

Wandsworth Council

HCS Department, Town Hall,
Wandsworth High Street, London, SW18 2PU

Please ask for/reply to: Richard Goodman
Telephone: 020 8871 6000
Direct Line: 020 8871 8361

Email: rgoodman@wandsworth.gov.uk
Web: www.wandsworth.gov.uk

Our ref: LS/RG/Arnal Crescent

Your ref:

Date: 29th July 2016

**All Residents
Orchard Estate
London, SW18**

Dear Resident,

Land adjoining 1-8 Arnal Crescent and Land adjoining 37-53 Arnal Crescent, Orchard Estate, London, SW18

On 11th November 2015, I wrote to advise you of the Council's intention to seek authorization, subject to further financial and legal due diligence, to allocate the above-named surface parking areas adjacent to both 1-8 Arnal Crescent and 37-53 Arnal Crescent to the Council's 'self-build' development programme.

I now write to confirm that on 30th November 2015, the Council's Executive ratified both matters accordingly.

In the intervening period, the Council has been working on outline proposals for each of the two sites.

Land adjoining 1-8 Arnal Crescent

Outline proposals indicate that an additional four new dwellings could be developed on the site in the form of a four storey building comprising one flat on each floor and associated cycle racks, refuse facilities and landscaping. For your information I attach a copy of the outline proposal.

Land adjoining 37-53 Arnal Crescent

Outline proposals indicate that four new dwellings could be developed on the site in the form of four three-storey 4-bedroom houses with the second floor accommodation set within the roof space of each property. For your information, I attach a copy of the outline proposal.

In respect of both schemes, the intention would be for any homes developed to be let at low cost rents and be owned and managed by the Council. As part of any development, consideration will also be given to any environmental improvements required to reduce the impact of development and more generally to improve the immediate area.

Any decision to approve a future development will also take into consideration any views which are expressed by residents of the Orchard Estate as part of pre-planning discussions that the Council will have with residents. More formal consultation will take place as part of the due planning application process with residents being able to make representations on the plans as they wish.

If you have any queries or comments on the proposals please write to me directly at the address at the top of this letter, or alternatively send an email to rgoodman@wandsworth.gov.uk. Any comments should be received not later than close of business on Friday 23rd September 2016.

In the meantime, if you have any queries concerning the content of this letter please contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Goodman', with a long horizontal flourish extending to the right.

Richard Goodman
Property and Land Officer
Leasehold and Procurement Services