



**INFILL
SITES**

Noel Coward House undercroft carpark

Second round consultation booklet

New homes for social rent at the undercroft
carpark at Noel Coward House

7–25 June 2021



City of Westminster

Welcome

Welcome to the second round of consultation on Westminster City Council's proposal to build new social homes on the site to replace the undercroft car park at Noel Coward House.

After coming to you with initial designs in 2019, we wrote to you last year to let you know we would be pausing consultation while a new design team was brought on board to develop the designs. Since then, we have been working to bring you our new updated design proposals. We are now in a position to share these new designs with you and hear your views.




This booklet takes you through the proposals step-by-step, setting out our vision for delivering new social homes at the undercroft carpark of Noel Coward House and present the changes we have made since our previous consultation.

As a member of the local community, we would like to hear your views on the proposals before we submit the planning application later in the summer.



Have your say

There are several ways you can share your feedback on the proposal:

-  Visit westminster.gov.uk/noel-coward-house and leave your comments in our online feedback form
-  Email noelcowardhouse@westminster.gov.uk
-  Fill in the comment card enclosed with this booklet and post it back to us at the Freepost address

FREEPOST RUCJ-JUZZ-LTAZ
Noel Coward House Consultation
London Communications Agency
Berkshire House
168-173 Holborn
LONDON, WC1V 7AA

-  Call **020 7641 3272** between 11am and 3pm, Monday to Friday from 7 June 2021 to 25 June 2021.



Key

- 1. Noel Coward House
- 2. Aubrey Beardsley House
- 3. George Elliot
- 4. Joseph Conrad House

About the site

The site we are looking to develop is the undercroft carpark at Noel Coward House in Tachbrook ward.

Noel Coward House is part of the Grade II listed Lillington and Longmoore Estate.

Noel Coward House consists of 44 homes and the undercroft includes 14 parking spaces. It is understood that the undercroft has suffered from anti-social behaviour over the past few years.

The estate has listed buildings and famous gardens which have won prizes in Westminster in Bloom. The council aims to provide a proposal that both fits and complements the exemplary architecture of the estate.



Aerial view of Noel Coward House. The proposed site is in the undercroft.



Dotted red line shows the undercroft area in the context of the wider Noel Coward House.

Previous consultation

In 2019 we brought you initial proposals to create new affordable homes at the undercroft car park site at Noel Coward House.

After the first round of consultation, we made the decision to procure a new design team. Child Graddon Lewis Architects and contractors Willmott Dixon Construction were brought on board in late 2020.

We have ensured the new design team are aware of your previous feedback and have incorporated it where possible into these updated proposals.



Your feedback

When we presented the previous proposals to the community in 2019, we ran two drop-in sessions where we gathered your feedback.

Residents were broadly supportive of new affordable housing in the area. There were also some concerns about loss of parking, and construction disruption.

This table outlines feedback from residents. The project team have provided a response on how comments and/or concerns can be addressed.



You said

More affordable homes are good, but priority should be given to local residents.

New homes will help to prevent crime in the area.

Will the proposals include a new entrance to Noel Coward House?

Disabled access is a priority for this area.

Loss of parking will be disruptive for residents.

We did

All homes built will be let out at social rent. A local lettings plan will also be put in place, which will allow eligible local residents living close to the site being given priority.

We have been working with a Secured by Design officer to ensure the updated proposals are designed to reduce anti-social behaviour.

As part of the proposals, the existing Noel Coward block will have a new entrance into the building incorporating secure by design feedback. The proposed homes will each have an individual entrance on the ground floor.

We have included a fully wheelchair accessible home as part of the updated designs.

The current proposals do not include car parking. We will be working to identify potential car parking spaces for those who currently park in the undercroft. We are committed to engaging with car park licensees directly in order to identify alternative parking where possible.

Building a City for All

The council is dedicated to making Westminster a city where people from all walks of life can thrive.

We are working hard to deliver more affordable homes across the city to create opportunities for people to live and work in the heart of London, making Westminster a City for All.



Our design principles

Our design team have used the following principles to ensure our proposals are the best designs for the community:



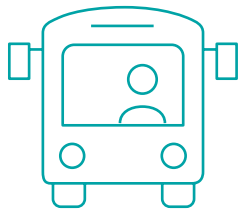
Provide a fully accessible home



Energy efficient design, using
Passivhaus principles



Safe and secure, using
Secured by Design principles



Promote environmentally friendly transport
options, with Pimlico tube station and bus
stops nearby



Respect local architecture



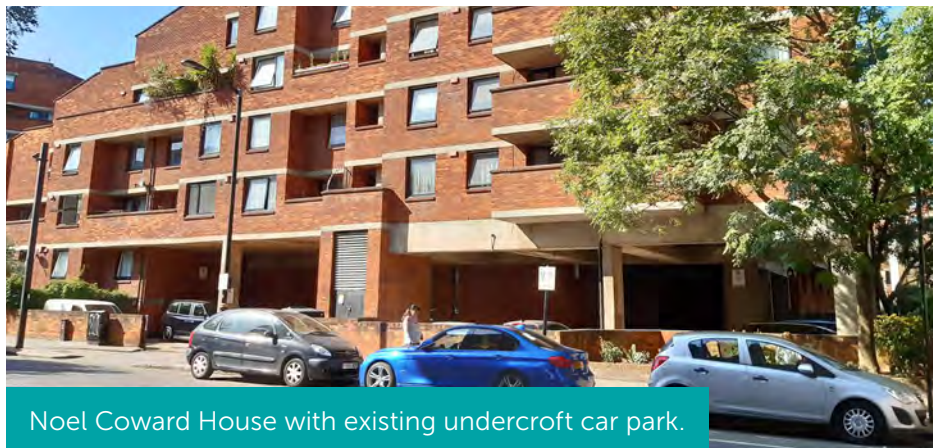
Local Lettings Plan
prioritising local people

Our updated proposal

The updated proposals will deliver three high quality new social homes with private outdoor space.

The new proposal will provide:

- Three self-contained homes
- Two two-bedroom homes and one fully wheelchair accessible two bedroom home
- Each home will have their own outdoor space
- All homes will be provided for social rent
- Designed using Passivhaus principles
- Homes will be placed on the Local Lettings plan
- Designed using Secured by Design principles to address anti-social behaviour
- A design that respects local architecture.



Noel Coward House with existing undercroft car park.

What is a Local Lettings Plan?

A Local Lettings Plan ensures that eligible local residents are prioritised for the new homes. This allows for residents within the area have the first opportunity to benefit from the new homes.

What is Secured by Design?

Secured by Design is a Metropolitan Police initiative that work to ensure buildings and their immediate surroundings are safe places to live, work, shop and visit. Designing Out Crime Officers look at the proposals before they are built and provide useful feedback and identify opportunities where design can minimise and deter anti-social behaviour.

What is Passivhaus?

Passivhaus principles provide guidance for designing and constructing high quality, energy efficient, and environmentally friendly buildings. By using these principles, our buildings will have better construction quality, lower carbon emissions, and create a more comfortable home for residents while using very little energy for heating and cooling.



Artist's impression of the new proposal.

Three new social homes

All three of the proposed new homes would be council homes available at social rent. The council is committed to making Westminster a City for All by building more affordable homes for people living and working in the borough.

Social rented homes are another name for council homes. They are council-owned, providing secure tenancies and are the most affordable type of housing.



Artist's impression of new homes.

The proposal

Our updated proposals include:

- Three new social homes
- There are two two-bedroom homes and one two-bedroom wheelchair accessible home
- As part of the proposals, the project team have designed a new communal entrance into Noel Coward
- All homes will have outdoor space.



Proposed floor plan.

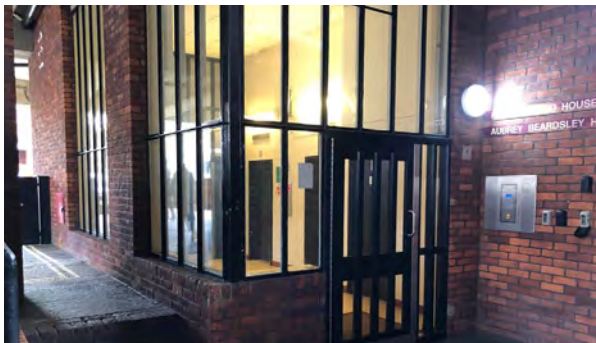
Noel Coward entrance

As part of the proposals, we will be providing a new entrance into Noel Coward.

The existing entrance to the upper floor apartments is recessed within the undercroft space at ground floor. It is not prominently located, has a poor line of site from the street and creates a dark space.

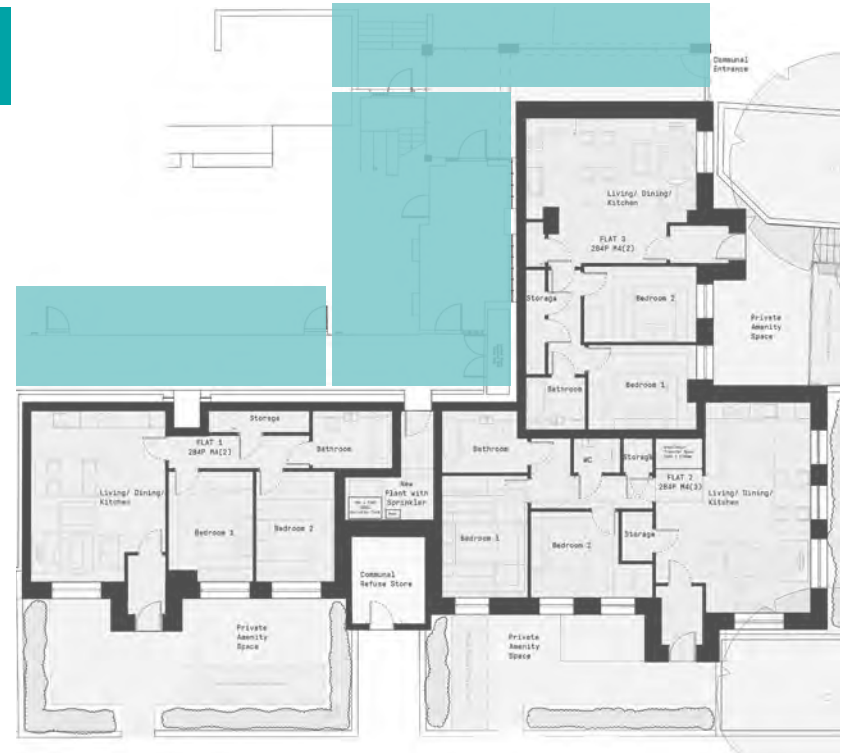


View of the entrance walkway between Noel Coward House and Aubrey Beardsley House coming from Vauxhall Bridge Road.



View of the entrance to the lift lobby and the stair core beyond.

Floor plan highlighting new entrance from street level (right).



Proposed entrance into Noel Coward

The new proposals will improve the how people navigate the building and security of its entrance. The building has been designed following Secure by Design principles.

The proposed entrance will provide two doors for additional security for residents, and include a main entrance clearly visible from the street.



Existing side elevation showing the new communal access to the building.

Considerate construction

We recognise that construction work can be disruptive. As with all of our sites, this development will be a Considerate Construction Scheme.

This commits the project team and all contractors to respect the community, protect the environment, and ensure the area is safe for residents and workers at all times. You can read more about the scheme by visiting ccscheme.org.uk

The council will work hard at every stage to limit the impact of construction on local residents. We will ensure that noise, dust and traffic impacts are mitigated are well-managed, with minimum on residents.

If the scheme gains planning approval, we will work with local residents to create a Construction Management Plan. This will include agreed working hours, and our team's contact details should people have any questions or concerns.



Provide your feedback


Thank you for reading about our updated proposal for the undercroft carpark at Noel Coward House. We hope this booklet has provided you with a detailed look at the proposed plan for the site.

Your views are very important to us, we would like to hear your thoughts on our plan before we submit a planning application.


There are lots of quick and easy ways to provide feedback and ask questions:

 Visit westminster.gov.uk/noel-coward-house and leave a comment

 Email noelcowardhouse@westminster.gov.uk

 Fill in the comment card enclosed with this booklet and post it back to us at the free post address

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Please note that you will receive a notification when the planning application has been submitted to the council's planning portal. You will be able to view the proposal in full as well as comment formally on the application. All comments will be considered by the Planning Officer.

Timeline

The timeline below shows indicative dates for the redevelopment of the undercroft carpark between Noel Coward House.

