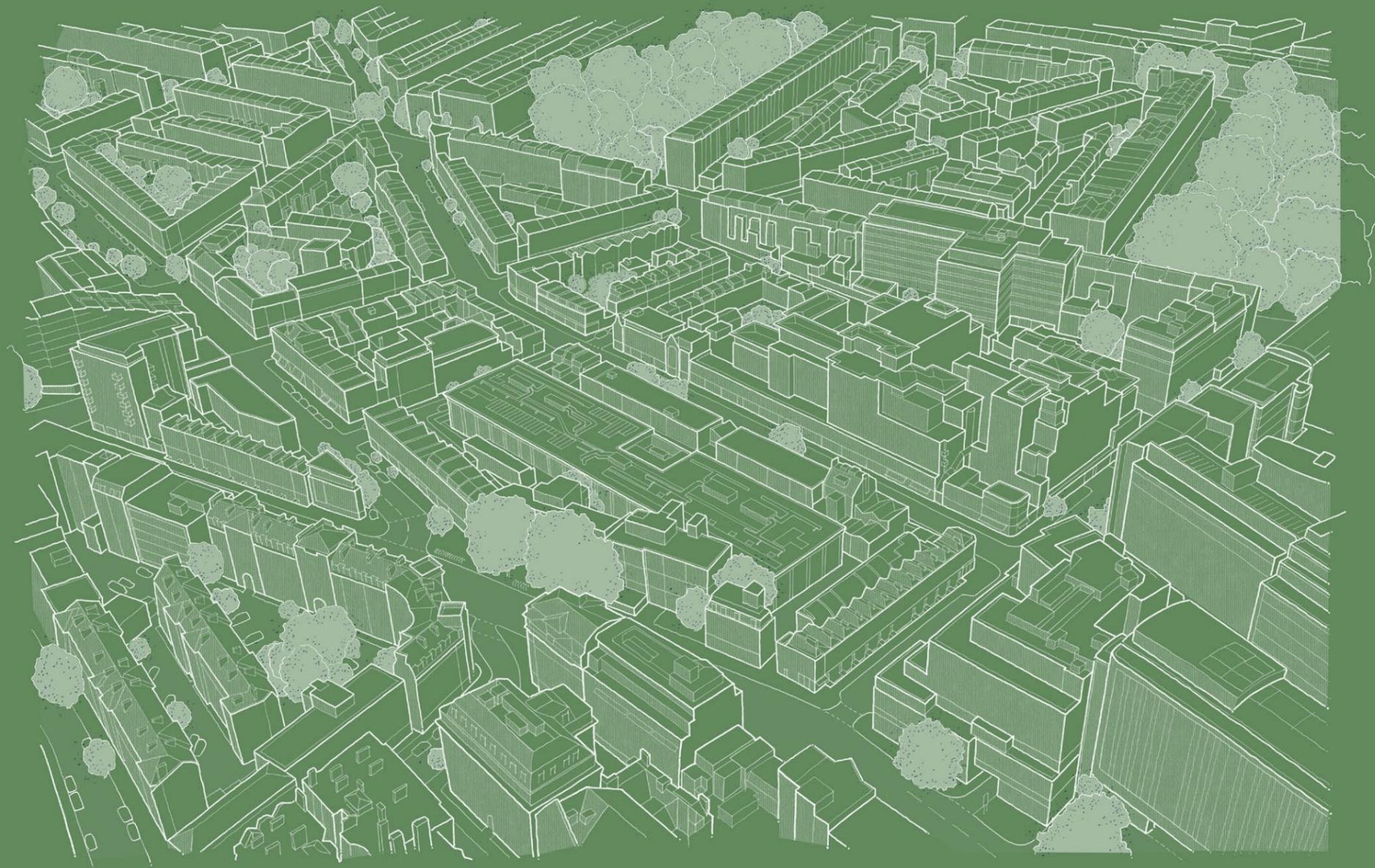


# QMSC

Queen Mother Sports Centre

28.01.2026



SP architecture workshop



## Executive summary

This document has been prepared by SP architecture workshop on behalf of the Pimlico Neighborhood Forum, as a visual support to the content included within the Pimlico Neighborhood Plan (PNP), with particular reference to the Queen Mother Sports Centre (QMSC) site.

The document includes extract and references from the following sections of the PNP:

- Policy PIM 23: Major development
- Policy PIM 10: Building Height
- Chapter 6 - Larger sites including the Queen Mother Sports Centre
- Appendix 1 - Building heights and upward extensions
- Appendix 2 - Town Centres

The diagrams presented in this document are a visual interpretation of the PNP policies and they are not intended to represent a design proposal. The aim of the diagrams is to support the understanding of the policy and assist the conversation regarding the potential development of the QMSC site.

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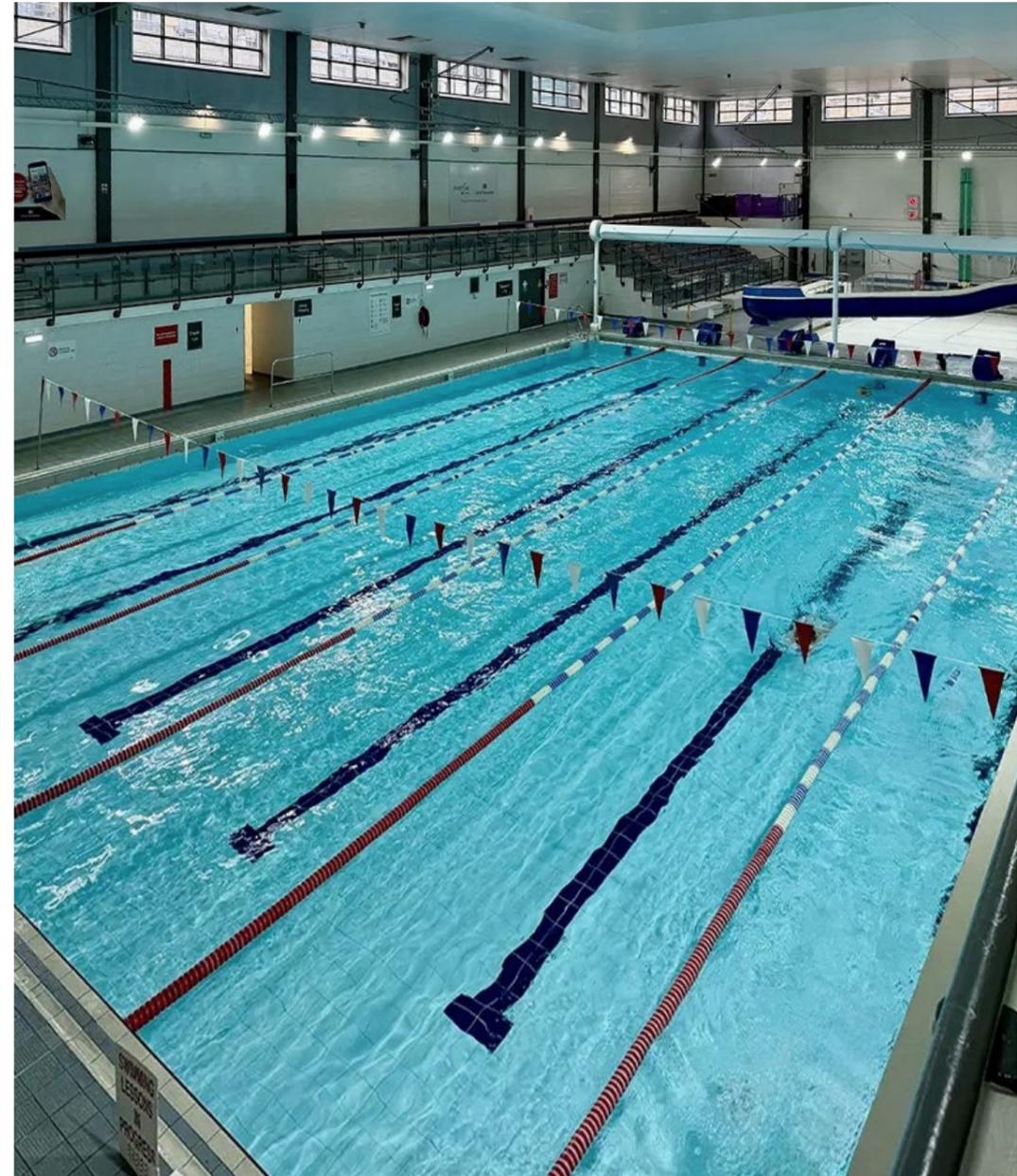
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W - [www.pimlicoforum.org](http://www.pimlicoforum.org)

## QMSC - QUEEN MOTHER SPORTS CENTRE

The images below show the QMSC's entrance from Vauxhall Bridge Road and an interior view of the main swimming pool.



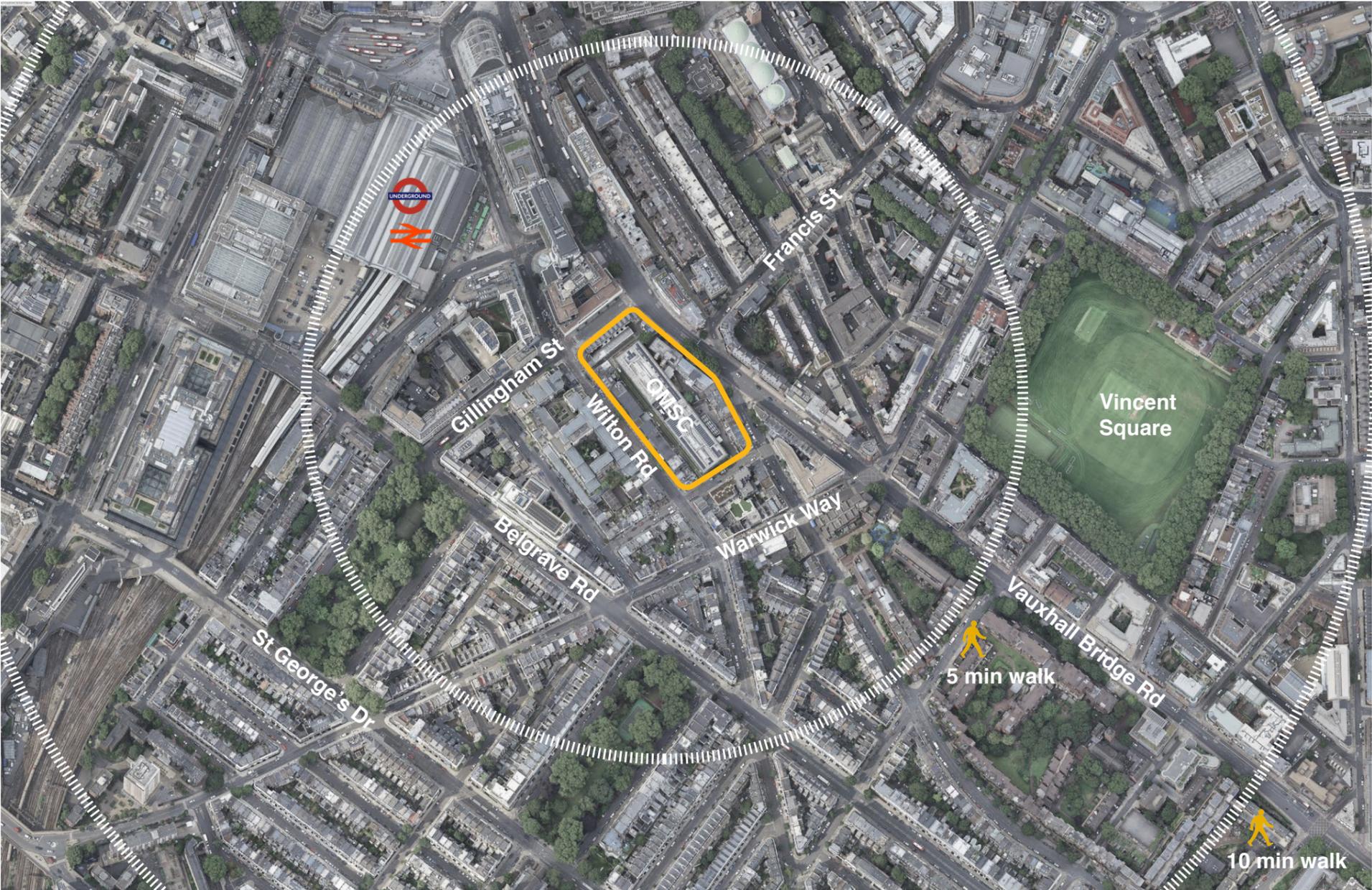
QMSC main entrance from 223 Vauxhall Bridge Rd



25m long and 17m wide lap pool with 6 lanes; diving pool 11m x 10m;  
small pool 16m x 7m

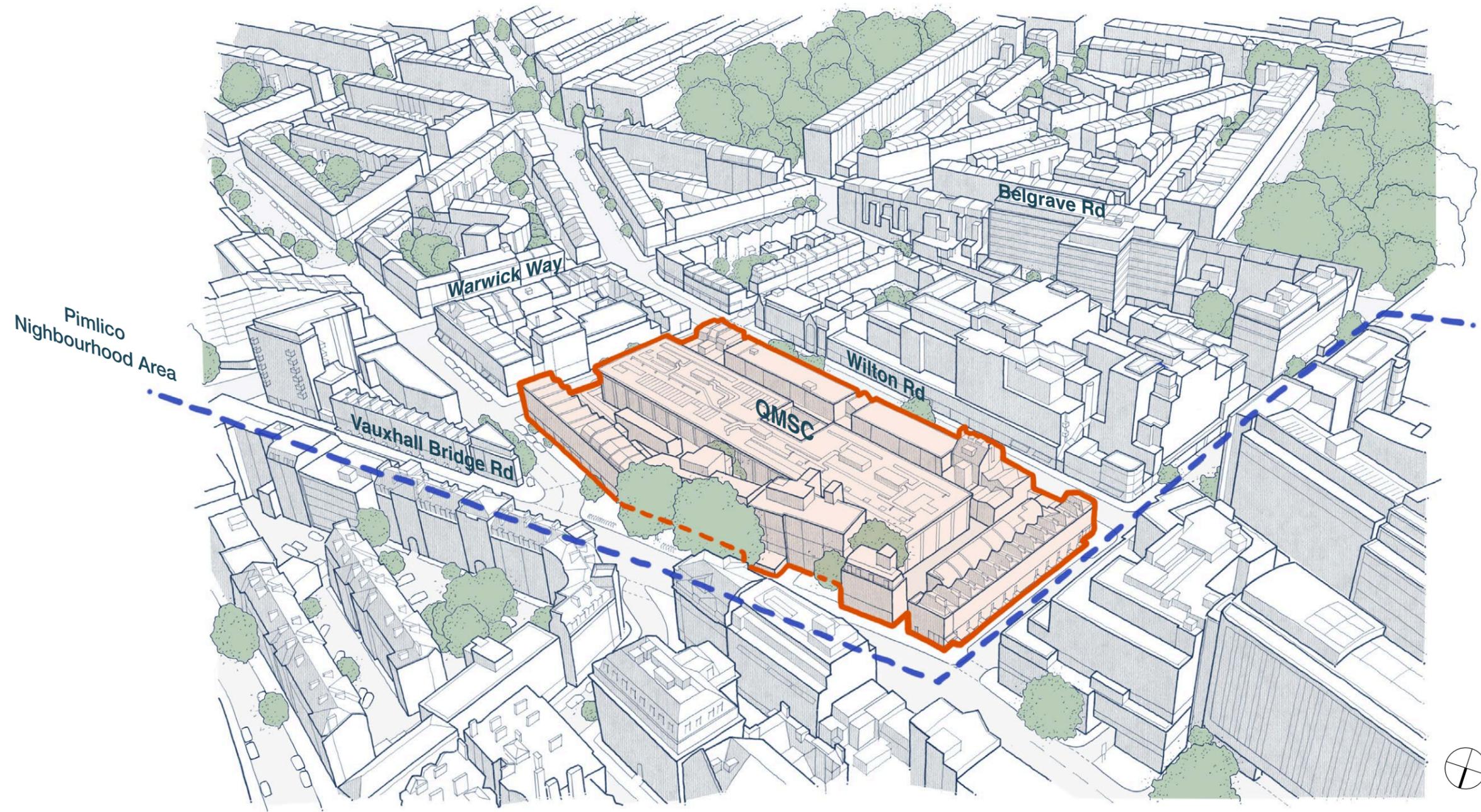
# QMSC - QUEEN MOTHER SPORTS CENTRE

Aerial view of Pimlico, with the QMSC site highlighted in orange. This includes the Queen Mother Sports Centre, the terrace of regency houses in 1-25 Gillingham Street (Grade 2 listed), the parade at 2-22 Upper Tachbrook Street, 74-77 Wilton Road and the new development at 52-73 Wilton Road.



# QMSC - QUEEN MOTHER SPORTS CENTRE

Bird's eye view of Pimlico, with the QMSC site highlighted in red. This includes the Queen Mother Sports Centre, the terrace of regency houses in 1-25 Gillingham Street (Grade 2 listed), the parade at 2-22 Upper Tachbrook Street, 74-77 Wilton Road and the new development at 52-73 Wilton Road.



# POLICY PIM 23: MAJOR DEVELOPMENT

The criteria set out below are taken from the Pimlico Neighbourhood Plan (PNP), POLICY PIM 23, A & D and should be read in conjunction with the full PNP document.



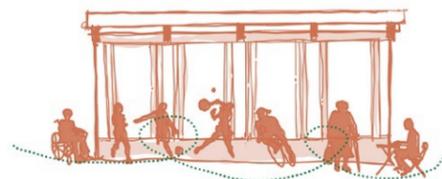
## HERITAGE

### POLICY PIM 23 - A.b

The design should preserve and enhance the setting of heritage assets and maintain the open skies that are characteristic of Pimlico

### POLICY PIM 23 - D.d

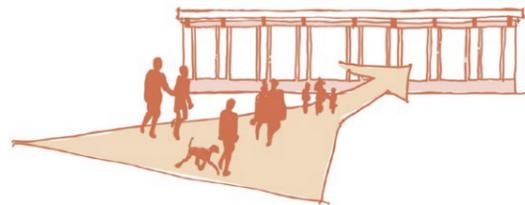
Development should preserve and enhance the setting of the listed and historic buildings



## USES

### POLICY PIM 23 - D.b

The existing role of the Queen Mother Sports Centre as a community leisure facility should be retained



## DESTINATION

### POLICY PIM 23 - D.a

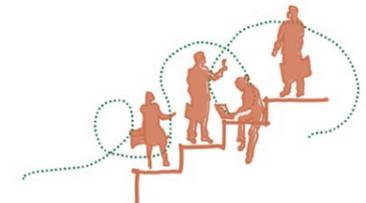
Proposals must enable the area to thrive as a destination meeting the leisure, shopping and dining needs of Pimlico



## PERMEABILITY

### POLICY PIM 23 - D.c

Development should explore opportunities to increase public, pedestrian permeability within the site



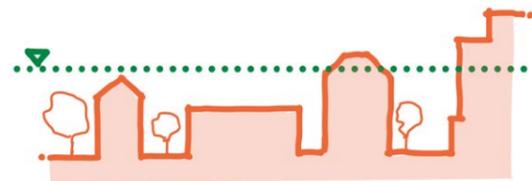
## EMPLOYMENT

### POLICY PIM 23 - D.e

Provision for uses that support new employment opportunities will be supported

# POLICY PIM 10: BUILDING HEIGHT

The criteria set out below are taken from the Pimlico Neighbourhood Plan (PNP), POLICY PIM 10 and should be read in conjunction with the full PNP document.

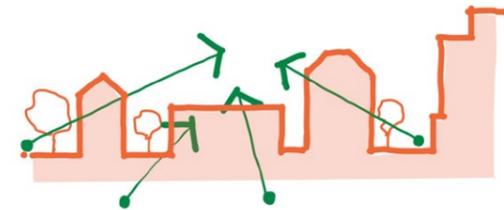


## BUILDING HEIGHTS

### POLICY PIM 10 - B

The highest point of any building should be principally no higher than the reference height of the area

If above, it should be clearly subordinate and respect the scale and form of the buildings below



## TOWNSCAPE

### POLICY PIM 10 - A

Any proposal must preserve protected townscape and views, the setting of any listed building or unlisted building of merit and the setting and key features of any Conservation Areas

# HERITAGE

*POLICY PIM 23 - A.b & D.d*



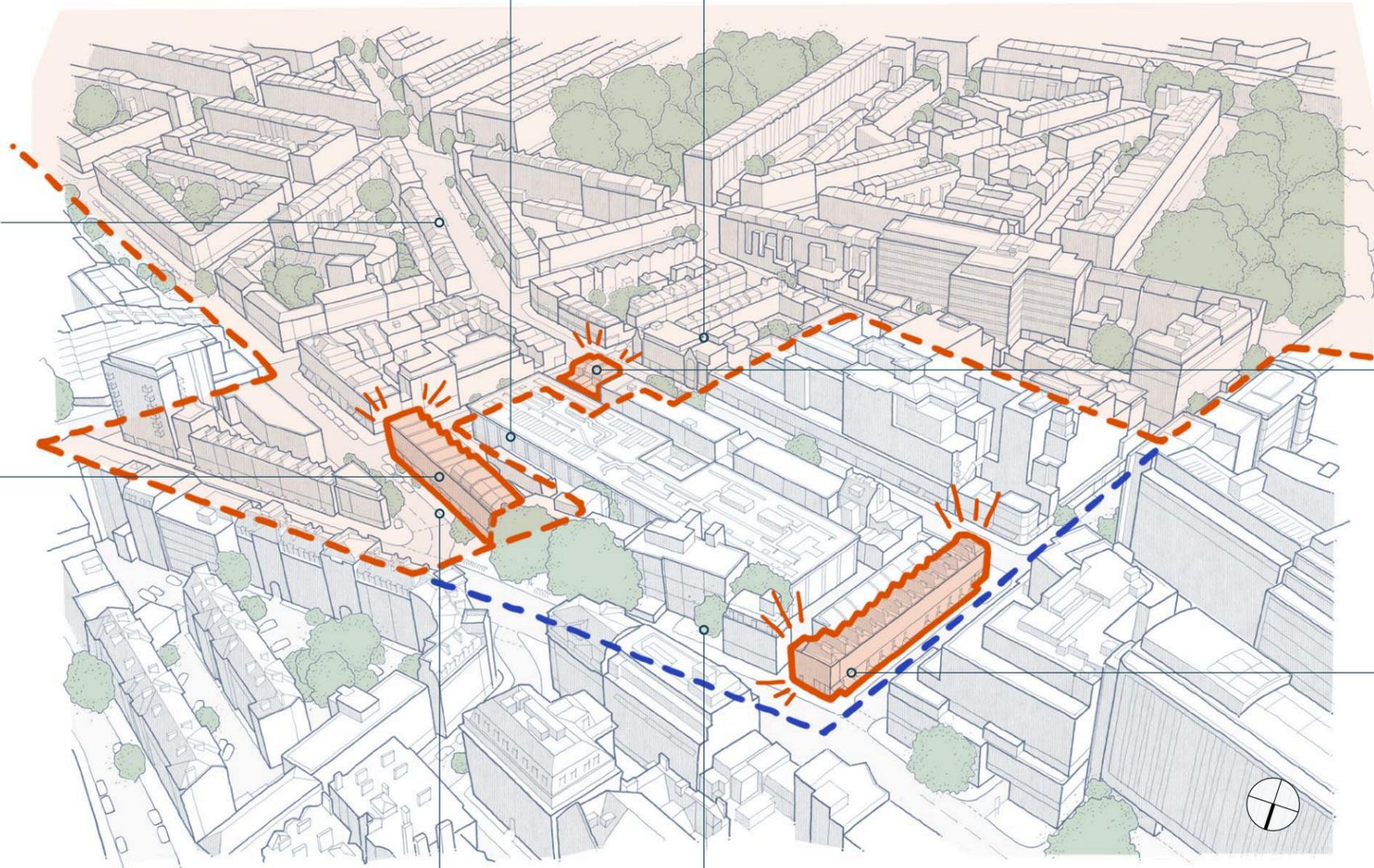
Maintain the open skies that are characteristic of Pimlico  
*refer to POLICY PIM 23 A.b*



2-22 Upper Tachbrook Street & 54-55 Wilton Road, is a handsome turn of the Twentieth Century two storey and attic composition (unlisted building of merit)

Opportunity to enhance the streetscape and frontages of Longmoore Street  
*refer to Chapter 6 - 10*

## Pimlico Conservation Area



### Note

The diagram is a visual interpretation of the PNP policies and is not intended to represent a design proposal



Historic buildings at 74-77 Wilton Road (unlisted building of merit)



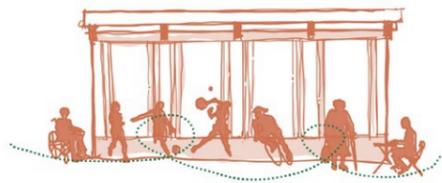
Terrace of regency houses in 1-25 Gillingham Street (Grade 2 listed)

## Pimlico Neighbourhood Area

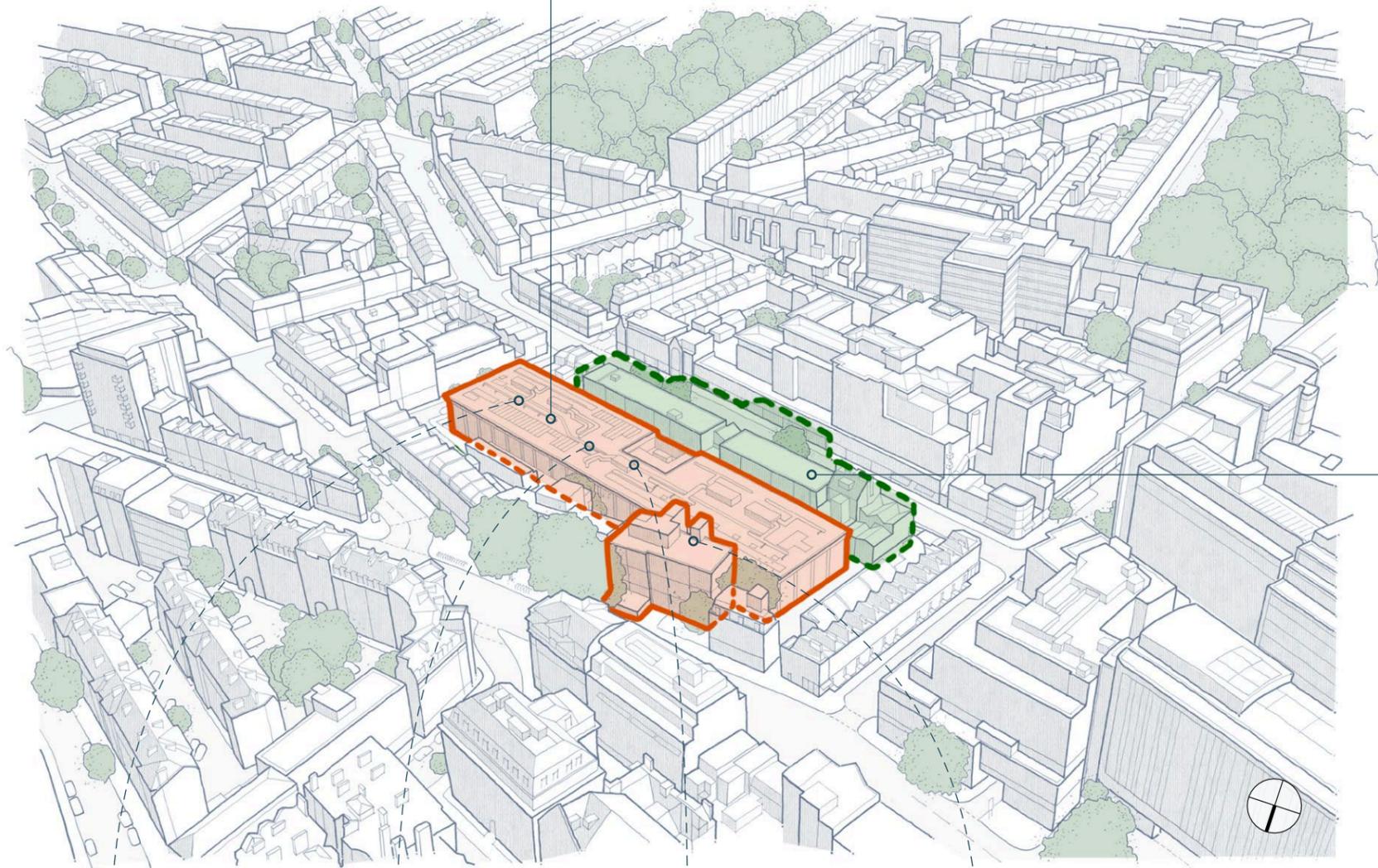
The shops provide suitable locations for small and start-up businesses, with some notable successes along Upper Tachbrook Street  
*refer to Chapter 6 - 10*

# USES

POLICY PIM 23 - D.b



The Queen Mother Sports Centre is a valued and essential community facility. Future development should ensure the continuation of a comparable sports and leisure provision  
*refer to Chapter 6 - 10 & 11*



## Note

The diagram is a visual interpretation of the PNP policies and is not intended to represent a design proposal



Office development should meet the needs of smaller businesses and complement the larger offices in Victoria  
*refer to Chapter 6 - 10*



Affordable membership



Sport facilities



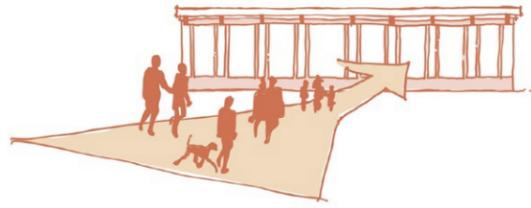
Community spaces



Spaces for local schools and institutions

# DESTINATION

POLICY PIM 23 - D.a



The new retail offer should contribute and increase the diversity within the CAZ Retail Cluster

*refer to Chapter 6 - 11*



## Note

The diagram is a visual interpretation of the PNP policies and is not intended to represent a design proposal

Offices or similar uses would be a good way of maintaining the life of the street. Residential use at ground floor level would have a severely detrimental impact on not only these streets but the retail offer in Pimlico generally. We do not think this is necessary or desirable for the future of Pimlico.

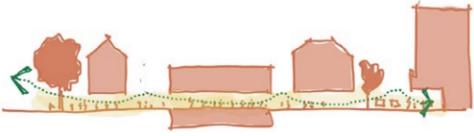
APPENDIX 2.  
Upper Tachbrook Street

These street should maintain and, if possible, slightly increase the number and variety of retail offerings to meet more of Pimlico's needs within Pimlico itself. An improved street and shop environment could support this role without developing into a 'destination' for a much wider area.

APPENDIX 2. Wilton Road

# PERMEABILITY

*POLICY PIM 23 - D.c*



Opportunity to opening up the site and provide new public realm, improving the sense of space in Wilton Road

*refer to Chapter 6 - 14*



Any significant residential development should have some identifiable public space at street level that is not predominantly shared with people mainly looking to access shops and offices.

*refer to Chapter 6 - 15*

## Note

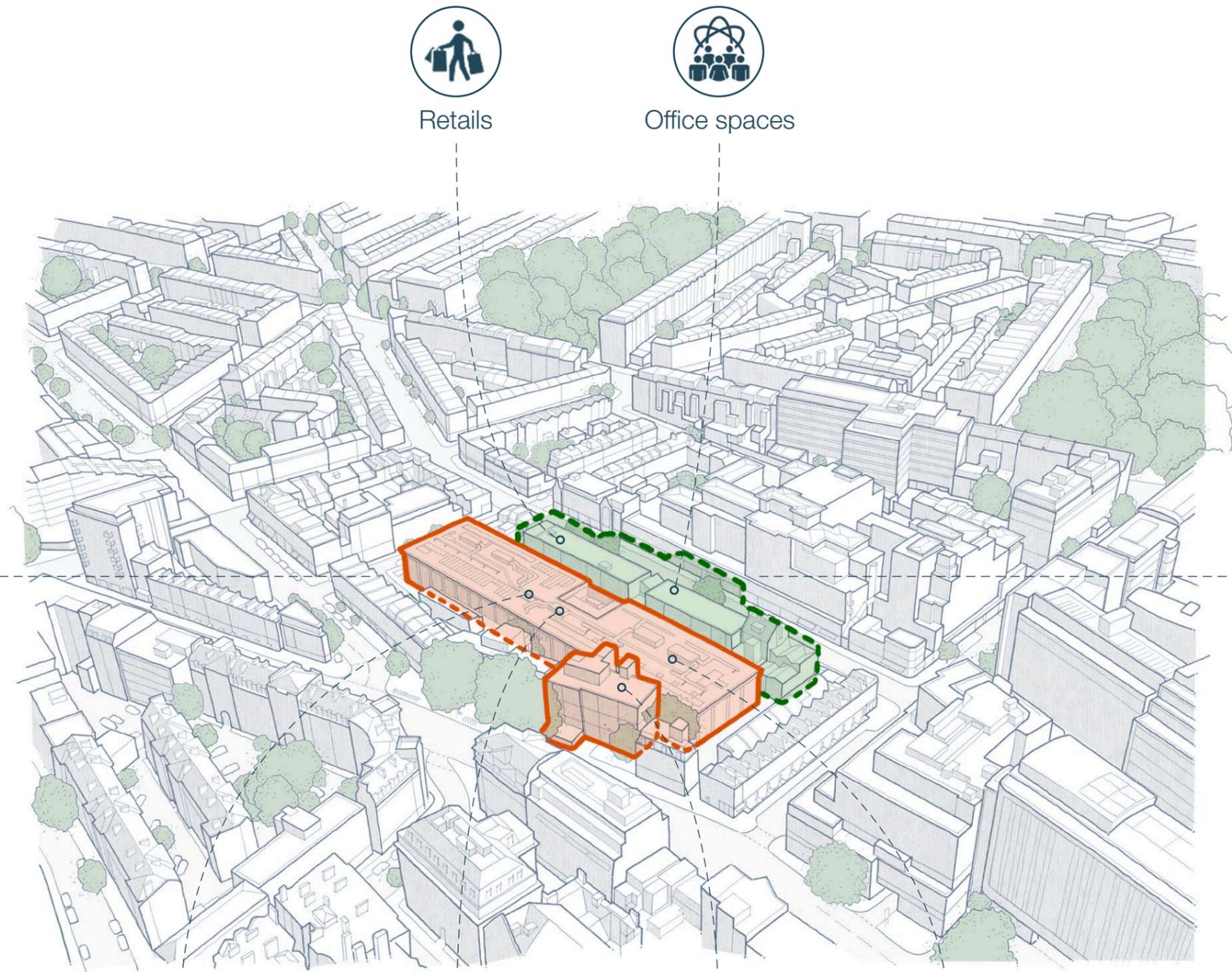
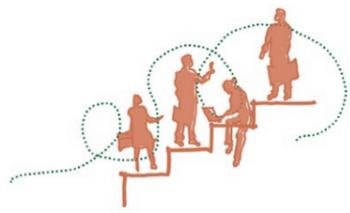
The diagram is a visual interpretation of the PNP policies and is not intended to represent a design proposal

The Sainsbury building and the Park Plaza hotel both fail to complement the scale and character of the historic streetscape. Both have feeling of isolation and physically inward looking

*refer to Chapter 6 - 13*

# EMPLOYMENT OPPORTUNITIES

*POLICY PIM 23 - D.e*



Retails



Office spaces

The shops along Upper Tachbrook Street provide suitable locations for small and start-up businesses  
*refer to Chapter 6 - 10*

## Note

The diagram is a visual interpretation of the PNP policies and is not intended to represent a design proposal

Development should meet the need of smaller businesses and support a vibrant retail environment in the PNF area  
*refer to Chapter 6 - 11*



Sport facilities



Food and beverage



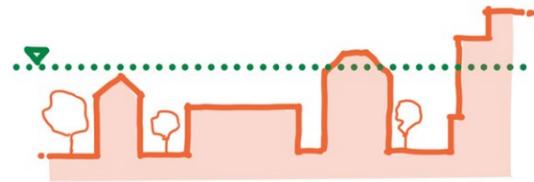
Spaces for schools and institutions



Spaces for gathering and events

# BUILDING HEIGHTS

*POLICY PIM 10 - B*



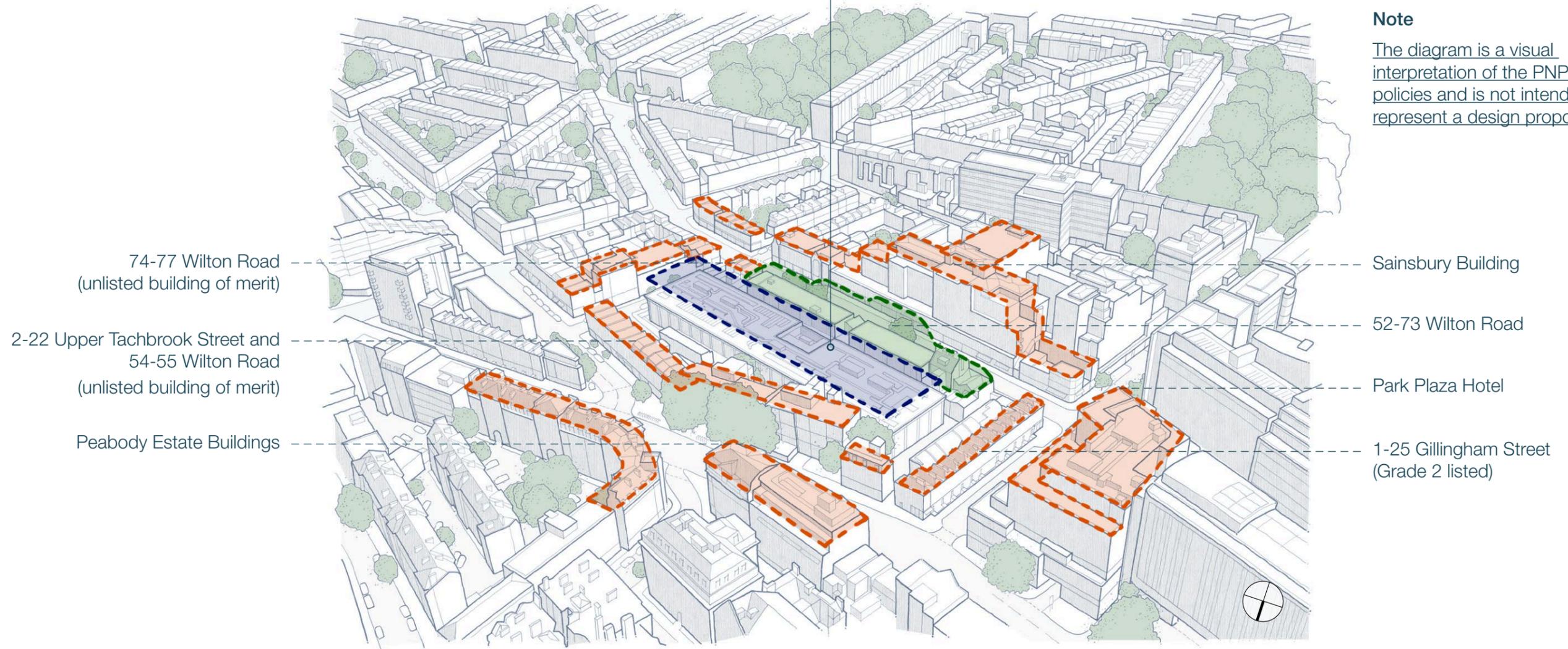
## Reference Height

The blue area illustrates the reference height for the QMSC area set at 17m above street level, *refer to APPENDIX 1 - Map 10*

This is not intended to represent a building volume or design.

## Note

The diagram is a visual interpretation of the PNP policies and is not intended to represent a design proposal



74-77 Wilton Road  
(unlisted building of merit)

2-22 Upper Tachbrook Street and  
54-55 Wilton Road  
(unlisted building of merit)

Peabody Estate Buildings

Sainsbury Building

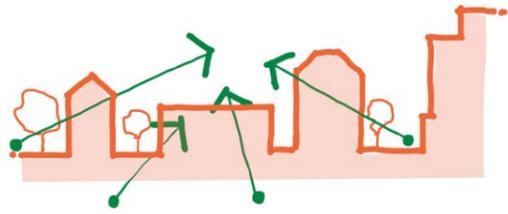
52-73 Wilton Road

Park Plaza Hotel

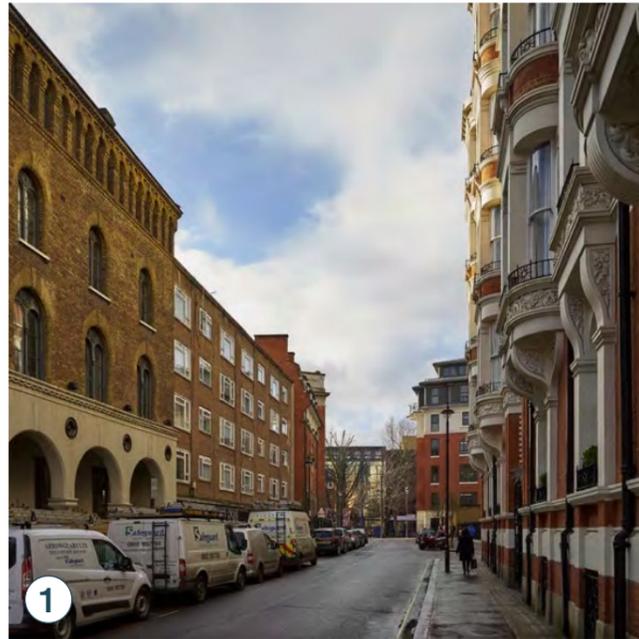
1-25 Gillingham Street  
(Grade 2 listed)

# TOWNSCAPE

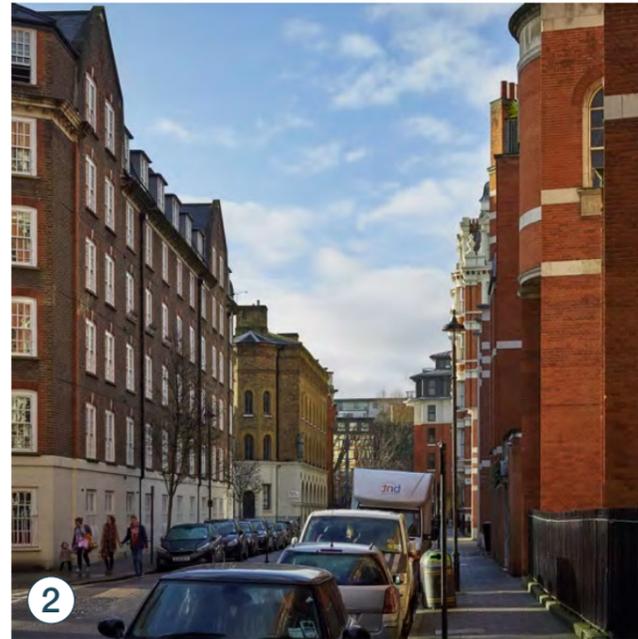
## POLICY PIM 10 - A



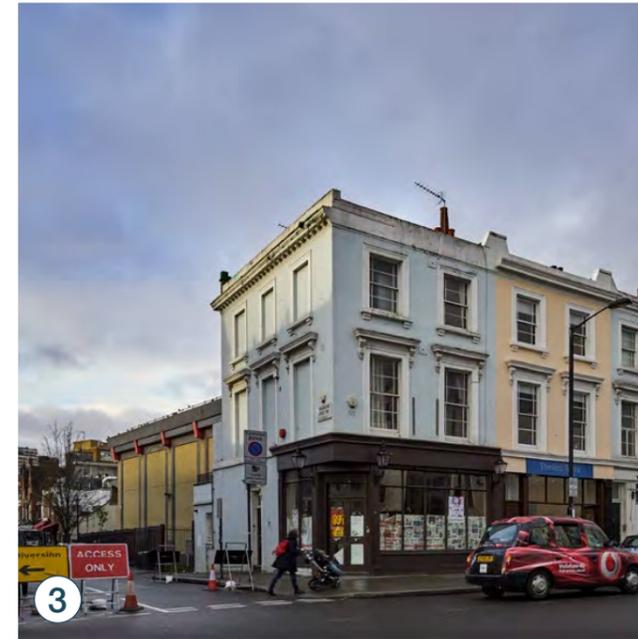
Proposed townscape views, to be discussed and agreed with WCC



1  
from Francis Street



2  
from Francis Street



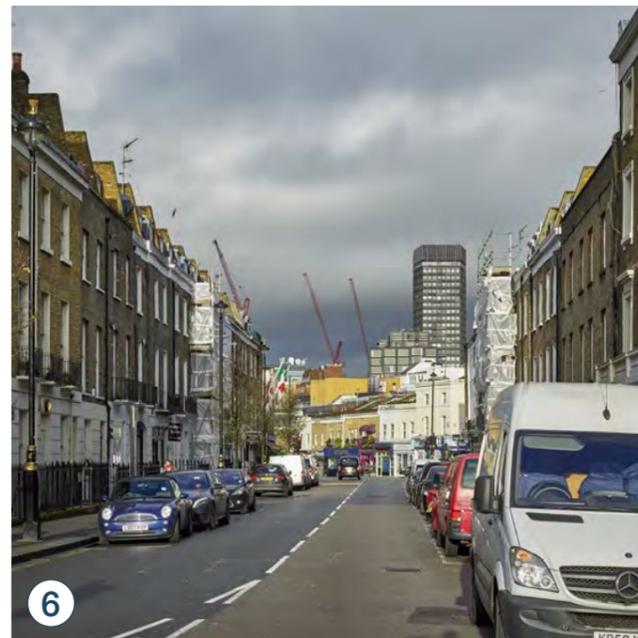
3  
from Upper Tachbrook Street



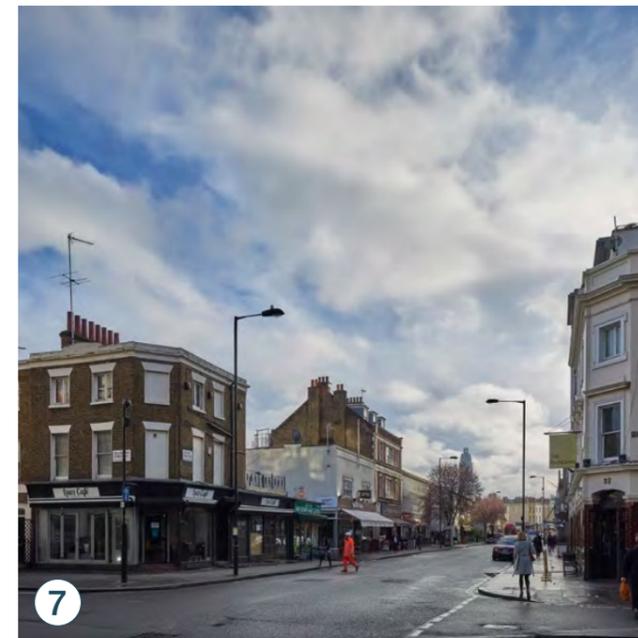
4  
from Upper Tachbrook Street



5  
from Denbigh Street



6  
from Denbigh Street



7  
from Wilton Road



8  
from Vauxhall Bridge Road

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