

# EBURY BRIDGE RENEWAL

## HYBRID PLANNING APPLICATION ENVIRONMENTAL STATEMENT NON-TECHNICAL SUMMARY JULY 2020

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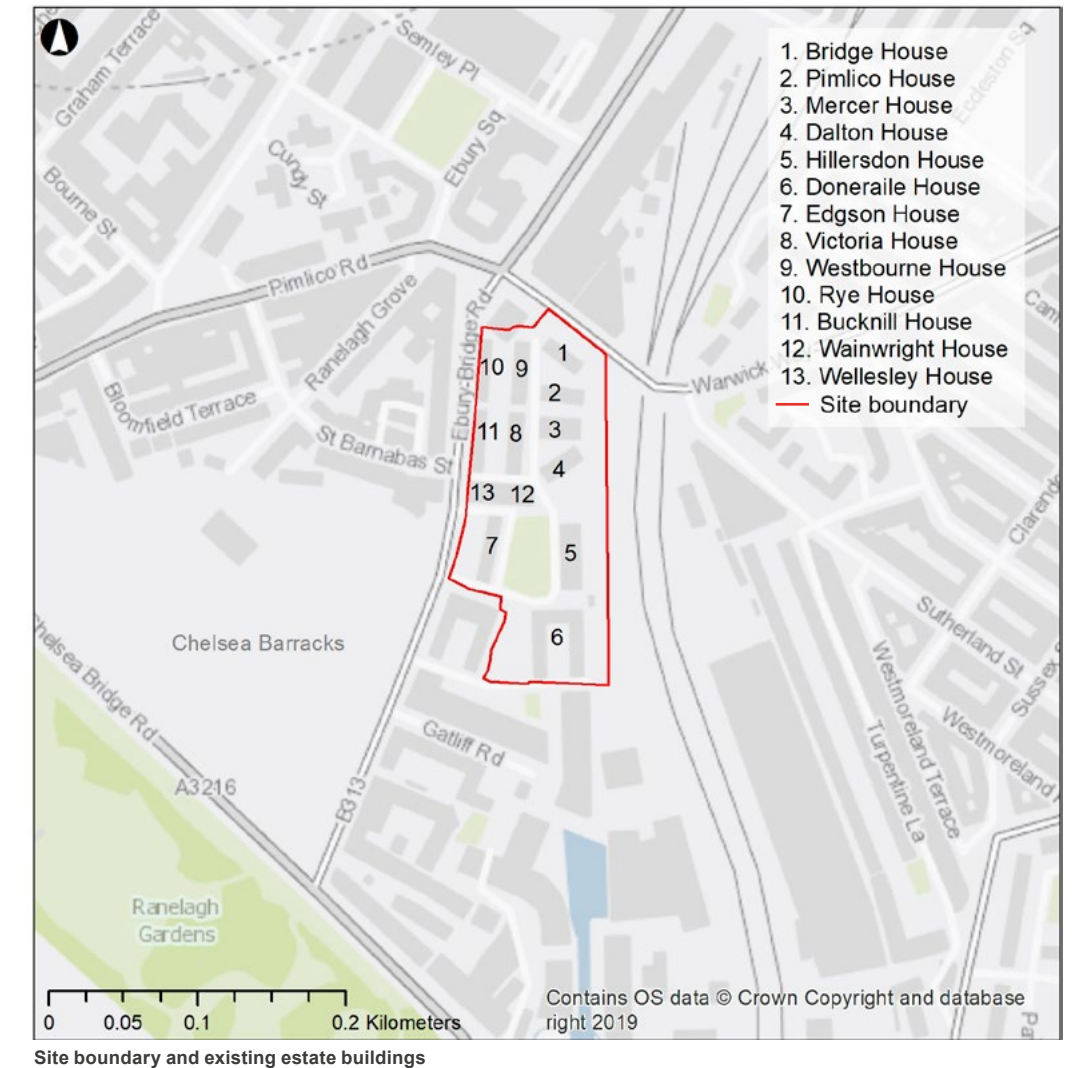
# Introduction

The Ebury Bridge Renewal project is a major regeneration project led by Westminster City Council. It aims to create a modern neighbourhood for existing and new residents by:

- Delivering affordable housing;
- Creating a mixed community;
- Improving public spaces and community facilities;
- Partnering with residents and businesses; and
- Creating a high quality development for all.

As part of the planning submission, an assessment has been carried out to understand how the existing environment is likely to change due to the development. This includes changes during demolition and construction, as well as once the project is built and in use.

The purpose of this document is to summarise the findings of the environmental assessment in a clear manner, free of technical terms.



Left: Existing Ebury Bridge Estate, September 2019





# The Proposed Development

## Existing site

The Ebury Bridge Estate is a housing estate located within the City of Westminster. To the east of the site are major railway lines leading to Victoria Station and to the west is the site of the former Chelsea Barracks, which is now a major residential development. The site originally consisted of a housing estate of 336 homes, with some shops along Ebury Bridge Road.

Several buildings on site have been or are in the process of being vacated, and Edgson House has been demolished. The demolition of Wellesley House, Wainwright House, Dalton House, Hillersdon House, Pimlico House and Mercer House has also been approved under a separate planning application and will begin in the second half of 2020.

## New homes and retail opportunities

The Ebury Bridge renewal planning application is for 758 residential units across nine buildings, with the tallest building approximately 19 storeys. The taller buildings would be located in the eastern part of the site, alongside the railway lines. Lower buildings would be along Ebury Bridge Road, in line with the existing buildings on this street. Each building would have access to private open spaces and homes would be provided with balconies or terraces.

The new buildings would also contain community spaces on the lower floors. A number of shops facing Ebury Bridge Road would maintain the current high street.

## Community focused public space

The new buildings would be located around four connected public squares, including spaces for community activities and play areas. The squares would be largely vehicle-free, prioritising walking and cycling through and around the development, with access provided for emergency vehicles. Areas of planting within the squares would increase biodiversity, in addition to tree planting throughout the site and the development of podium gardens for each building.

## Construction phasing

Construction of the Proposed Development is due to commence in mid 2021 with the construction of buildings 7 and 8. This would be followed by the demolition of the remaining buildings on site and construction of the other seven buildings between 2022 and 2027. It is anticipated that following the construction of buildings 7 and 8, all residents who were vacated and wished to return would be moved back.

Left: Visualisation of the proposed development





## Evolution of the design

### Design context

In 2017 Westminster City Council considered a range of scenarios for the future of the Ebury Bridge estate. These ranged from full refurbishment through to full redevelopment and a number of other options. For each scenario, Westminster City Council involved both the Ebury Bridge Community Futures Group and estate residents.

### Preferred scenario

Following the process of assessment, Westminster City Council's preferred scenario for Ebury Estate is complete redevelopment. The new homes would have lower energy and maintenance costs, would increase the number of affordable homes in Westminster, provide new community facilities and improve the quality of public spaces within the estate.

### Layout and building size

Three different layouts were considered. The layout chosen creates more open space between each building, increases daylight and sunlight availability within the public squares and improves daylight within the residential units by increasing the number of dual aspect windows.

### Homes mix

Four options were assessed to decide how to distribute affordable and private homes across the site. The preferred option was to mix affordable and private homes throughout the site to support a more balanced and mixed community. There will also be no difference in the design of private and affordable housing.

### Daylight, sunlight and wind

Extensive design work was undertaken in response to concerns raised by neighbouring residents about the potential impact of the taller blocks on daylight and sunlight coming into their homes. The heights of some buildings were reduced and others were redesigned.

Wind tunnel testing was undertaken to support the design and ensure the Proposed Development did not result in unsafe wind conditions within and around the site. This testing informed the layout and design of the buildings to create acceptable wind conditions.



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## The Environmental Impact Assessment findings

The design development and environmental impact assessment process have sought to avoid or reduce negative environmental effects as well as identify and promote the benefits of the proposed development.

The assessment has considered the following aspects of the environment:

- Air quality
- Archaeology
- Climate change
- Daylight and sunlight
- Ecology and biodiversity
- Electromagnetic interference
- Environmental wind
- Health
- Heritage, townscape and visual
- Land quality
- Noise and vibration
- Socio-economics

### Air quality

During construction, measures would be put in place to prevent impacts in relation to air quality. The draft Construction Management Plan sets out these measures, including:

- compliance with low-emission standards;
- using solid screens or barriers around dusty activities; and
- locating machinery and dust-causing activities away from sensitive areas.

The Proposed Development encourages sustainable travel by providing cycle parking and limiting car parking to only disabled parking. As the site is also located close to the existing public transport network, residents are expected to travel to and from the site via public transport, cycling and walking, as currently happens. Therefore, the operation of the Proposed Development would not have a significant impact on air quality.

### Archaeology

A review of archaeological information indicates that deposits associated with the rivers Westbourne and Tyburn and the Chelsea Waterworks may be found on site. Remains from the Grosvenor Canal and associated buildings are located on the western side of the site.

A mitigation strategy has been developed which includes measures to minimise impacts and sets out how any archaeological remains found during the construction process would be managed.

The construction of the Proposed Development may result in disturbance to archaeological remains. The constructions of the basements would require the removal of any remains found on site, including those related to Grosvenor Canal and associated buildings. However, the impact on archaeological remains, with the mitigation strategy in place, is not anticipated to be significant.





## Climate Change

The Proposed Development would result in carbon emissions assessed as having a significant effect on global climate change. As the earth's atmosphere is already sensitive, any type of development is considered to make a significant contribution to climate change.

The design of the Proposed Development includes measures to reduce impacts on climate change, including well-insulated buildings and the use of renewable energy sources, such as heat pumps and solar panels. Construction measures to reduce carbon emissions are committed to, including the use of low-emission vehicles and plants and the reuse of materials where possible to reduce waste. The use of public transport, cycling and walking is promoted by the Proposed Development by restricting car parking and providing cycle routes and storage.

## Daylight and sunlight

The design process has aimed to minimise daylight and sunlight shadowing on neighbouring properties as much as possible with extensive modelling undertaken. However, the assessment has identified significant adverse effects on the Rising Sun public house, 1 Ebury Bridge Road and Cheylesmore House caused by shadowing from the Proposed Development.

## Ecology and biodiversity

The Proposed Development includes scattered trees and areas of grasslands and shrubs to promote biodiversity. Bird and bat boxes would be placed throughout the site where appropriate. A diverse mix of new trees would result in an overall increase in the number of trees on site, offsetting those that needed to be felled and benefitting local biodiversity.

The draft Construction Management Plan sets out measures to avoid impacts on biodiversity. A potential adverse effect on bats was identified due to the demolition of buildings which could house potential bat roosts. Further bat surveys will be undertaken and if necessary a bat mitigation strategy will be developed to reduce any adverse impacts.

## Electromagnetic interference

The assessment of television signal interference found that there would be no significant effects on existing satellite television receptions, but there would potentially be adverse effects on terrestrial television receptions. If the Proposed Development is found to interfere with television signals, then measures could be implemented to manage this, such as relocating or redirecting TV antennas. Therefore no significant effects are anticipated.

## Environmental Wind

Following wind tunnel testing, changes were made to the design to reduce any adverse effects. Overall, wind conditions in and around the site are acceptable, except at one bus shelter on Ebury Bridge Road where there is a moderate adverse effect as conditions may be uncomfortable for users.





## Health

The Proposed Development would have a positive impact on community cohesion and relationships. Homes are designed to be accessible for all and there would be no visible differences between private and social housing, supporting an inclusive community. All public areas would be accessible and the areas of open space and new community hall would provide inclusive space for community and social activities. Westminster City Council have also worked closely with the estate's Community Futures Group on the aims of the project, including the use of community facilities.

The design of the Proposed Development incorporates measures to improve safety such as clearly marked and well-lit routes, keeping vehicles and pedestrians apart and designing public spaces which are over-looked and visible from the surrounding buildings, increasing feelings of safety among local residents.

Construction and demolition noise is assessed to have a significant adverse effect on the health of local residents as a result of changes in neighbourhood quality. Effects would be temporary and intermittent during construction but, as described in the noise section, further measures to reduce impacts would be required.

## Heritage, townscape and visual

The Proposed Development is not anticipated to harm most heritage assets located near to the site. However, the setting of the Grade II listed National Audit Office and a group of non-designated assets on Westmoreland Place within the Pimlico Conservation Area will be impacted by the Proposed Development. The visual assessment identified adverse impacts at Westmoreland Place, as two buildings from the Proposed Development would be seen in the background of the view, which is currently made up of only historic buildings. In the townscape assessment, no adverse impacts are identified.

## Land quality

Negative impacts from previous land contamination would be controlled through a range of measures to ensure there would be no significant adverse effects on people or local waters. This includes best practice waste and waste-water disposal, the appropriate design of foundations and choice of building materials and enhanced health and safety measures. A ground investigation is currently being undertaken and will establish the status of the ground conditions and any contamination and inform a risk assessment and strategy.

## Noise and vibration

During construction, measures would be put in place to reduce adverse noise and vibration effects, including:

- Site hoarding;
- Quiet working methods where possible;
- Switching equipment off when not in use; and
- Placing noisy equipment away from sensitive areas.

However, there is a significant impact from construction noise on the residents of Westbourne House, Ebury Place, Cheylesmore House and 20-42 Ebury Bridge Road. Further measures would be required including additional noise barriers and noise monitoring. Noise monitoring would allow the local authority to review activities on site when noise thresholds are exceeded and implement additional mitigation or restrictions where appropriate.

## Socio-economics

The provision of new, high quality homes would have a beneficial effect on existing and new residents. All existing homes would be replaced and the development would increase access to affordable and family-sized homes, contributing to local housing needs.

The design of the Proposed Development includes a range of measures that would be beneficial to community interactions. Affordable homes would be distributed throughout the site, encouraging integration between different social groups. A new community hall would provide space for groups to mix and additional space is allocated for a range of other non-residential uses.

New employment opportunities would also be available for returning and new residents of the estate. The scheme has also been designed to provide a safe and secure environment for residents, employees and visitors.





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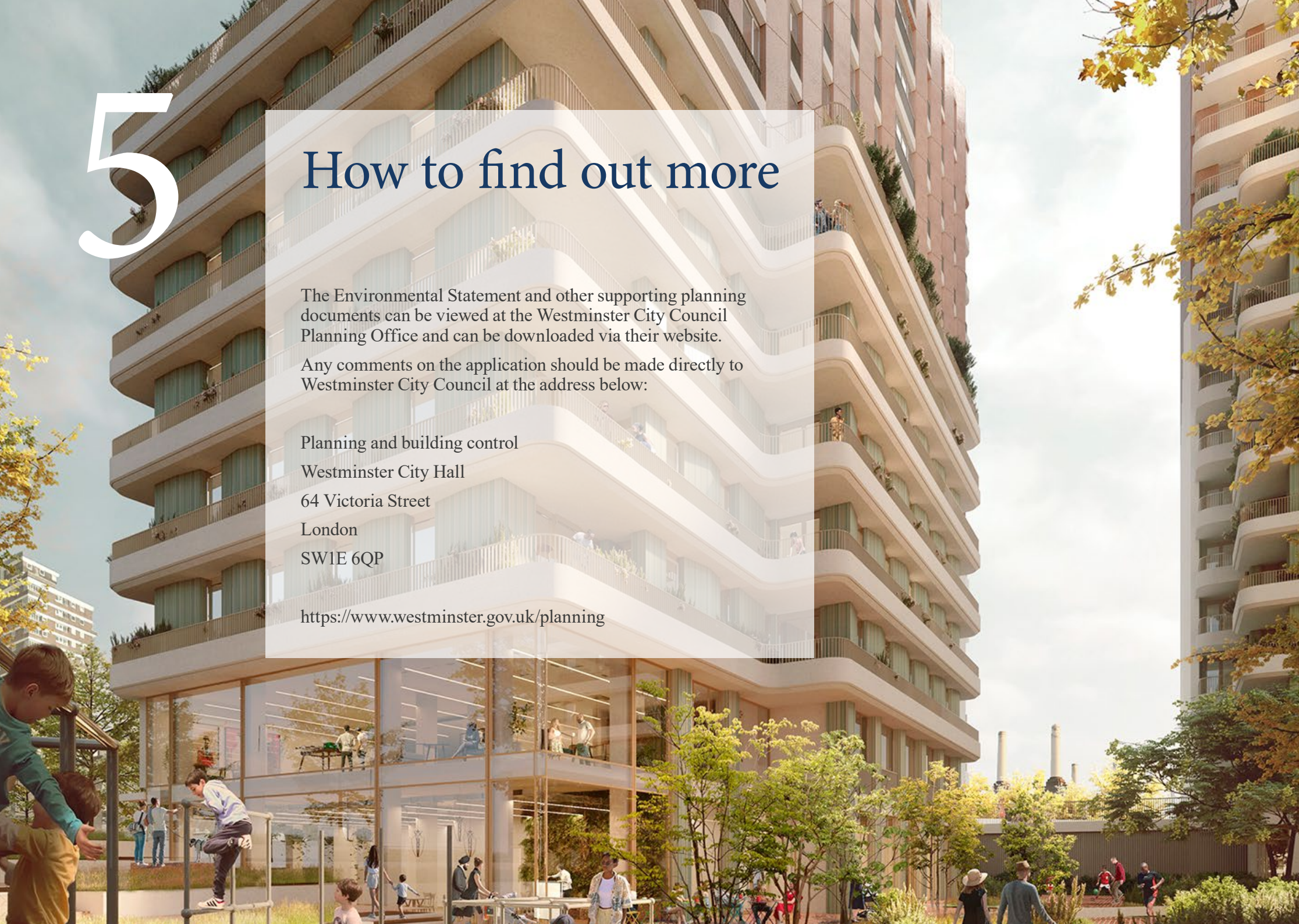
## How to find out more

The Environmental Statement and other supporting planning documents can be viewed at the Westminster City Council Planning Office and can be downloaded via their website.

Any comments on the application should be made directly to Westminster City Council at the address below:

Planning and building control  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP

<https://www.westminster.gov.uk/planning>





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