

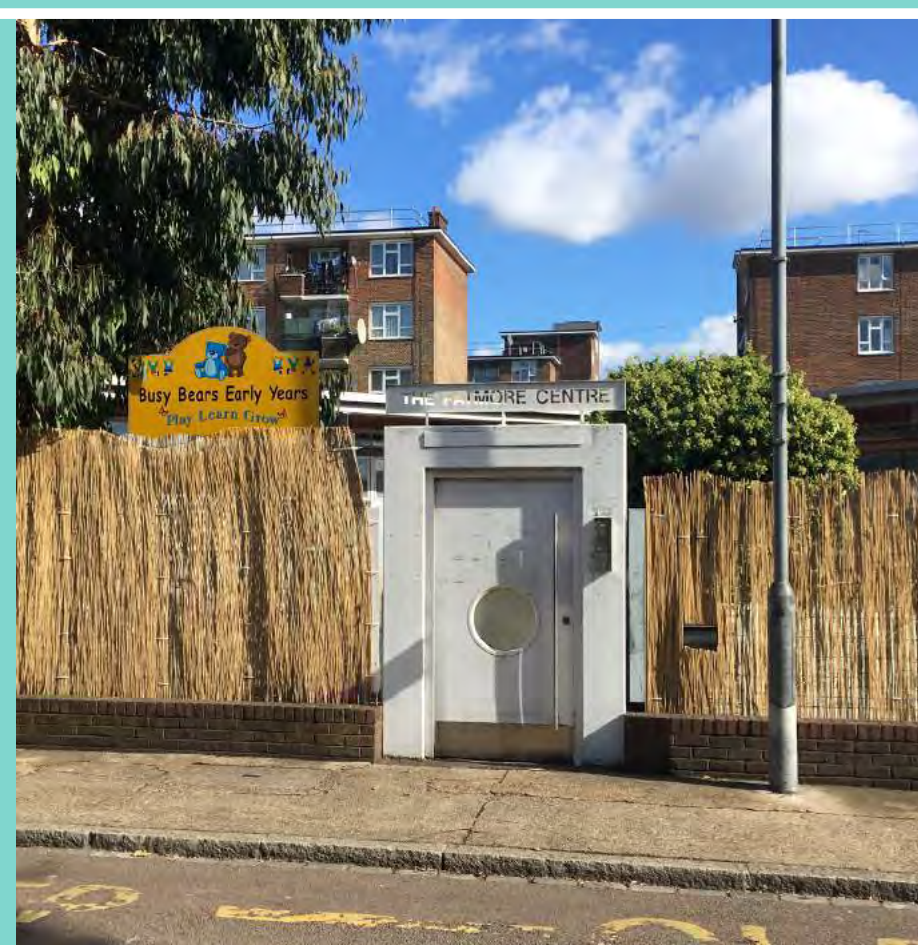
Welcome...

Wandsworth Council plans to deliver **1000 new** homes on its land over the next **5-7 years**, across the borough.
The aim is to maximise the building of new homes for local people on average or below average incomes.

To achieve this strategic aim, Wandsworth Borough Council has commissioned a design team to consult with you as residents, and prepare proposals for the redevelopment of **a site** on the Patmore Estate.
The site is:

1

Patmore Centre
The Former Patmore Centre Site which will be demolished



2

Existing Play Areas
To be reprovided on site as part of the proposals



What is today for?

We have been busy preparing initial designs which we would now like to share with residents to receive your feedback.
This is an opportunity for residents to comment on our initial proposals and have a real influence on the designs as they evolve. We are at an early stage in the design process and we will be consulting with local residents and businesses at every step before making a planning application.

2018

5th December 2018

1st Consultation Event:
Understanding issues and opportunities

2019

(We are here!)

January 2019

Today's Consultation Event:
Initial Designs

Spring 2019

3rd consultation event with residents:
Preferred Designs

Summer 2019

Submit Planning Application

Summer 2019

Planning Consultation

Autumn 2019

Planning Application Decision

Design Development and listening to feedback

Who are we?

Wandsworth Borough Council

ARUP: Lead Consultant

Pollard Thomas Edwards: Architects



Feedback From Previous Consultation and Design Team Observations



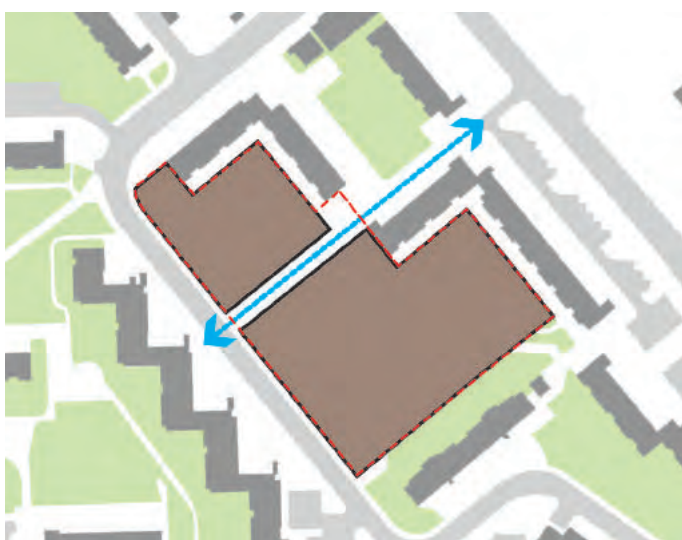
YOUR FEEDBACK

OUR OBSERVATIONS

The Proposal

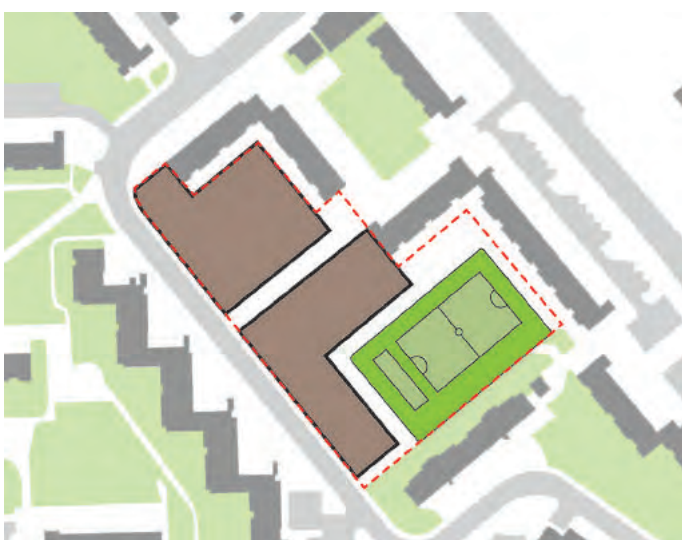
- Designs provide 60 new homes
- Mixed tenure for Social Rent (70%) and shared ownership (30%)
- Existing playspaces re-provided on site in an enhanced landscaped setting
- All existing parking spaces re-provided
- New community room for Patmore Estate Residents

Concept Development



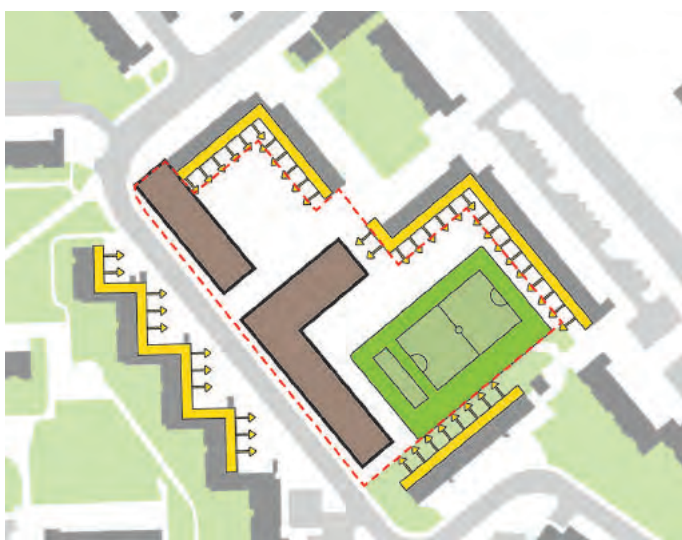
1

ENHANCE EXISTING PEDESTRIAN ROUTES THROUGH THE SITE



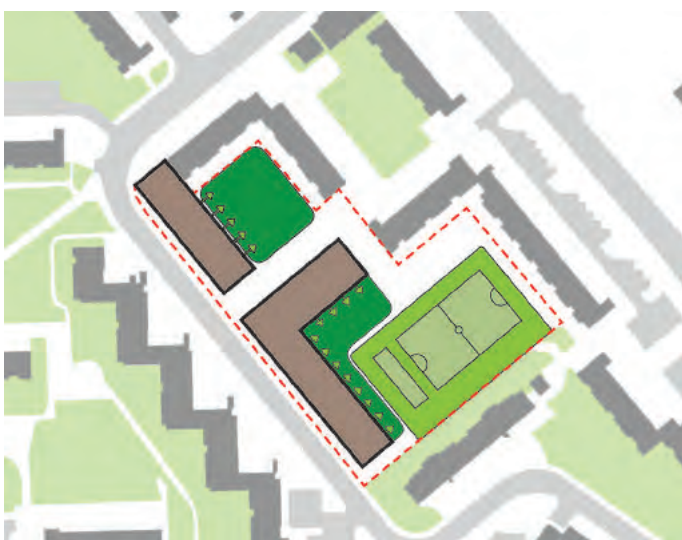
2

RE-PROVIDE EXISTING MULTI USE GAMES AREA AND PLAY AREAS



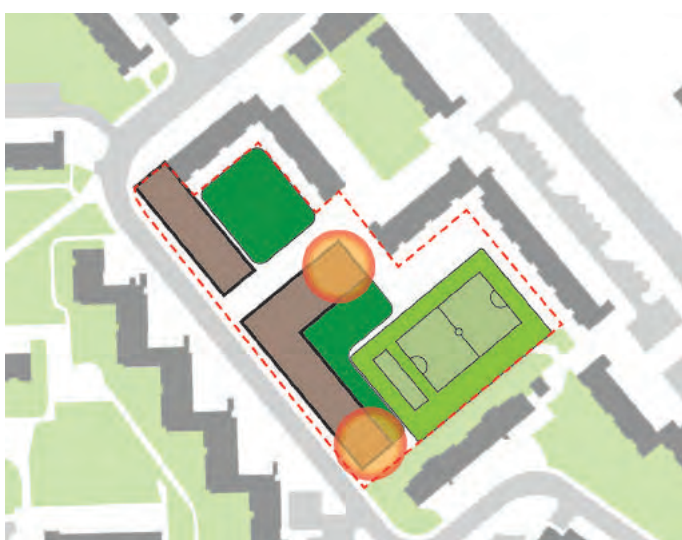
3

PROVIDE POSITIVE VIEWS FROM EXISTING WINDOWS



4

PRIVATE AND COMMUNAL GARDENS ESTABLISHED AWAY FROM THE STREET



5

LOCATE COMMUNITY ROOM WITH RELATIONSHIP TO COMMUNAL GARDENS (TWO OPTIONS SHOWN)



6

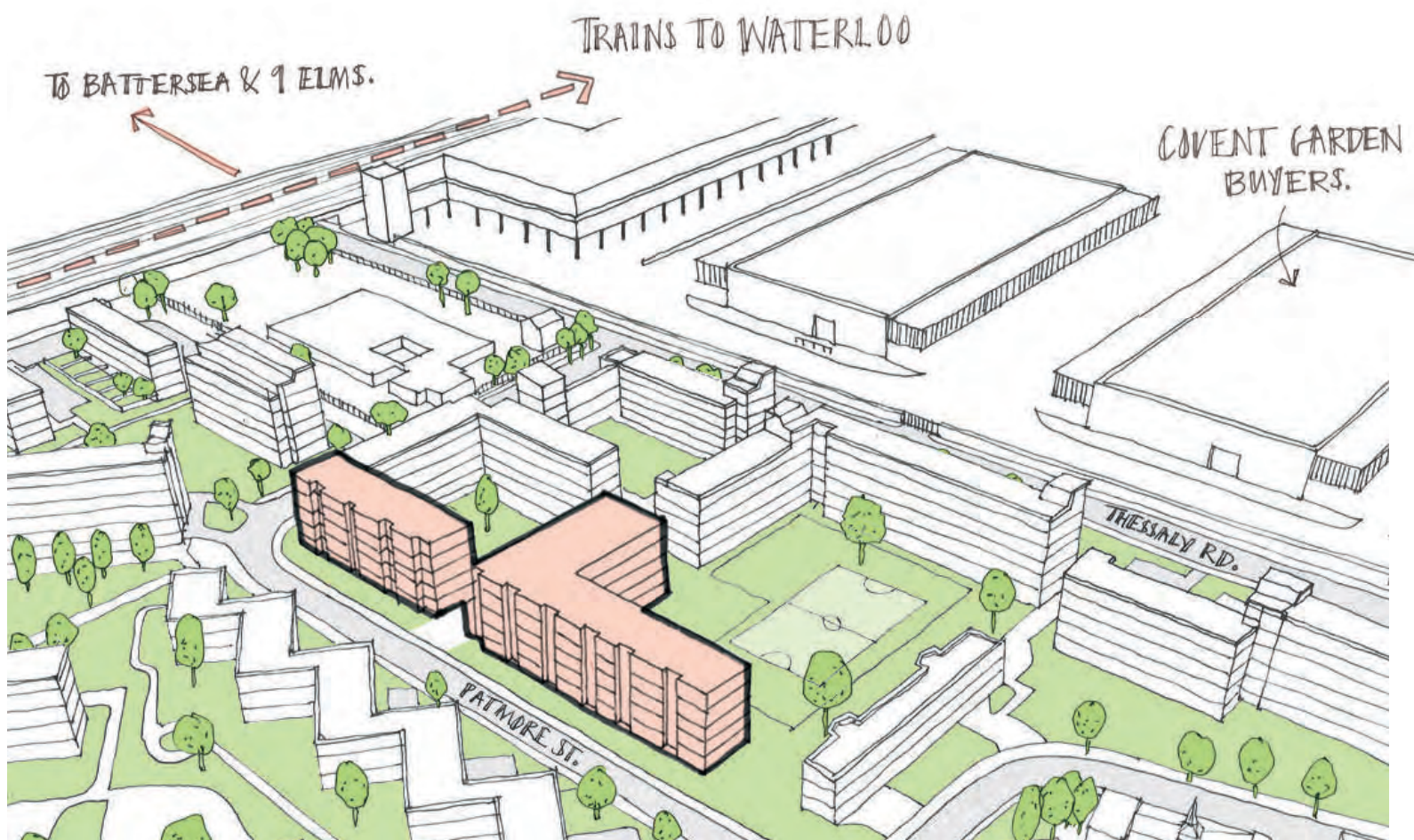
ACTIVE FRONTAGE ON PATMORE STREET AND SECONDARY ASPECT TO GARDENS



GROUND FLOOR PLAN



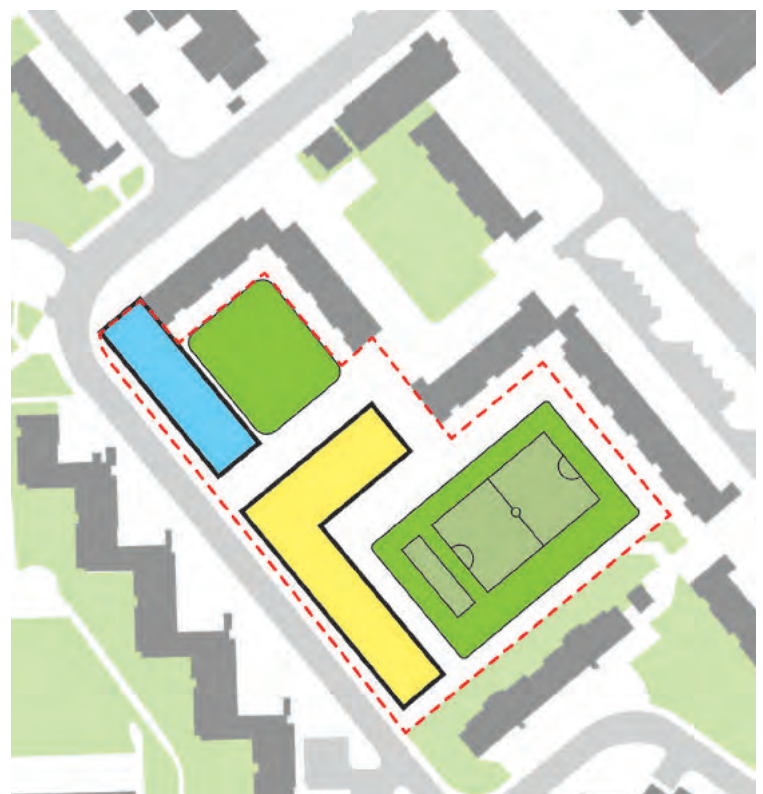
STROUDLEY HOUSE PATMORE STREET PROPOSED NEW BUILDING RE-PROVIDED MULTI USE GAMES AREA AND PLAYGROUND IN ENHANCED LANDSCAPED COURTYARD MARSH HOUSE



AERIAL VIEW LOOKING NORTH-WEST

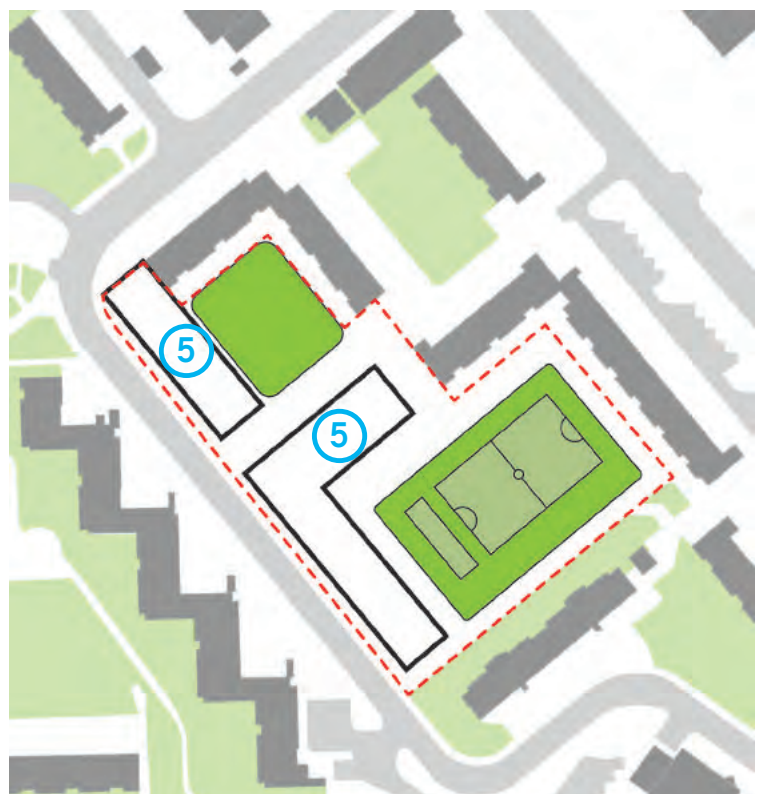


3D VIEW FROM PATMORE STREET



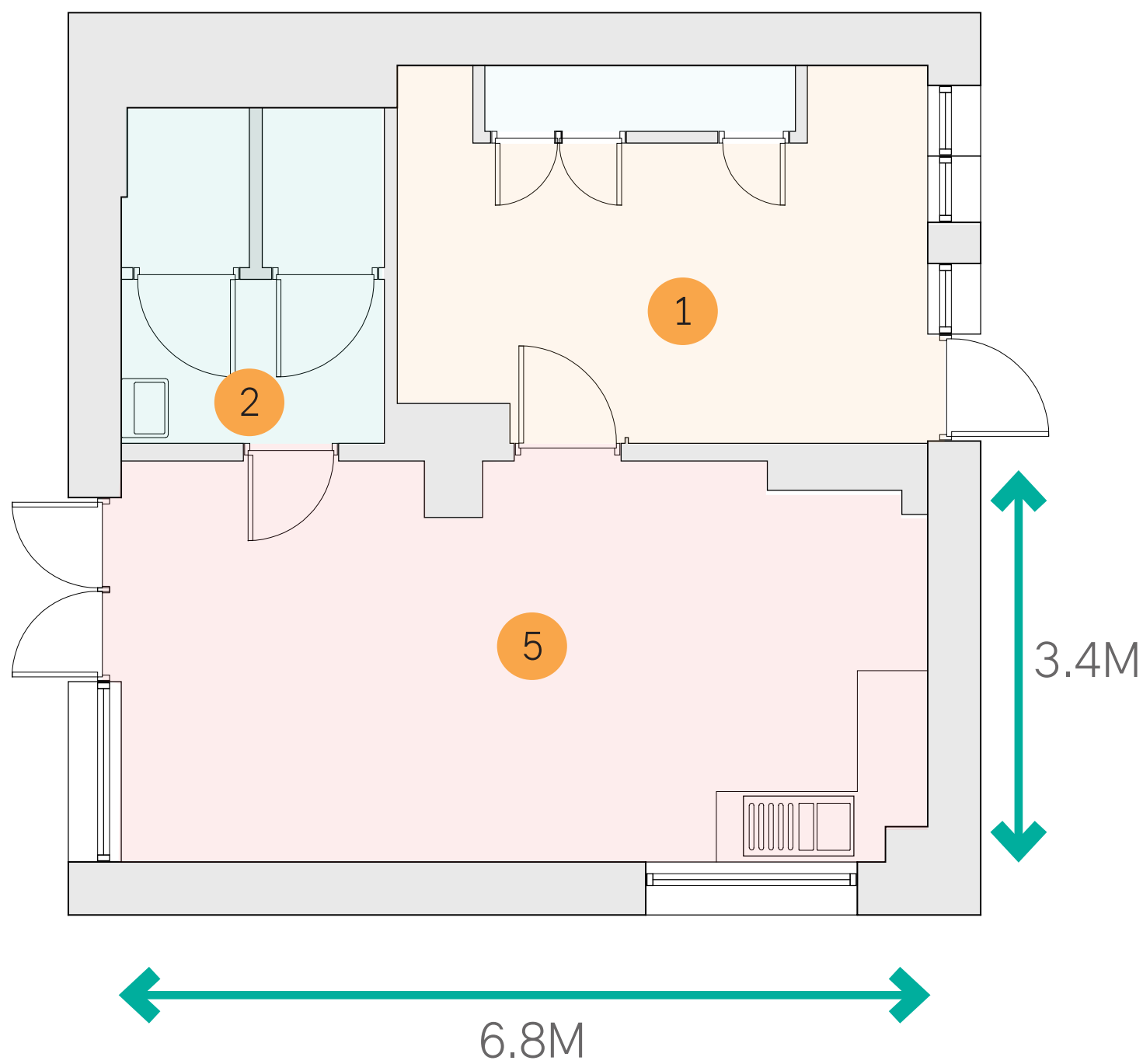
TENURE

SOCIAL RENT
INTERMEDIATE



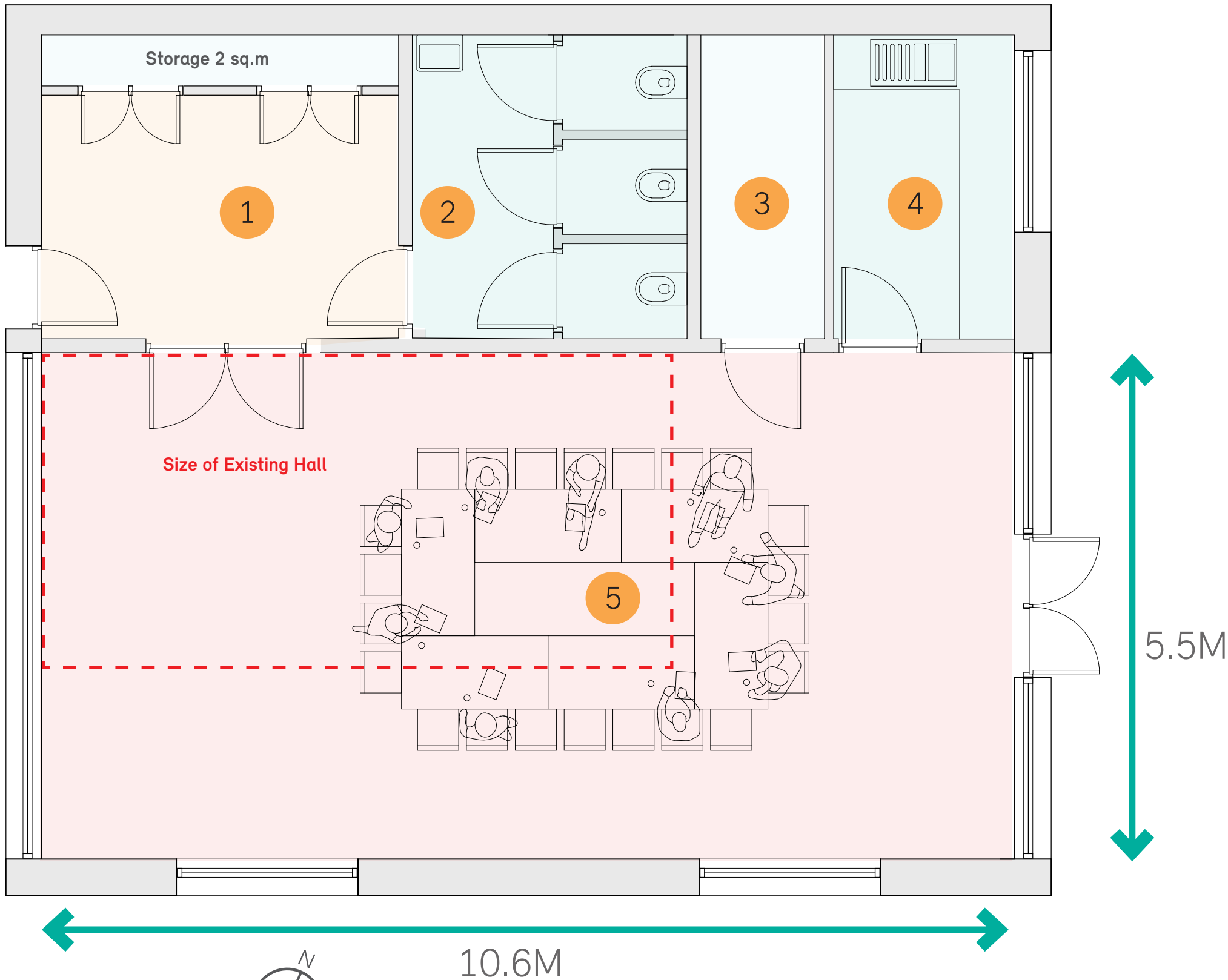
BUILDING HEIGHTS

Community Room



Developing The Brief

Tell us what you'd like to see in your new community room....

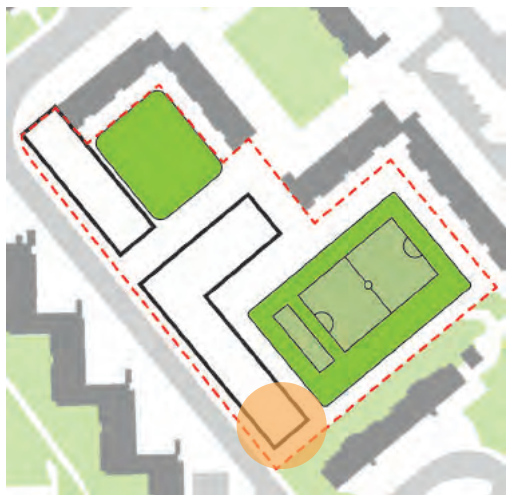


Option 1

- PROS**
- Hall is a focal point on corner for both Patmore Street and garden/Multi Use Games Area
 - Hall is accessible from both Patmore Street and garden
 - Larger hall space for activities
 - 6 sq.m of storage
 - Kitchen has window to garden

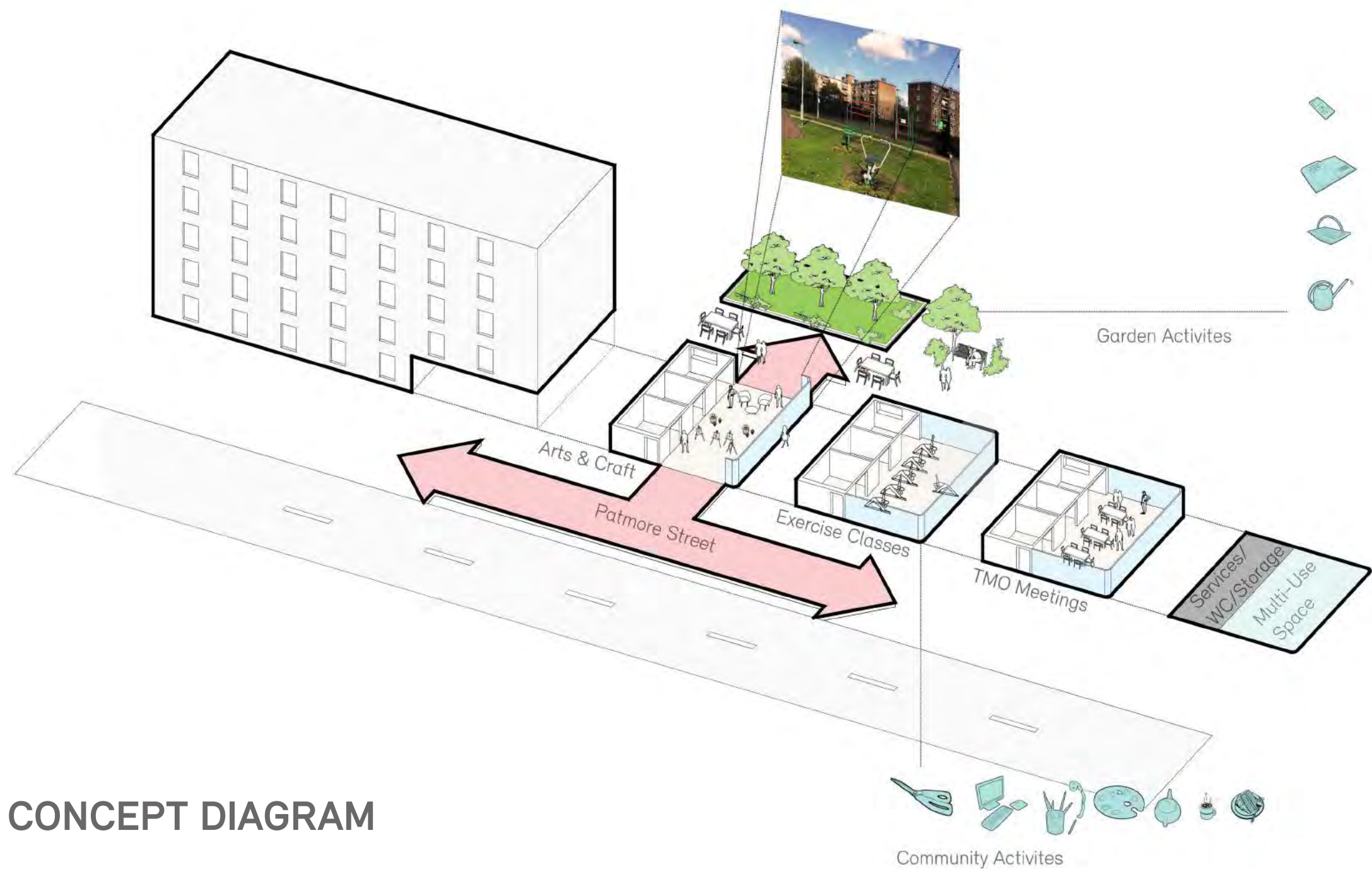
- CONS**
- Lobby is slightly smaller than existing

- 1 Lobby
- 2 Toilets
- 3 Store
- 4 Kitchen
- 5 Hall

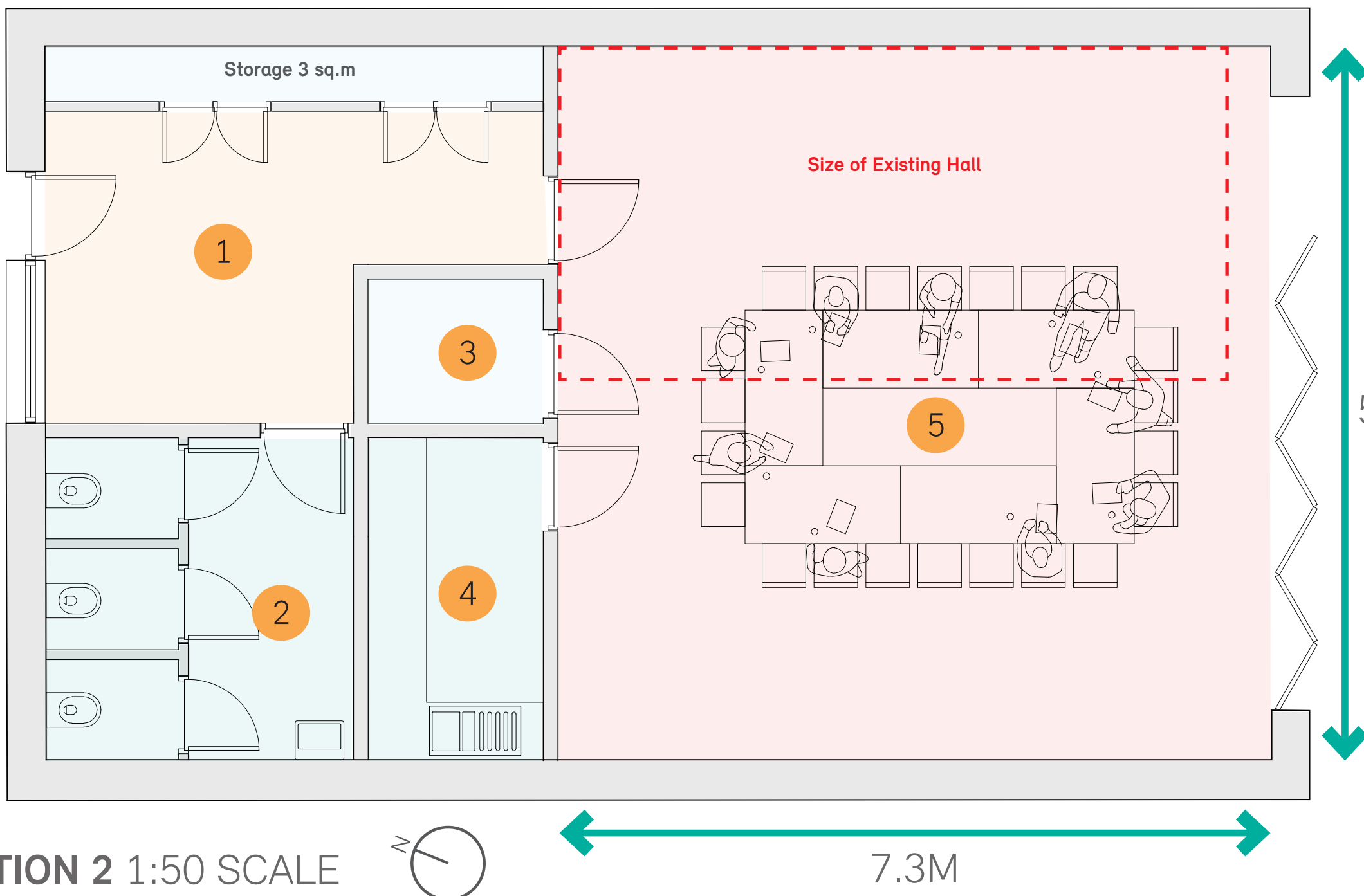


EXISTING COMMUNITY ROOM 1:50 SCALE

OPTION 1 1:50 SCALE



CONCEPT DIAGRAM

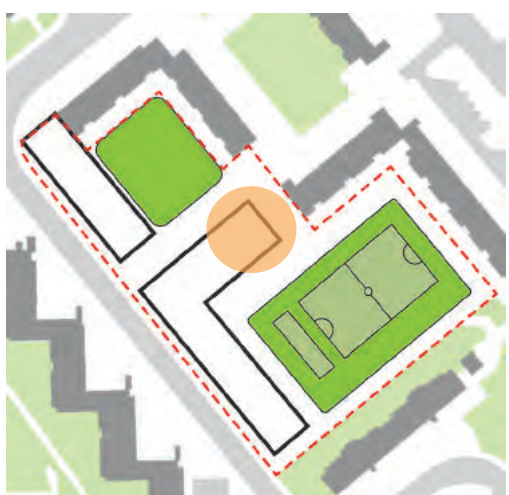


Option 2

- PROS**
- Hall is at the centre of the proposals and can enjoy views towards both garden spaces
 - Hall has bi-folding doors opening out onto garden to extend activities outdoors
 - Larger Hall space suitable for wide range of activities
 - 9 sq.m of storage
 - Larger lobby than existing

- CONS**
- Hall not as visual on the side street

- 1 Lobby
- 2 Toilets
- 3 Store
- 4 Kitchen
- 5 Hall



The Proposal

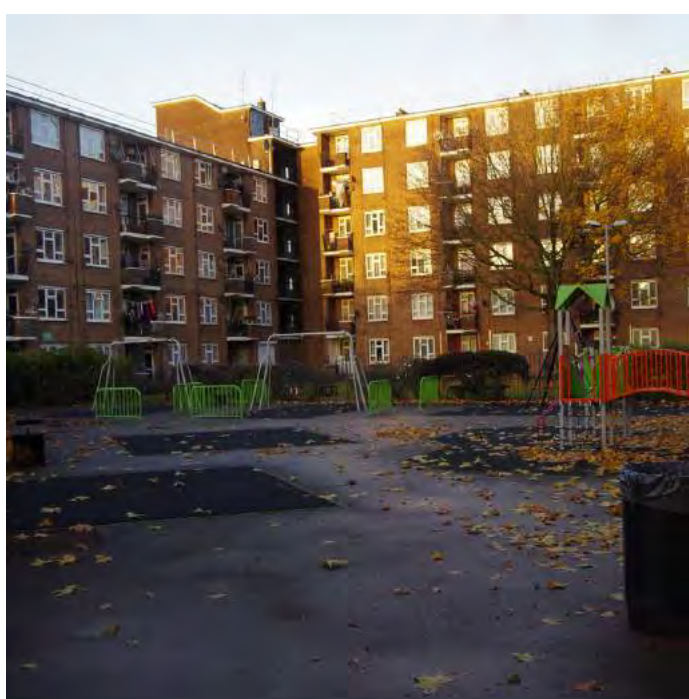
The landscape scheme aims to create an engaging and welcoming public realm, which knits into the existing estate and provides opportunities for current and future residents to meet, relax and play.

The proposal redefines existing green space into two defined courtyards, which are connected by a new shared streetscape that strengthen the pedestrian link through the estate between Patmore Street and Thessaly Road.

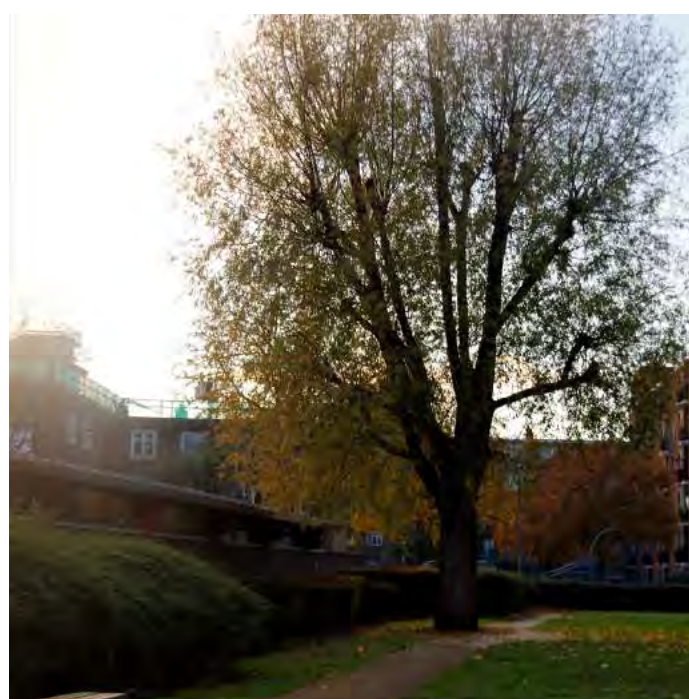
The larger courtyard provides an active gathering space, offering spill out for the new community room, which is closely linked to the new ballcourt and play facilities. The smaller courtyard offers a quieter space, including a community garden.

Existing mature trees will be retained where possible and new diverse planting will increase biodiversity and seasonal interest.

Site Opportunities



Enhance and increase diversity of play facilities, including informal play, to cater for a wider range of age groups.



Retain mature trees, making them into a feature, and plant new trees with similar characteristics.

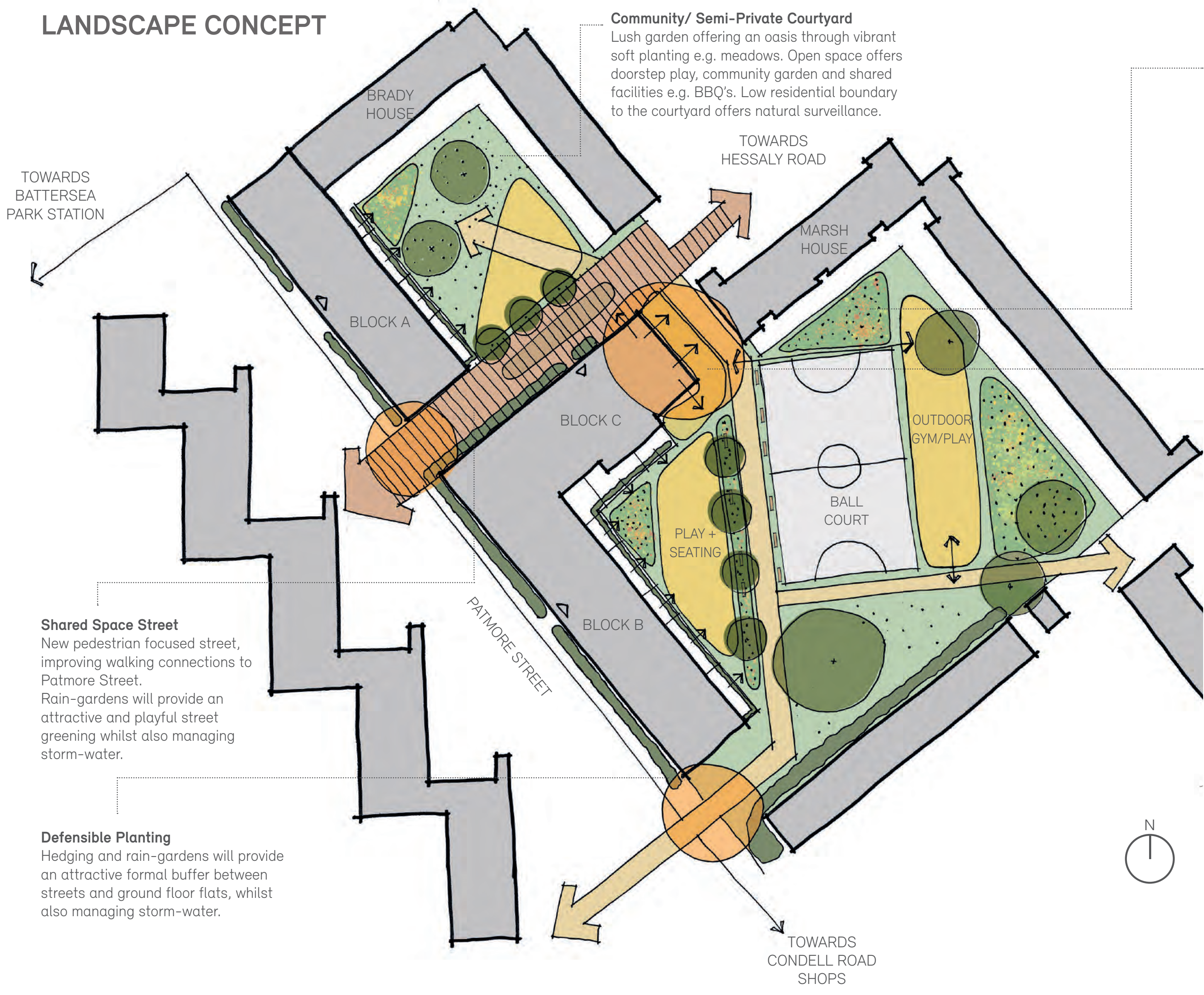


Increase activities available in green spaces e.g. community allotments, and increase visual interest through



Improve legibility and connectivity through sight-lines and removing physical barriers.

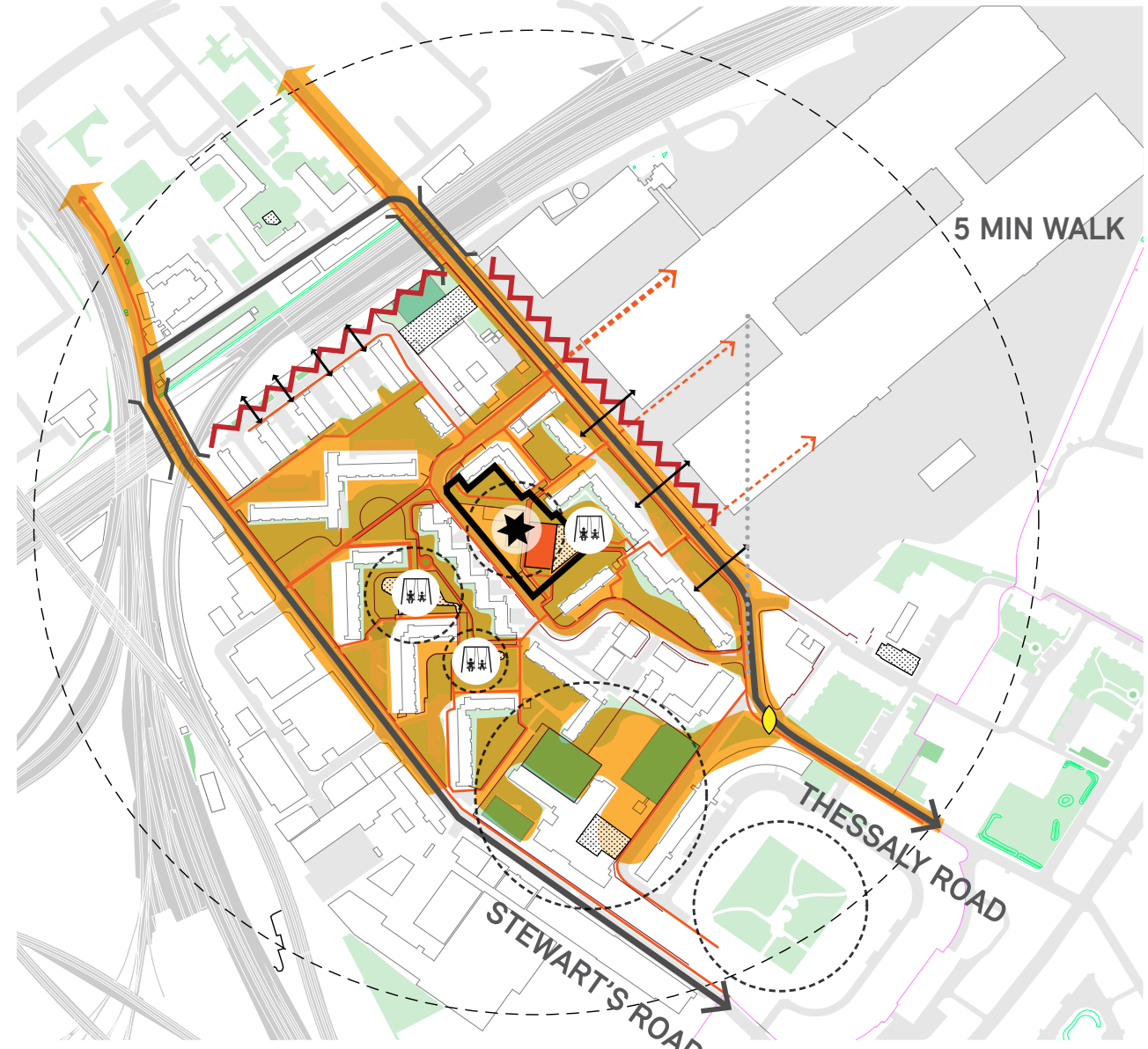
LANDSCAPE CONCEPT



Community Courtyard
An active and open public space which centres around a new basketball court for competitive sports play. The courtyard acts as a further spill out space for the community hub, and also offers outdoor gym equipment, seating and play opportunities for range of ages. Low planting and fences around the edge provide privacy for residents whilst enabling natural surveillance.

Community Hub
In the heart of the scheme spill out space for the community room, including a garden and seating, provides a natural gathering area which connects the courtyards together.

LANDSCAPE OPPORTUNITIES



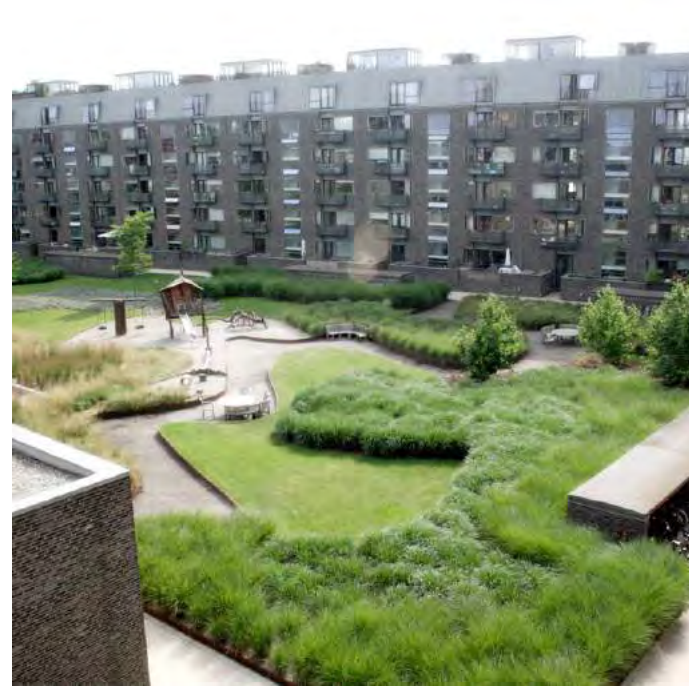
LANDSCAPE PRECEDENTS



Courtyard with allotment plots Hammerby Sjostad, Stockholm



Integrated ballcourt within courtyard Abbey Orchard, London



Community courtyard Charlotte Garden, Copenhagen



Offset planters provide moped barrier Percival Triangle, Clerkenwell, London



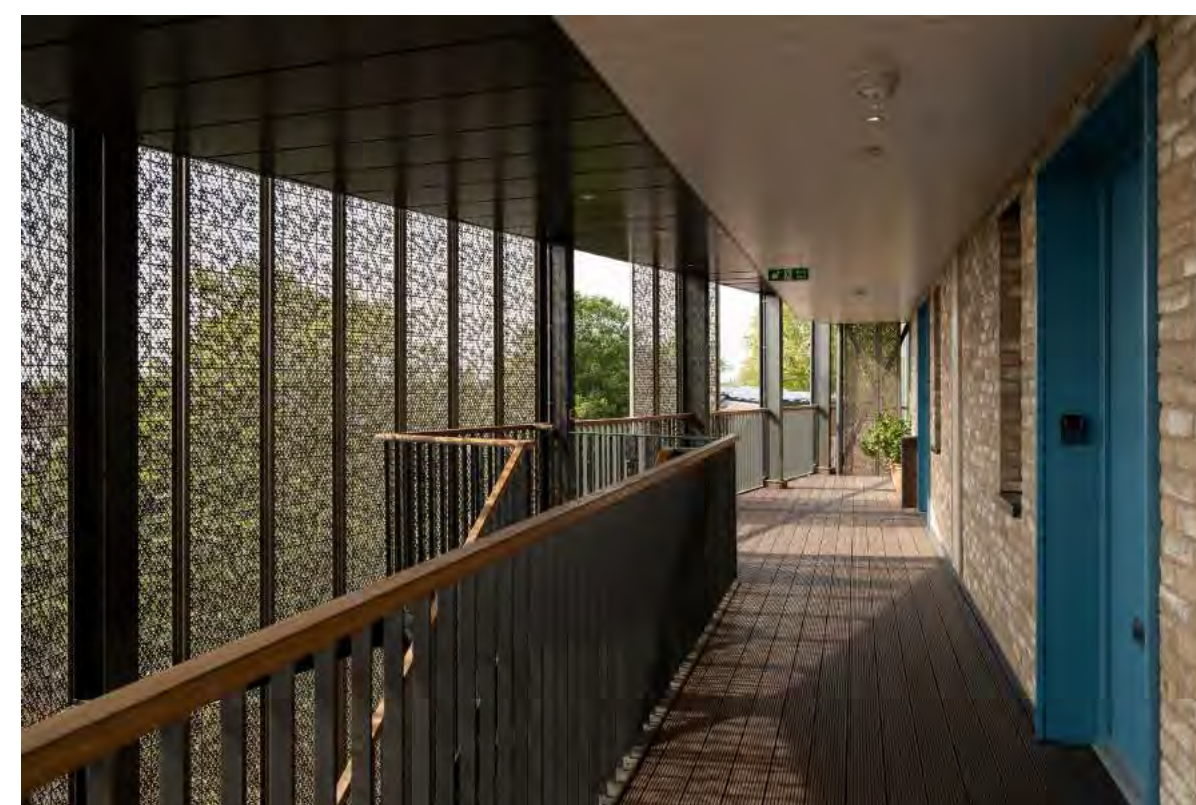
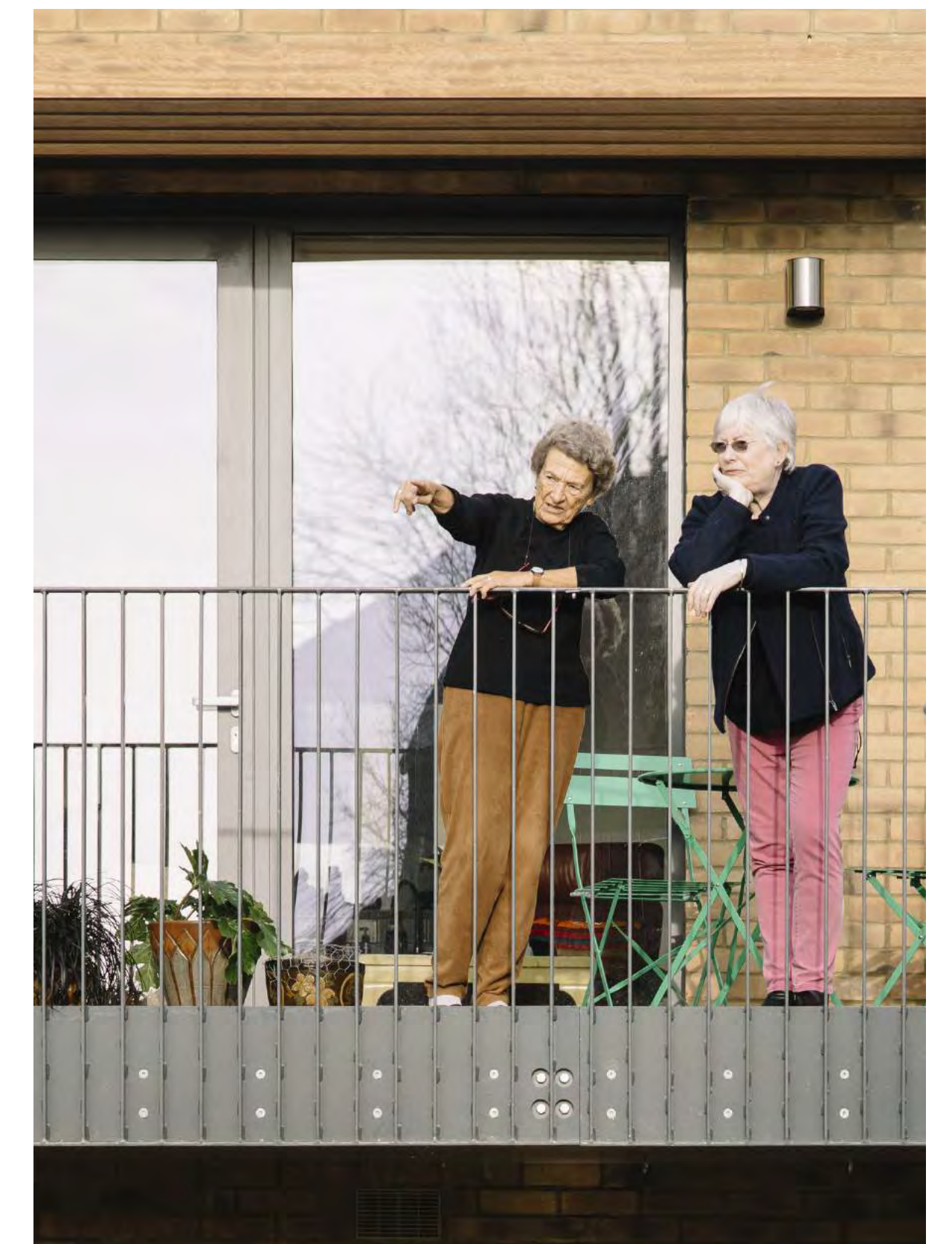
Pedestrian street with raingarden Bridget Joyce Square, London

Designing New Homes

We think these are some of the important qualities of new homes which will be included in the next stage of design work.

What are your thoughts?

- Spacious, well proportioned rooms,
- Plenty of storage
- Generous entrances and circulation space
- Lots of natural daylight
- Private balconies (large enough to use easily)
- Views out onto green spaces - dual aspect where possible
- Well insulated homes for thermal comfort and privacy
- Spacious modern bathrooms
- Tall floor to ceiling heights
- Convenient bin storage, carefully designed and considered
- Convenient bike storage



Thank you for coming along!

Thank you for taking the time to visit our first consultation event.

We hope you have found it informative and useful.

What next?

Wandsworth Borough Council want local people to benefit from the proposed redevelopments, so would love to hear your views prior to developing designs for planning next summer (2019).

You can provide your feedback by:

- Speaking to the team here today
- Completing a comments card and leaving it with us.
- Emailing your comments to the details below.

Please provide your feedback by the 22nd of February so that this can inform the next stage of our work.

This is the start of the process.
We look forward to seeing you at the next event!

Get in touch:

To return feedback forms or any enquiries please contact:
Joseph Foster or **Tony Jones** at:

✉ email: developmentteam@wandsworth.gov.uk

☎ tel: 020 8871 8248

