

BALMORAL CASTLE AND DARWIN HOUSE

NEWS

BRINGING YOU THE LATEST NEWS ON PROPOSALS FOR BALMORAL CASTLE AND DARWIN HOUSE



Artist's impression of proposed community supported housing block (left), intermediate housing block (right) and communal green space (centre)

HUNDREDS ENGAGE WITH SUMMER CONSULTATION

Over 300 residents engaged with our final round of consultation on the proposals to build new community supported homes and affordable homes for intermediate rent on the site of the Balmoral Castle, Darwin House and the nearby garages.

Our new approach to consultations resulted in us reaching more residents than ever before, using the phone and online engagement. In fact, with our new approach we spoke with more than three times as many residents as we did at our drop-in sessions in February 2020 and were able to offer translation services to a number of residents who wanted to give feedback in a language other than English.

Early analysis shows that the majority of people who provided feedback supported the proposals, while some residents still have concerns about height and views. We have provided answers to the most frequently asked questions on page four of this newsletter, and new images of views from Shelley House on page two.

We would like to take this opportunity to thank the Churchill Gardens community for the time and effort residents have put into sharing their thoughts with us on this project. We have been engaging with residents for over a year now and have really valued your input on the designs.

Since we started consulting with you in July 2019, we have:

- ▶ Collected over 150 formal comments
- ▶ Spoken to over 500 residents
- ▶ Run 15 public drop-in sessions and webinars

In terms of next steps, the project team is now looking at all your feedback and reviewing the proposals before submitting a planning application in September 2020. If you have any final thoughts or questions, please get in touch with us at balmoraldarwin@westminster.gov.uk



TIMELINE

Summer 2020
Second round of public consultation

Autumn 2020
Target planning submission

Winter 2020/21
Decision expected on planning application

Summer 2021
Projected start on site

VIEWS FROM SHELLEY HOUSE

Throughout our most recent consultation, several residents requested images that demonstrate the view of the proposed community supported housing block from the balconies of Shelley House. To respond to this request, we commissioned two new images showing how the building will look from both lower and higher floor levels; the images are taken from the fourth floor and the seventh floor of Shelley House.

If you would like to share your thoughts on these, please email us at balmoraldarwin@westminster.gov.uk by **Sunday 13 September 2020**. Alternatively, you can submit your comments by phone or post using the information listed on the back page of this newsletter.



Artist's impression of proposed community supported homes from fourth floor of Shelley House



Artist's impression of proposed community supported homes from seventh floor of Shelley House



YOU SAID, WE DID

Since July 2019 we have been working to ensure your feedback is reflected in the proposed designs wherever possible.

YOU SAID	WE DID
Please ensure we can keep our Green Flag status by moving the compost heap.	We have found a new location for the compost heap on the estate so Churchill Gardens can keep its Green Flag status.
Homes should not be too close to Maitland House or Shelley House.	We have provided a 10m gap between the proposed community supported homes and Maitland House, and a 38m gap between the proposed community supported homes and Shelley House.
The site should not include the River Garden next to Shelley House.	We changed the red line boundary so that it did not include the River Garden next to Shelley House.
This part of the estate should have better access to Grosvenor Road.	The proposals include a new pedestrian route through the estate to Grosvenor Road.
Proposed buildings should respect the height of buildings on the estate.	Our proposals are seven storeys at their tallest, and four storeys at their lowest. They have been stepped up at the top to reduce their height closest to neighbouring buildings . These heights sit between those of Maitland House and Shelley House.
The homes for intermediate rent should respect the homes on Grosvenor Road.	We lowered the height of the homes for intermediate rent from five storeys to four storeys on the side closest to existing homes on Grosvenor Road. We also increased the gap between the buildings.
New homes should be 100% affordable.	We are proposing a 100% affordable scheme , with 34 community supported housing units for social rent and 18 units for intermediate rent.
Darwin House residents should only have to move once.	We have pledged that residents of Darwin House will only move once , into the new community supported housing building.
All new homes should be for local people.	Our local lettings plan will prioritise eligible residents of Churchill Gardens Estate for all new homes.
Shelley House residents should receive images to show the view from their homes.	We have provided images showing the view of the community supported homes from Shelley House balconies on page two of this newsletter .

FREQUENTLY ASKED QUESTIONS

Many people had questions about the final proposals over the summer, so we have answered the most frequently asked ones below. If you have any questions on the proposals that aren't answered here, please feel free to email us at balmoraldarwin@westminster.gov.uk

Are the colours in the design final?

The colours of brick in the design reflect the different materials in the nearby area. The colours will be finalised as part of the planning application but will not differ much from what was presented in the consultation.

Is there any scope for a community space in these designs?

As this is a 100% residential proposal, we are unable to offer a community centre or similar facility as part of this development. However, the communal green spaces will be open for all residents to enjoy, mirroring the other open pockets of green space on the estate.

Will there be windows in the bathrooms?

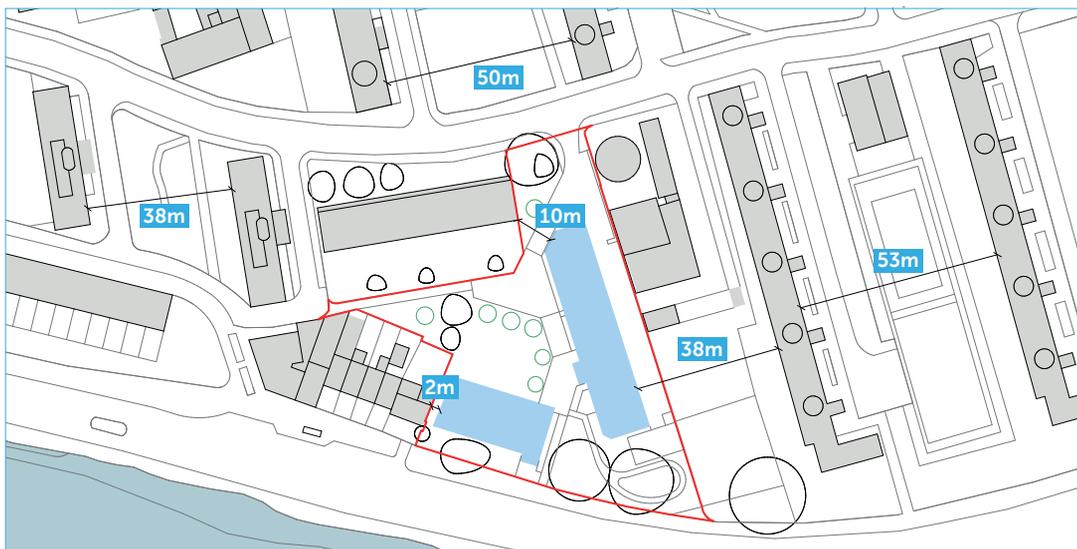
Yes, bathrooms will have windows for ventilation.

What environmental benefits will the proposals offer?

To ensure our proposed buildings have a minimal impact on the environment, the designs include sustainable features such as solar panels on the roof capable of both collecting and storing energy, an air heat pump system, triple-glazed windows and a range of planting and greenery to increase biodiversity.

Can we see a site plan of the proposals and how they fit into the estate?

We have provided a site plan of the proposals below.



Site plan of proposed designs

What does affordable mean?

Affordable housing means homes for rent at a price below market rate. In Westminster, affordable housing can refer to either social housing or homes for intermediate rent. Social housing is the lowest cost form of rent in London, while intermediate rent is for people on incomes that mean they earn too little to afford market rent, but too much to qualify for social rent.

What will happen to people who have a garage?

If the planning application is successful and you have a garage on the proposed site, we will contact you before works begin on site. We will be sure to give you plenty of notice and work to find you alternative parking where possible.

Will you be offering bicycle storage for the new homes?

Yes, the new homes will include 78 bicycle storage spaces.

How can I apply for one of the new homes?

If you or someone you know is interested in applying for one of the new homes for intermediate rent, please visit homeownershipwestminster.gov.uk to view the eligibility criteria. If you're interested in applying for community supported housing, please contact us on **0800 358 3783** or email housing.enquiries@westminster.gov.uk to register your interest.

CONTACT US

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