



Redevelopment of Westmead

Updated Proposals – June/July 2020

Welcome



Westbourne Park Station

Westmead Site Location

Tavistock Crescent

Tavistock Road





We want to know what you think of our updated proposals for the redevelopment of Westmead

Thank you to everyone who attended our exhibition in January 2020, to view our early proposals. We have taken time to review your feedback and used it to help shape our revised proposals, which you can see in this booklet.

In light of Covid-19, we have changed how we are consulting with you so you can stay safely at home while still letting us know what you think about our proposals. We appreciate this is a different way to how we would normally hold consultations. However, the health and safety of our residents is our absolute priority and we remain committed to giving you every opportunity to tell us what you think about our proposals.

This booklet takes you through our proposals step-by-step, outlining our vision for the redevelopment of Westmead and how it will benefit your community.

Please see page 11 to learn how you can contact us and offer feedback on the proposals.

Building a City for All

We are dedicated to making Westminster a City for All. This means creating a place where affordable homes are available to people living and working in Westminster, giving people from all walks of life a chance to thrive in the community.

To learn more about our housing and regeneration programme, visit westminster.gov.uk/housing-renewal



Previous proposal – view from Leamington Road Villas

Our previous proposals

In January 2020, we presented our early proposals to provide new mixed tenure housing at Westmead.

At these sessions, we discussed that any development at Westmead will:

- Reflect the architectural significance of Aldridge Road and Leamington Road Villas conservation areas
- Include a range of apartments to suit various types of households including families
- Provide an environmentally conscious and energy efficient design, meeting the guidelines for sustainability in the London Plan
- Take into consideration the architecture of surrounding buildings and include high quality materials to reflect the neighbouring properties.



Engaging with the community

Responding to your feedback

In January 2020, residents and local people attended our two drop-in sessions at All Saints Notting Hill Church and spoke with members of our project team.

Thank you for providing your feedback in the first round of consultation, this has helped us to design a development which best meets the needs of the local community and future residents.

The table opposite summarises the feedback we have received so far and how we have used this to improve our updated proposals.

Your feedback	Our response
<p>Some residents were concerned with the proposed height of the building and its positioning which they worried would reduce the amount of sunlight in their homes.</p>	<p>The building has been designed to minimise impact on surrounding properties. It has therefore been reduced in height from six storeys to five storeys above ground.</p> <p>Daylight/sunlight assessments are being carried out and will be submitted as part of the planning application in late summer 2020.</p>
<p>Parking during and after construction was a concern to some residents who felt that there is currently not enough parking in the local area.</p> <p>Noise and traffic disruption during construction were further concerns.</p>	<p>Once a contractor has been appointed they will be required to sign up to the Considerate Construction Scheme and will also need to submit a Construction Management Plan with details on how they will mitigate the impact to the surrounding homes and roads.</p> <p>The new development will be car free, meaning that it is designed to encourage new residents to use public transport rather than drive.</p> <p>As part of a car free development, we will be supporting new residents to join a car club scheme.</p> <p>Westmead has excellent public transport links with Westbourne Park tube station just a 5-minute walk away and convenient local bus routes. The development will also include 121 cycle spaces, to encourage residents to cycle rather than drive.</p>
<p>Some residents feel that the green space next to the site is not well maintained and were eager to hear what the council intend to do with it.</p>	<p>Westminster City Council are committed to creating a cleaner and greener city for all.</p> <p>As part of this commitment our current proposal now includes improvements to the green space next to the development to provide a community benefit.</p> <p>For more details on this proceed to page 8 for our greening improvements.</p>
<p>The green space has a history of anti-social behaviour and some people were worried about the security of the space which is dark and enclosed. It was suggested that we include lighting and prune the trees to allow more natural light into the space. In addition, residents felt this would help the grass and plants to thrive.</p>	<p>We are working to ensure the designs improve the quality and security of the space.</p> <p>We have also ensured that any improvements increase the overall visibility and security of the area.</p>

Our updated proposals

Since the first round of consultation we have taken time to review all your feedback. Your comments were invaluable, giving us crucial insight that helped shape the revised proposals.

Our updated proposals will provide:

- 65 new homes, varying from 1-bed to 4-bed family homes, seven of which are fully wheelchair accessible
- Good quality new homes built to modern standards
- Reduced height of proposal – the building will now be five storeys above ground.
- All homes will have a private amenity space and access to a communal green area
- Improvements to the neighbouring green space to the west of the site
- 121 cycle spaces
- Seven disabled parking spaces

Affordable homes

The redevelopment of Westmead will deliver 65 new homes in Westminster, which is part of the council's drive to deliver more places for people to live, work and play in the city.

Our proposals will provide a minimum of 35% affordable homes. This amounts to at least 20 new much-needed affordable homes. These will be a mix of [social](#) and [intermediate](#) housing.

What are affordable homes?

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.

If you would like to apply for or find out more about the housing waiting list, please visit [Homeownership Westminster](#).





Proposed layout of 3 bedroom family duplex



View from Tavistock Crescent

Building for the future

Westminster City Council is committed to creating a healthier, greener and cleaner city.

At Westmead, we have taken a number of steps to ensure the new development is as environmentally friendly and sustainable as possible.

Solar panels will be placed on the roof, generating renewable energy from the sun, cutting emissions and reducing energy bills. There will also be planting and foliage on the roof, which absorb carbon and create a welcoming environment for biodiversity.

New homes will be built with materials designed to insulate the homes, keeping the heat in, therefore using less energy in the winter.

Our landscaping plans will provide a green space for new residents to enjoy and improvements to the green space to the west of the site will help make the wider neighborhood a greener environment for our residents.

Wherever possible, we will retain mature trees on the site. Where we may need to remove a number of trees, it should help to bring more light into the existing green space, making it safer and a better environment for plants to thrive.





Our commitment to you: considerate construction

We know that construction can be disruptive, especially for people living close to construction sites. We work with our contractors to minimise disruption for Westminster’s residents on all our sites.

If all construction sites and companies presented an image of competent management, efficiency, awareness of environmental issues and above all neighbourliness, then they would become a positive advertisement, not just for themselves but for the industry as a whole.

Considerate construction commits those sites, companies and suppliers registered with the scheme to care about appearance, respect the community, protect the environment, secure everyone’s safety and value their workforce.

We know that residents in the area are concerned about disruption from construction. We are committed to working with contractors to ensure that noise and dust are well-managed, and residents are minimally affected.

If you would like to find out more about considerate construction, please follow the link ccscheme.org.uk

If planning permission is granted, we will work on a construction management plan. This will include agreement on working hours, and a resident liaison officer who will be available at all times to support the community during this construction period as well as providing them with regular updates.

If you have any specific concerns about construction, please do not hesitate to get in touch with us by emailing westmead@westminster.gov.uk



Offering your feedback

Thank you for taking the time to read about our updated proposals for Westmead.

We hope this booklet has provided you with a detailed look at our plans.

If you have any questions please do get in touch with us at westmead@westminster.gov.uk or call us on **020 7641 3272** between 11am and 3pm, Monday to Thursday. We will then agree and set up a time for a council officer to contact you.

We are keen to hear your thoughts

As this is our final round of consultation on this project, we would like to get your thoughts on our proposals before we submit a planning application. There are four ways you can let us know what you think:

Online: view our proposals online and share your thoughts in the comment section.

Email: send your comments to westmead@westminster.gov.uk

Post: fill out the comment card enclosed with this booklet and send it back to us in the addressed, freepost envelope provided.

Phone: call **020 7641 3272** between 11am and 3pm, Monday to Thursday from 22 June 2020 to 19 July 2020. Alternatively, email us to arrange a phone call at a suitable time.

Please also note that you will receive a notification once the proposals have been submitted to planning. You can then comment formally on the application and state whether you support or object the proposals which will all be taken into consideration by the Planning Officer when considering a decision.

Timeline

The timeline below shows indicative dates for the redevelopment of Westmead, from consultation to completion.

