

## Why build at Fulham Palace Road?

### New homes for social rent

#### 1. Why is Guinness looking to build new homes at Fulham Palace Road?

As a Registered Provider, we are committed to building new homes and making the very best use of our existing estates. One of the areas that we are in the very early stages of exploring as a potential place for new homes is the Fulham Palace Road estate

London needs to be building at least 50,000 new homes per year to sustain a population set to grow to ten million by 2036. We see this as an opportunity to improve the environment and quality of life for all our residents.

The proposal is for approximately 35 new homes.

#### 2. Opportunity to create benefits for existing residents.

Improved site wide security and lighting

Improvements to site wide landscaping.

A larger play park and shared landscaping.

#### 3. Who is the new housing for?

Local people and existing residents through a mixture of social rent and market sale with shared ownership.

#### 4. How have we consulted residents so far?

February -April 2016: Residents community survey. Door to door & phone.

14th June 2016: Public drop in event.

9th March & 19th July: Outreach event, door to door.

## Previous residents feedback

#### 1. Positive feedback on site wide security

Gate & access control integrated into landscape proposals.

#### 2. How would construction take place and how long will it take?

Around a year for the works to existing blocks and around two years for the tower. (works to run concurrently)

#### 3. Requested improvements in lighting.

Improved lighting will be incorporated into landscaping improvements proposed.

#### 4. Concerns about fire safety.

These have been acknowledged and there is an ongoing consultation in place to address and resolve the issues raised.

#### 5. Refuse collection.

Additional collections and increased bin capacity are being investigated as potential solutions.

#### 6. Parking.

No reduction in parking is planned for existing residents.

#### 7. Daylight & overshadowing.

Further information will be provided as the design develops.



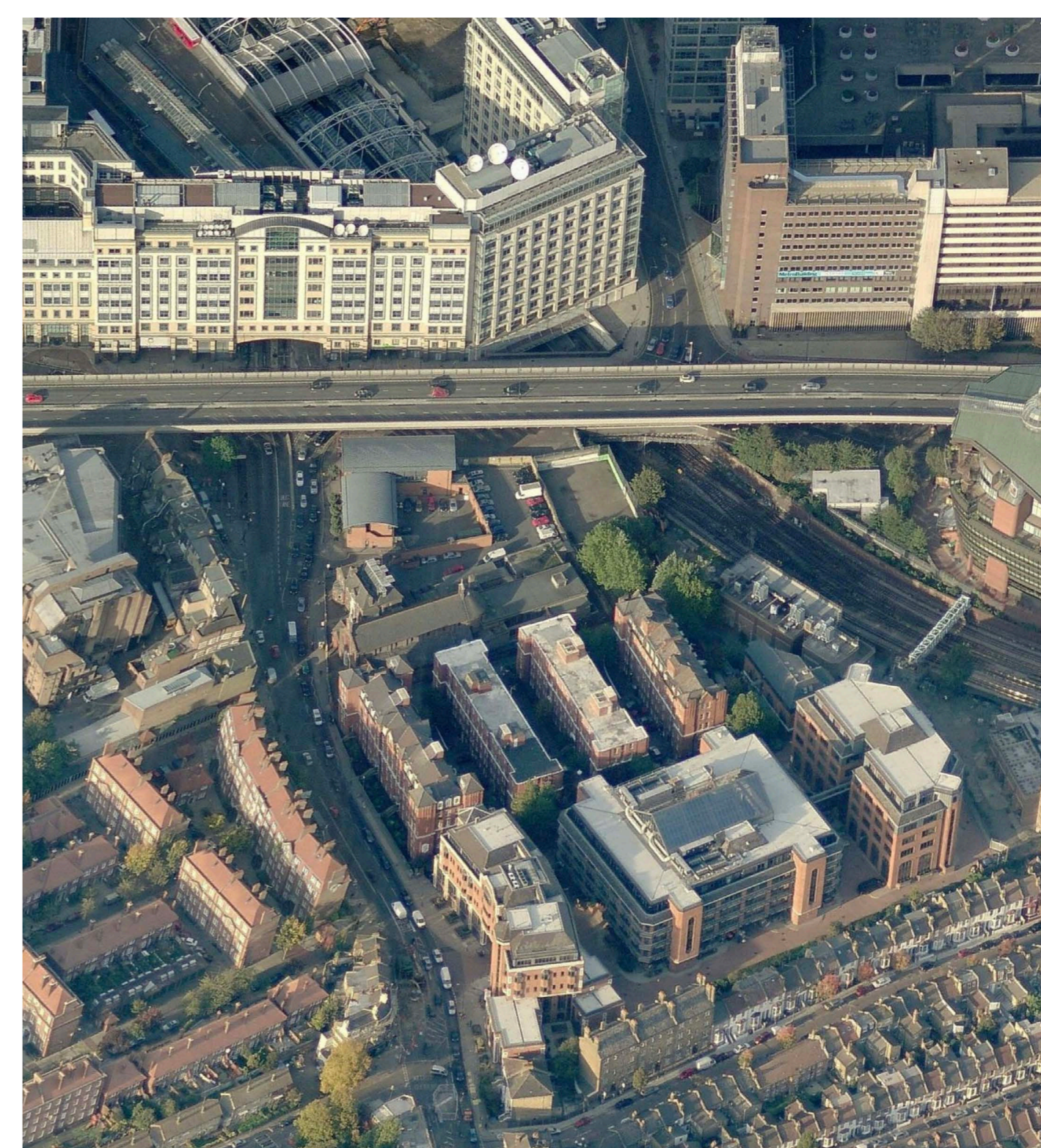
▲ Fig 1. Historic photo of the Guinness buildings from Fulham Palace Road - 1950.

## Development of the proposals

1. Tower reduced from 20 storeys to 15 in line with pre-application advice.

2. Landscaping ideas developed.

3. Residents feedback incorporated.



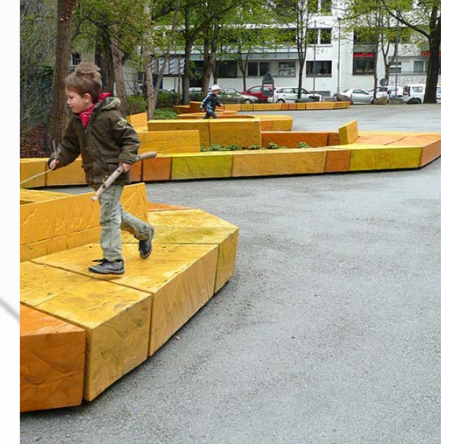
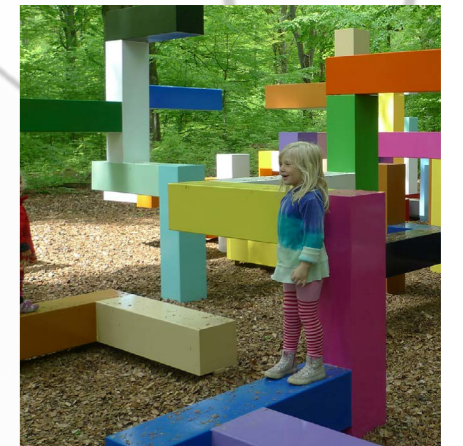
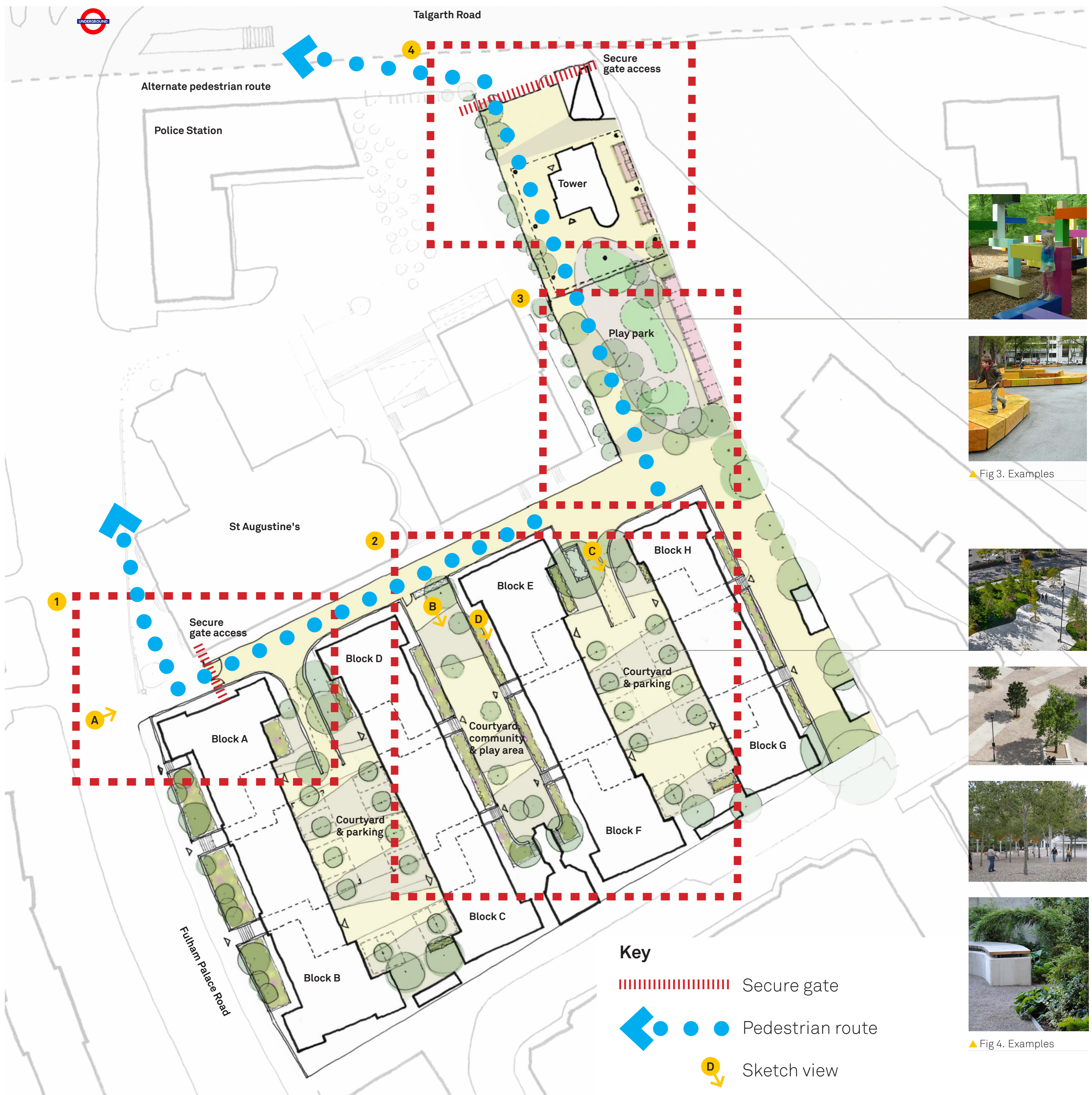
▲ Fig 2. Aerial view of the site.

# Our proposals

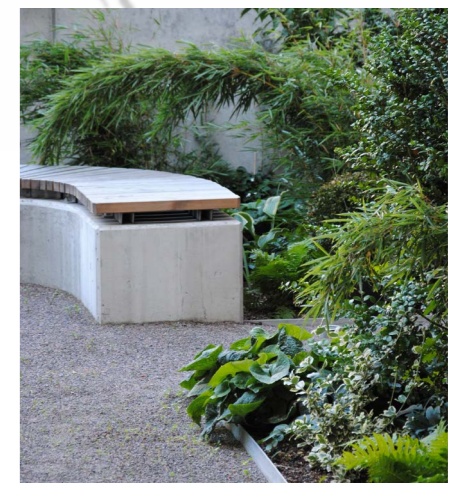
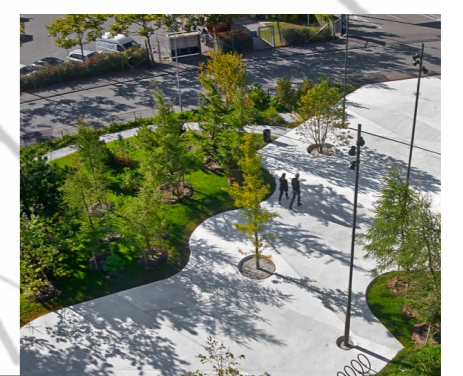
How can we improve the estate for residents?

Proposed improvements:

1. Improvements site wide security and lighting
2. Improvements to site wide landscaping
3. A larger play park and shared landscaping
4. A new shared pedestrian route to Talgarth Road



▲ Fig 3. Examples



▲ Fig 4. Examples

### Key

- Secure gate
- Pedestrian route
- Sketch view

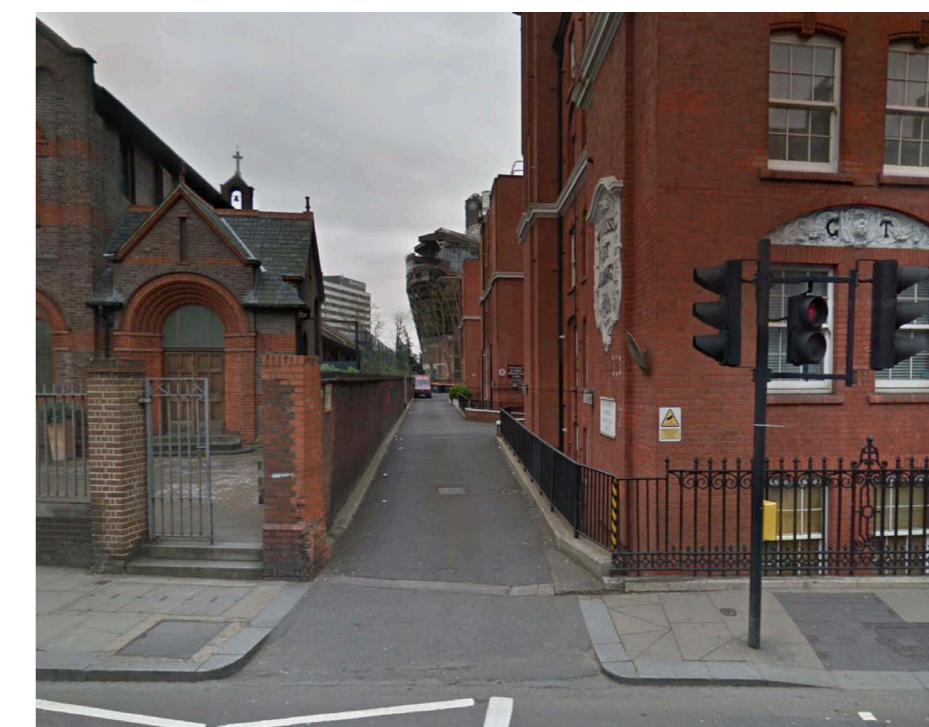
## Our proposals

How can we improve the estate for residents?

### Improved security



▲ Fig 6. Fulham Palace Road entrance with new access control gate for pedestrians and vehicles.



▲ Fig 5. Current Fulham Palace Road entrance.

A new gate to Fulham Palace Road.

Access control system for pedestrians and cars.

Improved site wide security allowing residents only access from Fulham Palace Road and Talgarth Road.

Site wide lighting improvements.

### Courtyards & play



▲ Fig 8. How the space between blocks D/C & E/F could look following proposed landscape improvements.



▲ Fig 7. Current landscape between blocks D/C & E/F.

Improved landscape surface suitable for informal play & community use.

Trees, bushes & planting to soften courtyards.

Benches for residents to sit and enjoy space.

Pedestrian gate to courtyard.

Community centre open to courtyard.

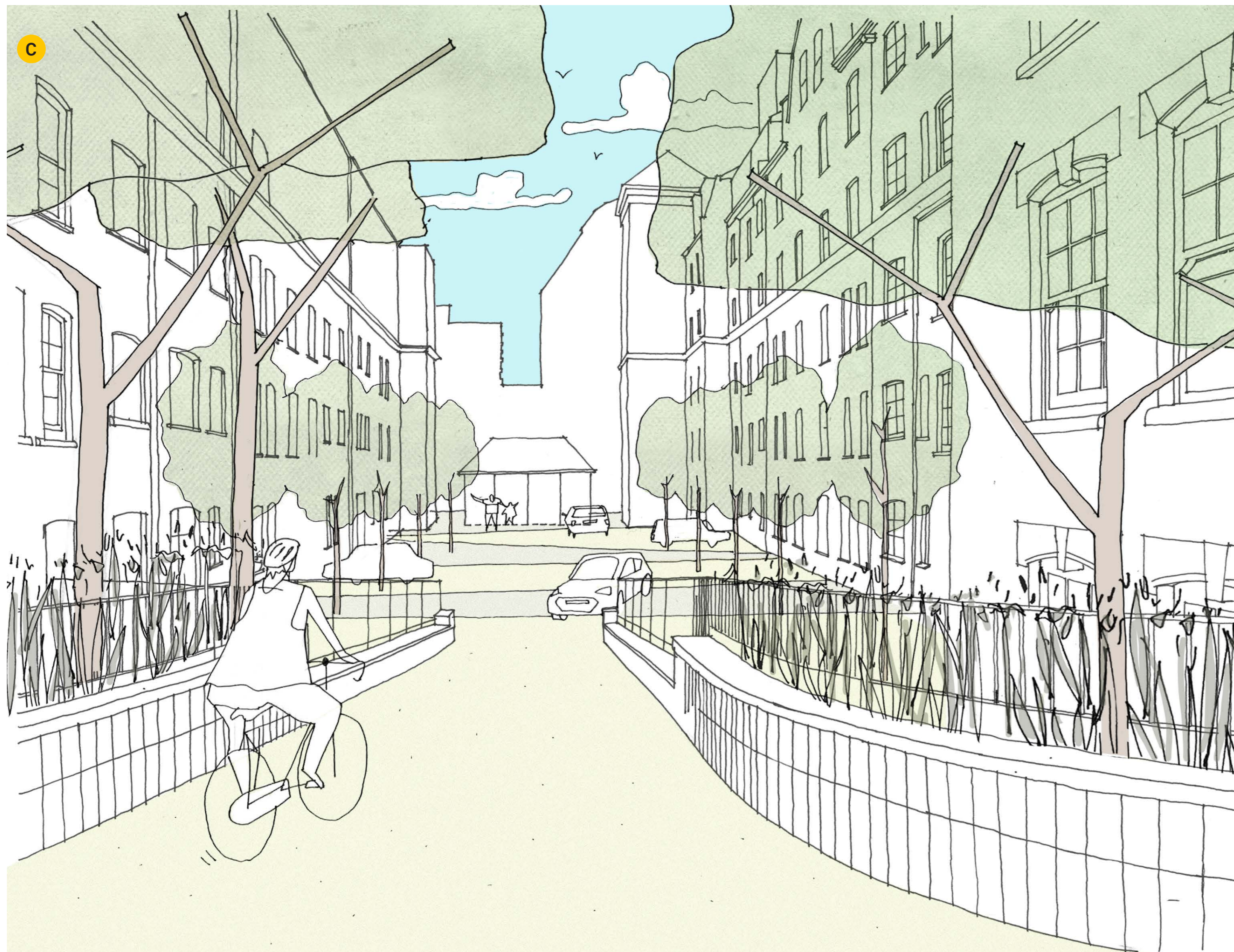
Improved natural surveillance from overlooking of blocks.

Spaces that feel naturally secure.

# Our proposals

How can we improve the estate for residents?

## Landscape & parking



▲ Fig 10. How the space between blocks H/G & E/F could look following proposed landscape improvements.



▲ Fig 9. Current landscape between blocks H/G & E/F.

Improved landscape surface to parking areas.

Trees, bushes and planting to soften courtyards.

No loss of parking on the estate for existing residents.

No new parking for additional units proposed.

## Lower levels



▲ Fig 12. Potential improvements to ground floor units (block E shown) - improved view and landscaping.



▲ Fig 11. Existing outlook from ground floor units.

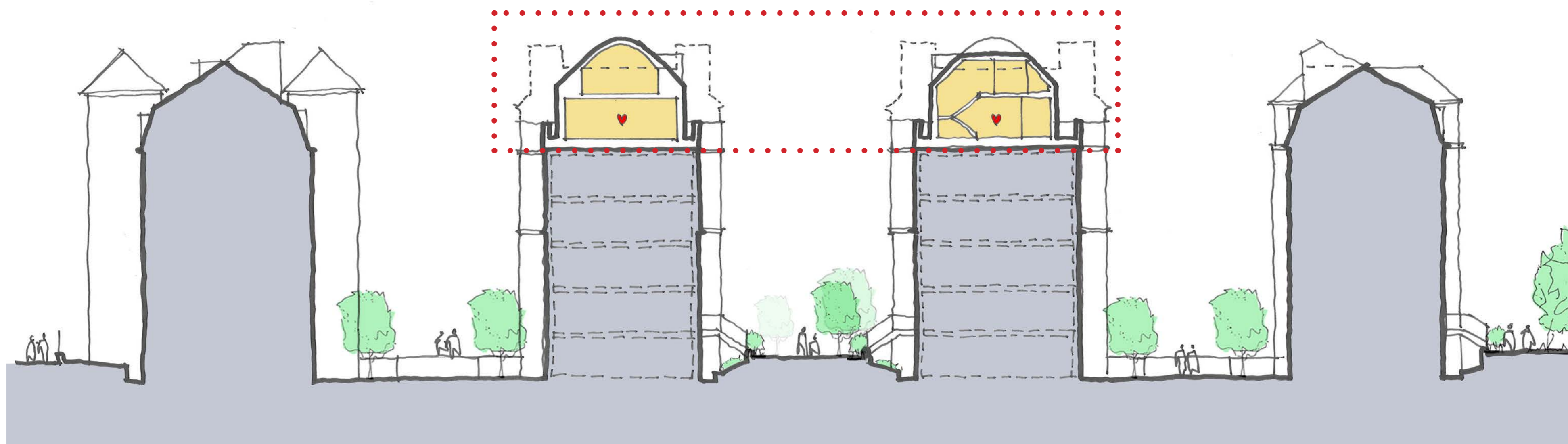
Improved landscaping and planting to continue to lower levels of estate.

Ground floor units to benefit from improved view and aspect to courtyard.

Potential to make better use of lower levels for improved bike parking.

# Proposed development of the existing blocks

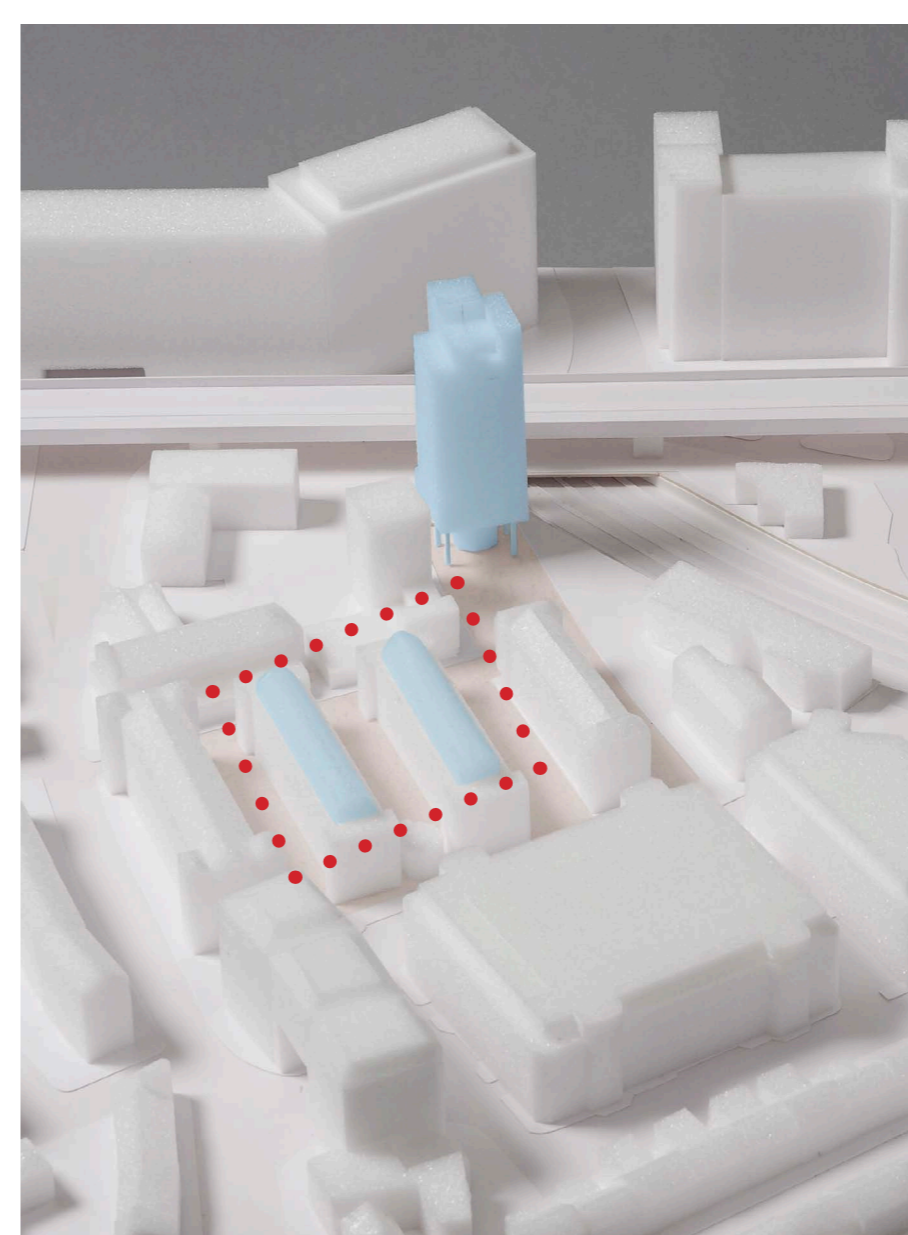
Providing 2 & 3 bed homes for social rent



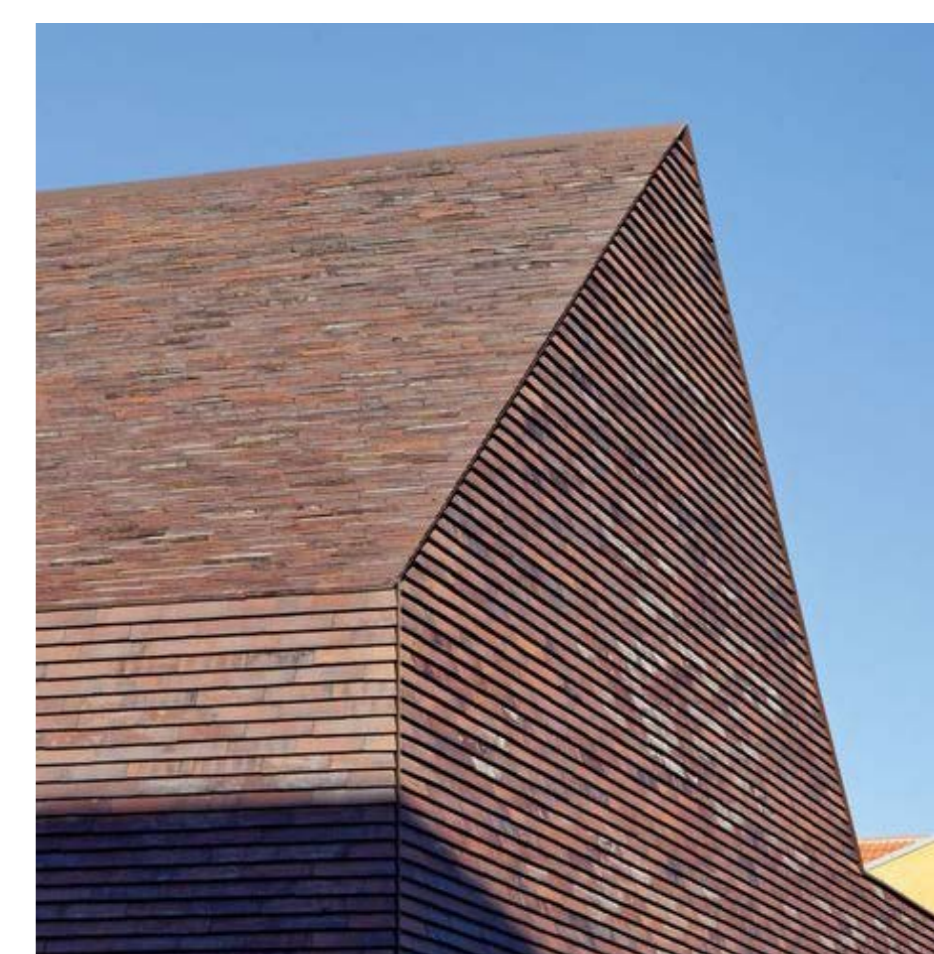
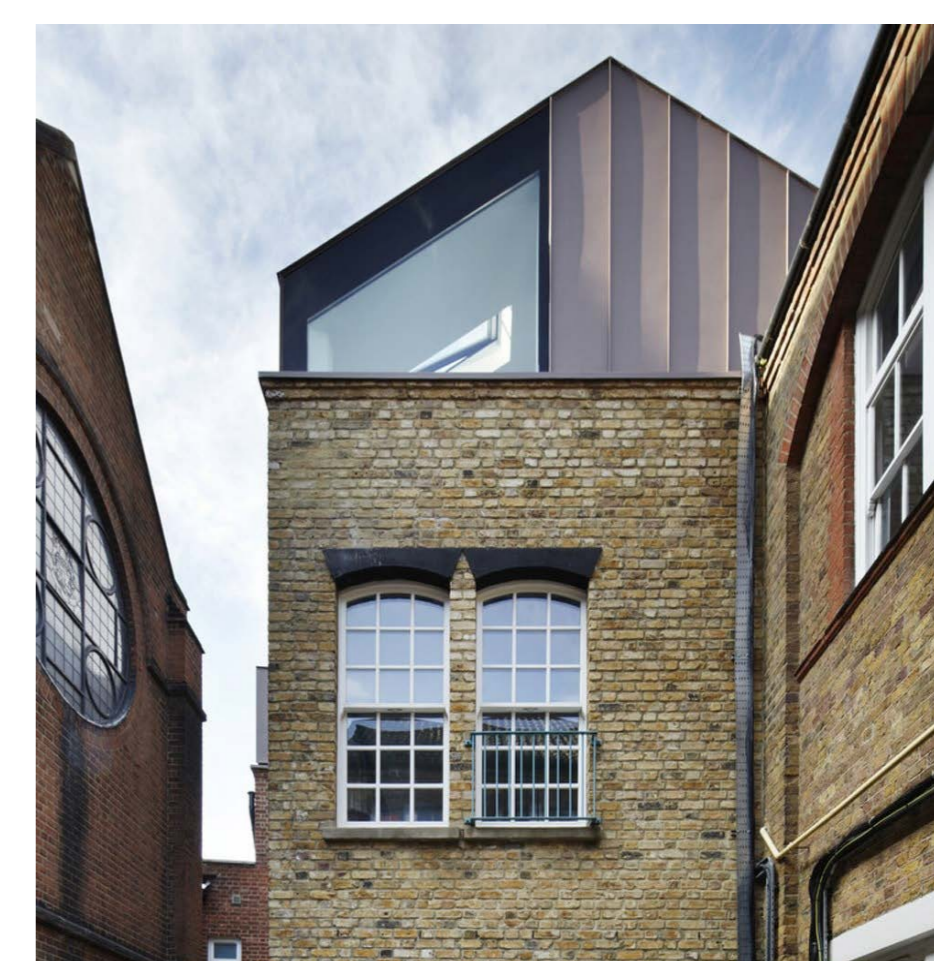
▲ Fig 13. Initial ideas of how the previously lost roof units could be replaced. Units were previously removed in the 1970s.

Developing the design with construction in mind:

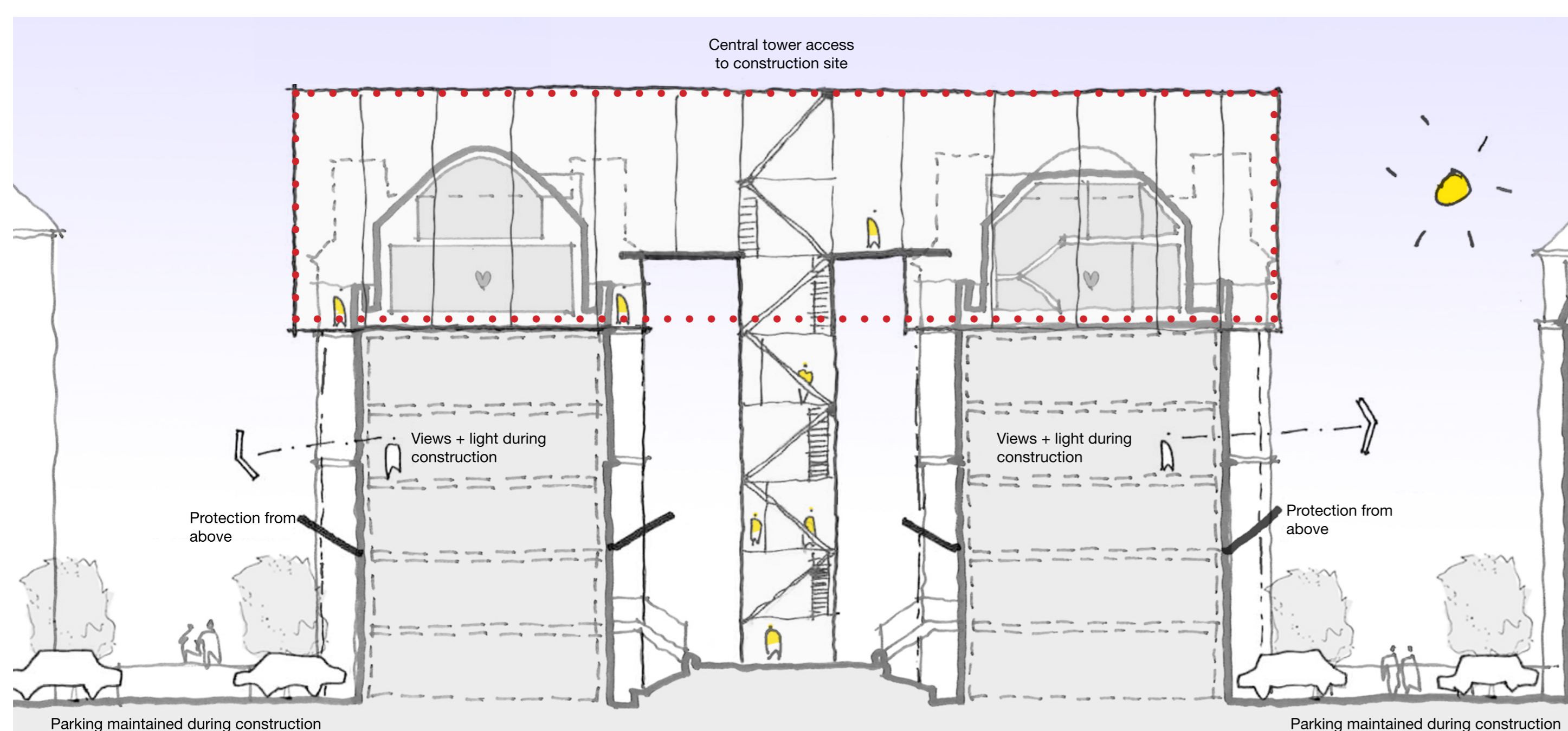
1. Investigating off site construction techniques.
2. Contractor chosen on ability to work with residents.
3. Regular feedback & liaison between residents & contractor
4. Total construction duration of around 2 yrs (1 yr, roof units)
5. Projects proposed to be completed concurrently.
6. Lifts out of action for a period of time.
7. Traffic management system to be put in place.
8. Scaffold & access designed to retain views & daylight.
9. Disruption kept to a minimum at all times.



▲ Fig 16. Physical model showing roof top proposals.



▲ Fig 14. Other ideas of roof forms possible.



▲ Fig 15. Initial design proposals for scaffold and access to upper floors to retain views from windows & daylight.

# Next steps and feedback

## Timeline for developing the design and your feedback

### We want your feedback on the current proposals

Today's event has presented an outline of proposals for a scheme on Fulham Palace Road. This initial scheme has taken into account the feedback received by residents earlier in the year through surveys, drop-in events, meetings and other one-to-one conversations. We have also presented background to construction and design methods and how we aim to make the construction of new homes and estate improvements beneficial to the community.

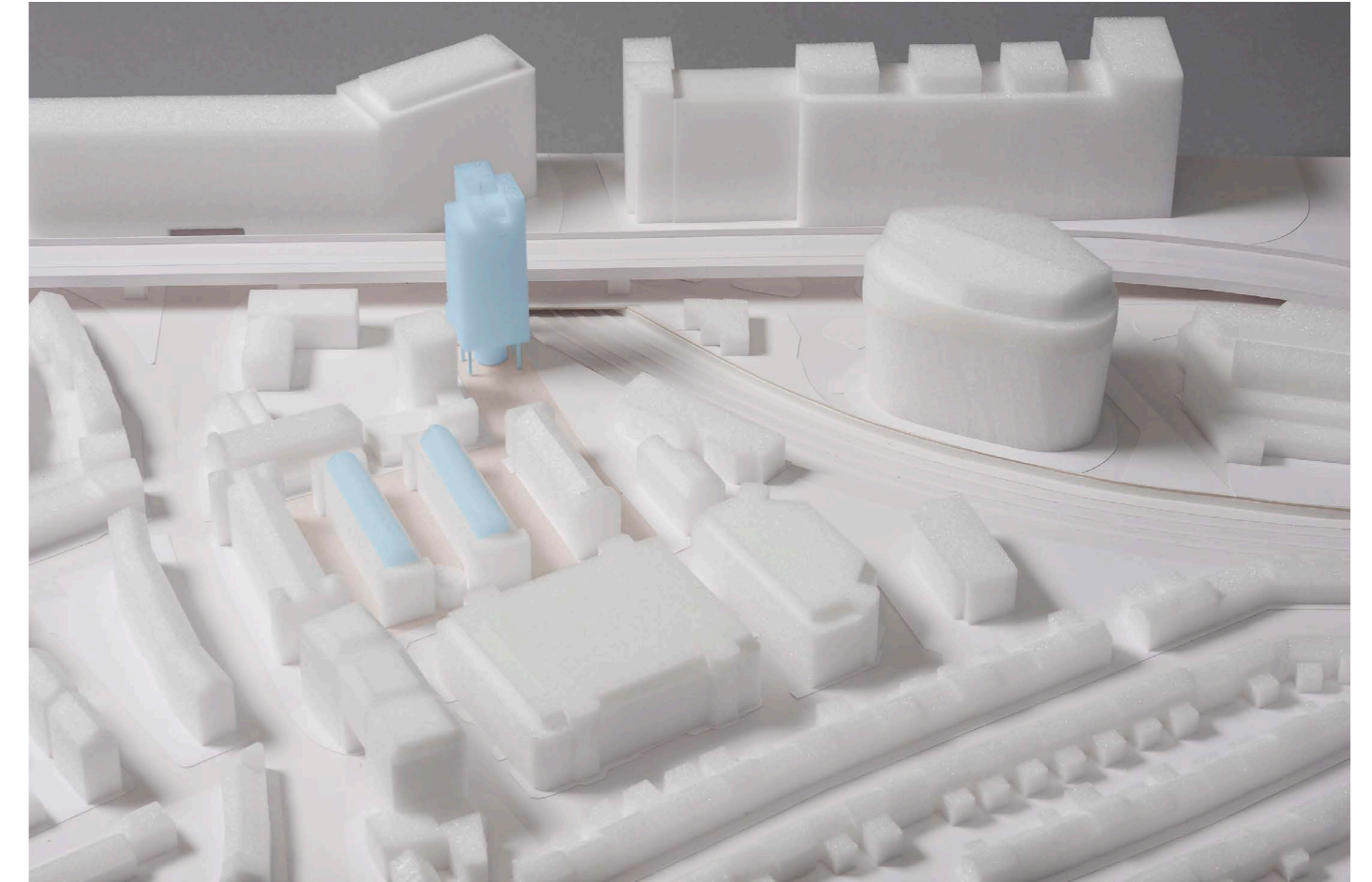
We would like to know what you think to understand what you like or dislike about the current proposal.

We would also like to hear your suggestions and questions. This information will be important for us to present an outline proposal and design next year.

Please pick up a feedback form and fill in at today's event.

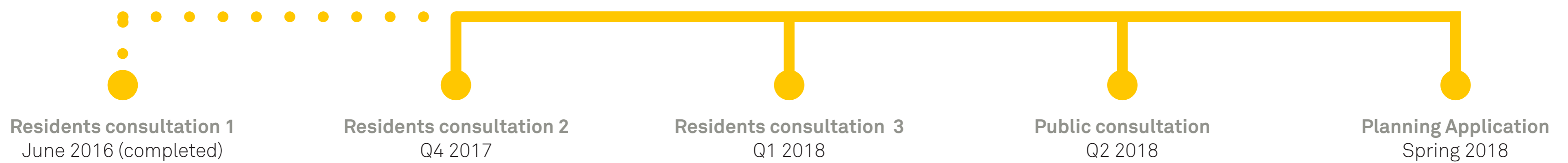


▲ Fig 17. Please fill out one of our forms and tell us what you think!



▲ Fig 19. Our physical model of the proposals.

## Project timeline

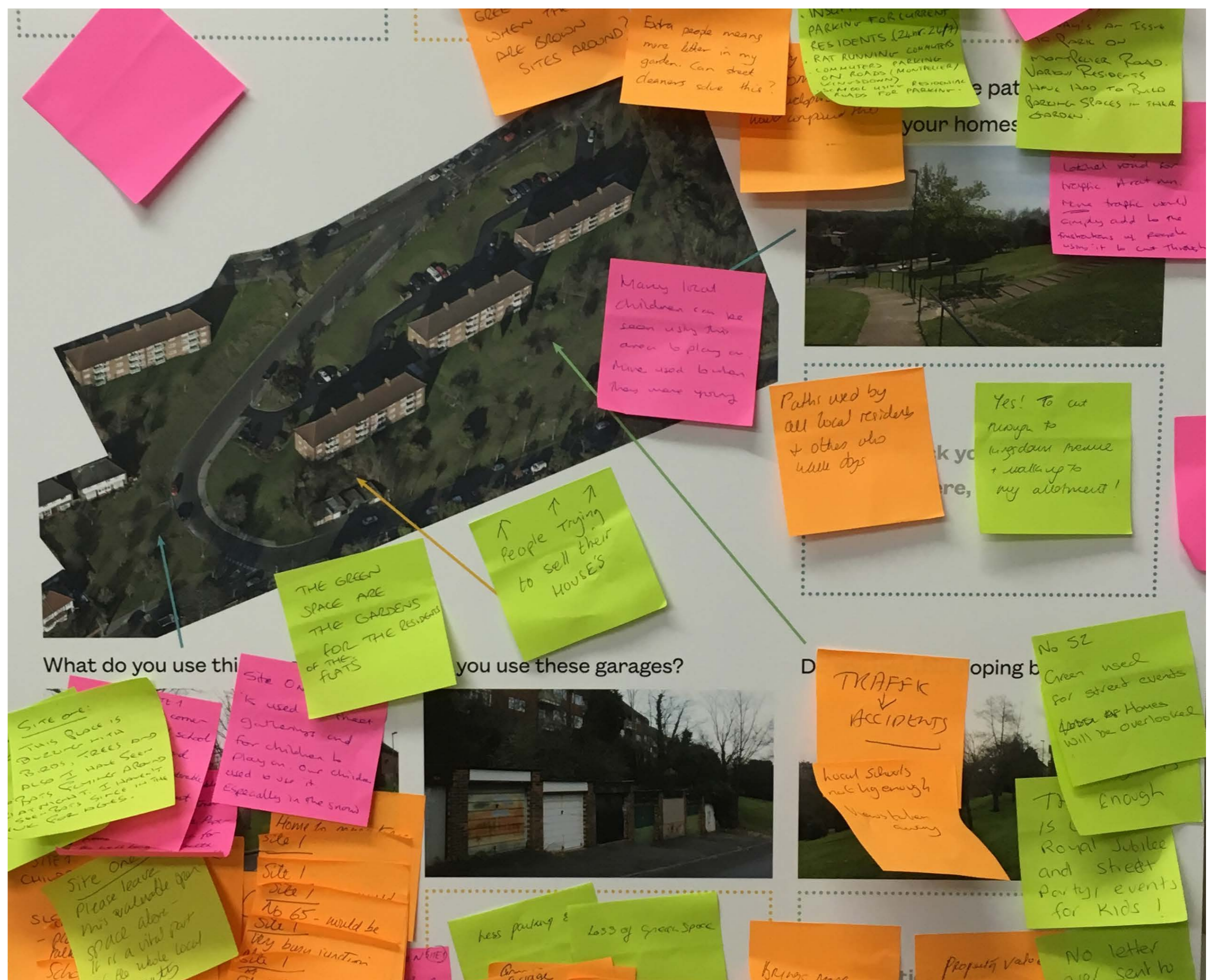


## Have your say

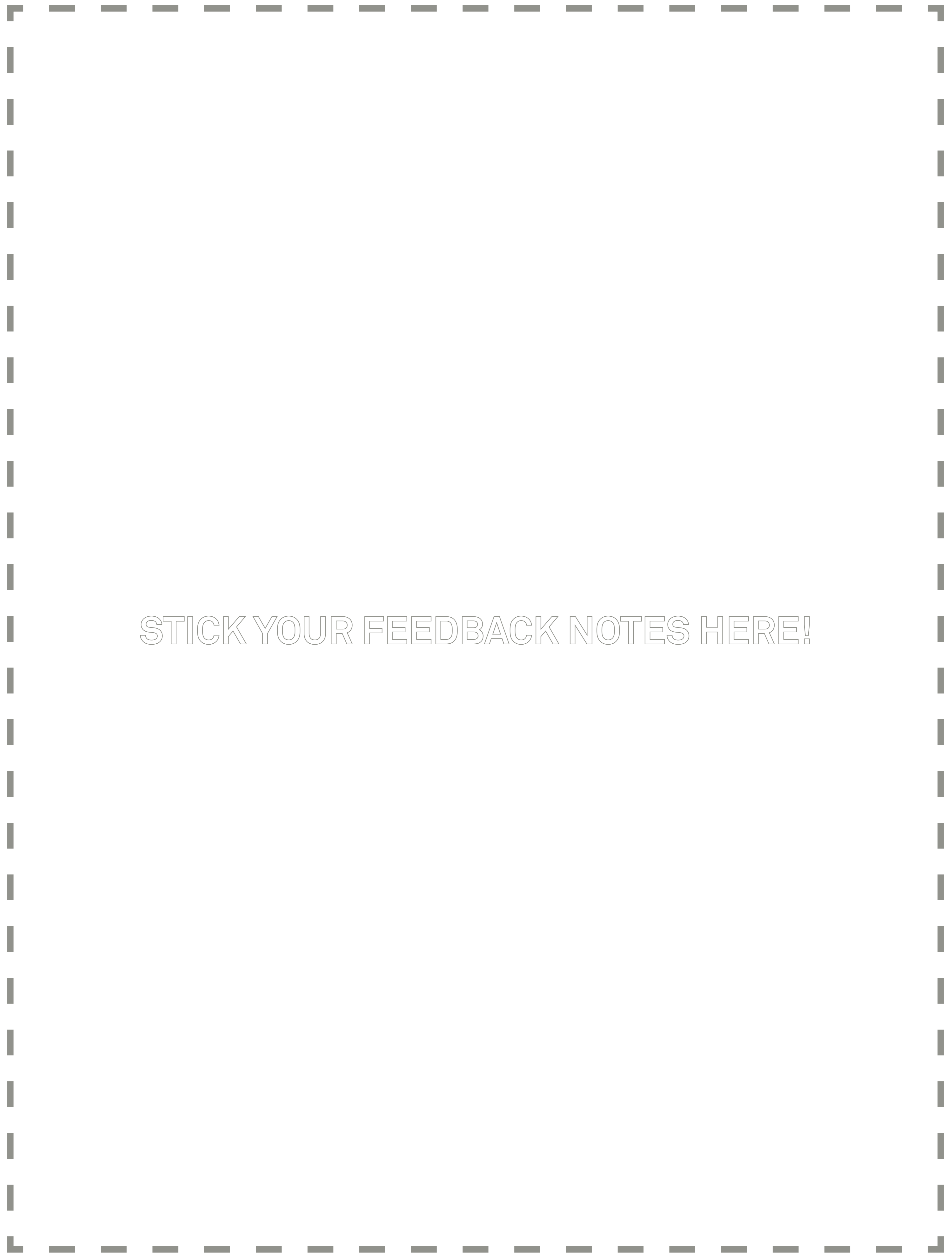
Ways you can feedback:

- 1. In person at the consultation event
- 2. Fill out a form with your thoughts
- 3. Email: [FPRfeedback@guinness.org.uk](mailto:FPRfeedback@guinness.org.uk)
- 4. By phone: 020 7346 5910

A copy of the Frequently Asked Questions and feedback form can be requested from Newman Francis on 0800 644 6040.



▲ Fig 18. Please tell us what you think with a post it note of your comments. Don't be shy!



STICK YOUR FEEDBACK NOTES HERE!