



City of Westminster

Local Centre 36: Nugent Terrace

Shopping Area Health Check Survey



**Summer
2007**

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(i) Background

(ii) Purpose of the Study

This study will help inform the Council's Local Development Framework (LDF) process, including the formation of the Council's Core Strategy. The last full Health Check Surveys were carried out in 2002, updating 1997 surveys, and included detailed analysis of Westminster's 39 Local Shopping Centres.

Planning Policy Statement (PPS) 6: Planning for Town Centres, states that Local Authorities should measure the vitality, viability and health of their town centres, recording how this changes over time.

The London Plan (2004) aims to enhance London's town centre network by enhancing access to goods and services, and to strengthen the wider role of town centres in London.

Based on the advice in PPS 6 and the London Plan, shopping centres in Westminster have been designated on the basis of their size, catchment, character and function.

Local centres are small shopping centres, usually with convenience goods shops, local service uses, restaurants and pubs, mainly providing facilities for people living or working nearby, which the City Council wishes to safeguard in accordance with national guidance.

Westminster's UDP policy SS7 seeks to protect the designated Local Shopping Centres for the service they provide to residents, visitors and workers, and because they reduce the need to travel.

Planning Policy Statement 6: Planning for Town Centres, DCLG (2005)

London Plan, GLA (2004)

Westminster City Council Unitary Development Plan (2007)

(iii) Health Checks in Westminster

The City of Westminster is divided into two zones in terms of retail policy, the Central Activities Zone (CAZ) and CAZ Frontages; and areas outside the CAZ. The CAZ contains the two international shopping centres in London, the West End and Knightsbridge, as well as numerous small parades and individual shops. Outside the CAZ there are 7 District Centres and 39 Local Centres designated in the UDP.

In 2007, the District and Local Centres health check reports were all updated, as were 17 shopping areas inside the CAZ.

(iv) Methodology

The Council has considered the indicators of vitality and viability recommended in PPS6. It is evident that a large number of shopping areas in Westminster do not function as town centres in the way suggested by PPS6. For example, accessibility by public transport is considered to be excellent for all the larger shopping areas, and Local Centres are accessible for people to walk to. Few customers need to drive to centres in Westminster, and the availability of car parking is not always

important. The night-time activity in many areas in Westminster is also much greater than an average shopping centre. The indicators recommended in PPS6 have therefore been adapted for the Westminster situation. The information collated and analysed in Westminster's Local Centre health checks surveys is described below;

Land Use

(1) Diversity of town centre uses

The amount of space used for different functions such as shopping, leisure, cultural and entertainment activities, pubs, cafes, and restaurants. This section considers the range of A1 uses, and compares the current diversity of land uses to previous Local Centre Health Check Surveys dated 1997 and 2002. It also includes the proportion of vacant street level property.

Accessibility

(2) Pedestrian flows (footfall): measure the vitality of the Local Centres, and were conducted on comparable days of the week. Each Local Centre is compared to the average for all of the Local Centres combined;

(3) Accessibility: The whole of Westminster has a Public Transport Accessibility Level (PTAL) score of 6, the highest level achievable. This study therefore concentrates on ease and convenience of access;

Environment

(4) State of the town centre environmental quality assessment: includes a subjective assessment of problems such as security, air pollution, noise, clutter, litter and graffiti, as well as positive factors such as trees, landscaping and open spaces. Each centre is assessed as per the Attractions table 5, and the Daytime Amenity table 6 in the 2002 Health Check Survey. A comparison is made between the 1997 and 2007 surveys.

(5) Daytime amenity: comprises qualitative measurement of the amenity within the local centre, assessing its cleanliness, security, and identity.

(6) Relative performance of the centre: measures the performance of the centre compared to the Westminster Local Centre average in terms of land use, attractiveness, and daytime amenity. Graphs compare the performance of centres relative to one another, and consider the centre's strengths, weaknesses, opportunities and threats, which are highlighted in a SWOT analysis diagram.

(7) The potential capacity for growth or change of centres in the network: opportunities for centres to expand or consolidate, typically measured in the amount of land available for new or more intensive forms of town centre development. Based on levels of demand, assessments are made to ascertain how much capacity each Local Centre has to accommodate retail growth, looking at retail related planning applications and appeal decisions in and around the Local Centres. Consideration is given to whether the current Local Centre boundaries and Core and Secondary Frontage designations are still valid. Consideration is also be given to whether the Council's UDP policy SS7 is still valid to enable the Council to enhance the vitality and viability of the Local Centres;

(8) Summary of health check:

Contains a comparison of the relative performance of each centre, and summary of land use assessment as per the 2002 Health Check reports. General comments and analysis of each centre are included, along with any problems/issues; with reference to night-time activity, comparison with other centres inside Westminster and London-wide – looking at competition from nearby shopping centres, including those outside the borough. A classification as ‘in decline’, ‘neutral’, or ‘healthy’; plus whether things have improved, deteriorated, or remained the same since 2002 (see 2002 Health Checks, Tables 6 and 7) is also included. Where a Local Centre is considered to be “in decline” or “neutral”, consideration is made on ways to improve the vitality and viability of the Centre.

2 Land Use

2.1 Range of Uses

This centre comprises a range of shopping and other town centre uses. The diversity of uses represented in the centre is summarised in Table 1 below.

Table 1: Range of Town Centre Uses (1997-2007)

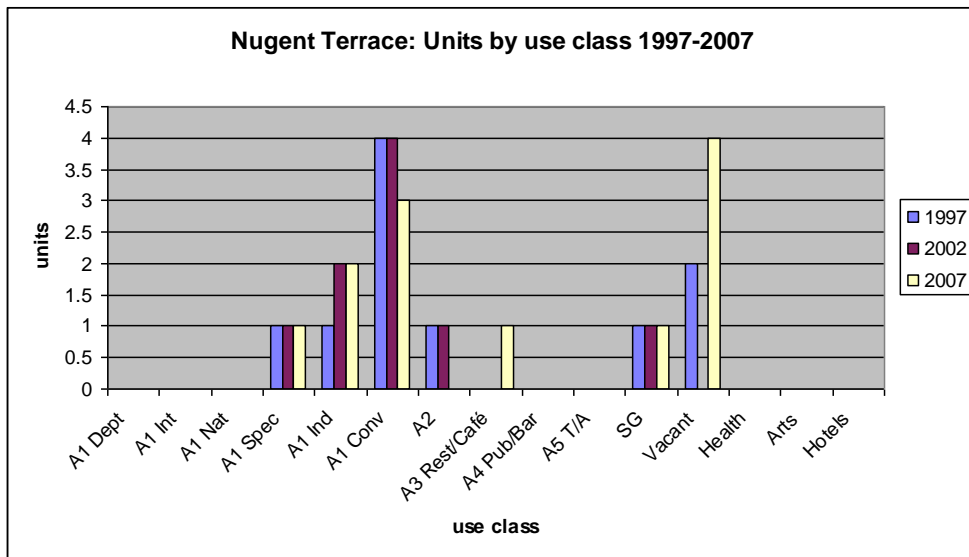
Use Class		Number of Units 1997	Number of Units 2002	Number of Units 2007
Class A1 Retail		6	7	6
	<i>Department/principle stores</i>	0	0	0
	<i>International retailers</i>	0	0	0
	<i>National retailers</i>	0	0	0
	<i>Specialist Independent</i>	1	1	1
	<i>Independent</i>	1	2	2
	<i>Convenience</i>	4	4	3
Class A2		1	1	0
Class A3		0	0	1
	<i>Restaurant/Café</i>	N/A	0	1
Class A4	<i>Pubs/Bars</i>	N/A	0	0
Class A5	<i>Takeaway</i>	N/A	0	0
	<i>Takeaway/Restaurant</i>	N/A	0	0
Sui Generis		1	1	1
Vacant Units		2	0	4
Arts/Culture		0	0	0
Health uses		0	0	0
Hotels		0	0	0
TOTAL		0	9	12

Source: Land Use Survey June 2007

In total there are 12 units, this increase is due to several changes of use between 2002 and 2005, with several offices changing use, in addition to an educational establishment, meaning they have become included in the retail survey for 2007.

The number of A1 retail uses in Nugent Terrace has decreased by one unit since 2002, which has entailed the loss of a convenience store. The number of Class A2 uses has also decreased, and there are now no A2 units in the centre, while there has been the introduction of a single Restaurant/Bar/Café use, which has been absent until 2007. The most significant change as shown in the table has been the increase in vacant units, which is discussed later.

Outside of A-class uses, the centre contains one sui generis use, which is a laundrette, but the centre does not contain any hotels, health or arts uses.



2.2 Range of A1 Uses

Nugent Terrace has no department stores, international or national retailers. The centre has 6 Class A1 retail units including 3 convenience stores, 1 specialist retailer and 2 independent retailers. The specialist retailer is a furniture shop, and the independent stores are a hairdresser and a toy shop. The high proportion of comparison shops and no multiple retailers suggests that Nugent Terrace serves local residents with a mix of convenience and comparison shopping facilities.

2.3 Total Retail Floor space

Total retail floor space in Nugent Terrace is broken down in Table 1. In total, Nugent Terrace has 909 sqm of retail floor space, which is below the average of 2,965 sqm for the 39 Local Centres in the City, however Nugent Terrace is one of the smallest centres. The local centre has a comparable proportion of A1 convenience and vacant retail floor space, which together account for two thirds of the total floor space in the centre. The centre has a reasonably high proportion of A1 independent floor space, with the other three use classes making smaller contribution. The centre contains one A3 use, but does not contain any A4 or A5 uses, lower than the Local Centre average. The centre also has a lower than average proportion of A1 comparison floor space.

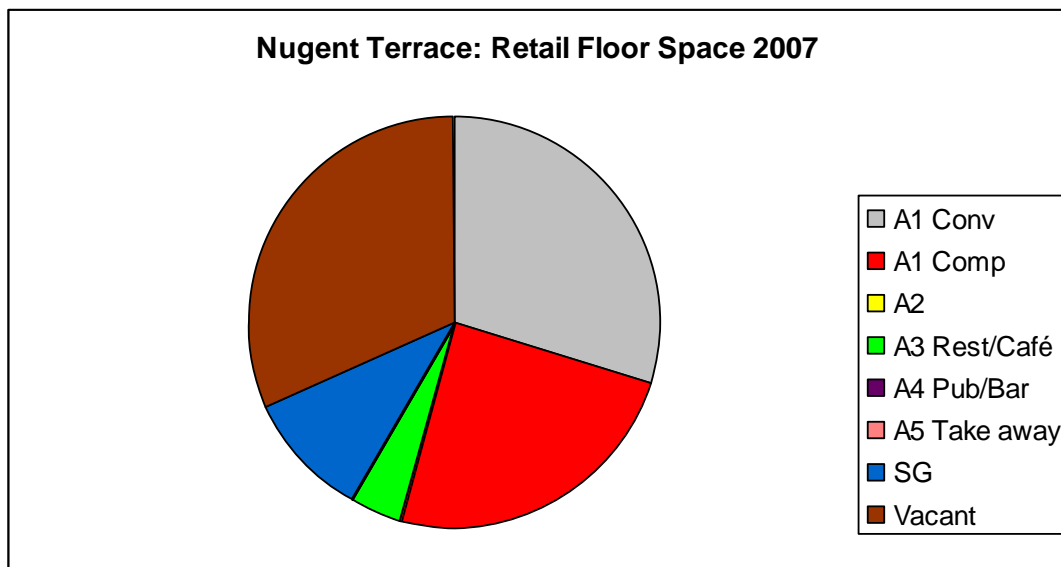


Table 2: Total Retail Floor space 2007

Use Class	Floor Space	% Floor Space	All local centres average floor space %
A1 Conv	270	29.7	16.1
A1 Comp	222	24.4	40.5
A2	0	0.0	10.6
A3 Rest/Café	38	4.2	13.3
A4 Pub/Bar	0	0.0	5.6
A5 Take away	0	0.0	2.9
SG	91	10.0	3.2
Vacant	288	31.7	7.7
Total	909	100	100

Source: City of Westminster GIS System and site survey June 2007

Nugent Terrace is a Local Centre with a selection of local services and food shops. There are no banks or building societies, or any other Class A2 uses in the centre. The Local Centre does not provide the same range and selection found in large Local Centres or District Centres, however this is in part due to its very small size.

2.4 Proportion of Vacant Street Level Property

The unit vacancy rate in Nugent Terrace is higher than the average rate for Local Centres in the City, as shown in Table 3, but the percentage figure should be taken with some caution due to the small size of the centre. However, the vacancy rate has increased considerably from 2002, when there were no vacant units in the centre, to the present level of four out the twelve units being vacant, which is well above the overall local centre average of 9% vacancy. The vacant units are located on the western part of the centre, and are all located at ground floor level. The national average vacancy rate for shopping centres is over 10%.

Table 3: Level of Vacant Street Level Property 2007

	% Vacant Units 1997	% Vacant Units 2002	% Vacant Units 2007	% Local Centre Average 2007
Nugent Terrace	20% (2 units)	0% (0 units)	33% (4 units)	9% (3 units)

Source: City of Westminster GIS System and site survey June 2007

3. Accessibility

3.1 Pedestrian Flows (footfall)

The centre was found to be quiet in terms of pedestrian vibrancy when the centre was surveyed on a weekday afternoon in June 2007.

3.2 Accessibility on foot and by public transport

Nugent Terrace is located roughly five minutes walk from Maida Vale London Underground Station (Bakerloo Line), to the west of the local centre. The centre is also close to St John's Wood London Underground Station (Jubilee Line), which is located roughly 5-10 minutes walk to the east of the local centre. The centre is reasonably well served by bus routes although no buses run directly through the centre many routes run along neighbouring Grove End Road to the east and along Maida Vale to the west. The centre is also close to Maida Vale (A5) to the west as mentioned, which is a main arterial road running through the north west of London.

4. Environmental Quality

4.1 State of the Centre's Attractions and Environmental Quality / Attractions

The attitudinal assessment of the attractions and amenity of the centre is summarised in Table 5 below. The centre's overall score for attractions is 15.4%, meaning that the centre offers little in the way of attractions. This is lower than the Local Centre average of 28.5%, and ranks Nugent Terrace =31st out of the 39 Local Centres in the City. Nugent Terrace only has an average rating in four categories, including in three of the six retail provision categories. The remaining categories are all rated as being poor. However the small size of the centre should be considered when looking at the results.

Table 4: Attractions within the Local Centre 2007

ATTRactions	2002			2007		
	Good=2	Average =1	Poor=0	Good=2	Average =1	Poor=0
Retail Provision						
Prominence of multiple retailers			X			X
Prominence of independent shops		X			X	
Availability of food shopping	X				X	
Prominence of specialist shops			X			X
Quality of market (frequency, variety etc)	-	-	-	-	-	-
Quality of retail environment		X			X	
Art/Culture						
Quality of restaurants (availability, number etc)			X		X	
Quality of pub/club/bars			X			X
Range of cultural/ community events (theatre, concerts)			X			X
Availability of sports and leisure facilities			X			X
Service Provision						
Local services (information, library etc)			X			X
Employment/ office space			X			X
Bank/ building society provision			X			X
Total	4/26			4/26		
Percentage	15.4%			15.4%		
Rank	=27th			=31st		

Source: City of Westminster site survey June 2007

4.2 Daytime Amenity

Nugent Terrace is an attractive Local Centre, with a day time amenity rating of 73.9% compared with the average for all Local Centres of 63.7%, and is ranked =8th out of the 39 Local Centres in the City. The centre is only rated as being poor in three categories including the impact of vacant sites, and in two of the three town centre identity categories. The centre has an average overall 'feel good factor'. The ratings are overwhelmingly positive in the general cleanliness and security categories, with six of the eight cleanliness categories rated as good, and eight of the twelve security categories rated as good, meaning that overall the centre is rated in a positive light in terms of daytime amenity.

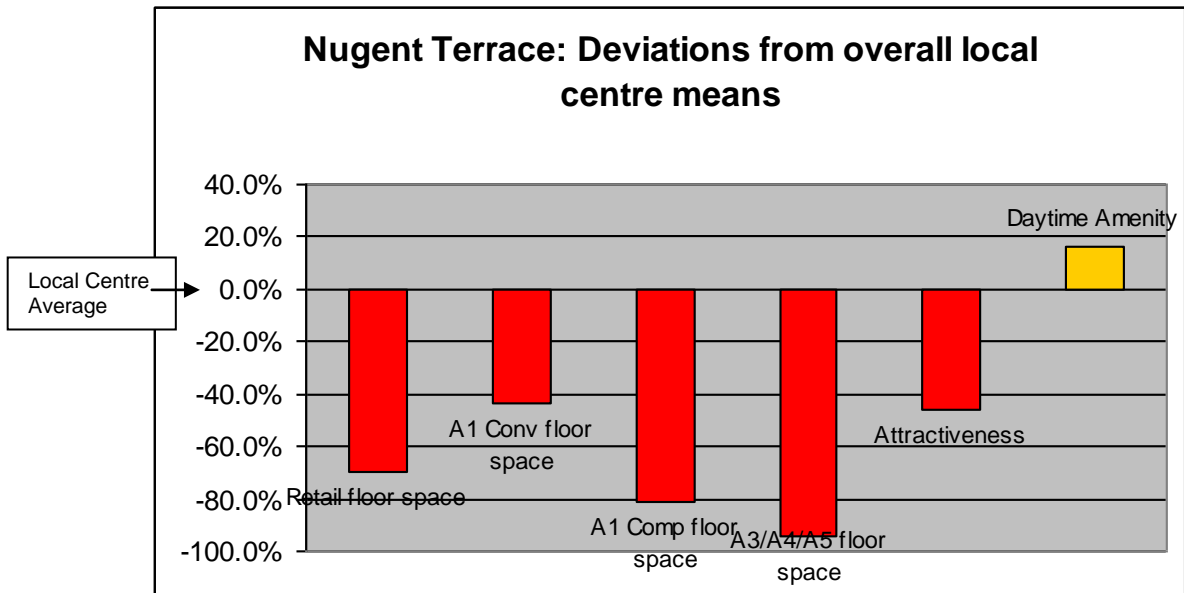
Table 5: Day Time Amenity within the Local Centre 2007

AMENITY – DAYTIME	1997			2002			2007		
	Good=2	Average=1	Poor=0	Good=2	Average=1	Poor=0	Good=2	Average=1	Poor=0
Overall environment of public areas in the centre									
General Cleanliness in Shopping Hours:		X							
Presence of litter		N/A		X			X		
Presence of refuse bags on the street		N/A			X		X		
Evidence of street fouling		N/A		X			X		
Presence of glass/glasses/other debris incl. Food and food containers/wrapping		N/A		X			X		
Condition		X			X		X		
Quality of buildings		X		X			X		
Special features (pedestrianisation, Street furniture, etc)		X			X			X	
Impact of vacant sites		X		X					X
Security									
Evidence of Vandalism and Graffiti (incl. on street furniture)		N/A			X		X		
Security during shopping hours (availability, access, security etc)		X			X			X	
Ease of passage for pedestrians (incl. presence Of obstacles eg illegally parked vehicles)		N/A			X			X	
Evidence of drunkenness, anti-social Behaviour, rowdiness		N/A		X			X		
Presence of rough sleepers		N/A		X			X		
Presence of beggars		N/A		X			X		
Presence of street drinkers		N/A		X			X		
Evidence of touting (e.g. mini cabs, rickshaws, Prostitution, drug dealing etc.)		N/A		X			X		
Presence of illegal street traders e.g counterfeit goods, hot dogs, peanuts etc.		N/A		X			X		
Effectiveness of any deterrent measures (CCTV, police patrols, door security etc)		X			X			X	
Quality of street lighting	X				X			X	
Safety perception in shopping hours		X		X			X		
Identity of town centre									
Features which identify the centre (eg flagship stores, buildings etc)		X				X			X
Promotion/ Street events			X			X			X
'Feel good' factor of town centre		X			X			X	
Total		13/26			23/46			24/46	
Percentage		50.0%			71.7%			73.9%	
Rank					=g th			=8 th	

5. Performance of the Centre

5.1 Relative Performance of the Local Centre 2007

Figure 5: Deviation of centre from the mean for Local Centres 2007



Nugent Terrace is a small Local Centre with an overall retail floor space well below the overall average for the 39 local centres. This is also true for A1 convenience and comparison floor space figures, and for food and drink floor space figures (A3/A4/A5). In terms of the rating of the physical environment, the centre has a higher than average daytime amenity rating, but a below average score for attractiveness.

5.2 Strengths, Weaknesses, Opportunities and Threats
SWOT analysis

Strengths	Weaknesses
Daytime amenity	Vacancy rate
	Environmental quality
Opportunities	Threats
	Rising vacancy rate
	Low pedestrian vibrancy

6. Future capacity

6.1 Potential Capacity for Growth

Between 2002 and 2007, there was one permitted planning application in the local centre involving A-class uses, which involved the fitting of a new shop front in connection with using a unit as a mixed class A1 retail and class A2 salon use.

Additional growth could be accommodated in any vacant retail units.

7. Health of the Centre

Table 6: Summary of Health Check Assessment 2007

Subject	Subject Matter	Data	Number	Sq M	
RETAILING	Floor space	Total Floor space		909	
		Total Convenience (A1)		270	
		Total Comparison (A1)		222	
		Total Service (A2)		0	
		Total A3		38	
		Total A4		0	
		Total A5		0	
		Total Sui Generis		91	
		Total Vacant		288	
	Retail Offer	Total Number of Shop Units		12	
		Total Number of A1 Units		6	
		a) Convenience shops		3	
		b) Department/principal stores		0	
		c) Prestige international shops		0	
		d) National comparison retailers		0	
		e) Specialist Independent shops		1	
		f) Independent shops		2	
		Total Comparison Multiples		3	
		Total Number of A2 Units		0	
		Total Number of A3 Units		1	
		Total Number of A4 Units		0	
		Total Number of A5 Units		0	
		Total Number of Sui Generis		1	
		Total Number of Vacant		4	
	Market	Days of operation		0	
		Number of stalls		0	
	Proposals	Changes of use A1 to A2		0	
Changes of use A1 to A3			0		
Changes of use A1 to A4					
Changes of use A1 to A5					
ARTS/CULTURE		(cinemas, galleries, theatres etc.)	0		
HEALTH USES		(clinics, surgeries etc.)	0		
HOTELS			0		

In terms of its vitality and viability, and general economic health this centre is considered to be 'in decline', compared to the 'neutral' rating from the 2002 survey. This is due to a sharp rise in unit vacancies in the centre.

Appendices

Views of Local Centre 36: Nugent Terrace

Land Use Table (Westminster land use survey 2007)

Land Use Map (GOAD 2007 retail data, Westminster land use survey 2007)

Location map of all local centres

Glossary of Terms

Views of Nugent Terrace local centre



The western side of the local centre, containing convenience shopping, café's and other uses.



The eastern side of the local centre, containing important services such as the pharmacy.



The local centre looking down from the north end of the centre, with vacant units to the immediate right of the picture.

NUGENT TERRACE																							
				A1	A1	A1	A1	A1	A1	A3		A3	A3	A3	B1								
ADDRESS	FASCIA	DESCRIPTION	USE	Conv	Dept	Int	Nat	Spec	Ind	A2	Res/Caf	Pub/Bar	Takeaw.	Res/TA	Offices	Vacant	S G	Health	Hotels	Arts	Leisure	2002 Use	
1NUGENT TERRACE	ABBNEY HAIR SALON	HAIRDRESSERS	A1 Ind						1														
1NUGENT TERRACE	Abbey Café	Café	A3 Rest/Café								1											A1 Conv	
1ANUGENT TERRACE	VACANT A1	Vacant	Vacant A1													1						B1	
2NUGENT TERRACE	Banana's Books & Toys	TOY SHOP	A1 Ind						1													B1	
3NUGENT TERRACE	VACANT A1	Vacant	Vacant A1													1						A2	
4NUGENT TERRACE	20TH CENTURY DESIGN	FURNITURE	A1 Spec					1															
5NUGENT TERRACE	VACANT A1	Vacant	Vacant A1													1						A1 Ind	
6NUGENT TERRACE	GRAEME HOLMES	CHEMIST	A1 Conv	1																			
7NUGENT TERRACE		OFFICE	B1												1								
8NUGENT TERRACE	MAYFAIR LAUNDRY SERVICES	LAUNDERETTE	SG														1						
9NUGENT TERRACE	LEAMYS	NEWSAGENTS	A1 Conv	1																			
10NUGENT TERRACE	VACANT	Vacant														1						D1	
11NUGENT TERRACE	CORNER SHOP	GROCERS	A1 Conv	1																			
				3	0	0	0	1	2	0	1	0	0	0	1	4	1	0	0	0	0		
		TOTAL		13																			
Survey Date				A1	A1	A1	A1	A1	A1	A3		A3	A3	A3	B1								
June 2007				Conv	Dept	Int	Nat	Spec	Ind	A2	Res/Caf	Pub/Bar	Takeaw.	Res/TA	Offices	Vacant	S G	Health	Hotels	Arts	Leisure		

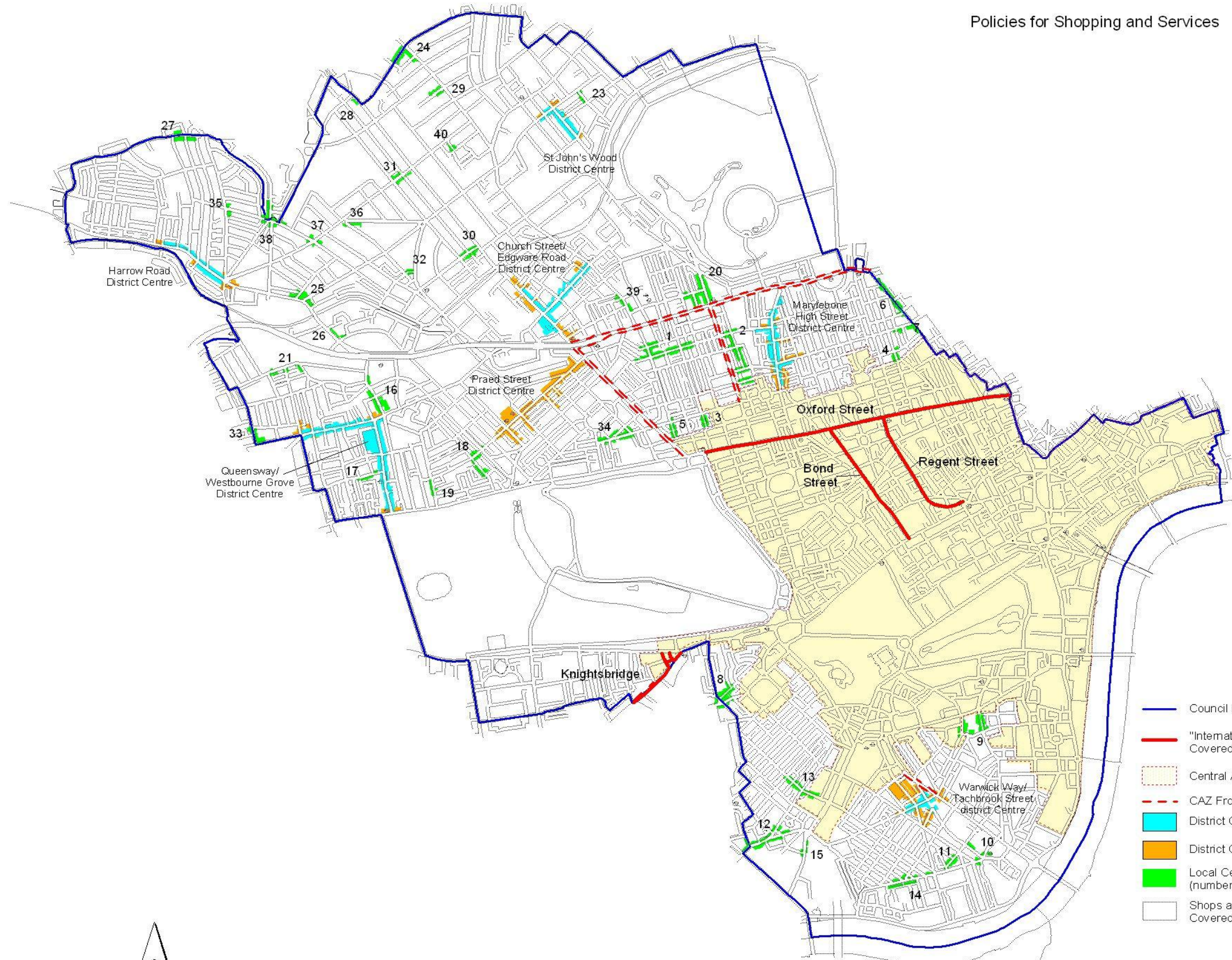


Policies for Shopping and Services

Map
7.1

LOCAL CENTRES

- 1 Baker Street / Melcombe Street, NW1
- 2 Abbey Road / Boundary Road, NW8
- 3 Blenheim Terrace, NW8
- 4 Charlbert Street, NW8
- 5 Kilburn Park Road, NW6
- 6 Lisson Grove, NW8
- 7 Ebury Bridge Road, SW1
- 8 Elizabeth Street, SW1
- 9 Lupus Street, SW1
- 10 Moreton Street, SW1
- 11 Motcomb Street, SW1
- 12 Pimlico, SW1
- 13 Pimlico Road, SW1
- 14 Strutton Ground / Artillery Row, SW1
- 15 Chiltern Street / George Street / Blandford Street, W1
- 16 Cleveland Street, W1
- 17 Crawford Street / Seymour Place / York Street, W1
- 18 Great Titchfield Street, W1
- 19 New Cavendish Street, W1
- 20 New Quebec Street, W1
- 21 Seymour Place, W1
- 22 Connaught Street, W2
- 23 Craven Road / Craven Terrace, W2
- 24 Harrow Road / Bourne Terrace, W2
- 25 Leinster Terrace, W2
- 26 Moscow Road, W2
- 27 Porchester Road, W2
- 28 Westbourne Park Road, W2
- 29 Clifton Road, W9
- 30 Fernhead Road, W9
- 31 Formosa Street, W9
- 32 Harrow Road (East), W9
- 33 Kilburn Lane, W9
- 34 Lauderdale Road / Castellain Road, W9
- 35 Maida Vale, W9
- 36 Nugent Terrace, W9
- 37 Shirland Road / Chippenham Road, W9
- 38 Shirland Road Junction, W9
- 39 Ledbury Road, W11



- Council boundary
- "International Centres' Primary Shopping Frontages" Covered by Policy SS3
- Central Activities Zone Covered by Policy SS4 and SS5
- - - CAZ Frontages Covered by Policy SS4 and SS5
- District Centre Core Frontages Covered by Policy SS6
- District Centre Secondary Frontages Covered by Policy SS6
- Local Centres Covered by Policy SS7 (numbered in accordance with appendix 7.1)
- Shops and Services outside the Designated Centres Covered by Policy SS8

N
Not to scale

N.B The whole City is Covered by Policies SS1 and SS2 and SS11-SS17

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Glossary of Terms

A1	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, pet shops, sandwich bars, retail showrooms, and domestic hire shops.
A1 café type uses	Shops such as sandwich bars or coffee shops selling food and drinks to be consumed mainly off the premises, but not hot food takeaways. Examples include certain Pret a Manger shops, Costa Coffee and the Seattle Coffee Co. shops.
A2	Banks, building societies, bureau de change, estate and employment agencies, professional and financial services, telephone bureaux, betting offices and beauty salons (excluding hair).
A3	Restaurants & Café's: Primary purpose is sale and consumption of food on the premises (excludes internet café's, which are A1).
A4	Drinking Establishments: Premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises.
A5	Hot Food Take-away: Premises where the primary purpose is the sale of hot food to take away.
B1	Business uses such as offices, research and development and industrial uses.
CAZ	Central Activities Zone (CAZ). The CAZ is an area of mixed uses, many of which contribute directly to the national, regional and local economy. It is this mix of activities and their supporting resources which underpins the success of London's economy.
CAZ Frontages	Frontages outside CAZ shown on the UDP Proposals Map where the City Council envisages the maintenance or growth of Central London Activities.
Comparison	A1 floorspace selling predominantly durable items and not in convenience use.
Convenience	This is based on the classification provided by the unit for Retail Planning Information (URPI) set out in URPI brief 99/2. The classifications are: food, alcoholic drink, tobacco and other goods (newspapers and magazines, cleaning materials and matches). For the purposes of this assessment, convenience includes shops selling food or drink (excluding A1 café-type uses), newsagents, (including specialist tobacco stores), chemists (including Boots the Chemist stores) and post offices.
Core Frontages	Shopping frontages identified in District Centres and some Local Centres. Within these areas UDP policies aim to maintain a high concentration of shops.
District Centre	District Centres provide a range and level of services below GLA defined Major Centres, but above that of Local Centres, and are a focus for shopping and other town centre activities.
Department/ principle store	This includes the main department stores such as John Lewis, Liberty, and Selfridges, as well as variety stores such as Marks & Spencer and Virgin Mega-stores.
Experian GOAD	An independent retail data consultancy who provide maps of ground floor uses in shopping centres.
Greater London Authority (GLA)	A new form of strategic government for London established in July 2000.
Gross Floorspace	Floorspace of buildings on all floors including external walls, half the thickness of parting walls and circulation areas.
Independent store	This includes non-convenience stores (see definition above) irrespective of size, that are not considered to be specialist retailers (see definition overleaf), that are operated by retailers that are not included within national retail chains or groups.
Local Shopping Centres	Smaller shopping centres defined in the UDP where the City Council will aim to safeguard shopping facilities for local residents, and concentrations of specialist shops.
LPAC	London Planning Advisory Committee

National retailers	This includes all retailers (Class A1 only) that operate within the context of a national retail chain or group, such as Sears. A schedule of all national retail multiples can be found in Retail Directory of the UK 2002 (Hemming Information). Specialist shops that are part of a retail chain or group, such as Whittards and Thorntons, are classified as national retailers. Although there are national chains of betting shops, such as Ladbrokes, these are classified as A2 uses and not national retailers.
PPG6	Planning Policy Guidance Note 6 - Town Centres and Retail Developments
Prestige international retailers	This includes prestigious retailers that operate in more than one country, such as Gucci, Gianni Versace, and Giorgio Armani. It also includes flagship stores that are only found in select town centres in Britain. National airline shops, such as British Airways, have also been classified as international retailers.
Primary Frontages	Internationally recognised shopping destinations. The Primary Frontages defined in the UDP are Oxford Street, Regent Street, Bond Street and Knightsbridge/Brompton Road.
Secondary Frontages	Shopping frontages identified in District Centres, where an element of non-A1 uses may be allowed.
Sex establishment	Premises for the provision of goods or services of a sexual nature, requiring a licence.
Retail floorspace	This is all A1, A2, A3 and sui generis floorspace, and vacant floorspace of any of the aforementioned categories.
Specialist independent	Similar to an independent store, but this category reflects the quality and specialisation of the retailer so that a shopper may make a specific shopping trip to that shop. For example, The Pen Shop on Regent Street or antique shops.
Stress Areas	Areas designated in the Replacement UDP that have become saturated with A3 and entertainment uses to the extent that their character is being eroded.
Sui generis	Sui Generis is a term that refers to a use on its own. Any planning use not falling within a specific class within the Use Class Order falls within this category. Examples of sui generis uses in shopping centres are laundrettes, mini cab offices, amusement centres and car showrooms.
Town centre	Town centre is defined in Annex A of PPG6 to cover city, town, and traditional suburban centres, which provide a broad range of facilities and services which fulfil a function as a focus for both the community and for public transport. It excludes parades of purely local significance.
Town Centre Health Check	Required under PPG6, these contain information on the mix of uses, environmental quality and general economic health of shopping centres/areas.
UDP	Unitary Development Plan produced by Westminster City Council as the statutory development plan for Westminster.
Vacancy	This category includes vacant street level units, as well as units that are under alteration. However, if at any time the survey was completed it was evident who the unit would be occupied by, the unit was treated as being occupied.
Welfare advice centres	These are classified as A2 uses.
Zone A Rent	The rental level per square metre achieved on the first six metres of a shop unit.

Information Sources

- Planning Policy Statement 6: Planning for Town Centres:
www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicystatements/pps6/
 - The London Plan, The Mayor's Spatial Development Strategy 2004:
www.london.gov.uk/mayor/strategies/sds/index.jsp
 - Westminster City Council's Replacement Unitary Development Plan (RUDP) policies relating to Shopping and Services are available on the Council's website:
http://www3.westminster.gov.uk/docstores/publications_store/UDP_Chapter_07_Shopping_&_Services_Adopted_January_2007.pdf
Policy SS7 deals specifically with the Local Centres
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