



Welcome

Wandsworth Council has prepared proposals to develop areas on the Ackroydon Estate, 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 land at Swanton Gardens (Site C) and land at Victoria Drive (Site E).

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

Our proposals, combined, will provide ten much needed new council rent homes.

Existing residents of the Ackroydon Estate in housing need, or looking to downsize, will be given priority in the allocation of the new homes.



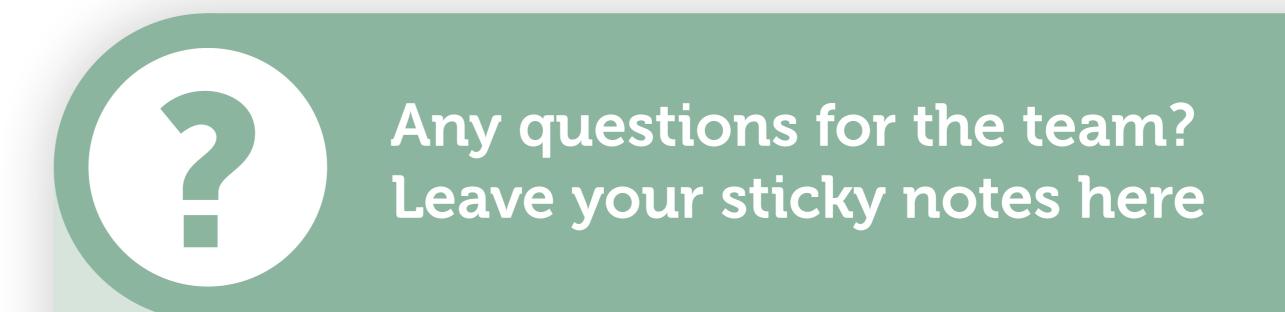
Please let us know what you think...

We held our first stage of consultation in November 2022, to share our initial ideas to develop the sites. 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 land at Swanton Gardens (Site C) and land at Victoria Drive (Site E) with you now 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.



Our Project Team

Architect

WWW.

Planning and Community Engagement



Landscape Architect



Transport Consultant









What We've Heard So Far...

We held our first stage of consultation in November 2022, to share 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.

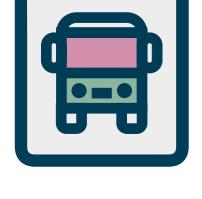
Your key concerns relating to ideas to develop land at Swanton Gardens and land at Victoria Drive were...



Lack of car parking in the local area



Loss of trees and environmental impacts



Impact on local services such as public transport, doctors and schools



Density of the estate and concern about overcrowding



Impacts during construction

Consultation Headlines

invitation flyers delivered

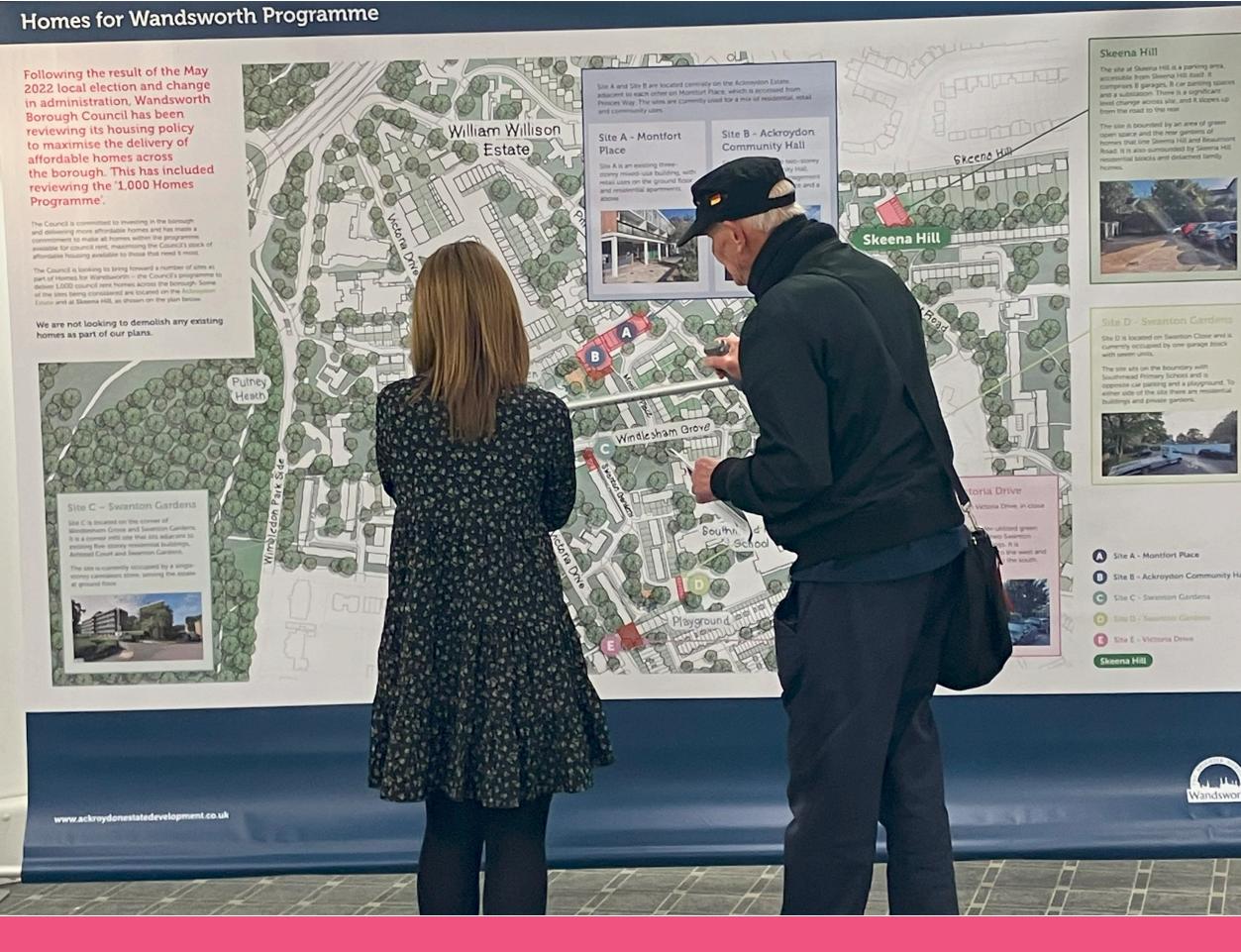
attendees to the public drop-in

> people signed up for project updates

5(5)1 unique visitors to the consultation website

> page views across the website

feedback forms completed and returned







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.

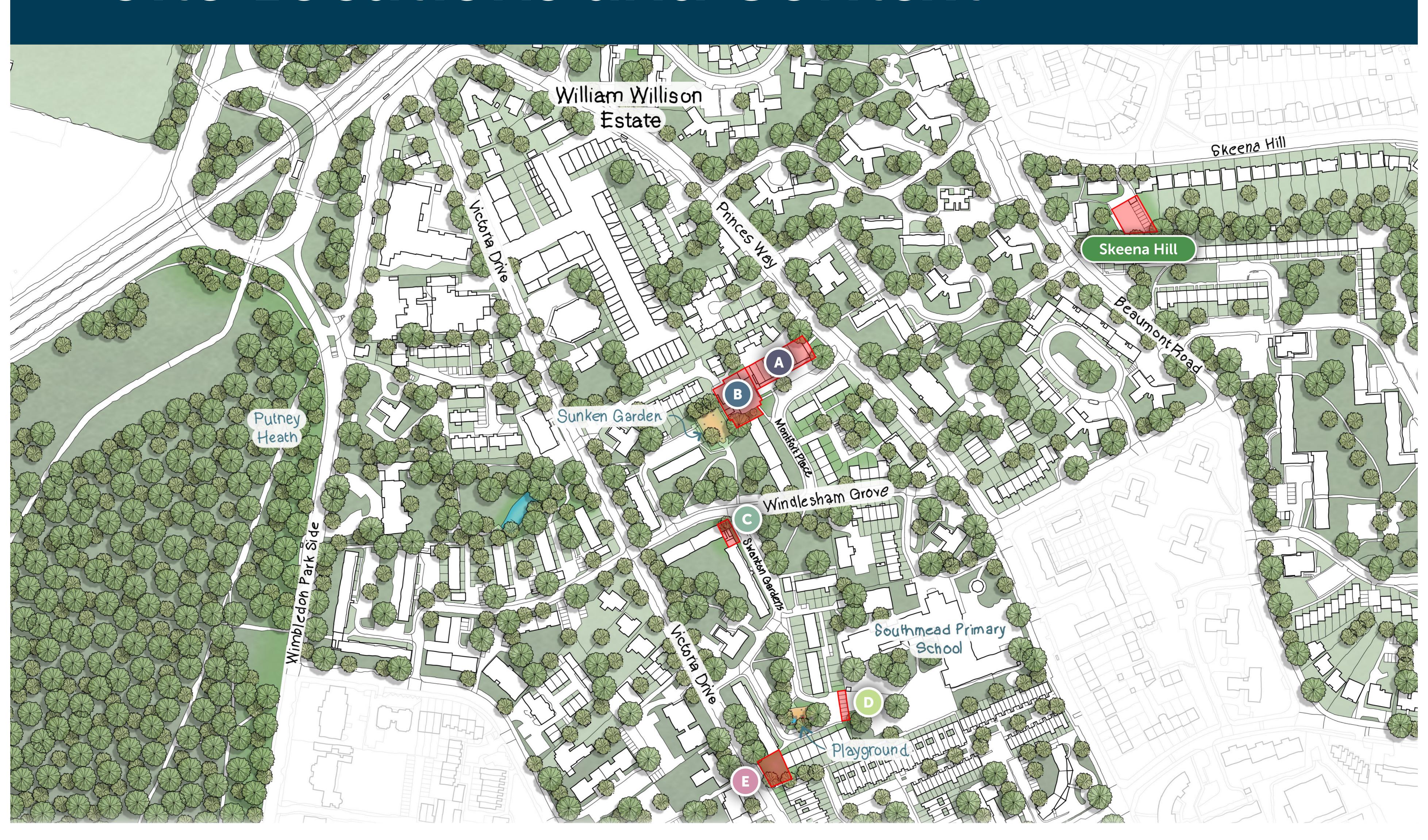








Site Locations and Context





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



Site C - Swanton Gardens



Site E - Victoria Drive



Site B - Ackroydon Community Hall



Site D - Swanton Gardens



Site C – Swanton Gardens

Site C is located on the corner of Windlesham Grove and Swanton Gardens. It is a corner infill site that sits adjacent to existing five-storey residential buildings, Ashtead Court and Swanton Gardens.

The site is currently occupied by a single-storey caretakers store, serving the estate at ground floor. Site C will deliver five new council rent homes.



Site E - Victoria Drive

Site E is located on Victoria Drive, in close proximity to Site D.

It is a vacant grassed area that lies between two Swanton Gardens residential buildings. It is bounded by Victoria Drive to the west and private residential gardens to the south. Site E will deliver five new council rent homes.



UPDATE ON SITES B, D AND SKEENA HILL

Our proposals for Ackroydon Community Hall (Site B), land at Swanton Gardens (Site D) and land at Skeena Hill, which were shared in June 2023, will provide 22 much-needed council rent homes and a high-quality community hall, alongside significant landscape improvements to Montfort Place public square and the Sunken Garden, including new playspace.

Planning applications for Site D and Skeena Hill have now been granted planning permission, and a planning application for Site B will be submitted shortly.







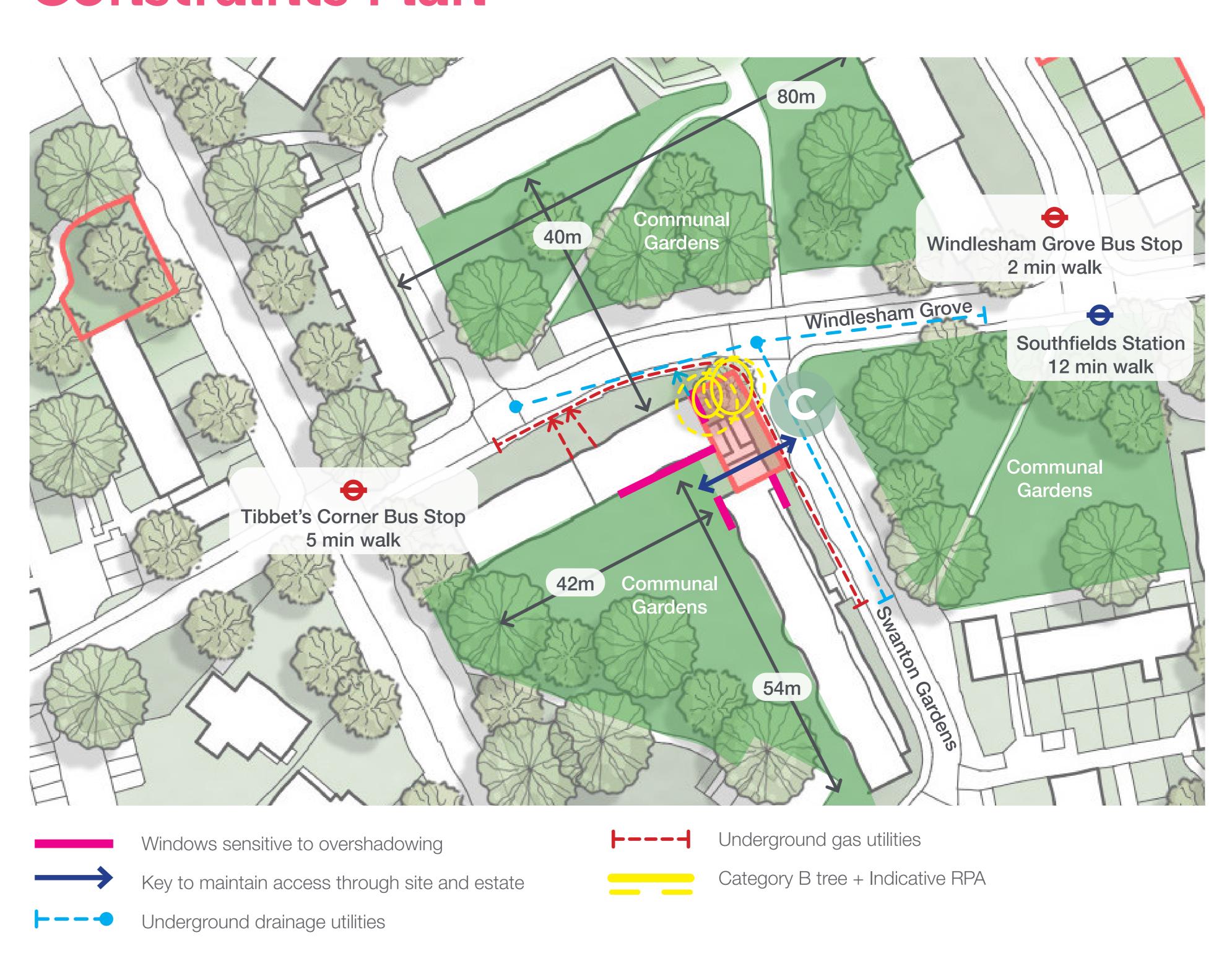
Constraints and Opportunities Site C - Land at Swanton Gardens

In the early design stages of preparing proposals for land at Swanton Gardens, we identified site constraints and opportunities and established key design considerations.

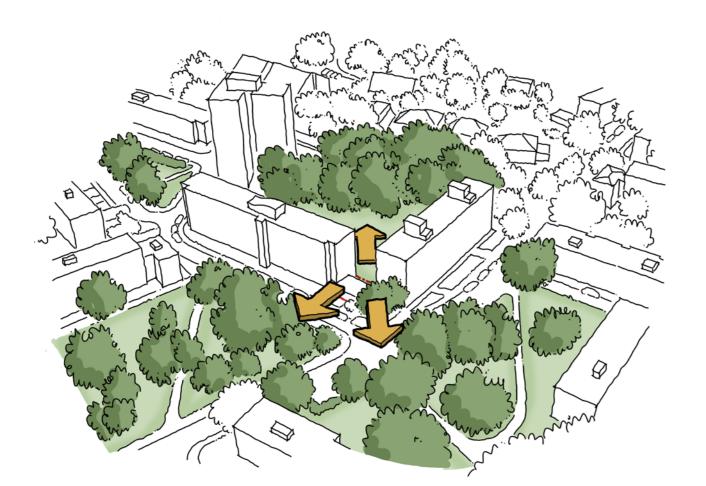
These have informed our design ideas and shaped our plans for the site.

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

Constraints Plan

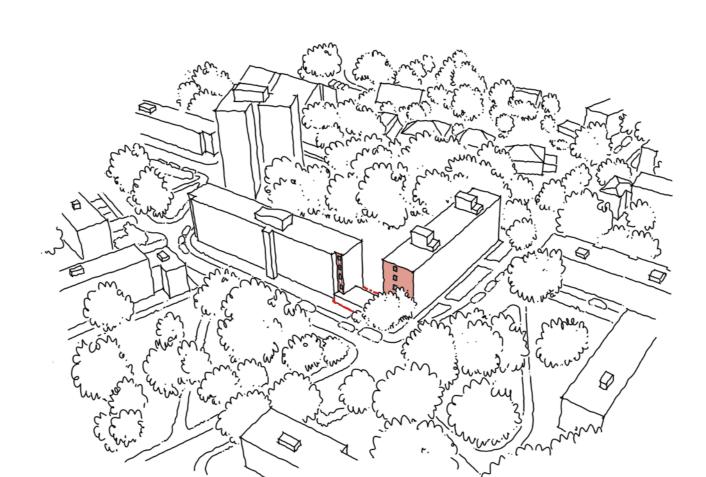


Key Considerations



Connecting Surrounding Green Spaces

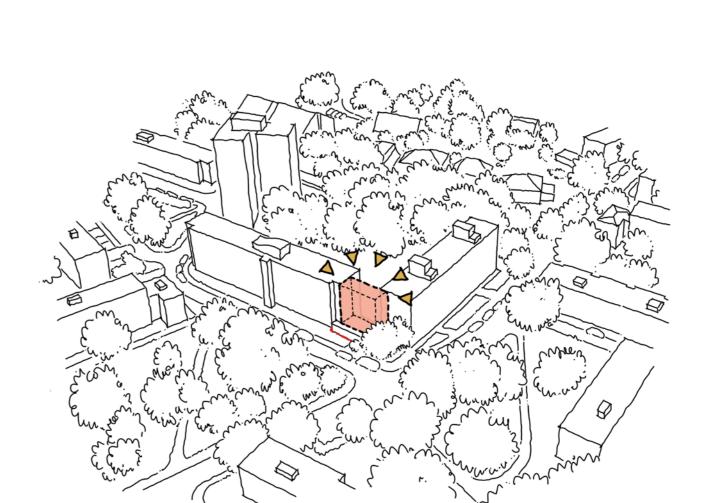
The site is surrounded by an excellent variety of communal green spaces, but the existing caretaker's store blocks off any connection between them. Improving access through the site, as well as the green spaces themselves, could be explored as part of a new development.



Respecting Existing Windows

The ends of both existing buildings have windows that need to be considered from an overshadowing and privacy perspective. On the north-eastern gable of the Windlesham Grove building there is a single window in the centre of the plan at each level. This needs to be respected and development is not possible beyond this point.

On the inside corner of the two blocks are large areas of glazing which must also be considered as part of any new development.



Infill Development to provide Social Rent Council Homes

There is an opportunity on this site to provide new council homes in the borough, which would be designed to the latest 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 initial ideas, which have helped shape our plans.



New affordable homes for local people



High-quality design



Spaces for socialising and enjoyment



Complement neighbouring homes and uses



Improve connectivity and accessibility



Retain existing trees where possible



Improve security and surveillance



Sustainable and energy efficient scheme







Our Proposals Site C - Land at Swanton Gardens

Our proposals will provide the following:



Five, much-needed, new one-bedroom council rent homes



High-quality six-storey building



A car free scheme



Secure bicycle storage provided within the new building for future residents



Landscaping enhancements and improvements, including new seasonal planting and hedgerows to promote biodiversity



A highly sustainable scheme, including a sustainable drainage strategy and green roof



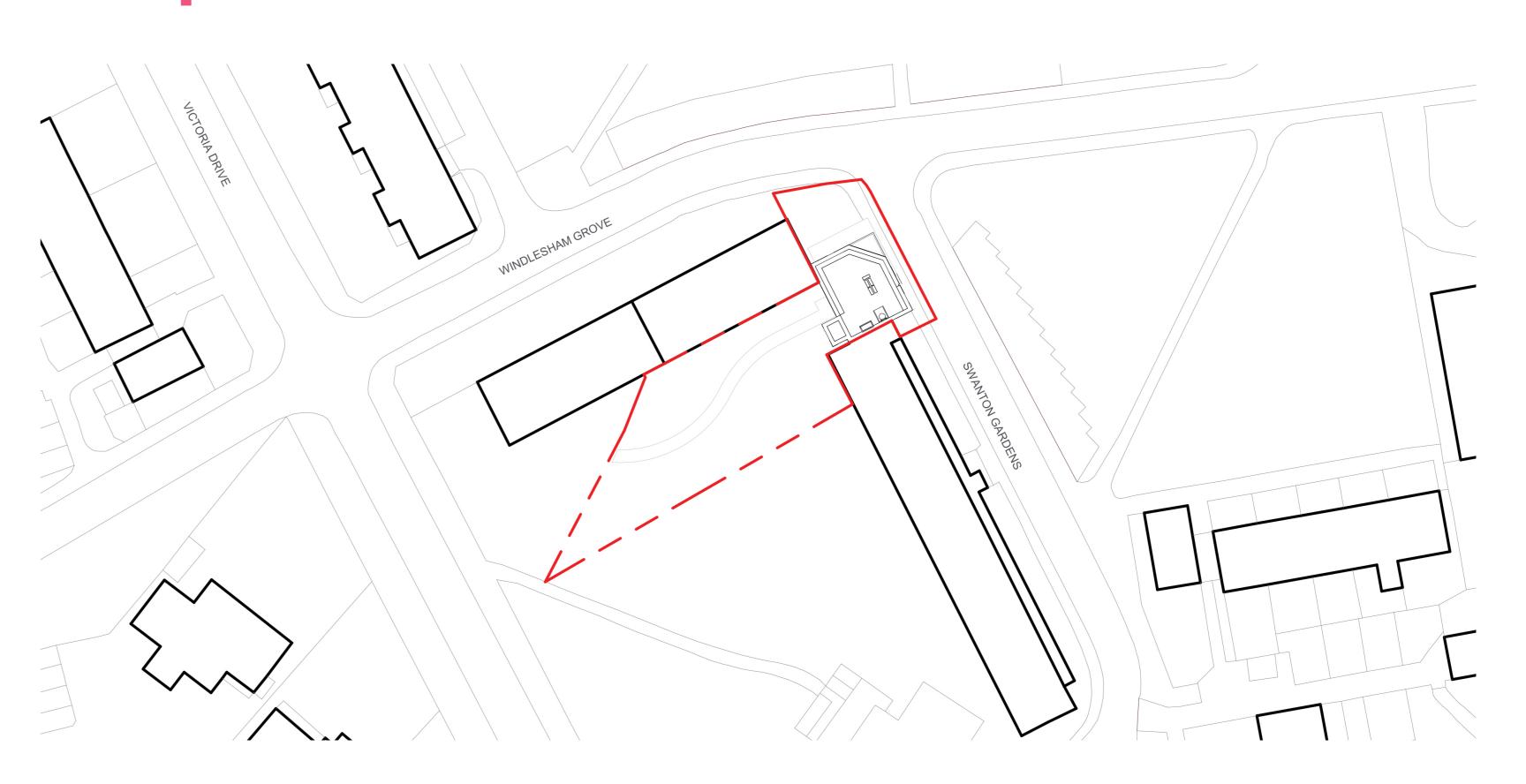
Retention of all existing trees and provision of two new semi-mature trees



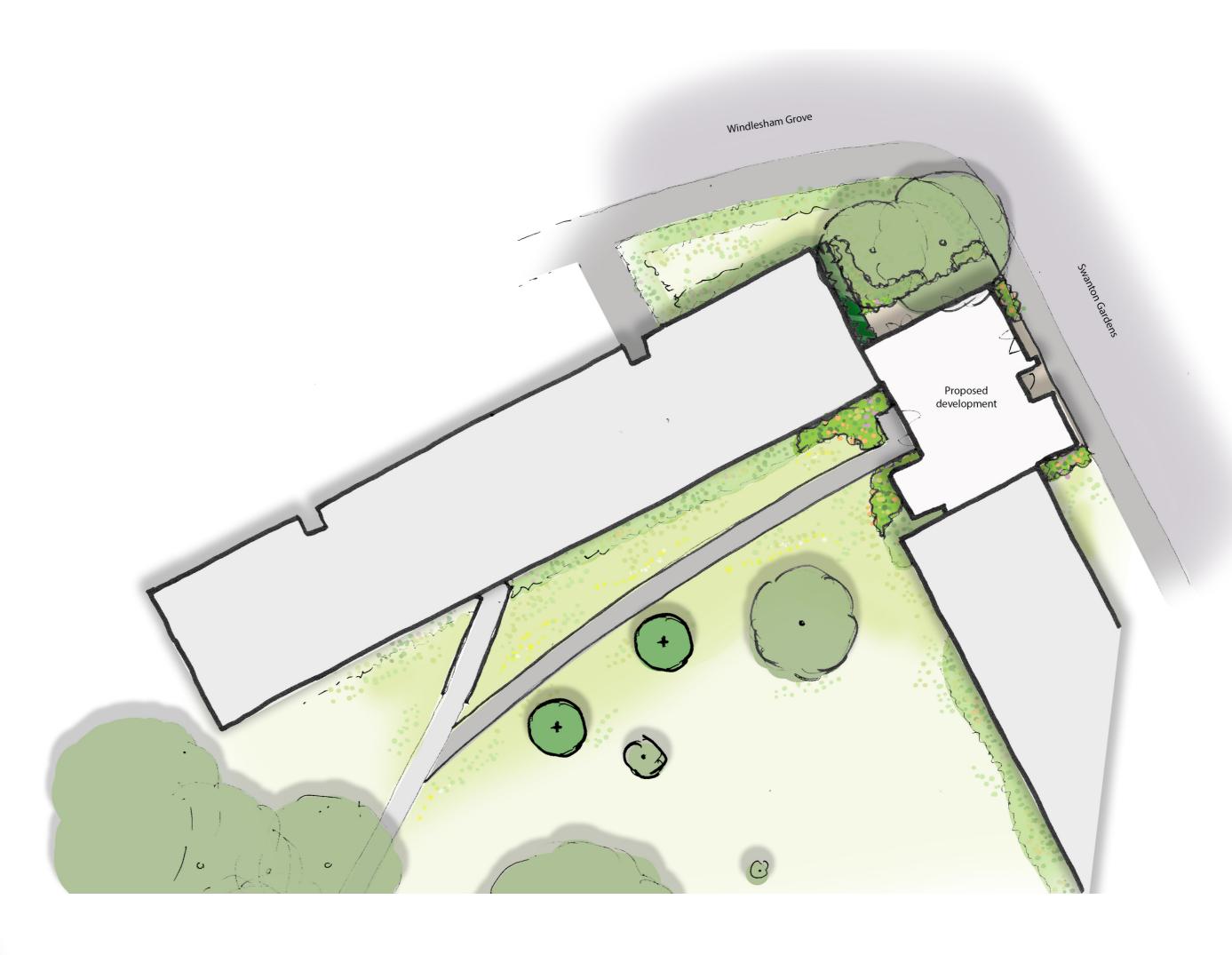
New access pathways connecting to existing pedestrian routes

RED BRICH





Landscape Plan











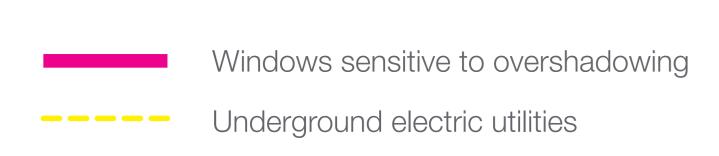
Constraints and Opportunities Site E - Land at Victoria Drive

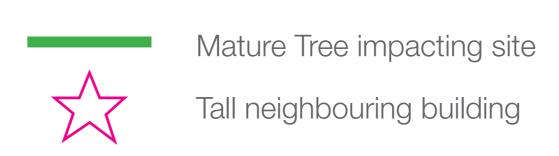
In the early design stages of preparing our proposals for land at Victoria Drive, we identified site constraints and opportunities and established key design considerations, which have informed our design ideas and shaped our plans for the site.

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

Constraints Plan







Key Considerations



Potential for Tall Building fronting Victoria Drive

Due to the nature of the site and its surrounding buildings there is the potential for this site to respond to the context differently.

It is possible that this site may be able to support a taller

There is the opportunity to create a frontage and a dynamic new street frontage.

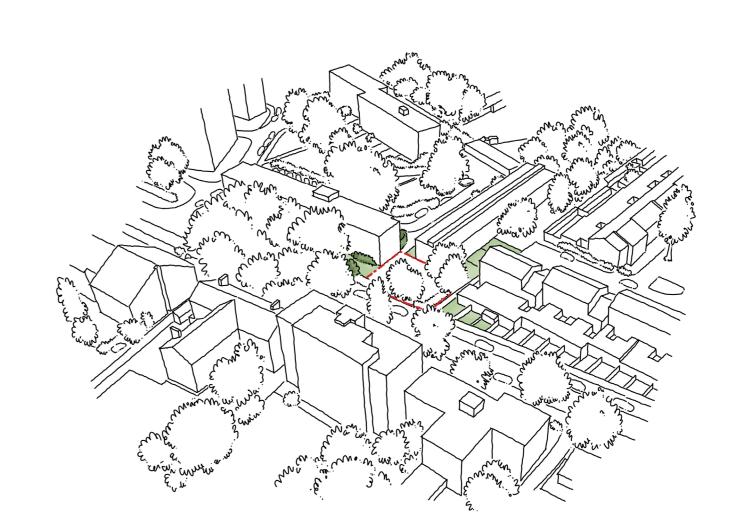
building, maximizing the number of new affordable homes.



Co-ordination with Surrounding Streetscape

The site gives any new development a frontage onto Victoria Drive. This is road predominately characterised by the large trees and buildings set away from the road.

In order to maximise the potential of this site, any development will need to be closer to the road than the adjacent buildings and ensure that it is coordinated with and responds to this context.



Overlooking Neighbouring Gardens

Due to the constrained nature of the site, it is bordered to the north 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. Maximising the dual aspect nature of any new development will be important.

Opportunities

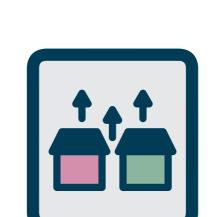
The identified constraints and key considerations have enabled us to understand the opportunities for the site and allowed us to establish initial ideas, which have helped shape our plans.



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



Spaces for socialising and enjoyment



High-quality design



Sustainable and energy efficient scheme



Improve security and surveillance







Our Proposals Site E - Land at Victoria Drive

Our proposals will provide the following:



Five, much-needed new council rent homes



High-quality five-storey building



A car-free scheme and no loss of existing car parking spaces for existing residents



Secure external bike store will be provided for new residents

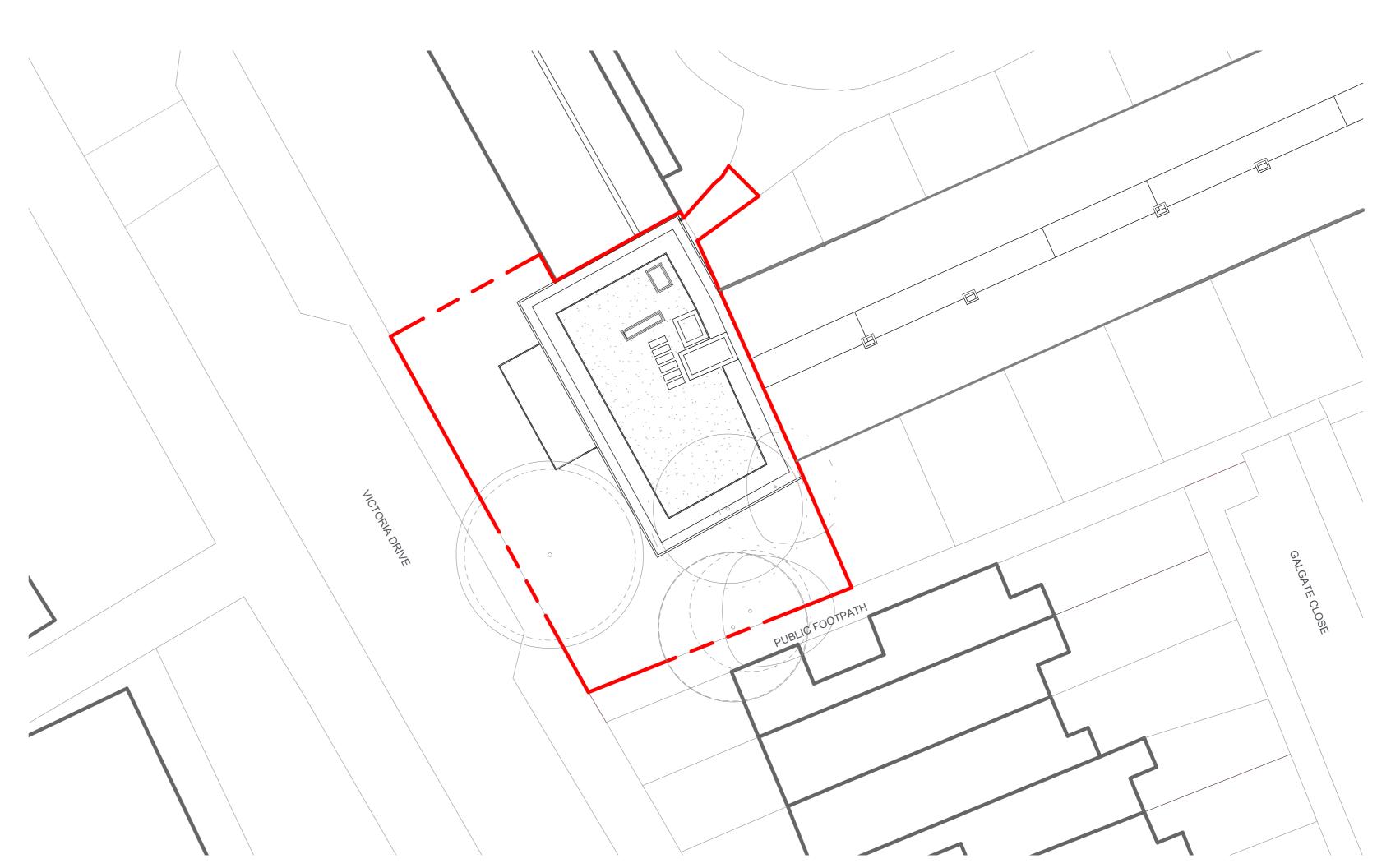


Landscaping enhancements and improvements



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

Proposed Site Plan



Landscape Plan









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 3 April 2024 by 5pm** to allow us time to collate and consider all feedback received. We will review all comments and suggestions received as we finalise our proposals 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

A public exhibition and online public webinar were 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

The project team collated and analysed all feedback received to finalise the proposals for land at Ackroydon Community Hall (Site B), Swanton Gardens (Site D) and land at Skeena Hill.

Late 2023

Planning applications for land at Swanton Gardens (Site D) and land at Skeena Hill were submitted to Wandsworth Council planning department.

Spring 2024 - WE'RE HERE!

We are consulting on proposals for land at Swanton Gardens (Site C) and land at Victoria Drive (Site E).

A planning application for Ackroydon Community Hall (Site B) is expected to be submitted to the council shortly.

Late 2024

We expect to hear 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. If planning permission is granted, construction would start shortly afterwards.

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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London, W1D 3QB

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

