

## Welcome

We want to know what you think of our revised proposals to bring new affordable homes and a community space to Luxborough Street kickabout space

Since our initial engagement events in October 2018, we have taken your feedback and used it to help shape the revised proposals. We would now like to share these with you and hear your views before we submit a planning application.

### Building a City for All

The council is dedicated to making Westminster a City for All. This means creating a place where affordable housing is available to people living and working in the borough, giving people from all backgrounds a chance to thrive in the community.

### Infills programme

This proposal is part of the council's Infill Programme, which focuses on making best use of Westminster's existing land to provide new homes for people living and working in Westminster.



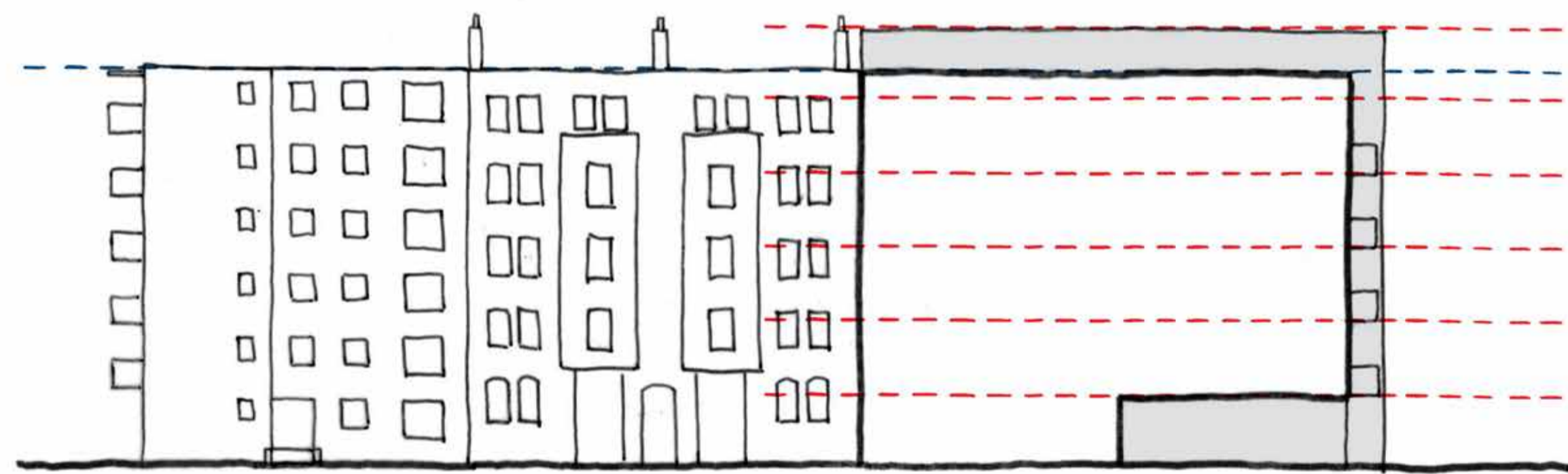
# October 2018 proposal

## In October 2018 we asked for your feedback on a fully residential proposal

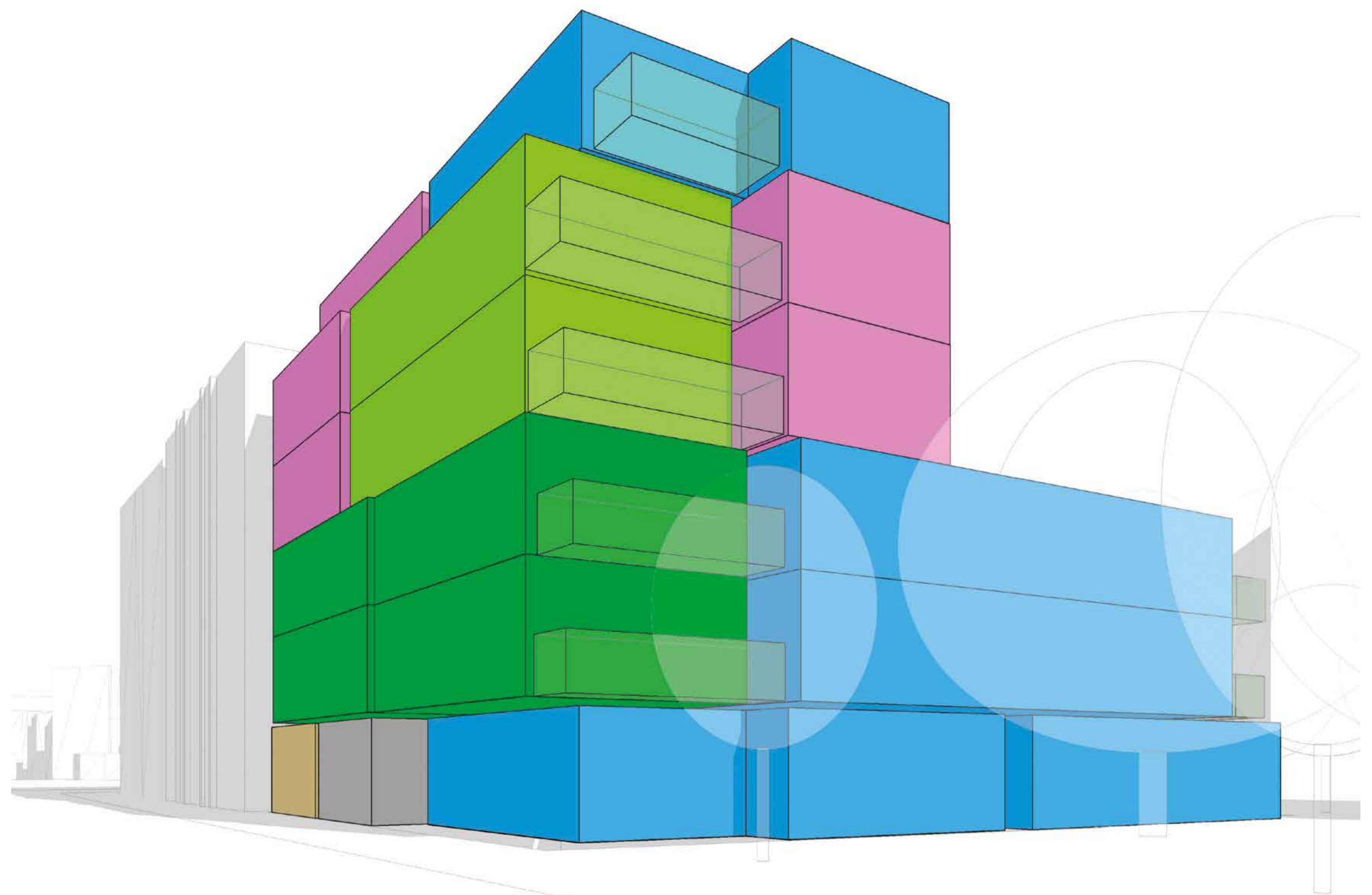
The images below show you the previous proposal, which you provided feedback on in October 2018.

Since then, we have developed the designs, taking on board as much feedback from the community as possible.

We received a range of views and were asked to consider how we incorporate a community benefit as part of the scheme.



Luxborough Street elevation, showing proposed massing



Massing view down Luxborough Street

# Our response to consultation

After analysing your feedback, we have made changes to the proposed designs

Your feedback	Our response
Affordable housing is an important part of the proposal	The homes in the revised proposal to be <b>100% affordable, with all homes for intermediate rent.*</b> This will allow people to live in the area for a rate below market rent. There is growing demand for homes in this price range and providing more homes at intermediate rent is key to building diversity in our city.
We want to see residential development on the site	Providing affordable homes is at the core of our Luxborough Street proposal. While the revised proposal <b>is a mix of homes and community space</b> , we are still providing 14 new, modern, well-designed residential homes on the site.
The proposal should include a ground floor space for community use	To ensure there is wider community benefit from the proposal, the revised design incorporates a <b>community space on the ground floor</b> .
A petition was submitted, asking for the site to be preserved as a kickabout space	We acknowledged and responded to the petition that asked to reinstate the kickabout space. While we are not restoring the site to its former use, we have taken on board the desire for a community space. The proposal now includes plans to have a <b>community space on the ground floor</b> .



## \* About intermediate rent

Homes for intermediate rent provide housing for people who are able to pay more than social rent, but who struggle to meet the cost of market rent on their current household income. The council sets intermediate rent at a cost above social rent, but below the market rate.

# Our revised proposals

## A modern building fit for the heart of Marylebone

The revised designs we are presenting are tailored to both the architecture of the Marylebone area, and the needs we identified through early engagement.

We are proposing to use red brick, which reflects the local context of other buildings in the neighbouring streets, adding character to the area alongside a modern, innovative design.

The building is designed to prevent overshadowing of nearby homes, and all units will have views of a green space. We have also set the top storey of the building back from the front of the building, to soften its presence on Luxborough Street.

## The building will provide:

- 14 new, affordable homes for intermediate rent, available to local residents in Westminster
- A mix of one and two-bedroom homes
- Environmentally conscious design, with green roofs
- Solar panels for energy efficiency
- A private outdoor space for each new home
- A community space on the ground floor, such as a nursery
- A spacious entrance lobby for residents and the community space
- A local lettings plan that will ensure people in the community will have the chance to apply for these homes



Artists impressions of the building

# About the new homes

## Below we present our designs in more detail

Our revised designs propose 14 new affordable homes for intermediate rent, with seven one-bedroom homes, and seven two-bedroom homes. The floor plans on this board give you an idea of the layout of each home.



Cross-section of the proposed building



Indicative layout of floor 4



Indicative layout of floor 2

# Community space

A community space on the ground floor provides a benefit for the wider community and addresses feedback after our initial proposals

Our designs provide a community space for the ground floor. For example, this is most likely to be a nursery.

However, the planning submission will allow flexibility for the use of this space. Potential alternative community facilities could include:

- Public hall
- Exhibition hall
- Creche

If a nursery is confirmed as the provider for the community space, it would provide:

- Space for up to 36 children, aged 0 – 5 years old
- Outdoor play space
- Staff room
- Storage space for buggies and prams



These images give an idea of how the community space can be used

# Feedback and next steps

Thank you for taking the time to view our proposals,  
we appreciate you coming in today to share your feedback

The team are keen to hear your thoughts on our revised designs for Luxborough Street kickabout space. You can share your views by:

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

If you want to view this information again at home, these boards will be available online at [westminster.gov.uk/luxborough](https://westminster.gov.uk/luxborough)

## Next steps

We are aiming to submit our planning application in July 2019. Once the application has been submitted, you will be able to share your views on it through the planning portal at [westminster.gov.uk/planning](https://westminster.gov.uk/planning)

## Indicative timeline (subject to planning decision)

