



1,000 Homes Development Programme

Housing Development Team

February 2023

DevelopmentTeam@richmondandwandsworth.gov.uk



Introduction

- Slides show locations of sites in Wandsworth's housing development programme.
- Slides include a borough-wide overview followed by ward maps showing site locations and existing uses.

NOTE: unit mixes subject to regular review and adjustment in the light of site-specific public consultation events, plus all relevant Committee consents and approvals.

Programme Summary

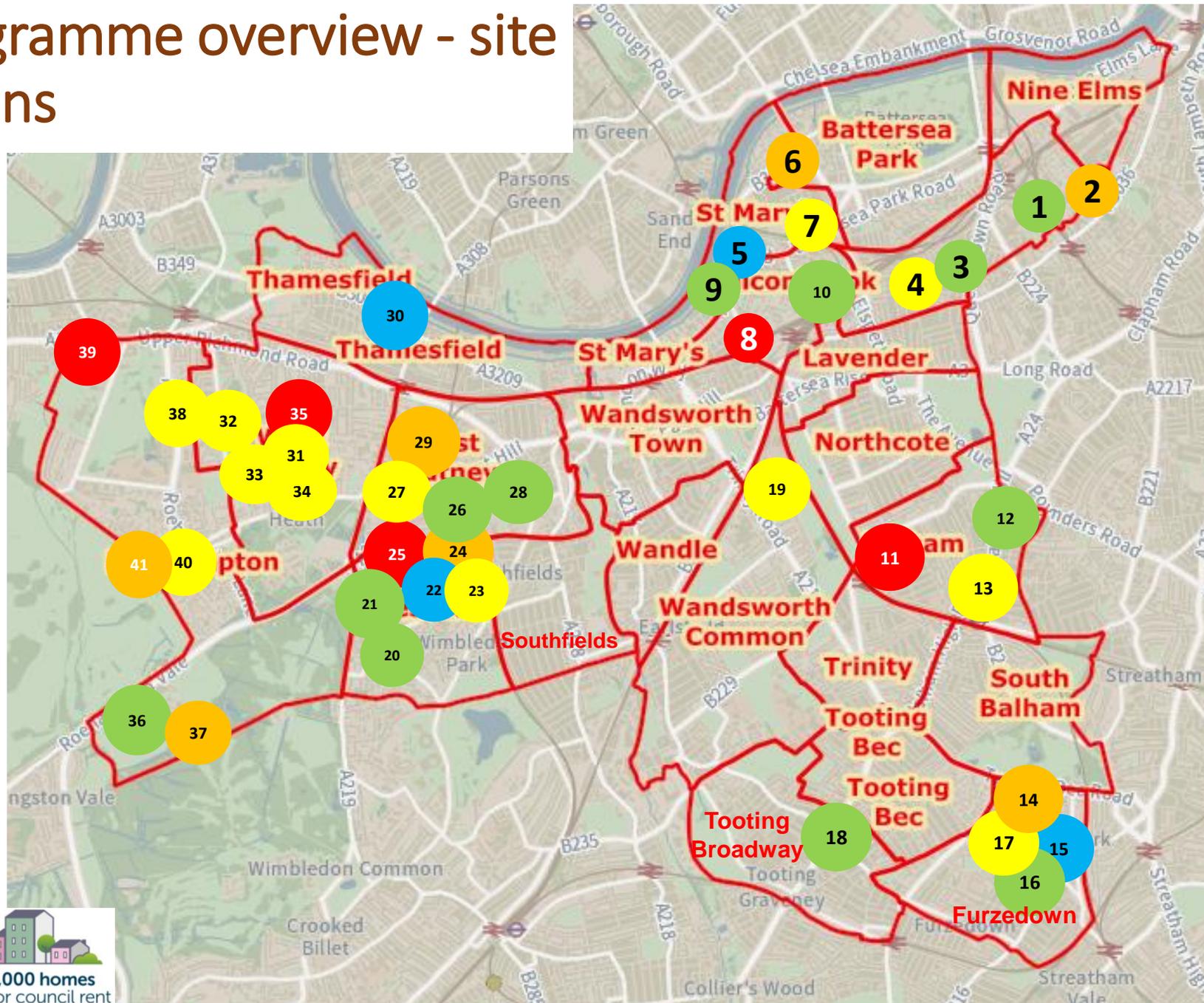
- 1,000 Homes for Wandsworth residents – 206 completions to date;
- 565 planning consents secured to date;
- Programme includes a significant number of wheelchair accessible homes – beyond the base planning requirement of 10%. Every scheme is checked for suitability of including additional wheelchair accessible homes where feasible.



1. Programme overview

- 1,000 homes on infill sites across Wandsworth's housing estates / HRA landholdings;
- All homes for Council rent including provision of specialist wheelchair-adapted housing above mandatory rate of 10% per site;
- Homes built to high environmental performance standards – typically well insulated, green heating technologies;
- Value-added to existing residents via upgraded landscaping & community facilities.

1. Programme overview - site locations



Development Phase

- Feasibility
- Pre-Planning/Design
- Planning/Procurement
- Construction
- Completed

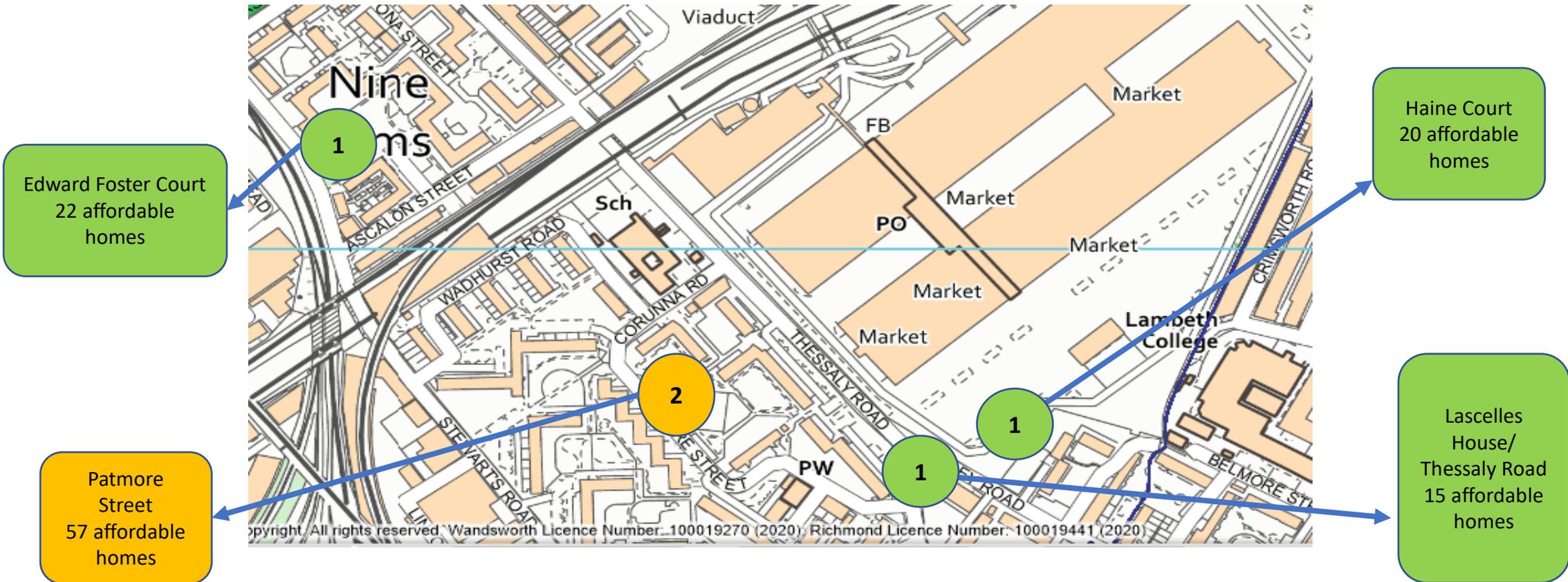


NOTE: numbers relate to table on following slide

1. Sites list

1. Edward Foster Court/Haines Court/Lascalles House/Thessaly Road
2. Patmore Street
3. Gideon Road
4. Tyneham Close/Lavender Hill
5. Badric Court
6. Randall Close
7. Battersea Church Road
8. Hope Street
9. Sphere Walk
10. Rowditch Lane
11. Mayford Close
12. Gaskarth Road
13. Balham Hill East & West
14. Fordyce House
15. The Alders
16. Streatham Park/Aldrington Road
17. Salter House
18. Jordan Lodge
19. Fitzhugh Estate
20. 76-87 Arnal Crescent
21. 1a Arnal Crescent
22. Land adjacent 59 Arnal Crescent
23. Ackroydon
24. Whitlock Drive, 156-232
25. Whitlock Drive, 145-147
26. Limpsfield Avenue
27. Whitnell Way
28. Rayners Road
29. Kersfield Road
30. The Platts
31. Cortis Road
32. Tildesley Road
33. Innes Gardens
34. Hayward Gardens
35. Ashburton Youth Club
36. Stag House
37. Putney Vale
38. Eastwood North/South
39. Lennox Estate
40. Bessborough Road & Farnborough House
41. Fontley Way

Shaftesbury & Queenstown



Shaftesbury & Queenstown

**Lascelles House/ Thessaly Road-
22 homes completed July 2020**



Edward Foster Court 22 homes completed Nov 2019



Shaftesbury & Queenstown



**Left & below: Haine Court:
20 homes completed July 2020**



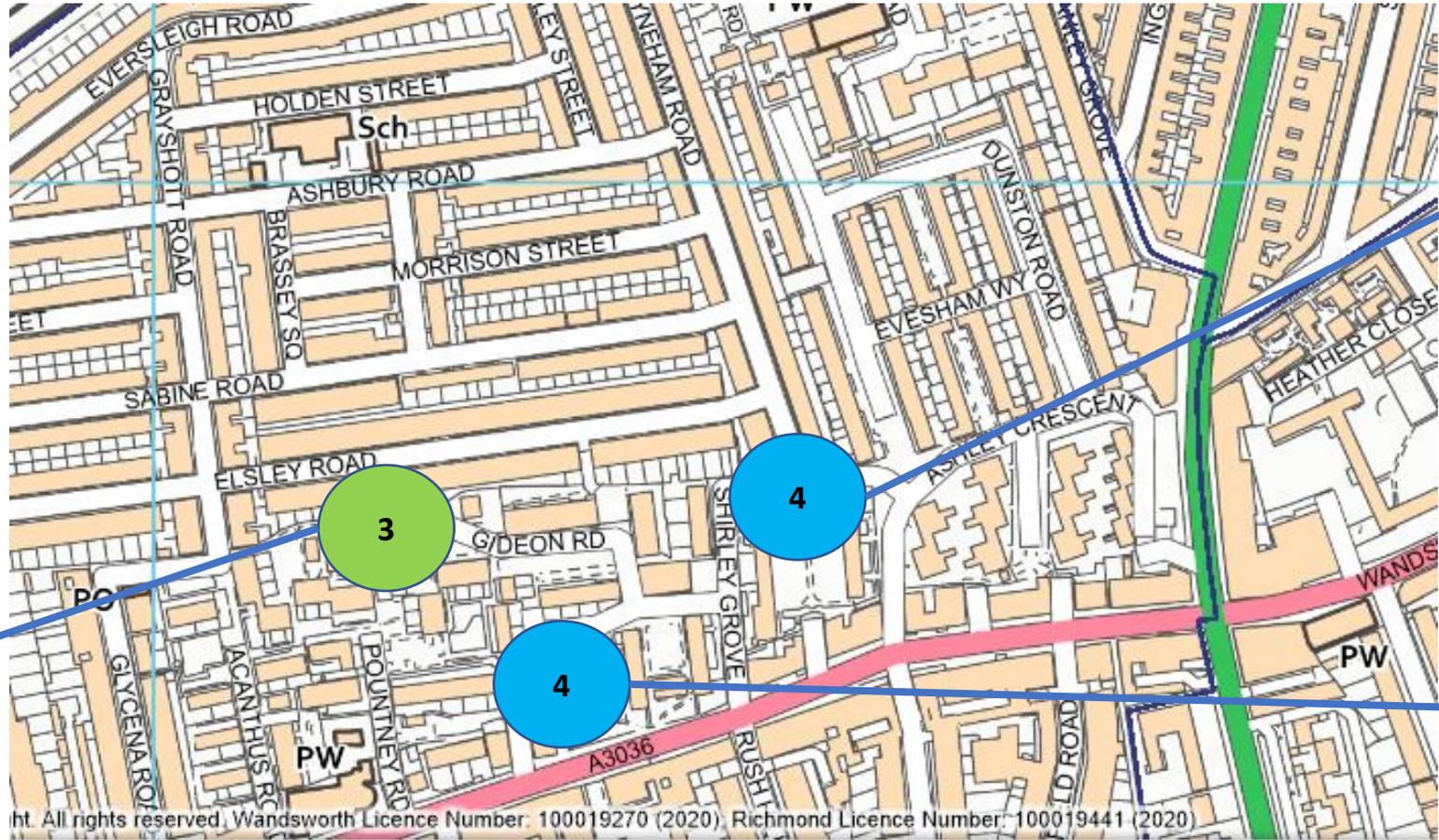
Shaftesbury & Queenstown



**57 new homes at Patmore Street
– works on site. Completion
summer 2024**



Shaftesbury & Queenstown



Gideon Road
18 homes
completed
Aug 2022

Tyneham
Close
Affordable
homes

Lavender Hill
Affordable homes

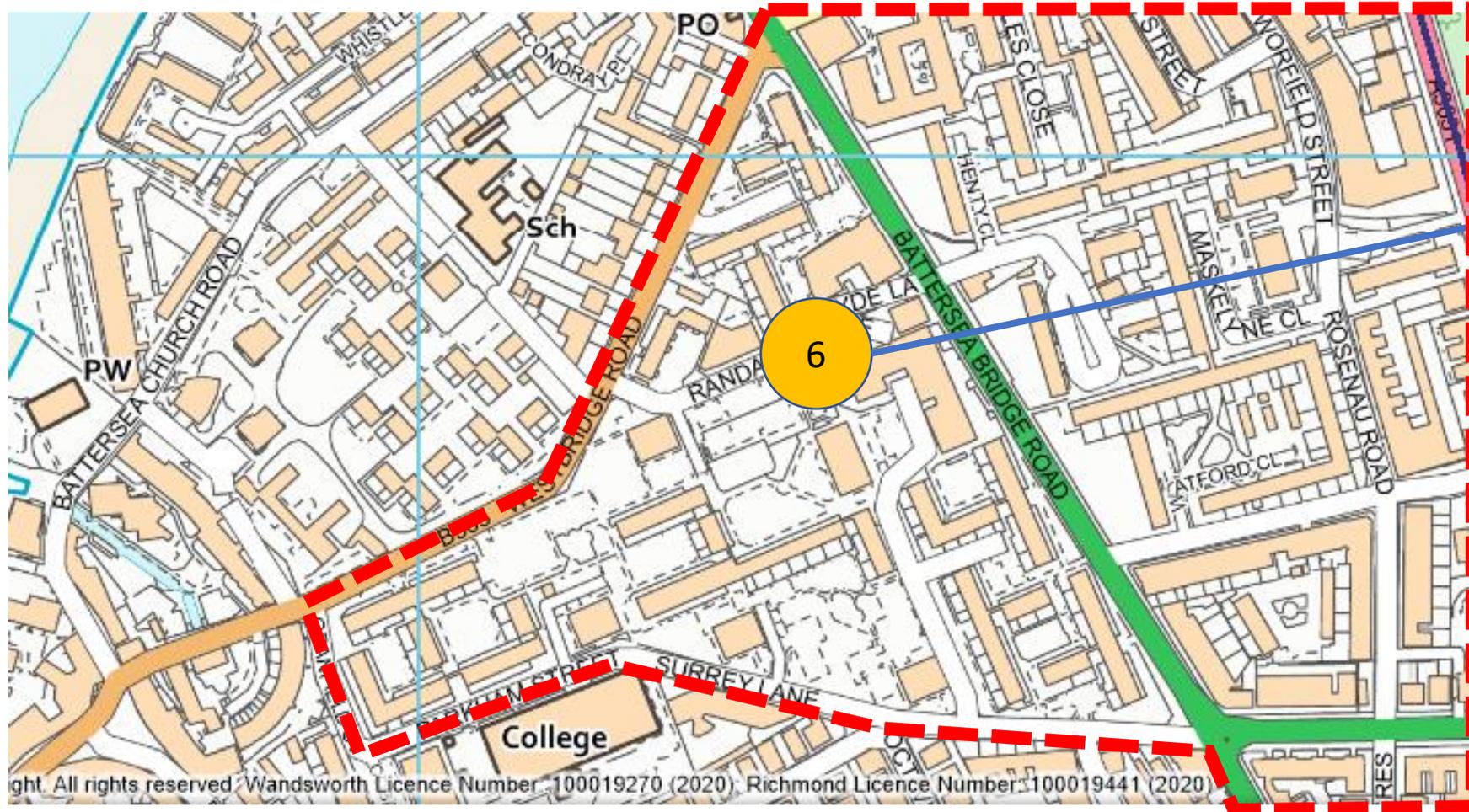
Shaftesbury & Queenstown



**18 Homes at Gideon Road
Completed summer 2022**



Battersea Park



Randall Close
106 homes

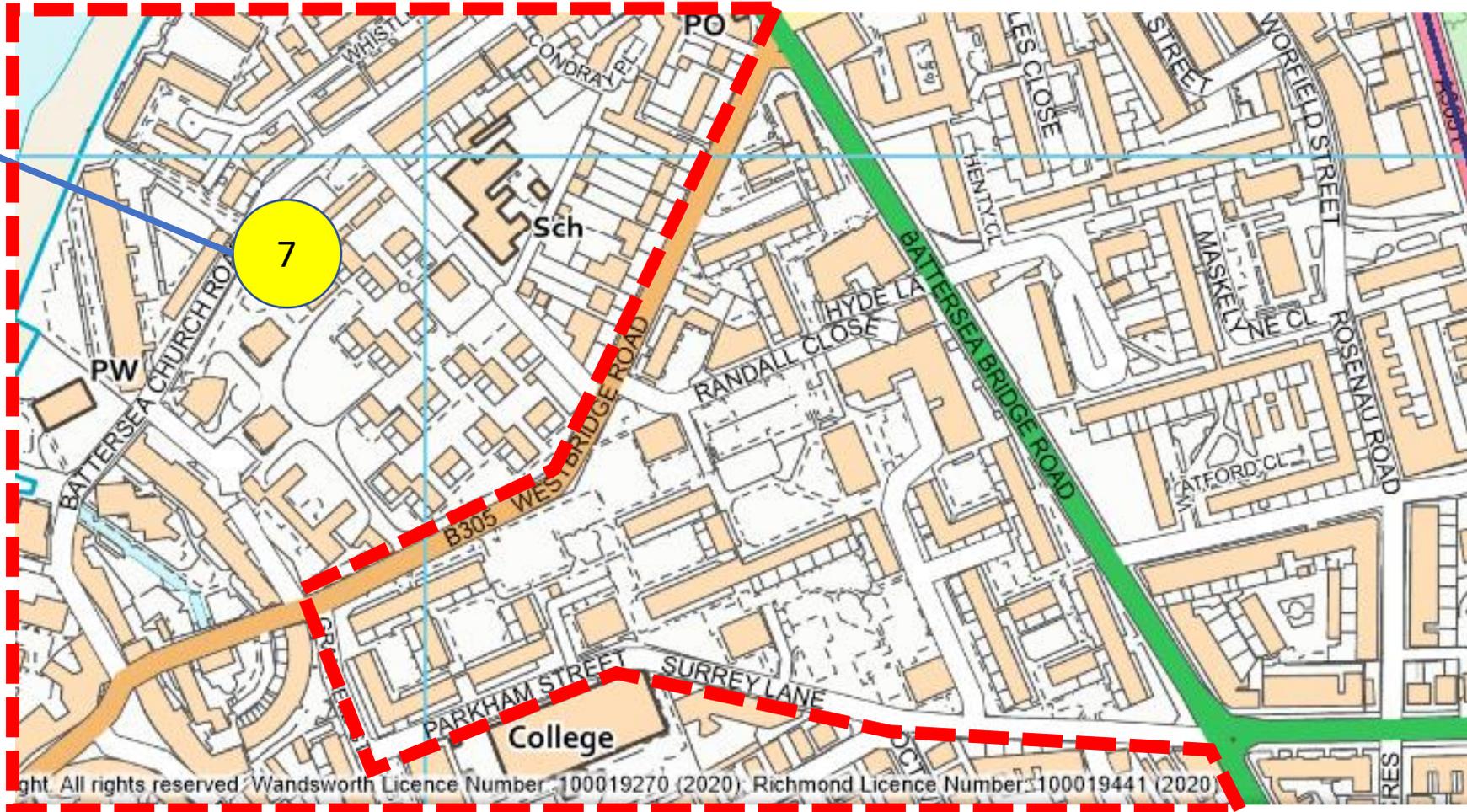
Battersea Park

106 new homes & landscaping upgrades across Surrey Lane estate – under construction. Completion late 2024.



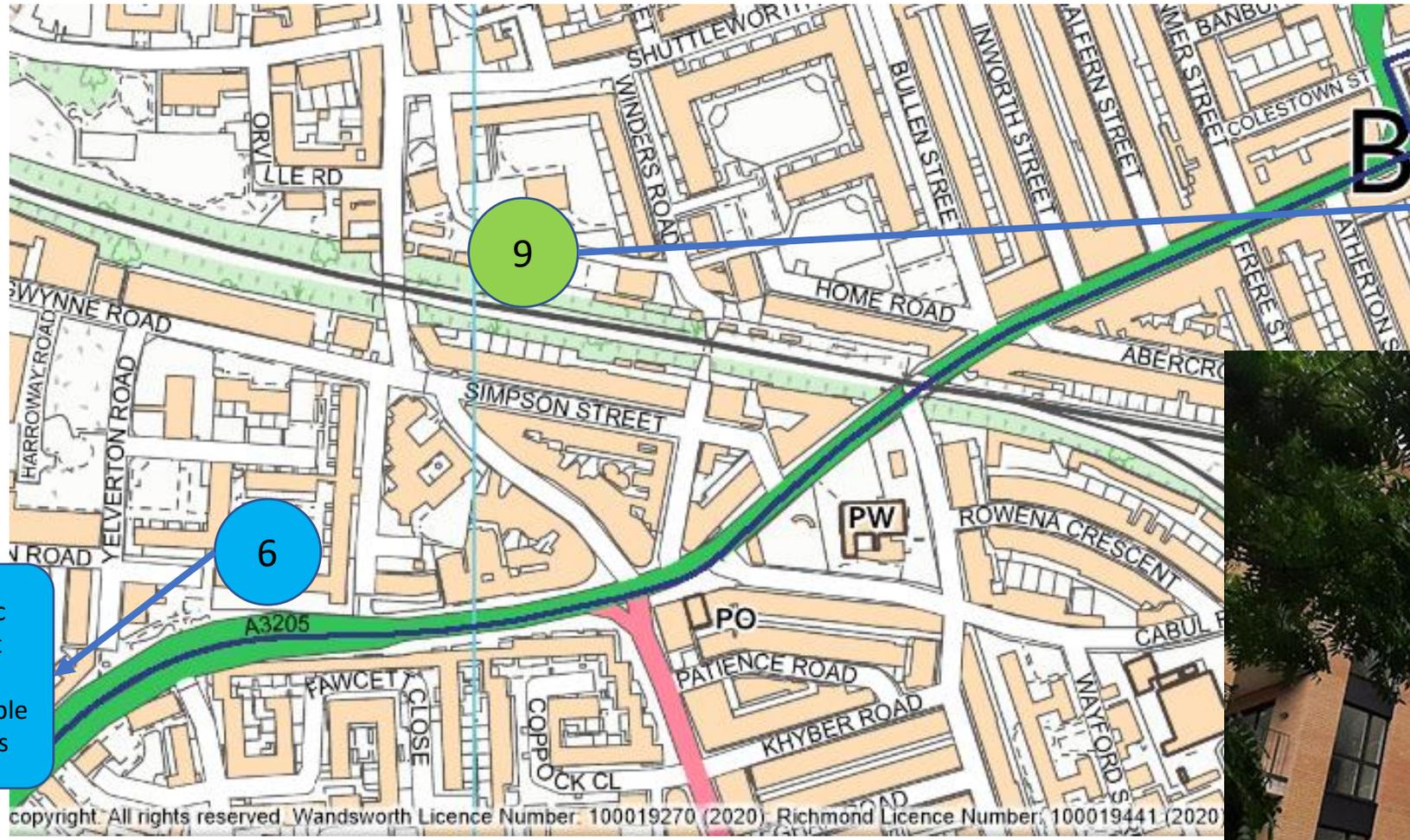
St Mary's

Battersea Church Road



ght. All rights reserved Wandsworth Licence Number 100019270 (2020) Richmond Licence Number 100019441 (2020)

St Mary's



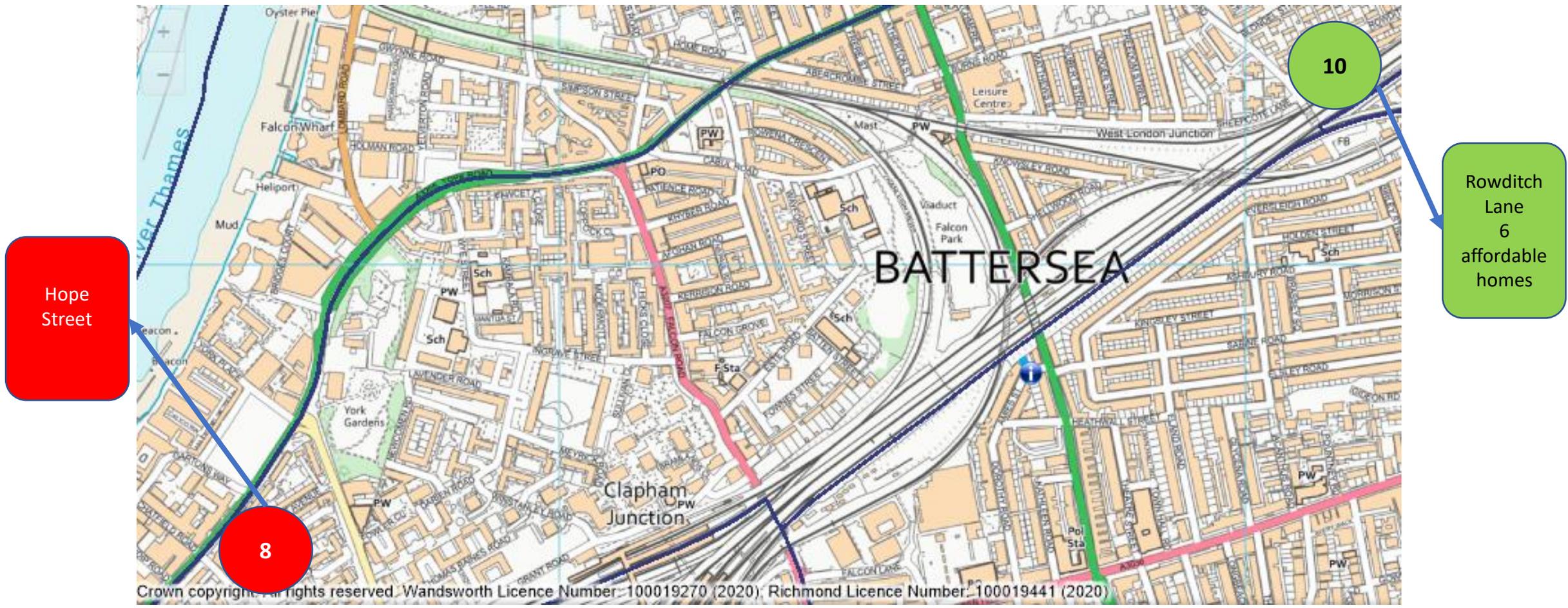
Badric Court
6
affordable
homes

Sphere Walk
71 homes
Completed Jan
2022



Sphere Walk, St Mary's

Falconbrook



Hope Street

Rowditch Lane
6 affordable homes

Balham



Mayford Close

11

12

Gaskarth Road
6 affordable homes

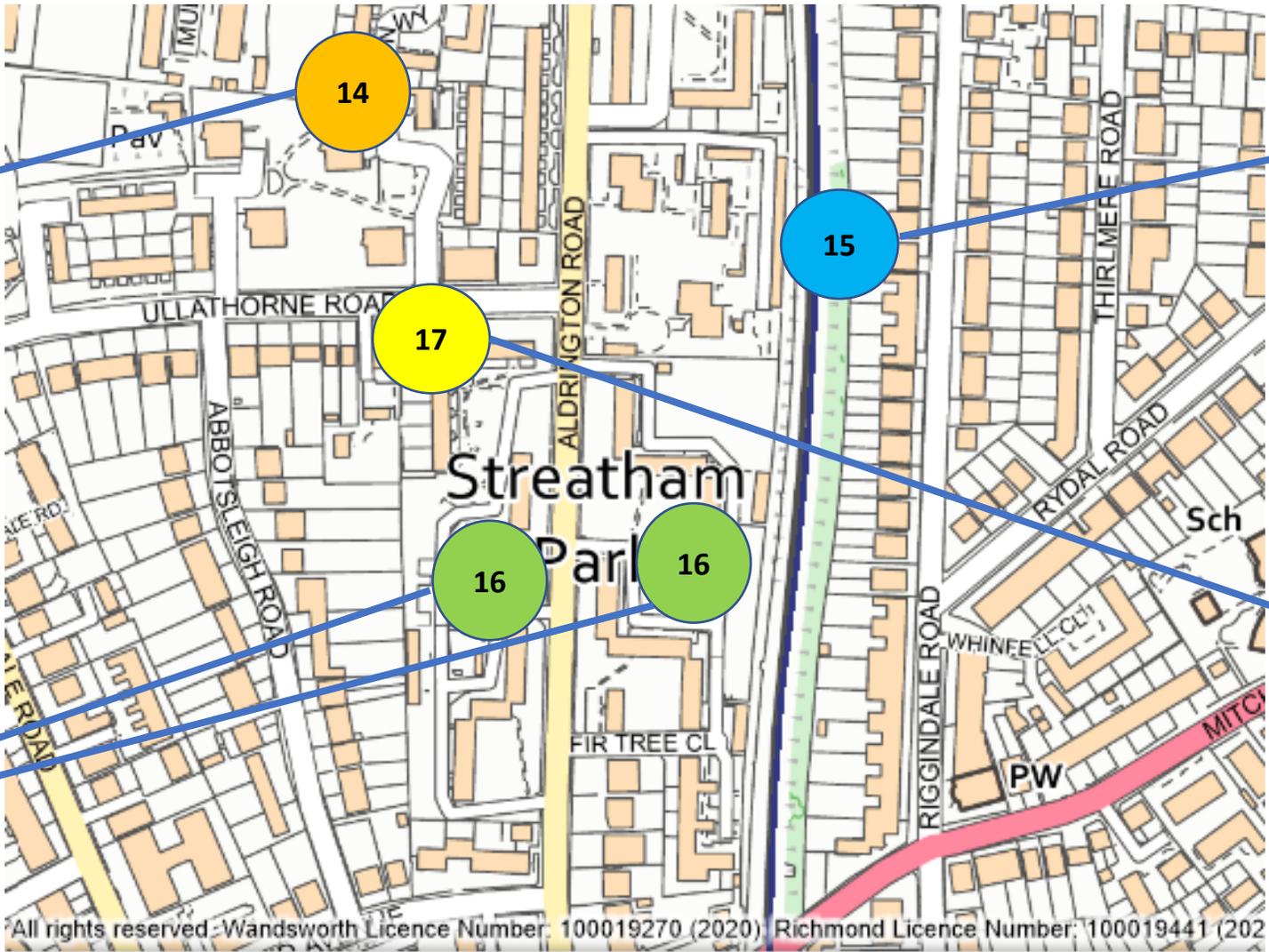
13

13

Balham Hill East

Balham Hill West

Furzedown



Fordyce House, Colson Way
8 affordable homes

The Alders
34 homes

Streatham Park/Aldrington Est
13 affordable homes

Salter House
4 homes

All rights reserved - Wandsworth Licence Number: 100019270 (2020) Richmond Licence Number: 100019441 (2020)

Furzedown

The Alders – 34 homes for social rent & estate-wide landscaping upgrades. Works due to start summer 2023



Furzedown



Boyce Lodge



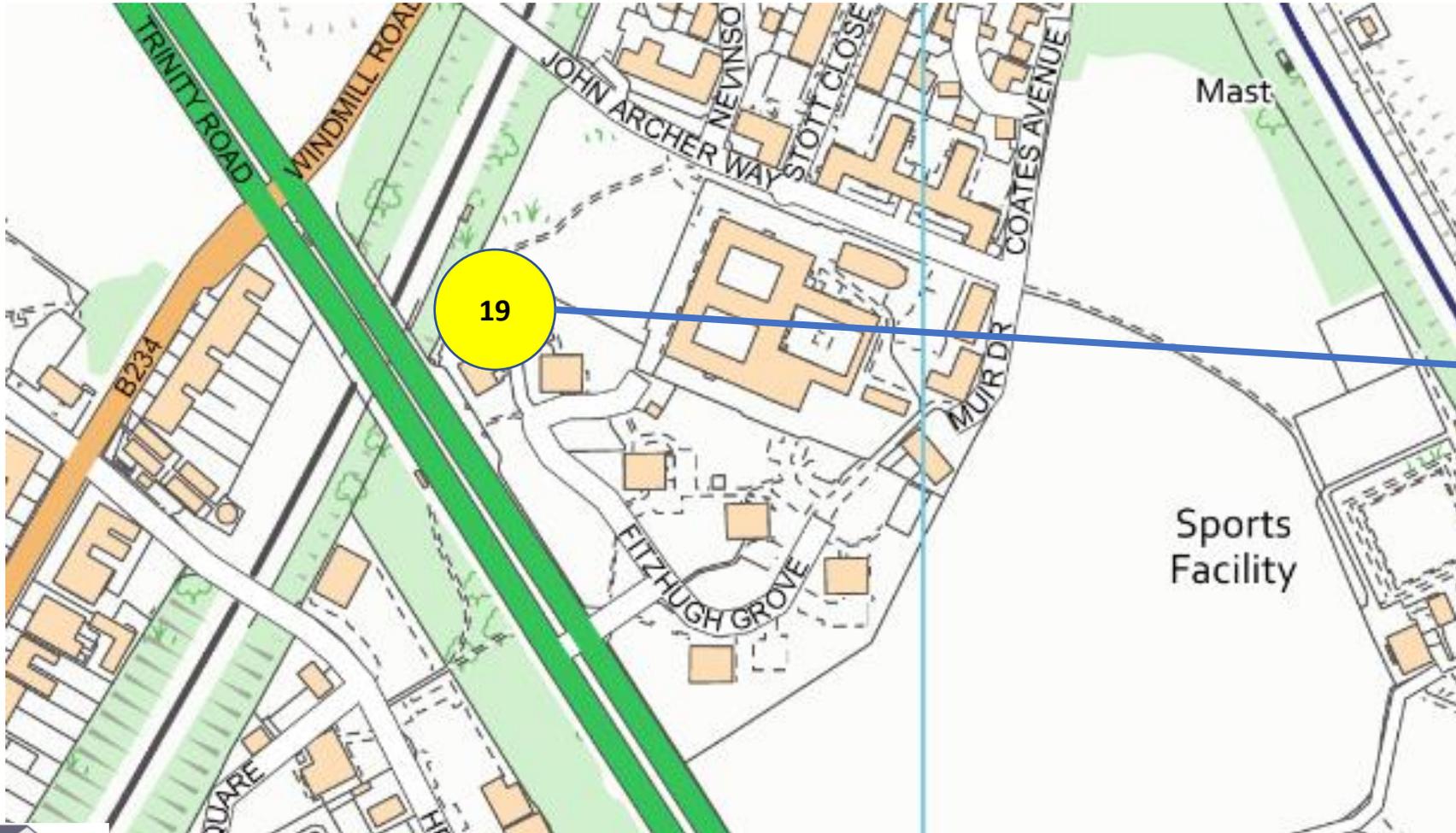
Aldrington Road/Streatham Park undercrofts

Tooting Broadway



Jordan Lodge,
Nutwell Street
2 homes

Wandsworth Common



Fitzhugh Estate

West Hill



West Hill 2

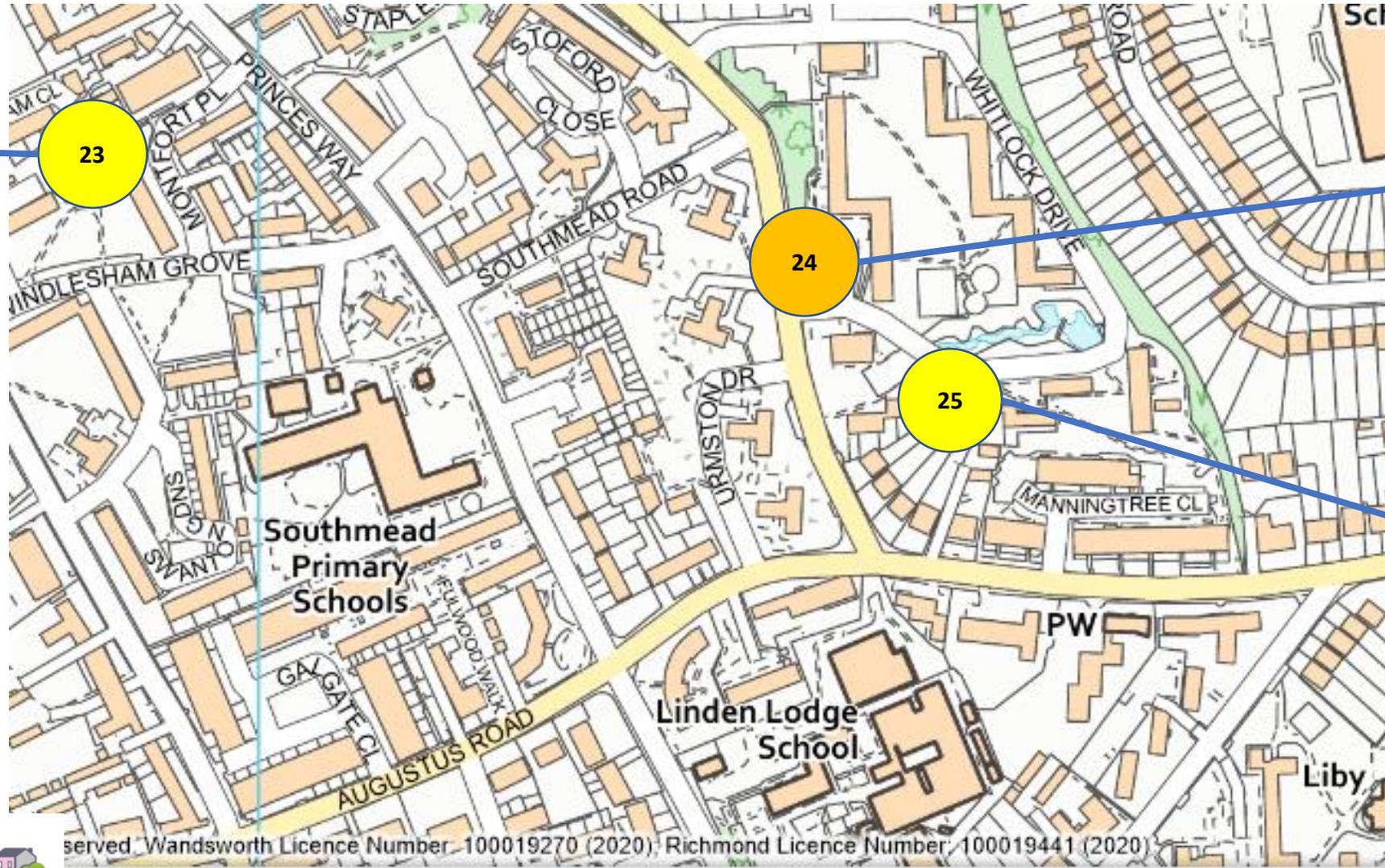


**1a Arnal Crescent
– 4 homes
completed
February 2022**



West Hill 3

Ackroydon



Whitlock Drive
156 – 232
9 affordable
homes

Whitlock Drive
145-147

West Hill 4

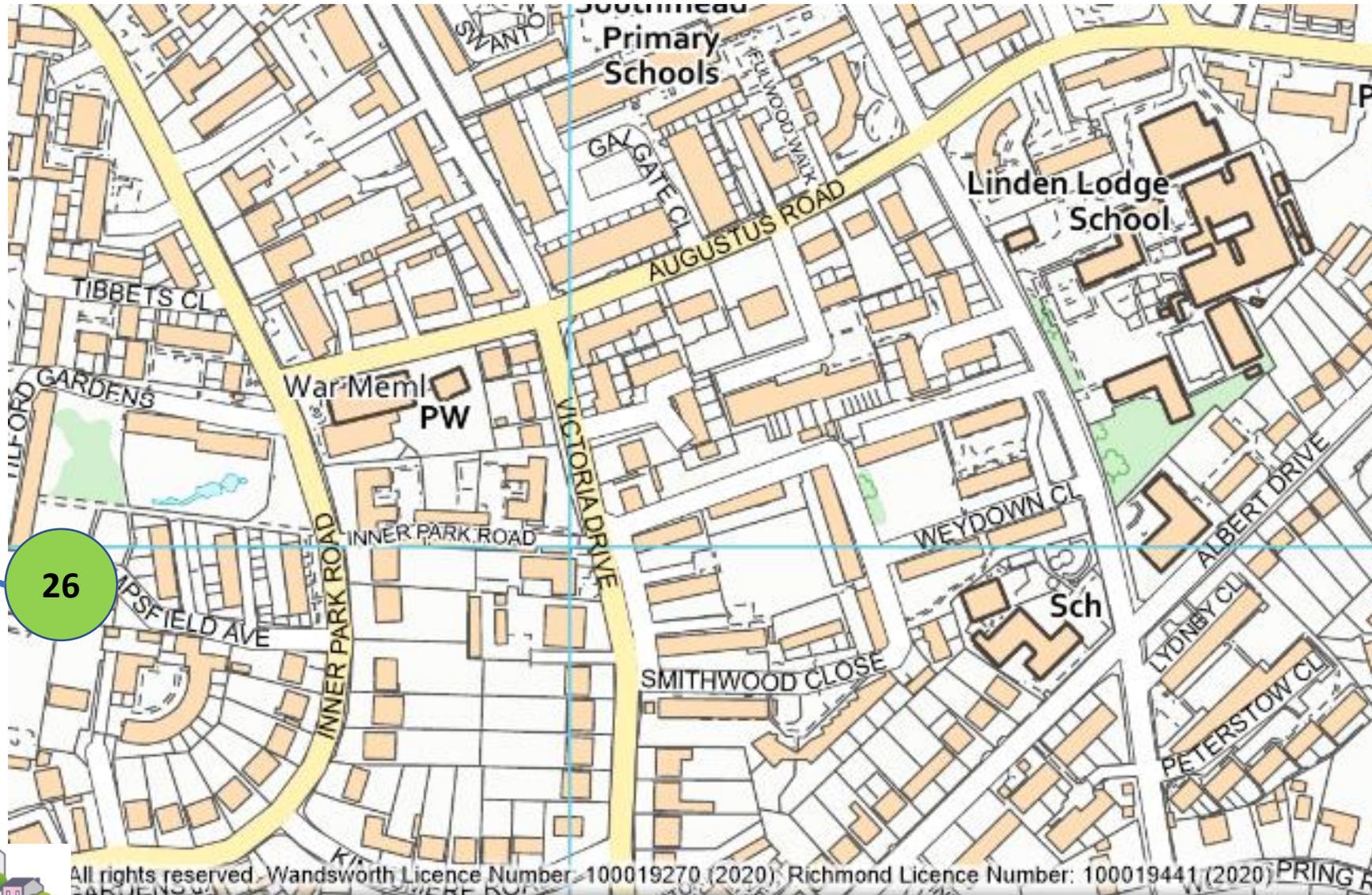


Arnal Crescent 76-87
2 converted undercrofts
completed April 2019



Whitlock Drive – 9 homes for affordable rent.
Works starting summer 2022

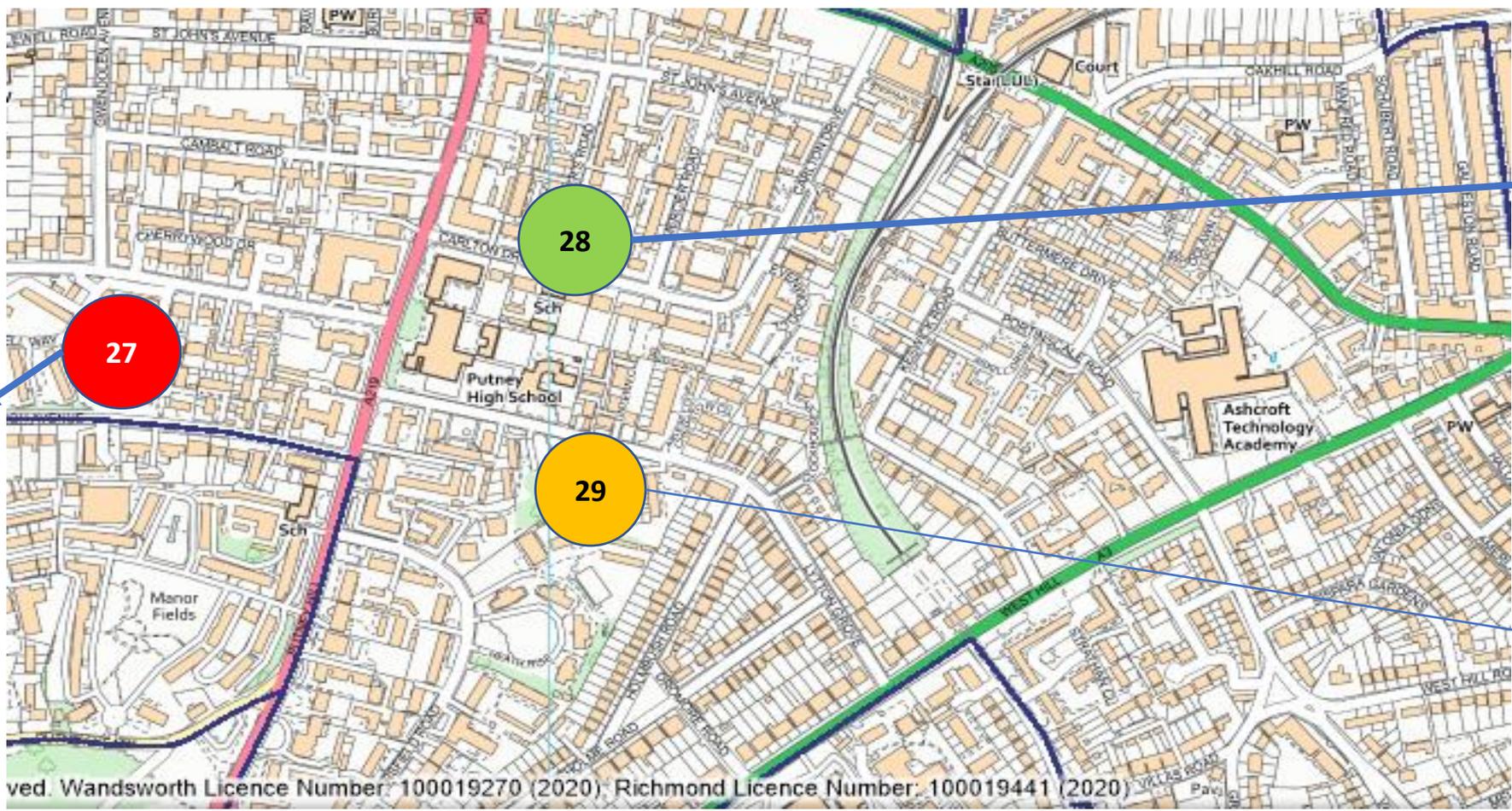
West Hill 5



Lindsfield Avenue
2 homes

26

East Putney



Whitnell Way

Rayners Road
1 home

Kersfield Road
41 homes
14 affordable
27 sale

ved. Wandsworth Licence Number: 100019270 (2020) Richmond Licence Number: 100019441 (2020)

East Putney

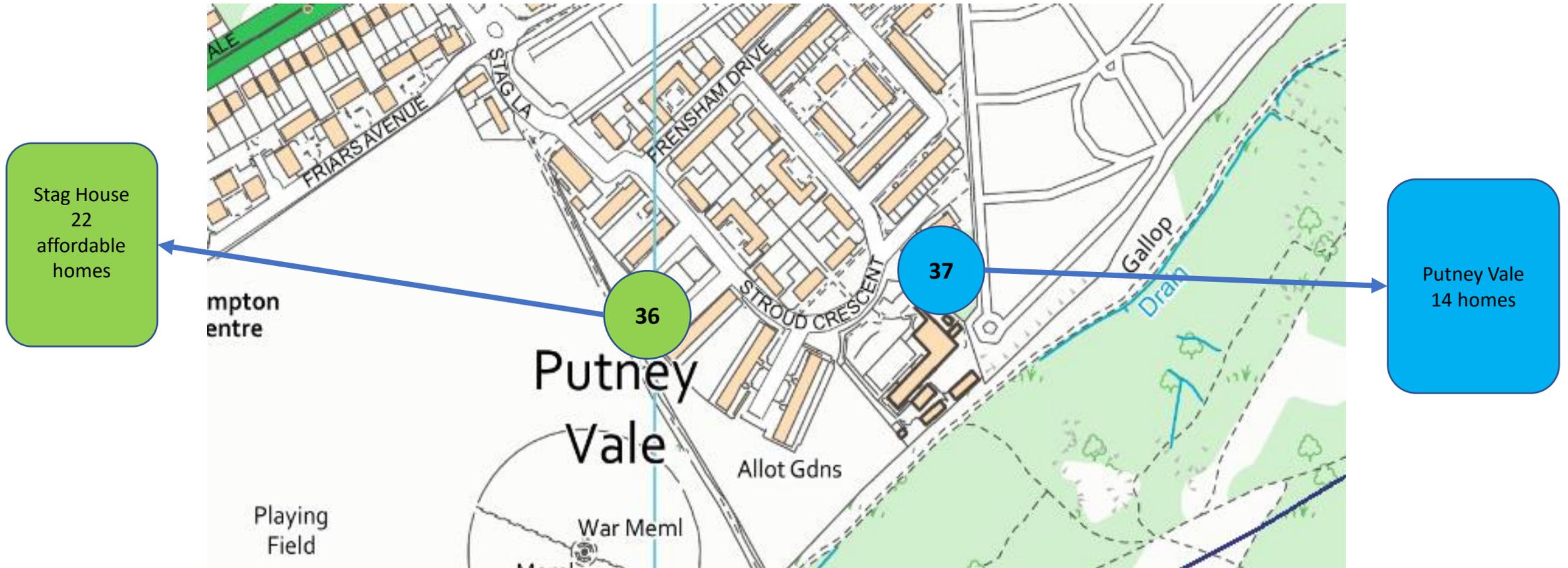


Rayners Road undercroft



Kersfield Estate – 41 new homes & estate-wide landscaping upgrades completing summer 2023

Roehampton



Roehampton

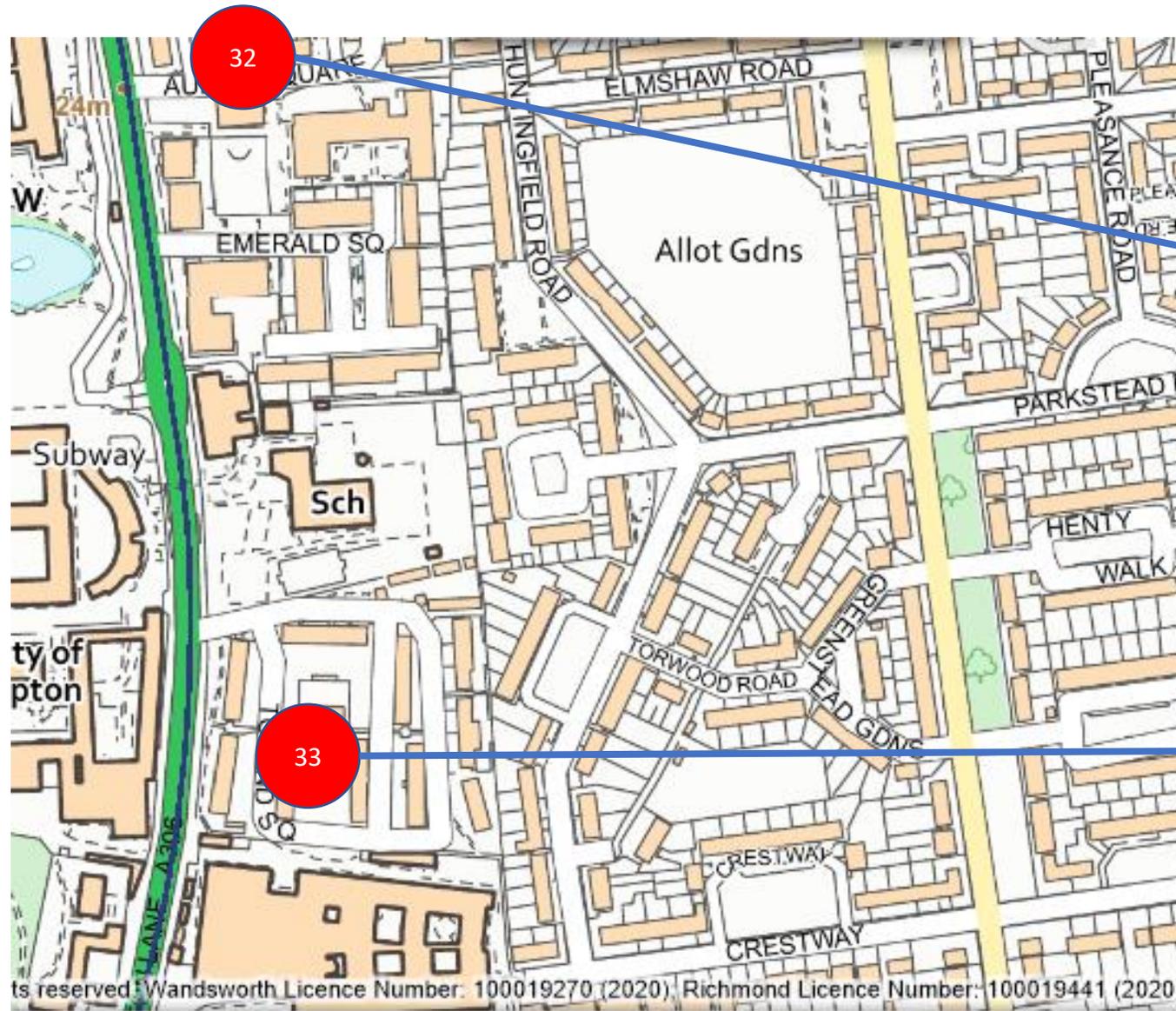


Stag House – 22 homes completed June 2020



Putney Vale – PAC approval for 15 new apartments

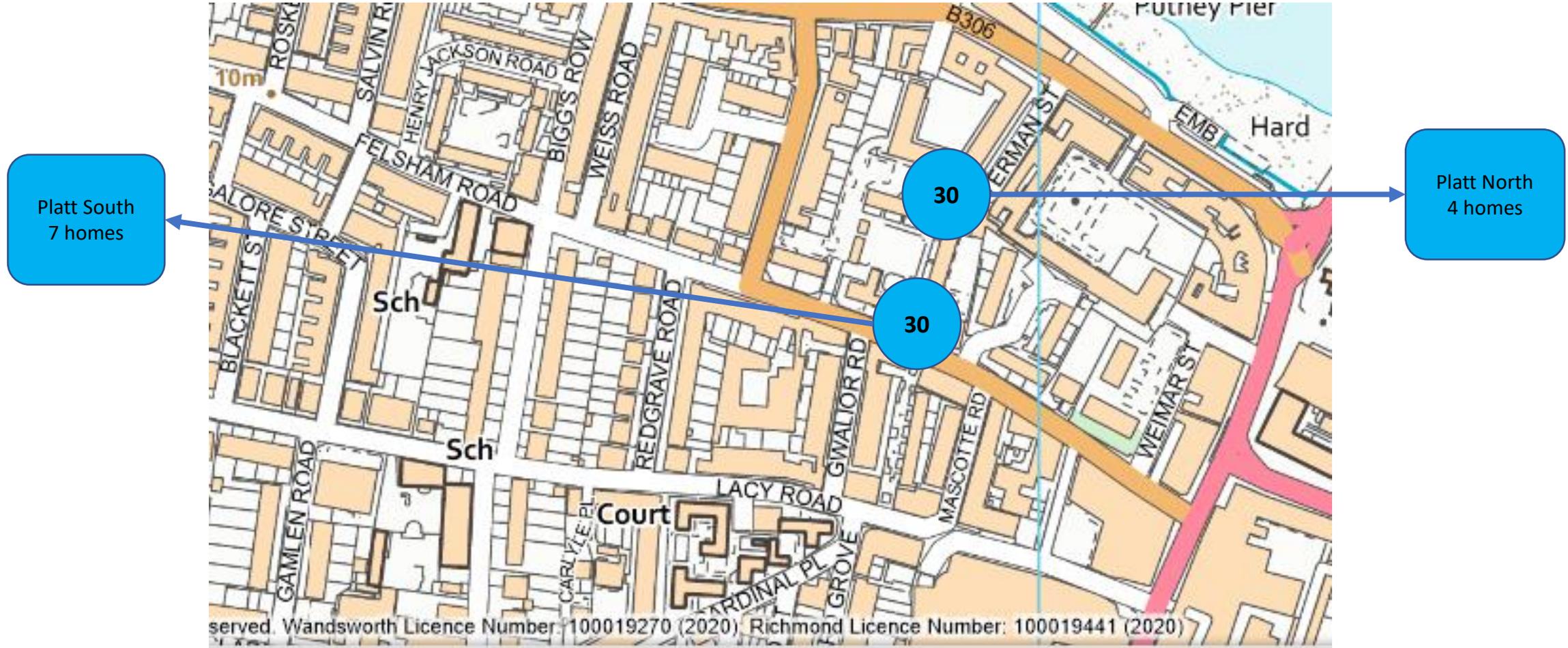
Roehampton



Eastwood North / Aubyn Sq. (multiple sites)

Eastwood South / Toland Sq. (multiple sites)

Thamesfield



Thamesfield



Platt North & South – 11 new apartments & landscaping upgrades, works due to start autumn 2023

West Putney

