

Steering Group Meeting
Westminster City Council Officer Board Workshop

RIBA Stage 2 Public Event
at Maida Hill Market Place

Westminster City Council
Officer Board Meeting(s)

Steering Group
Meeting

Westminster City Council
Officer Meeting(s)

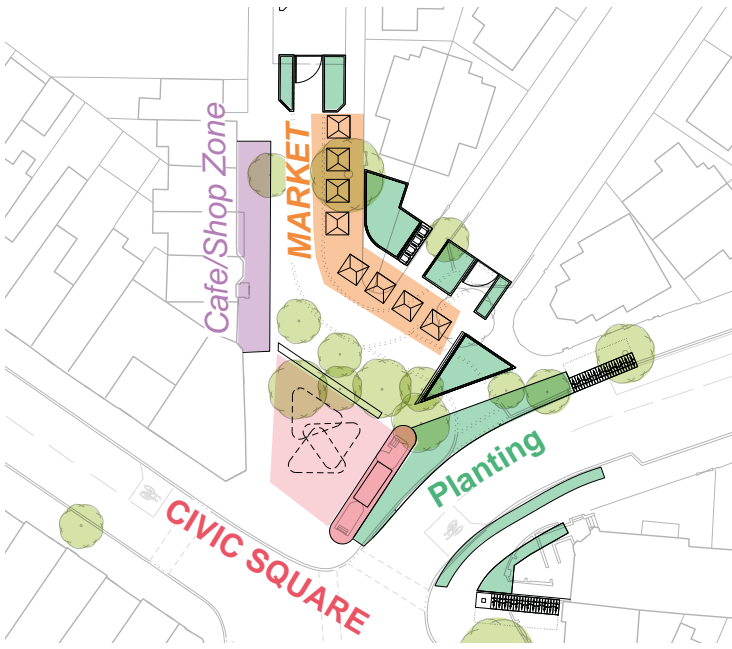
Planning Pre-app
Meeting

Westminster City Council
Officer Meeting(s)

RIBA Stage 3 Public
Event(s)

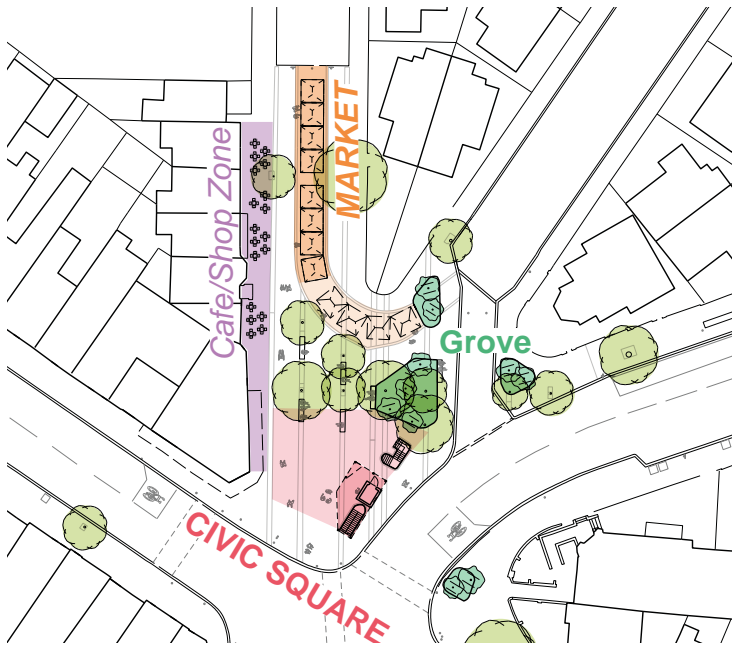
Project Timeline

August 2021 - Working Group 1



- 'Vision' by Breeze & Citizen Architects (Pre-5th Studio):
- Relocation of market to northern edge of site
 - Flexible square for events to south, with seating
 - New building to provide toilets & community facilities, incorporating stairs to below-ground space
 - A pedestrianised, vehicle-free space
 - Large planting areas
- Community Feedback:
- Market stalls need to avoid private land – i.e. cannot use Flamboyant/dentist gardens
 - Reduce clutter in the public space
 - Building too large for the space and blocks views
 - Consider pedestrian and cyclist desire lines
 - Planting strips reinforce separation across Elgin Avenue

September 2021 - Public Event & Working Group 2



- Design Update:
- Market stalls in central row on Fernhead Road
 - Seating location revised to improve pedestrian movement across space
 - Building footprint reduced and views opened up; alternative locations tested (see separate report)
 - Dedicated cycle route and clear pedestrian routes; one tree removed
 - Planting focussed around existing trees, respecting pedestrian routes, avoiding underground utilities
- Community Feedback:
- Market stalls not visible enough from Harrow Road
 - Ongoing caution about new building obscuring views across the square
 - Concerns about how use of the new cycle route will be encouraged

November 2021 - Working Group 3



- Design Update:
- Main market stall area located closer to Harrow Road to maximise visibility
 - Building redesigned and canopy removed to improve visibility across square
 - New cycle stands and planters & bollards to discourage cyclists from cutting across
- Community Feedback:
- Review types of seating and tables
 - Minimise footprint of building; positivity towards tower/vertical element

November 2021 - Current Plan

See main plan, centre of page

- Design Update:
- Variety of seating increased; locations adjusted
 - Northern stair to be retained to safeguard below-ground space (to be reviewed following survey and options study)
 - Tower and entrance to below-ground space moved to second phase to allow better alignment with below-ground use
 - Building form currently being redesigned in response to point above
 - Largest planting area reduced slightly to safeguard northern stair access



The Market

- Market relocated to north to prioritise events space
- Dedicated power supply for each stall
- Water supply & washdown stations for every four stalls
- Dedicated waste storage adjacent to market

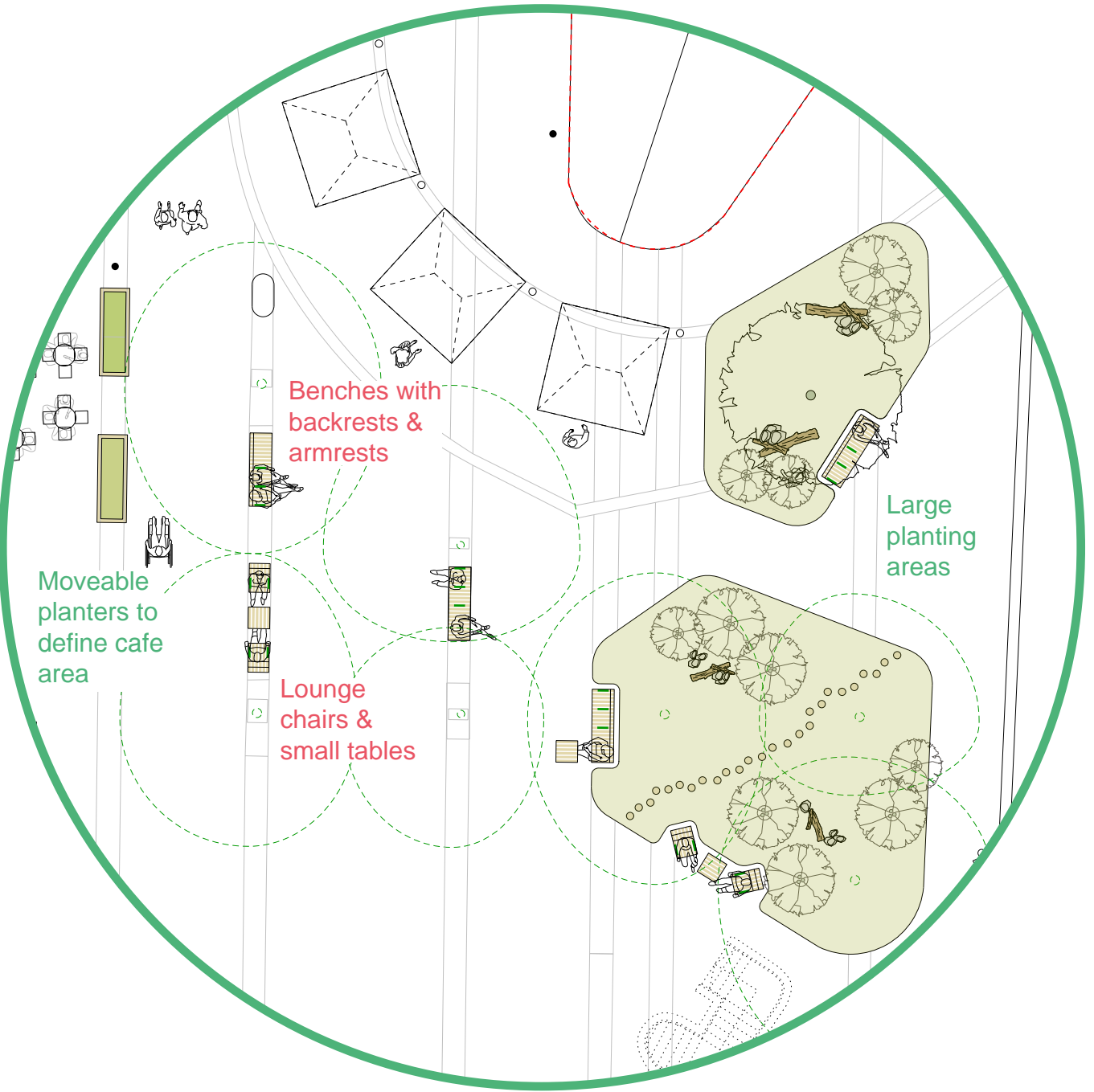
Toilet Building

See second board for more information

- Below-ground toilets have been decommissioned
- Feasibility study being undertaken to consider future use
- Existing above-ground toilet to be removed
- New bespoke accessible toilet building, which incorporates additional functions such as a community noticeboard and services for events



The Grove - Planting & Seating



Multistem trees and understorey planting frame seating areas while retaining views through in Stockholm



Robust timber benches and lounge chairs, with backrests and armrests for accessibility. Photos from Streetlife



Toilet Building - Location

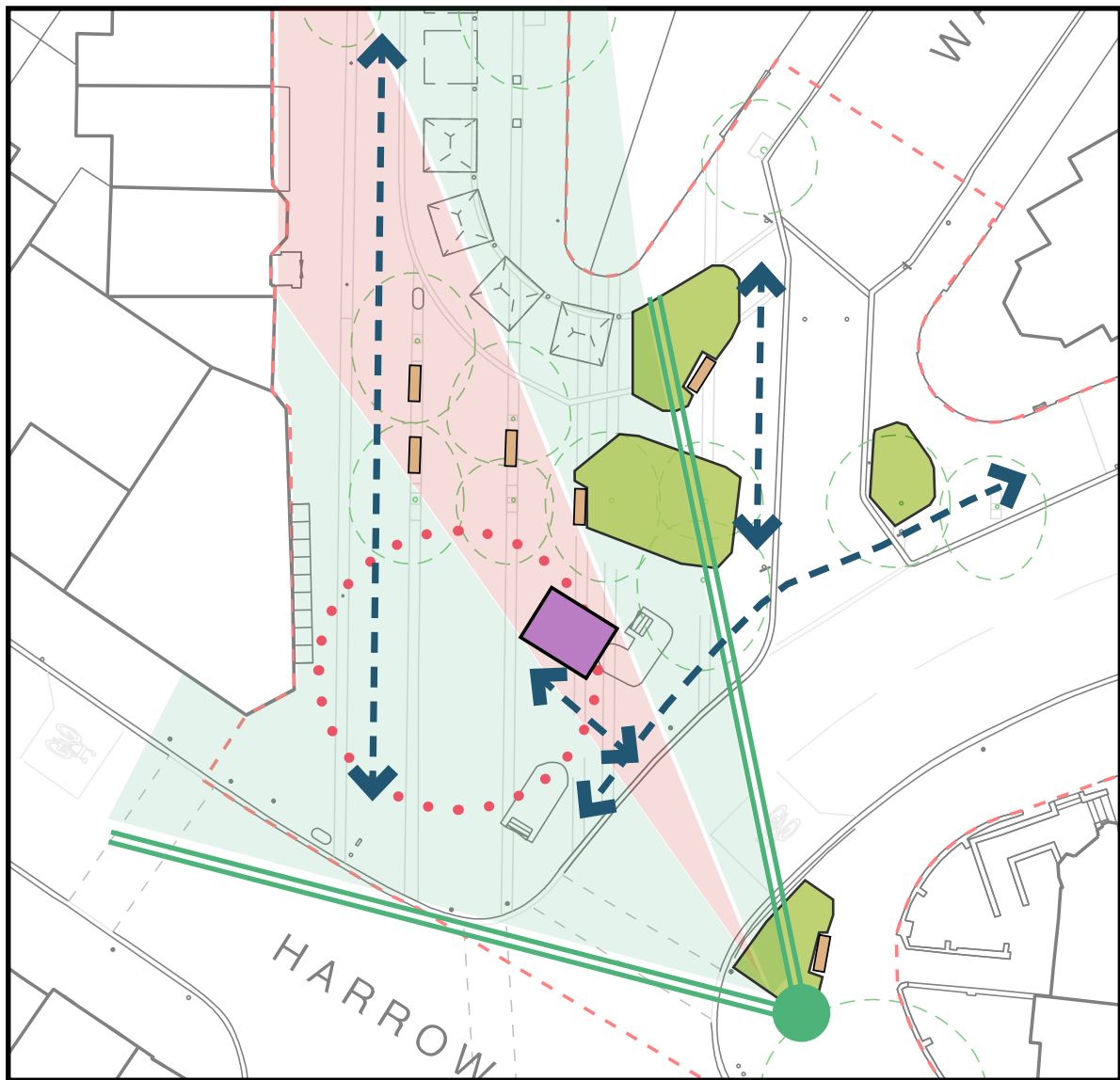
Where should the new toilet building go?
See separate report for more detail

Location 1 - Southern Stair Preferred Location



- Key:
- Toilet Building
 - Planting Areas
 - Seating
 - Events Space
 - Pedestrian Routes
 - View Cone

Location 2 - Northern Stair



- Location 1 - Additional Pros:
- Building overlooked by roads - reduces concerns about safety and ASB
 - Potential for northern stair to be removed - frees up more public space
 - Ideal location to serve multiple places - equidistant to civic square, market, cafes, high street
 - Better views through the trees to the market than Location 2

- Location 1 - Cons:
- Reduces views across the square at certain points

- Location 1 & Location 2 - Pros:
- Visible from Harrow Road and Elgin Avenue
 - Key pedestrian routes maintained
 - Co-locating building alongside existing staircases reduces clutter
 - Close proximity to the below-ground space offers benefits to management & stewardship
 - Location allows connection to existing services - minimises costs
 - Can serve the events space - e.g. power, lighting
 - Allows the building to act as more than a WC, providing a backdrop to the square and helping to activate it through items such as a community noticeboard or public art

- Location 2 - Additional Pros:
- Better views across the southern part of the square than Location 1

- Location 2 - Cons:
- Reduces views through the trees to the market at certain points
 - Creates hidden area by trees - safety & ASB concerns
 - Significantly reduces greening potential



Indicative model photos - form in development



Indicative model photos - form in development

Toilet Building - Materials

Material Sample Board

- High-quality materials to elevate the space
- Robust and easy-to-clean finish
- Use of pattern and decoration to create a bespoke building that references local identity and character
- Use of colour to increase vibrancy

Colour palette in development

The plan is for the ceramic tiles on the outside of the building to contain images representing local community, culture and identity.

Do you have any thoughts on what those images should be?

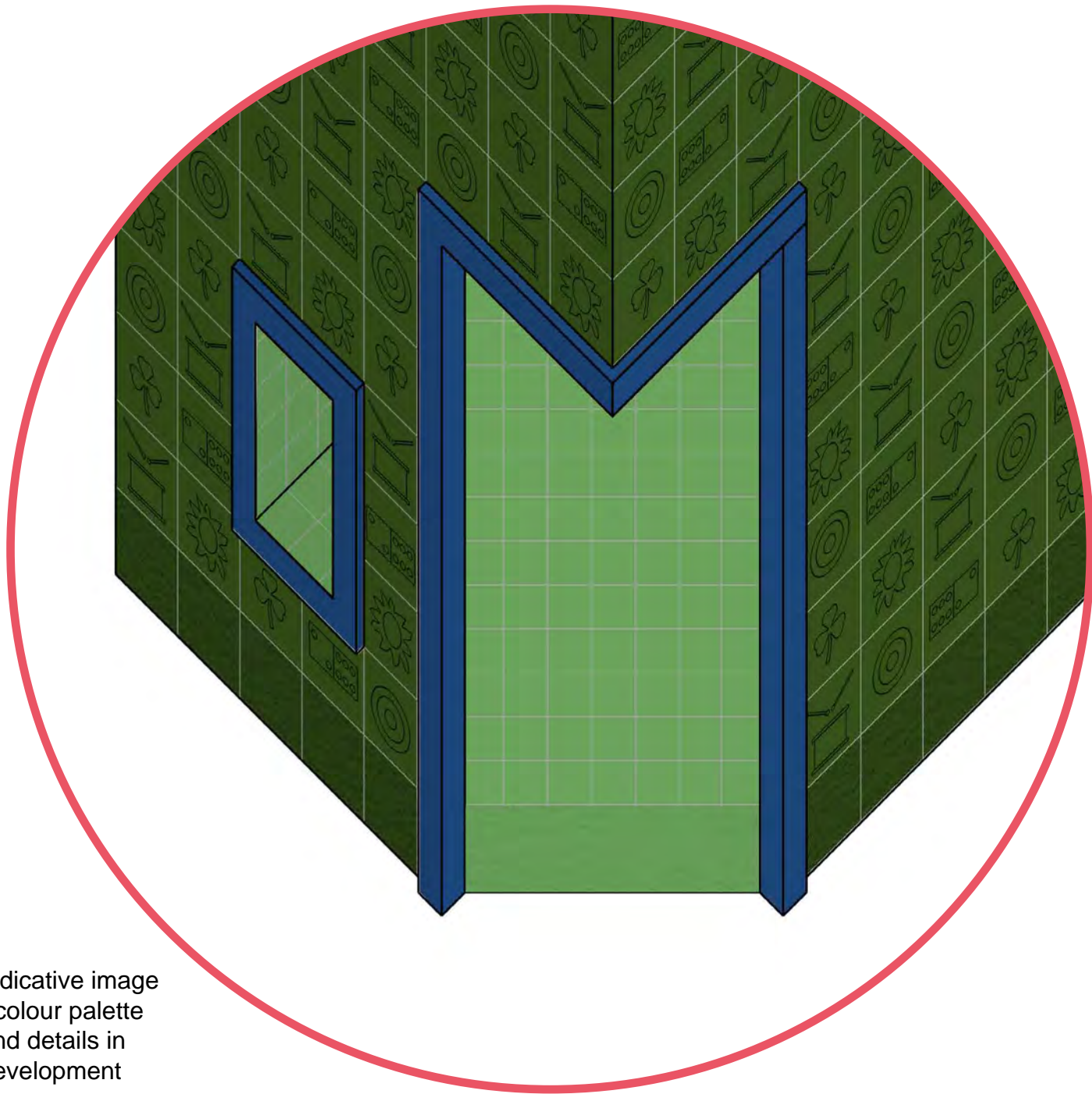
Please share your ideas with the team or on the feedback form.

Precedents

Wembley WC Pavilion, Gort Scott Architects

Westbourne Grove WC, CZWG Architects

Holcombe Market, Bruce Grove, Adams & Sutherland Architects



Indicative image - colour palette and details in development

Local References

Flamboyant and Notting Hill Carnival

Canal boat painting