

Welcome



We want to know what you think of our early proposals to build new homes at Torridon Car Park on Andover Place.

Torridon Car Park is located right in the heart of the vibrant Maida Vale community. With excellent local transport links and amenities, including great schools and nearby parks, this is a highly desirable neighbourhood for families to make their home.

Public Exhibition

This first drop-in session gives you the chance to view our early proposals for Torridon Car Park. We are looking forward to hearing your feedback and ideas.

Today you can:

- Meet the project team and architects
- View early proposals for the site
- Provide feedback to help shape the proposals

Building a City for All

The council is dedicated to making Westminster a City for All. This means creating a place where affordable housing is available to people living and working in the borough, and where everyone has the opportunity to thrive in the community.

Our proposals to redevelop Torridon Car Park aim to:

- Build new homes and celebrate the local neighbourhood
- Create a greener City
- Maintain a world class Westminster



Introduction

A vibrant, family friendly area

Torridon Car Park is located on Andover Place, opposite Torridon House and bordering Naima Preparatory School to the north. It is currently a car park with 37 spaces, which you can access through Andover Place. The area has good transport links, with Maida Vale and Kilburn Park Underground stations about a five-minute walk away.

Providing affordable housing

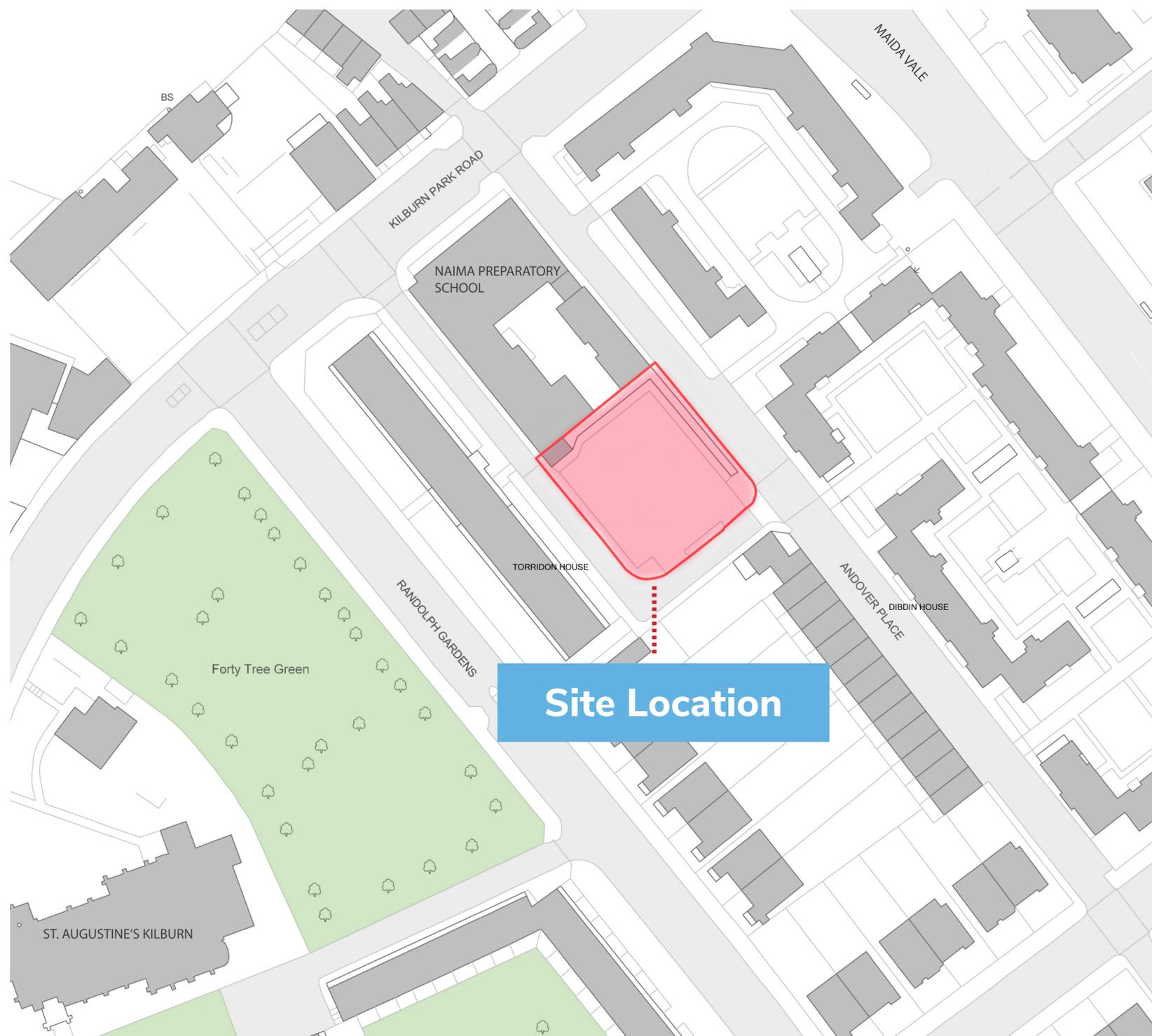
Bringing more affordable housing to Westminster is a key priority for the council. We want to build more homes for social and intermediate rent, making living in Westminster more affordable for people from all walks of life.

Homes for social rent are allocated to our residents based on need. Social rent is the most affordable and accessible form of rent in London.

Intermediate housing is available at a cost above social rent, but below the market rate. This tenure provides for those who do not qualify for social rent accommodation but cannot afford full market rent.

About the Infill Programme

This proposal is part of the council's Infill Programme, which focuses on making best use of Westminster's existing land to provide new homes for people living and working in Westminster.



About the Site



North-east towards Naima School



West towards Torridon House



Facing south with Torridon House on right



East towards Dibdin House



North up Andover Place



South down Andover Place

Our early proposals

Our proposals

We are presenting two early ideas for bringing more affordable housing to your neighbourhood. These ideas are at an early stage in the design process. We'd like to hear your thoughts on what you like, and what we could improve on as we move forward.

- Proposal 1 presented on this board shows how the space could look if we maximise the re-provision of car parking alongside affordable housing.
- Proposal 2 (presented on the next board) shows how the space could look if we build more affordable housing and re-provide fewer car parking spaces.

Proposal 1

Approximately 20 affordable homes & re-providing approximately 20 car parking spaces

This proposed design would provide around 20 affordable homes, as well as re-providing around 20 car parking spaces.

The new homes would be spread across two new blocks in the form of an apartment block and mews housing, facing Torrison House.

Between the buildings we would provide a green space. In Proposal 1, it would be about 200 sqm and could be landscaped to include seating and provide a communal area for residents to enjoy. The homes in the apartment block would have balconies that face the green space.

The design of the development would take the existing character of the area into account, making sure it integrates with the neighbourhood.



View of Proposal 1, looking north-west



Scale of new homes, landscaping and layout, looking north-east

Our early proposals

Proposal 2

Approximately 30 affordable homes & re-providing approximately 10 car parking spaces

This second proposal for the design would provide around 30 affordable homes, and re-provide approximately 10 car parking spaces. The design shows how we could reconfigure the space to increase the amount of housing.

Like the first proposal, the design would include an apartment block and a small row of traditional mews houses facing Torrison House.

As Proposal 2 would provide more homes, the apartment block would need to cover a larger footprint compared with Proposal 1.

As more homes will be provided in the apartment block, there will need to be balconies looking out on to Andover Place as well as over the landscaped space.

Between the buildings we would provide a green space, which would be smaller than the space shown in Proposal 1 at around 160 sqm.

The design of the development would take the existing character of the area into account, making sure it integrates with the neighbourhood.

Have your say

We would love to hear what you think of the two proposed approaches to the design of Torrison Car Park. Feel free to have a chat to one of our exhibition staff or write down your thoughts on our comment cards.

- What is important for us to consider when progressing this scheme?
- What matters for residents in this area?
- What do you think of the designs?



View of Proposal 2, looking north-west



Scale of new homes, landscaping and layout, looking north-east

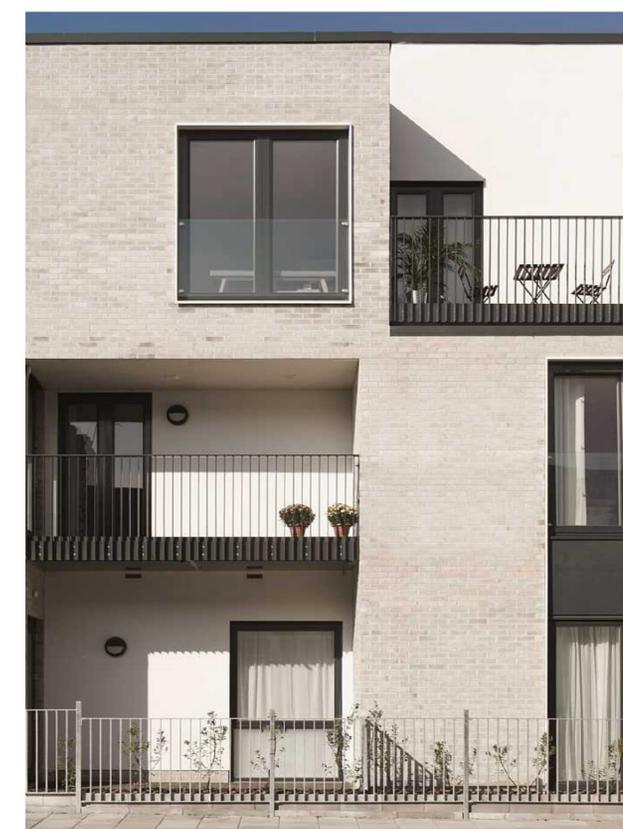
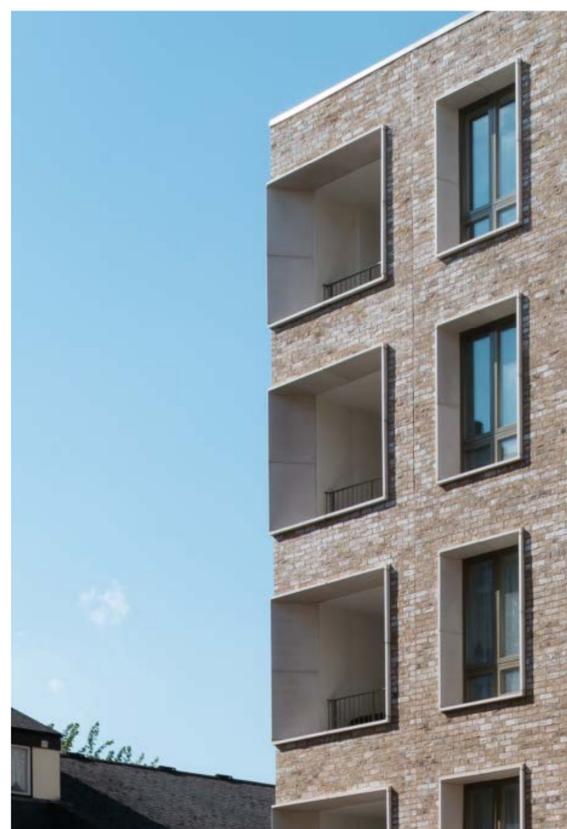
Our ideas for the design

As the design of the proposals are still at the early stages, our team have selected some images to show you how the final design might appear in terms of materials and elevation treatment.

The images on this board show different ways we could bring elements of the surrounding character into this development through use of materials and detailed design that fits in well with the area.

We have also included images with various options for the proposed green space between the buildings.

Let us know what you think of the proposed designs by talking to a member of our team or leaving your thoughts on a comment card.



The images shown are all indicative and images used to provide examples of potential materiality and character. Detailed designs will be presented in the next consultation.

Feedback and next steps

Thank you for coming to the first public consultation on the emerging proposals for Torrison Car Park.

We invite you to share your views on what you've seen today. The feedback we receive will be reviewed as we develop the next, more detailed proposal.

Contact details

You can provide feedback in the following ways:

- Speak to one of the members of the project team today
- Fill in a comment card
- Email the project team at: torridon@westminster.gov.uk

You can also view the information provided in today's exhibition online at www.westminster.gov.uk/torrison

This drop-in session is the first of two - we will be back in Summer 2019 to get your thoughts on our more detailed designs.

