

# Tollgate Gardens Regeneration



BDP Competition Masterplan, May 2012



JM Architects Proposed Masterplan, June 2011

## History of Tollgate Gardens

The Tollgate Estate was built on bomb-damaged land in the 1960's. Westminster City Council began considering the estate's regeneration in 2009. It began by discussing plans with residents. There was a positive resident vote for the regeneration scheme in 2010 and WCC started Cabinet approval to proceed with the redevelopment plan in June 2011.

Following initial work in 2011 and 2012, the City Council found that its previous masterplan would not be financially viable and further work needed to be carried out in respect of the design. In September 2012, after an architectural competition, it selected a consortium led by BDP Architects to prepare a revised masterplan. BDP's competition entry retained many of the successful elements of the earlier plans, but improves on the amount of open space to be provided while increasing the number of homes.

The new masterplan will provide 195 new homes together with the 53 homes in Tollgate House this will bring the total number of homes on the site to 248.

This exhibition illustrates the latest plans prior to the submission of a planning application later this year.





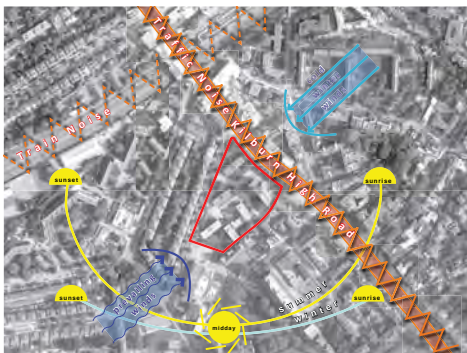
# The Masterplan



Visual Links and Identity



Visual Links and Identity



Micro Climate



Masterplan

The Tollgate Gardens project comprises the creation of 195 new homes and the retention of Tollgate House, with 53 existing homes, creating a new community of 248 homes all within a new landscape setting. The existing Community Hall located at first floor level on the south-side of Tollgate House is to be demolished and replaced by a new Community Hall located adjacent to Kilburn High Road at the front of Tollgate House. The key aspiration is to create a flagship larger scale housing development which will be socially and environmentally sustainable and of an outstanding design.

Key benefits of regeneration will be:

- 195 new homes in total
- 86 affordable homes including 10 equity loan homes for returning leaseholders
- New street frontages to Kilburn High Road and Oxford Road
- Buildings of high quality design in keeping with the local neighbourhood
- A new 'green heart' creating landscaped communal gardens and playspace
- Emphasis on pedestrian routes and accessibility across the site
- Connecting buildings through attractive landscape spaces
- A new larger community hall and meeting spaces
- Improvement of the communal parts of Tollgate House
- A highly environmentally sustainable development



# Creating a Green Heart



Sketch view of the Round Lawn and Garden House looking south to St Augustine's Church



# Creating a Green Heart



Projecting Balconies at Strategic Locations



Sloped Lawn



Informal Play Space



Private Gardens with Low Informal Screening



Sloped Lawn



Projecting Balconies Overlooking Gardens



Family Space



Family Space

The central gardens are designed as a series of generous soft landscaped, green spaces each with its own identity relating to the housing which it neighbours. Within the central area the garden is raised to conceal car parking below with the new housing set at street level.

Emphasis is given to attractive soft landscape, planting and provision of play space and seating. Where possible the mature trees on the site will be retained including all those along Oxford Road and the groupings in front of Tollgate House. Planting will be thematic with the use of scented plants such as lavender. A play area provides a safe place for younger children to play and a small ball games area for ball practice is set into the sloped lawn.

All homes at ground level will have private gardens. Those at upper levels will benefit from individual balconies or roof terraces.



# Vision of the Place : Kilburn High Road



Sketch View from Kilburn High Road : Creating a New Identity



# Vision of the Place : Oxford Road



Sketch View from Oxford Road : Creating a New Streetscape



# Character of the Place



Oxford Road : Street Elevation



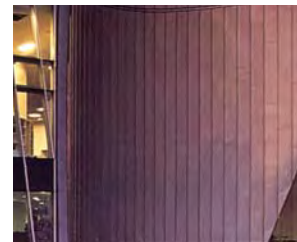
Oxford Road Conservation Area Terraces



Stock Brickwork



Vertical Emphasis to Oxford Road Elevation



Feature Copper Cladding



Active Roofs - Sunny Terraces



Projecting Balconies at Strategic Locations



Kilburn High Road : Street Elevation

## Materials

The materials used respond to the context of the site and brickwork forms the background material of the scheme. Oxford Terrace and the Corner House will both be clad in pale yellow London Stock Brick where a contrasting brickwork will be used for Oxford House and the Gatehouse. A warm metal, copper, will wrap around the shaped corner of the Corner House and the upper level setbacks and terraces of buildings throughout the scheme. Roofscapes will also be of metals with photovoltaics, green 'living roofs' and private terraces making them attractive to look on to. The shaped roof of the Garden House gives an element of surprise as you walk into the garden heart. Projecting balconies animate the facade and will be a mixture of timber and glazed panels.

# New Larger Homes



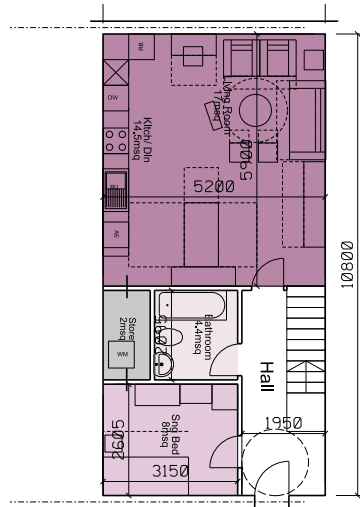
1 Bed 2 Person Flat: 50msq



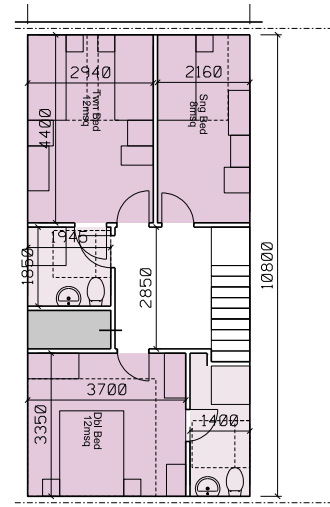
2 Bed 4 Person Flat: 70msq



3 Bed 5 Person Flat: 86msq



4 Bed 6 Person Maisonette, Entrance Level



4 Bed 6 Person Maisonette, Upper Level

## Typical Flat Layouts

The flat layouts shown here are sample layouts of the new homes at Tollgate Gardens. The plans follow the Mayor's Housing Guide standards and have been used as part of the consultation process with residents. Each flat will have access to private external space, most commonly in the form of large balconies.

## Tenure Layout Plans

The following plans illustrate the proposed tenure locations of the individual units. All homes will be designed to the same standards of building materials, appearance and quality of accommodation.



Typical Tenure Distribution



# The Community Hall



## A New Community Hall

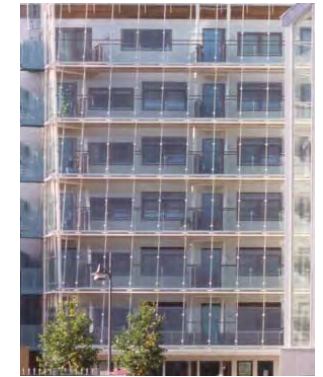
A key objective of BDP's masterplan is to create a new community hall that will be very useful to residents of Tollgate Gardens. Following consultation with residents, the preferred location for the new hall is at the front of Tollgate House facing Kilburn High Road. This creates an opportunity for this community facility to be easily accessed by the wider neighbourhood.

The new hall will be much larger and more practical than the existing hall. It will offer more rooms and enhanced facilities for events, child care, etc. It will become a valuable community asset.

# Tollgate House



Glazed Gallery Access at BDP's Armada Housing, Den Bosch, Netherlands



Tollgate House Existing Gallery Access with Metal Balustrading



## Tollgate House

The improvement of Tollgate House focuses on upgrading the communal areas to improve the accessibility and safety for residents. A new entrance facing Kilburn High Road and the new community hall is orientated to be safer, overlooked and more welcoming. At the upper levels the old metal balustrades to the walkways will be replaced by new tall glazed screens which

will provide a wind buffer, improve safety and reduce the perception of a risk of falling. The old community hall will be demolished and the south elevation is filled with two new flats giving over more space externally for landscape.



# Transport, Access and Security



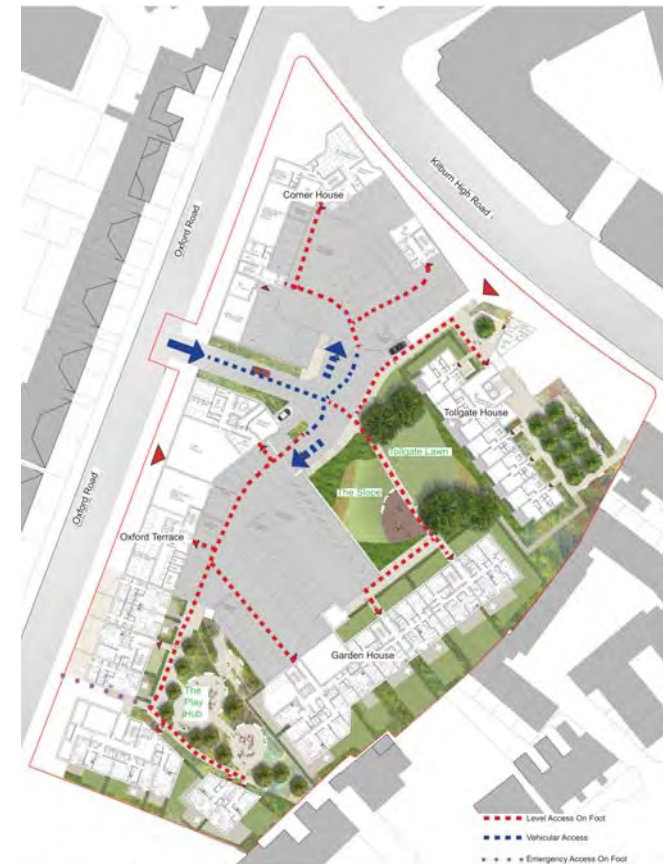
Security Strategy

With a PTAL (Public Transport Accessibility Level) of 6a, just below the highest rating of 6b, the site is extremely well located giving residents a wide choice of transport modes. Kilburn Park Underground Station (Bakerloo Line) is 3 minutes walk away while Kilburn High Road Overground Station is 2 minutes walking time. Numerous bus services also operate in close proximity to the site. Locally, residents have good access to the local shopping, amenities and services of Kilburn High Road.



Access Strategy

The access strategy for the site has been developed in consultation with Tollgate Gardens residents at regular workshop meetings. Two pedestrian entrances are proposed; one from Oxford Road, and a second residents only entrance from Kilburn High Road adjacent to the new community hall. Vehicle access will be retained in its current location off Oxford Road. A servicing and delivery area is located externally leading to the two areas of car parking which provide approximately 100 car parking spaces.



Lower Ground Access Strategy

The masterplan is well laid out with external garden areas overlooked by residents and housing brought to the street edges to promote passive surveillance.



# Sustainability and Energy

A holistic approach has been taken which aims to achieve carbon and resource reductions, create amenity space whilst enhancing biodiversity and ensure the internal environment for the occupants.

Residential Units of Tollgate Gardens will achieve a 'Code for Sustainable Homes' level in accordance with WCC policy requirements and the London Plan.

Sustainability measures that have been incorporated into the design of the development include:

- Passive Design which maximises daylight, sunlight and natural ventilation to all homes;
- Rainwater Harvesting for water reuse;
- Efficient water appliances to reduce water consumption;
- Installation of energy efficient white goods;
- Use of low environmental impact materials in construction and fit-out;
- Low emissions from heating system;
- Provision of cycle spaces to encourage sustainable travel;
- Increased sound insulation as a result of building design; and
- Increased biodiversity on site resulting in higher ecological value for the site.

The energy target for the scheme is to achieve at least 40% reduction

of carbon dioxide emissions against 2010 emission levels.

An Energy Strategy will be put in place to achieve these targets, which include the following initiatives:

- Site wide community heating system from a centralised energy centre;
- Combined Heat and Power (CHP) units to satisfy most of the annual heat demand;
- Roof mounted solar electric PhotoVoltaic (PV) modules;
- Façade engineering – extensive solar shading to limit summer gains whilst maximising daylight penetration;
- Heat recovery and energy efficiency technology for operational plant, such as pumps and fans;
- Low energy lighting, in addition to lighting controls with day light sensors and presence detection control measures;
- A Building Management System (BMS) to optimise the building services and maintain internal environmental conditions efficiently. This will minimise energy consumption of the building services plant & monitor energy consumption.

The use of alternative renewables has also been explored, including solar hot water and ground source heat pumps. However PVs and CHP have been assessed as being the most suitable technology for the development in terms of energy efficiency and reduction of carbon emissions.



- Naturally Ventilated Circulation Core
- Single Aspect
- Double Aspect
- Triple Aspect



CHP Plant



Photo Voltaic Panels



# Next Steps



Oxford Road



Oxford Road



Kilburn High Road



Kilburn High Road

## Timescales and Next Steps

We have provided questionnaires so you can comment and provide feedback on the design.

After the consultation event we will gather together all of the feedback received from today's event and look at how we can incorporate your views as part of the design. We have set out below the anticipated activities relating to the planning application and development below.

## Planning Activities during 2013:

- May – review exhibition feedback & issue letters to leaseholders
- June – intended month for submission of a planning application
- June – letter out to tenants and visits
- July – statutory consultation by Westminster Planning Department
- October/November – Planning Committee meeting
- November/December – planning decision issued

## Development Activities:

- June 2013 - April 2014 – Process to select a development partner
- September 2013 (provisional) - Hold competition between eight development partners already chosen by WCC
- October 2014 – Intended start on site
- 18 months - 2 years - Anticipated completion date