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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 Regeneration.Team@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. The residents typically stay for six months to a year and move to alternative accommodation once they feel more established in the area.

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 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.

All of the new homes will be affordable with homes for London Affordable Rent, London Living Rent and shared ownership.

There will be shared circulation between the 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

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 estates and their potential to create new high quality affordable homes.

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.

Have you considered refurbishing the existing building?

Ada Lewis House was built in the 1920s and the existing layout of the building is narrow, single occupant rooms with shared, communal facilities. Residents frequently complained that the homes were no longer up to standard.

We had initially considered refurbishing and adapting the building to create new homes. However, 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. Developing new homes will ensure that current fire regulations are met. All the homes will also have private amenity space.

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.

If planning permission is granted there will be a condition restricting residents applying for or obtaining a parking permit. For more information visit Hammersmith and Fulham Council's website <https://www.lbhf.gov.uk/planning/planning-applications/planning-advice/car-free-developments-and-restrictions-parking-permits>.

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. This meets recognised standards for cycle storage provision.

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. These homes are available to people most in need on the council's waiting list. All of the one and two-bedroom homes on the upper floors will be for London Living Rent and shared ownership.

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

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.

Typical sizes are; Maisonettes: 100m²; 2 Beds: 70m² and 1 Beds: 50m². For more information on the minimum housing standards visit <https://bit.ly/30C6fhZ>

How will the development impact on the street scene?

Our aim is to make the most of the space to provide affordable homes. We have looked at the precedent for distances and frontages. This proposal restores the precedent that is set by the Victorian terraces and mansion blocks in neighbouring streets. With similar proportioned frontages and distances across the street of between 17-18m.

What will happen to the trees?

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

We'll replace the trees that are removed. We want to ensure that the new trees thrive and survive. Rather than saplings, we plan to plant eight semi mature trees and provide a soft landscaped communal garden. The height and spread of the trees when mature will be equal to that of the existing trees.

Our landscape proposals aim to provide visual amenity on the street front.

When will you start and finish the construction works?

If we are successful with our planning application we propose to start enabling works in July with construction starting early in 2021 and taking around 24 months to complete. The enabling works include carrying out site surveys and demolishing the building.

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

Once we appoint a main works contractor we will consult with the local community, which will enable us to prepare a full Construction Logistics Plan. The consultation may include for example discussions on our proposed working hours.

We'll liaise with the Queen's Club and Lawn Tennis Association to ensure that our development does not affect the preparation and management of the annual tennis tournament.

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.