



**We are not proposing to demolish any existing homes. The council is leading on this project. No private developers are involved.**

Working with the community, the council have produced a plan to re-design the central area of the White City Estate between India Way and Canada Way.

We began working with residents and community organisations in September 2020. Local feedback has shaped the plans to provide **much needed new homes whilst re-providing new, future-proof and accessible community facilities, play space and landscaping.**

This mixed development creates:  
**268 new homes, half genuinely affordable: 81 Social rent homes and 53 shared ownership homes. 134 homes will be sold by the council.**

The project would not be possible without the sale of these private homes. As well as helping pay for the affordable housing, **the sale of private homes also funds amazing new community facilities and outdoor areas:**

- **New community hub**, designed with local organisations including large hall, cafe + teaching kitchen, workshop, play centre, family centre, and housing office.
- **New nursery** and forest school designed with Randolph Beresford Nursery and governors.
- **New landscape and play space:** Public, accessible adventure playground, a re-imagined Bridget Joyce Square, community garden, outdoor gym, play courtyards and a managed nature garden.

**A planning application will be submitted this summer.** If approved, construction would happen in 2 phases.

**Phase 1: 2023-2025** delivering new homes, community facilities, play and landscape.  
**Phase 2: 2025-2027** delivering new homes and landscape. See the back page for how you can get involved during construction.



Weekly drop-ins in the Housing Office on New Zealand Way.

## Inside this issue

- Frequently asked questions answered
- Highlights of working with your community
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- Join the construction working group

## See the designs and have your say before the planning application



### Weekly drop-ins

Every Thursday  
10.30-6pm  
Housing Office  
New Zealand Way,

Council Officers and members of the design team will be in the housing office every Thursday.

Give your feedback on the designs, and find out more about the project.



### Project recap drop-ins

Thurs 23 June 3-7.30pm  
Saturday 25 June 11-2pm  
Housing Office  
New Zealand Way

This session is for people who want to understand more about the project and what has happened so far.

We will also be discussing the potential change to the proposed location of the White City nature garden.



### Planning exhibition

Thursday 14 July 2-7pm  
Saturday 16 July 12-4pm  
Location TBC

This event will share the final designs ahead of the planning application being submitted. We will also be discussing plans for renovating the former health centre into a temporary community building and areas on the wider estate that could be improved as part of the development.



Scan the QR code with your smart phone camera or visit: [bit.ly/wccexhibition](http://bit.ly/wccexhibition) to see the proposals and give your feedback.

This project is being delivered by the council, working with and for your community.

## Highlights of working with your community

We've been working with this amazing community since September 2020 and as we approach the planning application date we wanted to recap on some of the highlights.

In spite of the challenges of the pandemic more than 1000 local people have participated and shaped the design for this project at nearly 50 public events. We have held meetings and workshops with local organisations who deliver services in the area and 16 meetings with our residents advisory panel.



57 meetings with local organisations to design new community spaces.



9 exhibitions attended by more than 320 residents sharing the developing design and getting feedback.



Funding W12 Together Festival 2021 and paying local young people to work the event reaching 160+ people.



18 events focused on understanding the area and your priorities to shape project, reaching 300+ local people.



13 Workshops discussing key themes to develop the design with 400+ local residents.



10 sessions with targeted groups including young and disabled residents reaching more than 70 individuals.



Co-designing dream playgrounds with more than 60 local children.

## Landscape updates

### Adventure play engineers appointed:

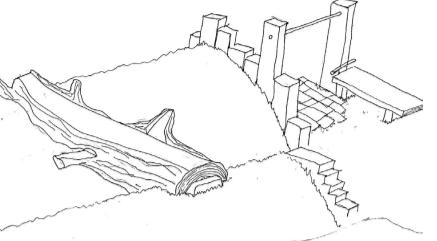
The team who designed and built the original White City Adventure Playground have joined the design team and have started producing ideas for the new play spaces that would be created as part of the project.

They have already produced some sketches inspired by our workshops with local young people and feedback from residents.

They are hoping to do more design workshops with the community to develop the current proposals before they get built; re-use of materials such as felled trees will be considered when building new play elements.



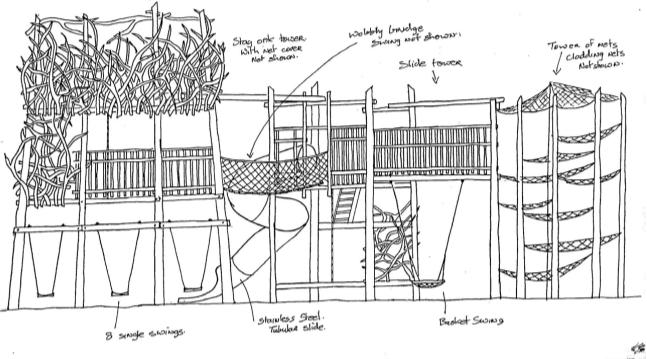
### Courtyards and play on the way:



### Inclusive sensory play equipment:



### Public adventure playground:



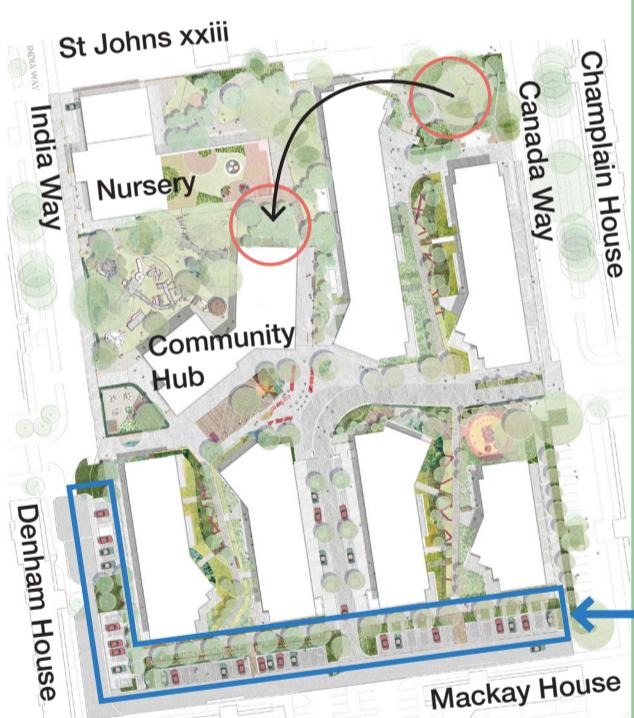
### Re-locating the nature garden:

Based on feedback from organisations running services in the area, we are considering relocating the proposed White City nature garden to be closer to the community hub.

This space was planned on the site of the current outdoor gym. It would be managed by Randolph Beresford Nursery and used by them and various local community groups, including several based in the proposed community hub.

By bringing it closer to the hub it means that it will be easier for services like the One O'clock club, the new family centre as well as activities with older residents running from the hub to use it.

This change would swap part of the nursery's forest school with the nature garden, making it easier to manage and access.



### Tell us what you think of this change

Email: [whitecity@make-good.com](mailto:whitecity@make-good.com)  
Call: 020 3735 7629  
Come to our project recap event in the housing office on 23/25 June.

## Frequently Asked Questions

### Q: Are private developers involved in the programme?

A: No, the council is the lead developer of the scheme and there are no private developers who will benefit from the programme. In no case will private developers become involved in the programme at any point.

### Q: How much affordable housing is part of the development?

A: 50% of the homes will be affordable, including a mix of Social rent and Shared Ownership. A local lettings policy will prioritise social housing for residents of the estate in housing need. Number of social homes increased from 50-60% of affordable homes following local feedback. Social rent will be very close to council rent.

### Q: Why are some of the new homes for sale as part of the development?

A: In order to pay for new community spaces, play space and affordable homes. Private and affordable homes will look the same and will be mixed across the site.

### Q: How do I find out more about getting a new home?

A: It is not possible to register for the proposed homes yet, but residents on the waiting list will have priority.

### For further information and to apply to join the Housing Register call:

Housing Advice on: 020 8753 4198 (Option 1, Option 1)

For information about shared ownership arrange an appointment with a Home Buy Officer on 020 8753 6464 or email [h&fHomebuy@lbf.gov.uk](mailto:h&fHomebuy@lbf.gov.uk)

### Q: What will happen to existing community facilities?

A: A new forest school nursery will be provided for Randolph Beresford. All other in-use community facilities will be re-provided with a space within a large community hub. These spaces have been designed with local organisations. During construction the former health centre will be converted into a temporary community hub and the nursery will remain in their current location whilst the new space is built.

### Q: How tall are the proposed buildings?

- A: Community Hub and Nursery are 1-2 storeys high.** These are proposed next to St Johns xxiii primary school and opposite Cornwallis house.
- 5 storey residential blocks match the existing heights at the edges** and are 23 metres away from existing homes in Denham, Champlain, Evans and Mackay House. Daylight studies show no negative impact on existing homes.
- There are three points where the height is 6 stories and one point of 9 storeys in the centre of the site.** Extra height here means there are enough homes to pay for the project without impacting on daylight into existing homes. Other options were explored however they would have led to a loss of trees, less open space, or that community buildings had residential above them.

### Q: Have residents been involved in developing the programme?

A: Yes, more than 1000 residents have been involved by telling us their priorities for the area, the facilities they would like, and assisting in the design process. Residents can continue to get involved as we approach planning submission, and residents will be involved in choosing the main contractor for the programme.

### Q: What about parking and the impact on services?

A: There are some new parking spaces being provided in the south of the site. Existing parking spaces affected by the development will be re-provided like for like (see diagram shown left). In line with London-wide policy, the new development will only provide parking for residents who have a disability. Wider studies show that local existing, and planned, infrastructure in the area will meet the needs of an increased population.

## Estimated timeline

For details on the work we've done so far visit the 'working with you' tab at:

[bit.ly/whitecitycentral](https://bit.ly/whitecitycentral)

### We are here

Weekly drop-ins every Thursday in housing office

Project recap drop-ins

June 2022

Reviewing designs for community hub with local organisations

July 2022

Planning exhibitions

Summer 2022

Planning application

Technical design

Find contractors

Late 2023

Earliest construction

Late 2025

First Phase complete

Late 2027

Second Phase complete

TBC 2027

All buildings and homes available

Co-producing a detailed design

Subject to planning permission & detailed construction plan

## New accessible and inclusive spaces

Based on valuable feedback from local disabled residents and disability advocacy groups, the design for the new community hub will now include a changing places toilet.



This state of the art changing facility will be provided in addition to standard accessible toilets and mean that disabled people with more complex needs, and their carers can use facilities in the community hub more easily.

We have also been revising and refining plans for the new hub with local organisations, adding storage and considering how different groups can share space at different times. Come and see the latest plans for the community hub at our next events in June and at our exhibitions in July.

## Creating public art with local people

In a workshop our young designers group of local teenagers came up with ideas for public art that celebrated the past, present and future of the area.

These included:

- A historical silhouette from the great exhibition, filled with memories from local residents.
- Re-purposing existing concrete orbs with facts carved into them to create a time-line trail.
- A sculptural tree made by re-purposing existing elements from Bridget Joyce Square.



**Translation? Tarjumaad? ترجمت**  
**Tradução? Tłumaczenie? Traducción?**  
**Pagsasalin? Traduction?**

**Large print, any other alternative formats or if you have any questions get in touch:**

**Phone: 020 3735 7629**

**Email: WhiteCity@make-good.com**

The White City Central design team, led by H&F council are:

**Mae**

FARRER HUXLEY

**make:good**

**ARCADIS**

**LCL Lord Consultants Inclusive Design**

## Join the construction working group



The council will keep residents informed and involved throughout the construction process.

If the project gets planning permission in the summer there would be approximately 4 years of construction in two phases from 2023-2027. This group would help co-produce the strategy for how this happens in a way to minimise the disruption for surrounding residents as much as possible

They will be involved in helping select the contractors and offering guidance and insights to make sure the construction is considerately managed.

We particularly encourage residents from the blocks closest to the site: Cornwallis, Denham, Champlain, Evans or Mackay House to get involved as building work will have the most impact on them. The Council would like to ensure that the working group represents the diversity of the White City Estate residents, and would welcome applicants from a range of communities, including disabled people.

Contact Kelvin for more info and to join this group:  
[Kelvin.Tame@lbhf.gov.uk](mailto:Kelvin.Tame@lbhf.gov.uk)

You can also get in touch with the White City Estate Resident's advisory panel to speak to other residents about the project: [WCEPanel@gmail.com](mailto:WCEPanel@gmail.com)

## Get in touch to find out more

**make:good** are leading on the community engagement on the project. Contact Jasper to get involved:

- Phone:** 020 3735 7629 **SMS:** 0333 090 9145  
**Email:** [WhiteCity@make-good.com](mailto:WhiteCity@make-good.com)  
**Visit the website:** [bit.ly/WhiteCitycentral](http://bit.ly/WhiteCitycentral)

You can also contact **Ayesha Ovaisi** from the Council:

- Phone:** 0782 7842 710  
**Email:** [Ayesha.Ovaisi@lbhf.gov.uk](mailto:Ayesha.Ovaisi@lbhf.gov.uk)

**Sign up for updates:**  
[bit.ly/wcmailinglist](http://bit.ly/wcmailinglist)