

# Fulham Court and Barclay Close Estates

## Environment Improvement Strategy

### outline brief

November 2009.



# Introduction

living-architects and Madlin+Maddison were commissioned by H&F Homes in the summer of 2009 to provide initial advice on how the environment of Fulham Court could be improved with the aim directing The Fulham Court Action Plan Environmental Improvements. This report now forms the basis of the brief document for further development.

The broad aims of the environmental improvement are:

- Create a sustainable community on the Fulham Court and Barclay Close Estates
- Consider the joining of the Fulham Court and Barclay Close estates to create one larger neighbourhood.
- Remove estate 'boundaries' and remove segregation of the estates from the surrounding areas.
- Improve the 'feel' of the neighbourhood through a series of environmental improvements to improve the living standards of the existing residents.
- Improve the environment of Fulham Court to attract a greater proportion of leaseholders onto the estate.
- Improve the facilities for the storage of refuse.
- Create opportunities for additional residential development.
- Provide and enhance community and children's facilities on the estate to serve the estate and the wider neighbourhood.
- To consult with the tenants of the estates on the design and programming for the works
- To implement the approved design in suitable phases or work sections to minimise the disruption to tenants as far as reasonably practicable.

The following pages identify areas within and around the estates where problems are perceived to exist and suggestions on how these may be enhanced. These items are not exhaustive and solutions suggested are given to assist with design development.

# Estate Entrance

## Issues

- Entrance piers and walls give feeling of a gated community
- Separation of estate from surrounding area and streets
- Signage is unwelcoming.
- Gateway is narrow, and cuts off access from the street
- No integration with the surroundings.
- Stands apart from, not integrated into the community



## Suggestions

- Remove existing boundary entrance gate, piers and walls.
- Widen access road to read as a continuation of Elmstone Road.
- Fulham Court Estate signage to be removed.
- Create a traditional cross road junction, allowing the feel of Elmstone Road to continue in to the estate.
- Street and paving surfaces integrated in to the surroundings.



# Secondary Entrances

## Issues

### Pedestrian Access from Fulham Road

- Access threatening.
- Inadequate lighting
- Congregation point for undesirable activity.
- No apparent purpose. It goes nowhere!
- Unattractive.

### Access from Shottendane Road

- Disused road access
- Piers and gates reinforce separation from surroundings
- Hard surfaces.

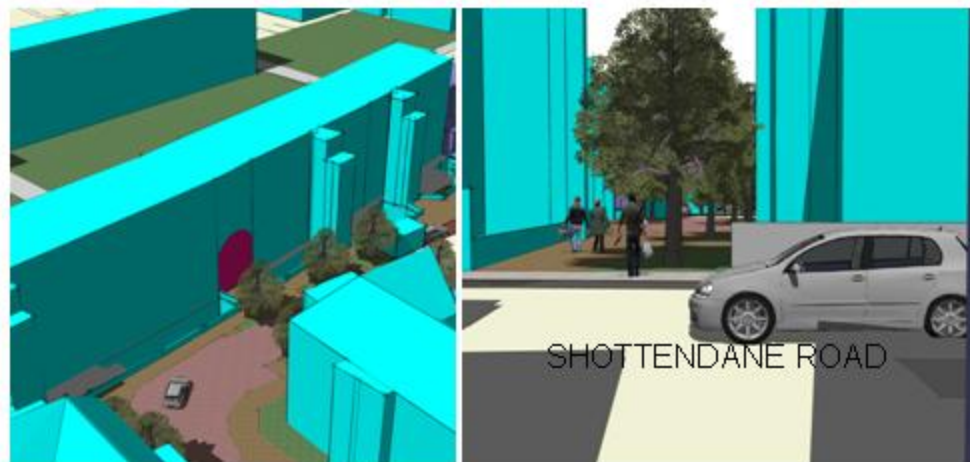
## Suggestions

### Main pedestrian entrance off Fulham Road

- Close off access .
- Infill archway with additional retail unit.

### Secondary entrance from Shottendane Road

- Remove vehicle access road.
- Remove entrance gate , piers and high walls
- Create a single pedestrian entrance.
- Improve soft landscaping – create a green infill.



# Street Boundary

## Issues

- Rear garden screen fences do not address street.
- Visual barrier.
- Alienation of surroundings.
- Reinforces segregation.

## Public access path off Shottendane Road

- No natural surveillance.
- Threatening environment.
- Unattractive.
- Inadequately lit.
- Magnet for anti-social behaviour.



## Suggestions

- Remove or lower fences
- Boundary walls to be combination of low walls with either railings or hedges above
- Consider adding direct access to street from properties to enhance variety.

## Public access path

- Close off path.
- Potential for additional gardens to adjacent units.



# Railway Boundary

## Issues

- Boundary fencing hostile – industrial type.
- Allows unappealing views over parking lot and station
- Undefined landscaping
- Under-utilised and undefined spaces.
- Inadequate lighting



## Suggestions

- Screen existing boundary fence with timber fencing to provide visual barrier to the surroundings.
- Define the landscaping by implementing planting beds as shown
- Enhance landscaping against fences with increased height and density.
- Improve lighting with mixture of low and high level.
- Provide seating to create a meeting place.



# Hierarchy of Access Routes

## Issues

- There is no hierarchy of routes.
- Cars dominate throughout.
- The estates are separated from the surroundings.

## Suggestions

- Create a defined hierarchy of access routes throughout the Fulham Court and Barclay Close Estate.
- Integrate the Fulham Court access into the adjacent street pattern.
- **Level 1**
- Extend Elmstone Road into the centre of the site.
- **Level 2**
- Vehicular and pedestrian access into principle parking areas.
- Extend Barclay Close roadway to serve existing Block J parking areas and Ball Court.
- **Level 3**
- Create Home Zone areas with pedestrians to dominate over vehicles.
- **Level 4**
- Pedestrian access routes only.
- existing pedestrian routes closed off.



# Estate Main Access Road

## Issues

- Hard landscaping.
- Minimal soft landscaping.
- No street parking.
- Little definition between private and public area.
- incoherent surface finishes.
- Little sense or definition of 'place'.
- Inadequate lighting.
- No hierarchy of public and private routing.



## Suggestions

- Re-define the street as a typical London Street
- Define hierarchy of access. Road to read as main access, with secondary routes off.
- Express as a continuation of Elmstone Road.
- Enable on-street parking
- Add street trees
- Define private boundaries with low walls, railings and hedges to incorporate soft landscaping
- Remove bollards
- Adopt coherent use of materials for roads and footpaths
- Adopt 'traditional' street signage.
- Remove all 'estate' type signage
- Individual block naming signage for clarity.





# Barclay Close Enhancements

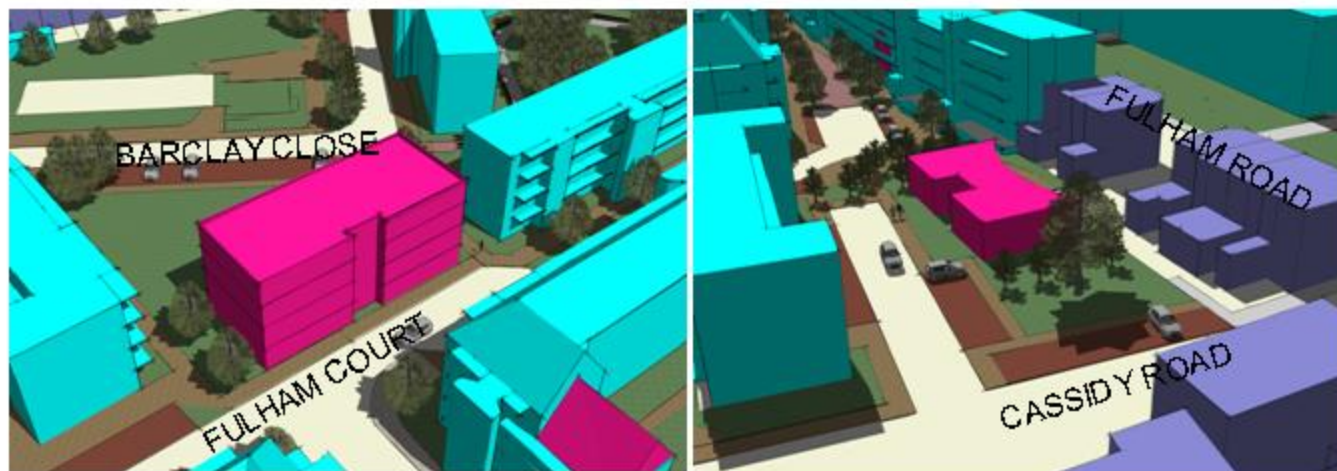
## Issues

- Sharing of facilities on one estate not apparent to the other.
- The two estates 'feel' very different.
- Large areas of undefined open spaces.
- Landscaping minimal and uninspiring.



## Suggestions

- Extend Barclay Close road to serve Fulham Court Block J, ball court and parking.
- Potential to create a new accommodation block
- Potential to create new community building.
- Allow parking and landscaping areas within Fulham Court to extend into Barclays Court.
- Provide additional parking.
- Provide a coherent landscaping strategy with hierarchy of landscape design.
- Enhanced lighting and integrated CCTV.



# Redefining Boundaries

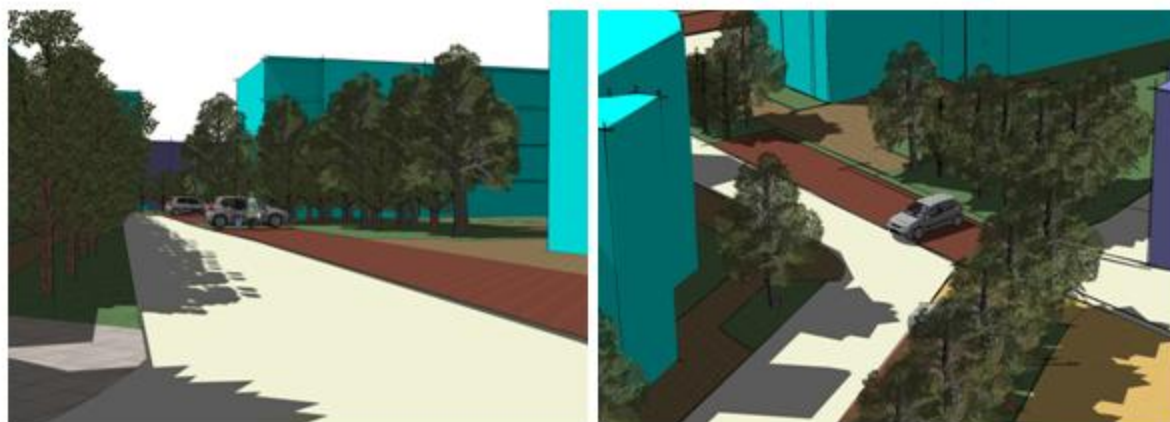
## Issues

- Physical barriers exist between the two estates
- Allocation of open space in-balanced between the estates
- Poor utilisation of land
- Poor definition of parking places, footpaths and highway uses.



## Suggestions

- Remove fences and walls
- Relocate the external store blocks
- Create inset bay parking perpendicular to the road to minimise on street parking.
- Enhance landscaping with shrubs and trees behind parking spaces
- Allow landscaping to 'flow' between the two estate areas.
- Allow landscaping to define spaces.
- Enhance lighting.



# Community Facility

## Issues

- Existing building is temporary structure.
- Inadequate for current need
- Poorly sited
- Prone to vandalism
- No potential to expand in to the surrounding landscape i.e. using the out door space in the summer for communal activities



## Suggestions

- Provide new building on new site located in the heart of the wider community.
- Provide a larger, enhanced facility
- Opportunity to create a 'signature' building
- Greater natural surveillance.
- Better use of land.



# Development Opportunities

## Central Site

- Realignment of the road serving block J creates a new development opportunity in the heart of the estates.
- Potential to provide 16 x 2bed-4person flats
- Provide enhanced landscaping
- Additional security and background lighting



## Existing Community Building Site

- Removal of community building allows for re-organisation of the southern parking area
- Potential to provide 18 x 1bed-2person flats along the railway boundary
- Rationalise parking layout
- Provide enhanced landscaping
- Additional security and background lighting
- Enhance of surface materials by adopting hierarchy of finishes.
- Potential to increase private gardens to existing units



# Landscaping Improvements

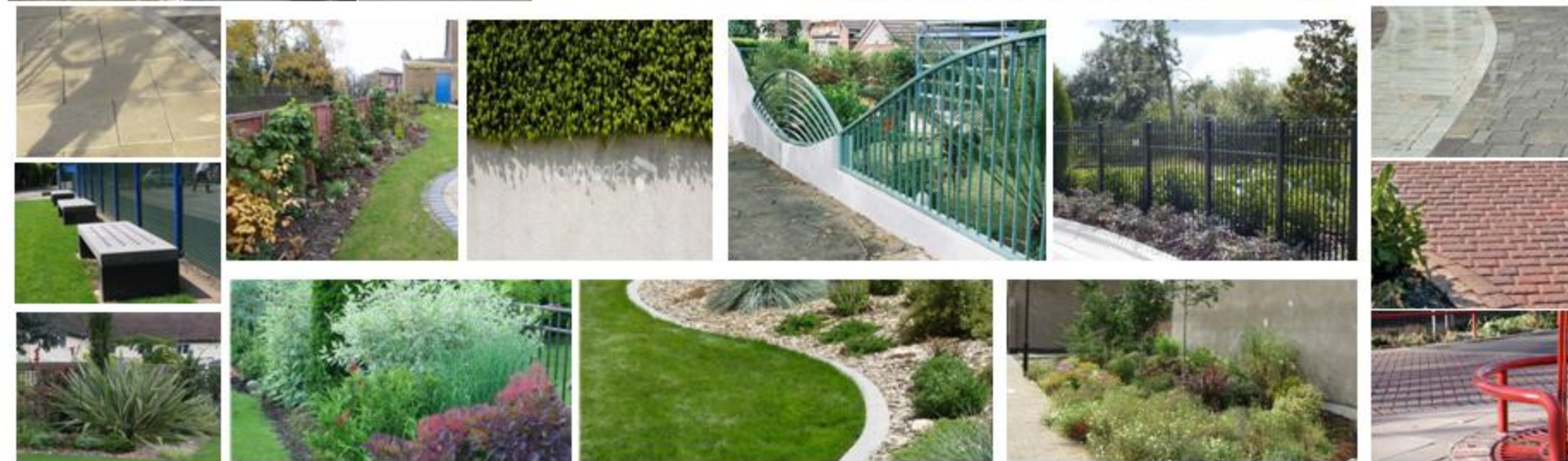
## Issues

- Existing soft landscaping ill defined and uninspired.
- Garden walls create barriers preventing integration of public and private spaces.
- Minimal landscaping within the heart of the streetscapes.
- Garden walls give opportunities for anti-social behaviour.
- Opportunities to enhance soft landscaping lost.
- Landscaping strategy unstructured and incoherent.



## Suggestions

- Provide additional areas for landscaping by reducing roadway width to minimum.
- Create either additional public real landscaping and/or extend private gardens.
- Reshape soft landscape areas with realigned boundary walls and pathways.
- Create an overall landscaping strategy, to provide a coherent design with hierarchy of plant and tree sizes, depths of planting, and enhancement of boundaries.
- Enhance lighting with high and low level fittings.
- Remove or lower private boundary walls and incorporate fences and or hedges to allow greening of private gardens.
- Adopt a wider pallet of materials to enhance impression of the hierarchy of spaces.
- Use trees and shrubs instead of bollards.



# Refuse

## Issues

- Fly tipping prevalent.
- Bins not returned into refuse stores, inadequate provision?
- Lack of recycling facility.



## Suggestions

- Fully assess refuse need and develop a site wide refuse storage strategy based on need.
- Create additional defined refuse storage areas as required.
- Create a large items refuse store facility.
- Provide a centralised recycling facility.

# Home Zones

## Suggestions

- Create Home Zones to enforce a reduced speed limit of 10 miles an hour. Bring hierarchy of landscaping into the existing streetscape by narrowing of roadway to absolute minimum for refuse and fire vehicles.
- New landscaping as communal areas and / or within enlarged private gardens
- New high and low level lighting
- Enhance paving and roadway finishes
- Minimise parking in home zone areas
- Bring soft landscaping into the heart of the public areas of the estate
- Reduce height of private boundary walls and enhance with railings and hedges
- Continue Home Zone around to incorporate the pedestrian entrance off Shottendane Road to give a sense of arrival.
- Enlarge rear courtyards of shops and provide additional security to rear access.
- Bring existing disused basements in to use.



# Private Courtyards

## Issues

- Lack of ownership – Who owns this space?
- Access – security, public or private?
- What is the function?
- Overpowered by buildings – lack of sunlight
- Hostile boundaries
- Poor definition of space.

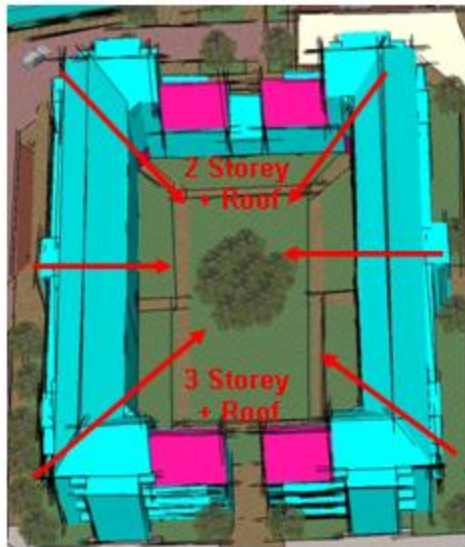




# Courtyards

## Suggestions

- Create direct access in to the courtyard from the block for the residents on the upper floor to create a private courtyard and to be used by the residents.
- Reduce the height of the south-end wing walls of the blocks to allow greater penetration of sunlight into the courtyard, and reduce canyon-like enclosure.
- Reduce the height of the north-end wing walls of the blocks to allow greater penetration of sunlight into the home zone area adjacent to the main pedestrian access from Fulham Road.
- Public access for maintenance only.
- Provide seating and areas for residents to meet.
- Reduce private garden fences and enhance with railings, hedges and boundary planting within courtyard.
- Create external 'rooms' within the garden environment to allow for a variety of uses.



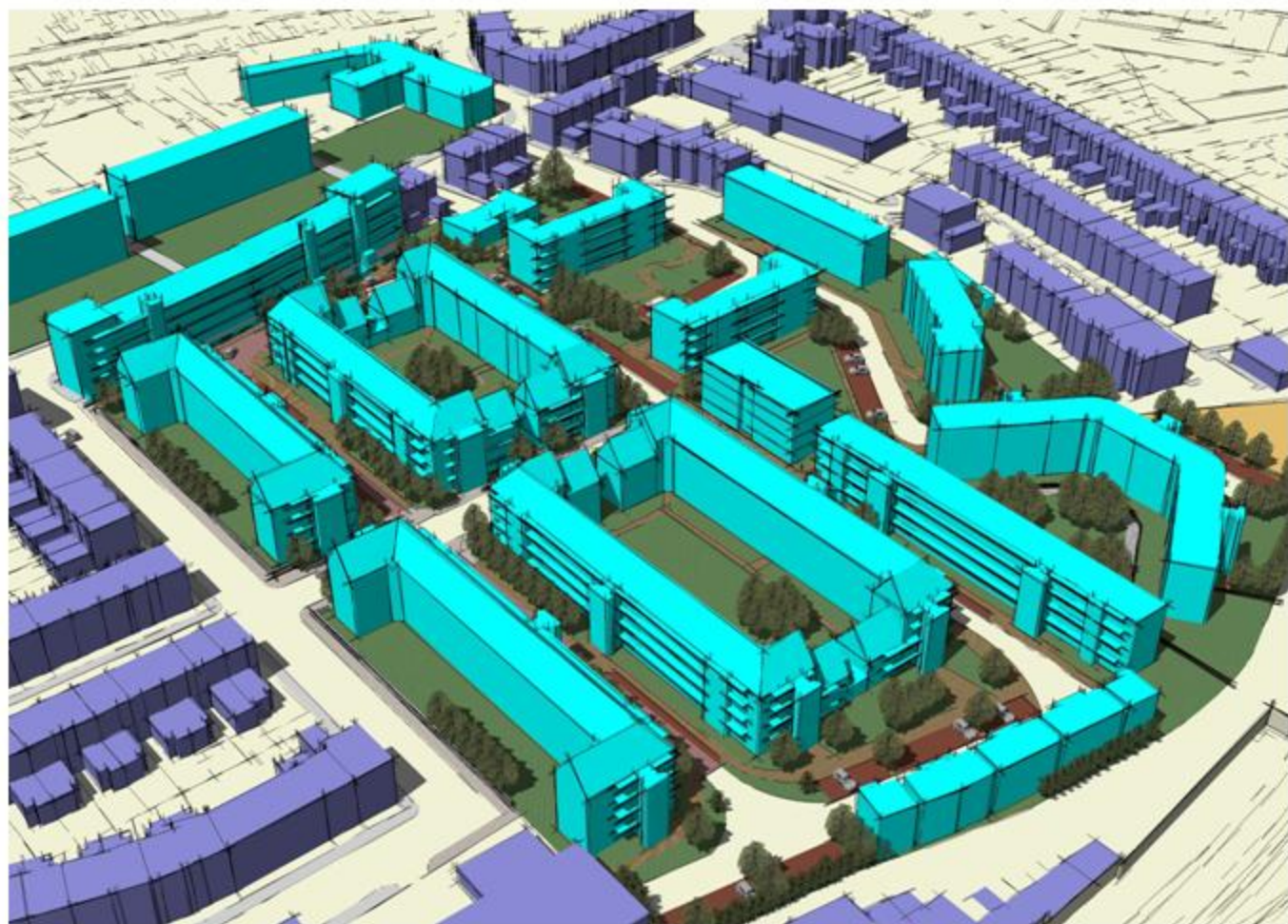
## Consultation

h&f homes realise the importance of involving their tenants in the design development and to bring the tenants 'on-board' for proposals that directly affect their neighbourhood.

- This is to be achieved by appropriate and ongoing tenant liaison and consultation throughout the design process and into the construction programme.

# Summary

- Improve relationship with surroundings
- Coherent strategy for site design
- Hierarchy of access provision
- Integration of the estate into its surroundings
- Less hostile boundaries
- Relocation of community building
- Blurring of the boundaries between Fulham Court and Barclay Close.
- Creation of Home Zone areas
- Enhanced landscape provision with hierarchy of design.
- Softer boundary treatments
- Greater sunlight into courtyards
- Improved amenity for courtyards
- Improved refuse and recycling facilities
- Enhance car parking areas
- Less on street parking
- New building signage and access facilities.
- New lighting and integration of CCTV
- Broad pallet of materials with hierarchy of use



# Fulham Court and Barclay Close Estates

## Environment Improvement Strategy

outline brief

November 2009.

Document prepared on behalf of h&f homes by:

Madlin + Maddison  
Kings Court,  
68-70 Church Street East,  
Woking Surrey  
GU21 6HA

Tel 01932 856 364  
Fax 01932 858 459  
Web [www.madlins.co.uk](http://www.madlins.co.uk)

and  
living-architects  
14 Linen House  
253 Kilburn Lane  
London  
W10 4BQ

Tel 020 8962 6660  
Fax 020 8962 6661  
Web [www.living-architects.com](http://www.living-architects.com)



- Images contained in this document are for illustrative purposes only and do not constitute a final design.
- Some images have been taken from manufacturers literature and from web searches and no ownership of images is implied by the authors of this document.