

Ebury Bridge News

December 2017 | Issue 8



In This Edition:

- Take the Design Challenge
- Ebury does Christmas
- Meet the Design Team event feedback
- Project Timeline
- Frequently Asked Questions
- Community Noticeboard
- Be part of Ebury News

Since the last edition:

- Design Team met the community
- Community Futures Group continue to work with the Design Team
- Drop-in sessions continue at the Community Engagement Centre

Ebury does Christmas

The Ebury Bridge Community Futures Group invites you to a Christmas gathering on Wednesday 20th December, 6pm - 8pm at Ebury Youth Centre, Edgson House.

Take the Design Challenge

Any future scheme for the Ebury Bridge Estate not only has to meet the objectives set by the Council but also has to meet the needs of its current and future residents.



In November, the Design Team shared with you the preparation work they had carried out of the Ebury Bridge estate and surrounding area. Now we need your help to consider the different elements that would shape any future renewal option for the estate.

December 6th & 7th

On Wednesday 6th and Thursday 7th December, we invite residents to get involved with hands-on design activities and take part in discussions about what needs to be considered, to help make sure a successful scheme can be delivered. Over the two days, the Design Team would like to talk more about what matters most to

the community of Ebury Bridge and explore how these elements can be incorporated, where possible, as the design develops.

To help achieve this, we're asking residents to bring along to the event an 'item' that could help shape the design plans for



Ebury. Items might include pictures of a community facility, space or garden, or a photograph showing how you, your family and friends enjoy the estate.

Bring an item to help shape the design

If for any reason you cannot make the event, the information boards shared with the community will be uploaded to eburybridge.co.uk and available at the Community Engagement Centre, shortly after the event.

Meet the Design Team Event – What you told us

Thank you for taking the time to meet with the Design Team, at our first community design workshop, which was held on Wednesday 22nd and Thursday 23rd November at Ebury Youth Club.

Those who attended the workshop were introduced to the Design Team, had the opportunity to talk through the reasons why the previous scheme failed and started to look forward, with the help of the architects, at what a scheme for Ebury Bridge might provide.

The honest and constructive input received from the community at this workshop, was really helpful for the team, giving them a very clear sense of

what you feel about the estate as it is at the moment, what you liked about the previous scheme and what you would like from a new design.

The design principles shared at the workshop, show the starting point from which the Design Team are working to develop a number of design options. The community were also asked what they thought about the design principals and provided some really positive feedback which will be considered by the Design Team and developed further with the community at the next drop-in.

Knowing neighbours and shopkeepers



Initial design principles for Ebury

Around Ebury

- Connect with the wider area, through the views and routes through and feel of Ebury Bridge
- Complement the conservation area and existing feel of Ebury Bridge Road
- Adequate, accessible and secure public space

Within Ebury

- Welcoming and attractive, optimising light inside and outside buildings
- Large proportion of homes with views and light on two sides

- High quality, low energy and environmentally sustainable
- Range of high quality green spaces for a range of uses
- Structure parking to give priority to open spaces
- Work space and community facilities in the heart of the community
- Noise from railway and roads addressed
- Safe and secure walking routes and open spaces
- Ebury Bridge Renewal



Family-friendly design including play space and playgrounds

Over the course of the two day drop-in workshop, a range of comments were made about what matters most to people. All of the comments received have now been fed into the design development and renewal process.

Some of the areas you said you would like the new design to consider included:

- Retaining and refurbishing specific buildings
- Knowing neighbours and shopkeepers
- A mixed community
- Small independent shops and cafes
- Gardening Club and garden/green spaces for all ages
- Family-friendly design including play space and playgrounds
- Connecting Ebury in all directions
- Sorting parking and delivery problems
- Security, anti-social behaviour and noise
- Practicalities of relocation
- Size and affordability of new homes
- Height and sustainability of buildings
- Emergency and long-term maintenance
- Ongoing communication with the Council
- New community centre and holiday clubs
- Access to supermarket and pharmacy
- Natural light, balconies and lots of windows
- Support for elderly residents
- Character, red brick and other historic materials

Project timeline

LISTEN & ENGAGE

JUNE - OCTOBER
2017

NOVEMBER
2017

DESIGN PREPARATION
& BRIEFING

Small independent shops and cafes

Security, anti-social behaviour and noise

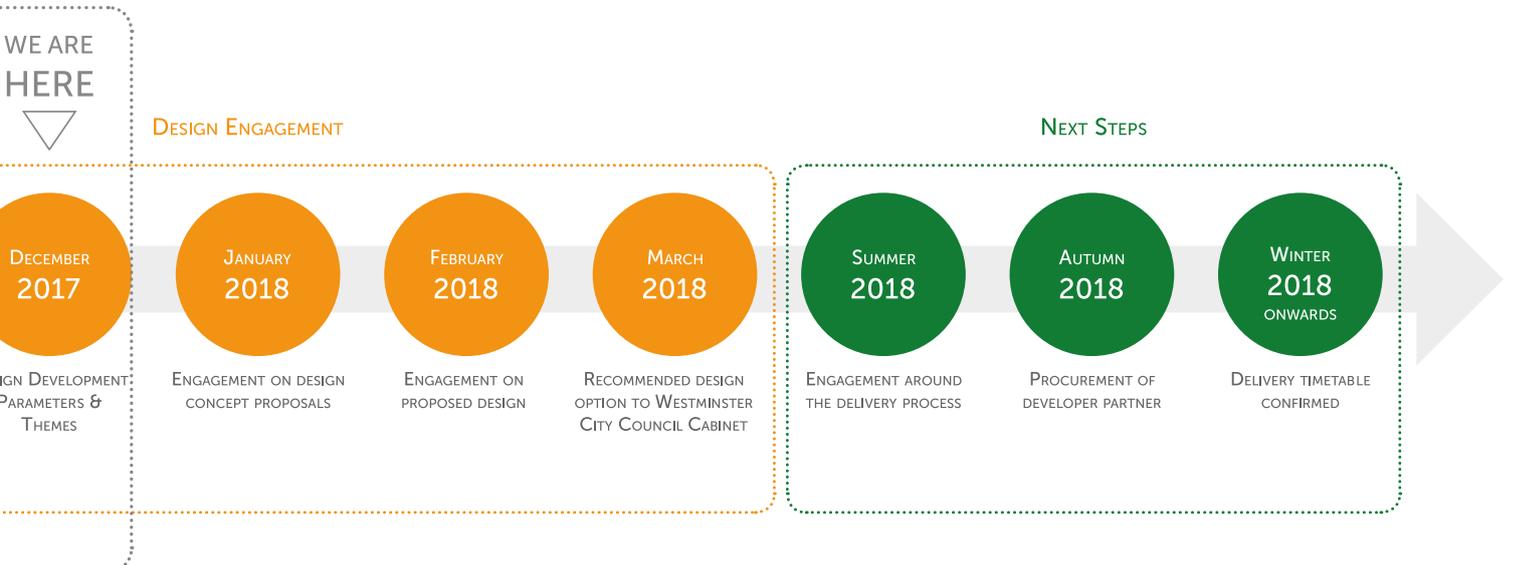
Natural light, balconies and lots of windows



Support for elderly residents

Gardening Club and garden/green spaces for all ages

Size and affordability of new homes



Frequently Asked Questions

Why should a developer be interested this time, if they weren't last time?

The Project Team will start early discussions with developers as the design progresses.

This will help us identify barriers or issues that could discourage or prevent investment from a development partner.

This early engagement with the market will help to ensure we design a proposal that is desirable, feasible and deliverable.

Isn't the main purpose of the scheme just to make money for the council?

No. In fact, it is quite the opposite. Any renewal option taken forward will require a significant investment by the Council.

Ebury Bridge will not be sold to developers and will remain a council-owned estate. The Council's priority remains delivering a scheme that meets the needs of residents and their families, tackles overcrowding and creates new affordable homes but it must be commercially viable to secure a developer and proceed. To make this achievable the Council will need to put its own money into the estate, not take it out.

Will my opinion really count? Hasn't the council already made up its mind?

The council and its Design Team will work with the community in an open and transparent way to create renewal options.

We will be open and clear with residents during the consultation process about which ideas can realistically be taken forward.

Community Engagement Centre Noticeboard

**First Call
Independent
Advice Surgeries**

**Monday
2-4pm**

**Housing Advice
Surgeries**

**Tuesday
2-4pm**

**Thursday
10am-12noon**

**Employment
Advice Surgeries**

**Wednesday
2-4pm**

**Silver Citizen's
Coffee Morning**

**Tuesday 5th
December
11am-
12 midday**

Freephone: **0800 011 3467** / Email: **eburybridge@westminster.gov.uk**

Be Part of Ebury Bridge News

We welcome articles, letters and information about upcoming local events or items of interest and offer free advertising for local businesses in the community.

If you would like to submit an article for inclusion in a future edition of Ebury Bridge News please email: **eburybridge@westminster.gov.uk** or call **0800 011 3467**

Contact us

Please get in touch at:

Ebury Community Engagement Centre

1 Wainwright House, Ebury Bridge Estate

Hours: Monday to Friday 10am to 4pm, Wednesdays 5pm to 7pm

Phone: 0800 011 3467

Email: eburybridge@westminster.gov.uk

You can also keep track of the latest news on the Ebury Bridge website at: **eburybridge.co.uk**

Westminster City Council | westminster.gov.uk

