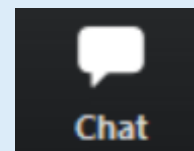


**Welcome to the Putney Vale RA
Consultation meeting
land to rear of 178-204 Stroud Crescent.**

A few housekeeping items, so you know how to participate in today's event.

- You should be able to locate 2 icons at the bottom of your screen, Chat and Reactions button
- To submit any questions you may have please use the **chat** function – please be aware all attendees can see these.
- To access this click on the chat icon at the bottom of your screen to open the window

- Use the **raise hand** function to indicate that you would like to ask a question **live** at the end of the event and raise hand (you will be unmuted by the host)
- As time allows, the presenters will address as many questions as they can
- Please be aware the session is being recorded and will be shared afterwards to those who were unable to join



Housing for All Putney Vale

Mark Eastmond

Development Project Manager

Housing for All

In Wandsworth we are creating a borough where housing is for all. Our housing programme will deliver homes that prioritise local people, local workers and key workers, helping them to find a home that suits their needs.

- ❑ We will deliver 1,000 new council homes by 2027, with 60% affordable.
- ❑ We are regenerating two major estates which will deliver 2,611 new homes and local amenities such as a leisure centre, community centre, local offices and shops.
- ❑ Every council development will have its own green plan to fight climate change and reduce carbon, and improving the health and well-being of our resident
- ❑ In total we are investing half a billion in the borough over the next 10-15 years.

land to rear of 178-204 Stroud Crescent.



Proposed access to the new scheme

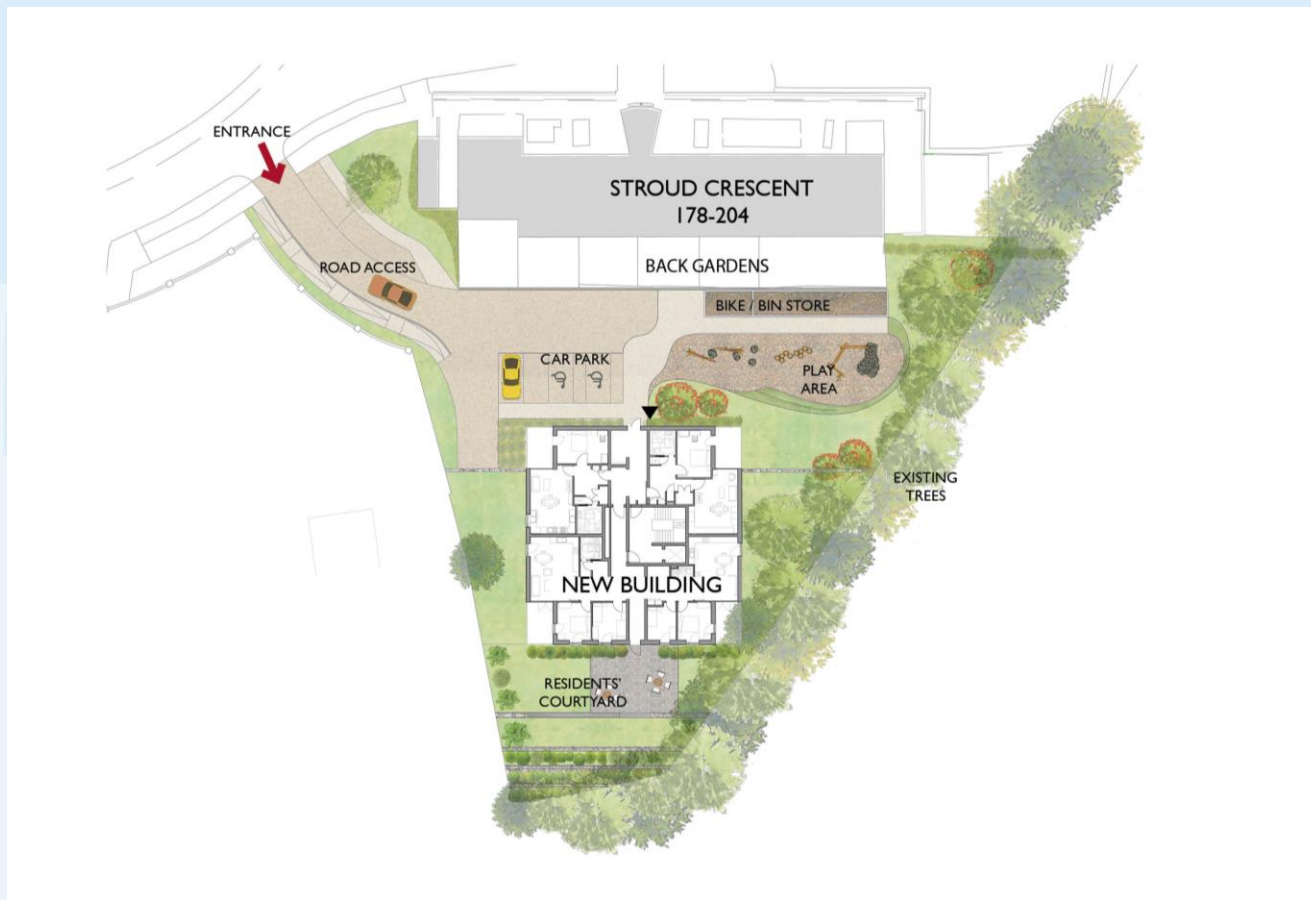
- Pre-app meeting with the Planners Planning consent in & early February 2020.
- Public consultation with residents in early 2019 with follow-up letters and presentation brochures with updates on the scheme progress.
- Removal of the overgrown and inaccessible rough land. This also includes the treatment & removal of the Japanese Knotweed
- Providing 100% affordable Housing, which will provide 14 new residential flats.
- Substantial improvements to the hard and soft landscaping, a new dedicated access, with new plays areas, paths, new street lighting and new planting along with new trees.

land to rear of 178-204 Stroud Crescent.



- The new housing will feature 14 affordable social rent homes set over 4 stores, ranging from 1 bed to 3 bed 4 person, including fully wheelchair accessible units.
- Throughout 2020, there have further site surveys, with a focus on the appraisal of the existing landscaping and Biodiversity. There will be final studies in Spring.
- The design team have developed the design in readiness for full Planning submission, working with key consultants to achieve good design and value.
- The scheme is linked with other affordable and market sale schemes within the programme, so will be submitted as a balanced submission of housing provision within the borough.

land to rear of 178-204 Stroud Crescent.



- New dedicate access and linked paths
- Retained and additional trees around the site
- Extensive new soft planting & removal of the Japanese knotweed
- Green/brown roof
- 6no. New spaces
- New communal play area and outdoor spaces
- New lighting to paths and main areas
- New binstores & pavements separating the car parking
- New cycle racks

Proposed extensive landscaping works

We listened

(previous comments)

Key Feedback On Proposal

- Concerns about existing car parking and new resident's impact
- Concerns over strain on local amenities
- In favour of the plans but wanted to make sure that it would be used for Social Housing
- Concerns over privacy and closeness of the new building
- Concerns around the amount of tree loss, wildlife and ecology

Our Response

- 6no. spaces on site which is higher than needed based on the parking survey
- A small number of homes proposed, so impact on services is not likely to be significant or require amelioration
- Homes affordable tenure, social rented and/or sharedownership.
- Set min. 18m away from the the existing & there are some retained trees between
- Retained high quality trees along with new at key locations. Detailed studies already to safeguard, with follow up in springtime. New landscaping included

Housing for All Putney Vale

Luca Marzocchini
Design Team Leader

PUBLIC EXHIBITION

PUTNEY VALE DEVELOPMENT

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



PUBLIC EXHIBITION

PUTNEY VALE DEVELOPMENT

PUBLIC EXHIBITION

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



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



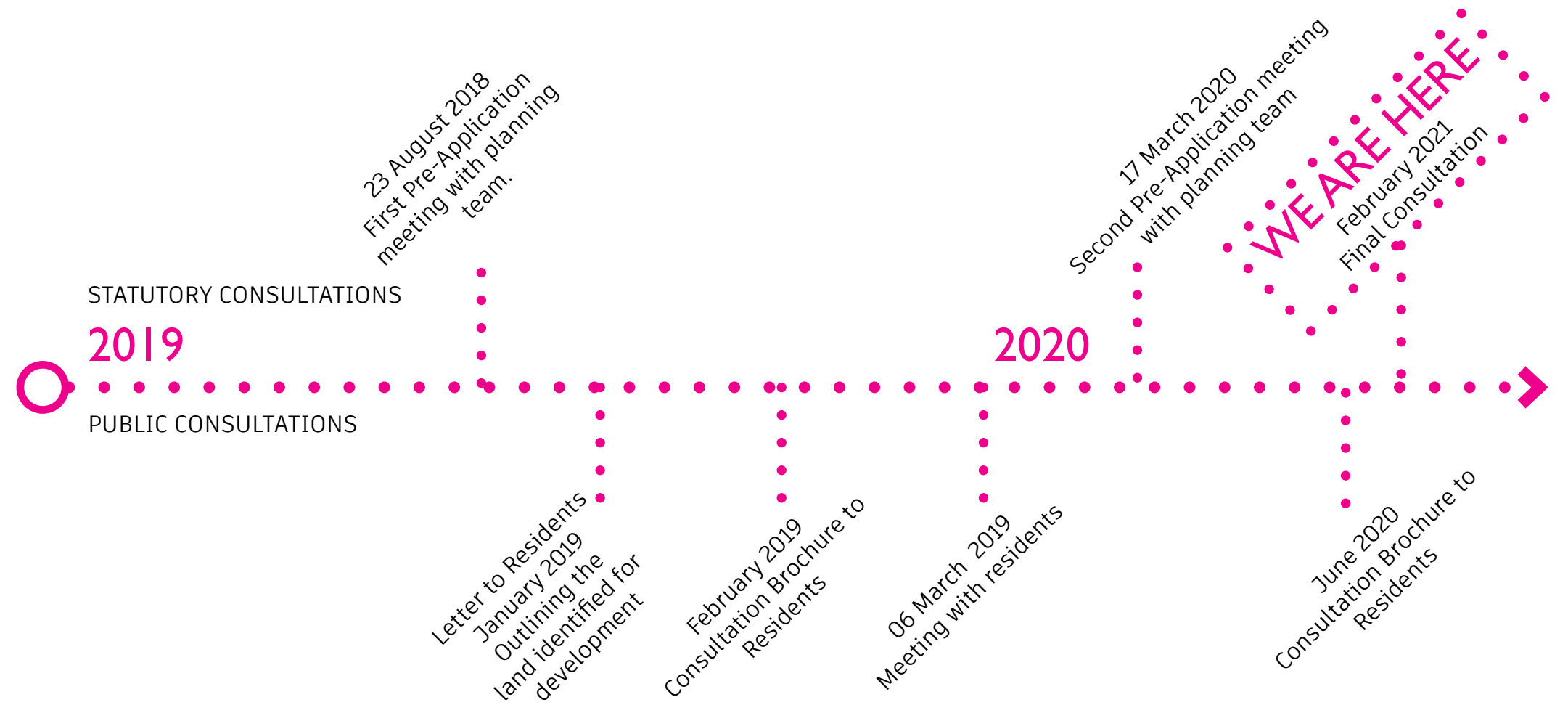
PUTNEY VALE DEVELOPMENT

PUBLIC EXHIBITION

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.

PUTNEY VALE DEVELOPMENT

PUBLIC EXHIBITION

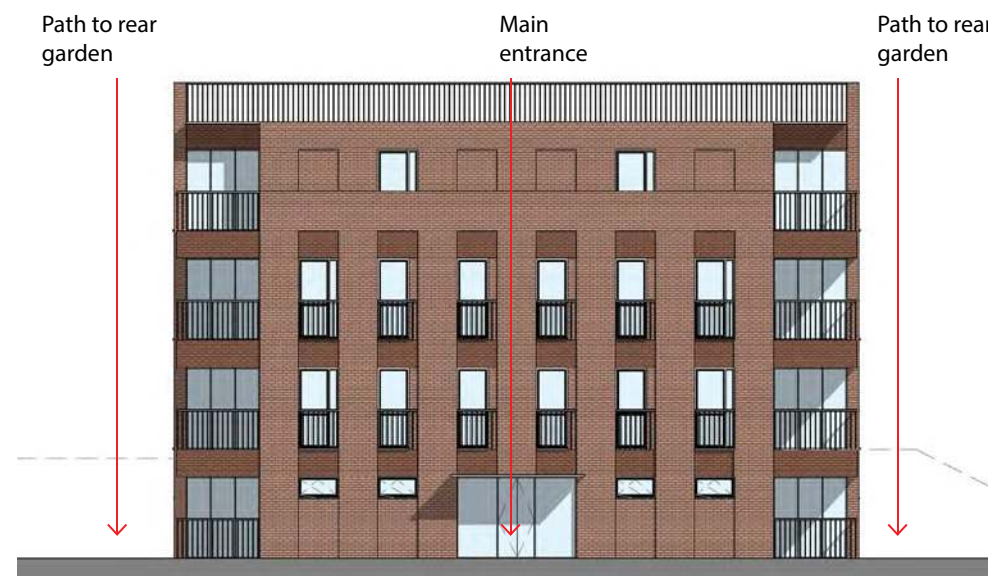
CONSULTATION SERIES SUMMARY

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.

PUTNEY VALE DEVELOPMENT

PUBLIC EXHIBITION

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.

PUTNEY VALE DEVELOPMENT

PUBLIC EXHIBITION

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

PUTNEY VALE DEVELOPMENT

PUBLIC EXHIBITION

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



PUTNEY VALE DEVELOPMENT

PUBLIC EXHIBITION

PRECEDENT LANDSCAPE IMAGES



Natural planting example



Terracing



Enclosed bin storage example



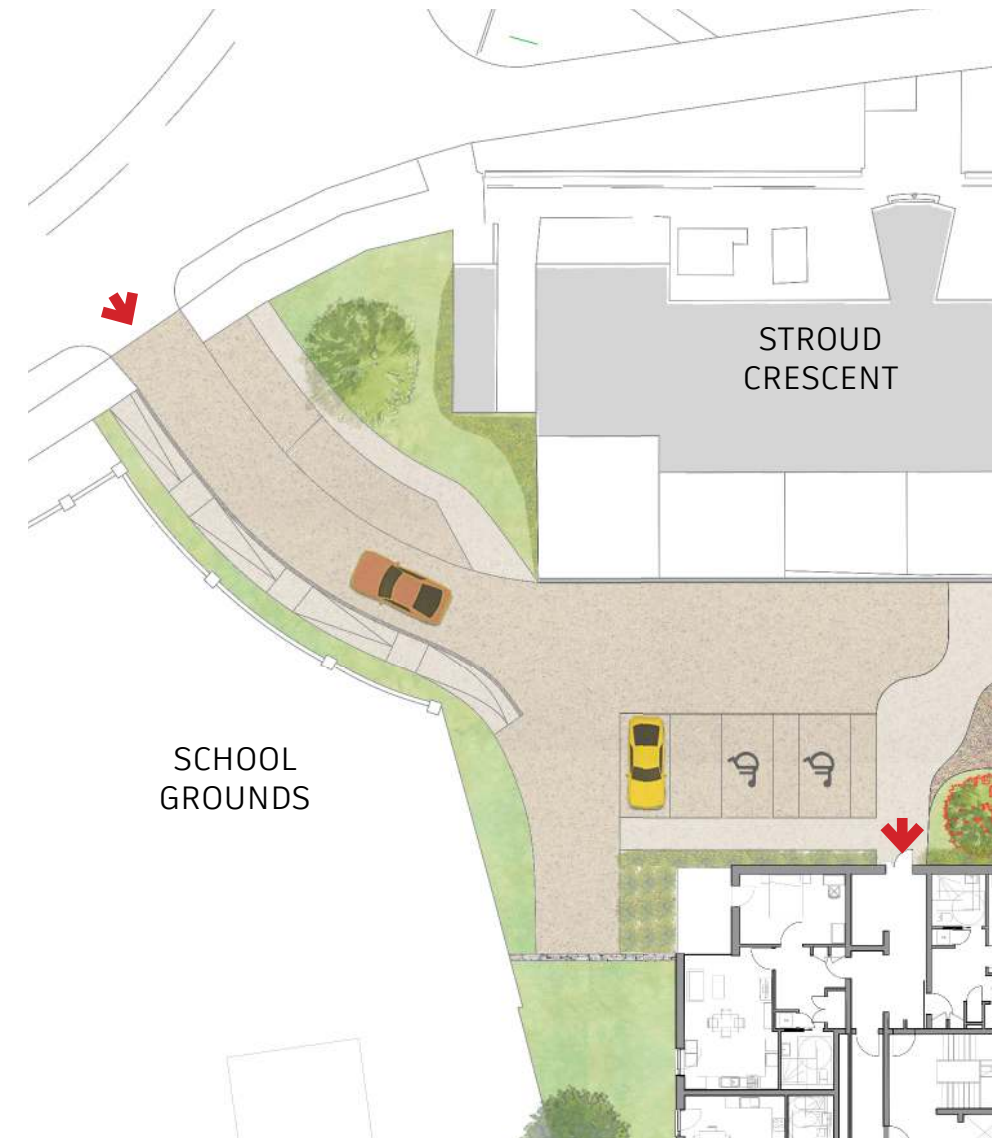
Planting and surfacing



Play area example



Site photograph showing existing site entrance.



Site Landscaping plan showing site entrance area.

PUTNEY VALE DEVELOPMENT

PUBLIC EXHIBITION



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

design service 

PUTNEY VALE DEVELOPMENT

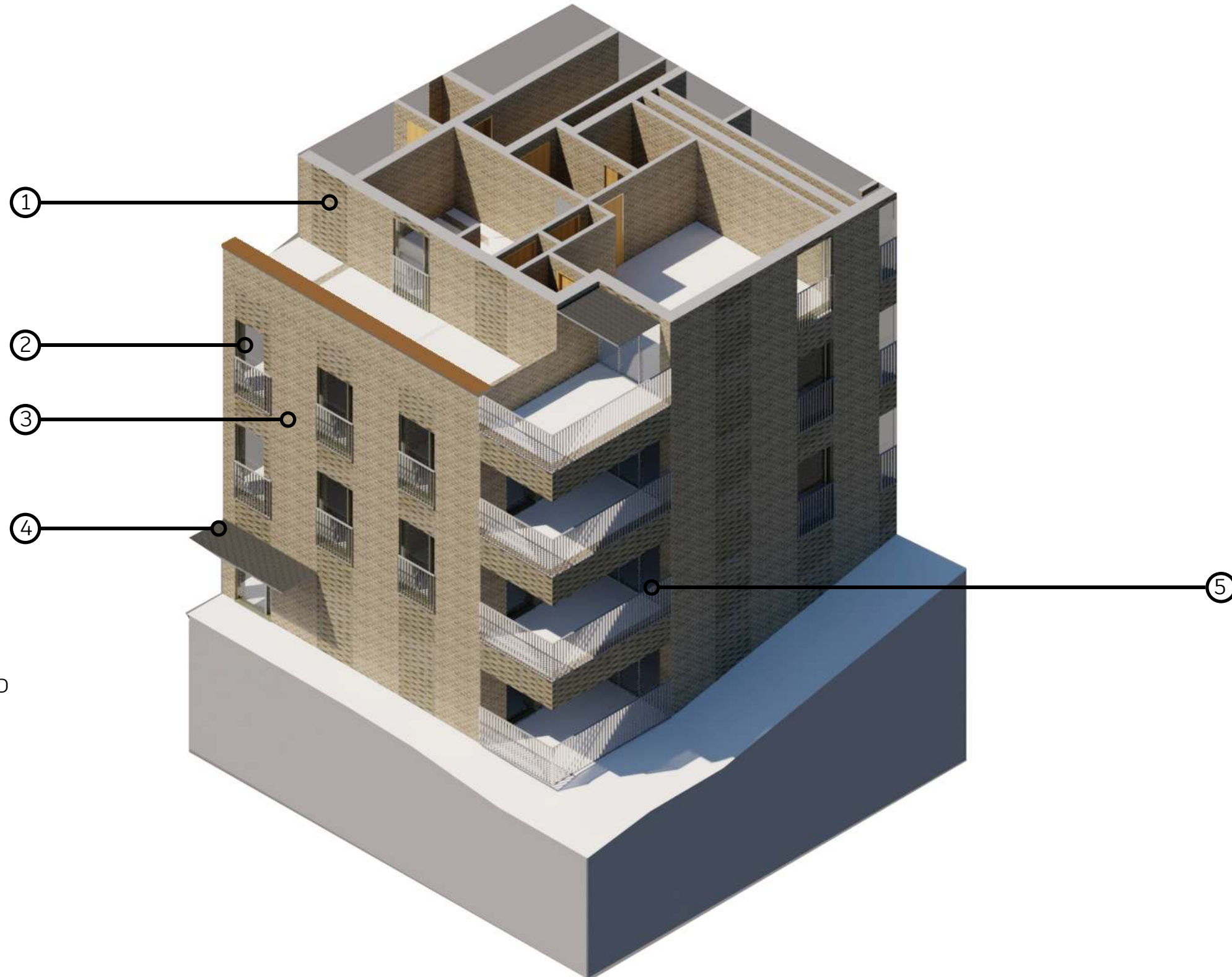
PUBLIC EXHIBITION



PUTNEY VALE DEVELOPMENT

PUBLIC EXHIBITION

MATERIAL DETAILS



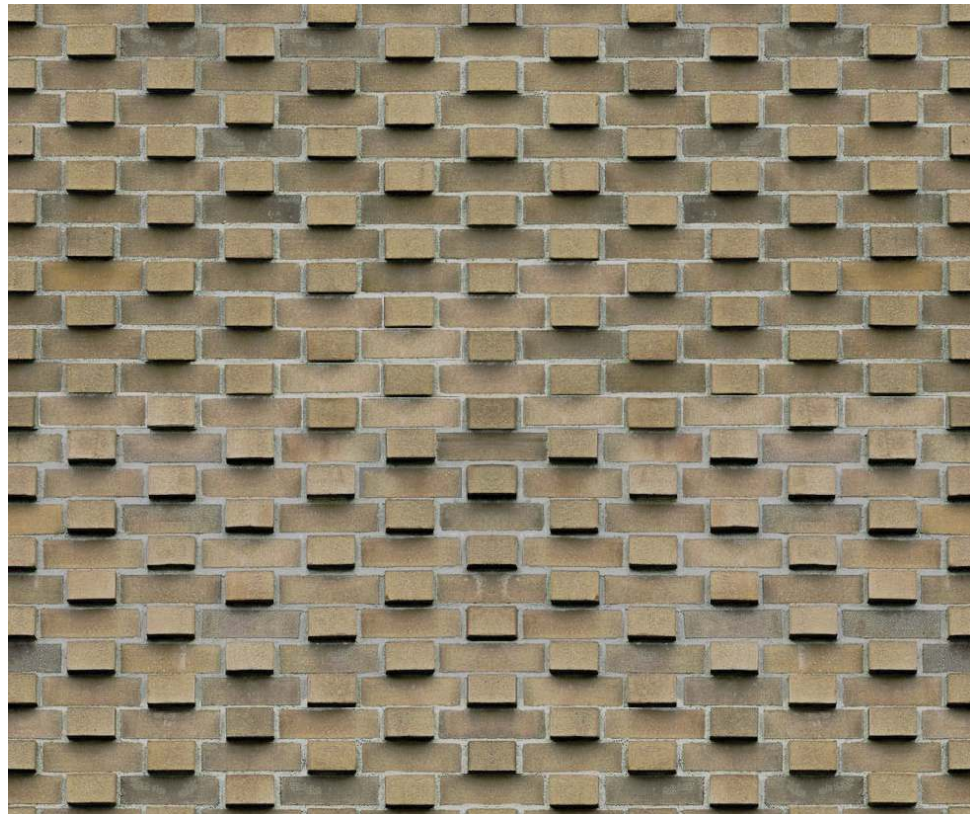
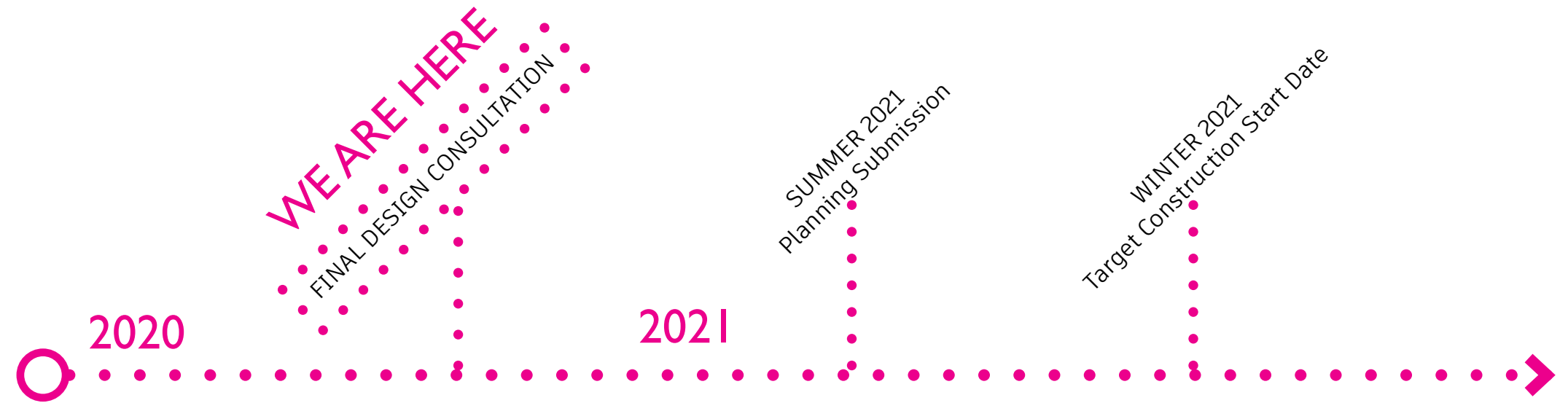
1. BUFF BRICKWORK - FLEMISH BOND WITH PROTRUDING HEADERS.
2. PPC BRONZE ALUMINIUM WINDOW SYSTEM WITH RAILING.
3. BUFF BRICK - STRETCHER BOND.
4. PPC BRONZE FINISH ENTRANCE CANOPY
5. PPC BRONZE RAILING SYSTEM.

PUTNEY VALE DEVELOPMENT

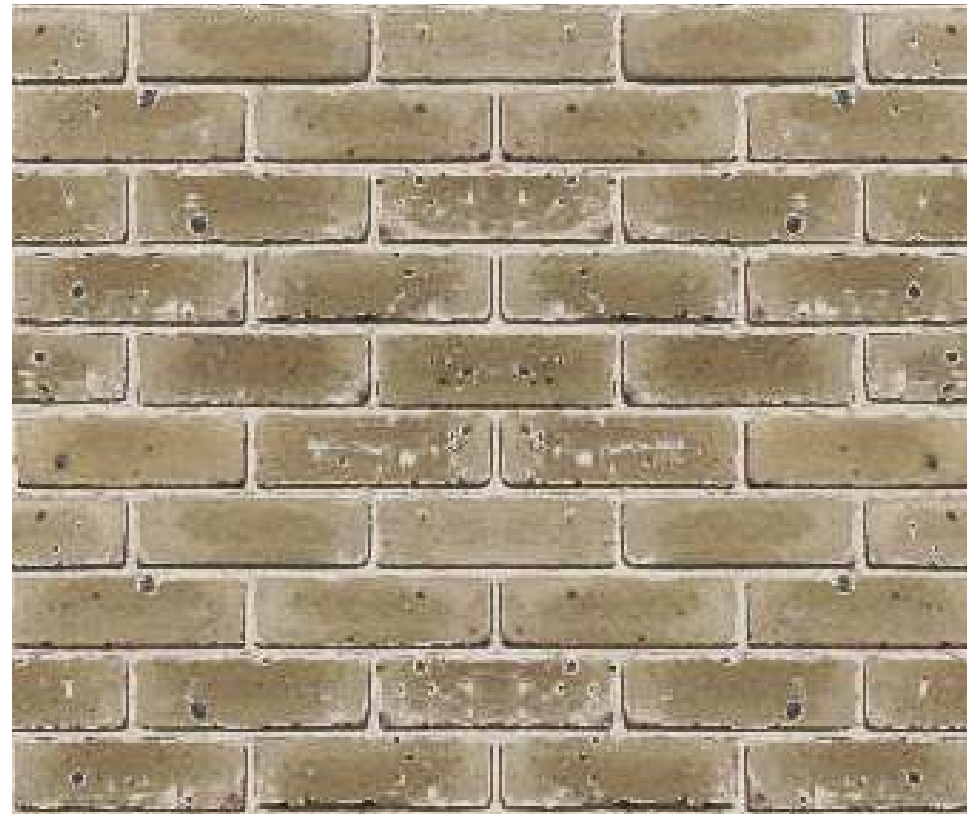
PUBLIC EXHIBITION

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.

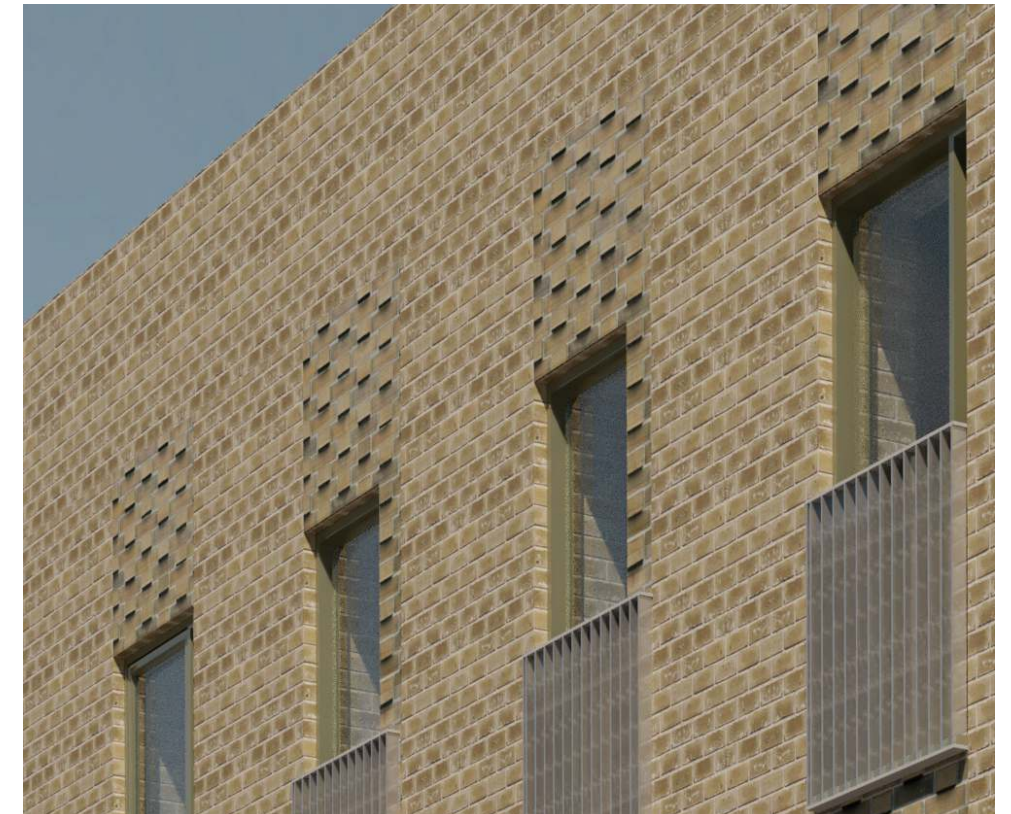
Further information and explanations to the proposed can be found in the Design and Access Statement (DAS) and if you have any questions regarding any of the information you have read, please contact Design Service.



Proposed Flemish bond brickwork with protruding headers.



Proposed light yellow / buff Brickwork in Stretcher bond.



View of proposed window and railing detail.

PUTNEY VALE DEVELOPMENT

PUBLIC EXHIBITION



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



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

notes
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Key

- 1 bed 2 person
- Circulation
- Plant Room

Accommodation schedule

Number of units: 14

The housing mix is:
 3b4p - 4 units
 2b4p - 4 units
 2b3p - 2 units
 1b2p - 4 units

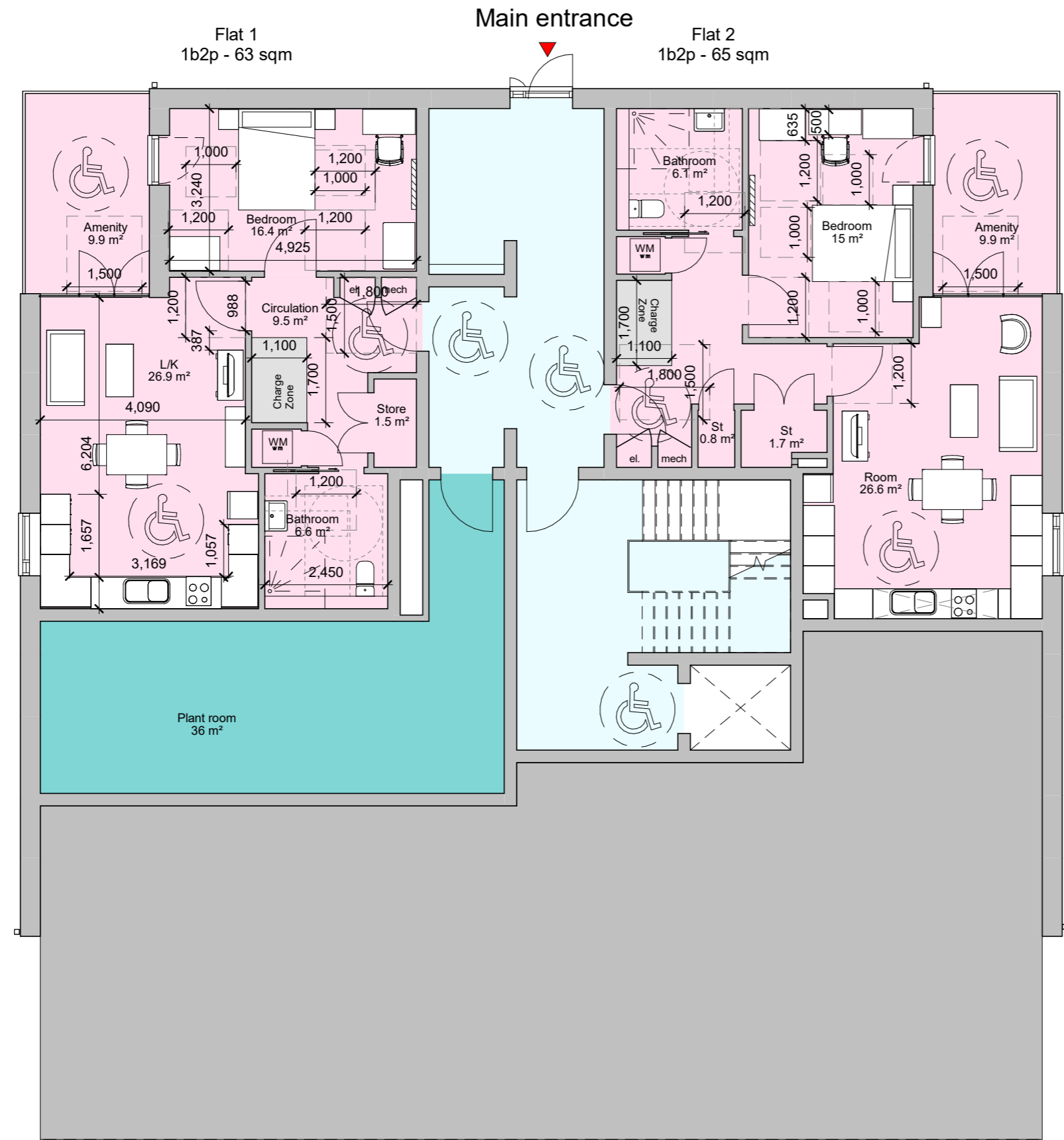
GIA:
Ground Level
 2 disabled car parking
 21 bicycle parking
 - Flat 1 1b2p.....63sqm
 - Flat 2 1b2p.....65sqm

First Level
 - Flat 3 2b4p.....73sqm
 - Flat 4 3b4p.....78sqm
 - Flat 5 2b4p.....73sqm
 - Flat 6 2b3p.....67sqm

Second Level
 - Flat 7 2b4p.....73sqm
 - Flat 8 3b4p.....78sqm
 - Flat 9 2b4p.....73sqm
 - Flat 10 3b4p.....78sqm

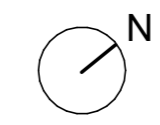
Third Level
 - Flat 11 1b2p.....55sqm
 - Flat 12 1b2p.....55sqm
 - Flat 13 2b4p.....73sqm
 - Flat 14 3b4p.....78sqm

Total.....982sqm



Ground Floor

1 : 100



2	27.09.18	Revision 2 - Preapplication	Design Service
1	23.08.18	Revision 1 - Issued to planners for Pre-App	Design Service
rev	date	description	drn

Wandsworth and Richmond SSA Design Service
 Hussein El-Bahrawy, RIBA Head of Design Service
 The Town Hall, Wandsworth High Street, London SW18 2PU
 Tel. 020 8871 6000

client
Housing and Regeneration

project
**PUTNEY VALE ESTATE
 NEW BUILD HOUSING**

drawing
Proposed Ground Floor Plan

date	drawn	checked	scale	size
Sept 19	MA	LM	As noted	A3
no	status		revision	
0218005-2. 210	A		2	

notes
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Key

- 2 bed 4 person
- 3 bed 4 person
- 2 bed 3 person
- Circulation

Accommodation schedule

Number of units: 14

The housing mix is:
 3b4p - 4 units
 2b4p - 4 units
 2b3p - 2 units
 1b2p - 4 units

GIA:

Ground Level
 2 disabled car parking
 21 bicycle parking
 - Flat 1 1b2p.....63sqm
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First Level

- Flat 3 2b4p.....73sqm
 - Flat 4 3b4p.....78sqm
 - Flat 5 2b4p.....73sqm
 - Flat 6 2b3p.....67sqm

Second Level

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 - Flat 8 3b4p.....78sqm
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Third Level

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 - Flat 12 1b2p.....55sqm
 - Flat 13 2b4p.....73sqm
 - Flat 14 3b4p.....78sqm

Total.....982sqm

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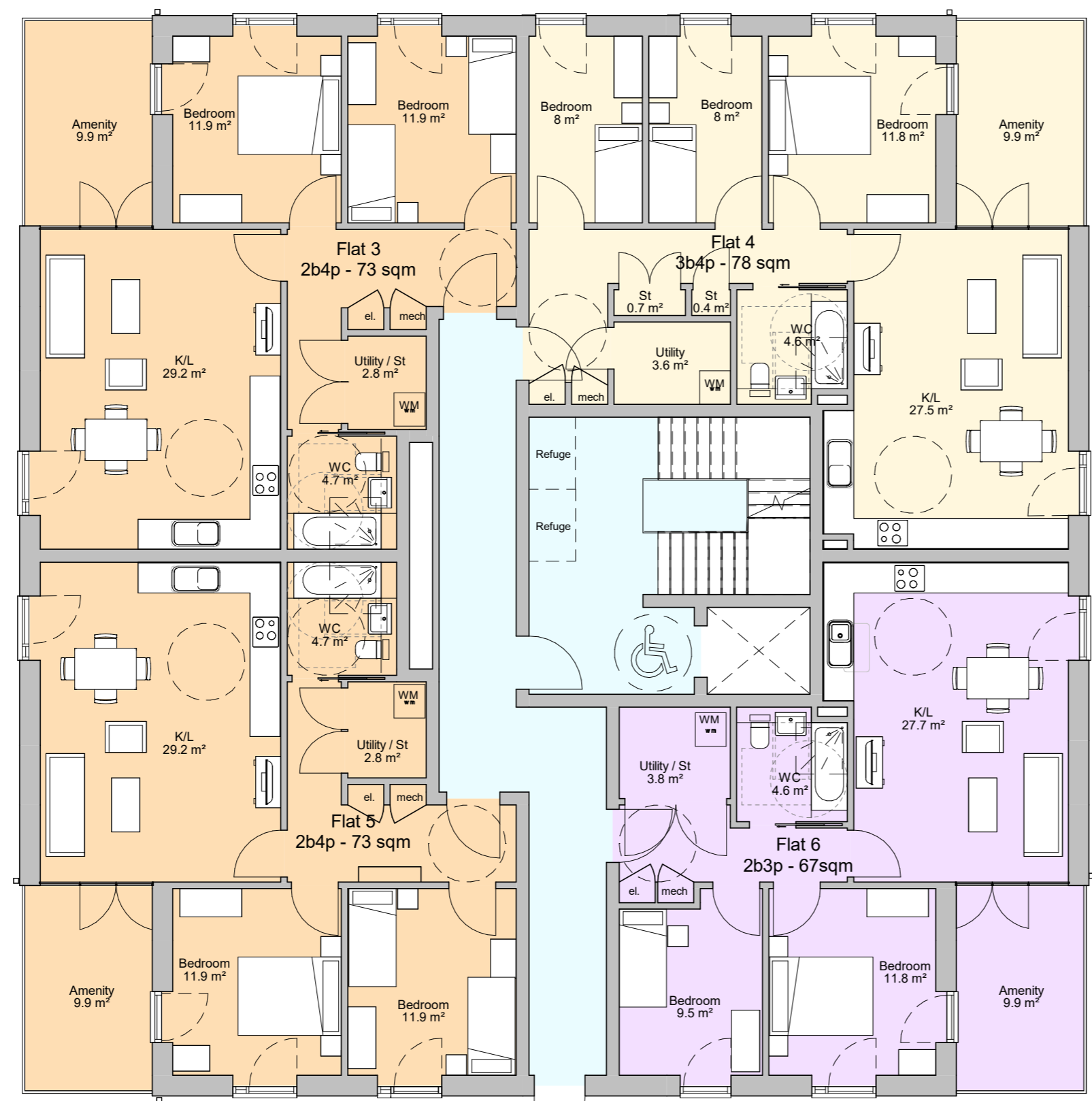
Design Service
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client
Housing and Regeneration

project
**PUTNEY VALE ESTATE
 NEW BUILD HOUSING**

drawing
Proposed First Floor Plan

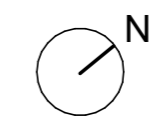
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no	status		revision	
0218005-2. 211	A		2	



First Floor

1 : 100

Access to rear garden



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Key

- 2 bed 4 person
- 3 bed 4 person
- Circulation

Accommodation schedule

Number of units: 14

The housing mix is:

- 3b4p - 4 units
- 2b4p - 4 units
- 2b3p - 2 units
- 1b2p - 4 units

GIA:

Ground Level

- 2 disabled car parking
- 21 bicycle parking
- Flat 1 1b2p.....63sqm
- Flat 2 1b2p.....65sqm

First Level

- Flat 3 2b4p.....73sqm
- Flat 4 3b4p.....78sqm
- Flat 5 2b4p.....73sqm
- Flat 6 2b3p.....67sqm

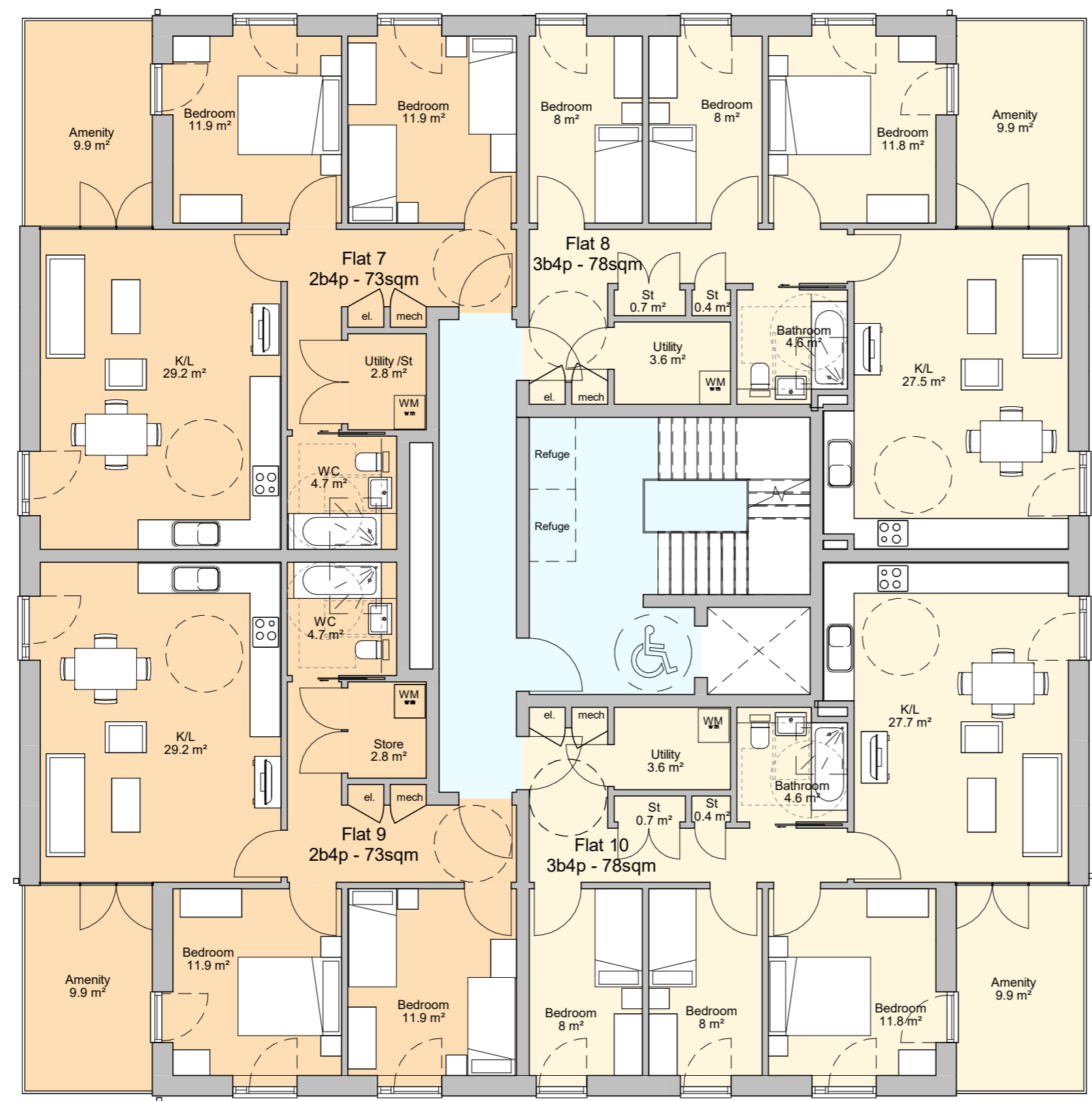
Second Level

- Flat 7 2b4p.....73sqm
- Flat 8 3b4p.....78sqm
- Flat 9 2b4p.....73sqm
- Flat 10 3b4p.....78sqm

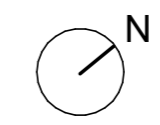
Third Level

- Flat 11 1b2p.....55sqm
- Flat 12 1b2p.....55sqm
- Flat 13 2b4p.....73sqm
- Flat 14 3b4p.....78sqm

Total.....982sqm



Second Floor
1 : 100



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**PUTNEY VALE ESTATE
 NEW BUILD HOUSING**

drawing
Proposed Second Floor Plan

date	drawn	checked	scale	size
Sept 19	LM	IDF	As noted	A3
no	status	revision		
0218005-2. 212 A		2		

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Key

- 1 bed 2 person
- 2 bed 4 person
- 3 bed 4 person
- Circulation

Accommodation schedule

Number of units: 14

The housing mix is:

- 3b4p - 4 units
- 2b4p - 4 units
- 2b3p - 2 units
- 1b2p - 4 units

GIA:

Ground Level

2 disabled car parking

21 bicycle parking

- Flat 1 1b2p.....63sqm

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First Level

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Second Level

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- Flat 8 3b4p.....78sqm

- Flat 9 2b4p.....73sqm

- Flat 10 3b4p.....78sqm

Third Level

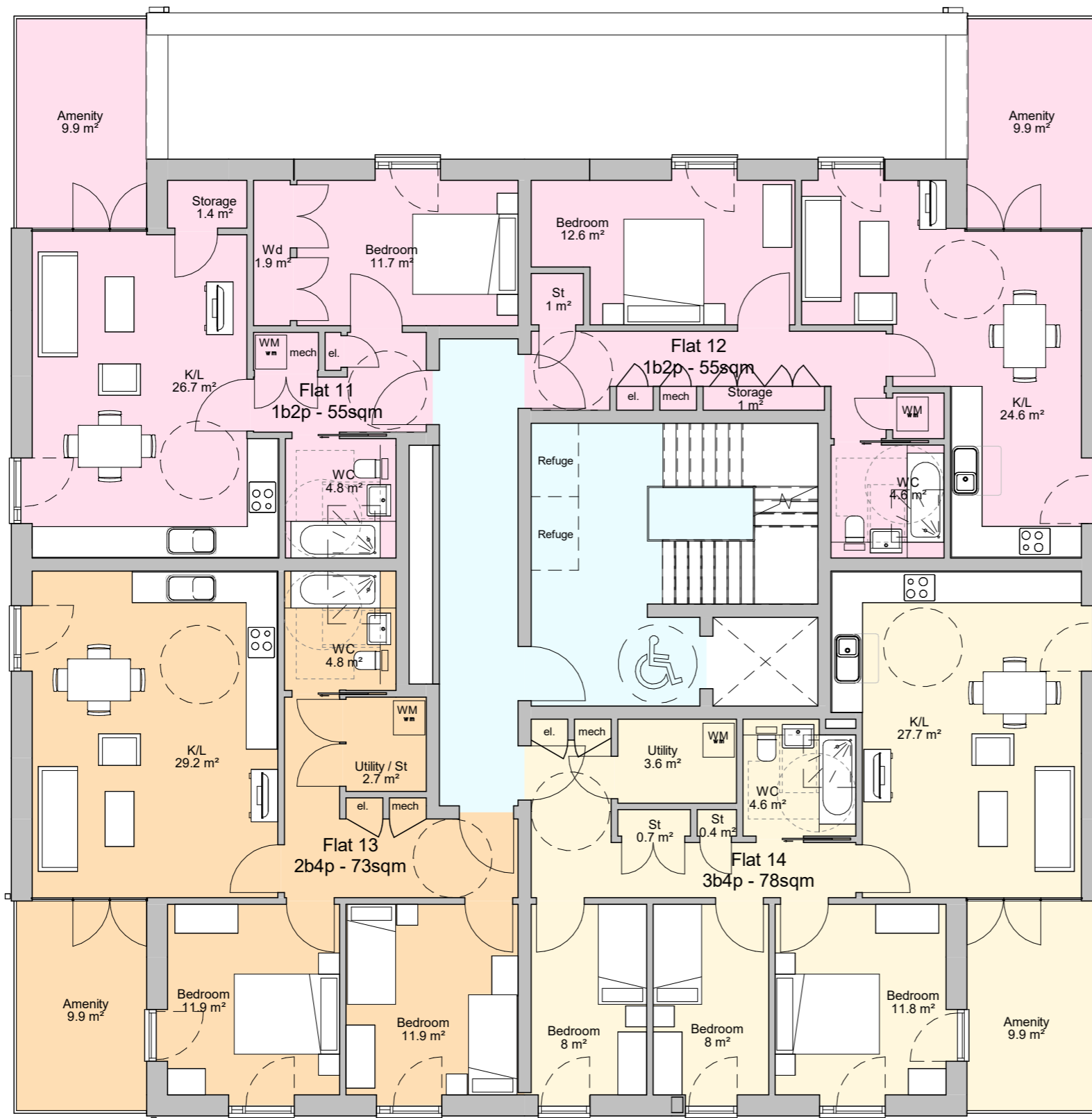
- Flat 11 1b2p.....55sqm

- Flat 12 1b2p.....55sqm

- Flat 13 2b4p.....73sqm

- Flat 14 3b4p.....78sqm

Total.....982sqm



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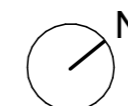
project
**PUTNEY VALE ESTATE
 NEW BUILD HOUSING**

drawing
Proposed Third Floor Plan

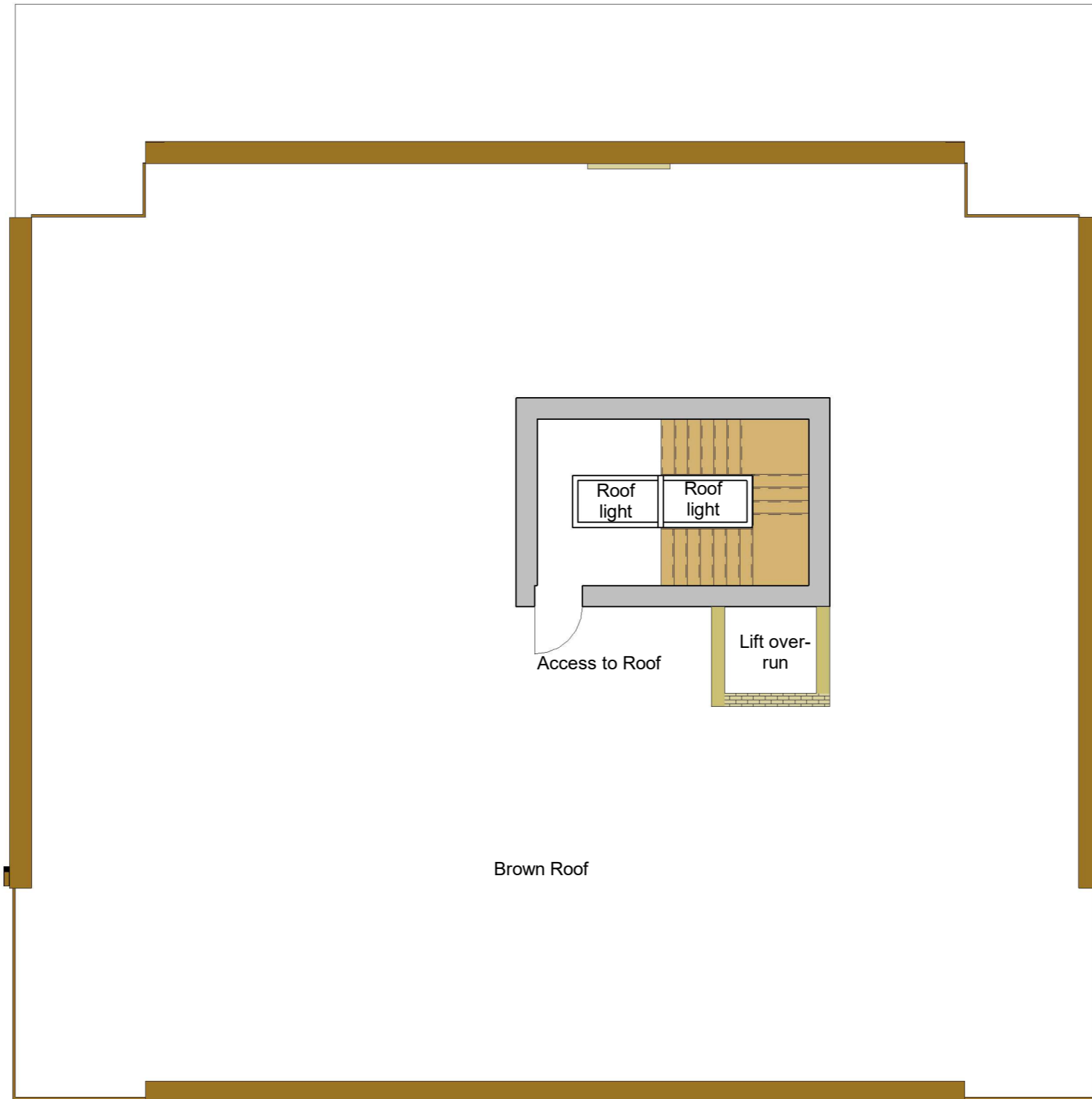
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3. Third Floor

1 : 100

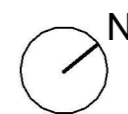


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4. Parapet

1 : 100



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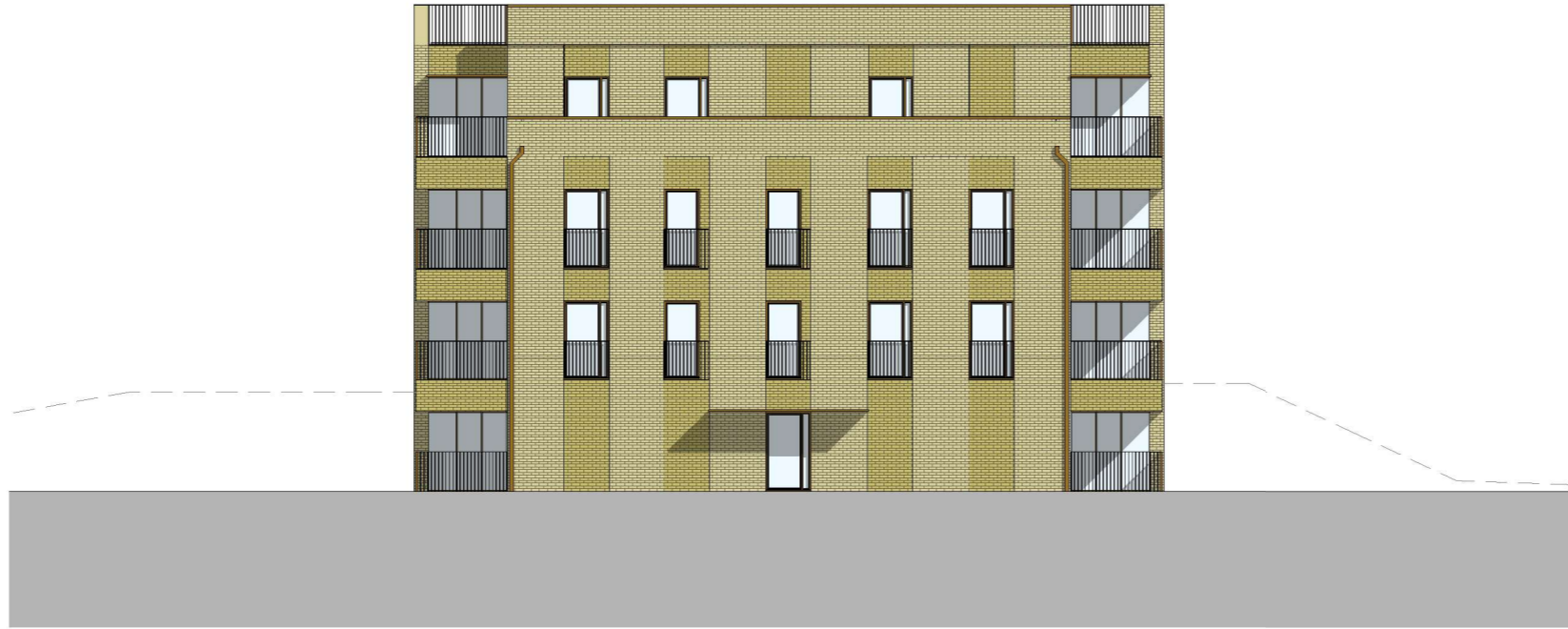
client
Housing and Regeneration

project
**PUTNEY VALE ESTATE
 NEW BUILD HOUSING**

drawing
Proposed Roof Plan

date	drawn	checked	scale	size
09/25/18	LM	IDF	As noted	A3
no	status		revision	
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North Elevation
 1 : 200



East Elevation
 1 : 200

2	27.09.18	Revision 2 - Preapplication	Design Service
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rev	date	description	dm

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client
Housing and Regeneration

project
**PUTNEY VALE ESTATE
 NEW BUILD HOUSING**

drawing
Proposed Elevations

date	drawn	checked	scale	size
08/23/18	LM	IDF	As noted	A3
no	status		revision	
0218005-2. 220	A		2	

- notes
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South Elevation

1 : 200



West Elevation

1 : 200

rev	date	description	drn
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Wandsworth and Richmond SSA Design Service

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client
Housing and Regeneration

project
PUTNEY VALE ESTATE
NEW BUILD HOUSING

drawing
Proposed Elevations

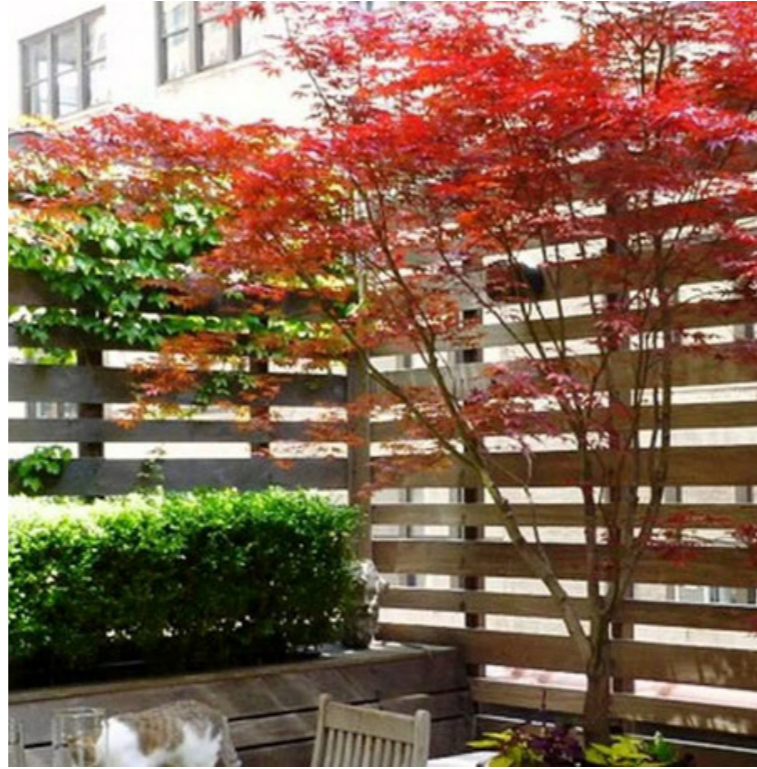
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PUTNEY VALE

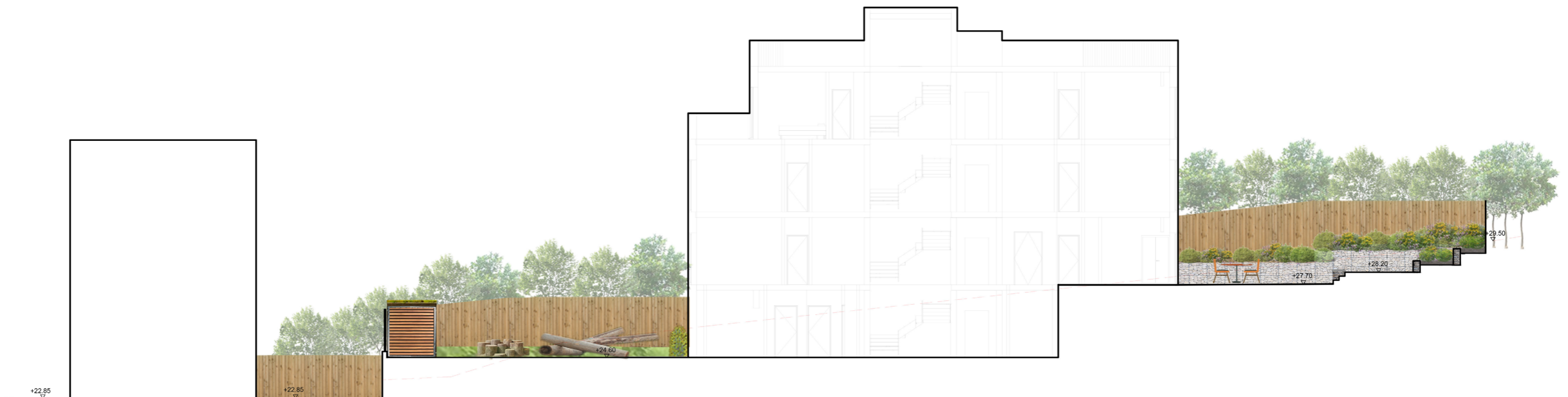
Landscape Materials



Hit & Miss fencing



Bins and bikes storage enclosure



PUTNEY VALE

Landscape Materials



Gabion walls



Natratex surface

Play area

