

**The Edgware
Road Project**

Possible Studies
Pamphlets

Studies on a Road

www.edgwareroad.org

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Volume 01 / Issue 04



**WHO COMES TO
CHURCH STREET
MAKES IT**

A WALKING A-Z OF THE AREA

Edited, published and designed using edgwareroad.org

Comissioned by the Edgware Road Project

This pamphlet was produced using the online archive and publishing tool edgwareroad.org, created by Bombay based media collective CAMP while in residence on the Edgware Road.

It is part of the series, *Studies on a Road*, in which groups who took part in the Edgware Road Project from 2008–2016, have shared their studies of the area and reflections on the stakes of the project.

The Edgware Road Project was developed in 2008 to support local and international artists and community groups to develop 'possible studies' responding to issues faced by those living, working and visiting the area. Over these 8 years a widening gap of inequality has opened in the area at the hands of local processes of development and the national climate of forced austerity. In response to these conditions, groups that included artists and non-artists were supported in their development of analyses and actions that would address the various dimensions of the development process. Four main thematics have opened up in response to these inequalities outlined in this series. They include Policing, Education, Housing and Care.

Researchers

Åbäke, Khalid Abdalla and Cressida Trew, Larry Achiampong, Etel Adnan, Tammy Arjona Wheeler, Bidoun, Polly Brannan, CAMP, Gill Clarke, Bahbak Hashemi-Nezhad, Sam Curtis, students from Westminster Academy, Alia Farid, Susan Hefuna, Lamia Joreige, Townhouse Gallery (Cairo), Hiwa K, Chicago Boys: while they were singing we were dreaming, Implicated Theatre, Hato, no.w.here, Karen Mirza, Brad Butler and James Holcombe, Frances Rifkin, Anton Kats, Marwan Rechmaoui, Wael Shawky, Rania Stephan, Ultra-red with St. Marylebone CE School, Chris Jones, Mathaf (Doha), Goldsmiths Leverhulme Media Research Centre: Project 5, Goldsmiths MA in Aural and Visual Cultures, Migrants Resource Centre, People's Research Seminars, Public Space Seminars/E.V.S.A, ODV and Public10, moi, Seymour Arts, the x:talk project, Justice For Domestic Workers, UnitetheUnion Hotel Workers Branch, Phyllis Etukudo, and the residents and care workers of the Carlton Dene and Westmead Elderly Resource Centres

Who Comes

To



CHURCH ST

NW8

Makes It



A Walking A-Z Of The Area

WHO COMES TO CHURCH ST MAKES IT: A Walking A-Z

This is a publication of observations and thoughts based a series of public walks in the local Church St area hosted by Chris Jones & Sam Curtis.

A hearty band of walkers undertook five walks in the area following their noses. As we went along we stopped frequently to look at things. Some of these things we already knew and some of these things we're new to us.

As we went along we tried to talk about who we were, our connections to the area and what we knew about the past, present and future of Church St. It's safe to say there was a lot of love for the area but there was also a lot of concern expressed for it too!

The contents of the book you are now holding in your hands, comes from notes, interviews, sound recordings, photos and official documents. Some of the stuff in the book also comes from earlier work we have done in the area since 2011. We think it all fits together quite nicely.

THE WALKS WE MADE TOGETHER

FRIDAY 20th MARCH 2015 from 11am

Walk One: with Robert, Ray, Chris, Sam (& Mike for a bit)

FRIDAY 27th MARCH 2015 from 2pm

Walk Two: with Robert, Chris, Sam & Ray

THURSDAY 30th APRIL 2015 from 11pm

Walk Three: with Robert, Ray, Chris, Sam & Almudena

SATURDAY 16th MAY 2015 from 2pm

Walk Four: with Jane, Lloyd, Ray, Fiona, Amal, Chris, Sam, Ismail & Michael

MONDAY 29th JUNE 2015

Cafe Meet Up: with Ray, Tony, Chris, Sam, Amal, Richard & Sophia

What Is A Walking A- Z?

We have made this book in such a fashion that it can be read in different ways. Here we outline at least three ways in which you can read it!

Alphabetical Church St

You can read the book from A to Z if you like. You can read the book from Z to A if you like. You can also just read any page you want starting at whatever letter takes your fancy.

Connecting Up Church St

We have made little boxes on each page that suggest something in common with other pages in the book. The boxes look like this:

/ CONSULTATION
// DESTINATION

Questioning Church St

As we walked around the area all together, we always had in mind something like the following questions:



Who are we? Who are we together? What is our world?



What do we see? What do we know?



What are the histories here? What is the future here?



What actions and / or alternatives are needed here?

We thought it might be nice and useful for readers to consider the contents of this book using the same questions so we have taken four symbols to represent these questions. When you see the symbols on the top of the page, you can refer to the above questions to see what we were thinking about at each A - Z entry. What answers do you have to these Church St questions?

the past is easier than the future...



who has time to think about the future?





Another...

Footnotes

Some Thoughts:

Public Walk

Saturday 16th May

All of us on these walks are in many ways feeling the changes and fortunes of London right now. We couldn't help feeling our way around Church St together that we were also feeling our way around as homeless people, as priced-out renters, as new parents and old parents, as depressed people, as lucky Council tenants, as ducking and diving mortgagors or as those in a jumbled pile to be 'regenerated' at some point soon. We felt with all these urban demollitions happening all over London, with displacements hidden beneath the sketchy details, that 'regeneration' is what you can get away with and we won't be the ones getting away with it. We'll be lucky to keep our knick-knacks the way things are going.

Church Street is unique.

It's a very special place with it's own feeling, it's own people, it's own sights and smells.

Although unique, Church St regeneration feels like just another regeneration process amongst many all over London. Familiar feelings, similar stories. If you don't live or work in the area, you might walk around and see the familiar signs of change you can find across London.

Your Notes



Bake & Cake

Your Notes

With incredible cakes made to order, Bake and Cake is also a hub for people to meet on the Edgware Road and share a coffee or tea. It has comfy American Diner-style seating and tables where people can sit in groups and look out at the buzzing activity. Although the American Diner is often seen as a place for loners or shift workers on break; the furniture in Bake and Cake seems to encourage feelings of unity amongst groups of people sitting at them. Huddled groups all intimate and close; we're all in this together.





Balance Game:

Internet Research
September 2015

Below, all mentions of the word 'balance' in the text:
Urban regeneration, scale and balancing social mix by Kathy Arthurson (2008).

'...The positive effects of residing in neighbourhoods with a more balanced social mix are thought to include...'

'...key strategies to achieve a more balanced social mix is through diversifying housing tenure, via lowering concentrations of social housing and increasing owner-occupied housing...'

'...socioeconomic variance of residents within a particular spatially delineated area, such as the neighbourhood, that is the balance of the mix of middle-income and low-income residents...'

and, kind of, one more:

'...little social interaction takes place between residents across different housing tenures in mixed tenure neighbourhoods...'



/ ANOTHER
// DISPLACEMENT
/// RETURN



Barrow

Your Notes

A market trader loads produce from one wheeled mode of transport to another.

How do we adapt to changing times, traditions and ways of working?

How much do we cling on to the good old days?

When do we stop questioning things that are called progress?





Beryl

Footnotes

Anecdote >

Public Walk
Saturday 16th May

Conversation >

Public Walk
Saturday 16th May

Your Notes

Beryl had a fall at home. She was a regular at the Church St Drop-In Centre. When she didn't show up as she always did, the Centre workers knew something was up. In this way Beryl was helped out of her predicament much quicker than otherwise.

F: 'Part of the thing about it is that people come in for their lunch, but they don't just come in for their lunch. They come in and spend their whole afternoon here and they meet their friends and chat. If the social worker is looking for somebody they know where to find them. Everyone knows the all the clientele here so if the member doesn't find them they alert the worker and somebody goes to check up on them'.



Footnotes

Conversation >

Public Walk
Saturday 16th May

Thoughts:

After Public Walks
September 2015

Look up, look down, look
all around you!

Who made that building?
Who laid those bricks?
How much do we notice
the world around us? How
much do we ask ques-
tions about our surround-
ings? As life gets busier
and more complicated,
how do we take time out
to just stop and think about
things, break things down
into chunks?

The Brickie's pride: "I did
that!". Bricklaying is a he-
roic trade in which unsung
champions build up our
urban environment, they
bring architects plans into
monumental being and
give form to ideas, hopes
and dreams as well as fail-
ures, political policies and
social cleansing.

'You know what, I've never noticed
that bit of brickwork before'.



/ REGENERATION

// SPORADIC

/// X MARKS THE SPOT



Bunker

Footnotes

Website:

http://www.subbrit.org.uk/rsg/sites/p/paddington_control/index.html

Site Name: Paddington Borough Control
TQ26798177
Paddington Green Church Road, W2

RSG site visit
28th December 2001

The entrance to the post war Borough Control Centre at Paddington is located in the middle of a flower bed on Paddington Green. It consists of a wedge shaped entrance block concealing the stairway down into the bunker. This block measures 5.1M X 1.2M. The entrance doorway on one side has been bricked up and rendered over.

There is a small opening in the opposite side wall. 18 metres south east is a ventilation shaft, also concealed in a flower bed. This measures 1M X 1M X .8 metre high with two open vents.

A bunker is an attempt at a secret. It is something hidden below the surface of the ground out of the way of prying eyes. The big question is who is the bunker for if it is so secret? Well, we are guessing it is not for the likes of us.

When we saw the still solid concrete bunker entrance amid a clump of bushes in the middle of Paddington Green, we were happy in the way that stumbling across a secret can make you happy. But then some secrets do not make everyone happy.

We knocked on the door but nobody answered.

Somewhere else on Paddington Green is another piece of bunkerville, there is an air vent sticking up in a small knot of bushes. Putting our ears and listening at that vent we attempted to find out some answers from below. From within three-foot concrete walls decisions for the afterlife are still being made.

Anyhow, our discovery spurred on our desire to uncover any other possible local secrets.

Your Notes



Car Park

Footnotes

Newsletter:

Paddington Green
City West Homes
Winter 2014

Residents vote 'yes'

Plans for 45 new homes and landscape improvements, got the thumbs up from residents of the Hall Park estate. They also gave the go ahead for transforming the lobby area in Parsons House, during the recent public vote. Of those residents eligible to vote, 33% did and nearly two-thirds (63%) voted 'yes'.

Reviews:

<http://en.parkopedia.co.uk>

Paddington Green
Anonymous, Jun 9th 2015
Cheap and awesome in central london.

Anonymous, Mar 2nd 2015
No frills - it's just an open gravelly space where people can park very close to central London and Edgware Road station is a 5 minute walk away.

The temporary but long-standing car-park and car-washing place sits behind the large somewhat falling apart hoardings where Church St crosses over at Edgware Rd. There, if you actually know or remember that Church St continues on the other side, you step into the Hall Park Estate regeneration zone. So we have left one zone of renewal for another cheek by jowl zone of recovery. It's that easy.

But, as we are sometimes saying, regeneration is not an easy pie, tasty and always served piping hot. Each zone has it's flavours, it's hard or soft crusts or it's decorative pastry tops or it's collapsed centre.

We like Parsons House on that estate. 20 storeys high, built in 1969 and re-clad with red funky tracking at different levels. Iconic, yes! Here a regeneration that will not see it's jewel thrown out with the er...bathwater!

Going backwards geographically, we reach the Church of Church St just to make a historical connection to why we are named so. Then sideways like crabs we reach again our lovely carparking and carwashing combo. It could be anywhere, as we peer in, as guys lather up and scrub whatever motor desires a wash and brush up. Our carpark entrepreneurs are busy as spring ants. We read a sign on the gates: Golden Eagle Car Parking.

Your Notes

/ BUNKER

// DESTINATION

/// POTENTIAL



Footnotes

Conversation>

Public Walk
Saturday 16th May

Petition:

Save the Church Street
Drop-In Centre and
Nursery, NW8

Submitted by Sara Duncan
of Church Street Ward
Neighbourhood Forum.

Deadline to sign up by:
17 August 2015

Signatures at closing: 106

I: Do you think Church St community is politically passive? Discuss!

C: You know what? Most places people are politically passive. It's the context of the times, isn't it? Without even being overly political it's not a very engaged time of people having things in common that they see and coming together. Seeing things in common. Maybe people forgot how to do that. Young people don't know how to organise.

J: Or people are moaning about it after.

C: Well, we know a lot about what happening but it's very difficult to confront the power and say 'we'll we don't want this to happen. How here would we say 'basically it's nothing to run this place and basically you are making people very ill if you stop their social networks'. So how do people get together and say 'this is what we want. We don't want this place to close down'.

Your Notes





Community

Footnotes

Interview >
Dave Whybrow,
Cockpit Theatre
February 2013

Your Notes

‘The area lies at the centre of a community of communities. At the moment it functions because it provides for cultural exchanges, it provides for flows of people, flows of businesses, livelihoods, all of which bring people into contact with each other. If the scheme were to diminish and reduce that level of activity and physically desertify Church St then you would end with what at the moment is a cultural crossroads will become a no-man’s land. But I cite that as that is one possible example of an outcome. The problem is principally that there has been no study of those kind of impacts....

The great problem is that the research that the scheme has embarked on has been limited to consultation. But consultation does not necessarily reveal what’s actually happening in an area for the simple reason that it’s self-selective on who gets talked to and who gets a voice. So people or organisations, businesses, phenomena, cultural flows, groups that are outside or don’t come forward to be consulted with are left out of the picture and that would 95% of the population of this area’.



/ FRAGMENTATION
// HISTORY
/// MIGRATION



Construction

Footnotes

Question For Answering:
Church St Is What?

You can use the space below to write your answer to the above question:

Your Notes

It's clear that nothing in this short book is attempting to portray the 'authentic' Church St. How could it!? But we are trying to juggle two dynamic ideas in tension with each other. The first one goes like this:

If you are here then you are from here!

We use this because we like how it includes all but it's inclusiveness is also slightly slanted and knowing. The argument comes from France where it's known to mean a community is made up of those long-term and those who have arrived, and in often difficult circumstances. So it's both a welcome and a defence of arriving, or more specifically, arrivals.

The second one runs like this:

In the area but not of the area!

We got this definition from a local resident. It's kind of saying that anyone can arrive but not everyone's gonna feed the community ways and means in the various ways that these exist and in the various ways and means in which this happens.

Those ways and means are a lovely set of questions we all need to ask ourselves about the area which is what we hope this short book is a small contribution too. As Church St needs no introduction, we thought we might put these introductory seeming notes in the midst of the book and not at the start! This only follows the way we liked to do things on all the walks we made in the area. There was a starting point but then no real end point, no real conclusions. Just walking. Just the construction of open-ended questions that were useful to find or come up with and useful to ask and share.



Consultation

Footnotes

Interview >
Church St residents
April 2013

Your Notes

P: They just get rid of the working-class out of London and build for the wealthy people and that's it. That's what they are doing.

C: What do people do about it?

D: What I have done in my case is set up a website. My own website because I was concerned with the same issue, you see. So just to get all the information together. The Council have done some consultation but they come and go.

C: The problem in any consultation engagement in any big project is that it takes so long that people forget, people get resigned...

P: Get tired...

C: I think they do make an effort...

K: I mean it all looks very nice...

B: Yeah all this looks good but...

C: Well, it looks good but what you want to say about it has to be heard, doesn't it. Consultation is not necessarily participating in the wider process. It's not you making decisions. It's kind of us saying 'well, it looks very nice'.

D: It looks nice but who is going to live in there?

P: Are they going to give you a piece of paper, signed, well okay when finished you have your flat and it's yours.

A: It doesn't explain very well what will happen. This is the first one?

C: The first phase.

A: But I am okay with Phase One because...ha ha... ha...

C: Why are you okay with Phase One?

A: Oh, because it seems far away from me! Nothing in Church St itself.

C: Yeah. Is that deliberate?

/ DISPLACEMENT

// VOTE

/// WE



Consultation, again

Footnotes

Conversation:

Public Walk
Saturday 16th May

'It's really difficult to consult

Well couldn't you go out onto the street and consult all day long? For a series of ten days?

I think they've been trying to do that, on the green spine bit, they're having at Broadley St Gardens they are having a consultation there but it is difficult because people just don't want to...or they don't think they can make a difference, you'd be surprised at how many people say ' Oh well they'll do what they want, whatever we say' and actually that's not true.'



'As anyone involved in local community activism would know, it is often the same people who tend to take an interest and follow a development through from beginning to end. So rather than adding up all the figures, a generous estimate would be 250 people handing in feedback forms on different issues, out of perhaps 800 who visited the exhibition. If we consider that approximately 14,000 people live in East Walworth, that means that perhaps 6% of those saw the exhibitions and only 2% filled in the feedback forms, although there was no requirement on the feedback form to prove local residency. Obviously, these percentages decrease even further if we consider the entire population of the borough of Southwark (288,000). In no other industry, apart from the newly invented 'regeneration' industry, could these statistics be credible!'

This was something one of us wrote a few years ago from our experiences on Heygate Estate in Walworth, SE17.

Your Notes



Footnotes

Interview >

Dave Whybrow,
Cockpit Theatre
February 2013

Your Notes

'And, for example, my own case history with that is the illustrative example really in that the Urban Initiatives report suggested that The Cockpit would either be turned into a car park or possibly a cinema for local people if not housing depending on whether it was viable as a business and I know for a fact that this was based on one conversation with one person. In all that consultation period no one ever spoke to me or anybody at the theatre, none of the twenty staff that work here. There was never any proper research. We get 30,000 footfall, no one that uses The Cockpit, runs, work in it, did a show here, local groups, none of them were spoken too...It didn't help because it established the disconnect...It backfired as a an exercise because it was supposed to look like a bit of research on the area and it was anything but. It was an existing agenda, operationalised and then drawn up and then a report. It was a paper chase'.

/ LIBRARY
// PLAQUES
/// UPLIFT



Culture, again

Footnotes



Fine art prints / Pub Karaoke / Poetry Groups / Instagram / Art Gallery / Rock band in pub / Irish Session / Public Sculpture / Fanzines / Site Specific Art / Graffiti / Photography / Boot Sale / Classical Concert / MC-ing / Street Art / Wedding Party in Church Hall / Philosophy Group / Poetry Slam / Street Style / Busking / Signifying / Public Walks / Public Space Intervention / Market Cries / Soapboxing / Chess in the park / Penny Up The Wall / Jumble Sales / Cake stalls / Street Festival / Tug of war / Pop-Up Shops / Loud Car Stereos / Music Hall / Mime / Pantomime / End Of Pier Show / Knees Up / Ballet Classes / Jamming / Art School / Skateboarding / Amateur Dramatics / Craft Clubs / Bandstand Concerts / Street Portraits / Pavement Drawing / Church Choir / and so on...

How is a culture made and who is it for?

/ ECONOMY
// FOOTNOTES
/// GROUND



Cuts

Footnotes

City Management Plan:

Consultation Draft
November 2011

'Westminster's Strategic Objectives

1. To accommodate sustainable growth and change that will contribute to enhancing London's role as a sustainable world class city, including its international business, retail, cultural and entertainment functions within the Central Activities Zone; whilst maintaining its unique and historic character, mix, functions, and townscapes.'

Cutting: is the separation of a physical object, into two or more portions, through the application of an acutely directed force.

Cutting: a birthday cake

Cutting: is the act of intentionally inflicting harm on oneself.

Cutting: our public services

Cutting: the celebratory ribbon

Cutting: the drop-in centre for older people on Church St was in the process of closing down due to cuts.

Your Notes



Official opening ceremony of the new Church Street Market signs by Westminster Council



Demolition

Footnotes

Futures Plan 2011:

Phase 2 Intentions

Mole Hse

-Demolition

Windrush Hse

-Demolition

Isis Hse

-Demolition

Derry Hse

-Demolition

Colne Hse

-Demolition

Darent Hse

-Demolition

Kennet Hse

-Refurbish

Blackwater Hse

-Demolition

Ingrebourne Hse

-Refurbish

Lambourne Hse

-Refurbish

Pool Hse

-Refurbish

Cray Hse

-Refurbish

Eden Hse

-Demolition

Wandle Hse

-Refurbish

Medway Hse

-Refurbish

Ravensbourne Hse

-Refurbish

Lea Hse

-Refurbish

Roding Hse

-Refurbish

There is a plaque on Eden House, Church St round the back where the Library patio space is. It gives us a clue on the origin of that block but also other nearby council home blocks. The plaque says something like that Eden House was built in the post-war redevelopment of the area around 1970.

If we were to demolish the block today as is the plan (subject to vote in Phase 2 of The Futures Plan), then the block and it's homes would have been in existence for 45 years.

And so would the shops have been. Those shops that are in many ways the front of Church St. Many have come and gone but the local shops are the heart of the area and what gives the place that sense of social spare shared by all. Not always without arguments but more often with a knowing look, smile, shake of the head or something of a Church St gesture.

We thinking here of what more is demolished than just bricks and concrete when places get knocked down.

/ CONSTRUCTION
// VILLAGE
/// VOTE



Destination

Footnotes

Conversation >

Public Walk
Saturday 16th May

(*) Futures Plan:

Preferred Options Report
Urban Initiatives
January 2011

“The Church St Masterplan area has two non-complementary retails offers: High-end and diversified, exemplified by the prominent antiques cluster and other high quality retailers which attracts custom from across London and further afield; and Locally-oriented, low quality retail offer exemplified by gambling shops, fast food outlets and small unattractive shops which largely fail to attract shoppers to the area

Significantly, despite its central London location, Church St market is not a ‘London destination’, it fails to attract the sort of visitor numbers seen at London’s other premier street markets.’

I: I can’t help but feel bad. Getting bad coffee... well it’s a first world problem isn’t it?

A: Who is Lord Frampton?

I: Oh that is going to be a serious coffee shop, the Frampton Grind, they are about to open up. Could be the new destination place...

(Later on down Edgware Rd by another cafe)

I: Look at the carrot cake, I said get rid of your carrot cake, I said you’ve got to get carrot cake without the fluorescent carrots on top, that does not inspire confidence, I said that to him.

A: Coconut latte, Ice milk latte, Gingerbread latte!.



Your Notes



Displacement

Footnotes

Reading:

On Gentrification: A Note
by Peter Marcuse
City: Vol 14 Feb/April 2010

'We are neither scientists dispassionately solving complex equations, nor passive servants doing what we're told, answering only questions someone else asks of us. We are human beings, and the questions we deal with are about other human beings. If we do not understand and do not intuitively put ourselves in the place of those whose problems we examine, we will not understand them – either the people or the problems. If the pain of displacement is not a central component of what we are dealing with in studying gentrification – indeed, is not what brings us to the subject in the first place – we are not just missing one factor in a multi-factorial equation; we are missing the central point that needs to be addressed. That's why researchers need to be with, ultimately stand with, those whose problems they analyze, describe, explain, try to understand. That proposition arises not from some prejudgement or personal bias, but rather from the understanding developed by the research'.

Does everyone have the right to live where they want to live?

There are many arguments being bandied about that if you can't afford to live any longer in an area you live then you should move out to where you can afford to live.

The argument stems from the logic of entitlement and finance rather than from a right to the city and a right to live where you want. If you can no longer pay to stay where you are then take whatever money you have and move.

This argument become particularly fierce around sites of regeneration. If new homes are built that are for a more wealthy part of the population, then following on from that is that it is common that rents rise. Local shops either find that the new retail spaces made available to them in new developments are too expensive or they find their landlords can now rent at higher rents to chains who are willing to pay much more. For council tenants who are rehoused in Housing Association homes, rents and service charges are usually more than what they paid for their Council homes. Private renters find that their landlord might prefer a regular turnover of their tenants as they can keep upping rents at each switch.

Whatever form it takes, this is displacement.

One of the best and most generous writers and activists on the ideas and effects of displacement is Peter Marcuse from New York.

/ DISPLACEMENT
// GENTRIFICATION
/// RETURN



Drop-In

Footnotes

Conversation >

Public Walk
Saturday 16th May

Twitter:

1st July 2015

Conversation between Southwark Notes & Jo Charlton, Communications for Shepherds Bush Housing Group

4:00 AM - 1 Jul 2015

@sbhg_jocharlton What's happening with Church St Drop-In centre? We heard it's closing really soon

5:22 AM - 1 Jul 2015

@SouthwarkNotes So regret we can't continue to subsidise. Can keep open til Sept as community wants to continue. Financial support v welcome

6:14 AM - 1 Jul 2015

@sbhg_jocharlton What were the terms of SBHG taking it over in 2012? To fund or subsidise? Seems a shame to lose it

8:36 AM - 1 Jul 2015

@SouthwarkNotes Neither. Tried to source funding to continue but warm wishes didn't mean money. Really hope community can continue drop-in.

S: The thing about this place is that some people think what they don't like about it is you just see people sitting around drinking tea and they don't like that.

F: Yes, this is the problem!

J: They think they should be doing stuff?

F: Yes.

C: Working in a mill!

J: What should they be doing?

/ BERYL

// CUTS

/// QUESTIONS



Drum

Footnotes

Conversation >

Public Walk
Saturday 16th May

'So we should all go and shake buckets on St John's Wood High St and Mayfair'.

'We are from Church St, we are residents of Westminster!'

Have a heart, have a heart. I can drum up...we should drum it up from all the locale's that we are involved with you know...

We can collectively work it out, DRUM!

Wikipedia:

<https://en.wikipedia.org/wiki/Drummer>

'Historically, drumming played a key role in military conflicts. Drummers would set a steady beat to aid mass marching and arouse troops senses and lift their morale. Their drumming would also assist troops in firing and loading weapons systematically. Culturally, drumming is used at traditional or ceremonial events to strengthen the sense of group unity'.



Your Notes

/ CULTURE
// COMMUNITY
/// WE



Economy

Footnotes

Interview >

Dave Whybrow,
Cockpit Theatre
February 2013

Your Notes

'At the moment there is an increasing amount of cultural activity. Intergenerational cultural activity within migrant groups serves a very specific function. What it enables people to do is for older generations to kind of alleviate their anxieties about younger generations getting lost into host populations....you have weddings and you have funerals, you have dances and musical events... and that process cant take place if those events don't take place and those events can't take place unless they have got places to happens in. But what you can't say 'well okay, to answer that we will create a community hub space' because the fact is what you have to do with that is break a lot of existing connections and hope that everyone reconnects around the community hub and that rarely rarely happens because the way that those events take place is that money changes hands through a series of traders, control is exchanged through a series of social networks and if you actually take out the central asset from that pattern, you destroy that pattern'.

/ CULTURE

// DROP-IN

/// MARKET



(Foot)notes

Footnotes

Explanation:

Saturday 5th September

What is a footnote? It is a deliberately placed floating piece of extra information that tries to take the text it accompanies to another level. The Footnote tries to expand the reader's understanding of the text by moving info into a further dimension - up, down, away, back, forth, sideways, above or below.

When we took our notes, we wanted then to add these notes upon the notes. These can be thought of as further reflections on what we saw and what we talked about.

In the same way, we want Your Notes to be the same-process. Your notes can take our words to other levels that can agree, disagree, pull apart, amend, edit or challenge what we have in the contents of this short book. Please do take notes.

Camera, video, audio recorder, phone - all fancies of research and note-taking. We tried where we could to use a simple notepad and pen to record what we saw and what we talked about. Not exclusively but when we could scratch thoughts on the go onto paper, we did so.

On these walks we became convinced of both the necessity and beauty of footnotes. Or rather convinced that The Footnote was the key to later opening up to others the Walks we had the pleasure of having all to ourselves at the end of the day. Our small gathering band of walkers did what they could but now we ask The Footnote to aid us in understanding.

Footnotes here, placed for your enjoyment at the side and not the foot of the page, attempt to place into each some context, some contradiction or something else entirely. Sometimes we have to trust The Footnote to be left to its own magic.

But we do not want to be footnotes in Church St's own bent past. We want to be the future here too.

Your Notes

/ SPORADIC
// WHO
/// ZZZZ



Fragmentation

Announcement:

September 2015
mapifychurchstreet.co.uk

‘From 15 September to 31 October, Westminster’s first “Urban Room” will open at 99 Church Street, NW8. Part meeting place... part exhibition... part festival... this pop-up event invites submissions from everyone who knows and loves this neighbourhood!

Individuals and groups are invited to use the free space to have meetings, socialise, exchange ideas, promote an enterprise, voice concerns or just to find out what’s happening in the area. The Urban Room will also have a virtual presence through the pioneering ‘Mapify Church Street’ website, which is the community’s central tool for networking and building social capital.

Our Neighbourhood, Our Room, Our Plan’.

After our final walk we all met in the Drop-In centre for a cup of tea. Something that came up was how difficult it is to organize. F spoke about how people are fragmented in the area and how this weakens their ability to do anything, to make any changes. Strength in numbers absolutely, but how do we come together in the first place?

We’ve met lots of people who feel the same way, who are asking similar questions, who have shared ideas and concerns. But how do we unify? Who has the time to take out and make it happen? To bring people together properly and not just bringing out the same old faces would take serious effort and resources over a sustained period of time.



Gentrification

Footnotes

Analysis >

Southwark Notes
southwarknotes.word-
press.com

Reading:

Aspects of Change
Ruth Glass, 1964

‘One by one, many of the working class quarters of London have been invaded by the middle-classes—upper and lower. Shabby, modest mews and cottages—two rooms up and two down—have been taken over, when their leases have expired, and have become elegant, expensive residences...Once this process of ‘gentrification’ starts in a district it goes on rapidly until all or most of the original working-class occupiers are displaced and the whole social character of the district is changed’.

‘Regeneration is often a forced and false consensus rather than a genuine public debate. Gentrification is never in our interest as it’s the displacement of the original poorer inhabitants by wealthier ones. The results of this switch is always evictions for us, closure of local shops and amenities and deterioration of the communal life that is the lifeblood of us all. Where regeneration crosses over with gentrification is where the replacement of council estates with new mixed residential buildings results in a decrease in local social housing as land is sold off to private developers for profit.

We don’t think it’s wrong to demand that a regeneration scheme enhances the quality of our lives. We don’t think it’s wrong to oppose gentrification. In this way it turns out that our negativity is really only a mask for our positive wish for all of us to live our lives free from those who pretend to act in our interests but are only ever about giving even more of what we’ve got away to those who already have too much’.

One of us wrote the above explanation of regeneration a long time ago. One of us was involved in the fights around the demolition and regeneration of the Heygate Estate in The Elephant. One of us used to visit our friends on that estate but now nothing exists of it anymore. One of us continues to challenge developers and Council around the gentrification of The Elephant. Both of us still think the above two paragraphs are good starting points for the basics that affect working class people.

One of us put those paragraphs and Ruth Glass’s original definition of ‘gentrification’ on this page to show how even though the ways communities are gentrified have changed the effects are the same - poor people are pushed out of an area. In 1964 gentrification happened house by house in up and coming areas, now whole housing estates are knocked down as ‘masterplans’ determine local people’s fates.

Your Notes

/ DISPLACEMENT
// HOUSING
/// CAR PARK



Ground

Footnotes

Quote:

The Conservationist
Nadine Gordimer, (1974)

‘This what I believe in - flesh and blood people - no gods up in the sky or anywhere on the ground. ‘Development’. One great big all-purpose God of a machine, eh? Super juggernaut that’s going to make it all right, put everything right if we get the finance for it. The money and the know-how machine. Isn’t that it with you? The politics are of no concern. The ideology doesn’t matter a damn. The poor devils don’t know what’s good for them, anyway. That’s how you justify what you condone, that’s what lets you off the hook, ins’t it - the Great Impartial Development. No dirty hands or compromised minds....It’s going to be decided by computer - Look, no hands! Change is something programmed, not aspired to. No struggle between human beings. That’d be to smelly and to close. Let them eat cake, by all means, if production allows for it, the dividends are not affected, and in time...’

‘The farm, to justify its existence and that of those who work on it, must be a going concern. Those are the facts’.

Mehring’s answer to the question posed in our Footnote is us taking a liberty but one that fits. Mehring is talking about his farm - but if we substituted the word ‘regeneration’ it would not be out of place in this Walking A-Z where often one thing can represent another.

We have decided on our favourite local places in the same spirit of one thing being able to be another or where things get messy.

VENABLES ST where real London messiness shines on. BELL ST where the old and new street signs contradict each other at Archive Books. PENFOLD ST where the Spitfire Works didn’t build Spitfires. LUTON ST where a mix of old types of social housing can all be seen from the corner junction as well as that brilliant wall. RANSTON ST where the houses are well old and preserved. SAMFORD ST where you feel a little lost. ASHBRIDGE ST where you can get your methadone. SHROTON ST where you get some respite from survival woes. FRAMPTON ST where you can no longer find Lord Frampton at all at 91. BEDLOW CL for an even better tall wall. HAREWOOD AVE where we can still see the old peace graffiti. STALBRIDGE ST for a slashed glossy brick wall, boarded up door and alcove we liked. COSWAY ST where ‘redundant’ Christ Church tower is heavy looking at cloudy dusk or under full moonlight.

/ BUNKER

// LAND

/// SURFACE



Michel Prigent >

In situ in Daventry Street
Website June 2015

'I first came to Daventry Street around 1976 with 'Big John' Cassel and Margot S, my partner at the time. If we had not occupied no., the street would have fallen into the hands of property speculators who no doubt would have knocked down the dwellings to erect expensive penthouses. There were already other squatters living in the street. Notably my friend Paul Moss, the jazz musician. 'Big John' knew 'Boogie' the road manager of the Sex Pistols who lived at no 33. So we came through the roof into our building.

One day when we had already settled in, there was a knock on the door. It was an elderly lady. She was not too pleased to have been rehoused in a tower block near Rossmore Street. " I know no one there", she cried. "Here there was a community". She asked us if we had kept the fire and the cookers. We replied that we did. She was over the moon. She said: "If only I could move back in there.'



History of a history

Footnotes

Westminster Council >
Cabinet Member Report
Church Street “Concrete
Triangle” improvements
19th July 2006

Your Notes

‘In July 2004 Ian Kitson produced an outline design for the scheme, which focused on the introduction of new trees and the inclusion of historical references to the area. The Church Street Action Group adopted this design and between August 2004 and December 2005 local residents, businesses, and residents’ associations were widely consulted and the scheme was developed with their input. There was particular endorsement of the use of local history as part of the designs.

In January 2006 this culminated in residents devising a short list of dates for the time plates, promoting the scheme on market stalls and encouraging people to vote for their favourite eleven dates. This process was agreed with the Neighbourhood Management Board. In addition the residents’ Steering Group and residents’ representatives have met regularly to facilitate and aid progress of the scheme’.



Housing

Footnotes

Conversation >

Public Walk
Saturday 16th May

Interview:

Residents
Shroton Street Hostel for
single homeless men
2015

D: 'I'm originally from Manchester but I've been living in London 9 years. When I'm trying to get housing people say why don't you go back to Manchester? You'll get a flat there. You're not our problem. How long does it take to become a Londoner? How long does it take before you can say you live somewhere?

P: I'd give up London for a flat, maybe Essex. It would almost be easier to cut my family connections and just leave them'.

Your Notes

R: People are always walking up and down the street and they don't notice the changes around them. They use to say everyone saw the apple fall but only Newton asked why... and we are in that kind of situation and we are asking and analysing and examining why these changes are going through and I think it's a good thing.

B: I live behind the bogs, I live behind the ladies and gents. Morris house, if we want to feel a bit snooty we've got a landscaped garden, that's what puts us a cut above the other social sector housing round here and I enjoy my landscaped garden because as you know when you're in the urban grime you need a little escape. I was in Balcombe St before and people used to tell me about the Libyan terrorist siege...

C: It was the IRA

B: Oh alright I'm conflating – I stand corrected. Can the audio properly record my regret? Anyway the point was, I lived post siege in Balcombe St, but I didn't even know Church St existed because I just wasn't pulled up this way, I'd come from Soho and I just walked up to Soho all the time and wasn't familiar and my Malaysian friend took me up to Church St and then suddenly I was plonked in Church St, I think because of my name, someone in the office just said, you're going to fit in perfectly in Church St.

/ CONSTRUCTION
// RETURN
/// STABILITY



Interview

Footnotes

Interview >
Church St Resident
April 2013

Your Notes

M: We lived here a long time, now you got this feller, a Councillor, telling me, he told me I've not got the right to be and why would I think I have the right to be here...why should you think you have the right to live in Westminster? When you say there is no housing for our children, they say well why do you think you they have the right to be here.





Website >

Joel & Sons

Advice:

September 2015

Aspiration and growth – do all market traders aspire to expand into permanent shops with growing businesses? Here a few tips from Apprentice contestant, Adam Corbally on running a market stall:

1. The early bird catches the worm – get there early, get set up and be prepared
2. Connect, talk to people - tales make sales, find common ground and relate to people; if people want a robot, they will go to a supermarket
3. Network - talk to other traders, introduce yourself, give/receive 'traders' discount, discuss other markets and learn from one another; remember it is not what you do it's how you do it, and if you do it right you will get results
4. Get the best pitch - as crazy as this may sounds, always pitch near the toilet or the cafe, people generally visit both on a market, if you're near them you'll get the footfall.

'From market stall to established busines. Joel and Sons began in 1952 as a market stall run by Joel who was then 14 years old. In 1976 after many years of hard graft, Joel expanded the stall to Earls Court, Bell Street and Church Street Markets. Then in 1979 the official shop opened on Church Street opposite from where the first stall stood. '





Knowing

Footnotes

Research:

March 2015
labourwestminster.wordpress.com

'Westminster City Council revealed that it had bought 25 properties in Gray's, Essex for over £3.6 million as temporary accommodation for homeless families. This follows last month's news that Westminster Council had spent over £6.22 million purchasing 34 properties in Barking and Dagenham, Redbridge, Enfield and Newham for homeless families'.



Your Notes

/ KNOWLEDGE
// REGENERATION
/// VILLAGE



Knowledge

Footnotes

Interview:

Church St Residents
April 2013

C: 'If you going to be active about it, you have to be knowledgeable about it...

B: Well, there were newsletters about it.

D: Do you live locally?

B: Yeah, I live local.

C: Will you be affected by the regeneration?

B: Er...I don't know'.

Knowledge is a funny one. You can probably trust a bit of knowing. But can you trust anyone's knowledge? Even your own!

Our Public Walks seemed to operate more on the level that asks questions of all of our collective knowledge on the days in questions as we gathered together and trudded lightfooted around the streets, market and shops of Church St.

Constant within the walks was the stopping at some new discovery and a collective headscratching: What was this that we now stood in front of? Where did it come from? Who was involved? Did it have a history? Was it making history as we stood there?

When we spotted the three half pint Schnapps bottles abandoned but somewhat arranged on the pavement by a wall. We knew something of what was going on. We knew that someone or some people had got drunk. We knew that they had polished them off. We knew it was a serious business even if we sympathetically thought of it as a bit of party.

But knowledge of this - alcohol, the street, the area, the price, the day - is different from our emotional feeling of knowing that maybe something was just not right here despite our appreciation of the neatly arranged empty bottles. And that was a knowing we shared by intuition and then a solidarity with our Schnapps drinker whoever they are or were.

Your Notes

/ FOOTNOTE
// SIGN
/// SURFACE



Land

Your Notes

Land: piece of earth.

Literally a portion of Planet Earth divided up with a measurement, a border and a law to make it real. At it's largest point, Church St lands are like a territory for all within. At it's smallest plot, it is exclusive and based on land values. Land is earth with a price tag attached

Land: to acquire.

Like 'such and such just landed an amazing deal!'. When being subject to anything involving negotiating your land or rights to land, make sure you land a good deal. Make sure you know how to land a good deal. Best decided by all those in the same boat.

Land: to land.

To arrive. Welcome! Not all feel welcome and we have to take seriously why this is. Those who don't want to welcome the arrivals have to be heard even if we don't agree with their unwelcome but there are definite limits to listening. What makes them unwelcoming? Do you know? Do you have some answers to this?



Footnotes

Interview >

Church St Residents
Conducted in the Library
April 2013

Observation:

Church St
From Library noticeboard
20th March 2015

CHURCH ST LIBRARY
Knitting Group
Sat 10.30 - 12.30

Reading Group
Tues 12 - 1.30pm

Thought:

Church St
20th March 2015

God Bless The Workers of
Church St Library!

C: Where are the spaces though where local people can talk about this independent of the consultation processes and just talk about these stories we are talking about today? How do you make that space? How to include others?

D: We are the kind of people who come together in social groups anyway...

P: Some people might be working, they have not the time, some people they are elderly, they are indoors, they cannot walk well. Unfortunately it's hard work but someone has to do it, to communicate.

D: But that's time, you see, so are you going to pay someone to do it or is someone going to do it voluntarily.

Your Notes



/ CULTURE
// NOTICEBOARD
/// WE



Street Market Regeneration Study: Final Report >

Colin Buchanan Ltd
City of Westminster
July 2008

Church St Ward Planning & Licensing Review Group:

Stakeholder Feedback
Paddington Development
Trust Consultation
2011

‘The future of Church Street Market is not spelt out. Market traders have not been adequately consulted. They are hugely disappointed by the Council’s failure to fund Civic Streets and various other proposals after years of discussion, and may resist new discussions. However it is imperative that traders’ needs are taken into account as a well-managed thriving market is key to the well-being of the area.

...We also believe local shopkeepers have not been fully consulted and are concerned about the impact on their businesses. Will they be willing to transfer temporarily to new build shops along Edgware Rd?’

‘Traders were consulted by an experienced market consultant. These informal consultations were repeated across all of the markets in order to garner as much input as possible. At Church Street, extensive consultation has already been undertaken and Church Street Neighbourhood Management Group did not feel that the traders would respond favourably to further consultation. Instead, ten traders were identified by Church Street Neighbourhood Management Group and interviewed with a member of the Group present’.



/ DESTINATION
// SHOPPING
/// UPLIFT



Market, again

Footnotes

Interview >

Church St residents
April 2013

Church Street Market Storage Relocation:

Venables Street
DMA Consultation Boards
2015

‘Currently, there is trader storage provision on Samford Street, however this must be relocated. The Venables Street garage site has been identified as an optimal location since it is already used for storage and is a space that would benefit from improvements – a win-win for residents’.

Urban Initiatives

Futures Plan:

Preferred Options Report
January 2011:

“Significantly, despite its central London location, Church St Market is not a ‘London destination’, it fails to attract the sort of visitor numbers seen at London’s other premier street markets’

E: If you do attract a new community to the area through regeneration, for example, which is often inevitable then the market is going to change with that and it’s going to be, basically, not the same market.

D: That’s the problem. That happened in Swiss Cottage...

C: And Broadway Market in Hackney.

E: It’s going to be roses and flowers and... er, expensive bread and coffee.

D: That’s exactly what happened in Swiss Cottage.



Your Notes



Migration

Footnotes

UK Census Data >

Church St Area residents
Ethnic Breakdown
2011

MigrantsResourceCentre

Legal Advice Centre
Derry House
20 Penfold Street
London
NW8 8HJ

- Specialist immigration and asylum advice
- General information and advice
- Employment, education and training advice and support
- Information on accessing health services

White: English/Welsh/Scottish/Northern Irish/British 2611 White: Irish 225 White: Gypsy or Irish Traveller 2 White: Other White 1665 Mixed/multiple ethnic group: White and Black Caribbean 151 Mixed/multiple ethnic group: White and Black African 168 Mixed/multiple ethnic group: White and Asian 184 Mixed/multiple ethnic group: Other Mixed 214 Asian/Asian British: Indian 248 Asian/Asian British: Pakistani 160 Asian/Asian British: Bangladeshi 1300 Asian/Asian British: Chinese 284 Asian/Asian British: Other Asian 616 Black/African/Caribbean/Black British: African 998 Black/African/Caribbean/Black British: Caribbean 305 Black/African/Caribbean/Black British: Other Black 296 Other ethnic group: Arab 1611 Other ethnic group: Any other ethnic group 722 White: English/Welsh/Scottish/Northern Irish/British 22.2024% White: Irish 1.9133% White: Gypsy or Irish Traveller 0.017% White: Other White 14.1582% Mixed/multiple ethnic groups: White and Black Caribbean 1.284% Mixed/multiple ethnic groups: White and Black African 1.4286% Mixed/multiple ethnic groups: White and Asian 1.5646% Mixed/multiple ethnic groups: Other Mixed 1.8197% Asian/Asian British: Indian 2.1088% Asian/Asian British: Pakistani 1.3605% Asian/Asian British: Bangladeshi 11.0544% Asian/Asian British: Chinese 2.415% Asian/Asian British: Other Asian 5.2381% Black/African/Caribbean/Black British: African 8.4864% Black/African/Caribbean/Black British: Caribbean 2.5935% Black/African/Caribbean/Black British: Other Black 2.517% Other ethnic group: Arab 13.699% Other ethnic group: Any other ethnic group 6.1395%

Your Notes



Footnotes

Church St Housing

Sales Data:

Zoopla.co.uk

Flat 3, 38 Church Street
NW8 8EP

Flat, Leasehold, 3 Beds, 2
Baths, 1 Recept
SOLD Apr 2015
£605,000

Flat, 22 Church Street
NW8 8EP

Flat, Leasehold, 2 Beds, 1
Bath, 0 Recept
SOLD Feb 2012
£560,000

Flat 9, 32 Church Street
NW8 8EP

Flat, Leasehold, 1 Bed, 1
Bath, 1 Recept
SOLD Dec 2014
£450,000

Second And Third Floor

Flat, 26 Church Street
NW8 8EP

SOLD Jun 2011
£430,000

Basement Flat, 46 Church
Street NW8 8EP

Flat, Freehold, 1 Bed, 1
Bath, 1 Recept
SOLD Apr 2000
£380,000

RENT / MORTGAGE / LAND-
LORD / FINANCIALS / DEPOSIT / WELL OFF / FEE / SAVINGS / SURCHARGES / SERVICE CHARGE / LOAN / INTEREST / FREE / CREDIT / DEBIT / IN THE RED / IN THE BLACK / ACCOUNTS / BILL / TARIFF / BANK / SKINT / GRAND / SMALL PRINT / RAKE-OFF / WAGE / SALARY / PIECE RATE / ZERO HOURS / REMUNERATION / SPON / COMMISSIONS / COST / CHUNK / SHARE / STIPEND / COMPENSATION / PENALTY / INDEMNITY / OVERAGE / PROFITS / THE POETRY OF MONEY...

/ CUTS

// LAND

/// POTENTIAL



Noticeboard

Footnotes

Noticeboard >

Church St Drop-In Centre
July 2015

**Church St Market &
Retailers Working Group:**
Meeting Minutes
15th April 2014

'In response to the need to extend membership to be more representative of shopkeepers and traders, JNC suggested handing out flyers that present the issues that are being discussed at the meetings, so as to attract the desired attendance. The flyer could discuss the website, appointment of the Market Development officer etc. A central noticeboard would be another possibility of providing the traders with a permanent point of information. Since market traders often have no access to email, a newsletter in print, specifically directed to them would be helpful to improve communication'.



Your Notes



Ownership

Footnotes

Interview >

Residents
Shroton Street Hostel for
single homeless men
2015

Thoughts:

After Public Walks
September 2015

There is a challenge for people who live in cities to feel like they can take ownership over where they live. A question for all those who rent, who live in temporary accommodation, who have come to the UK to work for a period of time or who are seeking asylum and hope to return to their home countries once war and conflict has ended; how do we take ownership over something that feels so fragile, so temporary and so unstable?

D: You have to feel ownership in your life, it makes you strive, it makes you fulfilled. Yeah that's ownership of lot's of things not just a place to call home.



Your Notes



Plaques

Footnotes

Plaque>

38 Church St
Erected by Westminster
Council
12 October 2007

Untold On This Plaque>

Internet Search
1st September 2015

Your Notes

Henry Sylvester Williams
1867-1911

Anti-slavery & civil rights campaigner and first black councillor in Westminster elected 1906 for Church Street Ward.

In 1900, Sylvester- Williams organized the first Pan-African meeting in collaboration with several black leaders representing various countries of the African Diaspora. For the first time, opponents of colonialism and racism gathered for an international meeting. The conference, held in London, attracted global attention, placing the word “Pan-African” in the lexicon of international affairs and making it part of the standard vocabulary of black intellectuals.

The initial meeting featured thirty delegates, mainly from England and the West Indies. Among them was black America’s leading intellectual, W.E.B. DuBois, who was to become the torchbearer of subsequent Pan-African conferences. Conference participants read papers on a variety of topics, including the social, political, and economic conditions of blacks in the Diaspora; the importance of independent nations governed by people of African descent, such as Ethiopia, Haiti, and Liberia; the legacy of slavery and European imperialism; the role of Africa in world history; and the impact of Christianity on the African continent. Perhaps of even greater significance was the formation of two committees. One group, chaired by DuBois, drafted an address “To the Nations of the World,” demanding moderate reforms for colonial Africa. The address implored the United States and the imperial European nations to “acknowledge and protect the rights of people of African descent” and to respect the integrity and independence of “the free Negro States of Abyssinia, Liberia, Haiti, etc.’



Potential

Your Notes

This temporary Car Park and Car Wash between Church St & Newcastle Place (since 1989) was a place we passed by on the first public walk. We were stuck by the size and energy but also its precariousness. The site is behind a massive hoarding on Edgware Rd of a set of classic Georgian doorfronts. Although not part of the future Church St regeneration plans, the site is described in the Futures Plan (2011) as 'Potential Development Site'.



/ CAR PARK

// LAND

/// REGENERATION



Questions

Your Notes

What does the Church St Drop-in Centre look like?

What does the Church St Drop-in Centre sound like?

What does the Church St Drop-In Centre smell like?

What does the Church St Drop-in Centre feel like?

What did the Church St Drop-in Centre look like?

What did the Church St Drop-in Centre sound like?

What did the Church St Drop-In Centre smell like?

What did the Church St Drop-in Centre feel like?

What is the Church St Drop-In Centre now?





True or False Quiz:

Church St News
June 2012

1: No social housing tenant or resident leaseholder will be forced to move out of the neighbourhood as a result of the Futures Plan

2: The Council will go ahead with its plan regardless of what local people think

3: The Futures Plan is about much more than improving the quality and supply of homes. It aims to improve the public areas of the neighbourhood, get local people into employment and improve the shops and market

4: The new homes won't be as good as existing homes'.

General Knowledge Quiz

- Where in the Church St or not far beyond the area can you find a memorial to the pioneering computer scientist, cryptanalyst and persecuted gay man Alan Turing?
- Of the 11760 residents of Church St recorded in the 2011 Census, how many were born in Australia?
- What was the name of the record shop that was on Church St for a long time with a sister branch in Pimlico?
- Who on Church St makes the best lentil soup?
- If you had your own market stall on Church Street, what would you sell?
- How much did it cost to make the new Church Street Market signs?



Regeneration

Footnotes

Interview >
Church St Residents
April 2013

'Housing Assumptions':
Futures Plan
Urban Initiatives &
Westminster City Council
2011

'New housing units are 60% private and 40% affordable. The affordable housing split is 50% intermediate and 50% social for rent'.

306 homes are demolished.

776 homes are being built giving an additional 470 units.

Whilst there are only a notional additional 119 social rented units, only 154 replacement homes are built whereas 182 homes have been demolished. Hence the true net additional number of units is 92.

Number of private units built on Council owned sites is 326.

A: I used to live in Lisson Green Estate and they have regenerated it but I think the result was very bad because they removed all the green areas and they just built more homes. As far as I can see Phase One is quite mild or benign. No great disturbance. But regeneration plans they are talking about regarding our area, these new blocks are totally rejected. They are proposing to build new flats, about 700 more flats in Church St, Paddington Green. We simply think that there is no way we can, that the area can accommodate 700 new flats.

Your Notes

/ CONSULTATION
// DESTINATION
/// LAND



Return

Footnotes

Interview >
Church St residents
April 2013

Your Notes

B: Yeah but the problem is, for example, like you are going to move out from here, they are going to do what ever it is they are going to do and you want to come back again...

A: It's not guaranteed...

D: Oh, once you're out you're out. They won't let you back in. The real estate's to valuable. It's all real estate. Central London real estate. They are going to have a private and social housing mix. I don't know what percentage it is but obviously private people are coming in with money so are they going to have enough flats to decant the social people, you know...

P: Well, normally private people they don't like to live close to council flats...

K: No, they don't...

P: Because the value of their flats only go down.

/ GENTRIFICATION
// RETURN
/// TIME



Shopping

Footnotes

Conversation >

Public Walk

Saturday 16th May

Your Notes

X: Can I draw your attention to this place, which has just opened? So it used to be occupied by Leyland paints and home ware, Leylands has moved into a bigger premise across the road and now new owners of this have chopped it up into small units and they have called it a Mall, as in Hiba Mall, it's going to be units selling jewellery I've heard. But the smallest units they have chopped it up into; think rabbit hutch. I think what it does reflect is overspill, Church St and Edgware Rd pressure spilling out a bit because this used to be; this was where your printers used to be?

S: Yes Jubilee

X: Before they closed down.

F: There is a super Chinese shop here, two Chinese men who run this hardware shop, you can get absolutely anything you want there, and you could just go and get something really amazing, a screw that maybe you couldn't find anywhere else, if you went in there, they'd have it.

R: There's a big Morrison's coming up round here.

F: Do tell me, where is there going to be a Morrissons?

X: Isn't going to be by the car wash

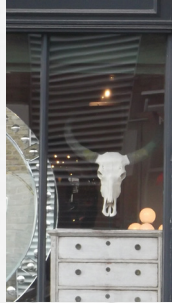
A: It's going to be Sainsbury's?

X: I think there's a controversy about that, cos the property developer who wanted Sainsbury's to take it expressed big disappointment.

X: People! People! Please can you pay attention to the facts.



Shopping again



Footnotes

Conversation >
Public Walk
Saturday 16th May

Your Notes

L: I think this is a lovely area, its good to have a market..I think the market may need changing, there might need to be different things because we've got the same things from the top right the way down to the bottom and it's like some of those things are good, some stores are good but some aren't good and it's like we don't need that much rubbish.

F: But some people do, you see, one person's rubbish is another person's...

L: Pleasure?

F: Yes Treasure and pleasure

L: Some of the shops are quite reasonable to eat, like Greggs, Tesco's the little café I don't think they should change those. The betting shop should just go.

S: There's one down by Soul Kitchen

A : There's one on either side

F: It used to be a shoe shop the one down by Soul Kitchen

S: For some of us we don't live here, some of us have got different connections to the area, like I used to work here for 6 years in the area and then haven't been around for a couple of years but then in a way it doesn't matter, people are coming from different areas of London.

F: Because you can see it...how it's evolving and how you might like to evolve it a bit...a bit differently.



Footnotes

Conversation >

Public Walk
Saturday 16th May

Church Street News: June 2012

The new Church St Market entrance marker will not just act as a welcome sign but will highlight the start of new changes and developments to improve the local neighbourhood.

I: I'd love for their to be kind of like a space, a group, a portal or a blog or whatever titled 'Signs of The Times' named after the signs which bracket Church St. Maybe it's my age but I find it difficult to work up a lot of anger, and then maintain the anger and the invest the anger. It's almost an impossible ask. But some way of reflecting, just like your walks have brought up a lot of themes.

...Because when the changes come..

C: Well, they are coming now...

I:...Because people are already starting to grumble because 'we weren't asked!', 'nobody told us about it'.

F: They were but they just don't listen.

M: But I wonder if they just don't listen or is it that it's not being presented to them in a way they can engage with.

F: Yes, probably.

M: I'm wondering how many people around here actually know the full picture of the changes around here, that this is going to close down, that that's going to change, that those flats are going to go.

C: you have had all that. You had the Futures Plan. They had a vote on Phase One which was about very small scale changes. But the Phase Two would be the demolition of the estates. I imagine that this would then be another set of consultations.

F: Yes, we are in Phase One at the moment.

J: Who do they consult with?

F: Well, it was a major consultation and it was a vote too. We actually had a vote.

Your Notes





Sporadic

Footnotes

Notes:

Public Walk
Saturday 16th May

Random page taken from one of the notebooks we took on the walks:

Absence of questions,
Mirrors regeneration,
awareness, unawareness,
facts, history, potential,
Easter,
future of Church St is?.
what is the waiting game,
smash and grab,
ice creams in bake & cake,
cosway st private flats,
locations?,
eden house plq,
fictions to truths,

...

Your Notes

The walks we have done together have been unplanned and with sporadic moments of surprise, thinking, discovery, boredom, anger, sadness and delight. Different people see different things and around Church St and as you know, something is always happening here. We did not pre-plan the walks. We did not know what the various unknown elements would produce together when combined; who would come, where we would walk to and what would happen on the way. Like making a cake with unknown ingredients, we baked them together to see what happens.

/ BAKE & CAKE

// BRICKS

/// UNPLANNED

//// WE



Footnotes

Stats:

GLA Chain
Quarterly report, July 2015

Rough Sleeper Population Analysis for April-June 2015, London Borough of Westminster

Number of people seen sleeping rough: 1018 (Doesn't include all the people sleeping rough who were not seen by street outreach teams). This is an increase of 114 compared to the same quarter last year. 45% of those seen had Mental Health support needs, 34% had alcohol support needs and 24% had drugs support needs.

Stats:

House of Commons
Briefing paper, No.02110
'Households in temporary accommodation'

Temporary Accommodation in England (Hostels, assessment centres and B&B's): In the first quarter of 2015 there were 64,710 households living in temporary accommodation in England. 67.2% of those households were housed within the private sector and 7.8% were housed within specialist hostels or refuges.

A: You need stability in life, you want it in a place like this. I've been sanctioned for 2 months now, I owe a lot of money. If I were in a PRS (Private Rented Sector) flat I'd be out on the streets by now.

Q: What is stable in your life right now?

Interview with residents at Shroton Street Hostel, 2015

9. Rent Increases

9.1 The majority of social rents. The City Council has increased rents, with the result that there is a new affordable housing crisis in the number of nation

9.2 The government proposes that a rent cap for housing tenants is an option on when the income level should be set at two highest earnings multiples.



Surface

Footnotes

Notes from Chats:

July 2013

Common in these conversations was the idea that more modern ways have replaced a more sociable, shared and in some way a do-it-yourself culture. Such activities were based less on needing money to buy in entertainment but more on having diverse collective pastimes that in some sense are timeless: singing, dancing, joking - each having the ability to appear spontaneously in a whole manner of times and spaces.

Changes effected by technological wizardry and new fangled devices have seen more group activities replaced by personal walking talking all singin' and all dancing enterntanment modules. Music is individualised via headphones, films are individualised by the small smart phone screen.

The submarine surfaces on Church St after a million mile underwater journey. Leaving Church St on Dec 21st 1984 it has been on a timeless adventure beneath the seas, deep down amongst silent waters, calm oceans, aquatic life and shimmering corals. Now our submarine has surfaced again through the tarmac of the road at the Concrete Triangle, slowly to not disturb those shopping or wandering in the market, slowly to not disturb the market stalls.

What year is this? What do we see? How many years have passed since we went below? Is it 2015 now? Is it 2018? is it 2050? We don't know and we can only guess from what we see once we open the sub's tower door and take a look.

On the surface do things look the same or do they seem amazingly different?

Your Notes

/ CONSULTATION
// GENTRIFICATION
/// REGENERATION



Footnotes

Church St News >
Westminster Council
December 2012

Your Notes

THE FUTURE IS COMING!!





Time, again

Footnotes

Interview:

Resident of Penn House Sheltered Housing

‘Portobello Rd was a good place, it was then, now it’s all these high-class shops and cafes, it used to be a good market. Church St is going that way already isn’t it? Don’t think the shops will change that much though, the only high-class shop is the one frequented by Royalty, the fabric shop’.

Timings:

It takes 15 minutes to walk to Regents Park or Hyde Park from Church St.

It takes 15 minutes to walk to Marble Arch.

It takes 5 minutes to walk from one end of Church Street to the other but it takes longer when the market is busy.

It takes 5 minutes to walk to Edgware Road Underground Station.

It takes 10 minutes to walk to Marylebone Station.

INNER LONDON STREET NAME CHANGES

N.W.8	Belgrave Road	Belgrave Gardens
N.W.8	Duke Street	Boldero Street
N.W.8	Earl Street	Broadley Street
N.W.8	Eaton Terrace	Kingsmill Terrace
N.W.8	Grove Road	Lisson Grove #
N.W.8	Hamilton Mews	Hamilton Close
N.W.8	Henry Street	Allitsen Road
N.W.8	Henstridge Villas	Henstridge Place
N.W.8	High Street	Saint Johns Wood High St
N.W.8	Lancaster Mews	Saint Edmunds Close
N.W.8	Langford Mews	Langford Close
N.W.8	Little Carlisle St	Whitehaven Street
N.W.8	Little Earl Street	Miles Place
N.W.8	Little Exeter St	Whitehaven Street
N.W.8	Little Grove St	Plympton Street
N.W.8	Little Union Pl	Golford Place
N.W.8	Lodge Place	Lodge Road
N.W.8	Lorne Gardens	Lorne Close
N.W.8	Lower William St	Greenbury Street
N.W.8	Marlborough Rd	Marlborough Place
N.W.8	North Street	Frampton Street
N.W.8	Ordnance Road	Ordnance Hill
N.W.8	Princess Street	Boscobel Street
N.W.8	Queens Road	Queens Grove
N.W.8	Richmond St	Orchardson Street
N.W.8	Upper Hamilton	Hamilton Terrace
N.W.8	Upper William St	Bridgeman Street
N.W.8	Wells Road	Wells Rise
N.W.8	Williams Place	Plympton Place

Your Notes

/ CHURCH ST
// DESTINATION
/// LAND



Underpass

Footnotes

Report >

Church St Action Team
September 2014

West End Extra:

18 February 2011

A world famous architect has backed calls to save the pedestrian subway where Clash frontman Joe Strummer once busked, saying it should be used as “a cultural asset”.

The so-called Joe Strummer Subway at the junction where Edgware Road meets Harrow Road and the Westway, is one of the last in a series of underpasses constructed in the area when the Westway was built in the 1960s.

Most have now been bricked up, and last week Transport for London, which owns the Joe Strummer Subway, said they were considering closing it.

‘This subway system is currently swept on a daily basis and a small flushing vehicle visits to wash it clean every second night. Sadly this night-time wash down has to be conducted with police support on some occasions. The vehicle can be called in for further wash downs between these scheduled visits in response to specific reports. We are experiencing a significant increase in street urination and similar issues across a range of locations outside of the West End at the present time. We are working closely with the police and other agencies on the broader issue of rough sleeping and will continue to adjust our washing schedules in response to the changing patterns we detect.’



Your Notes



Uplift

Your Notes

What Tony desired in the area, he expressed in the caff: A large spinning globe at the lower end of the Edgware Rd, a Museum of Church St and for palm trees to be planted along the streets and lit by lights to combat how deserted it feels at night. This was be good.

We were all concerned about the term 'uplift' and how it had been used many times in regard to Church St and possible regeneration. 'Uplift' has an odd and slightly moral undertone to it. How do you uplift an area? What are you uplifting - the locals, the local shops and market, the local housing?

Do you want to be uplifted?

/ CHURCH ST
// DESTINATION
/// LAND



Article:

City AM newspaper
January 2014

‘Research by estate agents Kinleigh, Folkard & Hayward in partnership with property website Zoopla.co.uk analysed 24 London Villages to complement a range of local area guides. It found that properties in areas defined as villages typically commanded 51 per cent premiums. The figures, published last November, also suggested that, while the average value of a London property is £456,802, those in sought-after London Villages cost closer to £691,046’.

<http://www.cityam.com/article/1389918859/rise-london-village>

London is made up of many villages, all with their own high streets. This was a thought we had walking around Church St. But what do we mean by village?

Looking back in time, many villages that were on the outskirts of the ever-expanding London have now been gobbled up and subsumed by the urban sprawl. You do get the village feeling in some areas still though, the feeling that everyone in the pub knows each other, that all the shopkeepers talk to each other, that the old lady who shuffles her way to the post office on Wednesday mornings would be missed and questions asked if she was not seen one week.

Various qualities of villages have now been appropriated and packaged up by estate agents and developers in order to sell off property in an area. It’s a clever and effective strategy for rebranding a place and a community that never gave anyone permission to rebrand it. The re-descriptions of areas we know and love give much entertainment to the bitter and critical of us Londoners. We vent our anger and laugh at the preposterousness of it all on social media but where is it actually leading us?



Interview:

Dave Whybrow,
Cockpit Theatre
February 2013

'It is a great idea and it is an attempt to get a buy-in from local people as there is an awful lots of traditional families or traditional populations from the Council's point of view that would want to have a say in it. You want to do the scheme, you want it to be a success, you want people to have a sense of ownership over it so you ask those families, the trouble is those traditional families are the ones most visible from the Council's point of view...the Vote is a selection of people on the electoral role. The electoral role would include absentee landlords but it doesn't include people who are staying temporarily in short lets or people who have been here for ten years but they just haven't registered to vote. It also wouldn't include young people, the interests of whom are vital to protect in this area. It wouldn't include people that live outside a certain radius so the population of the market on a Saturday don't get a vote in this'.

IF YOU VOTE NO

The regeneration proposals for the neighbourhood will not go ahead. Improvements to individual sites might be considered in the future, but there would not be a wide package of benefits for the overall neighbourhood.

IF YOU VOTE YES

Summer 2013

Development partners chosen

2014

Construction begins on:
Luton Street • Cosway Street
Lisson Arches

2015

Increased job opportunities for local people

Winter 2015

First homes completed

2014 - 16

Continued investment into improvements to streets, public spaces, parks and existing homes.

2016

Increased job opportunities for local people

Spring 2016

Construction begins on: Lilestone Street

/ CONSULTATION
// REGENERATION
/// YES



Vote, again

Footnotes

Interview >

Church St Residents
April 2013

Church St Delivery Plan:
March 2003

“To date there have been too few young people involved in the regeneration of the neighbourhood. Yet much of the focus is about young people - how they disturb people, what their education is like, what opportunities are provided for them etc. To get the right answers to these questions, it is important to secure the active involvement of young people in Neighbourhood Management”

Addendum:

Before you can vote in UK elections you need to register to vote. You can vote when you're 18 years old in England Church St vote does not allow under-18's also to vote on Futures Plan Phase One.

P: I think it is wrong to just give people the vote if they live in the area because the effect will be felt, well, people live around the area. People live nearby and they come to Church St because they like the area...

D: Well, they should be voting on separate issues. Separate votes because obviously you have issues that affect housing directly and issues that affect the townscape. So you could separate those issues out...

E: Yeah, it's easier to be blasé about something happening in someone else's street.

Westminster local elections 1964 - 2014

	Overall control	Cons	Lab	Other
2014	Conservative	44	16	-
2010	Conservative	48	12	-
2006	Conservative	48	12	-
2002	Conservative	48	12	-
1998	Conservative	47	13	-
1994	Conservative	45	15	-
1990	Conservative	45	15	-
1986	Conservative	32	27	1
1982	Conservative	43	16	1
1978	Conservative	39	19	2
1974	Conservative	37	23	-
1971	Conservative	37	23	-
1968	Conservative	55	5	-
1964	Conservative	41	19	-

Your Notes



Vote, again, again

Footnotes

Interview >

Church St residents
April 2013

C: Nobody is saying 'Well, what happens if we don't vote yes. This is not to say 'vote no' but to say 'well, what happens if we don't vote yes?' If the Council says 'Vote Yes and it will all be fantastic and if you vote No then not much is really going to happen', people need to say 'well what happens if we do vote No? – Can regeneration happen, can we have an input into the area, can we have a say in planning even if we vote No?'

Conversation >

Public Walk
Saturday 16th May

C: Just to say when you make a vote on a regeneration scheme, that is individualising, that is not a collective voice. It's just saying 'well, I like it' or 'I dont like it '. We have lost that sense of a community coming together.

F: You can say 'Yes' or 'No' but there are lots of things you want to qualify about your 'Yes' or 'No' but you can't because there isn't the space so you have to just do it anyway.

C: Everything that happens here is a question of community and what that community wants. Or all the different communities that there are. It can't just be down to...

F: Individuals..

C: ...one vote.

Your Notes

/ CONSULTATION
// REGENERATION
/// WE



Footnotes

Interview:

Church St residents

April 2013 C: 'Where are the spaces though where local people can talk about this independent of the consultation processes and just talk about these stories we are talking about today? How do you make that space? How to include others?

D: We are the kind of people who come together in social groups anyway...

P: Some people might be working, they have not the time, some people they are elderly, they are indoors, they cannot walk well. Unfortunately it's hard work but someone has to do it, to communicate.

D: But that's time, you see, so are you going to pay someone to do it or is someone going to do it voluntarily.

P: I don't know. Who is involved'?

We are quoting in this Walking A - Z from lots of official documents, each one stemming from and pertinent to future changes on Church St. Such documents and deliberations, pronouncements, policies and plans seem as if things are set in stone. They seem as if what is text is real or will really happen.

What does happen though if we don't step into the whirlpool or whirlwind of changes? What happens if we stand still?

This is something that was common on our shared walks. We would come across something in the street, at a junction, round the bend, above or below us and we would stop there and stare at it. Stare at it until one of us had something to say on it. But there was always something to say on it.

We are not documents, nor dustbins, We are who we are and we are what we want.

Your Notes



Footnotes

Tenant Decant Policy for Renewal Areas >

Westminster Council
May 2015

Tenancy Strategy:

Westminster City Council
November 2012

‘Social housing makes up one quarter of the total housing stock and there are over fifty social landlords operating in Westminster. There is a significant mismatch between supply and demand with 3,700 people with priority waiting for housing, which includes 1,700 in temporary accommodation and 1,000 overcrowded households. There are c1,000 lettings annually’.

‘In 2010 the City Council published a Housing Renewal Strategy which identified a number of renewal areas. It aimed in each of these to develop new replacement and additional affordable housing and new homes for private sale, all of which meet modern standards.

4.1 The Tenant Decant Policy sets out the offer to tenants where their homes are identified for demolition as part of these regeneration plans. It applies to the areas where it has been agreed by the Cabinet Member for Housing, Regeneration, Business and Economic Development that a renewal programme will proceed. These areas are currently:

Church Street and Paddington Green neighbourhoods, Tollgate Gardens Estate and Ebury Bridge Estate (further areas may be added) .

5.6 All attempts will be made to move tenants by agreement; however, where these fail, properties may be acquired by use of compulsory purchase powers (where there are interests to be acquired) or possession sought using powers under the Housing Act 1985. Financial compensation will be paid in line with the statutory framework relating to compulsory purchase; this includes a home loss payment (currently £4,900) and reasonable disturbance payments’.

Your Notes





Synonym:

Words with similar meaning to 'regeneration'

- rebirth
- reclamation
- reconstruction
- transformation
- about-face
- alteration
- changeover
- exchange
- flip-flop
- growth
- innovation
- metamorphosis
- modification
- passage
- passing
- permutation
- progress
- qualification
- reformation
- reorganization
- resolution
- resolving
- reversal
- switch
- transfiguration
- translation
- transmogrification
- transmutation
- turning
- born again
- change of heart
- metanoia
- metasis
- proselytization
- turning around

We were more or less taken in that direction by Robert who knew the area from his extensive walking over the last 20 years there. Heading to the Church in Church St down at Paddington Green we were after a look at the Sarah Siddons monument in the old graveyard. By chance we had read of another monument to Peter Mark Roget.

Roget was a lexicographer which sounds great. He is reported to have had a love of lists since the age of eight. In time he created what was called 'Thesaurus of English Words and Phrases' but we know know it as 'Roget's Thesaurus. This dinosaur-sounding like book is a giant list of words that have similar meanings to each other. It's a monumental work itself. We were struck by how he had compiled his Thesaurus in an effort to battle his depressions.

Despite our petty researches and tramping to The Church, we did not find any monument to Roget.



X Marks The Spot

Footnotes

Church St Vote:

Futures Plan Phase One
May 2013

Approx 1,800 residents voted, this being approx 25% of those eligible to vote in the ward of Church St. Approx 1556 people voted YES and approx 234 voted NO. Approx 5400 people eligible to vote did not vote.

Tenant Decant Policy for Renewal Areas:

Westminster Council
May 2015

1. Move straight into one of the new build homes (if possible due to phasing)
2. Accept a temporary rehousing option but have an option to return when the new homes are ready
3. Get high priority to bid for other homes in the local area or across Westminster
4. Move into a housing scheme for over 60's (if applicable)
5. Become a home owner through a low cost home ownership scheme'.



This little spot, this little nothing space, you would just walk past it. Because we'd made time to walk and wander, look and think, we found this spot and we found that someone else had found that spot before and made it theirs for a time. 3 bottles of V-Kat Dry Schnapps and a few stubbed out fags marked the spot where someone had occupied this patch of pavement, maybe they were alone, maybe they were with friends, maybe they stood and guzzled, maybe they slouched on the floor and relished in the moment, ignoring passer's by. These small signs of activity point towards other lives and other moments in this city, easy to miss but once spotted can seem poignant and symbolic.

Your Notes



Footnotes

Research:
September 2015

As discussed by Robert Cialdini in his book Influence: The Psychology of Persuasion where he presents 6 universal principles: Reciprocity, Scarcity, Authority, Consistence, Liking, and Consensus.

Watch this video for an animation on The Science of Persuasion:

<https://youtu.be/cFdCzN-7RYbw>

No, no, no, no, no, no, no, no, no...no, no, no, yes.

From a period of time working in sales in both call centres and door-to-door, I've encountered various strategies for getting people to say yes to something or in corporate terms 'gaining compliance from clients'.

- Mirror body language, vocal tone, volume and pitch
- Show that you have authority as people generally like to follow those who are experts, who have qualifications or who have experience
- Smile
- Ask a series of questions to start with where you're sure the answer will be yes before asking your big question, having said yes several times already, the person is more likely to say yes again.
- If you can fake a concession, people generally follow the rule of reciprocity and say yes. So start off with an extreme offer that is initially denied and then come back to your real offer, which is then seen as a concession to gain a yes.

Your Notes

/ VOTE

// VOTE AGAIN

/// VOTE AGAIN AGAIN



Footnotes

Report:

Church St Action Team
March 2014

'We told the Council that the doors on two of the market lock-up garages in Samford Street opposite Nightingale House are broken and are being used by homeless people to sleep in. We asked if someone could arrange to repair the locks so that these garages can be used by market traders'.

That's enough walking, its time for bed!

Where do you sleep?

Where is your bed?

Is it a king-size divan with chunky down duvet or is it made from separate parts of styrofoam that you slot together each night?

Is it in a garage lock-up? Is it in a hotel, a hostel, a subway, a park?

By your bedroom lamp or under the stars?

Goodnight Church St!

Goodnight All!

Your Notes



/ HISTORY
// TIME
/// WE

Research >

Chris Jones

April 2013

Regeneration timeline:

Questions that may be

useful to the people of

Church Street posed

from the experience of

The Elephant & Castle

regeneration programme

The following diagram and the footnotes were part of a long research carried out in the run up to the Church St Futures Plan Phase One Vote held in May 2013.

What the diagram attempts to show is how national government policy on planning, regeneration, the urban realm and questions of community participation filter down to be put into effect at a local level.

The diagram functions in at least two ways:

- as a mapping of these national policies and how these ideas are implemented locally both by legal duty but also ideologically.

- as a purely visually representation of how complicated these twists and turns in national government thinking is.

The last part are footnotes on the diagram that contain a set of critical questions on the concepts outlined on the timeline. These are ideas that Governments come up with although usually prompted by political think tanks. Once these ideas are outlined in government papers, they are then passed as part of new or amended laws in Parliament. The job of local government is then to put into practice the prevailing ideas of the government of the day.

The diagram shows how in the period 1997 - 2013 there has been no credible Government evaluation of the policy of regeneration that seeks to replace older working class communities with mixed ones. This is because we feel that such 'regeneration' functions as a mask behind which is the relentless process of gentrification, a process supported by both the Labour and Conservative parties.

1997 - 2002

MAPPING CONSULTATION and PARTICIPATION on CHURCH ST

Government Policy Level (NEW LABOUR)

SOCIAL EXCLUSION UNIT

JOSEPH ROWNTREE FOUNDATION:
Research on
SOCIAL REGENERATION

PARTNERSHIP
INITIATIVE FOR
COMMUNITIES

**NEIGHBOURHOOD
RENEWAL** CONCEPT

**OFFICE OF
DEPUTY
PRIME MINISTER**.....

INDEX OF
MULTIPLE
DEPRIVATION

Cantle Report
COMMUNITY
COHESION
Report

LOCAL
STRATEGIC
PARTNERSHIPS

..... A NEW COMMITMENT TO
NEIGHBOURHOOD
RENEWAL: NATIONAL
STRATEGY ACTION PLAN

..... Preventing Social
Exclusion Report

**NEIGHBOURHOOD
RENEWAL UNIT**

NEIGHBOURHOOD
MANAGEMENT
PATHFINDER
PROGRAMME

**PARTNERSHIP
WORKING** :
CONCEPT

Westminster Council Policy Level

Westminster Unitary
Development Plan
(UDP)

CityWest
Homes ALMO
(Arm's Length
Management
Organisation)

Church St Community Level

Paddington
Development
Trust

Church St
Neighbourhood
Forum

..... Westminster
Neighbourhood
Renewal Strategy
/ Fund

..... City
Wardens

..... Church St
Neighbourhood
Manager

..... Church St
Community
Plan

**Church St
Neighbourhood
Forum
Environmental
Task Group**

PPCR Associates
Church St Estate
Option Study
Report & Action Plan

**Church St
Action Group**

1997

1998

1999

2000

2001

2002

2003 - 2008

Government Policy Level (NEW LABOUR)

ANTI-SOCIAL BEHAVIOUR
CONCEPT

WHITE PAPER
*RESPECT & RESPONSIBILITY:
Taking A Stand on Anti-Social
Behaviour*

ANTI-SOCIAL BEHAVIOUR ACT 2003

JOHN GAVENTA
*REPRESENTATION,
COMMUNITY
LEADERSHIP &
PARTICIPATION:
Citizen Involvement
In Neighbourhood
Renewal and Local
Governance*

LOCAL GOVERNMENT ACT 2004

PLANNING & COMPULSORY PURCHASE ACT 2004

SOCIAL EXCLUSION TASK FORCE
(Successor to Social Exclusion Unit)

COMMUNITY COHESION
CONCEPT

WHITE PAPER
STRONG AND PROSPEROUS COMMUNITIES

DEPARTMENT OF COMMUNITIES & LOCAL GOVERNMENT
(Successor to Office Of Deputy Prime Minister)

JOSEPH ROWNTREE FOUNDATION
*RESPECT & RENEWAL:
A Study of Neighbourhood Social
Regeneration*

SOFT REGENERATION
CONCEPT

Westminster Council Policy Level

Westminster City Partnership

Local Area Renewal Partnerships (Church St)

Church St Delivery Plan

Church St Community Level

Church St Priority Action

Environmental Masterplan

Urbancanda Consultation

Church St Neighbourhood Management Board

Church St Neighbourhood Centre

Church St Market Consultation

LSP evaluated by DTZ Pleda Consulting

Westminster City Plan 2006-2016

UDP Affordable Housing Policy

CONSULTATION / FOCUS GROUPS

Statement Of Community Involvement

Westminster Unitary Development Plan

Westminster City Management Plan Consultation

Economic Development Strategy 2007 - 2010

Church St Action Plan

CHURCH ST MARKET WORKING GROUP

CHURCH ST MARKET REGISTERED SOCIAL LANDLORDS WORKING GROUP

CHURCH ST 'CONCRETE TRIANGLE' IMPROVEMENTS CONSULTATIONS

TRANSFORMING CHURCH ST MARKET: FROM REGULATION TO COMMERCIALISATION

DESTINATION
CONCEPT

'TRANSFORMING CHURCH ST' VISION

KNIGHT FRANK RETAIL STRATEGY

MID-PROGRAMME REVIEW

COLIN BUCHANAN
STREET MARKET REGENERATION FINAL REPORT

www.churchstreetmarket.org

2003

2004

2005

2006

2007

2008

2009 - 2013

Government Policy Level (CON-DEMS)

CABINET SOCIAL JUSTICE COMMITTEE
(Successor to Social Exclusion Task Force)

'Local Decisions: A Fairer Future For Social Housing' Consultation

National Planning Policy Framework

OFFICE FOR CIVIL SOCIETY

National Affordable Homes Programme 2011-2015 Framework

BIG SOCIETY
CONCEPT

AFFORDABLE RENT
CONCEPT

LOCALISM
CONCEPT

LOCALISM ACT 2011

Westminster Council Policy Level

'Commissioning A Masterplan For Church St / Edgware Rd'

HOUSING RENEWAL STRATEGY

WESTMINSTER CORE STRATEGY DEVELOPMENT PLAN

CORE STRATEGY REVISIONS

BETTER CITY, BETTER LIVES STRATEGY

Urban Initiatives

Masterplan

'A Civic Contract for Westminster' Consultation

CITY MANAGEMENT PLAN DRAFTS & CONSULTATIONS

Commission

CONSULTATION

CHURCH ST PHASE ONE COUNCIL MEETING

AFFORDABLE RENT COUNCIL STATEMENT

Church St Community Level

'BIG IDEAS FOR CHURCH ST' EVENT

CHURCH ST NEIGHBOURHOOD CHARTER

COUNCIL SELECTS PANEL OF EIGHT DEVELOPERS FOR REGENERATION

Urban Initiatives Recommended Options

PUBLIC WORKSHOPS TO DEVELOP PLANNING BRIEFS

CONSULTATION ON PLANNING BRIEFS

Urban Delivery Consultants

CONSULTATION

'VIEWS FROM THE COMMUNITY' PADDINGTON DEVELOPMENT TRUST REPORT

Future Steering Groups

VITAL REGENERATION

CHURCH ST MARKET CIVIC STREETS SCHEME

CONSULTATION MARKET TRADERS

Civic Streets Scheme Abandoned

CHURCH ST SHOW HOMES EVENT THE SHOWROOM PENFOLD ST

FUTURES PLAN PUBLIC EXHIBITION

CHURCH ST INFRASTRUCTURE & PUBLIC REALM PLAN

PHASE ONE FUTURES PLAN VOTE

2009

2010

2011

2012

2013

whatever we
looked at in Church
St became like a
mirror to us



Sam Curtis is an artist who uses his day jobs as platforms or starting points from which to develop projects and works. From 2008-13, he worked for City of Westminster College as a tutor with the college's homeless provision at the West London Day Centre on Seymour Place. During this period he worked with a group of artists, who were or who had experienced homelessness in the past, in developing the Seymour Art Collective. In 2013, the college cut all of its provision for homeless people across London, leaving a gap in education services for the most vulnerable in London. Since then, the Seymour Art Collective has secured ongoing funding and support to continue their work.

Chris Jones is a council tenant active on anti-regeneration struggles in Southwark and a member of the group Ultra-red.



We, again

Thanks to:

Amal & Janna

Ray, Robert, Lloyd, Ismail, Tony, Almudena, Marie, Michael & everyone who joined us on the public walks

Residents & staff at Shroton Street Hostel

Staff & members from the Church St Drop-in centre

Staff at Penn House

Ismail Ali & Infusiasm

Clare at St Pauls' Church

West London Day Centre

Dedicated with love & respect to all those hunkered down outside the bunker in Bastard London.

SERPE **NTINE**
GALLERIES

Part of Serpentine Gallery Edgware Rd Project

Publication Date: 2016

DOWN CHURCH ST, OFF EDGWARE RD, WE FOUND
THAT THE PAST IS EASIER THAN THE FUTURE. WHY
IS THAT? THERE'S PLENTY OF MEMORIES BUT NOT
MUCH KEEPING AN EYE OUT...OR IS THERE?



The *Studies on a Road* pamphlet series was produced using edgwareroad.org

It is part of the Possible Studies series that are free to download and distribute for non-commercial use.

The Possible Studies imprint was developed through the Edgware Road Project. Initiated by Serpentine Galleries in 2008 the Edgware Road Project links local groups and international artists with people living and working in this area. The itinerant project base for the project is the Centre for Possible Studies, home to screenings, events, a publishing imprint and an ongoing project archive.

From 2016 the Possible Studies imprint will be housed at Church Street Library on a specially commissioned shelf dedicated to the local area. Designed by Bahbak Hashemi-Nezhad.

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Studies on a Road is a series of pamphlets developed by artists, researchers and community groups in residence with the Edgware Road Project from 2008–2016. In response to growing conditions of inequality and austerity groups including both artists and non-artists were supported in their development of analyses and actions to address the various dimensions of the neighbourhood around thematics including Policing, Education, Housing and Care.

