

Welcome

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

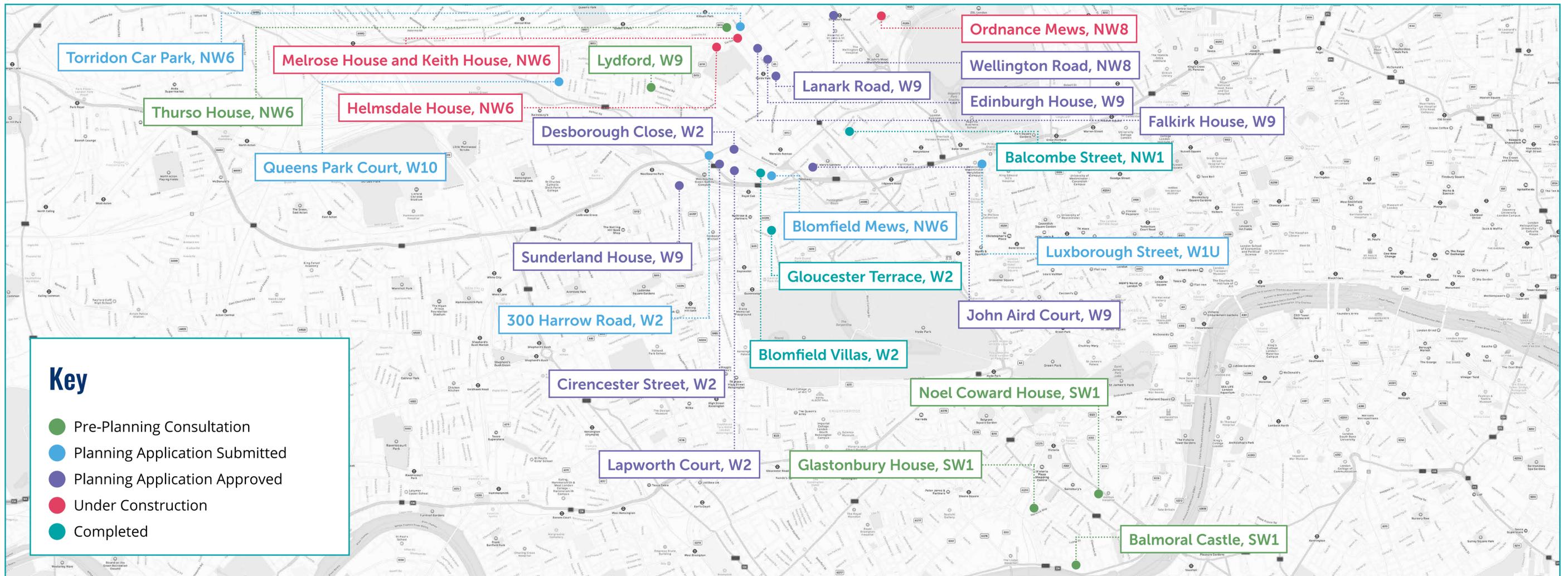
As part of our Infills Programme, we want to hear what you think about our proposals to build new homes and a re-provided community space at the current Lydford Community Hall.



Examples of other infill developments from Westminster City Council

Westminster City 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.



New Homes at Lydford Community Hall

We are proposing to build much-needed affordable housing and upgrade the community hall at Lydford Estate.

Our proposals will provide affordable homes for Westminster residents on the site of the current Lydford Community Hall and the surrounding concrete space. We will also re-provide a new community hall on the same site.

Current users of the community hall will be able to use Portgate Hall throughout the construction.

We would like to share our ideas for this development with you and hear your thoughts on the future of the site.

At this drop-in session you can:

- View our early ideas for the site
- Share your thoughts with the project team
- Write your feedback on the comments card



About the site

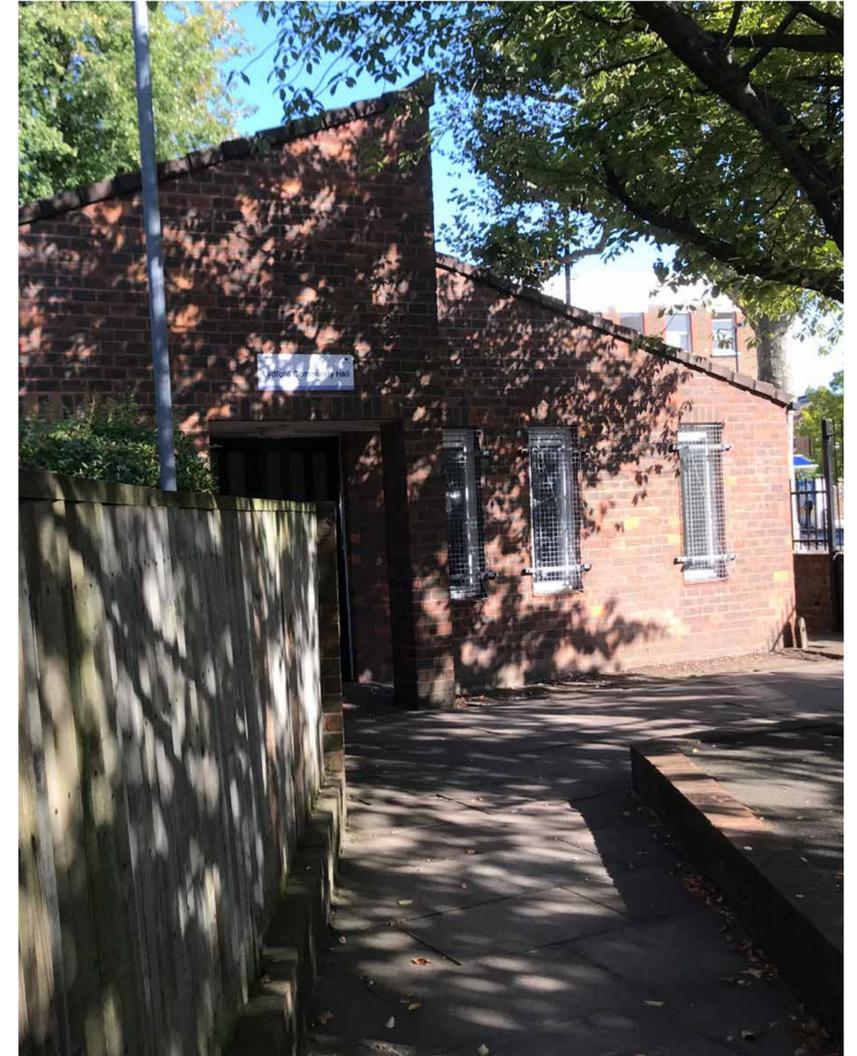
Lydford Community Hall is located on Lydford Estate in the West Kilburn Area of Harrow Road ward.

The site is well-located in North Westminster, with Queen’s Park Underground and Paddington Recreation Ground both less than a 10-minute walk away.

The community hall is well-used by a range of local community groups. The garden space and nearby concrete area are also proposed to be included in the development.

Lydford Estate is also home to Portgate Hall, which is a four-minute walk from the site. This will be used as a replacement community hall until works are complete.

Our proposed site includes some trees which will need to be removed. We will replace the trees and provide a community garden as part of new landscaping for the area.



These images show the site and surrounding area

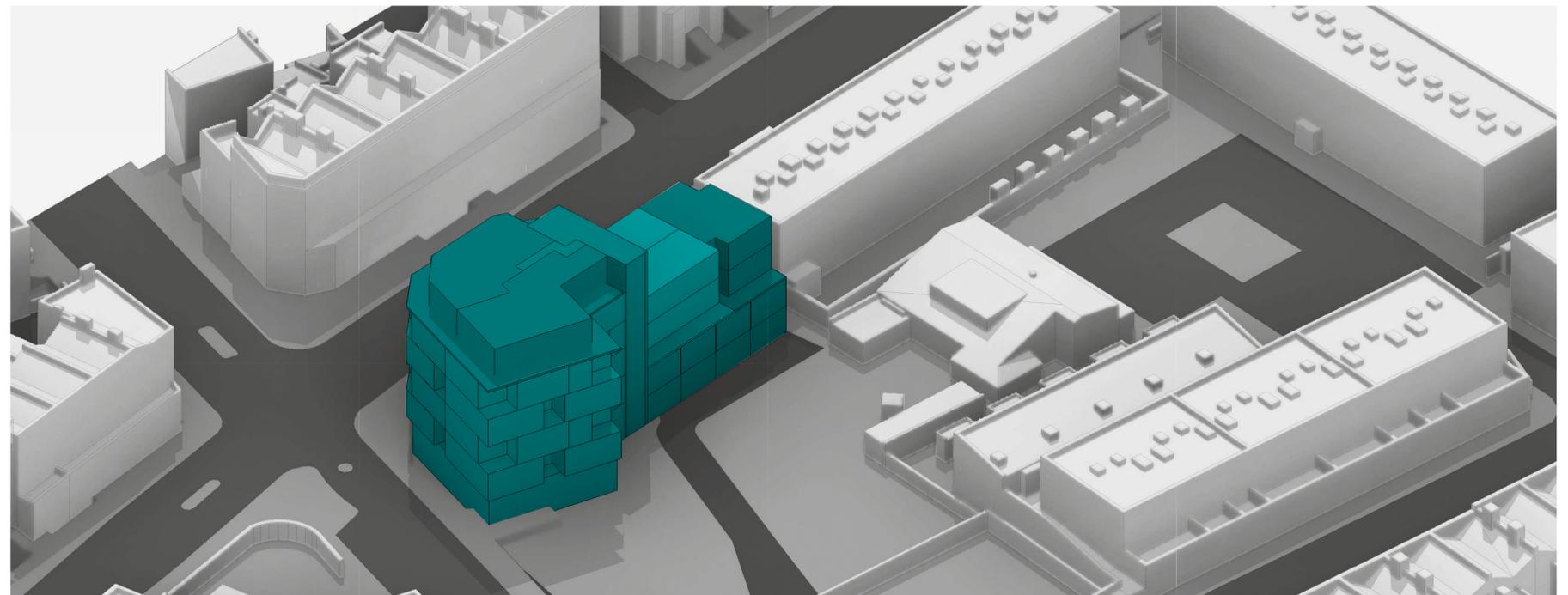
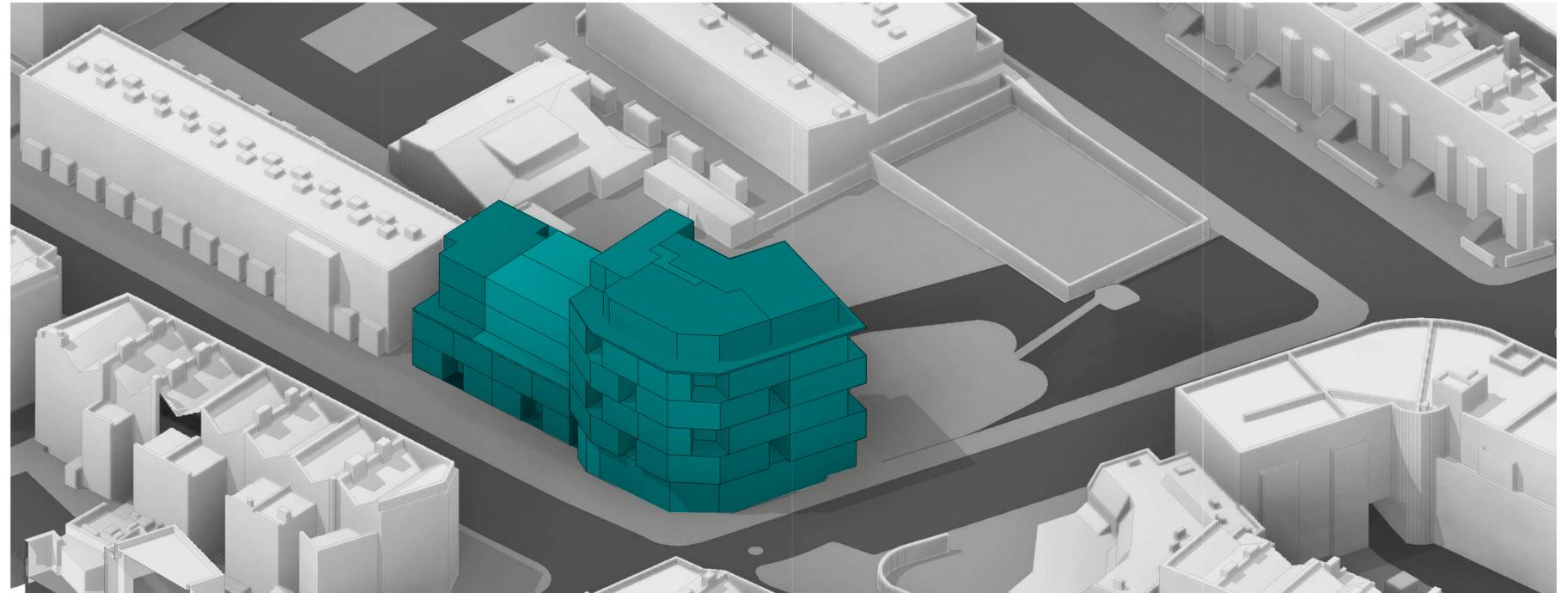
New affordable homes

Approximately 25 new affordable homes for local people.

We are looking to deliver new affordable homes for families in need of housing in Westminster.

These new homes would comprise:

- Approximately 25 new homes, across six storeys
- Constructed in an environmentally sustainable way
- Built to modern standards for space and energy efficiency
- Gardens provided for ground floor homes
- Balconies provided for all other homes
- A local lettings plan, ensuring residents in the area get priority for these new homes



These images show our early thinking on the height and shape of the proposed buildings

*Concepts are subject to the outcomes of technical assessments

A new community hall

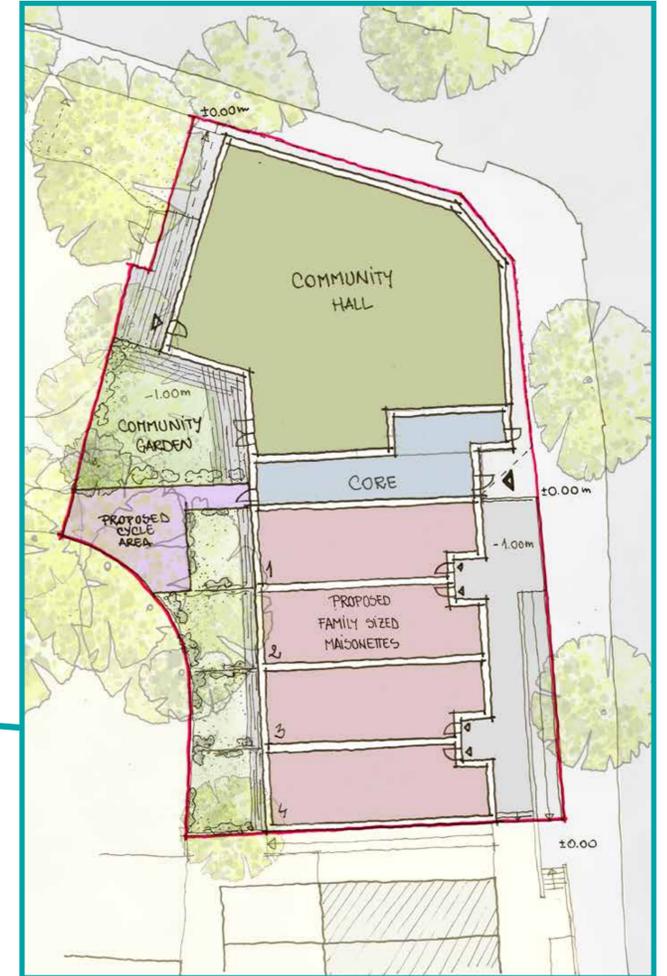
A space for the community for years to come.

We understand Lydford Community Hall is well-used by local people. If our proposal goes ahead, we propose to re-provide a space that would be:

- Located on the ground floor of the new building
- The same size as the current hall
- Improved layout encouraging better use of the space
- Upgraded to modern, environmentally sustainable standards
- Designed in conjunction with the community to suit your needs

We would also provide new landscaping around the community hall, which would include trees to replace the current ones.

We welcome your feedback on what you would like to see in the new hall and landscaping around the development.



Floor plan which indicates the possible layout for the new community hall

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Considerate construction

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

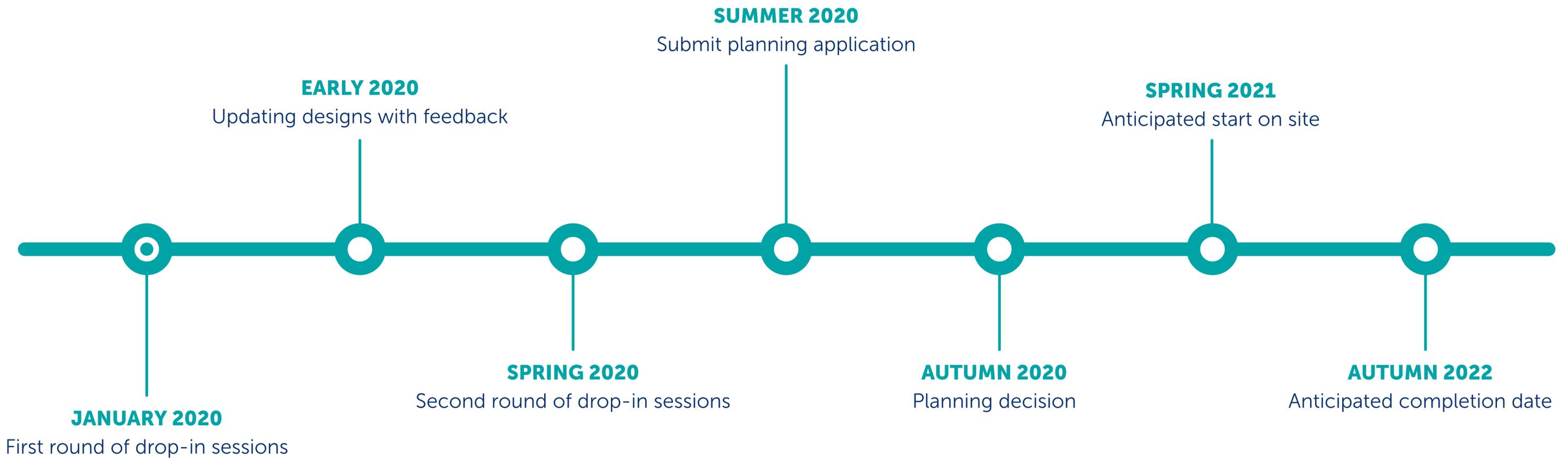
If planning permission is granted, we will work with residents in the area on a construction management plan. This will include agreement on working hours, and our team's contact details should you have any questions or concerns.

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.



Feedback and next steps

Thank you for taking the time to view our proposal.

We appreciate you coming in today to share your feedback. The team are keen to hear your thoughts on our proposal for the Lydford Community Hall.

You can share your views by:

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

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

Next steps

We will be working on updating the designs with your feedback over the coming months, and plan to come back with updated proposals in Spring 2020.

We are also planning to hold a design workshop to understand what you would like to see at the new community hall. If you're interested in participating, please let us know and we'll be in touch to organise a date and time soon.

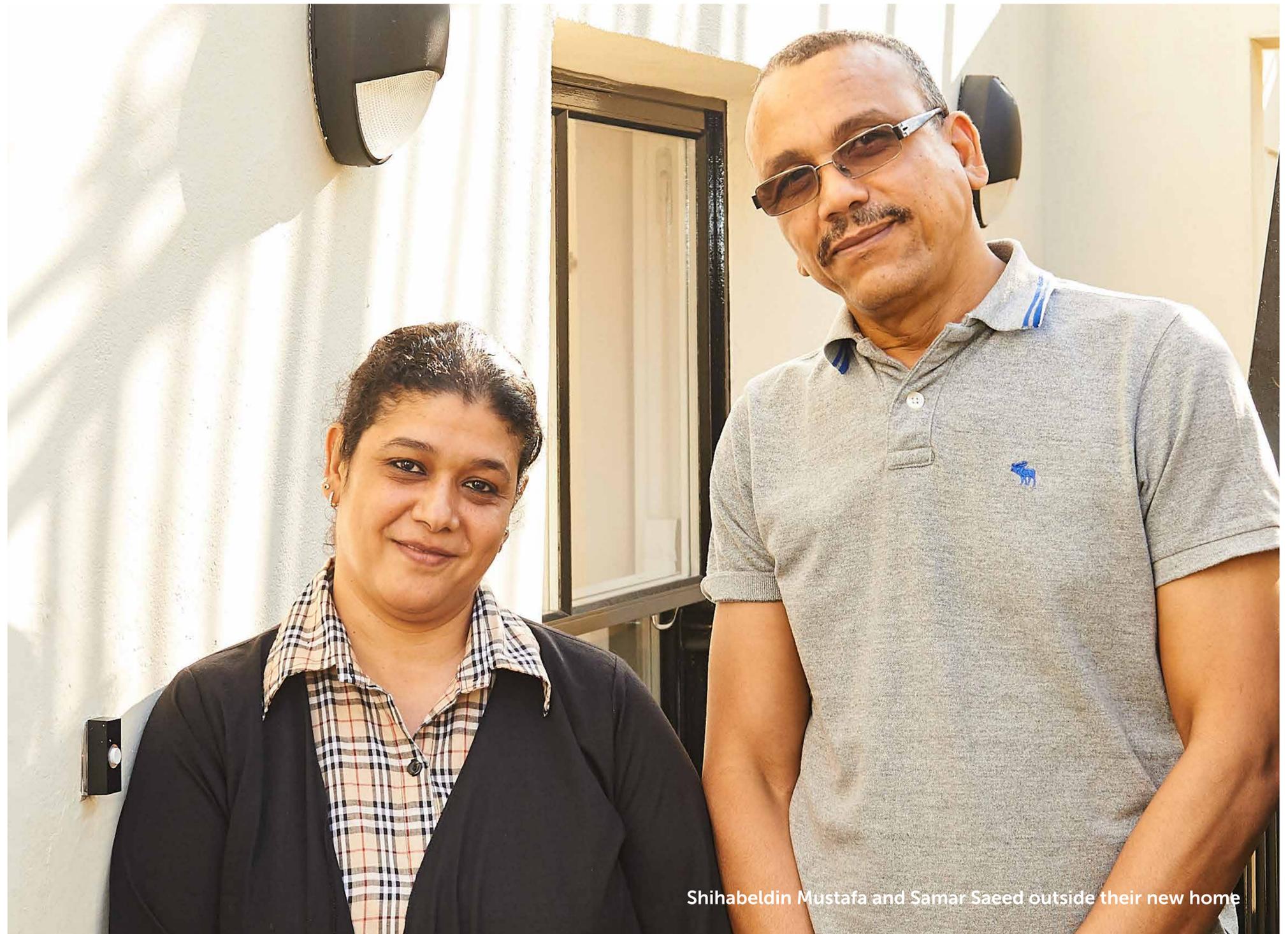


New homes transform lives

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

A good move for the Chowdhury family

NHS worker Khalil Chowdhury is thrilled with his family of five's new home at Blomfield Villas – and with the team in the council's housing department. **"I have nothing but good to say about Westminster City Council – everyone I have dealt with there has been so very helpful!"**

Adding that she herself is **"Westminster through and through,"** Sheuly Chowdhury (resident in the city from the age of two) says the move is **"especially good"** for their oldest daughter, who finally has a room of her own. Nineteen-year-old Khayfa, currently at university, no longer has to share a room with her two-year-old brother.



The Chowdhurys outside their front door, with Cllr Rachael Robathan, Cabinet Member for Finance, Property and Regeneration, November 2018