

CREWKERNE COURT GARAGES, BATTERSEA CHURCH ROAD

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WELCOME!

Wandsworth Council has committed to build **1,000 new homes** on its land over the next **5-7 years**, across the borough. All homes will be built to meet local housing needs and demands.

Key information about the Battersea Church Road development site:

- The site is Wandsworth Borough Council owned and managed
- The site forms part of the Housing for All Council-led residential development programme
- The Council are subsidising their development programme with £80m of its own housing funds
- Over 50% of the units in this development will be affordable homes
- Over 50% of the units within the proposed tower are starter homes
- The Council will maintain ownership and management of the site once it is built
- All homes are prioritised for local Wandsworth residents and workers to purchase or rent
- Complimentary environmental and landscape improvement works will be done with additional new trees to be planted across the whole estate
- All proposals will conform to Secured By Design® standards

TIMELINE...



BATTERSEA CHURCH ROAD DEVELOPMENT

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SITE MASTERPLAN

LEGEND

-  Existing trees retained
-  Existing paving retained
-  Proposed trees along the proposed carpark to the new development
-  Proposed concrete paving to match existing in the passage ways
-  Proposed resin bound foot-path through the green open space
-  Proposed new paving leading into the new development
-  Existing brick paving retained in front of the house entrances
-  Natural play area
-  Proposed lawn areas with boundary meadow planting & screen structural planting to MUGA
-  Proposed bin & cycle stores
-  Proposed allotments in raised planters
-  Proposed short stay cycle spaces



BATTERSEA CHURCH ROAD DEVELOPMENT

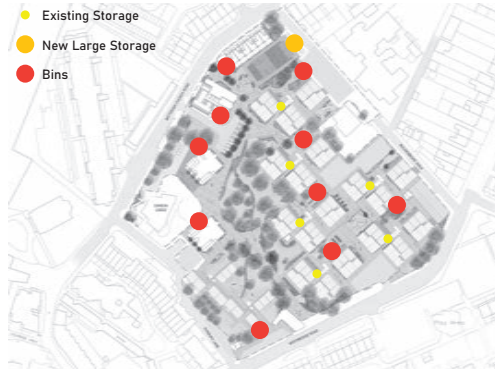
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SOMERSET ESTATE SITE IMPROVEMENTS ANALYSIS AND PROPOSALS

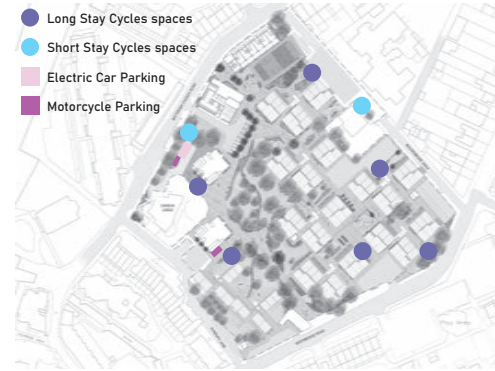
ROUTES



BINS & STORAGE



CYCLES & PARKING



GREEN SPACE IMPROVEMENTS



Precedent landscaping



Precedent landscaping



Existing bin stores



Existing bin stores



R.A. agreed bike store



Proposed short stay cycle spaces



Precedent green spaces



Precedent green spaces



Precedent landscaping



Precedent landscaping



Proposed bin stores



Proposed bin stores



Proposed long stay cycle spaces



Proposed long stay cycle spaces



Precedent green spaces



Precedent planters

- Primary routes through Somerset Estate to be enhanced with planting and paving improvements
- New pathways will provide better access through the existing green space and trees
- New pedestrian crossing will connect the estate to the Thames Riverside Walk
- Access to bus routes and parking areas are unaffected
- Improved step free access through the estate.

- New enlarged bin stores to replace existing which are in a poor condition
- Each tower and court will have a new dedicated bin store as part of the landscape improvements
- Bin stores to have clear signage for refuse and recycling to avoid misuse
- New storage areas are provided to offset the loss of the garages for existing Somerset Estate residents
- Bin stores and storage areas will have attractive green roofs.

- New long-stay cycle shelters and short stay cycle stands are proposed around the estate and the new development
- Formal motorcycle parking will be marked out in specific areas
- Some car parking spaces will be upgraded to include charging points for electric vehicles and provide options for car club use
- New residents will not be able to park on the estate unless they require a blue badge parking space.

- New children's play area included in the proposed development and MUGA repositioned
- New landscaped green space and planting is integrated throughout Somerset Estate
- Allotment planters are provided within some courtyards to encourage community growing and involvement
- Accessibility to green space is improved with new pathways and level access
- High-quality mature trees are protected and inform the enhanced proposals while new trees will be planted to increase green coverage.

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ILLUSTRATIVE IMPROVEMENT VISUALISATIONS OF PROPOSED SITE IMPROVEMENTS



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PROPOSED INFLUENCES



- Layout of proposed tower is an evolution of the pinwheel design in Selworthy and Sparkford House
- The plan allows for reinterpretation of the existing architectural language of the towers, playing with vertical and solid elements.



- The Westbridge Conservation Area is host to a wide range of architectural details and styles that have influenced the proposed designs
- Influence has also been taken from the materials and arrangements across the area.

INDICATIVE BATTERSEA CHURCH ROAD VIEW



- The Somerset estate was designed by Colin Lucas while at the London County Council
- Selworthy and Sparkford House have distinct design features that have been referenced to in the proposed buildings with recesses and protrusions emphasised in differing formats.



- Initial design matched the number of storeys
- Current proposed design opts for the tower height to match that of existing towers
- Storey height of proposed tower is 18 storeys + a service floor at roof
- The lower block is to be 4 storeys, to match the height of the existing courts.



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AERIAL VISUALISATIONS

