



Welcome

Wandsworth Council has prepared proposals 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 exhibition today!

We have been working with our project team to prepare proposals for Ackroydon Community Hall (Site B), land at Swanton Gardens (Site D) and land at Skeena Hill.

Our proposals present a unique opportunity to deliver new highly sustainable schemes, which will help to meet the needs of residents now and for generations to come.

Our proposals will provide 22 much-needed council rent homes and a high-quality community hall, alongside landscape improvements and new playspace.

Please let us know what you think...

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. Thank you for all the responses we received, we really appreciate your feedback, which has helped inform and shape our proposals.

We are keen to share our proposals for Ackroydon Community Hall (Site B), land at Swanton Gardens (Site D) and land at Skeena Hill with you and hear your thoughts.

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

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.



What do local children think?

Our proposals include landscape improvements to Montfort Place public square and the Sunken Garden, as well as new high-quality playspace. To help us finalise our proposals, we would love to hear what your children think and encourage them to get involved, get creative and submit a drawing of their thoughts or ideas for the playspace!

Our Project Team

Architect



Planning and Community Engagement



Landscape Architect



Transport Consultant









Homes for Wandsworth Programme

The council is committed to investing in the borough and is bringing forward a number of sites as part of the Homes for Wandsworth programme.

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 this challenge, by delivering 1,000 new homes for council rent.

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.

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. Some of the sites being brought forward for development as part of the Homes for Wandsworth programme are located on the Ackroydon Estate and at Skeena Hill, as shown on the plan opposite.

We are not demolishing any existing homes as part of our plans.

join us!

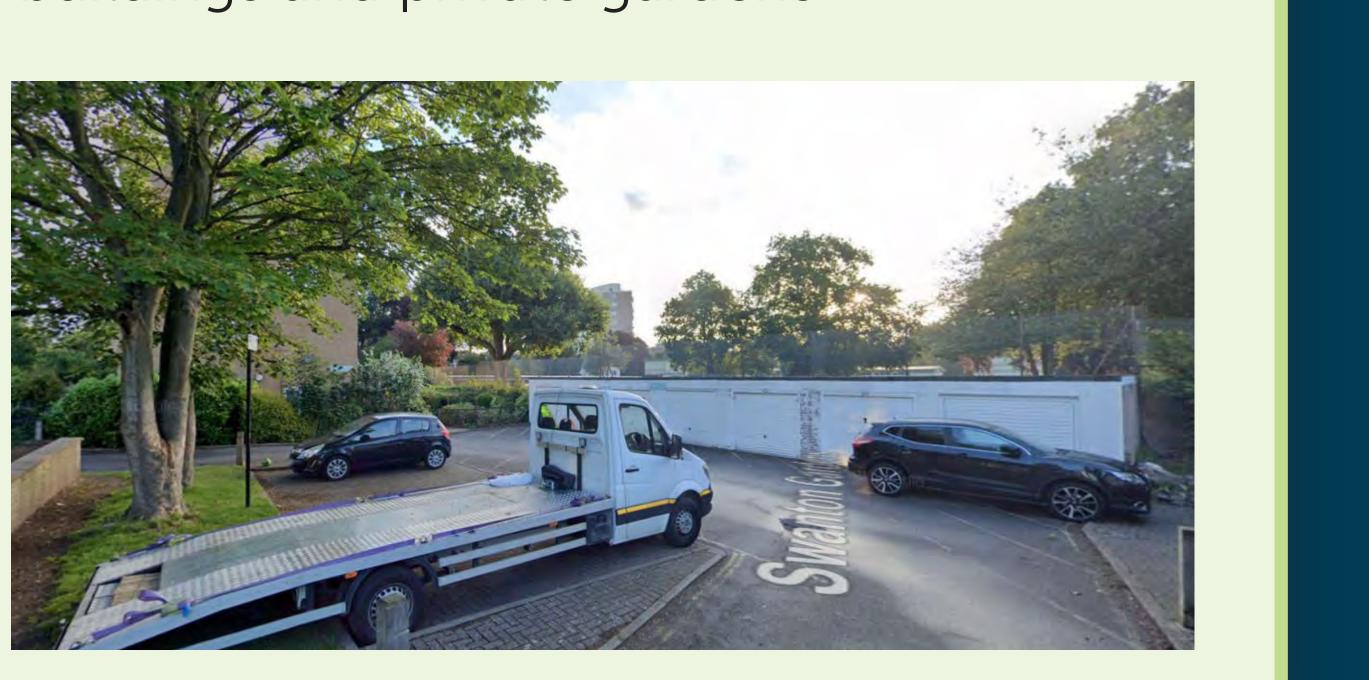


Skeena Hill

Land at Skeena Hill is an area of hard standing, which is used for car parking and includes a row of eight garages and a substation. There is a significant level change across site, and it slopes up from the road to the rear.

The site is bounded by an area of green open space and the rear gardens of homes that line Skeena Hill and Beaumont Road. It is also surrounded by Skeena Hill residential buildings and detached family





- Site A Montfort Place (we are no longer looking to develop this site)
- Site B Ackroydon Community Hall





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. Thank you for all the responses we received, we really appreciate your feedback.

Your feedback told us...

- Respondents considered outdoor spaces (90%), design of buildings (65%) and relationships with neighbours (70%) to be the most important factors in creating a successful community.
- Respondents were generally supportive of the idea to improve existing areas of amenity space and 85% of respondents made suggestions.
- Seven respondents stated things they specifically liked about the idea of developing the sites, which included opportunities to improve Ackroydon Community Hall, landscaping improvements (Sunken Garden and Montfort Place) and provision of affordable homes.

Your key concerns were...

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.

Take a look at the following banners to see how your concerns have been taken on-board where possible in our proposals and our responses to your FAQs.

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 and schools



Density of the estate and concern about overcrowding



Impacts during construction



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

Consultation Headlines

874
invitation flyers delivered

300 attendees to the public drop-in

people signed up for project updates

561 unique visitors to

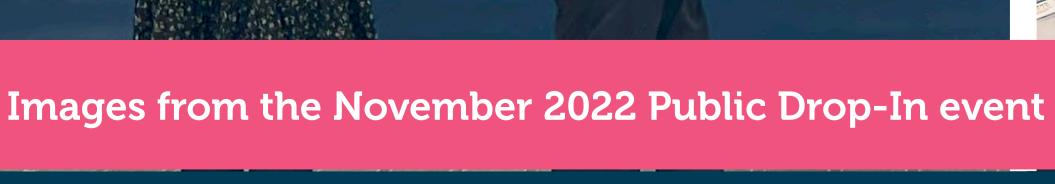
the consultation

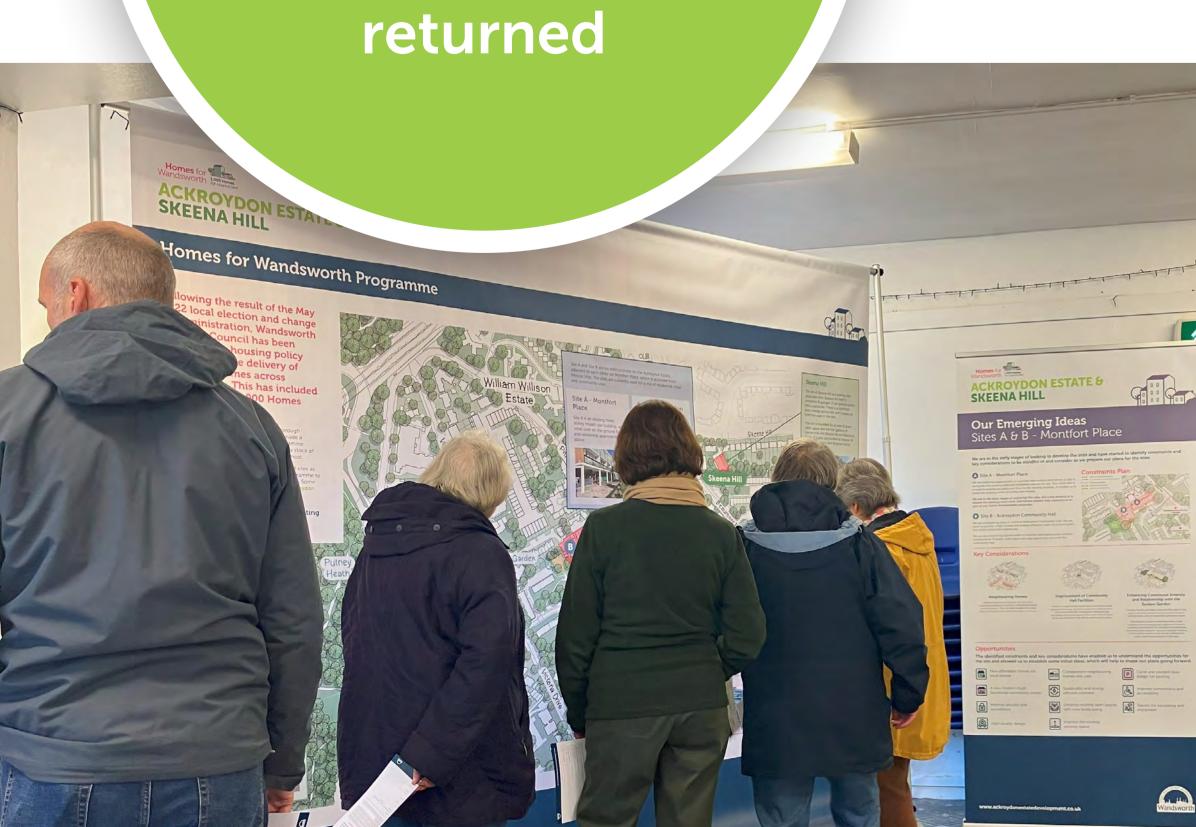
website

page views across the website

20 feedback forms completed and













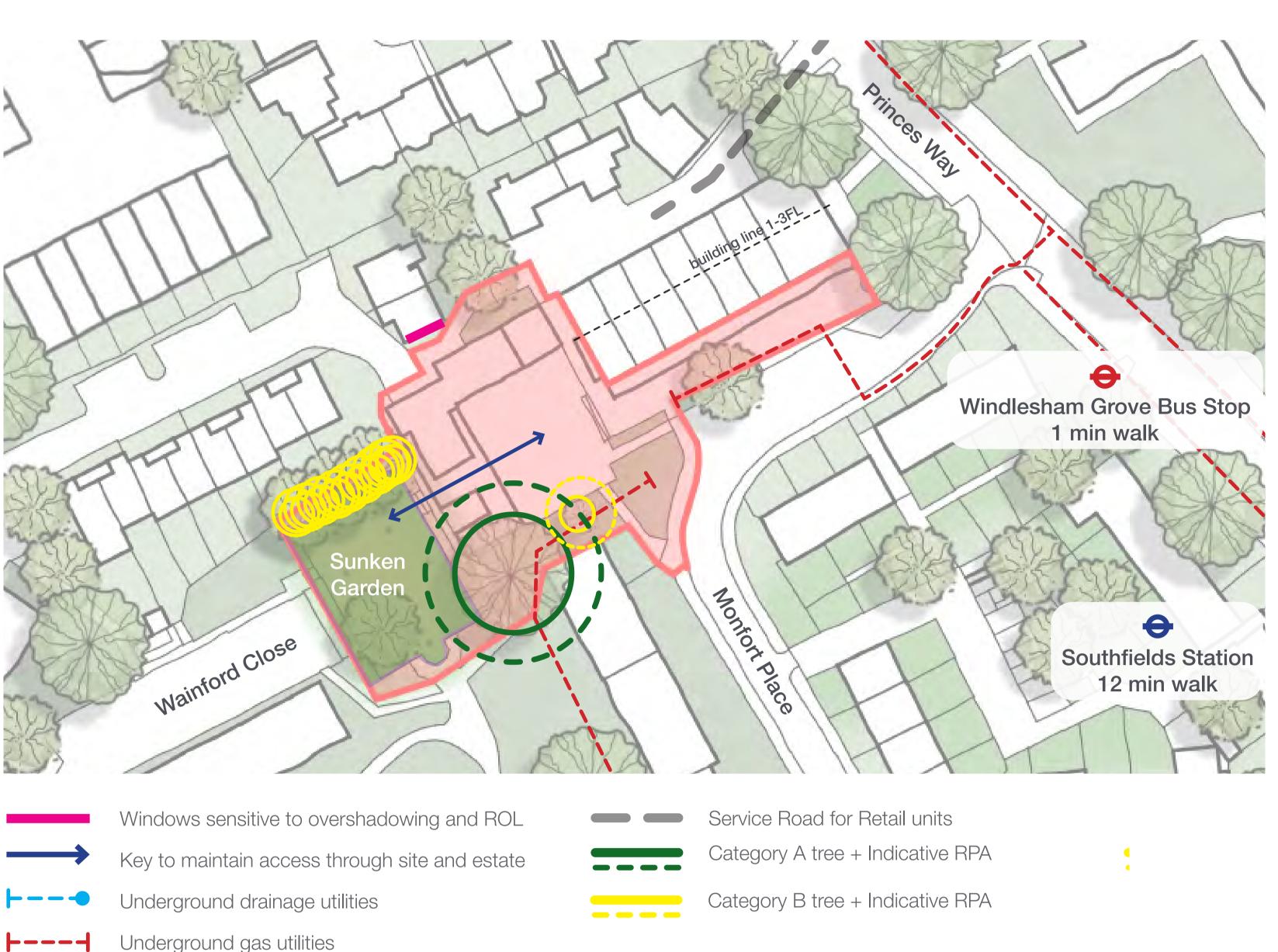
Constraints and Opportunities Site B - Ackroydon Community Hall

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.

Constraints Plan



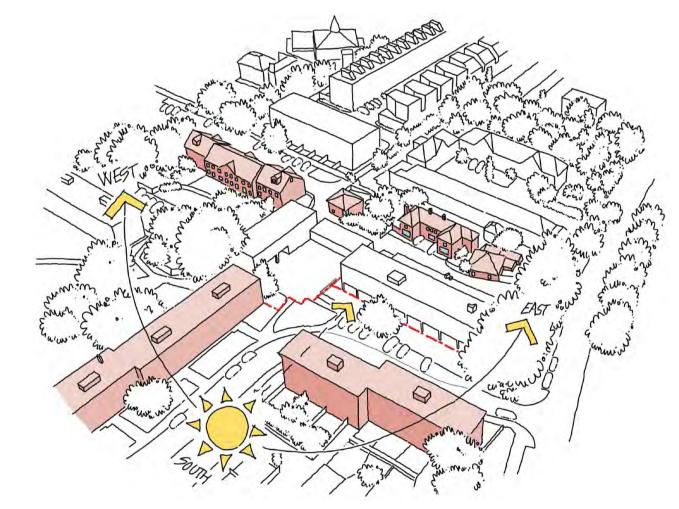
Workshop

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:

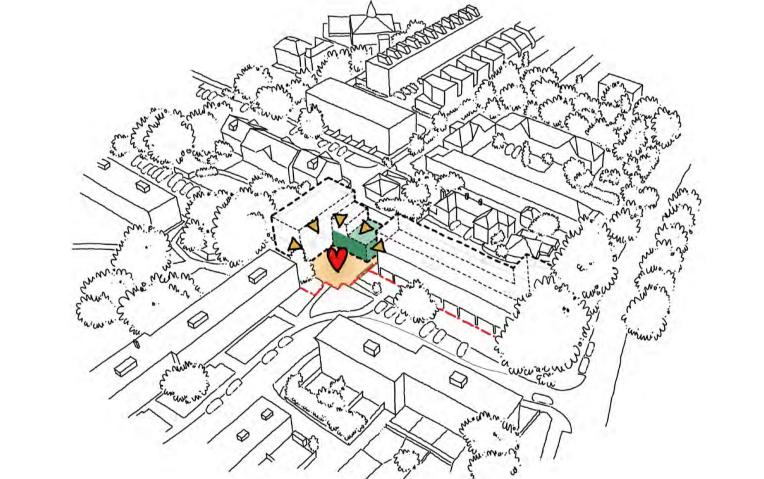
- Internal storage space
- A secure/designated outdoor space
- An entrance foyer with toilets and kitchen area
- A permanent canopy over the outdoor space to provide shelter
- A disabled parking space on Montfort Place
- Provision of at least two rooms varying in size
- Floor to ceiling windows to create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

Key Considerations



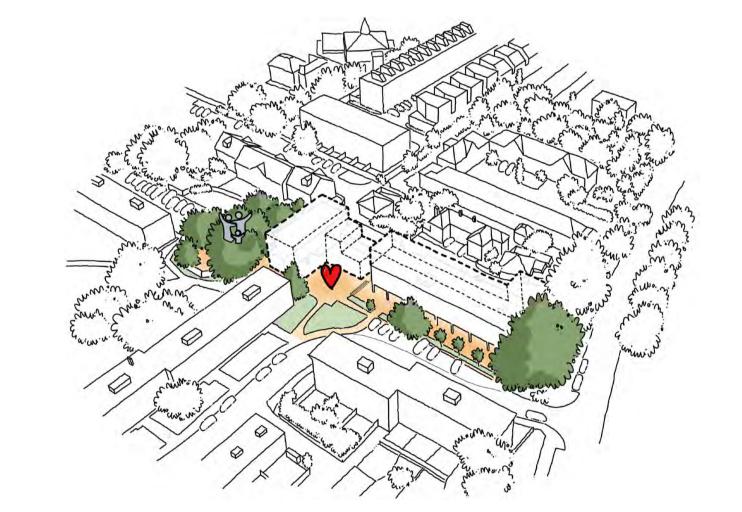
Neighbouring Homes

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.

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



A new modern multifunctional community centre



Improve security and surveillance



High-quality design



Complement neighbouring homes and uses



Sustainable and energy efficient schemes



Enhance existing open spaces with new landscaping



Improve the existing amenity space



Cycle and resident blue badge car parking



Improve connectivity and accessibility



Spaces for socialising and enjoyment







Our Proposals Site B - Ackroydon Community Hall

Our proposals will provide the following:



13 much-needed new council rent homes, which will be provided on the floors above the new community hall



A mix of homes, including 10 onebedroom and three two-bedroom



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



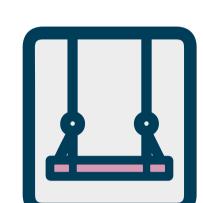
Two separate halls and a lobby area, which can be used as spill out space as well as a secure external outdoor space



One accessible car parking space on Montfort Place



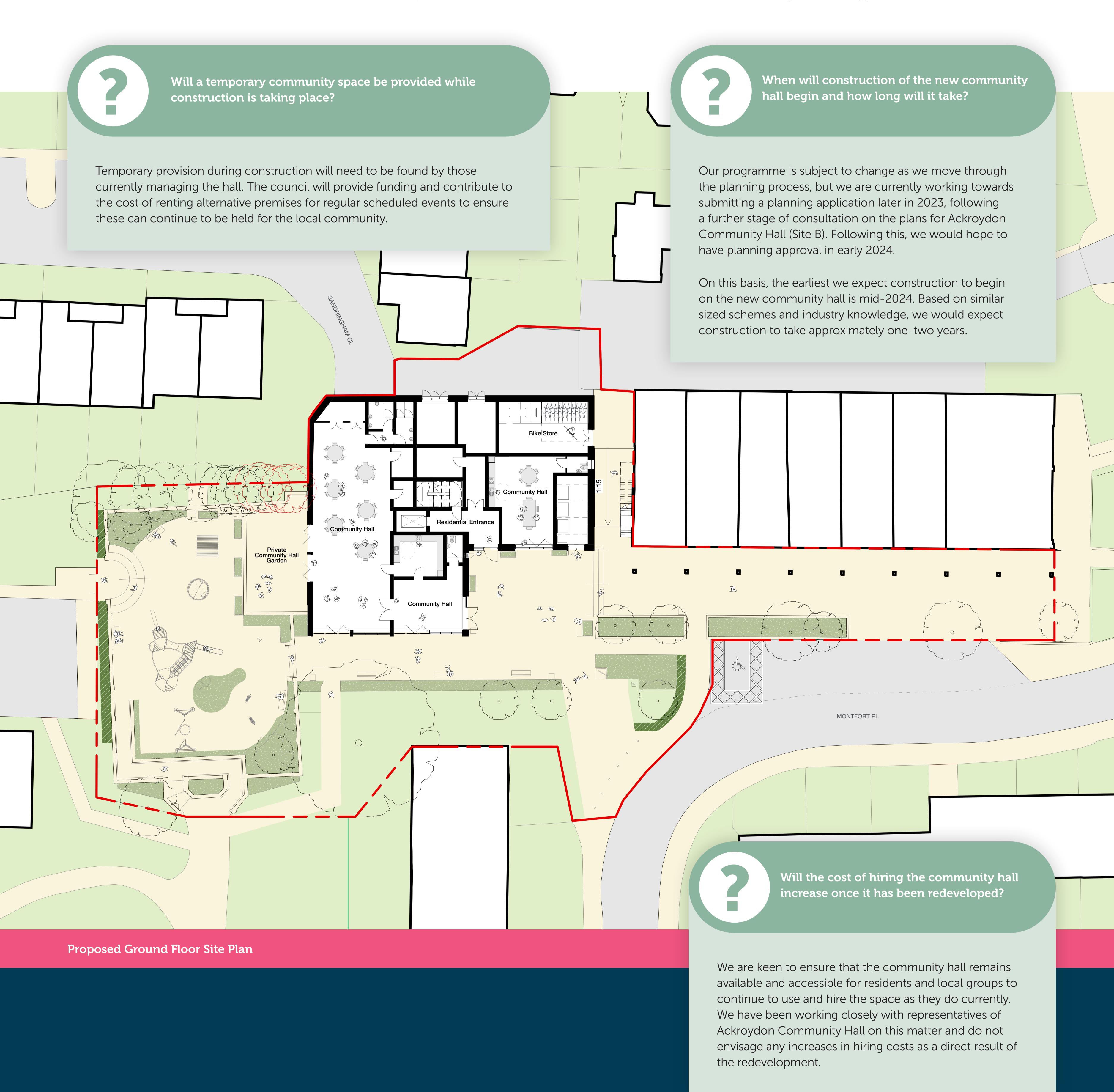
Secure bicycle storage within the new building for new residents and external bicycle stands for public use



New landscaping, playspace and improved accessibility



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









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.

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

You said:

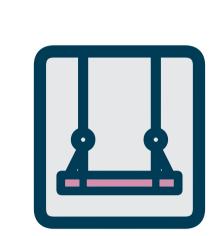
'The sunken garden by the Ackroydon Hall is poorly neglected. It also floods every time there is heavy rain. It's not a welcoming space."

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

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

'Creating a far more sympathetic and sustainable would hugely enhance the benefit to those residents and create a far more family

Our landscape proposals include:



High-quality new playspace with equipment for all ages



Communal grow-your-own raised beds



Secure external community space connected to Ackroydon Community Hall



New seating areas, including benches and picnic tables



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



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



New trees to mitigate the loss of some existing trees



Proposed Lanscape Plan







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, from Montfort Place, of the new Ackroydon Community Hall and Montfort Place public square



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 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.







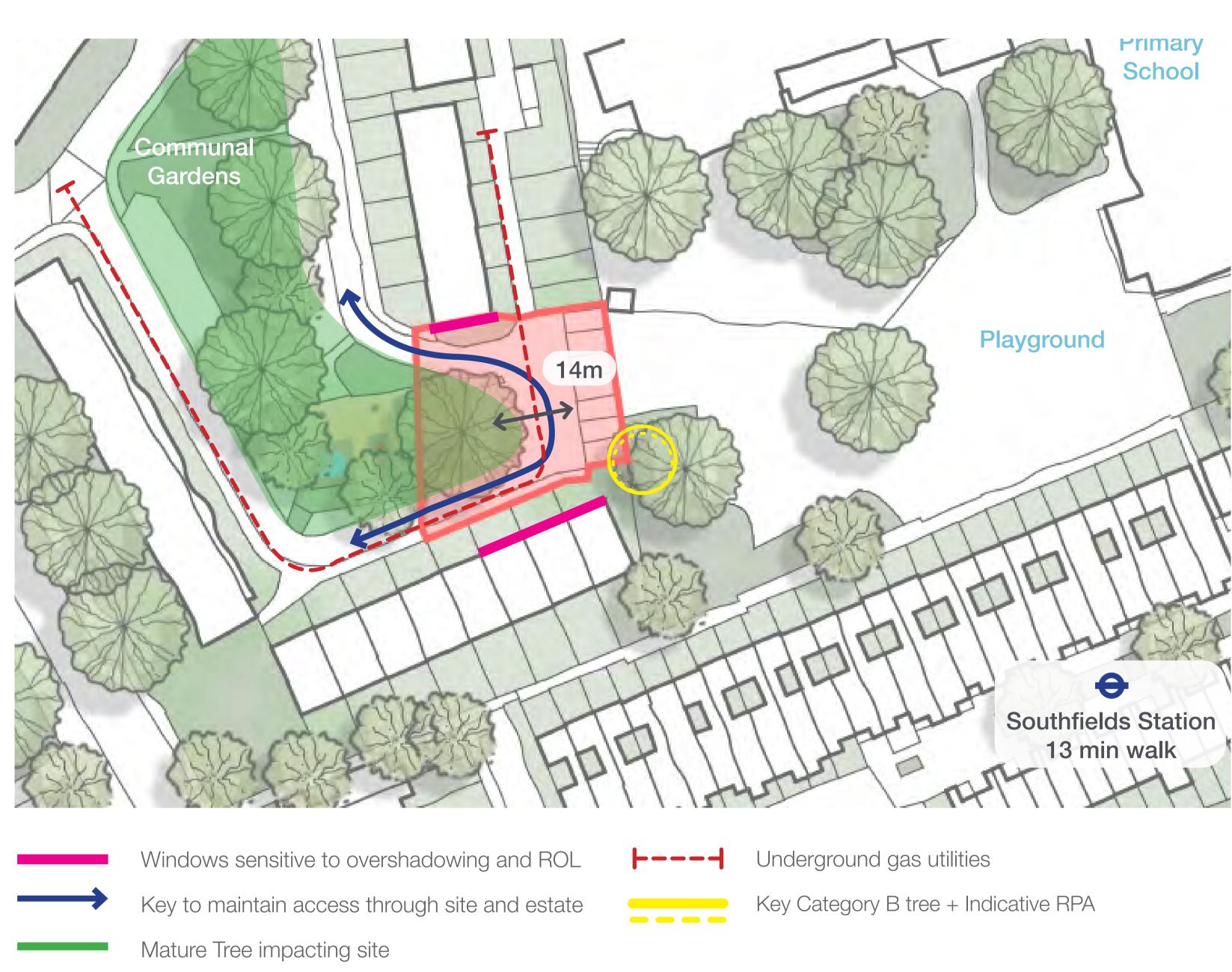
Constraints and Opportunities Site D - Land at Swanton Gardens

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.

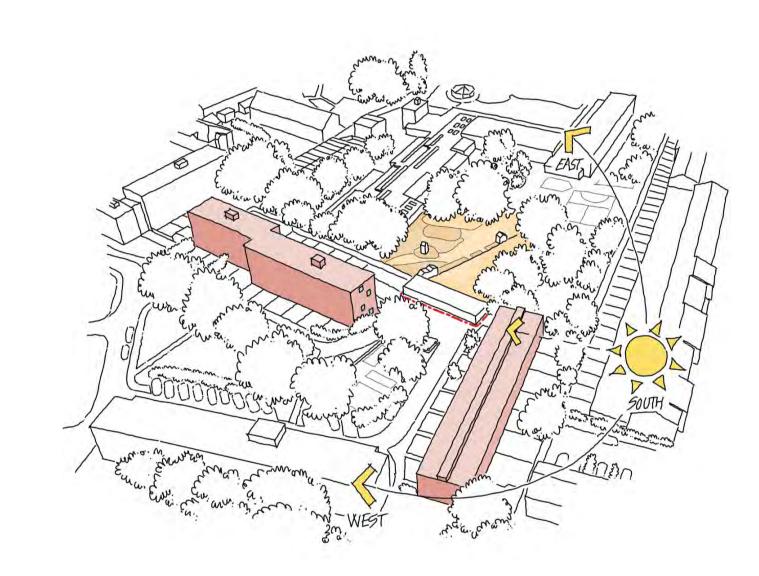
Our proposals for the site will provide much-needed new council rent homes, which will help meet the needs of our residents now and for generations to come.

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

Constraints Plan



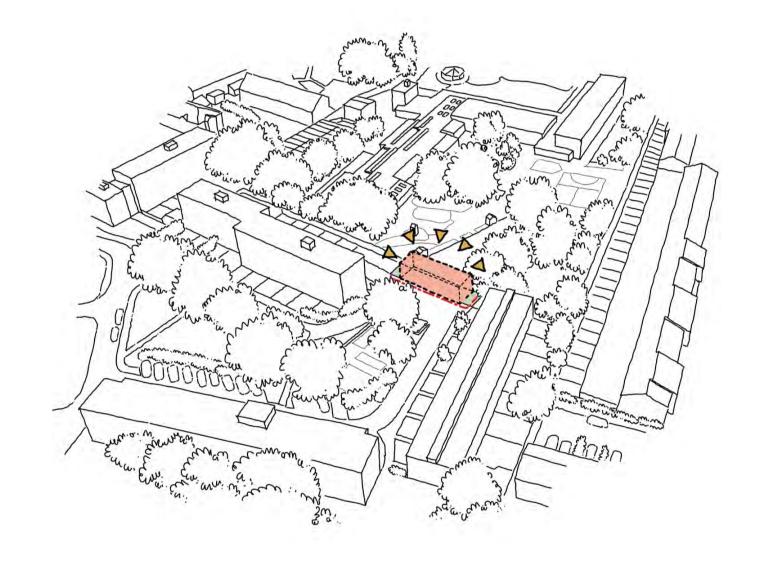
Key Considerations



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.

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 scheme



Improve security and surveillance







Our Proposals Site D - Land at Swanton Gardens

Our proposals will provide the following:



Three much-needed new council rent homes



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



High-quality three-storey building



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

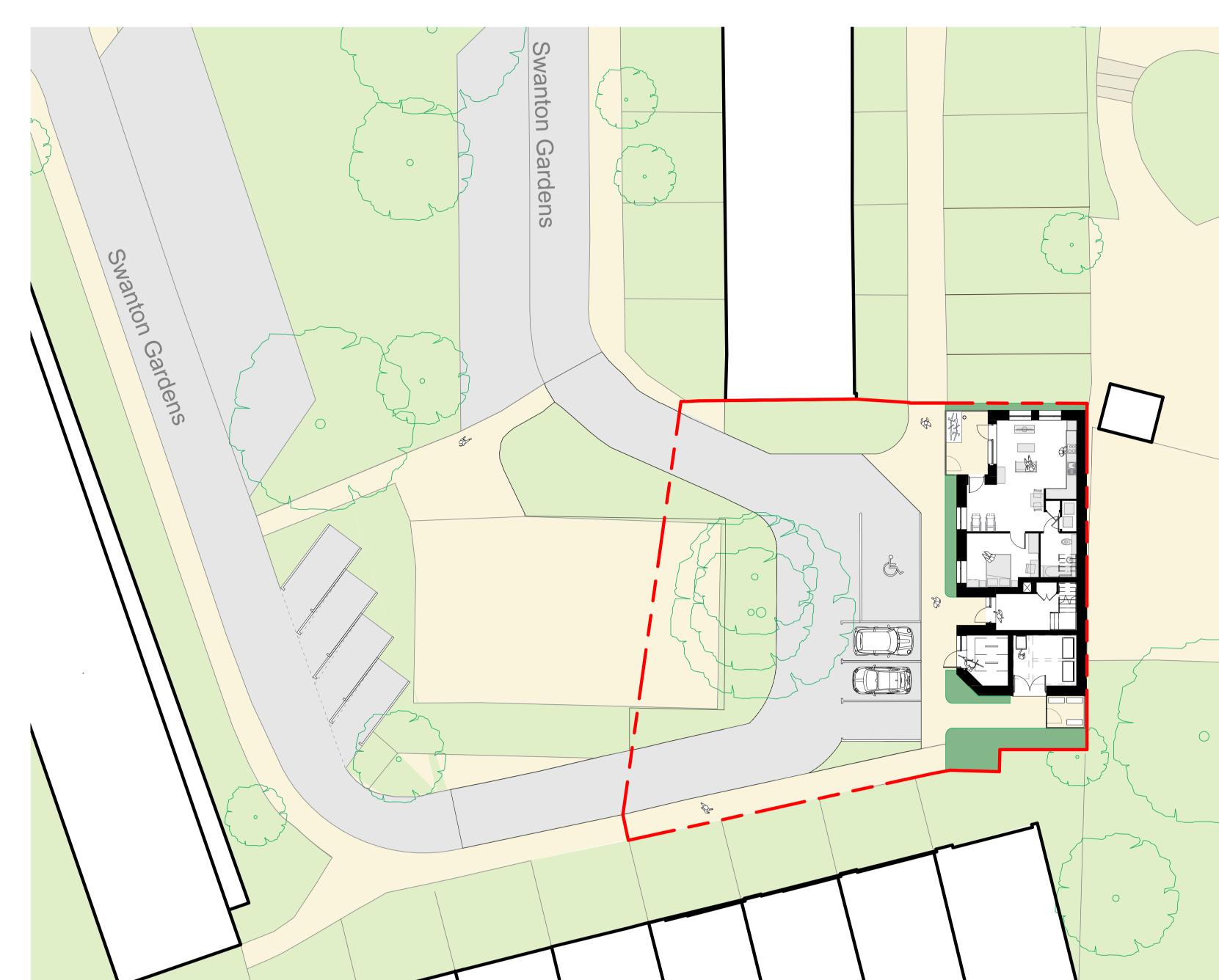


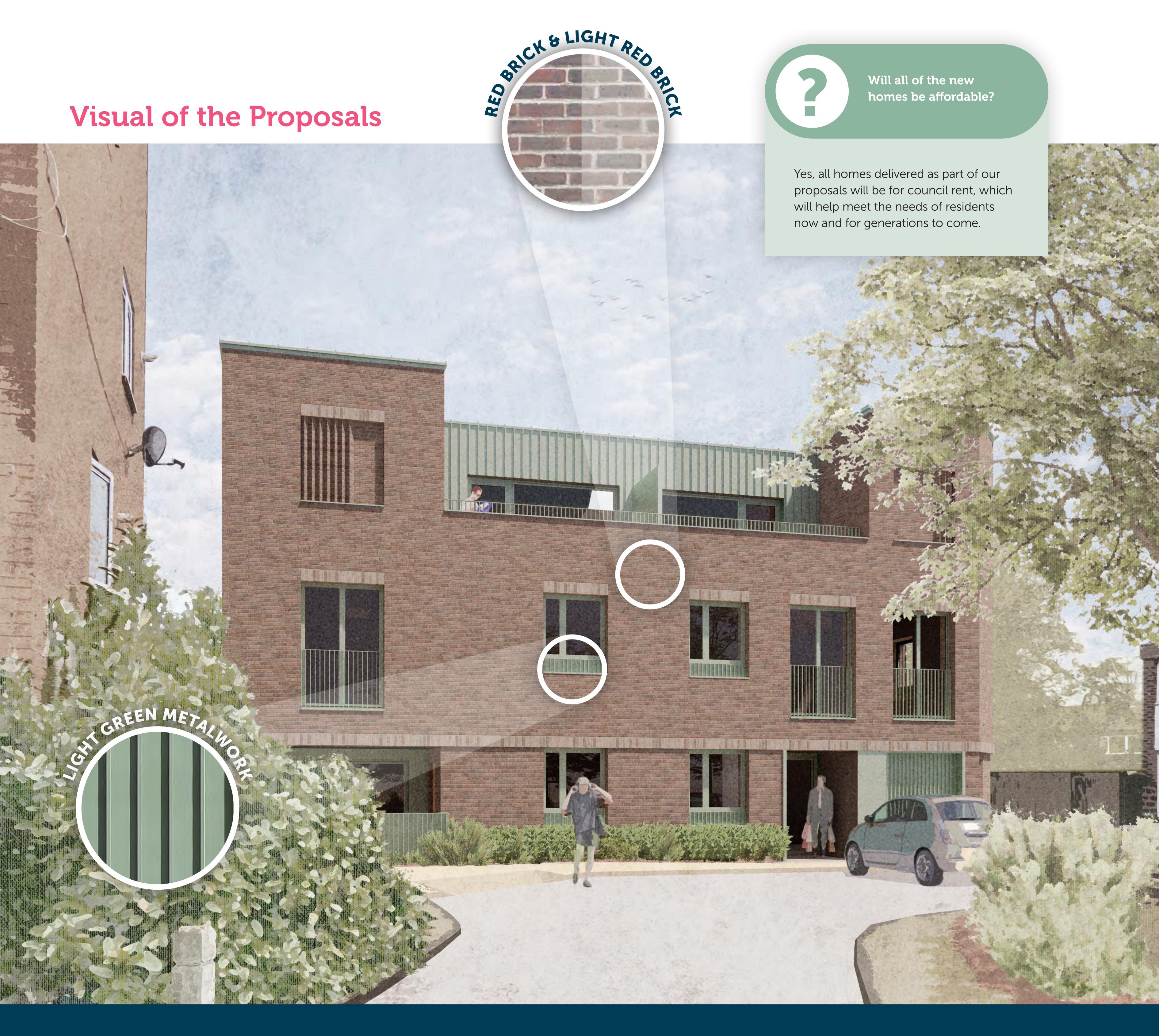
Landscaping enhancements and improvements



A highly sustainable scheme, including a sustainable drainage strategy

Proposed Ground Floor Site Plan











Constraints and Opportunities Land at Skeena Hill

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.

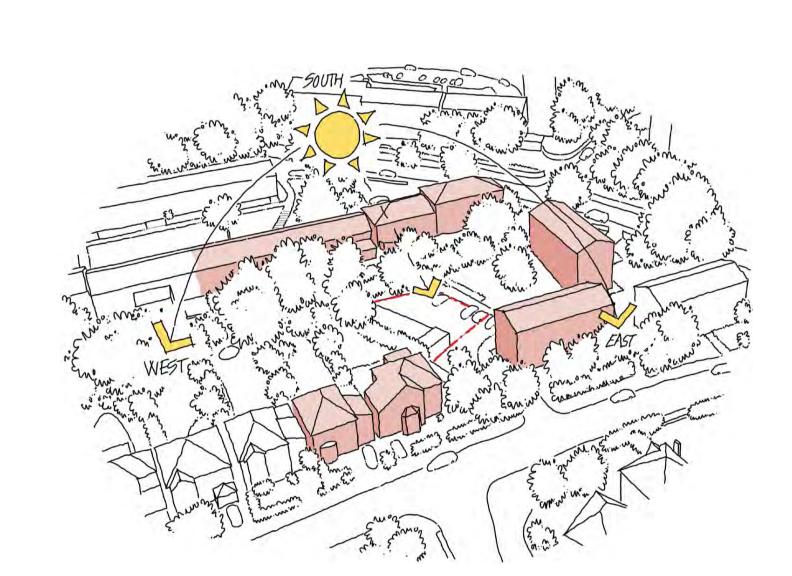
Our proposals for the site will provide much-needed new council rent homes, which will help meet the needs of our residents now and for generations to come.

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

Constraints Plan

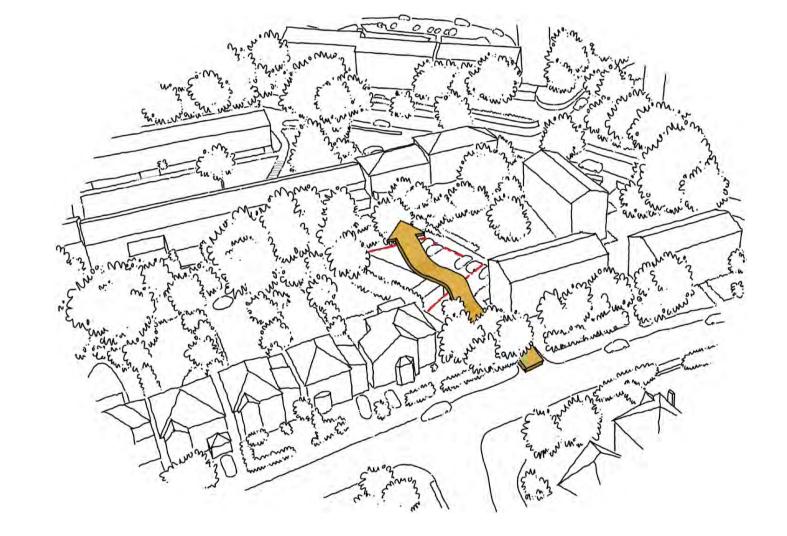


Key Considerations



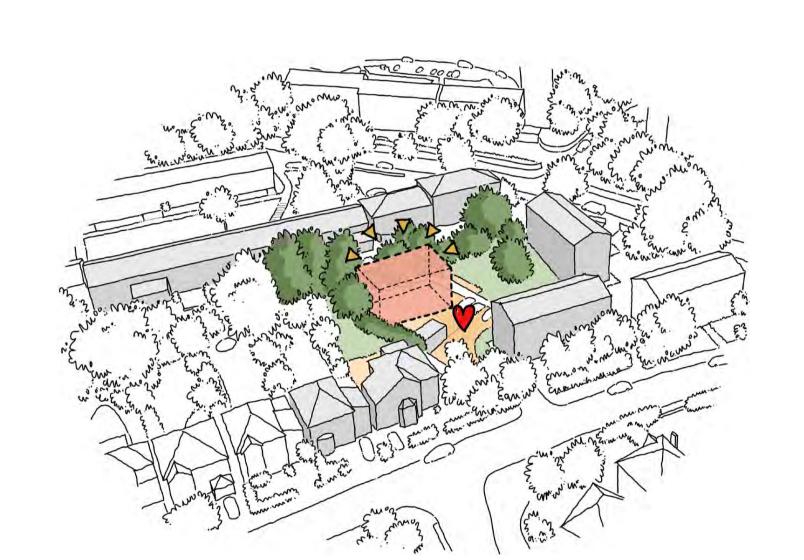
Neighbouring Homes

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 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.

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







Our Proposals Land at Skeena Hill

Our proposals will provide the following:



Six much-needed new council rent homes



A mix of homes, including four onebedroom and two two-bedroom



High-quality two-storey building



A car free scheme, including reprovision of the existing five car parking spaces for existing residents



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



Landscaping enhancements and improvements

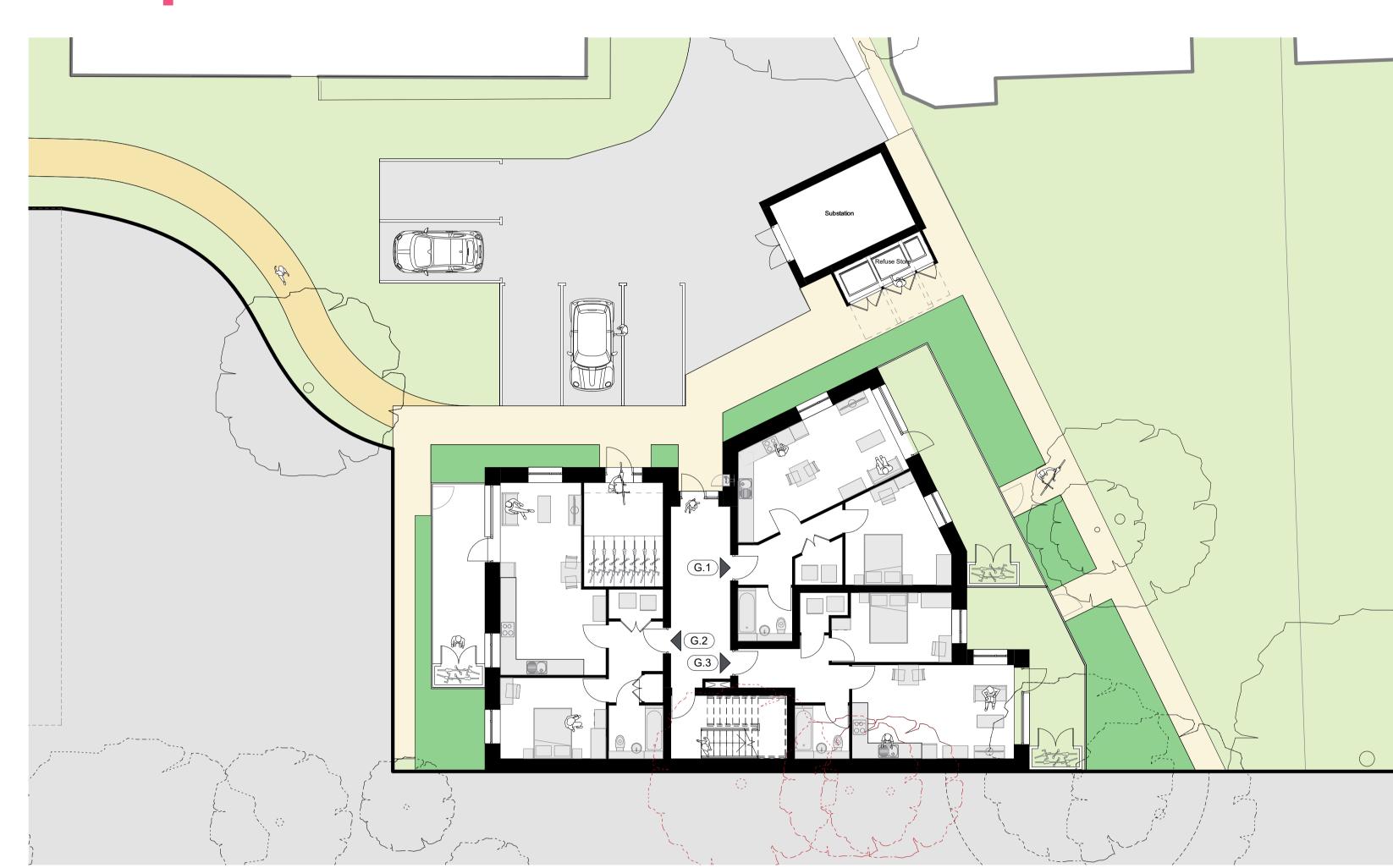


A highly sustainable scheme, including a bio-diverse roof, solar panels and a sustainable drainage strategy

Visual of the Proposals



Proposed Ground Floor Site Plan



Have there been any studies conducted to understand the impact on existing residents of both Skeena Hill and surrounds? How can they be accessed?

A Daylight and Sunlight Assessment has been prepared by Right of Light Consulting, who are Chartered Surveyors. The assessment demonstrates that the proposed development will have a low impact on the light received by existing neighbouring homes and will sufficiently safeguard the daylight and sunlight amenity of these properties.

Parking Assessments have also been undertaken by Paul Mew Associates to assess the impact of the proposed developments on the local highway. The surveys concluded that there is sufficient capacity in the roads surrounding the site and within the existing Controlled Parking Zone (CPZ) to support the proposed development.

All assessments will be submitted to the council and form part of our planning application, which will be publicly available.

A How will the new homes affect the annual service charges?

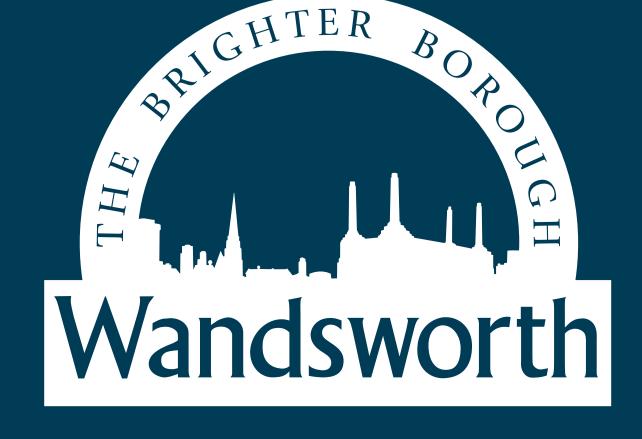
Service charge costs are calculated once building is afficient complete, nowever, since the new valid org does not share any amenities with the existing buildings, we do not foresee this can anging significantly.

Details relating to the construction process will be agreed at a future stage in the planning process within a detailed Construction Management Plan (CMP). The CMP will ensure

How will the construction be managed?

Management Plan (CMP). The CMP will ensure that construction vehicles follow pre-determined routes to ensure drivers only use routes appropriate to their vehicle type, in addition it will set measures for managing noise and dust, working hours and general construction management.

The local community will have an opportunity to review and comment on the CMP when it is prepared and submitted to the council, following planning permission being obtained.







Feedback and Next Steps

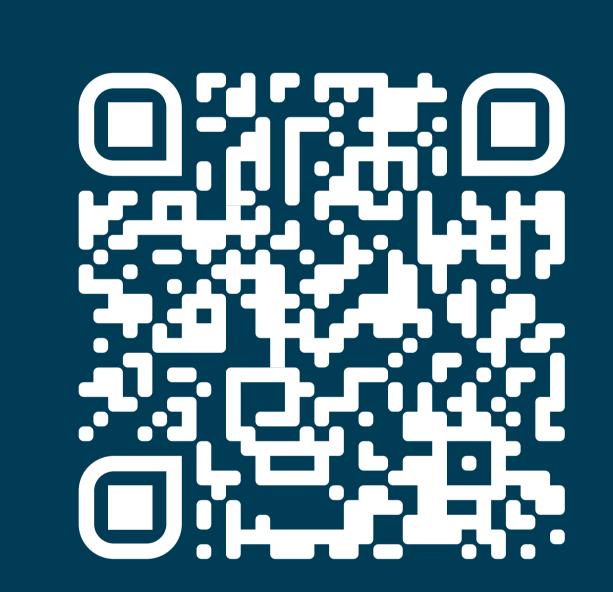
Thank you for joining us today, we hope you have found this public exhibition useful.

Members of our project team are here today to discuss our proposals and answer any questions you may have. Your local knowledge, thoughts and suggestions are important to help finalise 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 Wednesday 26 July 2023 by 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

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 Acrkoydon 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.

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.



0207 446 6812



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



ackroydonestate@stantec.com

Our contact details have been updated, as employees of Barton Willmore have joined Stantec.

