

Official

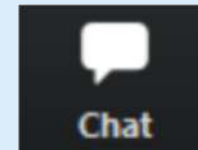
# Welcome to the Public Consultation for the Salter House Garages site



# Housekeeping

## 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, 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 (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 Salter House Garages

Chris Hayhurst

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.

## The Salter House Garage site



Salter House

- Extensive reviews and meetings with the Western Area team on the design and overall estate assessment.
- Providing 4 houses for market sale housing which will be used to cross-subsidise other 100% affordable Housing within the 1000 homes programme.
- Improvements to hard and soft landscaping, new parking spaces and new communal amenities.

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# Housing for All Salter House Garages

Simona Nica  
Design Team



# SALTER HOUSE DEVELOPMENT

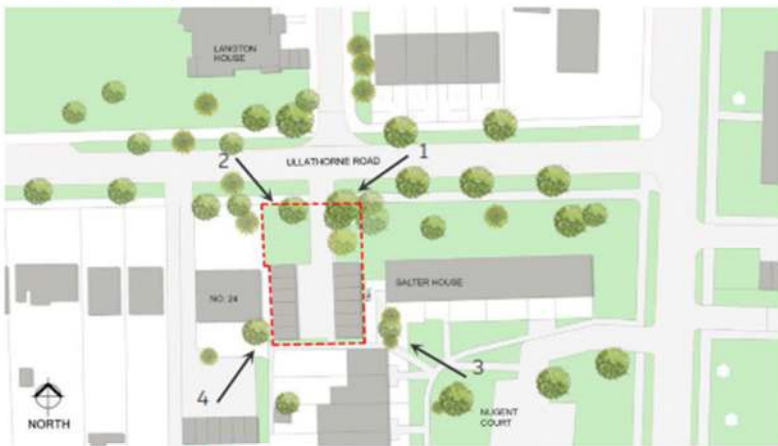
## PUBLIC EXHIBITION



1. Site view looking South-West



2. Site view looking South-East



3. Site view looking North-West



4. Site view looking North-East

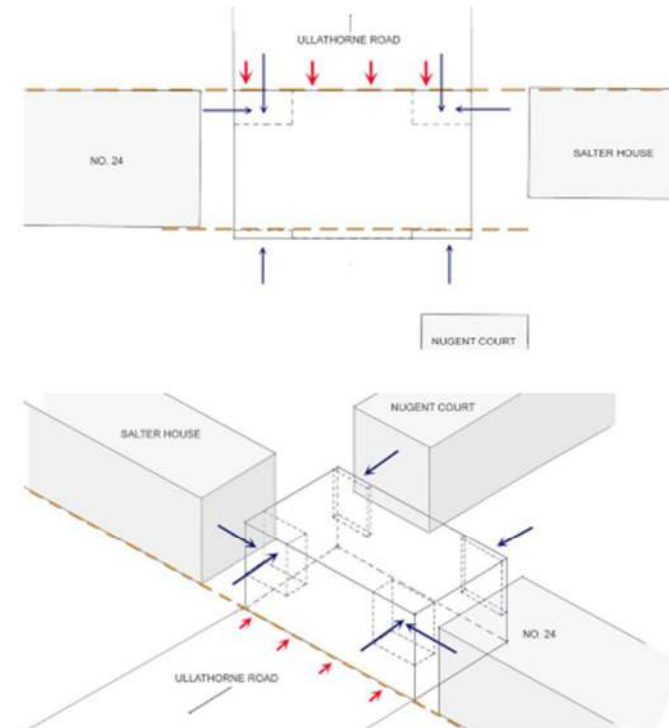
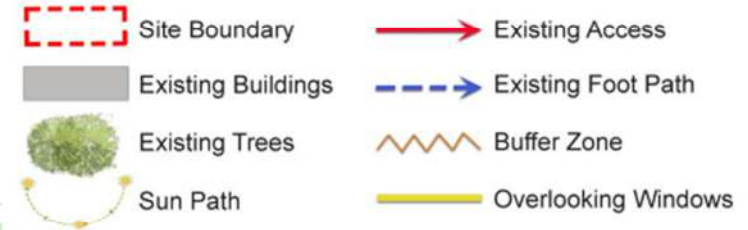
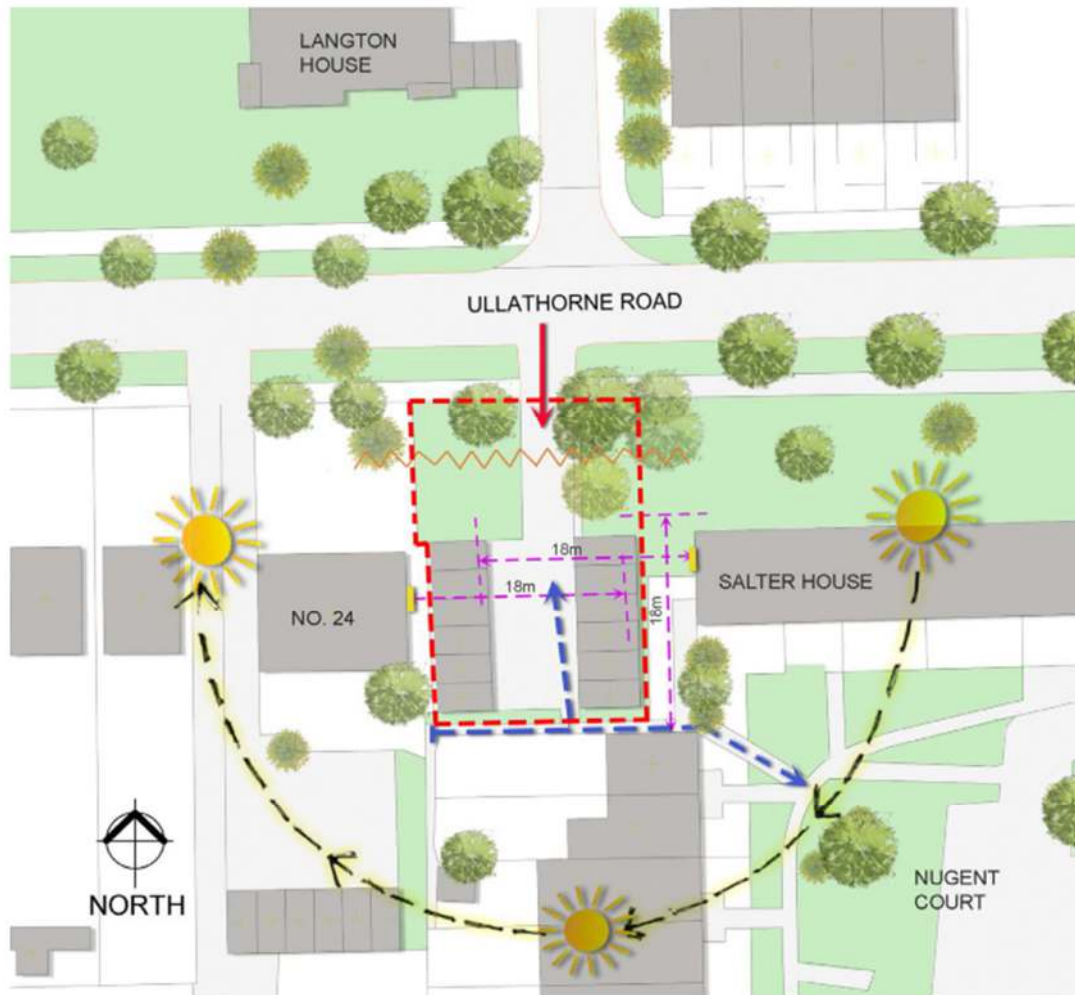


**Housing for all**  
Wandsworth Council building  
1,000 homes to rent or buy



# SALTER HOUSE DEVELOPMENT

## PUBLIC EXHIBITION



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Wandsworth Council building  
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# SALTER HOUSE DEVELOPMENT

## PUBLIC EXHIBITION



Proposed North Elevation - October 2020

2no. Pre-app meetings with the Planners to review and develop the scheme, between October 2020 and March 2021.

**Pre-app October 2020** : 2x3b5p & 2x 4b6p; larger units protruding from the line of existing buildings, 3b5p units setting back at 1st floor; rooflines individually following the length of the units.

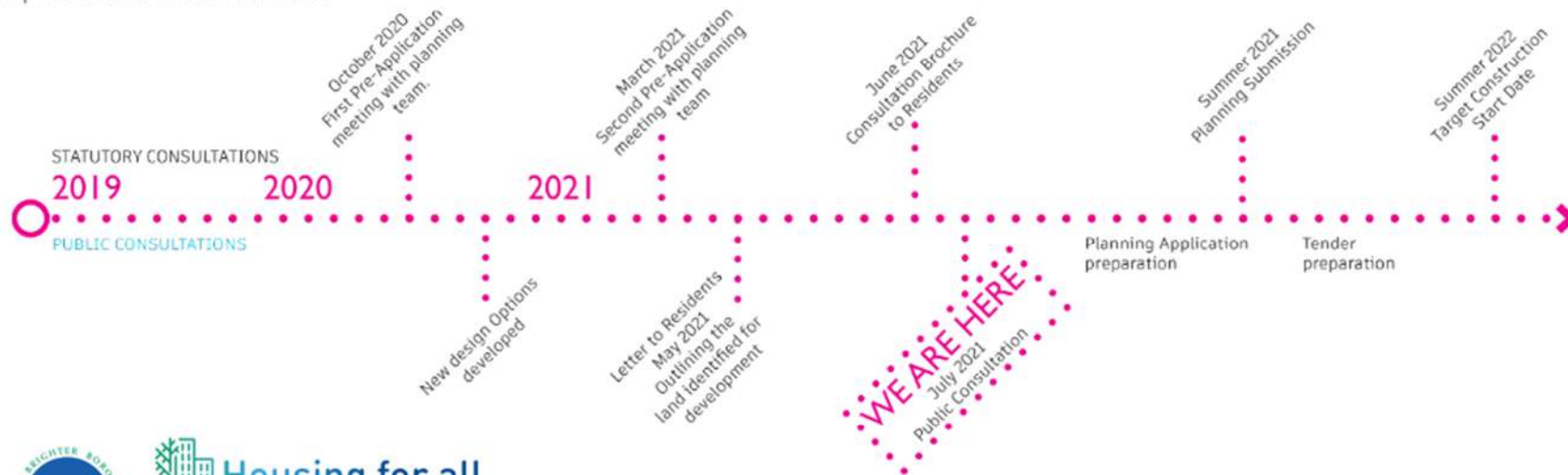
**Planning advice:** Align at ground level the proposal with the existing adjacent properties; roof to be front-to-back pitched roof, as existing.



Proposed North Elevation - March 2021

**Pre-app March 2021** : 2x3b5p & 2x 4b6p; larger units in the middle with entrance area slightly set back; 3bed units on the side, with the entrance set back from the line of adjacent properties. Flat roof above the protruding elements.

**Planning advice:** Set back the side units more, to break the overall bulk and lessen the building's visual impact. Planting and soft landscaping throughout the site to help reduce the overall massing of the development.



# SALTER HOUSE DEVELOPMENT

## PUBLIC EXHIBITION



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 Salter House development site:

- All homes are prioritised for local Wandsworth residents and workers.
- 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 is subsidising their development programme with £80m of its own housing funds.
- The development is providing 4 new homes.
- The Council will maintain ownership and management of the site once it is built.
- Complimentary environmental and landscape improvement works will be done.
- All proposals will conform to Secured By Design® principles.

HOUSING MIX  
3b5p - 2 units  
4b6p - 2 units  
Total 4 units



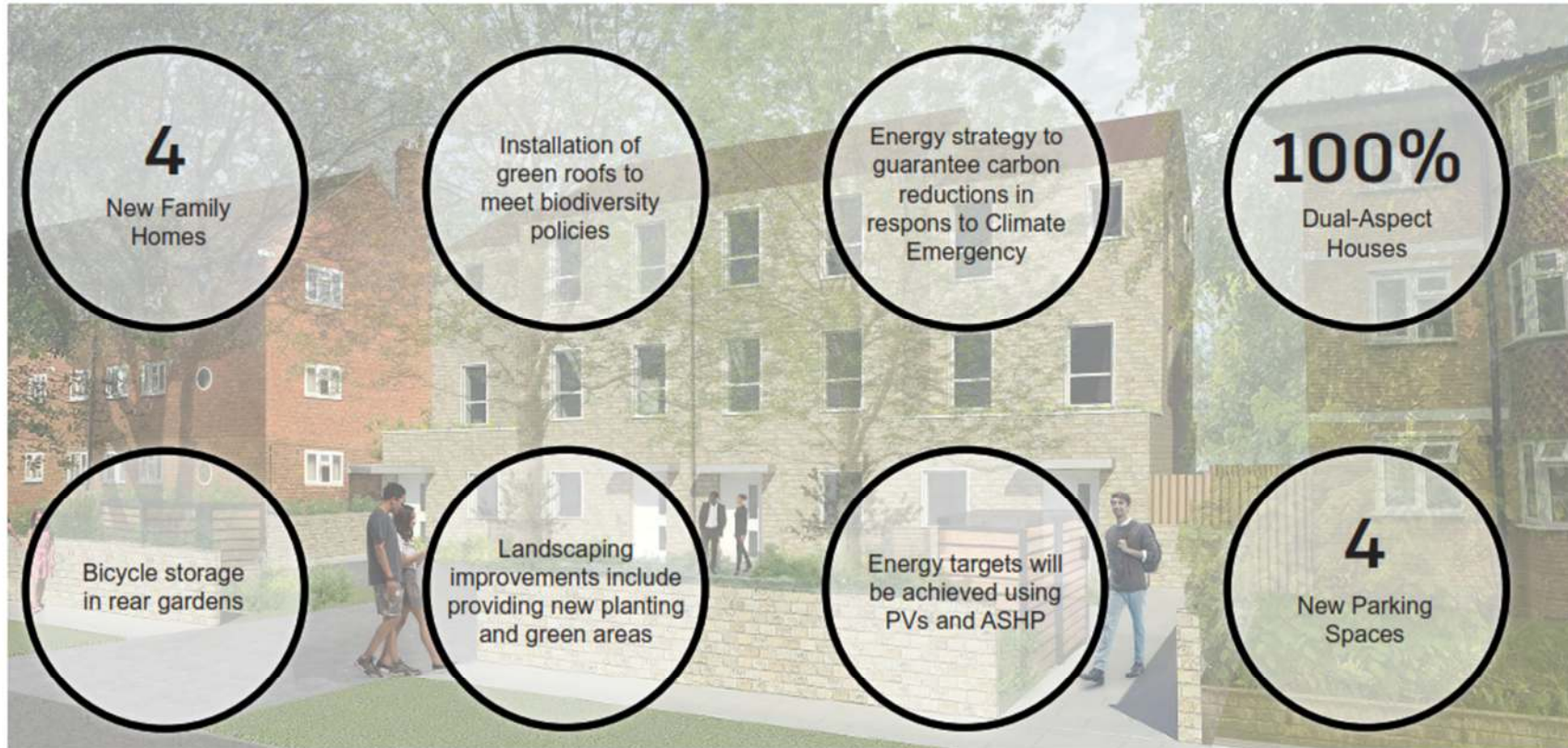
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# SALTER HOUSE DEVELOPMENT

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### FACTS & FIGURES



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# SALTER HOUSE DEVELOPMENT

## PUBLIC EXHIBITION



Isometric view south-west



Isometric view north-west

- 4 New Family Homes.
- 100% Dual-Aspect Units.
- Private amenity to the back
- 4 New Parking Spaces
- Access from rear alley (cycle)
- Installation of green terraces to meet biodiversity policies.
- Energy strategy to guarantee carbon reductions in response to Climate Change.
- Landscaping improvements to provide new planting and green areas, and new communal bin sheds.



Ullathorne Road Elevation



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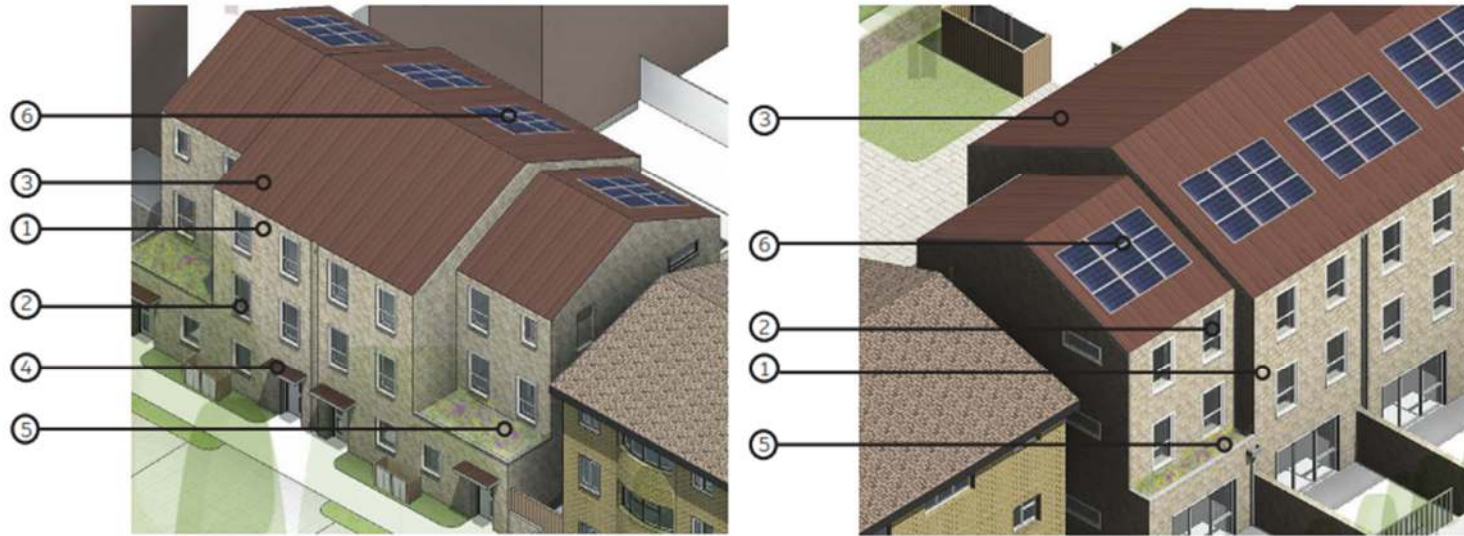
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# SALTER HOUSE DEVELOPMENT

## PUBLIC EXHIBITION

### MATERIAL DETAILS

1. Yellow Brickwork such as Marziale, Wienerberger.
2. Ppc White coated Aluminium Window System.
3. Double Standing Seam, Pigmento- zinc, red roof.
4. Metal door canopy, powder coated Zintec Steel.
5. Biodiverse, Extensive Green Roof system on terraces.
6. PV Panels.



1. Yellow brick



2. White Metal Frame wrapped around Aluminium Windows



3. Zinc Roof



4. Steel Canopy



5. Extensive Green Roof



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# SALTER HOUSE DEVELOPMENT

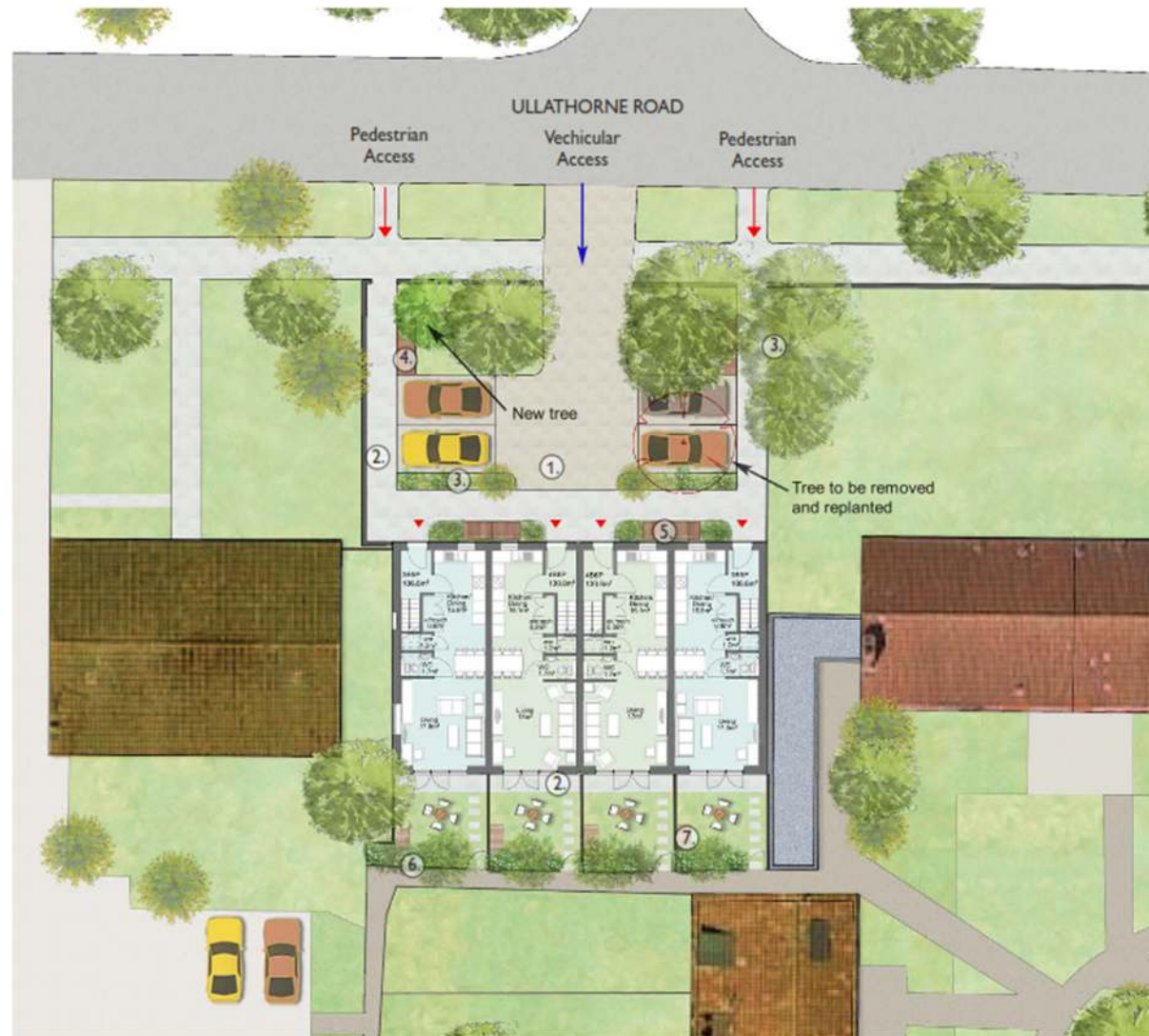
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The wider improvement strategy for the site is developed to achieve:

- 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.
- Increased passive surveillance.
- Retention of all existing trees but one, which will be removed to allow for parking spaces and replanted on the new green space provided.
- New evergreen shrubs planting to soften the approach to the new houses.

Legend:

1. Sawn Granite Setts
2. Porcelain Paving
3. Evergreen shrubs
4. Bins shed
5. ASHP Units
6. Metal Rail Fence and Gate to back gardens
7. Cycle Sheds



# SALTER HOUSE DEVELOPMENT

## PUBLIC EXHIBITION



1. Sawn Granite Setts



2. Porcelain Paving



3. Evergreen shrubs



4. Bins shed; 4a. ASHP enclosure



5. Metal Rail Fence and Gate to back gardens



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# SALTER HOUSE DEVELOPMENT

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Legend

- 3b5p
- 4b6p

Ground Floor Level

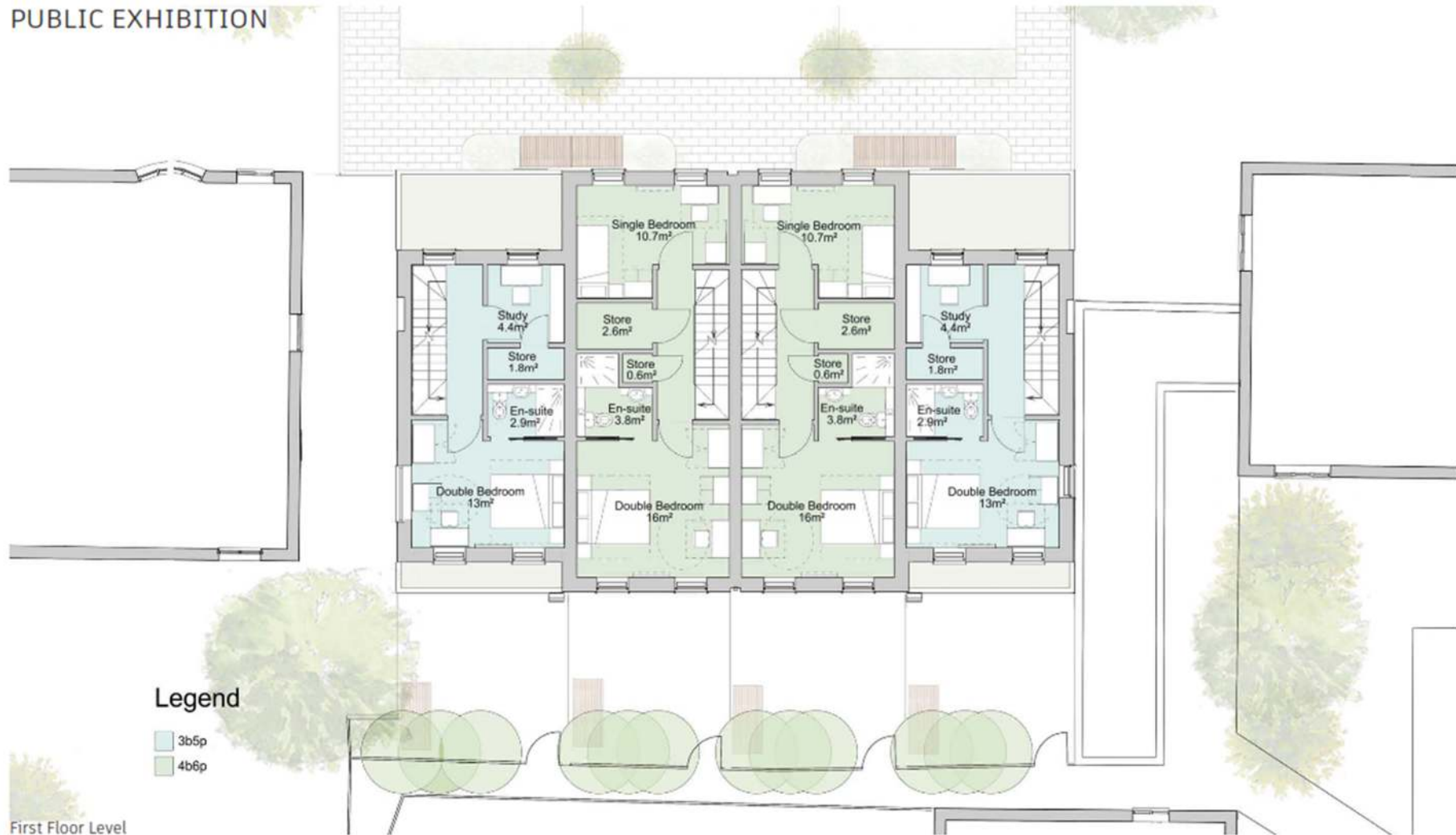


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# SALTER HOUSE DEVELOPMENT

PUBLIC EXHIBITION



## Legend

- 3b5p
- 4b6p

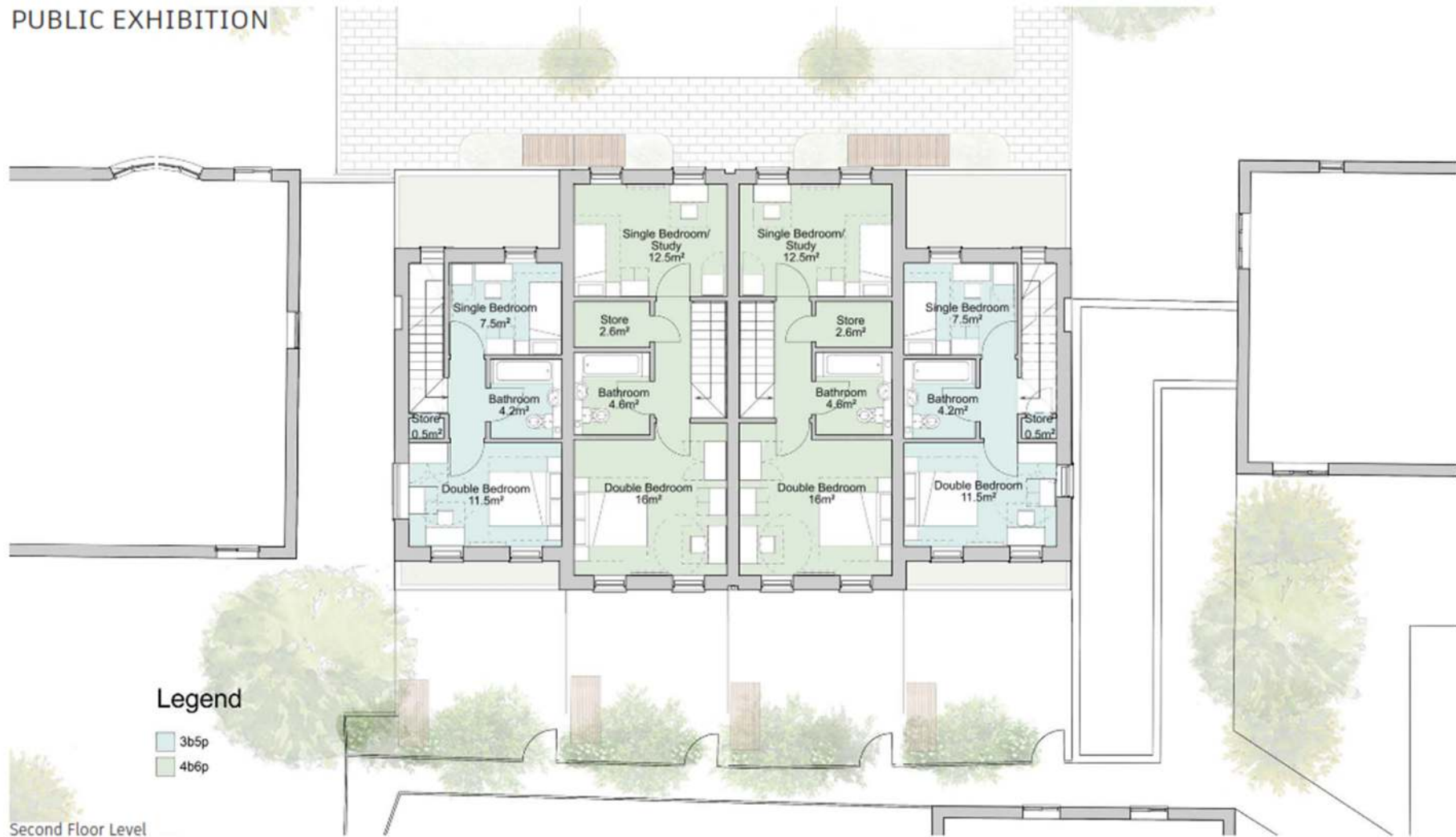


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# SALTER HOUSE DEVELOPMENT

PUBLIC EXHIBITION



## Legend

- 3b5p
- 4b6p

Second Floor Level



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Roof Level



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# SALTER HOUSE DEVELOPMENT

PUBLIC EXHIBITION



Proposed North Elevation



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# SALTER HOUSE DEVELOPMENT

## PUBLIC EXHIBITION



Proposed South Elevation



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# SALTER HOUSE DEVELOPMENT

## PUBLIC EXHIBITION



Proposed East Elevation



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# SALTER HOUSE DEVELOPMENT

## PUBLIC EXHIBITION



Proposed West Elevation



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# SALTER HOUSE DEVELOPMENT

PUBLIC EXHIBITION

