

# BALMORAL CASTLE AND DARWIN HOUSE

## NEWS

BRINGING YOU THE LATEST NEWS ON EMERGING PROPOSALS FOR BALMORAL CASTLE



Artist's impression of the designs

## GREEN LIGHT GIVEN FOR NEW COMMUNITY SUPPORTIVE AND AFFORDABLE HOMES

**We are pleased to announce that the proposals to build 34 new community supportive homes and 18 new homes for intermediate rent have been approved by the local planning authority this week.**

Thank you to everyone who has taken the time to give feedback on these proposals throughout the past two years. With your input, we have been able to create a design that will truly benefit the local community. The proposals will provide:

- ▶ 100% affordable homes, prioritised for people in Churchill Gardens
- ▶ Much-needed improved, accessible homes and a dementia-friendly garden for the residents of Darwin House
- ▶ New green space open to the whole estate, including a new path to Grosvenor Road creating easy access to the bus stop
- ▶ Homes built to high environmental standards, resulting in lower energy use and reduced carbon emissions.

Cllr Heather Acton, Cabinet Member for Communities and Regeneration said:

“The new homes built at Balmoral Castle and Darwin House will be a great asset to Churchill Gardens and the wider Westminster community for years to come. By building high-quality council-owned homes, fit for people at all stages of their lives, we are addressing the affordable housing shortage and ensuring all our residents can live with dignity and pride in their older years.”

Read more about the designs on pages 2–3 and find out about the next steps for the project on page 4.



### IN THIS ISSUE

- ▶ Green light given for new community supportive and affordable homes
- ▶ About the new homes
- ▶ A greener and cleaner Westminster
- ▶ Current timeline
- ▶ What's next at Balmoral Castle and Darwin House?
- ▶ Gearing up for construction

### WE WILL DELIVER



100% affordable homes for local people



New green space for the whole community



Environmentally friendly design

## ABOUT THE NEW HOMES

We are excited to have the opportunity to improve the quality of accommodation for Darwin House residents, to deliver new affordable homes for intermediate rent for local residents and to provide new landscaping for the whole estate to enjoy. The development has been shaped with input from over 500 residents, and as a result, the homes will deliver a wide range of benefits for local people.



### 18 AFFORDABLE HOMES FOR INTERMEDIATE RENT

These new 100% affordable homes will provide much-needed homes prioritised for local people looking to continue living and working in Westminster.

Aimed at people on middle incomes who do not qualify for social rent but are not able to afford to rent or buy privately, intermediate rent fills the gap in the rental market for people who need a helping hand to live in Westminster.

- ▶ One-bedroom homes prioritised for local people
- ▶ Targeted at households with incomes of between £32,000 up to a maximum of £60,000
- ▶ Homes owned and retained by the council.

### 34 PURPOSE-BUILT COMMUNITY SUPPORTIVE HOMES

At the heart of the scheme is the replacement of the existing Darwin House with modern and sustainable accommodation for existing and new residents.

The homes will provide a substantial increase in the quality of accommodation for Darwin House residents when they move in after the new building is completed.

This building:

- ▶ Replaces current Darwin House
- ▶ Provides an additional three community supportive homes
- ▶ Is built to modern, Housing for Ageing Population Panel for Innovation (HAPPI) standards
- ▶ Provides homes twice the size of current Darwin House bedsits
- ▶ Is designed to be dementia-friendly
- ▶ Features fully accessible design throughout the building, including two lifts and step free access
- ▶ Includes flexible living areas with space for a carer or family member to stay over.

Darwin House residents have been very excited about the proposals. During the last consultation, one resident said; "It's beautiful and the layout of the building is great, very happy with it," while another commented "really excited about having one bedroom and that I can have visitors stay with me."

To register your interest in one of these homes, and find out more about eligibility and the application process, please visit [homeownershipwestminster.co.uk](http://homeownershipwestminster.co.uk) or email us at [balmoraldarwin@westminster.gov.uk](mailto:balmoraldarwin@westminster.gov.uk)



## A GREENER AND CLEANER WESTMINSTER

As part of our commitments to becoming a carbon neutral council by 2030 and city by 2040, and to respect the wonderful green spaces and public realm seen across Churchill Gardens Estate, we will be including new public outdoor spaces and prioritising sustainability as part of the design.

### OUTDOOR SPACE AND PUBLIC REALM

- ▶ More public green space for the Churchill Gardens Estate than now
- ▶ All new homes have private outdoor space (balconies or gardens)
- ▶ Dementia-friendly garden for residents of the community supportive homes
- ▶ All existing trees retained with new trees planted.

### SUSTAINABLE DESIGN

Both buildings will be built using Passivhaus principles. Sustainable design features include:

- ▶ Solar panels on the roof, capable of both collecting and storing energy
- ▶ Air heat pump systems to heat the homes
- ▶ Triple-glazed windows
- ▶ Insulation designed to keep internal temperatures comfortable using minimal energy
- ▶ Cross ventilation system
- ▶ In-built shade to reduce need for cooling in the summer
- ▶ A range of planting and greenery to increase biodiversity.



Churchill Gardens has recently won a Green Flag Award for its excellent green spaces



Aerial view showing solar panels

## CURRENT TIMELINE





Aerial view of the current site

## CONTACT US

### Website

[westminster.gov.uk/  
balmoral-darwin](http://westminster.gov.uk/balmoral-darwin)

### Email

[balmoraldarwin@  
westminster.gov.uk](mailto:balmoraldarwin@westminster.gov.uk)

### Letters\*

Growth, Planning and  
Housing Development  
Team, Level 13,  
64 Victoria Street,  
London SW1E 6QP

\*with many council staff  
working remotely, we  
recommend you email any  
queries or concerns you have  
to ensure they are responded  
to in a timely manner.

## WESTMINSTER CONNECTS

### Website

[westminster.gov.uk/  
coronavirus](http://westminster.gov.uk/coronavirus)

### Phone

020 7641 1222

## WHAT'S NEXT AT BALMORAL CASTLE AND DARWIN HOUSE?

**N**ow that planning has been approved in principle, there are a few more steps to take before we can start building on site. This includes agreeing Section 106 requirements that ensure our development will give back to the community, getting a contractor on board, and working up a construction management plan.

These processes are likely to take until winter 2021/22. Throughout this time, we will keep you informed of progress through a quarterly newsletter and give you plenty of notice before any works begin on the site. We will also continue using the Balmoral Castle and Darwin House

website for any updates to the project. You can visit us at [westminster.gov.uk/  
balmoral-castle-and-darwin-house](http://westminster.gov.uk/balmoral-castle-and-darwin-house). If you have any ideas, or would like to suggest ways local people could be involved in the project as it evolves, please let us know at our next drop-in session, or email us at [balmoraldarwin@westminster.gov.uk](mailto:balmoraldarwin@westminster.gov.uk)

Want to get these newsletters via email? Drop us a line at [balmoraldarwin@westminster.gov.uk](mailto:balmoraldarwin@westminster.gov.uk) to be added to our mailing list and receive the latest news straight to your inbox.

## GEARING UP FOR CONSTRUCTION

**A**s we prepare to start on site, it would be great to hear about how we can work best with you to make the construction process as smooth as possible.

Once a contractor is brought on board, a construction management plan will be shaped with input from key groups in the area and the wider community.

The successful contractor will also work under the Considerate Constructors Scheme, and they will be bound by Westminster's Code of Construction Practice, which sets noise, dust and vibration limits and requires automated monitors to be placed at the site boundary.

Along with our quarterly newsletter, we'll be in regular contact with you through an appointed Resident Liaison Officer. They'll be your one-stop-shop for queries about the construction process and will help with any questions you might have as we start the build.

We'll be looking to introduce you to our successful contractor in the winter, but if you have any questions or concerns about how construction might impact you in the meantime, please email us at [balmoraldarwin@westminster.gov.uk](mailto:balmoraldarwin@westminster.gov.uk)

