

Carrick Yard Westminster

Preparing a Historic Borough for a Sustainable and Resilient Future

linkcity

Linkcity have partnered with Westminster City Council to deliver Carrick Yard, a development of 172 modern new apartments alongside a sports hall and community space.

Carrick Yard is part of the wider Church Street masterplan, a critical regeneration programme designed to provide a sustainable future for one of the most historic boroughs of London. The redevelopment of this area will deliver real change by creating great places, opportunities for a healthy prosperous lifestyle, new homes and new jobs.

As part of the Westminster City Council's Developer Framework, Linkcity was selected to deliver the first phase of this regeneration. Our track record of developing inspiring places and a strong focus on community engagement was key to our success.

Delivering a positive impact on both the environment and local community has been the underpinning principle of the development brief from design to operation.



These key principles include:



The implementation of the first phase of Westminster's Green Spine



Promoting a healthy and connected community



Efficient and sustainable building design



Responsible sourcing of sustainable materials



Carrick Yard The Foundation for the Green Spine

Presenting a green and elegant environment for residents and visitors was a critical part for the overall vision for Carrick Yard. The development boasts a private resident's courtyard and a public, pedestrian only corridor 'The Green Spine' that **accounts for more than 800m² of planted area.**

The Green Spine will provide a **pedestrian friendly environment** designed to strengthen the green network of Carrick Yard with the surrounding areas of Church Street, Paddington and the wider Westminster borough. The Green spine will provide open spaces of seating and play areas giving everyone access to nature on their doorstep.

The Green Spine at Carrick Yard is designed to embrace biodiversity by including more than **30 new trees and 20% of the total species being either native or fruit-bearing.** In addition, each of the residential blocks will have its own tree species selected for a unique characteristic. **Birds, swift and bat boxes will be fitted to trees along the Green Spine to encourage the local wildlife.**

To guarantee that the ecological value of the landscape was maximised Linkcity invited a qualified ecologist to participate in the pre-development site assessment and outline proposals that enhance biodiversity and protect features of ecological value during the construction process. The ecologist and landscape architects worked together to ensure that design was not only aesthetically pleasing but also respectful to the environment.



Carrick Yard forms the first phase of the Green Spine, with a financial contribution provided by Linkcity going towards the delivery of the wider Green Spine project. The next phase will start at the junction of Bell Street and Penfold Street and run all the way up to Aberdeen Place and into St John's Wood (see diagrams below) contributing significantly to the 40% increase in publicly accessible space created within the wider Church Street regeneration.



KEYS

- **Phase A Maroon,**
Church Street Junction
- **Phase B Blue,**
Salisbury St Central Section
South Side
- **Phase C Green,**
Salisbury West Section
- **Phase D Yellow,**
Salisbury St Central Section
North Side
- **Phase E Pink,**
Broadley Street Junction
- **Phase F Purple,**
Lisson Street Gardens
- **Phase G Black,**
Broadley Street Eastern
Footway
- **Phase H Orange,**
Broadley Street Gardens





Promoting a Healthy and Connected Community

NEW OCCUPANTS' WELL-BEING

Creating a safe and healthy community was key in Carrick Yard's design. The following features will be provided to all of the new homes to maximise wellbeing:

- Easily adaptable design by meeting all principles of **Lifetimes Homes**
- Provision of sufficiently sized private outdoor spaces via Green Spine, balconies and private garden **creating a sense of community and green views throughout**
- Secure by design certification will provide a safe and secure development for building occupants
- All new homes will be provided with a **Home User Guide**, giving occupants a clear guidance on how to use their new home and **encouraging sustainable behaviours**



THE WIDER COMMUNITY WELL-BEING

Throughout the whole design process there was consistent consultation with the local community to ensure the design of the Green Spine and of the wider Carrick Yard development was to the public benefit. With this in mind, a Community Sports Centre that has been designed to **BREEAM Very Good standard** will be constructed as part of the development. This space provides facilities such as a **multi-use sports hall and dance studio** for use by the local community. The Sport Hall's design also aims to create a comfortable and welcoming environment for staff and visitors that increases participation in indoor activities. To achieve this the design integrates:

- Best practice internal lighting levels
- Thermal comfort systems
- Plumbed-in water coolers for all building users
- Soundproofing floor and ceiling finishes
- Optimised indoor air quality by only specifying low VOC emissions material finishes
- Specification to Sports England standards
- Intruder resistant doors
- Level accessible entry

THE CHURCH STREET REGENERATION

Within the wider Church Street regeneration there is the provision for a range of public spaces such as an **informal stage in the park, electricity points, and a community garden that offers opportunity for local, cultural events encouraging social interaction**. This will be stimulated by associated public art and other community initiatives led by **Create Church Street and Neighbourhood Keepers**.

With the new green spaces, everyone will have access to nature right on their doorstep bringing positive new health and well-being benefits. Open spaces will mean people of all ages can safely meet and mingle. There will be lots of opportunity for activity including:

- Play areas for toddlers and older children in the park
- 'Play on the way' facilities along the length of Salisbury Street
- Free outdoor gym equipment positioned along the Green Spine
- An informal kick-about space in the park
- Quieter spaces in the park to enjoy the new environment

The area has also been carefully designed to increase safety, with improved lighting and the removal of dark, tucked away corners.



Efficient and sustainable building design

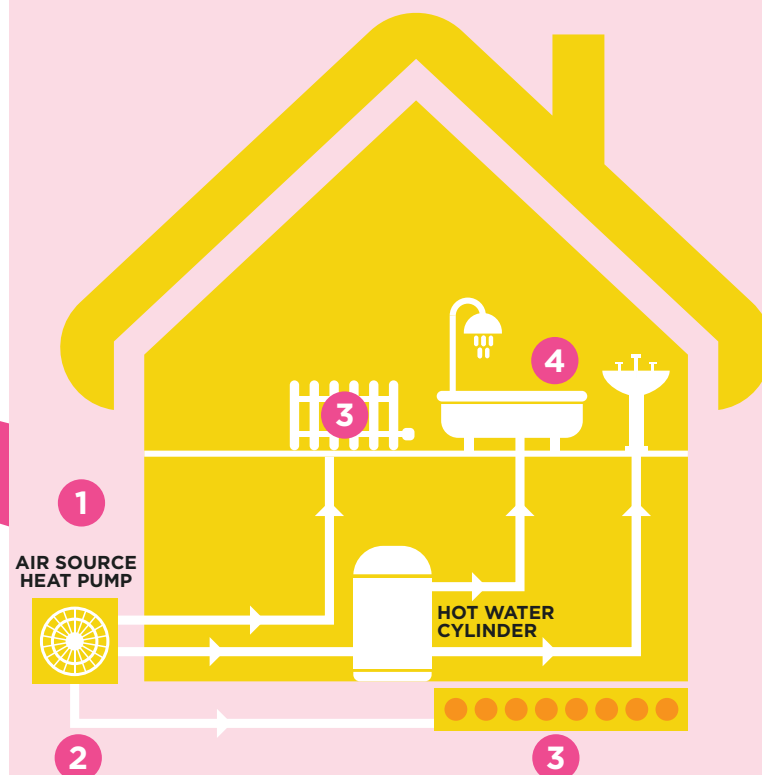
LOW CARBON ENERGY

Westminster City Council is planning for a **District Heating Network using 100% renewable energy** as part of the masterplan. Being an earlier phase of the regeneration, Carrick Yard will be delivered prior to the network being operational. With resilience and sustainability in mind, Linkcity has purposefully designed and constructed the development to easily connect into the Heat Network as and when it becomes available.

In addition, Linkcity worked hard with the design team to explore other low carbon technology options to achieve the greatest saving on carbon emissions. A comparison between the originally specified combined heat power (CHP) system and air source heat pumps (ASHP) technology demonstrated that the latter was more efficient at reducing carbon emissions. **Each heat pump for all 172 homes is net zero carbon at the point of use, thus reducing total carbon emissions.**



AIR SOURCE HEAT PUMP



- 1 Air source heat pump takes in air from outside to heat a liquid refrigerant
- 2 Using electricity, the pump compresses the liquid to increase its temperature. This then condenses back into a liquid to release stored heat.
- 3 Stored hot water can be used for showers, baths and taps.
- 4 Heat is sent to radiators or underfloor heating - the remainder is stored in a hot water cylinder.





Responsible sourcing of sustainable materials

WATER STRATEGY

The management of water usage and drainage on residential units and public spaces were carefully considered in the design. **All new homes will be fitted with water efficient fittings that will bring the consumption of potable water down to less than 105 litres per person per day.**

The Home User Guides will include good practices about water saving habits and appliances that can be used throughout the home. The development will also reduce the impermeable area onsite. **It will incorporate large vegetated areas and Sustainable Urban Drainage Systems (SUDs) such as blue roof, permeable paving and ground-based rainfall runoff storage tank.** The landscaping has been designed to rely exclusively on natural precipitation and manual watering. The design of the Sports Hall also helps reducing the water consumption in the building with Water efficient fittings, Flow control devices to WCs, Water metering and Leak detection alarms.



CONSTRUCTION WASTE AND MATERIALS

Linkcity embraced a sustainability first approach throughout every phase of the development.

To date, Linkcity has managed to **divert more than 95% of the total waste generated by the development from landfill.** This is due to a robust and responsible approach to construction management, a pre-demolition audit undertaken to determine methods for reusing the demolition material and BRE's online tool SMARTWaste.

The materials used for construction are also responsibly sourced with 100% of the timber used in this development being FSC certified and legally harvested.

SMARTWASTE
delivered by bre





CONTACT US

London office

Becket House,
1 Lambeth Palace Road,
London, SE1 7EU

T: +44 (0)20 7401 0020

F: +44 (0)20 7401 0030

E: info@linkcity.com



twitter.com/LinkcityUK



linkedin.com/company/linkcity-uk