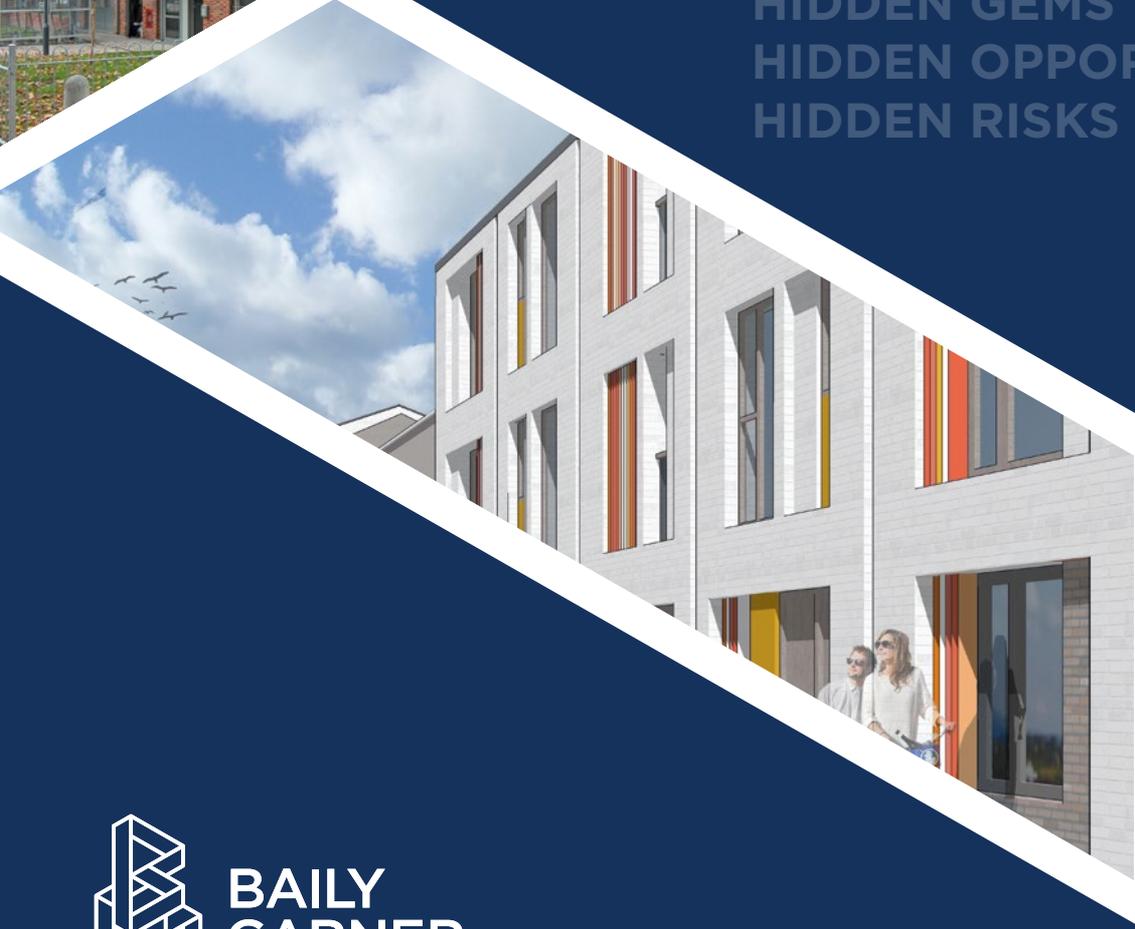




**HIDDEN HOMES**  
HIDDEN BENEFITS  
HIDDEN ASSETS  
HIDDEN GEMS  
HIDDEN OPPORTUNITIES  
HIDDEN RISKS



**BAILY  
GARNER**

**From the client perspective, the hidden homes initiative is an imaginative, efficient, sustainable and cost effective way of delivering affordable housing.**

**It has contributed a significant number of new rented homes, and homes for sale, without the need to acquire new land or sites.**

The hidden homes initiative works by identifying and successfully transforming formerly empty, underutilised or derelict areas such as old garages, stores, parking, space under existing residential blocks and boiler rooms. Some of these areas are also prone to anti-social behaviour and crime.

The development of these sites provides an opportunity to deliver much needed homes to residents within the communities and localities where the development takes place. Frequently, the development of hidden homes provides an opportunity to also provide new facilities, such as playgrounds, community facilities, improved parking and environmental improvements, whilst reducing maintenance and security costs in the process.

## TYPE AND SIZE OF HOUSING CREATED

The land on which developments are located varies widely and consequently the form of development is bespoke to each individual site.

The size of developments can vary considerably from a single studio flat, to in excess of over 30 properties, for example where an existing underutilised concrete framed multi storey car park is to be demolished.

Tenure varies across developments including rent, shared ownership, discount market sale and outright sale.

## OUR INVOLVEMENT

We have worked closely with a variety of Registered Providers and local authorities.

We have provided a range of interdisciplinary services, taking the initial land opportunity, and shaping the development liaising with the local community, planners and client.

There is a strong emphasis on collaboration with these types of projects, working with other

construction professionals, constructors and housing and asset managers. To assist with the financial viability assessment of the schemes we regularly prepare option appraisals and undertake significant consultation with residents. This is supplemented by utilising appraisal software to inform the client's business plan.

The key challenges of building, under, within, above, or adjacent to existing buildings have been overcome through careful design and thorough evaluation of the project risks and constraints.

The hidden homes initiative is:

- Increasing the supply of affordable housing for rent and for sale within the communities where need is high
- Making the best use of land where there have been security or anti-social issues.
- Making best use of land the client already owns
- Generating income for re-investing in the local community
- Attracting external public and private finance
- Improving the environment and community safety for local residents.



# APPRAISING YOUR ASSETS

## APPRAISALS, CAPACITY AND FINANCIAL VIABILITY STUDIES

To assist with the financial viability assessment of the schemes we regularly prepare option appraisals and undertake significant consultation with residents.



**Adur and Worthing Council Hidden Homes Study:** the council selected 49 sites with potential surplus garages or amenity space. Baily Garner reviewed each of the sites and provided a brief commentary on the existing scenario and identified the sites which have development potential in the future. **Services:** Architecture and Cost Consultants

Our Building Surveyors undertake condition surveys, both visual and intrusive, in order to identify the condition of individual buildings and prepare projected costs over a 30 year period for 'just in time' maintenance and full refurbishment. Our Environmental Engineers can also produce indicative SAP calculations based upon the various options considered.

Development options are then considered by our Architects, producing initial capacity drawings and schedules of accommodation for each site.

Our Quantity Surveyors will then prepare dedicated cost plans for each site, taking into consideration both traditional construction and off site solutions.

Baily Garner can also create bespoke viability appraisals on these sites.

We utilise a recognised industry standard appraisal system, currently ProVal, supported by bespoke Excel based spreadsheets if required.

The importance of modelling sites at an early stage is imperative to the success of developing sites out.

It allows us to model a variety of scenarios for each site ensuring the final option is financially optimised.

Once finalised, this model will become the base position in respect of monitoring the actual financial performance of a site during the development of it.

Whether using industry standard software, or more detailed analysis, we are able to model a variety of tenures including:

- Social/Affordable rent
- Market Rent
- Intermediate products such as shared ownership/shared equity
- Private Sales
- Commercial units



ASPECT/  
OVERLOOKING

TREES & AMENITY

HEIGHTS

PARKING

OPPORTUNITIES



CAPACITY LAYOUT

Existing Site Data	
Location	Wembley
Site Area	1247 m <sup>2</sup> / 0.12 HA
London Plan Density	150 - 250 Hr/HA
Existing Buildings	n/a
Height of Existing	1 Storey Garages
Car Parking	No Spaces
Garages	16no

Proposed Schedule of Accommodation					
Type	No.	Area	Hr	THr	%U
A 1BED/2P Flat	3	50 m <sup>2</sup>	2	6	33%
B 2BED/3P Flat	4	61 m <sup>2</sup>	3	12	67%
<b>TOTAL</b>	<b>7</b>		<b>18</b>	<b>100%</b>	
Site Area	1247 m <sup>2</sup> / 0.12HA				
Density	56 U/HA 144 Hr/HA				
PTAL Rating	Level 4				
Car Parking	6no Parking Spaces / 5no for Proposed				

— Site Location — Site Boundary



AERIAL VIEW



AERIAL 3D VIEW

We create the development costs and the income stream associated with the site and also the development cashflow during the life of the project. This can be used to assess the viability of the site and whether there is a need for any subsidy such as utilising right to buy monies, commuted sums, Homes England/GLA Grant.

Above is an example of one of the many capacity studies Baily Garner have prepared for clients. On this project, we worked with Brent Housing Partnership to explore the development potential within their existing portfolio, which has assisted in the prioritisation of the sites in terms of deliverability. **Services:** Architecture, Employers Agent and Principal Designer.

# TRANSFORMING DERELICT GARAGES INTO NEW HOMES

**As the modern car has outgrown many of the garages built for their predecessors, and as car ownership has become a luxury for many residents living on estates, there has been an increase in unlettable garages.**

This has led to a problem with empty, derelict garages as they have become a focus for anti-social behaviour and a no-go area

for many residents living nearby. Over the past few years there has been a realisation that these garage sites hold an important role in helping with the shortage of affordable homes as they can accommodate new homes within existing communities.

These sites may take the form of a few garages, providing our client with one or two new houses, or a multi storey podium car park attached to a tower block with the potential for 30 or more new flats.

**Brighton sites:** HCA funding enabled Brighton & Hove City Council to build twelve new affordable houses across three former garage sites, making the best use of available council housing land to help meet the city's pressing housing needs. **Services:** Architecture, Employer's Agent, Principal Designer.



**Hitchin Square, Bow:** This development of six family homes on a former garage site on the Parkside Estate is part of a borough wide initiative to reduce anti-social behaviour and alleviate overcrowding. **Services:** Building Services Engineering (pre-planning), Cost Consultancy, CfSH Assessor, Employer's Agent, Party Wall Surveyor, Quality Control Inspector, CDMC.

For the London Borough of Enfield we undertook a review of 326 council owned garage sites. As part of this review we visited every site and assessed their current position and their potential future use identifying, where appropriate, redevelopment opportunities. Baily Garner provided a commentary on the condition of the existing garages and the existence of any

physical features that may exist within close proximity. The sites were categorised in terms of their potential for redevelopment and their deliverability, identifying whether the sites would be appropriate for affordable or private sale units, potential density of the sites and how easy it would be to obtain planning approval.

**Vaudeville Court, Islington:** Replacement of run down garages, car park and disused substation to provide an award winning, high quality modern terrace of 13 dwellings. **Services:** Cost Consultancy, Employer's Agent.



# RECYCLING AND CONVERTING REDUNDANT BUILDINGS FOR RESIDENTIAL USE

**Sites we have been involved in range from a redundant boiler house to unused estate offices and unused pram stores.**

At the Lansbury Estate, Tower Hamlets we have converted a boiler house and oil tank into residential and office space. For Peabody we carried out an assessment of a number of their redundant estate offices across London which realised eight new homes in four buildings across four different London boroughs.

**Robinson Road, Tower Hamlets:** The conversion and remodelling of this derelict artist's studio and store provides Peabody with a new affordable family house. The approved scheme rationalises the layout within the existing building and inserts a mezzanine level within the roofspace of the single storey element. The new street façade reflects the original use of the building as a shop and garage to harmonise with the Victoria Park Conservation Area. **Services:** Architecture, Building Services Engineering, Building Surveying.



## HIDDEN HOMES

### Old boiler house, Lansbury Estate, Tower Hamlets:

Two new homes and an office were created from the conversion of this estate building for Poplar HARCA. The flat within the oil tank required raised floors to relate to the higher street levels and window locations, whilst the internal height of the boiler house was reduced to a height more suited to residential schemes.

**Services:** Architecture, Building Services Engineering, Building Surveying, Cost Consultancy, Project Management.



### Spalding House, Honor Oak:

The conversion of an empty housing office for Lewisham Homes, creates five new homes on the ground floor of this residential building. **Services:** Architecture, Building Services Engineering, Building Surveying.

## Some challenges that may occur on these projects include:

- Limitations of working with existing structure and openings, particularly Listed Buildings and those in close proximity to other buildings
- Heights of existing rooms – may need to reduce heights in some and increase in others
- Building fabric – need to upgrade elements of building to meet thermal and sound insulation requirements. This can be more restrictive to internal space on historic buildings
- Ensuring Means of Escape from flats and compartmentation between dwellings is retained

### Bessborough St, Pimlico:

The conversion of a redundant housing office over three floors of a Grade II listed building in Pimlico to provide three new affordable homes for Peabody. The proposals involved remodelling of the interior of the basement, ground and first floors of the building without any physical changes to the street facades. **Services:** Architecture, Building Services Engineering, Building Surveying.



## DEVELOPING ON FORMER CAR PARK SITES

Along with maximising the development potential of garage sites for our clients, we have also been involved in looking at a number of car park sites owned by local authorities.

They are often located on the edge of estates or concealed behind buildings, hidden from view with residents unable to overlook and provide natural surveillance. Over time these areas, which may previously have had buildings sitting on them, consistently become a focus for anti-social behaviour rather than areas where you would be comfortable leaving your car.



**Kensington Street, Brighton:** Provision of twelve affordable units across three car park sites situated within the North Laines area of Central Brighton. **Services:** Architecture, Building Services Engineering, Employer's Agent, Principal Designer.

**Morton Road, Islington:** Three affordable houses have been built on the site of an underused car park that had become a focus for antisocial behaviour. **Services:** Cost Consultancy, Employer's Agent.

**Gatebeck + Southdown, East Dulwich estate:** As part of the improvements to the East Dulwich estate, and in support of Southwark's 1,000 Council homes programme, we prepared designs for building 27 new homes on two underused and vandalised car parks where flats once stood. **Services:** Architecture (Stages 0-3), (Architectural advisor to client (stages 4-7).

**Ivy Hall, Holly Park Estate, Crouch Hill:** 23 affordable homes and a 3-storey community centre replace a single storey community building and a car park used by residents of the adjacent Ilex House tower block. **Services:** Building Services Engineering, Cost Consultancy, Employer's Agent, Energy Assessor (BREEAM & SAP).



## UNDERCROFT AREAS AND ROOFSACES

The conversion of undercroft areas and roofspaces into residential accommodation is a reasonably straight forward, cost effective way of providing much needed homes on housing estates.

Transforming the undercroft areas, which were initially designed for use as bin stores, pram sheds or garages, creates a better use at the ground floor of buildings and often provides protective defensible space to the whole building. Converting unused drying rooms and voids within the roofspace is an easy way of providing additional homes within existing blocks.

**The Grange, West Kensington:** Two 1-bedroom flats have replaced underused storage space in the undercroft area of this 9-storey building on the Lytton Estate. **Services:** Architecture, Cost Consultancy, Client's Advisor.

### Some challenges that may occur on these projects include:

- limited headroom resulting in need to lower floor slab or raise the roof
- need for diversion of existing services or relocation of water tanks
- noise disruption for residents during the works
- limited private outdoor amenity space
- Retaining Means of Escape and compartmentation within blocks of flats



**Vulcan Way, Westbourne Estate, Islington:** 60 disused undercroft garages were converted into 15 1-bedroom flats and two large family houses were built on infill sites. These were a mix of rented, private for sale as well as shared ownership properties. Improvements were also made to the landscaping, lighting and upper walkways and railings. **Services:** Building Services Engineering, Employer's Agent.



**East Dulwich Estate, Southwark:** The conversion of unused drying rooms in the roofspaces of the existing buildings on this estate created new homes for the Council. **Services:** Architecture, Building Services Engineering, Building Surveying, Planning Supervisor.

### Verulam House, Shepherds Bush:

Three 1-bedroom flats have replaced derelict pram stores in the undercroft area of this eight storey building. **Services:** Architecture, Cost Consultancy, Client's Advisor.

### East Dulwich Estate, Southwark:

The conversion of unused drying rooms in the roofspaces of the existing buildings on this estate created new homes for the Council. **Services:** Architecture, Building Services Engineering, Building Surveying, Planning Supervisor.

## REINVESTING IN THE LOCAL COMMUNITY

**We often see initial local opposition to building additional new homes on existing housing estates, particularly in the event of the loss of car parking or community facilities.**

To the residents living on these estates, they can appear very dense and over crowded and

residents express their concern that more homes would only increase the problems they see on their estate, such as inadequate refuse facilities, lack of facilities for play and lack of parking spaces. Although they also appreciate the removal of some of these problematic derelict sites can remove anti-social behaviour from their estates.

**Goodinge, Islington:** Existing community centre replaced with a new, improved facility and 23 much needed, mixed tenure homes. The new facilities will enable improved and greater community use, with two halls, a meeting room, plenty of storage and a courtyard. **Services:** Cost Consultancy, Employer's Agent.



### HIDDEN HOMES



**Bramber House, Islington:** The redevelopment of this library site, provides 34 new mixed tenure homes around a landscaped courtyard, along with a new library and community room. **Services:** Architecture (stages 4-7), Cost Consultancy, Employer's Agent.

There are many examples of communities gaining from these developments, through the provision of high quality facilities for their use. We have examples of developments that have provided fantastic new community

buildings and local libraries, in addition to helping fund improvements to the public realm around their existing homes. All this whilst providing much needed affordable homes to local people.

### **Brickworks Community Centre, Holly Park Estate, Crouch Hill:**

The existing single storey community building and car park have been replaced with 23 affordable homes and a 3-storey community centre. The new centre includes a double height multi-purpose community hall and various rooms for use by local community based organisations, including children's play areas.

**Services:** Building Services Engineering, Cost Consultancy, Employer's Agent, Energy Assessor (BREEAM & SAP).



**LONDON (HEAD OFFICE)**

146-148 Eltham Hill,  
London SE9 5DY

**T.** 020 8294 1000

**E.**

[reception@bailygarner.co.uk](mailto:reception@bailygarner.co.uk)

**BIRMINGHAM**

55 Charlotte Street,  
Birmingham B3 1PX

**T.** 0121 236 2236

**E.** [reception@bailygarner.co.uk](mailto:reception@bailygarner.co.uk)

**[www.bailygarner.co.uk](http://www.bailygarner.co.uk)**