

THE ALDERS DEVELOPMENT



PUBLIC EXHIBITION

29TH OCTOBER - 5TH NOVEMBER 2020

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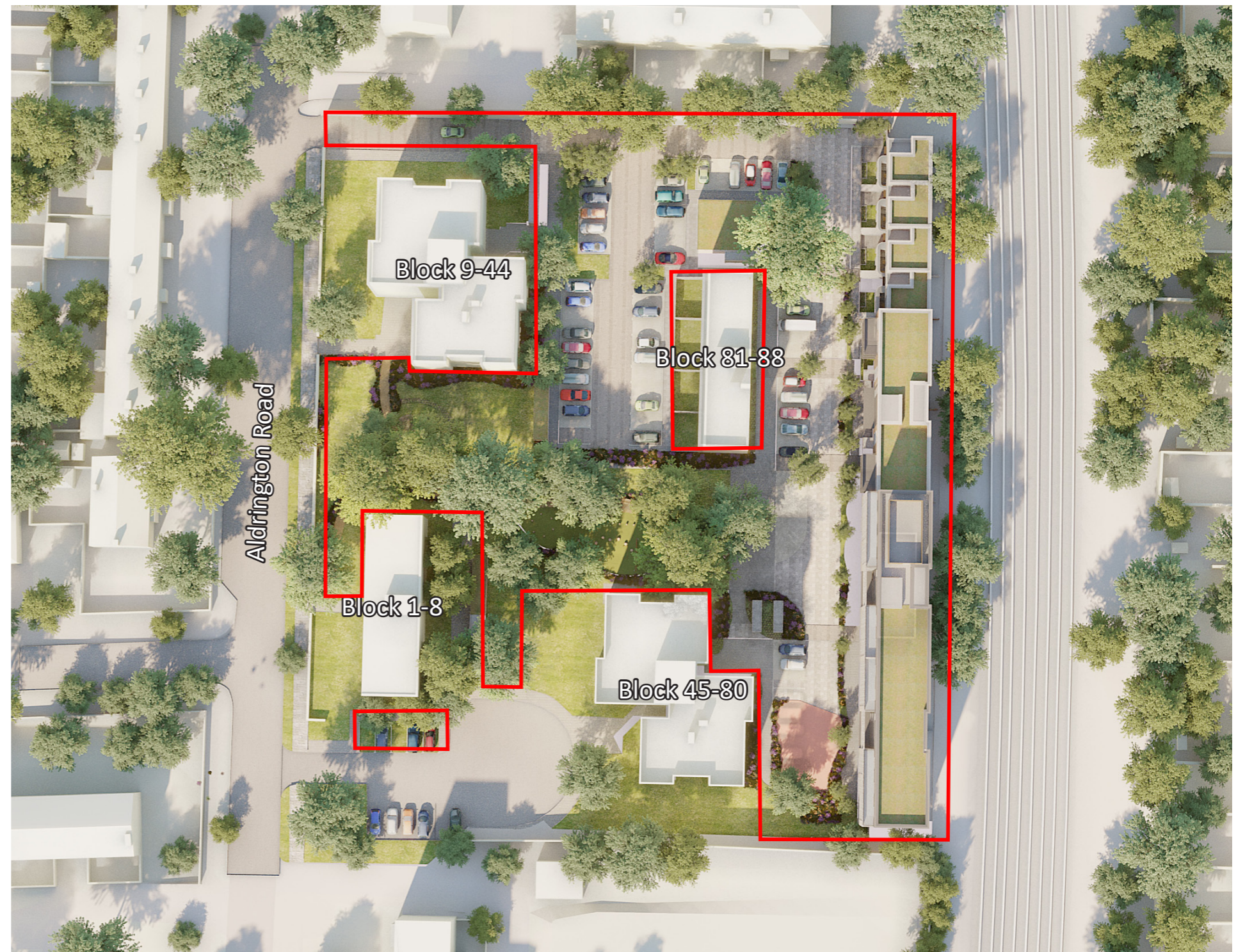
WELCOME

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 The Alders Estate development site:

- All homes are prioritised for local Wandsworth residents and workers to 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 will provide 34 new homes
- 100% of the homes are affordable rent
- 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 including enhanced and resurfaced road access
- New play space (286sq.m) is provided within the development
- All proposals will conform to Secured By Design® standards

1 Bed 2P	1B2P	1 Bed 2P W/Chair	2 Bed 3P W/Chair	2 Bed 4P	2 Bed 4P W/Chair	3 Bed 5P	TOTAL
No.	No.	No.	No.	No.	No.	No.	No.
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	11	3	0	16	0	4	34
0	11	3	0	16	0	4	34



Aerial visualisation of the Final Design and the landscape improvements to be implemented across the Alders Estate

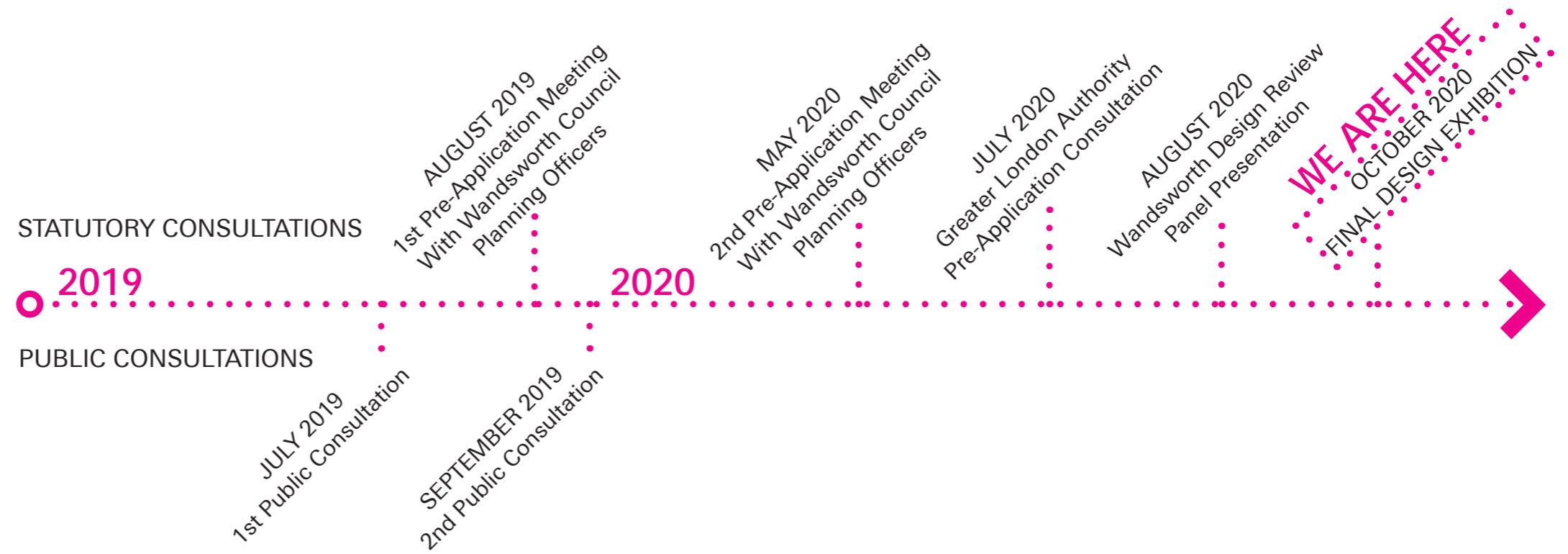
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CONSULTATION JOURNEY SO FAR

There have been two 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 18th 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 storage shed, 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.



Car and Cycle Parking

What do you think of the current parking situation?
Are there enough bicycle parking spaces?

PLEASE PLACE POST-IT NOTES HERE



Outdoor Space

Do you use the green spaces around the buildings?
How could they be better?

PLEASE PLACE POST-IT NOTES HERE



Initial Massing design shown at the 2nd Public Consultation

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



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YOUR FEEDBACK AND OUR RESPONSE

"Parking can get very busy on the estate"

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

"Bins are unsightly and fly-tipping does occur"

We are including replacement bin stores and so that all bins can be stored away and fly-tipping risk is removed.

"Green space could be improved with provision of seating and childrens play area."

We have proposed new pathways, benches and childrens play elements within the green space to encourage its use.

"Railway can cause disturbance."

The development has been designed so that the proposed buildings act as a noise buffer between the railway line and the Alders Estate.

"Storage sheds used but need refurbishment"

We are updating and replacing storage sheds so that they are more pleasing to the eye.

"Anti-social behaviour has been observed at the back of the site by the garages and around the bins and storage sheds"

We have positioned the balconies to overlook the open spaces and reconfigured parking layout, which helps to add more natural surveillance.

"Concern about overlooking from new development"

We have designed the development so that it limits overlooking. The separation distances comply with Council Planners required standards.

"Loss of garages mean loss of storage for residents"

We are providing 92 new cycle parking spaces and replacement storage sheds for existing residents.

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FACTS & FIGURES

4

New townhouses

30

New Apartments

100%

London Plan
Compliance

100%

Compliant
overlooking with
18m+ separating
distances

100%

Affordable
homes in new
development

100%

Of dwellings are
Dual or Triple
aspect

Green

Heating, cooling and
ventilation systems
to minimise carbon
emissions

3

Wheelchair
accessible homes
provided

4

New bin stores
for existing
residents

92

New cycle parking
spaces provided
across the estate

286m²

New play area
for children, new
seating and trees

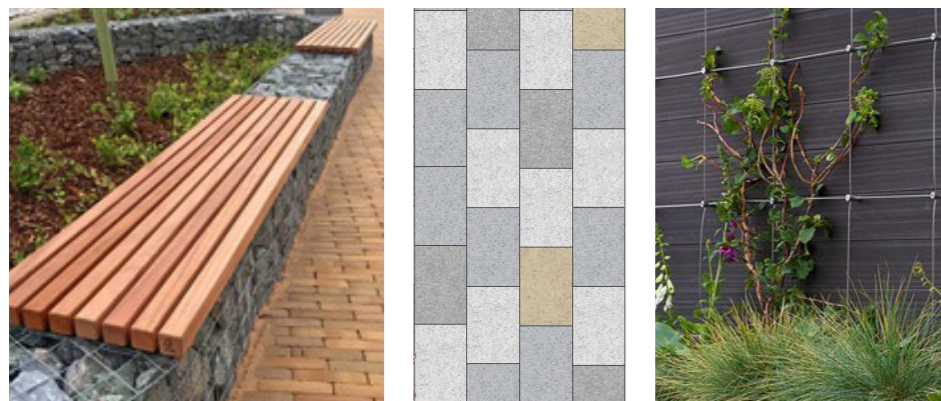
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New trees to be
planted on the
estate

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The new landscape will provide:

- Attractive 'homezone' for community derived using 'living street design principles'.
- New play area for 2-11 age group within the homezone and new play area within the existing open space for under 5's age group.
- Enhanced pedestrian connectivity within the estate.
- Re-provide the car parking for residents
- New cycle parking for visitors
- Habitat recreation using nesting boxes for birds
- Green roofs and rain gardens to enhance biodiversity



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



Example of street paving to be used

Precedents designs for bin stores

KEY

-  Existing trees retained
-  Proposed trees
-  Proposed planting within the existing green space and along the home zone
-  Proposed home zone-overall paving with graphite grey paving bands
-  Proposed formal play within the home zone
-  Proposed natural play within the existing green space
-  Proposed footpath with new seating in existing green space
-  Proposed rain gardens
-  Proposed car parking bays



Landscape design incorporating the landscape improvements to be implemented across the Alders Estate

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PRECEDENT LANDSCAPE IMAGES



Examples and precedents of planting, materials, benches and playground toys



Photo of existing garages



Location of view in Visualisation below



Visualisation of the proposed development in place of garages

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Aerial Visualisation showing the west facade of the proposed development



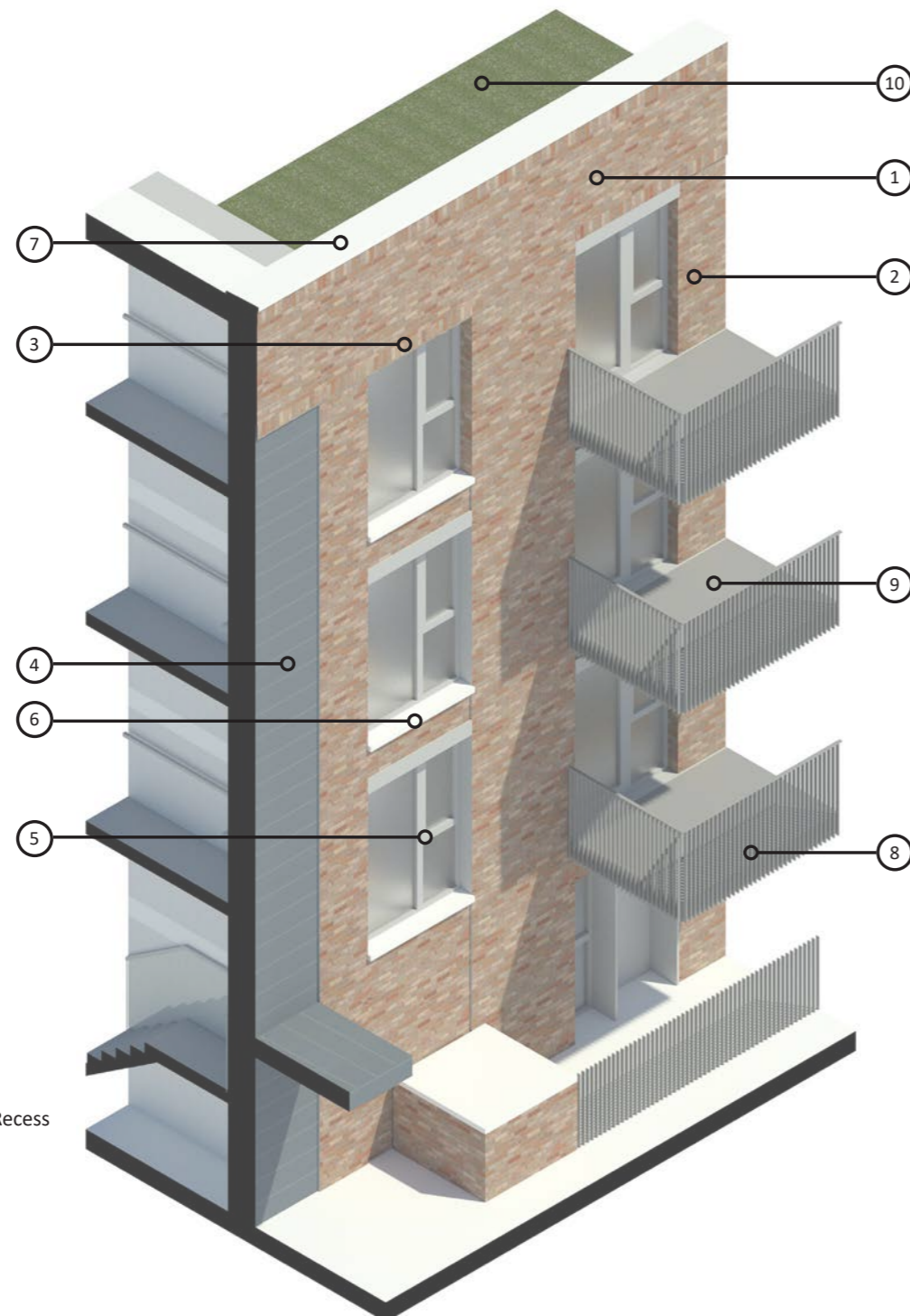
Visualisation showing the new home zone street



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MATERIAL DETAILS



1. Brown brick - Flemish Bond
2. Brown brick - Flemish Bond 100mm Recess
3. Brown Brick - Soldier Course
4. Dark Grey Fibre Cement Cladding
5. Dark Grey Window Frame
6. White Cast Stone Sill
7. White Cast Stone Capping
8. Dark Grey Metal Balustrade Fins
9. Balcony/Terrace Paving
10. Green Roof

Visualisation showing the proposed materials on Block A

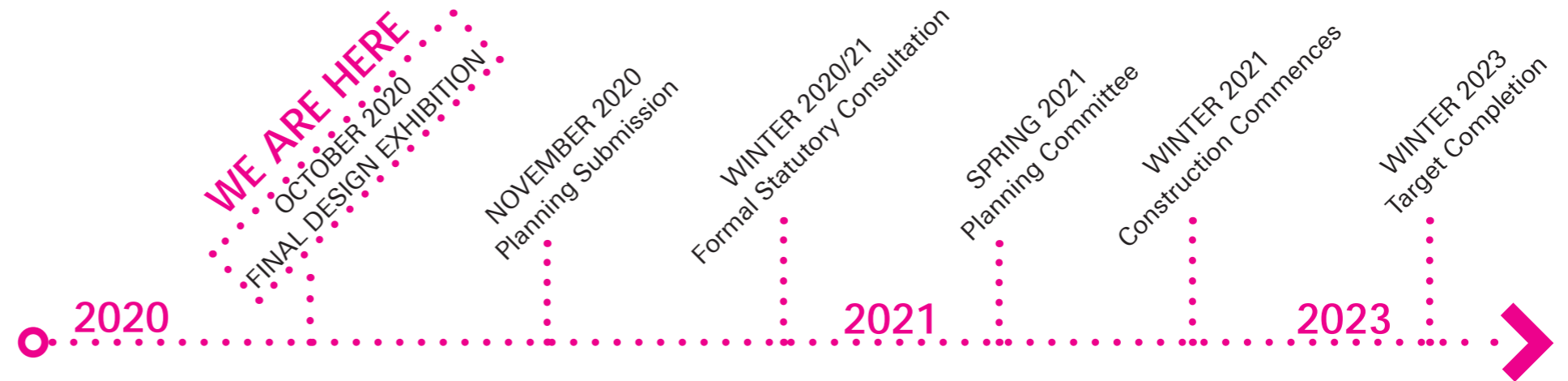


Visualisation showing the a proposed townhouse and the entrance to Block A

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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 of the proposals 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**



An aerial view looking to wards Block A + B



Aerial view of proposed buildings



Aerial view of Proposed development with townhouses in foreground





Housing for all

Wandsworth Council building
1,000 homes to rent or buy