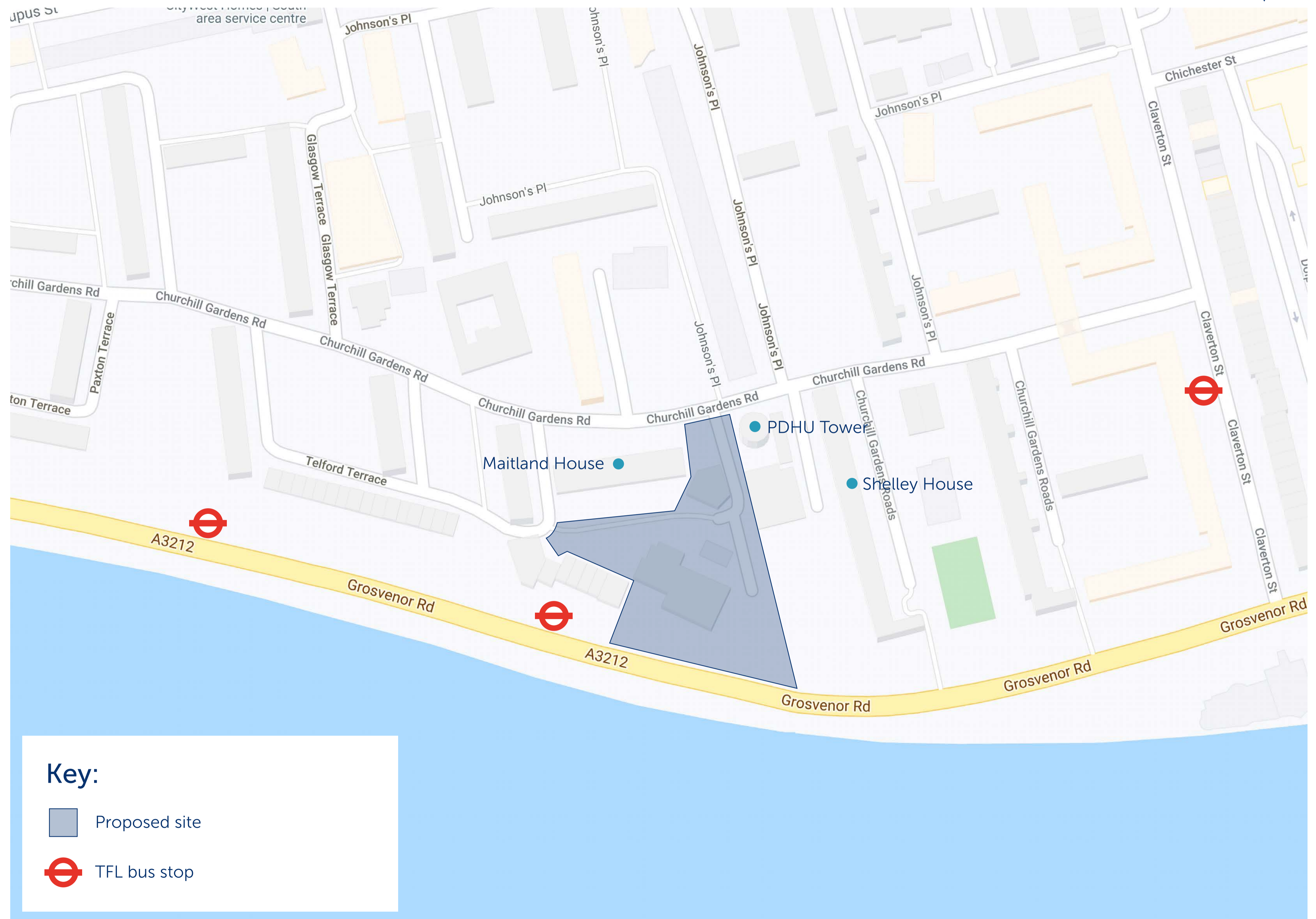


# Welcome

Westminster City Council is working to provide more affordable homes for local people across the city.

We want to hear what you think about our proposals to build new community supported homes on the site of Balmoral Castle and the nearby garages for current residents of Darwin House, and affordable homes for intermediate rent on the site of Darwin House.



Map showing site boundary

# About the site

**Westminster needs more community supported housing and affordable housing across the city.**

We are proposing to upgrade the community supported housing at Churchill Gardens by building new homes to modern standards.

We are also proposing to build council-owned affordable housing on the current site of Darwin House and the nearby garages.



These images show the proposed site. Clockwise: Balmoral Castle, Darwin House, garages, and compost heap

# Early engagement

Between July and October 2019 we held ten drop-in sessions on our early proposals across Churchill Gardens.

At these sessions we presented a proposed site plan and two initial ideas for how new buildings could be arranged on the site. We received a wide range of feedback on these proposals and on what is important for the Churchill Gardens community.

We have captured all your feedback and fed it back to our design team.

Today we present our first drawings that show the proposed height and size of potential buildings. These designs are informed by your thoughts and ideas and respond to your key concerns as best as we can.



Westminster on Wheels Balmoral Castle drop-in session, September 2019

# Your feedback

We received a wide range of feedback at our early engagement sessions. This board shows a small sample of your comments across a variety of topics:

Would be good for a mix of people. Good to bring new people, young people to the area

How about an entrance onto Grosvenor Road for easy access to and from the bus stop?

Would like to keep the façade of the Balmoral

The river garden must not be included in any design. Please remove the red line surrounding the garden on the plan

Please remember that the gardens of Churchill Gardens are an invaluable asset to the whole area

More accessible for the elderly – you never know, may need a home there myself

## Comments from Darwin House residents:

Looking forward to having a separate bedroom

I use the community garden for vegetables, would like that to be re-provided

Want to keep the communal laundry room

Only move when this new place is built

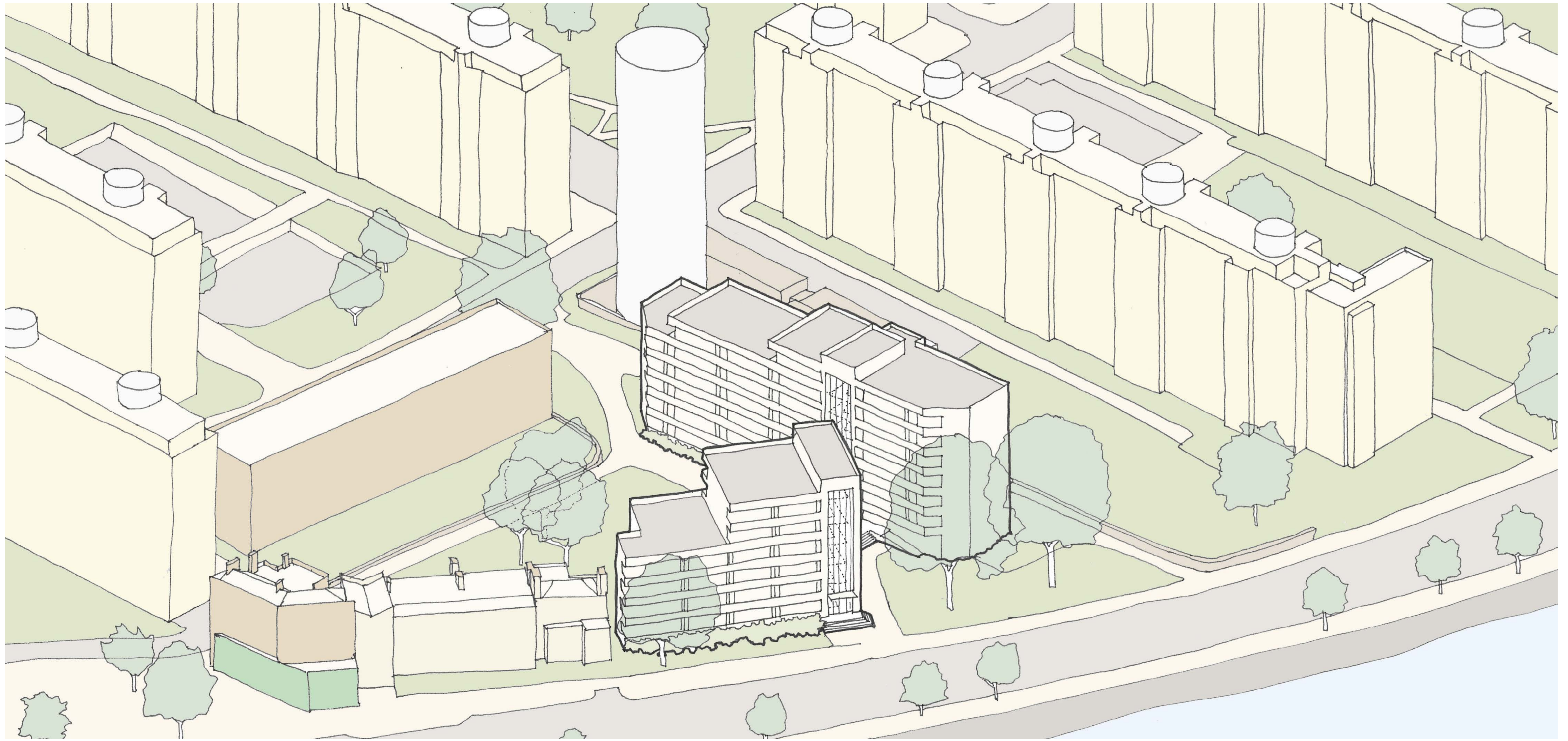
Please take into consideration people with poor eyesight

Would like a community space where can meet people across the estate



Westminster on Wheels Balmoral Castle drop-in session, September 2019

# Our emerging proposals



Artist's impression of the how the proposals would fit into the existing surrounding buildings. Please note heights in this drawing are estimated from photographs.

# New homes for the Churchill Gardens community

We want to enable Churchill Gardens residents to continue living in their community throughout their lives, in homes that suit their needs.

We are proposing a design that would deliver:

- 34 new community supported homes, to replace the bedsits at Darwin House which are no longer up to modern standards
- 19 new affordable homes for intermediate rent, addressing the need for more homes for local people who find it hard to rent in Westminster but earn too much to qualify for social housing

The new community supported housing would be on the current site of the Balmoral Castle Pub and the garages, while the affordable homes would sit on the site of the existing Darwin House block. We would also provide a new landscaped area for the community between the proposed buildings.

## Community supported housing

Community supported housing gives residents with care needs the opportunity to live independently whilst having access to any support they may require. Each self-contained home is fitted with a community alarm system and a manager lives on site to provide people with support when they need it.

These proposals will:



Fit into the award-winning Powell and Moya architecture of Churchill Gardens, using similar materials and respecting the design principles used across the estate



Be owned and retained by the council, becoming an asset for the community for years to come



Respect neighbouring buildings with a design that is lower than Shelley House, and provides enough distance between buildings to minimise the impact on light



Incorporate a local lettings plan, ensuring current residents on the estate are prioritised for the new homes

# Better community supported homes

Our proposals would provide 34 modern homes to replace the ones currently at Darwin House.

These homes would greatly improve the quality of life for Darwin House residents, giving them almost twice the amount of space they have in their current homes and access to modern amenities to make their lives more comfortable and easier.



Artist's impression of community supported homes

# About community supported homes

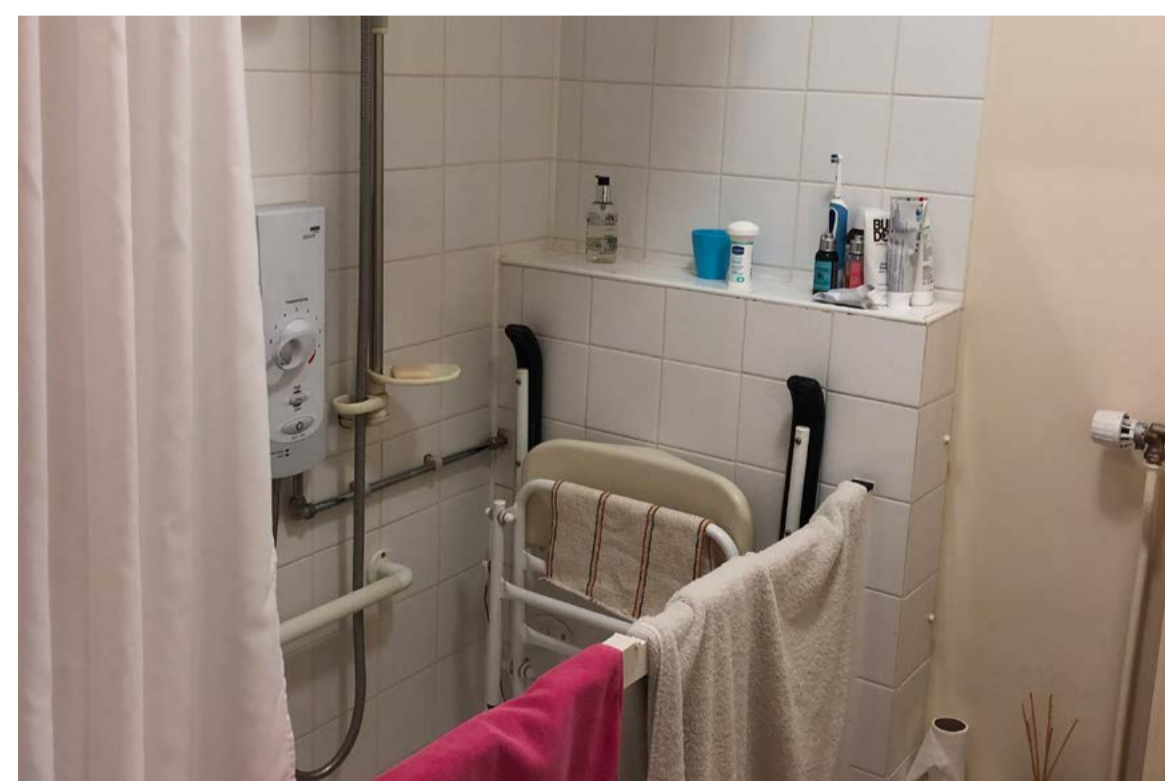
HAPPI homes are designed to be accessible, dementia-friendly, and flexible enough to adapt as people's care needs change.

The homes we are proposing will be built to modern care standards, using the Housing for Ageing Population Panel's (HAPPI) framework. HAPPI standards help architects design homes that meet the needs of residents in supported housing and provide them with a comfortable, pleasant environment to live in.

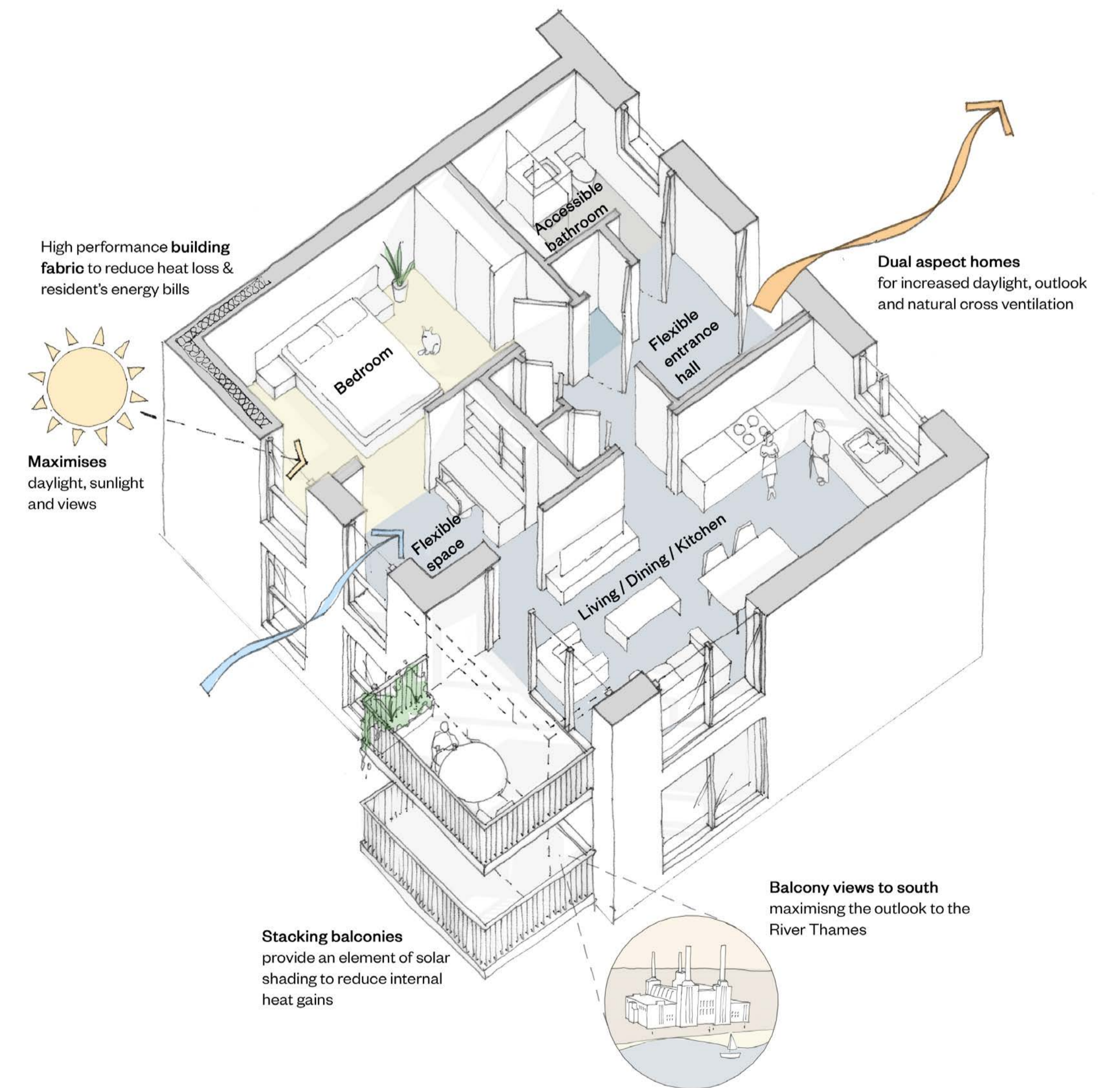
Homes built to these standards would give residents:

- Approximately twice the amount of space they currently have
- Separate bathroom, bedroom, and living area
- A spacious balcony with views of the new landscaped area
- Flexible living areas, including a space that could be used as a study or second bedroom for a carer or family member
- A home designed to be safe and easy to use, designed to be dementia-friendly and fully accessible

If you would like to know more about HAPPI standards, please speak to a member of our project team.



These images show the interior of a typical Darwin House bedsit



3D image of a typical modern community supported home, built to HAPPI standards



# New affordable homes

**Westminster is a place that people from all walks of life can call home.**

The 19 affordable homes we are proposing as part of this development will be for intermediate rent to local people. These homes will be retained by the council, and a local lettings plan will ensure that households in the Churchill Gardens Estate have top priority for these new homes.

These new homes would go a long way to help local people continue to live and work in Westminster.

## What is intermediate rent?

Intermediate rent is aimed at people who do not qualify for social rent, but struggle to afford market rent in Westminster. This type of rent is aimed at people who already live and work in the city but are finding it hard to afford their own place in Westminster.



Proposed view from Grosvenor Road of new affordable homes

# New landscaping

Churchill Gardens has always been known for the quality of its public spaces.

That's why we are exploring ways to give back to current residents by improving the gardens and pathways in the area near the site.

As part of our proposals we would add new trees and green spaces for the wider community to enjoy.

We welcome your feedback on what you would like to see as part of these improvements.



These are some examples of the kinds of landscaping we would like to provide

# Taking your comments on board

After engaging with residents last year, we listened to your feedback and used it to shape our first designs.

You said	We did
The gardens next to Shelley House should not be part of the proposals.	We <b>re-drew the red line boundary</b> to exclude the gardens next to Shelley House.
We like the estate the way it is and want the architecture to remain the same.	Any new buildings will fit into the architecture of the estate. Our <b>designs will respect the heritage and character of the estate.</b>
We need more drop-in sessions and more people should be invited.	We <b>held a further eight drop-in sessions at various times and locations</b> in the area and invited the whole estate. We have also consulted with residents of Darwin House on a one-to-one basis.
The height of any new buildings needs to respect the surrounding area.	Our proposals are seven storeys tall at their highest point, which is <b>lower than nearby Shelley House.</b>
Any plans need to re-provide a suitable workspace for our gardeners and our compost heap to ensure we can keep our Green Flag status.	Our proposals will not impact the upkeep of the estate's gardens. <b>We will re-provide the workspace and find a new space for the compost heap.</b>
These proposals must fit with the heritage of Churchill Gardens Estate.	We have committed to ensuring that any <b>new buildings will fit into the architecture</b> of the estate.



Westminster on Wheels Balmoral Castle drop-in session, September 2019

# Our commitment to you

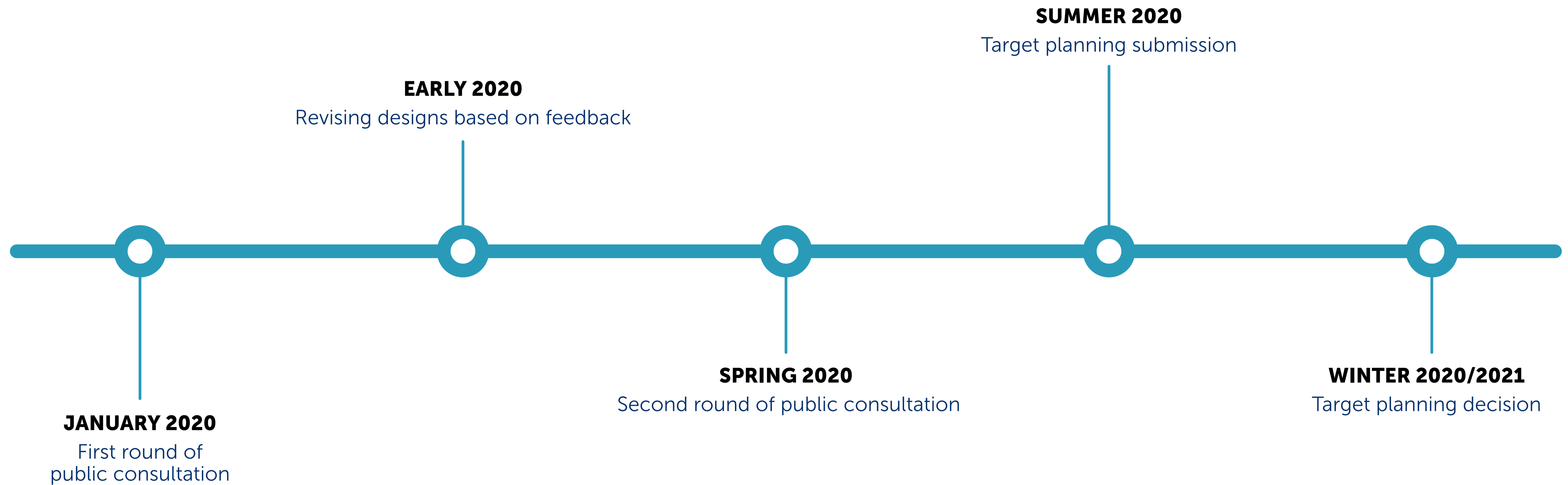
## If the development goes ahead:

- We are providing a 100% affordable scheme
- We will support all residents through any moving process
- We are committed to only asking Darwin House residents to move once, into the new community supported housing
- We will phase works to minimise disruption to residents
- All new homes will be covered by a local lettings plan, meaning local people are the first to benefit from new homes
- Residents will be at the heart of the development and design
- Our designs will reflect the special heritage and architecture of Churchill Gardens Estate



# Timeline

The timeline below shows indicative dates for milestones going forward.



# Considerate construction

We know that residents in the area will be concerned with disruption that comes with construction.

We are committed to working with contractors to ensure that noise and dust are well-managed and residents are minimally affected.

If planning permission is granted, we will work with residents in the area on a construction management plan. This will include agreement on working hours, and our team's contact details should you have any questions or concerns.

Please talk to a member of the team if you have any additional concerns with about construction, so we can make a note of them going forward.



## Feedback and next steps

Thank you for taking the time to view our proposal. We appreciate you coming in today to share your feedback.

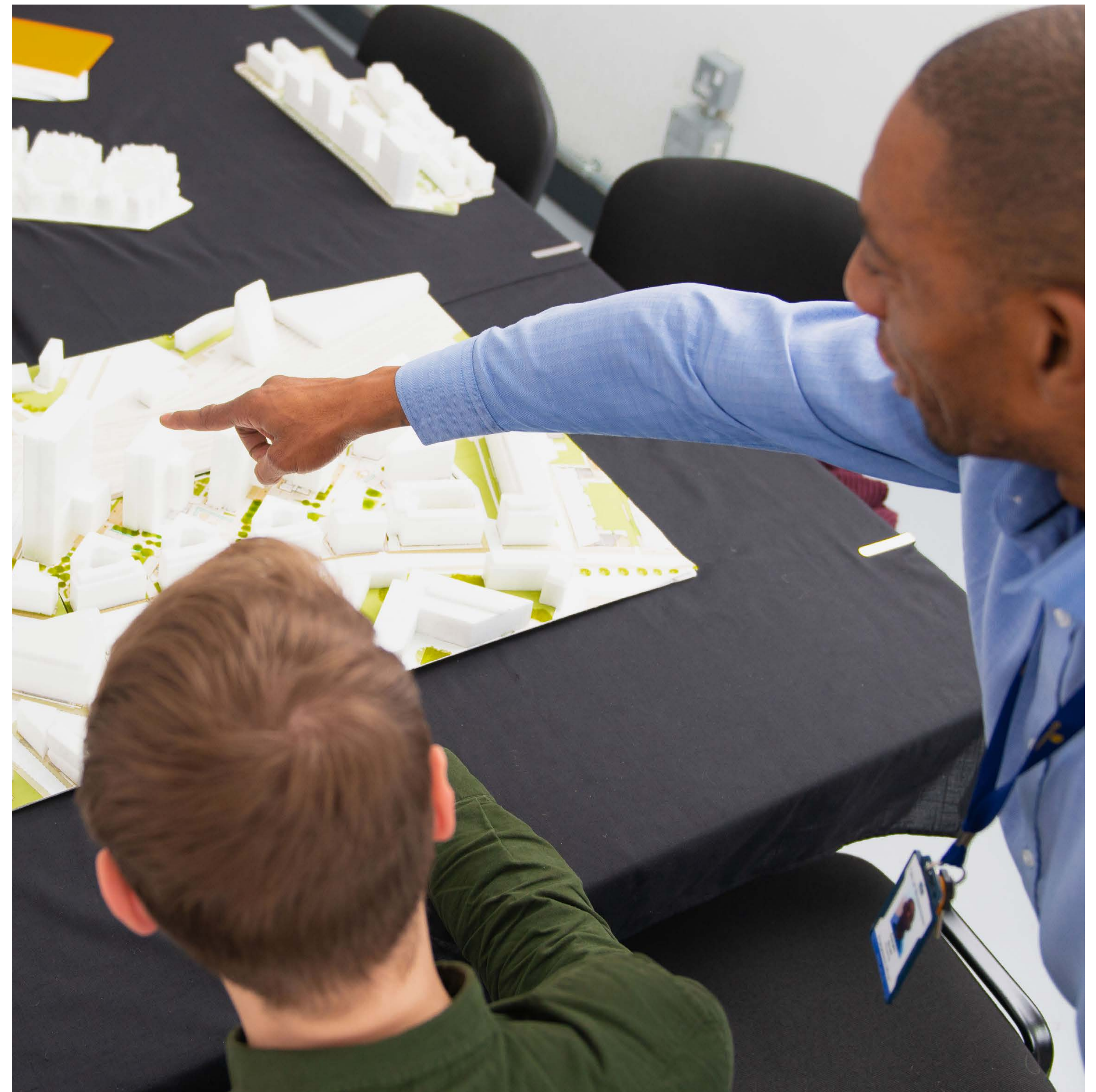
The team are keen to hear your thoughts on our early proposal. You can share your views by:

- Speaking to a member of staff
- Filling in a comment card
- Emailing the project team at [balmoraldarwin@westminster.gov.uk](mailto:balmoraldarwin@westminster.gov.uk)

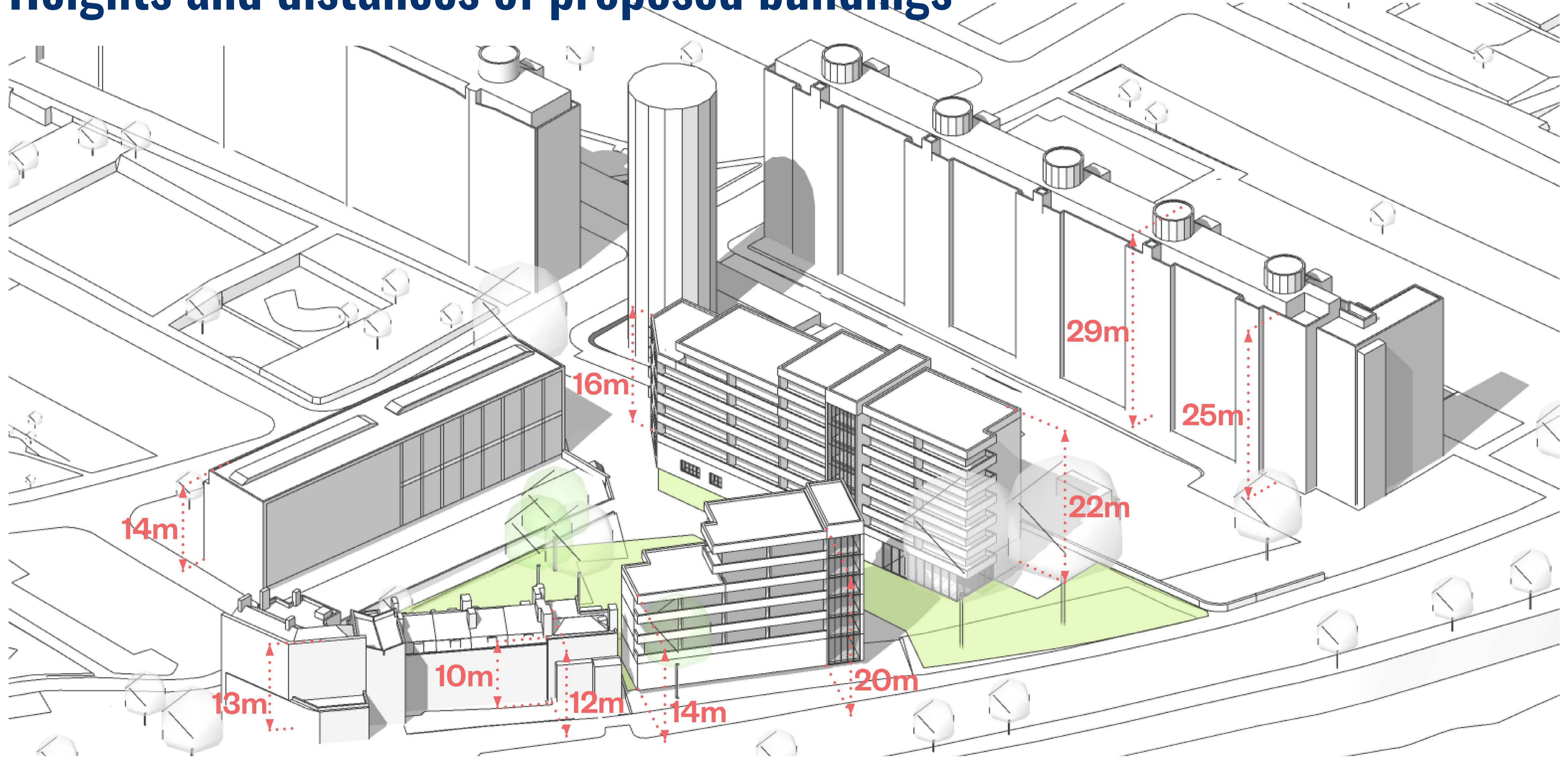
If you want to view this information presented today, these boards will be available online at [westminster.gov.uk/balmoral-darwin](https://westminster.gov.uk/balmoral-darwin)

## Next steps

We will be taking your feedback on board over the coming months, and presenting an updated version of the designs for further feedback in Spring 2020. Keep an eye on our website for updates on our next drop-in sessions.



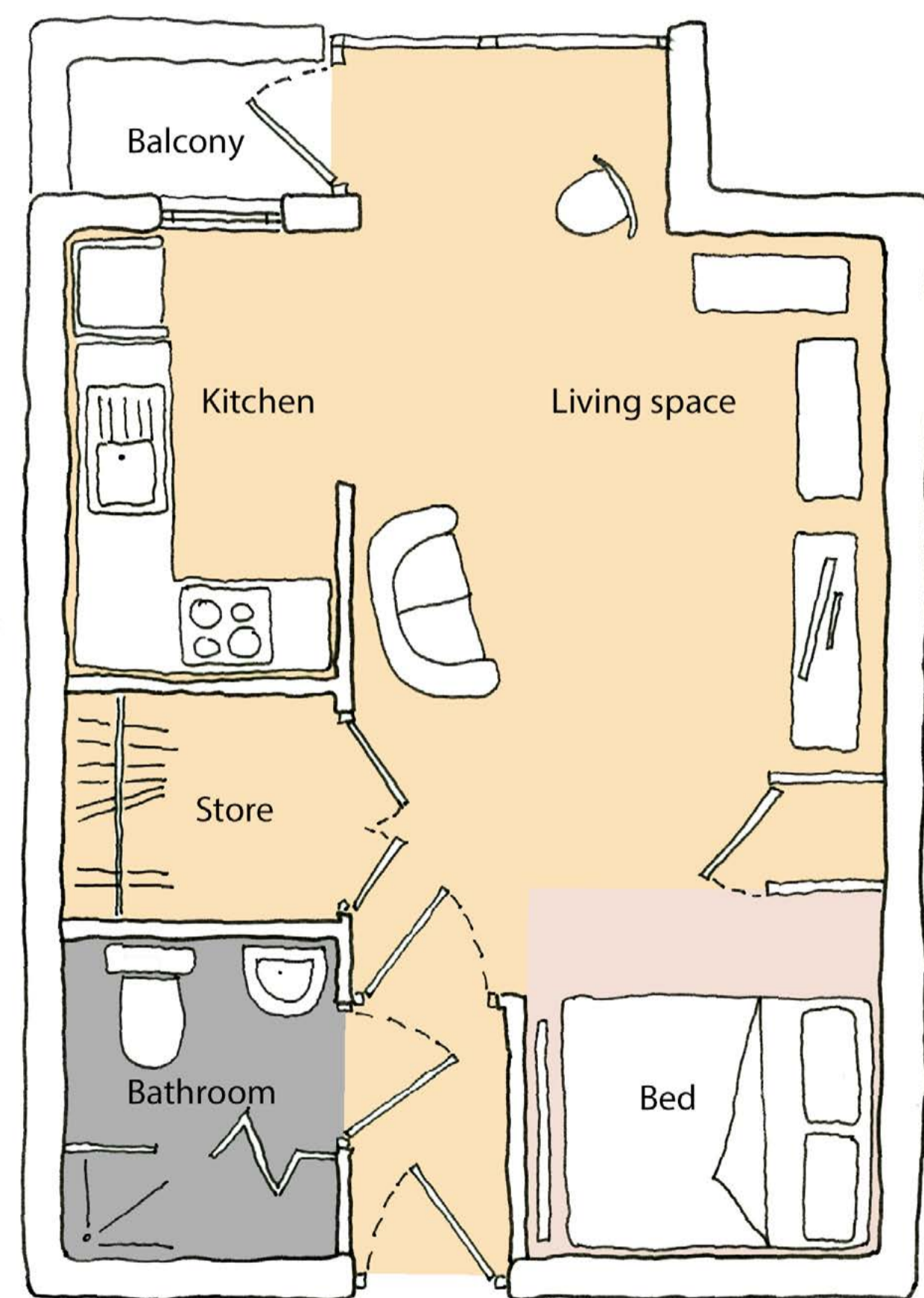
# Heights and distances of proposed buildings



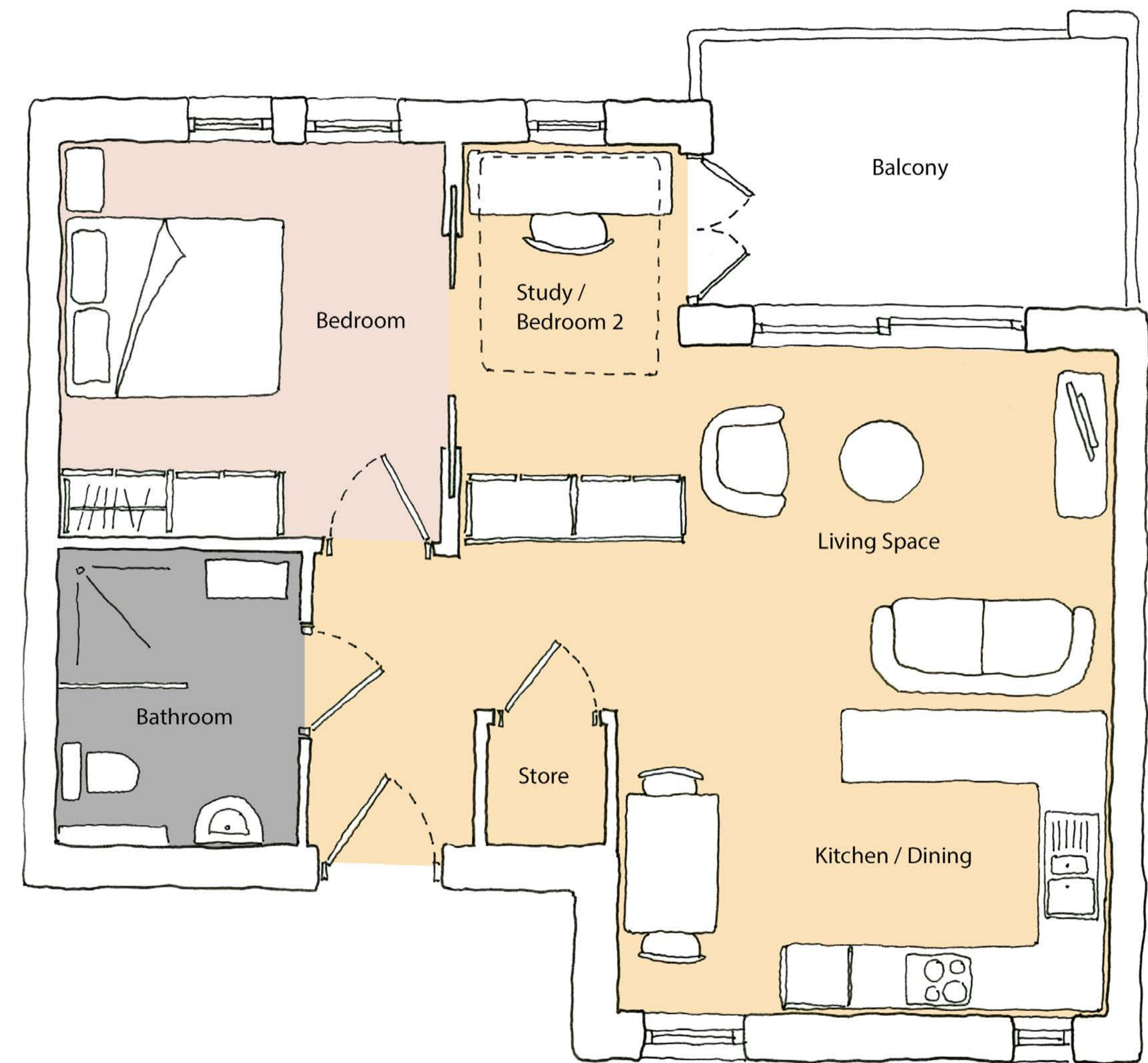
This image gives an idea of indicative heights and distances between the proposed buildings



# Comparison of current bedsit to HAPPI flat



Floor plan of a typical Darwin House bedsit



Floor plan of a modern community supported home, built to HAPPI standards