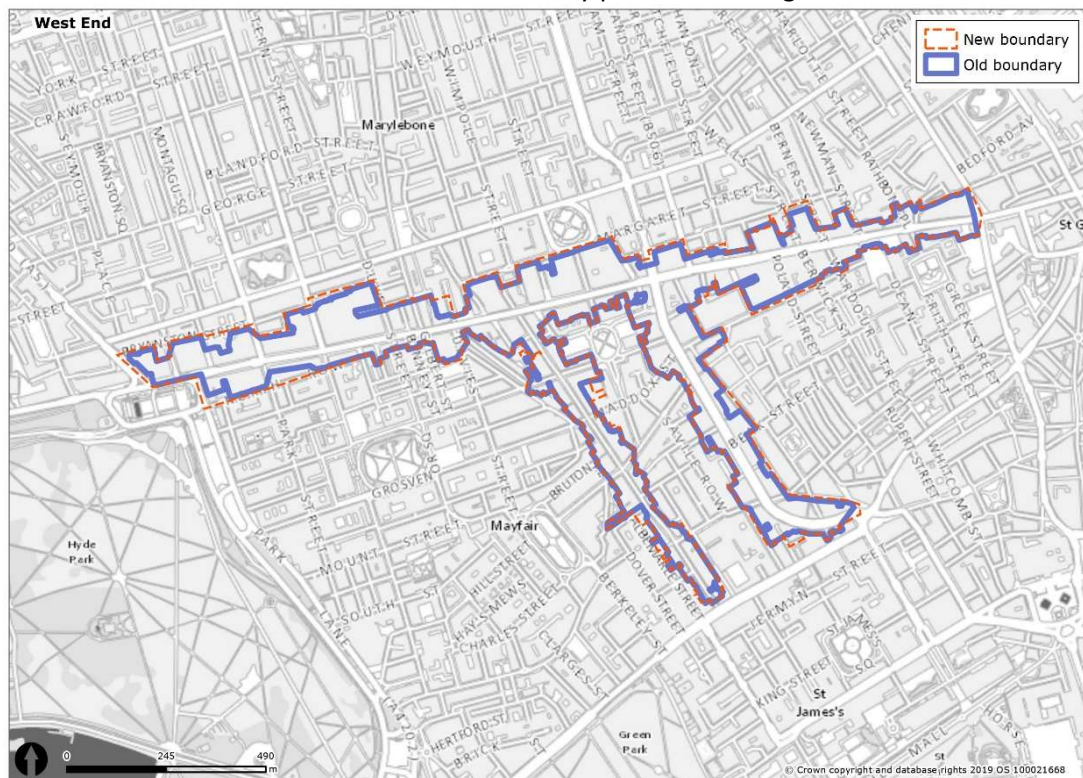


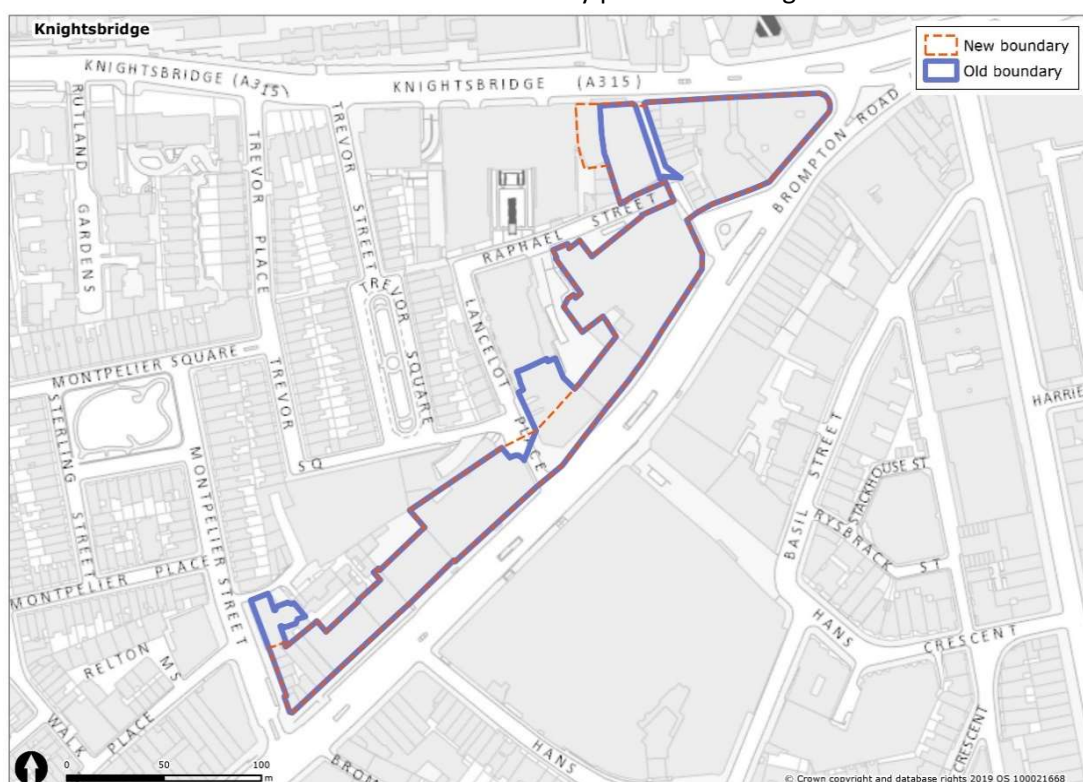
Appendix 3: Recommended changes to designation boundaries

Centre	Recommended changes	Reason
International Centres		

West End	Overall boundary review.	Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.
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Knightsbridge	Overall boundary review.	Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.
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The WERSPA

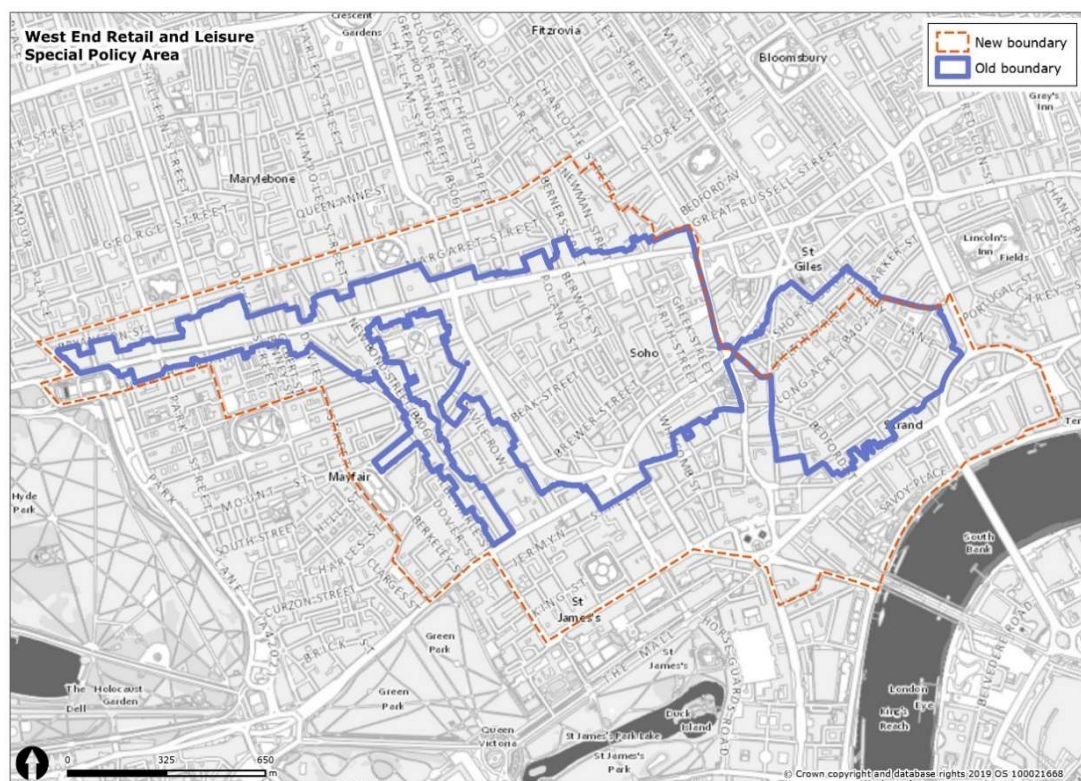
WERLSPA

Extend the boundary to incorporate a wider commercial area.

To reflect the shift in focus from just retail to the broader leisure and entertainment offer that characterises the West End.

Remove the portion of the designation that falls within Camden.

To limit the extent of the designation to Westminster.



CAZ Retail Clusters

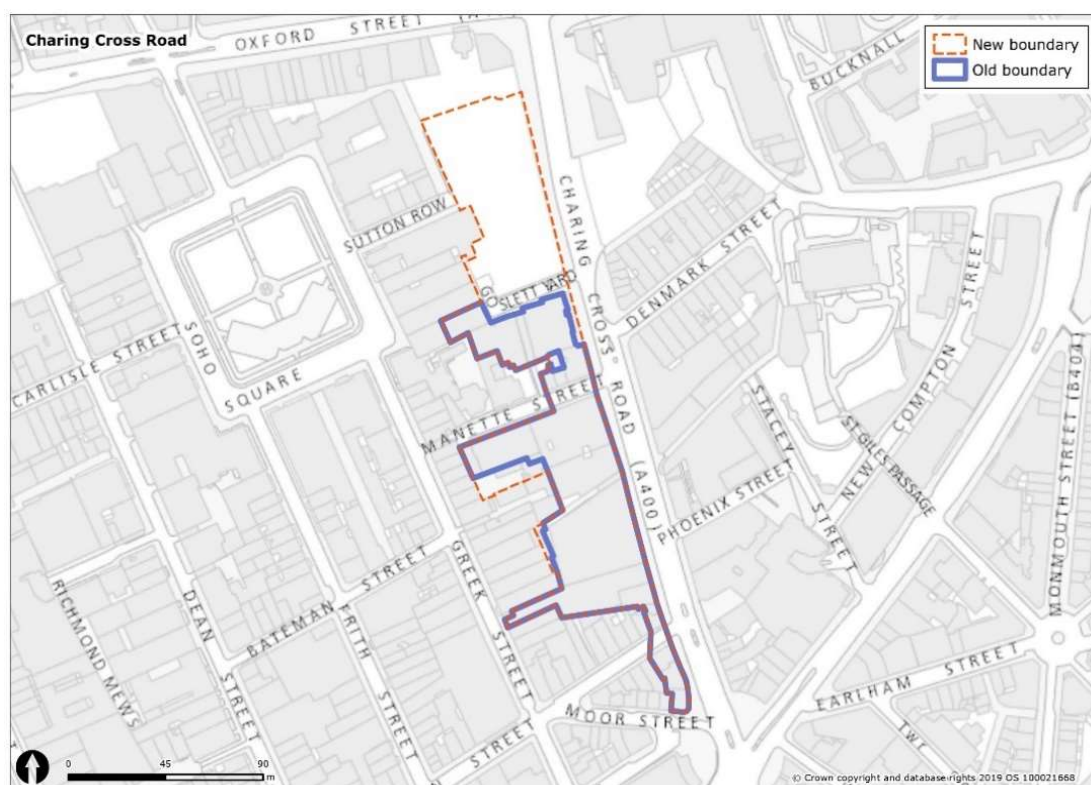
Charing Cross Road

Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.

Include the site bounded by Tottenham Court Road station, Charing Cross Road and Goslett Yard.

The site will be developed and will host a mixed-use scheme containing retail, offices and a new theatre.



Covent Garden/Strand

Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.

Split the centre into two separate designations: one for the Strand, and one for the core of Covent Garden.

These two areas are distinct and operate in different ways.

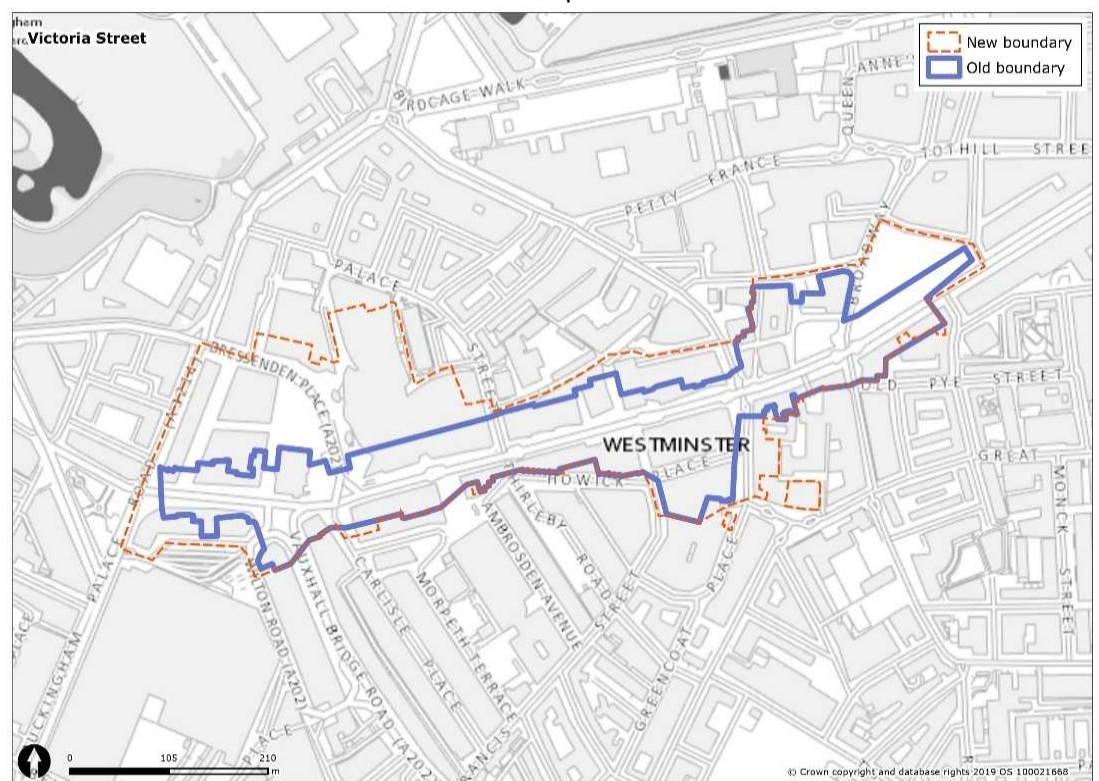
Within the Covent Garden boundary, include the units to the western end of Long Acre towards Upper St. Martin's Lane.

These units naturally complete a linear comparison parade along the Long Acre stretch.

Within the Strand boundary, include the Savoy hotel.

This is a prominent use within the centre.

<p>A number of units that fall within the Victoria Street centre also fall within the Strutton Ground/Artillery Row (Other Shopping Centre within the CAZ) boundary. Include the units on Artillery Row become to Victoria Street and maintain the units located on Strutton Ground as part of the Strutton Ground designation.</p>	<p>The type and function of these units is more consistent to the offer on Victoria Street.</p>
<p>Include the Nova development, Cardinal Place, the large Waitrose site on Bressenden Place.</p>	<p>These new developments have virtually extended the extent of Victoria Street and provide a key retail and leisure function to the</p>
<p>Include Terminus place.</p>	<p>Terminus Place was only partly covered by the designation in the past. The proposed boundary recognises the recent redevelopment of a number of units within this location, including the new Market Hall which provides for an extended leisure function.</p>
<p>Include the New Scotland Yard site.</p>	<p>The site is being redeveloped to provide a mix of uses including retail, office and residential, and a new pedestrian area.</p>



<p>Baker Street (South)</p>	<p>Overall boundary review.</p>	<p>Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.</p>
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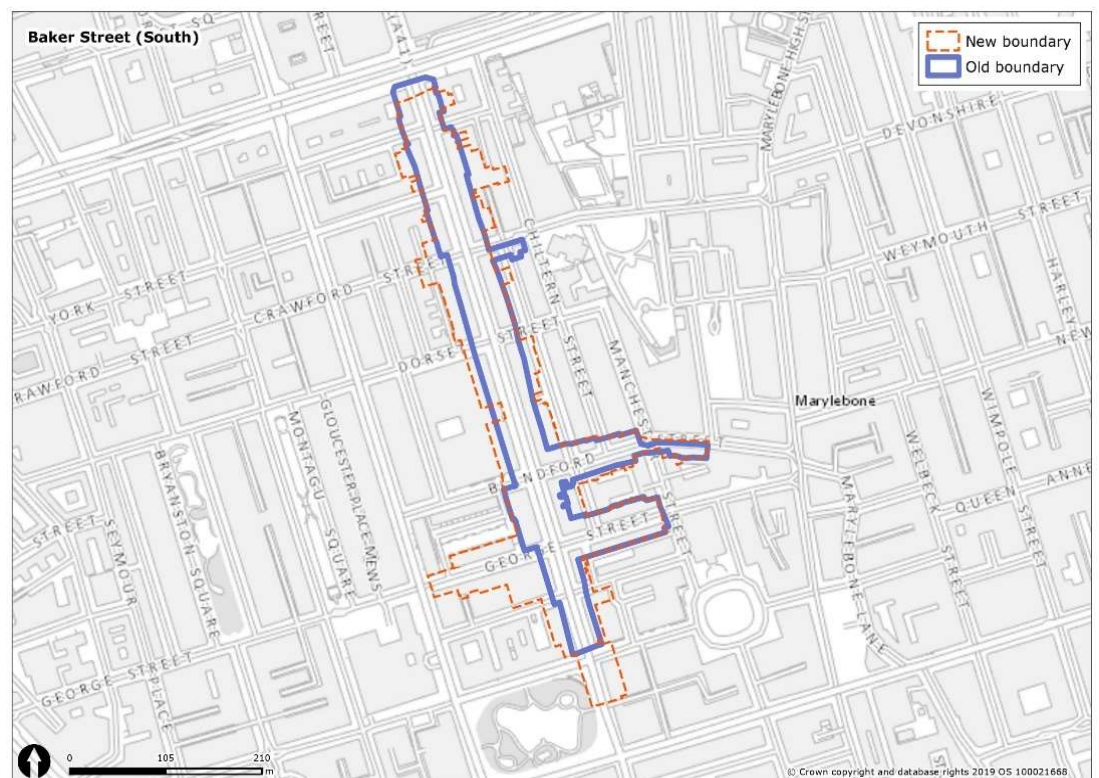
A number of units that fall within the Baker Street (South) centre also fall within the Marylebone Road (CAZ Frontage) centre's boundary. Maintain the units that face Baker Street as part of Baker Street centre and include the units at the junction with Marylebone Road to the Marylebone Road centre.

The type and function of the units facing Baker Street is more consistent with Baker Street (south).

A number of units that fall within the Baker Street (South) centre also fall within the Chiltern Street/George Street/Blandford Street (Other Shopping Centre within the CAZ) centre's boundary. Include the units in both George Street and Blandford Street to Baker Street (South).

The type and function of these units is more consistent with Baker Street (south).

Include the units on George Street (west of Baker Street) and to the south of the centre on Baker Street.



Edgware Road (South)

Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.

Include the new development between Seymour and Bryanston Street.

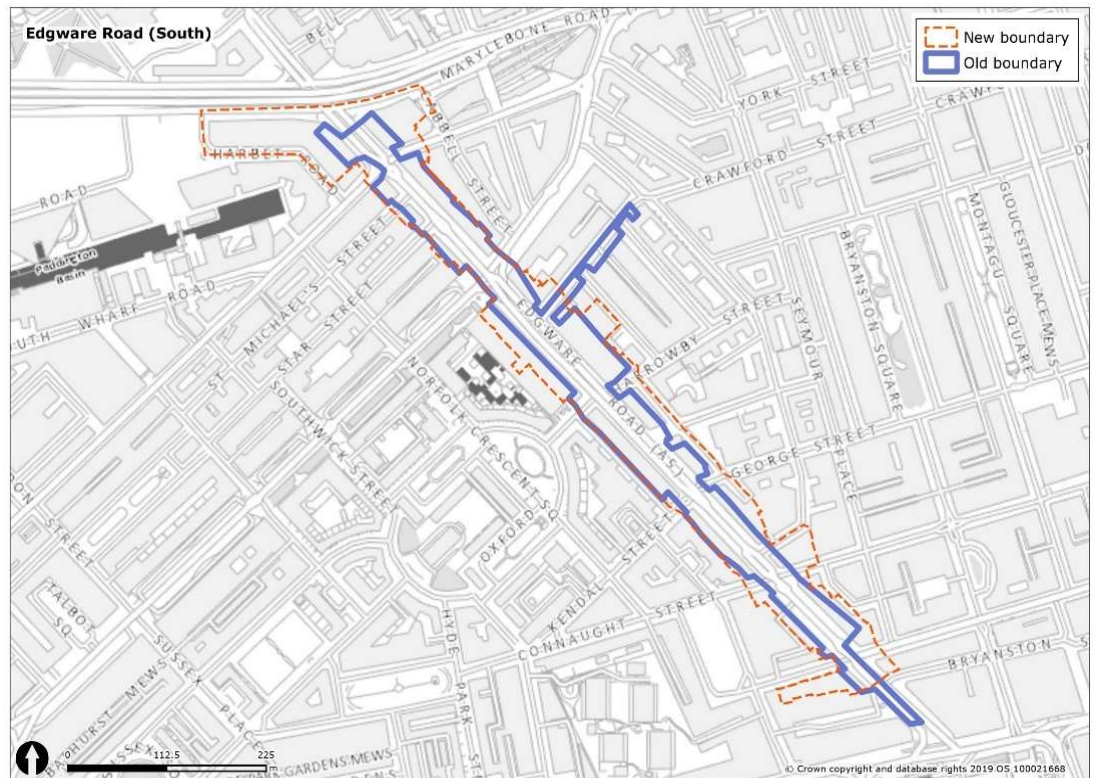
To recognise that the new retail units contribute to the centre's function.

Include the first block on the south-eastern side of Upper Berkeley Street.

To recognise that the function of these units is consistent with the offer on Edgware Road.

Remove the units on Crawford Street, with the exception of the retail cluster which looks onto Edgware Road

These units do not make up a continuous frontage, present a significant level of vacancy and the development pipeline for the area suggests the function of this frontage will shrink



Marylebone Road

Overall boundary review.

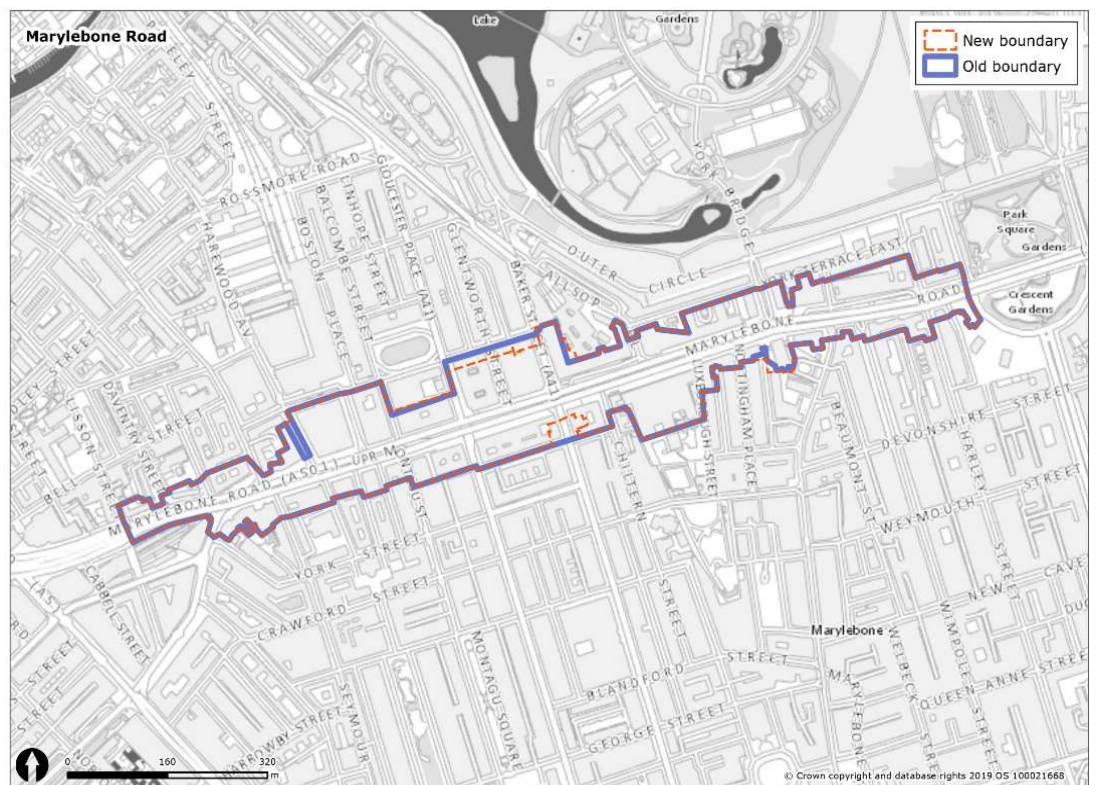
Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.

A number of units that fall within the Marylebone Road centre also fall within the Baker Street (CAZ Frontage) centre's boundary. Maintain the units that face Baker Street as part of Baker Street and include the units at the junction with Marylebone Road to the Marylebone Road centre.

It is considered that the type and function of the units on Baker Street is more consistent to the offer on Baker Street (South).

A number of units that fall within the Marylebone Road centre also fall within the Baker Street/Melcombe Street (Local Shopping Centre) centre's boundary. Maintain the units on Baker Street between Marylebone Road and Melcombe Street as part of Baker Street (South) and maintain the units on Melcombe Street and Baker Street located between Melcombe Street and Park Road as part of the Baker Street/Melcombe Street centre.

It is considered that the type and function of the units on both streets is better reflected by the revised designation.



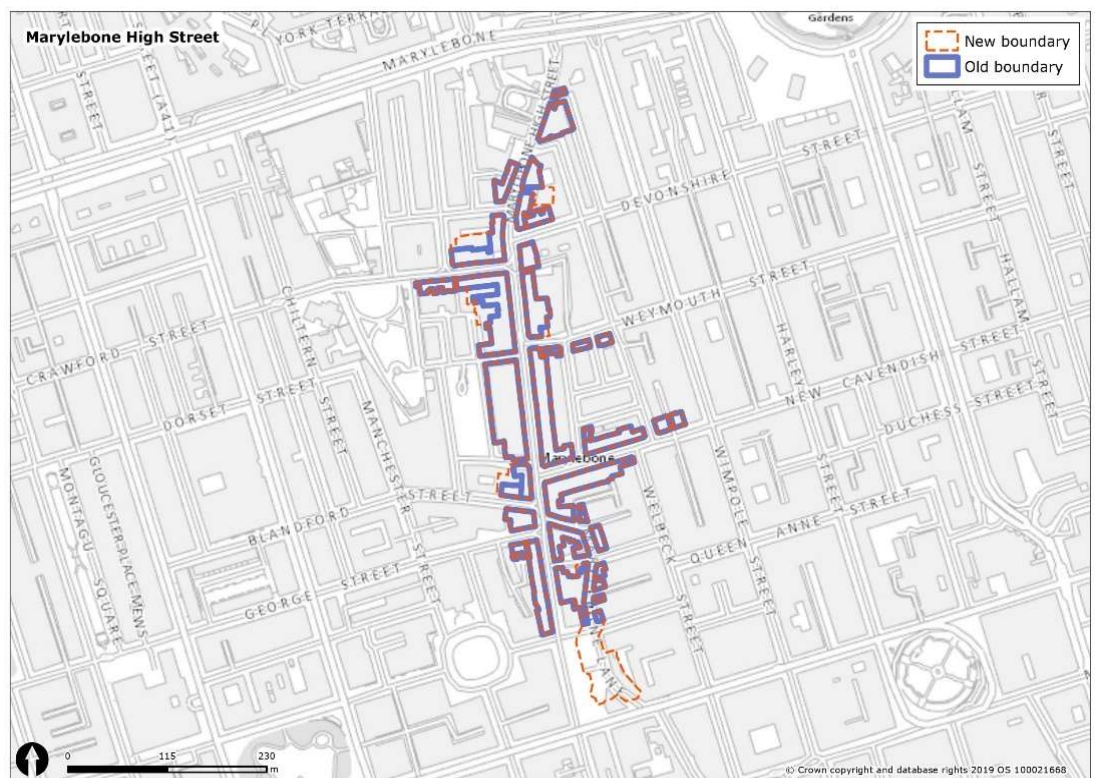
Marylebone High Street

Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.

Include the southern end of Marylebone Lane (between Wigmore Street and Marylebone High Street).

The function of this area is largely made up of restaurants and cafés and is consistent to the adjoining portion of the centre.



Warwick Way/Tachbrook Street

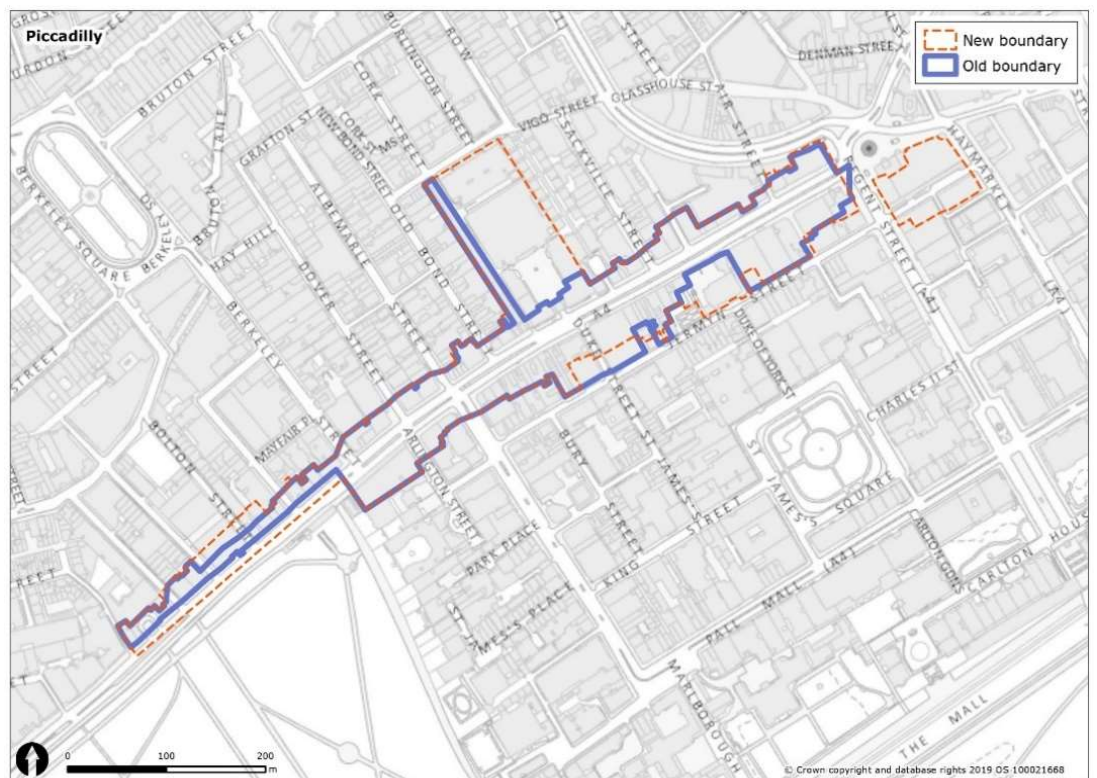
Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.



Other Shopping Centres Within the CAZ

Piccadilly	Overall boundary review.	Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.
	A number of units currently fall both within Jermyn Street (Other Shopping Centre within the CAZ) and Piccadilly (Other Shopping Centre within the CAZ). Include all the units between Regent's Street and Haymarket Street as part of Piccadilly (Other Shopping Centre within the CAZ) as well as 203-209 and 207-209 Piccadilly Street (currently occupied by Waterstones and Natwest). Include 18-27 Jermyn Street and 34 Jermyn Street (currently occupied by Hawes&Curtis) as part of Jermyn Street (Other Shopping Centre within the CAZ).	It is considered that the type and function of the units on both streets is better reflected by the revised designation.
	Include the site comprising the Piccadilly Market and St. James's Piccadilly	To recognise that the function of these units is consistent with the offer on Piccadilly.



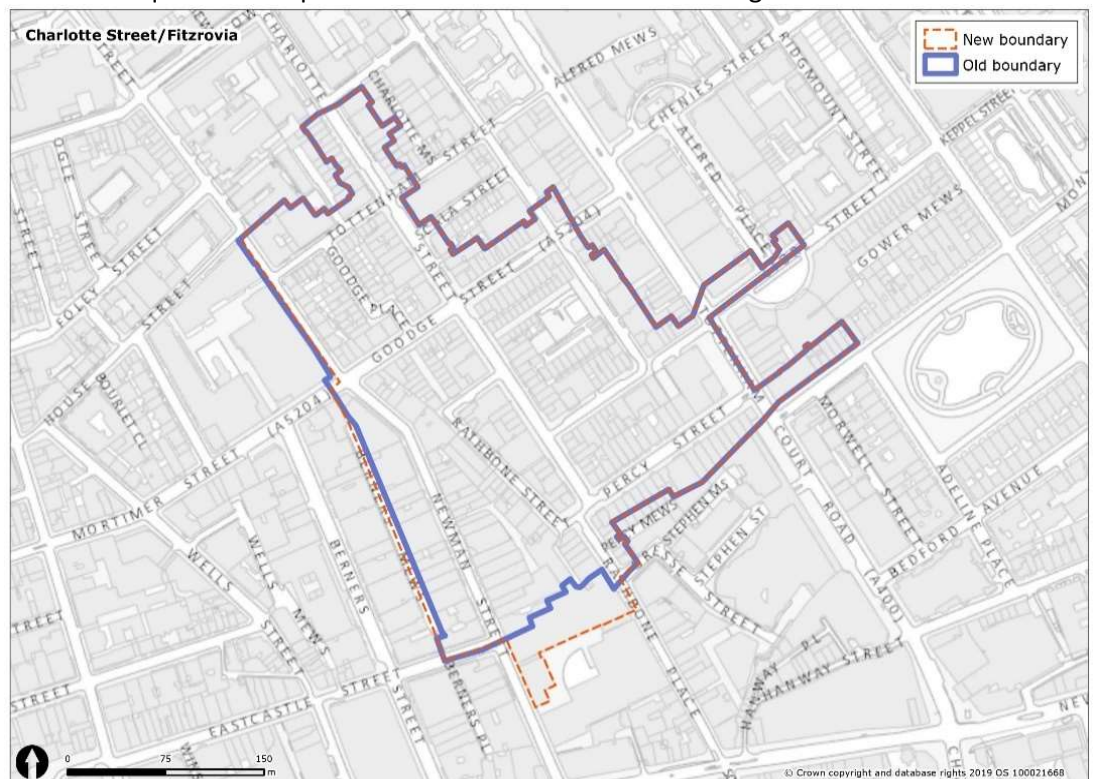
Charlotte Street/Fitzrovia

Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.

Include the northern portion of the new Rathborn Square development.

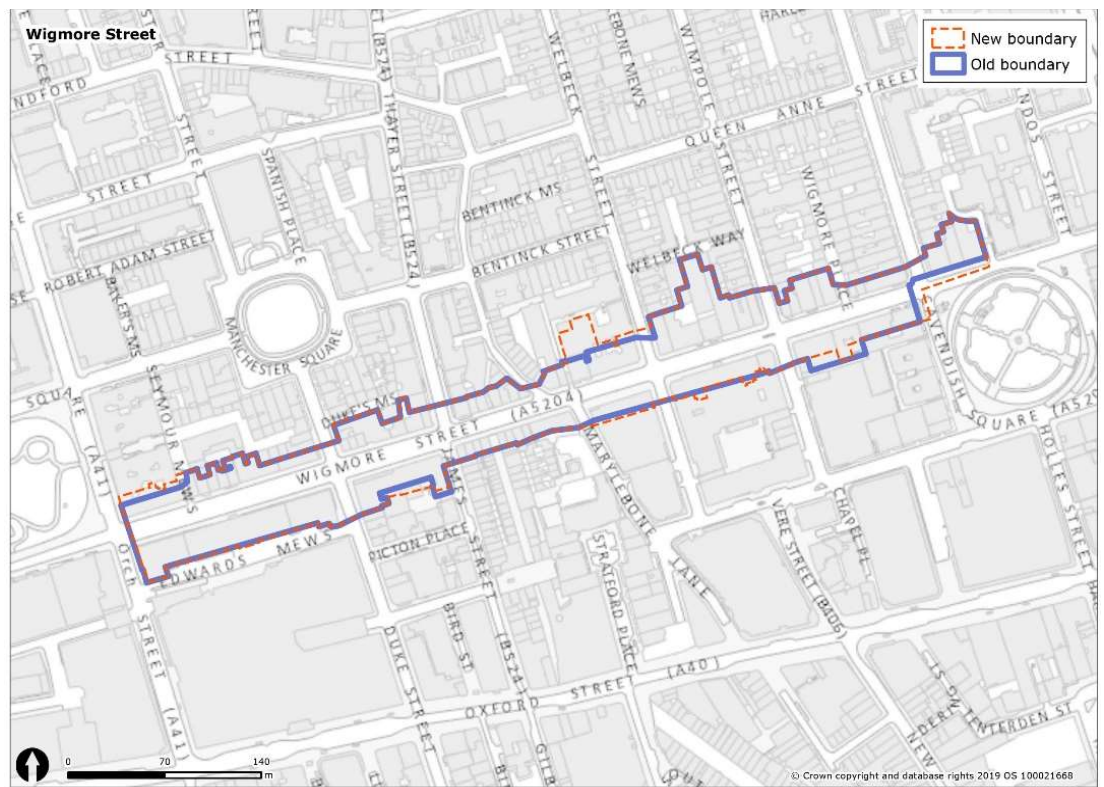
This block provides a series of retail and commercial units at ground floor level.



Wigmore Street

Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.



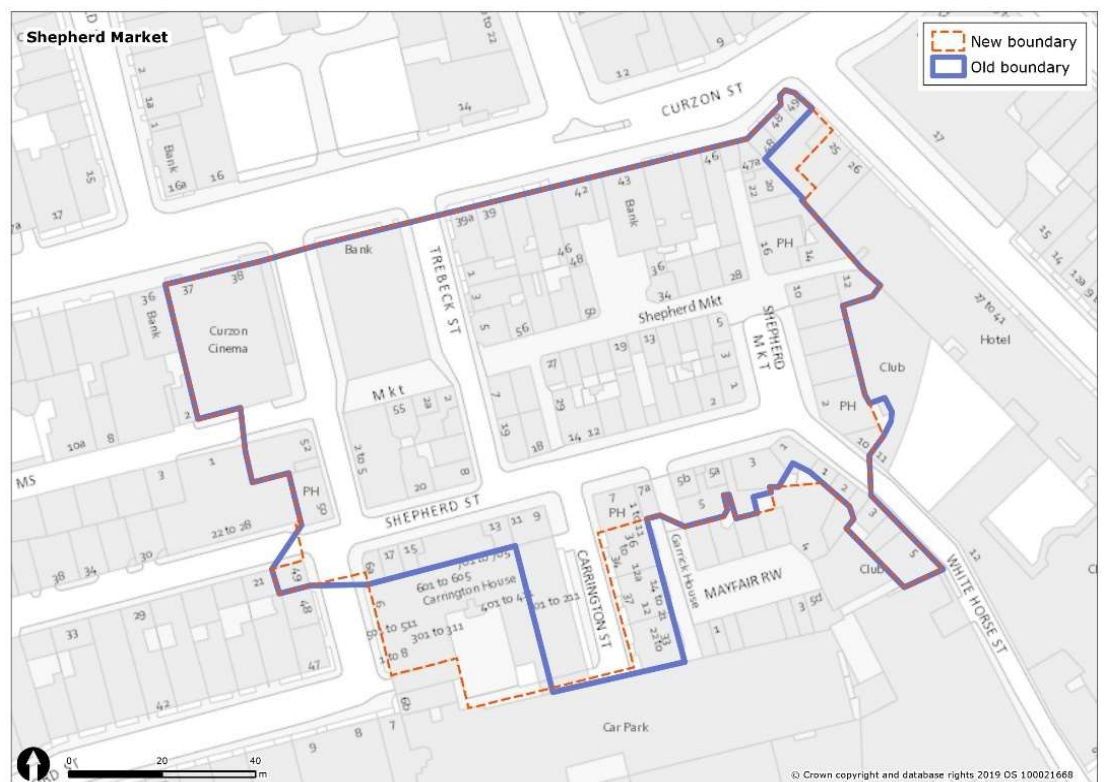
Shepherd Market

Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.

Remove the residential block on Carrington Street from the designation.

This building does not have active frontages nor its design suggests the ground floor units could be converted into commercial use.



South Audley/Mount Street

Overall boundary review.

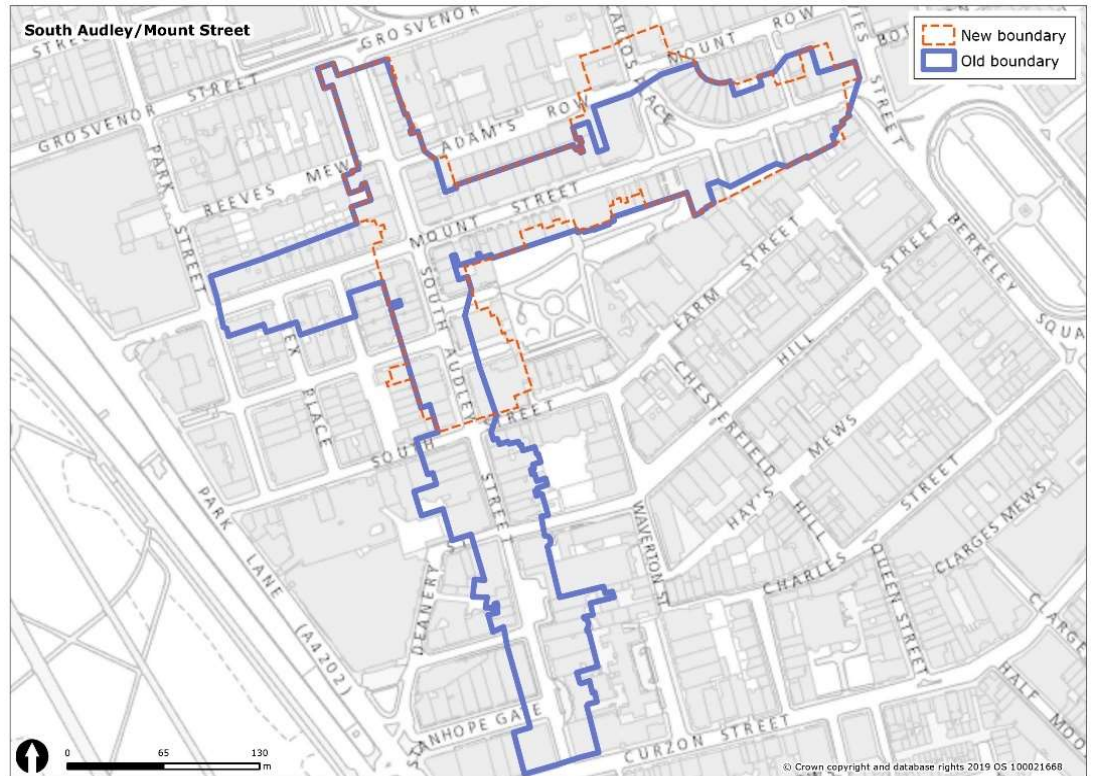
Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.

Remove the residential units to the west and south of the centre.

These buildings do not have active frontages nor their design suggests the ground floor units could be converted into commercial use.

Include two art galleries and a hairdresser on Carlos Place, to the north east of the boundary.

These uses are consistent with adjoining units already covered by the designation.



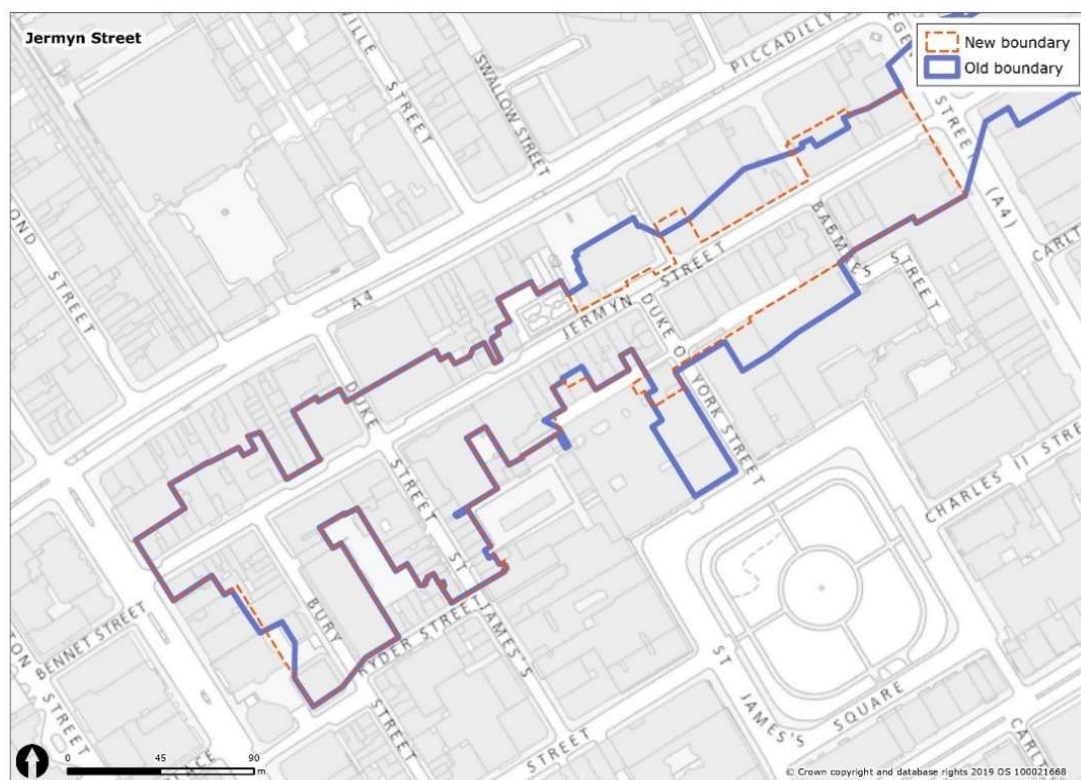
Jermyn Street

Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.

A number of units currently fall both within Jermyn Street (Other Shopping Centre within the CAZ) and Piccadilly (Other Shopping Centre within the CAZ). Include all the units between Regent's Street and Haymarket Street as part of Piccadilly (Other Shopping Centre within the CAZ) as well as 203-209 and 207-209 Piccadilly Street (currently occupied by Waterstones and Natwest). Include 18-27 Jermyn Street and 34 Jermyn Street (currently occupied by Hawes&Curtis) as part of Jermyn Street (Other Shopping Centre within the CAZ).

It is considered that the type and function of the units on both streets is better reflected by the revised designation.



Chiltern Street/George Street/Blandford Street

Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.

A number of units are covered by both the Baker Street (South) and Chiltern Street/George Street/Blandford Street designation. Include the units on both George Street and Blandford Street to Baker Street (South).

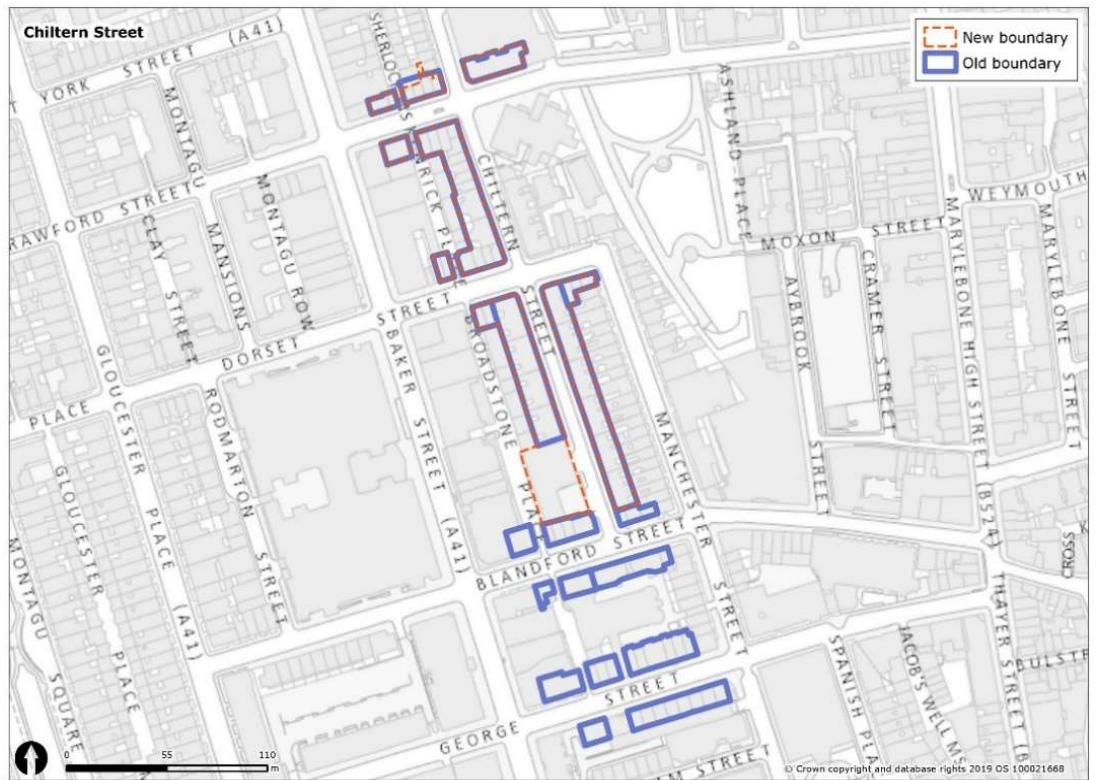
It is considered that the type and function of the units on both streets is more consistent to the offer on Baker Street (South).

Change the name of the centre is changed to 'Chiltern Street' only.

To reflect the boundary changes.

Include 1 Chiltern Street (Chiltern Firehouse Hotel) in the designation.

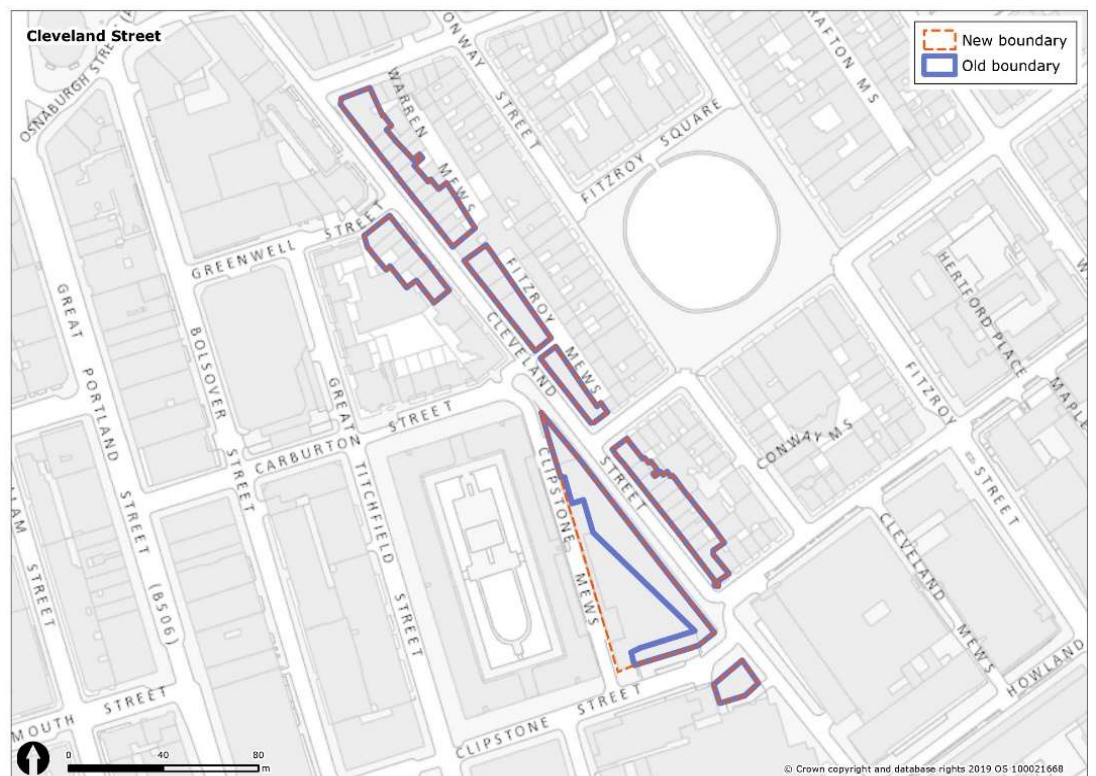
This is a town centre use which complements the existing offer.



Cleveland Street

Include the site bounded by Clipston Street, Clipston Mews and Cleveland Street.

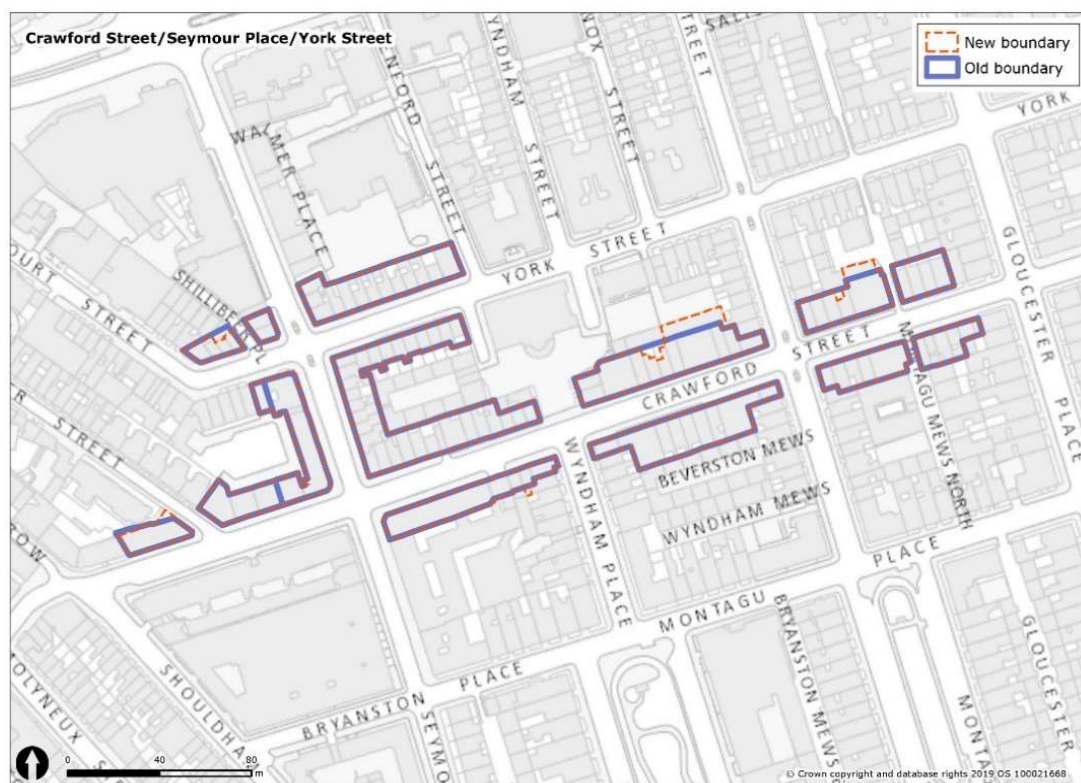
The site is being redeveloped with a mixed-use scheme containing retail, offices, leisure and community uses.



Crawford Street/Seymour Place/York Street

Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.



Great Titchfield Street (no change)

New Cavendish Street (no change)

New Quebec Street Include 20-22 Quebec Street (currently occupied by a dentist and a café). These units are occupied by town centre uses which are a functional part of the centre.



Seymour Place Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.



Lupus Street

(no change)

Moreton Street

Incorporate 35 Moreton Street to the designation.

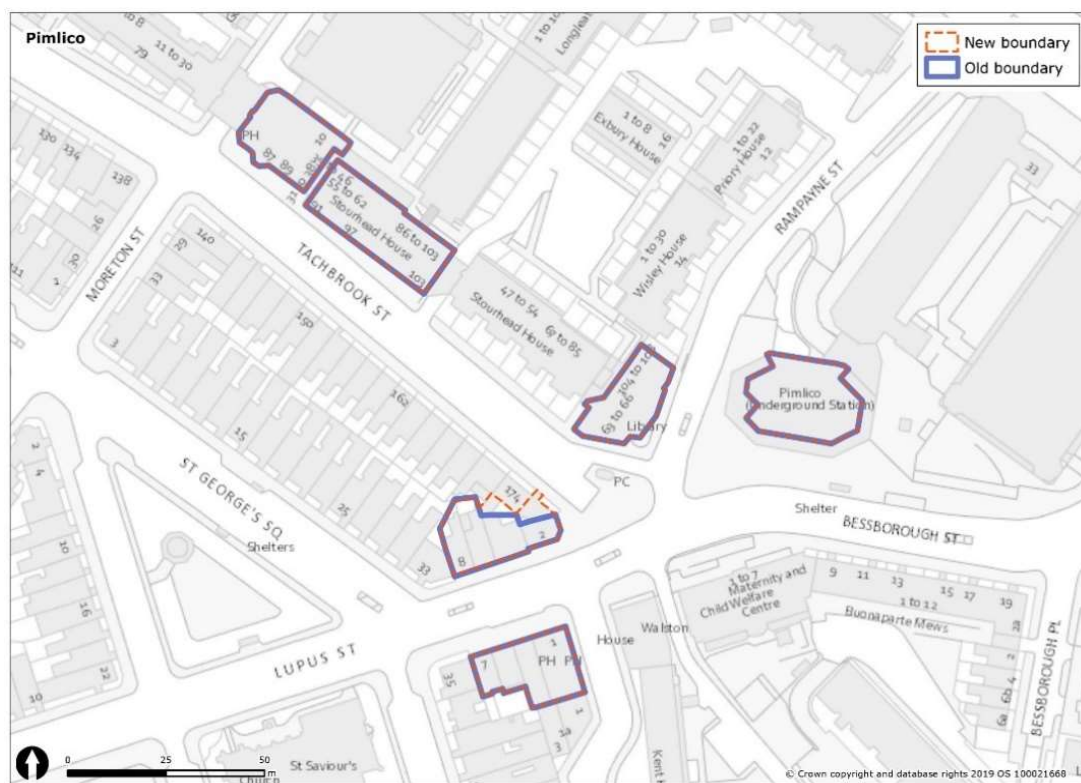
Nos. 35-37 are in occupation by the same shop and are a functional part of the centre.



Pimlico

Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.

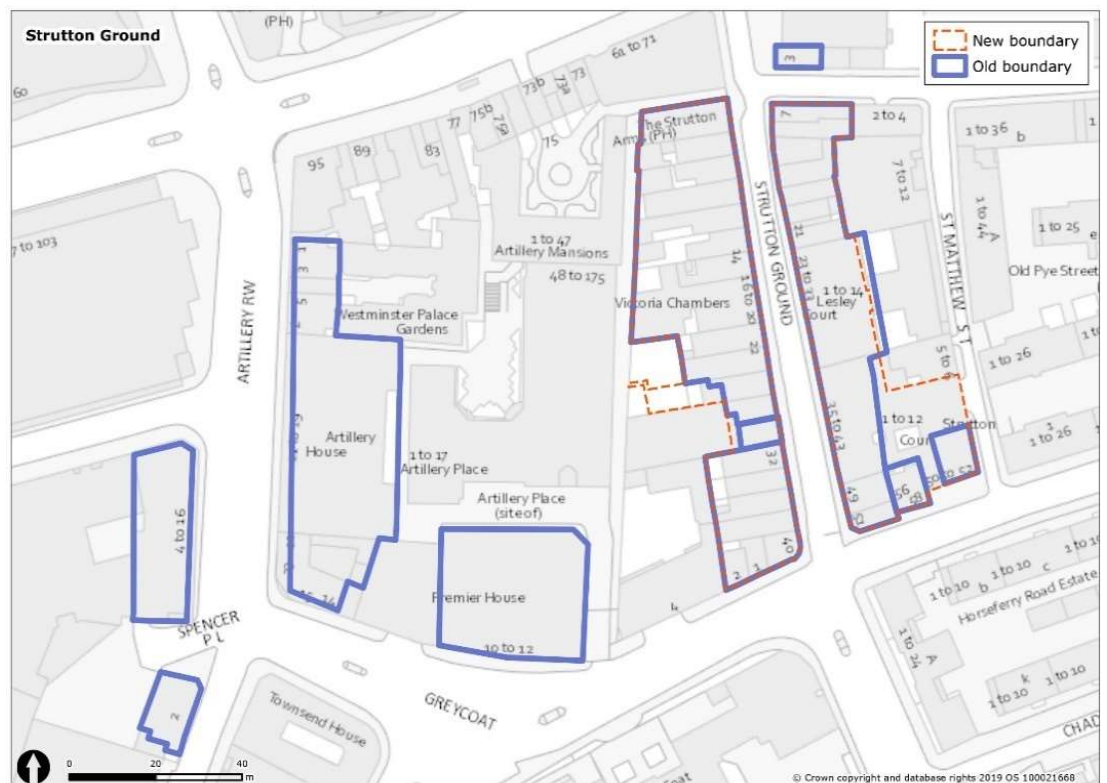


Strutton Ground/Artillery Row Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.

A number of units that fall within Victoria Street (CAZ Frontage) also fall within the Strutton Ground/Artillery Row (Other Shopping Centre within the CAZ) boundary. Include the units on Artillery Row to Victoria Street while maintain the units located on Strutton Ground as part of Strutton Ground.

The type and function of these units is more consistent to the offer on Victoria Street.



Major Shopping Centres

Queensway/Westbourne Grove

Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.



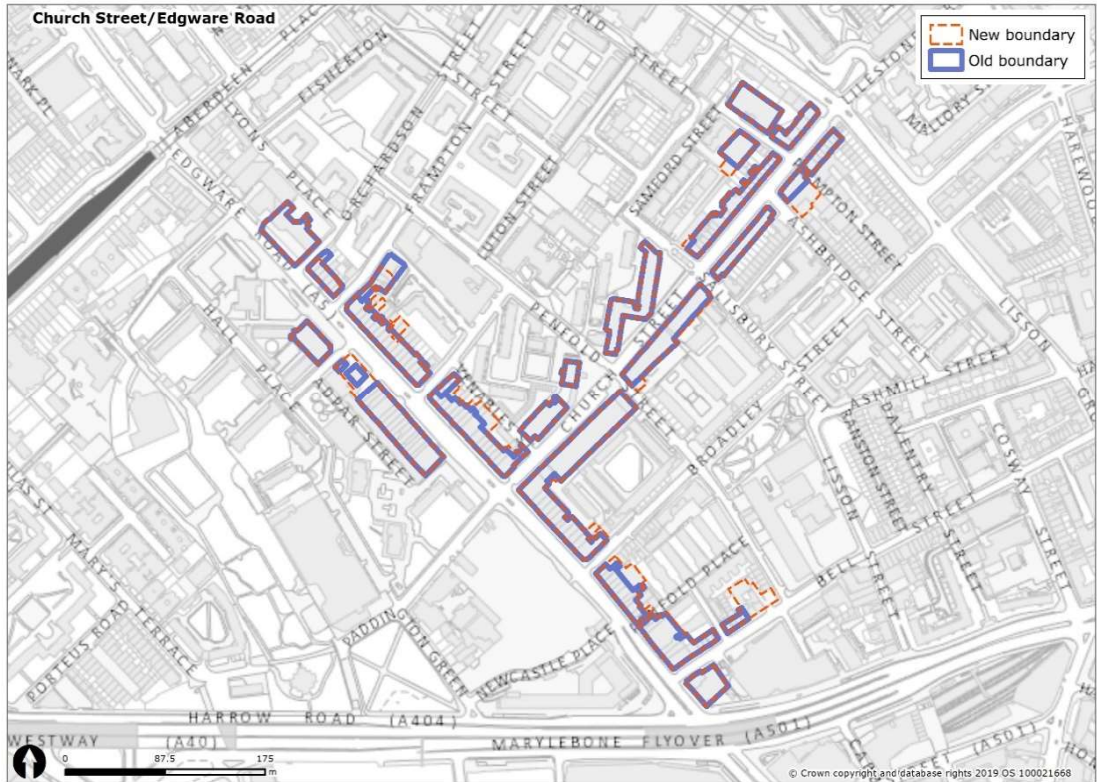
District Shopping Centres

Church Street/Edgware Road

Overall boundary review.

Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.

Incorporate the 67 Lisson Street (Lisson Gallery) to the south of the centre. This is a town centre use that complements the existing offer.



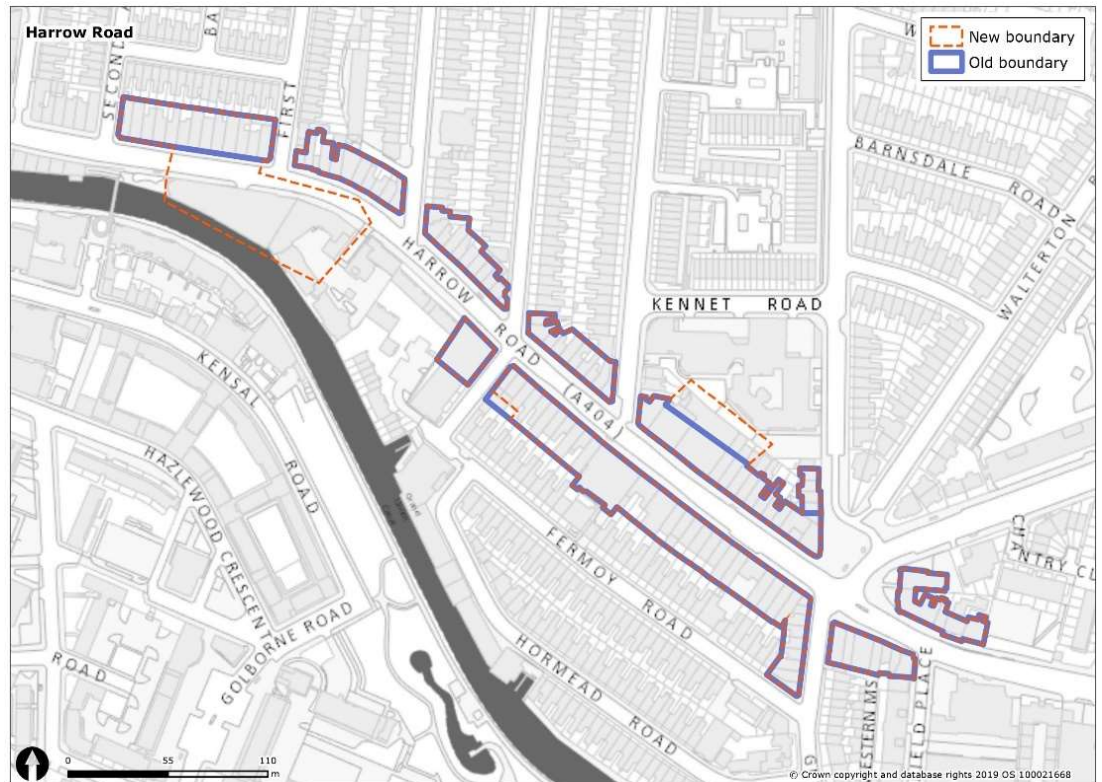
Harrow Road

Overall boundary review.

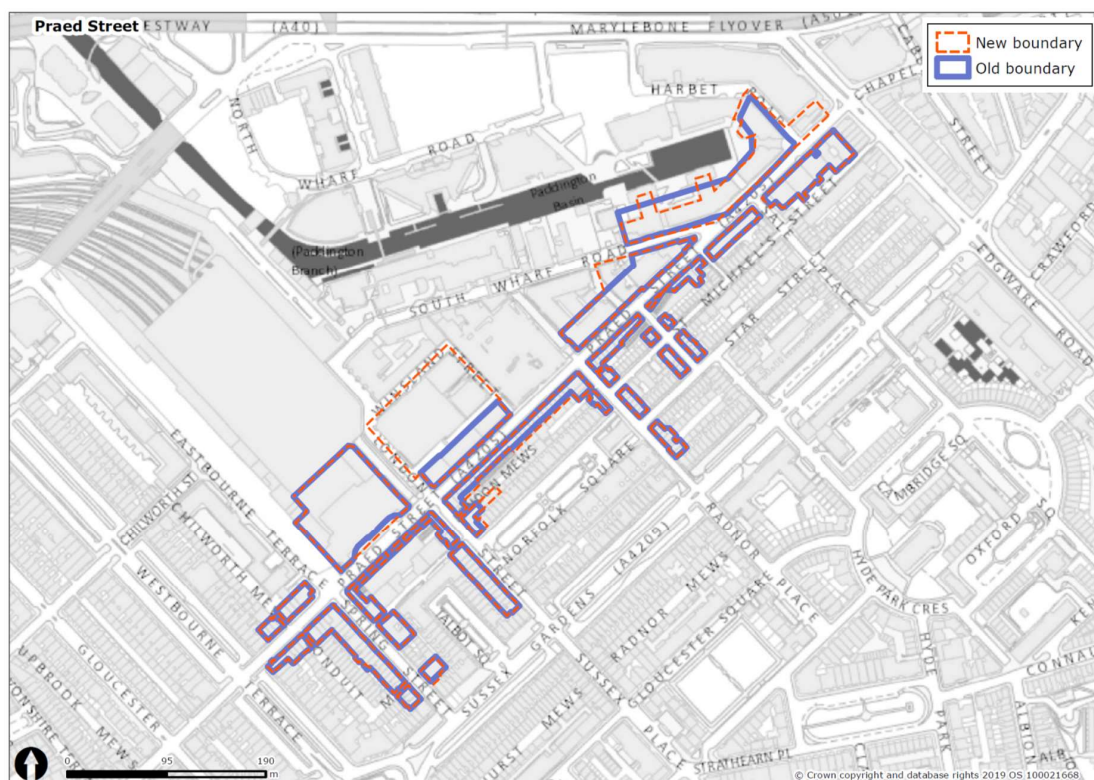
Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.

Incorporate the new development at the south-western edge of Harrow

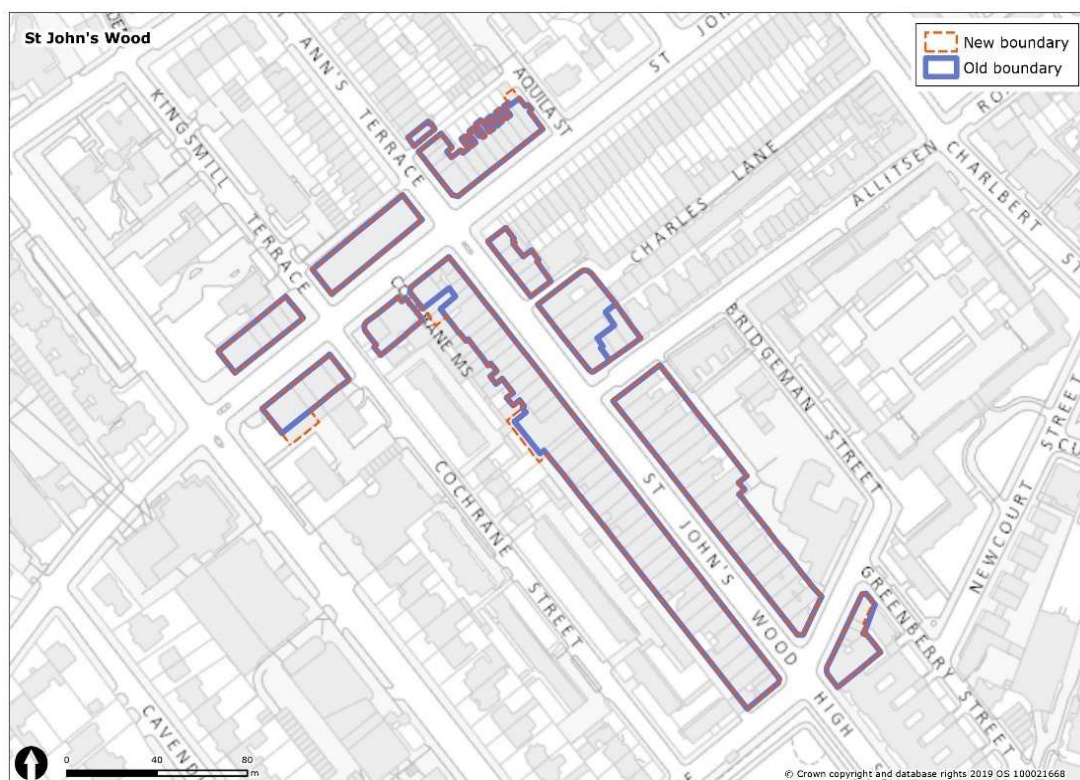
The new development includes a pharmacy, an NHS centre and an art gallery at ground floor



Praed Street	Overall boundary review.	Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.
	Include the A1 unit at 10 Praed Street (hairdresser) at the eastern end of Praed Street.	This unit is part of the Praed Street frontage and is not currently included in neither Praed Street or Edgware Road (South).
	Include the new Paddington Square site.	The site is being developed with a mixed-use scheme which will provide a series of new retail units at ground floor level and a new public



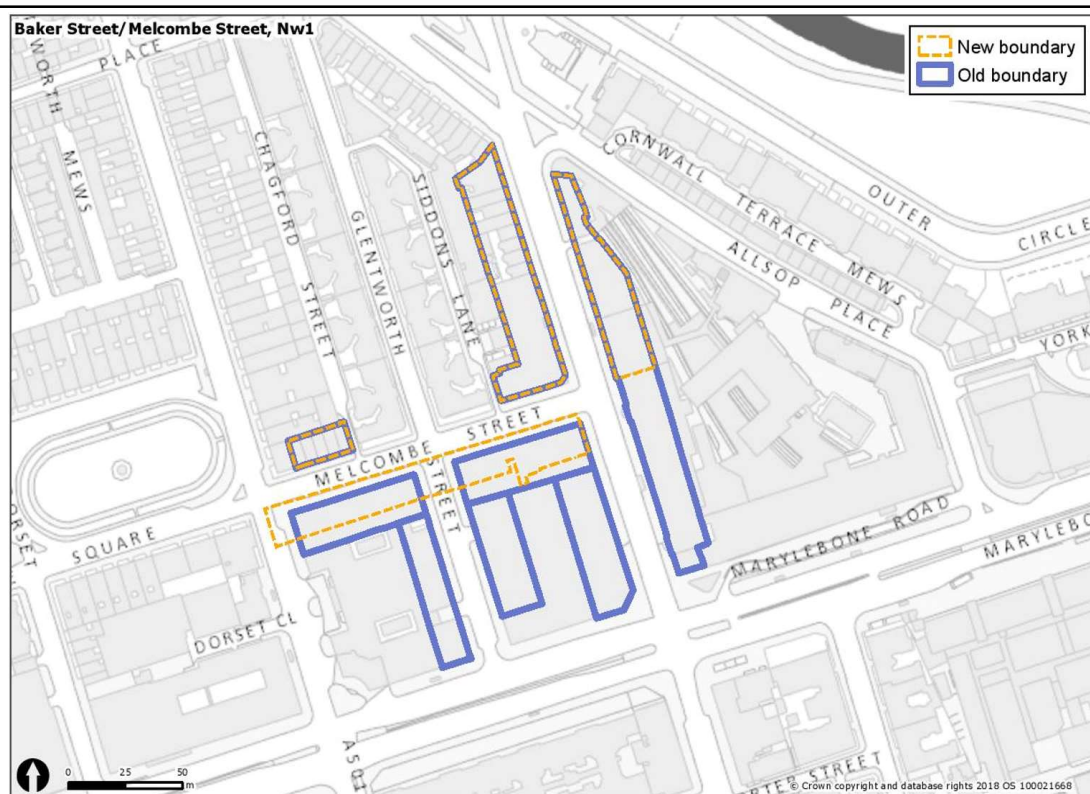
St John's Wood	Overall boundary review.	Fixing existing inaccurate boundaries, including incorporating the full extent of units which were already part of the designation.
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Local Shopping Centres

Abbey Road/Boundary Road (no change)

Baker Street/Melcombe Street	<p>A number of units that fall within the Marylebone Road centre also fall within the Baker Street/Melcombe Street (Local Shopping Centre) centre's boundary. Maintain the units on Baker Street between Marylebone Road and Melcombe Street as part of Baker Street (South) and maintain the units on Melcombe Street and Baker Street located between Melcombe Street and Park Road as part of the Baker Street/Melcombe Street centre.</p>	<p>It is considered that the type and function of the units on both streets is better reflected by the revised designation.</p>
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Blenheim Terrace	(no change)
Chalbert Street	(no change)
Clifton Road	(no change)
Connaught Street	(no change)
Craven Road/Craven Terrace	(no change)
Ebury Bridge Road	(no change)
Elizabeth Street	(no change)
Fernhead Road	(no change)
Formosa Street	(no change)
Harrow Road (East)	(no change)
Harrow Road/Bourne Terrace	(no change)
Kilburn Lane	(no change)
Kilburn Park Road	(no change)
Lauderdale Road/Castellain Road	(no change)
Ledbury Road	(no change)
Leinster Terrace	(no change)
Lisson Grove	(no change)
Maida Vale	(no change)
Moscow Road	(no change)
Motcombe Street	(no change)
Nugent Terrace	(no change)

Pimlico Road	(no change)
Porchester Road	(no change)
Shirland Road Junction	(no change)
Shirland Road/Chippenham Road	(no change)
Westbourne Park Road	(no change)