

Thessaly Road and Blore Garages

Exhibition 12th June 2019

Introduction

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.

As part of this programme Wandsworth Council are looking at the potential to provide new homes and open spaces on the Thessaly Road Open Space and Blore Garages sites by preparing a Development Brief. We would like to incorporate the local community's views into the proposals for the site.

What is a development brief?

A Development Brief is a document that sets out key design principles and requirements to inform future development on the site. It is not a planning application but would be used to guide designs and proposals for any future planning application on the site. The Development Brief will:

- Establish that any open space lost at Thessaly Road Open Space must be replaced with new open space at the Blore Garages site.
- Set out key principles for the new buildings including location, maximum height and massing.
- Set out design principles for both open spaces.

As part of the process of developing the document we are consulting with the local community and the Local Planning Authority (London Borough of Lambeth).

Our proposal

The following development is proposed:

- Development on a small area of the Thessaly Road Open Space to provide new housing.
- Replace the open space that will be lost at Thessaly Road by demolishing the Blore garages structures and providing a new play area.
- Create a new green public open space with the remaining space at Thessaly Road Open Space.

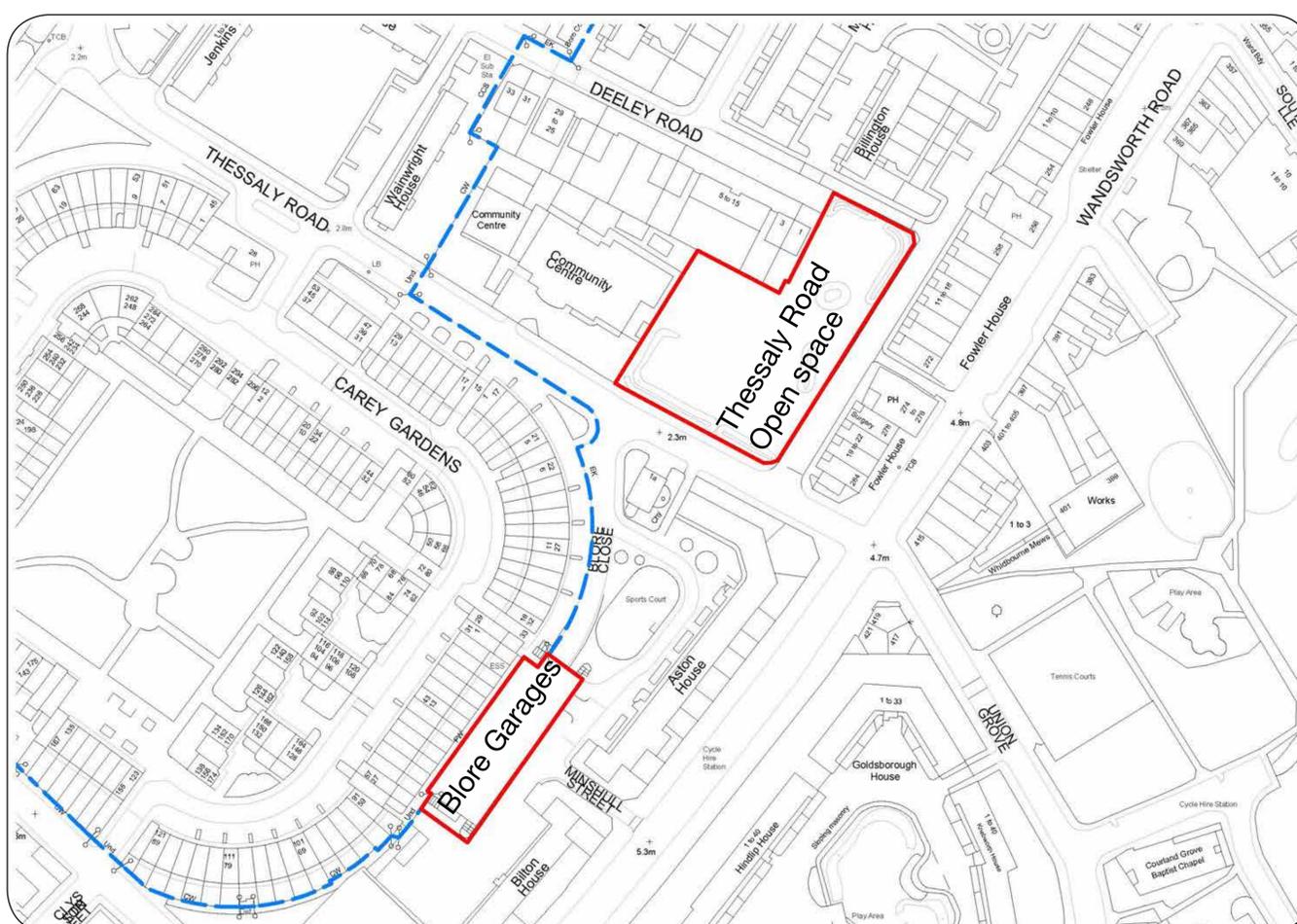
How can you help?

Today we would like to hear your ideas about how you would like the new spaces to look and feel. You can contribute by:

- Talking to a member of the project team at the exhibition
- Filling in a feedback form
- Placing post-it notes with your feedback on the boards

Next steps

Following this event, we will collate the feedback received and it will be used to inform the contents of the Development Brief document. When a draft document is complete we will come back to present our final ideas and to allow you to comment on the document.



Site map

Thessaly Road and Blore Garages

Exhibition 12th June 2019

THESSALY ROAD - OPEN SPACE

The main aims for the open space on Thessaly road are to:

- Reinststate the space as a public green space
- Ensure the space is managed and locked at night
- Retain good quality trees
- Provide areas for seating and informal relaxation
- Provide low planting along boundary new homes
- Review the parking provision and the potential for a safe public footpath along Fowler Close
- Include measures to improve biodiversity



Image showing how open space could look



Site plan

HOW WOULD YOU LIKE TO USE THE SPACE? PUT YOUR COMMENTS IN THE BOX BELOW



A place to relax?



A place to grow food and plants?



A place to sit?



A place to exercise?



Anything else?

Thessaly Road and Blore Garages

Exhibition 12th June 2019

THESSALY ROAD-NEW HOMES

The main aims for the new homes on Thessaly road are to:

- Replace the open space that will be lost with new open space at Blore Garages by demolishing the existing structure and providing a new play area.
- To provide a 5 storey building with 6th storey set back with between 30-35 new homes
- Ensure the design of the new building enhances the open space by providing overlooking, to make it feel safe and secure
- Provide housing of high quality with a mix of tenures and unit sizes.
- Deliver a proportion of affordable homes to help meet local housing need.
- Ensure the development minimises impact on neighbouring homes.
- Ensure that development is 'self-funding'. By providing private homes that will pay for:
 - Affordable housing
 - New Thessaly Road open space and
 - Open space at Blore garages



Image showing how new homes could look



Ground floor of new homes

DO YOU HAVE ANY COMMENTS? IS THERE ANYTHING WE HAVE MISSED?

Thessaly Road and Blore Garages

Exhibition 12th June 2019

BLORE GARAGES- OPEN SPACE

The proposal for Blore Garages is replace the open space that will be lost on Thessaly Road here by demolishing the existing structures and also to:

- Provide a new high quality play space
- Work with the current site levels to create an innovative and urban play area
- Work with landowners to improve the wider courtyard



Image of current garages



Image of a play area examples



HOW DO YOU CURRENTLY USE THIS SPACE?

ANY OTHER COMMENTS ABOUT THE CURRENT GARAGE SITE?

Thessaly Road and Blore Garages

Exhibition 12th June 2019

BLORE GARAGES: WHAT WOULD YOU LIKE TO SEE IN THIS SPACE?



Play for under 5's?



Play for under 11's?



Places to sit?



Places to exercise?



Shared surfaces?



Anything else?

LET US KNOW BELOW