

June 2019
Version 1

Frequently Asked Questions

2 Palliser Road

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Thank you for all your comments and questions so far. These Frequently Asked Questions are for information and guidance; our latest version is accessible at www.shgroup.org.uk/palliser

If you have any questions that are not answered below or want to ensure that you have the latest version, please contact us on **020 7324 1210** or email jessica.caruth@shgroup.org.uk You can comment on our proposal at <https://bit.ly/2WUJ7ZX>

Who owns Ada Lewis House?

Southern Housing Group owns the freehold of the building. We temporarily lease the building to a private organisation providing short-term, single occupancy accommodation for young professionals.

What is the proposal for Ada Lewis House?

We plan to demolish the existing building to create 36 new one, two and three-bedroom homes. We plan to extend the existing building footprint to complete the streetscape on Comeragh Road.

The new low-rise block will be five storeys high maintaining similar heights compared to the existing building and the adjoining terraced houses; this includes a lower level storey and private lightwells on Palliser Road.

50% of the new homes will be affordable with homes for London Affordable Rent, London Living Rent and shared ownership. The homes on the upper storeys will be for private sale.

There will be shared circulation between the affordable and private homes as well as a shared, landscaped garden.

We want to take the opportunity to enhance the street frontages on Palliser Road, Comeragh Road and Barton Road and create a bookend to the existing terraces. We want to integrate the new building to create continuity with the existing streetscape.

For more information visit www.shgroup.org.uk/palliser

Will your design fit in with the existing architectural characteristics of neighbouring streets?

The site lies within the Barons Court Conservation area and an established residential neighbourhood.

The new building height reflects the residential scale of the Victorian and Edwardian housing and mansion blocks in the neighbouring streets. The terraced houses are generally arranged with a lower ground floor and a raised ground floor with four or five storeys above.

Although distinct with a contemporary style, the proposed character, scale and massing of the new building has been designed to reflect the local character and responds to the adjoining terraces. We've adopted the strong horizontal and vertical elements of the adjoining terrace façade into our design.

We've included key architectural features of the neighbouring homes, such as: the horizontal and vertical rhythm; projecting bays; lower ground floors with small private lightwells, and a central entrance and street accessible maisonettes.

We've adopted a mansard roof that will line through with the adjacent eaves and create a building that matches the height of the existing building and blends in with the surrounding roofscapes.

What materials will you use?

Our proposal is based on the use of materials that are consistent with the local character and materiality of the existing Edwardian terraces. We plan to use a red colour palette for the brick, which is prominent on Palliser Road.

Why are you creating new homes?

As a charitable business, we're proud of our social purpose to build more genuinely affordable homes and enable more people to take their first steps to buy their own homes through shared ownership schemes. We want to create diverse, multi-tenure communities where everyone has a high quality home regardless of the rent they pay.

Building private and market rent homes is not the core of our social purpose, but we need to build these to fund and maximise genuinely affordable housing. All profit we make is reinvested to provide more affordable housing and improve our estates

We're looking at opportunities to invest in and improve our existing buildings and estates and their potential to create new high quality homes.

Have you considered refurbishing the existing building?

We had originally considered refurbishing and adapting the building to create new homes. Ada Lewis House was built in the 1920s and the existing layout of the building is narrow, single occupant rooms with shared, communal facilities.

There were many challenges to adapting the building to ensure we created high quality, accessible homes. To create new homes, the existing building would have required a considerable amount of remodelling, including demolishing internal walls, floor slabs and part of the external elevation. We would need to provide private amenity spaces for each home. Therefore, refurbishing the building to create new homes would be impractical to achieve.

Importantly, developing a new building will ensure that national space standards and building regulations are met.

Will there be an increase in on street parking?

The new building will be a car free development. This means that parking will not be provided and vehicles will not be able to park in the surrounding streets.

There will be a condition put on the planning permission restricting residents applying for or obtaining a parking permit. For more information

visit Hammersmith and Fulham Council's website <https://bit.ly/2EsR5SW>

At present, there are two vehicular entrances, one on Comeragh Road and another on Palliser Road. As we plan to extend the footprint of the building we'll create additional on street parking spaces. We propose to use two of these additional spaces for wheelchair accessible parking.

Will there be cycle provision?

Yes, we plan to provide an internal, secure cycle store for 72 bicycles.

What will the tenure mix of the new homes be?

The nine three-bedroom maisonettes on the lower ground levels will be for London Affordable Rent. The nine one and two-bedroom homes on the first floor will be for London Living Rent and shared ownership. The 18 one and two-bedroom homes on the two upper floors will be for private sale.

What are London Affordable Rent and London Living Rent?

London Affordable Rent is a new type of affordable housing defined by the Greater London Authority that will replace social rent in new build homes. The rents are set at around £144/week for a 1-bedroom home up to £187/week for a 6-bedroom home.

London Living Rent is an affordable, below-market rent for those on average incomes. Typically, the rents are around one third of average local household incomes. Those that pay London Living Rent will have the option to the right to buy their home.

What is shared ownership?

Shared ownership means that people own a share of their home and pay rent on the remaining share. They'll need a mortgage for the share they're buying but the deposit that they need is a lot lower than if they were buying the whole property.

We want to help more people take their first steps to buy their own homes, and we believe that shared

ownership offers a good opportunity for those on medium incomes to do so.

For more information about our shared ownership homes visit www.shosales.co.uk

What will you do with the profit you make from the private homes?

We are a not for profit registered housing provider and a registered charitable housing association. Our aim is to build as many new homes as possible for truly affordable rents. To do this we often need to build homes for sale or at a range of rent levels to allow us to provide genuinely affordable homes.

All profit we make is reinvested to provide more affordable housing and services to our residents.

Will you provide wheelchair adapted homes?

Yes, 10% of homes will be wheelchair adaptable homes. The homes will be accessible via a passenger lift. Also, the three-bedroom maisonettes on the lower ground levels will be directly accessible via the streets – Comeragh Road and Barton Road.

Will the homes have private gardens?

Yes, all flats will have private outdoor amenity spaces. We plan to create inset balconies, which are recessed into the façade to provide privacy and create contemporary elevations.

The lower ground maisonettes will have small, private basement lightwells on Comeragh Road Barton Road and Palliser Road as well as rear gardens that open onto the shared communal garden.

There is a shared, landscaped communal garden at the central point of the building.

What will the size of the new homes be?

All the new homes will exceed the Mayor of London's minimum housing design and sustainability standards. These will be high quality, stand the test of time, and complement the surrounding neighbourhood's architecture and character.

For more information on the minimum housing standards visit <https://bit.ly/30C6fhZ>

What will happen to the trees?

We plan to remove the six existing trees including those that are at the front of the existing building on Palliser Road.

We'll replace all the trees that are removed. We plan to plant eight trees and provide a soft landscaped communal garden.

When will you submit a planning application?

We plan submit a planning application in **July 2019**. It may take up to four months for Hammersmith and Fulham Council to make a decision on our application.

When will you start and finish the construction works?

If we are successful with our planning application we propose to start around **mid 2020** with construction taking around 18 months to complete.

How will you minimise the impact on the traffic and the local community?

Once we appoint a contractor we'll consult with the local community, which will enable us to prepare a full Construction Logistics Plan. The Plan will detail how we'll minimise the impact of construction and address any transport or highway issues related with the demolition and construction of the new building.

We'll have to submit a draft Construction Logistics Plan as part of our planning application.

We'll hold a series of resident meetings with the local community once a contractor has been appointed.