

CARLTON DENE AND PEEBLES HOUSE

NEWSLETTER

BRINGING YOU THE LATEST NEWS ON OUR UPDATED PROPOSALS FOR CARLTON DENE AND PEEBLES HOUSE



Indicative image of our proposed new development

WELCOME TO YOUR CARLTON DENE AND PEEBLES HOUSE NEWSLETTER

We recently held our second round of consultation and were very grateful for the helpful feedback we received from residents.

During the second round of consultation, we reached out to your community in a number of ways. To make sure we were hearing from as many local people as possible, we:

- ▶ Updated our consultation website with more detailed designs and information
- ▶ Posted detailed booklets about our proposals to all household on the Carlton Vale Estate
- ▶ Wrote to 4,718 local households within the consultation radius
- ▶ Phoned 121 residents in neighbouring blocks
- ▶ Hosted two webinars

- ▶ Met with local stakeholders like St Augustine's Church and the Carlton Vale Residents Management Organisation

Thank you to all those who engaged with us over this three week consultation. The feedback you provided is now helping us shape our final proposals which will be submitted to the Local Planning Authority.

We are currently finalising our designs ahead of submitting a planning application before Christmas. After our application has been verified by the Local Planning Authority (this usually takes around a week), you will be able to view it on the planning portal via westminster.gov.uk/planning

If you have not had a chance to view our proposals then please visit westminster.gov.uk/carlton-dene for more details.

Although our formal consultation is over, we would still welcome your comments at carltondene@westminster.gov.uk



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PROJECT TIMELINE

- **Winter 2020**
Planning application submitted
- **Spring 2021**
Planning decision
- **Winter 2021**
Proposed start on site
- **Late 2023 / early 2024**
Proposed completion on site

YOUR FEEDBACK



View from Carlton Vale with St Augustine's Church visible between the new buildings

Thank you to everyone who engaged with us during this second consultation. The majority of your feedback was positive, with many in the community welcoming more extra-care and affordable homes to the area.

Some of your comments are below, and you'll be able to see more as part of our planning application.

"We welcome the proposal, its really fantastic. It is good how the council is taking care of old people. As people get older they need help so that's really good."

"Really nice design, in keeping with other developments nearby. So much better than what is there currently. Will lift the entire area and surrounding streets. Start asap please!"

YOUR QUESTIONS ANSWERED

We have pulled together here some of the most frequently asked questions from our two rounds of public consultation. If you would like any more information, do contact us at carltondene@westminster.gov.uk

Will the new homes have parking?

This development is for the most part car-free, however the extra care homes will have eight disabled and carer parking spaces available. In an additional effort to encourage residents to use more sustainable modes of transport, the new affordable homes will have cycle spaces. It is also important to note that the site has good access to public transport (PTAL 6A - which is a very high rating) which should mean new residents don't need to drive as much.

Why is the new building taller than the original?

There is a need to deliver a certain number of homes on the site to make the development viable for extra care housing. For extra care to be affordable for residents and a positive and social environment, there needs to be at least 65 homes on site. In response to some residents concerns about the height however, the council has decided to step the new development back on the side facing Thurso and Strome house reduce the massing (size) and ensure a minimal impact on light and privacy for residents.

How will the existing community benefit from this development?

Once the new development has been completed the community will gain access to both a brand-new café and hairdresser. They will also have access to greener space, with landscaping and spaces for children. The community benefits will also include fully accessible toilets known as 'Changing Places', which are far bigger and more comfortable to use.

The extra care scheme will also enable more local people to stay in the area if their care needs increase to the point where living in their current home isn't feasible.

How will you manage disruption during the construction period?

The council will work hard at every stage to limit the impact of construction on residents. We are committed to working with contractors to ensure that noise, dust and traffic are well-managed, and residents are minimally affected.

Additionally, a dedicated Resident Liaison Officer will be appointed so you always have someone you can contact if there are problems on site, and you will receive regular newsletters outlining the programme. All contractors on Westminster's developments are also required to join the Considerate Constructors Scheme and sign up to its principles.

BEACHCROFT HOUSE IS NOW OPEN



Beachcroft House is now complete with residents moved in

Beachcroft House opened in late September 2020. Just under half a mile from Carlton Dene, this newly built care home replaces that building which dates from the 1960s and no longer meets modern standards. Beachcroft has 84 bedrooms each with its own ensuite shower room providing residents with much more privacy and independence.

There are areas to eat and socialise on every floor as well as a cinema room and two lovely gardens. The home has been carefully designed to be dementia and disability friendly, with different colour schemes on each floor and specially designed signage that includes both words and symbols.

Residents and relatives of Carlton Dene have strongly supported the project from the outset. Over the last year, council staff have worked with home management and independent resident advocates to carefully plan the moves to be a positive experience for residents and their families. The original plan to arrange pre-move visits had to be changed because of Covid-19 so a specially filmed virtual tour was made to show residents and their families exactly what to expect.

With the help of St John Ambulance, residents of Carlton Dene were able to move in small groups with staff that they already knew. The original plan was to move over a three week period, but things went so well that Carlton Dene residents moved to the new care home ahead of schedule. Everyone is now settled in and enjoying their new home.



A view of Beachcroft House resident communal living space

SPREAD SOME JOY

For parents, why not get your kids involved in the Love Through The Letterbox campaign this Christmas by sending a letter, card or drawing to an elderly relative or neighbour to show that you are thinking of them.

Receiving something personal in the post could make their day! We've enclosed a handy activity sheet to get you going and don't forget to share your involvement with the hashtag #LoveThroughTheLetterbox



WE ARE HERE TO HELP DURING COVID-19

Westminster City Council is keeping our communities safe by ensuring everyone can access support.



If you or anyone you know needs help as a result of COVID-19, our Westminster Connects volunteers are ready to help. Our team can help with anything from safely delivering food and medicine, to having a chat over the phone.

You can refer someone to us or access this service yourself by

- ▶ emailing us at **westminsterconnects@westminster.gov.uk**
- ▶ filling out the form at **westminster.gov.uk/ask-help**
- ▶ calling us on **020 7641 1222** (8am–10pm, seven days a week)

For the latest information on the council's response to COVID-19, please visit our website: **westminster.gov.uk/coronavirus**

CONTACT US

If you have queries please email us at: carltondene@westminster.gov.uk

LOOKING AFTER YOUR MENTAL HEALTH



We know that for many people the current coronavirus situation may result in feelings of anxiety, loneliness or depression.

It's completely normal to feel bored, frustrated or lonely. You might also feel low, worried, anxious, or concerned about your health or that of those close to you. It's important that you take care of your mind as well as your body and to get further support if you need it.

If you need support with your mental health and wellbeing or someone to talk to, please call your GP or visit our website: **westminster.gov.uk/mental-health-advice-support**

GETTING TESTED FOR COVID-19



Our semi-permanent, walk-through testing centres are open seven days a week, from 8am to 8pm. Find the locations on our website: **westminster.gov.uk/CovidTest**

For all testing sites, a test must be booked in advance at NHS online or by calling 119. You should only get a test if you have coronavirus symptoms or have been asked to get tested.

