



PROJECT

DEVELOPMENT OF BASEMENT FLATS AT
ELM PARK GARDENS

CLIENT

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

VALUE

£1.5M

CONSULTANT

PELLINGS LLP



BACKGROUND

The project was funded by the sale of a proportion of redundant units that had lay derelict since the war years, and has seen the development of 13 flats located at Elm Park Gardens, into new units for social housing and key worker schemes.

The flats are located in one of the most sought after locations in London, a Victorian Square just off the Kings Road, and are the first additions to the Royal Borough of Kensington and Chelsea's (RBKC) housing stock for decades.

The development was project managed by Pellings LLP, who were initially commissioned to look into the feasibility of developing the redundant basements which were being used by existing tenants as storage rooms and housed many of the services, boilers and piping for the rest of the buildings.

RBKC's decision to take the project forward on a self-funding basis resulted in the sale of 23 units to private developers in order to fund the development. This innovative approach to managing and developing assets, has increased the size and

quality of RBKC's housing portfolio; and all at no cost to the Borough or the tax payer.

THE PROJECT

July 2011 marked the completion of this 44 week project to develop redundant space into a number of basement flats in Elm Park Gardens, Chelsea. Lakehouse completed the development of thirteen units, made up of studio, one, two and three bedroom accommodation, to an excellent social housing standard.

The refurbishment included structural alterations, internal and external drainage, roofing, damp proofing, groundworks, carpentry, flooring, windows and doors, decorations, mechanical and electrical, staircases, metalwork and railings.

The sash windows were double glazed and all walls, flooring and ceilings were insulated to improve heating efficiency.

The flats are modern, well lit, and developed with the character of the original building in mind, including the incorporation of prefabricated York Stone staircases.





CONSIDERATION FOR NEIGHBOURS

The Council advised Lakehouse that works previously undertaken by another contractor at Elm Park Gardens were subject to numerous complaints from demanding neighbouring residents, about the level of noise and disruption caused.

Since each of the flats was surrounded by neighbours either side, and above, it was critical for Lakehouse to ensure that the resident liaison process was flawless. With neighbouring residents in mind, a number of special working arrangements were agreed, including:

- Working hours between 8am and 5pm
- No noisy works between 9am and 4pm
- Deliveries limited to avoid the school run
- Small deliveries to avoid large lorries in residential area
- Continual damping down and rubbish clearance
- Limited parking for site staff and visitors, who were encouraged to share vehicles or use public transport

The site team worked closely with estate caretakers to ensure minimal disruption for neighbouring families. To avoid the transferral of dust through the floorboards and carpets, plastic membranes were fitted to adjoining flats.

SUCCESSFUL CONCLUSION

Various open days were held throughout June to enable the local community and potential new tenants to view the newly refurbished flats.

Councillor Timothy Coleridge, Cabinet Member for Housing Services visited twice that month to see them for himself. He said: "There have been formidable obstacles, legal, technical and practical, to bringing these basements back to life. I'm delighted to see they have all been overcome. Elm Park Gardens has always been amongst the very best council housing in the country. That we have been able to add more affordable properties there, all funded by new homes for sale, is a source of real pride to us at the Royal Borough."

Kensington & Chelsea TMO Director of Customer Services Sacha Jevans said: "We are pleased to be managing these new homes on behalf of the Council. This new scheme will provide much needed key worker accommodation for those working within the Borough."