

Homes for  
Wandsworth



# ASHBURTON SOUTH

## Public Webinar

9th May 2023  
6.00pm to 8.00pm



# Welcome



## Presentation followed by Q&A

Webinar will be recorded and added to the project website



## Please do let us know your questions

(Bottom of screen for laptop/computer, top of screen for a tablet)

**We will not be using the chat function**

## Meet the team

Rebecca Lee and Stephen Morris  
**Architecture**

Mareike Menzel  
**Landscape Design**

Alison Osborne and Tom Byrne  
**Community Engagement**

Joe Richardson  
**London Borough of Wandsworth Development Team**

You can contact the engagement team using the details below:



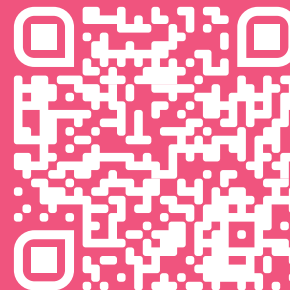
0207 446 6869



[ashburtonsouth@bartonwillmore.co.uk](mailto:ashburtonsouth@bartonwillmore.co.uk)



Ashburton South Estate Community Engagement Team,  
C/O Barton Willmore now Stantec, 7 Soho Square, London, W1D 3QB



Scan with a  
smartphone  
camera to  
visit our  
website.

# The Homes for Wandsworth Programme



- There are **over 11,000 applicants** on the Council's housing waiting list, **over 2,700** of whom are in temporary accommodation.
- The Homes for Wandsworth programme will deliver **1,000 council homes – over 500 more than previously planned.**
- These homes will be 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 sites were chosen after a site assessment process, managed by the Council, which has taken place over **the last 5 years.**



Gideon Road, Battersea



Arnal Crescent, West Hill



Lascelles Court, Shaftesbury & Queenstown



Sphere Walk, Battersea

# The Sites



- There are five sites being taken forward to the development proposal stage on the Ashburton South Estate at Innes Gardens, Hayward Gardens, Cortis Road.
- In total, the proposals would deliver between 75 to 90 new council homes.
- No existing homes will be demolished as part of our emerging proposals.



# Innes Gardens



## Existing site conditions



The existing Innes Gardens West site.



The existing Innes Gardens East site.

## Our emerging proposals



This plan shows the footprint of the emerging development proposals for both sites at Innes Gardens.

## Key potential features



Proposed buildings would be between four and six storeys tall



Potential to provide around 30 new council homes across both sites



Homes designed to be consistent with existing homes on the Estate



New homes built to high energy conservation and sustainability standards



'Doorstep' play areas to be provided in close proximity to the sites



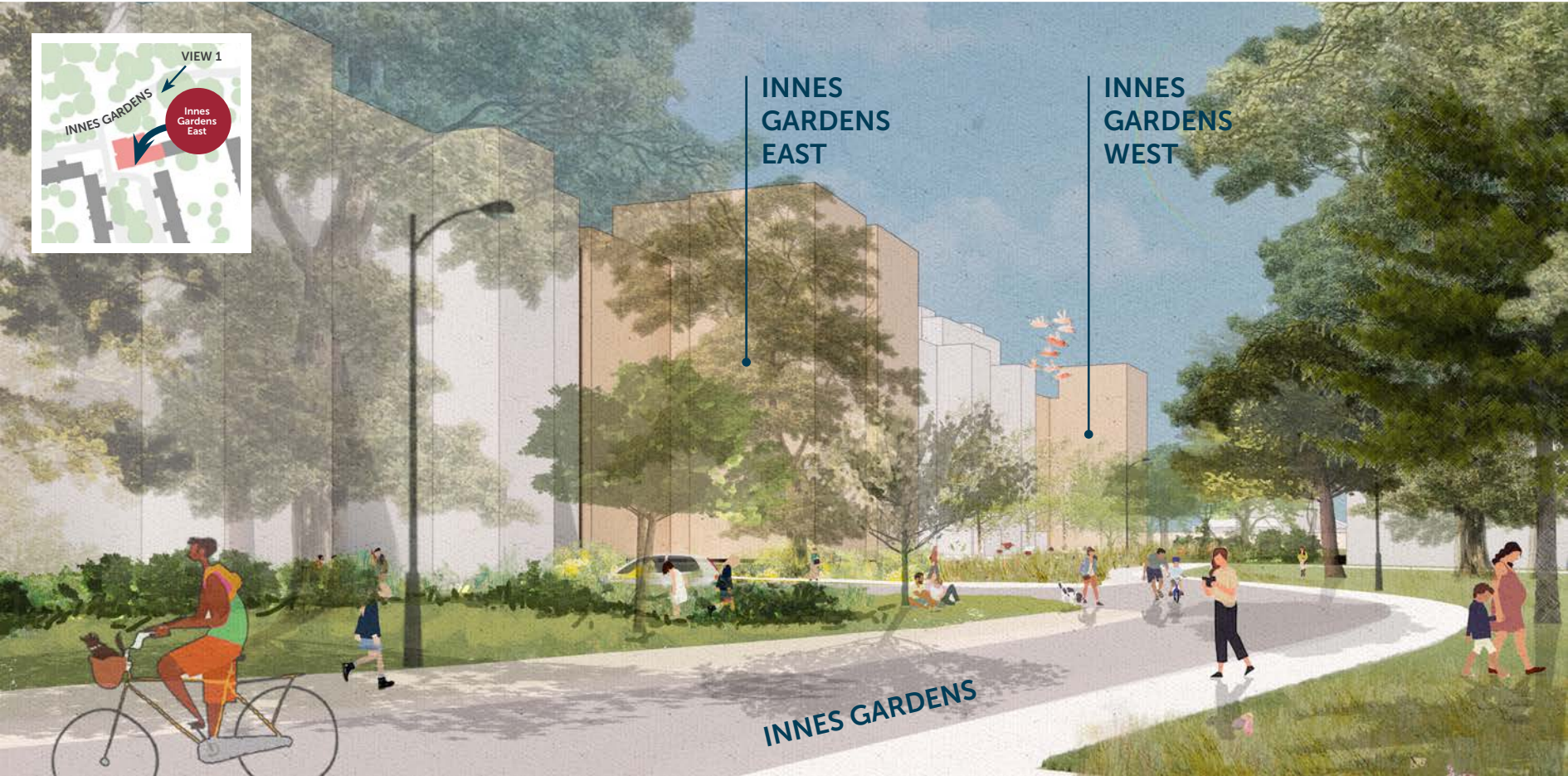
All new homes will be dual aspect



Trees to be removed will be re-provided, with a focus on protecting and celebrating as many as possible

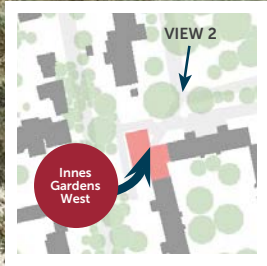


# Innes Gardens: View 1





# Innes Gardens: View 2



INNES  
GARDENS  
WEST

PUTNEY PARK LANE



# Hayward Gardens



## Existing site conditions

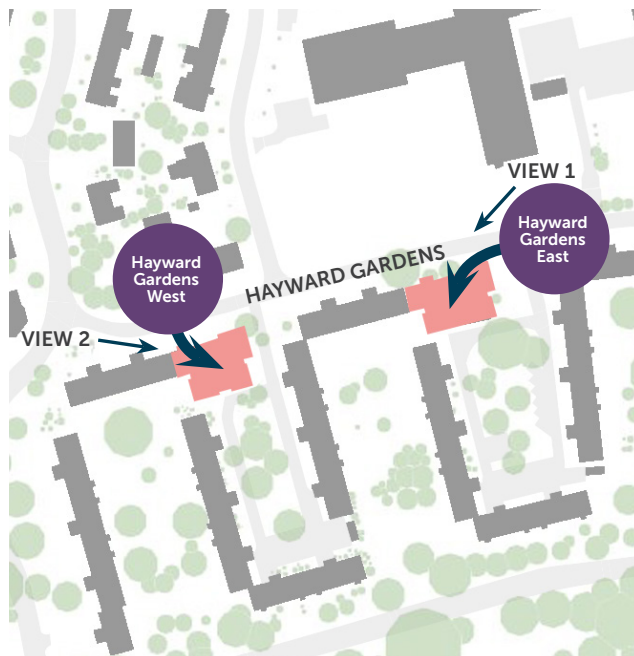


The existing Hayward Gardens West site.



The existing Hayward Gardens East site.

## Our emerging proposals



This plan shows the footprint of the emerging development proposals for both sites at Hayward Gardens.

## Key potential features



Proposed buildings would be between five and six storeys tall



Potential to provide around 40 new council homes across both sites



Homes designed to be consistent with existing homes on the Estate



Potential to enhance existing planting around the sites



New homes built to high energy conservation and sustainability standards



Potential for new community space on ground floor



'Doorstep' play areas to be provided in close proximity to the sites



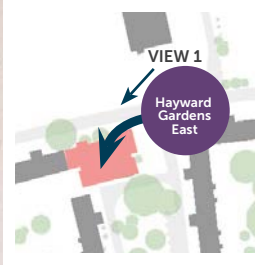
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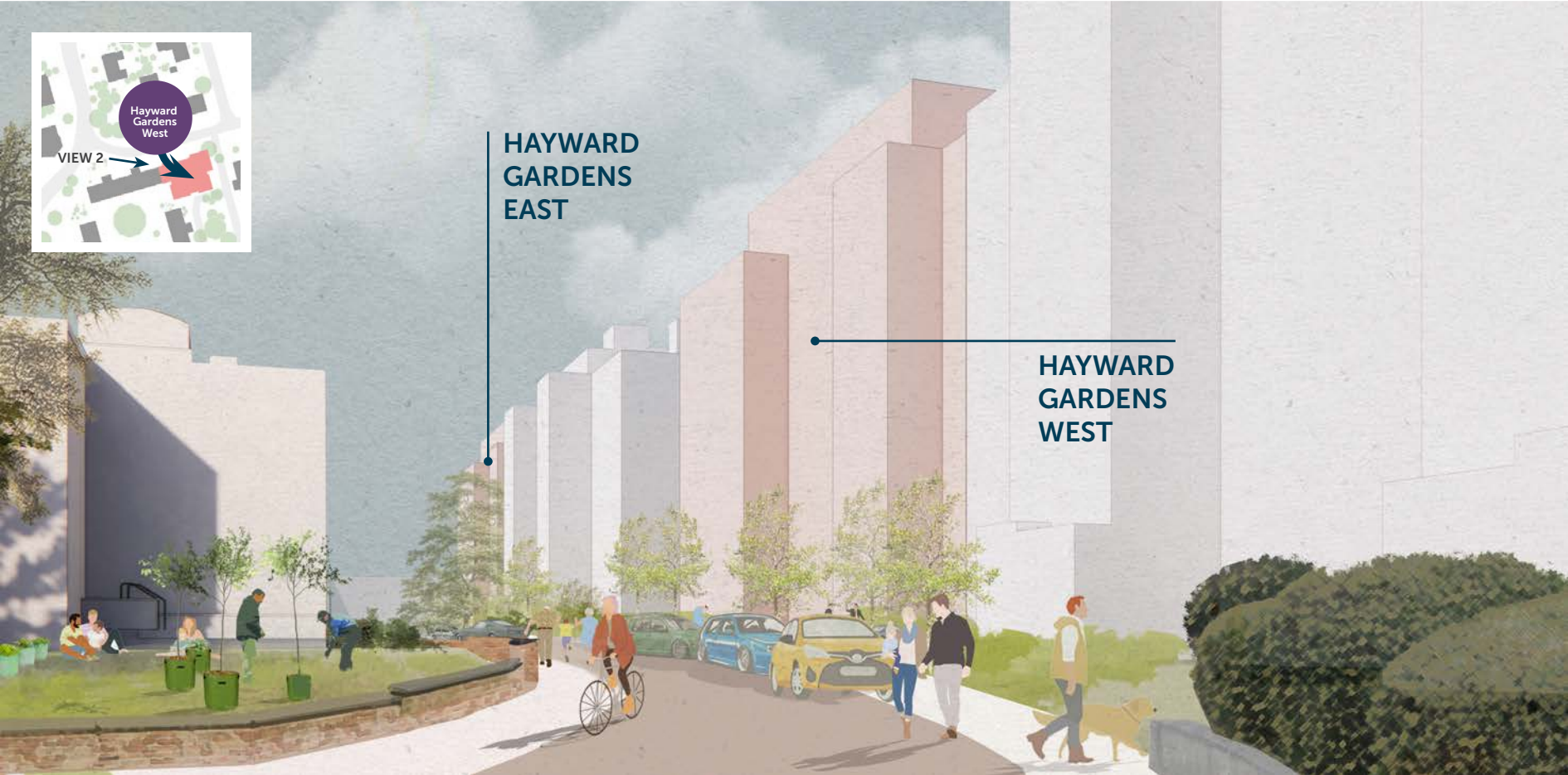
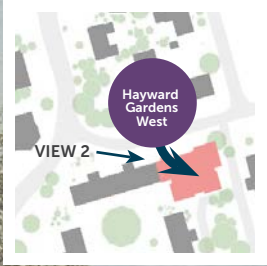
# Hayward Gardens: View 1



HAYWARD  
GARDENS EAST

HAYWARD  
GARDENS  
WEST

# Hayward Gardens: View 2



HAYWARD  
GARDENS  
EAST

HAYWARD  
GARDENS  
WEST

# Cortis Road



## Existing site conditions



The existing Cortis Road site.

## Our emerging proposals



This plan shows the footprint of the emerging development proposals for both sites at Hayward Gardens.

## Key potential features



Proposed buildings would be between five and six storeys tall



Potential to provide around 15 new council homes across both sites



Opportunity for a community garden and orchard



Homes designed to be consistent with existing homes on the Estate



New homes built to high energy conservation and sustainability standards



'Doorstep' play areas to be provided in close proximity to the sites



Trees to be removed will be re-provided, with a focus on protecting and celebrating as many as possible

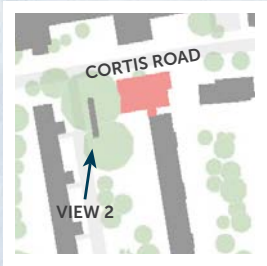


# Cortis Road: View 1





# Cortis Road: View 2



# Estate Enhancement Opportunities



## Refuse Strategy

Each proposed building would have its own refuse store within the building which would be access directly from the public highway on collection day, no bins will be visible from the street.

## Community Space

We heard that there is a lack of community space on the Estate

There is potential for a new community space on the ground floor of the Hayward Garden West building which could be used by residents for a variety of functions. What would you want it to be used for?



# Estate Enhancement Opportunities



Entrance planting



Private amenity



Doorstep play



Meadow grass



Seasonal interest



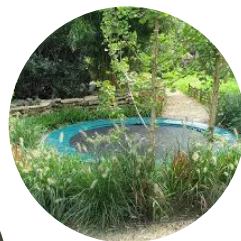
# Estate Enhancement Opportunities



Entrance planting



Doorstep play



A place to meet



Doorstep play



Seasonal planting





# Estate Enhancement Opportunities



'Rocky' garden



Private amenity



Doorstep play



Community growing garden



Meadow / Bee lawn





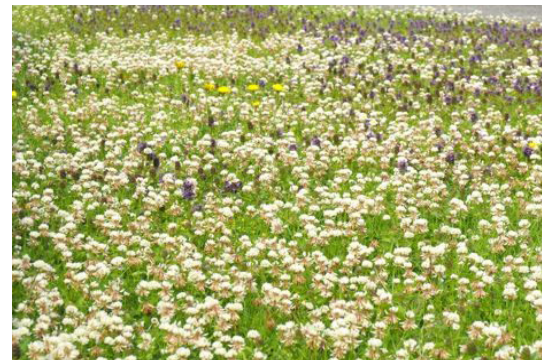
# Estate Enhancement Opportunities



## Ecology

We are working with an ecologist to develop a bespoke planting strategy to ensure that a minimum of 12% Biodiversity Net Gain (BNG) is achieved on the sites

We are also targeting an Urban Greening Factor (UGF) of 0.4 across all the sites.



Our ecology and planting strategy will achieve a Biodiversity Net Gain and an Urban Greening Factor by using wildflowers and incorporating habitat for insects and animals like bee lawns.

# Have your say



Visit the project website at  
[www.ashburtonsouth-homesforwardsworth.co.uk](http://www.ashburtonsouth-homesforwardsworth.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 **midnight on Wednesday 31 May 2023**.

You can contact the engagement team using the details below:



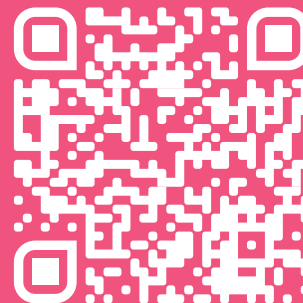
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C/O Barton Willmore now Stantec, 7 Soho Square, London, W1D 3QB



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# Question and answers





# Thank you

