

THE ALDERS GARAGES, ALDRINGTON ROAD

2nd Consultation Event - 18th September 2019

WELCOME!

Wandsworth Council has committed to deliver **1,000 new homes** on its land over the next **5-7 years**, across the borough. Homes will be built and prioritised for Wandsworth residents and workers to own and rent.

Wandsworth Council has commissioned a design team to consult with you and assess the feasibility for the redevelopment of the garages at the rear of The Alders, Aldrington Road.



What is today for?

The purpose of today is to meet with you, to show how we have responded to some of the issues raised at the July consultation event and discuss the latest plans for the development site.

Once we have reviewed your feedback and updated the proposals we will consult with you again on the revised plans. Please see the last information board for an outline timetable for the consultation and design process.

THE TEAM

London Borough of Wandsworth Council

WYG - Lead Consultant, Planning

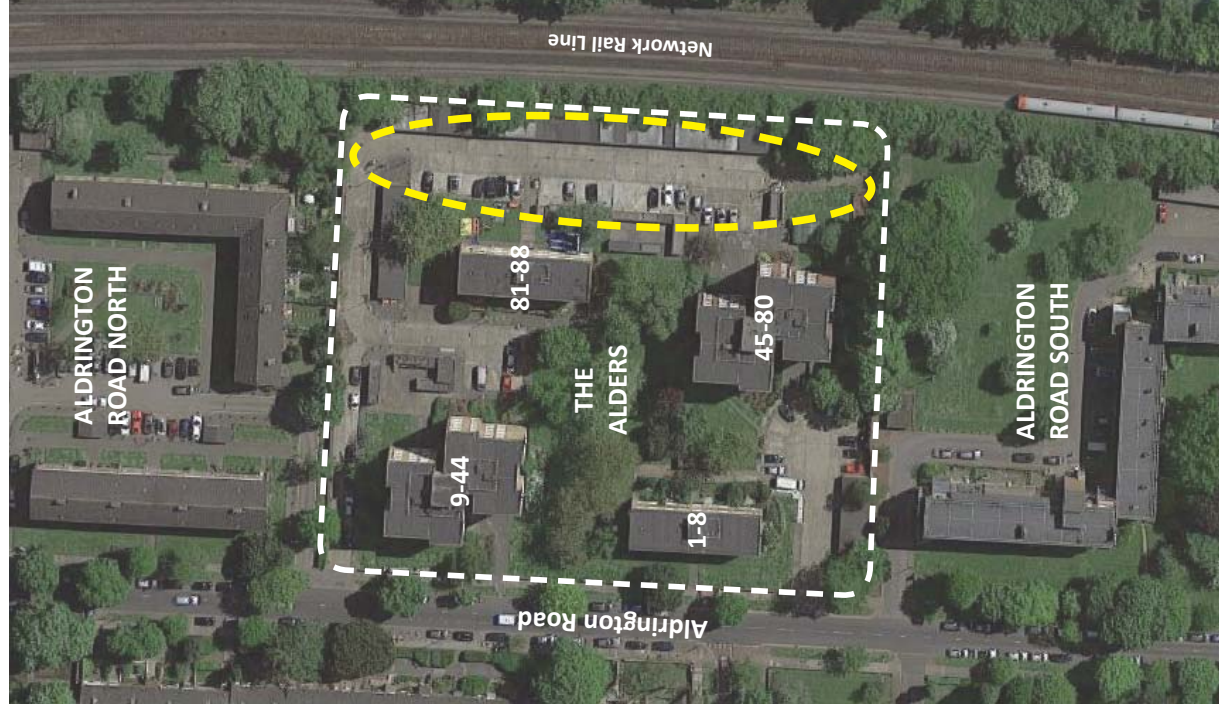
RLB - Project Manager, Quantity Surveyor

ColladoCollinsArchitects - Architects

Aspinall Verdi - Development Appraisal

THE ALDERS GARAGES, ALDRINGTON ROAD

2nd Consultation Event - 18th September 2019



KEY FEEDBACK FROM RESIDENTS

- Parking can get very busy on the estate.
- Bins are unsightly and fly-tipping does occur.
- Green space could be improved with provision of seating and childrens play area.
- Railway can cause disturbance.
- Storage sheds used but need refurbishment.
- Anti-social behaviour has been observed at the back of the site by the garages and around the bins and storage sheds.
- Concern about overlooking from new development.

OUR RESPONSE

- We have proposed a reconfigured car parking layout to ensure there is no loss of existing parking spaces.
- We are including replacement bin stores and storage sheds for existing residents.
- We have proposed new pathways, benches and childrens play elements within the green space to encourage its use.
- We have positioned the balconies to overlook the open spaces and reconfigured parking layout, which helps to add more natural surveillance.
- We have stepped the proposed building so that it responds to the existing buildings around the site.

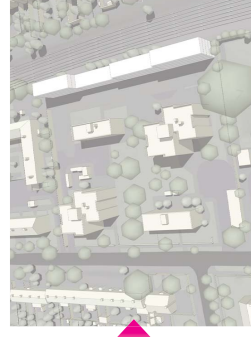
Evolution of stepped massing to reduce overlooking...



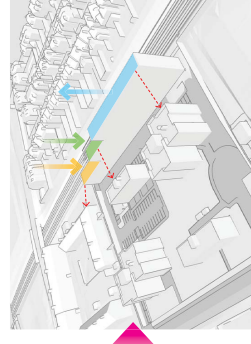
Deep blocks with set back areas in front of existing blocks. Tall at both ends and the middle.



Stepped blocks which break up the massing. Taller elements in the middle and at the northern end



Thinner proposal to increase distance between new building and existing blocks.

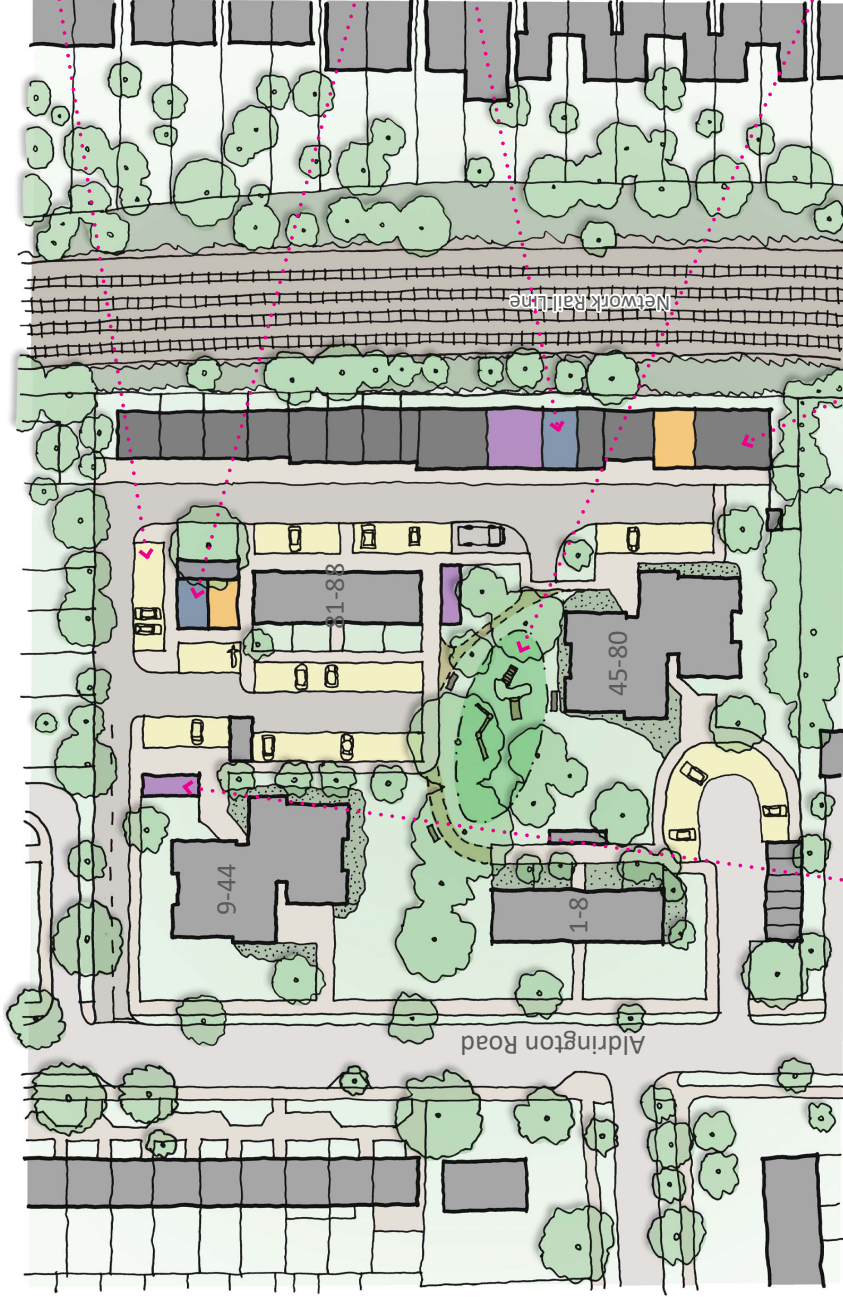


Thinner proposal moved further away and stepped down at the northern end to match existing blocks.

THE ALDERS GARAGES, ALDRINGTON ROAD

2nd Consultation Event - 18th September 2019

SKETCH PROPOSAL



Car and Cycle Parking

An improved parking layout will ensure there is no loss of existing parking spaces. Additional disabled spaces will be provided and we are investigating whether additional parking spaces can be provided.



Bins and Recycling

Bin stores have been brought together so that there is one bin store for blocks 9-44 and 81-88 to use and one for block 45-80 to share with the new development. The access from Aldington Road is improved by moving the parking bays from the entrance road and providing two points for turning for refuse lorries.



Outdoor Space

By introducing woodland-style pathways to connect the north and south of the site this enables all residents to use the new amenity and parking provision. Land formed childrens play area can be designed to work around the existing trees and create minimal hard surfaces in the green space.

New Homes

The new homes created will be built alongside the railway boundary where the garages were. A new road and parking arrangement will ensure access for existing residents is improved, while the new building creates a noise barrier to the railway to help reduce disturbance.

Residents Storage

The design team are actively looking into how storage facilities can be improved and incorporated into the proposals for existing residents.

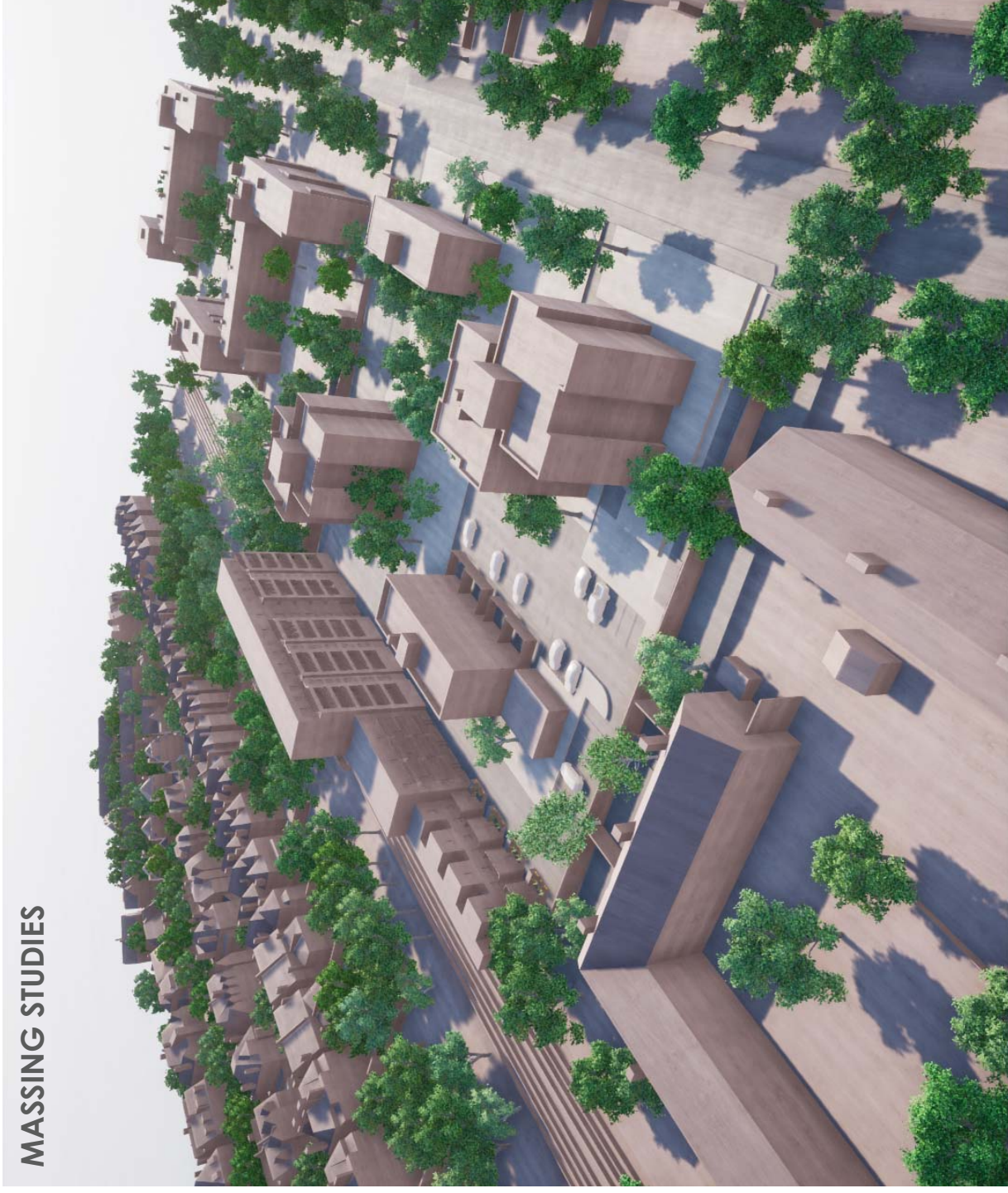
KEY

- New Housing
- Car Parking
- Cycle Parking
- Bin Stores
- Residents Storage

THE ALDERS GARAGES, ALDRINGTON ROAD

2nd Consultation Event - 18th September 2019

MASSING STUDIES



THE ALDERS GARAGES, ALDRINGTON ROAD

2nd Consultation Event - 18th September 2019

MASSING STUDIES



THE ALDERS GARAGES, ALDRINGTON ROAD

2nd Consultation Event - 18th September 2019

TIMELINE...



Thank you for coming along!

Thank you for taking the time to visit our second consultation event

We hope you have found it informative and useful.

Give us your views...

Wandsworth Council want local people to benefit from the proposed development so please tell us what you think.

You can provide feedback by:

1. *Talking with the team today.*
2. *Completing a form and leaving it with us.*
3. *E-mailing your comments to the details below.*

We look forward to seeing you at the next event!

Get in touch:

To return feedback forms or for any enquiries please contact:

Richard Goodman or **Emma Taylor** at:

e-mail: developmentteam@wandsworth.gov.uk

tel: 020 8871 6050