

PROPOSALS TO DELIVER NEW HOMES IN COLEHILL LANE, FULHAM

DOWNLOADABLE BROCHURE

colehillgardens.consultationonline.co.uk

WELCOME

Welcome to our public consultation on our emerging plans to deliver new homes at Colehill Gardens.

Our proposals seek to create 13 new homes which will be a mix of sizes. Our plans also include proposals to improve the ornamental gardens.

Our plans are still at a very early stage, but before we go any further, we want to hear your views.

We want to hear what you think

We are keen to hear the thoughts and feedback of the community on our proposals, please take time to read all the information on this website.

You can submit your views by clicking the 'feedback' option at the top of this page.



How Colehill Gardens could look

OPPORTUNITIES

Reopening of inaccessible land and extension of the Ornamental Gardens

Our plans propose development on an overgrown parcel of land to the rear of Colehill Gardens. In percentage terms we are proposing to build on 6% Of the total area which at present is not well-used.

Our plans will improve and re-open the area for residents and the general public by improving the ornamental gardens into amenity for local residents.

We have lots of ideas about how we could best improve the Ornamental Gardens and some of these are laid out later on in the exhibition. However, we are very keen to hear from you to let us know what you want to see, and how the Gardens can best benefit the local community.

Trees and Biodiversity

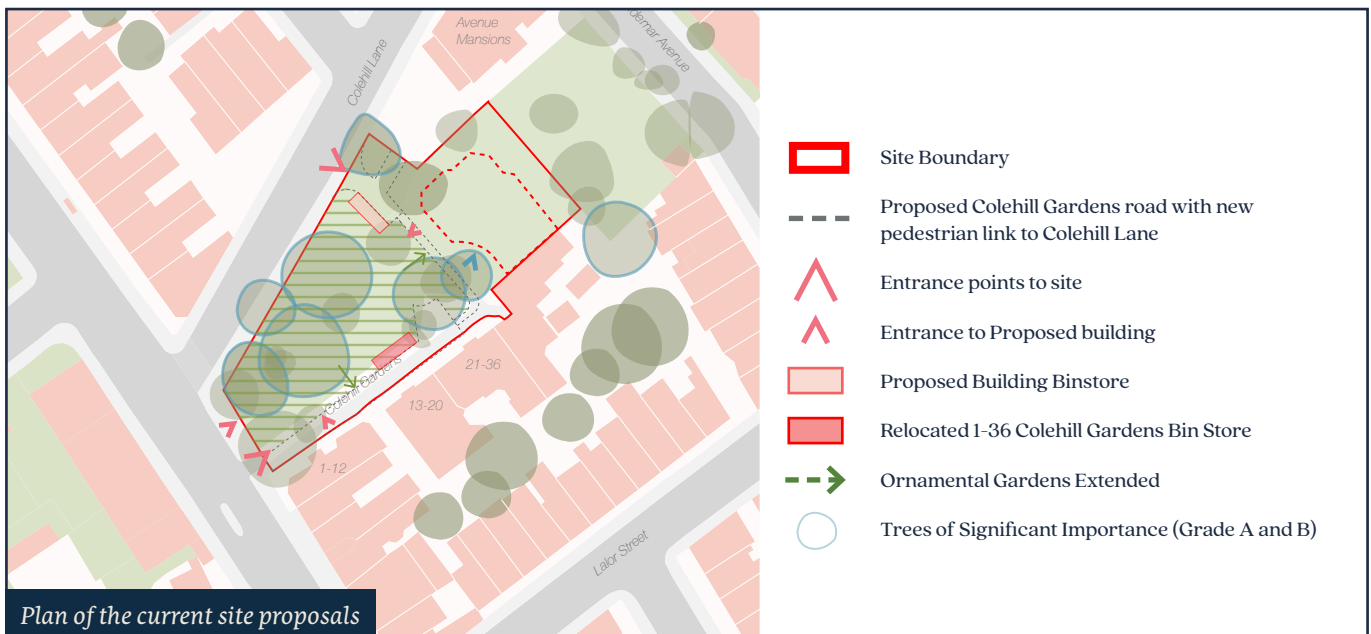
We will look to further enhance the space through a biodiverse approach to the landscape design, creating an enriching and sustainable green space unique to the local area.

Access Improvements

The site is currently difficult to access due to restrictions. Our proposal is to open up public access by creating two new pedestrian walk ways for residents and local people to access the Ornamental Gardens.

Continuation of Mansion Block Style

Our proposals will provide a continuation 26-36 Colehill Gardens mansion block, and use the same mansion block style to ensure it is in keeping with its neighbours and matches the local area in terms of rhythm and style.



OUR PROPOSALS

The current proposed development comprises a residential scheme of nine units adjoining the existing mansion block at 29-36 Colehill Gardens.

Our Proposals will deliver



Provision of 13 new homes of a mixture of sizes, including affordable housing.



Completion of the historic masterplan covering the area and continuation of the adjacent mansion blocks along Colehill Gardens.



The design will be in keeping with and complementary to the character and context of the local area and existing neighbouring mansion blocks, noting the site's location within a Conservation Area and in the proximity of other heritage assets.



Enhancement of the ornamental gardens to enable it to be brought back into use as an amenity space on the site. Providing a space for local residents.



Creation of a high-quality residential environment through generous room sizes, private amenity space and consideration of daylight/sunlight and outlook.



Provision of cycle parking encouraging the use of green transport.



The design will ensure inclusive access to the garden and residential building.



Significant Biodiversity enhancement.



OUR PROPOSALS



KEY

1 - Red Brick, Flemish bond

2 - London stock red brick

3 - GRC/stone details (various colours)

4 - Buff brick

5 - Stone paving

6 - Fluted precast panels

7 - Assorted foliage and greenery

Proposed building materials

HISTORY OF THE SITE

Historic Masterplan

The drawing displayed here shows the original extent of the Colehill Gardens masterplan, which was submitted and approved by the Borough of Fulham Public Health Department in 1906.

The plan demonstrates the initial intent to construct a series of mansion blocks to the north-east of the proposed Ornamental Gardens, occupying the land between Colehill Gardens and Colehill Lane.

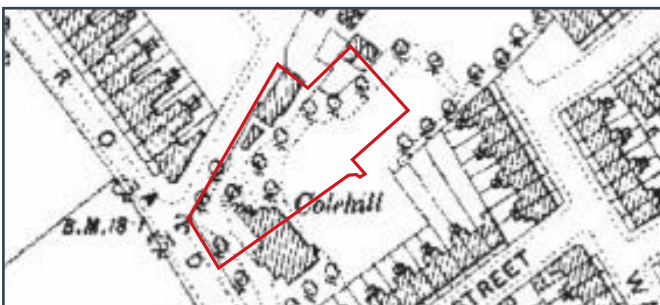
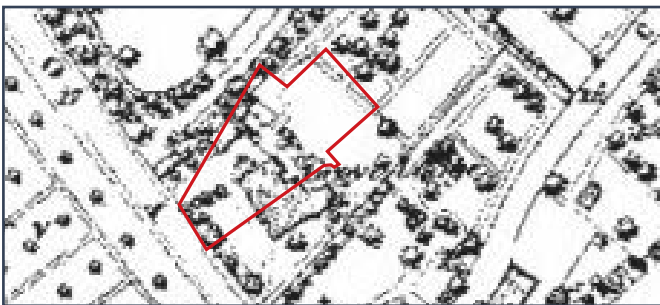
This would have resulted in a strong formal frontage along the garden's northern edge. The proposal would have introduced a roadway connecting Fulham Place Road and Colehill Lane.

Historic Maps

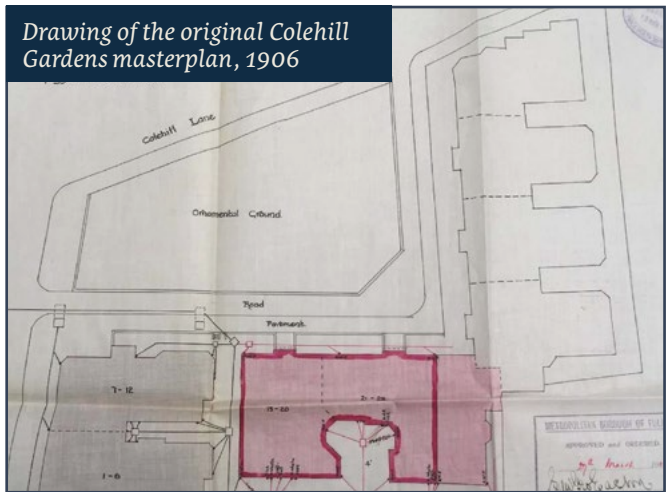
These maps show the development of Colehill Gardens from 1873, until the early 20th Century.

Two buildings - Colehill Lodge and Colehill Cottage - existed within the wider site until the turn of the 20th Century. No trace of either of these buildings remains and our proposals are not situated within the original footprint of these buildings.

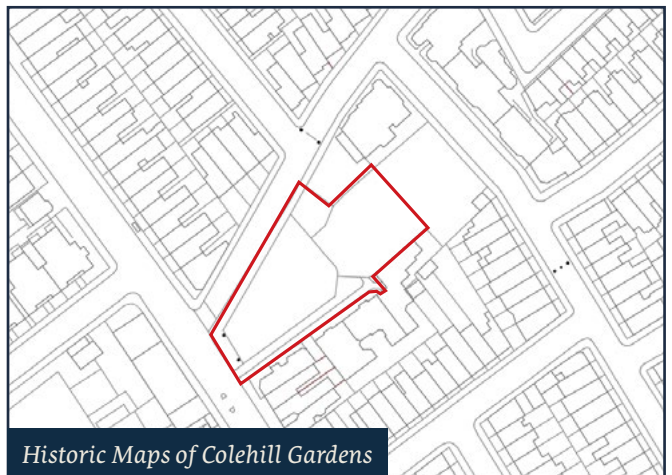
Following their removal, the site has been left and in more recent times been used an allotment.



Historic Maps of Colehill Gardens



Drawing of the original Colehill Gardens masterplan, 1906



Historic Maps of Colehill Gardens

SITE LOCATION AND LAYOUT

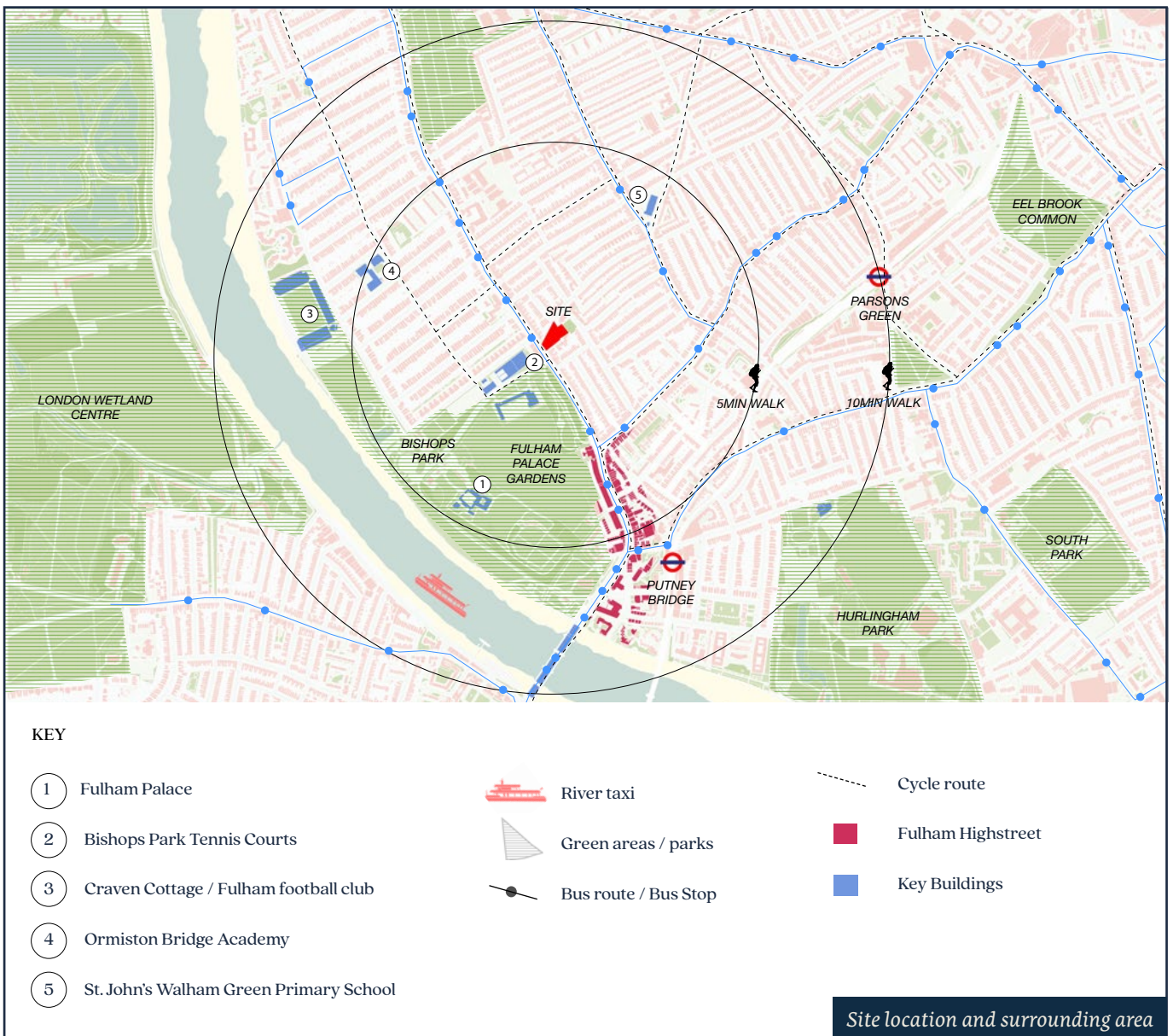
The image below shows our proposed layout for the site which sits with Waldermar Avenue to the east and Colehill Lane bordering it from the north east.

The site occupies a small portion of land adjacent to Colehill Gardens, bordering Fulham Palace Road and Colehill Lane.

There will be three pedestrian access points to the site, one from the corner of Fulham Palace

Road and Colehill Gardens, and the other from Colehill Lane itself. We are seeking views on the nature of this access and whether it should be available for wider public use.

An extension of the Ornamental Gardens will be combined with improved public access and new pedestrian walk ways to open up the site into an amenity for local residents.



DESIGN DEVELOPMENT



1. Existing Site



2. Extrude mass and align with existing Colehill Gardens gable end wall.



3. Set back top storey to create mansard roof. Open up access from Colehill Lane and enhance permeability across ornamental gardens.



4. Chamfer edges to soften the corners and create a projecting bay stylistic of contextual Victorian houses.



5. Expand width of projecting bay. Sculpt southern facade to respect protected Sycamore tree. Extrude rectangular bay at entrance to highlight the main entrance.



6. Openings and facade details in relation to existing Colehill Gardens.

MATERIALS AND LANDSCAPING

There is significant potential for the enhancement of the Ornamental Gardens by increasing public access and improving the appearance of the space. Our plans would look to provide a significant local benefit and help bring the Ornamental Gardens into increased use. Indicative features could include:

- Growing plot for residents;
- New entrance to garden from Fulham Palace Road between existing piers.
- Enhanced planting, including flowering perennials, herbs and medicinal plants
- Small seating square
- Potential for plaque detailing history of the site and gardens
- Potential for enhanced Yorkstone paving to surrounding streets to create an accessible shared surface for vehicles and pedestrians.

We are keen to hear what you think of our suggested our proposed landscaping and your suggestions for what you would like to see in the Ornamental Gardens. Make sure you fill out our feedback form at the top of this page to let us know what your views.

MATERIALS AND LANDSCAPING

Indicate your preference numbering the boxes 1 to 4, with 1 being your favourite and 4 being your least favourite

Seating						
	<input type="checkbox"/> Park benches	<input type="checkbox"/> Individual seats	<input type="checkbox"/> Contemporary	<input type="checkbox"/> Boulders and logs		
	Other furniture					
		<input type="checkbox"/> Picnic tables	<input type="checkbox"/> Moveable / bistro	<input type="checkbox"/> Homes for wildlife		<input type="checkbox"/> Information
Water						
	<input type="checkbox"/> Drinking fountain	<input type="checkbox"/> Water feature	<input type="checkbox"/> Playful water	<input type="checkbox"/> Naturalistic		
Play						
	<input type="checkbox"/> Traditional	<input type="checkbox"/> Sculptural	<input type="checkbox"/> Grown-ups	<input type="checkbox"/> Natural		

- ① Colehill Lane entrance
- ② Fulham Palace Road entrance
- ③ Colehill Garden 'drive'
- ④ Existing trees retained
- ⑤ Boundary fence
- ⑥ New gates to garden

- ⑦ Play area
- ⑧ Informal seating area
- ⑨ Water feature
- ⑩ Bin stores
- ⑪ Proposed front gardens
- ⑫ Existing front gardens

Indicate your preference numbering the boxes 1 to 4, with 1 being your favourite and 4 being your least favourite

Boundary (to street)					
	<input type="checkbox"/> No boundary	<input type="checkbox"/> Railings	<input type="checkbox"/> Hedge	<input type="checkbox"/> Contemporary	
Garden extents					
	<input type="checkbox"/> Maintain current area of garden	<input type="checkbox"/> Open up to towards 13-36 Colehill Gardens			
Planting character					
	<input type="checkbox"/> Formal	<input type="checkbox"/> Fragrant	<input type="checkbox"/> Calm	<input type="checkbox"/> Vibrant	
Paving					
	<input type="checkbox"/> Stone paving	<input type="checkbox"/> Stone sett paving	<input type="checkbox"/> Gravel (bound)	<input type="checkbox"/> Brick paving	

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NEXT STEPS

Thank you for taking the time to visit our online consultation for Colehill Lane. We really value your feedback and would welcome any thoughts you have on our plans for the site.

Please take a moment to provide your feedback in the 'Feedback' section of the website.

If you have any questions, please do not hesitate to contact us on 0800 298 7040 or feedback@consultation-online.co.uk.

