

Welcome to Ebury Phase 2a Exhibition

Introduction

The new Ebury Bridge development sets new standards in regeneration. In partnership with Ebury Bridge residents, Westminster City Council will deliver approximately 780 homes, with half being affordable homes. The aim for the neighborhood is to create physical, social and economic sustainability.

Phase 2a exhibition

This exhibition presents the emerging design thoughts for the next stage of Ebury's exciting development. It will be delivering further homes, resident outside space, public realm, potential workspace, retail and community space.

Phase 2a will deliver:

- Approximately 250 homes across a number of tenures
- Approximately 12 car parking at grade under podiums
- 12 additional Santander docking stations on Ebury Bridge
- Community space for the new development
- Landscaped square, podiums and terraces
- A new northern gateway entrance to the masterplan
- Non residential spaces such as workspace, convenience store and community space

Please enjoy the exhibition, we value your feedback.

The diagram below highlights the area in development.

Phase 2a building area



High quality homes

Building 1 - Typical floor

Building 1 will have 8 floors, including approximately 40 homes, with retail and community spaces at ground floor. The new homes at Ebury Bridge have been designed to a very high standard to provide great quality and layout.

Features to building 1 include:

- Approximately 86% of homes will have living rooms with windows on two walls, so more light comes in.
- 7 homes per floor
- Homes have private balconies and a private shared terrace
- Light and bright homes, with large windows and good ceiling heights
- Shared building entrances and lobbies for all residents of the block
- High quality insulation - Better building performance will reduce heating bills for residents
- Bike storage
- The highest standards of fire safety including in-home heat detectors and sprinkler systems



- 1 bed Studio
- 1 bed 2 person
- 2 bed 3 person
- 2 bed 4 person
- 3 bed 4 person
- 3 bed 5 person



Building 1 - Typical floor

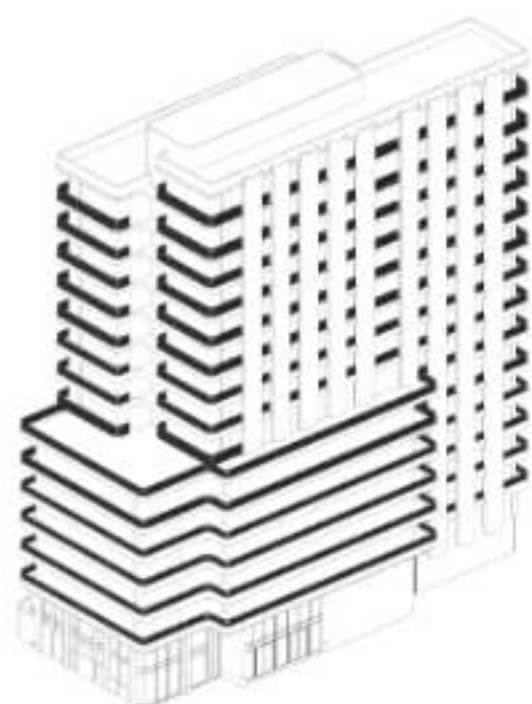
High quality homes

Building 5 & 6

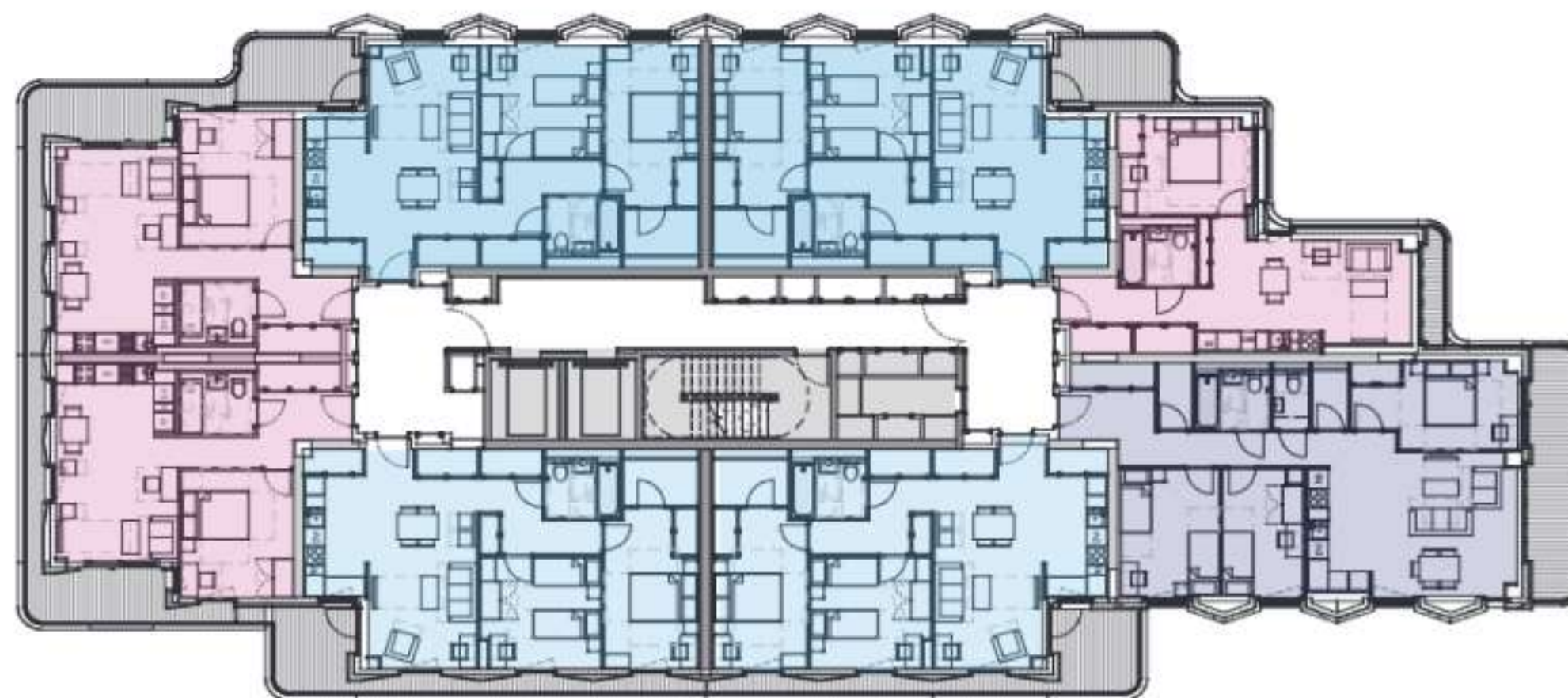
Building 5 will have 16 floors, with approximately 100 homes. Where as, building 6 will have 19 floors, also with approximately 100 homes. A podium at the lower floor will link building 5 and 6, providing play space, amenity and accessible parking underneath.

Features to building 5 & 6 include:

- The layouts of new homes provide greater living space than current homes
- Light and bright homes, with large windows and good ceiling heights
- Approximately 90% of homes will have living rooms with windows on two walls, so more light comes in.
- Shared building entrances and lobbies for all residents
- High quality insulation - Better building performance will reduce heating bills for residents
- The same space standards across every tenure
- Highest standards of fires safety including in-home heat detectors and sprinkler systems
- Homes have private balconies, shared private terrace and podium



- 1 bed Studio
- 1 bed 2 person
- 2 bed 3 person
- 2 bed 4 person
- 3 bed 4 person
- 3 bed 5 person



Building 5 & 6 - Typical lower floor



Building 5 & 6 - Typical upper floor

Landscape

Design Strategy

Key features of the phase 2a landscape are better access, play areas as well as places for the community to socialise.

The landscape design will link the buildings and outside spaces, providing new ways into the estate and improving the quality of outdoor space.

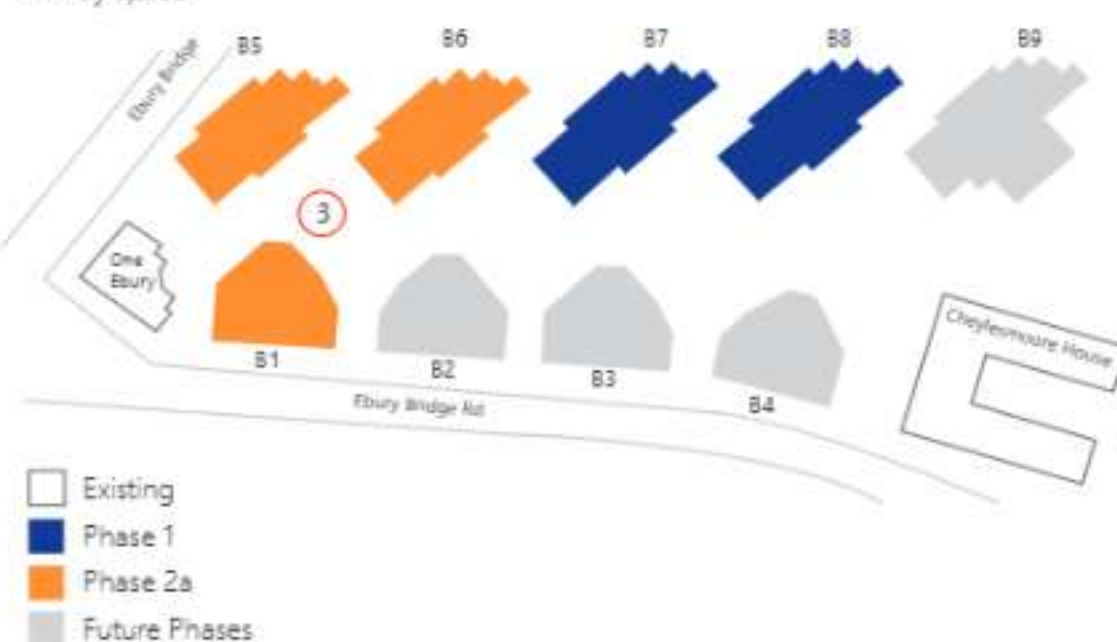
Some key features include:

- Central garden squares, with different characters.
- A variety of tree types that reflect the diversity of the community.
- Pathways and green areas that connect each square.
- Seating and play under the trees giving a leafy shelter.
- Central squares that are the focus of public life and provide space for the whole community.

The upper floor podium and terrace levels, will have external space for planting and food growing beds, play space as well as areas for residents to relax.

Spaces shown opposite on the plan view:

1. The Northern Gateway stairs
2. One Ebury boundary
3. Public realm and Play
4. Play space



1. Northern entrance stair design - aerial view

2. Plan view



3. Aerial view of the landscape



Entrance - Ebury Bridge

Northern Gateway

The Northern Gateway will create a new route from Ebury Bridge into the public realm. The new stair will connect Ebury Bridge with the new development and central squares.

In the development of the design we want to:

- Include potential places to sit and rest, creating a public realm that can be used by all residents.
- Avoid a straight stair access from Ebury bridge, improving safety and discourage misuse.
- Buffer the buildings with planting and trees.
- Include a handrail and balustrade which provides safety, security.

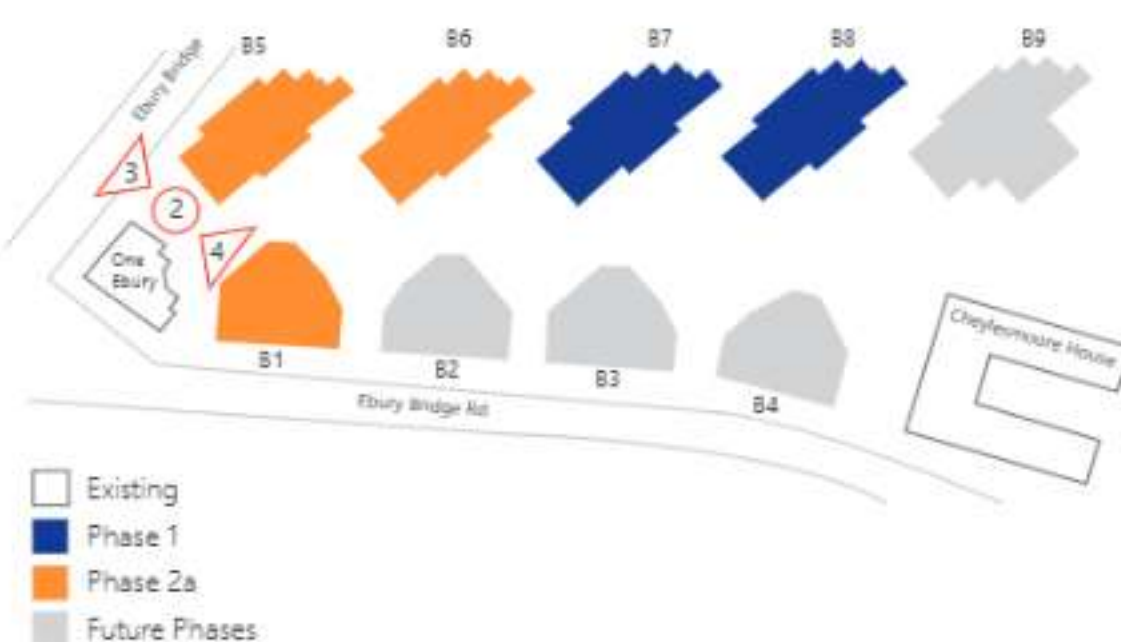


1. Northern entrance stair design - aerial view

2. View 2

3. View 3

3. View 4



Entrance - Ebury Bridge Road

1 Ebury Bridge Road

A new pedestrian access to the estate is proposed between the new buildings and 1 Ebury Bridge road. This entrance design aims to link the new spaces better into the existing surroundings.

Some key features we will be developing in the next design stages are:

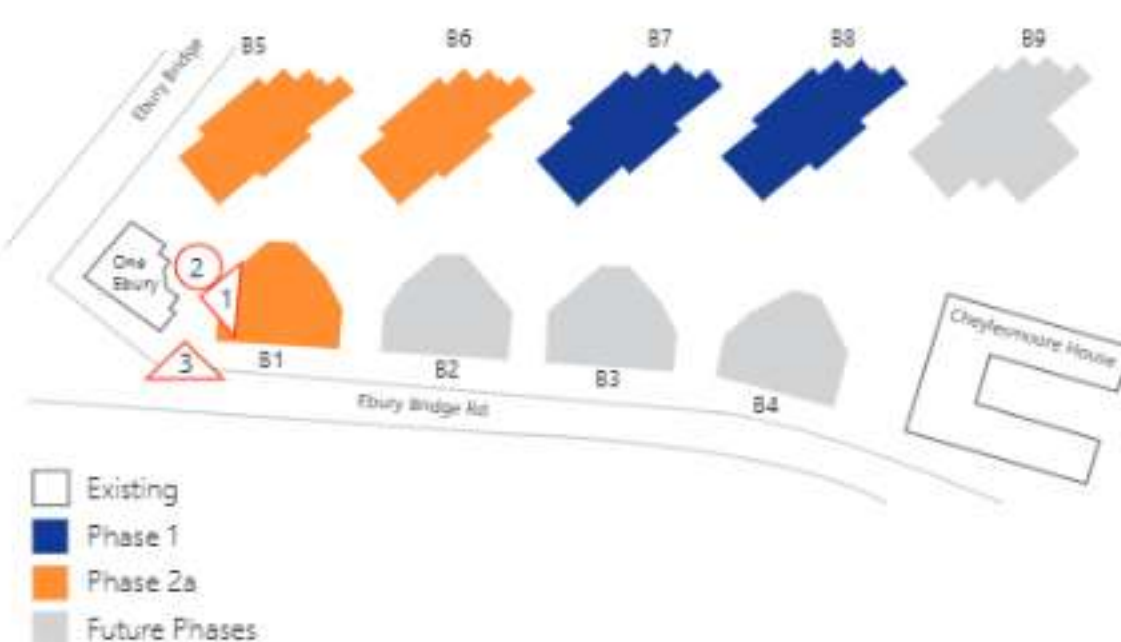
- Creating an active boundary, linking the architecture and landscape, improving the quality and safety of the outdoor spaces.
- Maximise opportunities for green space to create a park feeling in the heart of the estate.
- The boundary design will be developed to provide the right level of privacy to neighbours.
- Integrate planting and seating with the boundaries and stairs.
- Direct seating in the public realm away from residents homes for privacy.



1. 1 Ebury Bridge road entrance showing seating and planting

2. View 2

3. View 3



Lower Level Uses

Community Functions

Community space is proposed on the ground floor of building 1, facing the inner square. This space provides the new and existing community to exercise, host community group meetings, as well as providing potential for children's daycare.

Some key features include:

- Opening doors along the main facade gives the opportunity for activities to spill out into the public realm.
- The open plan interior allows for various uses.
- The floor to ceiling windows create a bright and welcoming space.

Non-residential Functions

New community spaces are proposed to the ground and first floor to benefit the existing community and new residents, that will join them.

Key features of non-residential uses:

- Retail spaces facing Ebury Bridge road to create an attractive parade of shops at the ground floor.
- Workspace on the first floor overlooks onto Ebury Bridge.
- Double height workspace on the corner of the Northern Gateway stairs.

- Office space
- Residential
- Community space
- Convenience store
- Retail incubators
- Pharmacy
- Circulation/Building outline



1. Ground floor uses



2. First floor uses

3. Exterior view of community space



4. Interior view of community space



5. View from Ebury bridge rd



Facade

Zone 1 - Building 1

The facade of Building 1 faces Ebury Bridge Road across from the conservation area. The proposed design will respect the neighbouring context by also using red brick.

Some developing design features are:

- Vertical brickwork spanning between floors.
- The brick colour lightens with height of the building to create texture and soften scale.



Zone 2 - Building 5 & 6

The internal facades of buildings 1, 5 and 6 face the inner squares, reflecting the colour palette used within the landscape.

Some developing design features:

- The glazed panels bring these natural colours into the home environment.
- Using subtle changes of colour, the buildings connect with its surroundings, whilst still having their own character.



Zone 3 - Building 5 & 6

The upper floors are city facing. The dominant material proposed is a stone like precast concrete.

Some developing design features include:

- Vertical masonry panels on the side elevations. These may have a 'chevron' profile to the town square elevations.
- A simple colour palette, providing a backdrop for city views.



Upcycling waste

Reused site waste

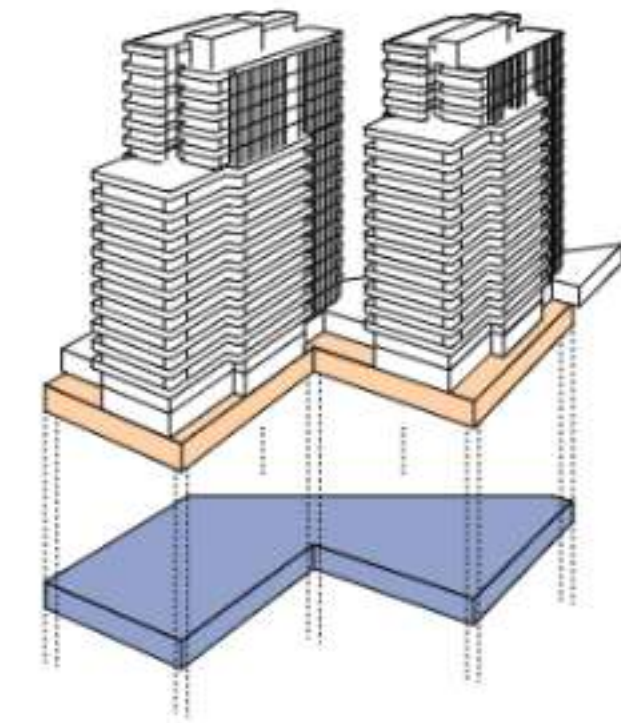
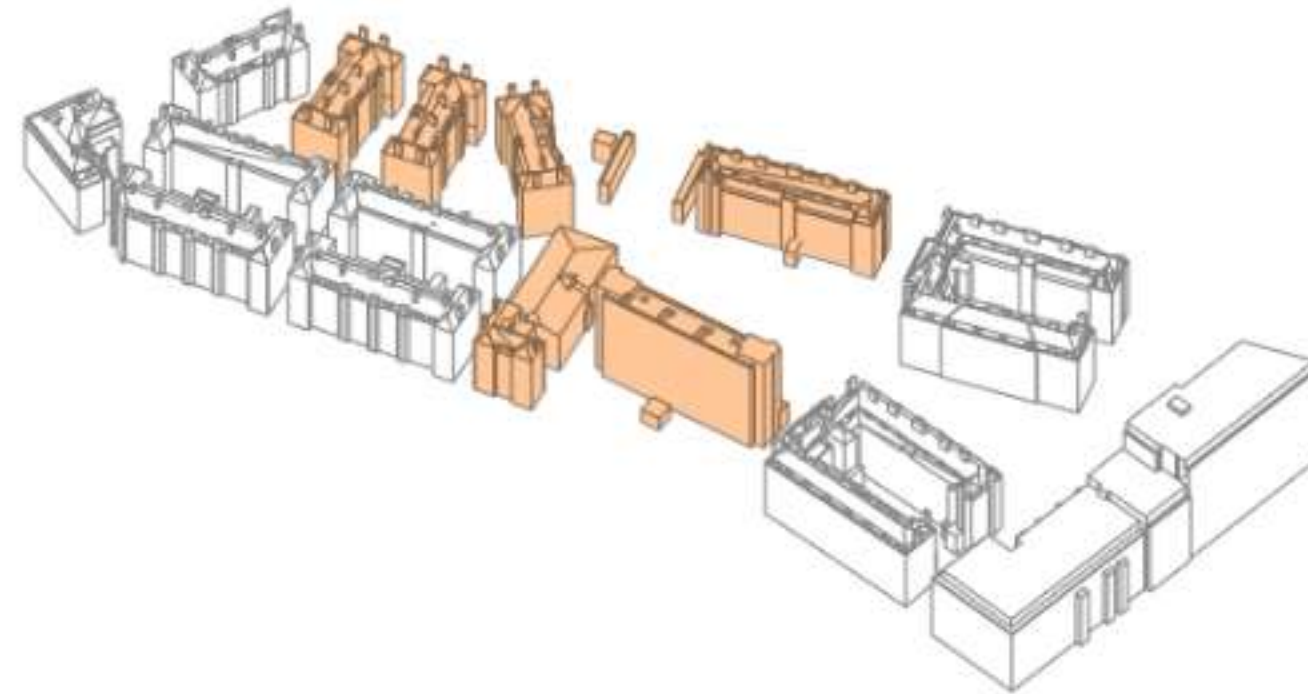
The UK's biggest consumer of natural resources is the construction industry!

According to sources; the sector uses 400 million tonnes of material every year, which results in 100 million tonnes of waste being produced.

Construction contributes to over a third of the UK's total yearly waste amount.

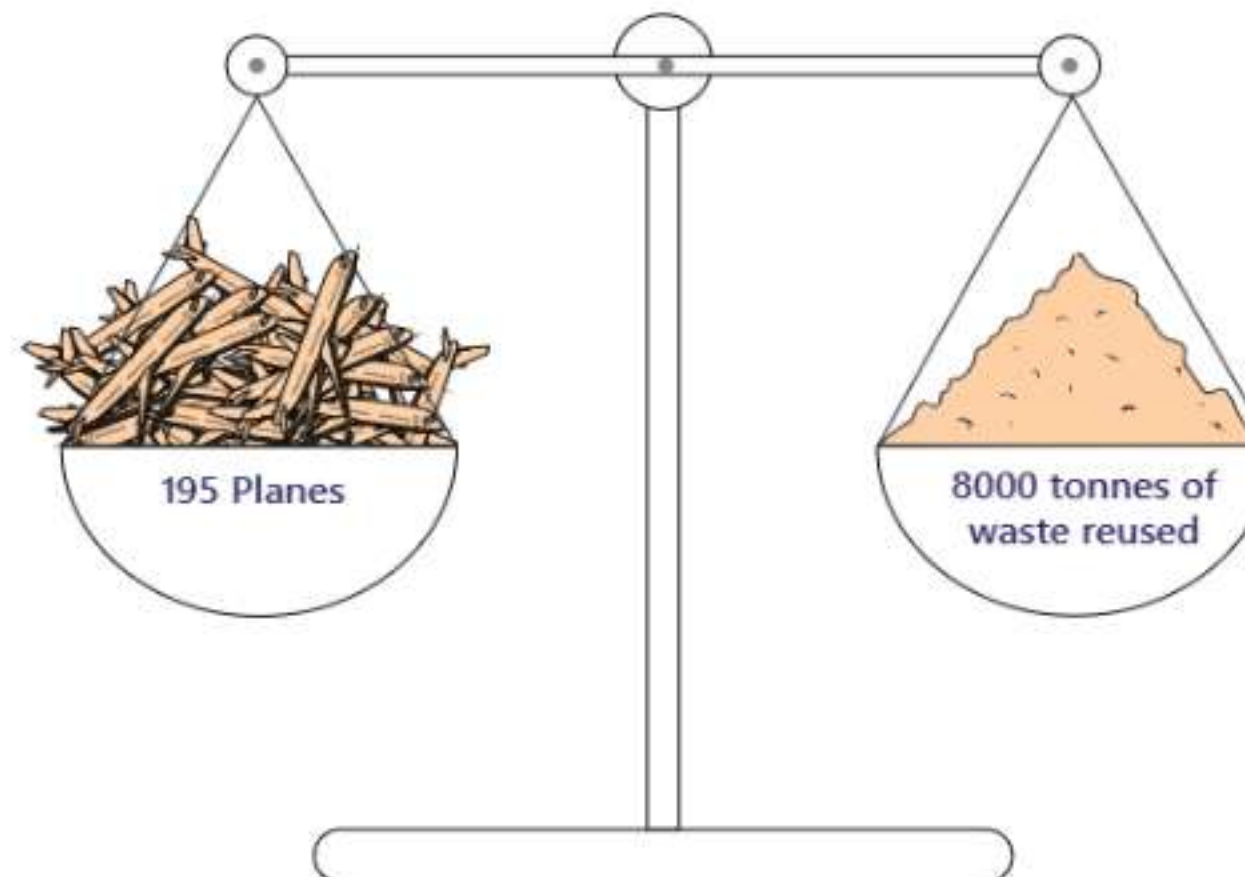
To address this, Ebury Bridge Renewal aims to pioneer the reuse of materials and minimise construction waste. Some facts associated with the development so far:

- 100% of the brick and concrete structure from the demolished buildings has been used for the phase 1 piling matt.
- 600m³ of underground obstructions have been removed and crushed for the same purpose.
- Material has been used for soft spots in the ground particularly around the historic canal.
- Re-using material has saved on the inflated material cost as a result of the covid pandemic.
- With no need to import material Ebury has saved on CO² emissions and embodied energies for added sustainable benefit.



100% of the brick and concrete structure from the demolished buildings has been reused

The material (brick and concrete) was re-used as the phase 1 pile matt and there was no additional imported material



**8000 tonnes of material has currently been reused on site...
...that's the equivalent weight of 195 planes!**

Thank you

Please let us know what you think about the Phase 2a design 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 the end of December for visitors. You can also view the historic design consultation boards from the exhibition on our Ebury Bridge website: www.eburybridge.org

The next step will be for the design team to develop the detailed design into spring 2022. We will have a further exhibition next year to present the outcomes prior to the planning application.

We will notify residents of the next exhibition whereby there will be further opportunity to express any views, comments and support.

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 information website at eburybridge.org
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



WE ARE HERE

