

Kersfield Estate Development Consultation

Providing low cost homes for Wandsworth residents

17 July 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.

A further consultation event will also take place in the Autumn, before a final scheme is submitted for planning approval.

The new homes will be built to a high quality, be environmentally sustainable and be designed to meet the requirements of the Planning Authority.

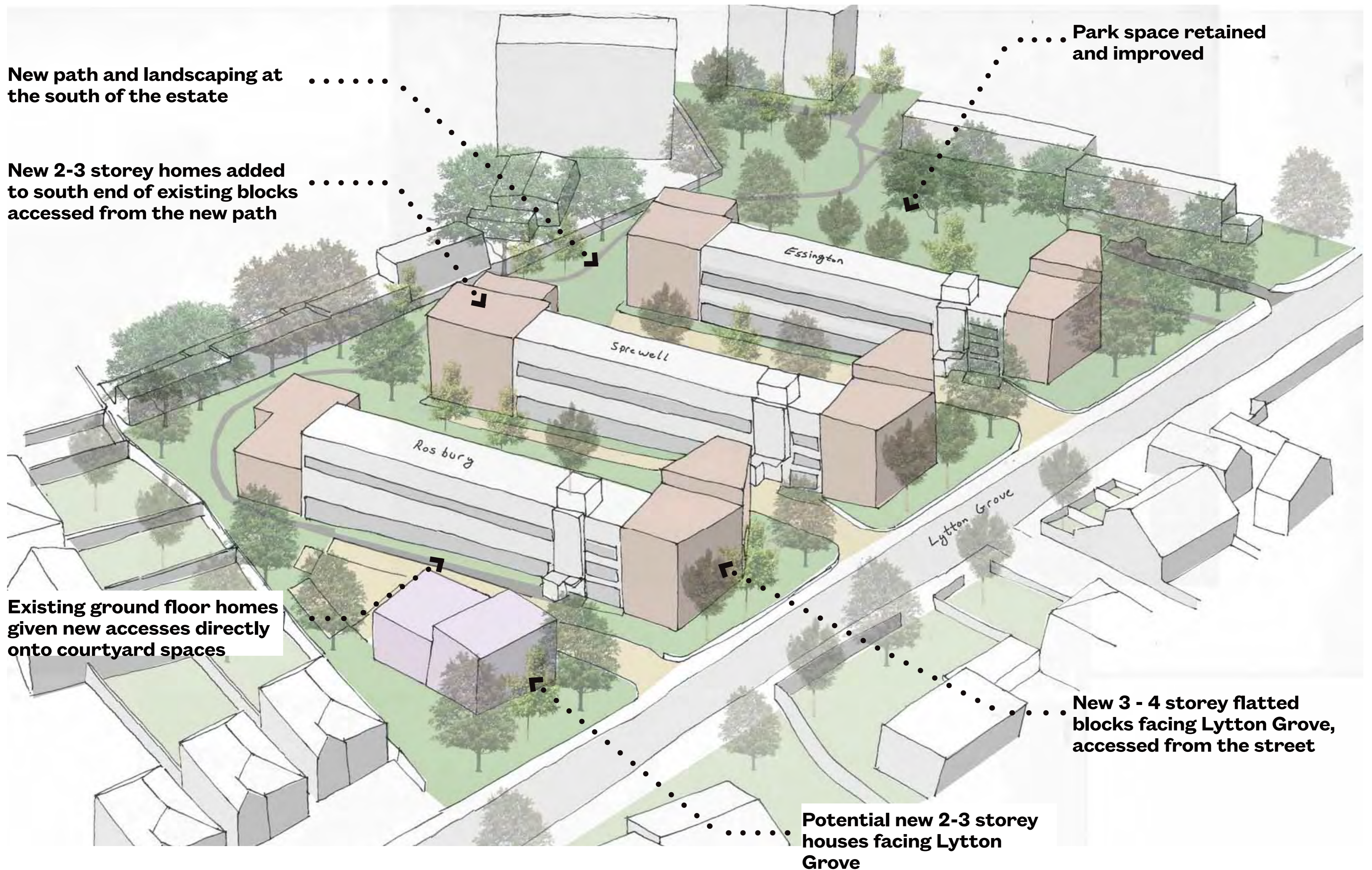
If you have any questions please do not hesitate to talk to any of the team members here today and don't forget to fill in a feedback form.



Kersfield Estate

Previous Proposal - 2016

Here are the proposals we showed you in 2016. We have been working on designs following feedback from residents, the planning department and surveys carried out on the estate.



Key Feedback On Proposal

- Back gardens should change/we would prefer communal gardens instead.
- More seating areas/relaxing/pleasure garden for community/picnic or bbq area.
- The footpath proposal was liked.
- 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 buildings to the north should be smaller/ or shouldn't be built.
- The new communal areas should feel safe and discourage anti social behaviour.

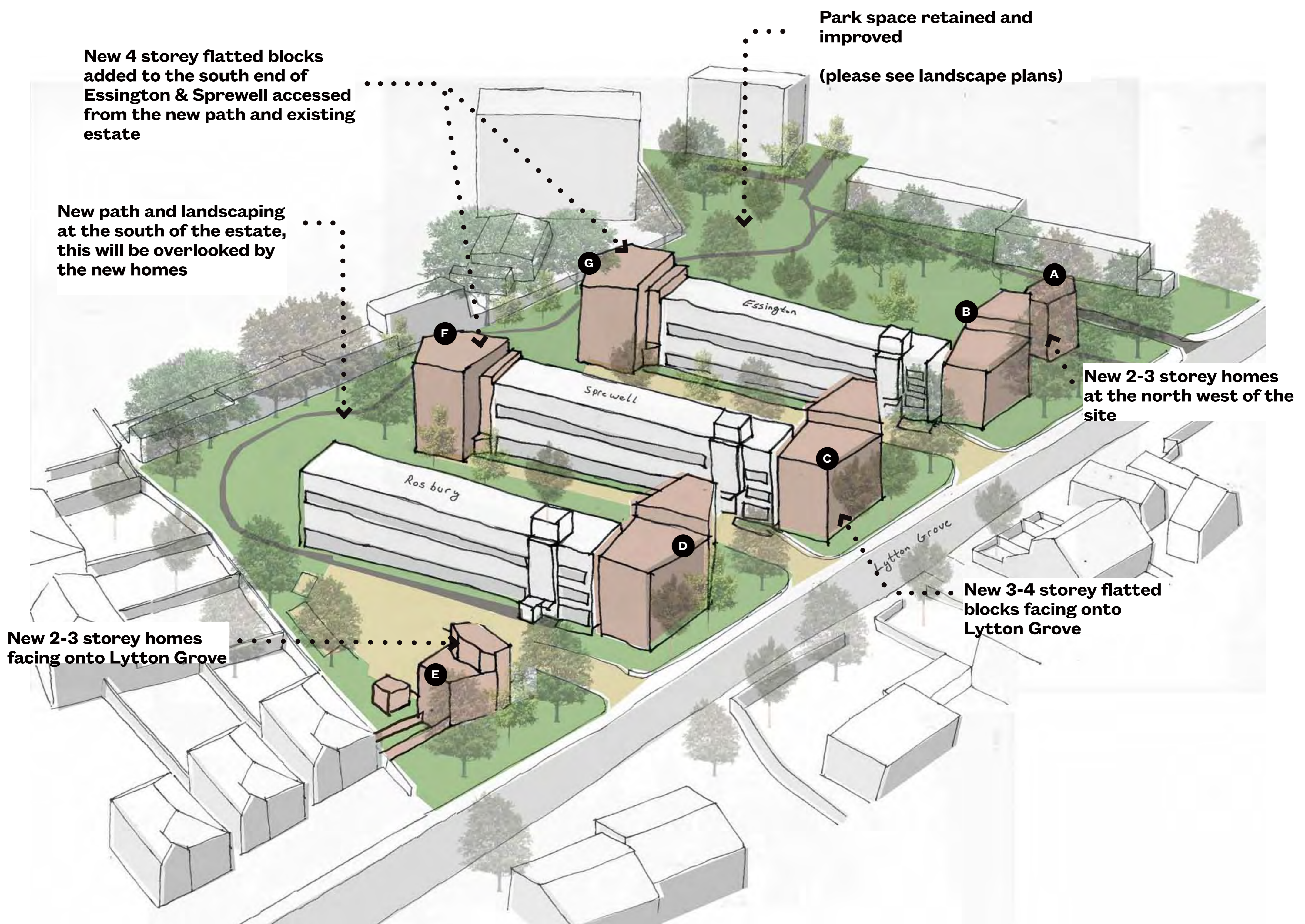
Our Response

- We have included the under used gardens in Rosbury and Sprewell into public open space.
- We have included footpaths around the site improving routes across the site.
- We have increased the height of the southern blocks but reduced the footprint of it to free up space and keep the open nature of the estate.
- We have removed one of the blocks to the south, and added one at the north west.

Kersfield Estate

Scheme Proposal - 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
- 39 new homes proposed. 35% affordable.



Precedent Examples



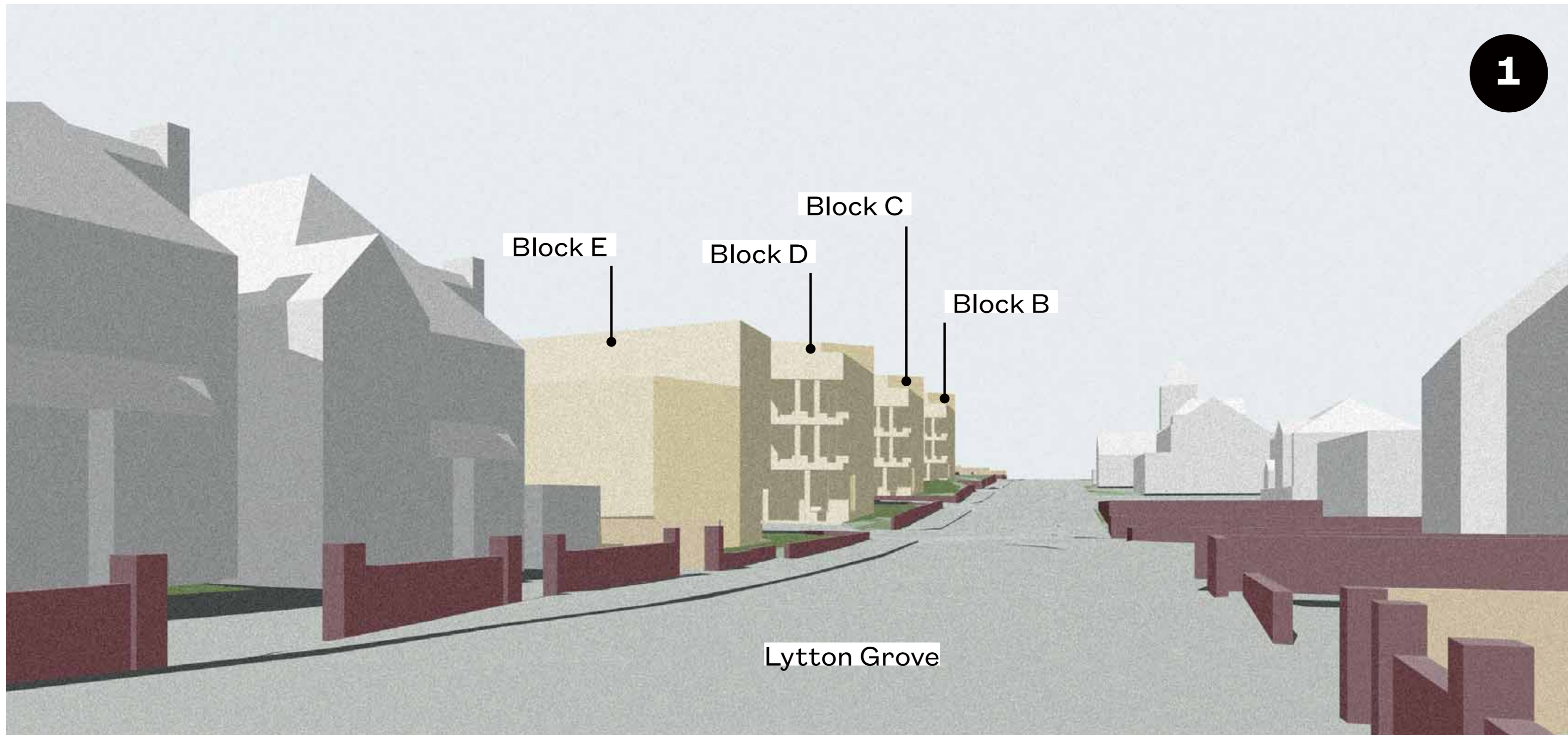
Homes are amongst the current landscape of trees and footpaths.



Low level planting along footpaths next to buildings

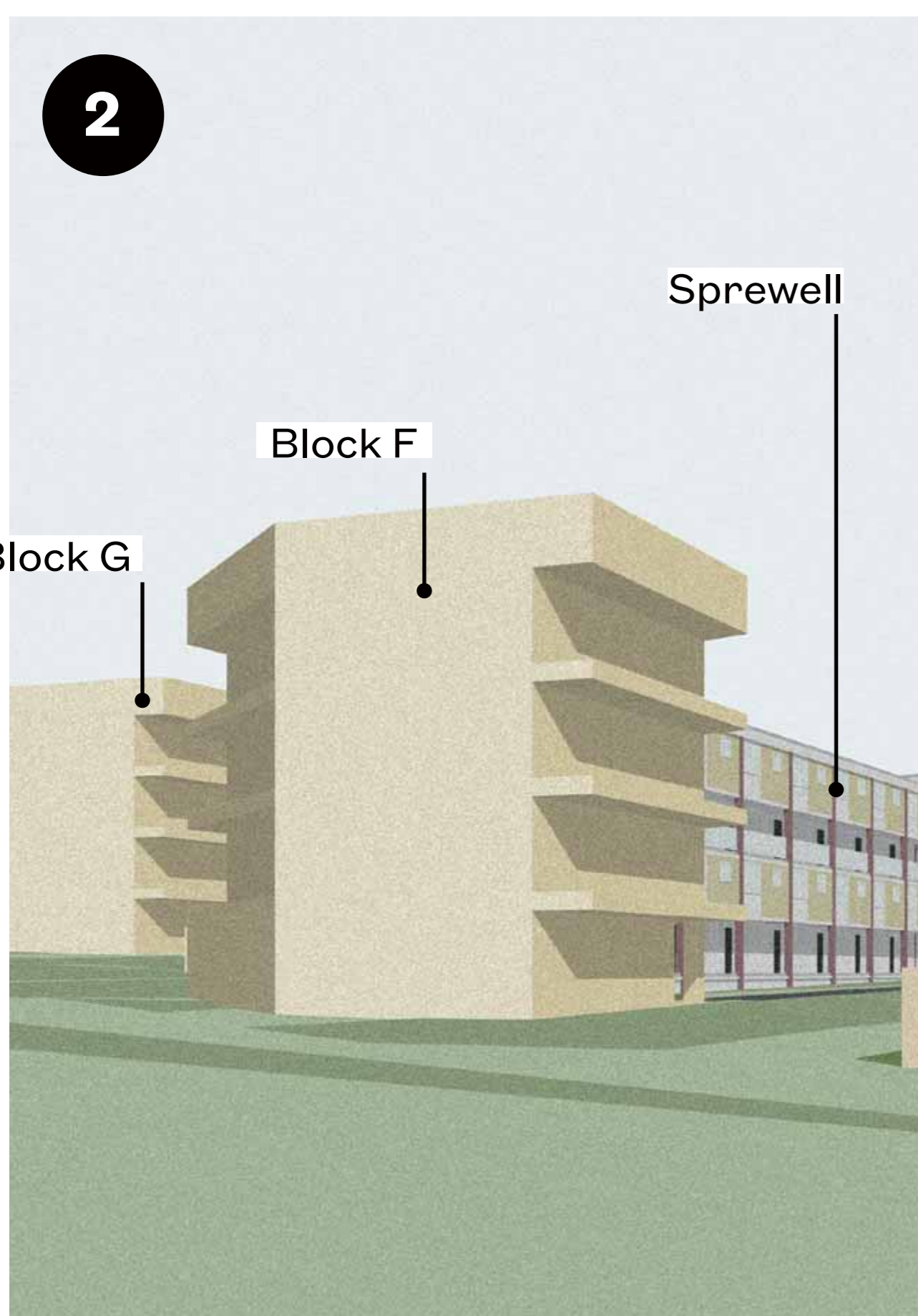
Kersfield Estate Block Design

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

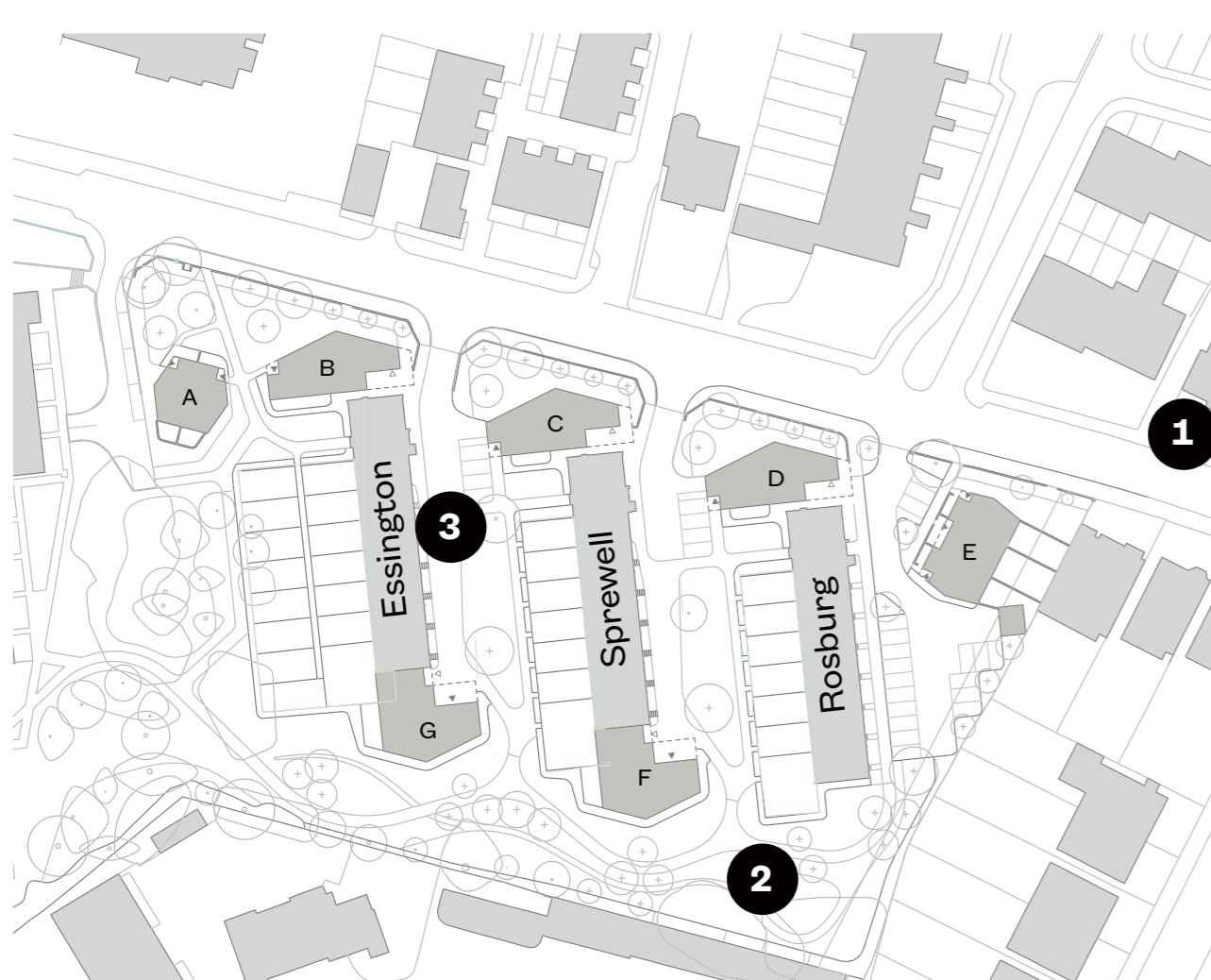


The proposed buildings step up in size and height responding to the buildings and slope of Lytton Grove.

View along the south of the estate looking west. The buildings frame the communal gardens and ensure good views across the estate.



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.

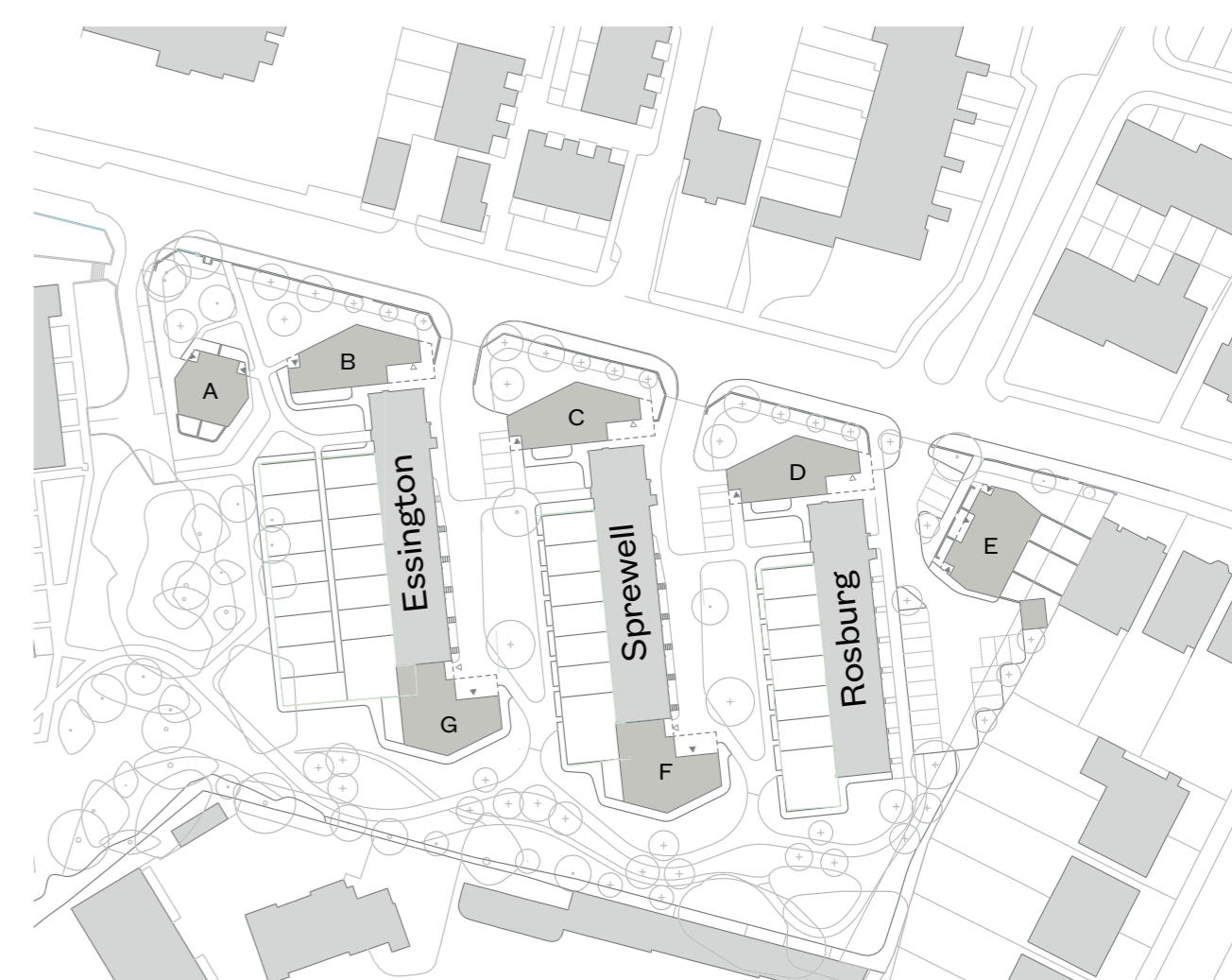
Block B, C and D



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 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.

Precedents Example



Framed metal balconies within an exposed frame.



Light textured exterior.



Dark blue-grey concrete base.



Light-grey concrete frame.



Metal railings to balconies.



Proposed east view of Sprewell showing blocks F and C at the end of the blocks. Also the communal courtyards.