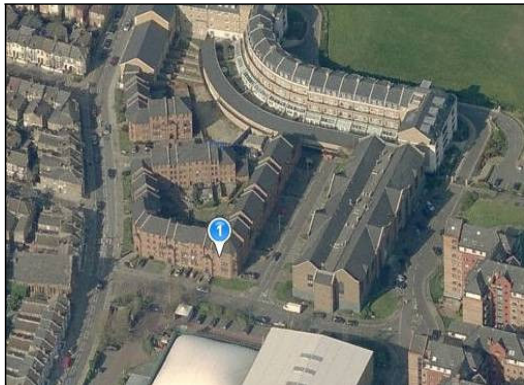
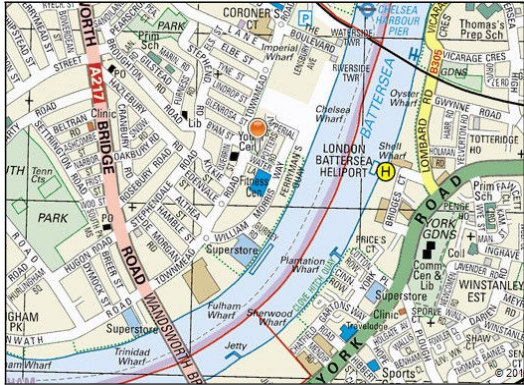




Appendix 3 Property Report: Watermeadow Court, SW6 2RW

Location



Source; www.multimap.co.uk



Description



Size

0.048 Hectares (1.20 Acres)

Site Description

A prime site located in South Fulham in close proximity to the river Thames. The site is within the ownership of LBHF and comprises 80 residential units in a modern complex predominantly 3/4 storey high. The site is currently being decanted and is expected to be vacant within the next 6 months.

Site Potential

Redevelopment of the site for residential units with a mix of tenures is possible. This is supported by a Planning Assessment that encourages a new development with an increase residential density of 100-120 units rising from 3 storeys to 5 on some parts of the site. We would expect the redevelopment to be in keeping with the Borough's Draft Core Strategy with 40% affordable units.

Potential Issues

- Within a Flood Zone 3 area
- Potential contamination on the northern boundary leaching into the neighbouring site

Planning Comments

- Draft Planning Brief in place Dec 2010
- Poor accessibility with a PTAL of 2
- Currently has a C3 residential Use Class
- The site is within the Thames Policy Area and the Sands End Conservation Area
- Existing density is 544 hrh with a maximum density of 550 hrh
- Potential to re-provide similar height buildings of 3 to 5 storeys across the site c116 units in total