

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?

Over the past few months we have been busy preparing designs which we would now like to share with residents to receive your feedback. This is an opportunity for residents to comment on our developed proposals. We are now at the latter stages of the consultation process and are keen to hear your opinions on the designs before we submit our planning application in the summer.

Design Development and listening to feedback



Who are we?

Wandsworth Borough Council
ARUP: Lead Consultant
Pollard Thomas Edwards: Architects



Your feedback from the first consultation events (December 2018)

What have you told us so far?

The Proposal in December 2018

In December 2018, a team from Arup, Pollard Thomas Edwards and Wandsworth Borough Council introduced ourselves to the Patmore Estate at the first of a series of planned consultation events.

It provided the opportunity for us to introduce Wandsworth Borough Council's proposed residential development for the disused Patmore Centre and adjoining play areas.

It was an excellent chance to meet residents and start a dialogue between residents and the team.

At the first event we asked for your help in conveying key issues for us to try and address in our proposals.

You highlighted a range of aspects that you wished to see included in the new development, including:

Making sure the new blocks 'fitted in' with the existing estate buildings.

- Providing a new community room on a prominent corner where it can be seen and easily accessed.
- Re-providing and further improving the play spaces.
- Improving the landscaped spaces and keeping mature trees where possible etc.

Further comments can be seen on the post-its.

Accessibility



Playground



Community Facilities



Spaces between buildings



Car & Bicycle Parking



Bins



Safety



Getting Around



Your feedback from the second consultation event (January 2019)

What have you told us so far?

The Proposal in January 2019

In January we presented our initial designs at our second consultation event. These designs were informed by resident comments received at our launch event in December 2018.

The initial designs created two new 5 storey buildings located on Patmore Street and arranged to complete the 'garden squares' of Brady House, Marsh House & Mansell House.

The route from Patmore Street to Thessaly Road is retained and enhanced, along with proposals for a new community room.

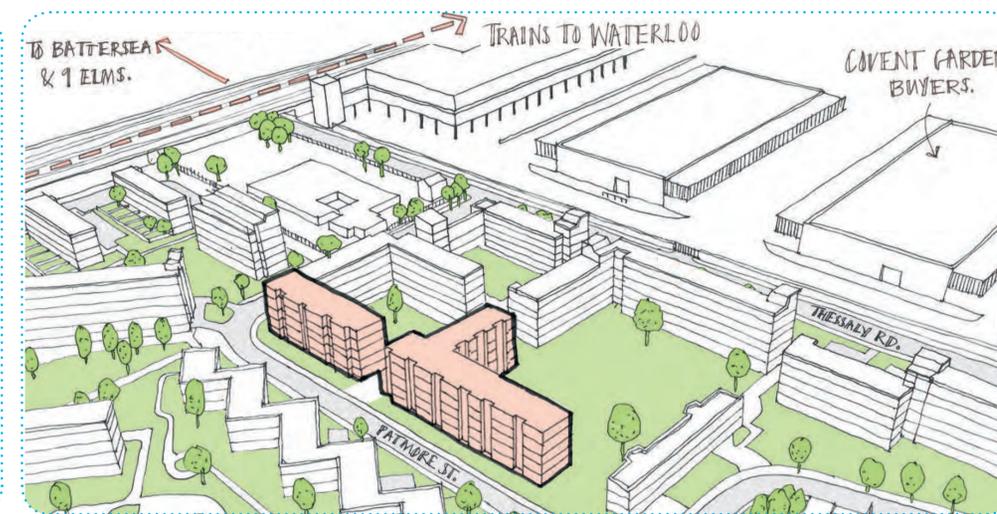
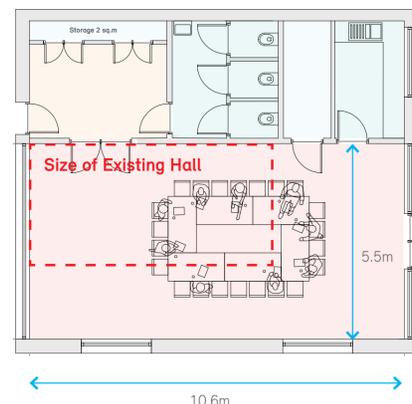
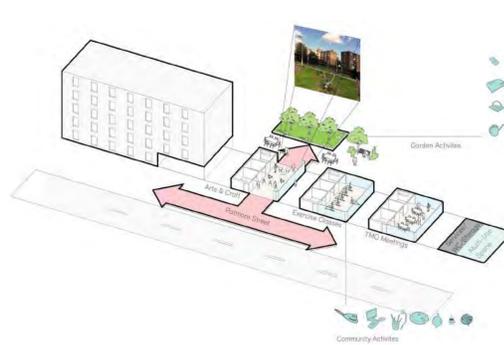
- Design provided circa 60 new homes
- Mixed tenure: Social Rent (70%) & shared ownership (30%)
- Existing playspaces re-provided on site in an enhanced landscaped setting
- All existing parking spaces re-provided
- New community room.



Preferred community space location (Jan. 2019)



(Community Centre concept diagram)



Existing Site Plan

Proposed Ground Floor Plan

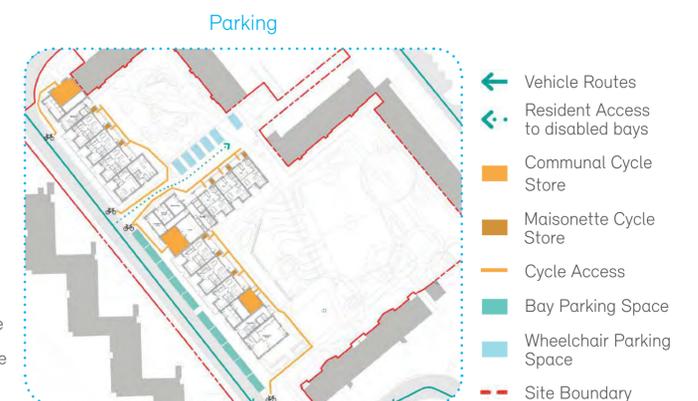
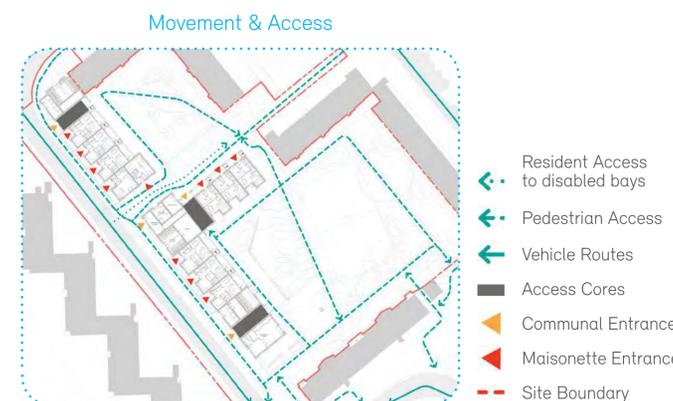
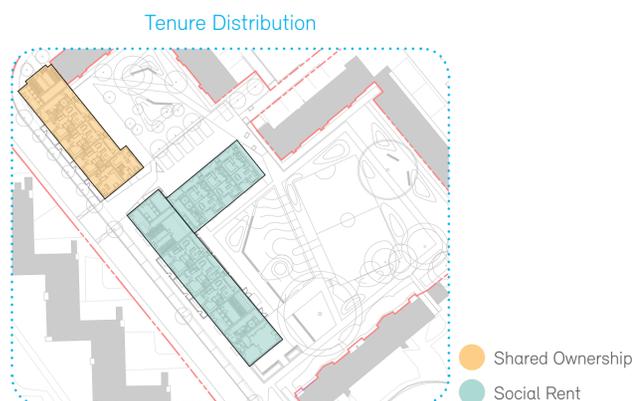
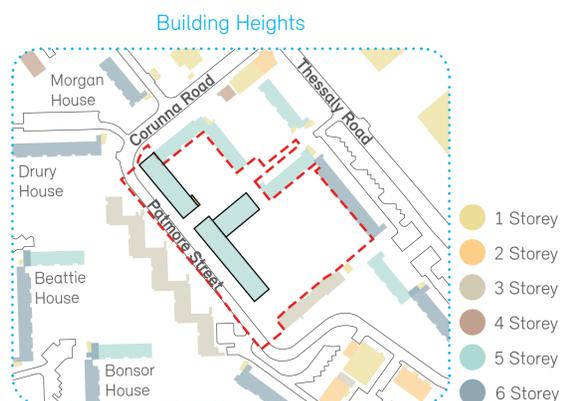
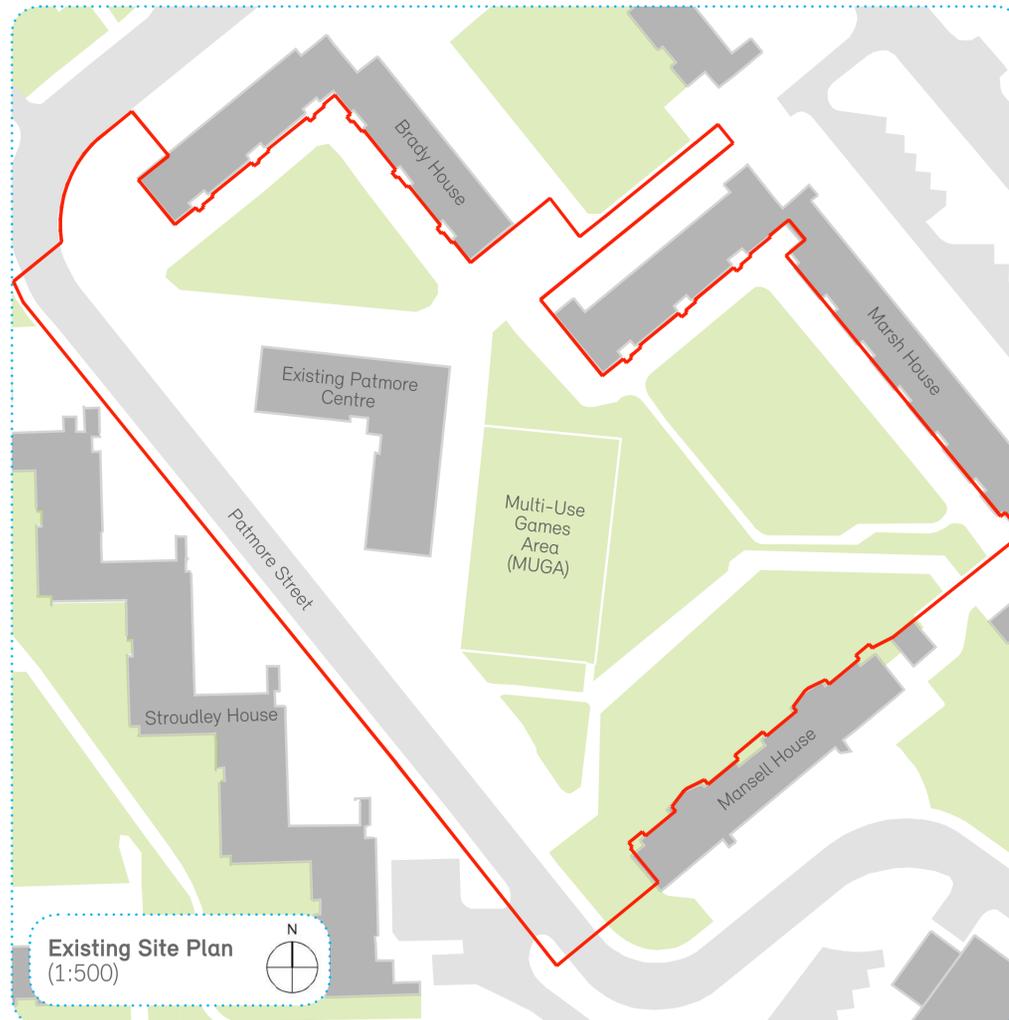
Developed Designs

Taking into consideration your feedback from the January consultation, here are our developed designs.

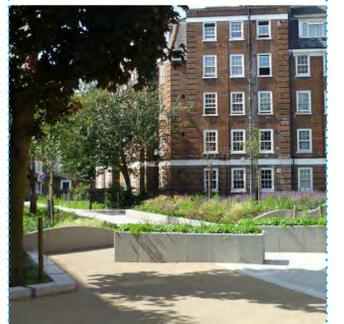
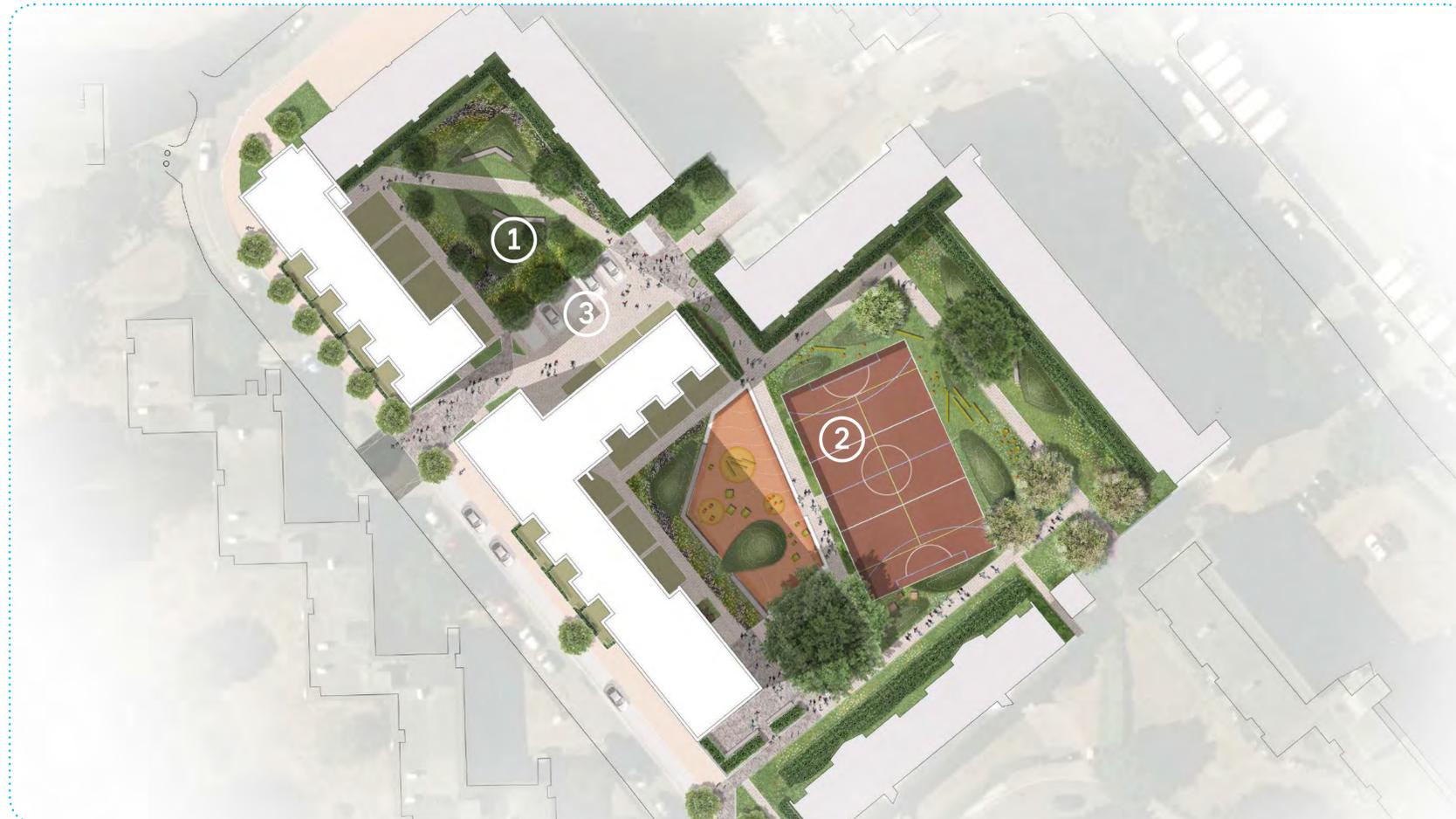
The two new 5 storey blocks remain and have been developed in much more detail to include internal layouts.

We have been working on what the new homes will look like and how we can make them feel part of the Patmore Estate. Our current designs are presented in more detail on the other boards. We would love to hear what you think!

- Design provides 57 new homes
- Mixed tenure: Social Rent (70%) & shared ownership (30%)
- Existing playspaces re-provided on site in an enhanced landscaped setting
- All existing parking spaces re-provided
- New 80m² community room.



Landscape Proposal

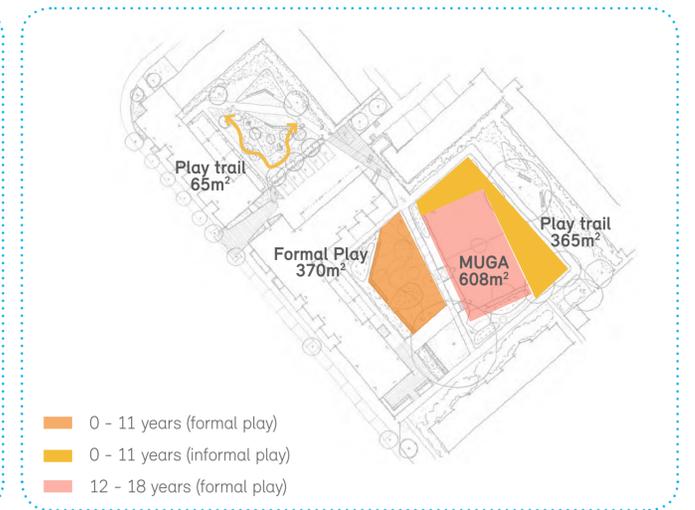
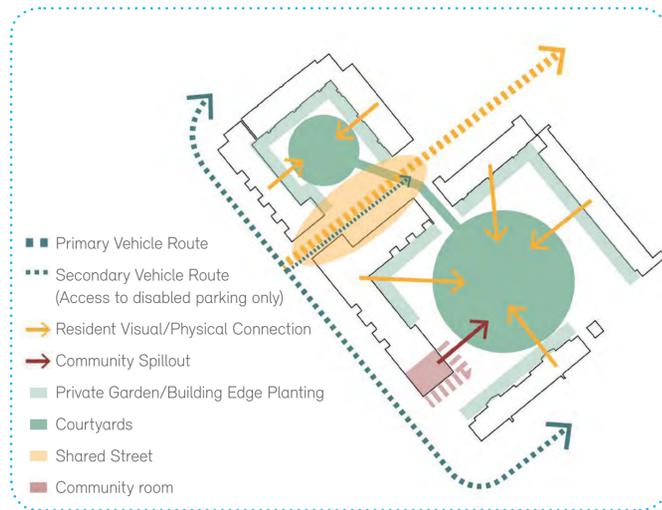


Landscape Concept Diagram

Adult Activity Options

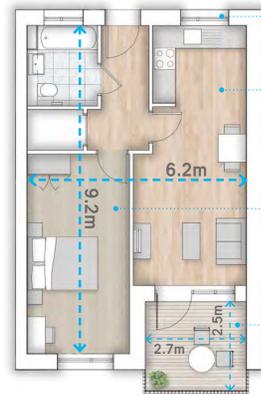
Retention of Existing Planting

Play Strategy



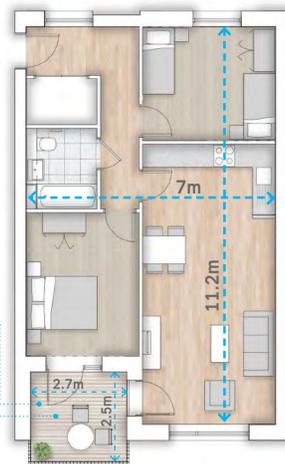
What will the homes be like?

1B Flat



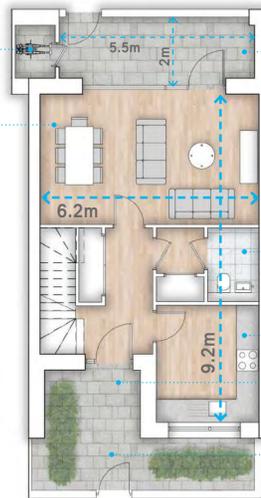
- Views over new landscaped garden from the kitchen window.
- Spacious, light, dual aspect kitchen/ living /dining area.
- Generous double bedroom with south-west facing window.
- Semi-recessed balcony providing shading and privacy.
- Both bedroom and living area have access to the balcony.

2B Flat



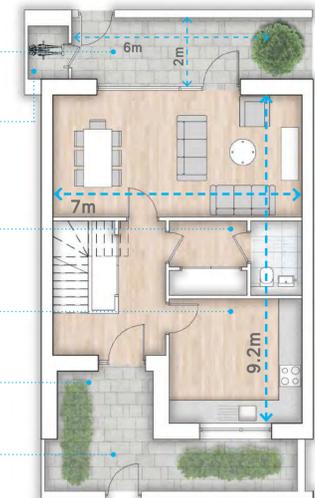
- Secure bike storage.
- Wide living/dining area has great views over new landscaped gardens.

3B Maisonette_Lower

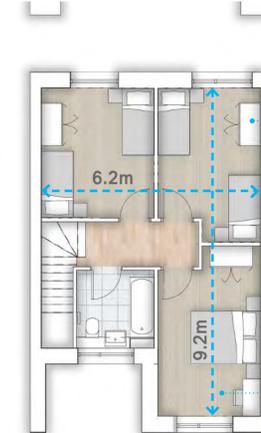


- Sheltered rear patio area, with views out over landscaped gardens.
- Secure bike storage.
- Downstairs lavatory & utility/storage space off the main circulation route.
- Kitchen has views from the sink onto the street.
- Your own front door accessed directly from the street.
- Small walled garden along Patmore Street

4B Maisonette_Lower

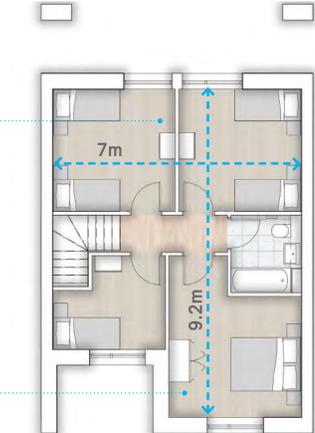


3B Maisonette_Upper



- Bedrooms have lovely view over the new landscaped gardens.
- Generous main bedroom with south-west aspect, great for natural light.

4B Maisonette_Upper



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 / Views out onto green spaces (dual aspect where possible)
- Private balconies / Well insulated homes for thermal comfort and privacy
- Spacious modern bathrooms / Tall floor to ceiling heights / Convenient bin & bike storage



How will the buildings look?

Existing Building Details

Proposed Buildings

CORNICE

The projecting cornice is a feature of many buildings around the Patmore Estate. We have tried to incorporate something similar in our designs.



WINDOWS

We have referred to the window proportions used in buildings around the estate, so that our buildings fit in with the surrounding context.



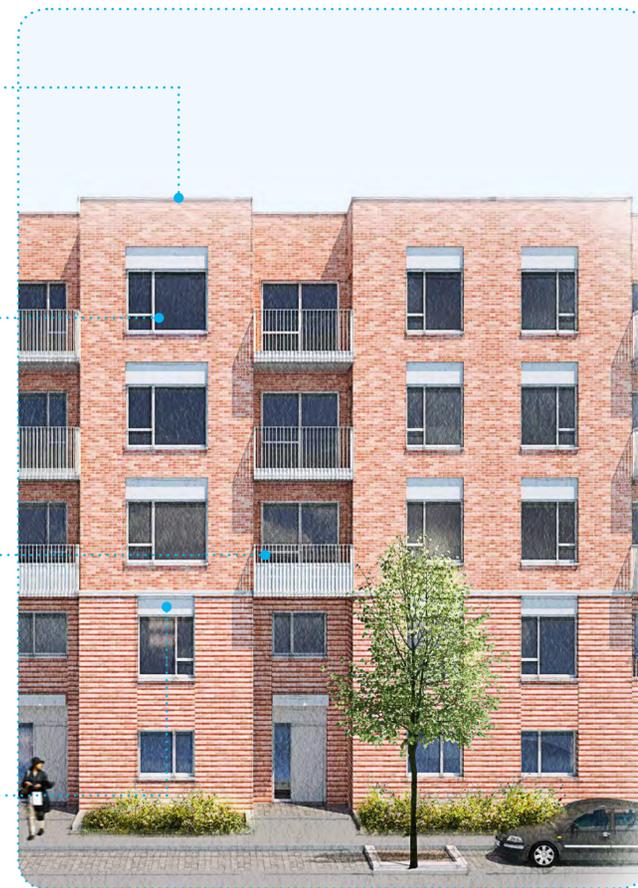
BALCONIES

The Patmore Estate balconies are very interesting, with varying materials and protruding elements which we have tried to incorporate into the design.

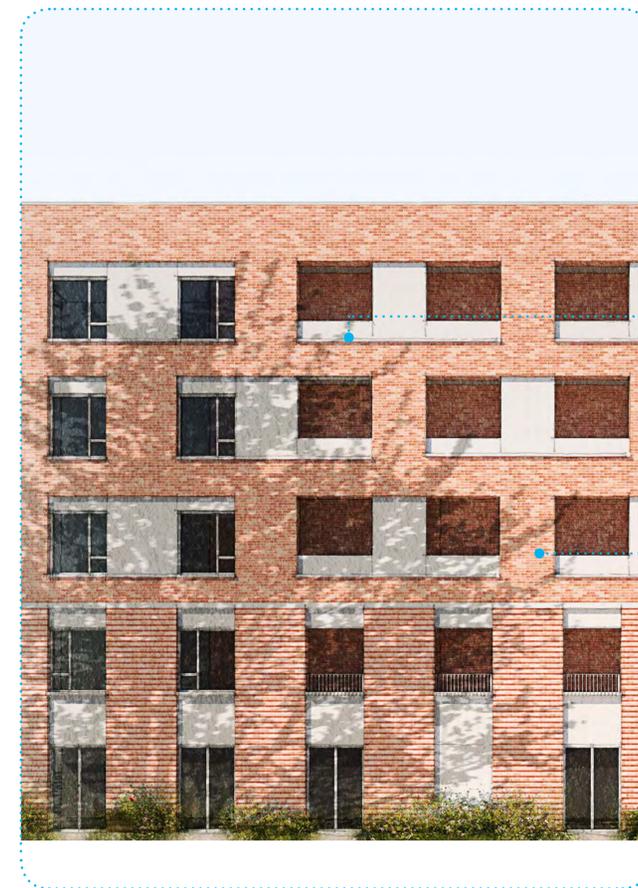


WHITE ELEMENTS

The use of contrasting materials bring variety and interest to buildings on the Patmore Estate. We have been looking to incorporate similar features in our designs.



Patmore Street - Part Elevation



Courtyard Garden - Part Elevation

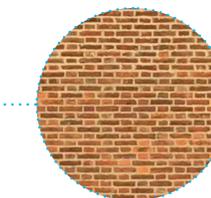
GALLERY ACCESS

The routes to upper storey flats on the estate provide an opportunity to play with patterns on the elevations, such as the use of white at Crampton House.



COLOURS

The brick on the estate is of varying shades of orange, red, tan and brown, which we have echoed in our design.



MATERIALS

Brick is the predominant material on the estate, which we have utilised. There are also uses of other accent materials such as shown here at Mansell House.

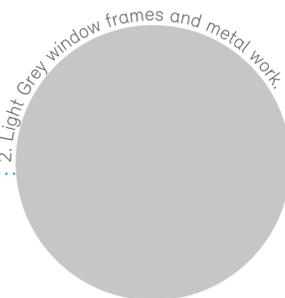


We have studied the surrounding Patmore Estate to help influence the project's materials and aesthetic. Below are our proposed materials. **What are your thoughts?**

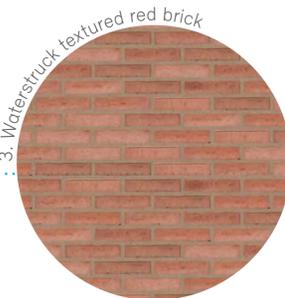
1. Reconstituted stone cladding



2. Light Grey window frames and metal work



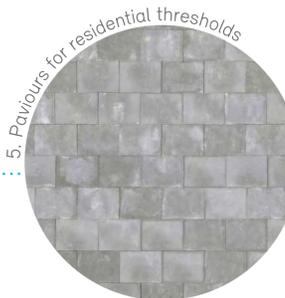
3. Waterstruck textured red brick



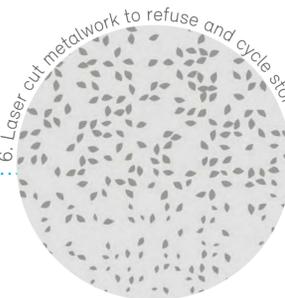
4. Corduroy brick detailing to building base



5. Pavibours for residential thresholds



6. Laser cut metalwork to refuse and cycle stores



3D Visuals

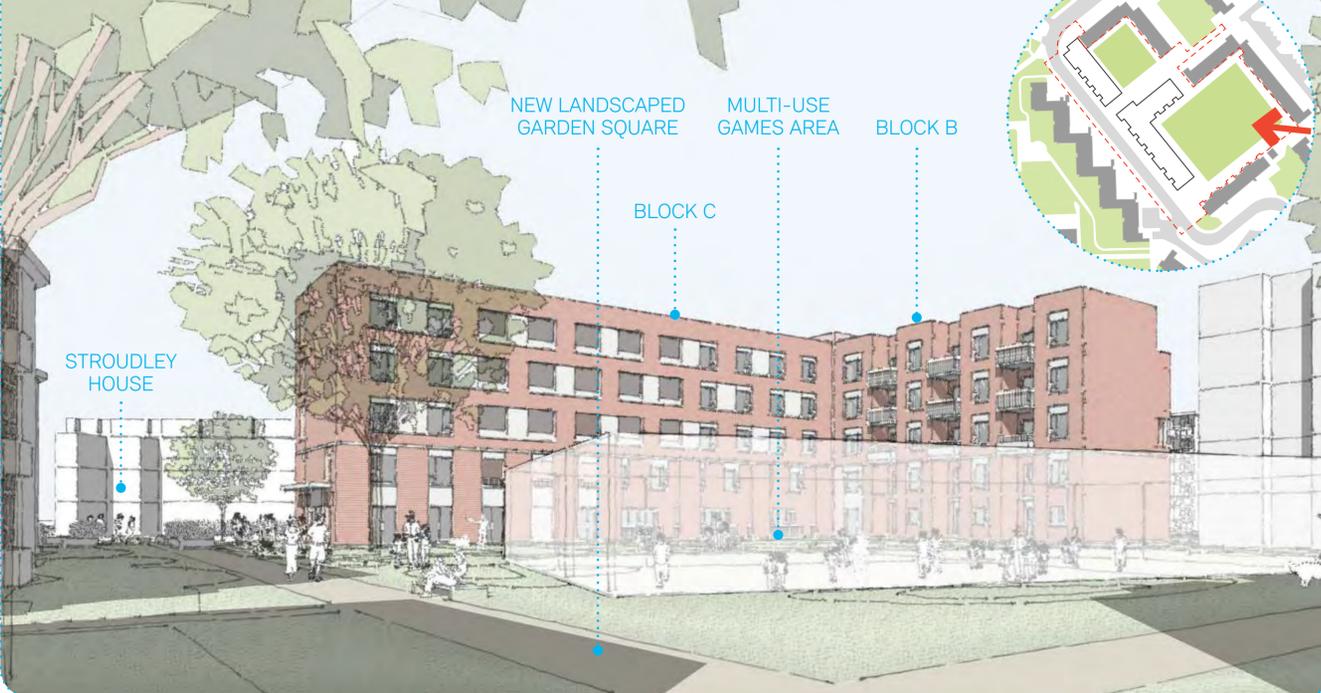
View east to north west corner



Community centre and south west corner



View west across ball court and active courtyard garden



View west through garden courtyard



Thank you for coming along!

Thank you for taking the time to visit our 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 submitting a planning application this summer.

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 as soon as possible so it can inform the final stage of the design process.

We thank you for your participation at these consultation events. The design team shall now incorporate the final round of feedback and work toward a scheme that we hope will benefit the Patmore Estate and its new residents.

Aerial view



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

Further information can be found at:
http://www.wandsworth.gov.uk/patmore_centre