

EBURY
BRIDGE
RENEWAL

WELCOME TO OUR SECOND EXHIBITION



City of Westminster

City
for
All

Presenting the new neighbourhood

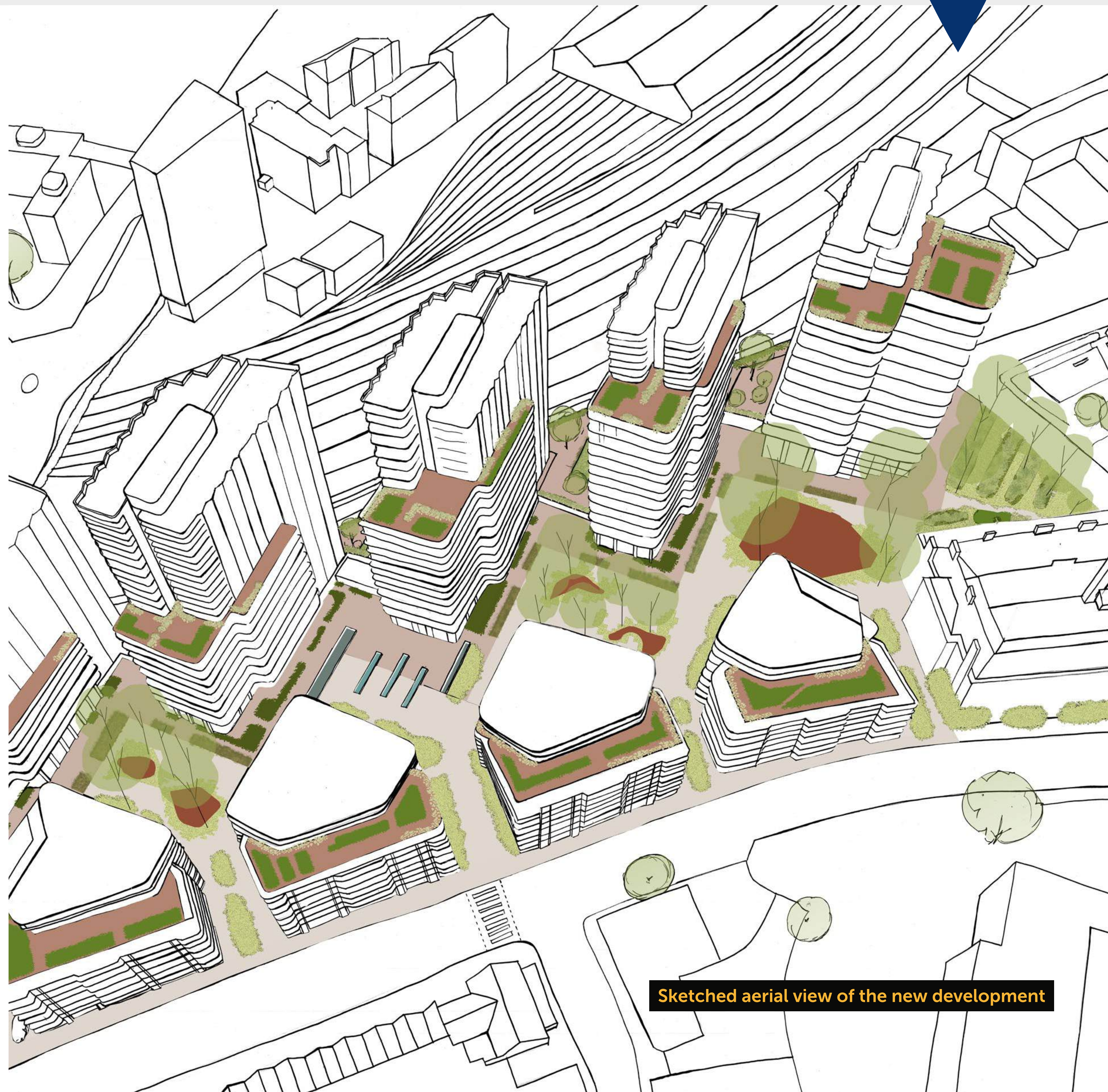
The vision for the Ebury Bridge development is to set a new standard in regeneration. In partnership with Ebury Bridge residents, Westminster City Council will deliver approximately 750 homes, with half being affordable homes. The aim for this neighbourhood is to create physical, social and economic sustainability.

Where we are now

This exhibition updates the development of our designs since the first design exhibition in October 2019. Using your feedback we have developed the design proposals we intend to submit for planning approval in June 2020. We now need your further views on the amended proposals.

What was shown at the previous consultation in October 2019

- The Ebury design principles established through resident feedback.
- The background context to the Ebury renewal journey.
- The initial designs for the new homes and public spaces.
- The key social and economic benefits of the scheme.



Sketched aerial view of the new development

How we've responded to your feedback

✓ We have redesigned several of the blocks to reduce the impact to neighbouring buildings

✓ We have made amendments to buildings to further protect wider urban views

✓ Working with existing businesses we have developed an Ebury Bridge retail offer

✓ The new estate will be an almost zero-car development

✓ The materials used for the buildings will be long lasting and highly durable

✓ The majority of homes will be larger than current homes

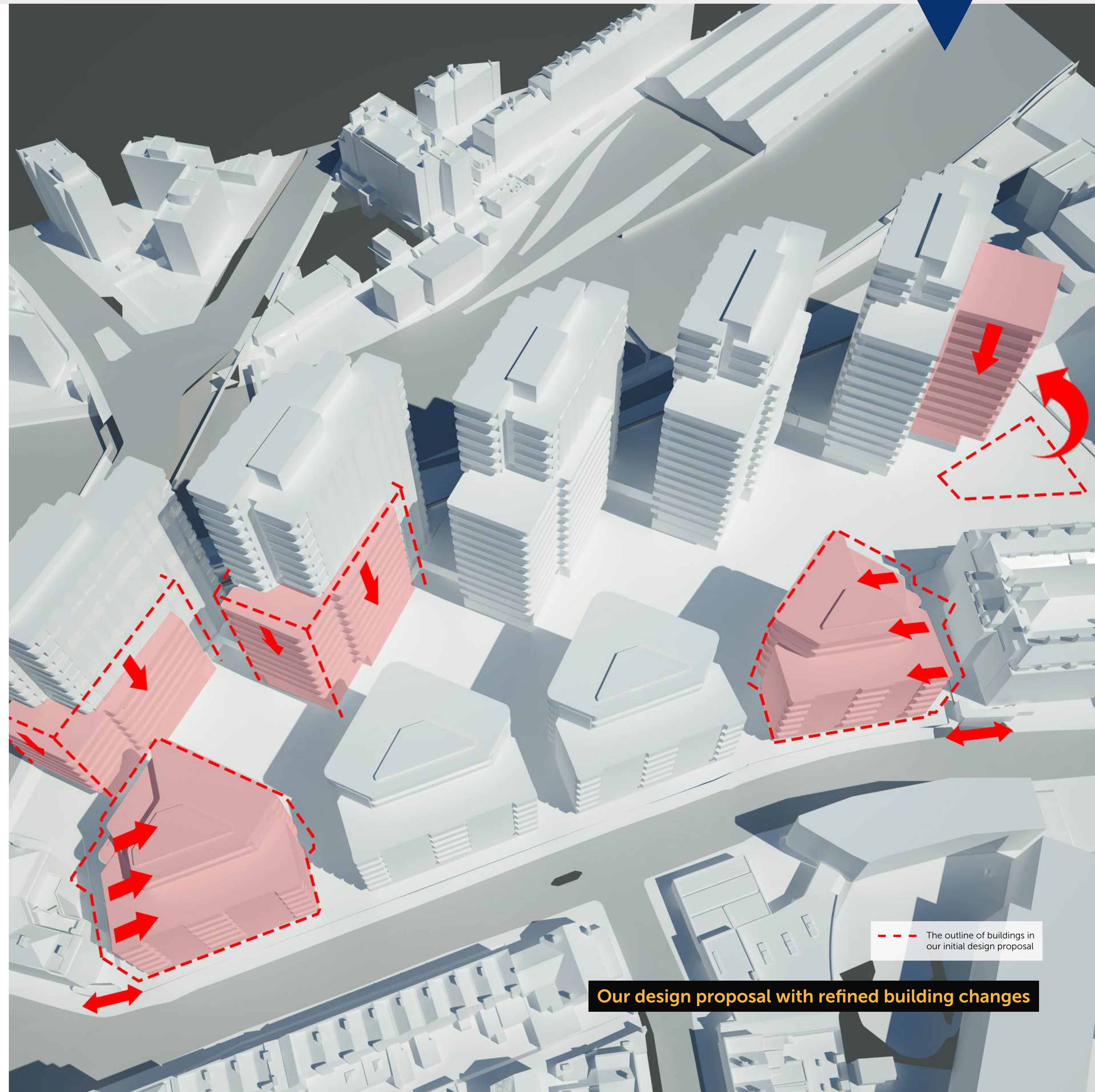
The changes made to buildings

A major change from our initial design is to remove the building at the southern end as shown in the illustration to the right. We have absorbed these homes into an adjacent building allowing more daylight on nearby homes. This will:

- Further reduce light and privacy concerns for near neighbours.
- Allow for a new public space, which means the estate will be even greener.
- Improve foot/cycle access through the middle of the estate towards Grosvenor Waterside.

We have also made changes in the height and width of the new buildings:

- Reducing the height of shoulders on the taller buildings to reduce impact on neighbouring homes.
- Increasing the width between buildings facing Ebury Bridge Road and neighbouring buildings.



Respecting the setting

We have designed the buildings on Ebury Bridge Road so that they fit into the local area:

- Brick will be predominately used to match the conservation zone opposite and neighbouring buildings.
- The height of the buildings has been considered to align with the prevailing height of buildings on Ebury Bridge Road.
- The new Ebury neighbourhood will keep the high street.

View of the new development on Ebury Bridge Road



View from Buckingham Palace Road

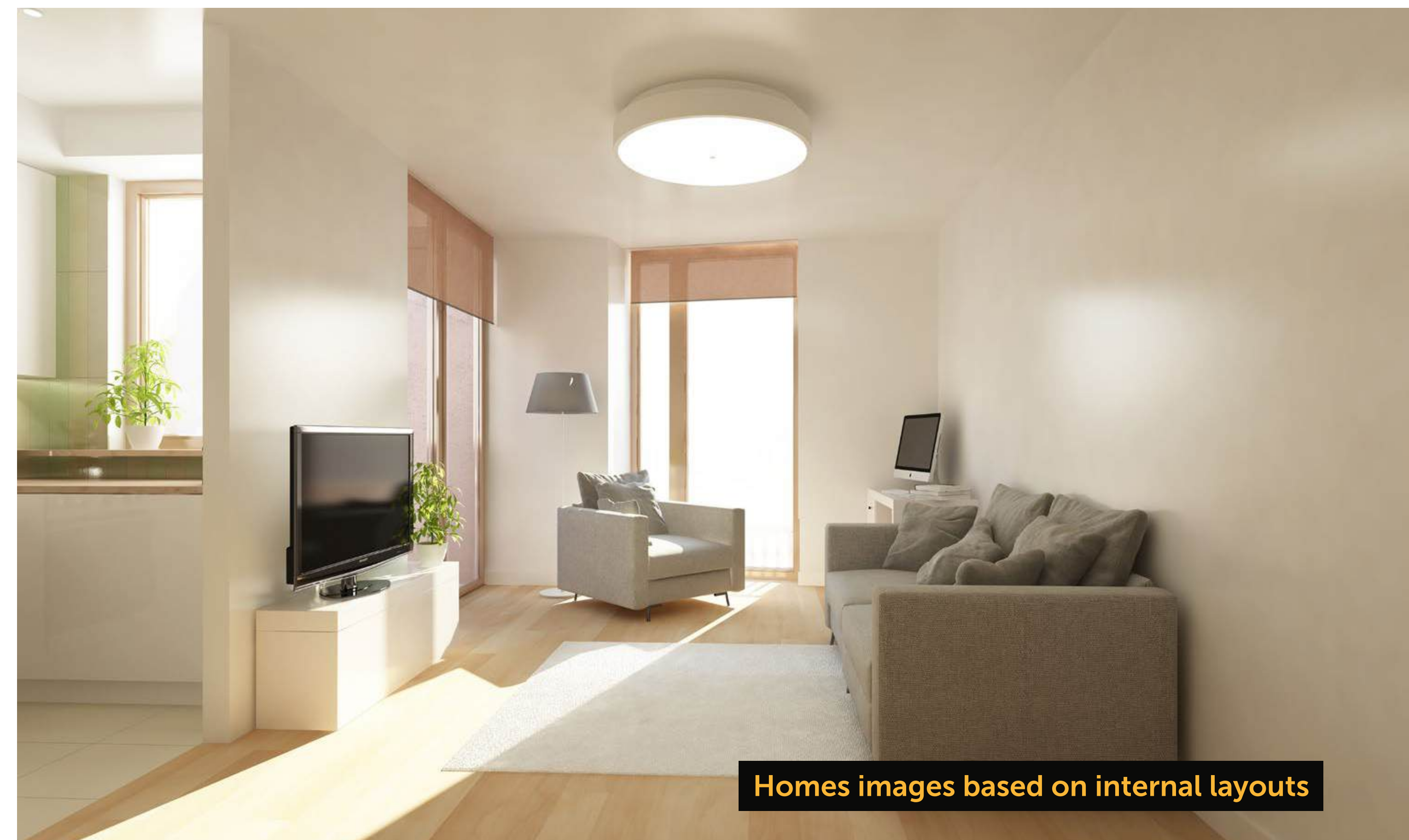
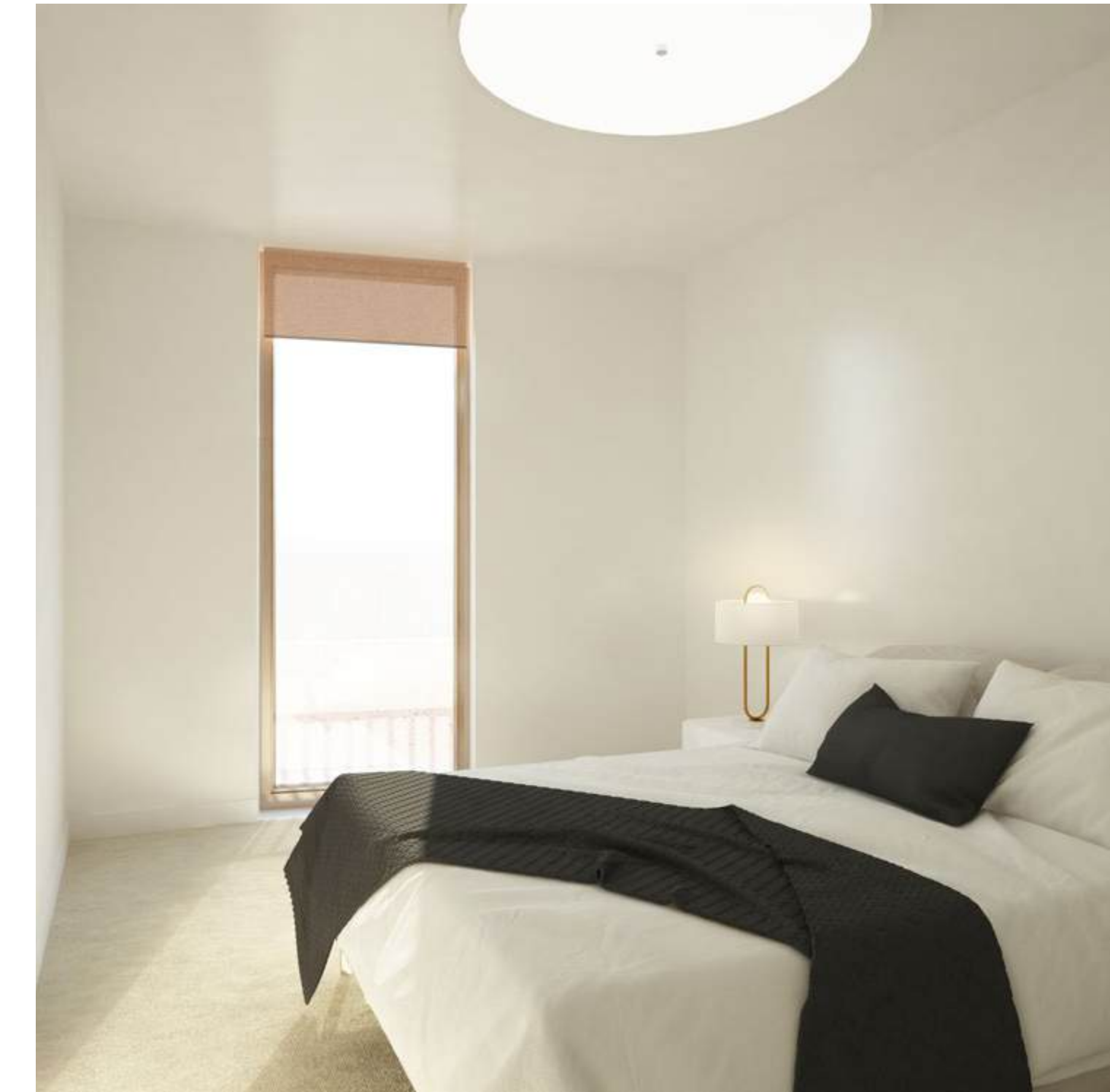


View from Westmoreland Place

High quality homes

The new homes at Ebury Bridge have been designed to a very high standard. Features include:

- All homes have been designed to have more usable space than currently.
- Light and bright homes, with large windows and good ceiling heights.
- Around 90% of homes will have dual aspect living rooms (where a wall has windows on two different walls, allowing for two different views).
- A choice of an open plan or separate kitchen.
- Shared building entrances and lobbies for all.
- High quality insulation (so residents could save money on energy bills).
- The same space standards across every tenure.
- Individual sprinkler systems.
- All homes will have private balconies.



Homes images based on internal layouts



A map showing movement and access

Easy to access

The new Ebury Bridge will be a far more accessible. The designs now show:

- Delivery and emergency will still have easy access to the new Ebury neighbourhood.
- A separate and safe pedestrian walking route through the estate.
- There are bin storage areas which are enclosed and integrated.
- All easily accessed.
- A pedestrian access point via stairs off Ebury Bridge to the north.
- A landscaped grassed area at the southern pedestrian access point with a route towards the adjacent Grosvenor Waterside development.

A new destination in South Westminster

The new Ebury Bridge will create a new destination with new places to shop, work and relax in:

- The plans will see an extended high street with shops and flexible workspaces on Ebury Bridge Road.
- A new northern gateway will provide flexible workspace.
- New facilities, including a community space, nursery and fitness centre.
- New civic squares.
- Lots of high quality new green spaces for walks, relaxation, picnics and sports.

View of new shop, work and leisure space at the northern gateway



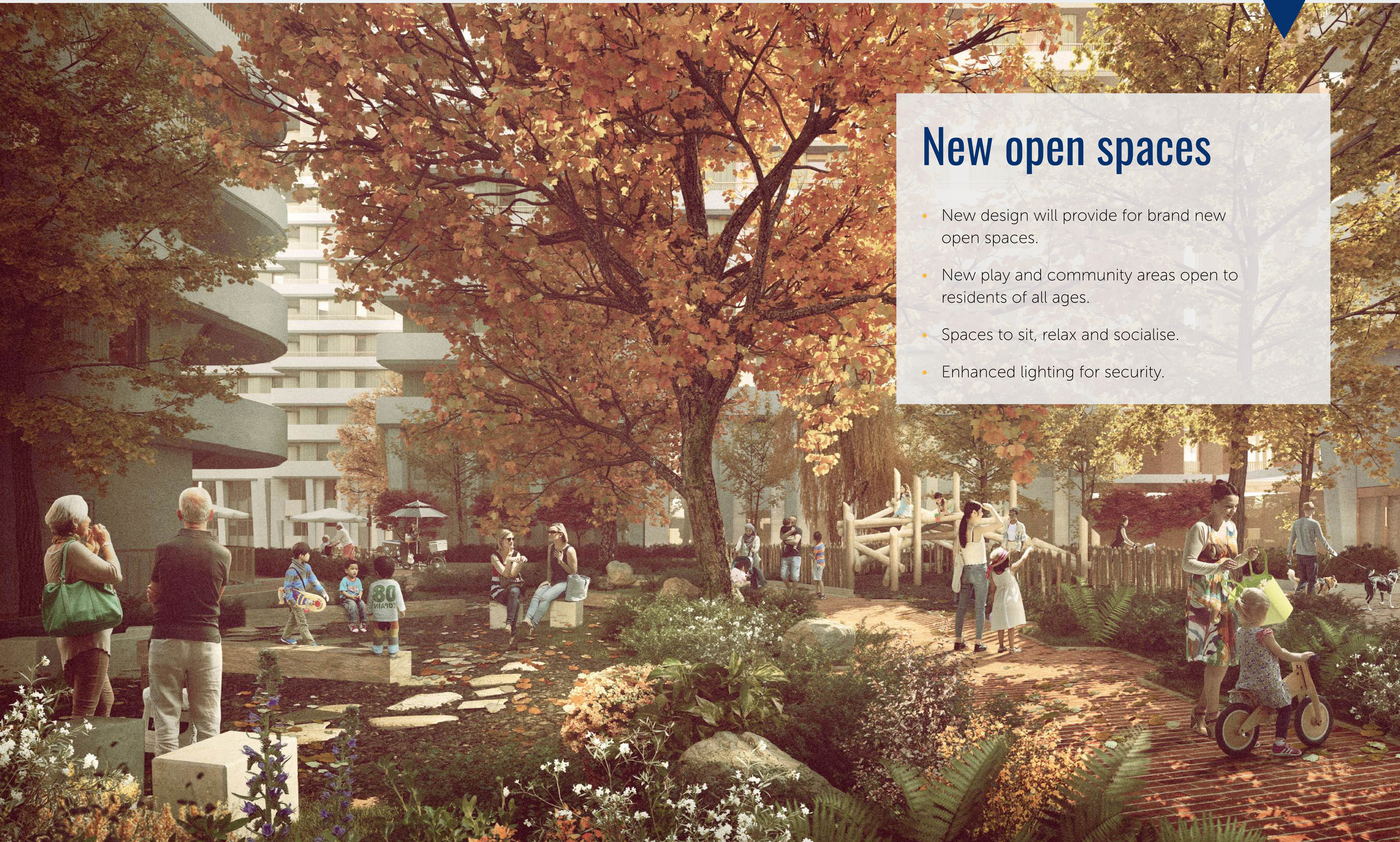
A low car scheme

The new Ebury neighbourhood will be a low car development aside from the provision of disabled parking:

- Excellent access to public transport.
- Car club spaces with scope for more.
- Two dedicated vehicular access points off Ebury Bridge Road.
- Vehicle access for delivery, emergency vehicles and disabled parking only.
- Five loading bays incorporated in the squares within proximity to block entrances.
- Electric vehicle charging points.
- Clear separation between roads and pedestrian walkways.

New open spaces

- New design will provide for brand new open spaces.
- New play and community areas open to residents of all ages.
- Spaces to sit, relax and socialise.
- Enhanced lighting for security.



Ebury Bridge Road

- Six storey buildings facing Ebury Bridge Road.
- Retail units on the ground floor.
- Pedestrian access from Ebury Bridge Road through new entrances.
- Taller elements set back to reduce impact.
- High quality building materials that will stand the test of time.
- Buildings respect scale of existing buildings on Ebury Bridge Road.



Entrance to the new central square

Connected public squares

Central to the new central square will be a brand new community hub, where a concierge and parcel service will be available for all residents.

Around this will be a variety of places to relax in amongst water features, play spaces and cafes.

All the squares will be connected to provide a north-south walking route with priority for pedestrians and cyclists. There will be:

- Large amount of homes with views of the public squares.
- Open areas feel safe as they are well overlooked.
- Clear signage and wayfinding.
- An on-site management team to assist residents.



Homes built for the future

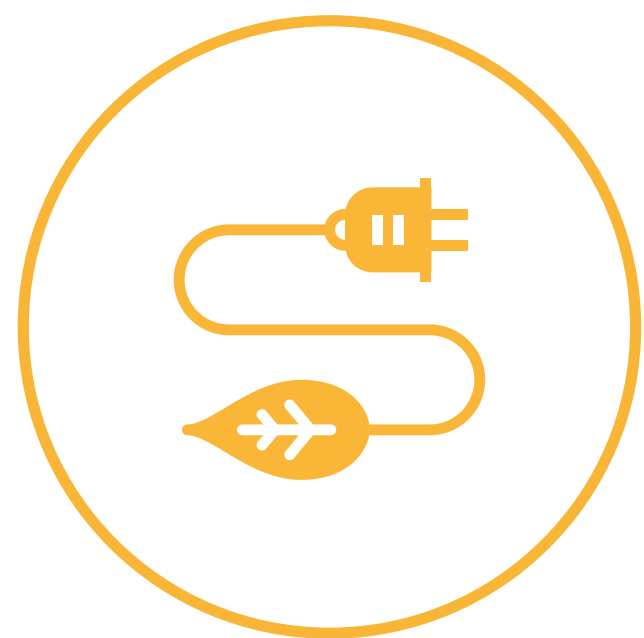
All residential buildings will achieve high-quality modern living standards, integrated with better servicing and sustainable features for the benefit of generations to come.

- Tallest building located towards the north of the estate at Ebury Bridge.
- Ground floor and basement cycle stores.
- Landscaped courtyards, with increased lighting for safety and security.
- Smaller height 'shoulders' complement each building with landscaped terraces.
- High fire safety standards.
- Undercroft car parking spaces beneath terraces.
- Triple glazed windows meaning warmer and quieter homes.



A green Ebury Bridge

We want to ensure the new Ebury Bridge is sustainable, greener and energy efficient.



Carbon

- Heating and cooling carbon emissions will be 10% of current heating emissions.
- Fabric is four times more insulating than current home.
- Ground source heat pumps are planned to provide reductions in carbon emissions.



Green space and biodiversity

- 260 new trees to be planted.
- Bat and bird boxes integrated into landscape planting.
- Lighting strategy sensitive to wildlife with warm lighting, reduced skyglow and no façade lighting.



Water

- 40% reduction in water usage.
- Recycled water to flush toilets.



Affordable and usable

- Lower heating and energy bills.
- Visibility of energy usage through smart meters.



Healthy

- Window glazing provides protection from high external noise.
- Homes will be warm in winter by being draft free and well insulated.



Waste

- Provision of recycling containers in each bin store.



Transport

- Car free except for where needed by residents who are less able.
- Cycle parking.
- Delivery space.
- Cycle hire docks.
- Electric vehicle charging points.



Safety

- Above code-compliant fire strategy to reduce risk of fire.
- Additional provisions to facilitate escape of vulnerable residents in all buildings.

Modern space standards

In response to requests for more information about flat sizes we compared the proposed homes with existing homes.

Although two-bed homes designed for four people may experience a slight reduction in average floor area, the new homes will have more usable space and their own private balconies.

We are showing some existing and proposed flat layouts on our handout today.

Existing Homes surveyed home areas

Surveyed home type	Surveyed Avg. area (m2)	Surveyed private amenity (m2)
1b1p	36.5	0
1b2p	46.5	0
2b4p	76.8	0
3b5p	84.1	0

All homes will be London Plan Compliant

New Homes	Avg. area (m2)	Private amenity (m2)	
1b1p	39	5	↑
1b2p	50	5	↑
2b4p	70	7	↓
3b5p	86	8	↑

Average home area comparisons from our study

Existing homes

2/3

of all surveyed homes did not comply with modern space standards



Proposed homes

New homes will comply with **modern space standards**



0

surveyed homes had private outside space



New homes will have private **outside space** (as well as shared)

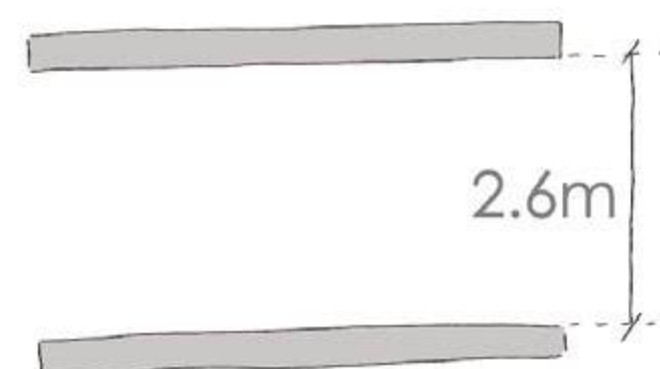


2.3 > 2.5 Meters

range of all surveyed homes had lower ceiling heights than 2.6m



New homes will have **2.6m** floor to ceiling height in living spaces

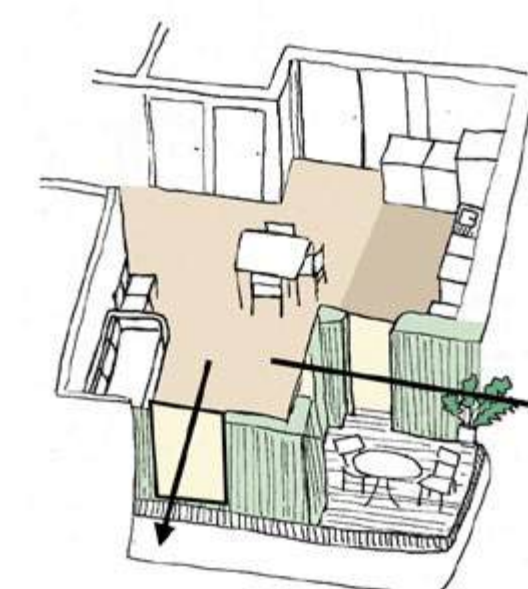


25%

of surveyed homes had dual aspect living spaces



95% of new homes in Phase 1 will have dual aspect living spaces

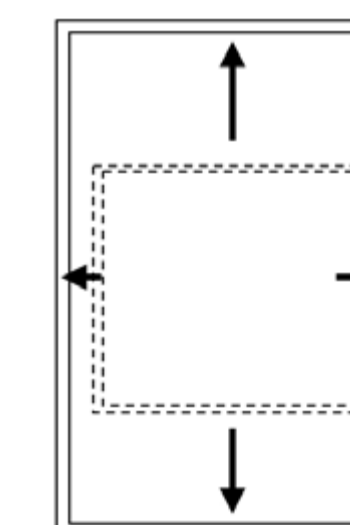


15–27%

window to wall ratio range of surveyed homes



New homes target a minimum **30% window** to wall ratio



Thank you

Please let us know what you think about the changes we have made to the initial design plans by completing a feedback form and handing it to a member of staff. If you have any questions or concerns, a project team member will be happy to assist.

We will continue running this exhibition until 21 March for visitors. You can also view the initial design consultation boards from the exhibition in October 2019 on our website.

The next step will be submission of the planning application. We will notify residents when this is submitted by a notification letter and then you will be able to express any views, comments and support via the council's planning portal. We will also have an exhibition showing what has been submitted as part of the planning application.

Opening hours for this exhibition can be collected from our handout available today.

It's easy to contact us if you have any questions or concerns.

- Visit our consultation website at **eburydesign.commonplace.is**
- Visit our information website at **eburybridge.co.uk**
- Phone us for free on **0800 011 3467**
- Email us at **eburybridge@westminster.gov.uk**
- Visit the Regeneration Base at 15–19 Ebury Bridge Road, London, SW1W 8QX.
- Visit the Ebury Bridge Studio at 9 Ebury Bridge Road, London, SW1W 8QX.



Ebury Bridge Estate Christmas event in 2019