

**INFILL
SITES**

Thurso House carpark

Second carpark round consultation booklet

New homes for social rent at the carpark
between Thurso House and Strome House

7 – 25 June 2021



City of Westminster

Welcome

Welcome to the second round of consultation on the proposal to build new homes for social rent at the carpark between Thurso House and Strome House.

After coming to you with initial designs in 2019, we wrote to you last year to let you know we would be pausing consultation while a new design team was brought on board. Since then, we have been working to bring you a high-quality set of proposals, and now we are in a position to show you the new developed designs.

This booklet takes you through the proposal step-by-step setting out our vision for delivering new social homes at the carpark between Thurso and Strome House, showing the changes we have made since our previous consultation, and how you can provide feedback on our updated designs.

As a resident or member of the community, we would like to hear your views on the proposal and would therefore be grateful for your feedback.



Have your say

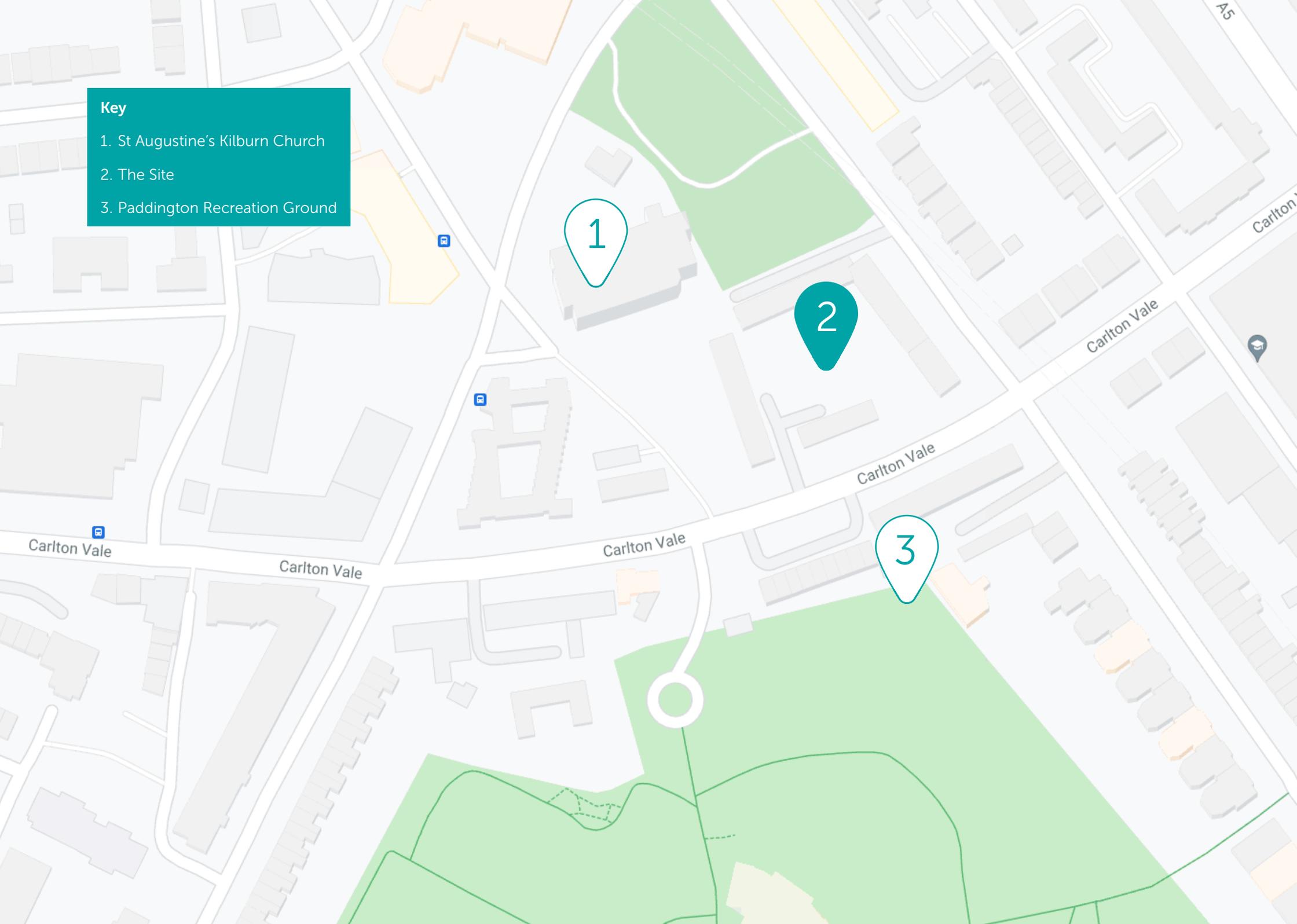
There are several ways you can share your feedback on the proposal:

-  Visit westminster.gov.uk/thurso-house and leave your comments in our online feedback form
-  Email thursohouse@westminster.gov.uk
-  Fill in the comment card enclosed with this booklet and post it back to us in the Freepost envelope provided (pre-paid envelope)
-  Call **0800 307 7564**. Alternatively, email us to arrange a phone appointment.

Please submit your feedback before **Friday 18 May 2021**.

Key

- 1. St Augustine's Kilburn Church
- 2. The Site
- 3. Paddington Recreation Ground



About the site

The site we are looking to develop is the carpark next to Thurso House and Strome House in Maida Vale, to the north of Carlton Vale Road.

The site sits on the car parking spaces between Thurso House and Strome House. The proposed site currently has 15 car parking spaces. The carpark also sits across the road from the grade one listed building, St Augustine's Church.

The council aims to provide a proposal that both fits and complements the exemplary existing architecture.



Aerial view of the proposed site.

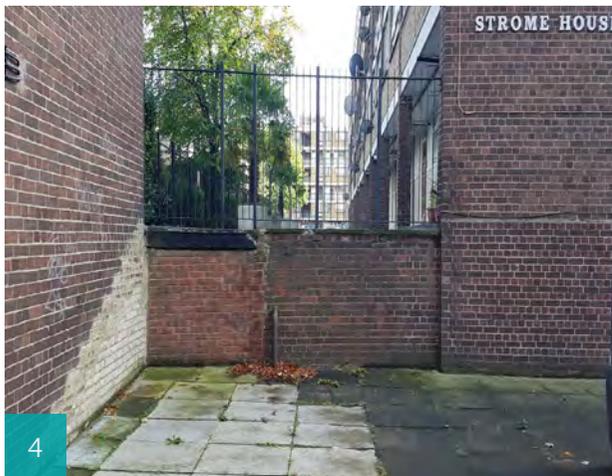


Key

1. Thurso House
2. Renfrew House
3. Strome House
4. St Augustine's Kilburn Church (Grade I Listed)

The red line shows the proposed site for development.

Existing Site Images



1. View of the proposed site with existing parking between Thurso House and Strome House.
2. View of south elevation of Thurso House looking toward the rear of the western stair core and gap between the existing residential blocks.

3. Proposed site with St Augustine's Church in the background.
4. View between proposed site and Randolph Gardens, showing access to Strome House.

5. View of the access road to the site at the corner of Randolph Gardens and Thurso House residential blocks.
6. View across Forty Tree Green open space from Randolph Gardens looking at Thurso House and the proposed development site.



Previous consultation

In 2019 we brought you initial design proposals to create new affordable homes at the car park between Thurso House and Strome House.

After the first round of consultation, we made the decision to procure a new design team. Child Graddon Lewis Architects and contractors Willmott Dixon Construction were brought on board in late 2020.

We have ensured the new design team are aware of your previous feedback and have incorporated it where possible into these updated proposals

Your feedback

When we presented the previous proposals to the community in 2019, we ran two drop-in sessions where we gathered your feedback.

Residents were broadly supportive of new social housing in the area, with people commenting that they welcomed the proposal.

This table outlines the key concerns raised by residents and members of the community and the project team's response on how these concerns have been addressed.

You said	We did
We are concerned about the loss of car parking spaces.	We will be engaging with car park licensees directly in order to ensure that alternative parking is made available where possible.
We are worried that a new block at the end of Thurso House might result in a loss of light and privacy.	The proposal follows the existing blocks configuration with windows facing north east minimising potential loss of daylight sunlight for neighbouring blocks.
New homes might increase loitering, noise and other anti-social behaviour.	We are consulting with Secured by Design officers as well as our Westminster City Council's housing management team to ensure that our updated proposals help to make the area safe and secure.
Will all new homes be for social rent?	Yes, all new homes will be let out at social rent.
How will you keep residents informed during construction?	We will ensure residents are well-informed of construction activity, with newsletters and a resident liaison officer available for residents to contact throughout the build.

Building a City for All

The council is dedicated to making Westminster a city where people from all walks of life can thrive.

We are working hard to deliver more affordable homes across the city to create opportunities for people to live and work in the heart of London, making Westminster a City for All.

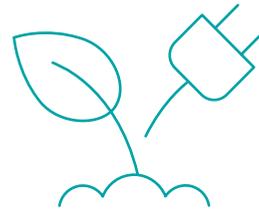


Our design principles

Our design team have used the following principles to ensure our proposals are the best designs for the community:



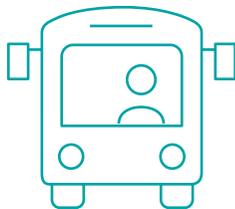
Family-sized homes



Energy efficient design



Secured by Design



Environmentally friendly transport options



Respect local architecture



Fully accessible home
on the ground floor

Our updated proposal

Whilst the previous proposal presented three or six new homes, our updated proposal will deliver four high quality new affordable homes.

The new proposal will provide:

- Four self-contained homes
- All homes are family sized, providing three-bedroom and a two-bedroom home
- One fully accessible two-bedroom home on the ground floor with outdoor space
- All homes for social rent
- Designed using Passivhaus principles
- Designed using Secured by Design principles
- New entrance to Forty Tree Green Park.

What is Secured by Design?

Secured by Design is a Metropolitan Police initiative that works to ensure buildings and their immediate surroundings are safe places to live, work, shop and visit. Designing Out Crime Officers look at the proposals before they are built and provide useful feedback and identify opportunities where design can minimise and deter anti-social behaviour.

What is Passivhaus?

Passivhaus principles provide guidance for designing and constructing high quality, energy efficient, and environmentally friendly buildings. By using these principles, our buildings will have better construction quality, lower carbon emissions, and create a more comfortable home for residents while using very little energy for heating and cooling.

What is a Local Lettings Plan

A Local Lettings Plan ensures that eligible local residents are prioritised for the new homes. This gives residents within the area the first opportunity to benefit from the new homes.



Artist's impression of proposal from Forty Tree Green park.

Four new homes for social rent

All four of the proposed new homes would be 100% social. These homes would be for social rent, meeting the high demand of the local area and Westminster.

Social rented homes are another name for council homes. They are council-owned, providing secure tenancies and are the most affordable type of housing.

The designs reflect existing architecture in the area, with brick chosen to complement the Carlton Vale Estate.



Proposed West Elevation.



Artist's impression of the proposed new building.

About the new homes

The proposal provides:

- Four new homes for social rent
 - Three new three-bedroom homes
 - One new two-bedroom wheelchair accessible home on the ground floor
- Access to each home from the existing communal staircase
- Improved landscaping and cycle storage access by creating a defined pathway in front of the building
- External access to the communal bins and bike storage.

A fully accessible new home

The accessible home has been designed to high standards and addresses the need for more accessible units in Westminster.

The new development will also include parking, we will be re-providing two accessible parking spaces.





Considerate construction

We recognise that construction work can be disruptive. As with all of our sites, this development will be part of the Considerate Contractors Scheme.

This commits the project team and all contractors to respect the community, protect the environment, and ensure the area is safe for residents and workers at all times. You can read more about the scheme by visiting ccscheme.org.uk

The council will work hard at every stage to limit the impact of construction on local residents. We will ensure that noise, dust and traffic impacts are mitigated are well-managed, with minimum on residents.

If the scheme gains planning approval, we will work with local residents to create a check Management Plan. This will include agreed working hours, and our team's contact details should people have any questions or concerns.



Provide your feedback

Thank you for reading about our updated proposals for Thurso House. We hope this booklet has provided you with a detailed look at the proposed plans for the site.

Your views are very important. We would like to hear your thoughts on our plans before we revise designs for a planning application. There are lots of quick and easy ways to provide feedback and ask questions:

-  Visit westminster.gov.uk/thurso-house and leave a comment
-  Email thursohouse@westminster.gov.uk
-  Fill in the comment card enclosed with this booklet and post it back to us in the Freepost envelope provided (no stamp required)
-  Call **0800 307 7564**

Please note that you will receive a notification when the planning application has been submitted to the council's planning portal. You will be able to view the proposal in full as well as comment formally on the application. All comments will be considered by the Planning Officer.

Timeline

The timeline below shows indicative dates for the redevelopment of the carpark between Thurso and Strome House, from consultation to completion.

