

Hammersmith & Fulham Council

Welcome to our drop-in event



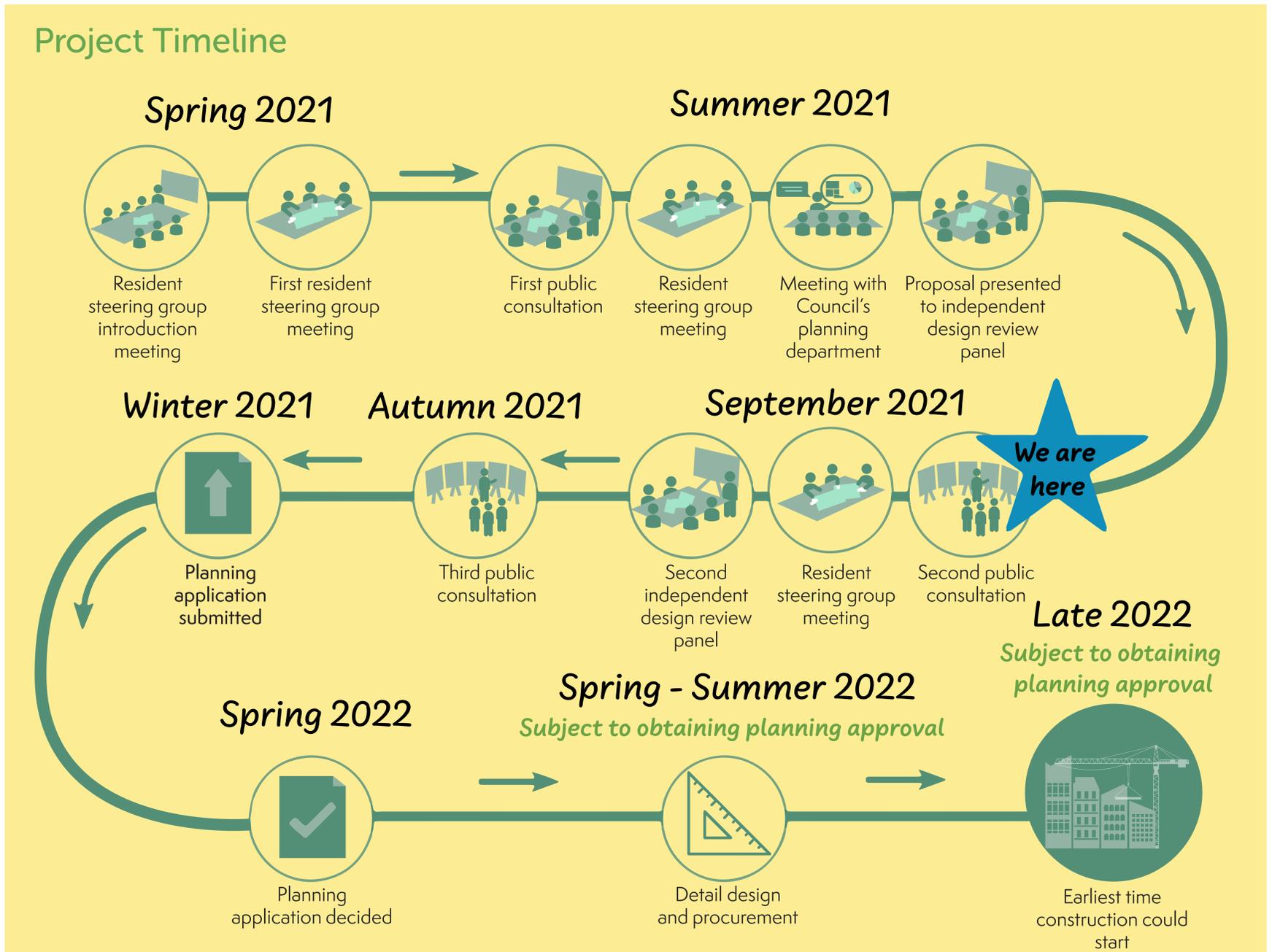
## 2nd Public Consultation

September 2021



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## What's happened so far?



## Public Consultation



Between the 10th – 12th June 2021 we held our first online and in-person public consultation events. 74 local residents attended.



We undertook a survey to gather your feedback to help us create a new housing development which meets the needs of the local community.



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## What did we learn from our first public consultation?



There is support for the creation of building new lower-rise blocks, rather than replacing the existing 14-storey tower blocks.



The council should maximise affordable housing on the site.



The designs need to be considerate of the potential impact on neighbours.



New trees should be planted to replace those lost due to the demolition.



There was concern about additional traffic and parking which the development could generate

We asked you to provide your views on two different layout options



Option A



Option B

A range of views were provided and we have considered these carefully. Based on feedback from the community and the Council's independent Design Review Panel we are recommending to progress with Option B.

### Option B Benefits

- Will increase the size of the central open space and green route through the site, meaning there is more room for play equipment and seating areas.
- Will create a consistent building line along Pellant Road and reinstate a traditional street frontage.
- Will include planting along Pellant Road to create a new tree-lined avenue.
- Over 50 new trees will be planted across the site.

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## Updated designs

### Improvements to site layout – based on June feedback

- New tree planting along Pellant Road and Williams Close, which will double the number of trees on site in comparison to the old site.
- A consistent building line and street frontage along Pellant Road.
- Energy efficient and sustainable buildings which contribute to our net carbon zero target and emerging climate strategy.
- A large central open space running through the site with inclusive play equipment and seating areas.
- A new pedestrian route connecting Dawes Road with Pellant Road.
- Inclusively designed public realm and step-free access.



### Proposed massing compared to previous towers



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## Proposed street-scenes

### Pellant Road



- Ground floor homes accessed from street, but main entrance via center of site.
- Increased number of trees to create continuous green avenue
- Enhanced planting creating landscape buffer
- Building line of northern block moved further away from existing homes, maximising landscape

### Williams Close



New homes opening onto street to enhance natural surveillance.

Balconies removed and living rooms moved to face internal courtyard to protect privacy.

Increased trees and planting within street to protect privacy.

Pavement width increased to maximise accessibility.

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## Proposed street-scenes

Enhanced buffer planting to existing homes.

Enhanced inclusive play provision within community park.

New lighting strategy to increase surveillance

Balconies designed to maximise sustainability and reduce thermal bridging

### Community Park



New homes overlooking pocket park for natural surveillance

Step-free route through the site, linking Dawes Road with Pellant Road.

Maximise tree planting

### Community Park



Community Park Street Scene

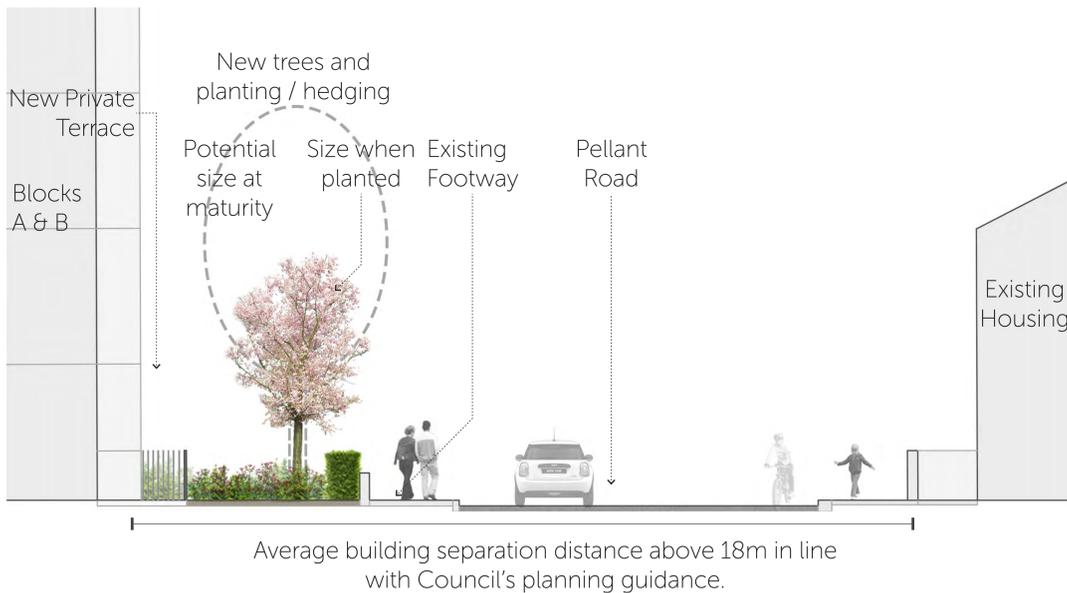
## Landscaping and open space

### Illustrative landscape masterplan

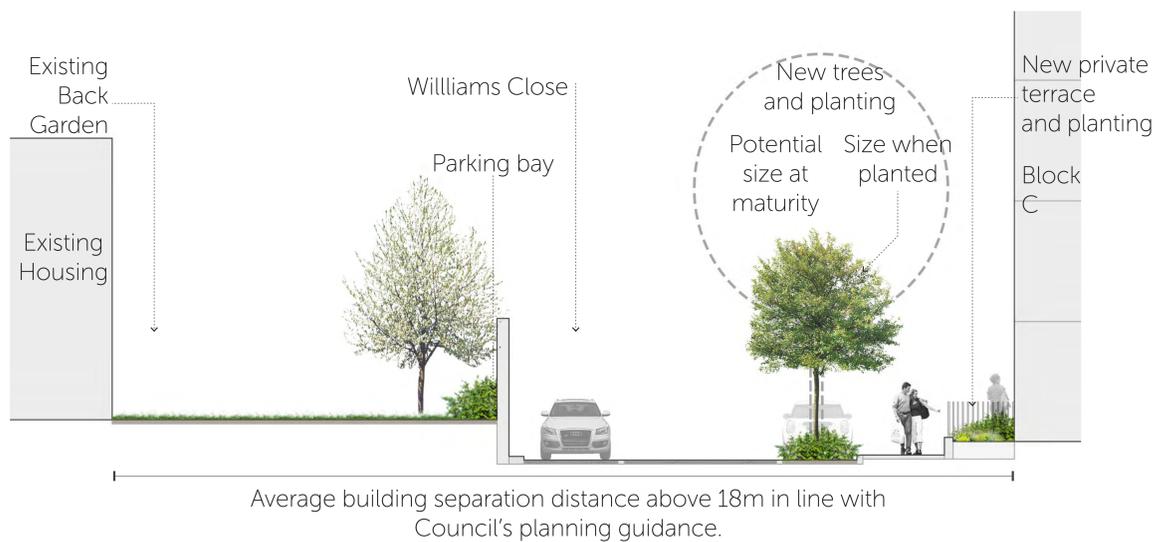
- 1 Children's play spaces
- 2 Outdoor gym
- 3 Seating areas
- 4 Parking courtyard
- 5 Communal courtyard
- 6 Private space
- 7 Street trees and planting
- 8 Feature trees
- 9 Access to Chasemore House
- 10 Access to Donnelly Court



### Illustrative section through Pellant Road



### Illustrative section through Williams Close



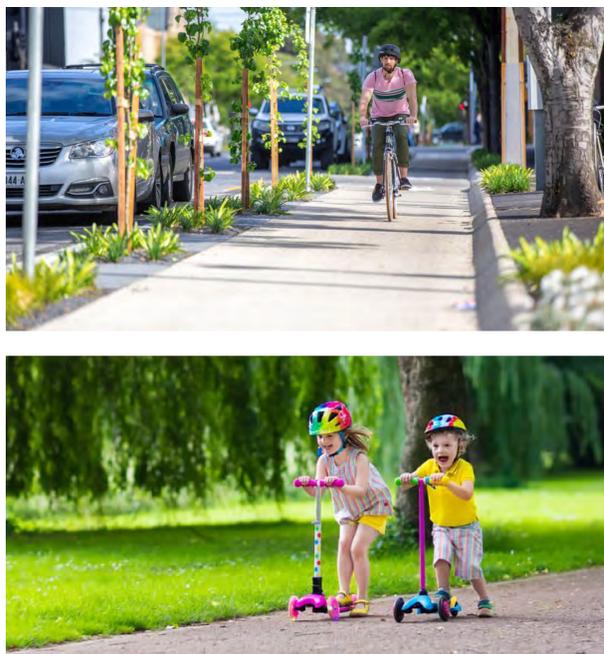
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## Landscaping and open space

### Community Park



- Active play space including equipment for climbing and sliding, inclusive play equipment, natural play and seating
- Performance and events space - Raised area for children to improvise
- Outdoor gym - For older children and adults. Including inclusive gym equipment and table tennis tables
- Gateway space - Seating area at entrance to the site



What would you like to see in the Community Park?

## Landscaping and open space

### Tree planting



Trees on site prior to demolition



Proposed tree planting

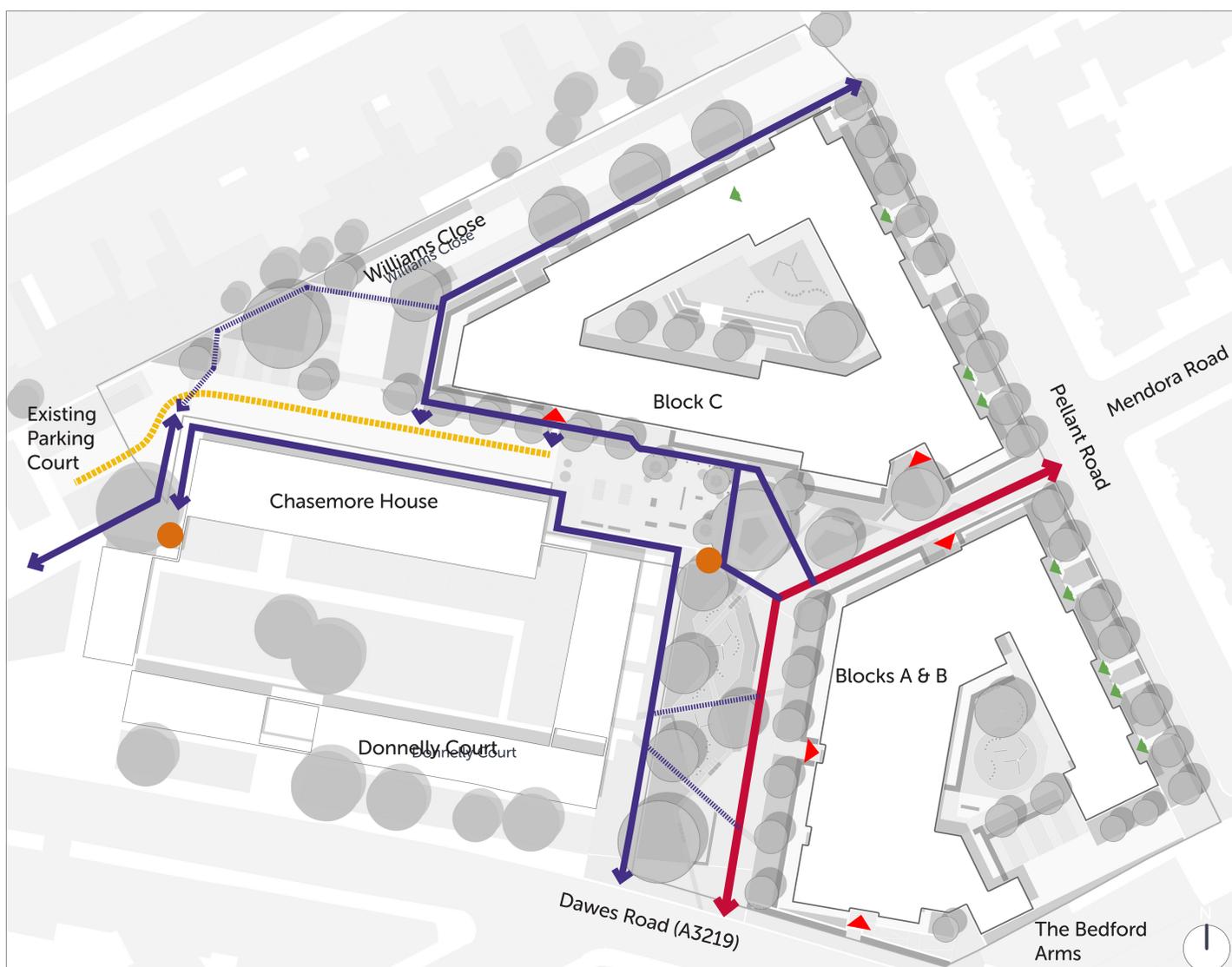
- Category B tree - trees with moderate quality and amenity value, estimated remaining life expectancy at least 20 years
- Category C tree - trees with low quality and amenity value, estimated remaining life expectancy at least 10 years
- Category U tree - trees of poor quality, life expectancy less than 10 years
- Trees previously removed as part of demolition works
- Trees currently on site

- Large specimen trees (3 trees)
- Medium-scale trees (c.12 trees)
- Small-scale trees (c.35 trees)

- Key aim to provide a green and healthy environment, benefitting nature and people.
- Landscape strategy proposes removing the 4 remaining trees and planting approximately 50 new trees. In total, there were 24 trees on the site historically.
- New tree species selected to be beneficial to wildlife.
- Tree planting supplemented by additional large feature shrubs and diverse swathes of planting.
- An additional 24 trees to be planted elsewhere in the local community to replace those removed due to the demolition.

## Transport and connectivity

### Pedestrian access strategy



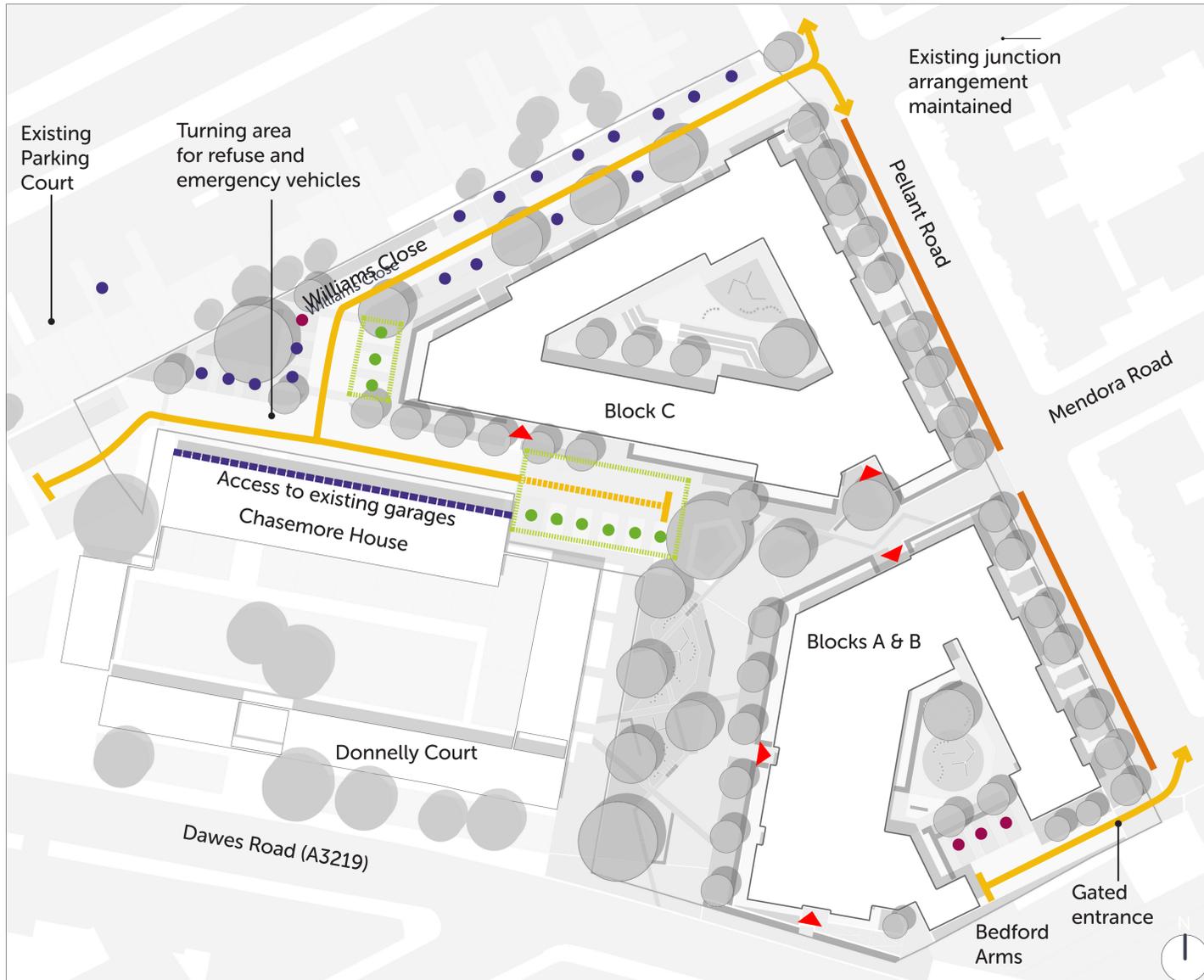
- Centre of scheme is fully pedestrianised
- Pedestrianised spaces link to surrounding streets
- New central route linking Dawes Road and Pellant Road
- New footway along Williams Close, links to parking court and Community Park
- Private entrances to new flats from Pellant Road
- Step-free route to Chasemore House, with two stepped routes
- Routes link the Community Park to Donnelly Court

#### Key

- Pedestrian route linking streets
- Main pedestrian routes
- ..... Secondary pedestrian routes
- - - Shared surface to parking court
- ▶ Core entrances
- ▲ Private entrances off Pellant Rd
- Stepped access

## Transport and connectivity

### Vehicle access and parking strategy



#### New residents

- London Mayor's planning policies require new developments in areas with good access to public transport to be car-free
- Scheme will therefore only provide 13 Blue Badge spaces for new residents
  - 4 will be provided from the outset
  - 9 will be provided in the future, if required
- New residents will not be able to apply for a parking permit for the surrounding streets

#### Existing Aintree Estate residents

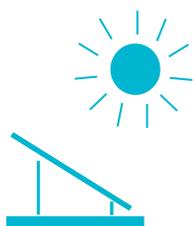
- Existing site has a number of car parking spaces which are used by the Aintree Estate residents on a permit basis
- 18 of these spaces will be re-provided
- Access to the existing garages under Chasemore House will be retained

#### Key

- Vehicle access
- Potential future vehicle access
- Existing resident parking bays
- New resident Blue Badge parking bays
- Potential new resident Blue Badge parking bays
- Badge parking bays Existing on-street parking bays reconfigured
- Existing garage access
- Temporary landscape

## Project benefits

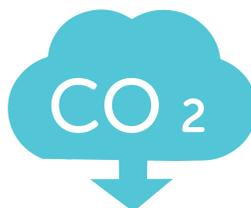
### Our ambitious sustainability approach



The scheme will be powered using renewable energy sources



The current modelling suggests **the scheme will reduce CO2 emissions on site by upwards of 80%**.

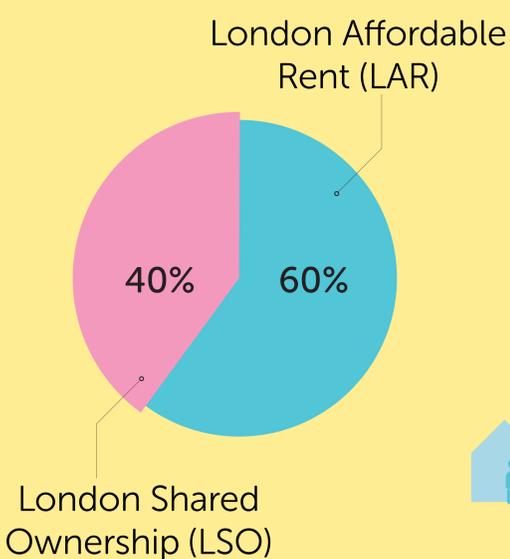


The reduction of CO2 emissions will be maximised to respond to the Council's climate strategy.



The buildings will be designed to be highly efficient, resulting in **savings of between 20% and 30% for heat and hot water bills to help alleviate fuel poverty**

### Housing benefits



We would provide two types of affordable housing:

- 1. London Affordable Rent (LAR)** We will develop a local lettings policy for these homes.
- 2. London Shared Ownership (LSO)** allows local people the chance to buy a share in a new home and pay rent on the remaining, unsold share.



**Over 80% of new homes to be affordable**



**Approximately 135 new homes**



**10% of new homes to be wheelchair accessible**

### Project Benefits



Energy efficient and sustainable buildings



'Car free' development



Approximately 50 new trees planted on the site.



New connections through the site, linking Dawes Road with Pellant Road



Development which will not be detrimental to local air quality



A new publicly accessible inclusive children's play space.