

PUBLIC EXHIBITION

PUTNEY VALE DEVELOPMENT

 **Housing for all**
Wandsworth Council building
1,000 homes to rent or buy



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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 Putney Vale 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 is providing 14 new homes.
 - 100% of the units in this development will be affordable homes.
 - The Council will maintain ownership and management of the site once it is built.
 - Complimentary environmental and landscape improvement works will be done.
 - New play space for under 5s provided.
 - All proposals will conform to Secured By Design® principles.

HOUSING MIX

3b4p - 4 units

2b4p - 5 units

2b3p - 1 units

1b2p - 4 units

Total 14 units



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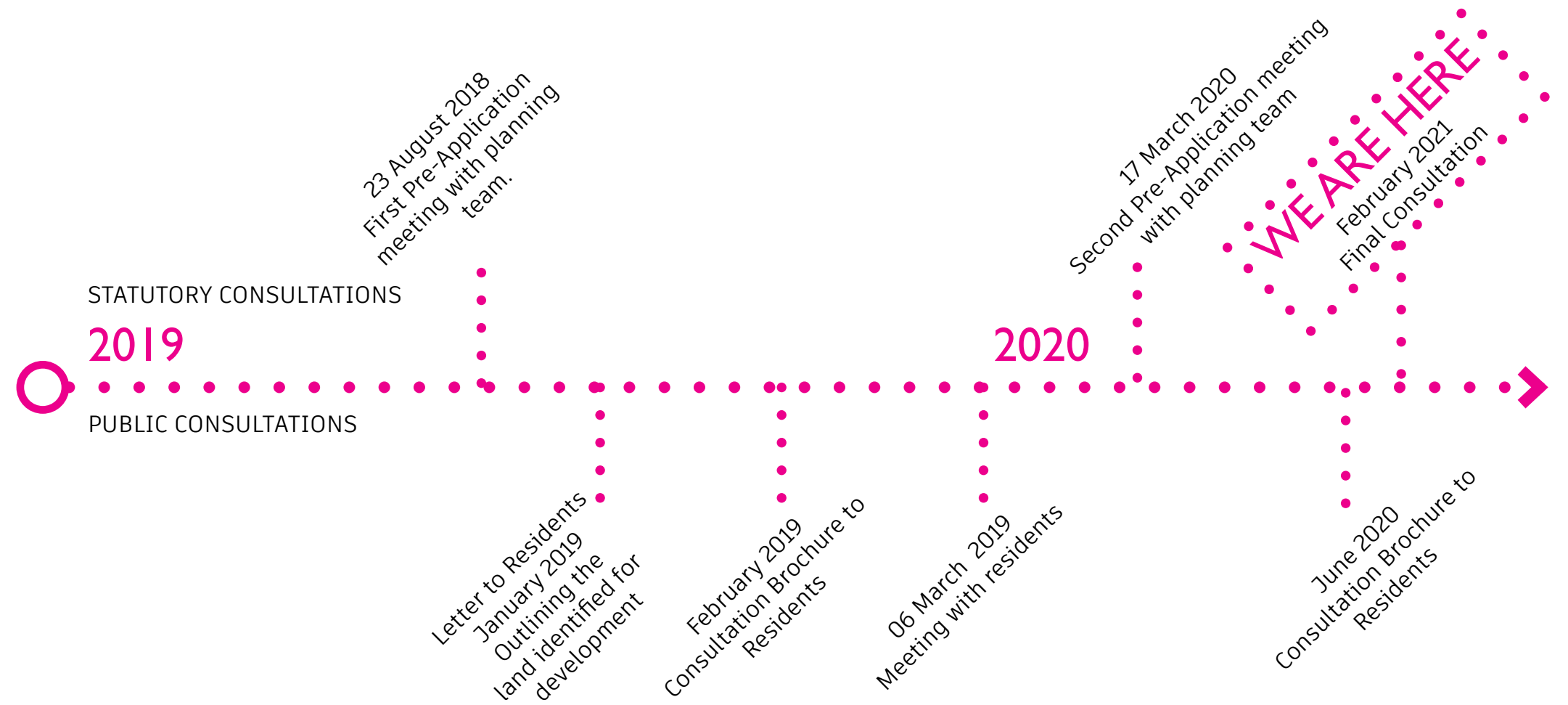
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CONSULTATION JOURNEY SO FAR

There have been two public consultations 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 - particularly the site landscape, car parking and refuse strategy proposals.



Draft visual presented at first public consultation.



Draft visual presented at second brochure.



Recent revisions to site landscape design.

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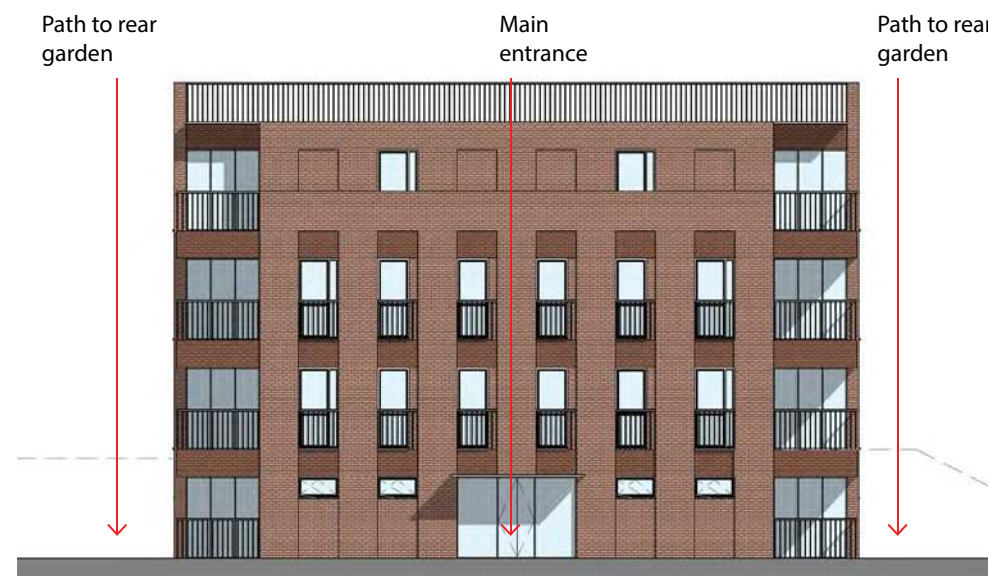
CONSULTATION SERIES SUMMARY

At the first public consultation event held in February 2018 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. One of your major concerns was the increased parking demand that the new development could cause.

Since the initial public consultation, we have developed and refined the design to add more detail to the exterior rendered views. We have considered the materiality of the project, changing the exterior from a red brick to a light yellow/buff coloured brick. We have also significantly redesigned the landscape proposals to take into consideration the comments received.

Recent design revisions have focused on improving the site landscaping design and the approach to the new building from the estate. These improvements have been driven by consultations with and comments received from local residents.



Draft elevation presented at first public consultation.



Draft elevation presented at second public consultation.



Draft visual of proposed approach to new building.

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YOUR FEEDBACK AND RESPONSE

“the presence of trees is likely to mean that piled foundations are required”

Our design team will design the foundations in accordance and following with specialist consultants detail design on structural and below ground matters.

“What is the proposed tenure?”

This development will be affordable rented accommodation for Wandsworth residents only.

“Concerns about car parking and additional pressures on the existing estate”

The development includes six new car parking spaces alongside secured cycle parking spaces. The impact of the development will be reviewed further as part of the planning application process.

“Will it be a condition of the contract that the contractor registers the site with the Considerate Constructors Scheme?”

The main contractors that Wandsworth Council uses are requested to be part of the Considerate Constructors Scheme.

“If the block is to be for disabled or ambulant disabled do you have an access strategy when the lift is being maintained/replaced?”

The fully accessible/wheelchair flats will be on the ground floor and the access strategy will be as per existing arrangements on Wandsworth estates.

“Has Thomas’ school been consulted on the application and the resultant overlooking during construction and once occupied”

We have also written to the school at the same time the residents/RA and kept them up to date. They will be consulted as part of the planning consultation process.

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FACTS & FIGURES

14

New Homes

Diversified housing mix to meet current needs

Installation of green and brown roofs to meet biodiversity policies

Energy strategy to guarantee carbon reductions in response to Climate Emergency

100%

Dual-Aspect apartments

2

Wheelchair accessible homes provided

Landscaping improvements include providing new better quality trees, new communal garden areas which maximise the use of the site and improve the currently neglected landscape

80m²

New Play area for children

6

New Parking Spaces

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The wider improvement strategy for the site is developed to achieve:

- Improved site access points for vehicles and pedestrians.
- Step free access throughout the new development.
- Proposed new route through the existing green open space to enhance connectivity.
- New bin store facilities.
- New enclosed bike shelters placed in appropriate locations.
- A substantial new play area for children.
- Additional Trees



Permeable surface examples



Biodiverse Brown/Green Roof System examples



Hard landscaping and seating example



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PRECEDENT LANDSCAPE IMAGES



Natural planting example



Terracing



Enclosed bin storage example



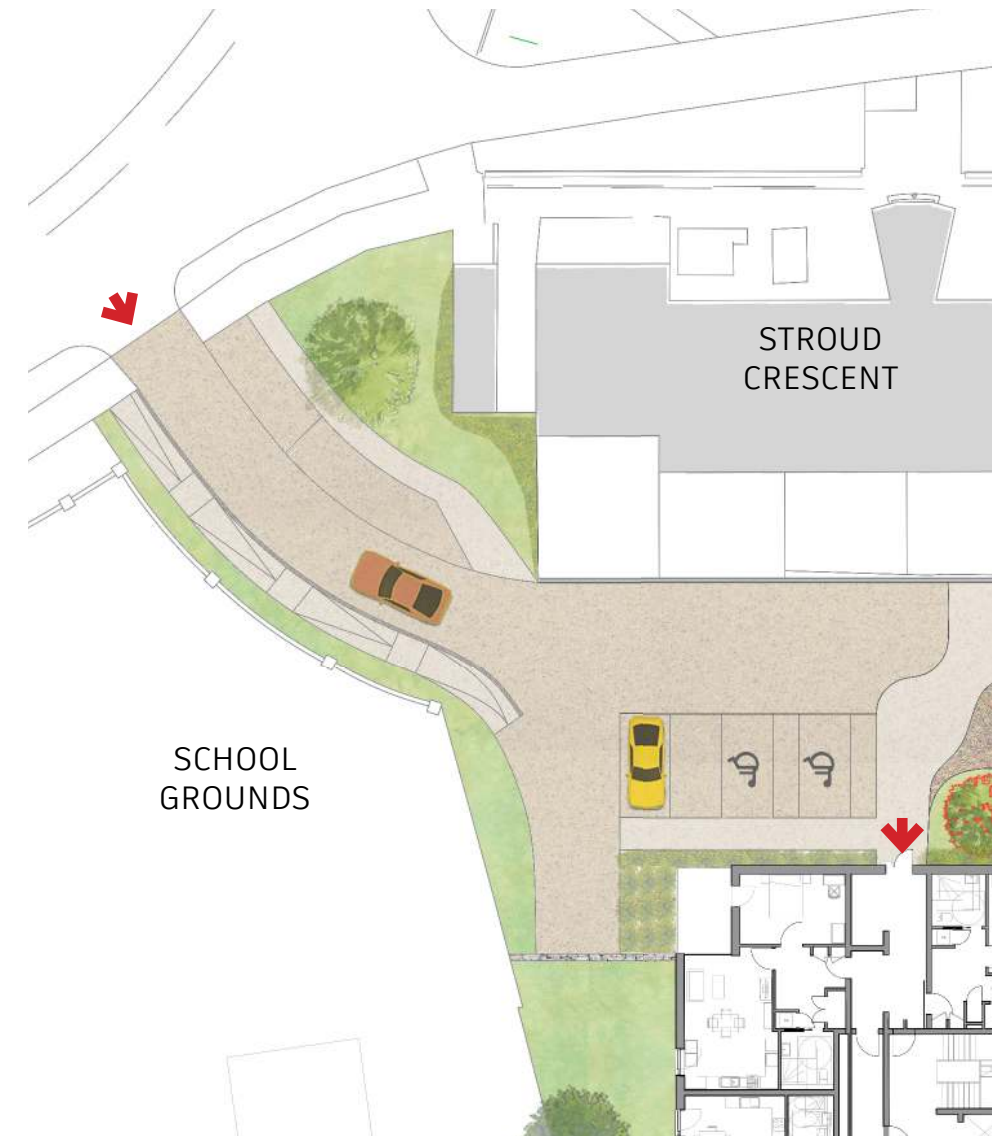
Planting and surfacing



Play area example



Site photograph showing existing site entrance.



Site Landscaping plan showing site entrance area.

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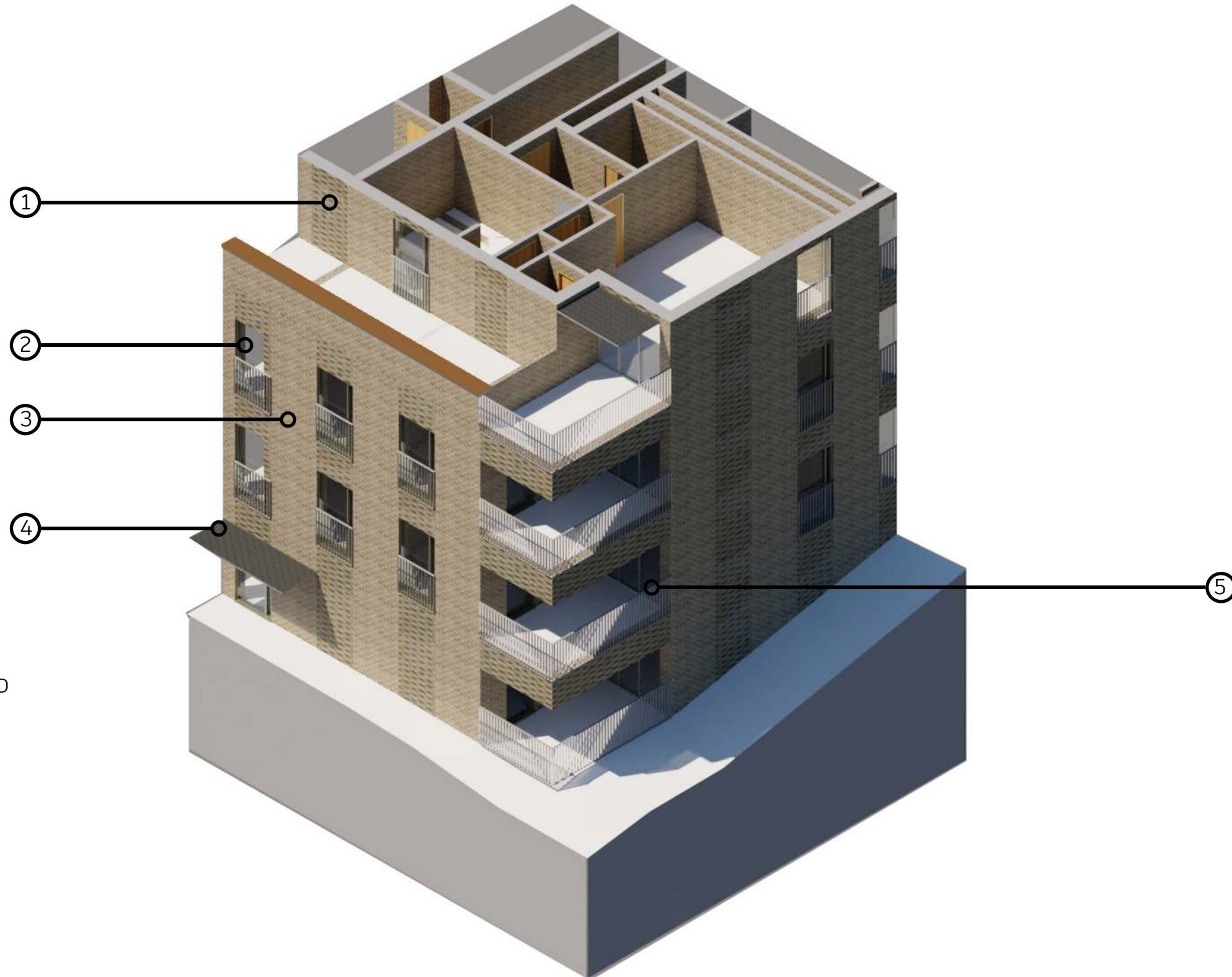
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MATERIAL DETAILS



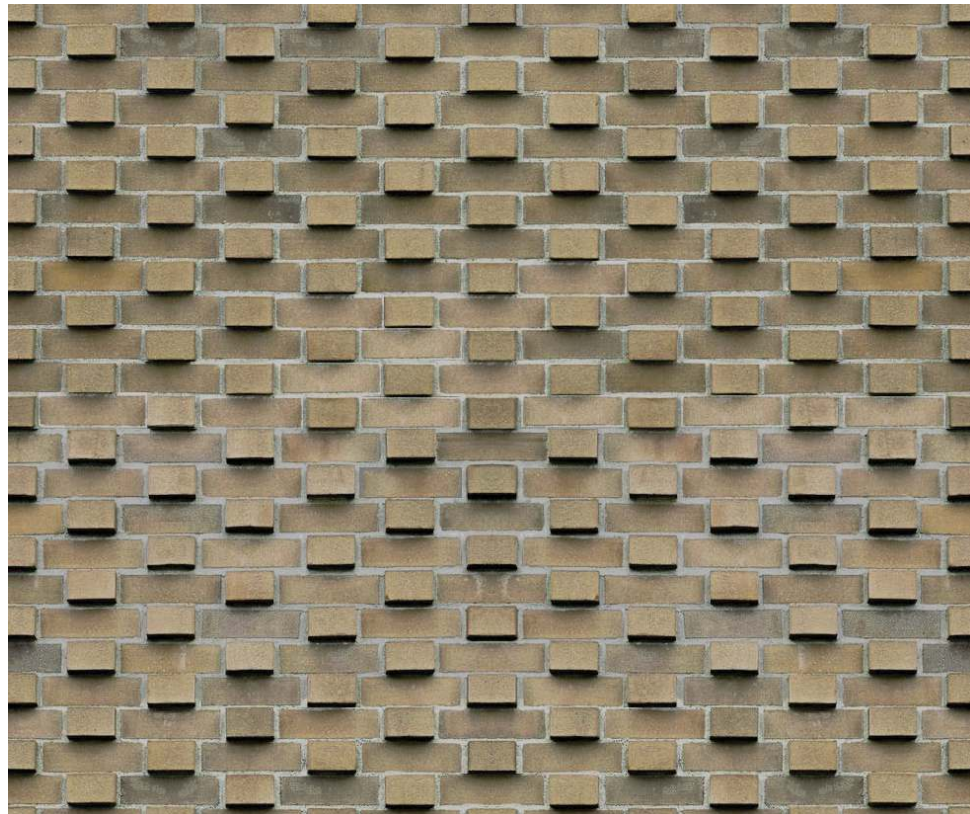
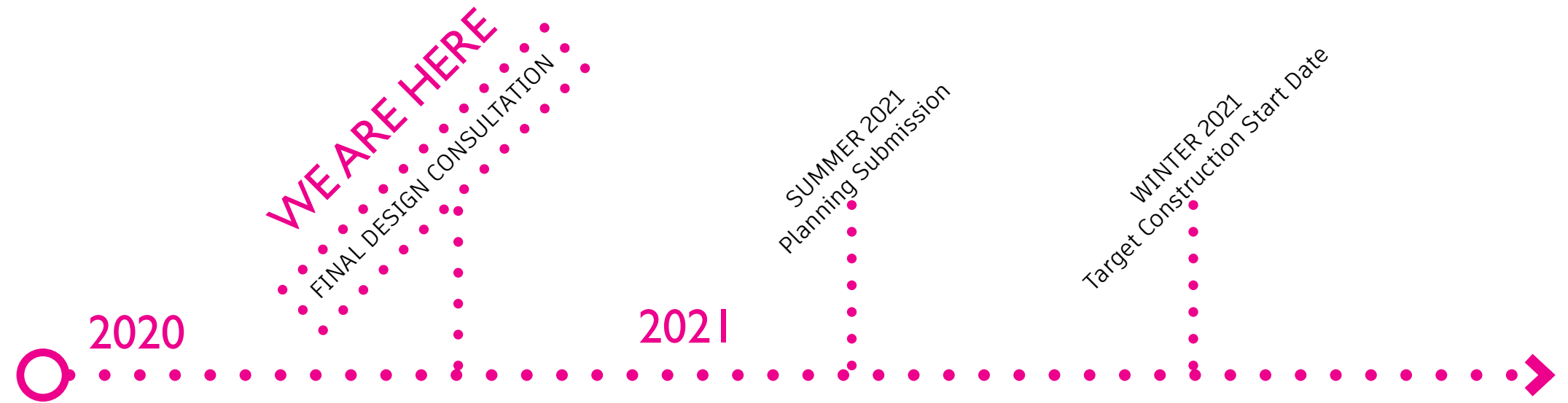
1. BUFF BRICKWORK - FLEMISH BOND WITH PROTRUDING HEADERS.
2. PPC BRONZE ALUMINIUM WINDOW SYSTEM WITH RAILING.
3. BUFF BRICK - STRETCHER BOND.
4. PPC BRONZE FINISH ENTRANCE CANOPY
5. PPC BRONZE RAILING SYSTEM.

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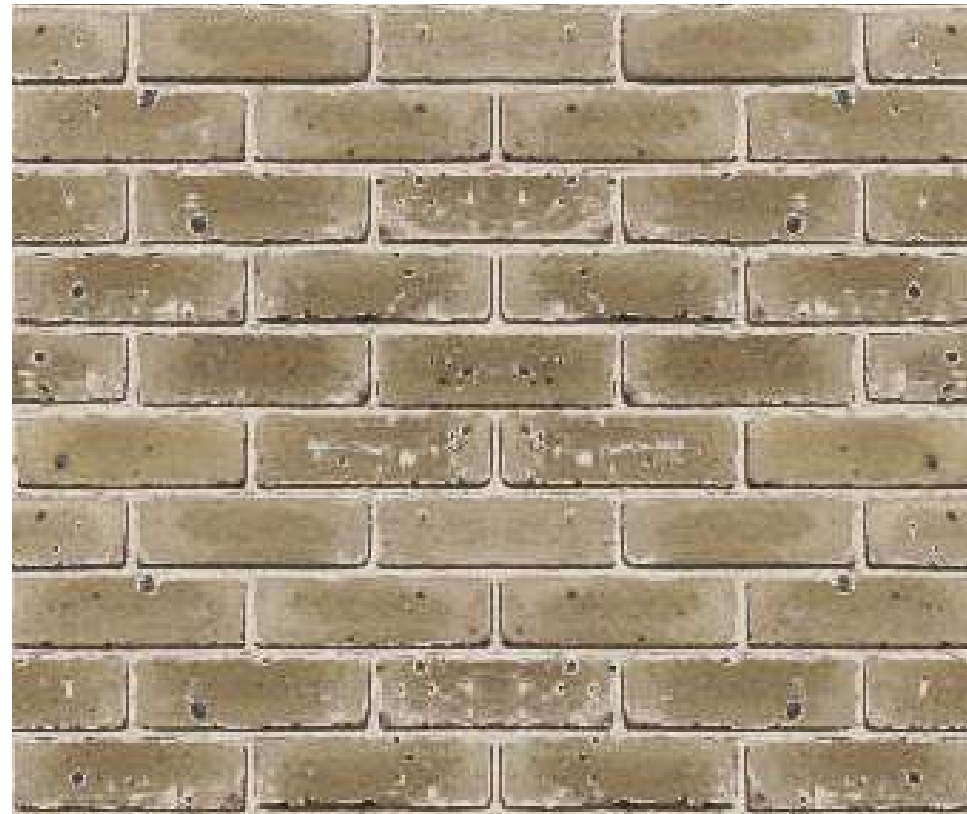
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The next stage following the submission of the planning application is the 'Formal Statutory Consultation Phase'. It is in this phase that local residents will be able to raise any comments regarding the proposed development.

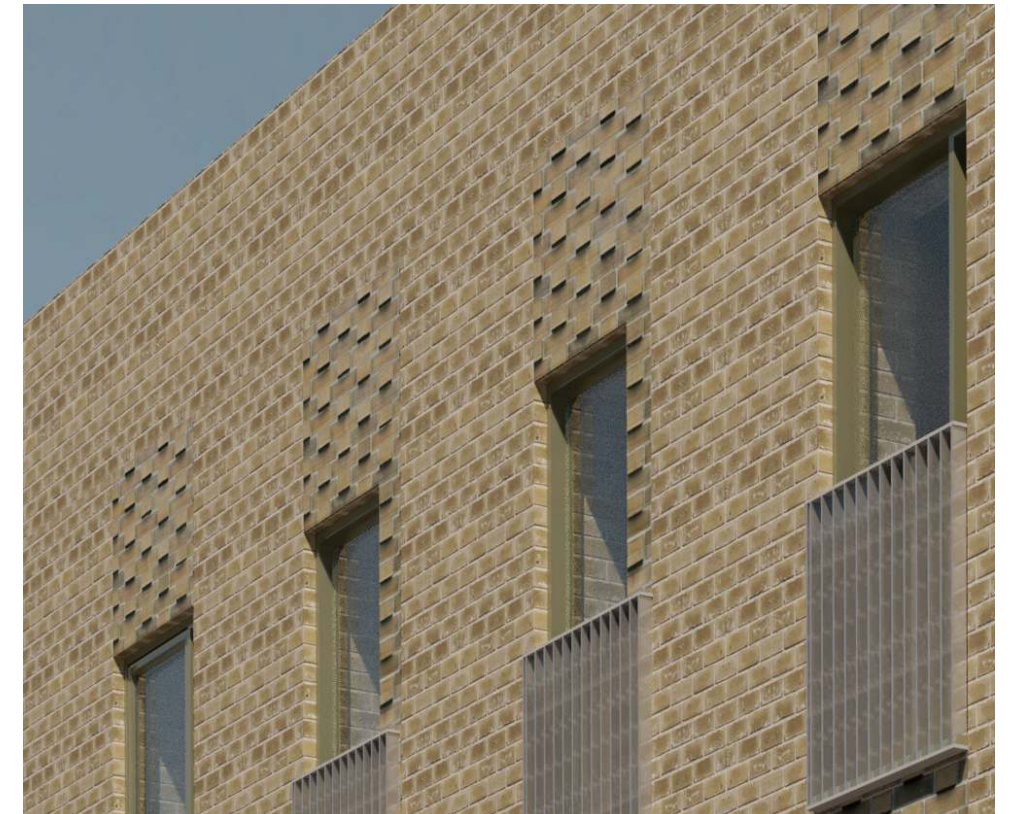
Further information and explanations to the proposed can be found in the Design and Access Statement (DAS) and if you have any questions regarding any of the information you have read, please contact Design Service.



Proposed Flemish bond brickwork with protruding headers.



Proposed light yellow / buff Brickwork in Stretcher bond.



View of proposed window and railing detail.

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