

# New Homes on the Aintree Estate

Meet the Team



**Higgins**  
PARTNERSHIPS

**h&f**  
hammersmith & fulham



# PROJECT OVERVIEW



134 new homes



84% affordable homes



High proportion family homes



Co-production design process



Attractive buildings utilising existing under-utilised spaces



Passive House led design



Improved green space



New park & play area



New jobs during construction phase



Promotes sustainable travel

# ANTICIPATED PROGRAMME OF WORKS

<b>Activity</b>	<b>Date</b>
Start main construction works	August 2023
Commence groundworks	September 2023
Commence superstructure works	January 2024
Commence internal works	September 2024
Completion of the flats	August 2025
Completion of the public open space works	December 2025

# PROPOSED PLAN

- 1 Community park
- 2 Street trees and planting
- 3 Parking and parking court
- 4 Communal courtyard
- 5 Private space
- 6 Access to Chasemore House
- 7 Access to Donnelly Court
- 8 Lawn/seating/event space
- 9 Specimen trees



# COMMUNITY PARK

Plan of Community Park

- 1 Gateway space
- 2 Outdoor gym
- 3 Active play space
- 4 Meeting space
- 5 Events space
- 6 Play trail
- 7 Stepped access to Chasemore
- 8 Ramped access to Chasemore
- 9 Level access to Donnelly
- 10 Private terraces
- 11 Buffer planting
- 12 Large feature trees
- 13 Railings around play spaces
- 14 Staggered railings
- 15 Visitor cycle stands



# EXTERNAL LANDSCAPE

- New tree planting along Pellant Road and Williams Close, which will double the number of trees on site in comparison to the old site.
- Pellant Road features a 5th floor step back to decrease the scale looking onto neighboring properties on 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.



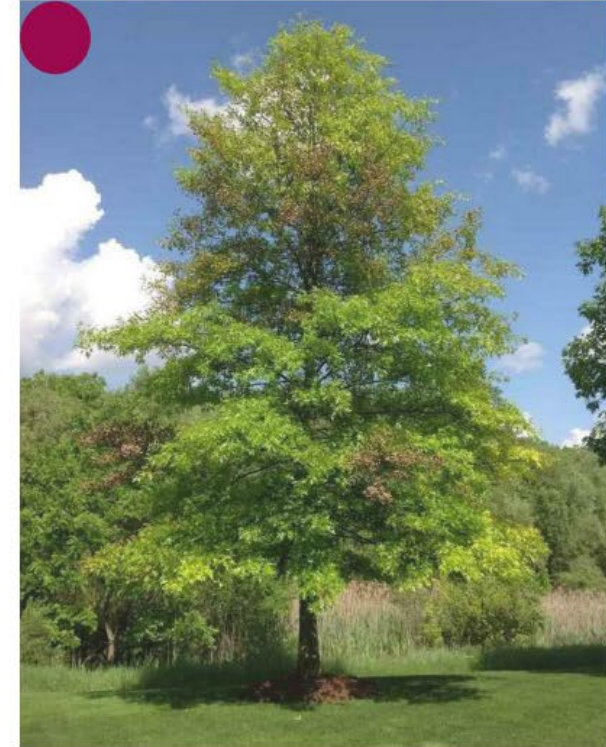
# TREE PLANTING

- Key aim to provide a green and healthy environment, benefitting nature and people
- Landscape strategy proposes removing the 4 remaining trees and planting approximately 57 new trees. In total, there were 24 trees on the site historically
- New tree species selected to be beneficial to wildlife
- Tree planting supplemented by additional large feature shrubs and diverse planting
- An additional 24 trees to be planted elsewhere in the local community to replace those removed due to the demolition



Proposed tree planting

- Large feature trees (3 trees)
- Medium-scale trees (c. 11 trees)
- Small-scale trees (c. 43 trees)



Feature tree - Pin Oak



# GREEN CREDENTIALS OF THE PROJECT

- Solar Panel and communal Air Source Heat Pumps - net carbon will be reduced by 86%.
- Green roofs to improve local air quality and maximise biodiversity.
- Blue roofs to harvesting rainwater.
- Homes designed to Passivhaus classic standards – the most energy efficient standards of homes in the UK.
- Cycle parking storage for 250 bikes.
- 63 new trees being planted, all native species to support local wildlife and enhance biodiversity.
- Car-free development except for blue badge spaces. Electric vehicle charging points for the blue badge spaces.

# ADDRESSING THE CONSTRUCTION CHALLENGES

We recognise the following main construction challenges that could cause disruption to local residents:

- Noise
- Vibration
- Dust
- Site traffic
- Child safety – local primary schools
- Changes to road entry routes
- Restricted parking
- Changes to refuse collection
- Security
- Pedestrian routes

# TO COMBAT THESE WE WILL:

- Use modern machinery and plant with in-built noise, dust and vibration suppression devices.
- Use dust suppression measures such as dampening down with water.
- Implement a traffic and pedestrian management plan detailing delivery times and routes to the site to avoid peak travel times, congested routes and school drop off / collection times.
- Employ vehicle banksmen marshalling the traffic in and out of site and prioritising the needs of the local residents.
- Use clear signage and advance notification for any pedestrian diversions and provide well-lit routes.
- Provide clear points of contact for residents to raise concerns along with a regular newsletter update.
- Inform residents early on in the construction of closed footpaths and possible suspension of parking bays to allow the arrangement of steady alternatives.
- CCTV cameras and site security.
- Offer Health & Safety presentations in local schools and activities for children on the estate.
- Arrange Estate walk-a-bouts with local residents to identify and resolve any issues.

# VEHICLE AND PEDESTRIAN MANAGEMENT

We have a plan to manage the volume of traffic flow to and from site. There will be traffic marshals on site to ensure that vehicles move safely into and out of the site. The traffic marshals will control the movement of vehicles and pedestrians during each delivery to site.

**Deliveries of materials will arranged in advance for set times to avoid vehicles causing congestion.**

We expect our workforce and supply chain to adhere to the below rules:

- The site can only be accessed and exited via the pedestrian walkways and gates
- Vehicles will be met by the site gatemen & will have to read and sign up to the sites drivers rules before entering the site
- All commercial vehicles will have mud/debris removed before leaving the site
- Drivers have to follow the site speed limit and vehicle bandsman's directions at all times
- Drivers who do not adhere to the site rules will not be unloaded or allowed to return to site
- Site traffic management plans must be followed at all times both on and off site

# ENVIRONMENTAL IMPACT MANAGAMENT

The management of the following environmental issues are included in the design and construction works:

- We will monitor vibration, noise and dust levels on a daily basis throughout the project.
- We will use sustainable materials on the project where possible.
- We will reuse the demolished building material already on site to form the piling mat, and will segregate waste in the process.
- Certified ISO 9001 & 14001 Environmental Management System.



# CONSIDERATE CONSTRUCTORS SCHEME

Considerate Constructors Scheme (CCS) is a scheme which aims to improve the image of the construction industry by striving to promote and achieve best practice.

Higgins is a partner of CCS which demonstrates our commitment to the scheme and improving the image of construction. As a partner we agree to comply with the scheme's Code of Practice and require all our sites to register; they are then monitored at regular intervals over the project.

## **We are assessed on these categories:**

- Respecting the community
- Caring for the environment
- Valuing the workforce



# NEIGHBOURHOOD CHARTER

This is our promise of how we will deliver this contract and may be updated as the project progresses. The following points will form our 'Neighbourhood Charter'.

- Regular updates to residents including newsletters, bulletins and a digital noticeboard
- There will be a point of contact at all times
- We will be respectful to our neighbouring residents and pedestrians
- We will respect and work within the planning conditions for hours of work:
  - 8.00 am – 6.00 pm Monday to Friday
  - 9.00am - 2pm on Saturdays – as required
- Every delivery to site will be coordinated
- All machinery will be immobilised at the end of each working day
- No contractors will obstruct resident parking
- All operatives will wear PPE (personal protective equipment)

# EMPLOYMENT AND TRAINING



Through the project Higgins have committed to delivering:

- Apprentice opportunities
- Unemployed residents into work
- Training and Upskilling for local residents
- Work experience placements



We will achieve this by attending local job fairs, advertising opportunities in our monthly newsletter and working with local providers.

## Site based opportunities:

- Document controller
- Bricklayers
- Carpenters
- Plumbers
- Electricians
- Painters & Decorators
- Labourers
- Gatemen
- Welfare Cleaners
- Traffic Marshalls

## Candidates ideally should have:

- ✓ Commitment to the construction industry
- ✓ Be over 18 years old
- ✓ Have safety awareness
- ✓ CSCS Card

Please contact: [CSR@higginspartnerships.co.uk](mailto:CSR@higginspartnerships.co.uk)





# LOCAL EMPLOYMENT



**JOB TITLE:** Resident Liaison Officer (*1 position available*)

**DEPARTMENT:** Community Investment - Contracting

**MAIN PURPOSE:** Through communication between the site team and residents, the Resident Liaison Officer and Client are to liaise verbally, in writing and via surgeries and/or newsletters. To minimise disruption to residents, promote community cohesion and help to ensure the smooth progression of the works.

**PREFERRED:** Hammersmith and Fulham Borough Resident

**CONTACT:** [CSR@higginspartnerships.co.uk](mailto:CSR@higginspartnerships.co.uk)

Scan here for  
job profile



# PROJECT CONTACTS



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*Throughout the project, these details will be displayed on our noticeboards and site hoardings.*

