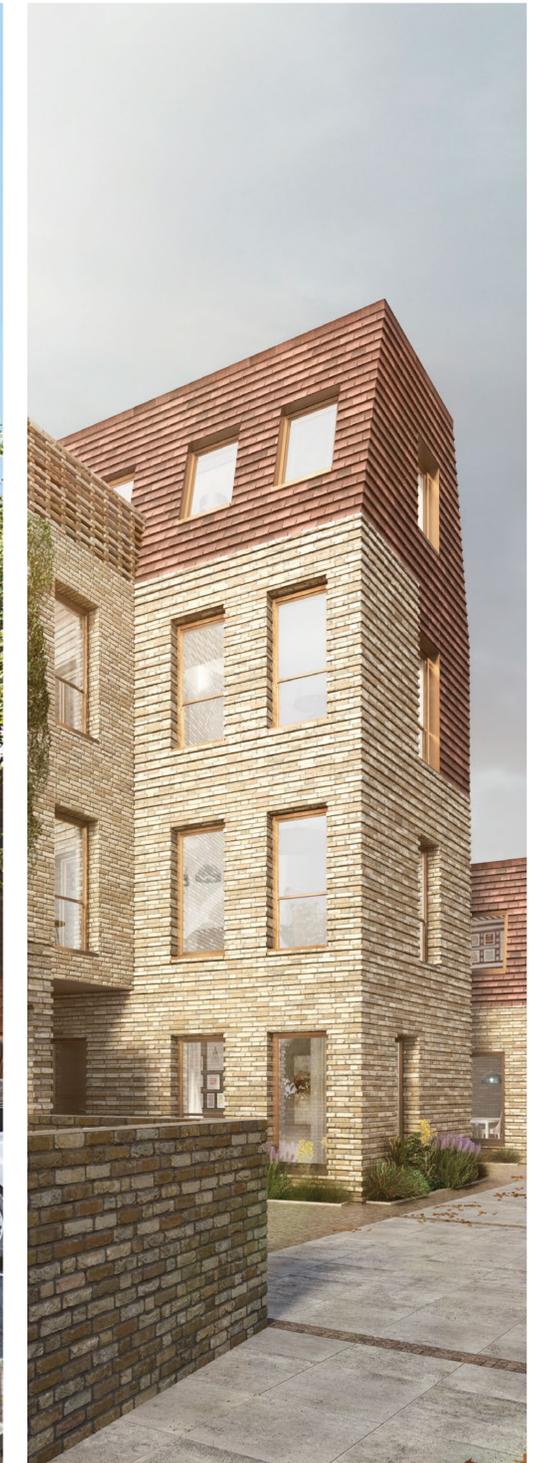


Welcome

Westminster City Council is working to provide more affordable homes for local people across the city.

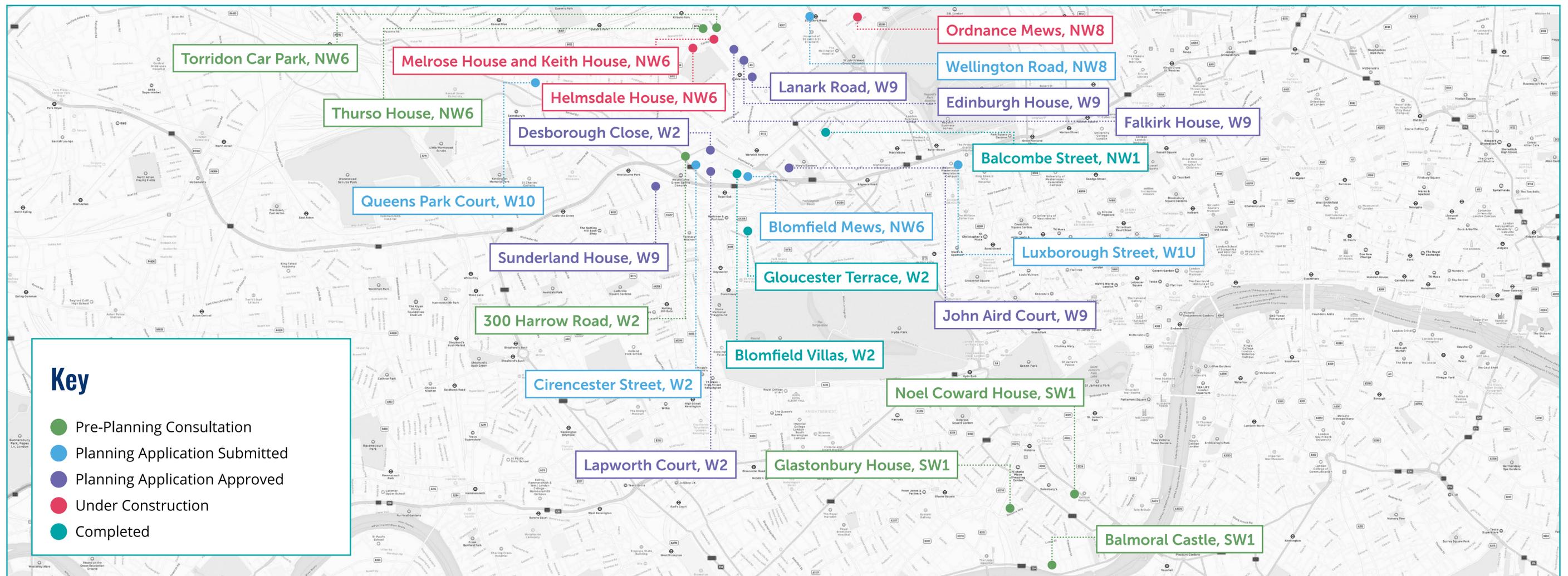
As part of our Infills Programme, we want to hear what you think about our proposals to build new homes on the current car park under Noel Coward House.



Infill developments currently being delivered by Westminster City Council

Westminster Council's Infills Programme

We are transforming under-used spaces across the city into modern, affordable homes for our residents. The infills programme contributes to delivering Westminster's target of 1,850 affordable homes by 2023. Since the programme began in 2017 we've achieved planning permission to build 41 new homes. We are currently consulting or awaiting planning decisions on another 90 homes.



Proposed homes at Noel Coward House

We want to build new affordable homes on the car park underneath Noel Coward House.

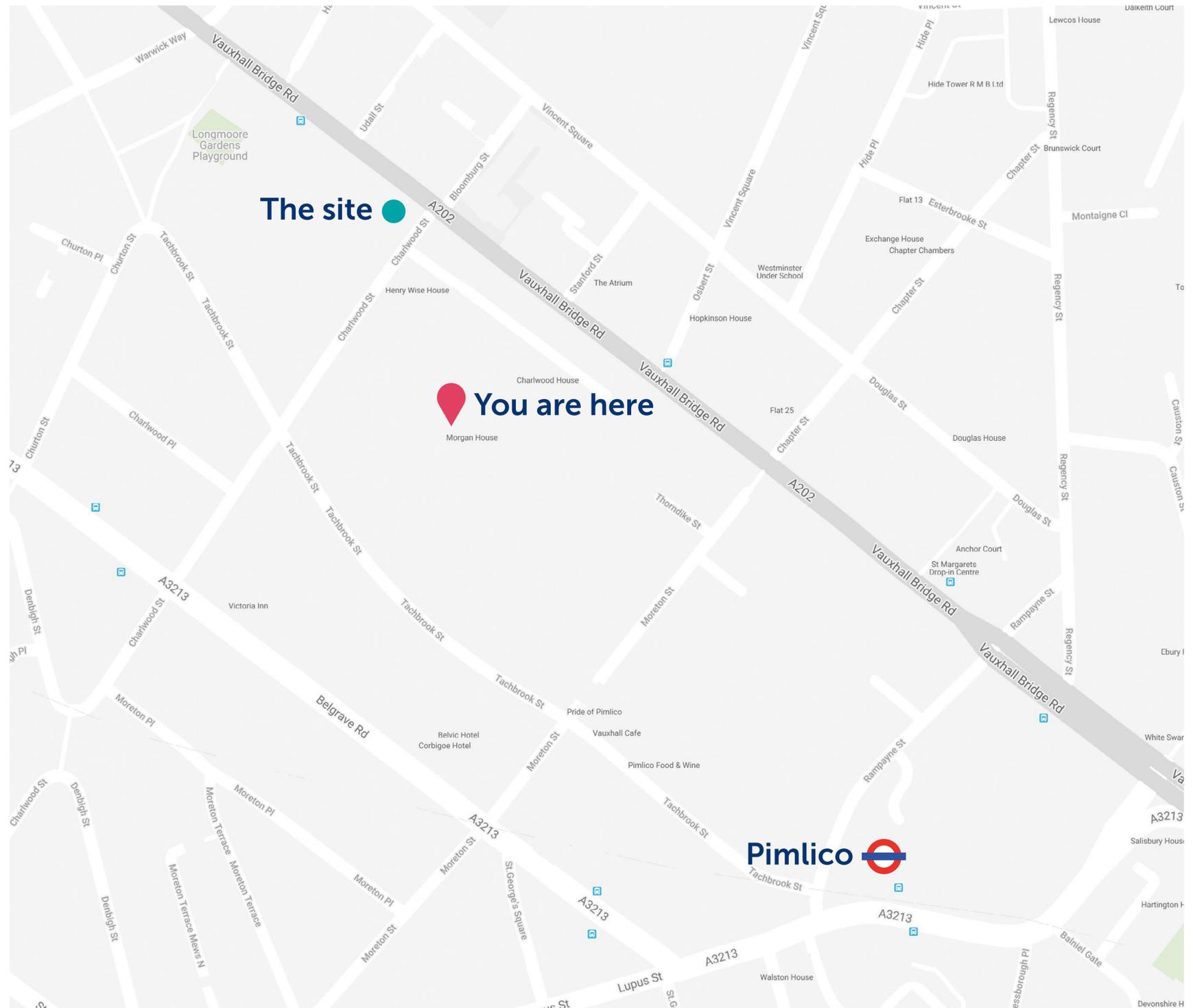
These modern, family-sized homes would provide much needed affordable housing for local residents in Westminster.

We would like to share our ideas for this site with you and hear your views before submitting a planning application.

We have two concepts at this drop-in and we are keen to hear your views on which you think is better and why.

At this drop-in session you can:

- View our proposals for the site
- Share your thoughts with a member of our project team
- Leave your feedback on one of our comment cards.

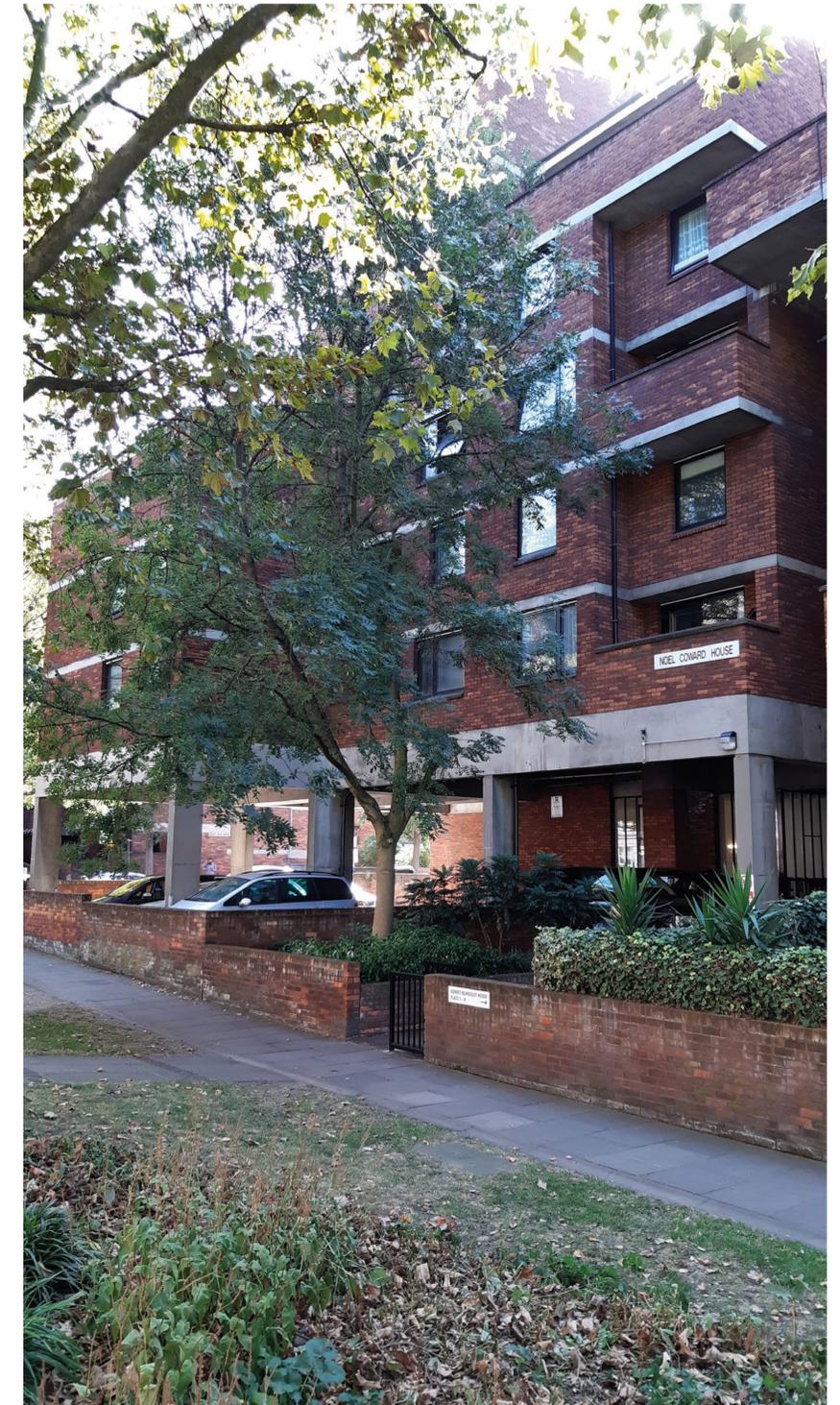


About the site

Noel Coward House is part of the Grade II listed Lillington and Longmoore Estate in Pimlico, just a five-minute walk from Pimlico underground station. The estate is known for its post-war architecture, and its award-winning gardens, maintained by the community.

With its award-winning architecture and Green Flag status, we are committed to ensuring any proposals reflect the values of this well-loved area.

Our proposals would bring new housing to the undercroft car park beneath Noel Coward House. The car park consists of 14 spaces, 12 of which are held on licenses, some to residents of the Lillington and Longmoore Estate. We understand that the car park has experienced some antisocial behaviour and rough sleeping in recent years.



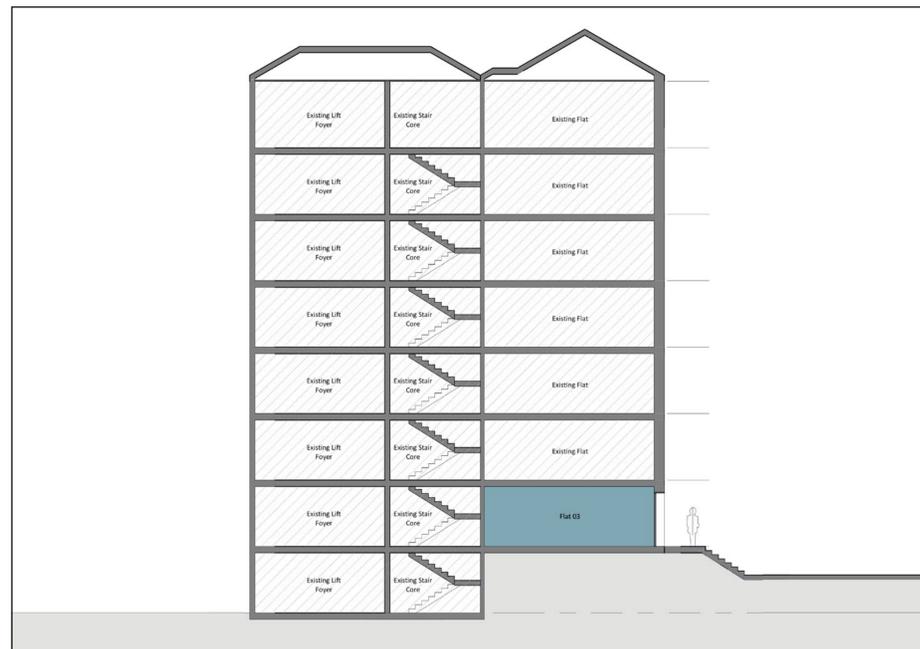
The undercroft car park at Noel Coward House

Our proposals

Concept One: three new family homes

These early proposals show how we could develop three family homes for social rent. This proposal would bring:

- One three-bedroom home
- Two new two-bedroom homes
- Outdoor space for each new home



*Concepts are subject to the outcomes of technical assessments

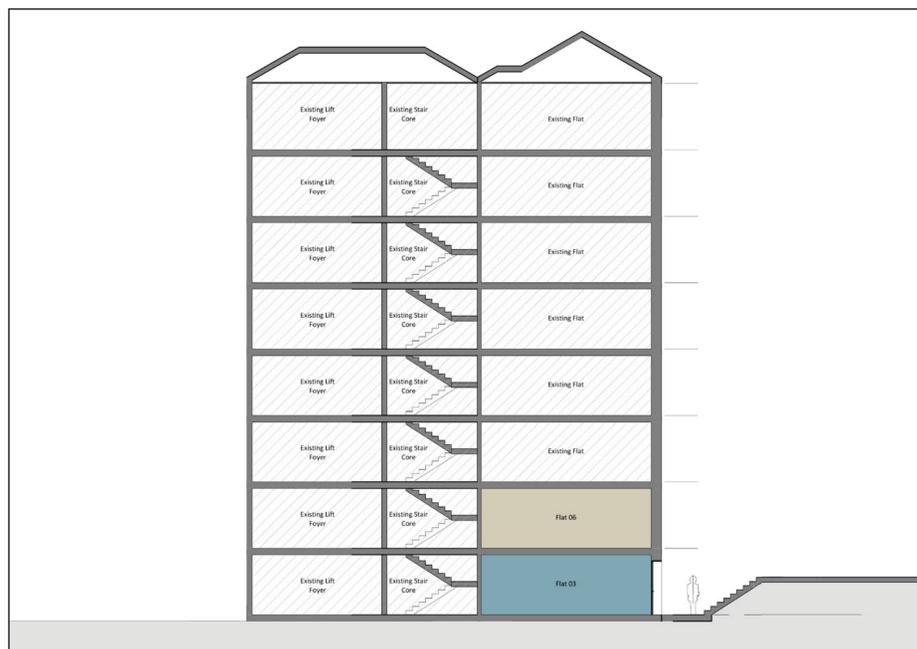
These images show how the new homes would fit into the existing building

Our proposals

Concept Two: six new family homes across two-storeys

These early proposals show how we could build six family homes for social rent, by creating a new lower-ground level in addition to the three homes on the existing ground floor. This proposal would bring:

- Four two-bedroom homes
- Two three-bedroom homes
- Outdoor space for each new home



*Concepts are subject to the outcomes of technical assessments

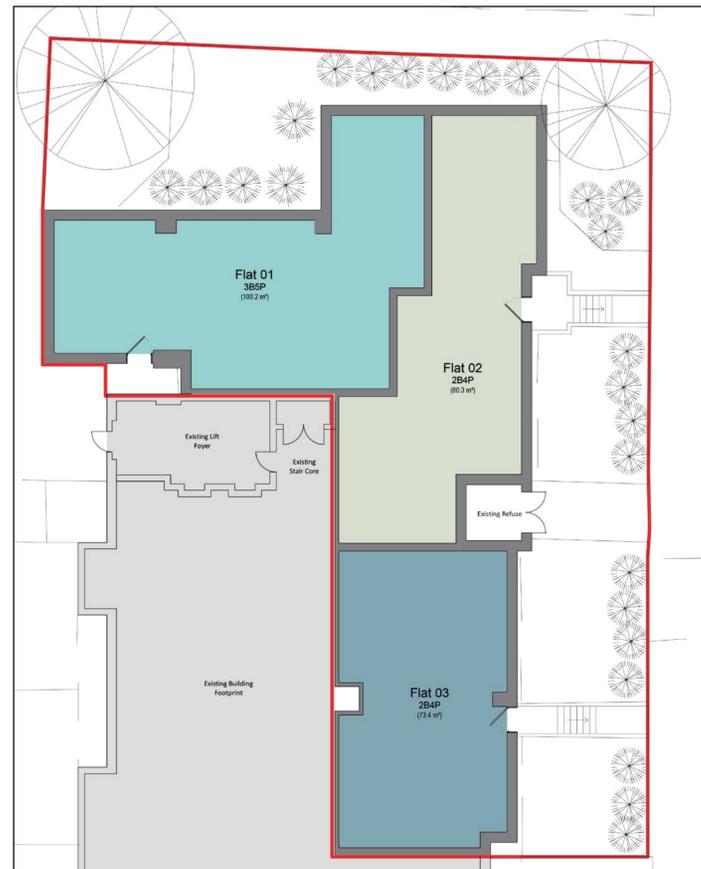
These images show how the new homes would fit into the existing building

About the new homes

If planning permission is achieved on either of these concepts, these new homes will:

- Bring three to six much-needed family-sized homes for social rent
- Be designed in keeping with the architectural heritage of the estate
- Provide outdoor space with each new home
- Be designed in consultation with the MET's 'Design Out Crime' team
- A local lettings plan designed to prioritise people in the community for the new homes

The images on the right show indicative floor plans for each concept.



Floor plan for concept one



Floor plans for concept two: basement floor on the left and ground floor on the right

*Concepts are subject to the outcomes of technical assessments

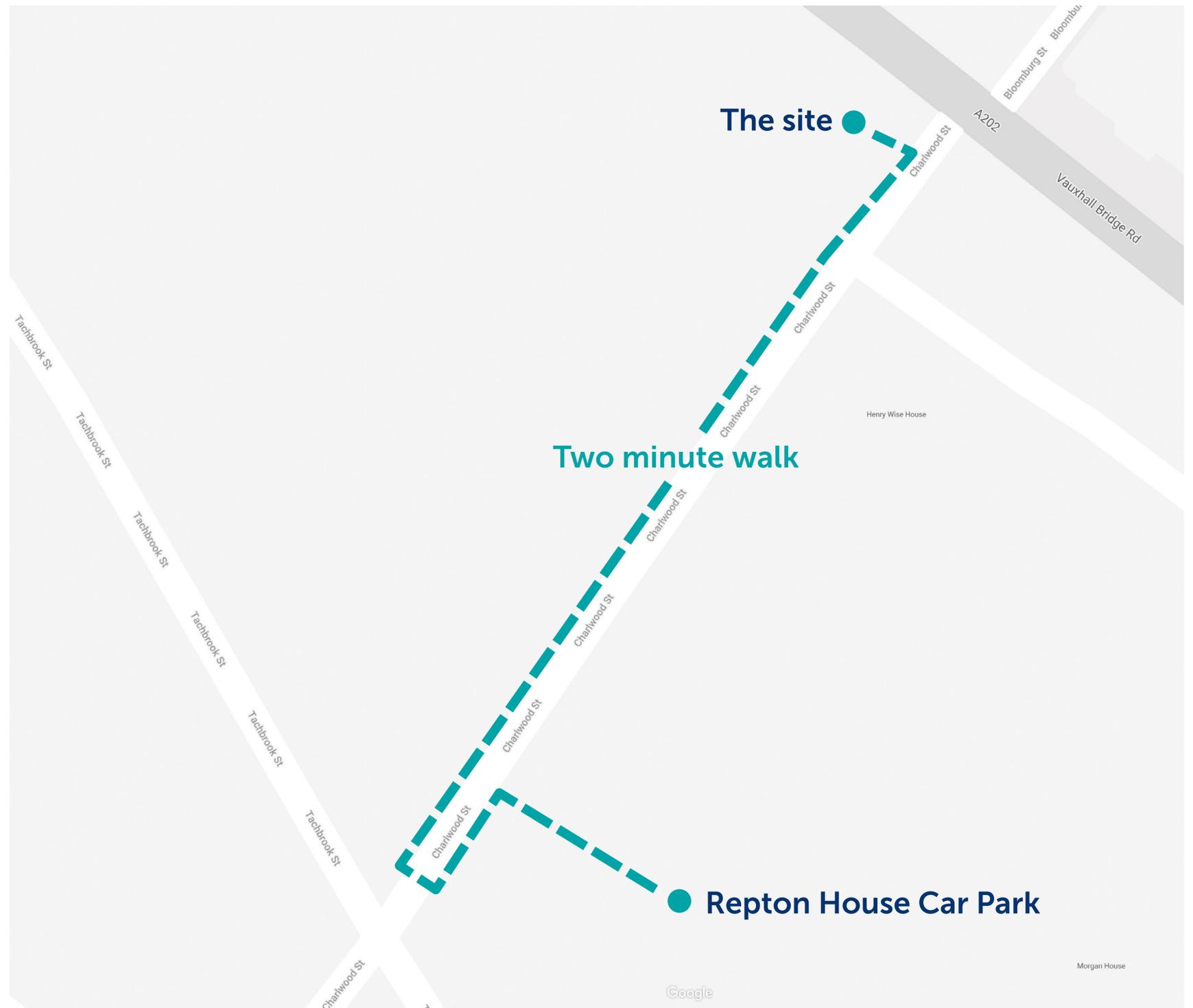
Car park users

We understand that if the proposals are approved through planning, this will have an impact on current licensees of the car park.

To address this, we are holding 14 spaces at Repton House Car Park, which is a two-minute walk from the current car park at Noel Coward House. These spaces will be made available to users of the current car park.

The Repton House Car Park is a secured parking facility comprising of individual caged parking with fob key access.

Please speak to a member of our team, if you would like a one-to-one discussion about your specific parking needs and the terms of parking at Repton House.



This map shows the walking route between Noel Coward House and Repton House Car Park

Considerate construction

We know that residents in the area are concerned about disruption from construction. We are committed to working with contractors to ensure that noise and dust are well-managed and residents are minimally affected.

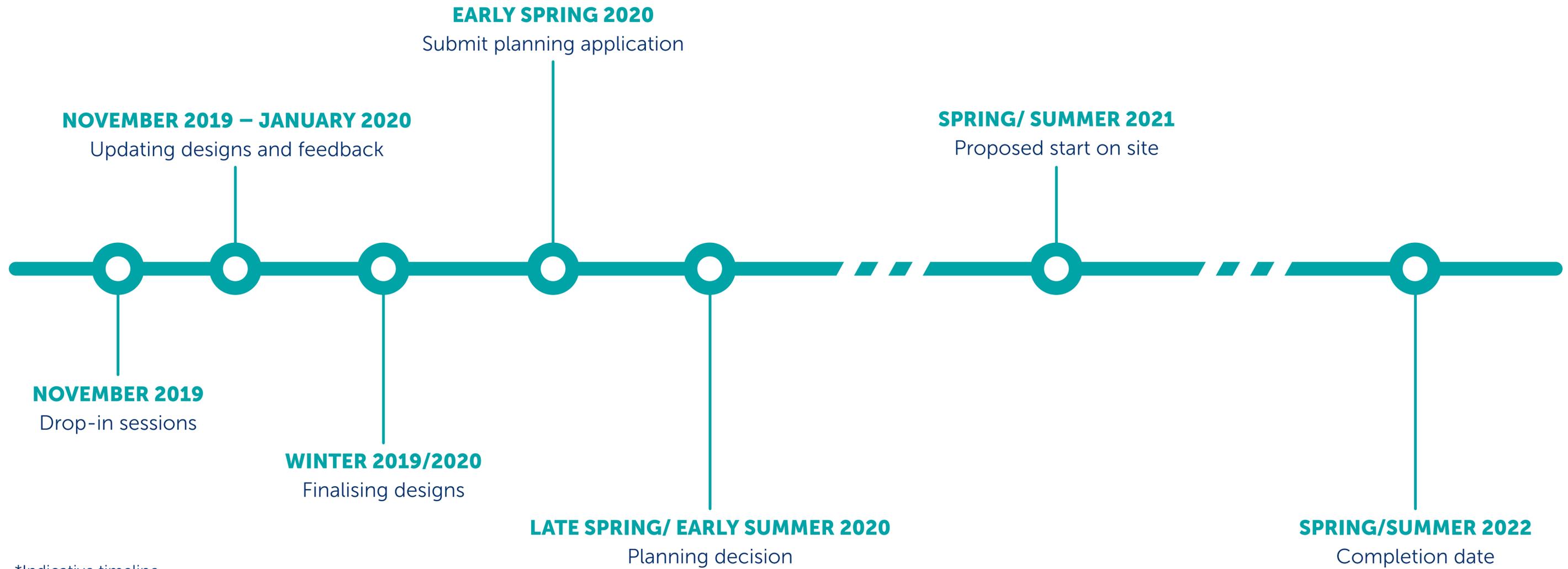
If planning permission is granted, we will work with residents in the area on a construction management plan. This will include agreement on working hours, and our team's contact details should you have any questions or concerns.

Please talk to the team if you have any specific concerns about construction so we can make a note of them going forward.



Timeline

The timeline below shows indicative dates from consultation to completion



*Indicative timeline

Feedback and next steps

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

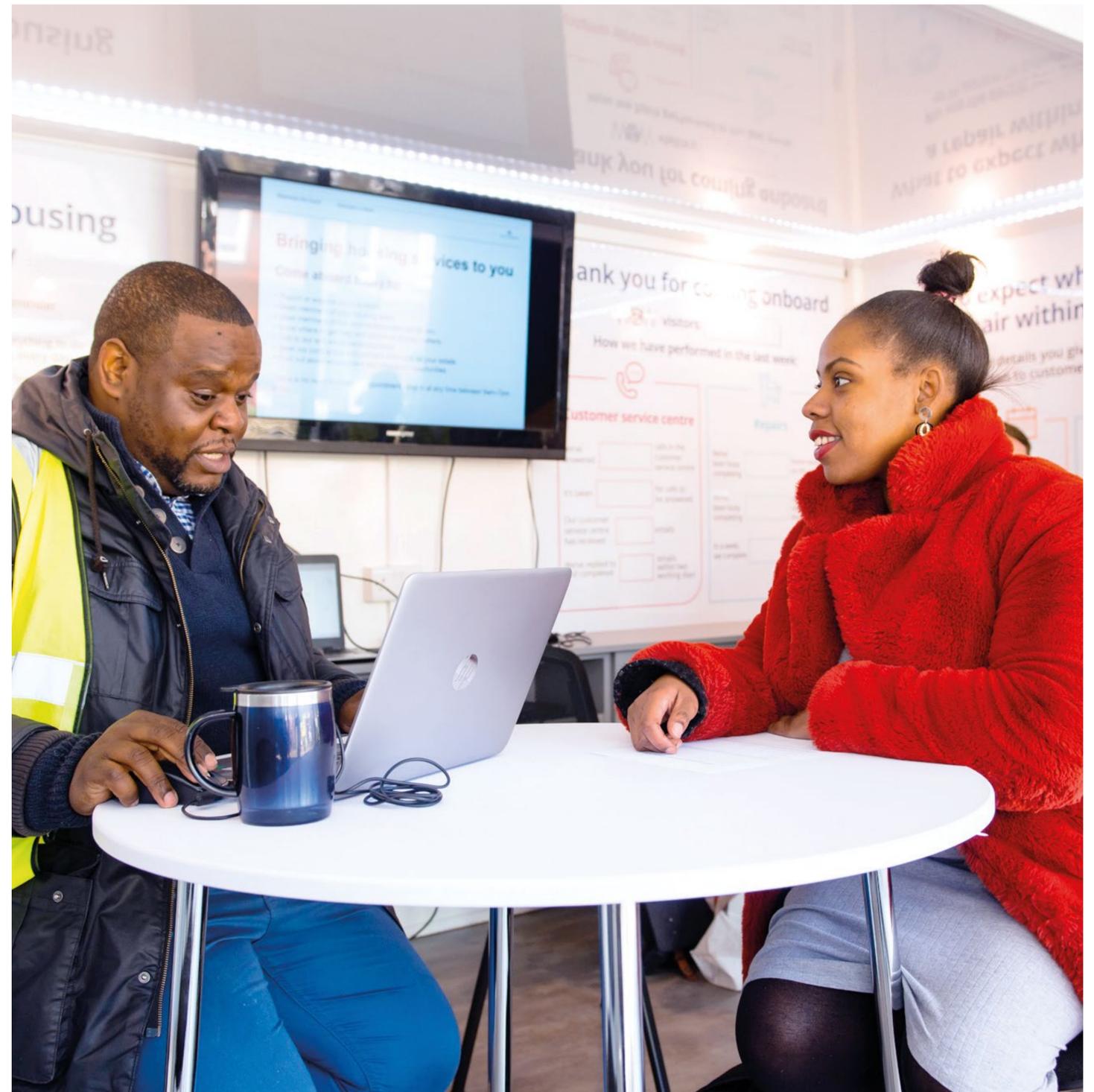
The team are keen to hear your thoughts on our proposal for the Noel Coward undercroft car park. You can share your views by:

- Speaking to a member of staff
- Filling in a comment card
- Emailing the project team at noelcowardhouse@westminster.gov.uk

If you want to view this information again at home, these boards will be available online at westminster.gov.uk/noelcowardhouse

Next steps

We will be submitting our planning application in Early Spring 2020. 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



New homes transform lives

In 2018 we completed homes at Blomfield Villas in Westbourne. Local families moved into these new houses, lifting them out of overcrowded accommodation into brand new homes for their families.

More family homes

Shihabeldin Mustafa and Samar Saeed – together with their four children – moved to Blomfield Villas from a two-bedroom apartment on the 18th floor of a nearby high-rise block. Having lived in overcrowded accommodation for nine years, they are delighted with their new home that includes outdoor space.



Shihabeldin Mustafa and Samar Saeed outside their new home

Working with communities

Westminster City Council is committed to working closely with local residents on all of our infills proposals.

We are dedicated to:

- Understanding the issues that matter most to you
- Taking your feedback on board to shape our final designs
- Ensuring our proposals work for your community.

