

Homes for  
Wandsworth



# ACKROYDON ESTATE

SITE C, LAND AT SWANTON GARDENS  
AND SITE E, LAND AT VICTORIA DRIVE

Online Public Webinar

Thursday 14 March 2024, 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 12,000 households, of which 3,600 are classified as homeless (June 2023 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.
- These homes will be delivered for local people and will be normally allocated to existing Council tenants from the estate, or the wider vicinity, who have an existing priority.
- 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.

# 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** and at **Skeena Hill**.

**UPDATE ON SITES B, D AND SKEENA HILL**

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.

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

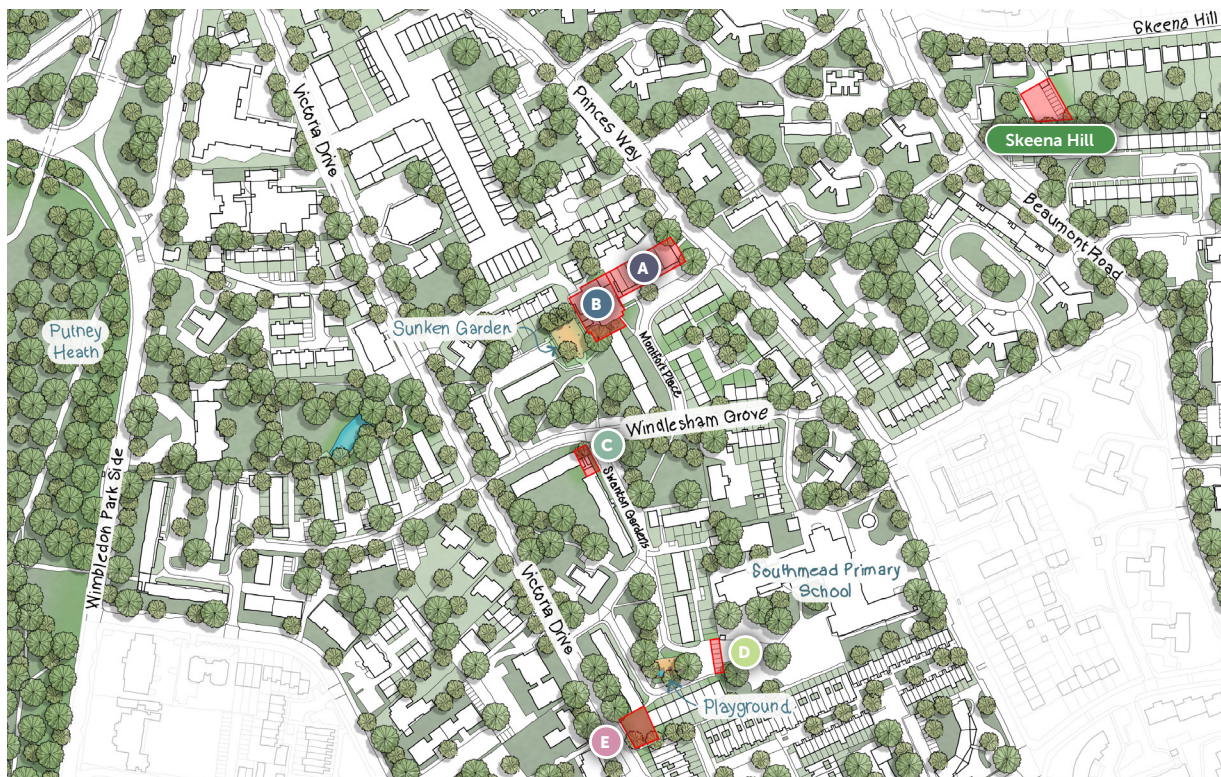
**B** Site B - Ackroydon Community Hall

**C** Site C - Swanton Gardens

**D** Site D - Swanton Gardens

**E** Site E - Victoria Drive

**Skeena Hill**





# 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...



## 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.

# What We've Heard So Far...



## 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



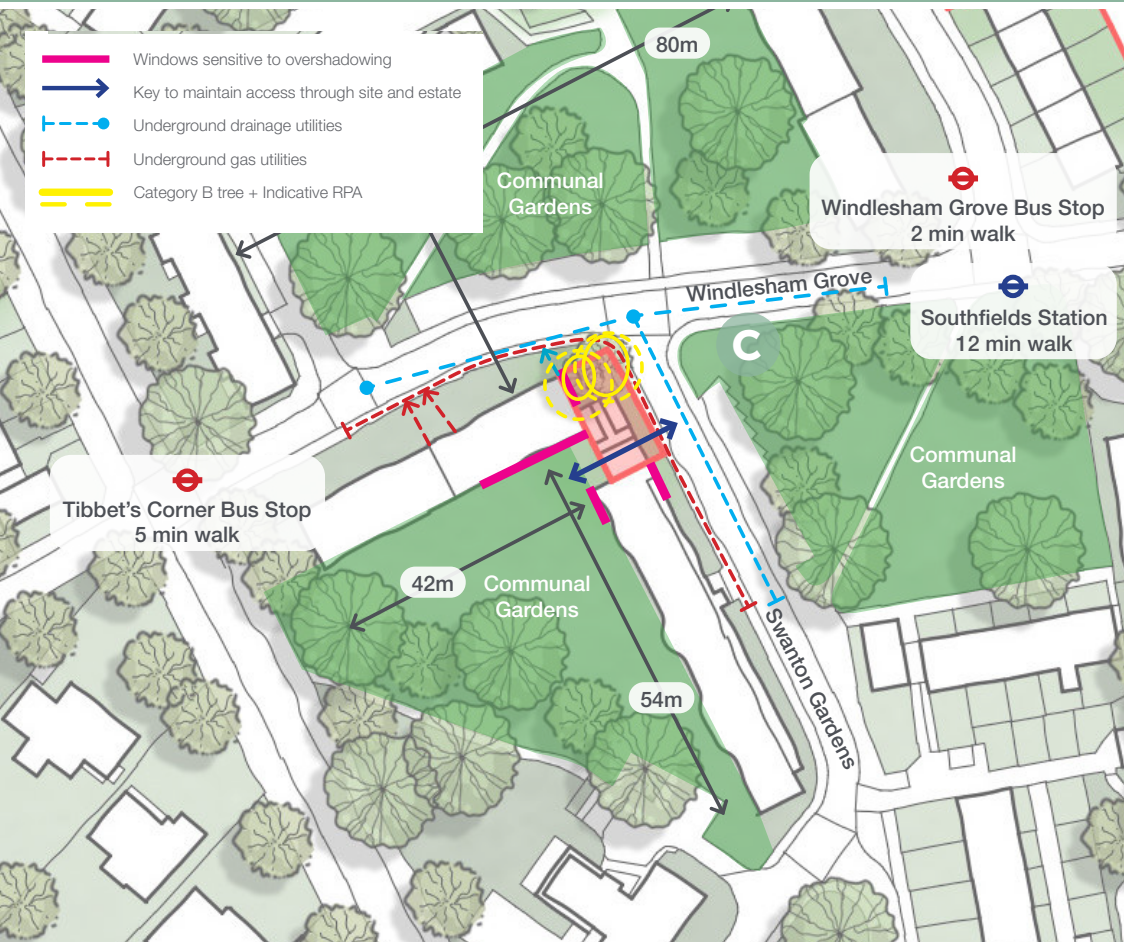
Density of the estate and concern about overcrowding



Impacts during construction

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

# Site C – Land at Swanton Gardens



## Constraints and Opportunities

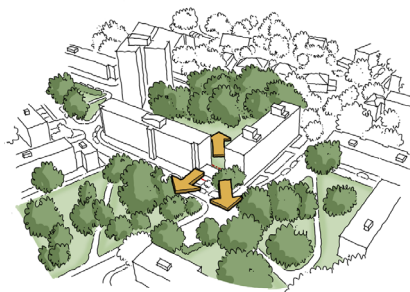
In the early design stages of preparing proposals for land at Swanton Gardens, we identified site constraints and opportunities and established key design considerations. These have informed our design ideas and shaped our plans for the site.

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.

# Site C – Land at Swanton Gardens

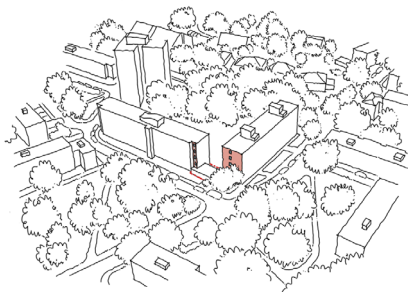


## Key Considerations



### Connecting Surrounding Green Spaces

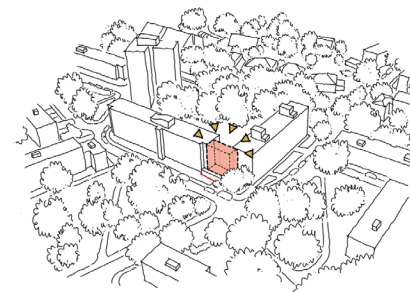
The site is surrounded by an excellent variety of communal green spaces, but the existing caretaker's store blocks off any connection between them. Improving access through the site, as well as the green spaces themselves, could be explored as part of a new development.



### 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.

# Site C – 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 initial ideas, which have helped shape our plans.



New affordable council rent homes for local people



Complement neighbouring homes and uses



High-quality design



Improve connectivity and accessibility



Retain existing trees where possible



Improve security and surveillance



Sustainable and energy efficient scheme



# 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

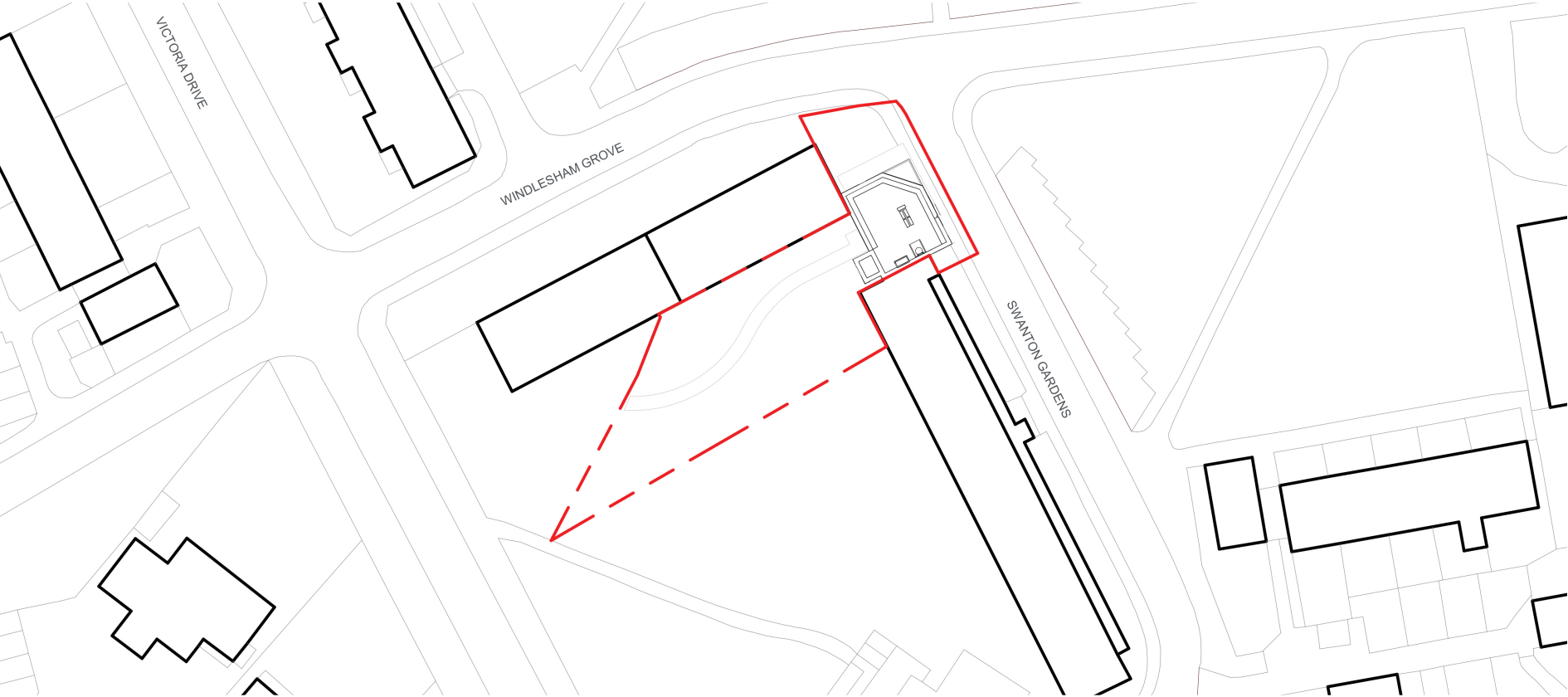


Retention of all existing trees and provision of two new semi-mature trees



New access pathways connecting to existing pedestrian routes

# Site C – Land at Swanton Gardens



# Site C – Land at Swanton Gardens



Native hedgerow to boundary will offer screening and privacy

Enhancing the existing amenity space with new ornamental planting to provide colour, texture and seasonal interest throughout the year

New rear access path

New tree planting

Windlesham Grove

Swanton Gardens

Proposed development

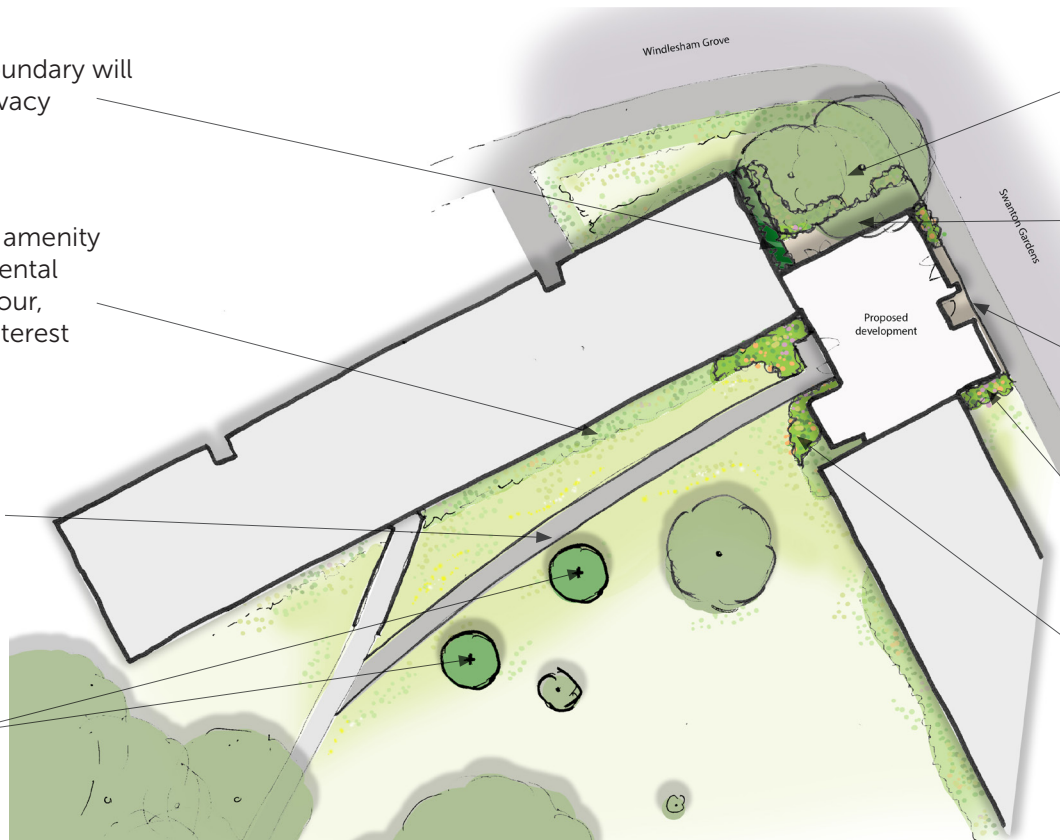
Existing trees retained

Proposed access for cycle store and refuse

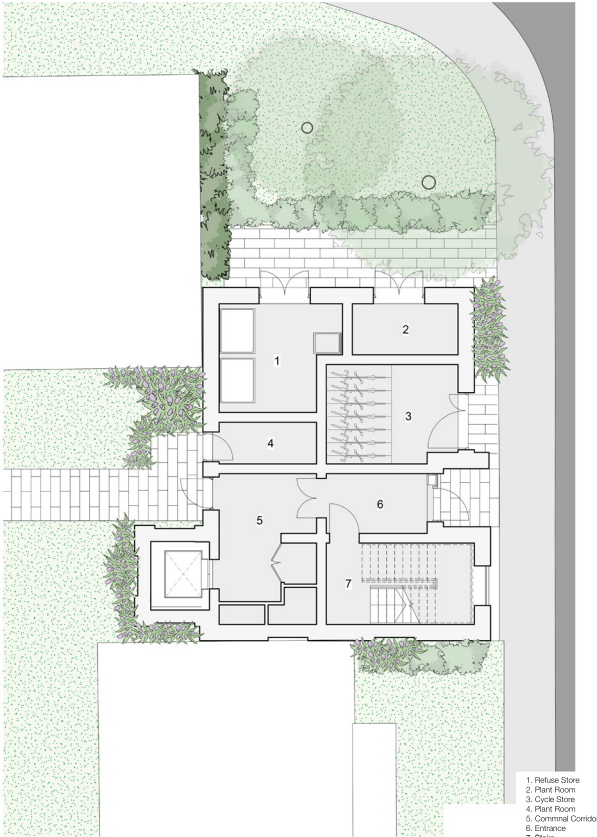
Main front entrance

Enhanced frontages at ground level with new planting beds

Maximise native species and wildlife benefits

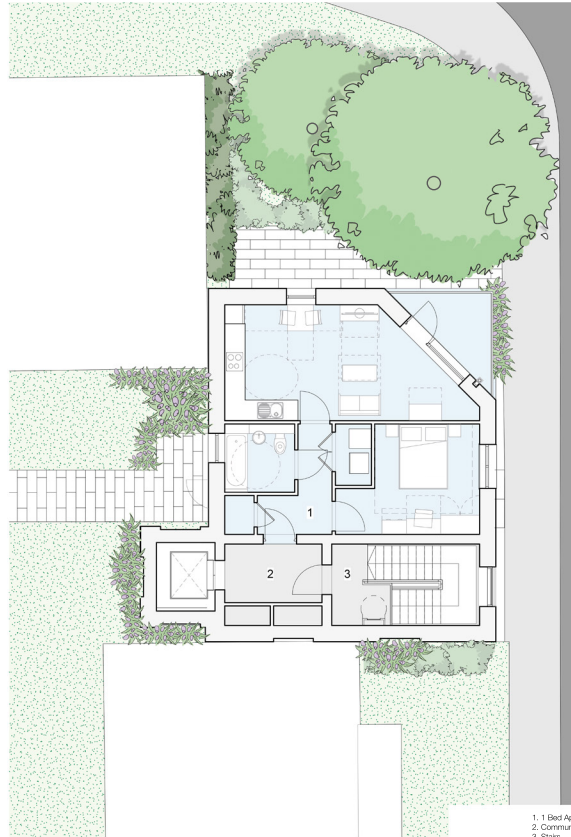


# Site C – Land at Swanton Gardens



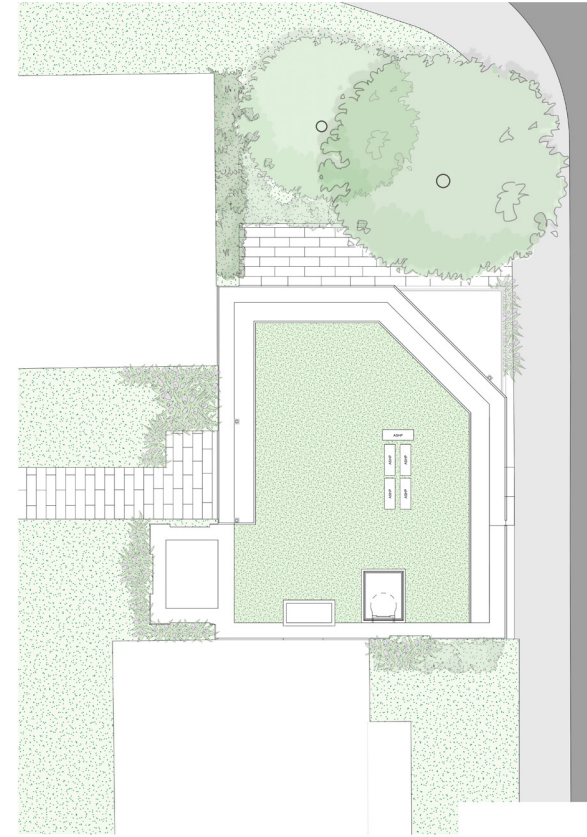
- 1. Refuse Store
- 2. Plant Room
- 3. Cycle Store
- 4. Plant Room
- 5. Communal Corridor
- 6. Entrance
- 7. Stairs

Ground Floor Plan



- 1. 1 Bed Apartment
- 2. Communal Corridor
- 3. Stairs

Upper Floor Plan



Roof Plan



# Site C – Land at Swanton Gardens

RED BRICK



LIGHT GREEN METALWORK



GREEN LIGHT GLAZED BRICK

Visual of the Proposals



# Site E - Land at Victoria Drive



## Constraints and Opportunities

**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.



# Site E - Land at Victoria Drive



## 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 building, maximizing the number of new affordable homes.

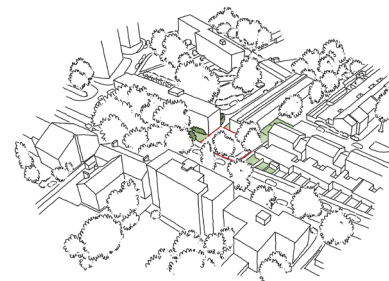
There is the opportunity to create a frontage and a dynamic new street frontage.



### 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.

# Site E - Land at Victoria Drive



## 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

# Site E - Land at Victoria Drive



## Our proposals will provide the following:



Five, much-needed new council rent homes with four three-bedroom homes for families



Secure external bike store will be provided for new residents



High-quality five-storey building



Landscaping enhancements and improvements

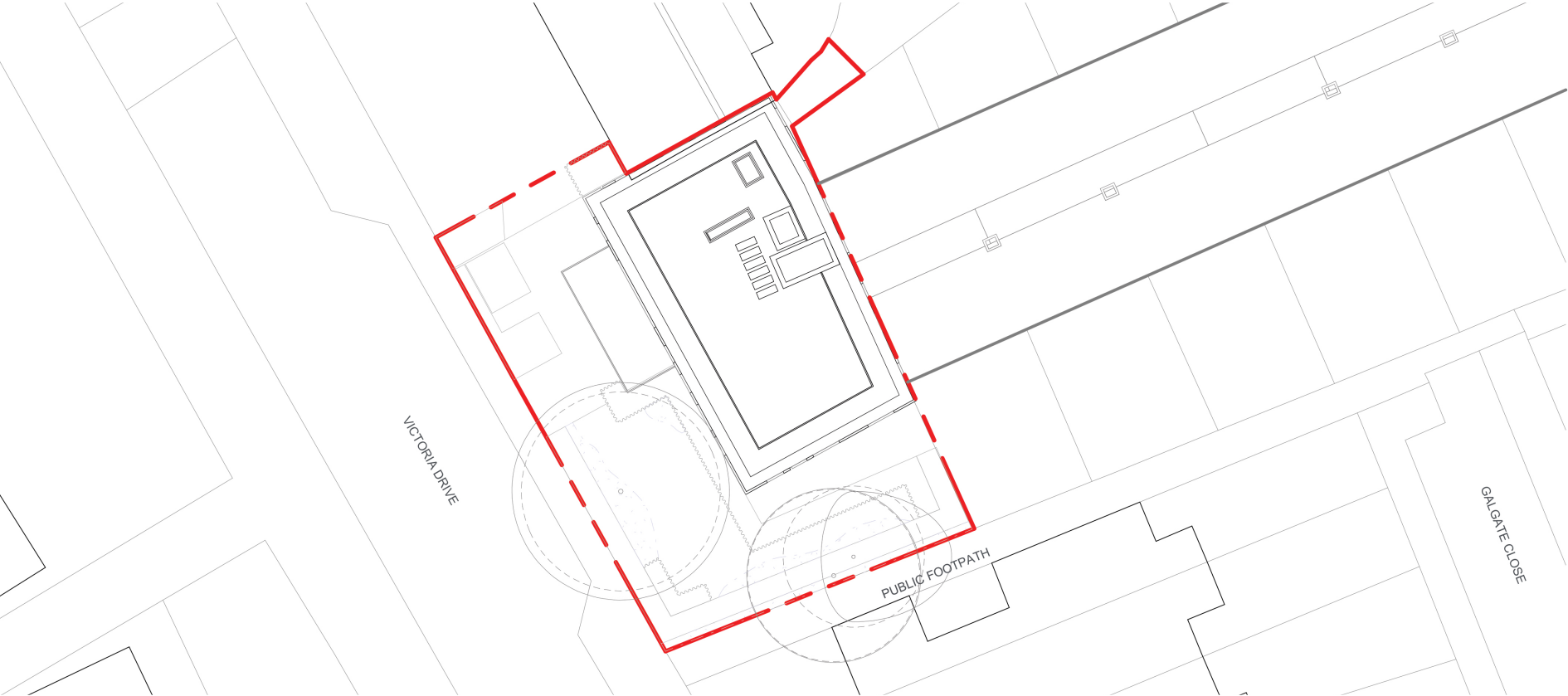


A car-free scheme and no loss of existing car parking spaces for existing residents

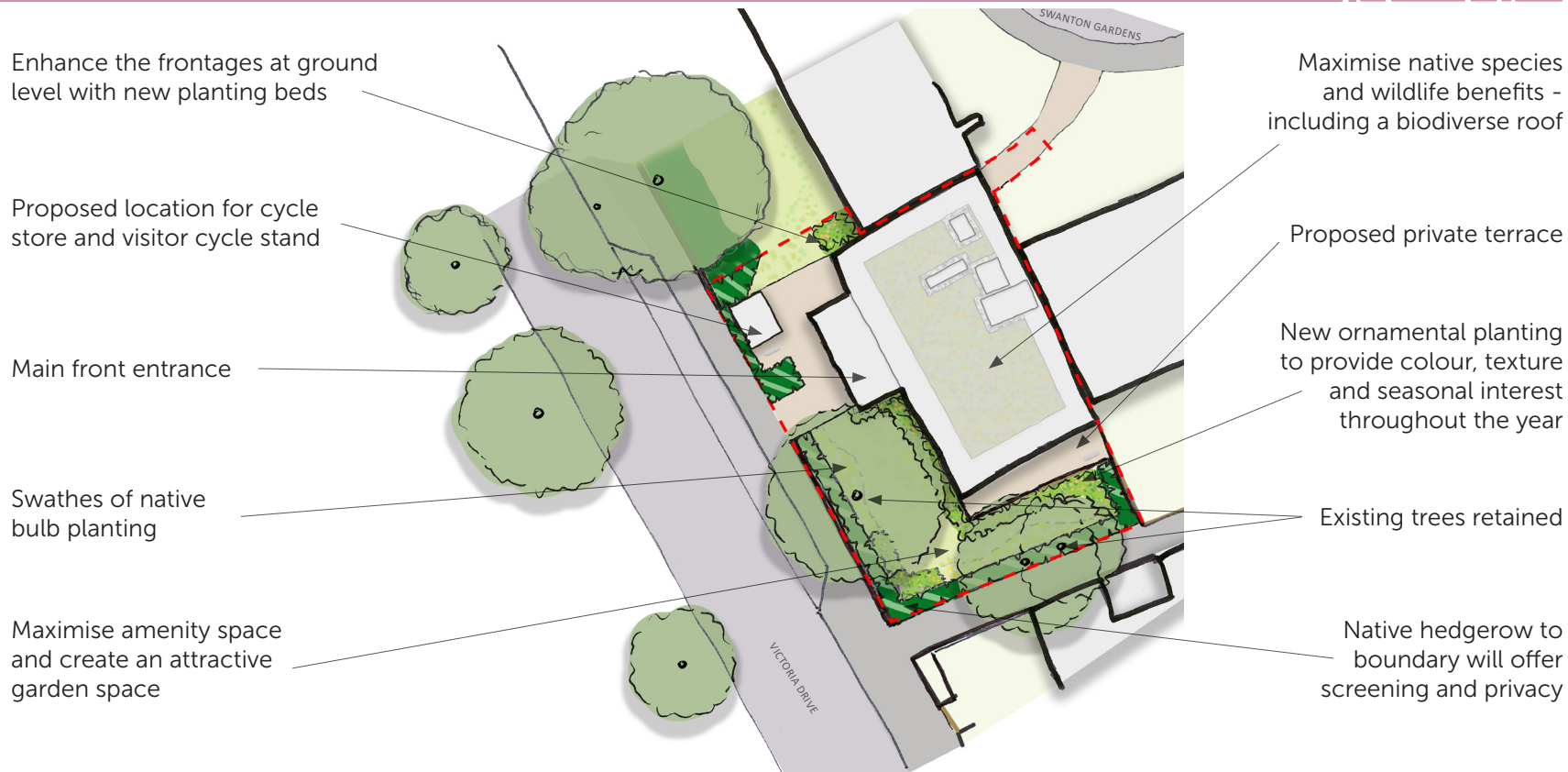


A highly sustainable scheme, including a bio-diverse roof and a sustainable drainage strategy

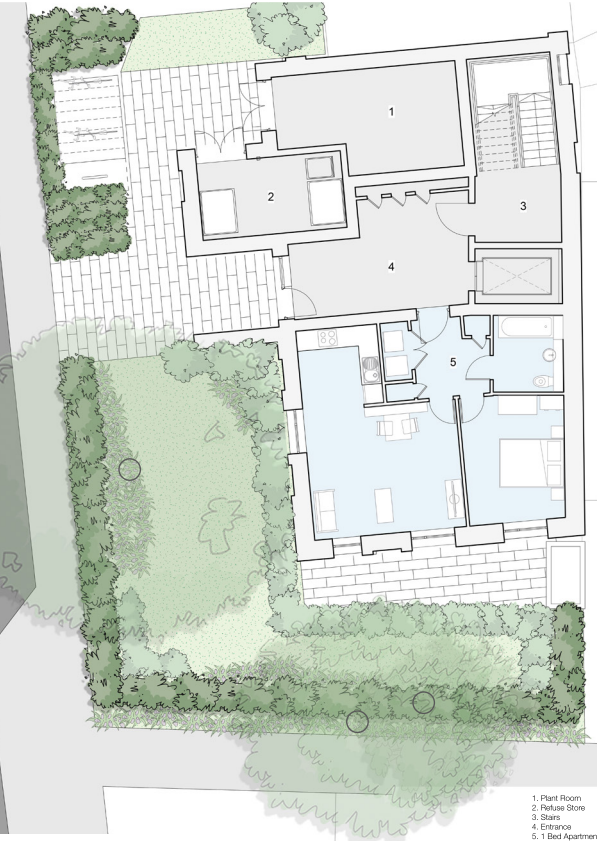
# Site E - Land at Victoria Drive



# Site E - Land at Victoria Drive



# Site E - Land at Victoria Drive



1. Plant Room
2. Refuse Store
3. Stairs
4. Entrance
5. 1 Bed Apartment

Ground Floor Plan



1. Stairs
2. Communal Corridor
3. 3 Bed Apartment

Upper Floor Plan



Roof Plan



# Site E - Land at Victoria Drive



Visual of the Proposals

# Feedback & Next Steps



Visit the project website at  
[www.ackroydonestatedevelopment.co.uk](http://www.ackroydonestatedevelopment.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 3 April 2024, at 5pm.**

## Contact us

You can contact the engagement team using the details below:



020 7446 6820



[ackroydonestate@stantec.com](mailto:ackroydonestate@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

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.

# Q&A



# Thank you

