



JRN PARK
NW6
WESTMINSTER



Redevelopment of Carlton Dene and Peebles House

Our Updated Proposals –
September/October 2020

Welcome



View of the new development from Keith House (first floor) with St Augustine's Church visible between the new blocks



We'd like to hear your thoughts

In June 2020, we sent you a similar booklet which set out our early proposals for what could be built and asked for your views.

We received useful feedback from the community which have shaped these updated proposals. We'd now like to hear what you think about our updated proposals and the benefits this will bring to you and the wider community.

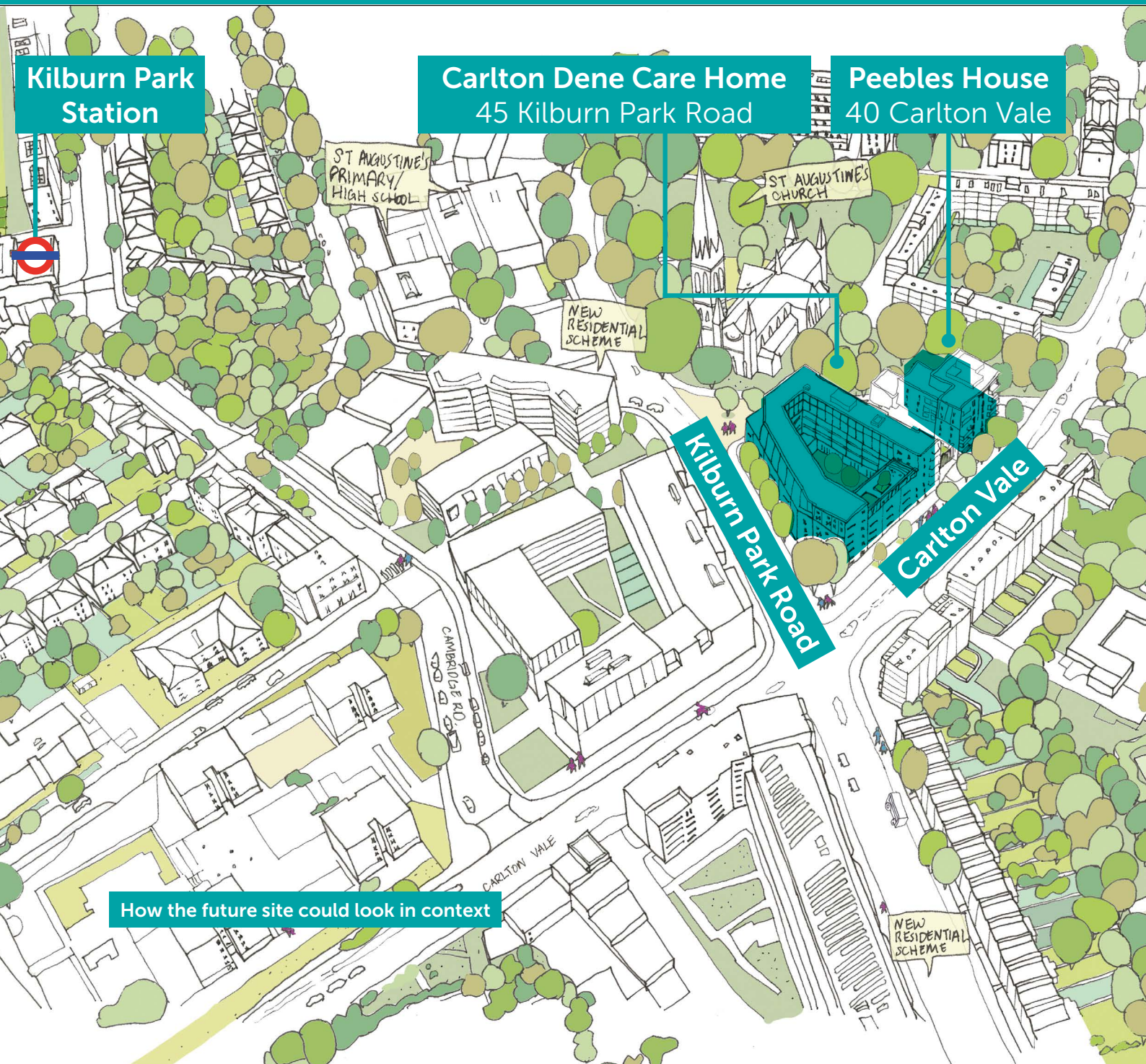
The council has been embracing innovative ways to consult and listen to our communities. We want to push ahead with our ambitious programme to deliver much-needed new homes while offering our communities every opportunity to engage with us before we apply for permission to start building. This means more focus on speaking with residents online, by phone, and via post or email.

After reading the material, please turn to the back of this booklet to see how you can quickly and easily let us know what you think about our updated designs before **Sunday 18 October 2020**. We're keen to discuss our plans and answer any questions you may have about any changes in your neighbourhood so do get in touch.

Your comments will be shared with our design team as they consider changes to the plans before a planning application is submitted.

This information can also be viewed online, along with the option to give feedback, via the website: westminster.gov.uk/carlton-dene

The site



Kilburn Park Station

Carlton Dene Care Home
45 Kilburn Park Road

Peebles House
40 Carlton Vale

How the future site could look in context

Carlton Dene

Carlton Dene Care Home is a 42-bed residential care home located on the corner of Carlton Vale and Kilburn Park Road. There's a need to redevelop the site so older residents can have their long-term needs better met.

Following a consultation in 2018 with Carlton Dene residents and their families, the council decided to close the care home and redevelop it into modern 'extra care' housing, which is self-contained housing for people aged 65+ designed keep them safe, supported and as independent as possible within a facility with onsite care and support.

Current residents and their relatives were also consulted about moving to a brand-new, modern and dementia-friendly care home – called Beachcroft House – which has been built in Maida Vale. They are very supportive of this move and are excited about living in a brand new, modern facility. Residents have the choice to move into Beachcroft soon or move elsewhere if they wish. All residents should have moved by mid-October 2020.

Peebles House

Peebles House is a small block of nine council-owned homes next to Carlton Dene on the same site. It's part of the proposed redevelopment of the site. All council homes will be replaced as part of the project.

Residents of Peebles House were also consulted in 2018 about the redevelopment of their block to improve the quality and size of their homes. They have been supportive of this idea and are working with council rehousing officers to move into accommodation for the duration of any redevelopment works. All residents have been offered the right to return to the new homes if they want to.



Our previous consultation

During our initial design consultation on these plans – which took place between 13 July and 9 August 2020 – we used a mix of online, phone, and postal methods to speak with residents. We found that this way of communicating allowed us to have more conversations with the residents in your neighbourhood than we usually manage to with just in-person drop-ins and events.

The council sent booklets and letters to local people, and followed this up with phone calls, to ensure residents had an opportunity to discuss the plans in more detail, and invite them to online consultation webinars.

We were pleased to have telephone conversations with 70% of households in Helmsdale House, Melrose House, Keith House, Invergarry House, Renfrew House, Thurso House and Strome House. Unfortunately we weren't able to speak directly with

the other 30% due to unreturned missed calls and other challenges. If you didn't hear from us during the last consultation, but would like to speak to us now, do get in touch and provide us with an up to date phone number and a good time to call.

We've also been in touch regularly with key local stakeholders such as your local ward councillors, Fr. Amos of St Augustine's Church and the Carlton Vale Resident Management Organisation.

We engaged almost 200 residents and most people felt positive about the proposals. We've analysed all your feedback and used this to improve our designs even further. We look forward to hearing what you think about the updated designs.



What you said

Many residents said the new development looks great and will bring life to the area.

"I am happy that WCC is re-providing supported housing and not building more flats. There is an elderly population here who will need care in the future. I am 76 years old and welcome this proposal."

More extra care units were welcomed as this would be good for older residents.

"Love it, can't wait for it to be constructed and completed."

Some people welcomed more family size homes as they see an increasing need for this kind of housing in the area.

"Support family size homes at Peebles House, also I like the idea that existing residents can come back. Do not break the community."

Some residents felt the scale and design should be designed to more closely reflect other local buildings.

"I am in favour of the redevelopment to help support affordable housing and care homes but not to the 6 storey height proposed."

You said, we did

We've used your feedback to improve our proposals following our initial design consultation. The table below summarises the feedback we received so far and how we've responded.

You said	We did
<p>Building Height: Some concern with increasing height from two storeys to six storeys.</p>	<p>The south west building corner of the extra care scheme overlooking the junction of Kilburn Park Road and Carlton Vale will now be cut back further, which will minimise the impact of the new taller building on Melrose, Keith and Helmsdale houses.</p> <p>There'll also be lighter brickwork to complement the lower four storeys. Both of these will help the new building to blend into the neighbourhood.</p> <p>We need to deliver a minimum number of homes for the extra care housing to work because service charges become more affordable with more residents to share them. This means that delivering 65 homes on this site, over six storeys, is essential for the new housing to be affordable for its residents.</p> <p>The scale and design will have been shaped to be in keeping with their surroundings. There are other buildings of six or more storeys nearby, which means our proposals should fit well into the local area.</p>
<p>Impact on light: Some residents (at Strome House, Melrose House, Keith House, all on the Carlton Vale Estate) were concerned that the height might result in less light reaching their homes.</p>	<p>Our draft daylight and sunlight report has shown there will be very little impact on residents in Strome House. This is in large part because of the distance between the new building and Strome House, which is also separated from it by very large trees.</p> <p>The draft report shows some impact on Melrose and Keith Houses, but most residents won't see a noticeable change.</p> <p>A full daylight and sunlight report will form part of our planning submission which residents will be able to see and comment on.</p>

<p>Parking: Some residents felt more people in the area might lead to more pressure on parking.</p>	<p>Our proposals include provision of Blue Badge parking, and potentially some spaces for extra care staff. Most extra care residents are unlikely to be drivers due to their care needs.</p> <p>Westminster has a responsibility to act on the current climate emergency and we encourage alternative transport in our communities to lower carbon emissions. The site has a Public Transport Accessibility Level (PTAL) rating of 6a, which means there are excellent local public transport links. We'll also provide cycle spaces and car club membership for residents at the redeveloped Peebles House to encourage residents to use more sustainable methods of transport.</p>
<p>Community Benefits: While most residents felt the proposals were very positive for the community, some wanted to know more about what benefits it might bring to existing community.</p>	<p>Local older people will be able to apply for extra care housing if they wish. If they are currently occupying family accommodation, moving to the extra care scheme would free up larger homes for those who need them.</p> <p>The extra care scheme will need care and other staff to support residents which will also provide new local jobs and volunteering opportunities.</p> <p>Under our current plans local people will gain access to a brand-new café with an entrance on Kilburn Park Road, and potentially a new hairdressers. We're also investigating how we can make the site greener with new trees and spaces for children. These will bring more life to the street, create jobs and bring investment into the neighbourhood.</p> <p>These new facilities will also be more inclusive. They will include fully accessible toilets known as 'Changing Places', which are far bigger and have more equipment to provide much more comfortable facilities for those unable to use usual disabled bathrooms.</p> <p>Currently, the nearest Changing Places facility is in Paddington Station, over a mile away from the site. Anyone will be able to use the facility at Carlton Dene, bringing the benefit of more accessible public bathroom facilities to the area.</p>
<p>St Augustine's Church: Many residents noted that the church is an important landmark and wanted to know how we had considered this during the design of our proposals.</p>	<p>We want to ensure the new buildings complement the setting and views of the Church and have considered this at every stage of the plans, from how we design the building to how we might manage construction. We remain in close contact with Fr Amos of St Augustine's Church, and have visited the church to have in depth conversations with him about the church's architecture, location and what they need to continue to flourish.</p> <p>Our wider designs will echo other residential buildings in the area to ensure it sits well locally. We have concept images available showing how views of the church might change and what has been done to minimise this. We will use brick and other finish colours that allow the church architecture to continue to stand out in the local streetscape. There are views through and between the new buildings that ensure it remains highly visible in the local area.</p>

How our proposals fit with the Carlton Vale Estate

As requested by some local residents, these images show how the new development would look from neighbouring blocks on the Carlton Vale Estate. You can also watch a consultation video showing these in further detail, and see more images, on our website: westminster.gov.uk/carlton-dene



View of the new development from the top of St Augustine's Church



View from lower floor of Keith House



View from upper floor of Melrose House



View from upper floor of Helmsdale House



View from upper floor of Strome House

Our updated proposals

The key aspects of the proposals are unchanged. We're still proposing to redevelop Carlton Dene into a modern extra care housing development, delivering 65 self-contained extra care flats.

Extra care housing provides older people the opportunity to live as independently as possible while benefiting from 24-hour care on-site, together with social and recreational facilities to continue a high quality of life.

We also want to redevelop Peebles House into 22 apartments, all with affordable rents, ensuring families can continue to call the local area home. We have an ambition to at least double the number of social homes at Peebles House. There will be a range of home sizes – including family sized homes – with 1 bed, 2 bed and 3 bed homes.

A development for the community



New café



Hairdressers



More jobs and investment for the area



New trees and landscaping



Spaces for children



More inclusive and fully accessible 'Changing Places' toilets



Birdseye view from direction of Melrose House: The new extra care housing on the left, and general needs on the right

What's new

Whilst the fundamentals remain the same, we have made some changes since our last round of consultation:



The top two floors at Carlton Dene will be cut back on key corners to protect views of St Augustine's Church by reducing perceived height.



We plan to deliver more large family homes (3 bedrooms) at the new Peebles House, with an overall ambition to double the number of social homes currently on the site.



There's more information about the materials and colouring of the brickwork to complement local standards.



To make the development as safe as possible, the new proposals include a green boundary, more secure post boxes, and we have designed in more privacy.



The design of the courtyard and surrounding green spaces has been developed further.



**Birdseye view taken from direction of Strome House:
The new general needs housing at the front,
and extra care housing at the back**

A cleaner greener Westminster

Westminster City Council is committed to creating a healthier, greener city, with an ambitious target of becoming a carbon-neutral council by 2030.



All homes will be built with high energy efficient standards, which means low levels of energy use and cheaper energy bills.



There will be much lower carbon emissions by using environmentally friendly, renewable energy sources such as solar energy.



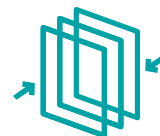
All homes will be dual aspect (meaning windows on both sides) to encourage natural ventilation and provide good views.



There will be thick walls and roofs, so there's high levels of insulation and less noise.



At Carlton Dene, there will be 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 Peebles House, homes will be triple glazed, and some Passivhaus principles (the very highest energy efficiency standards) will be implemented to greatly reduce energy use over its lifespan.





View of Peebles House from Carlton Vale

New outside spaces

New residents and the wider community will benefit from

- New street trees in line with other developments nearby
- Balconies which help provide natural surveillance, so it feels safer
- The living roof connecting Carlton Dene and Peebles House will provide more biodiversity and help clean the air
- The internal courtyard at Carlton Dene is completely enclosed offering privacy for those residents
- Carlton Dene's roof terrace will be used for its residents to socialise and grow fruit and vegetables

KEY

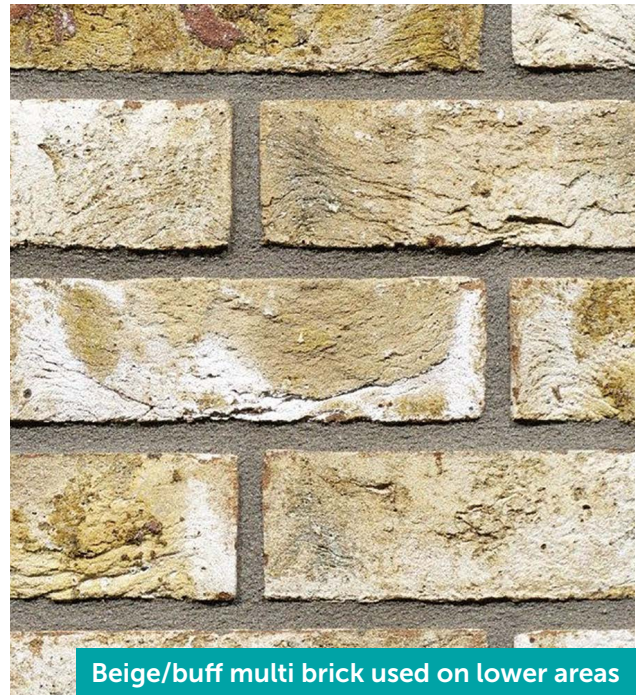
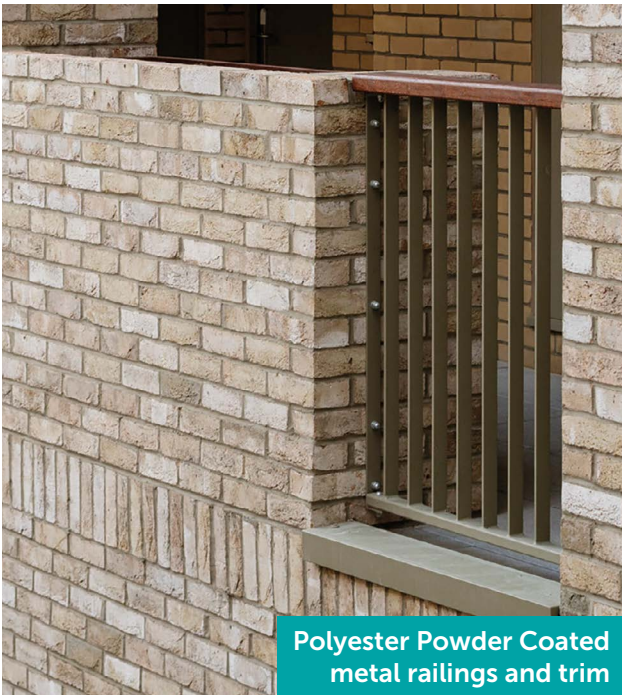
	Site boundary		Prairie style roof top planting		Tarmac pedestrian hard standing		Brick wall to match building
	Existing retained trees		Ornamental planting		Feature concrete block surfacing		Low railings to plot frontage
	Semi mature tree		Formal hedges approximately 1m high		Pedestrian feature paving slabs		Metal traffic bollards
	Short Mown grass		Tarmac vehicular hard standing		Pedestrian compacted gravel		Existing street light columns



Building materials

The simple palette of brick and metal materials have been chosen so the development will sit comfortably in the local area, while having a modern design:

- Buff brickwork on the lower four floors to echo local terraced housing
- Smoother brick on the upper two storeys to create a lighter feel and echo St Augustine's Church
- Courtyard to have a strong four storey base of brick clad columns which become lighter towards the upper two storeys expressed in powder coated metalwork
- Metal detailing can be found throughout, including balustrades, trims, windows sills and balconies



What is affordable housing

All the new homes at the redeveloped Peebles House will be affordable, with the council's ambition to at least double the number of social homes if we can.

What is social rent?

Social homes are also known as council homes. They are affordable and secure homes for people who cannot afford housing in their area. This is the most affordable type of housing.

What is intermediate rent?

Intermediate rent is affordable housing aimed at people who generally do not qualify for social rent, but struggle to afford market rent in Westminster. This type of rent is aimed at people who already live or work in the city but are finding it hard to afford their own place in Westminster.

What is Extra Care?

Extra care housing offers self-contained apartments designed to meet the needs of people of retirement age. With onsite services and facilities, these homes are designed to make sure people are safe and supported while remaining as independent as possible. Extra care housing offers flexible care for those who need it and an on-site care team also provides a 24-hour emergency response that gives residents and their families peace of mind knowing that there will always be someone there if help is needed quickly. For some people extra care housing provides an alternative to residential care if they can no longer live safely at home.

HAPPI Principles

The new Carlton Dene homes will utilise Housing our Ageing Population Panel for Innovation ('HAPPI') principles which help architects design homes to meet the individual needs of residents in supported housing. This will provide residents with a comfortable, pleasant environment to live in. 'HAPPI' homes at the redeveloped Carlton Dene will have plenty of space, light and ventilation.



Example of a one-bed-plus floor plan

Who benefits from extra care?

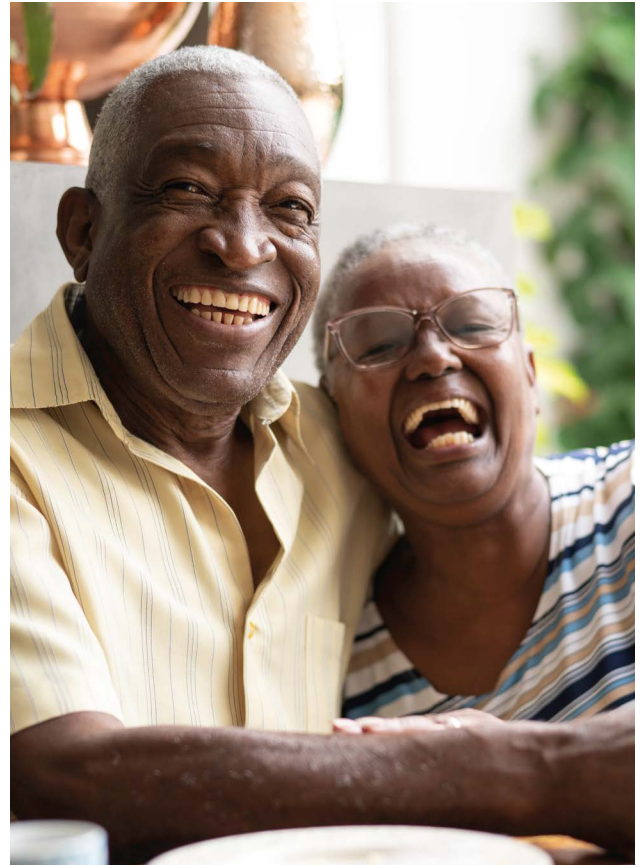
These are some of the stories of our residents. They add further insight into the benefit extra care housing can have for local people.



A resident was living alone at 85 years old. She was in good physical health but had dementia. There were several times she forgot where she was and how to return home while out shopping. The police once found her confused and crying. She had become more frightened of leaving the house.

With no relatives and having lost most of her close friends, she was lonely and depressed. Following a council referral, she moved into extra care housing nearby. Staff were able to help her get settled in, while offering practical ways to orientate, like reminding her of the wall colours on the floor where her apartment was.

Her social life greatly improved. She became very close friends with another resident, and was able to take part in social events with others, like gardening and a knitting club. Her social worker saw marked improvements in alertness and positivity. She was now described by her close friend as “the life and soul” of the place. Over time her dementia progressed and her care service was increased. Her friends in the extra care scheme also looked out for her and she was able to spend the last three years of her life living happily in her apartment.

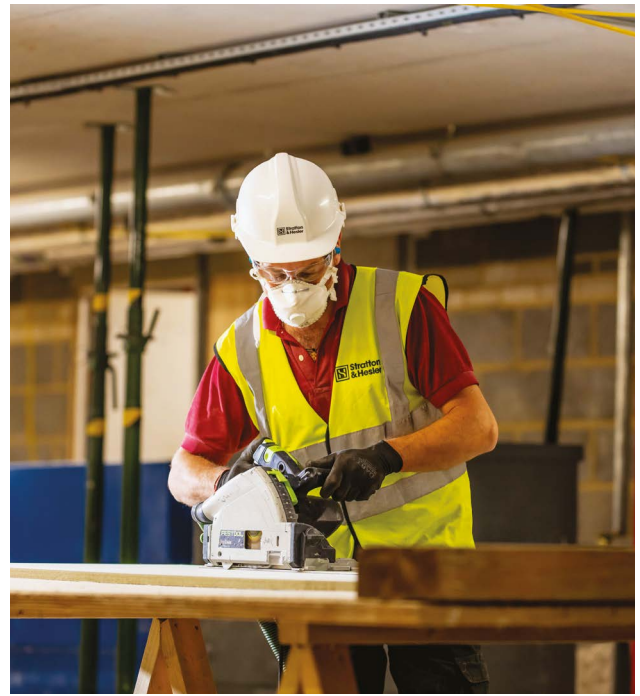


A couple in their 70s living in a three-bed council flat near to extra care housing. The husband looked after his wife who had Multiple Sclerosis, and maintained the home. This became more challenging for the couple as he developed arthritis and other health problems.

They were worried that they may become separated into different care homes. The couple eventually moved into extra care housing, happy that they could live and stay together as a couple. Their home was given to a family who were living in overcrowded accommodation.

They furnished their home with items from their former home which helped them keep their memories alive. The husband enjoyed his time volunteering at the reception desk, and being able to meet new people, secure in the knowledge that his wife was safe and able to call for help from the onsite team if needed. Their quality of life was greatly improved.

Photos of models for illustrative purposes.



Our Commitment to Considerate Construction

We recognise that construction work can be disruptive. As with all of our sites, this 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, and residents

are minimally affected as much as possible. We will ensure to provide any updates to residents about any irregular or potentially disruptive work.

If the scheme gains planning approval, we will work with 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.

Once on site, there will be a dedicated Residents Liaison Officer who will keep you informed about the works with newsletters.

Tell us what you think

Thank you for reading about our updated proposals for Carlton Dene and Peebles House. We hope this booklet has provided you with a detailed look at our plans.

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

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

- Join our webinars on Thursday 1 October and Wednesday 7 October to see our project team explain the plans, with opportunities to ask us questions
- Visit westminster.gov.uk/carlton-dene and leave a comment
- Email carltondene@westminster.gov.uk

- Fill in the comment card enclosed with this booklet and post it back to us
- Call our dedicated phone line on **020 7641 3272** Monday to Friday until the end of the consultation period. Alternatively, email us to arrange a phone appointment at a time of your convenience

Please note that you will receive a notification when the planning application has been submitted to the council's planning portal. You can then comment formally on the application and state whether you support or object the proposals. All comments will be considered by the Planning Officer.



Let us know what you think

Timeline





URN PARK
D NW6
ESTMINSTER



View of the proposed development from Kilburn Park Road

Contact us

Email carltondene@westminster.gov.uk

Call **020 7641 3272**, Monday to Friday (9am-5pm).

Fill in the enclosed comment card and post it back to us.

Visit westminster.gov.uk/carlton-dene to get more information, including how to join consultation webinars (1 October and 7 October, both at 5pm), and watch a video showing how the redevelopment will fit in with the Carlton Vale Estate, as well as give feedback.