

Kersfield Estate Development Consultation

3 October 2018

Tibbalds Planning and Urban Design and **Mae Architects** have been working with **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 what has changed from the last time we spoke to you about the proposals for the estate and give your feedback.

The Council are committed to working with local neighbours and your feedback will be carefully considered by the Council and its appointed consultants in taking forward more detailed designs.

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 further comments on the proposals, please contact developmentteam@richmondandwandsworth.gov.uk.

Following this exhibition we will be preparing a planning application, which will be submitted in the Autumn.

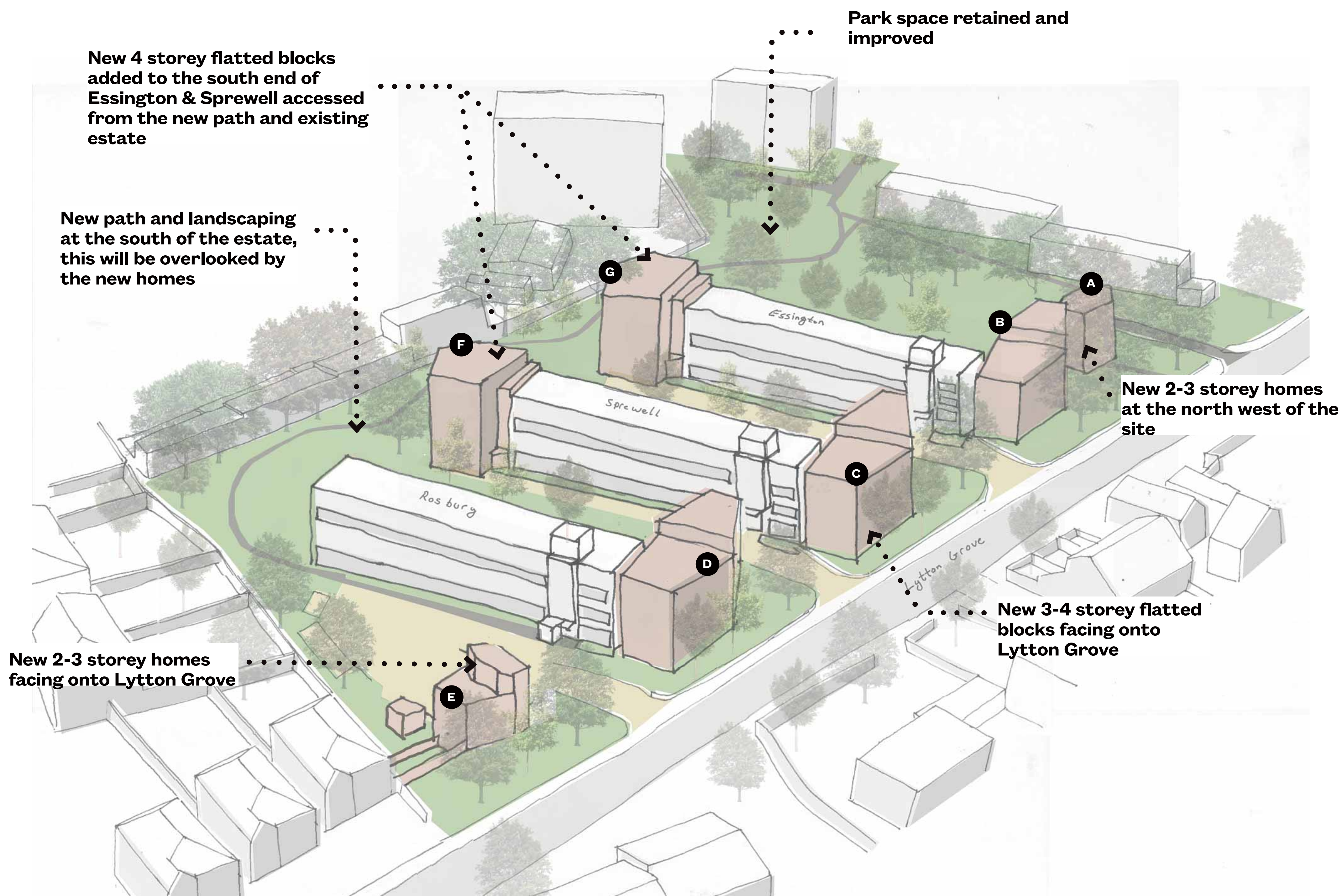


Kersfield Estate

Previous Proposal - July 2018

Here is the proposal we showed you in July 2018.

We have been working on a more detailed design following feedback from residents, the planning department and surveys carried out on the estate.



Key Feedback On Proposal

- Concerned about the extension of the car park outside Rosbury.
- Existing residents wanted more benefits for them.
- Residents like the open nature of the southern part of the estate and wanted this to be kept.
- The new communal areas should feel safe and discourage anti social behaviour.
- Concerns around the amount of of tree loss and ecology on the estate.
- Residents liked the natural surveillance to the open space which is provided by blocks F and G.

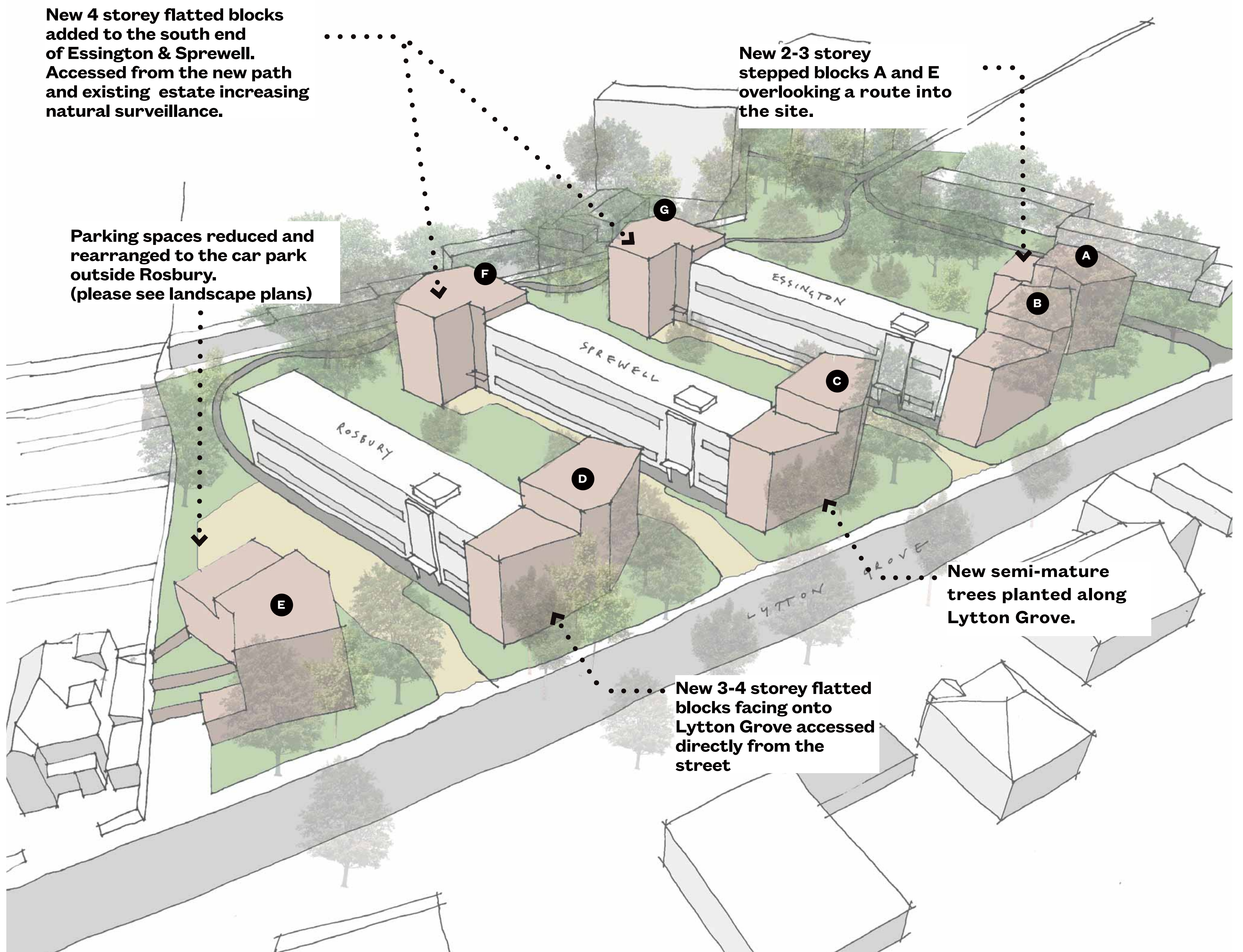
Our Response

- We have reduced and reconfigured the car park outside Rosbury.
- We have included a secure bike store for existing residents.
- We have positioned the balconies overlooking the open spaces, which helps to add more natural surveillance.
- We have proposed semi-mature trees along Lytton Grove to address the loss by the new scheme and are continuing to investigate whether more trees can be kept.

Kersfield Estate

Scheme Proposal - Oct 2018

- Proposed buildings which range from 2 - 4 storeys.
- Buildings added to the ends of existing buildings.
- New blocks proposed near to Rosbury and Essington facing onto Lytton Grove
- 41 new homes proposed. 34% affordable.



Proposed Plan



Homes provided by tenure

	Unit Summary				Total	Split
	1B	2B	3B	4B		
Affordable	6	6	2	0	14	34%
	43%	43%	14%	0		
Market	10	17	0	0	27	66%
	37%	63%	0	0		
Total	16	23	2	0	41	100%



Balconies towards open spaces and added natural surveillance.



Building nestled amongst the existing landscape.

Precedent Examples

Mæ

Kersfield Estate Block Design

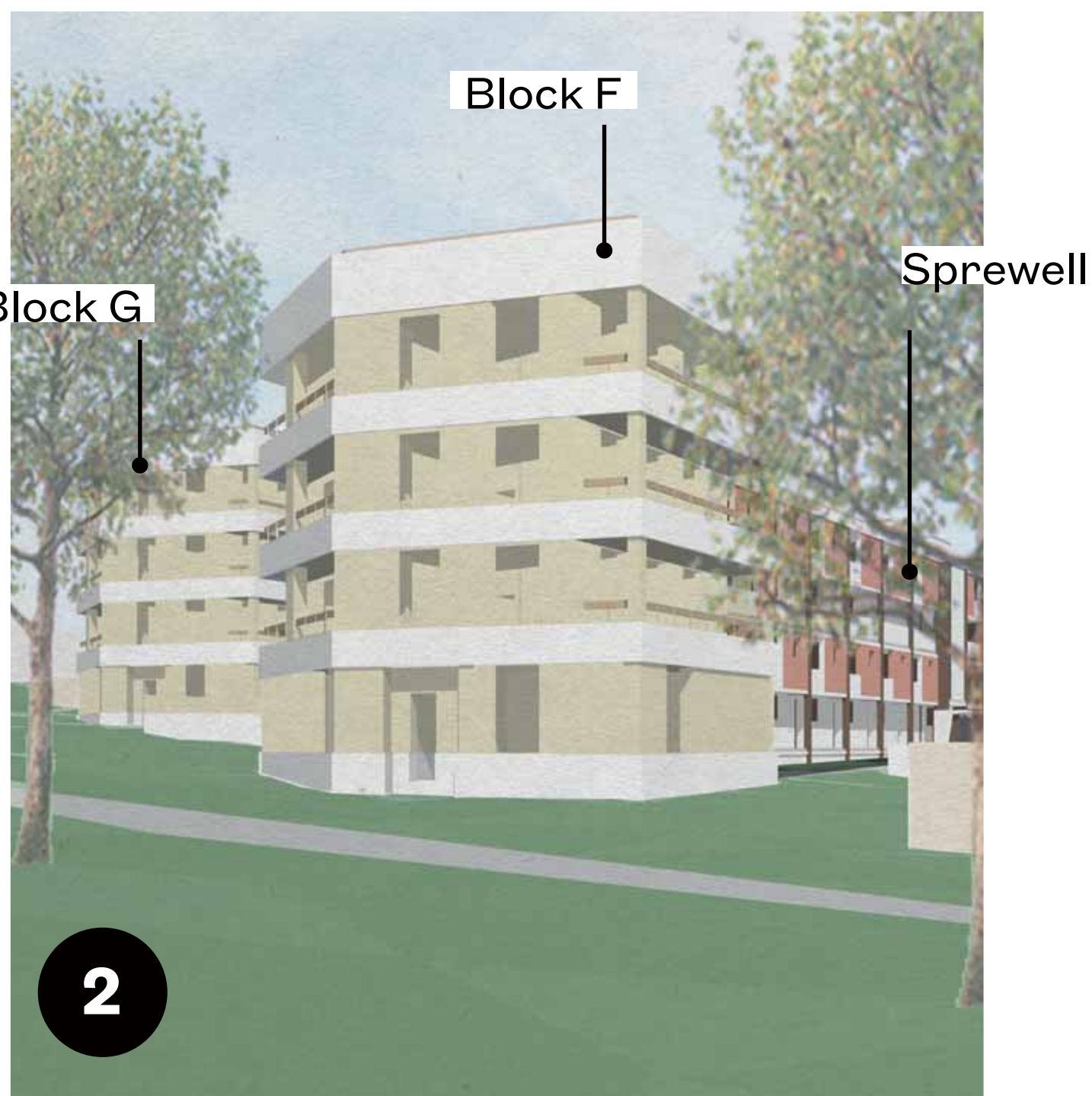
We are currently progressing the block designs, on this page, you can see the size and height of the new buildings which we will be developing towards a planning application.



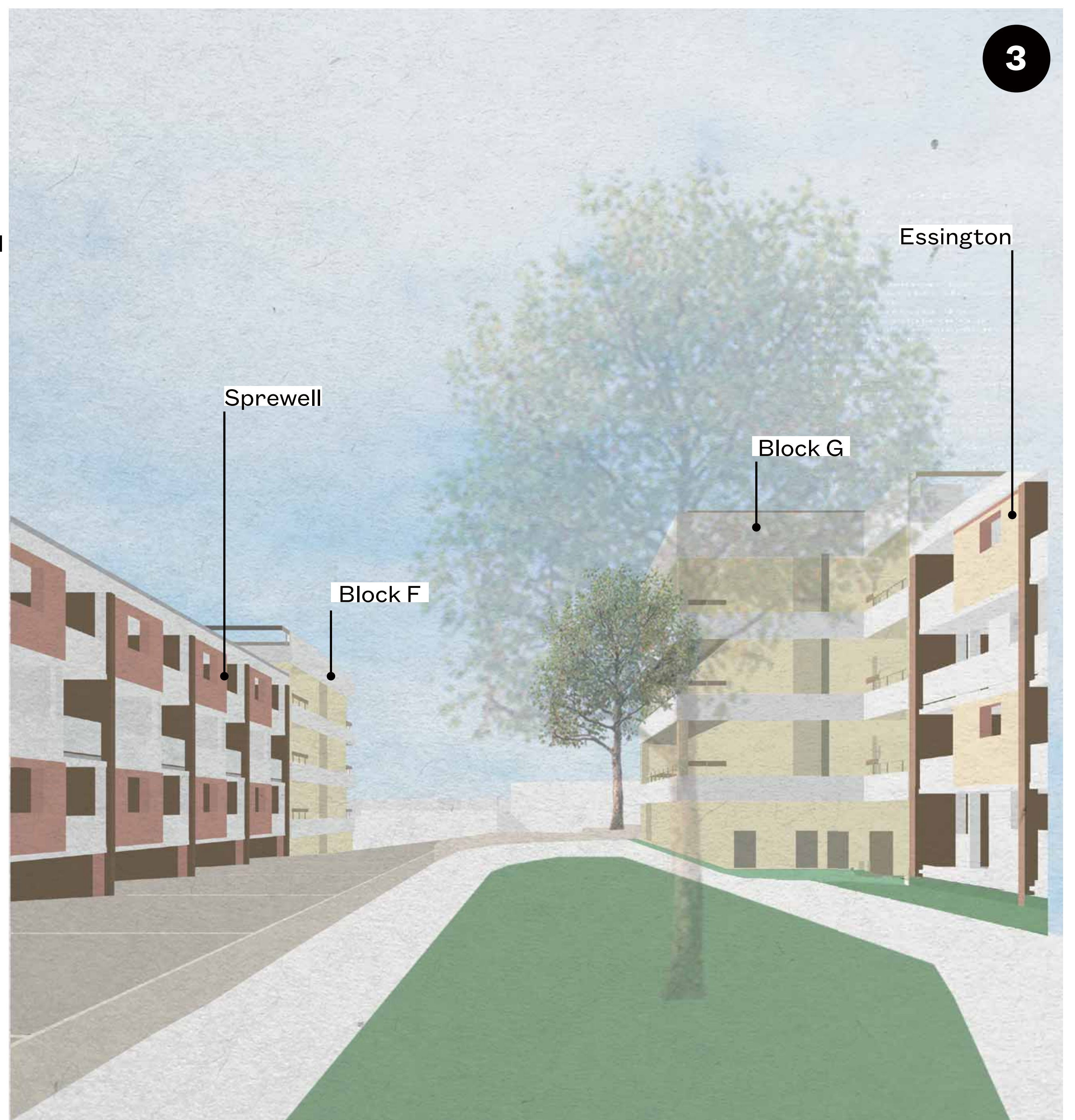
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The proposed buildings step up in size and height responding to the existing buildings and slope of Lytton Grove.

View along the south of the estate looking west. The buildings ensure good views across the estate and to the open space to the rear.



2



3

View of Block F and G from the proposed courtyard between Essington and Sprewell.



Site Plan - Proposed

Kersfield Estate Materials

On this page you can see some of our thoughts about how the new buildings may look.

Block B, C and D



Typical east view showing blocks B, C, D. It shows balconies which are similar to the current blocks.



Typical north view to blocks B, C, D with main entrance and windows overlooking onto street.



Site Plan - Proposed

Block F and G



Typical south view of blocks F and G showing balconies and window detail.



Typical east view of blocks F and G showing the separation between the new and existing homes.

Indicative Material Colours



Light contrasting textured exterior.



Inset textured panels to exterior.



Warm materials to balconies and lobby areas.



Colours to metalwork.

Precedents Example



Local context showing strong contrasting brick colours.



Proposed east view of Sprewell showing blocks F and C at the end of the blocks and the communal courtyard to the centre.