

## **GENESIS HOUSING GROUP**

### **453 NO. RESIDENTIAL UNITS, WITH COMMERCIAL AND COMMUNITY USES, LONDON W3**

#### **Client**

Genesis Housing Group

#### **Services Provided**

- Employer's Agent
- Cost Consultant
- Bank Monitoring Surveyor

#### **Benefits**

- To provide mixed tenure affordable homes in the London Borough of Hammersmith & Fulham including dwellings for private sale
- To provide employment opportunities
- Provision of communal heating system and a renewable energy policy

The accommodation ranges from 1 bed to 4 bed units including flats, houses and wheelchair flats. All rented flats and houses are designed to lifetime homes standards

#### **Background**

Genesis Housing Group purchased the existing former Prestolite Electronics factory site from a developer with Planning permission to construct 499 new dwellings on the site.

**Value:** £71M

**Start / Finish:** May '07 – Sep '10

**Contact:** David Spinks – GHG

Tel: 020 8150 4997

#### **Project Description**

The current project is broadly similar to the 499 unit mixed-use scheme, which was granted planning permission in August 2005. The current proposal 453 residential units and commercial incorporates a number of improvements including: reduced residential density; better unit layouts; improved landscaping and amenity space areas; more flexible and higher quality employment space. The development is to retain two existing commercial buildings that are to be converted to residential use. New buildings are to be built either end of the retained buildings to provide further accommodation. Two new blocks are proposed which are to have commercial floor space at ground level.

New terrace houses are proposed to the north of the site to match those existing in Valetta Road.

