

Wandsworth Council

Housing & Regeneration Department
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Date: 4th May 2020

All Residents Orchard Estate

Dear Resident,

Update on Council-led development sites – Orchard Estate, SW18

We are writing to you by way of update on the three Council-led development sites identified on the Orchard Estate for low-cost housing, namely the undercroft beneath 76-87 Arnal Crescent (which is complete and occupied), the commencement of the works to the new block adjacent to 1-8 Arnal Crescent and a scheme currently in the design feasibility stage to deliver up to four new properties in the area adjacent to 37-53 Arnal Crescent.

The development at 76-87 Arnal Crescent delivered two new Council affordable rented flats, a two-bed and a one-bed, in the Spring of 2019 and were occupied shortly after completion. The Development Team are pleased with the success of this project and we sincerely hope that construction of these new homes did not cause too much disruption or inconvenience to neighbouring residents.

There is currently a small development scheme on site, on the land adjacent to 1-8 Arnal Crescent, which will deliver four new low-cost rent homes within a four-storey building comprising three 2-bed flats and one 1-bed flat. The development will include landscaping improvements and a new bicycle store for the block.

Porchfern is the appointed main contractor for the works and Mr Devshi Vekaria is the Site Manager who is available to deal with residents' queries about any day to day matters on the site; his contact details are as follows:

Telephone: 07867 454 370

More information on this development scheme can be found on our dedicated webpages at www.wandsworth.gov.uk/newhomes. Works commenced on site in January 2020 and piling, foundations and tree works have been completed, with drainage works currently underway. It is anticipated that the scheme will be completed in Spring 2021.

The third site identified for potential development on the estate, is the land adjacent to 37-53 Arnal Crescent. This scheme is currently in the design feasibility stages and feasibilities



suggest that the site has the potential to provide four new homes in the form of two small buildings comprising two flats in each. It is currently anticipated that these homes would be utilised for more low-cost rented housing. More detailed plan proposals will be shared with residents when they become available as part of the pre-planning engagement and consultation that the Council always undertakes with residents.

Should you have any queries about any of these development schemes on your estate, please don't hesitate to contact the Development team via email at DevelopmentTeam@richmondandwandsworth.gov.uk or call on 020 8871 8248. More information can also be found on our dedicated web pages -

<https://www.wandsworth.gov.uk/housing/council-led-development/where-we-are-building-homes/>

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Jason Walker-Lucy', with a horizontal line drawn through it.

Jason Walker-Lucy
Housing Development Support Officer
Housing Strategy and Development