



The Sites

This is our third consultation event for the five sites on the Ashburton South Estate. After the feedback we receive at this stage, we will then go away and aim to submit the final planning applications later this year.

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 has prepared detailed proposals for the development of new homes for council rent 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 80 much-needed new homes for council rent 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 the Ashburton South Estate will be demolished as part of our detailed proposals.



Site masterplan showing aerial photos of each existing site.

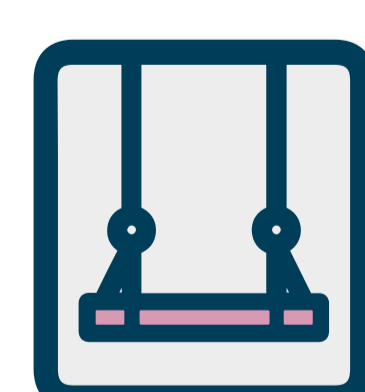
Key principles



Homes designed to be consistent with existing homes on the Estate



New homes built to high energy conservation and sustainability standards



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



All homes will be for council rent



The Consultation and Engagement Process So Far

Since November 2022, we have engaged extensively with members of the local community through our consultation activities, reaching thousands of people and receiving hundreds of comments and valuable feedback.

We understand the strong sense of community that is felt on the Ashburton South Estate, and we want to foster and support this going forward through the Homes for Wandsworth programme and Estate-wide enhancements.

Your local knowledge, thoughts, and suggestions throughout the consultation process have provided valuable insight for the design team to consider as they've developed the proposals for each site. Though not every suggestion or piece of feedback could be incorporated into the detailed proposals, we are confident that these detailed proposals strike the right balance to provide much-needed new council rent homes while being sensitive to residents' concerns.



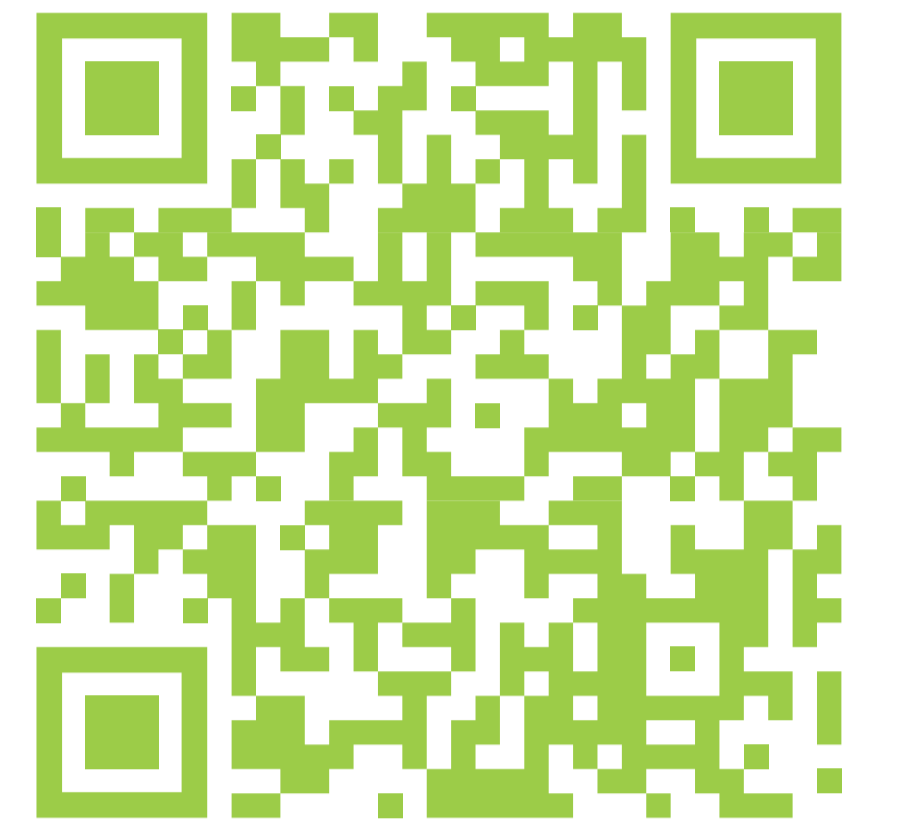


Responding to Your Feedback

Over the past 10 months, the team has been hard at work developing these proposals and incorporating your feedback where possible.

The table below shows some of the most common feedback comments across all sites we received and how we have incorporated them in these proposals. If they could not be incorporated, our reasoning is shown instead.

We also received a lot of questions regarding these proposals and the Homes for Wandsworth programme. After the last consultation events in April 2023, we compiled and answered various questions which can now be found on our website's Frequently Asked Questions by scanning the QR code or visiting the website address below.



Your feedback	Our response
Wandsworth Council should address the housing crisis through building on other sites, not on the Ashburton South Estate.	Alternative sites across Wandsworth have been considered and multiple developments have already been completed as part of the Homes for Wandsworth programme, providing much needed homes to those on the Council's waiting list. The sites on the Ashburton South Estate were selected after a comprehensive site selection process over the past five years, initiated by the previous administration.
Through taking away parking spaces and adding more homes, parking and traffic pressures for existing residents on the Estate will increase.	Parking capacity surveys for the Estate have been undertaken and have been used to inform the latest proposals. This includes the planning policy requirement to ensure that adequate parking for people with reduced mobility is provided as part of any future plans. The design team is also looking at potential improvements to parking availability across the Estate through options for reconfiguring existing parking areas. Please view the Landscape and Play and Transport and Access banners for more information.
Through the addition of more homes, you will be overcrowding the Estate which will strain local infrastructure and negatively affect existing residents.	As part of these proposals, 80 new homes for council rent will be built across the five sites on the Ashburton South Estate. The addition of new homes does increase the existing density of the Estate. The planning applications that will be submitted will be required to demonstrate how these new homes accommodate for any increase in local infrastructure requirements, such as play space and parking provision.
The proposed buildings will block daylight/sunlight access and impact views of existing homes on the Estate.	Our daylight/sunlight consultants have been working with the design team and issuing assessments to inform the design process. As all sites are undeveloped, there will be some localised noticeable reductions in daylight with any potential scheme. The latest assessment found that despite these localised reductions, on each site the retained levels of daylight/sunlight are good and compare favourably with daylight/sunlight levels commonly found in other urban areas of London.
The proposed buildings will involve cutting down trees and a reduction in green spaces on the Estate.	There is no net loss of green space associated with the proposed buildings, as the majority of the proposed buildings' footprints are on areas of existing hardstanding. Existing green spaces will be retained as they are, however, the low biodiversity lawns are proposed to become bee lawns, which would be drought-tolerant and attractive to pollinators. Other enhancements include areas with new planting and seating. The design team is working with the Council's tree officer and an independent tree specialist to retain as many trees as possible. Trees to be removed will be re-provided, at least like for like. Tree species are chosen from the Council's tree list to ensure longevity and retention of the Estate's leafy character.
The sense of community on the Ashburton South Estate is really strong.	The Homes for Wandsworth investment in the Ashburton South Estate wants to enhance the strong sense of community on the Estate. Any new homes will be allocated in line with the Council's Housing Allocations Scheme, which will prioritise these new homes for existing council tenants in the local area who are overcrowded or wishing to downsize. Any local lettings plan will not become operational until the development has moved considerably forward in its construction programme.



The Sites at Innes Gardens

Our proposal for two sites at Innes Gardens has been sensitively designed while considering the surrounding areas to provide 29 new homes for council rent and landscape enhancements.



Innes Gardens West, Proposed Site Plan and Accommodation



Innes Gardens East, Proposed Site Plan and Accommodation



Innes Gardens West, View 1



Innes Gardens East, View 1



Innes Gardens West, View 2



Innes Gardens East, View 2



Innes Gardens West, North Elevation



Innes Gardens East, North Elevation

Some trees have been hidden from these views to provide a clear view of the proposed buildings. Please refer to the Landscape and Play banner for further details.



The Sites at Hayward Gardens

Our proposal for two sites at Hayward Gardens has been sensitively designed while considering the surrounding areas to provide 44 new homes for council rent and landscape enhancements.



Hayward Gardens West, Proposed Site Plan and Accommodation



Hayward Gardens East, Proposed Site Plan and Accommodation



Hayward Gardens West, View 1



Hayward Gardens East, View 2



Hayward Gardens West, View 2



Hayward Gardens East, View 3



Hayward Gardens East, North Elevation



Hayward Gardens East, North Elevation

Some trees have been hidden from these views to provide a clear view of the proposed buildings. Please refer to the Landscape and Play banner for further details.



The Site at Cortis Road

Our proposal for one site at Cortis Road has been sensitively designed while considering the surrounding areas to provide seven new homes for council rent and landscape enhancements.



Cortis Road, Proposed Site Plan and Accommodation


Responding to your feedback and sunlight/daylight considerations, the proposed building has been reduced from five to six storeys to three to five storeys.



Cortis Road, View 1



Cortis Road, North Elevation



Cortis Road, View 2



Cortis Road, East Elevation



Cortis Road, View 3



Cortis Road, West Elevation

Some trees have been hidden from these views to provide a clear view of the proposed buildings. Please refer to the Landscape and Play banner for further details.



Landscape and Play

As part of the Homes for Wandsworth investment on the Ashburton South Estate, we have been actively exploring ways to provide enhancements to the existing green spaces and play areas.

We've heard from you that the Ashburton South Estate's leafy character and green spaces are a key benefit to residents' wellbeing. Through the proposed development of new homes for council rent on the Estate, the Homes for Wandsworth investment also plans to enhance the Estate's existing greenery and play areas.

Innes Gardens Illustrative Layout

- 1 Local doorstep play
- 2 Parking
- 3 Tree lined route
- 4 Enhanced planting
- 5 Pedestrian access to Park Lane
- 6 Bicycle storage
- 7 Outdoor storage

Hayward Gardens Illustrative Layout

- 1 Local playground
- 2 Parking
- 3 Tree lined route
- 4 Enhanced planting
- 5 Pedestrian footways
- 6 Outdoor seating

Cortis Road Illustrative Layout

- 1 Existing cedar trees
- 2 'Rocky' garden
- 3 Community garden
- 4 Meadow
- 5 Parking
- 6 Local playground with kickabout area



Transport and Access

We've been hard at work addressing your comments and concerns about transport and access.

Existing conditions

Our transport planners visited the site multiple times and commissioned surveys to understand the current traffic and parking conditions within the Estate. No existing traffic issues were observed on roads within the Estate and the surveys showed that streets surrounding the proposed sites have spare parking capacity.

The scope of these surveys was agreed with the Council's Highways Officer and are available to view in the Transport Scoping Note (Parking Survey) available on the Downloads section of our website.

Potential impacts

Based on the number of potential additional vehicle trips created by the proposed developments, our transport planners have assessed that there will not be a significant impact on daily fluctuations of traffic within and around the Estate.

In conversation with the Council's Highways Officer, our transport planners have calculated that none of the parking areas within the Estate will exceed their capacities with the mitigation efforts (shown below) that will be introduced.

Proposed changes

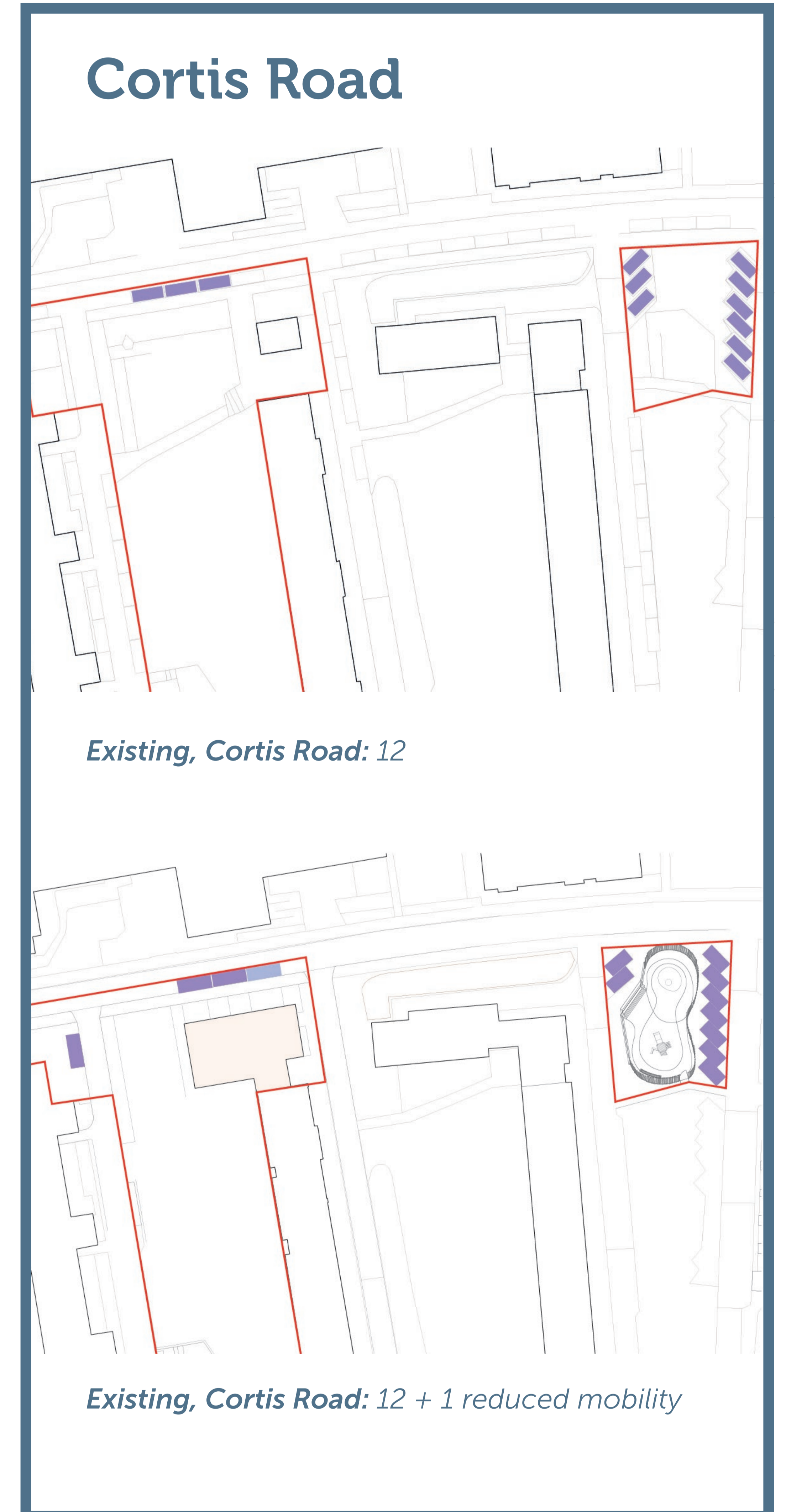
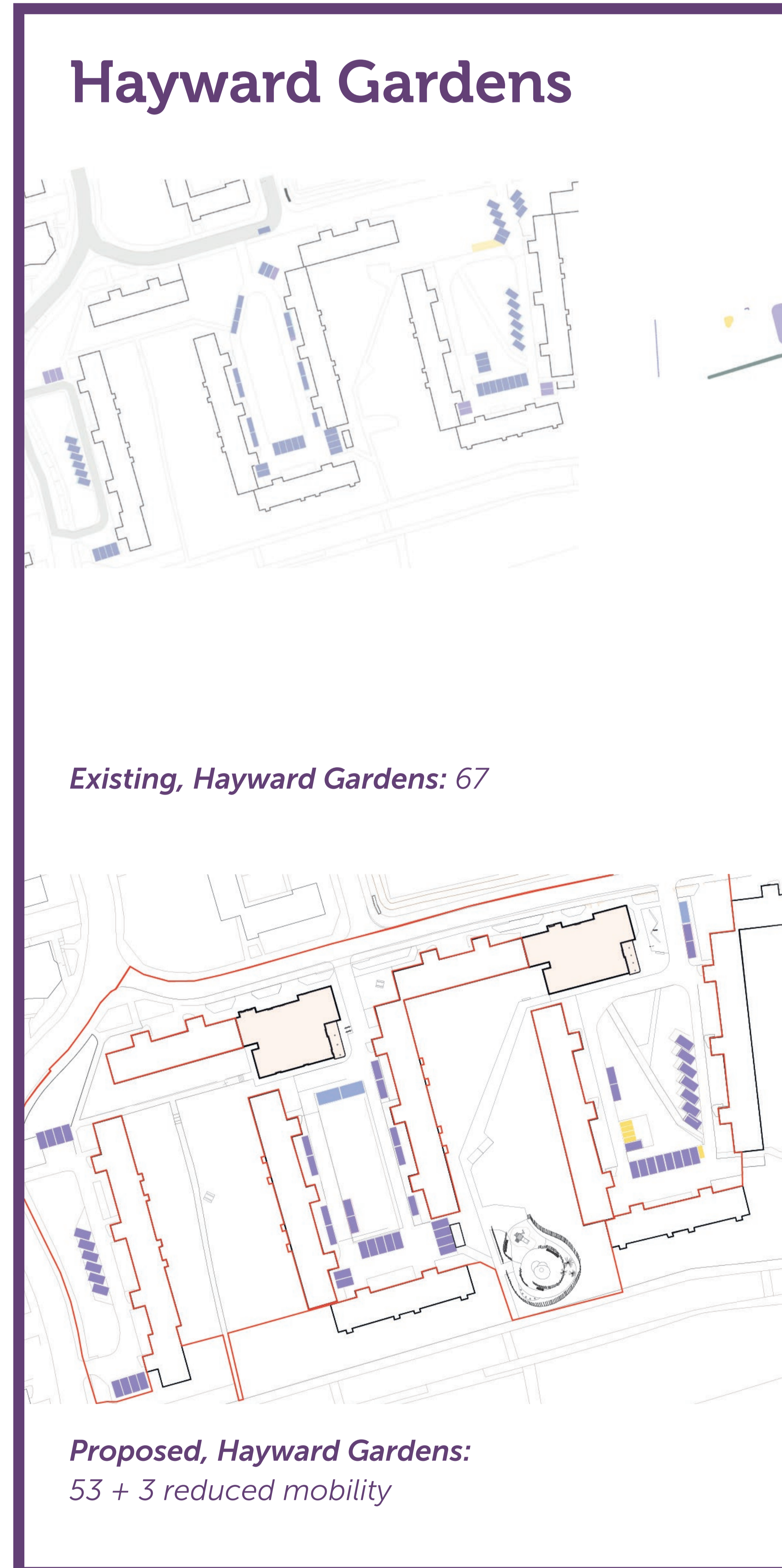
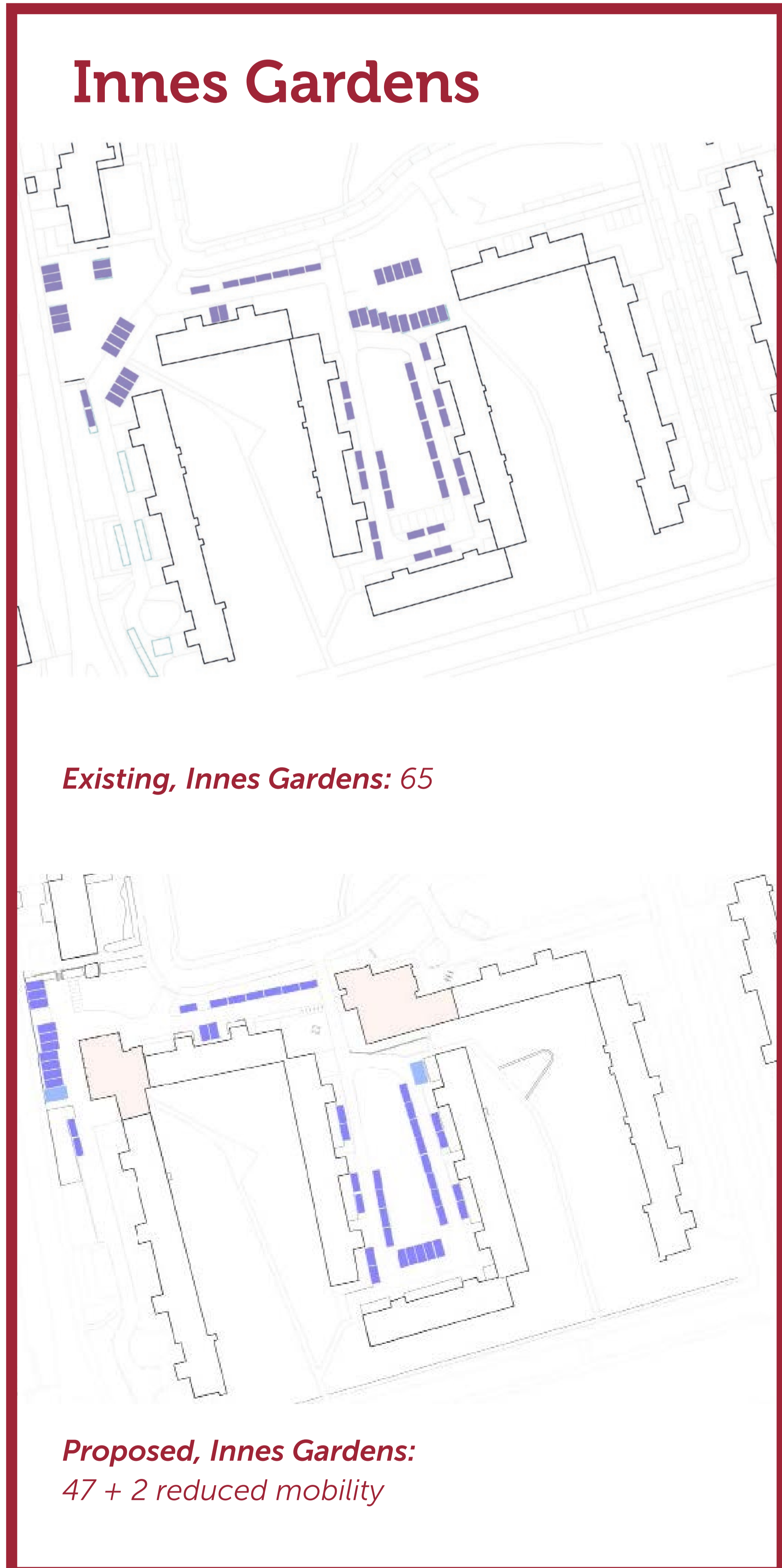
There will be minor alterations to the internal road layouts within the Estate to accommodate the new buildings:

- **Innes Gardens:** Minor widening of the access road and amendments to the internal road layout to accommodate refuse/emergency vehicles.
- **Hayward Gardens:** Access road re-positioned, internal road re-aligned to accommodate the new building and minor re-alignment of the access road.

We are also actively engaging with the car club provider Zipcar to potentially incorporate more car club vehicles on the Estate to encourage a longer term reduction in private car ownership and alleviate local parking pressures.

KEY

	Site Boundary		Motorcycle
	Retained/Reprovided		Proposed building
	Reduced mobility		





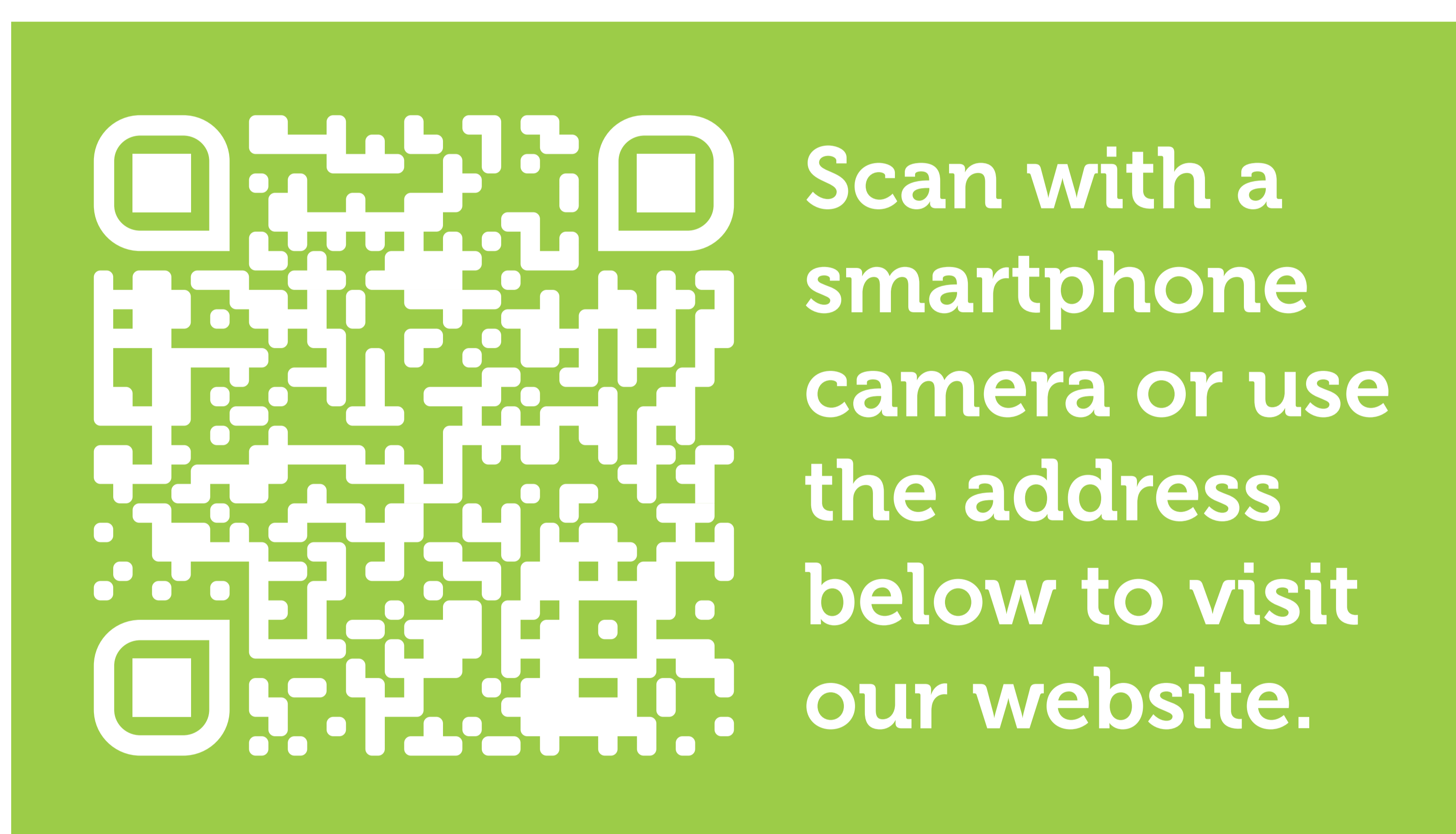
Thank You and Next Steps

Thank you for joining us today and for your engagement throughout the consultation process.

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

Please use the comment card to let us know if you have any final comments or questions regarding the proposals and if you have any comments on the consultation process to date.

We will endeavour to respond to comments and answer questions through our website in advance of the planning application submission later this year. You can also complete this comment card online by visiting our website or scanning the QR code below. If you would prefer to take the comment card away with you, please ask a member of the team for a stamped addressed envelope.



Following this event, planning applications for these sites will be prepared and submitted to 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.

Please return your comment card to us by **Friday, 6 October 2023 (11:59pm)**

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
(open Mon-Fri, from 9.30am to 5pm)

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