

Welcome to Ebury Phase 2 Exhibition

Introduction

We want the new Ebury Bridge neighbourhood to set new standards in estate regeneration. In partnership with Ebury Bridge residents, Westminster City Council will deliver approximately 780 homes, with more than half being affordable homes. The project aims to not only deliver physical change but improve social and economic outcomes for the community.

Phase 2 exhibition

This exhibition presents the emerging design proposals for the next stage of Ebury's development. It will be delivering more new homes, new public spaces, play facilities, flexible workspace, retail and community space.

The diagram below highlights the area in development.

Phase 2 will deliver:

- Building 5 and 6 - Two of the taller buildings
- Building 1, 2 and 3 - Three low rise buildings facing Ebury Bridge road
- Approximately 337 homes across a range of tenures
- Building Entrance lobbies, cycle and refuse stores
- Approximately 12 car parking spaces at ground level beneath podiums
- A car club community parking space
- 12 additional Santander docking stations on Ebury Bridge
- Community space for the new development
- Commercial office space
- New shops
- Landscaped public square, podiums and terraces
- A new northern gateway - a pedestrian entrance into the neighbourhood
- Non residential spaces such as workspace, convenience store and community space

Developments from last consultation

- A revised phasing strategy bringing forward the construction of buildings 2 and 3 into Phase 2.
- Although still a mixed tenure community, blocks will generally be either affordable or market sale. This is to keep service charges at affordable levels while also increasing the number of affordable homes across the scheme.
- Ground floor and first floor commercial spaces established in building 5
- Community space developed within the ground floor of building 1
- Landscape and public realm
- Facade development

Please enjoy the exhibition, we value your feedback.

Phase 2 building area



Phasing Development

Revised Phasing Strategy

The revised phasing strategy brings forward the construction of buildings 2 and 3 into Phase 2. Providing benefits in speed of delivery of homes and savings to the cost of the development by reducing inflation costs.

The revised phasing strategy is outlined by the following stages of masterplan development:

Stage 1:

Phase 1 Construction and meanwhile use

Phase 1 construction is underway and due for completion in 2024.

Stage 2:

Extent of Phase 1 works completed 2024

Phase 1 includes buildings 7 and 8, the shared podium public space, basement and public square with vehicular access.

Stage 3:

Construction of Phase 2 completed 2027

Phase 2 includes buildings 5, 6, 1, 2, and 3 as well as the northern gateway link, northern public square with vehicular access and pedestrianised central square.

Stage 4:

Masterplan completed 2029

Phase 3 includes buildings 4 and 9 with associated public space and leisure features completes the masterplan to the south.



Previously approved phasing

Phase 1
Phase 2a
Phase 2b



Phase 2 stage 3 revised phasing

Phase 1
Phase 2
Phase 3

Tenure Distribution

Overview of Changes to Tenure

While the scheme will continue to be a mixed-tenure neighbourhood, we have consulted with residents about concentrating social rent and returning leaseholder's homes in predominantly affordable blocks.

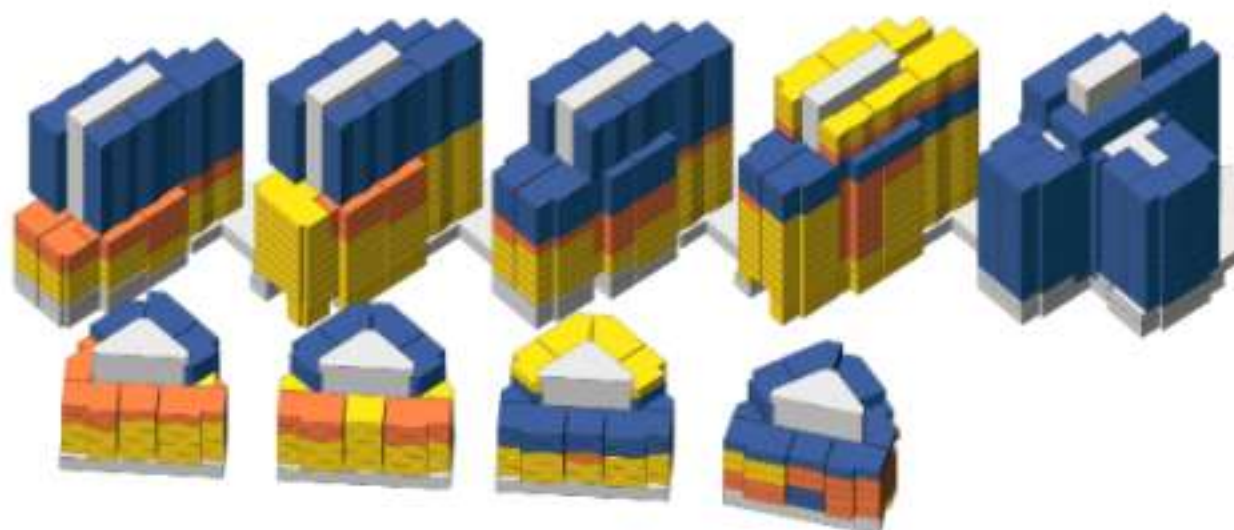
The proposed tenure arrangement enhances the scheme viability, adds more affordable social homes and preserves the ambition for a mixed residential community. These changes also enable us to mitigate the costs of service charges in affordable blocks.

A Section 73 planning application for the proposed tenure arrangement has been submitted and is pending approval. Planning Reference Number: 23/00331/COO/UT

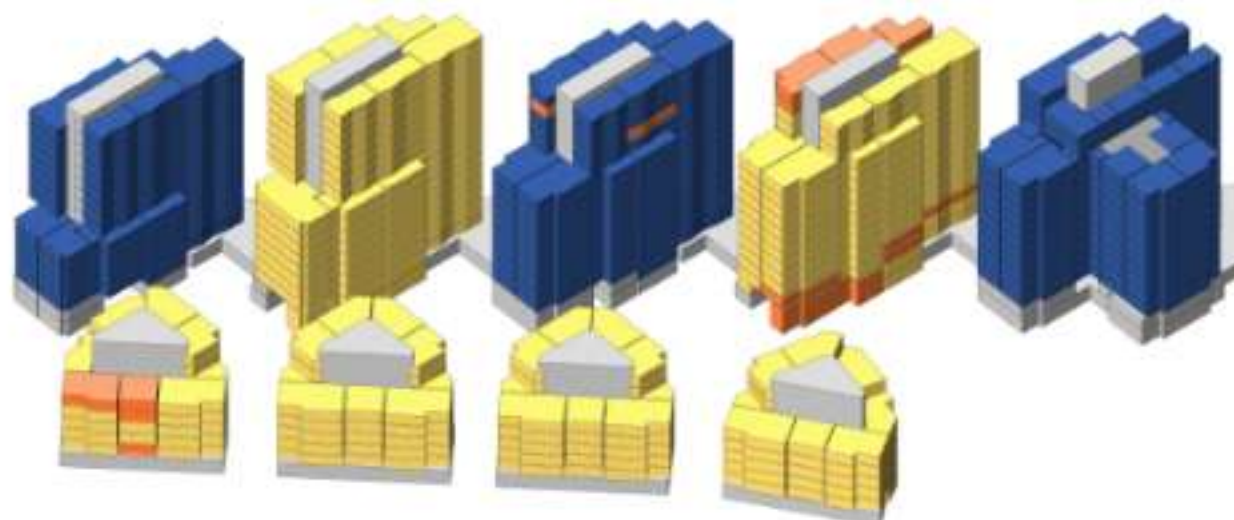
The unit mix delivers on the planning approved unit types, percentage of family and accessible adaptable homes.

Key features of mix:

- 56% affordable homes (hab room uplift) - a 5% improvement in comparison to the consented scheme which proposed a 51% uplift
- Of the 56%:
 - 91% social rent (an increase in the provision of affordable social rent in excess of 100 homes)
 - 9% returning leasehold
- 20% family homes (hab room uplift)
- 90% M4(2) homes
- 10% M4 (3) homes



Approved Planning Tenure Mix (View from Ebury Bridge Road towards railway)



Proposed Planning Tenure Mix (View from Ebury Bridge Road towards railway)

High quality homes

Building 1 - Typical lower level

The typical floor plan at lower levels of building 1 have been designed with an approach to modularity. The right half of the floor plate is the basis for building 2 and 3.

The floor plan achieves the following:

- 6 out of 7 apartments with dual aspect living rooms
- 7 apartments per floor
- 87% dual aspect living

Floor plan mix

Typical Lower Floor Residential Mix	
Apartment Type	No. apts per floor
1B2P	1
2B3P	1
2B4P	4
3B5P	1
Total	7



High quality homes

Building 1 - Typical upper level

The typical upper floors of building 1 repeat, aligning with the accommodation layout at lower levels. The uppermost floor plan (7th floor) cuts back further in respect to One Ebury.

The floor plan achieves the following:

- All apartments with dual aspect living rooms
- 2-3 apartments per floor
- 100% dual aspect living

Floor plan mix

Typical Upper Floor Residential Mix	
Apartment Type	No. apts per floor
1B2P	
2B3P	1
2B4P	2
3B5P	
Total	3



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- 1 bed Studio
- 1 bed 2 person
- 2 bed 3 person
- 2 bed 4 person
- 3 bed 4 person
- 3 bed 5 person
- 3 bed 6 person

Building 1 Typical Upper Floor

High quality homes

Building 2 & 3 - Typical lower level

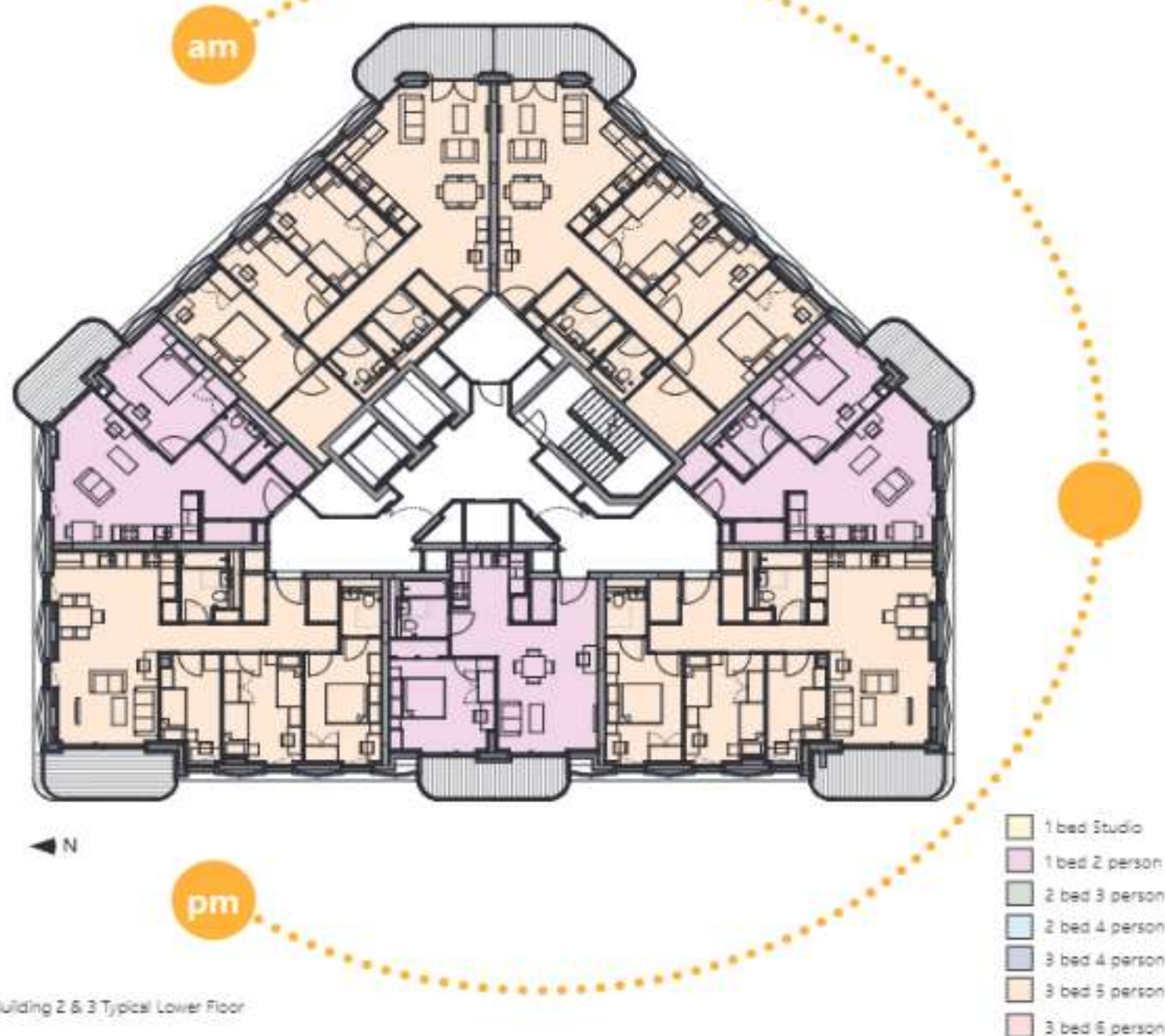
The typical floor plan at lower levels of building 2 is mirrored in the layout of building 3. Layouts have also been designed with the same approach to modularity.

The floor plan achieves the following:

- 6 out of 7 apartments with dual aspect living rooms
- 7 apartments per floor
- 86% dual aspect living

Floor plan mix

Typical Lower Floor Residential Mix	
Apartment Type	No. apts per floor
1B2P	3
3B5P	4
Total	7



High quality homes

Building 2 & 3 - Typical upper level

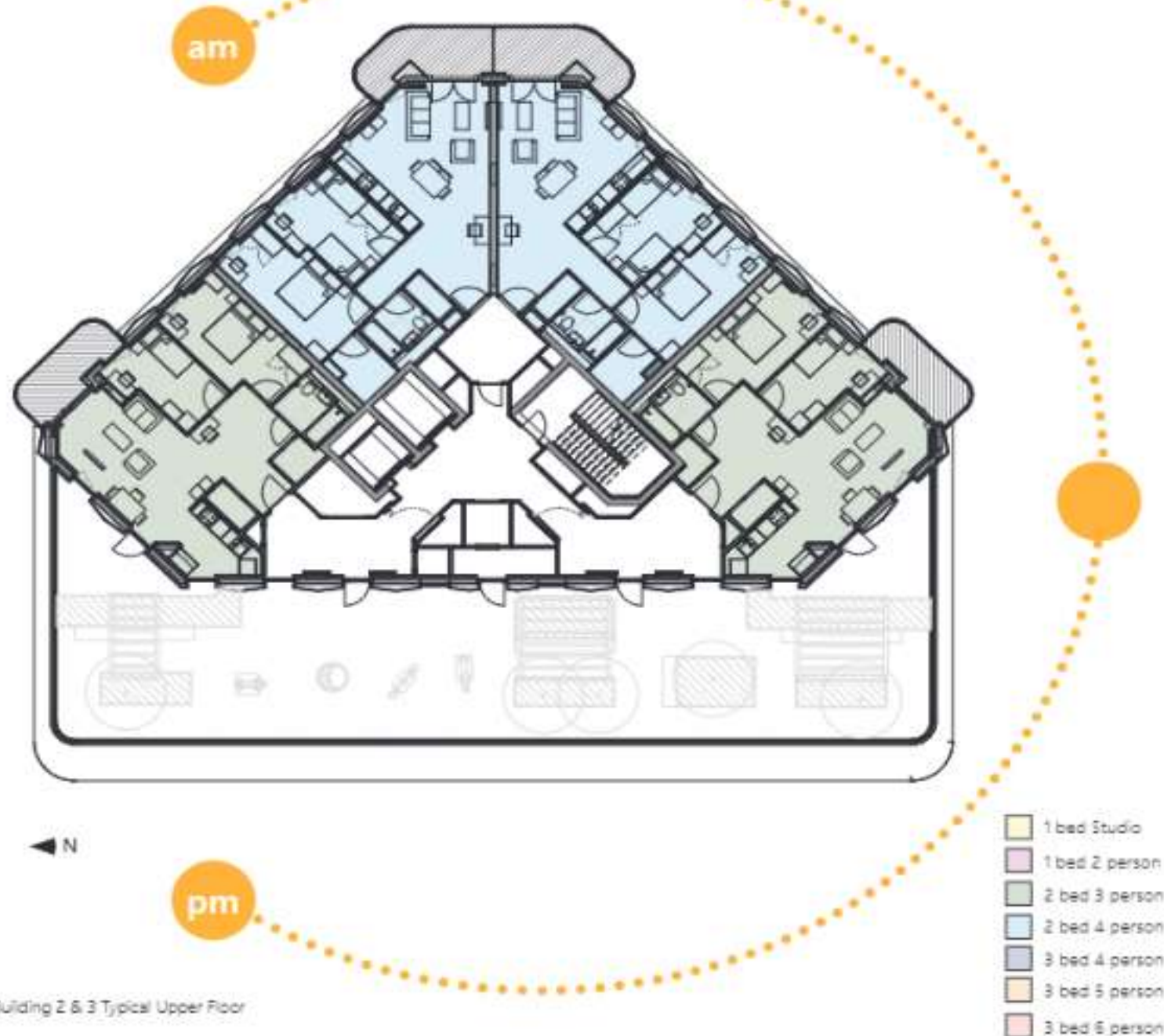
The typical upper floors of building 2 & 3 repeat, aligning with the layouts of accommodation at lower levels. The upper most floor plans (6th and 7th floor) repeat across building 2 and 3.

The floor plan achieves the following:

- All apartments with dual aspect living rooms
- 4 apartments per floor
- 100% dual aspect living

Floor plan mix

Typical Lower Floor Residential Mix	
Apartment Type	No. apts per floor
2B4P	2
2B3P	2
Total	4



Building 2 & 3 Typical Upper Floor

High quality homes

Building 5 - Typical lower level

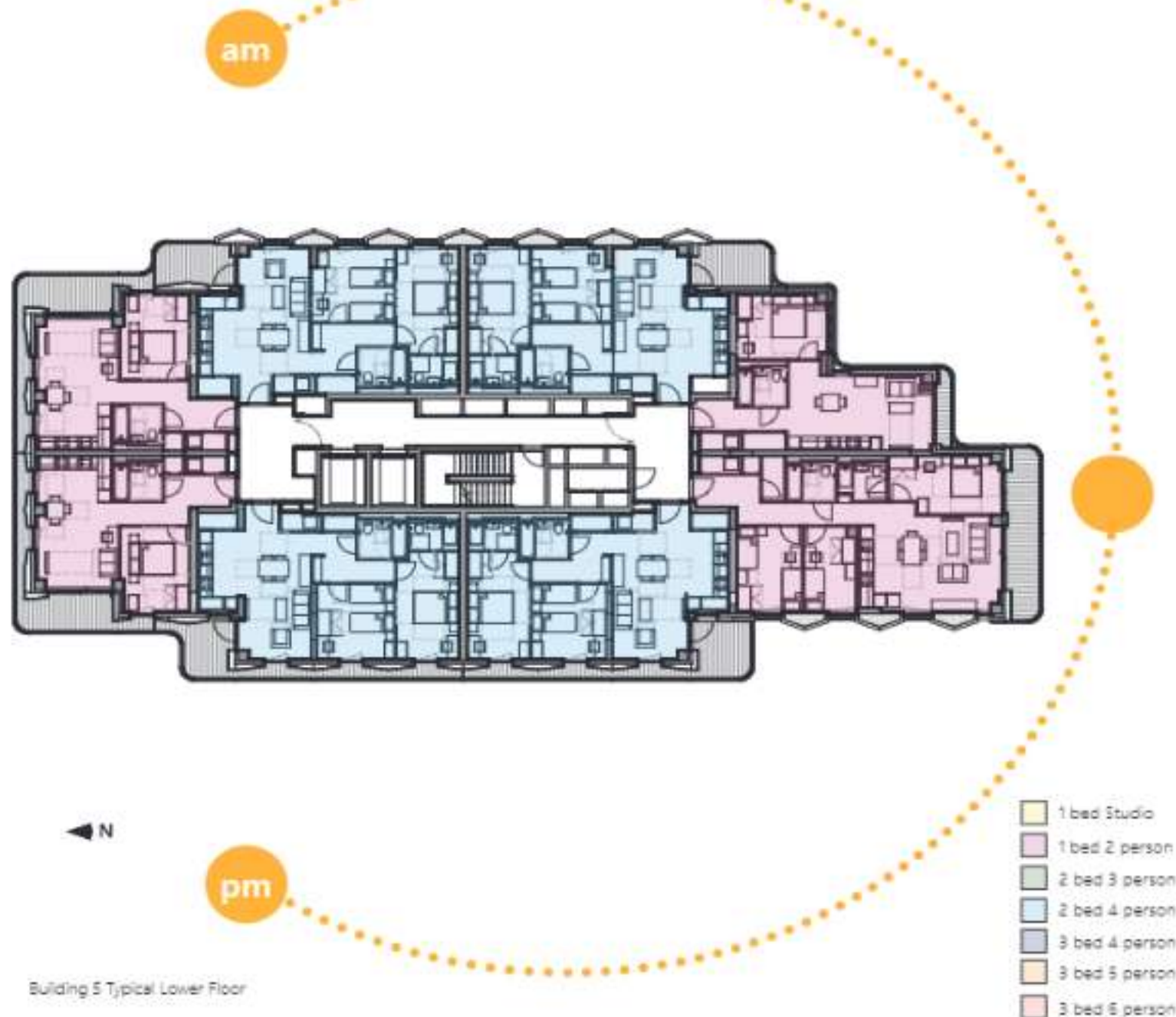
The typical floor plan at lower levels of building 5 covers 5 floors. Design principles are taken forward from Phase 1 in the layout of the new flat types to ensure as much modularity and efficiency in the plan as possible.

The floor plan achieves the following:

- All apartments with dual aspect living rooms
- 8 apartments per floor
- 100% dual aspect living

Floor plan mix

Typical Lower Floor Residential Mix	
Apartment Type	No. apts per floor
1B2P	3
2B4P	4
3B5P	1
Total	8



High quality homes

Building 5 - Typical upper level

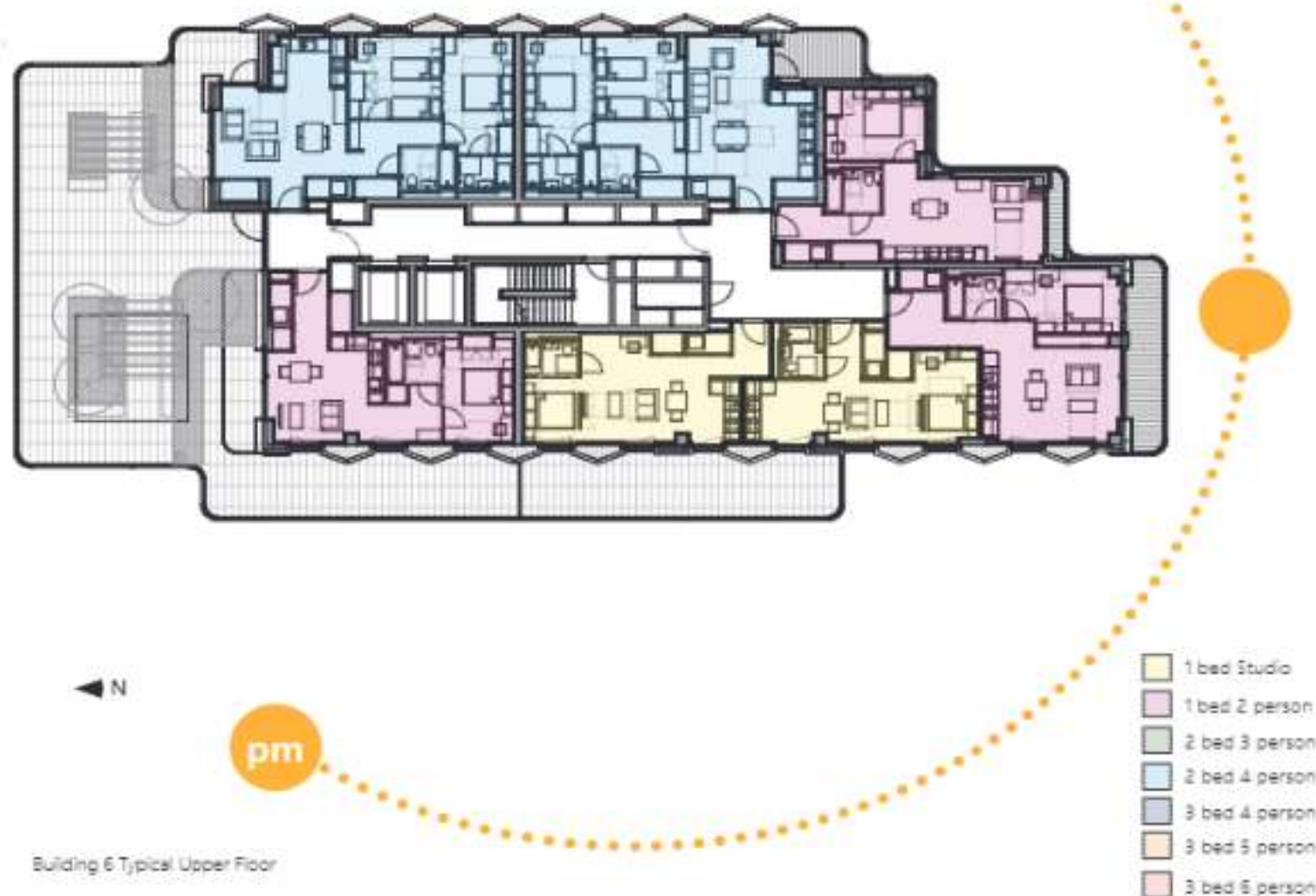
The typical floor plan at upper levels of building 5 covers 8 floors.

The floor plan achieves the following:

- 5 out of 7 apartments with dual aspect living rooms
- 8 apartments per floor
- 71% dual aspect living

Floor plan mix

Typical Upper Floor Residential Mix	
Apartment Type	No. apts per floor
1B1P	2
1B2P	3
2B4P	2
Total	7



High quality homes

Building 6 - Typical lower level

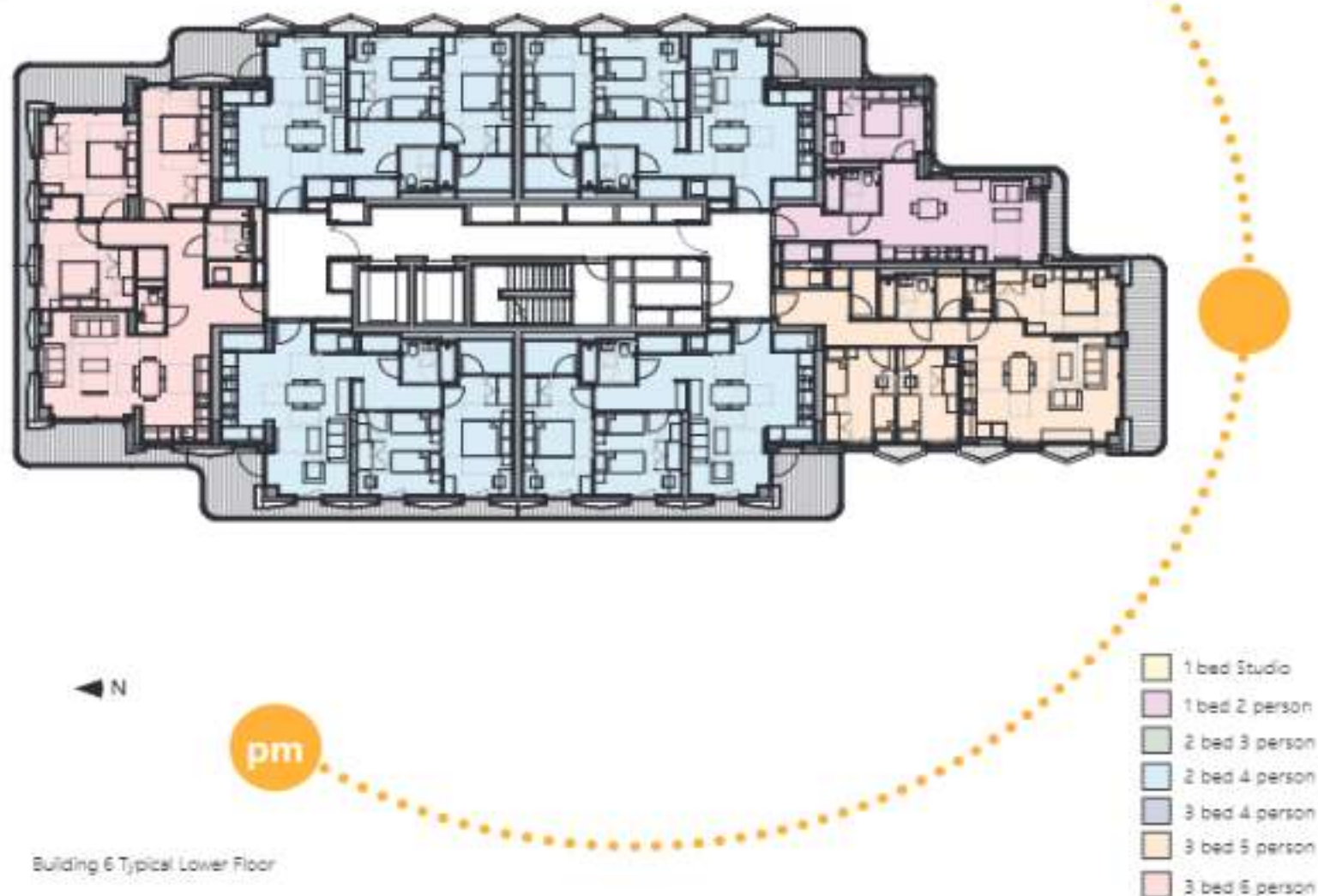
The typical floor plan at the lower levels of Building 6 covers 7 floors. The floor plate in principle is very similar to Building 5; however at the northernmost end of the floor plate, the two 1-bed flats have been combined to create a 3-bed, 6 person flat.

The floor plan achieves the following:

- All apartments with dual aspect living rooms
- 7 apartments per floor
- 100% dual aspect living

Floor plan mix

Typical Lower Floor Residential Mix	
Apartment Type	No. apts per floor
1B2P	1
2B3P	
2B4P	4
3B5P	1
3B6P	1
Total	7



High quality homes

Building 6 - Typical upper level

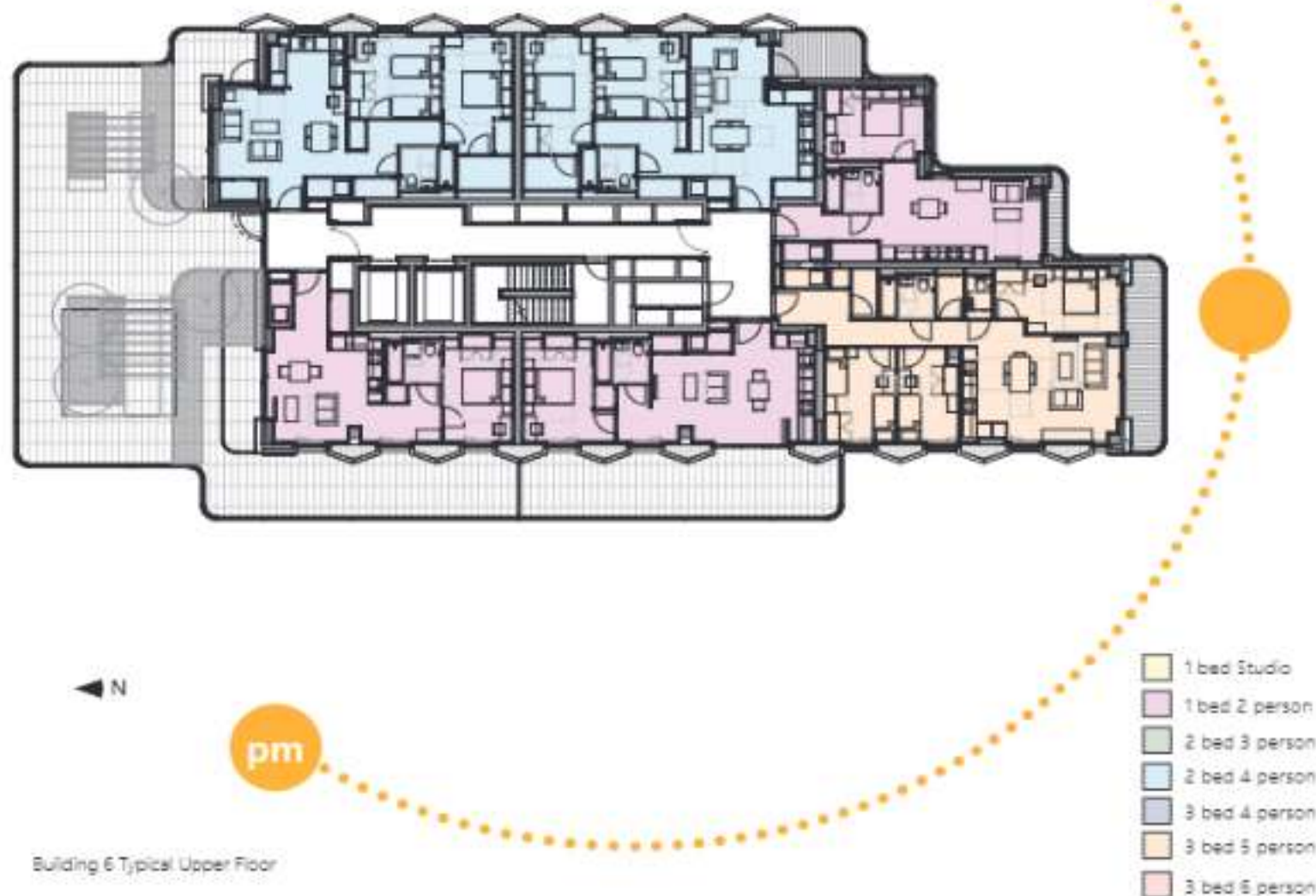
The typical floor plan at upper levels of building 6 covers 8 floors. The upper level floor plate mirrors Phase 1.

The floor plan achieves the following:

- 5 out of 6 of apartments with dual aspect living rooms
- 6 apartments per floor
- 83% dual aspect living

Floor plan mix

Typical Upper Floor Residential Mix	
Apartment Type	No. apts per floor
1B1P	3
1B2P	
2B3P	2
2B4P	
3B5P	1
Total	6



Facade Look and Feel

Zone 1 - Building 1, 2 & 3

The facade for Zone 1 faces Ebury Bridge Road.

Design features:

- Full height glazing to retail at ground level, with brickwork as the primary material spanning between floors on upper levels.
- The proposed design harmonizes with the neighbouring context by also using red brick.



Zone 1 bay



Zone 2 - Building 1, 2, 3, 5 & 6

Zone 2 addresses the centre of the masterplan.

Design features:

- Characterised by light-coloured ribbon balconies and natural-toned terracotta cladding.
- The terracotta cladding colours selected relate directly to the seasonal colours of the trees and landscaping in the central squares.



Zone 2 bay
(tall building typology)

Zone 2 bay
(low building typology)



Zone 3 - Building 5 & 6

Zone 3 provides a larger scale massing that addresses the railway and city at upper levels.

Design features:

- Characterised by light colour masonry cladding which creates a vertically orientated facade.
- Monolithic masonry tones relate to light coloured stone buildings in the immediate context.



Zone 3 bay











Lower Level Uses

Retail Space Design

In buildings 1, 2 & 3, retail frontage has been maximised to create active frontages alongside Ebury Bridge road to create best value and marketability for the units.

Some key design features include:

- Retail spaces facing Ebury Bridge road to create an attractive parade of shops at the ground floor.
- Retail units are distinguished from the brick residential frontage through pre cast elements and structural curtain wall glazing.

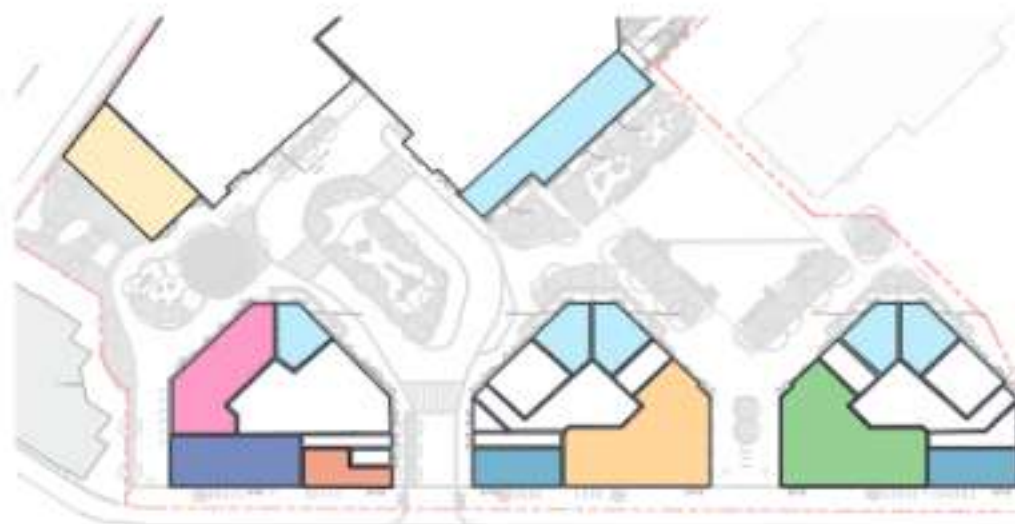
Commercial Space Design

In Phase 2, commercial office spaces are located on the ground and first floor of building 5.

Some key features include:

- Commercial office space on the first floor overlooks onto Ebury Bridge.
- Double height commercial space located on the corner near the Northern Gateway stairs.

- Commercial office space
- Residential
- Community space
- Retail (Convenience)
- Retail incubators
- Retail (Wine bar)
- Retail (Restaurant)
- Pharmacy
- Circulation/BOH



1. Ground floor uses



2. First floor uses



3. View of retail frontage from Ebury Bridge Road



4. Commercial office space internal view



5. Commercial office space external view

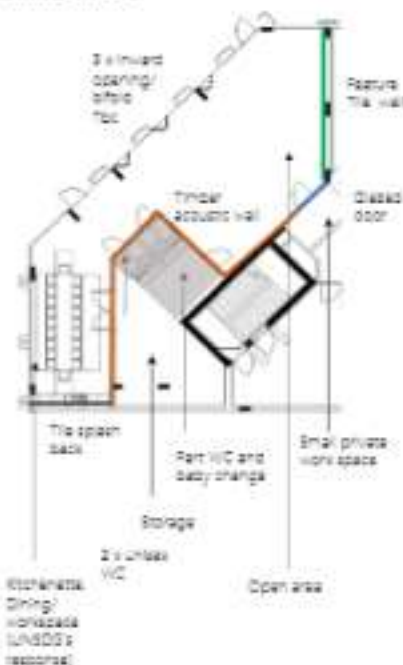
Lower Level Uses

Community Space Design

Community space is proposed on the ground floor of building 1, facing the new northern gateway - it re-provides an area demolished as part of the old estate. This space gives the new and existing community a place 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.



Main functions

- Flexible space to accommodate a range of uses
- Open area reflects that of the current Ebury Edge space
- Internal space can open out into landscape
- Kitchenette, eating/work area
- Good sized storage area
- WC's, Acc WC's and Baby changing facilities
- Private office/work room

Community engagement

- The community space is being designed with residents in mind to provide a quality, flexible space for a variety of uses.
- We welcome participation from members of the community in the development of this space. If you would like to be involved in the working group, please leave your name and contact details with the Westminster Team.



1. Community Space external view



2. Community Space internal view



Porcelain stone floor tile



Timber acoustic wall



Painted soffit, exposed services



Feature Tile wall



Glazed screen (work space)



Typical ironmongery

Landscape design

Design Strategy

The approach to public space is to connect Ebury with the surrounding neighbourhood and carry out a bold tree planting strategy that would in time create a tree canopy to rival the buildings. Using natural elements to structure a series of courtyards, this defines the uses and character of each space in the masterplan.

The courtyards are designed to seamlessly integrate indoor and outdoor spaces, with consideration for surrounding buildings. The use of materials, furniture and layout have been chosen to create a consistent design identity throughout the project.

Some key features include:

- Central garden squares, with different characters.
- A variety of tree types and foliage colour complimenting the building facades.
- Plants from across the globe with large, bold leaf shapes in central play square.
- Native and drought resistant species form the backbone of the planting palette.
- 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.
- Northern gateway staircase leading into the site.

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.

Key spaces shown opposite on the plan view:

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



Materiality



Landscape features

Northern gateway steps

The main staircase geometry ties into the wider masterplan providing a soft green boundary to One Ebury in response to privacy and security concerns. The stairs are envisaged as more than access with oversized steps and planting creating areas for sitting and public use.

Some key features include:

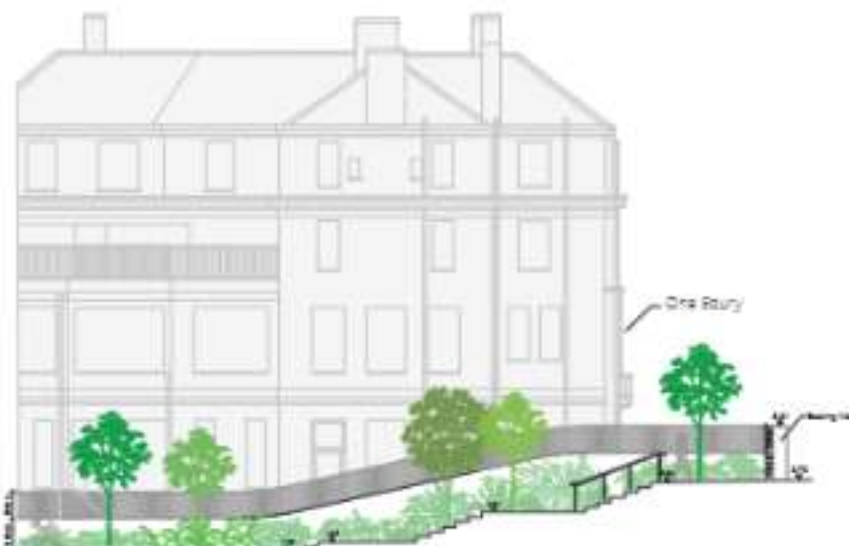
- The steps meander to prevent cycle access straight down the flight mitigating miss use.
- Soft planting either sides softens and provides buffer for privacy and security.
- Little pockets encourage informal places to rest and enjoy the southern aspect.

Community engagement:

The staircase design proposes written words relating to Ebury on the stair risers. We value the opinions of the community and would appreciate your feedback on which specific words or phrases you would like to see featured on the staircase.



Front view of staircase



Section through staircase

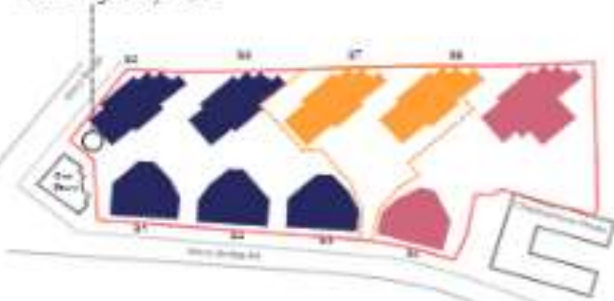


Northern entrance stair design - aerial view



Northern entrance stair design - plan view

Northern gateway steps



Landscape features

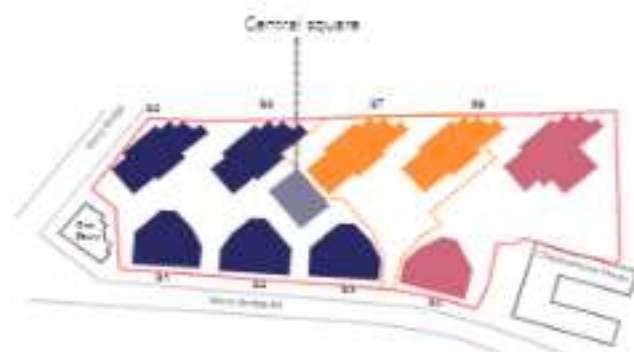
Central square

One of the largest spaces in Phase 2 is the central community square. It is central to the development and will form the heart of the new public realm.

The central square will have materials and detailing that create interest at the small scale, but tie together with the larger public square scale.

Some key features include:

- The use of trees in blocks that provide a boundary between the buildings and the human scale.
- Trees will also create an interior space for the central square and a set of circulation streets to the outside for cafe seating.
- Clay pavers are intended to be a consistent material across the masterplan, Phase 2 and tying into Phase 1.
- The pavers can be arranged in various laying patterns creates a grain that is subtle enough to bring together the whole landscape scheme visually.







Landscape features

Play Space

The approach to play design across Phase 2 has developed since the outline planning proposal. The design consolidates areas of play to make them more substantial and meaningful.

Some key features include:

- Areas of play specifically for 0-4 yrs play have been situated away from the roads and drainage water. Outline approach to play zoning can be read below and developed Phase 2 approach adjacent.
- The design intention for the play square is an enclosed space where a miniature forest can be discovered.
- Tree houses will be built with trees and planting around the edges of the play square.
- Sand is recommended as a surface for it's own play value.
- Planting will enhance the atmosphere of the space.
- Tropical plants and ferns proposed to create an immersive atmosphere.
- Consultation with the children of Ebury has and will continue to help shape the design of this space.



Play areas for Phase 2 design



Illustration of the Phase 2 central play space (5-11 yr old play)



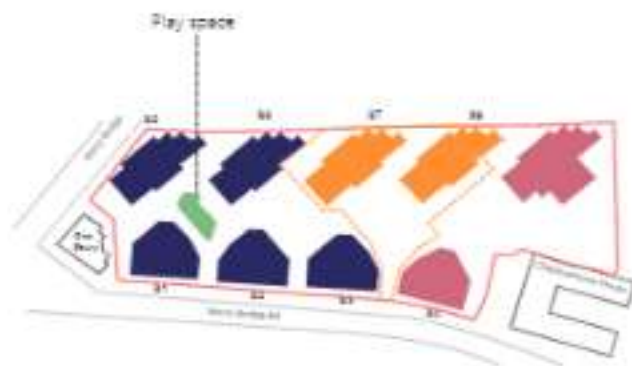
1. Table and chairs (0-4 yr)



2. Tower and slide (5-11 yr old play)



3. Two storey playhouse (5-11 yr old play)



Sustainability Benefits

Sustainability Measures

Each home, building and outdoor space has been thoughtfully designed with people and the environment in mind.

Ebury's commitment to sustainability is shown through our recent 'outstanding' score from BREEAM* Communities' Sustainability Assessment.

- It is the first fully certified BREEAM Communities development in London.
- One of the highest scoring (91.1%) BREEAM Communities development in the UK.
- One of only three BREEAM Communities 'Outstanding' developments in the UK.

*BREEAM stands for 'Building Research Establishment Environmental Assessment Method'

Some key features include:

- New homes are triple glazed, improving insulation, thermal comfort and reducing noise from the railway and roads.
- Installation of appliances with high efficiency ratings and smart meters to give greater control over energy use.
- Low energy light fittings in each home last longer and use less energy, reducing costs and benefiting the environment.
- Smart energy meters will track exact expenditure on electricity, saving money on energy bills and lowering unnecessary energy usage.

Please note that images of apartments on the right are indicative and are subject to design development.



Typical 2 bedroom apartment



Typical 2 bed living room

Thank you

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

We will have a further exhibition this 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.

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

