

Welcome

Westminster City Council is working to provide more affordable and sheltered homes for local people across the city.

As part of our Infills Programme, we want to hear what you think about our proposals to build new homes on the current car park at Adpar Street.

Infill developments currently being delivered by Westminster City Council.



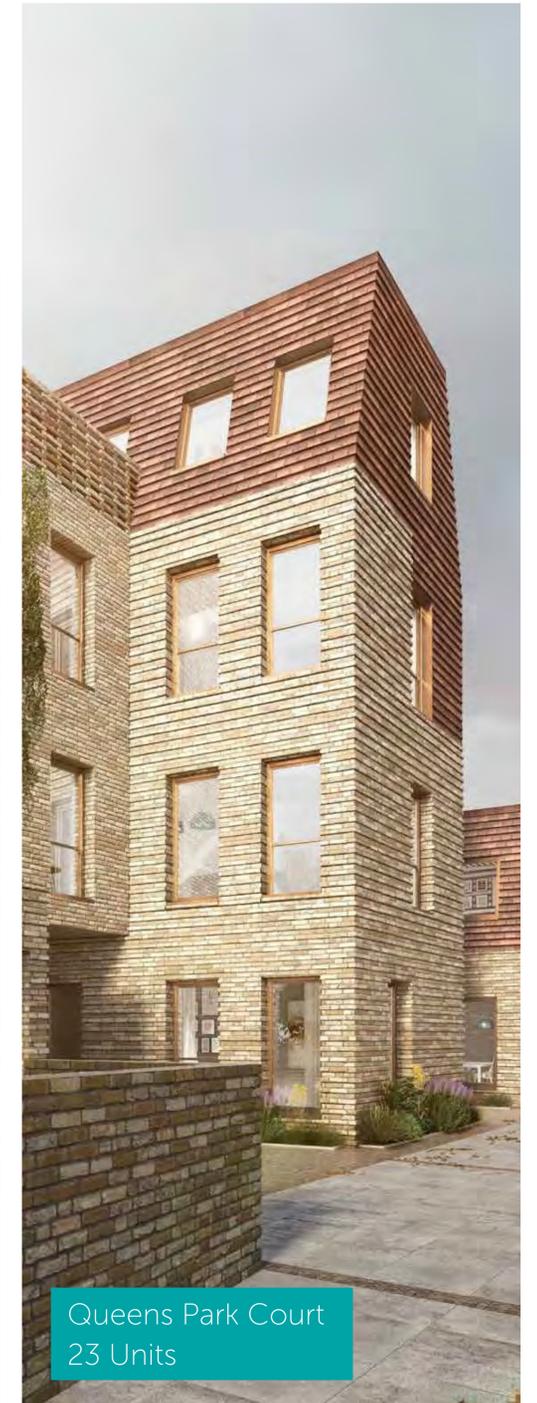
Melrose & Keith House
6 Units



Lanark Road
8 Units



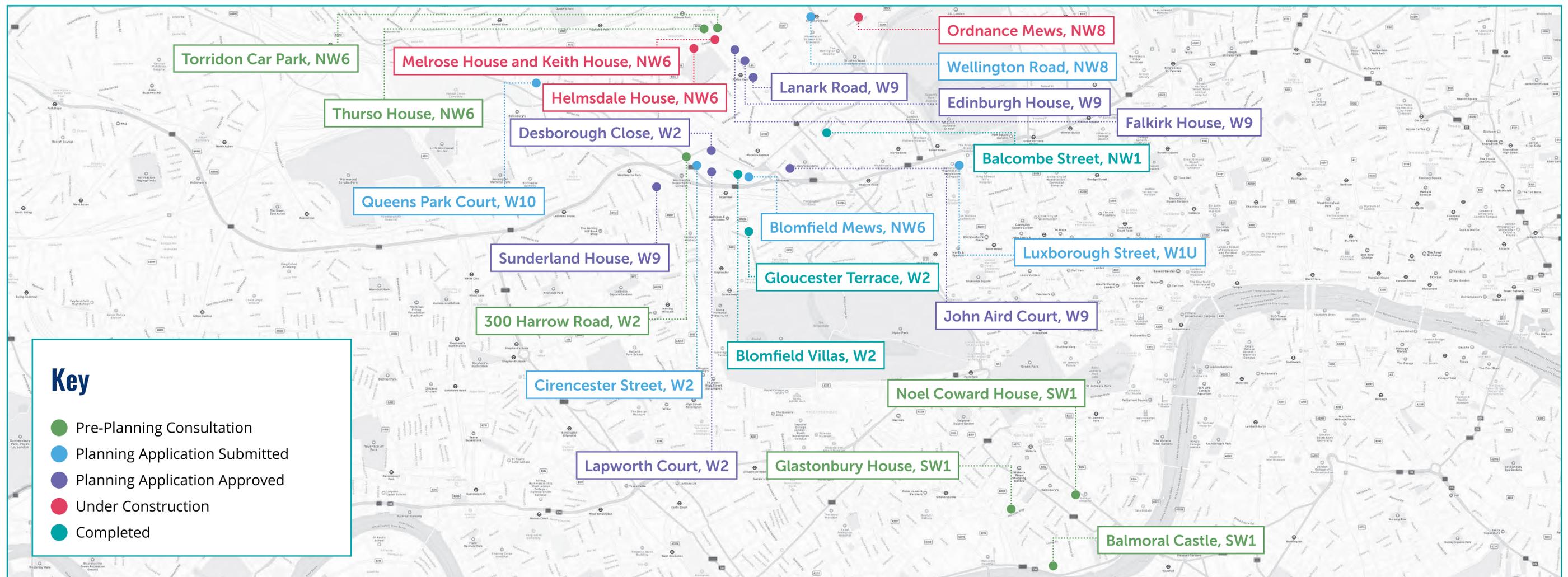
Luxborough Street
14 Units



Queens Park Court
23 Units

Westminster Council's Infills Programme

We are transforming under-used spaces across the city into modern, affordable homes for our residents. The Infills Programme contributes to delivering Westminster's target of 1,850 affordable homes by 2023. Since the programme began in 2017 we've achieved planning permission to build 41 new homes. We are currently consulting or awaiting planning decisions on another 90 homes.



New homes for Adpar Street Car Park

We want to build affordable, community supportive housing at Adpar Street car park

Our proposals will provide much-needed, community supportive homes for Westminster residents. We recognise there is significant need for community supportive housing in this ward.

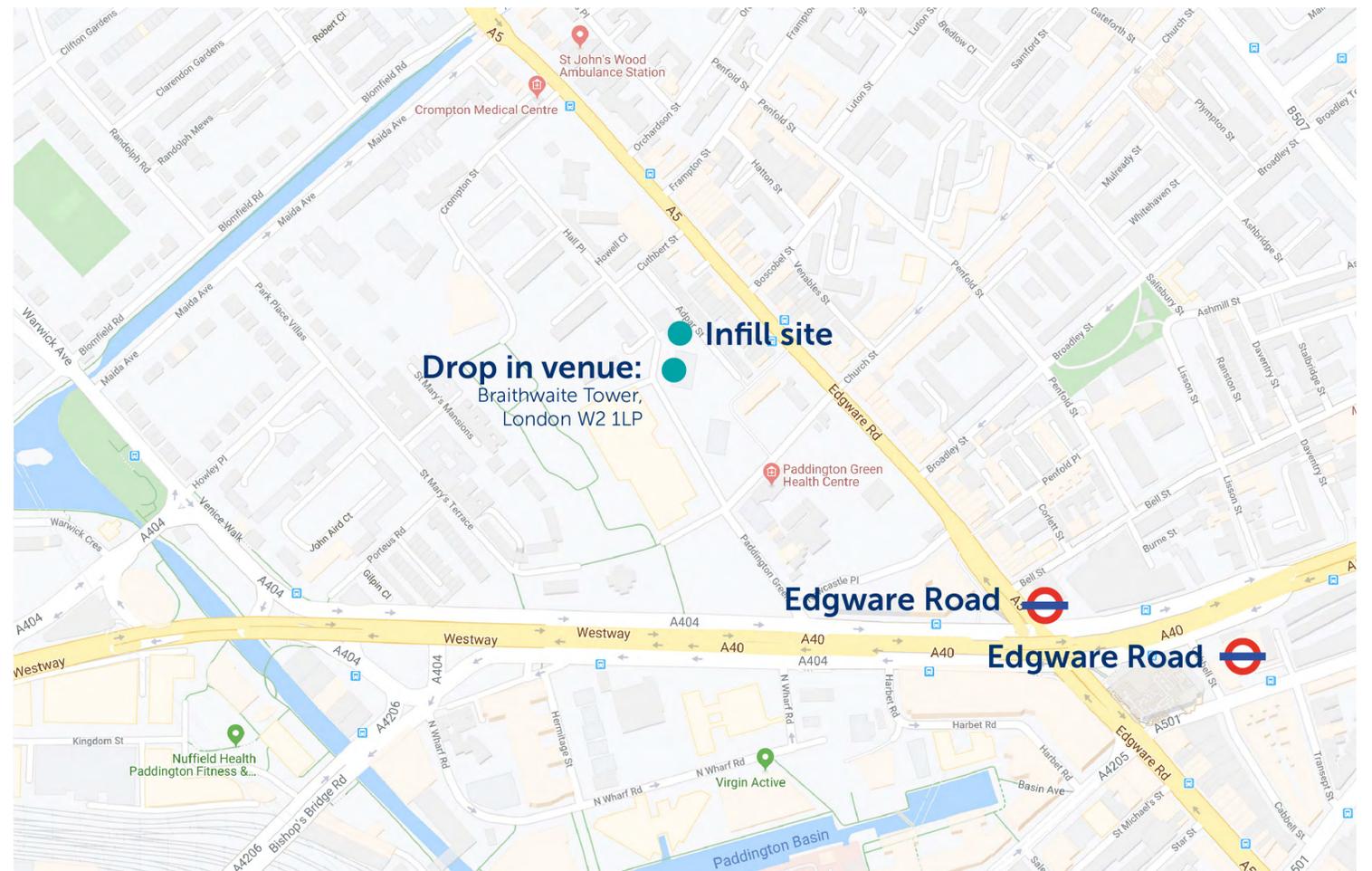
We would like to share our ideas for this development with you and hear your thoughts on the future of the site.

At this drop-in session you can:

- view our early ideas for the site
- share your thoughts with our project team
- if you are an existing car park user, you can let us know your thoughts
- We recognise there is pressure on parking at the Hall Place Estate, therefore, we are exploring parking options for licensees

What is community supportive housing?

Community supportive housing is accommodation for people aged 60+. Supportive housing allows older people to live independently, with the additional support and security provided by this type of accommodation.



Map of the site and surrounding area

About the site

The Adpar Street car park is a single storey covered parking facility that is under-used and in much need of investment.

The car park is located close to Devonshire House, Hall and Braithwaite Towers, Philip Court, and a children’s playground.

The proposed new homes will be close to excellent transport links, with Paddington, Edgware Road and Marylebone stations in proximity. Additionally, the homes will have great access to bus stops and cycle lanes.



Looking north from Adpar Street



Looking south from Hall Place

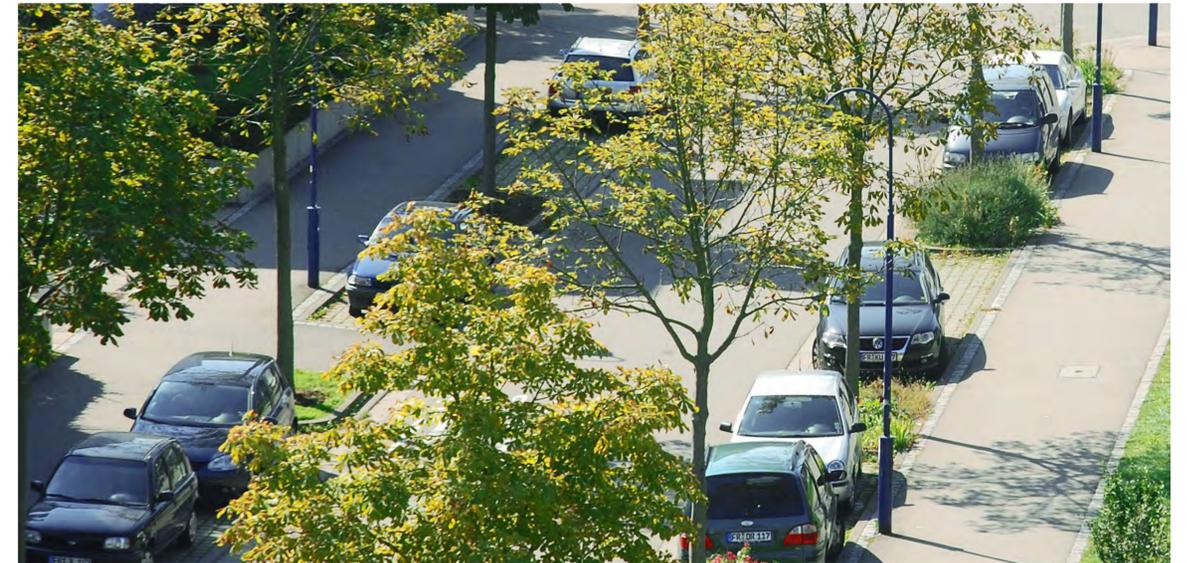
Greening the Hall Place Estate

Alongside the nearby Parsons North renewal, the council has committed to bring forward landscape improvement to the Hall Place area. Below are a few potential landscape enhancements, listed as prompts in order to gauge what residents consider to be most important.

The greening may provide:

- New landscaping along Hall Place
- Bigger and upgraded open spaces and a community gathering space
- Improved accessibility to the open spaces
- New Tree Planting
- Improved privacy to ground floor homes through buffer planting

Other sections of the greening around this area are being consulted on as part of the Parsons North development which is currently under construction.



A better quality public realm



A pleasant place to live

Our proposals

Around 20 new accessible homes for community supportive accommodation

We are looking to deliver around 20 new homes on the site of the Adpar Street car park. These would be fully accessible one-bedroom homes for people who need community supportive housing. The existing children's playground will remain.

The new building would provide:

- Around 20 one-bedroom homes, purpose-built for community supportive accommodation
- About 11 car parking spaces, prioritised for existing users of the Adpar Street car park
- Two new wheelchair accessible car parking spaces for new residents
- Scooter storage area on the ground floor
- Wheelchair accessible homes built to HAPPI Principles, a set of guidelines which help architects to design homes for residents in sheltered housing
- Planting and improved landscaping around the development
- A communal space for residents to enjoy

What is HAPPI Standard?

HAPPI is the Housing our Ageing Population Panel for Innovation. HAPPI are guidelines that help architects design homes to meet the needs of residents in supported housing and provide them with a comfortable, pleasant environment to live in.



This image shows the indicative size and height of the proposed building

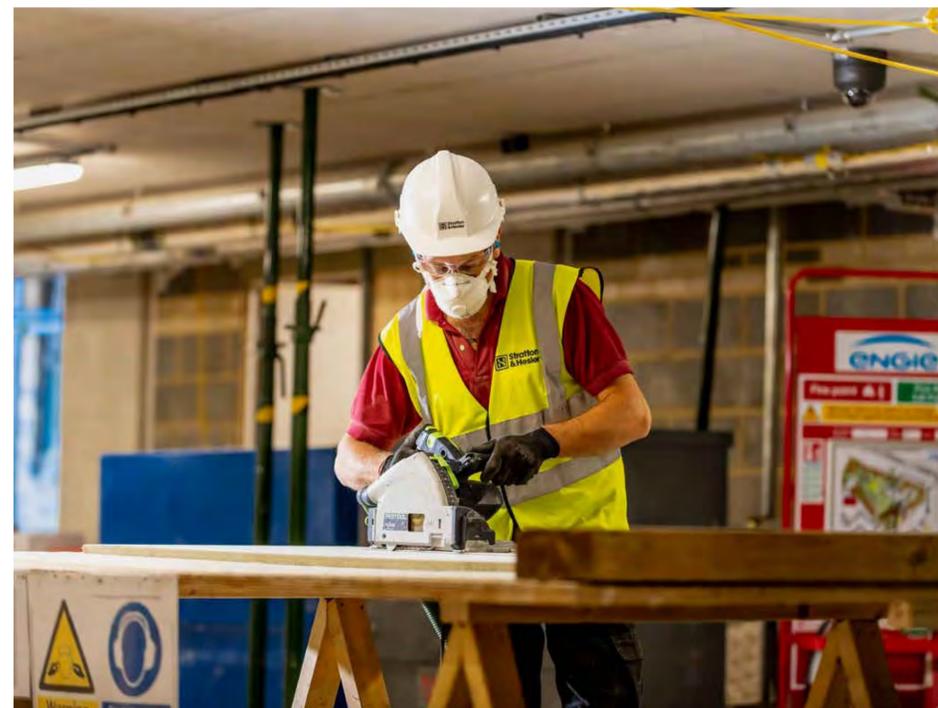
Considerate construction

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

We are also investigating the use of off site construction methods to minimise the impact of construction on the area. We will have more information on this at the next round of consultation.

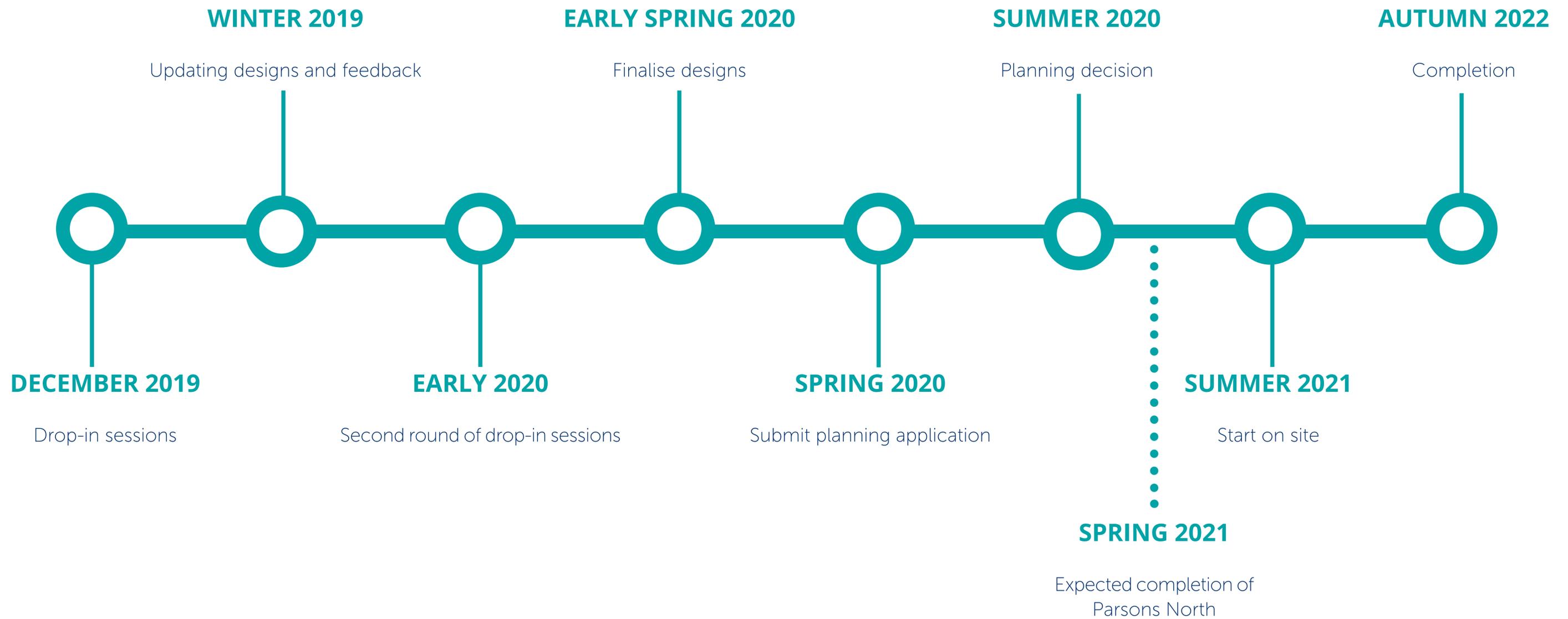
If planning permission is granted, we will work with residents in the area on a construction management plan. This will include agreement on working hours, and our team's contact details should you have any questions or concerns.

Please talk to the team if you have any specific concerns about construction so we can make a note of them going forward.



Timeline

The timeline below shows indicative dates from consultation to completion.



Feedback and next steps

Thank you for taking the time to view our proposal. We appreciate you coming in today to share your feedback. The team are keen to hear your thoughts on our proposal for the Adpar Street car park.

You can share your views by:

- Speaking to a member of staff
- Filling in a comment card
- Emailing the project team at adparstreet@westminster.gov.uk

If you want to view this information again at home, these boards will be available online at www.westminster.gov.uk/adparstreet

Next steps

We anticipate that we will submit our planning application in spring 2020. Once the application has been submitted, you will be able to share your views on it through the planning portal at <https://www.westminster.gov.uk/planning>

