

# CARLTON DENE AND PEEBLES HOUSE

## NEWSLETTER

BRINGING YOU THE LATEST ON PLANS FOR CARLTON DENE AND PEEBLES HOUSE



CGI image of Carlton Dene and Peebles House scheme

## MADE IN MAIDA VALE: GREEN LIGHT FOR NEW EXTRA CARE AND AFFORDABLE HOMES

**O**n 6 July 2021, Westminster City Council's planning committee approved the council's plans to redevelop the former Carlton Dene care home as well as Peebles House.

Carlton Dene residents moved into their brand-new, state-of-the-art and dementia-friendly care home, Beachcroft House, in 2020. The council has now received the green light to transform the 42-bed residential care home into a 65-bed extra care housing scheme. This type of housing provides older people in Westminster with the opportunity to live as independently as possible while benefiting from 24-hour care on-site, and social and recreational facilities to continue a high quality of life.

Peebles House will be redeveloped into 22 family-sized energy efficient affordable homes, which will more than double the number of affordable homes currently on the site.

Cllr Heather Acton, Westminster City Council Cabinet Member for Communities and Regeneration, said:

*"We're committed to building affordable homes for people at all stages of their lives in Westminster and this is another exciting milestone."*

*"Extra care housing offers those aged 55 and over a chance to live somewhere with flexible care which is tailored to their individual needs. In addition, the 22 spacious family-sized homes available at social and intermediate rent at Peebles House are much needed in the area and will be available for existing and new residents to reside in. We ran an extensive consultation process to ensure residents had the opportunity to view and comment on the proposals and I'm extremely pleased we can now progress with our plans."*

*"This scheme will not only benefit residents of the new homes, but will also offer a range of advantages for the wider local community with a new cafe and hairdressers."*



### IN THIS ISSUE

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### WE WILL DELIVER



100% affordable homes for local people



Designs that respect local architecture



New green spaces for residents



High environmental standards



## SUSTAINABLE DESIGN

**A**s part of our commitment to becoming a carbon neutral council by 2030, we've worked hard to design a scheme with excellent environmental credentials:

- Fewer carbon emissions by using renewable energy sources such as solar.
- Thick walls and roof to provide insulation and less noise.
- High energy efficiency standards, with lower levels of energy use and cheaper energy bills.
- Courtyard landscaping, a green roof over the podium, and a rooftop garden with plants to help clean the air, absorb carbon, and provide biodiversity at the new Extra Care block.
- Dual aspect homes (where windows on different walls allow for two separate views) to encourage natural ventilation.

## WHAT HAPPENS NEXT

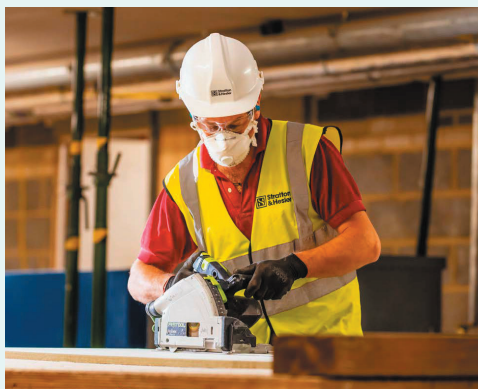
**F**urther conversations with the Planning Authority will take place regarding measures to mitigate any effects of this development on the community (known as a Section 106 agreement).

The team will also appoint a contractor, and create a construction management plan which puts residents as its heart. We will work with a Resident Liaison Officer to keep local residents informed of progress and give plenty of notice before any works start. We'll also take the first steps to begin conversations with neighbours as we to shape public realm proposals for the new entrance on the corner of Rudolph Road and Kilburn Park Road.

## MINIMISING DISRUPTION THROUGH CONSTRUCTION

**T**he council will work with partners to make every effort to minimise noise, dust, and other disruption wherever possible.

Contractors will be required to sign up to the Considerate Constructors Scheme. Contractors will also be bound by Westminster's Code of Construction Practice, which sets noise, dust and vibration limits and requires automated monitors to be placed at the site boundary.



## CONTACT US

### Website

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### Letters\*

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\*with many council staff working remotely, we recommend you email any queries or concerns you have to ensure they are responded to in a timely manner.

## WESTMINSTER CONNECTS

### Website

[westminster.gov.uk/coronavirus](https://westminster.gov.uk/coronavirus)

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