008.
Existing land use	Underground station and ticket hall.
Proposed Land Use	The development includes a new north ticket hall and an extension to the south ticket hall, with a link (Paid Area Link) connecting the two areas. The development will also involve the demolition of surrounding buildings and the diversion of utilities.
Building Height	Majority of development is below ground, with a one storey entrance to be constructed.

Chelsea Barracks	Chelsea Barracks Chelsea Bridge Road London SW1W 8RF
Site Plan	Refer to Figure 18.1
Description of Development	Demolition of existing former barracks buildings and redevelopment for mixed use purposes (in buildings of between 5 and 13 storeys) comprising 638 residential units (to include 319 units of affordable housing), hotel (Class C1), sports centre (Class D2), community hall (Class D1), flexible retail (Class A1/A2/A3) and/or (Class D1), restaurant (Class A3). Hard and soft landscaping including the creation of public open space, new vehicular and pedestrian access and works to the public highway. Provision of basement level parking, servicing and plant areas. Application includes an Environmental Impact Assessment.
Planning Permission	Planning application 08/02889/FULL lodged 2 April 2008. The decision is currently pending.
Existing land use	Former residence of the Queen's Guard covering an area of 5.18 hectares including offices, armouries, residential accommodation, a large parade ground and underground parking facilities. Total existing floor space 51,650m ² GEA.
Proposed Land Use	Hotel (Class C1) 16,003m ² Residential (Class C3) 164,643 m ² Flexible Retail (Class A1/A2/A3) and/or Class D 11,911m ² Retail (Class A3) 271m ² Community Hall (Class D1) 1,717m ² Sports Centre (Class D2) 7,386m ² Ancillary Management/ Support Offices 918 m ² Ancillary parking, circulation, servicing and shared plant 40,373m ² TOTAL 233,222m ²
Building Height	Maximum of 13 storeys

Victoria Palace Theatre	126 Victoria Street London SW1E 5EA
Site Plan	Refer to Figure 18.1
Description of Development	Demolition of existing rear extensions and roof enclosure to 126 Victoria Street and demolition of Elliot House, 124 Victoria Street and 3-5 Bressenden Place; erection of new eight storey fly tower extension to rear; extensions and alterations including terraces to both sides of building from ground to fourth floor levels; new roof enclosure over main roof; alterations to elevations including windows and new entrance doors; internal alterations including new seating and excavation of new stage pit; all in connection with the provision of fly tower, lift shaft, new mechanical plant and additional floorspace for existing theatre.
Planning Permission	Planning application 08/04886/FULL lodged 3 June 2008. The decision is currently pending.
Existing land use	Offices and existing theatre.
Proposed Land Use	Development of a new fly tower to the rear of the existing theatre with additional extensions to the front of house.
Building Height	8 storeys

Selbourne House	54-60 Victoria Street
Site Plan	Refer to Figure 18.1
Description of Development	The proposals involve the demolition of the existing Selborne House and construction of a new building across the Site that will be 12 levels, including ground floor. The building will provide office space together with mixed retail uses. A double basement will provide servicing and parking facilities, in addition to providing a proportion of the retail accommodation. A new area of public open space will be created to the west of the building, with pedestrian route and canopied outdoor seating areas adjacent to the retail units.
Planning Permission	An EIA scoping opinion (Ref: 07/09425/EIAOP) was sent to the council on 30 October 2007. The City of Westminster provided their scoping response 15 January 2008. A planning permission has not yet been lodged.
Existing land use	Office Building
Proposed Land Use	Office Space 36,867m ² GEA Retail (A1 and/or A3 Class) 1,646m ² GEA Retail (A1, A3 or B1 Class) 95m ² GEA TOTAL 38,608m ² GEA
Building Height	12 storeys

Wellington House	Wellington House 67-73 Buckingham Gate London SW1E 6BE
Site Plan	Refer to Figure 18.1
Description of Development	The development proposals comprise a residential led scheme with some retail space at ground floor level. The development will involve the demolition of the existing building and redevelopment of the Site
Planning Permission	An EIA screening opinion (Ref: 08/03926/EIAOP) was sent to the council on 1 May 2008. The City of Westminster council stated that an EIA was not required on 22 May 2008. A planning permission has not yet been lodged.
Existing land use	Offices 7,495m ² GEA
Proposed Land Use	A retail unit (Class A1) at ground floor level; Eight studio apartments, 14 one-bedroom apartments, 18 two-bedroom apartments, 18 three-bedroom apartments, and 1 four-bedroom apartment; Residents gym; General purpose/ concierge space;

	Entertainment suite (for residents' use only); and 19 car parking spaces, 4 motorcycle / scooter parking spaces, 62 cycle spaces at basement level, with access via Petty France, and 4 on street cycle parking spaces.
Building Height	9 storeys

Description on unconsented schemes arising from planning briefs

Victoria Street, Buckingham Gate and Palace Street Site (Draft Planning Brief)

The draft brief covers an area comprising 54-74 Victoria Street, 107-151 Victoria Street, 51-57 Palace Street, 56, 57, 58, 59 and 60 Buckingham Gate, Spenser Street and above the London Underground District railway line corridor. The draft Brief segregates the site into Development Parcels and provides a description of existing conditions coupled with an analysis of existing transport, open space and housing issues. The draft Brief encourages discussion / debate among landowners of the Development Parcels and developers to consider a comprehensive redevelopment proposal for the site. It recognises the potential synergy with any development around Victoria Station as covered by the Victoria Area Planning Brief. In general the draft Brief:

- Encourages the creation of new development of the highest quality architectural design to enhance the existing townscape;
- Encourages best practice sustainable development design;
- Outlines expected land uses, specifically in relation to mixed-use proposals and provision of affordable housing;
- Outlines, amongst others, open space, pedestrian and vehicle movement, building height and massing expectations for new development; and
- Identify the categories of planning obligations which may be sought.

The draft Brief was published for public consultation in March 2007, however, as yet, it has not been adopted by the City of Westminster.