

# ARNAL CRESCENT DEVELOPMENT



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PRE-SUBMISSION UPDATE

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## PRE-SUBMISSION UPDATE

### WELCOME

Following the public consultation in July 2021, the design has progressed ahead of planning submission. This brochure provides a summary of the scheme as well as details of updates made following consultation feedback.

- Key information about the proposed development site:
- The site is Wandsworth Borough Council owned and managed.
- The site forms part of the Housing for All Council-led residential development programme to deliver 1,000 homes by 2027, 60% of which will be affordable.
- The Council is subsidising its development programme with £80m of its own housing funds.
- The development will provide 4 new flats for social rent.
- Environmental and landscape improvement works will be carried out on site and in the surrounding area.



PROPOSED DEVELOPMENT SITE  
LAND AND CAR PARK EAST OF 59 ARNAL CRESCENT

ARNAL CRESCENT HOUSING MIX

1bed 2person = 3  
2bed 3person = 1  
TOTAL 4 UNITS

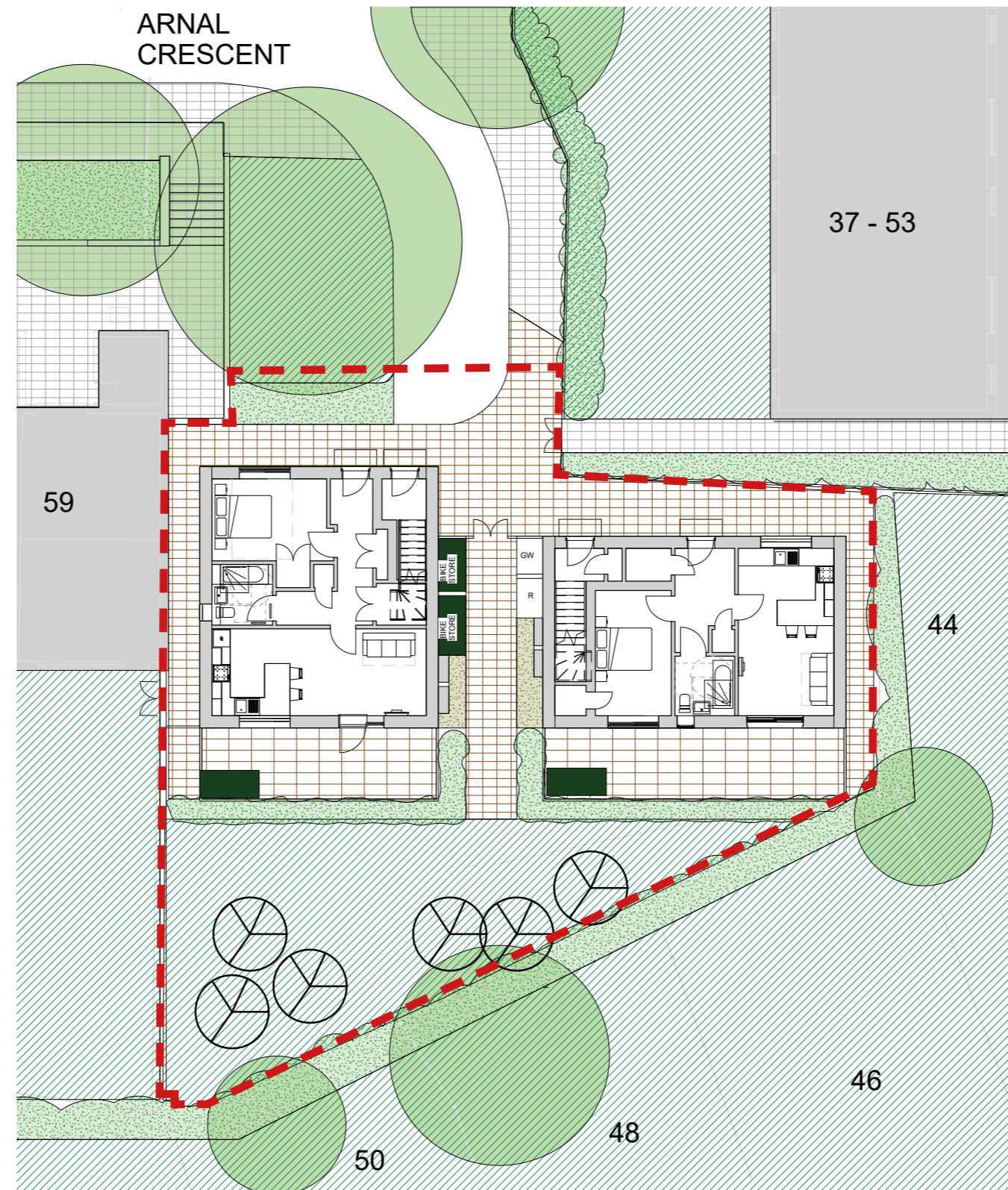


# ARNAL CRESCENT DEVELOPMENT

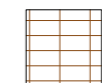
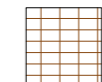
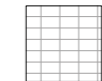
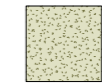
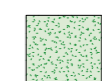







## PRE-SUBMISSION UPDATE

Land East of 59 Arnal Crescent

- The proposal will re-purpose land adjacent to 59 Arnal Crescent that is currently used for car parking.
- This new development will provide affordable homes consisting of 2 x 2-storey housing blocks; each accommodating 2 self contained flats.
- The south of the site will be a new communal garden for use of the new residents.
- The new garden will comply with the urban greening factor strategy and will consist of lawn with new trees and planting



### Legend

-  Permeable paving - amenity
-  Permeable paving - pedestrian path
-  Permeable paving - existing
-  Gravel
-  Shrubs
-  Grass
-  General Waste
-  Recycling
-  External condenser
-  New bike store shed
-  New trees
-  Proposed development site

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Land East of 59 Arnal Crescent

- To account for the previous use of the site as car parking, the scheme will seek to add 5 parking spaces to existing parking areas along Arnal Crescent.
- Bays in existing parking areas in tarmac will be marked to improve parking capacity.



### KEY

-  Proposed marked parking bays
-  Existing marked parking bays
-  Proposed new parking bays

# ARNAL CRESCENT DEVELOPMENT

## PRE-SUBMISSION UPDATE

### PRECEDENT LANDSCAPE IMAGES



Soft landscaping example



Soft landscaping example



Hard landscaping example



Hard landscaping example



Communal garden ideas example.



View looking from the proposed communal garden to rear of new development.

# ARNAL CRESCENT DEVELOPMENT

PRE-SUBMISSION UPDATE

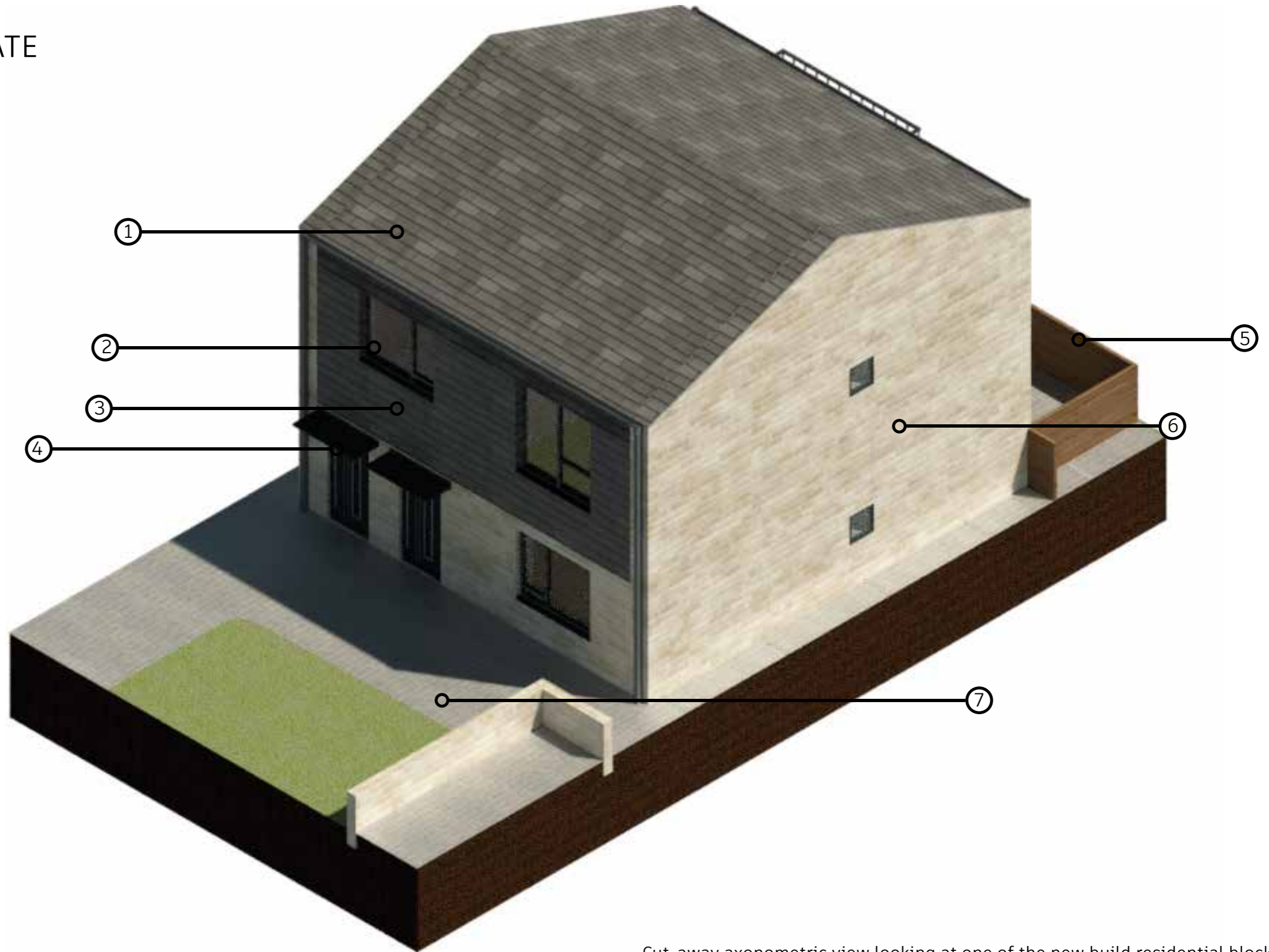


View of front elevation looking from Arnal Crescent towards new building.

# ARNAL CRESCENT DEVELOPMENT

## PRE-SUBMISSION UPDATE

### MATERIAL DETAILS



1. CLAY PLAIN TILE IN SLATE COLOUR.
2. PPC ALUMINIUM WINDOW PANEL SYSTEM IN ANTHRACITE GREY.
3. WALL HUNG CLAY PLAIN TILE IN COLOUR GREY.
4. PPC ALUMINIUM CANOPY IN ANTHRACITE GREY.
5. TIMBER CLAD FENCING SYSTEM.
6. BUFF BRICK SOLDIER COURSE.
7. PERMEABLE PAVING.

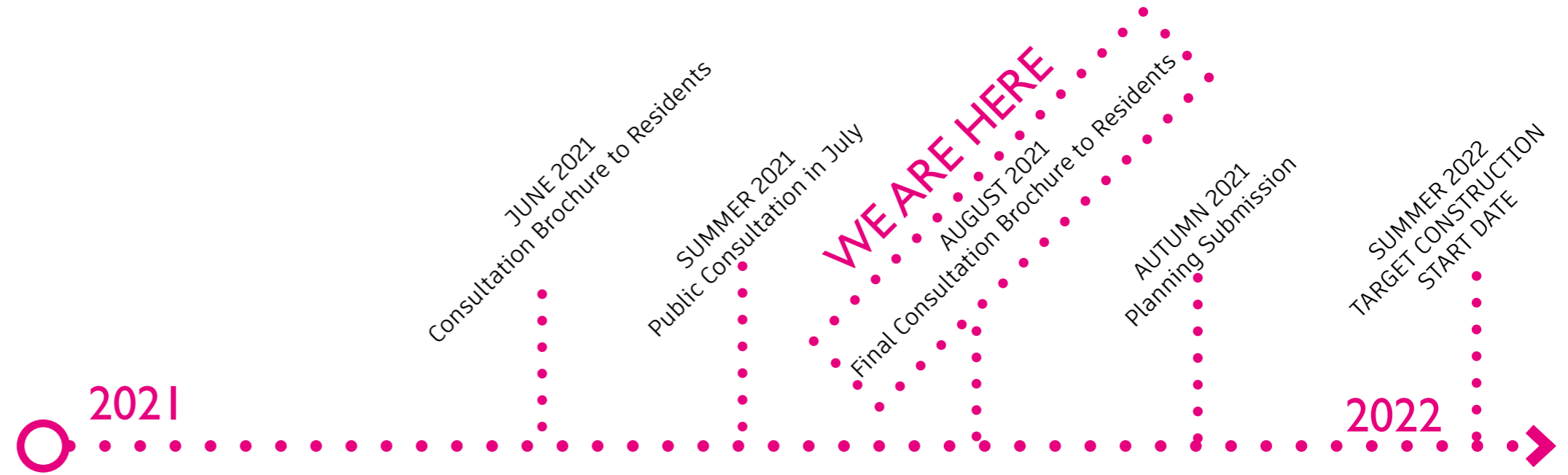
Cut-away axonometric view looking at one of the new build residential blocks

# ARNAL CRESCENT DEVELOPMENT

## PRE-SUBMISSION UPDATE

This brochure details the scheme following feedback received at the July 2021 public consultation.

We welcome feedback on the proposed development and if you have any questions regarding any of the information you have read, please contact the Development Team at [DevelopmentTeam@wandsworth.gov.uk](mailto:DevelopmentTeam@wandsworth.gov.uk).





# ARNAL CRESCENT DEVELOPMENT

## PRE-SUBMISSION UPDATE

### YOUR FEEDBACK AND RESPONSE

*"It is important that the disruption imposed to the current residents is minimised during the building phase"*

**The appointed Contractor will be part of the Considerate Contractors Scheme which will take additional measures to reduce any negative impact on local residents.**

*"Concerned about the proximity and overlooking."*

**The new build residential blocks are situated appropriately to reduce any potential impact to the privacy of existing buildings.**

*"Cladding doesn't reference anything in the area."*

**We have replaced the zinc cladding with wall hung clay plain tiles which is in keeping with the material seen on neighbouring terraced houses at Arnal Crescent.**

*"The balconies overlook the gardens to the south."*

**The first floor amenities will be overlooking the communal gardens, where new trees will be planted along the boundary to provide privacy to residents.**

*"Has there been a risk assessment for parking."*

**A parking survey has been undertaken and parking stress levels are below the threshold. We aim to re-provide most of the displaced parking elsewhere on the estate to further reduce the impact.**

*"Area of communal garden, is it secured for use of the new residents?"*

**The communal garden will only be accessible to the new residents and will be separated by high level timber fencing.**

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