

Homes for  
Wandsworth



# ACKROYDON ESTATE & SKEENA HILL

Online Public Webinar

Wednesday 28 June 2023, 6pm

[www.ackroydonestatedevelopment.co.uk](http://www.ackroydonestatedevelopment.co.uk)



# Welcome



Presentation will last approx. 20 minutes and be followed by a Q&A session



Questions can be submitted via the Q&A button on your screen



We will not be using the chat function

## Our Project Team

Architect

WW+P

Planning and  
Community Engagement



Landscape Architect

Allen  
Pyke

Transport Consultant



# The Homes for Wandsworth Programme



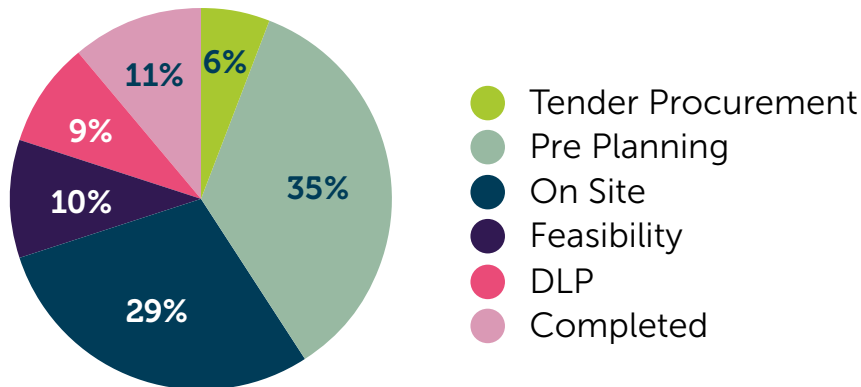
**A decent home is an essential part of everyone's life. By building more council rent homes across the borough, we can ensure that more people have this key foundation.**

- Wandsworth Council faces an ongoing housing crisis. The council has a waiting list of over 11,000 households, of which 2,403 are classified as homeless (March 2022 figures).
- The Homes for Wandsworth programme is one major intervention the council is implementing to help meet housing need, by delivering 1,000 new homes for council rent.
- The programme will deliver well-designed, new homes to high environmental and sustainability standards, while also adding value to our housing estates through sensitive improvements to landscaping and community facilities.

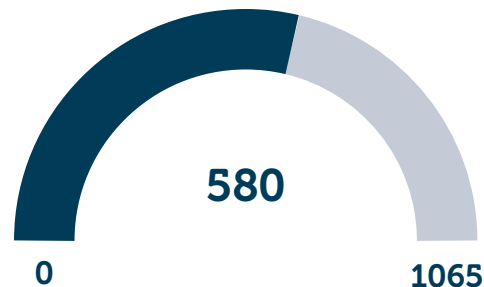
# Homes for Wandsworth – Dashboard



## Total Homes per Work Stage



## Total Homes with Planning Approval to Date



Cumulative Total Starts as at 21/22 <b>386</b>	Total Starts 2022/2023 <b>134</b>	Total Starts 2023/2024 <b>60</b>	Total Starts 2024/2025 <b>136</b>	Total Starts 2025/2026 <b>341</b>	Total Starts 2026/2027 <b>0</b>	Total Starts 2027/2028 <b>8</b>	Total Starts 2028/2029 <b>0</b>	Total Homes Started <b>1065</b>
Cumulative Completions as at 21/22 <b>188</b>	Total Completions 2022/2023 <b>18</b>	Total Completions 2023/2024 <b>72</b>	Total Completions 2024/2025 <b>256</b>	Total Completions 2025/2026 <b>79</b>	Total Completions 2026/2027 <b>168</b>	Total Completions 2027/2028 <b>226</b>	Total Completions 2028/2029 <b>58</b>	Total Homes Completed <b>1065</b>

# Ackroydon Estate and Skeena Hill



Some of the sites being brought forward for development as part of the Homes for Wandsworth programme are located on the Ackroydon Estate.

**A** Montfort Place - No longer looking to develop this site

**B** Site B - Ackroydon Community Hall

**C** Site C - Swanton Gardens

**D** Site D - Swanton Gardens

**E** Site E - Victoria Drive

**Skeena Hill**



SWANTON GARDENS (SITE C)

We are working on our proposals for land at Swanton Gardens (Site C) and land at Victoria Drive (Site E), and hope to share our plans with you later this year. Keep an eye out for an invitation to future consultation events – we hope you will be able to join us!

VICTORIA DRIVE (SITE E)

# What We've Heard So Far...



We held our first stage of consultation in November 2022, to share our initial ideas to develop areas on the **Ackroydon Estate** and at **Skeena Hill**.

**874**

invitation flyers  
delivered

**30**

attendees to the  
public drop-in

**28**

people signed  
up for project  
updates

**361**

unique visitors to  
the consultation  
website

**913**

page views across  
the website

**20**

feedback forms  
completed and  
returned

# What We've Heard So Far...



## Key Concerns

### Skeena Hill



Lack of car parking locally



Potential for loss of light to neighbouring homes



Impacts during construction – noise and general disruption



Loss of garages used for storage.

### General Comments/All Sites



Lack of car parking in the local area



Objection to Site A due to potential overlooking, loss of privacy and loss of light as well as potential loss of shops during construction



Loss of trees and environmental impacts



Impact on local services i.e., public transport, doctors, schools



Density of the estate and concern about overcrowding



Impacts during construction of the proposed developments



Temporary loss of the well-used community space during construction and concern about operational changes post development.

# What We've Heard So Far...



## Workshop

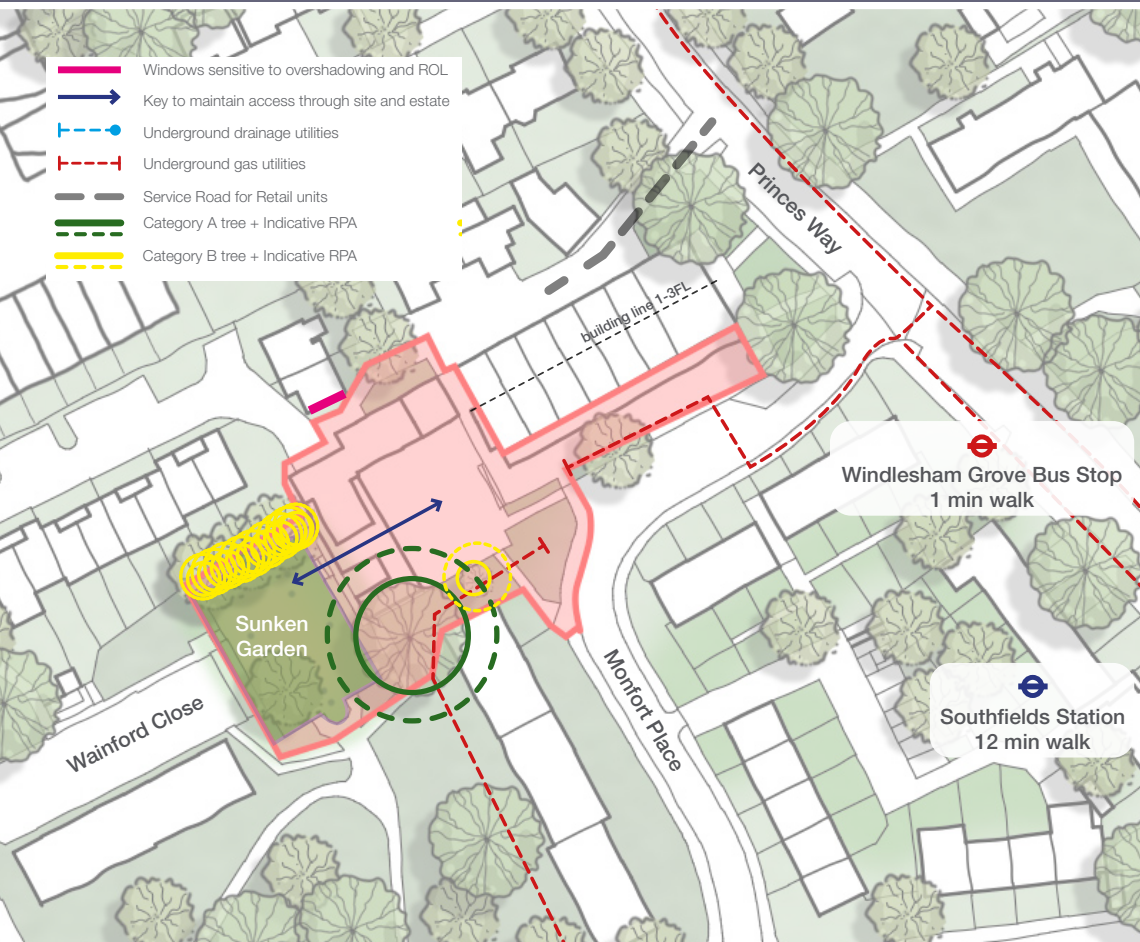
**In March 2023, a workshop was held with representatives of Ackroydon Community Hall to discuss early design ideas and obtain a greater understanding of how the existing space is used, as well as desires for the new hall. The discussions and suggestions have informed our plans and enabled us to design a space that will best meet the needs of the community.**

Suggestions included:

- Internal storage space
- A secure/designated outdoor space
- An entrance foyer with toilets and kitchen area
- A permanent canopy over the outdoor space to provide shelter
- A disabled parking space on Montfort Place
- Provision of at least two rooms varying in size
- Floor to ceiling windows to create a welcoming space
- High-quality, low maintenance materials
- LEDs and spot lighting
- Soundproofing
- Retention of paving areas for outdoor events



# Site B – Ackroydon Community Hall



## Constraints and Opportunities

**In the early design stages of preparing our proposals for Ackroydon Community Hall, we identified site constraints and opportunities and established key design considerations, which have been used to inform our design ideas and shape our plans for the site.**

Our proposals will replace Ackroydon Community Hall with a new high-quality and energy efficient, multi-functional building that better serves the community. The hall has been designed with the community in-mind to ensure the space meets the needs of the local community now and for generations to come.

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

# Site B – Ackroydon Community Hall



## Key Considerations



### Neighbouring Homes

Homes surrounding the site will need to be carefully considered to minimise overshadowing and maintain privacy.



### Improvement of Community Hall Facilities

There is an opportunity on this site to not only provide council rent homes, but also improve the existing 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 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 and landscape improvements to the Sunken Garden would provide the community with new opportunities for enjoyment and interaction.

# Site B – Ackroydon Community Hall



## 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 have helped 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

# Site B – Ackroydon Community Hall



## Our proposals will provide the following:



13 much-needed new council rent homes



One accessible car parking space on Montfort Place



A mix of homes including 10 one-bedroom and three two-bedroom



Secure bicycle storage within the new building for new residents and external bicycle stands for public use



High-quality mixed-use part three-, part four-storey building



New landscaping, playspace and improved accessibility

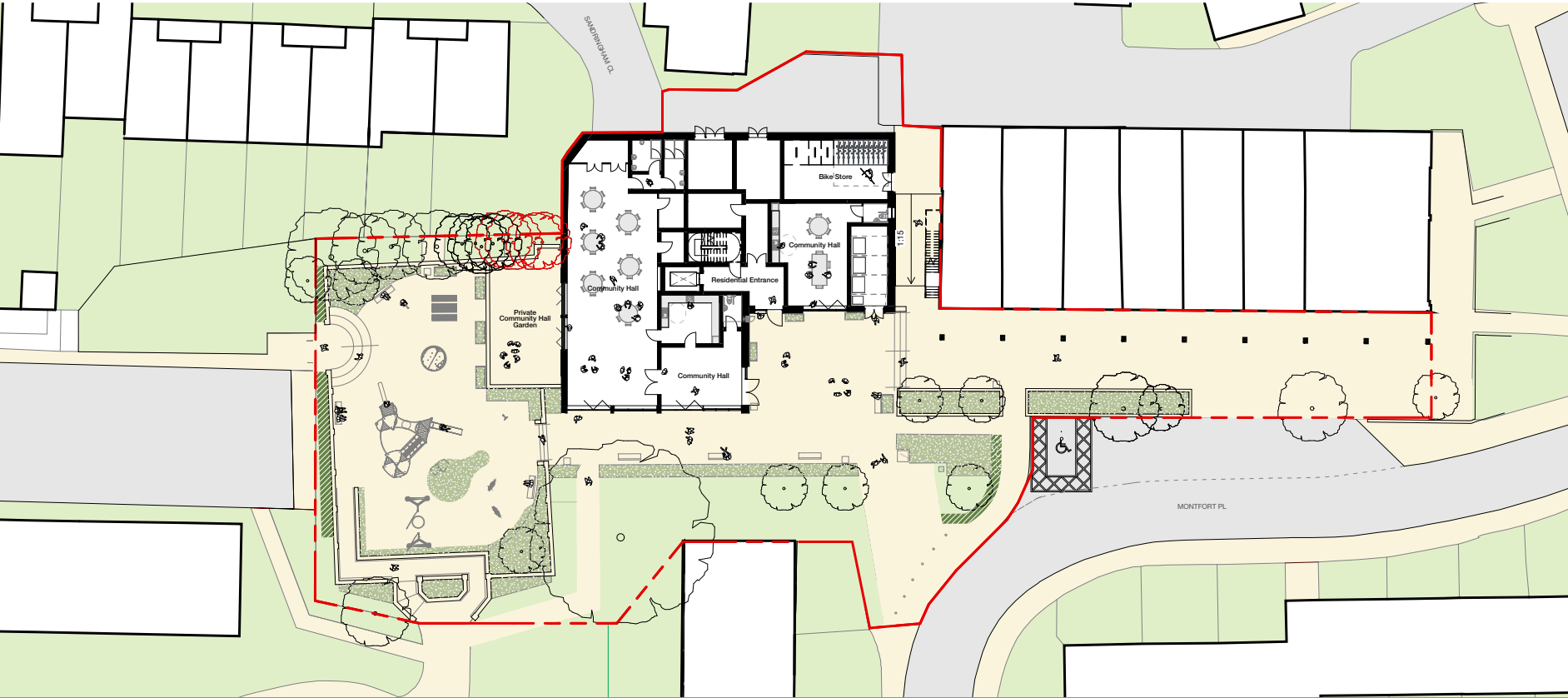


Two separate halls and a lobby area, which can be used as spill out space as well as a secure external outdoor space



A highly sustainable scheme, including a bio-diverse roof, solar panels and a sustainable drainage strategy

# Site B – Ackroydon Community Hall



# Landscaping Improvements



## Montfort Place & The Sunken Garden

Our proposals to redevelop Ackroydon Community Hall include significant landscape improvements to Montfort Place public square and the Sunken Garden, including new playspace, street furniture and a mix of new plants.

Landscape Consultant, Allen Pyke, has developed a landscape strategy that actively responds to feedback we have received and delivers significant enhancements and improvements to the area.

### You said:

'Utilising green space so it is useable for our children. Keeping it clean. More benches/ places to sit.'

'The sunken garden by the Ackroydon Hall is poorly neglected. It also floods every time there is heavy rain. It's not a welcoming space.'

'Simple maintenance, litter and dog fouling clearance is a minimum requirement.'

'Better landscaping - A communal space (ie communal veggie patch / garden area etc) to provide a space for the three buildings to meet and work together.'

'Creating a far more sympathetic and sustainable approach to the landscaping would hugely enhance the benefit to those residents and create a far more family friendly environment.'

'Proper secure cycle storage, rain butts and improved community gardens.'

# Landscaping Improvements



## Montfort Place & The Sunken Garden

Our landscape proposals include:



High-quality new playspace with equipment for all ages



A new ramped access into the Sunken Garden from Wainford Close to improve accessibility to the new garden/play features



Communal grow-your-own raised beds



A variety of new evergreen and seasonal plant species to promote biodiversity and visual interest



Secure external community space connected to Ackroydon Community Hall



New trees to mitigate the loss of some existing trees



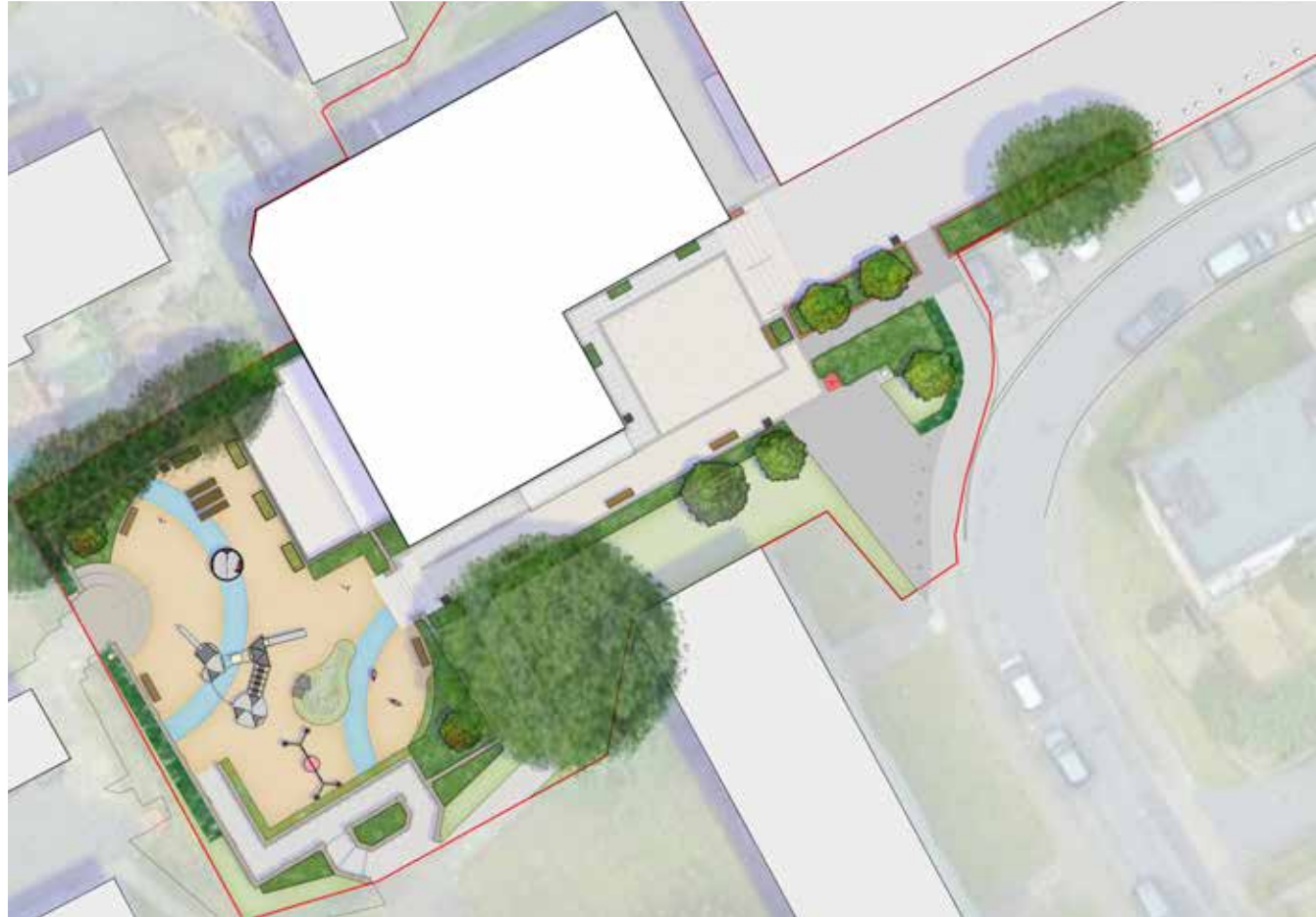
New seating areas, including benches and picnic tables



# Landscaping Improvements



## Montfort Place & The Sunken Garden





# Proposed Views



**Our proposals have been sensitively designed considering the surrounding area, to provide a scheme that complements and enhances the area.**

The visuals below, show the evolving design for Ackroydon Community Hall and the Sunken Garden, and demonstrate how the new building and landscaping could look on the site. We are continuing to develop the design of these spaces and are keen to hear your thoughts.



Proposed view of the new Ackroydon Community Hall and Montfort public square

# Proposed Views



Proposed view of the Sunken Garden, looking east towards the new Acrkoydon Community Hall. The view shows a new climbing frame and bucket swing, planters, social seating areas, a new ramped access, steps leading onwards to Montfort Place public square, as well as the new secure outdoor space associated with the community hall.

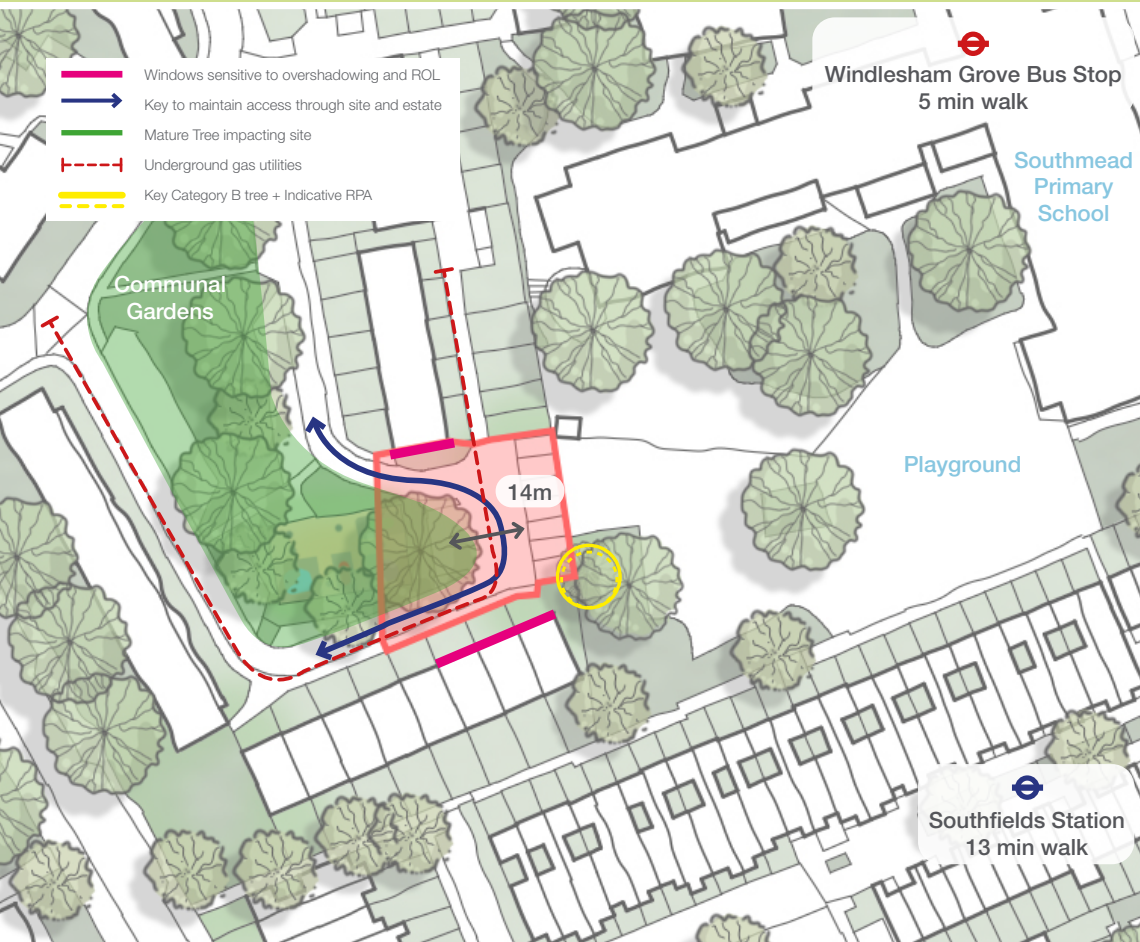


# Proposed Views



Proposed view of the Sunken Garden, looking west towards Wainford Close. The view shows a mix of new play equipment for all ages, planting, benches, steps leading onwards to Montfort Place public square, as well as the new secure outdoor space associated with the community hall.

# Site D – Land at Swanton Gardens



## Constraints and Opportunities

**In the early design stages of preparing our proposals for land at Swanton Gardens, we identified site constraints and opportunities and established key design considerations, which have been used to inform our design ideas and shape our plans for the site.**

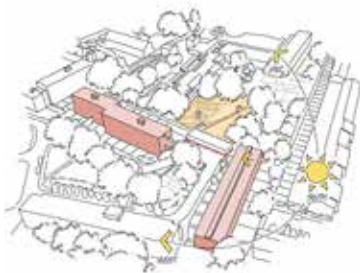
Our proposals for the site will provide much-needed new council rent homes, which will help meet the needs of our residents now and for generations to come.

We have also explored opportunities to improve landscaping for residents of the estate.

# Site D – Land at Swanton Gardens

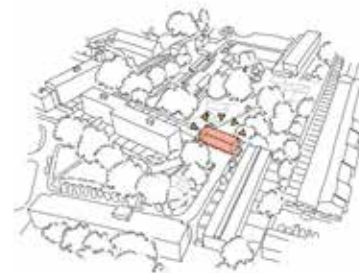


## Key Considerations



### 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.

# Site D – Land at Swanton Gardens



## 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 have helped to shape our plans going forward.



New affordable homes for local people



Improve connectivity and accessibility



Preserve and improve the relationship of the site with the landscape



Complement neighbouring homes and uses



Retain existing trees where possible



Landscaping improvements



High-quality design



Sustainable and energy efficient schemes



Improve security and surveillance



# Site D – Land at Swanton Gardens



## Our proposals will provide the following:



Three much-needed new council rent homes



Re-provision of three parking spaces, including one blue badge space



A mix of homes, including a ground floor wheelchair user one-bedroom home and two two-bedroom homes



Landscaping enhancements and improvements

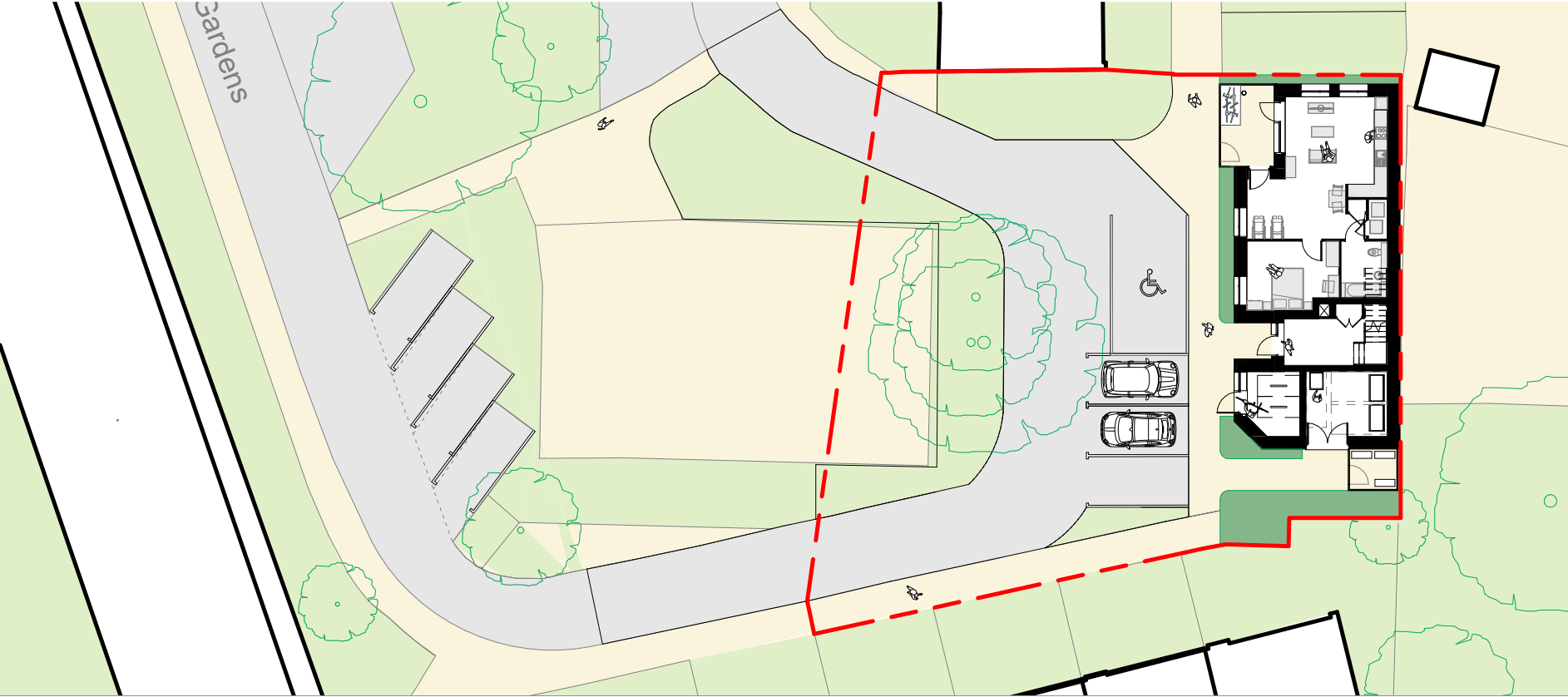


High-quality three-storey building



A highly sustainable scheme, including a sustainable drainage strategy

# Site D – Land at Swanton Gardens



Proposed Site Plan



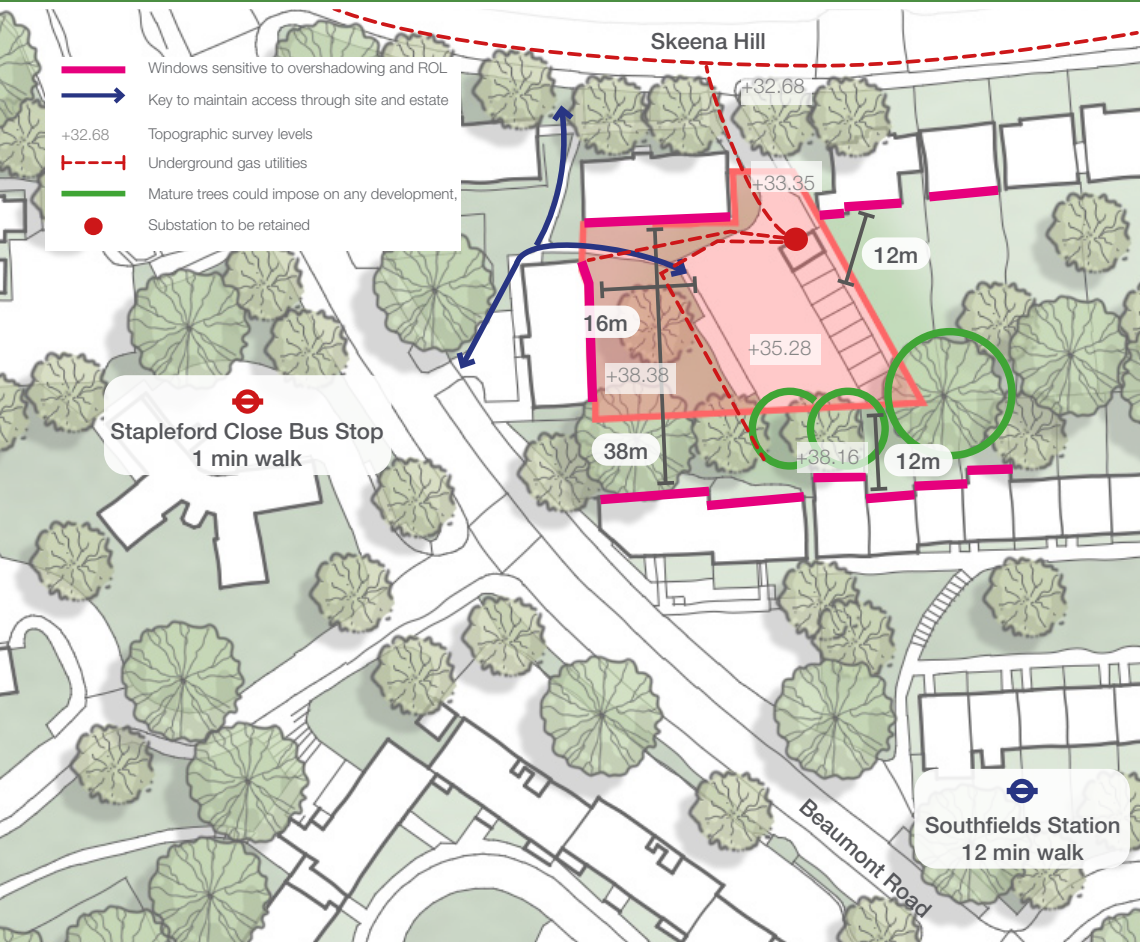
# Site D – Land at Swanton Gardens

RED BRICK & LIGHT RED BRICK



LIGHT GREEN METALWORK

# Land at Skeena Hill



## Constraints and Opportunities

**In the early design stages of preparing our proposals for land at Skeena Hill, we identified site constraints and opportunities and established key design considerations, which have been used to inform our design ideas and shape our plans for the site.**

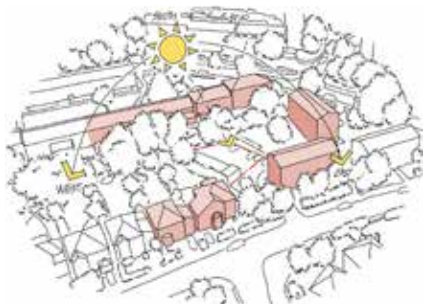
Our proposals for the site will provide much-needed new council rent homes, which will help meet the needs of our residents now and for generations to come.

We have also explored opportunities to improve landscaping on the site.

# Land at Skeena Hill

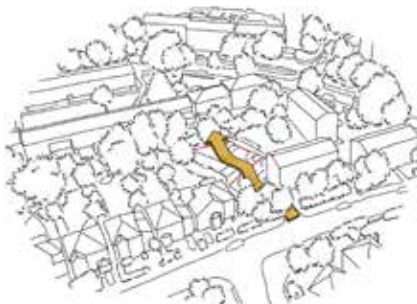


## Key Considerations



### 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 Provide Landscape Improvements

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 landscaping on the site.

# Land at Skeena Hill



## 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 have helped 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 schemes



High-quality design



Spaces for socialising and enjoyment



# Land at Skeena Hill



## Our proposals will provide the following:



Six much-needed new council rent homes



Secure bicycle storage within the new building for new residents and external bicycle stands for public use



A mix of homes including four one-bedroom and two two-bedroom



Landscaping enhancements and improvements



High-quality two-storey building



A highly sustainable scheme, including a bio-diverse roof, solar panels and a sustainable drainage strategy



A car free scheme, including re-provision of the existing five car parking spaces for existing residents

# Land at Skeena Hill



Proposed Site Plan

# Land at Skeena Hill



GLAZED LIGHT GREEN BRICK



PRE-CAST



LIGHT GREEN METALWORK



BUFF BRICK & LIGHT BUFF BRICK



# Feedback & Next Steps



Visit the project website at  
[www.ackroydonstatedevelopment.co.uk](http://www.ackroydonstatedevelopment.co.uk)



## Complete our questionnaire

For us to be able to take your comments into consideration, please ensure your feedback is sent to us by **Wednesday 26 July 2023, at 5pm.**

## Contact us

You can contact the engagement team using the details below:



0207 446 6812



[ackroydonstate@stantec.com](mailto:ackroydonstate@stantec.com)



Ackroydon Estate Community Engagement Team, C/O Stantec, 7 Soho Square, London, W1D 3QB



# Feedback & Next Steps



## Our Next Steps

### November 2022

Public drop-in held to meet with the local community to involve you in our initial thinking and ideas for the identified areas.

### December 2022 - May 2023

The project team collated and analysed all feedback received during the first stage of consultation and attended pre-application meetings with Wandsworth Council planning officers. The feedback received has helped to inform and shape our proposals.

### June 2023 - We're here!

A public exhibition and online public webinar are being held to share our proposals for Ackroydon Community Hall (Site B), land at Swanton Gardens (Site D) and land at Skeena Hill, with the local community and obtain feedback on the plans.

### July 2023

We will collate and analyse all feedback received to finalise our proposals for land at Swanton Gardens (Site D) and land at Skeena Hill. We will use the feedback in response to Ackroydon Community Hall (Site B) to further develop our plans, before consulting on the proposals for the site a final time later this year.

### Summer 2023

Target submission of our planning applications for land at Swanton Gardens (Site D) and land at Skeena Hill to Wandsworth Council planning department.

### Late 2023

We expect to find out if the planning applications for land at Swanton Gardens (Site D) and land at Skeena Hill have been approved by the council.

We will also be holding a further stage of consultation on proposals for Ackroydon Community Hall (Site B), land at Swanton Gardens (Site C) and land at Victoria Drive (Site E). We hope to then submit planning applications for those sites towards the end of 2023.

### Early 2024

Construction to begin on land at Swanton Gardens (Site D) and land at Skeena Hill, subject to planning permission being granted.

We also expect to find out if the planning applications for Ackroydon Community Hall (Site B), land at Swanton Gardens (Site C) and land at Victoria Drive (Site E) have been approved by the council.

### Mid-2024

Construction to begin on Ackroydon Community Hall (Site B), land at Swanton Gardens (Site C) and land at Victoria Drive (Site E), subject to planning permission being granted.

# Q&A



# Thank you

