

# CIRENCESTER STREET

## Location

Cirencester Street, Westminster

## Client Type

Local Authority  
[Westminster City Council]

## Key Collaborators

Growth, Planning & Housing teams,  
UKPN

## Workstage

RIBA 3 - Spatial Coordination

## Summary

An investigation into the feasibility and viability of re-purposing 'infill spaces' as part of the pandemic response and as part of regeneration work in Westminster. Cirencester Street has a potential for conversion to two housing units and to do so, the project team believed that they needed to ask for diversion of all electricity cables for the redevelopment.

## The Challenge

To give a second opinion on the proposal issued by UKPN in diversion of cables at Cirencester Street to enable change of use of the site for housing.



Westminster City Council, Cirencester Street Infill Project Board, Jan 2019

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## Our Approach

The Infrastructure Coordinator used the Infrastructure Mapping Application, the National Underground Asset Register and desktop research to identify what was underneath proposed sites and the feasibility and costs of diverting services.

On Cirencester Street, the Coordinator was able to work with UKPN to identify alternative possibilities to UKPN's proposal for the full diversion of their services, the costs of which would have rendered the scheme for a small infill of two social rent units unviable.

## Key Outcomes

The Infrastructure Coordinator produced detailed reports that provided information on the costs and challenges of re-purposing these spaces for future reference.

As a result, UKPN were able to model the reconfiguration of the power supply network and the proposal for Cirencester Street was resubmitted to divert only services impeded by the WCC works, resulting in a considerable cost saving when the updated proposal was received by the team.

The civil works for the more efficient and economical solution gave both a time and considerable cost saving (over 50% compared to the original submission). The WCC site has now been identified as viable and is progressing through the Council governance for change of use.

## Testimonial

*"[The Coordinator's] knowledge and the work completed with UKPN has shown how we need to work with the utilities to ensure what we are asking for, is really what is required! We knew the scheme was unviable with the costs first submitted, but to discover the enormous saving by finding out what was really needed has taught us all to think further than our assumptions!"*

Vikki Everett, Head of Development,  
Growth, Planning and Housing

