

# Kersfield Estate Development Consultation

Providing low cost homes for Wandsworth residents

13 July 2016

Tibbalds Planning and Urban Design and Mae Architects have been appointed by Wandsworth council to prepare designs to develop areas on your Kersfield estate to increase the number of homes available for the residents of Wandsworth.

The exhibition today is your opportunity to see our initial proposals for the estate and give your feedback.

The Council and the Design Team are committed to working with local residents. The new homes will be built to a high quality, be environmentally sustainable and be designed to meet the requirements of the Planning Authority.

If you have any questions please do not hesitate to talk to any of the team members here today and don't forget to fill in a feedback form.

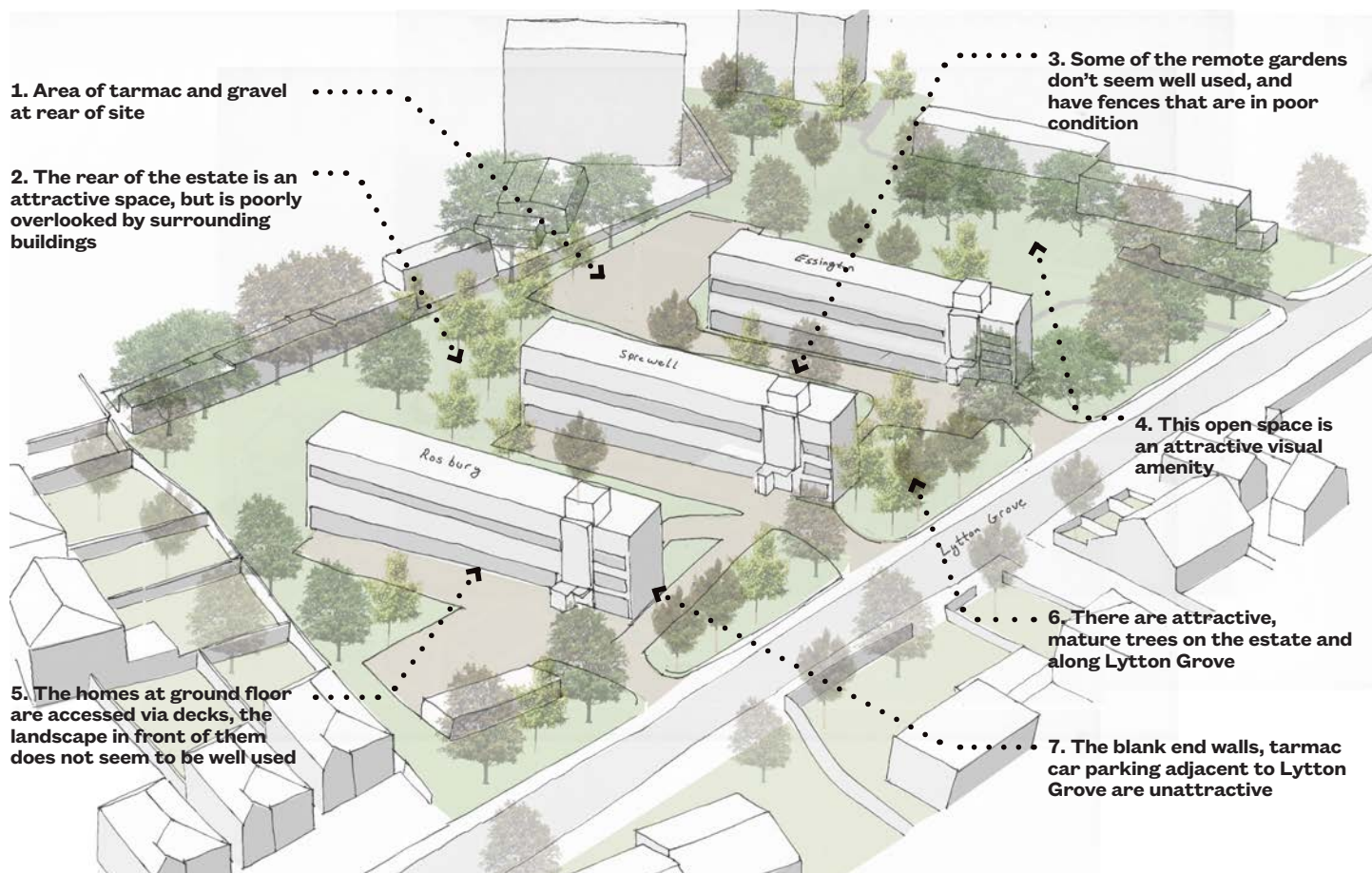




# Kersfield Estate

## Existing Site

This part of the Kersfield Estate has 3 deck access blocks with gardens at the rear of each, and blank gables to north and south. The landscape has many mature trees, but is often poorly overlooked due to the arrangement of the blocks. Car parking is arranged at the north of the estate onto Lytton Grove.



1.



2.



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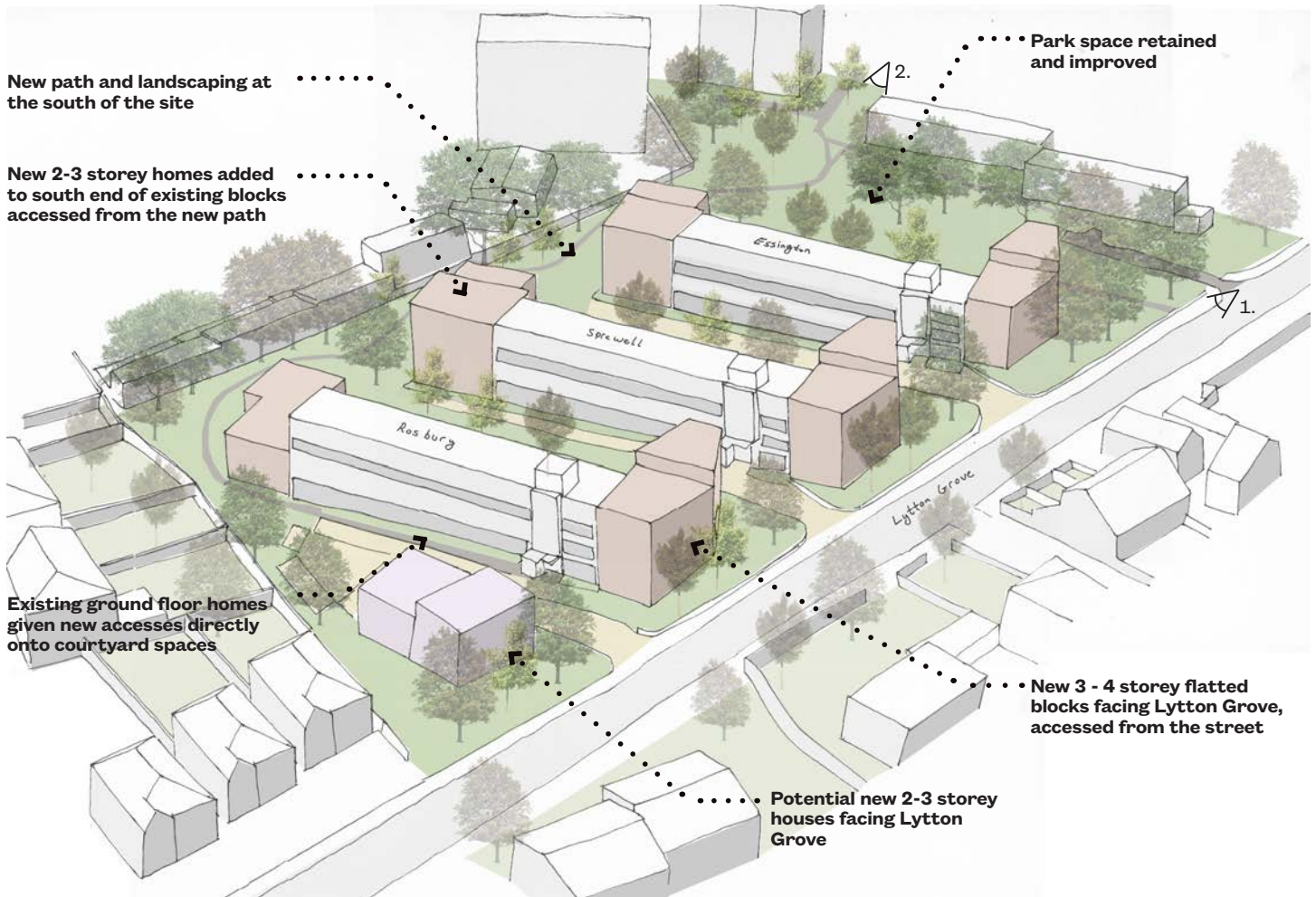


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# Kersfield Estate Scheme Proposal

On the Kersfield Estate we are proposing to add new buildings which range from 2 - 4 storeys. Some buildings are added to the ends of the existing buildings, and a new block is proposed near to Rosbury



1. View looking east along Lytton Grove showing new buildings facing onto the road



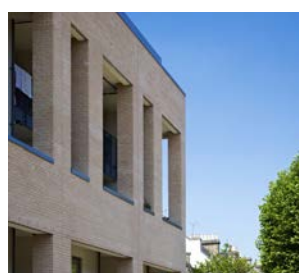
2. View looking east across rear of site, showing new buildings to the rear of the existing blocks



Precedent image: Brick buildings overlooking the street, with front doors at ground level



Precedent image: Houses facing onto woodland path, positioned around existing trees



Precedent: Simple, considered brickwork elevations

# Your Feedback

## Kersfield Road Existing Site

We would like to know what you think works, what you would like to change and what you think the estate needs and invite you to answer the questions on the boards by writing or drawing on post-its or with stickers. Please also fill out a feedback form.



**Q1:** Which routes do you take through the estate?

**Q1:**

→ Please draw a line on the drawing

**Q2:** Which areas of the site do you like to spend time in?

**Q2:**

→ Please put a green sticker on the drawing

**Q3:** Which areas of the site do you like should be improved?

**Q3:**

→ Please put a red sticker on the drawing

**Q4:** If you live on the estate, do you use your rear garden?

**Q4:**

Never      Rarely      Every Month      Once or twice a week      Every Day

←      →

□   □   □   □   □



# Your Feedback

## Kersfield Road Scheme Proposal

We would like to know what you think works, what you would like to change and what you think the estate needs and invite you to answer the questions on the boards by writing or drawing on post-its or with stickers. Please also fill out a feedback form.



**Q1:** If you are a resident at ground floor, would you like to have direct access to the courtyard spaces?

**Q1:**

Yes                      No                      Not sure

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Q2:** How could the proposal make the outdoor spaces more pleasant?

**Q2:** Your comments

**Q3:** What do you think about the building proposals?

**Q3:**

Poor                      Fair                      Average                      Good                      Excellent

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Q4:** How could the new buildings help to improve the estate?

**Q4:** Your comments

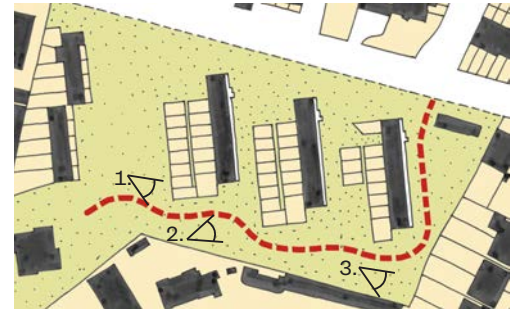
# Kersfield Road Estate

## Landscape to the south of the site

- Improving access to the site with a new footpath
- Making the space feel safer with more visibility from the new houses fronting onto the footpath
- Making the landscape more attractive with new trees and flowerbeds
- Making the landscape nicer to use with new sitting and play places along the footpath



View 1 Existing Site: The existing planting is beautiful...

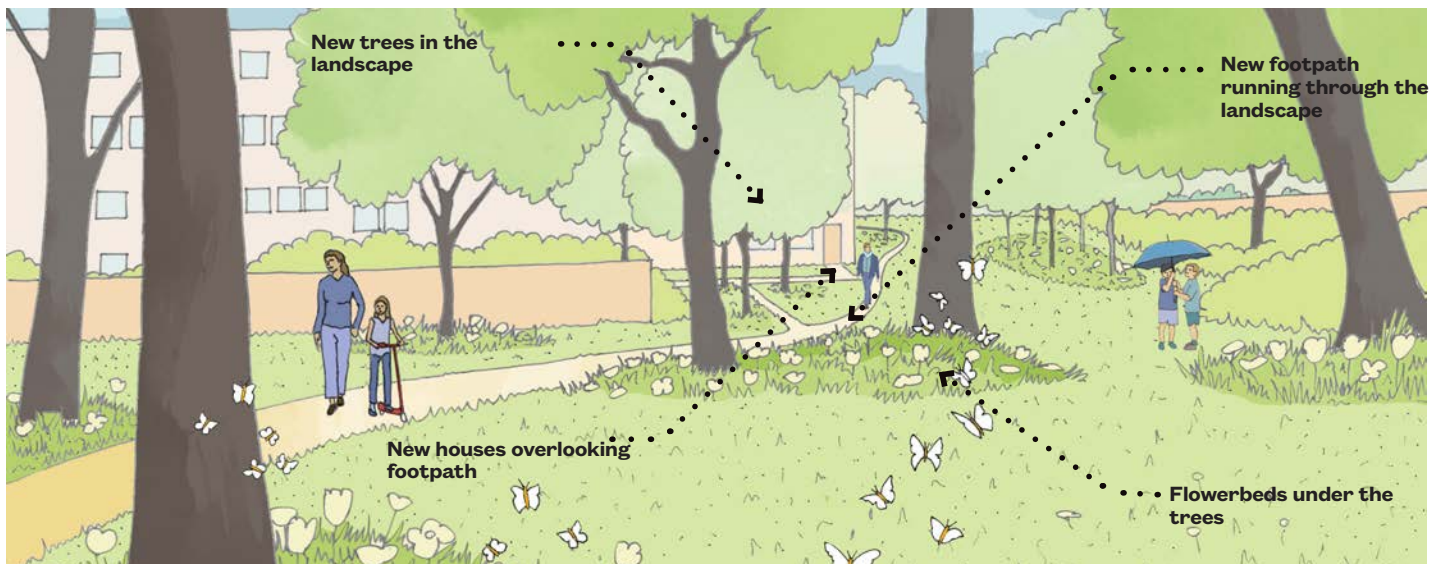


Existing Site

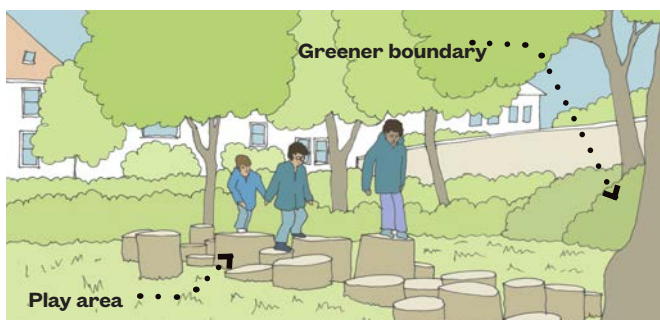


View 2 Existing Site: But poor connections to the site means that the area is underused

## Proposed Options for the Landscape



View 1 Proposed Site: Additional trees and planted areas



View 3 Proposed Site: Play areas and greener boundaries



# Kersfield Road Estate

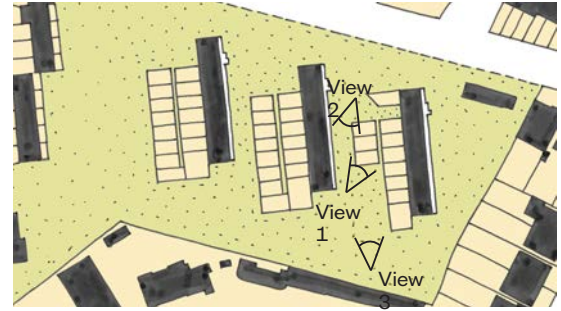
## Courtyard spaces

There are different options that we can consider for the courtyards between the flats

- Option A : Keep the same situation
- Option B: Improving the existing gardens
- Option C: Create communal gardens for the residents

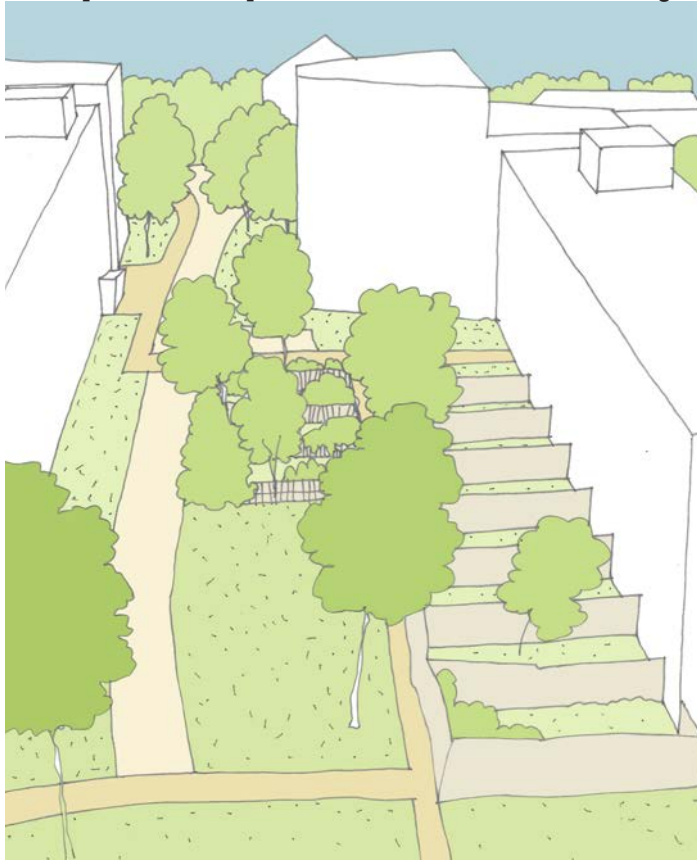


Existing View 1

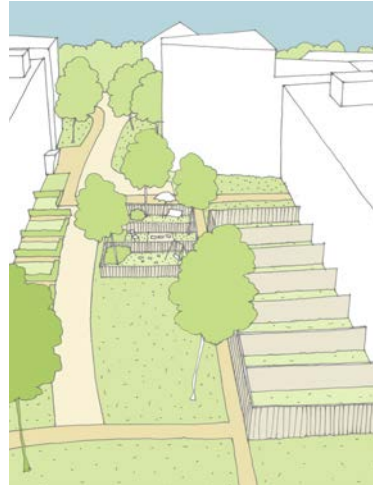


Existing View 2

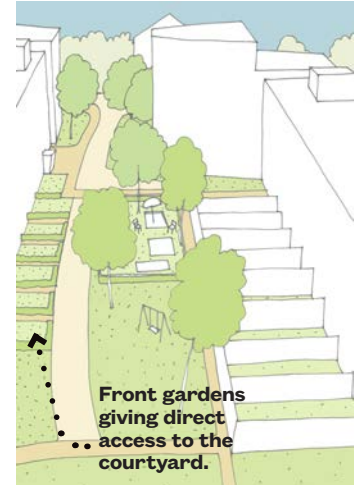
### Proposed Options for the Courtyards



Option A: Maintain the existing situation of the back gardens in the courtyards.



Option B, View 3: Making the gardens better with new fences and cleaning.



Option C, View 3: Creating communal garden for the residents.



# Kersfield Estate

## Next Steps

Following on from this consultation the next steps for this project will be as follows:

- Design development will continue from now until September
- Further design exhibition in early Autumn 2016
- Aiming to submit a planning application late Autumn 2016
- Public exhibition of the planning application late Autumn 2016
- Seeking approval of Planning Application early Winter 16/17
- Select and appoint a contractor to build the project
- Construction starts

