



Valouran secures planning approval for mixed-use development in Westminster

Valouran has received planning consent from Westminster City Council for a mixed-use development at 1-3 Westbourne Grove.

The site, located on the corner of Queensway in the Westbourne Conservation area, will return to its original use with a restaurant at ground and basement levels and four family-sized apartments above.

The plans involve retaining and restoring the building's stucco façade, which was once known as The Redan pub.

The design includes a basement extension to accommodate a two-level restaurant and bar, alongside three three-bedroom apartments and a two-bedroom apartment created from a mansard roof extension.

Each apartment will feature open plan living, private outdoor space, and dual aspect views.

The development aligns with Valouran's focus on sustainability and Westminster's 'retrofit first' policy.

The design prioritises energy efficiency, incorporating air-source heat pumps for heating and cooling, a fabric-first approach for environmental performance, and features to enhance biodiversity like bird and bat roof boxes.

A pre-demolition audit will identify materials for reuse in the project.

Alex Michelin, co-founder of Valouran, said: "This development epitomises our pledge to not only craft exceptional living spaces but also communities.

"1-3 Westbourne Grove will see us retrofit an existing building, injecting a new lease of life to a heritage property and re-establishing a corner of Queensway with a welcoming restaurant and bar that reflects the spirit of the local neighbourhood."