



**Councillor Rachael Robathan**  
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**Cllr Jan Prendergast**  
**Westminster City Hall**  
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**London**  
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**10<sup>th</sup> March 2017**

Dear Jan,

Thank you for your correspondence regarding your concerns about the development of 111b Shirland Road. You raised a wide range of points on behalf of residents from Delaware Road which I want to answer here. For clarity I have answered the points as you made them in your email.

#### Consultation

I understand your concern about the consultation of Delaware Mansion's residents. However, I assure you that the Council carried out the range of consultation activity that we usually would with this type of development. As you are aware, all residents within the surrounding area of Beachcroft House were invited to attend two community consultation exhibitions that were held at Maida Vale Library on 28<sup>th</sup> June and 5<sup>th</sup> July 2016. All residents, including those living in Delaware Mansions, were notified of these exhibitions via a mail-dropped flyer approximately one week before the first consultation event. Feedback provided during the consultation events was incorporated into the design (where possible).

Records of attendance and feedback from these consultation events can be provided if that would be helpful. Broadly though, attendees included people from Elgin Avenue and further afield. We are aware that no residents from Delaware Mansions attended the events.

Posters were also installed at the Little Venice and Maida Vale estate offices and within the local schools outlining the proposal and consultation events. A website was also created for the development which provided up to date information on the design



proposals, proposed consultation events and provided interested parties with the opportunity to leave comments.

Further to this, and following submission of the planning application, the Council's planning department wrote to all neighbouring residents on 23<sup>rd</sup> November 2016 to advise them of the proposal and how to lodge comments. Additional statutory planning consultation was carried out by WCC planning in December 2016.

I apologise if the Delaware Mansions' residents do not feel that this was extensive enough however I am content that the Council consulted as far as it could in regard to this development.

As you rightly point out, the consultation process and activity will be addressed at the planning committee and my understanding is that the planning officer (Rupert Handley) is arranging a site visit to take place before the committee meets to make its decision.

#### Size of the scheme

I have also taken note of your points in regard to the size of the scheme. However, I am satisfied that size of the scheme has not increased significantly to the scheme on show at the consultation. In total, the floor area has had a minor increase of 6% since consultation. This is primarily due to the removal of the access ramp from Shirland Road (as a result of feedback from WCC planning officers) which has created this additional developable space. (For reference, the square metre floor space proposed at consultation was 6,624m<sup>2</sup>, whereas the planning application quotes 7,062m<sup>2</sup>).

Also for your reference, the care home has reduced from 85 to 84 beds and the quantity of flats has increased from 20 to 31 so the overall floor space does remain similar. This is mainly due to the proposed change in the proportion of 1, 2 & 3 bed flats at Beachcroft, which has been suggested to allow a wider range of accommodation to be provided, reflecting the local demand.

I hope this assures you that the size of the development has not increased significantly and indeed, any changes that have been made are to improve the range of homeownership options for local residents.

#### Traffic

Westminster has commissioned a review of the original transport assessment which has confirmed that the amount of traffic assumed by PRP originally was sufficient and if anything is an over estimation of the likely traffic generation from the scheme. None of the parking spaces are specifically allocated to the proposed accommodation and while residents of the flats will also be able to apply for resident permit spaces it is more likely that they will seek to park near the entrance on Shirland Road. In addition, Sanctuary





Care (our care provider for the scheme) and the Council's Adult Social Care team have confirmed there is no requirement for staff parking spaces. All staff will use public transport as outlined in the travel plan submitted with the planning application. I hope this assures you that the traffic levels will be more than manageable and won't have a significant impact on local residents (if any impact at all).

### Parking

I can see that that the statements on page 3 of the Motion report may seem to contradict Westminster but in fact the Motion report refers to "Westminster parking standards" which is misleading. The car parking numbers provided are actually the maximum number permitted for residential units (not a standard). The disabled and cycle numbers provided are a minimum.

In addition, SDG's report supports the level of parking proposed for the scheme based upon the sites proximity to transport. The proposed number of spaces is anticipated to be an appropriate provision for the new development taking into account car ownership data and the extent of single bed flats that make up the majority of the new residential units.

For reference, the parking spaces numbers are made up as follows:

Existing Oak Tree House garages:

- Of the 19 garages at Oak Tree House, 11 of these are rented to Oak Tree House residents. We are aware that not all of these are used for parking (some are used for storage).
- The 3 void garages within Oak Tree House will not be re-let nor will they be re-provided within the new development.
- The 5 garages rented to non-Oak Tree House residents will not be offered a new parking space in the new development however the Council will attempt to allocate one of the many empty garages in Maida Vale to them.

Proposed car spaces:

- 11 of the spaces within the new development can be made available to the Oak Tree House residents with existing garage spaces.
- The remaining 13 spaces can be made available to the new development.
- The 3 disabled spaces proposed represent 23% of the 13 additional bays the development will create (noting that the additional 11 bays are a re-provision of bays from Oak Tree House).



Further to this, Westminster Council planning officers have confirmed with me that the proposed number of disabled bays is adequate and we can of course incorporate additional disabled bays into the scheme if required. I am therefore content that the parking space arrangements have been thoroughly thought through and will be suitable for the scheme.

Unfortunately your request that we ask officers to review the current parking provision in Delaware Road before this scheme goes to committee is not possible as it is outside of the scope of the current application. However, I do hope that the above numbers and explanations assure you as to the viability of the parking assumptions.

As you know, I believe the plans for the scheme responds to local demand and I hope this letter helps to reassure your residents. I am happy to ask officers to meet with residents if you think this would be helpful.

Yours sincerely,

A handwritten signature in black ink that reads "Rachael Robathan".

**Cllr Rachael Robathan  
Cabinet Member for Housing  
Westminster City Council**