



Valouran’s retrofit plans for a restaurant, bar and four design-led homes is approved by Westminster

Valouran, the global pioneering property developer and placemaker, has achieved planning consent from Westminster City Council for a residential, mixed-use development at 1-3 Westbourne Grove.

Located on the corner of Queensway, in the Westbourne Conservation area, proposals for the return of this site to its original use, a restaurant at ground and basement and four family-sized apartments on the upper floors, have been approved.

Underlining Valouran’s commitment to sustainability and their relentless pursuit to reduce embodied carbon, whilst aligning with Westminster City Council’s ‘retrofit first’ policy, proposals will see construction undertaken behind a retained and restored stucco façade.

Once recognised as The Redan - a well-known local pub – the firm’s plans will bring this much-loved site back into use, combining the building’s existing floorplates whilst also introducing a basement extension, allowing the new restaurant and bar to operate over two levels. Planning consent will see the delivery of three, three-bed lateral apartments behind the historic façade and a mansard roof extension providing an additional two-bed lateral apartment.

Each home will be characterised by open plan living, access to private outside amenity and dual aspect views. With the provision of best-in-class, residential-led developments that push the boundaries of innovation and enhance the surrounding natural environment central to Valouran’s mission, the building’s design will place a strong emphasis on sustainability.

Valouran’s fourth development announcement since its inception, 1-3 Westbourne Grove joins a rapidly expanding suite of prime London retrofit projects already underway by the company, from the restoration of the former Grade II listed Connaught Chapel in St John’s Wood to the re-development of an existing heritage asset on The Bishops Avenue into a residential scheme of 30 apartments.

The planning approval of this site marks another positive milestone for Queensway – the previously overlooked street situated a stone’s throw from Hyde Park - that is experiencing a £3 billion regeneration spearheaded by the Queensway Joint Steering Committee. Significant public realm improvements also underway on the street involve the widening of pavements and regreening, two tube station upgrades, the introduction of new pavilions for all-day outdoor dining, public art installations and a new entrance to Hyde Park.



Alex Michelin, founder and CEO of Valouran

Alex Michelin, co-founder of Valouran, comments:

“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. With Westminster one of the first local planning authorities to adopt a retrofit-first policy, our sensitive, design and heritage-led approach was incredibly well-received. This latest asset will extend our prime central London portfolio to over 300,000 sq. ft. of development with a combined GDV of over £1bn.”