



Pimlico
Neighbourhood
Forum

November 2017

It's time to have your say

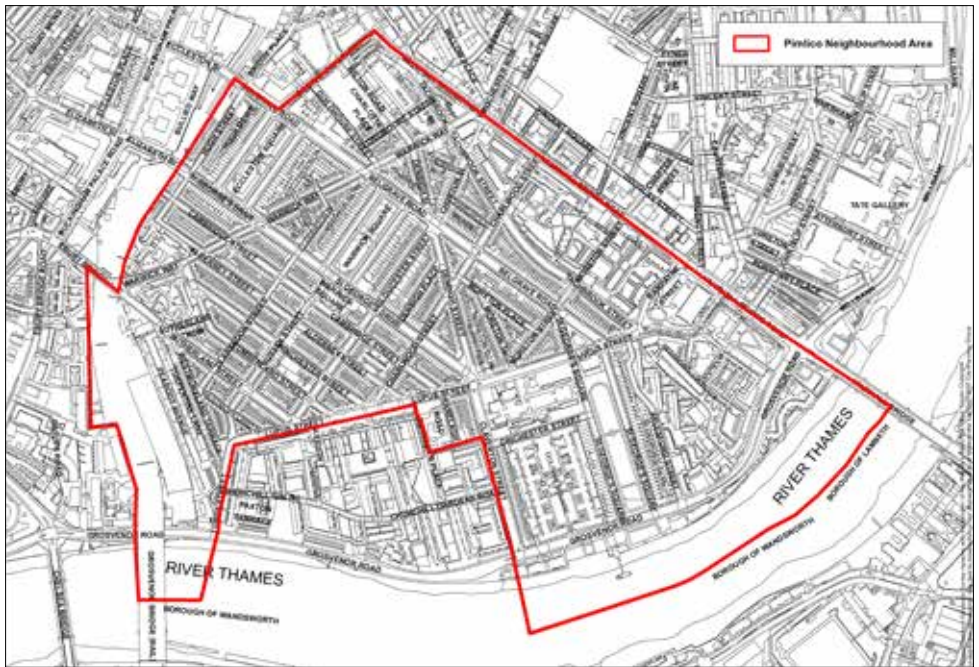
The Neighbourhood Plan

Introduced by the Localism Act 2011, Neighbourhood Plans enable communities to have a say in the development of their areas. When adopted, a Neighbourhood Plan becomes part of the Local Plan and the policies contained within it are then used in the determination of planning applications.

Everyone's ideas are sought in the preparation of the Neighbourhood Plan, and the result is subject to a referendum of residents across the area – in this case Pimlico (The area designated by Westminster City Council shown on the map overleaf. It excludes the Churchill Gardens Estate, which has its own Neighbourhood Forum). Our plan is being shaped by the Pimlico Neighbourhood Forum, which holds public meetings to discuss it; the detailed work is done by a Steering Group which the Forum elected.

In response to an earlier stage of consultation, the Steering Group has begun to assess the priorities of Pimlico residents, from the feedback received. It would now like to know what you think about the policies that will help shape Pimlico over the coming years.

To take part in the survey please visit
www.surveymonkey.co.uk/r/PimlicoNP



Map of the Pimlico Forum Area designated by Westminster City Council. It excludes the Churchill Gardens Estate which has its own Neighbourhood Forum.



Top left: Lillington Gardens estate; top right: Tachbrook Street Market; bottom left: Moreton Place showing the contrast between old and new; bottom right: Thomas Cubitt, master builder, who developed many of the streets and squares in Pimlico.

Where should development happen?



Lupus Street

Pimlico is a principally residential area that dates largely from the mid 19th century, with some redevelopment in the mid 20th century. It comprises a mix of homes, commercial and retail activity with public and private garden squares and other public space.

You told us:

- You appreciate the variety and the local nature of the businesses and relative lack of chain stores
- You would like to be able to do more of your shopping in Pimlico and avoid having to go to Victoria Street or further afield
- You recognise that some local firms have struggled to make a success of their businesses



Gloucester Street

- You like the recent improvements to the business environment in Churton Street
- You felt that the height of parts of both Lillington and Churchill Gardens acted as a barrier between these areas and the rest of Pimlico and inhibited access to the River.

In developing this Neighbourhood Plan, we would like to address these issues in ways that will improve the environment for residents and for businesses, and influence major new developments.

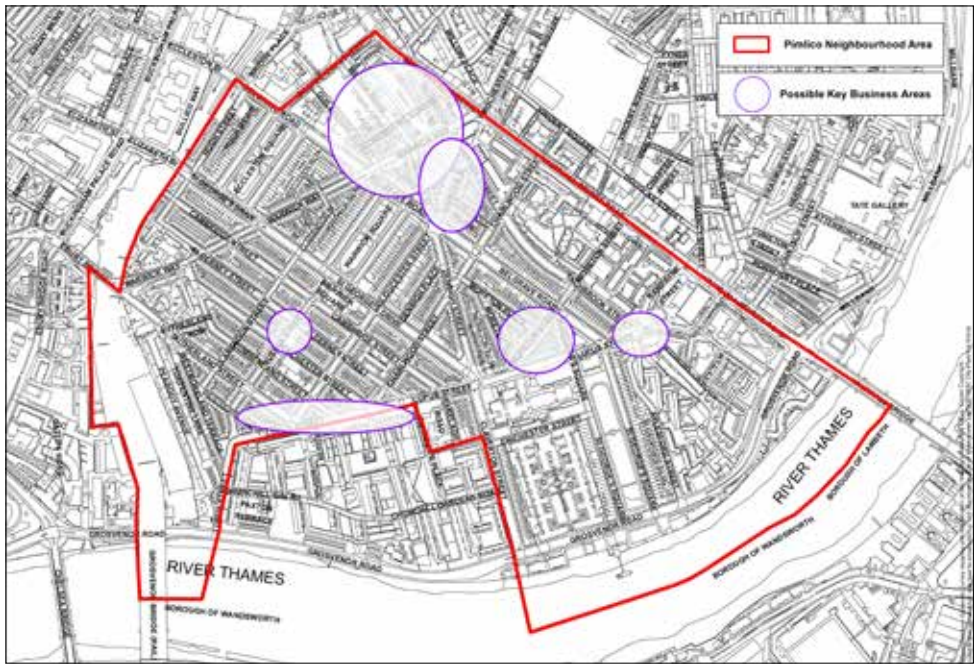
Where should development happen in Pimlico?

We would like to concentrate business and retail development on 'key business areas'. Planning should be used to support smaller businesses, because they are more likely to be locally based. This should increase the foot fall for shops, pubs and restaurants.

Housing will take place though redevelopment or extension of existing residential stock, or through redevelopment of larger commercial or office buildings outside key business areas.

Proposed Key Business Areas

Over time, as well as seeing more thriving businesses and additional housing, we would like to see greater ease of access to the riverside which is valued by Pimlico residents, but which is not always easy to enjoy.



Map showing key business areas

Key business areas

In these areas we want to protect and promote business use, i.e. offices, retail and restaurants.

- In the key business areas any change of use from retail will be resisted unless it can be established that continued retail use is not viable and then preference will be given to alternative commercial rather than residential use.
- In the key business areas change of use from commercial to residential will similarly be resisted.
- Conversion back from ground floor residential to retail or commercial will be accepted.
- Outside these areas, change of use from residential will not be acceptable.

1 Do you support the aim of a more vibrant business and retail environment in the key business areas?

2 Are the boundaries of the business areas and residential areas roughly right?

3 Do you have any suggestions for changes to the boundaries?

Riverside access



Pimlico Gardens

At the moment access to and enjoyment of the riverside is deterred by Grosvenor Road. The areas of the Pimlico Gardens and the Westminster Boating base, as well as the riverside pavement, are underused by Pimlico residents, but are nonetheless valued.

4 Would you support improved access, either by relocated and/or improved pedestrian crossings, or by encouraging any redevelopment in Pimlico to open up views to the riverside?

Housing



Lillington Gardens

The forum area contains some 9,500 households, living in about 800 houses and 8600 flats. Almost 80% of these homes are two bedrooms or less.

There are 17,500 residents, split between 30% owning their homes, 30% in council or housing association homes and 36% renting privately.



Dolphin Living Building



A grid house in Cambridge Street

Over the period 2001-2011 there has been a 21% growth in residents and a 64% increase in residents living in private rented homes.

You like living in Pimlico, but there are problems:

- Problems in staying in Pimlico for growing families due to lack of/price of family sized properties;
- Problems in affordability, especially for key workers;
- Housing prices and types that mean an increasing share of younger private tenants sharing properties; as a result, there is little sense of permanence, and this affects both the nature of the community, and the demand for local shops and services;
- 'Buy to Leave' (investment by people who do not then live in the homes they have bought) which causes properties to be empty for much of the year;



Peabody Avenue extension

- An increasingly elderly demographic – yet few homes in Pimlico are ideally suited to the needs of people who, for example, find it difficult to climb stairs.

New housing in Pimlico

New housing in Pimlico will be developed by a mix of:

- Conversions, extensions and deconversions of individual houses, or blocks in the conservation area;
- Larger sites such as, possibly, Vauxhall Bridge Road/Queen Mother Sports Centre;
- Smaller scale developments depending on which sites become available.



Dolphin Square



Gillingham Street listed terrace

We are therefore seeking policies that apply to the whole mix of sites. Opportunities to improve the supply of affordable housing should be maximised, because it will not necessarily be provided as part of smaller developments.

Affordable housing could be:

- Low rent for those in most need (as offered by Council housing or traditional housing associations);
- Low cost home ownership (part rent/part buy), or;
- Intermediate/affordable rent (above Council rents but below market rents).

5

Which of these might meet the need of your own household?

6

What should be the priorities attached to each of these types?

Who should have priority for new affordable housing?

- People already living in Pimlico, who need bigger homes when they start or grow families or when they need to move to homes on a single floor?

- London key workers e.g. nurses, teachers, firefighters or the police, enabling them to rent or buy in the area, when they could not normally afford it?
- Priority for low cost home ownership in the area being given to people currently renting in Pimlico/Westminster?

7 What should be the priorities attached to each of these groups?

Policies might also affect how market housing meets the needs of the local community.

8 How much would you favour policies that make home ownership more likely than market renting of new homes?

9 How much would you favour policies that enable older residents to buy a home more suited to their needs (downsizing from less suitable properties)?

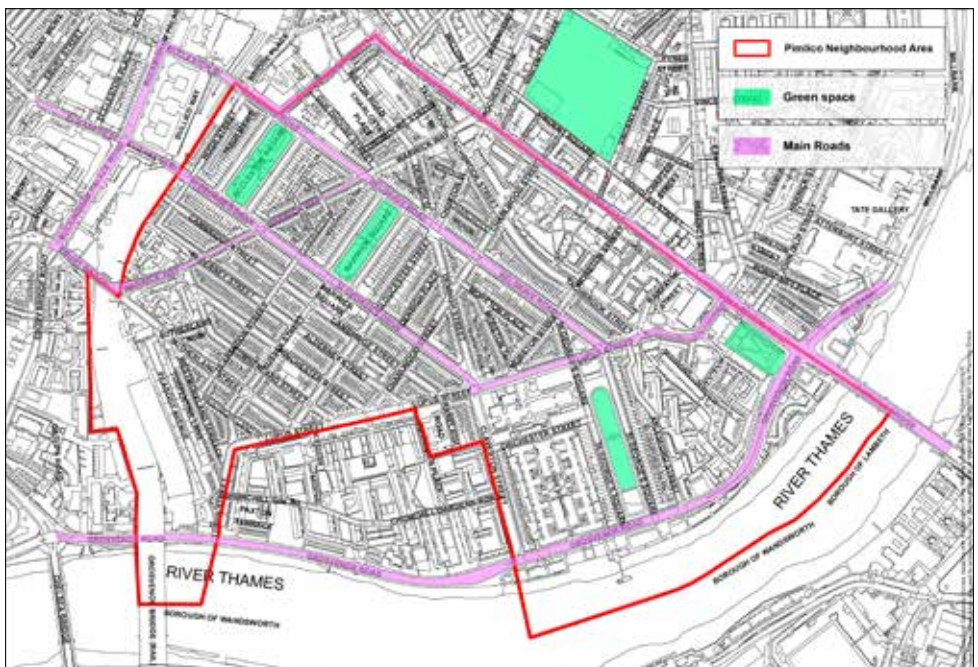
Transport and environment

You told us:

- You value the public spaces and gardens
- You are concerned about through traffic and pollution – especially on Warwick Way – and its effect.

10 How much does traffic in Warwick Way undermine the shopping environment?

11 Is the shortage of public space in Pimlico a concern for you?



Map showing green spaces



Warwick Way traffic jam



Traffic on Grosvenor Road



Lupus Street



Elizabeth Street pavement scheme

Ideas for improvement:

One proposal is to **alter the balance between road/parking space and pavement space on the two main shopping streets:** Warwick Way and Lupus Street, by increasing pavement widths and build outs, reducing spaces for cars. This would make the pavements easier to walk along. It might also allow cafés and restaurants to put out more tables.

12 Would this be sensible trade-off between your transport needs and improving the local environment?

13 Could this be applied to some of Pimlico's less busy streets (perhaps on the model of Elizabeth Street in Belgravia?)

Additional green space is likely to be hard to deliver, certainly in the short term, as it will be linked to redevelopment of larger sites. So we would need to prioritise greening on the existing streets.

The major axes of **Lupus Street**, **St George's Drive** and **Belgrave Road** could support substantial tree planting along their lengths to create a network of green avenues.

14 Would you support creating these three avenues to green Pimlico?

Off these major axes there are likely to be some restrictions on tree planting as it would be more likely to interfere with gas, water, telecom and electricity services.

Greening might take the form of tree planting, guerrilla gardening (in which local people take responsibility for patches of otherwise neglected earth) or hanging baskets.

15 How much do you support each of these?



St George's Square



Guerrilla gardening



Tree planting



Hanging baskets

Design and heritage

Protecting the village feel from oversized development



This is what we are trying to preserve

You told us:

- You like the historic environment and human scale.

Most of Pimlico is historic and in a conservation area. We propose that the height of any redevelopment should not exceed the scale established by the historic core. Tower blocks and other development of more than six storeys tall would generally be inappropriate.

But we welcome development that is appropriate to the Cubitt legacy and Pimlico's well-designed estates of social housing.

We propose that development and redevelopment will generally be limited to six storeys; and

Any development higher than this must demonstrate:

- that it does not adversely affect any of the historic views which are permitted by the predominantly grid structure of the area, especially the axial views looking North and South;
- and that it does not affect the setting of listed buildings or the three residential squares.

16 Do you generally agree with this?

17 Are there any special cases that you think would justify a different approach?

In addition to considering the heights of any new buildings on larger sites, we want any development to complement the historic environment.

The Pimlico Forum area includes:

Pimlico Conservation Area (which is mainly the streets planned by Thomas Cubitt)

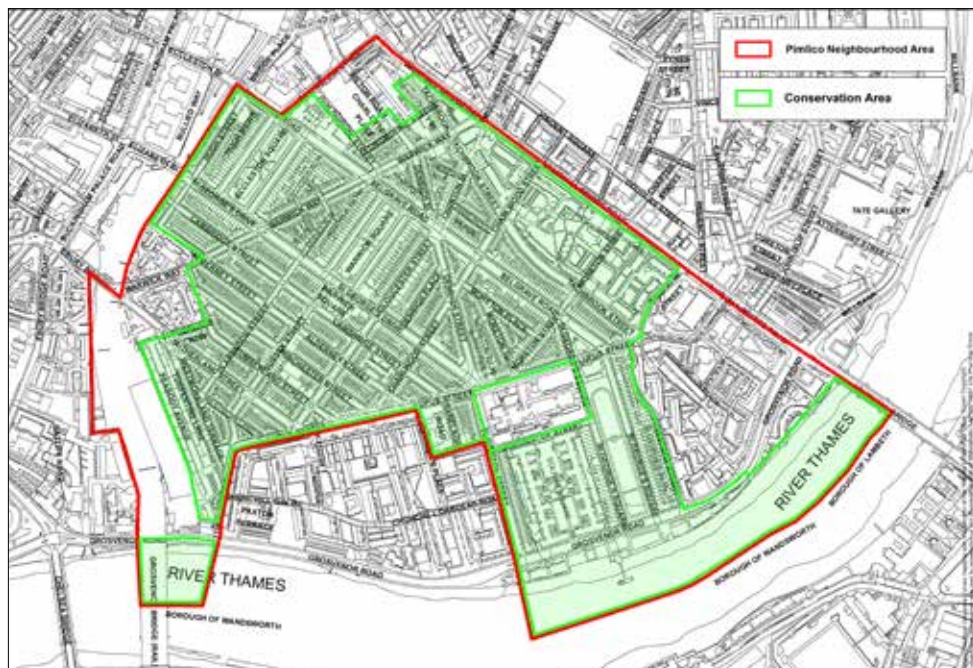
Lillington and Longmoore Conservation area (which contains the listed Lillington Gardens estate and the Longmoore Estate)

Dolphin Square Conservation area; and
Peabody Avenue Conservation area.

There are only three areas outside these conservation areas: the Pimlico Academy site; the area bounded by Vauxhall Bridge Road, Grosvenor Road, Aylesford Street and Rampayne Street; and the Abbots Manor Estate.

We propose that upward development in the Cubitt 'grid' is limited to a single storey mansard extension. Houses that do not have mansards should be permitted to build them, provided they are well-designed (i.e. in line with the Pimlico design guide).

This represents a liberalisation of the present rules, but will not affect the historic feel of the area.



Pimlico conservation area

We do not believe that additional basement development (i.e. below the current basement levels, immediately below street level) is suitable for the Pimlico area. They should not be permitted as the narrow historic streets could not withstand the extensive lorry movements that would follow if these developments were to happen at scale.

18 Do you agree with this (modest) liberalisation of policy on mansards?

19 Do you support this restrictive approach for additional basement development?

Pimlico is unusual in having large listed housing estates (Peabody Avenue and almost all of Lillington Gardens). These should not be subject to unsympathetic changes and any redevelopment of the very few unlisted neighbouring buildings in the relevant conservation areas needs to be particularly thoughtful and complementary.

20 Do you agree with this conservation led approach to Lillington and Longmore and Pimlico Avenue conservation areas?

Protecting and maintaining the Urban Landscape

The urban village is the most valued aspect that current residents of Pimlico like, but it could be enhanced. We have identified several features where planning should help improve the urban landscape:

Shop Signs: some of the more recent additions have not been sympathetic, but others reflect Pimlico's heritage and contribute to the village feel. We think that original signage should be retained and that any changes to signage should be sympathetic to the historic form.

Bin stores: The collection of waste is a concern of many residents in Pimlico. While residents accept one or two large

wheelie bins at street junctions, if there are to be three or more, then there must be screening.

We are also concerned about waste collection – fly tipping around waste bins as well as bins that are almost always overflowing – and drainage in some streets (notably blocked gullies).

21 Have you had any concerns about drainage?

22 How satisfied are you with the arrangements for and quality of waste collection?



Waste collection in Pimlico



Fly tipping in Pimlico

Big sites

Pimlico is almost entirely developed, so any major development is likely to be initiated by large building owners, such as Westminster City Council or Housing Associations. We can't easily anticipate exactly what development will be proposed, but our policies in the plan will provide a framework for responding to these landowners in terms of types of development, public space and associated facilities.

However, the Vauxhall Bridge Road/Queen Mother Sports Centre block has been the subject of early thinking by the Council and by developers and we think it sensible to go into more detail on this site.

- The site is in the area we propose zoning for mainly commercial and retail (as opposed to housing) as we think that will help increase footfall for the existing shops and restaurants, but there may be scope for extra facilities for public use.
- We propose that the site should not be developed higher than six stories.
- We think we need to retain a swimming pool/sports centre of at least the size of the existing facility.

How strongly do you agree that we should retain sports provision (swimming pools, sports hall, squash courts, gym, health suite, etc.) which is at least as comprehensive as those currently available to local residents and to schools?

23

If the development can support additional planning gain, how important would each of the following be:

24

- 1 bigger sports and/or swimming pool facility which would attract users from beyond Westminster (with the likelihood of school groups coming by coach)
- 2 a cinema
- 3 public space, garden/square, etc.



Queen Mother Sports Centre



Gillingham Street

Within this block are listed buildings on Gillingham Street and historic shops on Upper Tachbrook Street. They contribute to the village atmosphere of Pimlico, but constrain the development on this site. We want to know your views on this.

25 How important should it be to retain these listed and historic buildings?

**To take part in the survey please visit
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We would like to acknowledge the help we've had from several professionals in Pimlico including LTD Design Consultants, Warwick Square, SW1 for the design of the leaflet and banners.

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