



# New homes for the Aintree Estate - 2nd Public Consultation

September 2021





## Meeting participation

Please mute your microphone whilst the presentation is on.



1

If you have a question during the presentation please type using the chat icon (or wait until the end of the agenda item) .



2

You can also select **raise your hand** to ask a question (click participants then raise hand).

## Meet the team



**Niral Patel**

Senior Development  
Manager

Hammersmith &  
Fulham Council



**Omar Villabla**

Complex Schemes  
Manager

Hammersmith &  
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**Onur Osman**

Architect  
BPTW



**Kate Goldie**

Town Planner  
BPTW



**Howard Mendick**

Community  
Engagement  
Consultant

Newman Francis



**Anka Robins**

Landscape Designer  
LUC



# Previous Hartopp and Lannoy Points site



## Key



Vehicular Route



Vehicular Route to garages



Chasemore House and Donnelly Court



The Bedford Arms

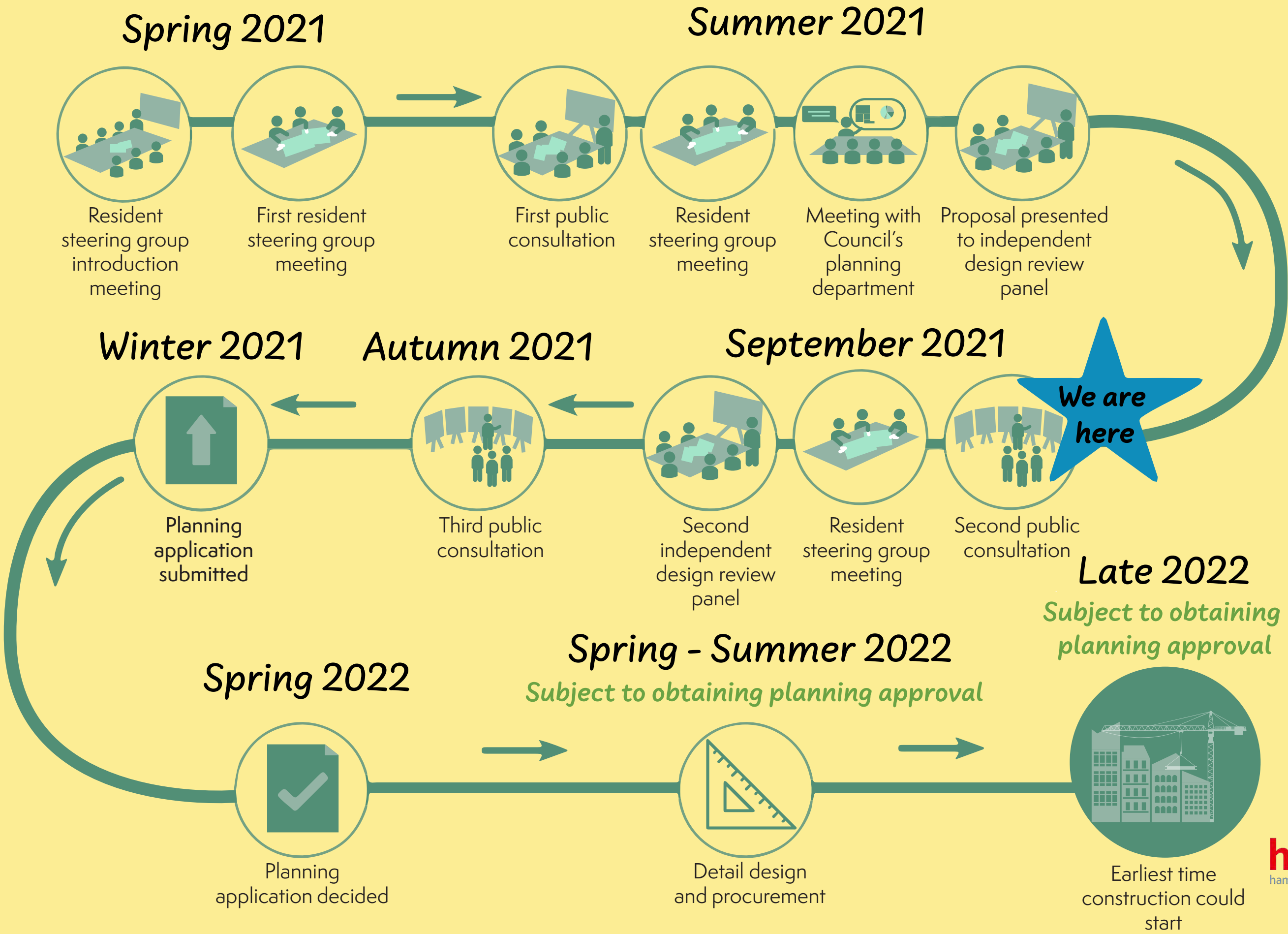
## Project background

- In February 2019, The Council published a report on extensive structural surveys of Hartopp and Lannoy Points.
- These surveys identified health and safety issues with the two tower blocks.
- Residents were then consulted on proposals to either refurbish or demolish the blocks.
- Residents voted in favour of demolishing the blocks due to the significant cost associated with refurbishment.
- All residents have moved to new homes within the borough – many locally.
- In May 2020, the Council's demolition contractor took control of the site. The existing blocks have now been demolished and the site is being cleared.

What's happened so far?



# Project Timeline



# Aintree Estate Resident Steering Group

- In March 2021, interested residents of the Aintree Estate formed a Resident Steering Group.
- The Resident Steering Group have helped the architects to develop the designs for new housing on the site.
- Members of the group provide expert local knowledge, informed by their experience of living on the Aintree Estate.
- Since March 2021, the Steering Group have held 6 meetings with the project team.
- Topics that have been discussed include:



Height and massing



Car parking



Trees and open space



Sustainability





# First public consultation

On the 10th June 2021 we held our first online public consultation on Zoom.



74 local residents attended our events to see the initial plans, meet the project team and ask questions.

On the 12th June 2021 we held our first in-person public consultation at Sir John Lillie Primary School.



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

# What did we learn from our first 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



## Different layout options

We asked you to provide your views on an option to build closer to Pellant Road, reinstating the street frontage and increasing the size of the open spaces.

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 have decided to progress with Option B.**



Option A



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. This is a 50% increase on the number of trees which were previously there.



Option B - Better street scene, broader communal open space





# Updated designs

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

## Benefits

- 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





## Pellant Road street-scene



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 street-scene



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.



# Community park street-scene

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

New homes overlooking pocket park for natural surveillance

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







Maximise tree planting





# Energy and Sustainability

## Our ambitious sustainability approach

-  The proposed development is to be operationally net zero carbon. This means the reduction of CO2 emissions on site will be maximized in line with Council's emerging climate strategy.
-  The current modelling suggests **the scheme will reduce CO2 emissions on site by upwards of 80%**. The remaining 20% shortfall will be met through a contribution to the Council's carbon off-set fund.
-  The scheme will be powered using renewable energy sources, such as air source heat pumps and solar panels on the roof.
-  There will be no gas boilers, instead a fully electric strategy is proposed.
-  The buildings will be designed to include high levels of insulation and triple glazing to reduce the energy demand
-  **This will help to alleviate fuel poverty and mean savings of between 20% and 30% for heat and hot water bills.**

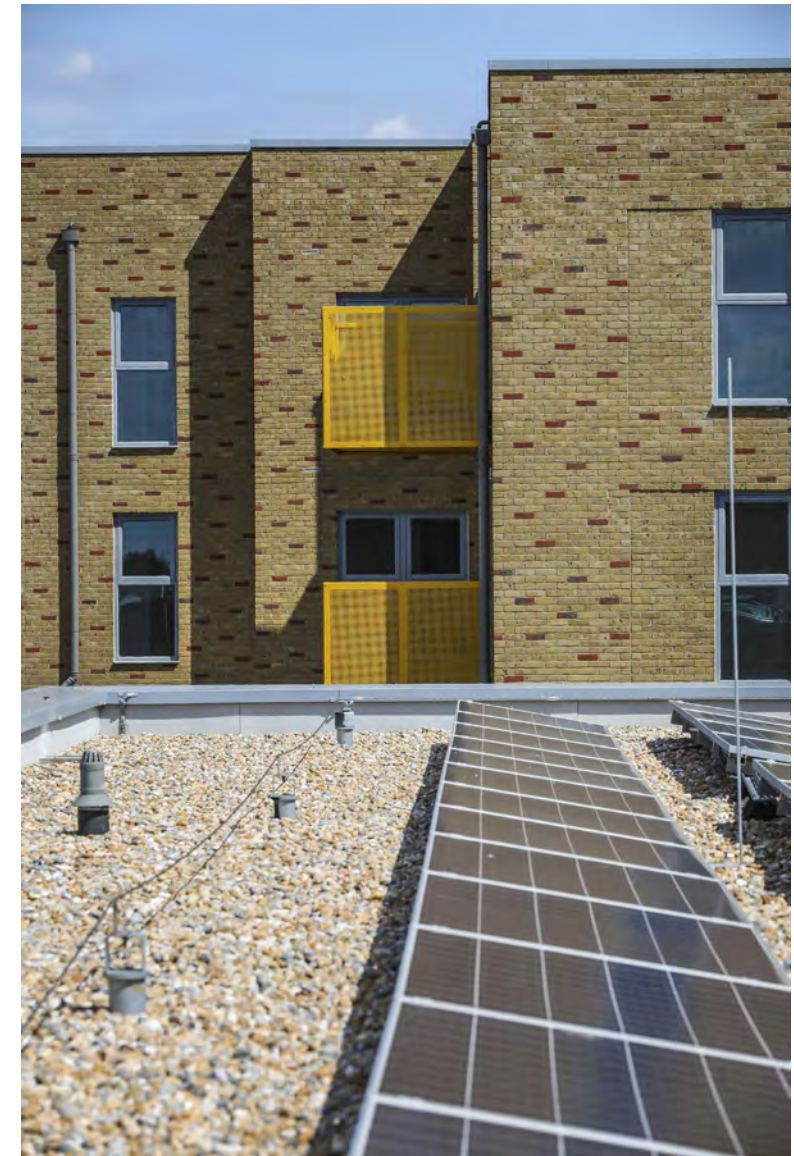


Image credit: Network Homes



# Landscape and open space

# Illustrative landscape masterplan

## Key changes following June consultation:

- Community Park enlarged and enhanced
- Street trees and planting along full extent of Pellant Road
- Additional and larger street trees along Williams Close

- 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





# Community Park

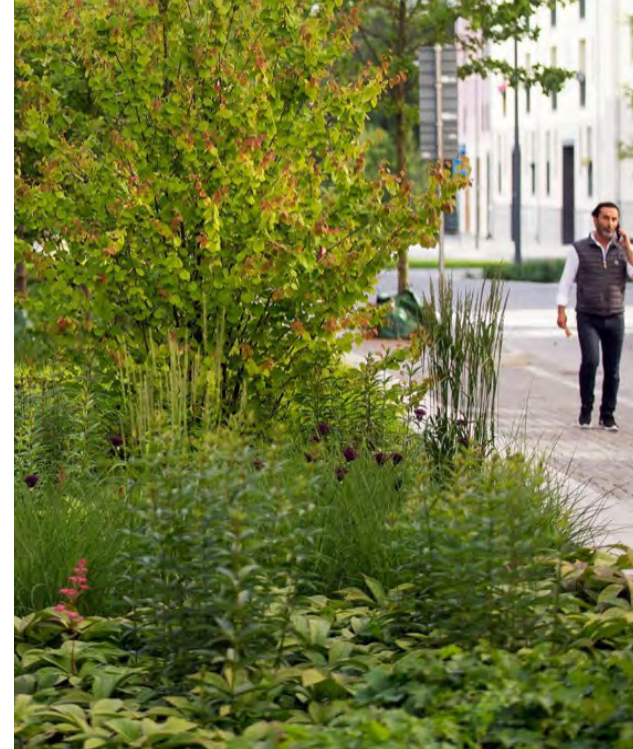
- A linear park through the centre of the site
- Series of garden spaces linked by a pedestrian / cycle route
- Flanked by trees and buffer planting
- **Gateway space**  
Seating area at entrance to the site
- **Meeting space**  
Seating area for all age groups to sit quietly or socialise



Pedestrian/ cycle route



Planted buffer space



Gateway space



Meeting 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

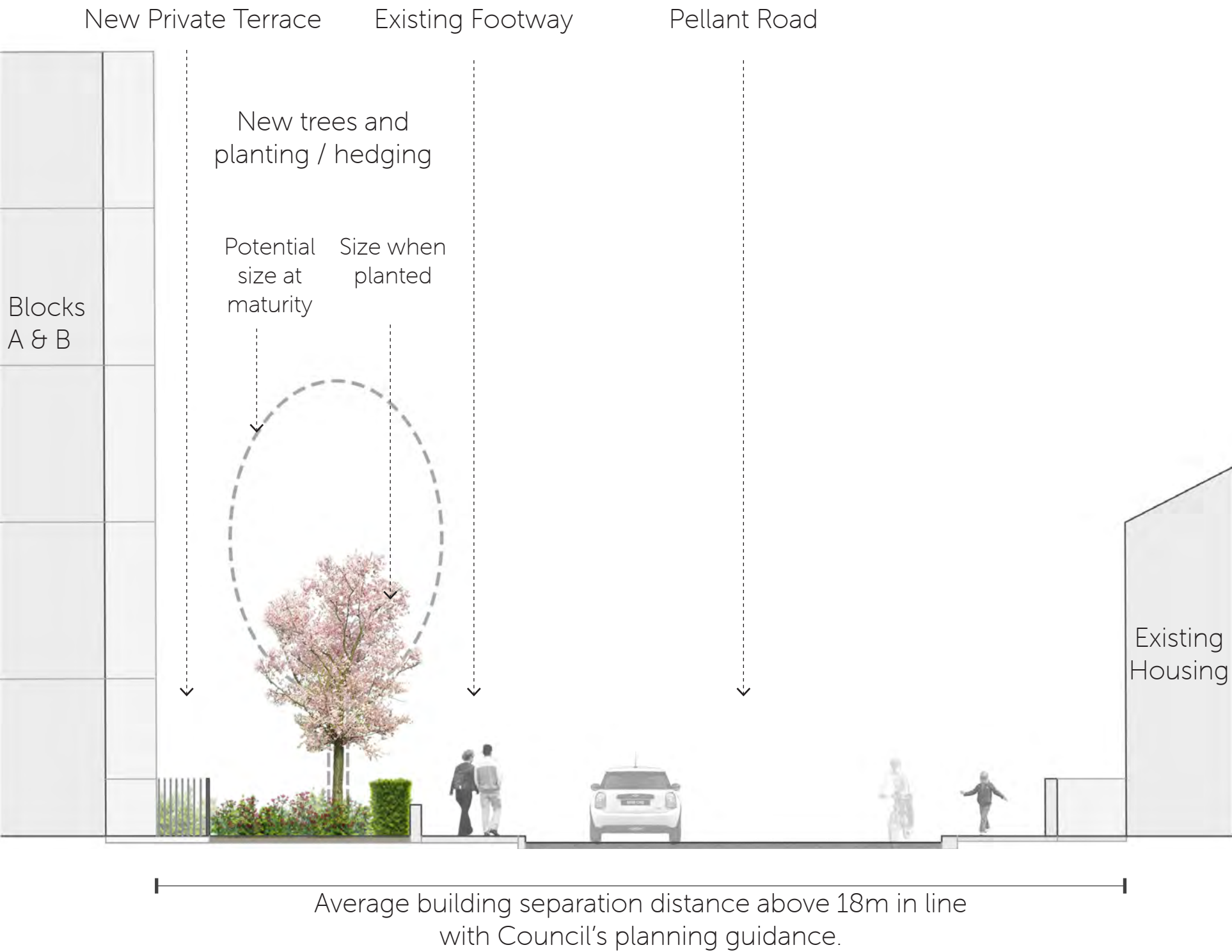


What would you like to see in the Community Park?

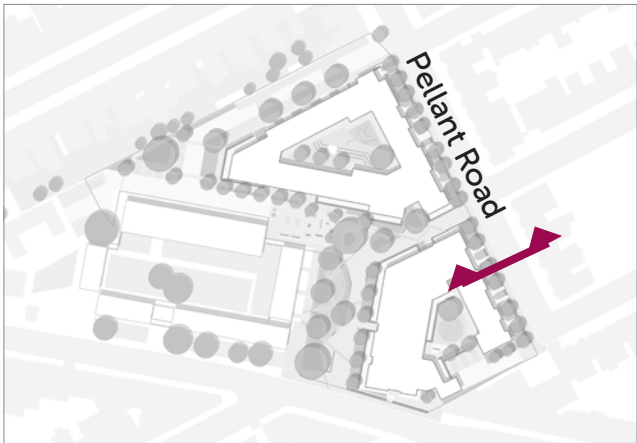


# Pellant Road - creating a green street

## Illustrative section through Pellant Road



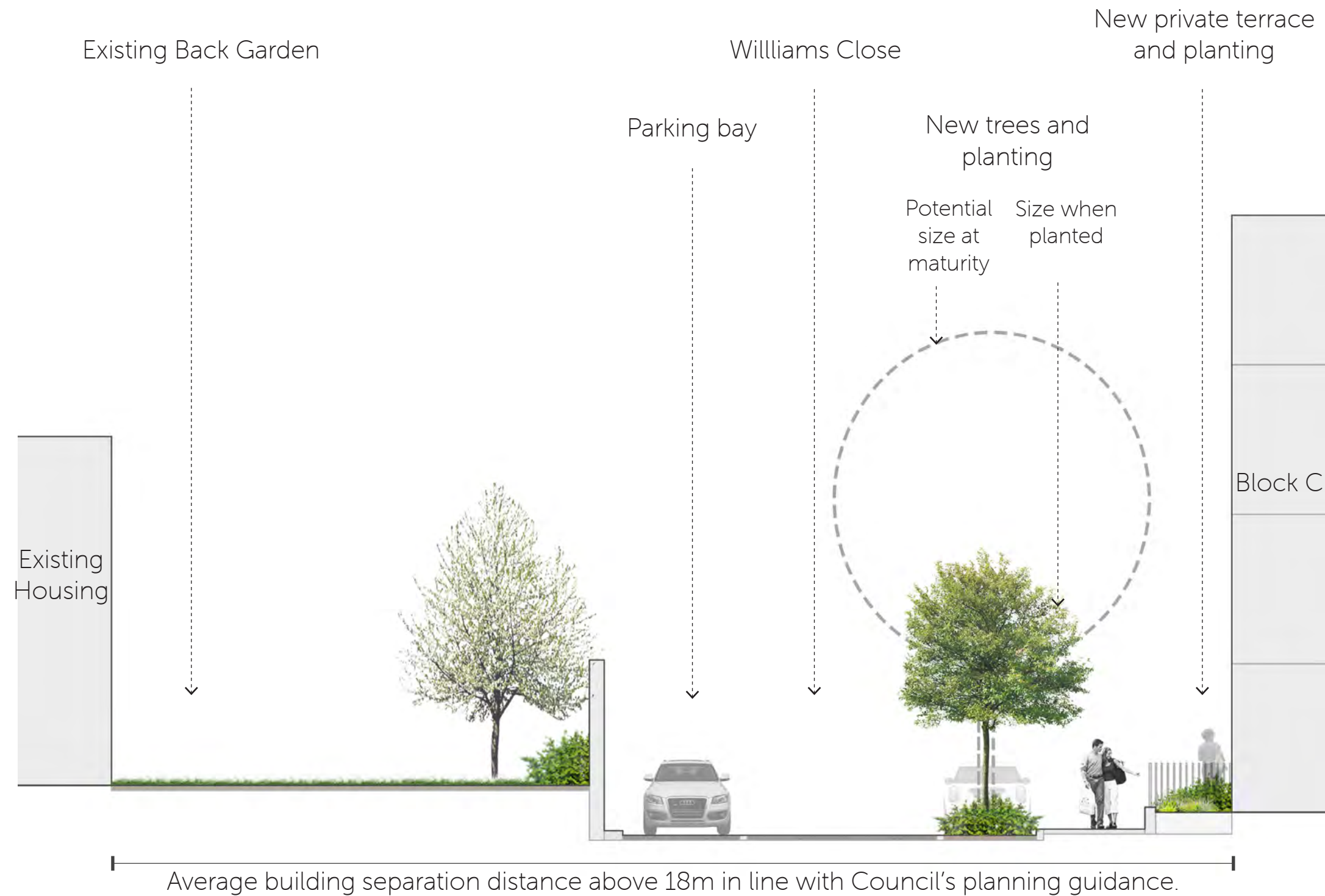
Indicative species - Cherry 'Sunset Boulevard' and Hybrid Cherry



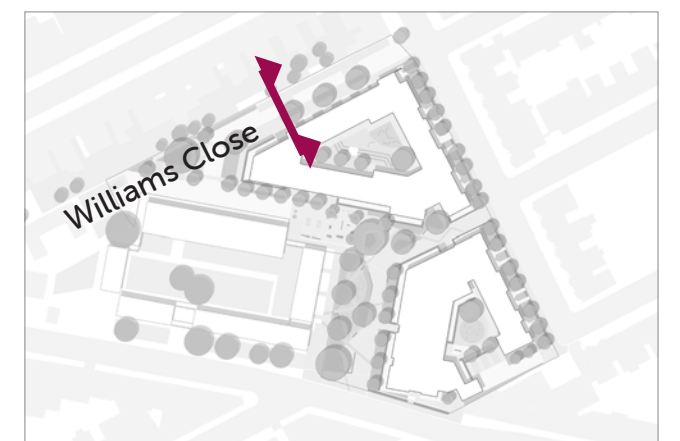
Location plan

# Williams Close - creating a green street

## Illustrative section through Williams Close



Indicative species -  
Field maple 'Elsrijk'



Location plan



# Tree planting

- 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.



Trees on site prior to demolition



Proposed tree planting

- 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.

- 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)

# 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

— Pedestrian route linking streets

— Main pedestrian routes

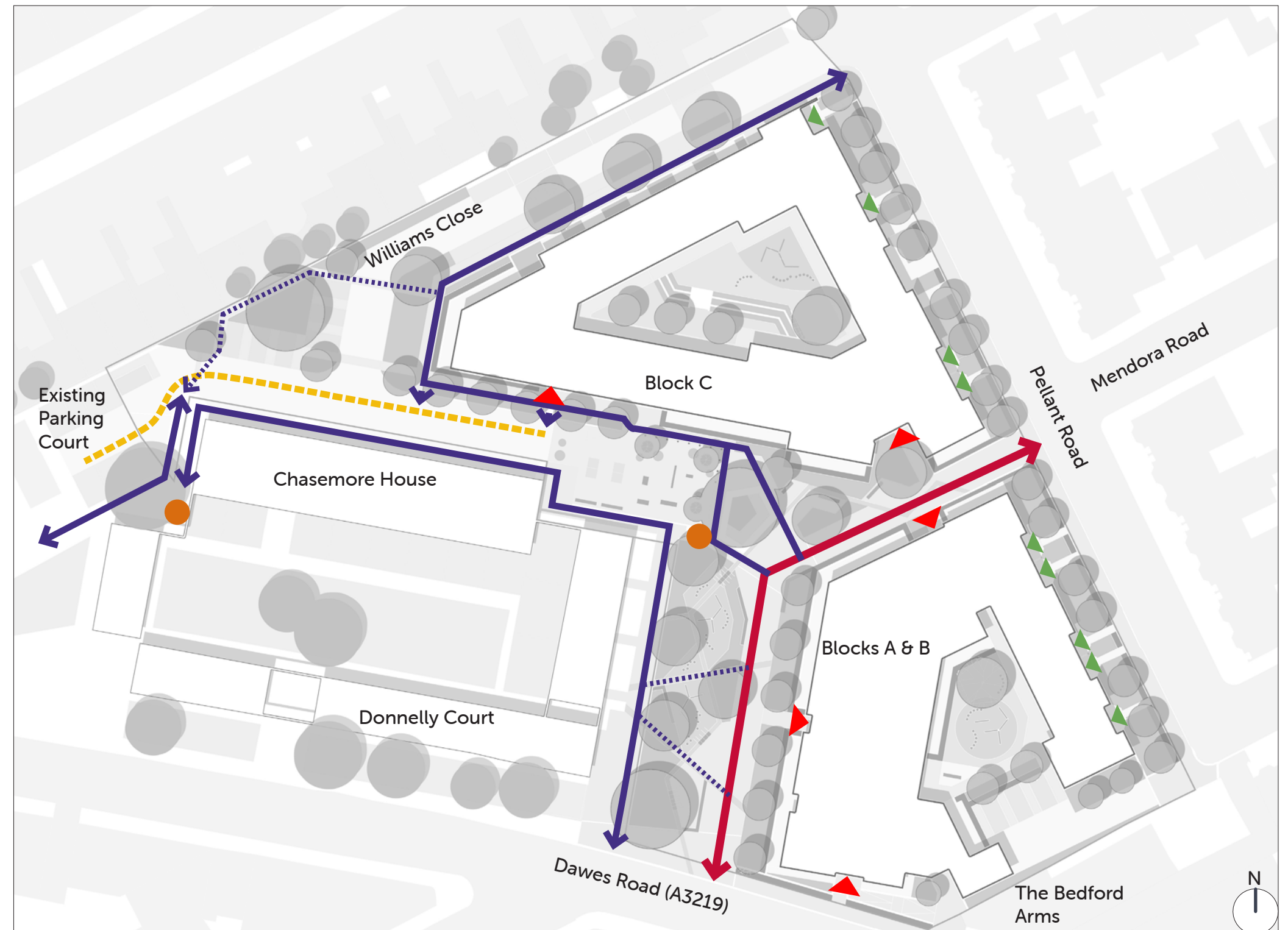
... Secondary pedestrian routes

- - - Shared surface to parking court

▲ Core entrances

▲ Private entrances off Pellant Road

● Stepped access











# Vehicle access and parking strategy

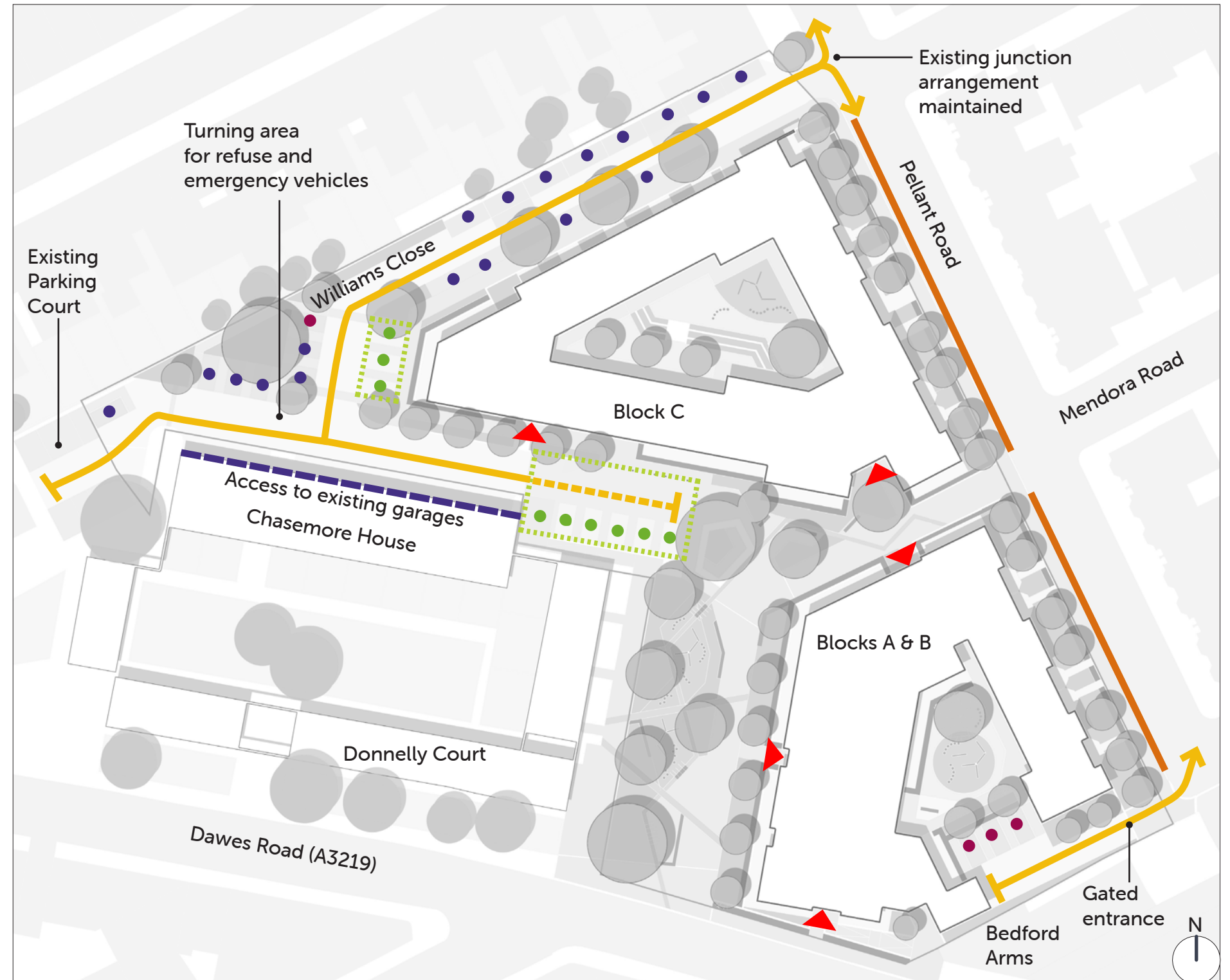
## New residents

- 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

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





# Project benefits

## Housing benefits



Approximately  
135 new homes

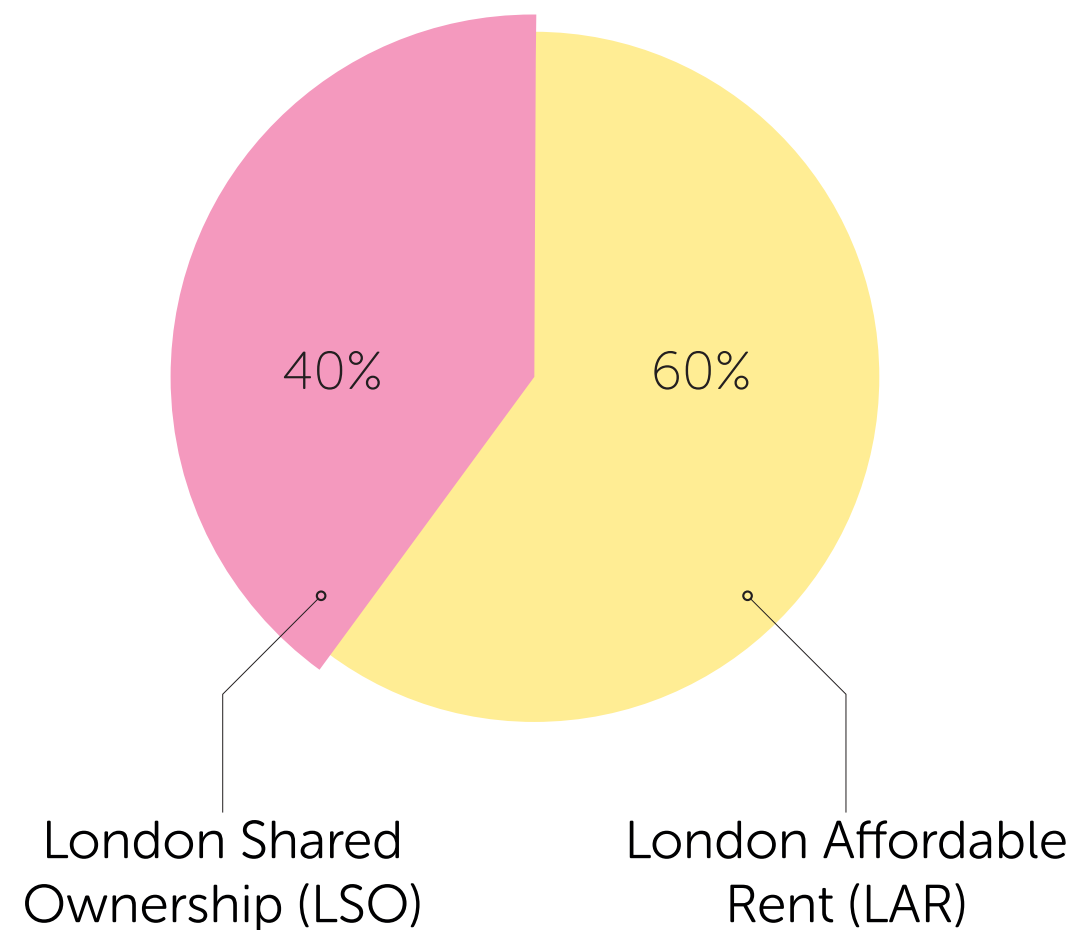


Over 80% of new homes  
to be affordable



10% of new homes to be  
wheelchair accessible

## Tenure Split



We would provide two types of affordable housing:

**1. London Affordable Rent (LAR)** is for residents on the Borough's housing waiting list who are on lower incomes. 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.



- Emerging designs co-produced with Aintree Estate Resident Steering Group.
- Approximately 50 new trees planted on the site.
- A new publicly accessible inclusive children's play space.
- Improved permeability and new connections through the site, linking Dawes Road with Pellant Road.
- Inclusive and accessible site layout with step free access and Blue Badge parking.
- 'Car free' development, which will reduce the vehicular trip generation of the site and associated noise and emissions locally.
- Development which will not be detrimental to local air quality and will meet both UK and World Health Organisation guidelines.
- Energy efficient and sustainable buildings which contribute to the Council's net carbon zero target and emerging climate strategy.





# Questions and Answer

Give us your thoughts after the event!

Please complete our feedback on survey on Commonplace and help us to design the best new homes for the Aintree Estate.  
<http://aintreeestate.commonplace.is/>

## Meet us in person

We will also be holding an in-person, drop-in event on Saturday 18<sup>th</sup> of September at Sir John Lillie Primary School. You can meet the team in the playground from 12.00pm – 4.00pm. This is a step-free venue.