

TOLLGATE GARDENS NEWS

AUGUST 2012

DESIGNING THE FUTURE



A group of residents have come together to form a design group. They are helping to shape the changes to Tollgate Gardens, with one of their first duties being to choose between three shortlisted architects for the renewal plans of the estate.

The group of thirteen consists of residents from all three blocks at Tollgate Gardens, and includes tenants, leaseholders, a housing manager from City West Homes and two other members of the local community.

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Mrs Thomas, a member of the design group, says:

"I joined the group because I am keen to know what the new estate will look like. I would encourage my neighbours to join or come along to the residents' forum meetings, so that they can find out more too."

The group will have other duties, including:

🏠 **representing the views of residents**

🏠 **reporting back to residents via the residents' forum and individually.**

There is still time to get involved if you would like to be part of this group. Please contact Michele Lawrence on **020 7641 4537** or

mlawrence1@westminster.gov.uk to register your interest, or visit **westminster.gov.uk/tollgategardensrenewal** to find out when all residents meetings will take place.



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Book in a meeting with us



In the last couple of months you should have received your Tollgate Gardens resident pack.

The pack outlines the proposed changes to your area and shows a timeline for the redevelopment plans. It also includes important information for you about finances, re-housing and other frequently asked questions.

We are now setting up one to one meetings to talk through the pack with you and to discuss your needs. These meetings are private and can take place either in your home or the community hall.

If you have not yet received a copy of the pack, please contact Michele Lawrence on **020 7641 4537** or **mlawrence1@westminster.gov.uk**

All residents who book in for an interview by the end of July will be entered into a prize draw to **win £100 Argos vouchers.**

To double your chances of winning the prize draw turn to the back page to enter our competition.

Residents to choose architect

Residents have been working with the council to choose the new architect for Tollgate Gardens, and have met with the three shortlisted architects twice to hear their ideas and ask questions about the renewal plans.

The shortlisted architects are

- BDP (Building Design Partnership)
- Glen Howells
- Maccreanor Lavington

It is really important that the architects reach a high standard of design and make the renewal plans a flagship scheme for residents of Tollgate and for Westminster. With this in mind, the design group were asked to review the submission of each of the architects and score it against a number of quality principles including:

- 🏠 **High quality design**
- 🏠 **Ability to work with residents**
- 🏠 **Similar size to Option 4 (which residents have already voted for)**

🏠 **Good use of space** among other important criteria.

The quality score was added to the cost score, with quality accounting for 60% of the marks and cost for 40% of the marks.

The group have now made their decision, and following the residents' recommendations, final results will be approved by the council by September. Once approved, planning application for the Tollgate Gardens estate will be submitted.

For more information please contact Michele Lawrence mlawrence1@westminster.gov.uk or **020 7641 4537**.



Ask the councillor

Each issue, a resident is invited to ask Cabinet Member for Housing, Councillor Glanz, a burning question about the housing regeneration plans in their area. This month a Tollgate Gardens resident (who has asked to remain anonymous) asks:

Why do you think that increasing density* on Tollgate Gardens will mean an improved environment for people who live there?

On Tollgate Gardens there will be approximately 524 habitable rooms per hectare**, which is below the London Plan range. The London Plan guides us on London-wide planning density, and states that in this area there could be up to 650 – 1,100 habitable rooms per hectare. The planners will take key aspects of density into consideration when the estate is redesigned, including light, sunlight, overlooking and height issues. We will be sticking to the general heights in Option 4 which received the majority vote from residents. In the new scheme the new homes will have better layouts so there will be more space than you have now. Also, there will be as much usable communal space as before and there will also be a private garden or a balcony for everyone on the estate. These

balconies will be large and you will be able to put out a table and chairs and enjoy the outside space and views. So, even though Tollgate will have an increased density you will have more usable space both within and outside your flat and interesting spaces will be created between the buildings. This scheme will create a great environment to live: new homes will be better insulated and cheaper to heat, there will be new play facilities and a new better sized community hall. You will have a proper entrance to the main road and the estate from Tollgate House which will create a new safe access route into the estate. Everyone will be able to benefit from the better community facilities so all ages should be able to live comfortably together in the new Tollgate.



If you have a question that you would like to ask Councillor Glanz, please get in touch by emailing tollategardens@westminster.gov.uk or calling 020 7641 4537.

* Density means the number of people living in a particular sized area. This is calculated as the number of habitable rooms in a hectare.

** A hectare is about the size of two and a half football pitches and a habitable room is any bedroom and living room including large kitchens.



TRAID is a charity shop in the heart of Kilburn stocking high quality affordable clothes, shoes and accessories, as well as beautiful saris and linen. You can also book TRAIID's popular sewing and up-cycling workshops for all levels in-store at the Sew Good Studio.



TRAID, 70 – 72 Kilburn High Road, London, NW6 4HS. Book sewing classes at sewgood@traid.org.uk or call 020 8733 2591. www.traid.org.uk. TRAIID is registered charity number 297489.

My Tollgate Gardens



In each edition of Tollgate News we will invite a resident to write about their experience of the local neighbourhood. Peter Walker is a resident of Godwin House and has lived on Tollgate Gardens for nearly 50 years. He tells us his story here.

I first moved to Tollgate Gardens when I was 21 back in 1963. I've seen a lot of family, friends and neighbours come and go in that time. Before Tollgate, my whole family lived in a small house on Cambridge Gardens which has long since been knocked down. We all moved to Tollgate together, my parents and I to Godwin, My aunt and uncle just next door, and my grandparents to the "big block" as I call it – Tollgate House.

I have lived in the Kilburn area my whole life, I went to the Carlton primary school which still stands to this day, and I was head boy at Percy Road school which is no longer around. I worked locally in Willesden for an engineering company, before working for the Gas Board for many years.

I've always liked living around here, it has fantastic transport links both locally and into central London, and everything you need is on your doorstep. In my younger days I was a sporting man, and played football for Kingsbury Town and Willesden. I also enjoyed

playing badminton – and would love to be able to play it again. I even used to go ten pin bowling when it first came over to England in the 1960s at Golders Green and Wembley! Now I enjoy walking trips around the UK, and still keep up my childhood hobby as an avid collector and attend stamp fairs and auctions every month.

There have been so many changes to Kilburn over the years with buildings coming down and going up, but the area surrounding Tollgate really has a lot to offer, including banks, dentists, chiropodists, and building societies. It has sports facilities, a good high street and excellent transport links. Paddington Recreation Ground and Queens Park are only a 15-20 minute walk away (or 5 minutes on the tube) and have some beautiful green spaces and lovely pubs too!

If you would like to share your story like Peter has, please get in touch by calling 020 7641 4537.

Be part of Tollgate Gardens News



Do you enjoy writing? If you'd like to share what you love about Tollgate Gardens, why not write an article for the next instalment of "My Tollgate Gardens"? We also welcome other articles, letters, information about upcoming events and offer free advertising for local businesses in the community.

If you would like to submit anything for the next edition of Tollgate Gardens News or are interested in advertising your business please email tollategardens@westminster.gov.uk, call 020 7641 5371 or visit westminster.gov.uk/tollategardensrenewal for more details.

Did you know?

Concerns and comments regularly pop up at the Tollgate Gardens residents' meetings. Some common thoughts are:

“We will all be moved offsite by the end of the year”

This will not happen. Whilst the council is keen to move the project on and is working to bring a firm of architects on board, residents will not be moved off the estate either temporarily or permanently without planning permission unless they wish to go voluntarily before that time. We think that planning application will be submitted in the autumn of 2012 with a decision from the planning committee in January 2013. It is from this point, if the scheme is approved, that residents will start to be rehoused into suitable temporary or permanent homes in the local area. The commitment of the council has been that you will get a letter formally letting you know that it is starting this process – so nothing formal will start till then. If in doubt please speak to Michele Lawrence or Barbara Wright.

“The proposed new estate will be severely overcrowded – we like it as it is.”

The new estate will certainly have more homes and more residents. However, it should not feel overcrowded. There is a lot of underused space on the estate that can be built on and turned into useable garden space. The architects that are engaged to design the new estate will be able to use their skills to create comfortable homes that provide privacy as necessary and shared space (See 'Ask the councillor' page 4)

“It will be very stressful, older residents will find it very difficult to move somewhere new”

We recognise that it will be difficult for residents, and older residents in particular, who may need to move twice during the redevelopment process. The council will organise an appropriate level of support for residents before and during the moving out process. We want to begin to gather information by speaking to residents in interviews ahead of this. By holding interviews, Michele Lawrence will get a feel for the needs of residents which will enable the project team to organise the help that will be needed in the future.

“You just want to move us offsite”

No, the council wishes to upgrade and increase the homes available to residents on the estate and in the city. This means Tollgate Gardens residents who want to stay, will be housed on the estate, and additional homes will be created for some residents who are in need of rehousing. The council is committed to a 'Right to Return' to the estate for all residents.

“The flats will be very small”

The new homes will meet the Mayor of London's housing standards which mean that homes will be of a good size, usually bigger than what you have now, with storage and communal space, taking into account the way people wish to live today.

If you have a question you'd like answering by the team or by a Councillor, get in touch by calling 020 7641 4537



Tollgate Jobs

There are a number of part time jobs available for residents of the estate. If you are interested in the roles below please get in touch for more details and information about how to apply.

Minute taker

Attend all residents and steering group meetings and take notes

Leaflet delivery person

Deliver publications to homes on the estate

Cleaner

Clean the community hall after meetings

Hours and payment details are available from Michele Lawrence. Please email mlawrence1@westminster.gov.uk or call **020 7641 4537** for further information.

Architect site visits

Last month, a group of residents were taken on a tour to visit some of the finished projects that the three proposed architects have already delivered.

Residents were taken first to Pontoon Dock to see work by Maccleanor Lavington. The architects wanted to make sure the residents were shown the garage on site to show that underground parking doesn't have to be a frightening space. The group saw a one bedroomed flat with an open plan kitchen/living room that was built before the latest Mayor of London size requirements came into effect, which was much smaller than the homes that will be built on Tollgate Gardens. The residents were then invited to look round a 4 bedroom house which they said was very impressive.

Next, the residents visited the St Andrews development at Bromley by Bow to meet with Glenn

Howells. The visit consisted of viewing exteriors, garden space, balconies, security gates and entrance halls. The exteriors of the blocks were very attractive with decorative use of bricks, balconies and hard landscaping.

Lastly the group returned to Edgware Road to meet BDP and to see the Hampden Gurney primary school site. The group saw the new school building, the internal playground spaces on each floor and the roof gardens. This occupied one half of the original school site. The rest of the site had flats with balconies, a platform which served as communal gardens with easy to maintain planting, and semi private patio space for the ground floor flats. Under the garden platform was parking for the flats. The school fitted in to the existing landscape by matching neighbouring buildings in height and using



London stock bricks to give continuity in the materials used. The residents said that it was a useful and interesting trip and that it would help them with making their decision about the architects.

For more information please contact Michele Lawrence on mlawrence1@westminster.gov.uk or call **020 7641 4537**



Competition **WIN**

It's competition time! You could be in with a chance of winning £100 worth of Argos vouchers simply by identifying which of the statements below are true and which are false.

We will publish the answers on westminster.gov.uk/tollgategardensrenewal on Friday 31st August 2012. Alternatively, you can get the facts from the neighbourhood office.

- 1 No social housing tenant or resident leaseholder will be forced to move out of the neighbourhood as a result of the regeneration plan.**
- 2 The regeneration plan will bring lots more people to the area and the schools, doctors and post office will not be able to cope.**
- 3 The regeneration plan is about more than improving the quality and supply of homes – it aims to improve the public areas of the estate and get local people into employment.**
- 4 The new homes won't be as good quality as the existing homes**

Please email your answers to tollgategardens@westminster.gov.uk or call into the Maida Vale estate office. All entries must be submitted by Monday 27th August 2012 to be entered into the prize draw. The winner will be contacted by telephone. Please remember to include your name, address, telephone number and email address if you have one. If you sign up to have a resident pack meeting as well, you can double your chance of winning the prize. Please see page 2 for more details.

Want to know what's happening in your local area?



Jubilee fun

In June you celebrated the Queen's Jubilee with a fantastic street party held by CityWest Homes. Over the summer there are lots more fun activities taking place for children and adults alike. A full list of events will be

available from your Village Manager at the estate office.

Activities are open to all residents but places are limited so contact the estate office on **020 7245 2223** to make sure you are included.

Coming up:

Every Saturday: Zumba, Tollgate Hall 10am and 11am (book a place by calling the Maida Vale estate office on 020 7245 2201)

20 Aug: Eid Celebrations, Tollgate Hall 1pm – 4pm

1st Sept: Good Neighbours Summer Fun Day Paddington Rec. 1pm-4pm.

Summer holidays: Story Lab: Summer Reading Challenge, Maida Vale Library (visit westminster.gov.uk/libraries for more information)

Coming soon:

- Movie night
- Gardening club
- Homework club

Find out more

Want to learn more about the housing renewal plans for Tollgate Gardens and be kept up to date with events, residents forums, meetings and steering groups?

You can visit westminster.gov.uk/tollgategardensrenewal to read more or email tollgategardens@westminster.gov.uk to register for email alerts.