

# What is the project about?









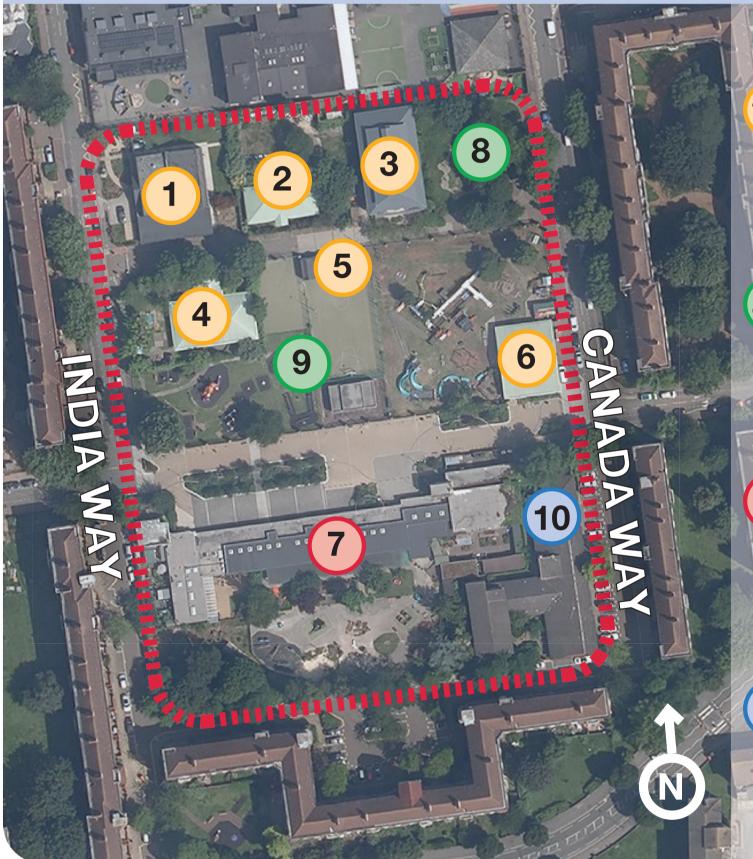






# The area being looked at

## How can we create space for new homes and keep what matters?



- Services shown in yellow would 1-6) have brand new spaces, with distinct identities, in a central community hub.
- New play and outdoor gym equipment will be provided in a green, inclusive and playable landscape.
  - The Nursery would remain where it is until a brand new forest nursery is built in the north of the site.
- We are exploring how the old health centre building could be used during construction to keep community services running throughout.



- **White City Community Centre**
- 2 Disused Over 50's centre
- 3 North Area Housing Office
- R. Beresford Family Annex
- 5 One O'clock Club
- White City Adventure Playground
- R. Beresford Early Years Centre
- **Outdoor Gym**
- 9 Sports Pitch & Playground
- **Disused Health Centre**

# Working with your community since Sep 2020



More than 30 meetings with key stakeholders, including all on-site operators



More than 200 feedback forms and over 1000 comments at workshops and events that formed the Community Brief.



4 key sharing events online and in Bridget Joyce Sq more than 250 people spoken to face to face



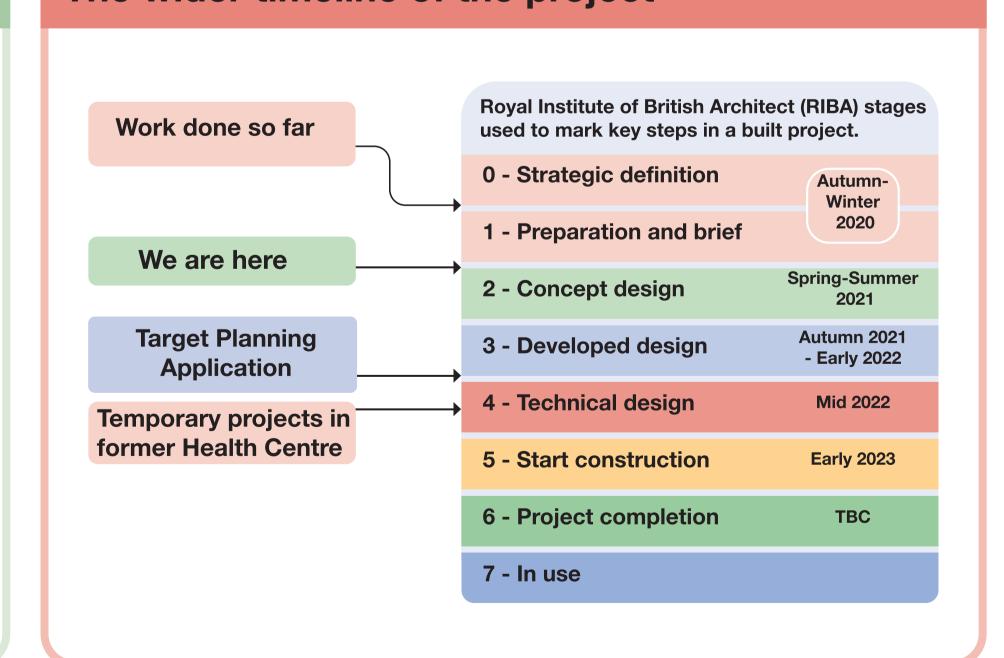
11 Online workshops to explain the project, understand priorities and share ideas and feedback.

Residents **Advisory Panel** 

Community brief based on your priorities

**Initial studies** into whole site approach

# The wider timeline of the project



**Estimated** Timeline We will look at a different themes and offer different ways to

get involved, and have your say. See back page for dates and details.

**Project** update

Spring 2021

**New buildings** & routes

**July 2021** 

Community spaces

Co-producing a concept design

August 2021 September 2021 & play

**Exhibition** sharing design

Autumn 2021 **Refining designs** and plans

Co-producing a detailed design

**Winter 2021 Exhibition** pre-planning

**Early 2022 Planning** application

Mid 2022 **Technical** design

Late 2022 **Procure** contractors

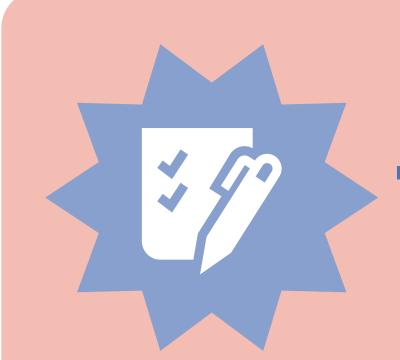
Subject to planning permission

**Early 2023 Earliest** construction

Find out more:

**≥** bit.ly/wcmailinglist

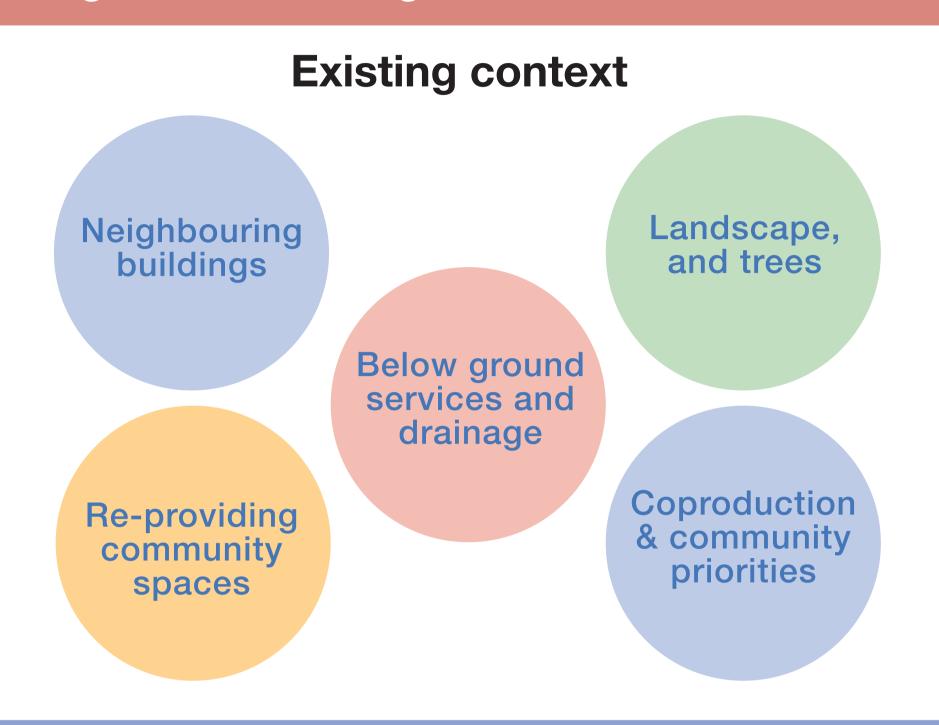
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# Things we need to consider



### Things that our design has to consider

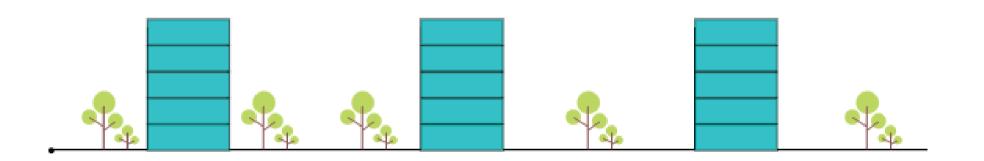




## **Looking at density on White City Estate:**

Density refers to the number of units designed to be lived in, within a specific area.

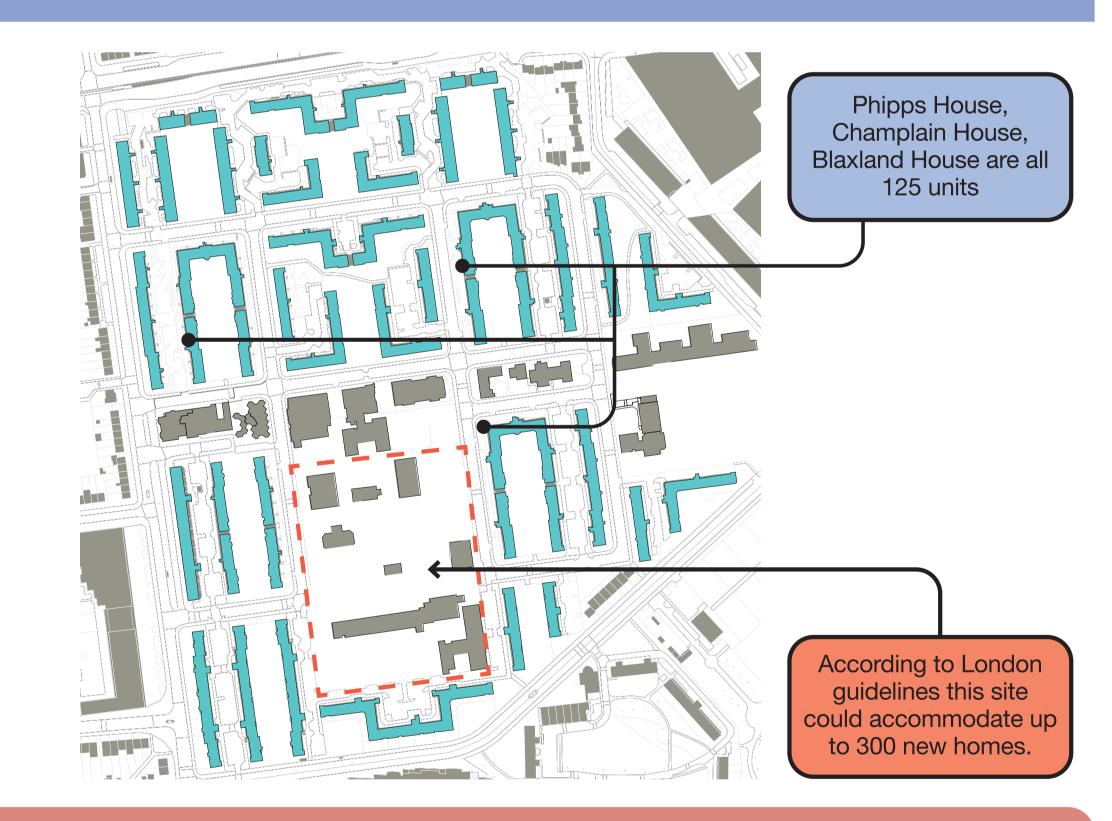
In London there are guidelines called the London Plan for Architects and planners to work out appropriate density of a proposal.



Existing housing blocks are 5 storeys high and between 18m and 24m apart



**Current local housing need** 

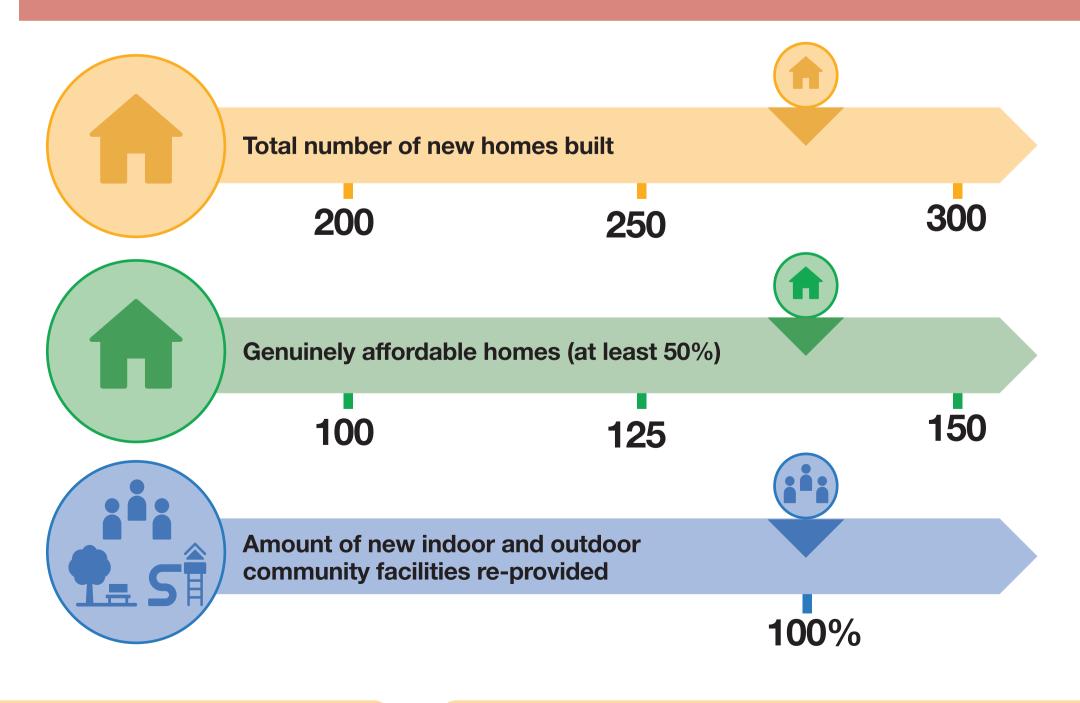


#### 133 220 **White City** 'transfers' or existing secure households with housing council tenants need This means that if they 38 transfer to another are in the property then, their highest former home can be priority for used by someone else rehousing on the waiting list.

72
qualify for
'community
contribution'
priority\*

172
require
2 or 3 bed
properties
properties

# Finding the right balance



It is possible to build 200-300 homes on this site. Up to half would be rented or sold by the council at market rates to help pay for the project.

There are 2,800 in need of housing in the borough. The more homes built, the more we are able to help rehouse local people with housing need.

The overall number of homes allows us to pay to re-provide future-proofed community spaces, upgraded landscape and play spaces, for all.

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student or carer status

New buildings & routes - July 2021











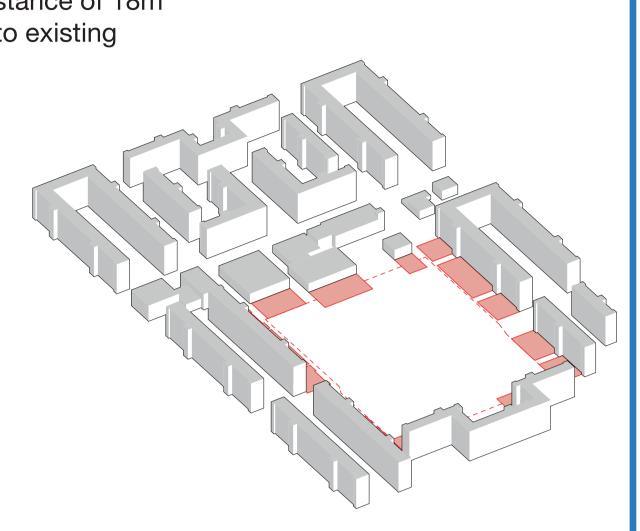
# Where can we build?



### **Overlooking**

To ensure privacy, a minimum distance of 18m must be kept between new and to existing buildings.

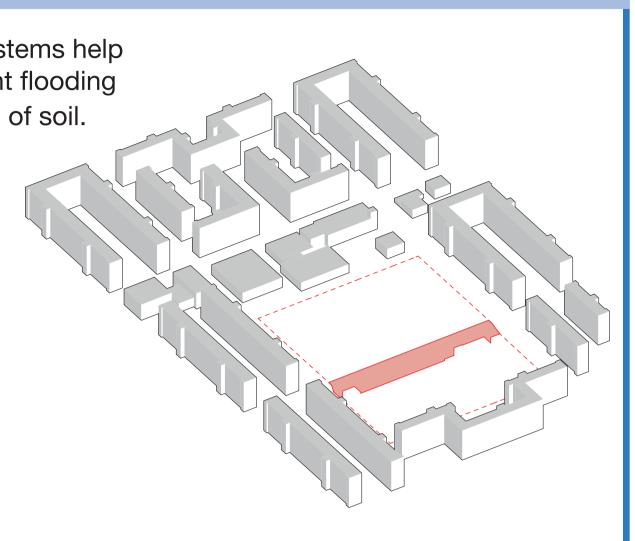
Areas in pink show minimum 18m distance



# Services below ground and SUDS\* in **Bridget Joyce Square**

\*SUDS: Sustainable drainage systems help absorb excessive rain and prevent flooding using planting and different types of soil.

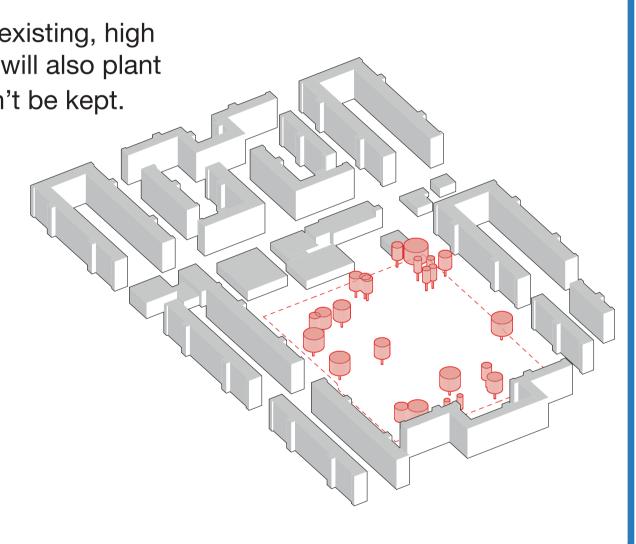




### **Existing trees on the site**

We are aiming to retain as many existing, high quality trees where possible. We will also plant new trees to replace any that can't be kept.





# Space for re-providing community uses



One O'Clock Club

Randolph Beresford

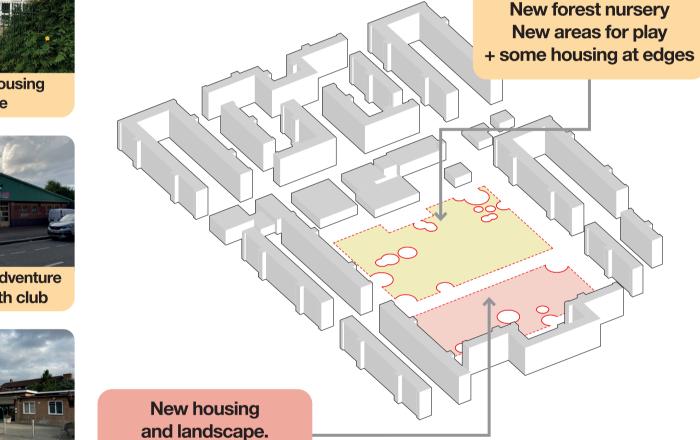






**Randolph Beresford** 

**Early Years centre** 

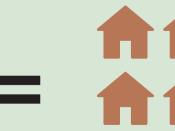


# Activity: Thinking about height, massing and landscape

Use the model to tell us your priorities around height, shape and location of new homes, and find out how the above effect where they can go, their size and shape.

Each block represents 5 units (homes) try arranging them in different ways to tell us how you think we could provide new homes in the area.



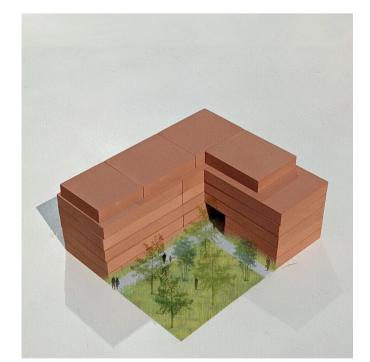


5 homes

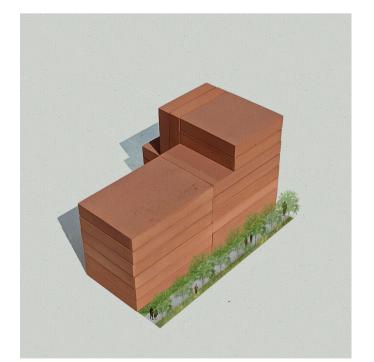
Remember for now we are thinking about high level shape and size - soon we will be discussing how design details and new landscape make a place look and feel.







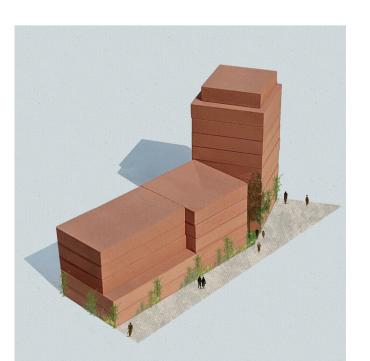




We will be focusing on

this area in our activity





Community provision,



Find out more: ■ bit.ly/wcmailinglist bit.ly/whitecitycentral











