

Homes for  
Wandsworth



# ASHBURTON SOUTH



## Welcome to our Ashburton South Community Newsletter

We have been engaging with the local community on proposals for the Ashburton South Estate as part of the Homes for Wandsworth programme, for sites at Innes Gardens (2 sites), Haywards Gardens (2 sites) and Cortis Road.

This process has been invaluable and has allowed us to understand the aspects of the proposals that are of particular interest to the local community. Residents' passion and pride for the Estate has been clear.

We value all input from local residents and stakeholders and are listening carefully to all of the feedback. Not every suggestion or wish will be fully satisfied, but the Council is striving to ensure that the strong sense of community felt at Ashburton South is further enhanced as a result of the wider investment from the Homes for Wandsworth programme.

We would like to thank everyone who has participated in the consultation process so far, including attendees to our public events and to everyone who has provided feedback.

Since the public exhibition, the project team has been busy reviewing your feedback to make updates to the proposals for each of the five sites. Over the next few months, we will be finalising proposals in advance of submitting our planning applications later this year.

We are seeking to strike the right balance between our responsibility to deliver much-needed new council rent homes and being sensitive to the concerns of existing residents, many of whom will be living close to the proposed new homes and have questions and thoughts about potential impacts.

Acknowledging the importance of protecting the sense of community felt at Ashburton South, Aydin Dikerdem, Cabinet Member for Housing has said:

***"We are aiming to deliver new council homes across the Borough to tackle the Council's waiting lists. These homes will be prioritised for local people and will give families a strong foundation in the communities they have grown up in."***

### Petitions

Some members of the local community have registered their interest in the surveys and assessments that are being used by Wandsworth Council and the project team to inform the plans for each site. To ensure that everyone has equal access to this information, the current completed surveys and reports are now available on our website, so that the material is accessible to everyone. When the planning application has been submitted to the local planning authority, all relevant information (including studies, drawings, and technical information) that has been prepared and used by the project team will be submitted and can be viewed by the public on the local planning authority's planning portal.

**290**

people have returned feedback to us

**30**

people attended our drop-in information event in November 2022

**141**

people attended our public exhibition in April 2023

**39**

joined us at our public webinar in May 2023

In this newsletter, we have responded to some of your feedback, provided new illustrations showing the latest designs for each site, and provide information about our next public event to share developed proposals, which will be held in September 2023 (date and location TBC).

## What we have heard

### You welcome in principle...



The idea of new council homes



New refuse and recycling facilities



Green spaces and planting ideas



Opportunities for existing tenants to access homes for their current needs



New play space ideas

### You are concerned about...



Parking pressures



The feeling of overcrowding and other effects on the existing community



Loss of trees and green spaces



Loss of natural light



Loss of Hayward Gardens play area

The table below shows how we have responded to some of the top concerns from your feedback:

| You said...  | We have responded by...   |
|--|---|
| <b>Don't forget about existing repairs and maintenance needs on the Estate</b> | <p>The Council continues to operate a major works schedule to keep its existing council rent housing stock across the Borough in a good state of repair. The major works schedule is separate to the Homes for Wandsworth programme. All scheduled works for the Ashburton South Estate are listed on the Council's website and can be viewed by scanning the first QR code.</p> <p>The council is working to address repair works when they are reported. If you are awaiting a repair in your council home, or have a new maintenance matter to raise, please use the Council's dedicated repair portal, which can be accessed by scanning the lower QR code.</p> |
| <b>The doorstep play format is likely to be disruptive</b>                     | <p>The design team has assessed the quality of the existing play spaces across the Estate to understand how best to enhance the existing play offer. Careful site explorations have taken place to test if and where doorstep play could be located for the new development and have been discussed with residents; we are preparing plans for potential locations of doorstep play and will share these with residents in further conversations over the summer. Please use the contact details at the end of this newsletter to register your interest in being involved in this process.</p>   |
| <b>We don't want our existing green and open areas to change</b>               | <p>The Estate's green and open character is a clear strength and the Homes for Wandsworth investment wants to enhance this. The footprints of the proposed new buildings are predominantly on existing hardstanding areas and all opportunities for additional and enhanced green space, including measures to increase on-site biodiversity, are developing in conjunction with feedback from residents and local stakeholder groups.</p>  |



We have summarised and answered some Frequently Asked Questions we received on our website: <https://ashburtonsouth-homesforwandsworth.co.uk>

## Key information

- Any proposals for the Ashburton South Estate as part of the Homes for Wandsworth programme will not involve the loss of any existing homes.
- In total, the proposals would provide a maximum of 85 new council rent homes.
- None of the proposed buildings would exceed a 6-storey building height.
- A great deal of care is being taken to protect mature trees, minimise tree loss, plant more trees, and retain the character of the 'Backs'.
- New refuse and recycling collection areas will be delivered for use by all Estate residents.
- We are listening to the local community and have taken on feedback and suggestions where possible.

### Innes Gardens West



Up to 30 new council rent homes across both buildings



Building height of 5-6 storeys



Design style consistent with existing homes



Homes to achieve high energy conservation and sustainability standards



Doorstep play area to be provided close by

### Innes Gardens East



### Cortis Road



Up to 7 new council rent homes



Homes to achieve high energy conservation and sustainability standards



Building height of 3-5 storeys



Doorstep play area to be provided close by



Design style consistent with existing homes



Potential for community gardens

### Hayward Gardens West



Up to 40 new council rent homes across both buildings



Building height of 5-6 storeys



Homes to achieve high energy conservation and sustainability standards



Re-provision of the existing playground through doorstep play areas close by

### Hayward Gardens East



Design style consistent with existing homes



Enhancement to existing planting



Potential ground floor community space at Hayward Gardens West



Potential for a secure dog area

## Our next event

We will be hosting a second public exhibition in **September 2023** (date and location TBC) for the project team to showcase the final detailed design proposals for each of the sites and be available to answer any questions. We will be distributing invitation flyers for this event later this summer, to give people plenty of notice of when and where the event will be, and we hope that you will be able to come along.

Combining all of the work that has taken place so far, we are confident that the final proposals will offer the best design for each site and strike a balance between providing much-needed council homes and the suggestions and comments we've heard from you during our consultation process.

The final proposals and design at this point will be 'frozen' to ensure that all supporting assessments, reports, and studies can be prepared by the project team. The proposals at this September 2023 exhibition will be the proposals that are submitted to the local planning authority.

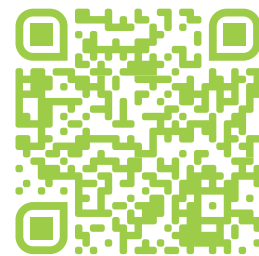


Following our September event, planning applications will be prepared and submitted to the Wandsworth Council as the local planning authority (LPA) for consideration. At this point, you will be able to view the complete set of planning application documents, and all supporting studies and assessments in full, and make any comments directly to the LPA. If you are not comfortable navigating websites or do not have internet access, please give us a call and we will do our best to assist you with what you need.

Once the applications are submitted, the LPA will also receive recommendations from specialist departments and statutory consultees, who will provide technical expertise in assessing matters such as the proposed arrangements for parking, access and safe movement around the sites, daylight, noise, and infrastructure requirements.

We will be updating the project website throughout the summer period. Please do visit the Downloads section of the website to find key project related publications and information that has been prepared to date. If you missed our webinar, you can also stream or download a recording of the session at your leisure.

If you would like to be kept up to date with the progress of our applications, please register with us via our website or if you prefer, please email us or write to us with your details and confirm that you are happy for us to retain your contact information for the duration of the project for use by the project team.



**If you have any questions or would like more information or help, please do get in touch with us and we will be very happy to help.**



**0207 446 6869** (open from 9.30am to 5pm, Mon - Fri)



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