



The Fairway Partnership Transformed a Derelict Chapel In London into Nine Residential Units

The Fairway Partnership acquired a derelict and listed south London chapel, with surrounding grounds, in January 2007. The objective: to convert the site, building modern, high performance residential units, achieving a margin in excess of 25%.

Key Challenges

The site in Gypsy Hill, London Borough of Lambeth, had been derelict for over 10 years. It was situated in a conservation area and has planning limitations due to the buildings historic facade. The site was also infested with Japanese knotweed.

The client had a strong project management team in place, but required specialist professional consultancy for this project. There was restricted access to the site that required negotiaion.

Selection Criteria

The Fairway partnership required an architects practice with demonstrable experience and knowledge of:

- London borough of Lambeth planning
- Listed building and conservation area consents
- Established network of professional partners
- Sensitive blending on new build with the vernacular
- Eradicating Japanese knotweed infestations
- Contemporary design
- Building to code 3 level of sustainable design



The Solution

The chapel was converted into one and two bedroom flats with the development spread across two blocks: the existing chapel and a new build block to the rear of the plot.

The front facade of the chapel was retained and fully restored to meet the planning conditions. The new rear block is a contemporary cube with semi basement units to make use of sloping site.

The two buildings have been linked together by a steel staircase and walkway.

Services provided:

- planning permission and discharge of conditions
- construction drawings and technical design
- building control compliance
- contract administration



The Results

The decision to appoint Granit architects enabled The Fairway Partnership to realise 9x one and two bedroom apartments.

Building control requirements were different for each block, although generally built to next generation of standards.

Due to the distinct elements of the original block and new build, VAT was charged at separate rates for each block.

Good design, quality joinery and fittings, along with a high value EPC ensured premium sale prices.

The properties were created and quickly sold to private occupiers.



About Granit

Granit Chartered Architects provides architectural design and project management solutions to commercial property developers in London. With over 25 years experience, Granit's team ensures its developer clients achieve the maximum possible return on investment. Granit combines robust design with practical building specifications and an eye for the environmental impact of any scheme.

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