

# Welcome

Welcome to this drop-in session to show our early ideas for redeveloping Balmoral Castle and Darwin House and to hear **your views**.

Last year we received a petition from the local community asking for the Balmoral Castle site to be redeveloped into community supported housing. We have listened to this request and today we are taking the first steps to design proposals for the site. We are also considering the replacement of Darwin House with modern, community supported housing and we would like to know what you think.



## Previous consultation at Churchill Gardens

In 2014, Westminster City Council came to you with proposals to build on the Churchill Gardens Estate. The process was not as transparent and open as it should have been, and these proposals were opposed by members of the community.

This time, we will run a full consultation with the community. We want a project which is right for the community and will incorporate your thoughts and ideas into the design process at every stage.

In 2018, we received a petition signed by more than 300 Churchill Gardens residents calling for us to prioritise this site for the development of much-needed sheltered and social housing. In response to this petition, we have decided to do exactly that.

We are consulting today only on the redevelopment of the derelict Balmoral Castle and the potential replacement of the Darwin House supported living facility and garages.

You can contact us at any point at [balmoraldarwin@westminster.gov.uk](mailto:balmoraldarwin@westminster.gov.uk) and all documents related to emerging proposals will be available online at [westminster.gov.uk/balmoral-darwin](https://westminster.gov.uk/balmoral-darwin)

# About the site

As part of the council's aim to make Westminster a City for All, our proposals will aim to deliver:

- New affordable housing for local people
- Improved community supported housing for current residents
- Better green space for local residents

If Darwin House is redeveloped, all current homes will be replaced and work will be done in phases to ensure existing Darwin House residents only need to move once.

## Have your say

Today we want to hear your ideas for the future of this part of Churchill Gardens, and how we should go about working with you to build more affordable homes and better community supported housing in the areas.

You can share your views by:

- Talking to a member of the project team
- Writing your ideas on the sticky notes on the boards
- Filling out a comments card

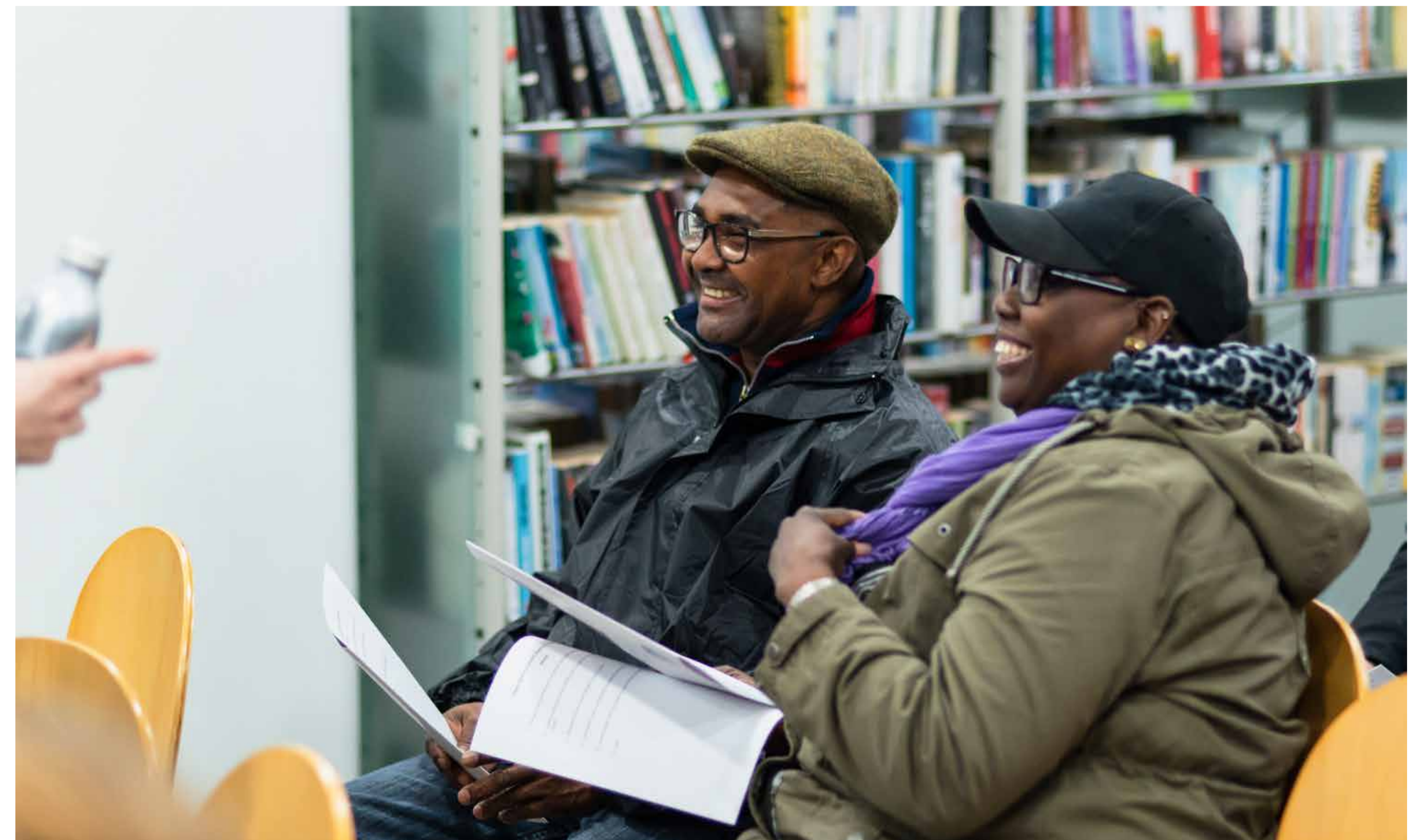


Current Site Layout

# Our commitment to you

## In any project involving development on the site:

- There will be full replacement of all council homes.
- We will provide the maximum possible affordable housing. The council is exploring the potential for a 100% affordable scheme.
- We will support all residents through any moving process.
- We are committed to only asking residents to move once.
- 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 of a viable project.



# Our early ideas

We welcome your thoughts on how the new homes could be arranged.

These ideas are very flexible, and we would like to know what layout you think is best for the estate.

The layouts below have been designed by our project architects Levitt Bernstein.

## Idea one

This idea for the layout of the site would have:

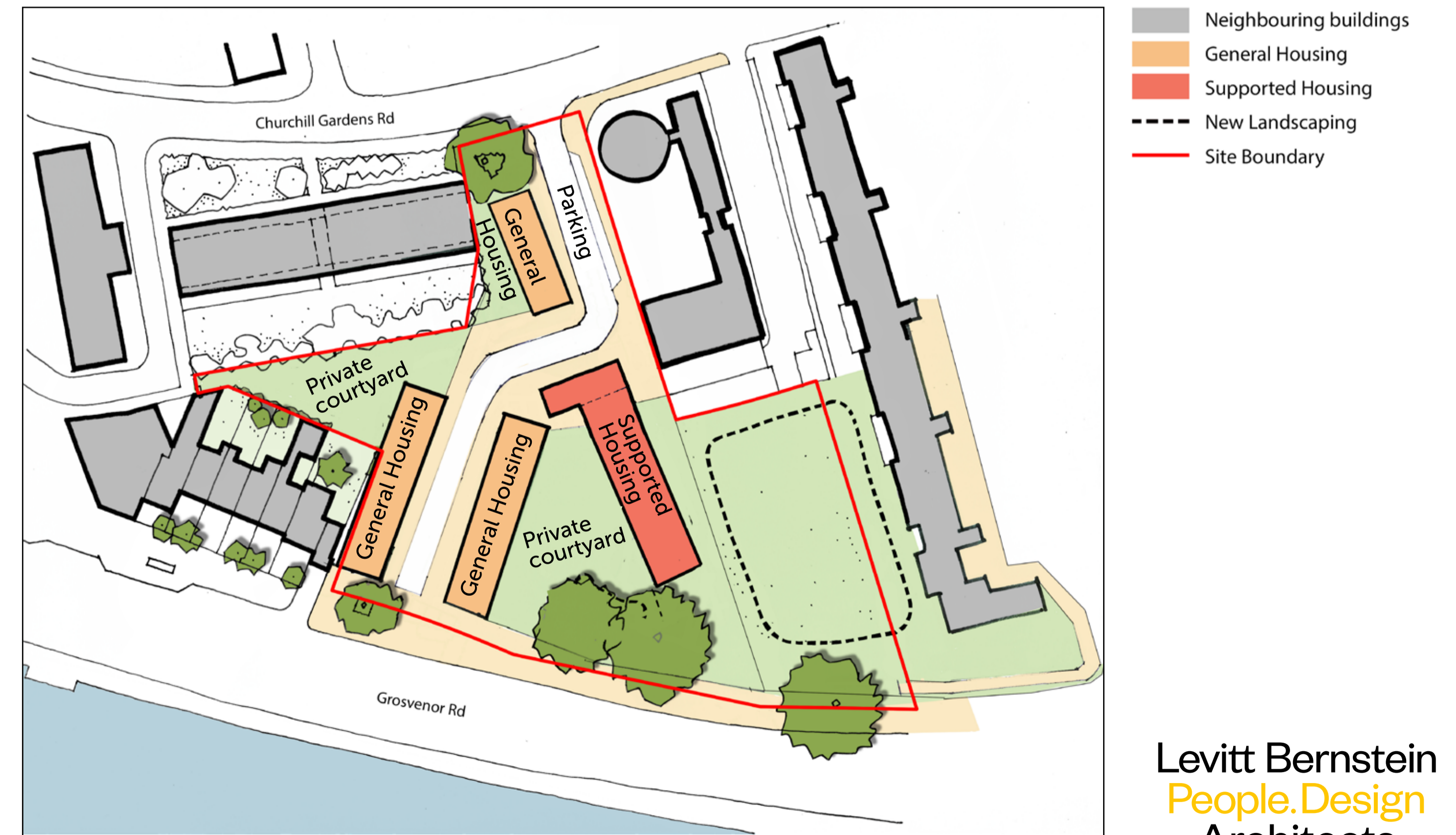
- New buildings surrounding the courtyard
- Buildings setback from all existing trees
- Improved landscaping



## Idea two

This idea for the site would have:

- Housing across four blocks
- A path from Churchill Gardens Road to the River Thames
- Improved landscaping



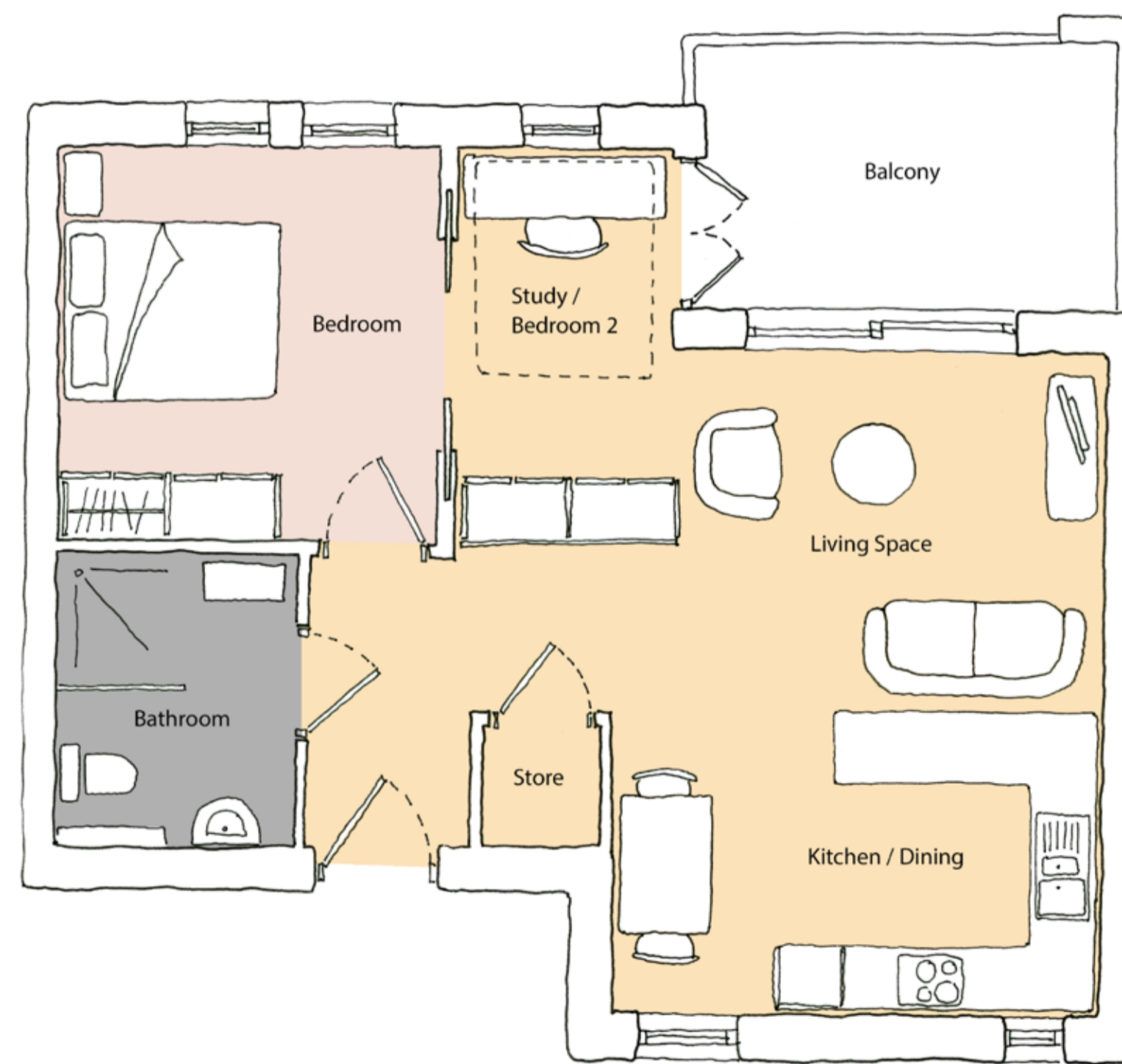
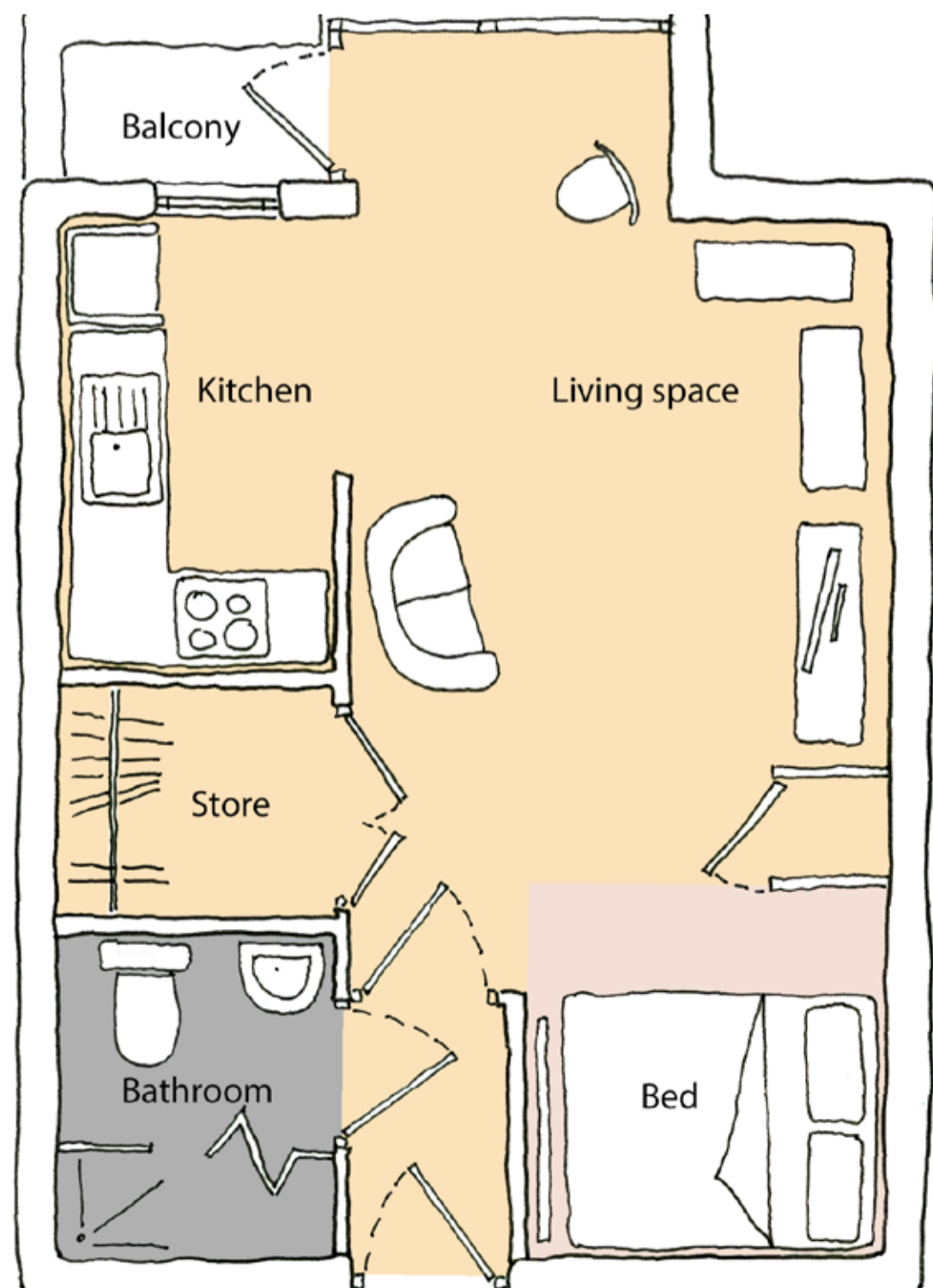
# Ideas for community supported housing

The images on this board show a range of features we could include in new community supported housing. Let us know what you think would be most useful for residents, or if you have any ideas for what else we could include.

**HAPPI** is the **Housing our Ageing Population Panel for Innovation**. The panel has published guidelines that help architects design homes that meet the needs of residents in supported housing and provide them with a comfortable, pleasant environment to live in. Any new sheltered housing we provide would align with HAPPI design standards.

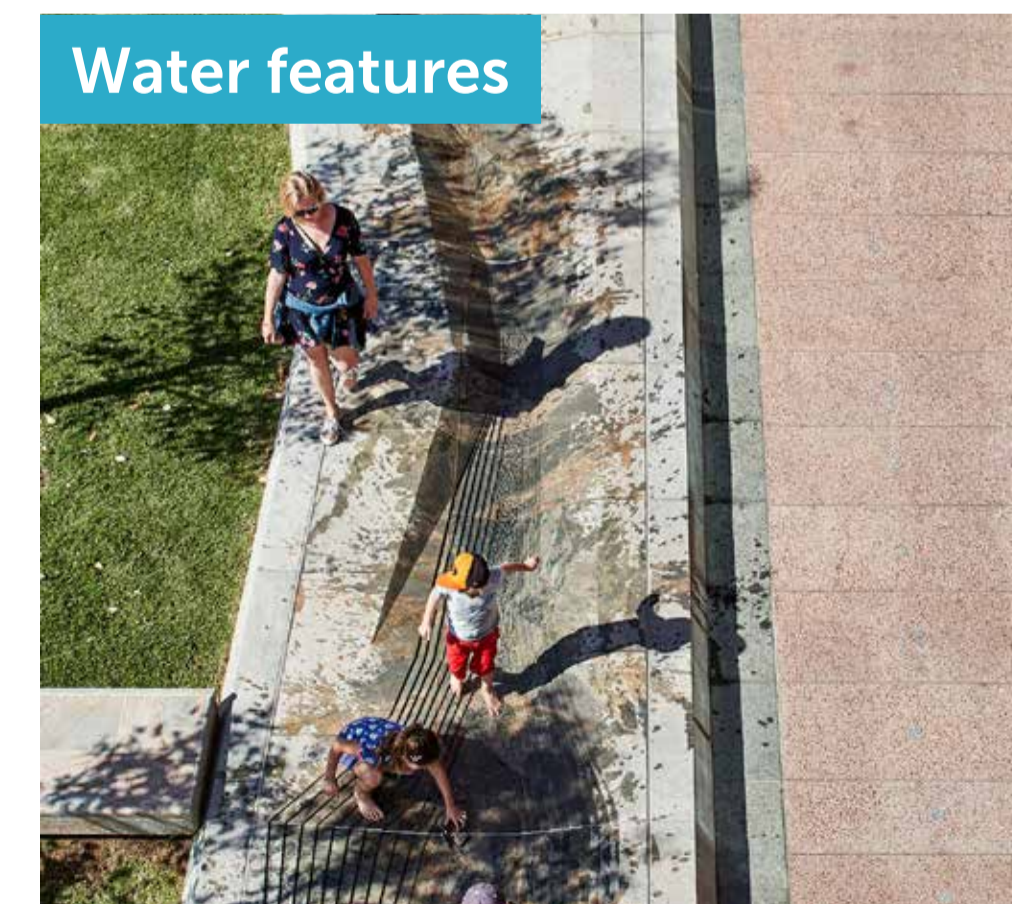
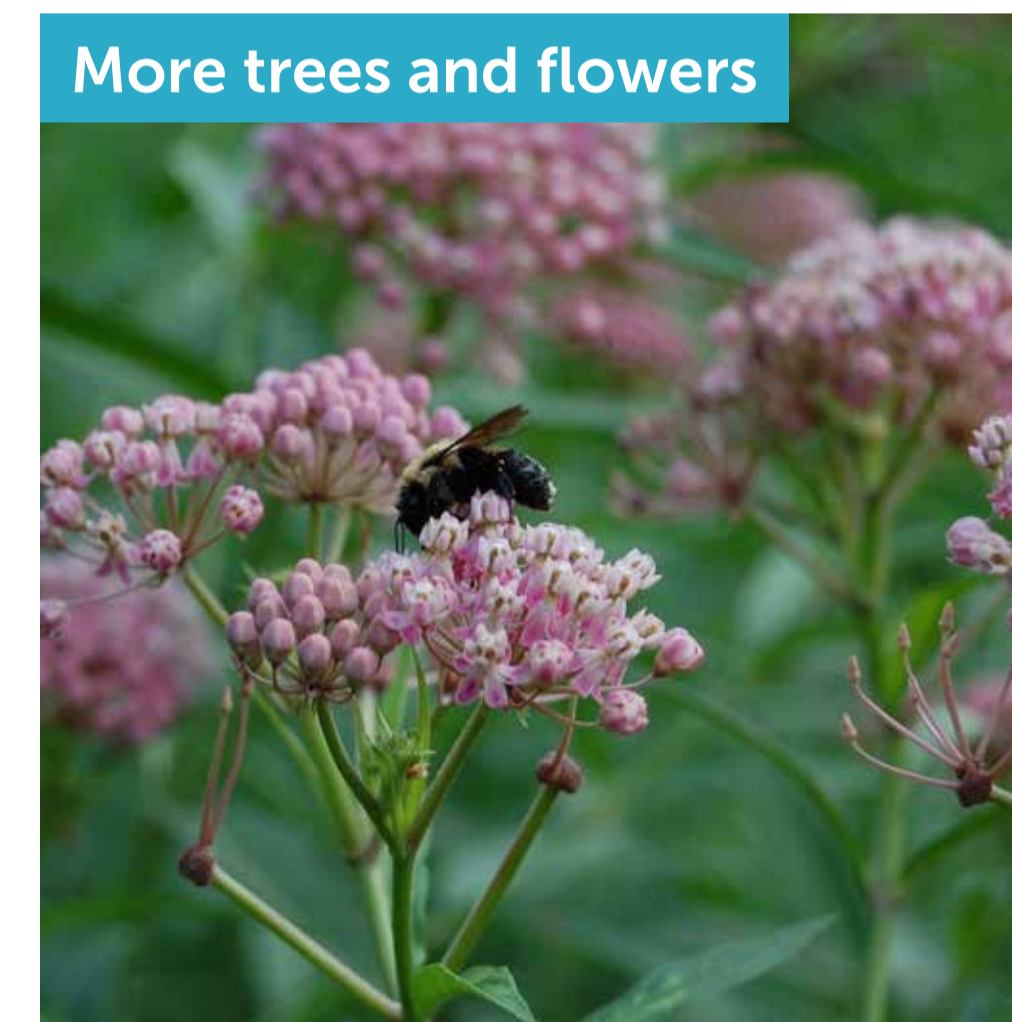
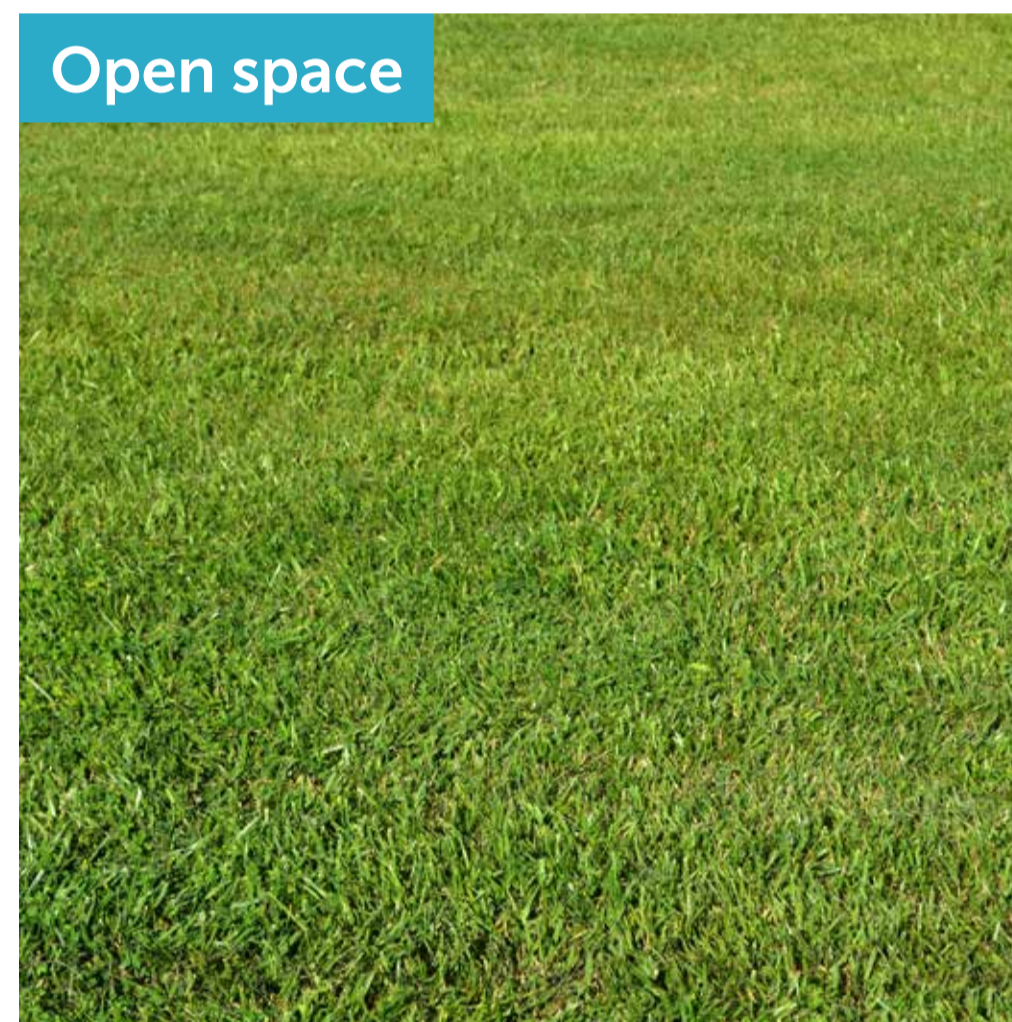
Now – Existing Bedsit (approximately 29sqm)

Future – flexible HAPPI flat (approximately 55sqm)



# Ideas for landscaping

The images on this board show a range of possible landscaping design opportunities. Let us know what outdoor space ideas would be best for your community.



# Let us know what you think

## How can we improve the public realm in your local area?

We want to collect your ideas on what benefits you would like to see for the wider community. We'd like to know how we could improve:

-  Open spaces
-  Bike storage
-  Security
-  Streets and pedestrian routes

Please write your thoughts on a post-it note and place it on the board.

# Feedback and next steps

Thank you for taking the time to take part in our first drop-in session on Balmoral Castle and Darwin House.

We would like to hear your thoughts on what you have seen today, and your ideas on how we can make our proposals work well for the community.

You can give us your feedback by:

- Speaking to a member of the project team
- Adding your comments on a sticky note on our feedback board
- Filling out a comment card
- Emailing us at [balmoraldarwin@westminster.gov.uk](mailto:balmoraldarwin@westminster.gov.uk)

You can also view the information provided in today's exhibition online at [westminster.gov.uk/balmoral-darwin](http://westminster.gov.uk/balmoral-darwin). This drop-in session is the first and we will be back in late Autumn 2019 to get your thoughts on our more detailed designs. See below the anticipated timeline.

## Next steps

We will be holding more drop-in sessions at our Lupus Street office. This provides a chance for you to ask questions and provide any further feedback.

Westminster City Council Lupus Street office: 137 Lupus Street, London, SW1V 3HE	Wednesday 14 <sup>th</sup> August	2.30pm – 5.30pm
	Thursday 12 <sup>th</sup> September	10.30am – 1.30pm

