

# West End Gate, Paddington Green



## Delivering Westminster's largest housing site

### CLIENT

Berkeley Homes

### LPA

Westminster City Council

### STATUS

Planning permission consented, currently amending during construction

### SERVICES

Planning, Heritage and Townscape

### Our role

- We guided the delivery of Westminster's largest housing site through the planning process, as a very high profile EIA development, containing seven buildings including one of the tallest buildings in Westminster, at 30 storeys.
- Delivered an initial planning permission in 2016 for 652 new homes, which has grown to over 840 through a series of amendment and slot in full applications across the site as neighbouring buildings have been acquired as part of the overall masterplan. Over 25% of the homes are affordable, including decant accommodation for the neighbouring Church Street housing renewal area.
- We have guided the planning process and led on engagement with the council and the GLA in delivering this long vacant and constrained key site in Westminster. An overall placemaking vision has driven the process, with significant public realm improvements, landscaping and planting, new retail and other commercial uses.

### Results

- At over 840 homes, West End Gate is the single largest housing site in Westminster, delivering a long stalled site of strategic importance to Westminster, that had been vacant for over 30 years. This represents nearly one year of Westminster's housing delivery target.
- 25% of homes are affordable including decant accommodation for the neighbouring housing renewal area.
- The site has been active since 2016 and is nearing first occupation in spring 2020.
- Our long established team in Westminster led on the planning and heritage aspects of the proposal, delivering a scheme that optimises this key site, using established expertise and relationships in the city to guide the scheme through the planning process.
- The achieved massing and density has led to the city council revising its expectations for the neighbouring sites within their housing renewal area.