3 Location and Existing Site

Why do we need a Family Hub in this location?

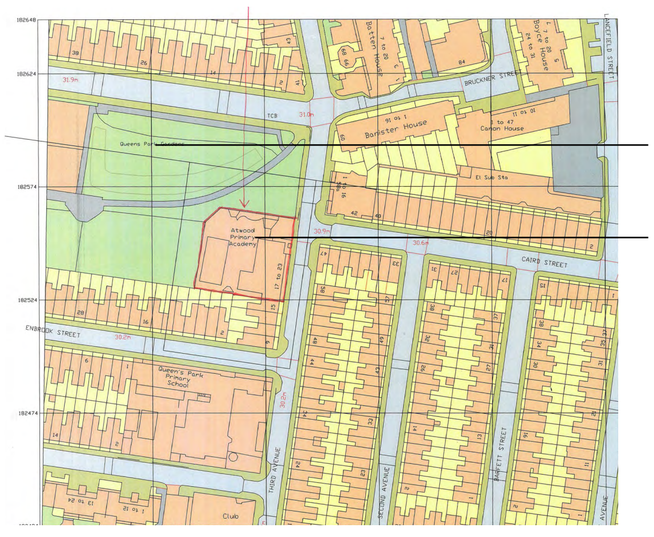
- Currently, the Queens Park Family Hub covers the north west area of Westminster. It also includes Bayswater Children's centre which is part of the hub and delivers some of its activities and services. The existing hub is located at 88 Bravington Road, though its facilities are not purpose-built or designed for the wide-ranging needs of the family hub.

- Some existing community and health services in Queens Park are located remote from each other, and the proposal would bring a number of services together in a single location relocating some of these services from Bravington Road to a purpose-built and designed scheme.

- Co-location of services would be a more efficient and practical approach to delivering services to families under one roof, making sure that guidance, support and treatment can take place more conveniently for many in spaces that are specifically designed to provide quality, comfortable, and more private treatment and support where necessary.

- The site of the former St Marylebone Bridge School is centrally located and would provide an accessible point for the delivery of family-focused services, including drop in, health and midwifery services in the community it serves. This location can be reached conveniently on foot, by bike, and by public transport.

- As a Council, we seek to make efficient use of our existing buildings – here, the opportunity has arisen to invest in the redevelopment of this site. The existing building has reached the end of its intended use as a school (having since relocated) and whilst a temporary use of the buildings has taken place, the redevelopment of the site would provide a more permanent scheme to greatly improve the services offered to our local community.



The existing site



The site at 17-23 Third Avenue is located adjacent to Queen's Park Gardens, a public park with various play and recreation areas. It sits within the Queen's Park Estate Conservation Area. Apart from the existing buildings on Third Avenue, the site consists of a currently empty back yard which includes a number of mature trees. Their size, age and health have been surveyed by tree experts and whilst the majortity of the trees will remain, we propose to cut down one plane tree to make space for the new building. A new tree will be planted inside a new courtyard and a large variety of planting will create new gardens and enrich biodiversity as illustrated on boards 7 and 11.

