

ACKROYDON ESTATE & SKEENA HILL



Welcome

Wandsworth Borough Council is currently looking to develop areas on the **Ackroydon Estate** and at **Skeena Hill**, as part of the Homes for Wandsworth programme.

Thank you for taking the time to visit our public drop-in today!

The identified areas present a unique opportunity to develop unoccupied or underutilised spaces on the Ackroydon Estate and at Skeena Hill. We are currently considering ideas to develop the spaces to provide much-needed new council rent homes and high-quality community facilities, which will help meet the needs of our residents now and for generations to come.

We are also keen to explore opportunities to improve landscaping, play space and shared amenities for residents of the estate.

Please let us know what you think...

We are in the very early design stages and want to hear from the local community to involve you in our initial thinking and ideas for the spaces. Your local knowledge, thoughts and suggestions are important to help shape our plans and ensure the very best schemes are brought forward.

After looking through the following information boards on display, please complete a feedback form to let us know your ideas and feedback.

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.



Scan
here to
visit our
website!

www.ackroydonestatedevelopment.co.uk

What do local children think?

We are keen to explore opportunities to improve play space at the estate. To help us shape our plans we want to hear local children's ideas. Encourage your children to get involved, get creative and send us a drawing of their ideas for play space! What do they like doing at the park? What do they think is missing on the estate? We would love to hear their thoughts!

Our Project Team

Architect

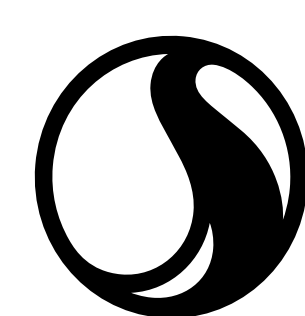
WW+P

WestonWilliamson+Partners

Planning and Community Engagement

BARTON
WILLMORE

now



Stantec

Landscape Architect

Allen
Pyke

ACKROYDON ESTATE & SKEENA HILL



Our Emerging Ideas Sites A & B - Montfort Place

We are in the early stages of looking to develop the sites and have started to identify constraints and key considerations to be mindful of and consider as we prepare our plans for the sites.

A Site A - Montfort Place

We are exploring opportunities to provide new council rent homes at Site A, alongside the existing retail and residential uses at the site. Our initial idea is to look to provide an additional floor to the existing building, to enable us to retain the building while providing new homes.

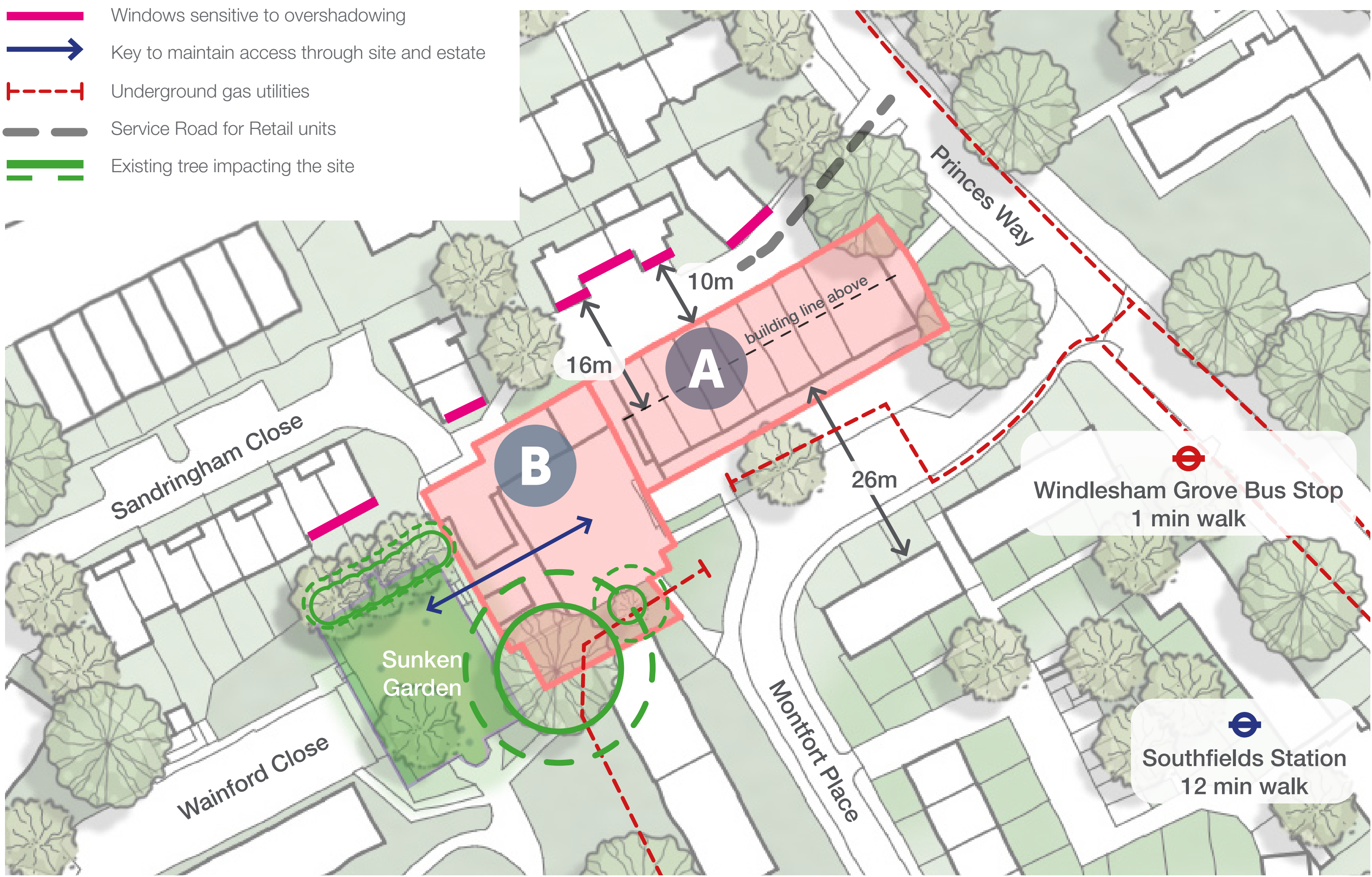
We are in the early stages of exploring this idea, but a key priority is to ensure the existing retail units and homes remain fully operational as part of any future development proposals.

B Site B - Ackroydon Community Hall

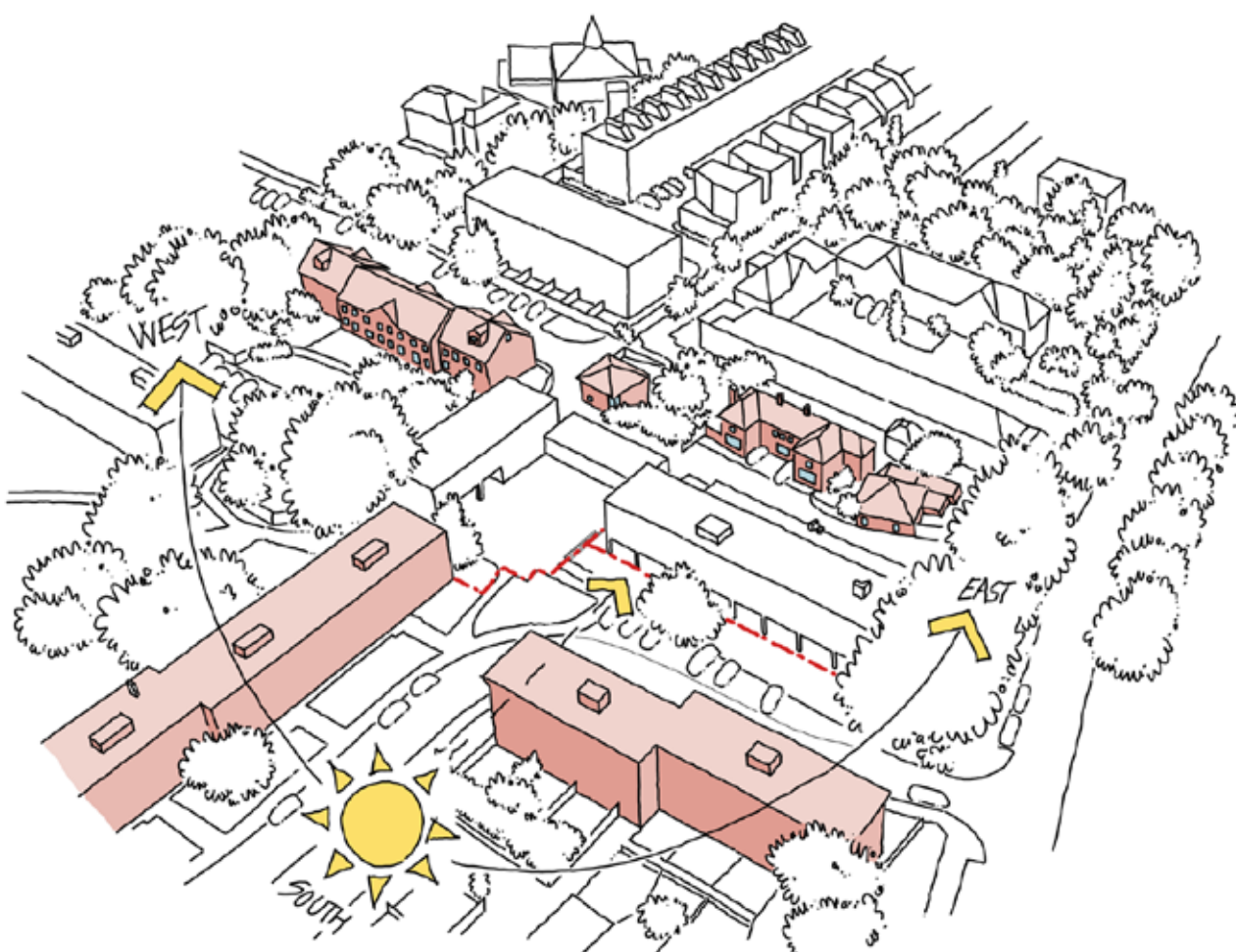
We are considering ideas to improve Ackroydon Community Hall. We are keen to provide a high-quality and energy efficient, multi-functional space that better serves the community.

We are also exploring opportunities to improve landscaping and enhance existing areas of public open space and play space that surround the community hall.

Constraints Plan

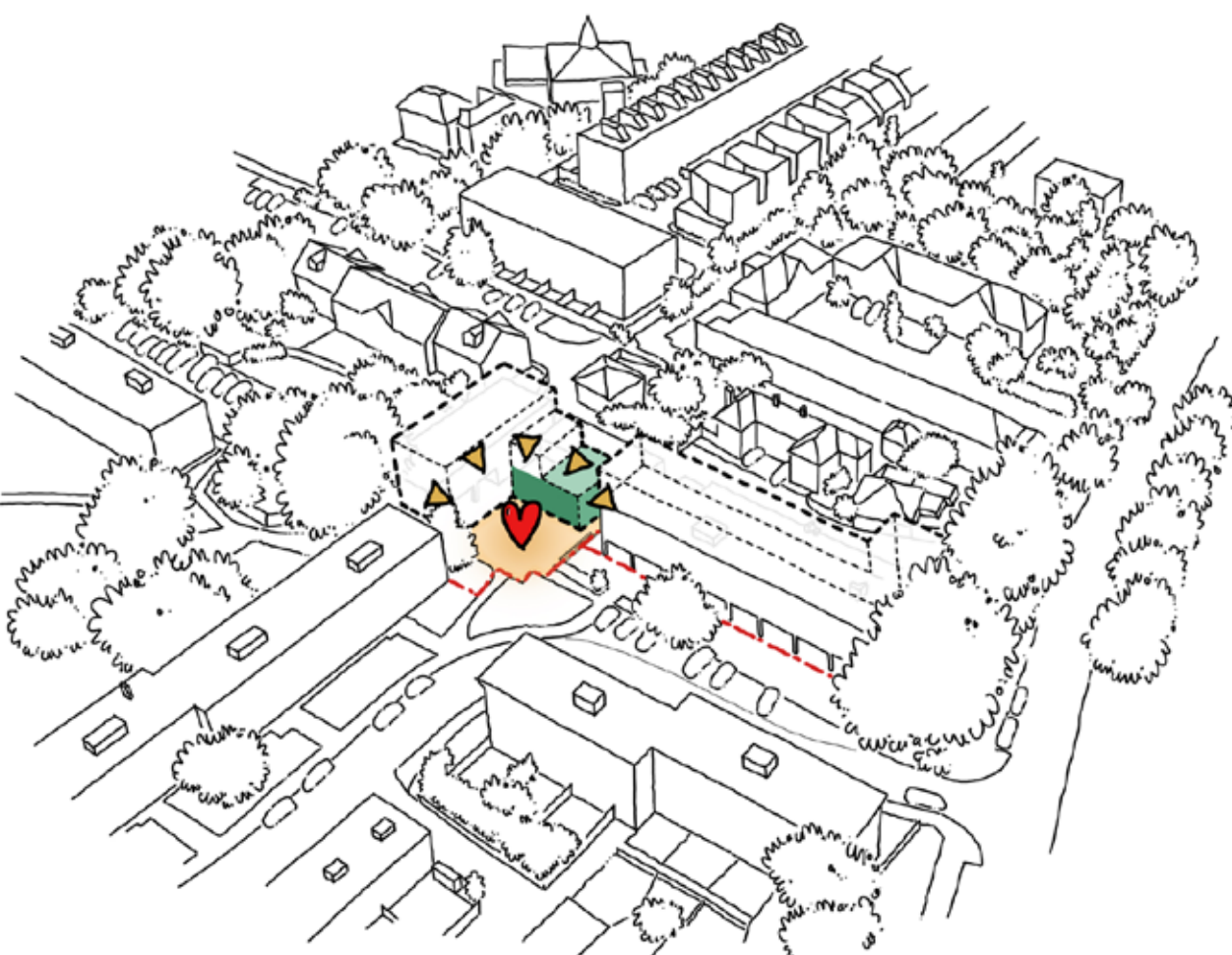


Key Considerations



Neighbouring Homes

Homes to the north of the site will need to be carefully considered to minimise overshadowing and maintain privacy. They are approximately 16m away from the existing homes above the shops on the site.



Improvement of Community Hall Facilities

There is an opportunity on this site to not only provide council rent homes, but also improve the existing under-used community hall. A new multi-functional and accessible community space at the heart of the scheme would be provided for the whole community to enjoy.



Enhancing Communal Amenity and Relationship with the Sunken Garden

The site has the potential to become the heart of the local community thanks to its prominent location, existing shops, and an improved community space.

An enhanced square on Montfort Place could connect to the existing sunken garden to the west, providing opportunities for interaction and allowing the community to gather. Issues of localised flooding in the sunken garden would also be addressed by public realm improvements to the area.

Opportunities

The identified constraints and key considerations have enabled us to understand the opportunities for the site and allowed us to establish some initial ideas, which will help to shape our plans going forward.



New affordable homes for local people



Complement neighbouring homes and uses



Cycle and resident blue badge car parking



A new modern multi-functional community centre



Sustainable and energy efficient schemes



Improve connectivity and accessibility



Improve security and surveillance



Enhance existing open spaces with new landscaping



Spaces for socialising and enjoyment



High-quality design



Improve the existing amenity space

ACKROYDON ESTATE & SKEENA HILL



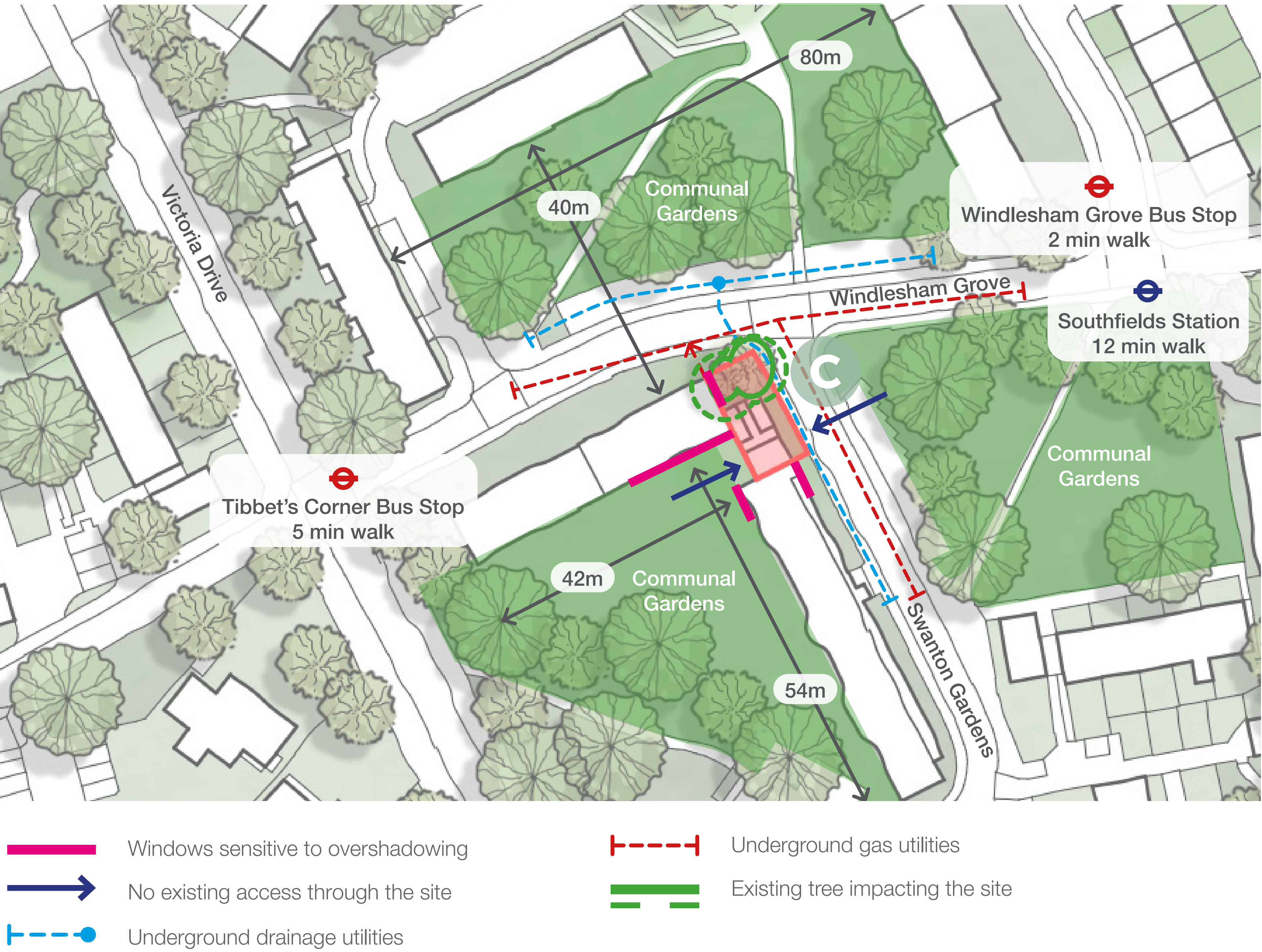
Our Emerging Ideas Site C - Swanton Gardens

We are in the early stages of looking to develop the site and have started to identify constraints and key considerations to be mindful of and consider as we prepare our plans for the site.

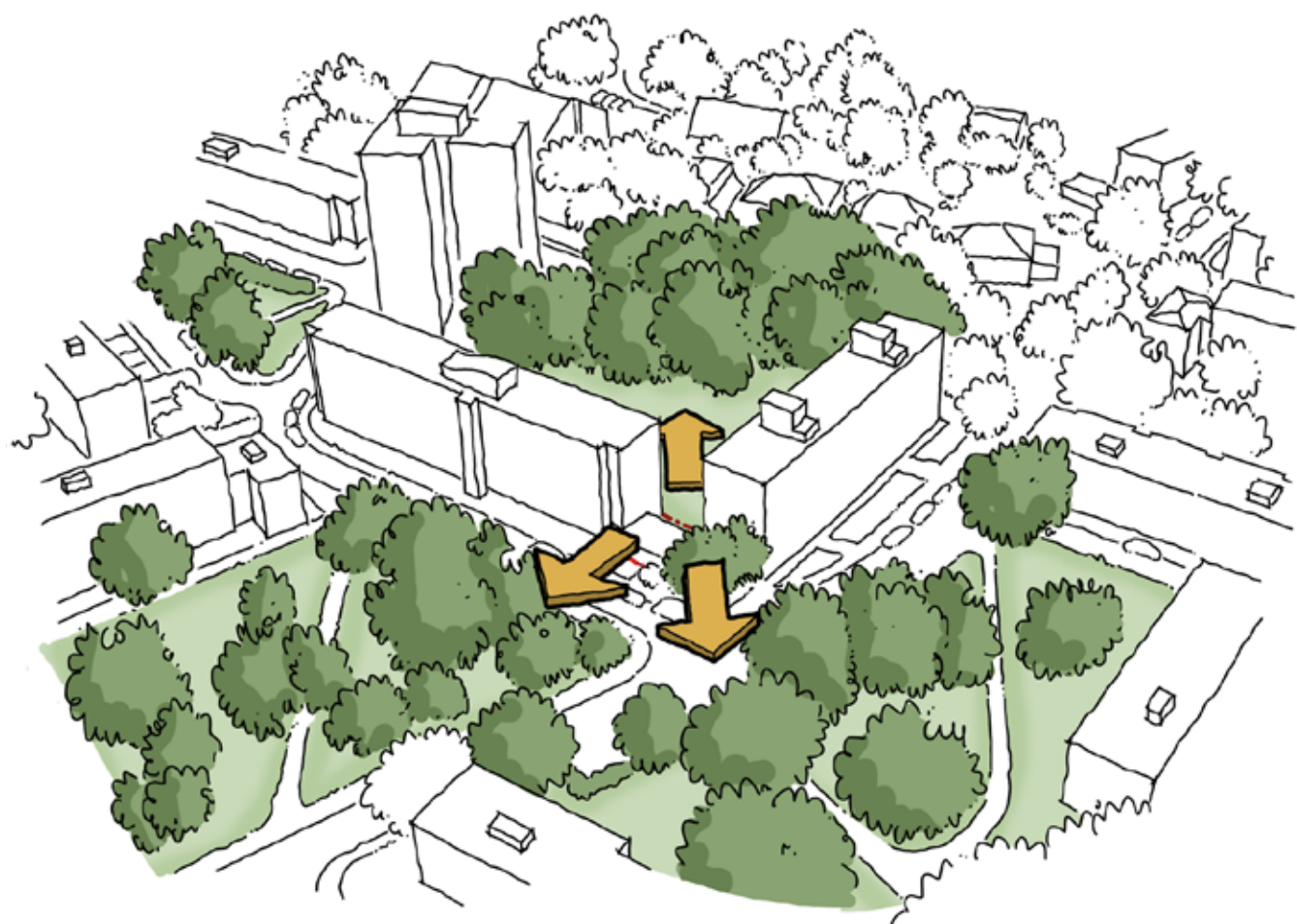
We are currently considering ideas to develop the space to provide much-needed new council rent homes, which will help meet the needs of our residents now and for generations to come.

We are also keen to explore opportunities to improve landscaping and shared amenities for residents of the estate.

Constraints Plan

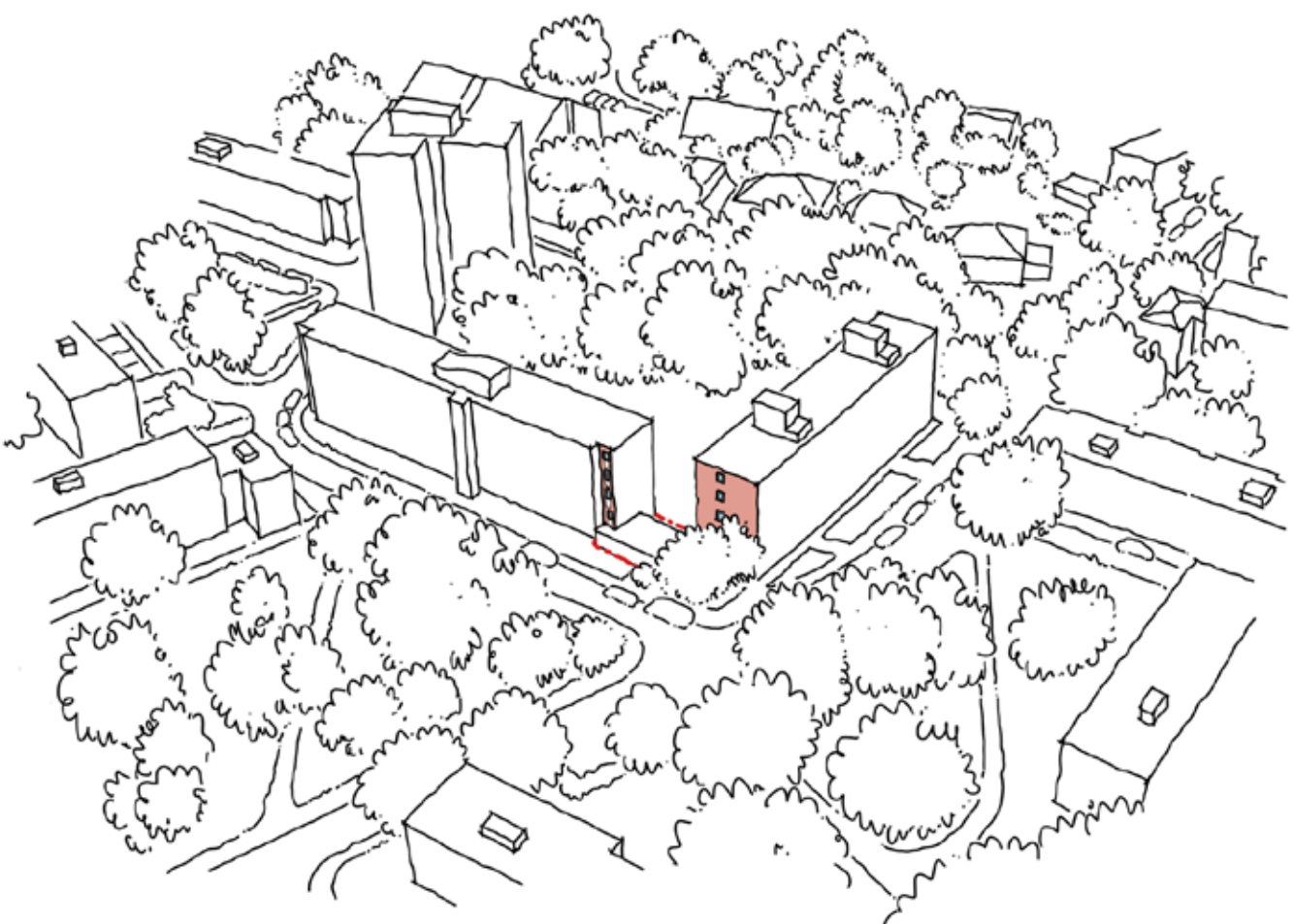


Key Considerations



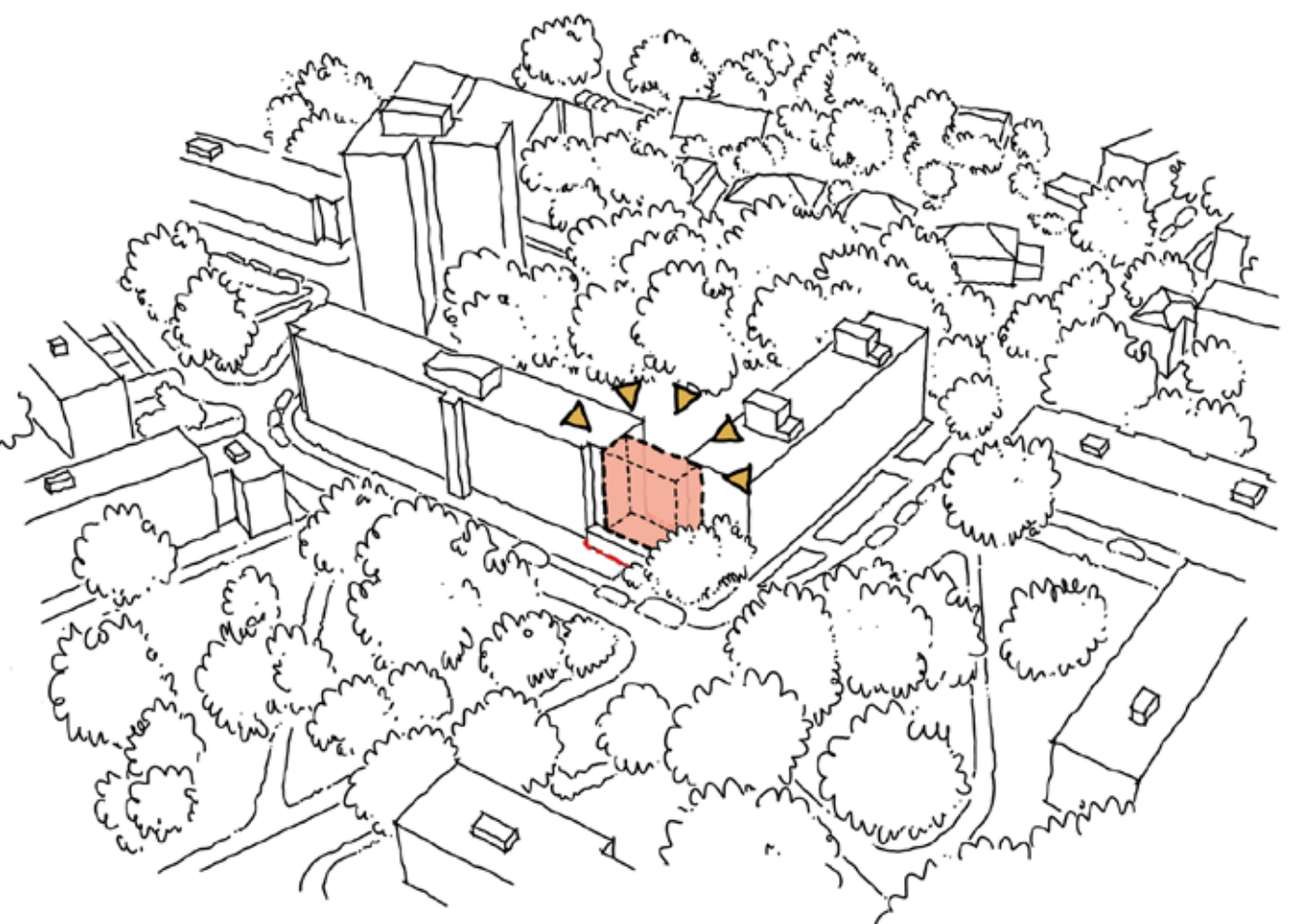
Connecting Surrounding Green Spaces

The site is surrounded by an excellent variety of communal green spaces, but the existing caretaker's store blocks off any connection between them. Improving access through the site, as well as the green spaces themselves, could be explored as part of a new development.



Respecting Existing Windows

Proximity to existing windows at the ends of both adjacent buildings will need to be carefully considered to avoid overshadowing and maintain privacy.



Infill Development to Provide Council Rent Homes

There is an opportunity on this site to provide new much-needed council rent homes in the borough, which would be designed to modern standards while being sensitive to existing residents.

Opportunities

The identified constraints and key considerations have enabled us to understand the opportunities for the site and allowed us to establish some initial ideas, which will help to shape our plans going forward.



New affordable homes for local people



High-quality design



Sustainable and energy efficient schemes



Complement neighbouring homes and uses



Improve connectivity and accessibility



Spaces for socialising and enjoyment



Improve security and surveillance

ACKROYDON ESTATE & SKEENA HILL



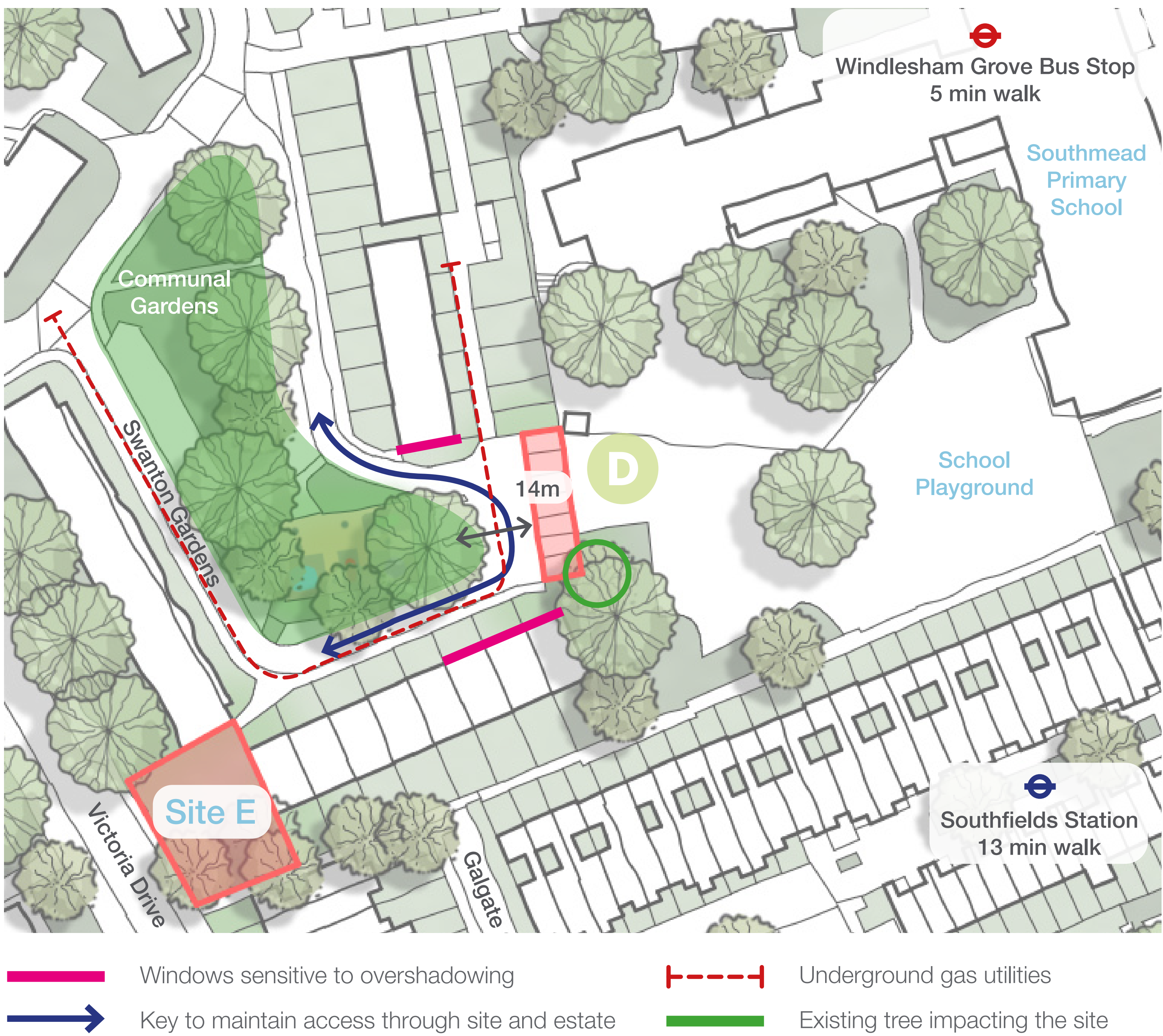
Our Emerging Ideas Site D - Swanton Gardens

We are in the early stages of looking to develop the site and have started to identify constraints and key considerations to be mindful of and consider as we prepare our plans for the site.

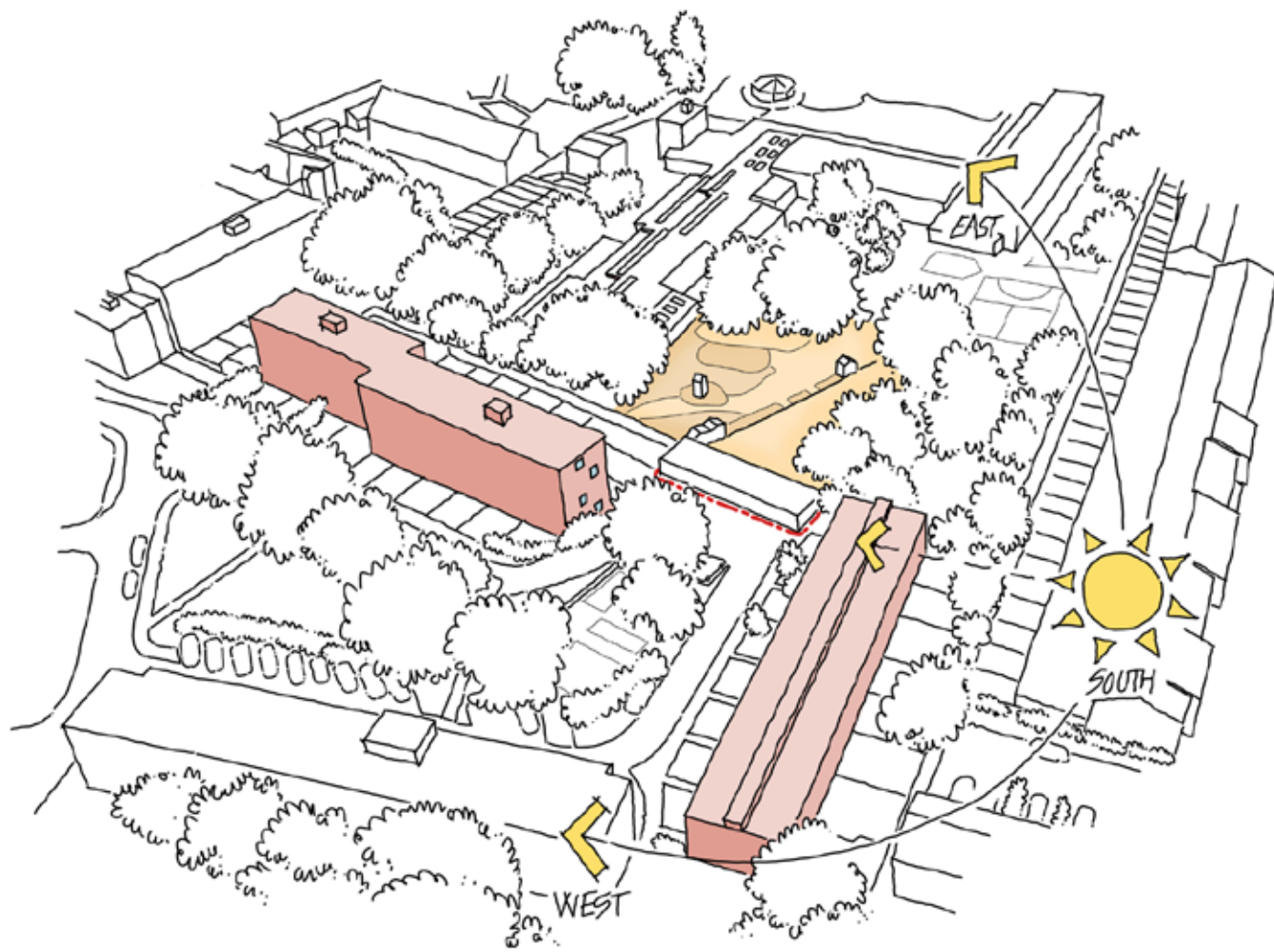
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We are also keen to explore opportunities to improve landscaping and shared amenities for residents of the estate.

Constraints Plan

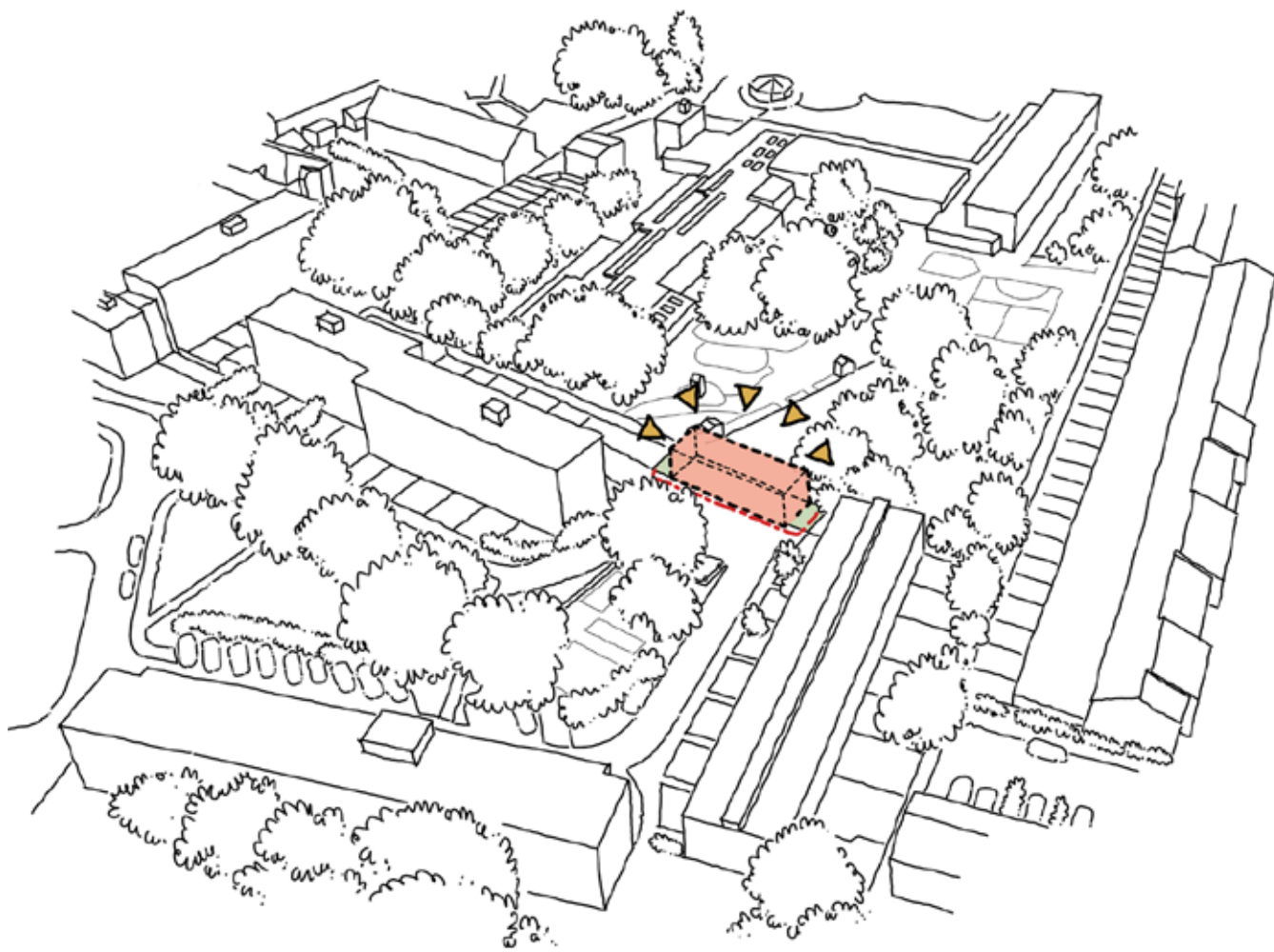


Key Considerations



Existing Homes and School

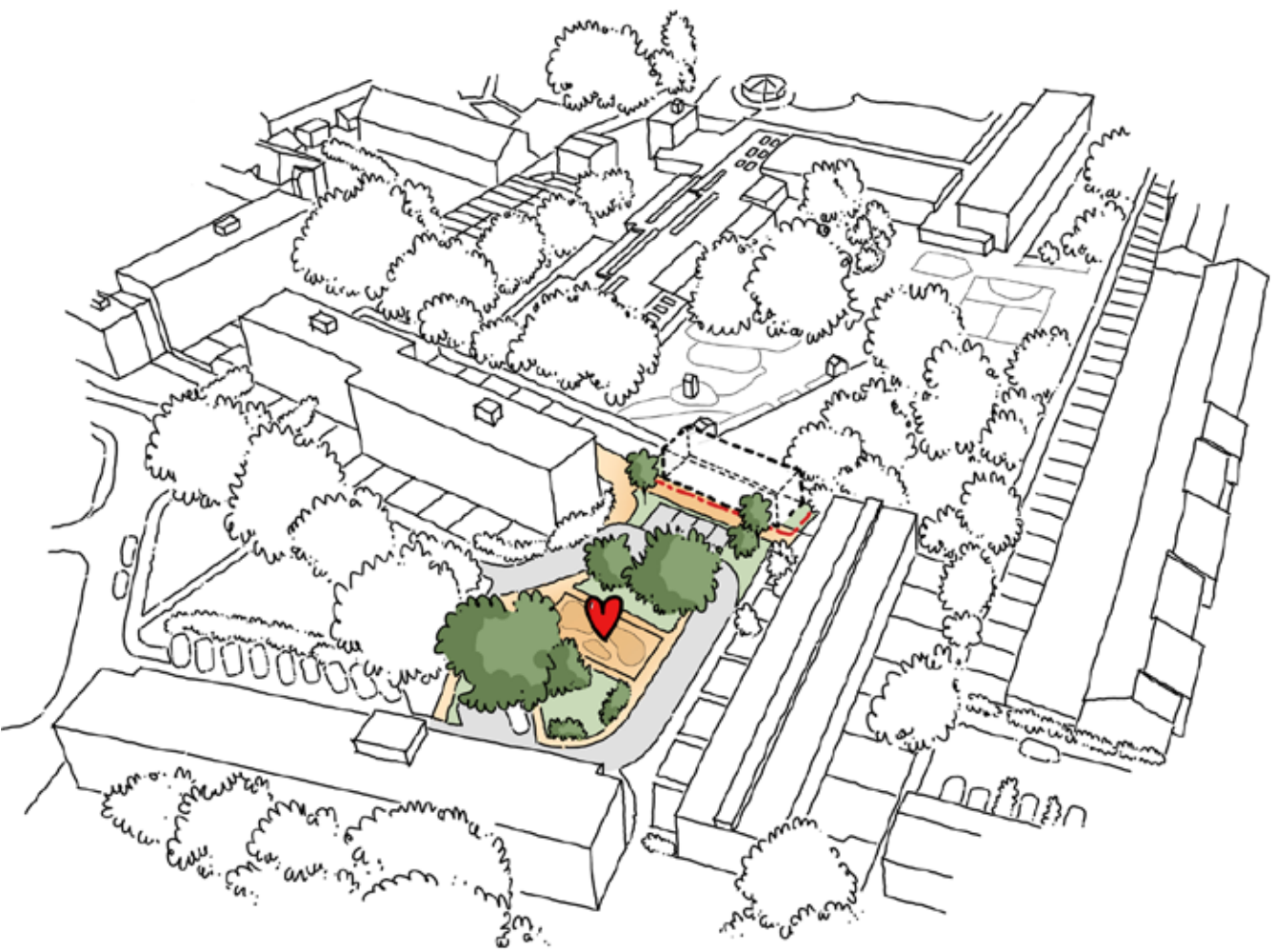
Adjacent buildings have windows facing the site that will need to be considered from an overshadowing and privacy perspective. Care must also be taken to ensure that Southmead Primary School playground to the east is not overlooked.



Infill Development to Provide Council Rent Homes

There is an opportunity on this site to provide new much-needed council rent homes in the borough, which would be designed to modern standards while being sensitive to existing residents.

There is also a possibility to look at reconfiguring part of the road, to retain parking spaces while ensuring the space is as efficient and safe as possible.



Improvement of Green Space and Communal Amenity

The existing communal playspace is surrounded by a brick wall, which limits surveillance and connection to the green spaces beyond. This could be improved and better integrated into the wider communal green space.

Opportunities

The identified constraints and key considerations have enabled us to understand the opportunities for the site and allowed us to establish some initial ideas, which will help to shape our plans going forward.



Utilise an underused garage block



Improve connectivity and accessibility



Spaces for socialising and enjoyment



New affordable homes for local people



Retain existing trees where possible



Improve security and surveillance



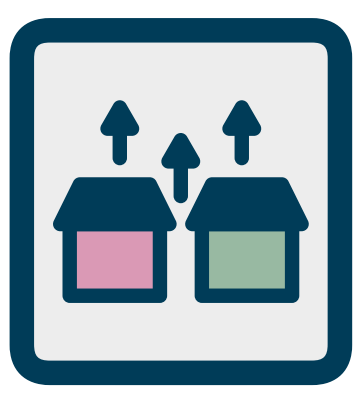
Complement neighbouring homes and uses



Sustainable and energy efficient scheme

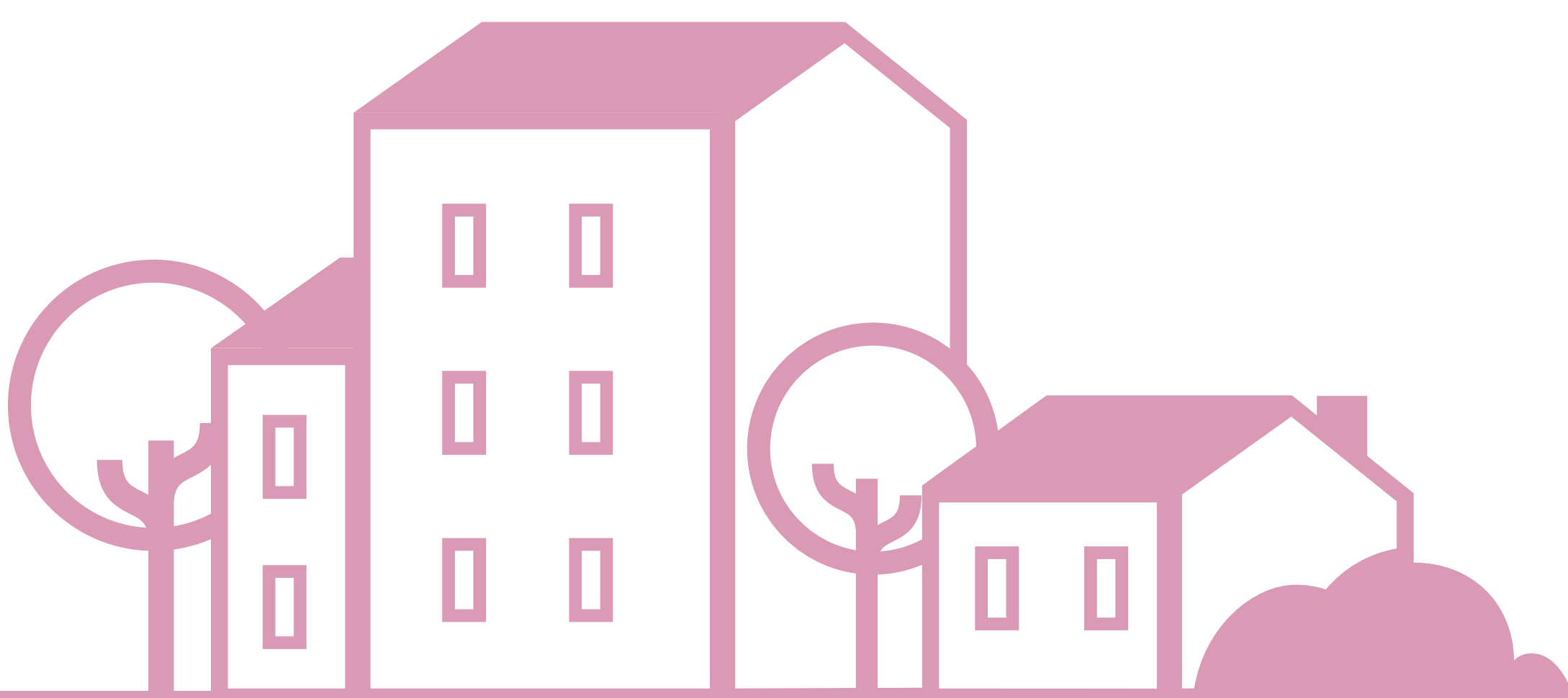


High-quality design



Preserve and improve the relationship of the site with the landscape

ACKROYDON ESTATE & SKEENA HILL



Our Emerging Ideas Site E - Victoria Drive

We are in the early stages of looking to develop the site and have started to identify constraints and key considerations to be mindful of and consider as we prepare our plans for the site.

We are currently considering ideas to develop the spaces to provide much-needed new council rent homes, which will help meet the needs of our residents now and for generations to come.

We are also keen to explore opportunities to improve landscaping and shared amenities for residents of the estate.

Constraints Plan

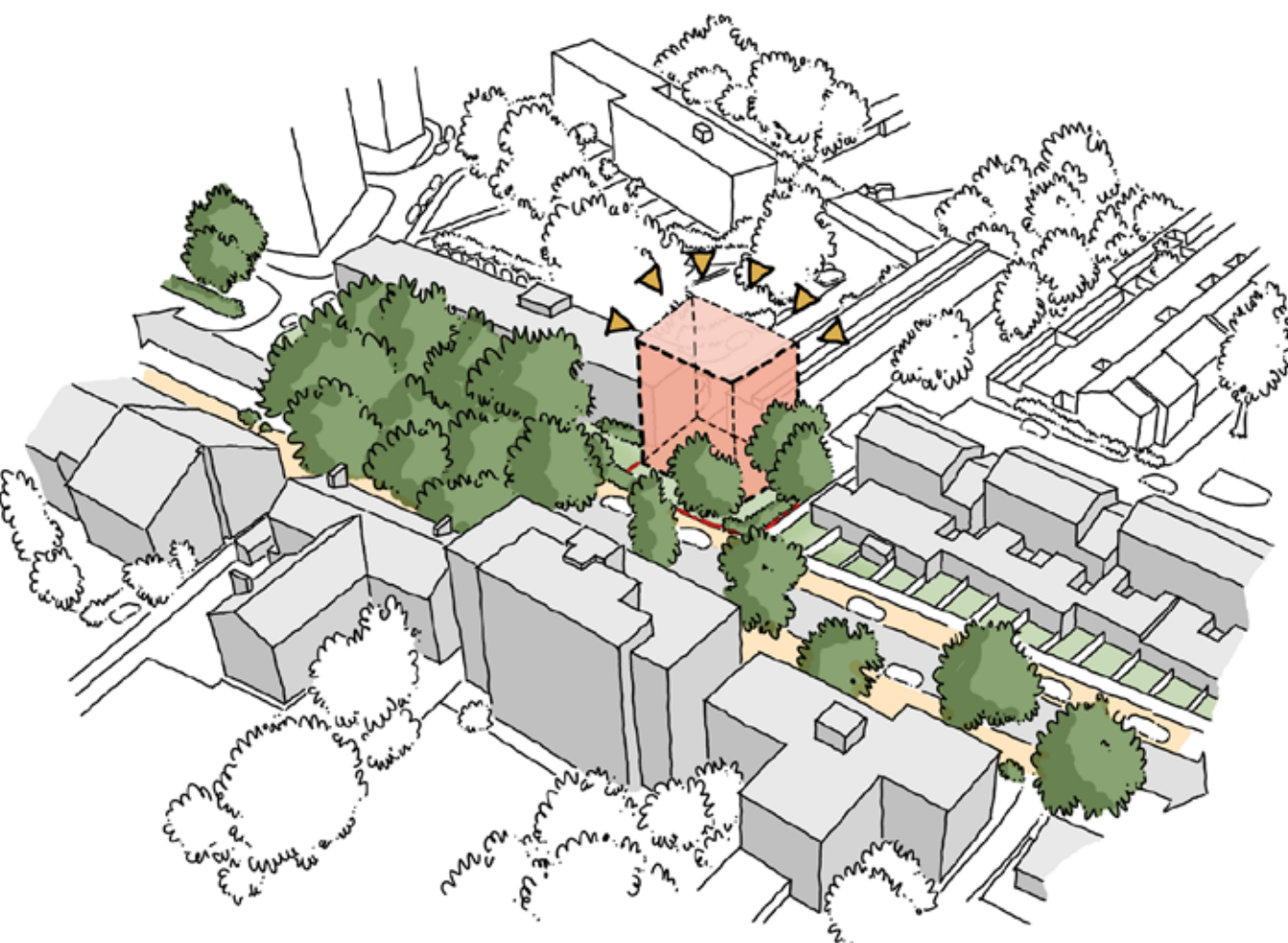


Key Considerations



Neighbouring Gardens

The site is bordered to the north, east and south by gardens. This is not uncommon in London but care will need to be taken to ensure that both existing and future residents privacy is respected.



Infill Development to Provide Council Rent Homes

Considering its location along Victoria Drive, a main road through the area, and the height of surrounding buildings, this site may be able to support a mid-rise building that would help maximise the number of new homes provided.



Co-ordination with Surrounding Streetscape

Victoria Drive is characterised by large trees and buildings set away from the road. Care must be taken to ensure that any new development is coordinated with and responds to the surrounding streetscape and character.

Opportunities

The identified constraints and key considerations have enabled us to understand the opportunities for the site and allowed us to establish some initial ideas, which will help to shape our plans going forward.



Utilise an underused garage block



Improve connectivity and accessibility



Spaces for socialising and enjoyment



New affordable homes for local people



Retain existing trees where possible



Improve security and surveillance



Complement neighbouring homes and uses



Sustainable and energy efficient scheme



High-quality design



Preserve and improve the relationship of the site with the landscape

ACKROYDON ESTATE & SKEENA HILL



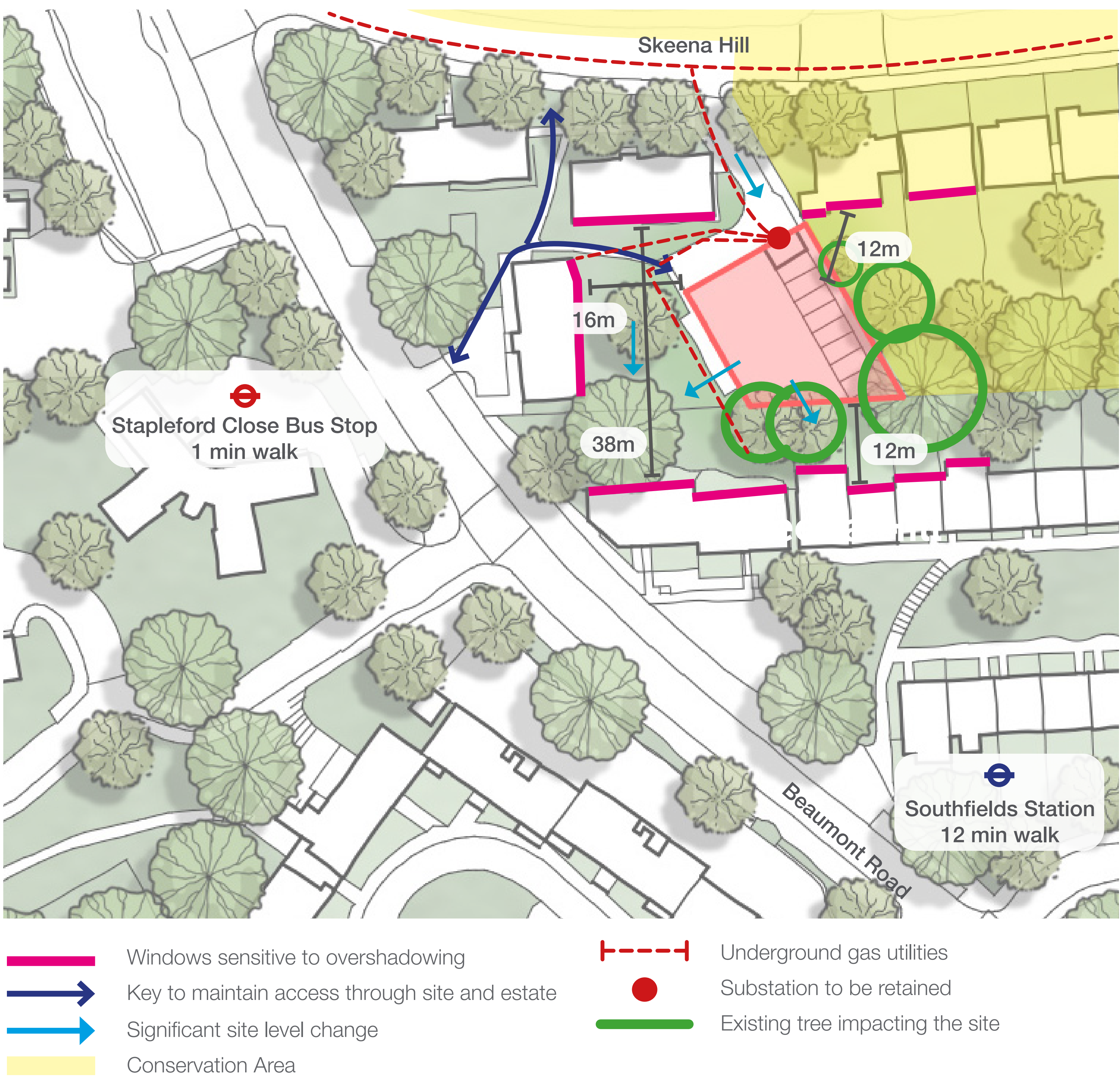
Our Emerging Ideas Skeena Hill

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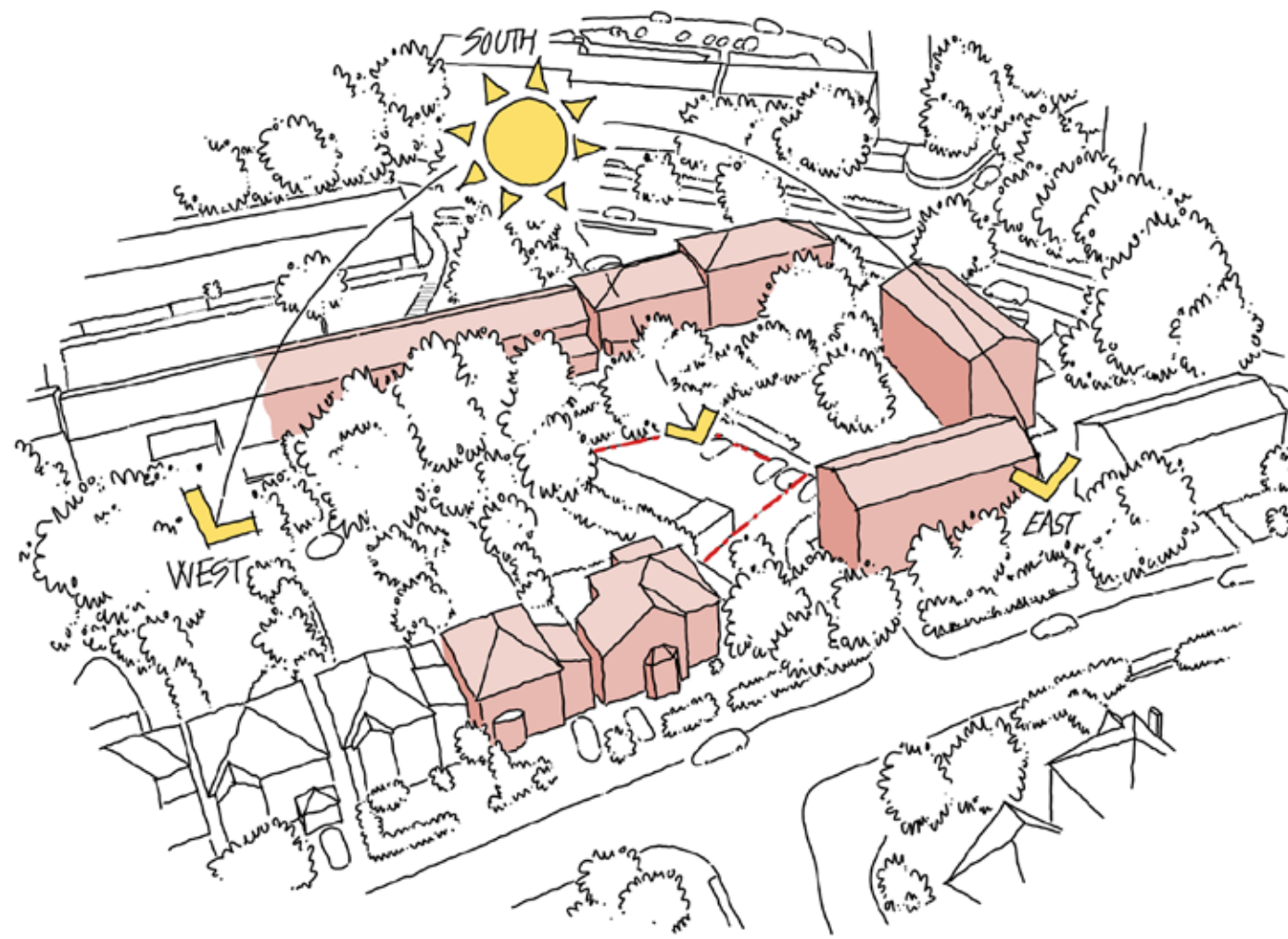
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Constraints Plan

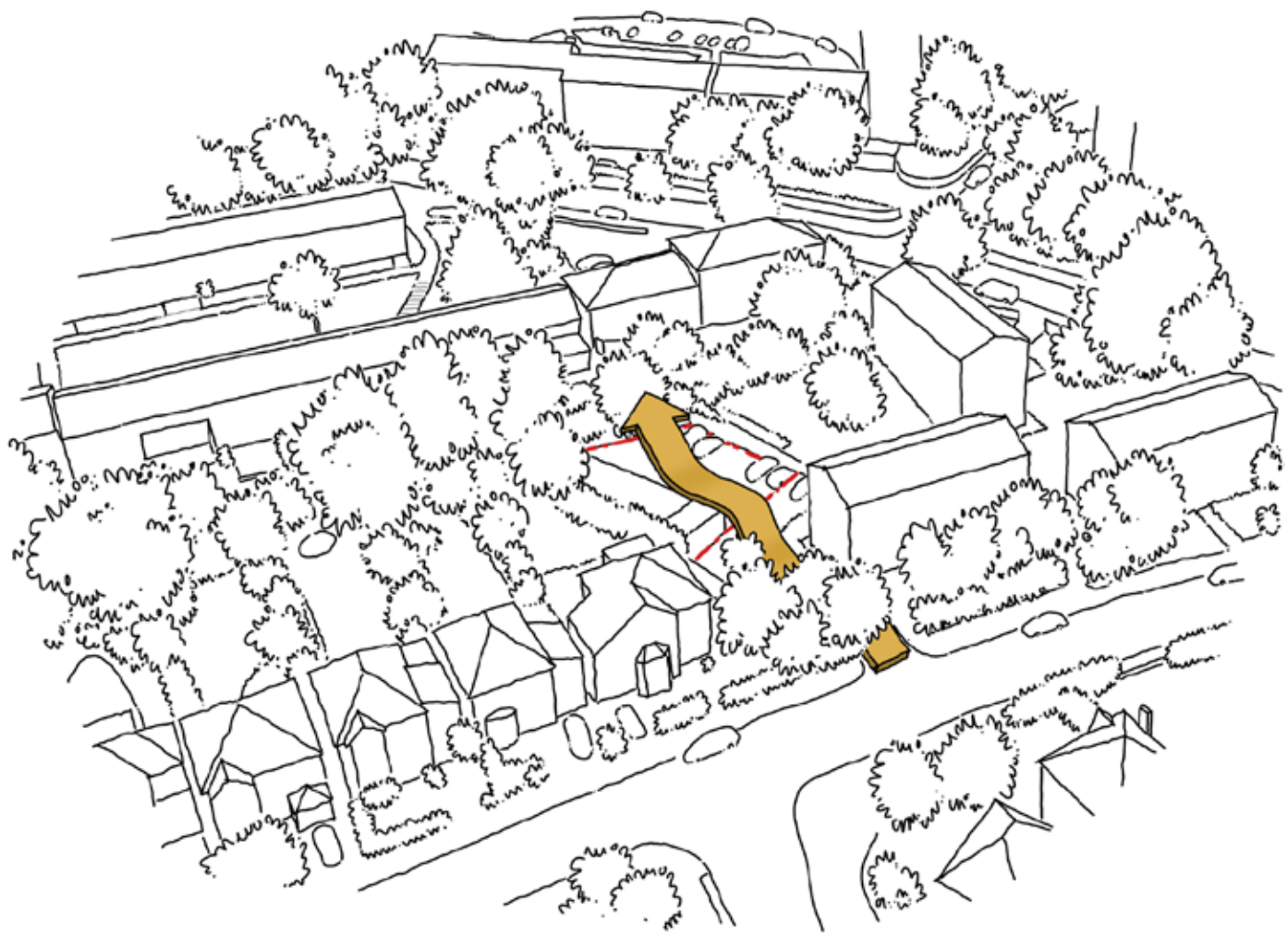


Key Considerations



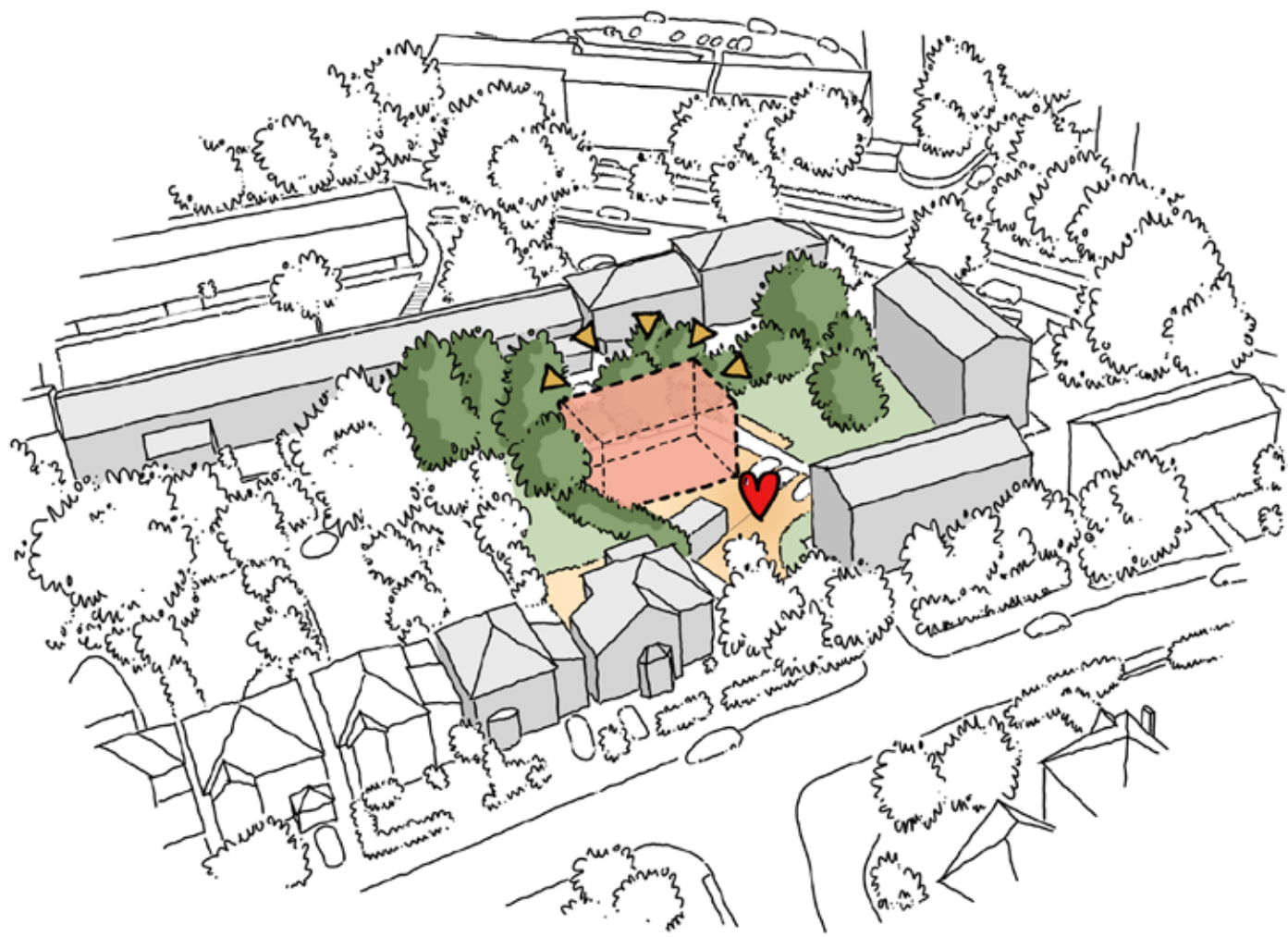
Neighbouring Homes

Care will need to be taken to ensure that overshadowing and overlooking of neighbouring homes and gardens surrounding the site are avoided.



Utilise Level Change Across Site

The site has a level change of approx 3.4m from the road to the surrounding green space to the west. There is opportunity for a new development to be set within the landscape, with minimal impact on surrounding homes and the nearby Sutherland Grove Conservation Area.



Infill Development to Provide Council Rent Homes and Improve Existing Green Space

There is potential for this site to be made more efficient, providing new much-needed council rent homes while retaining sufficient parking spaces. There is also an opportunity to improve the communal green space to the west to benefit all neighbouring residents.

Opportunities

The identified constraints and key considerations have enabled us to understand the opportunities for the site and allowed us to establish some initial ideas, which will help to shape our plans going forward.



New affordable homes for local people



Improve connectivity and accessibility



Improve security and surveillance



Complement neighbouring homes and uses



Improve the relationship of the site with the landscape



Sustainable and energy efficient scheme



High-quality design



Spaces for socialising and enjoyment

ACKROYDON ESTATE & SKEENA HILL



Feedback and Next Steps

Thank you for joining us today, we hope you have found this public drop-in useful.

Members of our project team are here today to discuss our ideas and answer any questions you may have. Your local knowledge, thoughts and suggestions are important to help shape our plans and ensure the very best schemes are brought forward.

Feedback

Please complete a feedback form and post it in the box provided. You can also complete the form online by visiting our website or scanning the QR code. 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 **Friday 2 December 2022 at 5pm** to allow us time to collate and consider all feedback received. We will review all comments and suggestions received as we continue to develop our ideas for the sites.



Scan here
to visit our
website!

Our Timeline



Contact us

If you would like a copy of our consultation materials in another format, such as printed, audio, or another language, or have any other queries please contact us.



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