

# Welcome

We want to know what you think of our updated proposals to bring new affordable homes to the Torridon Car Park on Andover Place (NW6).

Since our initial engagement events in May 2019, we have taken your feedback and used it to help shape the revised proposals. We would now like to share these with you and hear your views before we submit a planning application.

## 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 Westminster, giving people from all backgrounds a chance to thrive in the community.

## Infills programme

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



# Responding to your feedback

The table below summarises the feedback we have received so far and how we have responded to this in these updated proposals.

Your feedback	Our response
The new development is too close to existing buildings and we are concerned about overlooking into our properties	The new building has been shifted away from the school, and <b>the new design does not include a building directly on the boundary of the school.</b> We have redesigned the balconies to eliminate overlooking.
Any development in this area needs to be affordable housing	All homes provided will be <b>100% affordable.</b>
Loss of parking and sheds is a concern	The new development will now <b>re-provide 15 parking spaces</b> including two accessible spaces. We are also looking into the potential to provide an <b>additional four spaces.</b> We have also <b>re-provided 11 storage shed facilities</b> for Torridon House residents.
We are concerned that the height of the new buildings will impact our access to daylight	We have undertaken daylight/sunlight studies to reduce impact on existing residents' access to daylight.
We are concerned that people in the new properties will be able to look into our homes	We have reconfigured the designs to reduce the potential for overlooking into nearby homes.



# Our revised proposals

## A safe, family friendly place to call home

The proposed buildings at Torridon Car Park would provide much needed affordable housing for people in Westminster.

Our revised designs reflect Maida Vale's architecture, and address the needs of people who currently, live and work in the area.

### The proposal will provide:

- 21 new affordable homes
- A mix of one, two and three-bed homes
- 15 car parking spaces, two of which are accessible spaces for the new residents
- 11 storage sheds for current shed license holders
- Environmentally conscious design including solar panels and environmentally friendly heating system
- The proposal will provide a balcony for each home
- The proposal will provide shared outdoor space
- The homes will be priority let for local residents in housing need



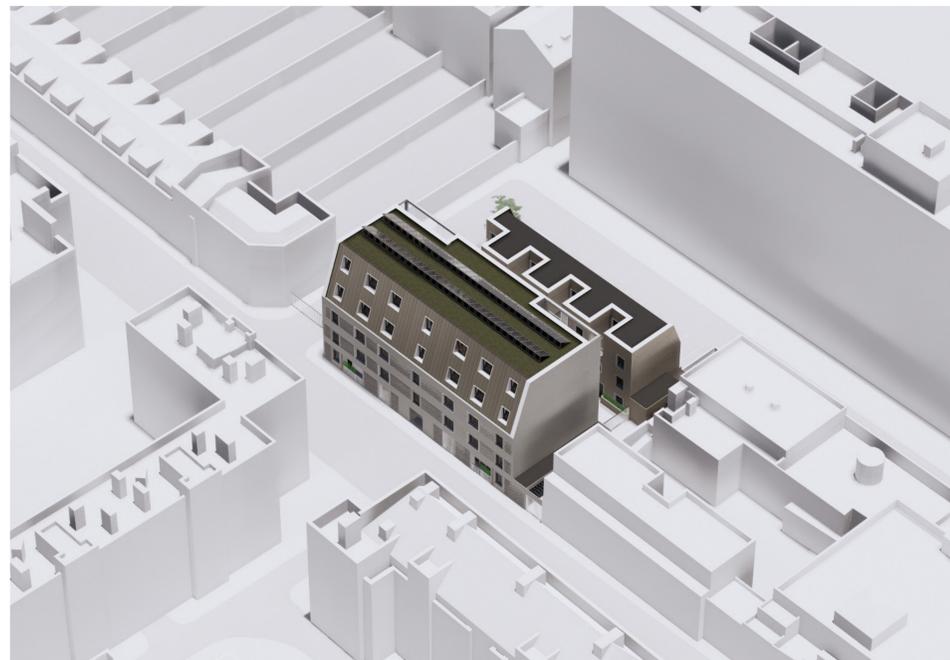
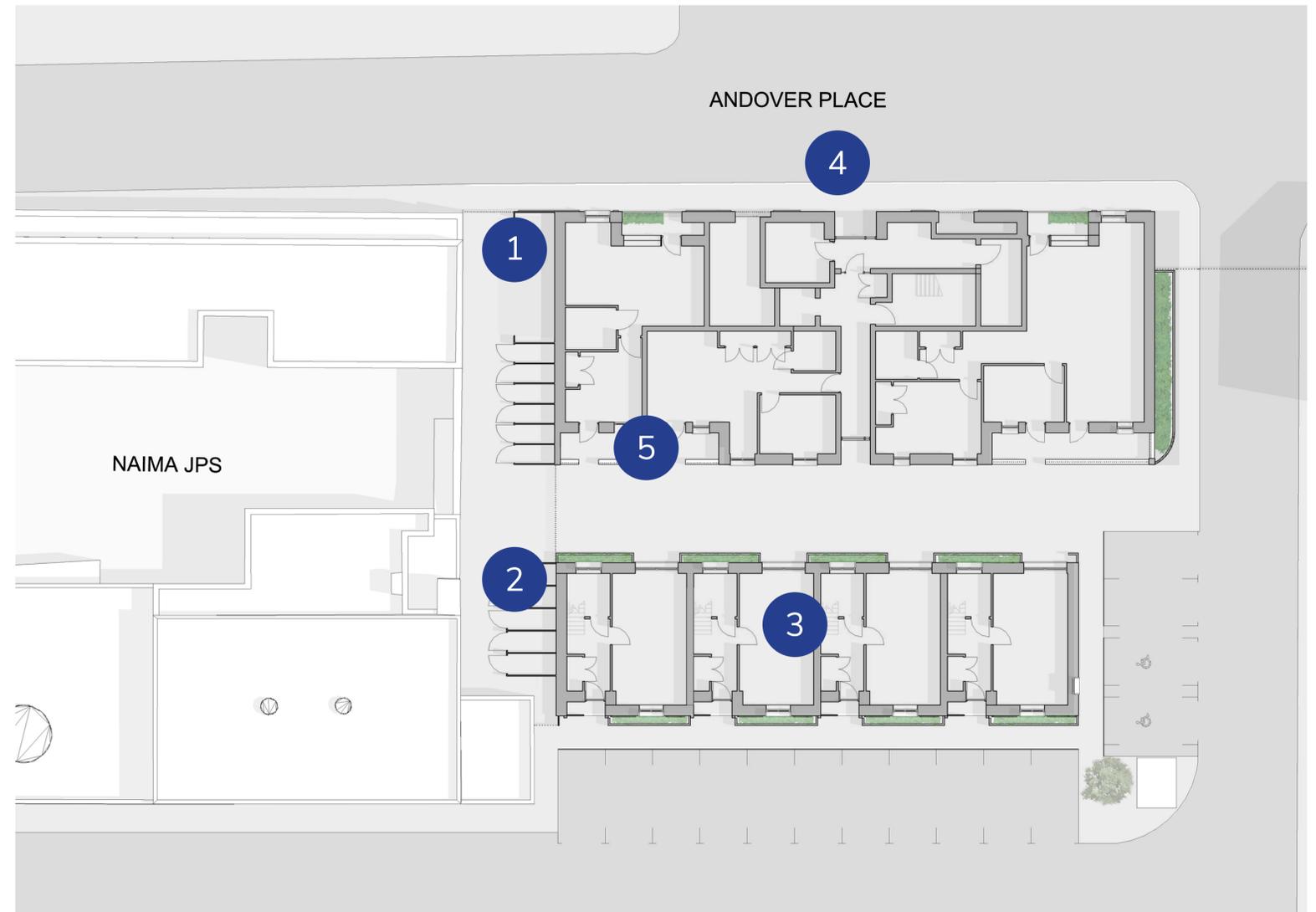
CGIs of the proposed development

# What we have changed

After analysing your feedback, we have made changes to the proposed designs

Your feedback, both at the drop-in sessions and in meetings with stakeholders over the summer, has led to the following design changes:

- 1 Building has been moved away from school boundary
- 2 11 new storage units
- 3 Changes have been made to the layout of the mews and flats to ensure privacy
- 4 Mansard roof has been included to reduce daylight/sunlight impact
- 5 Balconies have been oriented to face inwards and include screens to block views into school.



# Our Infills programme

We are building in under-used spaces all across the city, transforming them into modern, affordable homes for our residents.

The map shows the Paddington area in London, with various streets and landmarks labeled. Blue dots on the map indicate the locations of the housing projects. Each project is detailed in a callout box with a title, status, and description, accompanied by a small image of the proposed or existing buildings.

- Wellington Road, NW8**
  - Planning application submitted
  - Replacing seven garages with two new three-storey townhouses
- Ordnance Mews, NW8**
  - Under Construction
  - Replacing nine garages with three new three-bedroom terraced homes
- Melrose House and Keith House, NW6**
  - Under Construction
  - Council is turning 16 garages into six homes for social rent
- Torridon Car Park, NW6**
  - Pre-Planning Consultation
- Balcombe Street, NW1**
  - Completed
  - Conversion of a former storage space on Balcombe Street into a modern, two-bedroom council flat
- Helmsdale House, NW6**
  - Under Construction
  - 12 garages replaced with two one-bed homes, three two-bed homes and one three-bed home
- Desborough Close, W2**
  - Planning application submitted
  - Replacing four single storey garages and vacant land in front of Atherstone Court, with two new three bedroom family homes, with private gardens to each house
- Queens Park Court, W10**
  - Pre-Planning Consultation
- Lanark Road, W9**
  - Awaiting planning decision
  - Replacing garages on two sites on Lanark Road with a total of eight new townhouses
- Luxborough Street, W1U**
  - Planning application submitted
- Cirencester Street, W2**
  - Awaiting planning decision
  - Replacing four garages with two three-bedroom townhouses
- 300 Harrow Road, W2**
  - Pre-Planning Consultation
- Lapworth Court, W2**
  - Planning application submitted
  - Replacing 32 garages with a row of seven three-bedroom mews-style terraced homes, including private gardens for each house
- Gloucester Terrace, W2**
  - Completed
  - Conversion of 6 disused basements into three two-bedroom homes

# Feedback and next steps

Thank you for taking the time to view our proposals, we appreciate you coming in today to share your feedback.

The team are keen to hear your thoughts on our revised designs for the Torridon Car Park site. You can share your views by:

- Speaking to a member of staff
- Filling in a comment card
- Emailing the project team at [torridon@westminster.gov.uk](mailto:torridon@westminster.gov.uk)

If you want to view this information again at home, these boards will be available online at [westminster.gov.uk/torridon](http://westminster.gov.uk/torridon)

## Next steps

We are aiming to submit our planning application before the end of the year. Once the application has been submitted, you will be able to share your views through the planning portal at [westminster.gov.uk/planning](http://westminster.gov.uk/planning)



### Indicative timeline (subject to planning decision)



# Our Infills programme

In 2018 we completed homes at Blomfield Villas in Westbourne. Local families moved into these new houses, lifting them out of overcrowded accommodation into brand-new homes for their families.

## More family homes

Shihabeldin Mustafa and Samar Saeed – together with their four children – moved to Blomfield Villas from a two-bedroom apartment on the 18th floor of a nearby high-rise block. Having lived in overcrowded accommodation for nine years, they are delighted with their new home that includes outdoor space.



Shihabeldin Mustafa and Samar Saeed outside their new home

## A good move for the Chowdhury family

NHS worker Khalil Chowdhury is thrilled with his family of five's new home at Blomfield Villas – and with the team in the council's housing department. **"I have nothing but good to say about Westminster City Council – everyone I have dealt with there has been so very helpful!"**

Adding that she herself is **"Westminster through and through"**, Sheuly Chowdhury (resident in the borough from the age of two) says the move is **"especially good"** for their oldest daughter, who finally has a room of her own. Nineteen-year-old Khayfa, currently at university, no longer has to share a room with her two-year-old brother.



The Chowdhurys outside their front door, with Cllr Rachael Robathan, Cabinet Member for Finance, Property and Regeneration