

# Beyond Bricks and Mortar

THE CHURCH STREET REGENERATION

**Carrick Yard**

APARTMENTS | LISSON GROVE NW8

## **“The first chapter in Church Street’s regeneration”**

The exciting regeneration of Church Street in Westminster – from the open green areas and enhanced public spaces to modern homes and new community initiatives – will benefit everyone who lives and works here.

Carrick Yard, a residential scheme championing local community and embracing the strengths of a mixed-tenure neighbourhood, is the catalyst for the regeneration and the sale of homes here will directly contribute to enhancing Church Street.

The evolution of this diverse pocket of Central London is only just beginning, and residents at Carrick Yard will be part of it from the very start.

 The Regeneration Area



8

MINUTES' WALK

from Marylebone and Edgware Road stations

13

MINUTES' WALK

to Paddington

8

MINUTES' CYCLE

to Regent's Park

8

MINUTES' CYCLE

to Hyde Park

7

MINUTES' CYCLE

to Baker Street

Travel times are approximate only. Times are taken from Google maps and tfl.gov.uk.



## The regeneration phases

### Carrick Yard: 2022

- 171 mixed-tenure new homes
- Public sports hall and community space
- Green spine (to run through Church Street)

### Ashmill, Ashbridge and Cosway Street: 2022

- 77 new homes
- 28 affordable at Ashmill and Ashbridge
- 49 private sale at Cosway Street

### Lisson Arches: 2022

- 59 new homes
- 44 affordable social rent 1 beds
- 14 private sale apartments
- 1 scheme managers residence

### Site A: 2022–2027

- 429 mixed-tenure new homes
- Improved commercial and market space
- Enhanced public and open green space
- New public library

### Lilestone Street: 2023–2029

- 260 mixed-tenure homes
- Commercial and retail space
- Community wellbeing hub including healthcare facilities and outdoor event space

### Orchardson Street: 2024–2030

- Approx. 148 new homes
- Approx. 35% affordable homes
- Ground floor to provide approx. 613 sq m of commercial space

### Site B: 2027–2032

- 465 mixed-tenure new homes
- Additional retail space
- Enhanced public and green space

### Site C: 2032–2037

- 227 mixed-tenure new homes
- Additional retail space
- Enterprise space
- Enhanced public and green space

### Church Street Triangle

- Buildings will be refurbished
- Open space upgraded for public use
- Additional enterprise space

All figures stated are accurate to the best of our knowledge at time of print but are subject to change.

# “Creating a true city for all.”

This regeneration will bring positive change to the entire neighbourhood, building on Church Street’s long-established sense of pride to make a fundamental and lasting difference to the lives of its residents, current and future.





**Left**  
Marylebone High Street

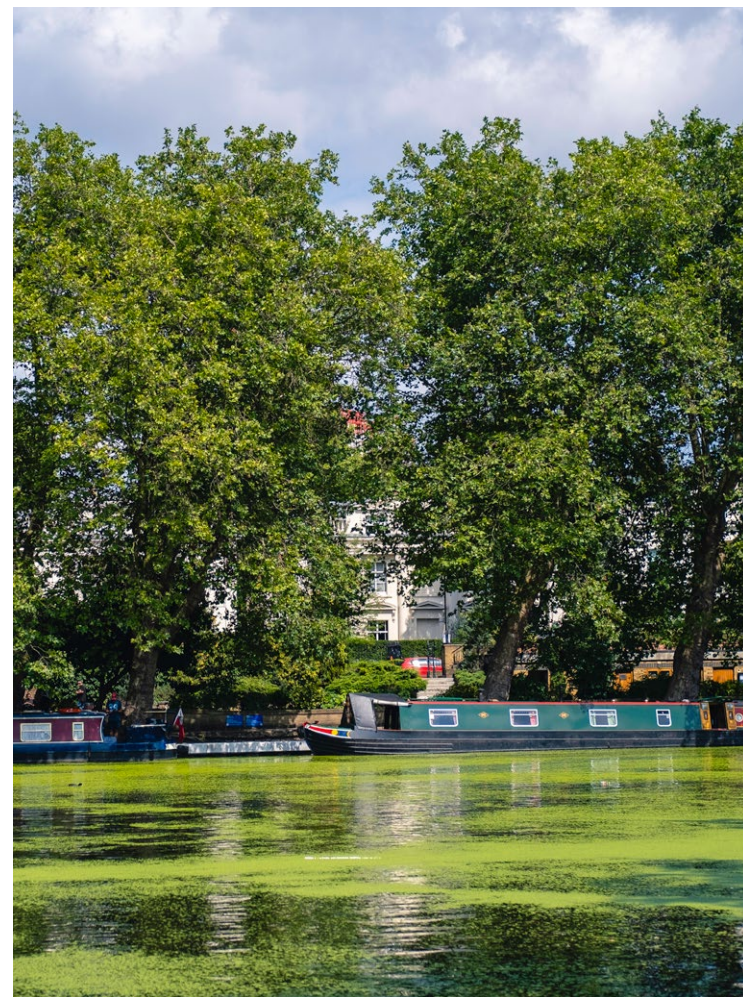
**Below**  
Little Venice

**Right**  
Site A Courtyard  
(Block closer to Edgware Road)



# “Delivering what the community needs”

This regeneration will deliver what the area and community really need by enhancing residential, commercial and public buildings as well as creating new sports facilities, community hubs and landscaped green spaces everyone can enjoy.



Computer generated image.  
Indicative only and subject to change.

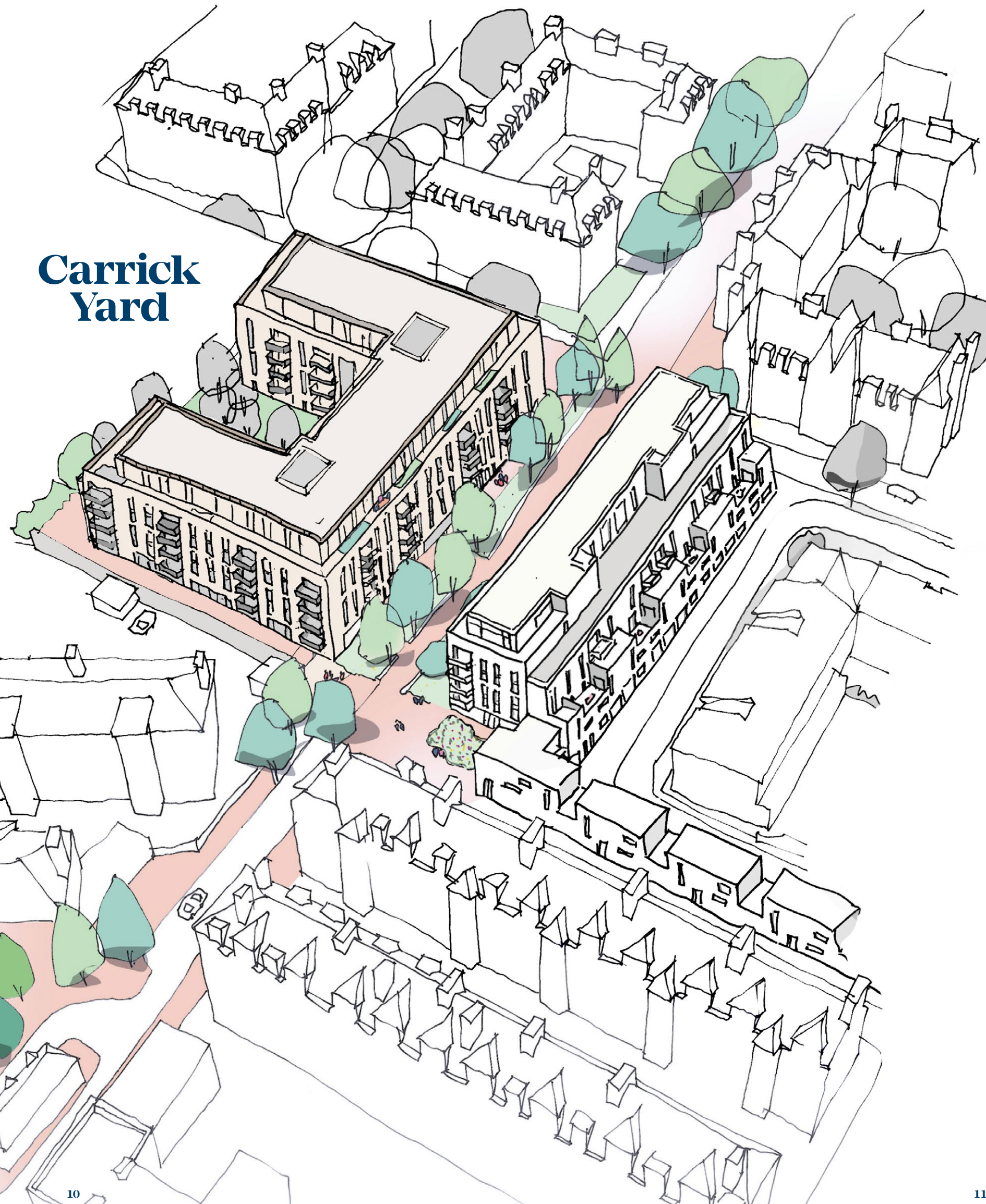
## PLANTING

New planting will increase biodiversity

## OUTDOOR GYM

Free, outdoor gym equipment

## Carrick Yard



## “The true nature of regeneration”

### Green and open space

Church Street’s centerpiece will be its green spine, a linear green space to better connect Church Street with Marylebone to the South, and the canal to the North.

This public landscaped route will provide a safe and attractive way for residents, workers and visitors to travel through the neighbourhood while promoting positive wellbeing and providing greater opportunity for human interaction.

The green spine will also unite a landscaped framework of natural spaces and outdoor experiences that are being delivered or improved, including smaller, communal gardens and the enhanced park.

## REJUVENATED PARK

### To include:

- New childrens play area for everyone to use
- Quieter seating areas
- Space for informal sports
- Public art and informal performance space
- Improved lighting

“Easier,  
quicker  
and safer”

New measures will open Church Street up once again, making it feel better connected to the rest of Marylebone and more integrated with its Central London context.

## Connectivity and travel



**New pedestrian and cycle routes**  
Encouraging safer, healthier and greener travel



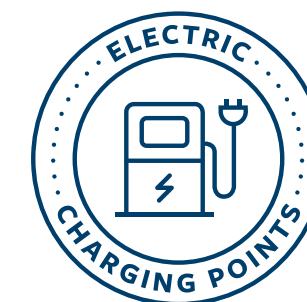
**Green spine**  
New walkways prioritising people instead of cars



**New cycle spaces**  
Making the area more convenient for cyclists



**New 20mph speed limits**  
Reducing the risk of accidents so residents feel safer



**Electric charging points**  
20% of parking spaces will have electric charging points





Computer generated image.  
Indicative only and subject to change.

# “Business and community thrive together”

## Business and enterprise

New commercial investment and provision will be provided across the neighbourhood from retail through to office space to attract talent and enterprise from all corners of the capital.

This will involve a range of commercial unit types including live-work and co-working solutions for new and established businesses. The famous Church Street market will also be enhanced in collaboration with its stallholders.



**Right**  
Church Street Market

**Left**  
Indicative image of the new Church Street library



## Community

### The new Church Street Library

A modern, well-designed, flexible space for the community

### Sports Hall

Public three-court sports hall at Carrick Yard

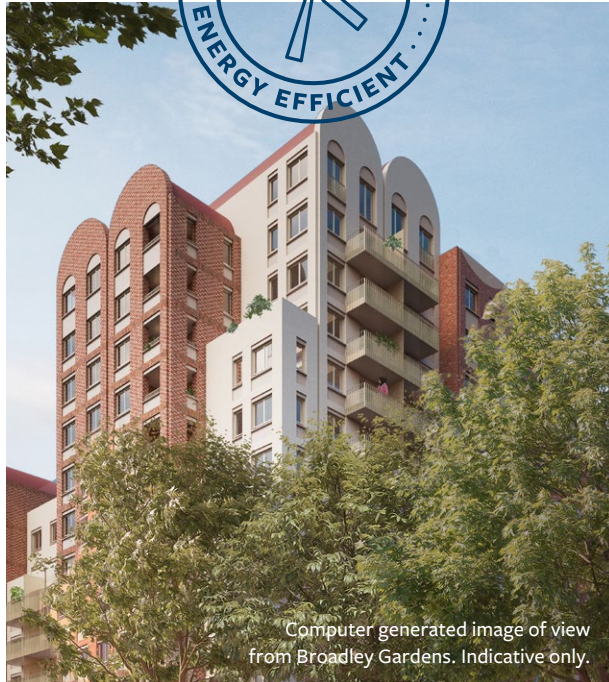
### New community space

Multiple mixed-used community spaces for everything from yoga classes to Christmas parties

### New public green space

Greater opportunity for the kind of chance encounters that strengthen a sense of community

## Time to invest



## A greener, community-focused neighbourhood

### Family friendly

New childrens play area for everyone to use

### Cleaner air

WCC is committed to becoming carbon neutral by 2030 and a carbon neutral city by 2040\*

### Improved wellbeing

Brand new health and wellbeing hub

### Stronger community

New community hub

**40%** More public open space



## New homes

**1,121** New homes

High-quality new and refurbished 1, 2 & 3 bed apartments

### Communal gardens

All new homes will have access to communal gardens

### Sustainable

Sustainable and energy efficient

### Estate management

Professional estate management and stewardship

## Time to invest



## Enhanced retail offering

**7,000m<sup>2</sup>** retail provision

### Market upgrades

New market layout with around 220 stalls

### Shopping

An improved range of shops

### Culture

New cultural quarter

### Higher footfall

Greater vibrancy attracting higher footfall

## Investment potential

### Rental and capital growth

Regeneration facilitates rental and capital growth

### Growing population

Population estimated to increase by around 3,400 residents†

### Early success at Carrick Yard

Off-plan sales with over 2 years to completion

### Excellent value

Cost-effective service charge estimated at circa £5.00 per sq ft

### High rental demand

Excellent gross rental yields of circa 3.4%

### Little competition

Relatively low local new build competition



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\*source: westminster.gov.uk/climate-emergency

†source: WCC Church Street masterplan 2017

# “Welcome Home to Carrick Yard”

Designed to both contrast with and complement the architectural character of the area, Carrick Yard and its new 1, 2 & 3 bed apartments have been conceived to embrace the past, present and future of Lisson Grove.



## Right

Computer generated image of a typical living/kitchen/dining room at Carrick Yard. Indicative only.

## Left

Computer generated image of the Residents' Courtyard Garden at Carrick Yard. Indicative only.



The apartments have been intricately designed, with form and function considered in equal measure across every touchpoint.

The open-plan living spaces are well lit by full-height windows, highlighting the clean lines and detailed finishes.

Each apartment also comes with its own balcony or terrace.

An entrance lobby complete with concierge leads through to the shared spaces of the residents lounge and Work Hub – a comfortable space designed for working from home. Outside, a private, landscaped garden courtyard complete with outside seating, paved walkways and beautifully arranged flowerbeds provides a tranquil, open-air focal point for the building's new community.

# Our team

## About the team

Carrick Yard is the first project to be delivered by Westminster Builds, Westminster City Council's development arm. The scheme is being delivered in partnership with Linkcity, a development company which specialises in collaborations to regenerate places for the people that live, work and spend time there.

This partnership brings together Linkcity's placemaking expertise with Westminster's focus on creating places which benefit the whole community as well as the residents.

## Westminster Builds

Westminster City Council is delivering a true City for All where people of all backgrounds can live, work and thrive. Its long-term vision and commitment to the regeneration of Church Street is enabled by its development company, Westminster Builds, which is building homes for market sale – both here and across Westminster – that will directly finance the delivery of the Church Street regeneration well into the future.

## Linkcity

Linkcity strives to create the best places: places that inspire and enrich the lives of people. We work with industry-leading architects and designers to deliver mixed-use and residential schemes of the highest quality and which are centred on delivering the best user experience. As part of the global Bouygues Group we benefit from the combined skills and expertise of one of the world's largest listed property and construction companies.

### A DEVELOPMENT BY



### IN ASSOCIATION WITH



### SALES AGENT



### ARCHITECTURE BY

FLANAGAN LAWRENCE

### INTERIORS BY



### MAIN CONTRACTOR



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