

# Welcome



## Thank you for coming to this second public exhibition showing our updated proposals for the redevelopment of 300 Harrow Road.

We want to know what you think about the more detailed designs for new homes, a brand new nursery and community centre.

In the last few months we have had lots of helpful conversations with local people about the plans at a number of consultation events.

This second exhibition shows you how our proposals have progressed in response to your feedback and gives you an opportunity to:

- ▶ Learn about our more detailed plans and see new images of the proposals
- ▶ Discuss the proposals with our project team and ask any questions
- ▶ Give us your views on the plans before a planning application is submitted to Westminster City Council later this year.

Benefits of the scheme include:

- ▶ Delivering much-needed new homes, including affordable housing, in a range of sizes for smaller and larger families
- ▶ A new nursery which has been designed in discussion with the existing nursery provider to make it a great place for children and staff
- ▶ New flexible, purpose-built community space for everyone to enjoy
- ▶ Improved landscaping, including new public space and better access to the Regent's Canal

### 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, and where everyone has the opportunity to thrive in the community.

#### 30 March & 2 April

Our first public exhibition at the Warwick Community Centre

#### 16 June

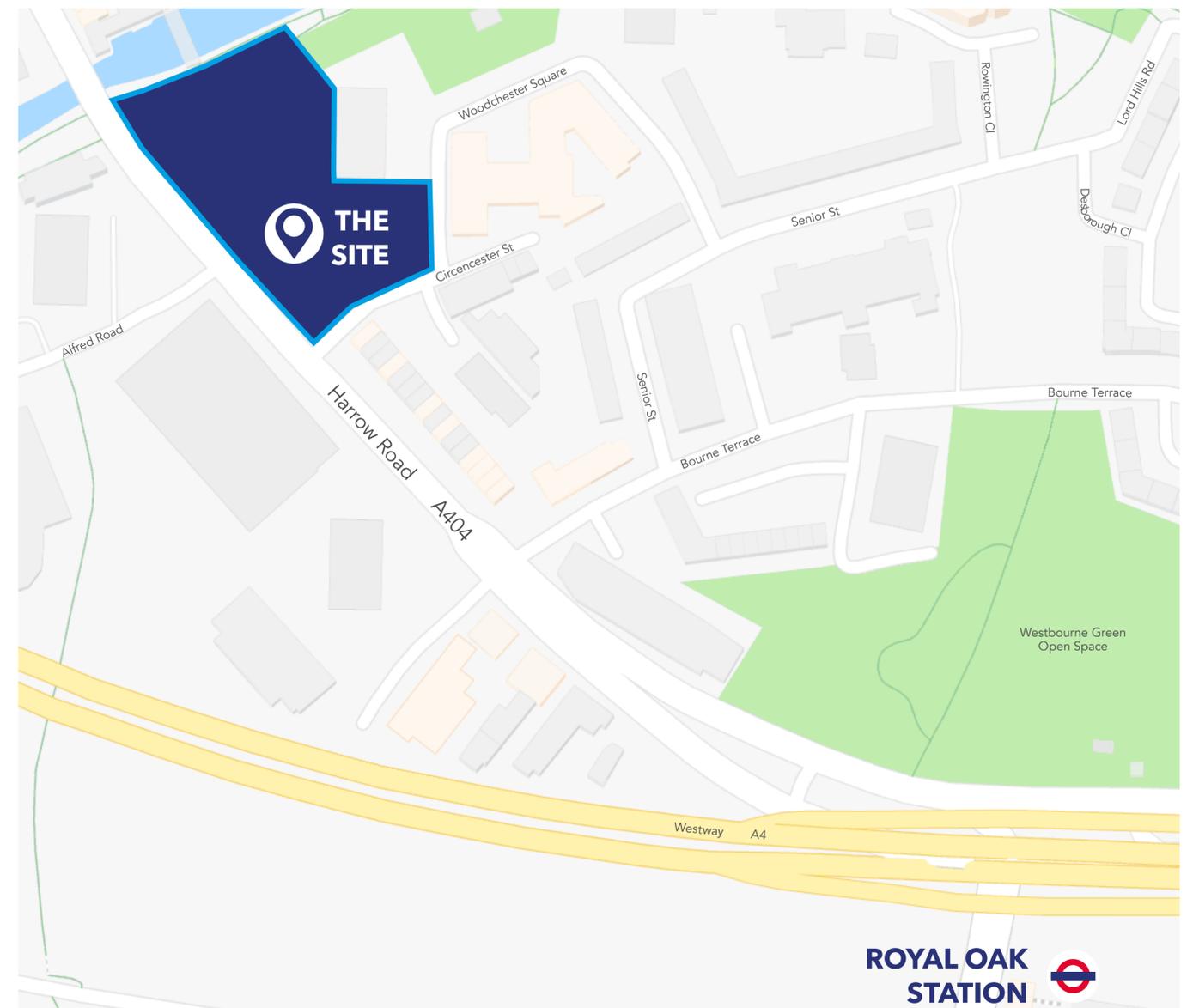
A stall at the Westbourne Festival

#### 29 May

A design workshop and discussion with residents who live close to the site

#### 4 & 6 July

Second phase of public exhibitions



Map showing the location of 300 Harrow Road

# About the area

A thriving community in the heart of Westminster with the potential to grow.

- ▶ 300 Harrow Road is at the western end of the Westbourne Green Estate, on the corner of Harrow Road and Cirencester Street, close to the Regent's Canal.
- ▶ It is currently occupied by the Warwick Community Nursery/Harrow Road Nursery School, which is operated by the London Early Years Foundation (LEYF), Warwick Community Hall, a seating area and car parking spaces.
- ▶ The site has good access to local leisure amenities, outdoor spaces and public transport, being within a seven minute walk from Royal Oak Underground station.
- ▶ Wilmcote House, an existing residential block, is located to the east of the proposed building.



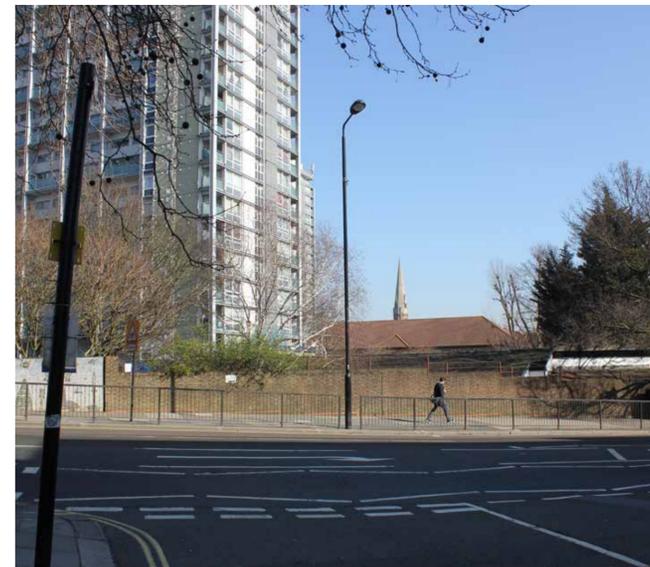
View of the nursery



View from Harrow Road



View of the community hall



View from Harrow Road

## Local context

- ▶ Between 2012 and 2014, planning for proposed regeneration of the Westbourne Green estate was carried out.
- ▶ These proposals are for a stand-alone development and are not part of any wider estate regeneration project.

# Your views and thoughts so far

During the last few months we have had a number of conversations with people about our proposals.

Feedback has included:

- ▶ Support for the affordable housing and in particular the homes which will be for social rent and those for larger families.
- ▶ Support for the creation of improved public space.
- ▶ Support for keeping and improving the community hall and nursery.
- ▶ Support for the appearance of the proposed new buildings and landscaping.
- ▶ A variety of comments and concerns about the height of the proposed buildings. Most specifically potential overlooking into neighbouring buildings and loss of light
- ▶ A variety of comments about the parking which may be available, including questions on parking spaces for existing residents.
- ▶ Requests for further information about the construction phase.



Image from first public exhibition

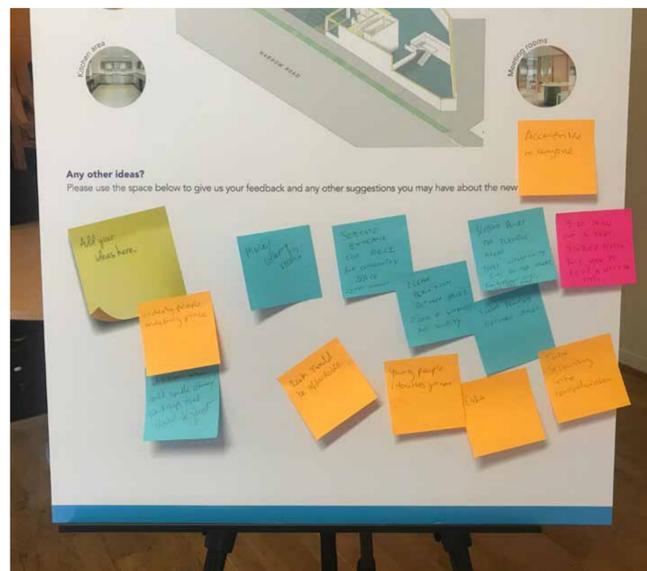


Image of interactive board from first public exhibition

"Will enhance the area as well as new homes. Can't wait to see it done."

"Love the green space! Community centre looks great."

"Area is diverse, community centre will be an advantage to communities."

"Want more 3, 4, 5 bedroom houses because people in the area have large families and are overcrowded."

"I'm concerned about overlooking of my flat and loss of privacy."

# Our updated proposals

## Creating much needed affordable homes and essential community resources for you and your family.

- ▶ We are proposing to deliver three new buildings on the site:
  - The two shorter buildings will be located southwards on Harrow Road and are designed to fit in with the existing street.
  - The taller building will be on the corner beside Harrow Road and the canal, furthest away from Wilmcote House, to minimise its impact on existing properties.

### Creating much needed new homes

- ▶ Our proposal will create around 117 new homes and we intend 50% of these will be affordable homes, including homes for social rent and intermediate (discounted) rent.
- ▶ The sale of the remaining market-value homes will fund the rest of the development.
- ▶ The new buildings will offer a range of flats for smaller and larger families with family-sized homes.
- ▶ Our proposals aim to provide affordable housing for a range of people who live and work in Westminster, helping to create a City for All.

### Responding to your feedback

- ▶ We have inset all of the balconies facing Wilmcote House on Blocks A and B, and adjusted the location of these where possible to minimise overlooking concerns.
- ▶ We are still exploring additional ways to minimise overlooking concerns to Wilmcote House through the proposed elevational treatment.
- ▶ We have removed the ground floor podium. This provides us with the opportunity for more extensive landscaping to the base of Wilmcote House.
- ▶ We have developed the landscaping strategy to include greater connectivity throughout the site, green areas in front of Wilmcote House and a central play area.
- ▶ We explored moving the building on Harrow Road further away from Wilmcote House. However this is not a feasible option within the constraints of the site. We will continue to work on the designs to try to minimise the impact on residents.



CGI of proposed development looking from Harrow Road



An artist's impression of the landscape between the buildings

# New, improved landscaping

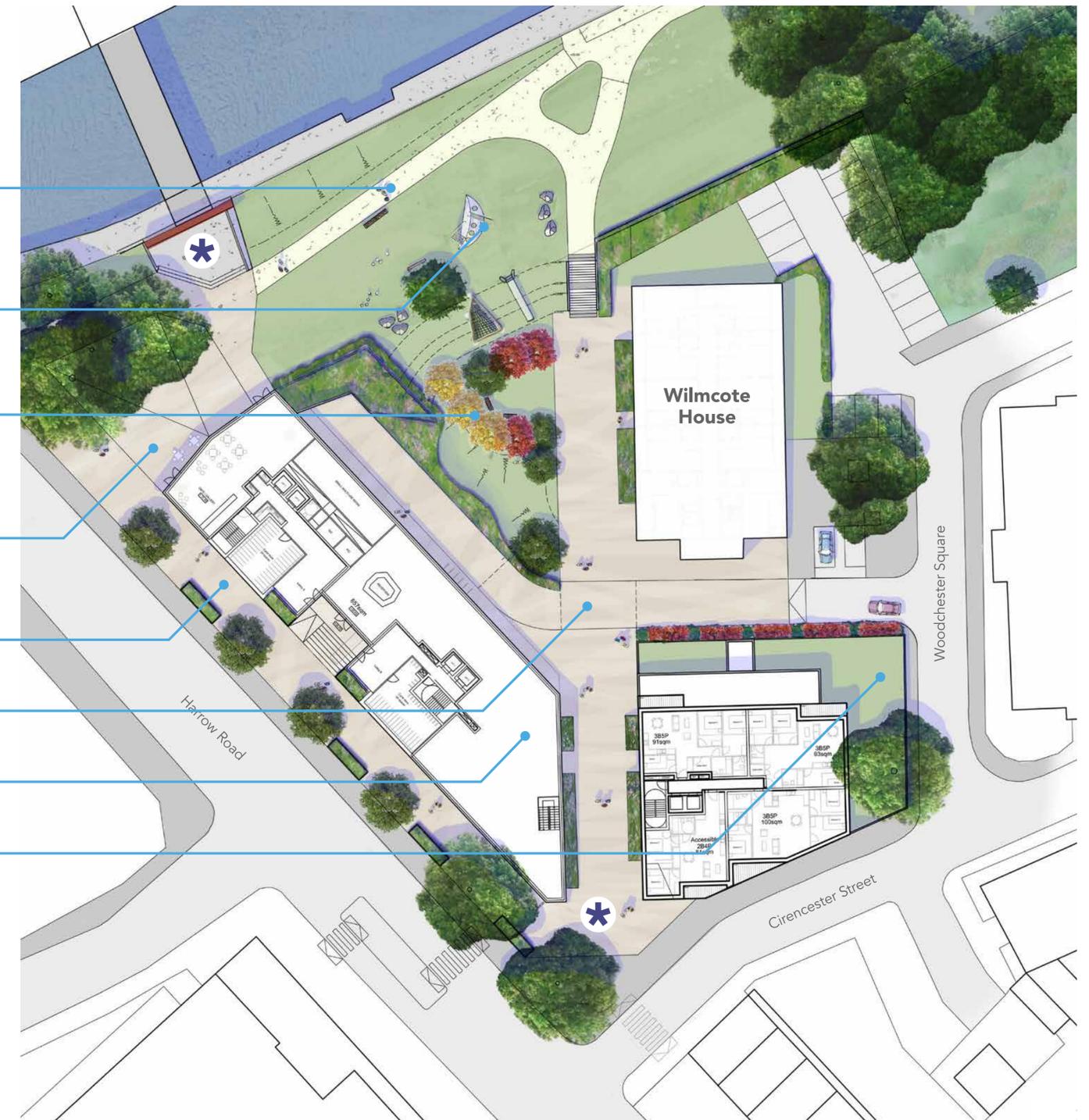
Transforming the local environment to create a place for everyone to enjoy.

- ▶ This is a unique opportunity to improve the landscaping around 300 Harrow Road for our residents and provide better access to the Regent's Canal.

## Taking account of your feedback, we are now proposing:

- ▶ A new children's play space on the existing green space, to open up access to this part of the canal.
- ▶ To remove the brick wall and fencing on Harrow Road.
- ▶ To remove the podium around the ground floor of the proposed buildings to create more green space.
- ▶ To provide parking for disabled residents of the new development and, where possible, alternative parking spaces for current users of the Wilmcote car park.
- ▶ Improved accessibility of the site for rubbish collection and emergency services vehicles.

- Improved pathway connected to the new building offering greater surveillance and useable public space.
- Opportunity to provide a unique play space.
- Open space for both new and existing residents to relax and enjoy.
- Creating an attractive frontage facing the canal whilst retaining the existing trees on the site.
- Street frontage improvements.
- New urban square.
- New community hall.
- New nursery.
- \* Opportunity for Public Art**  
These locations are opportunities for public art. This could be sculptural elements, wall-art, in-ground engravings.



Landscape Plan for 300 Harrow Road

# A new, purpose-built nursery

We are proposing to replace the existing Warwick Community Nursery/Harrow Road Nursery School with a new purpose-built nursery.

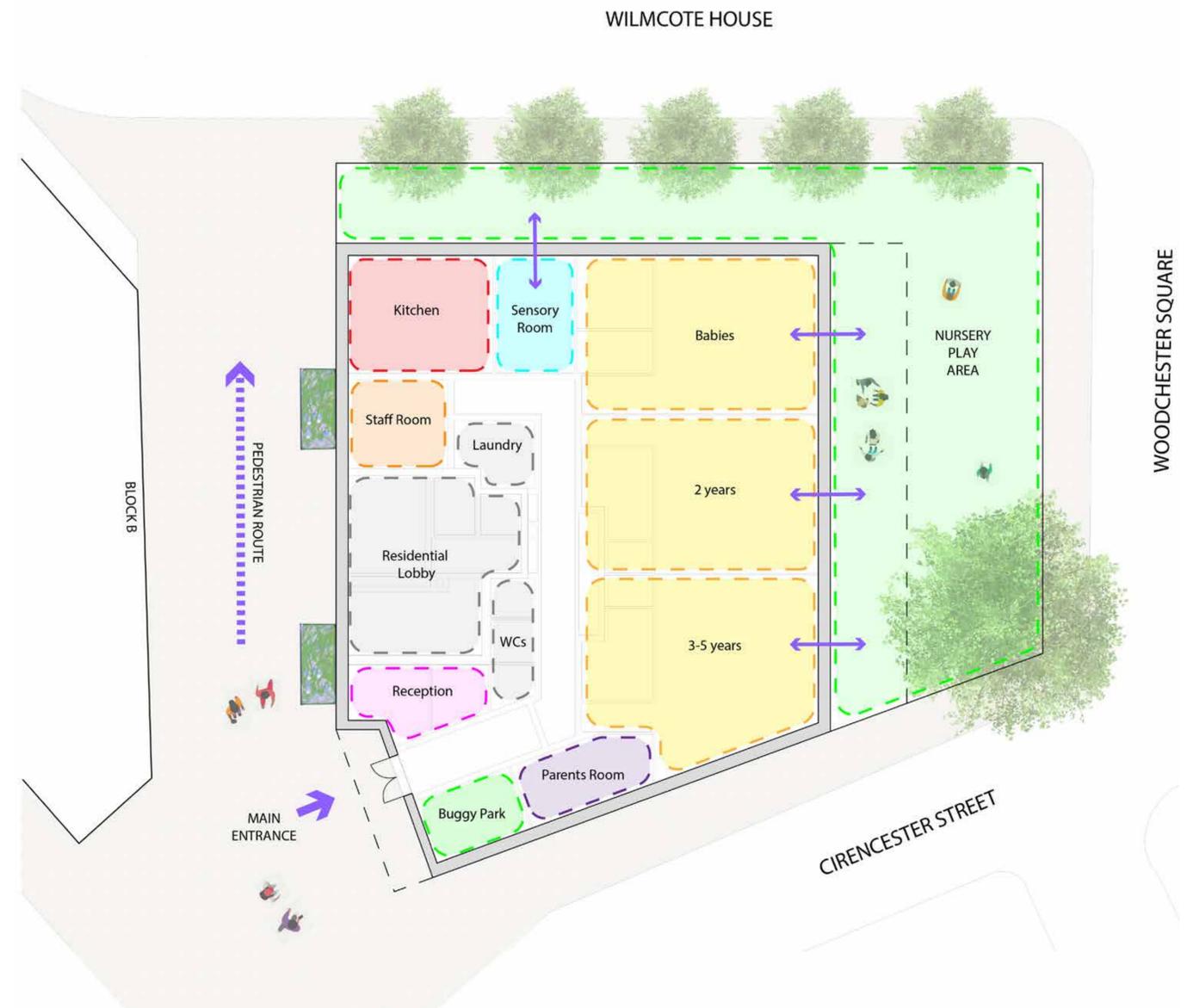
- ▶ We have been working closely with the existing nursery operator, London Early Years Foundation (LEYF), to design a new learning and play environment, with internal and outside space, that will encourage children’s development.
- ▶ As a result of their feedback the nursery will include:
  - Larger pushchair storage area
  - A sensory room
  - A sensory garden as well as external play
  - Inclusion of a laundry room
  - Correct space allocation for each age group
  - Altering the layout of the children’s toilet facilities so they have direct access from within each play room.

## Nursery provision during construction

- ▶ We have been working with LEYF to find a nearby temporary location for the nursery which can be used from Summer 2020 until early 2023, while the new nursery is being built.
- ▶ A purpose-built temporary building is going to be placed on part of the land between Bourne Terrace and Senior Street, next to Edward Wilson Primary School, just a four minute walk away from the current location.



Image to show what the temporary nursery could look like



Ground floor layout of the proposed new nursery

# A new community space

## A new and flexible community space for local residents.

- ▶ We are proposing to replace the existing Warwick Community Hall with a new community facility.
- ▶ We want to create a flexible space that can be used for various activities by the local community.
- ▶ The new space will still be suitable for existing users and will be an improvement on what is there currently with an uplift in community floorspace.
- ▶ At the public consultation events we received lots of feedback about what you would like to see included in the new space.

As a result of their feedback the community space will include:

- ▶ A flexible use space, which may be used for exercise classes or reading groups for example.
- ▶ A small kitchen to facilitate the preparation of food for functions such as christenings or community events.

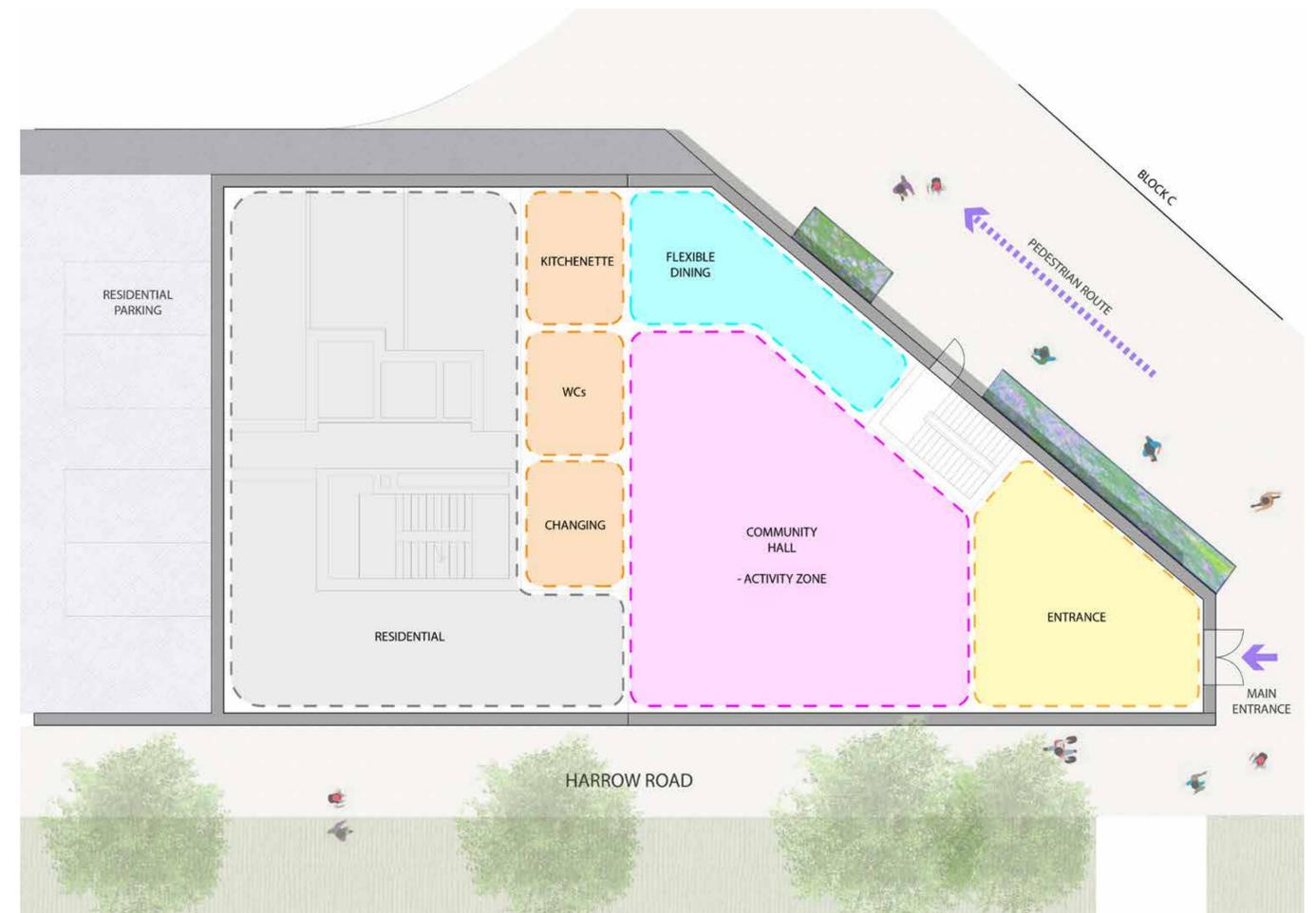
There is still opportunity for the local community to inform what the community space will include. Please give us your feedback and any suggestions you may have about what you would like to see included in the new community space.



Example image of the new community hall



Example image of the new community hall



Ground floor layout of the new community hall

# Feedback and next steps

Thank you for taking the time to take part in our second public exhibition of our updated proposals for 300 Harrow Road.

We would like to hear your views on what you have seen today before we submit a planning application to Westminster City Council later this year.

You can give us your feedback in a number of ways, which include:

- ▶ Speaking to a member of the project team;
- ▶ Adding your comments on a sticky note to the final exhibition board in this display
- ▶ Completing one of the comments cards provided; or
- ▶ Emailing us at [300harrowroad@westminster.gov.uk](mailto:300harrowroad@westminster.gov.uk)

## Construction

If our proposals are approved, they will be built in a way that is fully considerate of our neighbours. Our aim will be to keep any disruption to a minimum.

A Construction Management Plan will be submitted to the Council ahead of works starting on site.



CGI of proposed development looking from Harrow Road

## Project Indicative Timeline\*



\*Please note these timings are subject to change

# Your comments



Please use the space below to give us your feedback on the proposals.

