



City of Westminster

Project Brief

Project Name: Pimlico sites along Grosvenor Road, London, SW1V 3LH	
Project Description ():	We believe there is a significant opportunity to regenerate three adjacent brownfield sites to provide new affordable and community supported homes. Please see Location Plan and Aerial View in Appendix A.
Interfaces with other projects:	N/A
Relevant Client Policies:	Westminster City For All Westminster City Plan Westminster Code of Construction Practice London Plan

Site Information

<p>Description of site:</p>	<p>The three adjacent sites are well located just off Grosvenor Road in the Churchill Ward, Pimlico, and City of Westminster.</p> <p>The sites comprise an existing x4 storey building, x23 single storey garages and a derelict public house that are in need of regeneration.</p> <p>The sites do not include any designated heritage assets but are within the Churchill Gardens Conservation Area and are in close proximity to a number of Grade II listed buildings.</p> <p>There are a number of trees surrounding the site. Any removal of these would require an approved local planning authority and a conservation area tree application.</p> <p>Neighbouring the sites is the Pimlico District Heating Undertaking (PDHU), which includes the Grade II listed accumulator tower.</p> <p>The surrounding area is predominantly residential, with a mixture of low and high-rise residential blocks.</p>
<p>Surveys completed to date:</p>	<p>Heritage Statement Tree Survey Daylight/ Sunlight (to be provided to successful tenderer)</p>
<p>Utilities information:</p>	<p>Full statutory utilities searches have been carried out (will be available to successful tenderer).</p>
<p>Access / constraints:</p>	<p>External site viewings from the public highways only at this stage.</p>
<p>Current investigations:</p>	<p>An internal review has found the sites to either be in need of redevelopment or under-utilised.</p> <p>A tree survey has predominantly reviewed the impact of two trees of the redevelopment of the derelict public house. The trees have been identified as a Sycamore (Category A1) and a Lilac (Category C2). An additional survey would be required to review the two mature trees to the south of the Garages.</p> <p>The public house is not currently registered as an asset of community value.</p> <p>The PDHU has a surrounding exclusion zone which would restrict any development within this boundary. This is yet to be fully investigated.</p>

Client Requirements

Project Objectives:	<ul style="list-style-type: none"> ▪ Provide more homes of all tenders in the City. ▪ Provide more high quality community supported housing in order to deliver specialist care to those that need it most. ▪ Improve the environmental performance of Council properties, saving energy and money. ▪ Improve the quality of the built environment and enhance neighbourhoods. ▪ Deliver viable options which take into account the duty of the Council to safeguard the public purse. ▪ Create public benefit/s that outweighs any potential harm to the existing sites, including their current use.
Programme requirements & key dates:	<p>Outline Design Programme</p> <ul style="list-style-type: none"> ▪ RIBA Stage 1-2 Mar-July '19 ▪ RIBA Stage 3 July-Nov '19 ▪ Planning Application Nov '19 ▪ RIBA Stage 4+ TBC depending on contractor appointment
Construction Information:	<ul style="list-style-type: none"> ▪ Est. Construction Cost: £25m (Benchmarked) ▪ Est. Phase 1: Works start date: 2020 ▪ Est. Phase 2: Works end date: 2024
Programme Dependencies:	None at this stage

Key Stakeholders

Stakeholder	Areas for consultation
Cabinet Member & Ward Councillors	<ul style="list-style-type: none"> ▪ Ongoing project updates
Adult Social Care, City of Westminster	<ul style="list-style-type: none"> ▪ Requirements of community supportive housing ▪ Decant options
Corporate Property, City of Westminster	<ul style="list-style-type: none"> ▪ Management of derelict public house
Economy department, City of Westminster	<ul style="list-style-type: none"> ▪ Employment of local labour & apprentices
CityWest Homes	<ul style="list-style-type: none"> ▪ Management of Churchill Gardens estate
PDHU	<ul style="list-style-type: none"> ▪ Design, Planning permission ▪ Construction management plan ▪ Temporary access
CSH Residents, Next of Kin and Manager	<ul style="list-style-type: none"> ▪ Design, Planning permission ▪ Construction management plan ▪ Temporary access
Churchill Gardens estate Residents/ RA	<ul style="list-style-type: none"> ▪ Design, Planning permission ▪ Construction management plan ▪ Temporary access
National Grid	<ul style="list-style-type: none"> ▪ Diversion/building over or around utilities
Thames Water	<ul style="list-style-type: none"> ▪ Diversion/building over or around utilities
UKPN	<ul style="list-style-type: none"> ▪ Diversion of cables/bridge holding cables

Client Requirements

<p>Note</p>	<p>Westminster City Council will provide a detailed design brief during the inception meeting with the winning bidder.</p> <p>The brief set out below provides an overview of WCC's current visions for the site.</p>
<p>Design Brief</p>	<p>RIBA 1 WCC requires an architectural feasibility report testing each delivery phase.</p> <p>Site A - Garages</p> <ul style="list-style-type: none"> • 100% Community Supported Housing • Minimum requirement of 31 units <p>Site B - Balmoral Castle Pub</p> <ul style="list-style-type: none"> • General Needs Apartments and/or Community Use <p>Site C - Darwin House</p> <ul style="list-style-type: none"> • General Needs Apartments <p>The location of each phase can be found in appendix A.</p> <p>Architectural options for the site to include:</p> <ul style="list-style-type: none"> • Massing models • Indicative internal layouts • Area schedule <p>Architectural schemes should take into account:</p> <ul style="list-style-type: none"> • Daylight/sunlight constraints • Engineering constraints • Compliance with relevant planning policy <ul style="list-style-type: none"> ○ With the assumption that the community supported housing will contribute to the overall affordable housing percentage <p>Following completion of the feasibility report, a preferred way forward will be approved by WCC and the design can commence RIBA Stage 2, creating a detailed design for the chosen option.</p>
<p>Design Principles</p>	<ul style="list-style-type: none"> ▪ Adhere to the London Plan and London Design Guide. ▪ The community supported housing should conform to best practice principles such as those outlined by Housing our Ageing Population: Panel for Innovation (HAPPI).

	<ul style="list-style-type: none"> ▪ Designs should be in accordance with Westminster’s City Plan.
<p>Design Objectives</p>	<ul style="list-style-type: none"> ▪ Maximise the land for the creation of new homes. ▪ Respect heritage, listed statuses and townscape character of wider area and existing buildings. ▪ To work within the constraints of the PDHU including significant above and below utility infrastructure (detail to be provided to successful tenderer) ▪ Make best use of frontage overlooking the River Thames, where possible. ▪ Any proposed development should look to arrange accommodation over distinctive blocks to keep the density of any scheme within the local context and to assist in the creation of place. ▪ Integrate improvement to local landscaping and amenity space.

Appendix A: Location Plan and Aerial View of the three sites



