



**Barrow Hill Resident Meeting 15/01/2024  
Meeting Note**

**Attendees**

Westminster Council	Philip McDonnell, Cost Planner Sarah McCarthy, Resident Engagement Manager (Minutes) Gary Jonas, Technical Surveyor Kanayo Nwosu, Housing Manager
United Living	Donna Jennings, Senior Preconstruction Manager Thomas Barber, Divisional Director Jenny Homer, Preconstruction Contracts Manager Trevon Mengot, Senior Resident Liaison Officer
Design Team	Graeme Dewar, Director, Lead Designer, GDS David Orr, Landscape Design Lead, Allen Scott Landscape Architecture
Cllrs	Cllr Paul Swaddle
Residents	9 residents in attendance

**Introduction to the work from Councillor Swaddle** – this about using the compensation money from the poor windows programme, to make a good estate even better.

**Design team** – We have taken the original wishes from residents, but some changes have been forced upon us, because of the electricity under the space, we have had to change some details, but still in line with the main concept.

**Seating** – in line with local seating and anti-rough sleeping.

**Trees** – May have to take out two existing large lime trees, the trees either side of the sub-station, they are in a bad way, roots impacted in concrete. If we have to remove, we will replace. Won't know until we start the work. As the current trees were designed to be uniform, we think it will look odd to only replace just two, instead propose instead to replace all 4.

**Additional changes** – we are making water and power available to the outdoor space. Disabled/pushchair ramp to go in. Making it step free access. Bike stands to be replaced.

**Planting around the edges** – the fence will now go behind the shrubs – making it secure, but will be more sympathetic to the original design. Triangles of shrubs – open up the space – the fencing off will look more natural. Won't make it any easier for people to climb on the fences.

**Lighting** – low level glow – to see if someone is sitting there you will be able to tell, but it won't be really bright, enhanced security. This is an increase from the original plan – so every angle can be lit up.



**Pergolas** – will be wooden – stained anthracite grey. – benches can be the same colour. It will be robust from vandalism – the design strikes a balance between being a nice place to be, but designed out temptation.

**Timelines** – Want to start in March, Probably a five month plan.

**Parking** – We will maintain as many spaces as possible while the build is going on. As part of the work, we are installing the underground infrastructure for the EV points. The EV points themselves are managed by another team at WCC, we will update residents about the timing when we know

**Drainage works** –The bulk of the drainage comments are for areas outside of this programme of work areas and fall within our Repair and Maintenance team's responsibility. We have, however, requested UL get a drain survey company to inspect Mallard drains including the internal stack, as the comments from residents suggest it is blocked or very restricted. (ACTION)

### Resident Questions

- Why replace all the trees if only two are damaged?
- Can we have like for like on the trees? We really like the type we have, we live high up, want to be able to see leaves, want mature trees.
- Can we have a plan b – if we find out the trees are not well – to support the existing trees.

**Answer** – We will put in mature trees, but they won't be the same size. Lime trees probably aren't the right tree anymore, we want to encourage biodiversity. Thinking of something sensitive to the area. Tree expert has proposed silver birch, but will explore putting lime trees back in. (ACTION)

On plan b, not really an option, it will be either keep or replace. Just too costly and not practical.

– Does the electricity mean more noise?

**Answer** – No it will only on an event by event basis. But will make it easier for the Christmas tree, if local people do want to do community event. The supply will not be standard 13A plugs so for anyone to hold impromptu parties, they will have to have the correct equipment. That isn't impossible to get but is normally enough deterrent to prevent all but the most determined raver from breaching the peace.

- Maintaining and looking after the space – at the moment we have some people who let their dogs mess in the gardens, could we have more signage for managing?

**Answer** – Nothing in the plans will make it any easier for people taking their dogs in, in fact we hope the shrubs will make it slightly more difficult.

- ASB - Could we check the sight lines after the work?

**Answer** – We will check CCTV sightlines – after the work is completed (ACTIONS)  
There are currently resources to police the space, this will continue, but we want



residents to use the space. Local policeman, comes on a regular basis if there is trouble. We need residents to use it and keep in busy. Would rather police the problem that not have garden.

- Could we have more plants?

**Answer** – If there was sufficient interest, Cllr Swaddle says that there could be gardening projects/ use Ward budget for more planting and garden projects.

**Heritage Project.**

As part of the project, we would like to have something to commemorate the heritage of the garden and the estate. Thinking of a ‘Totem’ – a concrete free-standing wall etched with something about the history of the site – thinking about an old OS map before it was bombed – overlaid with where the original chapel is.

We would like resident help in identifying stories that could help - Are there any older residents who has lived here a very long. Estate was built in 1940s.

Also the low wall concrete paving would love to inlay with lines from a local poet – engraving something on low wall. – any suggestions from residents?

**Resident questions**

- Sounds like a great idea.
- Heard that the estate was it built by prisoners of war, would like to find out if that is true?

Answer – we will research and collect stories with residents. If we could use all the information could use it as part of the launch event (ACTION)

**List of Actions**

Action	Who is responsible	Next steps
<b>Action point 1</b> Drainage - these are being looked at – gullies being reused into the resurfacing.	Philip McDonnell	Drainage survey to be completed
<b>Action point 2</b> Tree expert will explore putting lime trees back in.	Design team	Come back to residents in the meeting with an update.
<b>Action point 3</b> Check CCTV sightlines – after the work is completed	Westminster Housing	Site visit with ASB team after the work is completed.
<b>Action Point 4</b>	Residents/WCC/Design team	WCC can promote locally and collect stories to send to the design team.



Residents to share any names/stories of heritage of the area.		
<b>Action point 5</b> Any poetry suggestions to be sent to the design team	Residents/WCC/Design team	WCC can promote locally and collect stories to send to the design team.