

BATTERSEA CHURCH ROAD



PUBLIC EXHIBITION

29TH OCTOBER - 5TH NOVEMBER 2020

BATTERSEA CHURCH ROAD DEVELOPMENT

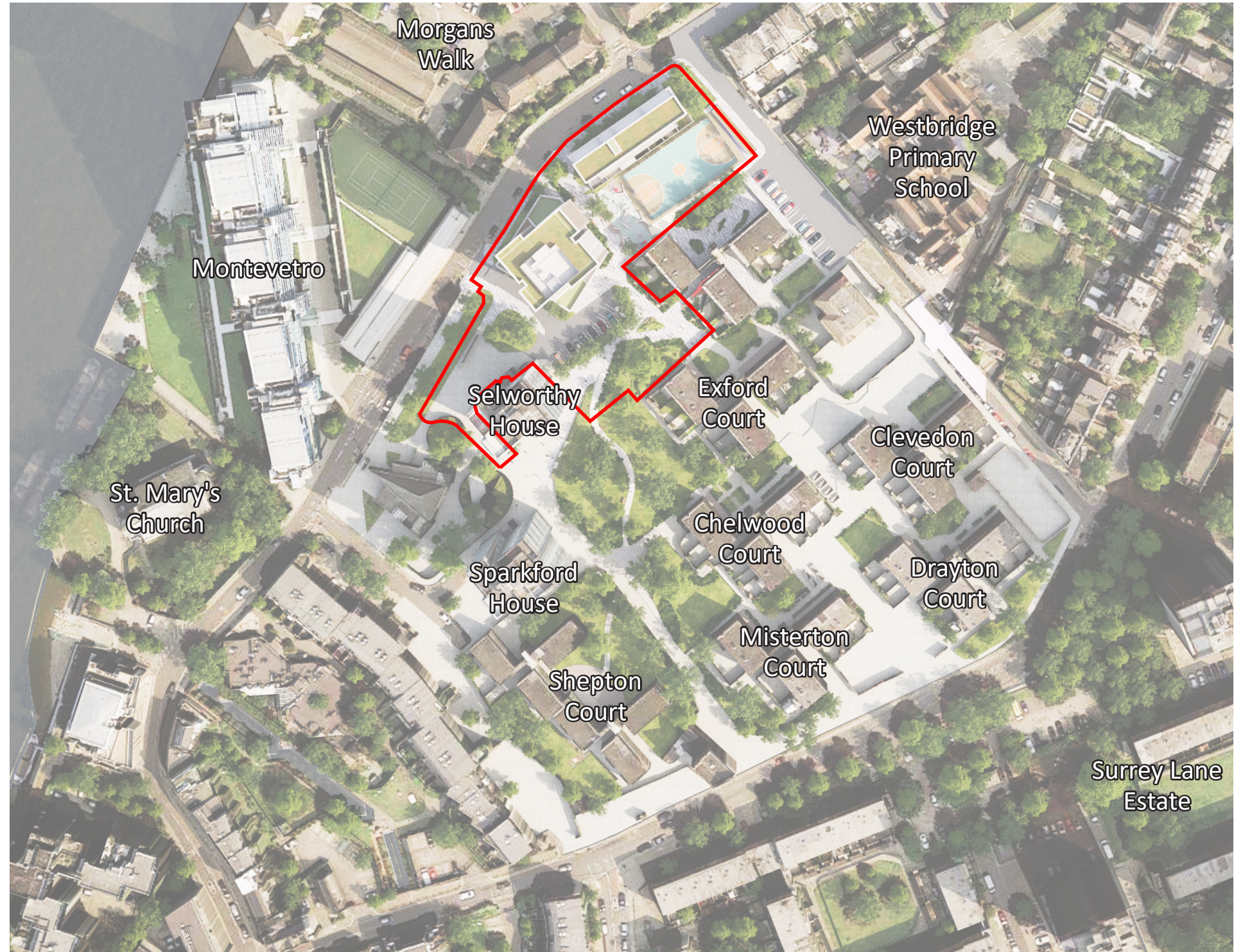
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WELCOME

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:
 - All homes are prioritised for local Wandsworth residents and workers to purchase or rent
 - 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
 - The development is providing 101 new homes
 - Over 64% of the units in this development will be affordable homes
 - Over 59.5% of the units within the proposed tower are starter homes
 - The Council will maintain ownership and management of the site once it is built
 - Complimentary environmental and landscape improvement works will be done with additional new trees to be planted across the whole estate
 - New play space (300sq.m) along with relocated MUGA is provided within the development
 - All proposals will conform to Secured By Design® principles.

1 Bed 1P	1 Bed 2P W/Chair	2 Bed 3P	2 Bed 3P W/Chair	2 Bed 4P	2 Bed 4P Duplex	3 Bed 5P	TOTAL
No.	No.	No.	No.	No.	No.	No.	No.
0	0	2	6	28	0	0	36
53	0	0	0	0	0	0	53
0	3	0	3	0	6	0	12
53	3	2	9	28	6	0	101



Aerial visualisation of the Final Design and the Wider Improvement Strategy to be implemented across the Somerset Estate



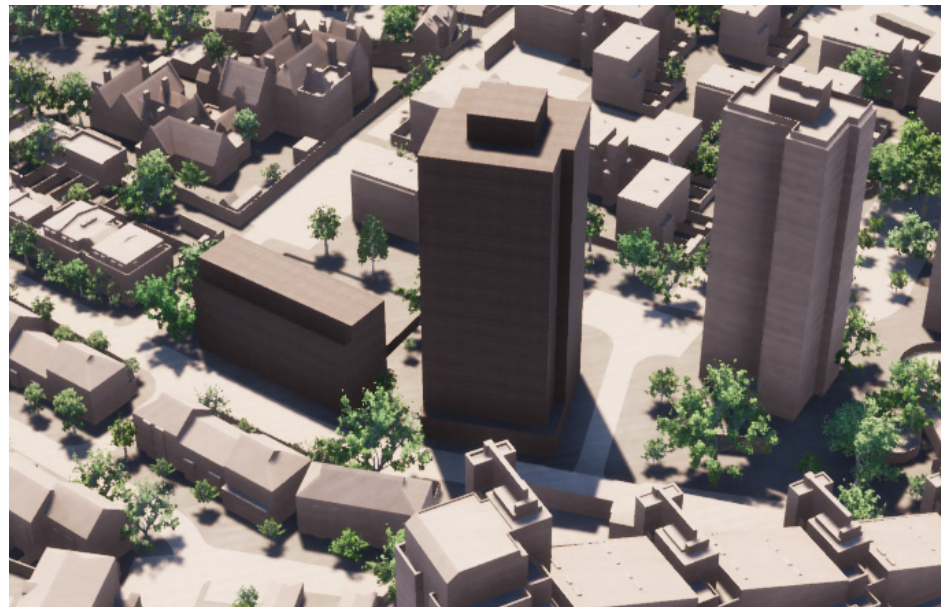
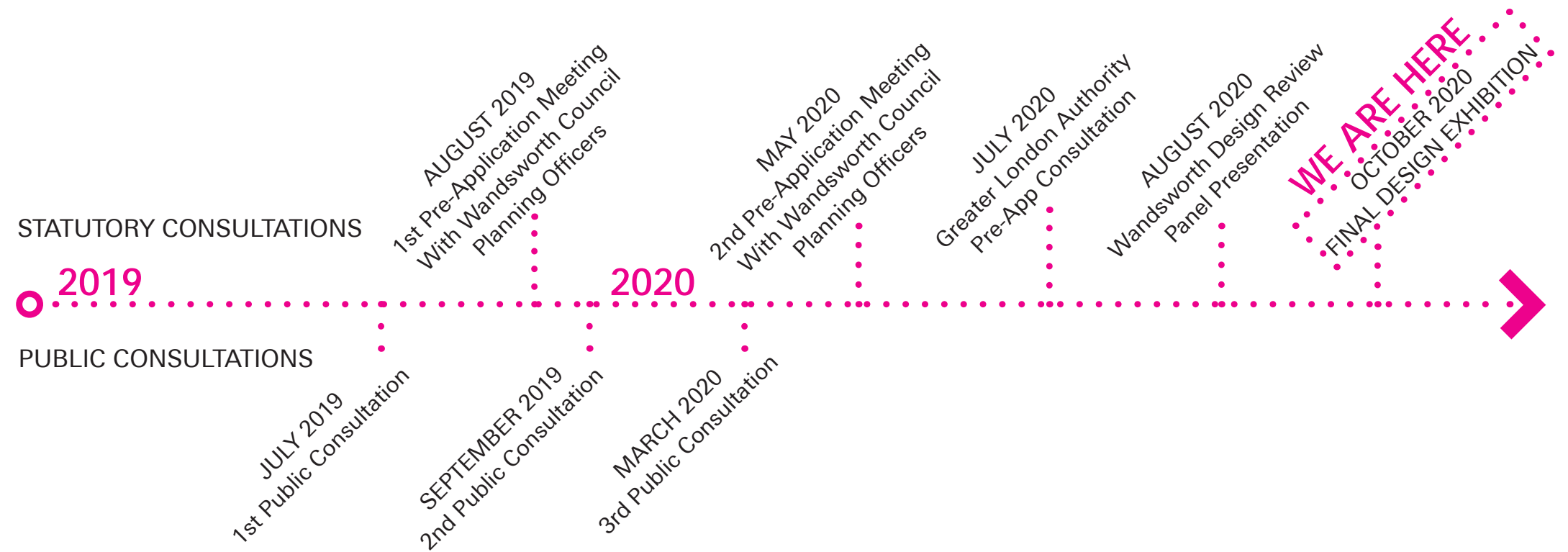
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CONSULTATION JOURNEY SO FAR

There have been three public consultation events about the developing site proposals. The comments provided at the consultation events have shaped the proposed development presented today.

The design has been revised and refined as a result of your comments. Your comments have influenced the proposed massing of the buildings, materials to be used and the layout of the site.



Initial Massing shown at the 2nd Public Consultation



Developed design following 2nd Consultation



Final design for Planning Submission



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CONSULTATION SERIES SUMMARY

At the first public consultation event held on the 17th of July 2019 we first introduced you to the project. We wanted to speak with residents and members of the local community to better understand the Site and the area.

You told us your thoughts about car and cycle parking, the existing outdoor spaces and outdoor storage, bins and recycling, accessibility and safety and how you get around.

At the second public consultation event held on 18th September 2019 we showed you the initial design for the development which had been developed and informed by feedback received from residents at the first public consultation event.

At the last public consultation event held on 11th March 2020 you saw a more refined development proposal. We also asked for your comments on proposed improvements to the wider Somerset Estate.

The improvements included better bin and bicycle storage, improved step free access through the estate and green space, planting and paving improvements.

CREWKERNE COURT GARAGES, BATTERSEA CHURCH ROAD Consultation Event July 2019

Car and Cycle Parking
What do you think of the current parking situation?
Are there enough bicycle parking spaces?

Outdoor Space
Do you use the outdoor spaces on the estate?
How could they be better?

PLEASE PLACE POST-IT NOTES HERE

...example of improved amenity space

Some of the questions that were included on the 1st Public Consultation



Initial Massing shown at the 2nd Public Consultation



Developed design following 2nd Consultation

BATTERSEA CHURCH ROAD DEVELOPMENT PUBLIC EXHIBITION

YOUR FEEDBACK AND OUR RESPONSE

"Concerns about size and impacts of the new development"

The proposals have been responded to by removing two floors from the terraced block and the tower plan area has been reduced by 21% from the consultation proposals

"Loss of garages will take away storage space from existing residents"

We have proposed new storage sheds for existing residents as part of the development.

"Parking is very busy on the estate"

Parking is being reprovided so there is no loss of parking numbers for the existing residents. Proposed residents will not be permitted to park within the estate.

"Access to green space could be improved. More seating, planting and childrens play area would be beneficial"

The landscaping proposal have included all of the suggested elements and provide improved accessibility to the existing green spaces and the Thames Riverside Walk.

"There are lots of mature trees that provide shade in the summer months"

24 new trees are being planted as part of the proposals. Measures have been taken to protect mature, healthy trees have been taken.

"Vehicles speed down the very busy Battersea Church Road and there are no crossings close to the Somerset Estate"

Wandsworth are implementing new traffic calming measures which are being put in place along Battersea Church Road. A new pedestrian crossing is proposed as part of the new development.

"Games pitch is very popular and should be kept"

We are repositioning the games pitch and improving it to meet Sport England standards.

"More bicycle storage is required"

Improved cycle storage is being re-provided giving a total of 68 for existing residents.

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FACTS & FIGURES

101

New Homes

100%

Compliant overlooking with 18m+ separating distances

100%

London Plan Compliance

100%

Dual-aspect or South-facing apartments

9

New Bin stores for existing residents

64%

Affordable Homes exceeds London Plan requirements

24

New trees to be planted on site

12

Wheelchair accessible homes provided

Green

Heating, cooling and ventilation systems to minimise carbon emissions

68

New cycle parking spaces across estate

305m²

New play area for children in addition to the MUGA.

53

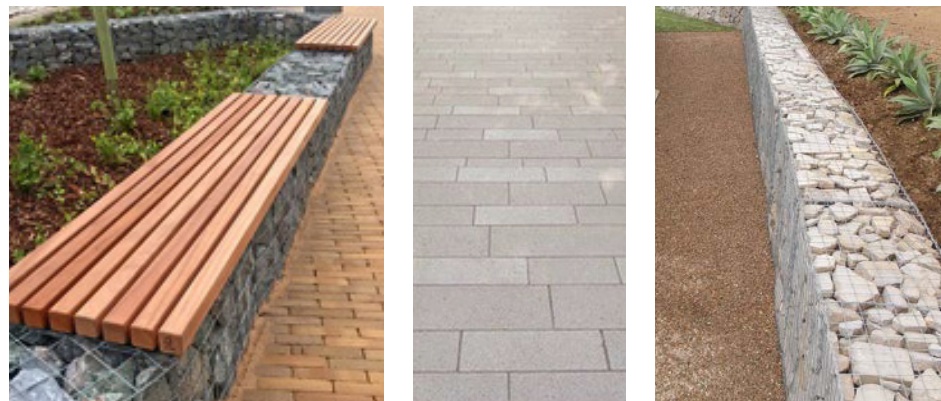
Starter homes within the Tower

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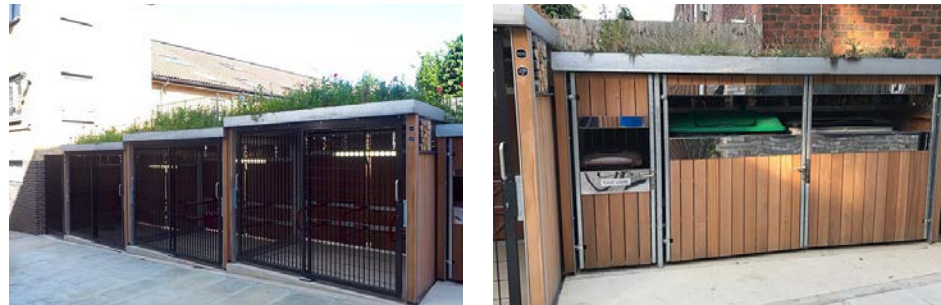
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The wider improvement strategy for Somerset Estate is developed to achieve:

- Improved north south access through the estate
- Step free access through various courts within the estate
- Proposed new route through the existing green open space to enhance connectivity
- New lawn and planting areas within the courts and passage ways to discourage anti-social behaviour
- Improved bin store facilities
- Proposed enclosed bike shelters placed in appropriate locations
- Proposed motorcycle parking bays
- Proposed electric vehicle charging bays



Examples of benches and materials to be used across the Somerset Estate



Precedent designs for cycle stores

Precedent designs for bin stores

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 footpath 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

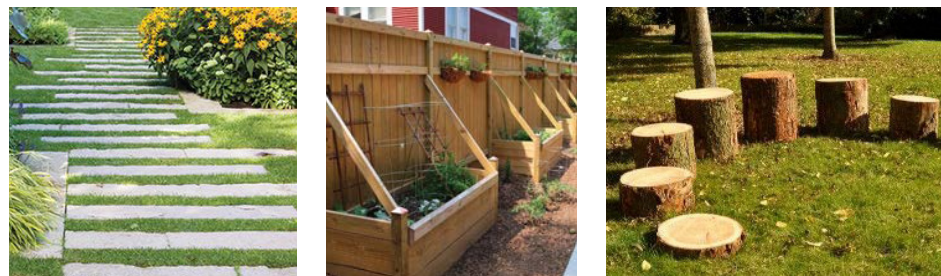


Landscape design incorporating the Wider Improvement Strategy to be implemented across the Somerset Estate

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PRECEDENT LANDSCAPE IMAGES



Examples and precedents of materials, benches and playground toys



Photo of existing Misterton Court design



Location of Misterton Court



Visualisation of the improvements to Misterton Court under the Wider Improvement Strategy

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Visualisation showing the proposed Terrace Block looking from the east of Battersea Church Road

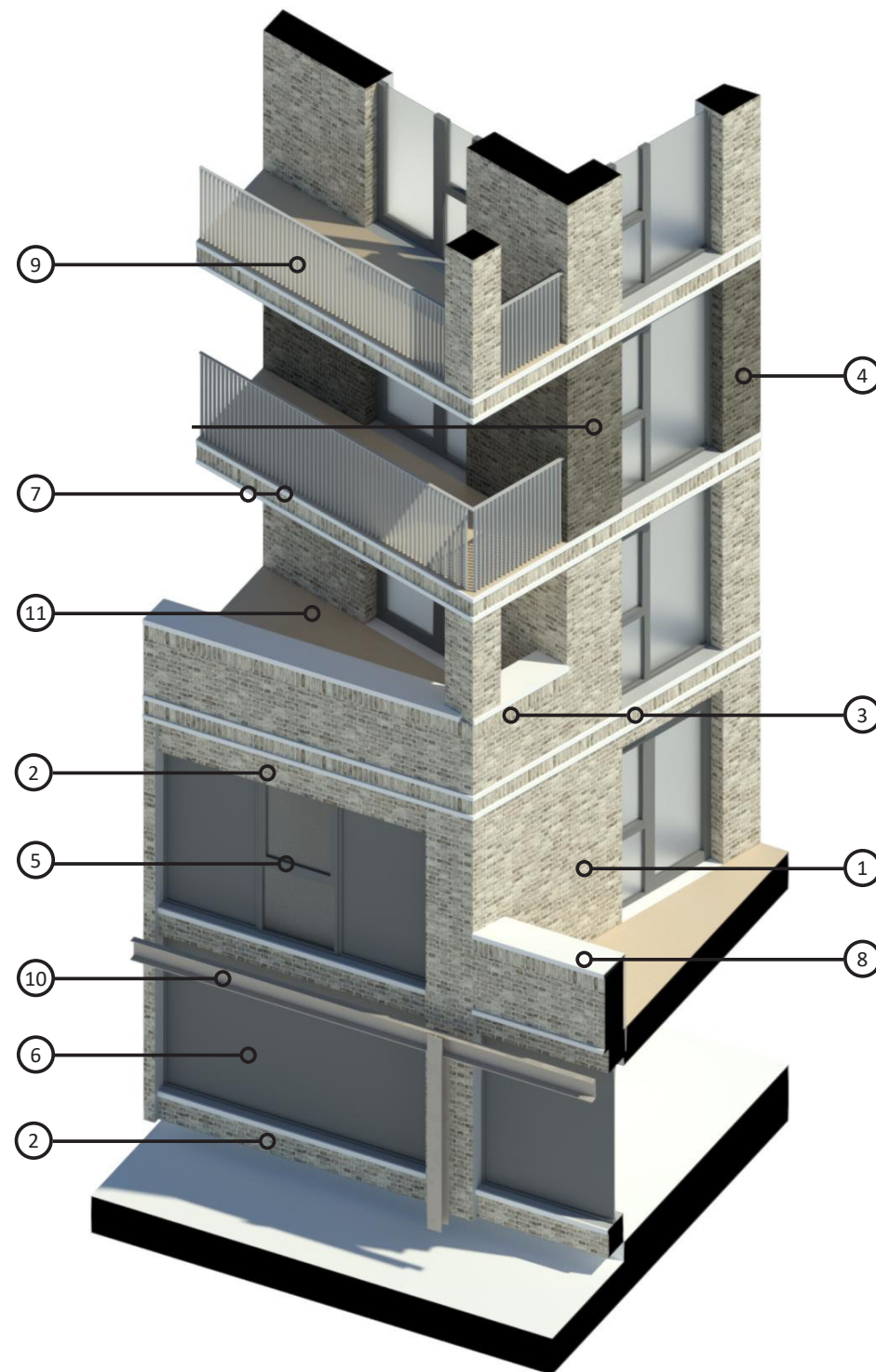


Visualisation showing the proposed Tower from the western end of Battersea Church Road

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MATERIAL DETAILS



1. Buff brick - Flemish Bond
2. Buff brick - Flemish Bond 100mm Reveal
3. Buff Brick - Soldier Course
4. Dark Grey Brick
5. Dark Grey Window Frame
6. Dark Grey Spandrell
7. White Stone Sill
8. White Stone Capping
9. Grey Metal Balustrade Fins
10. Grey Metal Plant Climber Frame
11. Balcony/Terrace Paving

Visualisation showing the proposed materials on the Tower



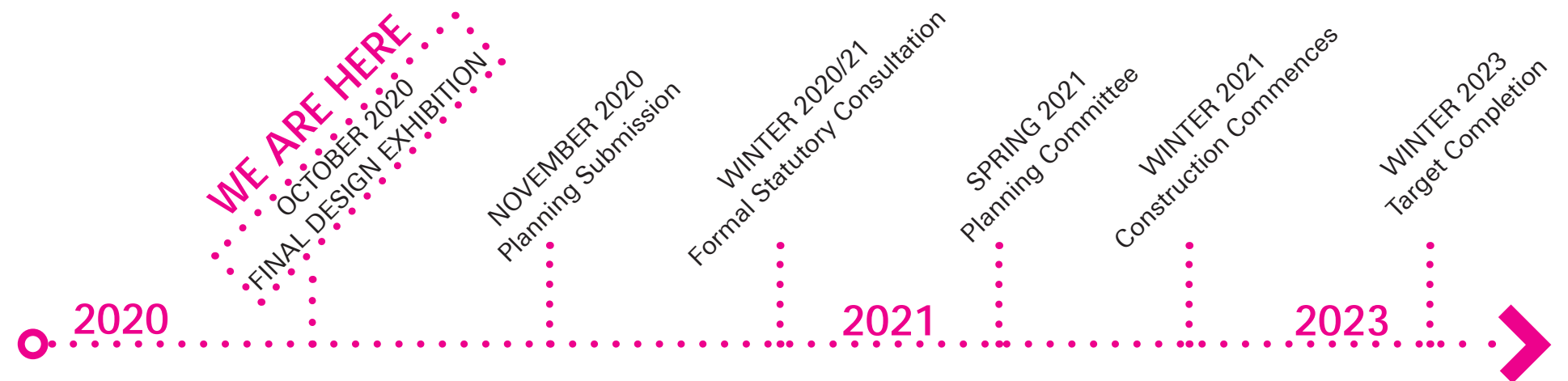
Visualisation showing the proposed entrance to Somerset Estate and the Tower from Battersea Church Road

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The next stage following the submission of the planning application is the 'Formal Statutory Consultation Phase'. It is in this phase that local residents will be able to raise any comments regarding the proposed development.

Further information and explanations to the proposed can be found in the Design and Access Statement (DAS) and if you have any questions regarding any of the information you have read, please contact Chris Hayhurst at developmentteam@richmondandwandsworth.gov.uk tel: 020 8871 6050



View from West of the tower and the podium level of the tower



View of entrance to Somerset Estate and the podium level of the tower



Aerial view of Proposed development





Housing for all

Wandsworth Council building
1,000 homes to rent or buy