



## Welcome

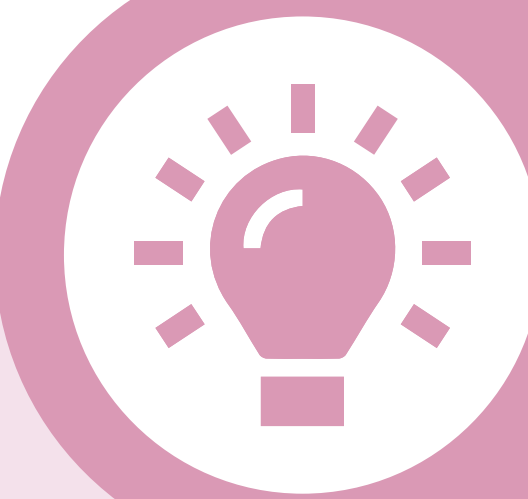
Wandsworth Council is preparing emerging proposals to develop sites on the **Ashburton South Estate** as part of the Homes for Wandsworth programme.

**Thank you for taking the time to visit our public consultation exhibition today!**

We are pleased to present our emerging proposals for the development of various small sites on the **Ashburton South Estate**, to deliver new high-quality council rent homes for Wandsworth residents.

As part of the Homes for Wandsworth programme, we are currently developing proposals to provide much-needed new council rent homes on sites across the Borough. These proposals will help meet the needs of over 11,000 people currently on the Council's housing register.

The design team is preparing designs for two sites at **Innes Gardens**, two sites at **Hayward Gardens**, and one site on **Cortis Road**. We are also exploring opportunities to enhance amenities across the Estate for existing and new residents alike, including open spaces, community spaces, and play spaces.



Please let us know what you think....

We are in the early stages of developing proposals for the sites and want to hear from you, the local community. Your knowledge, thoughts, and suggestions are important to help shape the emerging proposals and to ensure that the very best schemes can be brought forward.

After looking through the information on display, please complete a feedback form to let us know what you think and to provide your comments. If you do not have time today, you can also complete the feedback form on our website or return the form via post. Please ask a member of the project team for a stamped addressed envelope.

**Please return your form to us by Wednesday, 31 May 2023 (midnight), to allow us time to collate and consider all feedback received.**



Scan with a smartphone camera or use the address below to visit our website.

[www.ashburtonsouth-homesforwandsworth.co.uk](http://www.ashburtonsouth-homesforwandsworth.co.uk)

## Our Project Team

Architect

**Pollard  
Thomas  
Edwards**

Planning and Community Engagement

**BARTON  
WILLMORE**  
now  
 **Stantec**

Landscape Architect

**FARRER  
HUXLEY**





## The Homes for Wandsworth Programme

There is an exceptional need for new homes in the Borough with, at present, over 11,000 applicants on the Council's housing waiting list, over 2,700 of whom are in temporary accommodation.

**Wandsworth Council approved a development programme in 2017, with the aim to build 1,000 new homes across the Borough on sites within the Council's ownership.**

Following the 2022 elections, Wandsworth Council has been targeting a series of actions to address the housing crisis Wandsworth faces. One of these is the Homes for Wandsworth programme's focus on council homes. This will deliver 1,000 council homes – over 500 more than previously planned.

These homes will be delivered for local people and will be normally allocated to existing council tenants from the Estate, or the wider vicinity, who have an existing priority due to their homes either being overcrowded or underoccupied. This will then free up homes for those on the waiting lists.

The sites on the Ashburton South Estate were chosen after a comprehensive site assessment process, managed by Wandsworth Council, which has taken place over the last five years.

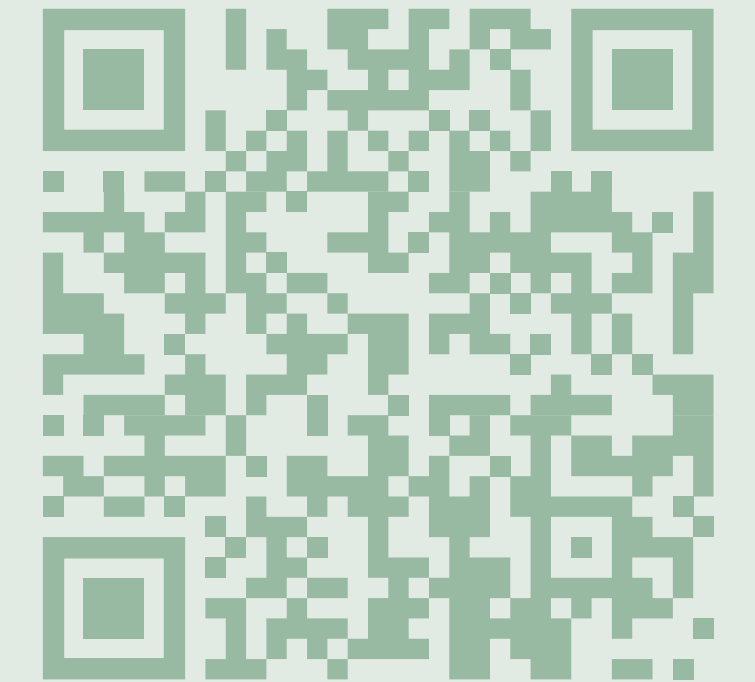
**No existing homes on the Ashburton South Estate will be demolished as part of our emerging proposals.**



Why can't the new homes be provided somewhere else?

Alternative sites across Wandsworth have been considered and multiple developments have already been completed on other sites as part of the Homes for Wandsworth programme, providing much needed homes to those on the Council's waiting list. More information about the Homes for Wandsworth programme, including a list of all other sites being considered, information on potential benefits to Wandsworth residents, and an extensive Frequently Asked Questions list can be found by scanning the QR code or here:

<https://www.wandsworth.gov.uk/housing/council-led-development>



Will Ashburton South residents be able to move into the new properties?

Any new homes will be allocated in line with the Council's Housing Allocations Scheme. A local lettings plan will be put in place which will take into account the Council's wider policies on housing as well as local demands and pressures, including from existing council tenants who may wish to downsize, or those whose homes are overcrowded.

### What has already been built?

Completed in August 2022, garages on Gideon Road (SW11) were redeveloped to provide 18 new council rent homes with new vehicle parking, cycle parking, bin storage, and landscaping. Other Homes for Wandsworth projects from across the Borough are pictured below.



Gideon Road, Battersea



Arnal Crescent, West Hill



Lascelles Court, Shaftesbury & Queenstown



Sphere Walk, Battersea





## What We've Heard So Far...

Your local knowledge, thoughts, and suggestions from our first drop-in session in November 2022 have provided valuable insight for the design team to consider for the emerging proposals for the sites on **Ashburton South Estate**.

We hosted a drop-in session at Ark Putney Academy on 26 November 2022, to introduce the sites under consideration to the community and to explain our initial design ideas for each site. We learned a lot from the 143 feedback forms we received, the conversations we had at this drop-in session, from emails and telephone conversations, and through further visits to the site and homes on the Estate by members of the project team.

You told us about aspects of the Ashburton South Estate that are especially well-used or well-liked. You also allowed us to gain a strong understanding of aspects of the Estate that you enjoy or value less, or which present problems for you on a daily basis. Combining all of this feedback, we are now looking at:


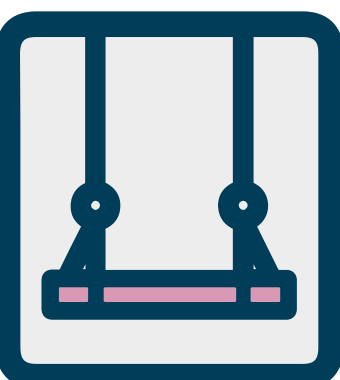
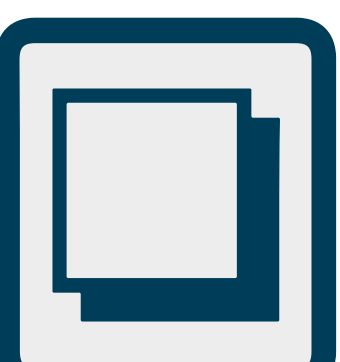
- Improving green spaces, community spaces and play spaces
- The potential for community gardens
- Secure cycle parking integrated into the designs
- Reconfiguring parking spaces on the Estate
- Retaining as many trees on the sites as possible



In November 2022, we hosted an initial drop-in session at Ark Putney Academy to show our initial ideas and considerations for each site.

An overview of some of the other feedback we received can be found below.

### What concerned you about our initial ideas?

-  Existing parking pressure on the Estate
-  Preserving the Estate's existing green spaces, play spaces, and trees
-  The feeling of a lack of space for residents across the Estate

?




### Repairs and maintenance

We have heard from the Ashburton South community about frustrations and concerns with repairs and maintenance failures that are affecting their homes and daily lives. Wandsworth Council is investing significantly in recruiting new staff to respond to such matters and ensure that existing council residents feel better supported. If you are awaiting a repair in your council flat for a specific issue, the best course of action is to report this request to the Council. Please continue to report any issues you are experiencing, so that the Council has a complete picture of the current needs of the Ashburton South Estate. Please scan here to be taken to the Council's dedicated repair portal.





### What did you like about our initial ideas?

-  The need to deliver new homes for council rent
-  Opportunities for improvements across the Estate
-  Further engagement opportunities would be welcomed





## The Sites

The sites on the Ashburton South Estate that are being taken forward to the development proposal stage are shown on this map.

The sites are all in the centre of Wandsworth, close to the northern edge of Putney Heath.

As part of the Homes for Wandsworth programme, the Council is preparing emerging proposals for the development of new council homes on five sites on the Ashburton South Estate at **Innes Gardens (two sites)**, **Hayward Gardens (two sites)** and **Cortis Road (one site)**.

In total, the proposals would deliver between 75 and 90 much-needed new homes for those on the housing register. At present, the sites are occupied by storage lockers, garages, and parking spaces all within the Council's ownership.

**No existing homes on Ashburton South will be demolished as part of our emerging proposals.**



Site masterplan showing aerial photos of each existing site.



What would the arrangements be for construction, if the developments are allowed to go ahead?

Any future planning application for the development of new homes on the Ashburton South Estate would need to be supported by a Construction Management Plan (CMP). This document would be informed by extensive discussions with all relevant teams within the Council and would provide a set of rules and guidelines that all contractors on site would have to comply with, including:

- Measures to limit any potential disturbance from noise, dust, and construction vehicles
- The appointment of a site manager to act as the primary contact for construction-related enquiries from the local community
- Publishing regular updates to local residents on works that need to be carried out and when





## The Sites at Innes Gardens

We have developed emerging proposals for two sites at Innes Gardens on the western border of the Ashburton South Estate.

### Existing site conditions



The existing Innes Gardens West site.



The existing Innes Gardens East site.

### Our emerging proposals



This plan shows the footprint of the emerging development proposals for both sites at Innes Gardens.

The emerging proposals for the sites at Innes Gardens would involve demolishing the existing garages/storage lockers, substation, and removing the parking spaces to deliver around 30 new high-quality homes with enhanced outdoor spaces across the two sites and local 'doorstep' play areas. There would be around ten new council homes at Innes Gardens West and around 20 new council homes at Innes Gardens East.

### Key potential features



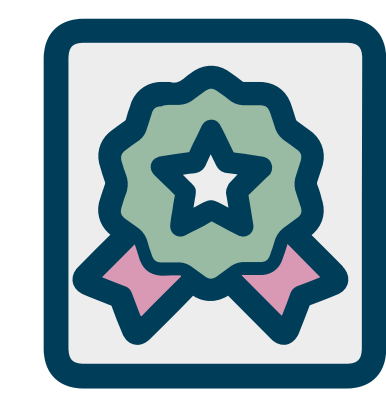
Proposed buildings would be between four and six storeys tall



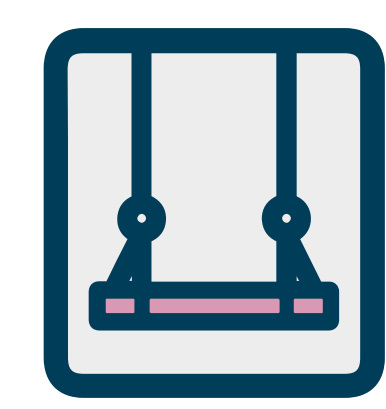
Potential to provide around 30 new council homes across both sites



Homes designed to be consistent with existing homes on the Estate



New homes built to high energy conservation and sustainability standards



'Doorstep' play areas to be provided in close proximity to the sites



All new homes will be dual aspect

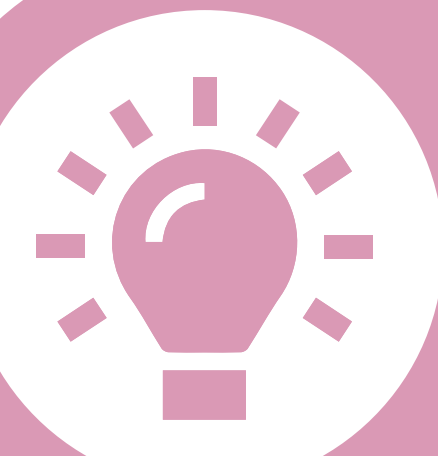


Trees to be removed will be re-provided, with a focus on protecting and celebrating as many as possible



I currently lease a garage or storage shed – what does this mean for me?

If an existing garage or storage area is removed, notice will be given to leaseholders in advance. Anyone currently renting a garage or storage shed from Wandsworth Council can request a transfer in writing. Transfers will be dependent on the availability of other garages/sheds. If you are currently on the waiting list for a garage/storage shed that could be removed, you would be placed on an alternative waiting list for a nearby shed/garage instead.



What are your thoughts on the emerging building design?



These images show an indicative 3D view of the emerging proposals for Innes Gardens.





## The Sites at Hayward Gardens

We have developed emerging proposals for two sites at Hayward Gardens in the middle of the Ashburton South Estate.

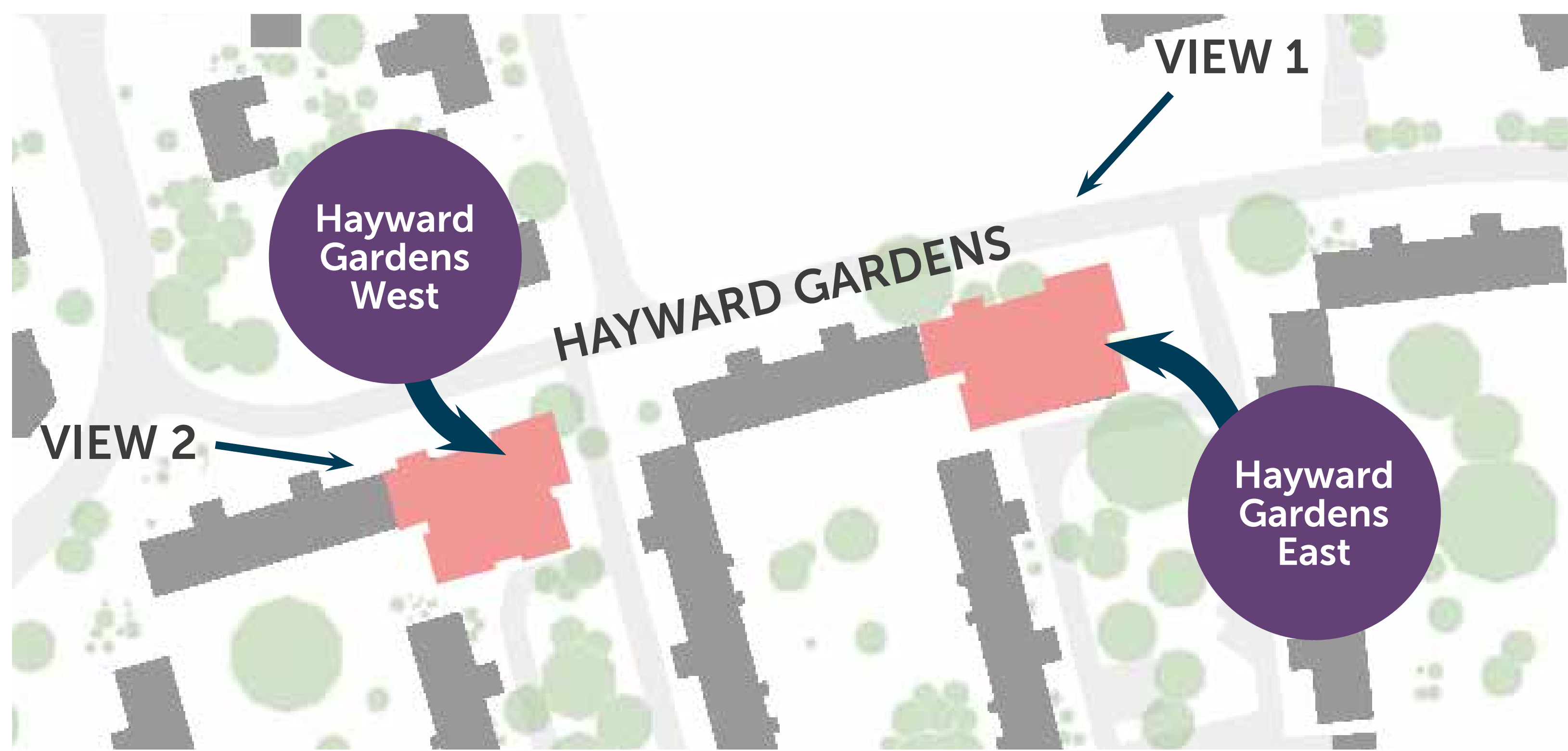
### Existing site conditions



The existing Hayward Gardens West site.

The existing Hayward Gardens East site.

### Our emerging proposals



This plan shows the footprint of the emerging development proposals for both sites at Hayward Gardens.

The emerging proposals for the sites at Hayward Gardens would involve demolishing the existing phone box, storage lockers, and substations and removing the parking spaces to deliver around 40 new high-quality council homes, with enhanced outdoor spaces across the two sites and local 'doorstep' play areas. It is proposed that there would be around 20 new council homes on each Hayward Gardens site.

### Key potential features

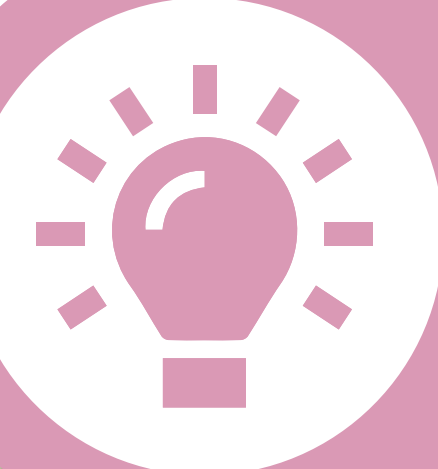
-  Proposed buildings would be between five and six storeys tall
-  Potential to provide around 40 new council homes across both sites
-  Homes designed to be consistent with existing homes on the Estate
-  Potential to enhance existing planting around the sites
-  New homes built to high energy conservation and sustainability standards
-  Potential for new community space on ground floor
-  'Doorstep' play areas to be provided in close proximity to the sites
-  All new homes will be dual aspect
-  Trees to be removed will be re-provided, with a focus on protecting and celebrating as many as possible



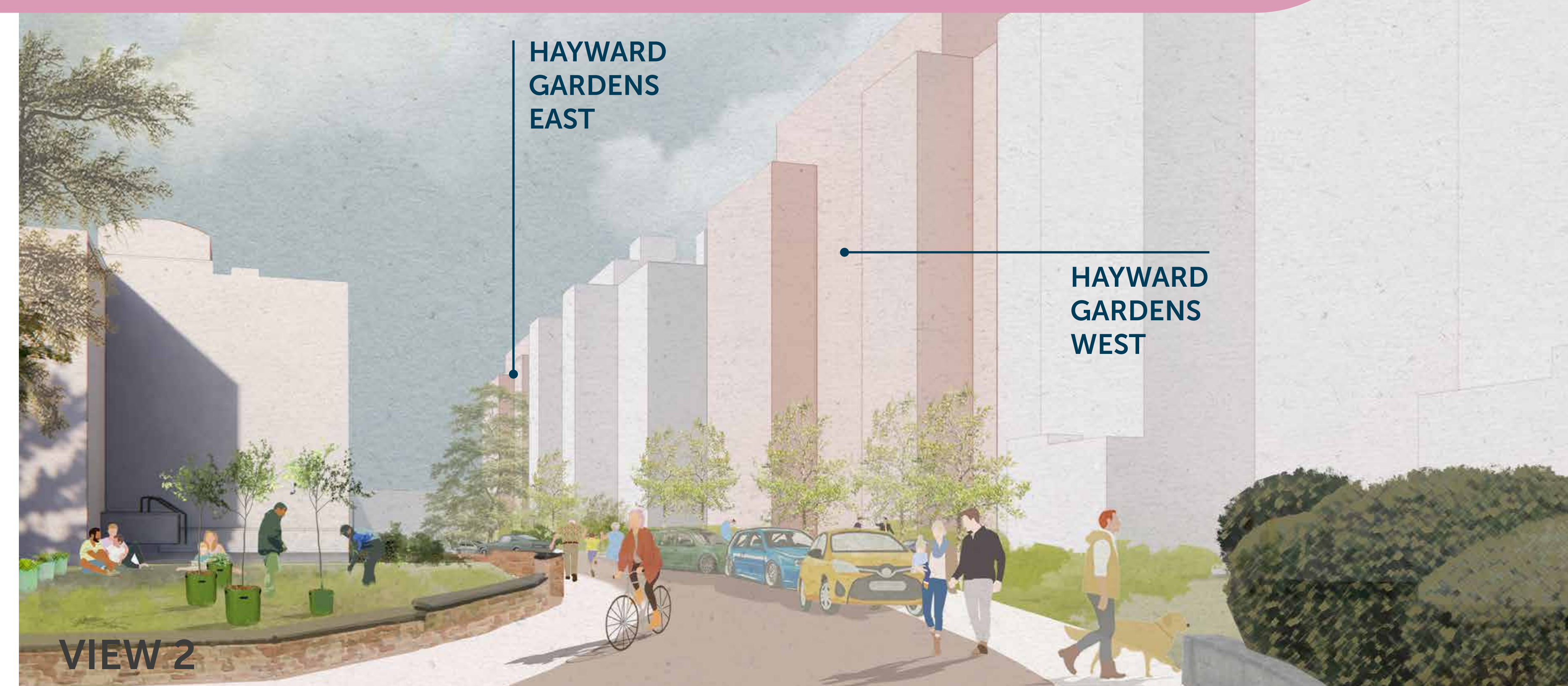
### What would happen to the existing play areas?

We are looking at the play areas across the Estate to see how we might make them better for young people or re-provide them close by. We are organising focus group sessions and design workshops with the local community to understand what you want from your play spaces.

Please let one of the team know if you would like to sign up to join!



As part of the proposals for Hayward Gardens, there is potential for a new community space. What type of space would you like to see? What kind of space would bring the most benefit to the Estate?



These images show an indicative 3D view of the emerging proposals for Hayward Gardens.





## The Site at Cortis Road

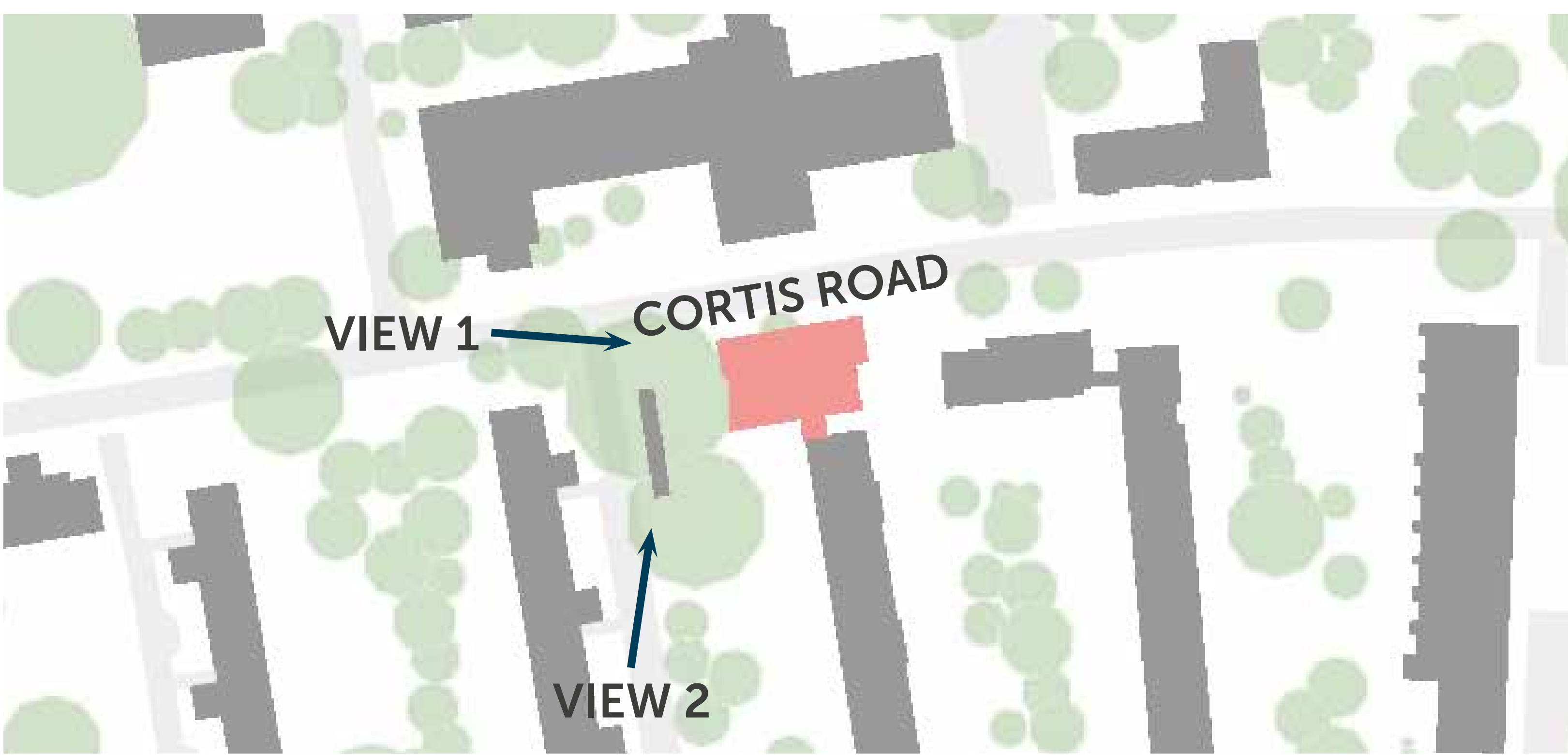
We have developed an emerging proposal for a site at Cortis Road on the northern border of the Ashburton South Estate.

### Existing site conditions



The existing Cortis Road site.

### Our emerging proposals



This plan shows the footprint of the emerging development proposals for the site at Cortis Road.

The emerging proposal for the site at Cortis Road would involve demolishing the existing cycle stores and substation to deliver around 15 new high-quality council homes with enhanced outdoor spaces across the site, retaining the group of cedar trees, and local 'doorstep' play areas.

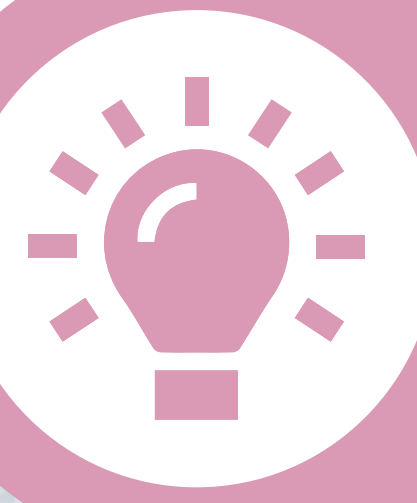
### Key potential features

-  Proposed building would be between five and six storeys tall
-  Potential to provide around 15 new council homes
-  Opportunity for a community garden and orchard
-  Homes designed to be consistent with existing homes on the Estate
-  New homes built to high energy conservation and sustainability standards
-  'Doorstep' play areas to be provided in close proximity to the sites
-  Trees to be removed will be re-provided, with a focus on protecting and celebrating as many as possible

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**Will these new homes increase parking pressure on the Estate?**

We have heard that there are parking pressures in some areas on the Estate. We are looking at potential improvements to parking availability through options for reconfiguring existing parking areas. We are currently assessing the parking needs of new residents and undertaking parking capacity surveys on the Estate. We are discussing all highways, access, and parking matters with relevant authorities to ensure a robust approach to parking.

 Please visit our other banners which set out current ideas for enhancing green spaces and play spaces within Ashburton South.



These images show an indicative 3D view of the emerging proposals at Cortis Road.



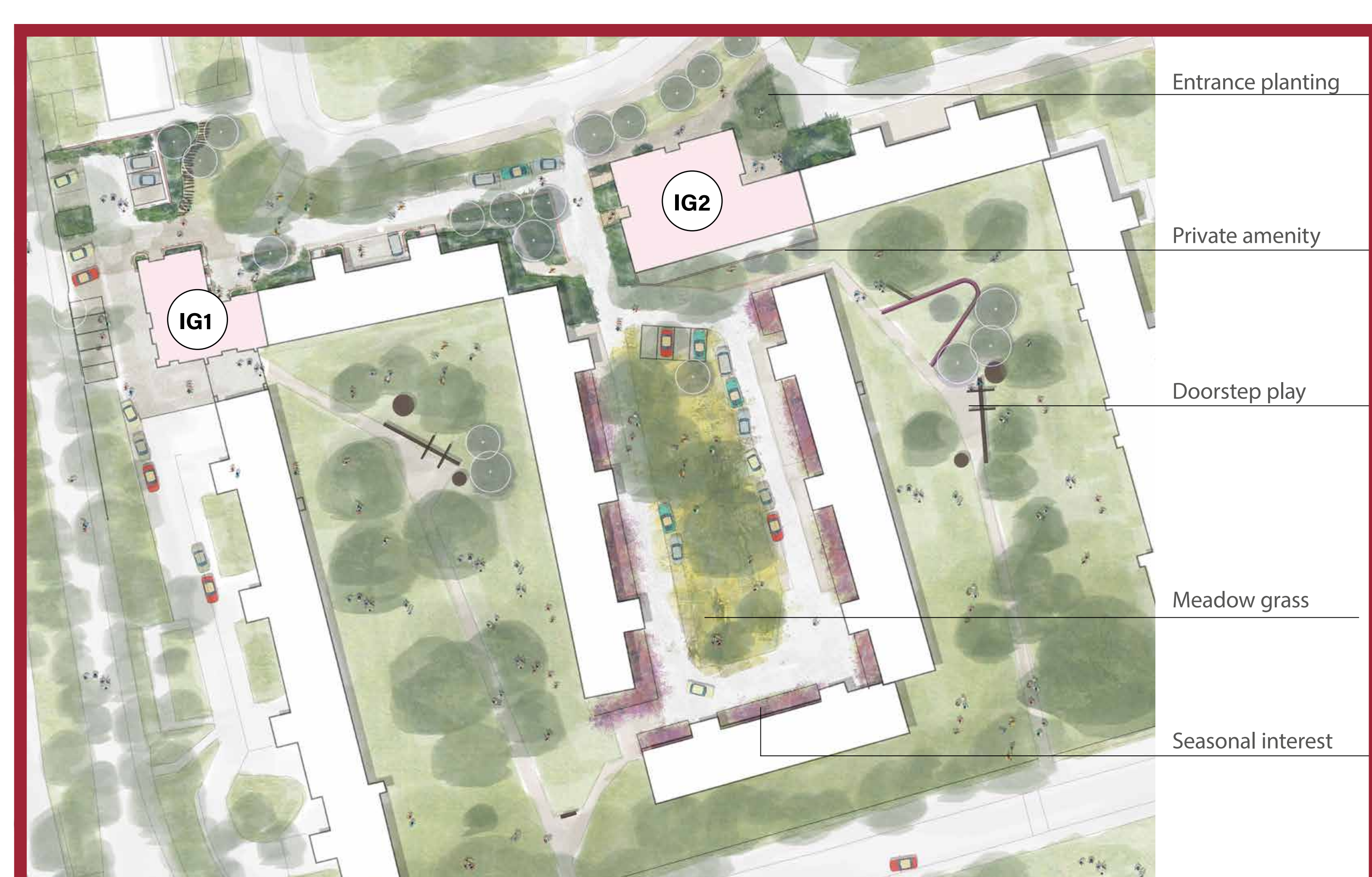


## Estate Enhancement Opportunities

In response to your feedback, we are actively exploring ways to provide greater opportunities for community interactions across the Estate through enhanced green spaces, play spaces and community spaces.

### Green spaces

We are thinking about the types of enhancements that could be made to the Estate's green spaces to enhance the existing character and planting around each of the proposed sites.



Landscape and play enhancement ideas for the sites at **Innes Gardens**



Landscape and play enhancement ideas for the sites at **Hayward Gardens**



Landscape and play enhancement ideas for the site at **Cortis Road**

### Play

Play is an important part of growing up, and involves children and adults of all ages and abilities following their own ideas and interests, while respecting others and pushing their own boundaries.

We have been exploring the types of enhancements that we could make to play spaces across the Ashburton South Estate. It is likely that existing play space at **Hayward Gardens** will need to be re-provided elsewhere on the Estate. We are looking to provide 'doorstep' play close to this site whilst re-providing the existing play space as part of site-wide Estate improvements.

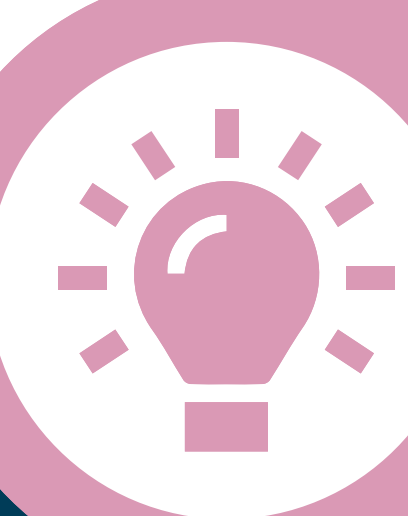
We are developing proposals to enhance the existing central playground on the Estate to create a more inviting and stimulating play space with a range of natural play elements for different ages and abilities. We also intend to make it fully inclusive by removing the existing boundary fence and including accessible play equipment.

We are working with play design specialists *Made from Scratch* to develop ideas for natural and 'doorstep' play elements like the precedent projects shown below. Any new play elements in our proposals will be designed for a broad range of different age groups and abilities.



What would happen to existing green areas, seating areas and trees?

Existing green spaces across the Ashburton South Estate could be enhanced with additional seating, wildflower meadows and spring bulbs. If existing areas are to be lost, the aim is to replace them. The design team is working with Wandsworth Council's tree officer and an independent tree specialist to agree a plan to retain as many trees as possible. We understand that trees are a large part of the identity of Ashburton South, and where possible we would aim to protect and celebrate them. We would love to hear from you if you have any favourite trees on the Estate!



We are looking at how the Homes for Wandsworth programme might be able to enhance the Estate's landscape and play areas. Please do share your thoughts on this with us. How do you use the existing open spaces and play spaces? What would you like to see on the Ashburton South Estate?





## Estate Enhancement Opportunities

**We are actively exploring opportunities to enhance biodiversity, improve refuse storage, and provide a new community space on the Estate.**

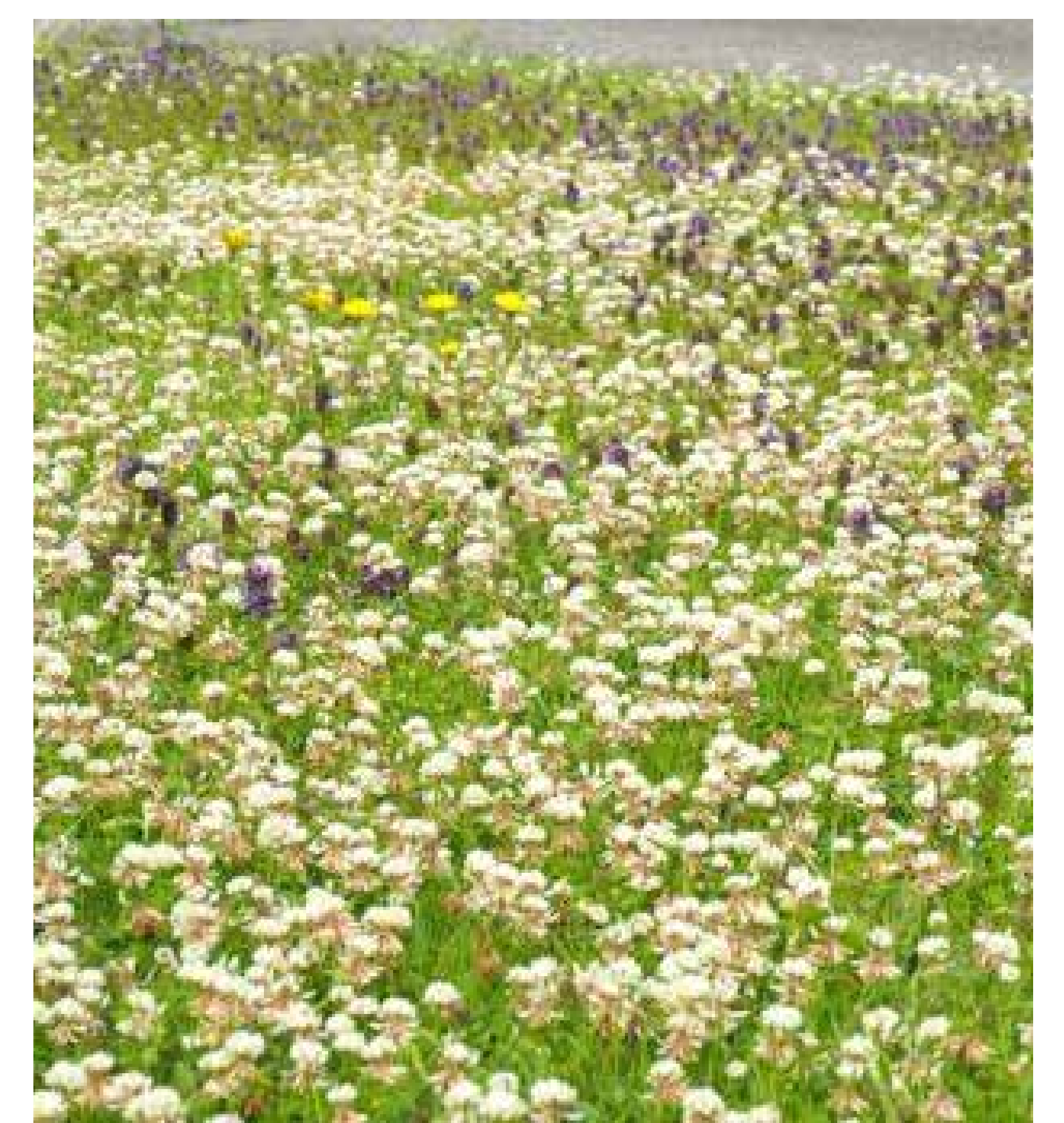
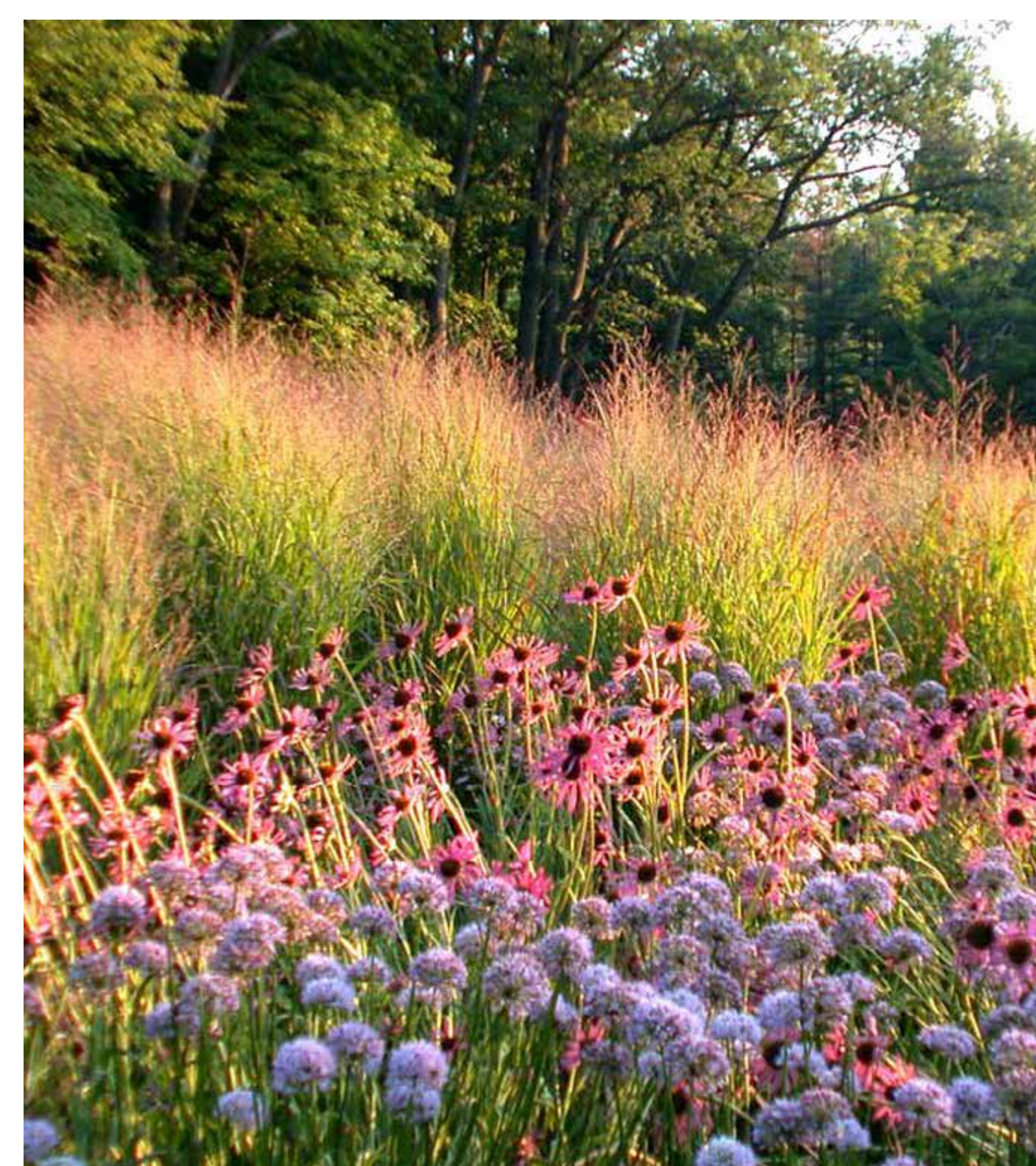
### Ecology

It is the intention that a Biodiversity Net Gain (BNG) will be achieved across all of the sites on the Ashburton South Estate. A BNG means that the natural environment on the sites would be measurably improved and would ensure there is an increase in the mix of wildlife and habitats after the developments are completed.

Wandsworth Council's policy is to achieve a minimum of 12% BNG. We are working with an ecologist to develop a bespoke planting strategy to ensure that BNG is achieved on the Ashburton South Estate as a result of the Homes for Wandsworth investment.

We expect that the final strategy will include planting more trees, native hedgerows, and species-rich planting to create better habitats for wildlife. The exact BNG will be explored over the coming months as the individual site designs are developed further.

We are also targeting an Urban Greening Factor (UGF) of 0.4 across all the sites. In policy, UGF is a tool used to evaluate the quality and quantity of natural features proposed by a planning application. Our current strategy to achieve an increased UGF includes adding flower-rich grassland, flower-rich perennial planting and planting more trees overall.



Our ecology and planting strategy will achieve a Biodiversity Net Gain and an Urban Greening Factor by using wildflowers and incorporating habitat for insects and animals like bee lawns.

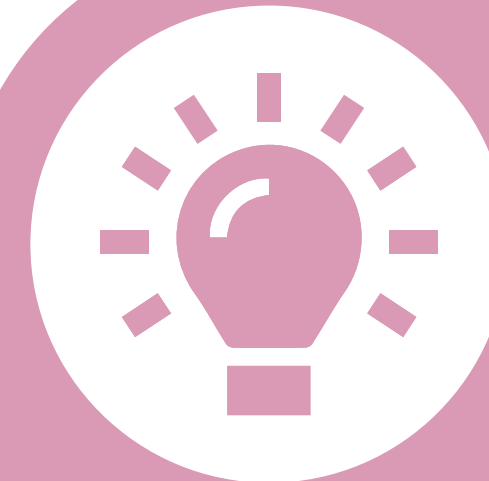
### Refuse strategy

The current proposals would ensure that refuse collection vehicles could achieve access to all existing and potential new buildings. Each proposed building would have its own refuse store located at the ground floor and within the building itself, which could be accessed directly from the public highway on bin collection day. Adequate space would be provided internally, so that no bins will be visible from the street.

Where a proposed building is on the site of an existing refuse store, a replacement for this would be provided in the same or similar location. At this stage, we expect that this would take the form of an internal store with secure access, natural ventilation, and good lighting, with space sufficient to meet or exceed the current storage requirements.

### Community space

We heard from you that there is a lack of sufficient community space across the Ashburton South Estate. As part of the Homes for Wandsworth programme, there is the potential to include a community space on the ground floor of the Hayward Gardens West building. This community space could be used for residents to meet or hold meetings, to book out for parties or rent as a workspace.



What type of community space would you want to see at Hayward Gardens? How do you think this space would be used by the Estate's community?



We have heard from the local community that the residents of the Ashburton South Estate currently experience problems with refuse collections, fly tipping incidents, and inadequate recycling facilities, all of which affect the local community on a daily basis. We are looking at ways in which the Homes for Wandsworth investment in Ashburton South could improve these conditions.



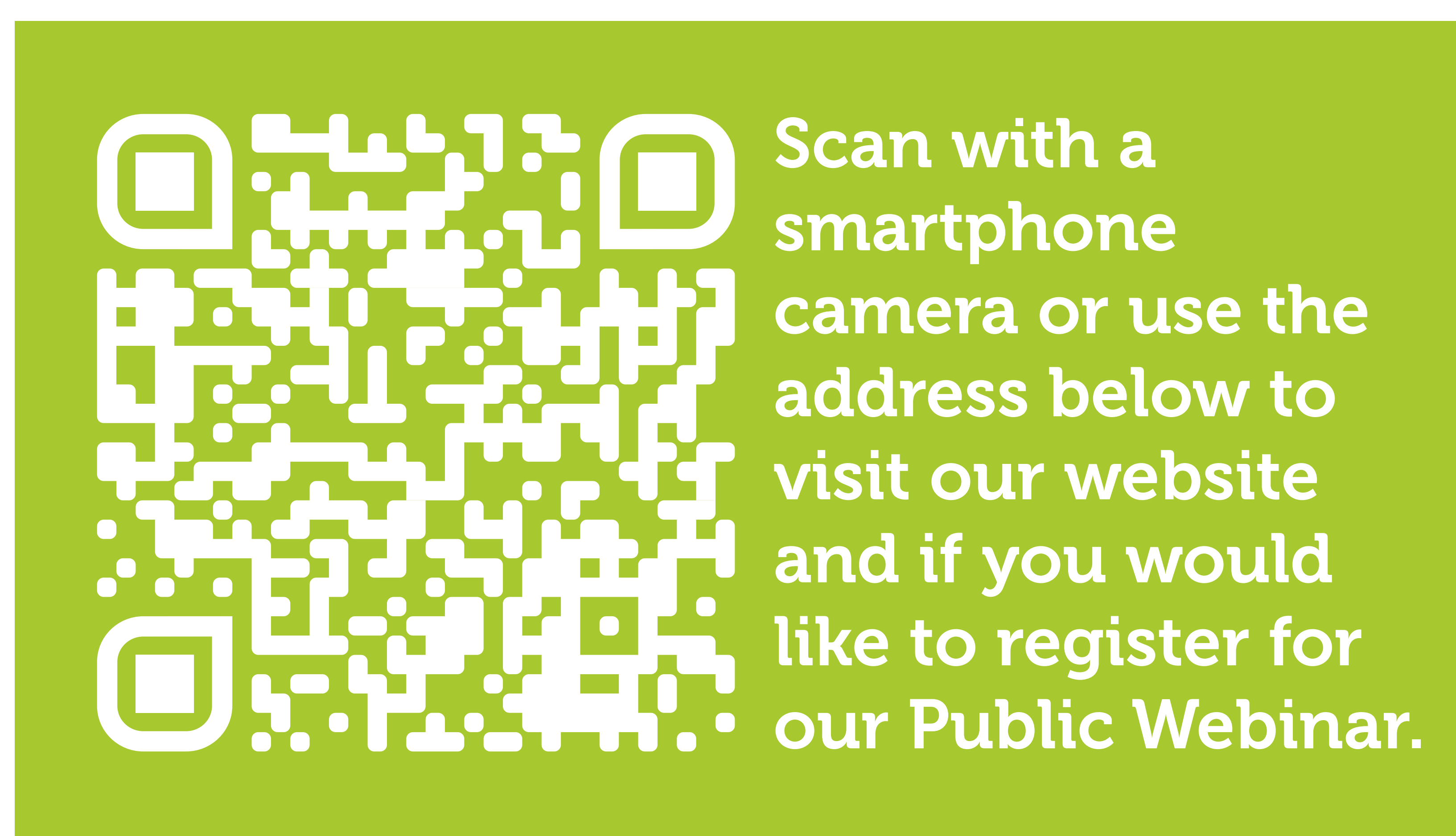


## Thank you and Next Steps

Thank you for joining us today, and we hope you have found this Public Exhibition informative.

Please do talk to us and ask any questions. We are here to help and would very much like to hear your views. Your local knowledge, thoughts, and suggestions are important to help shape any plans for the sites and ensure that the absolute best schemes can be brought forward.

Please leave your comments on the emerging proposals shared with you today by completing a feedback form and posting it in the box provided. You can also complete this form online by visiting our website or scanning the QR code below. If you would prefer to take the form away with you, please ask a member of the team for a stamped addressed envelope.



Please return your form to us by **Wednesday, 31 May 2023 (midnight)**, to allow us time to collate and consider all feedback received.

Over the next few weeks, we will share all your comments and suggestions with the wider project team as we continue to develop our proposals for the sites.

There will be an opportunity to comment on developed proposals for the sites this Autumn and continued opportunities for engagement throughout the year.

### Our Next Steps



### Contact us

If you require any further information, have a specific question, or need this information in another format, please contact our Community Engagement Team:



0207 446 6869



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