



All residents
Lavender Hill
Battersea
London
SW11

Wandsworth Council

Housing & Regeneration Department Town
Hall, Wandsworth High Street London, SW18
2PU

Please ask for/reply to: Jason Walker-Lucy
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Email: developmentteam@wandsworth.gov.uk
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Date: 12 September 2023

Dear Resident,

Lavender Hill proposed development – invitation to site walk-around with the design team

We write further to the resident consultation event held on the 6th June 2023, where we introduced designs for the two proposed development schemes at Tyneham Close and the garages to the rear of 100 Lavender Hill. We would like to take this opportunity to thank residents for attending the event and providing valuable feedback, comments and queries to members of the design team.

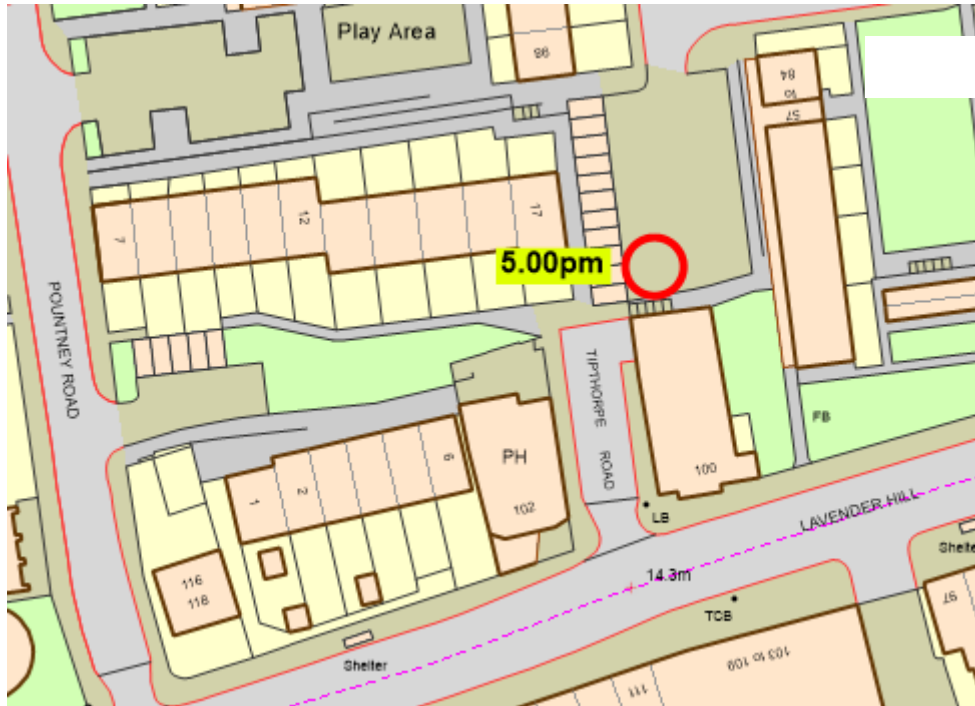
Since the event, we have produced some Frequently Asked Questions (FAQs) in response to many of the questions we have been asked by residents so far. The FAQs are attached to this letter. We will regularly update these as the schemes progress. You can also view the FAQs on our dedicated scheme web site by visiting www.wandsworth.gov.uk/newhomes - Visit the 'where we are building homes' tab and 'Garages to the rear of 100 Lavender Hill, SW11'.

During the event we received comments relating to works to the hard and soft landscaping, both on the existing estates and the proposed new housing, such as: -

- Will there be new trees?
- Will there be provision for electric car charging?
- How will the bin stores work?
- Will there be more cycle parking?
- Can you adjust kerbs and pavements to assist cycling and make the routes safe?
- Can bollards be adjusted or removed?
- Can the children's play area be repaired?

To help us capture as many comments as possible **we would like to invite you to a walk-around the site area with the design team on the Thursday 28th September 2023**. This will provide a great opportunity to discuss our proposals with you, look at the key concerns and queries you have raised and allow us to further refine the design proposals. If you would like to come along, please **meet us at the garages to the rear of 100 Lavender Hill at 5pm**. All are welcomed. Your views and feedback are very important to us and we look forward to meeting you.





If you have any questions or comments, please email – developmentteam@richmondandwandsworth.gov.uk

Yours faithfully

Jason Walker-Lucy
Development Officer
Housing Regeneration & Development

Lavender Hill FAQs

| Question | Answer |
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| <p>What is the Homes for Wandsworth programme?</p> | <p>There is an exceptional need for new homes in the Borough with, at present, over 12,000 applicants on the Council’s housing waiting list, over 3,600 of whom are in temporary accommodation. Wandsworth Council approved a development programme in 2017, with the aim to build 1,000 new homes across the Borough on sites within the Council’s ownership.</p> <p>Following the 2022 elections, Wandsworth Council has been targeting a series of actions to address the housing crisis Wandsworth faces. One of these is the Homes for Wandsworth programme’s focus on council homes. This will deliver 1,000 council homes – over 500 more than previously planned.</p> <p>These homes will be delivered for local people and will be normally allocated to existing council tenants from the Estate, or the wider vicinity, who have an existing priority due to their homes either being overcrowded or underoccupied. This will then free up homes for those on the waiting lists.</p> |
| <p>How will the Council consult neighbouring residents and how can I make my views on a proposed new development known?</p> | <p>We want the proposals to consider as many of the estate and neighbouring residents’ views as possible. Therefore, as part of our approach to the design and development of new homes under the “Homes for Wandsworth” programme, we are committed to undertaking early and continued consultation and engagement with local residents and key stakeholders adjacent to and within the vicinity of proposed development sites.</p> <p>Consultation and engagement with residents and stakeholders forms part of the pre-planning processes routinely undertaken by us and our appointed consultancy services and is a means of obtaining vital feedback and input into the early design and feasibility stages of our development proposals.</p> <p>Our approach to consultation and engagement on development proposals is predominantly in the form of drop-in sessions, which would be held as locally as possible to the proposed development site. We are also happy to receive feedback and comments from residents and stakeholders who may be unable to attend or have missed an event, and this can be provided by email to developmentteam@wandsworth.gov.uk.</p> |

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| | <p>The Council and/or our appointed consultancy services will always aim to clearly communicate timescales for consultation and engagement feedback to be received and reviewed accordingly at each stage of the design and development process.</p> <p>Additionally, as development schemes progress, there will be statutory planning consultation phases undertaken by the Local Planning Authority.</p> <p>There will be a continued process of informing and updating residents and stakeholders as to the progress of schemes. This may include 'meet the contractor' events, pre-commencement notifications to residents and regular newsletter updates from contractors working on our development sites.</p> |
| Who are the architects on the project? | We have appointed Kind and Co. to bring forward design proposals for the two developments. |
| What is the website for this project? | Please view the link for our dedicated scheme site at: Garages to rear of 100 Lavender Hill, SW11 - Wandsworth Borough Council |
| What proportion of homes will be affordable? | All the new homes will be council level rent. |
| Will Wandsworth Council develop the site, or will it be sold on? | <p>The Council will be delivering the new homes directly.</p> <p>We will not be selling the land at any point; the Council will always remain the freehold owner of the site and will manage all the affordable homes along with the maintenance of communal and external areas.</p> |
| Why are Wandsworth developing this site and not considering other sites? | <p>There is a great need for affordable housing in the borough and this site is part of the wider programme for the Council to build 1000 new homes. The programme is being delivered on over 40 different Council-owned sites across the borough. Please visit the 'where we are building homes' tab on the Council's dedicated website www.wandsworth.gov.uk/newhomes for more information.</p> <p>The Lavender Hill site is therefore one of many sites that provide a great opportunity to build much needed affordable homes and contribute to wider estate improvements to benefit existing residents.</p> |
| How will I be able to apply for one of the affordable homes? | <p>Any new rented affordable homes being developed will be allocated in line with our Housing Allocations Scheme.</p> <p>A Local Lettings Plan will be put in place. The aim of the Local Lettings plan will be to give priority for allocation of the new homes to existing</p> |

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| | <p>council tenants from the Lennox Estate, or the wider vicinity, who have an existing priority for housing due to their homes either being overcrowded or underoccupied. Any Local Lettings Plan will not become operational until development has moved considerably forward in its construction.</p> <p>If you would like to make an application to go onto our housing register for social housing, you will need to register here:</p> <p>Apply to join the housing waiting list - Wandsworth Borough Council</p> <p>Applications for housing are assessed under the Council’s Housing Allocation Scheme. More detail can be found here:</p> <p>Qualifying and priority criteria for social housing - Wandsworth Borough Council</p> <p>We can give no guarantee as to the allocation of any new homes as this would be dependent on the terms of the Local Lettings Plan, the applicants circumstances and housing priority.</p> <p>If you have any further queries regarding the application process or available housing options, contact housingregisterapplications@wandsworth.gov.uk</p> |
| <p>Are the stairs next to the garages remaining? <i>Residents tell us: These are a well-used local cut through to Lavender Hill and its amenities as well as to the doctors’ surgery on Pountney Road.</i></p> | <p>Both staircases will be retained. The stairs nearest Tiphthorpe Road will be rebuilt. The currently open area under the stairs area will be infilled as part of the development to improve security and avoid collection of litter.</p> |
| <p>Can more cycle storage be introduced for existing residents? Can we have cycle storage in Tiphthorpe Road?</p> | <p>Locations for additional cycle storage are being considered as part of the proposals. Cycle storage on roads and pavements such as Tiphthorpe Road is subject to agreement with the Highways Department but every effort will be made to provide improvements to benefit existing residents as part of our development proposals.</p> |
| <p>Can electric vehicle charge points be included?</p> | <p>The development is expected to be "car-free", such that new residents in the development will be unable to apply for resident parking schemes. The existing parking spaces directly opposite the site will be reprovided and this will include infrastructure for electric vehicle charge points to be added in the future.</p> |



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| <p>Residents have security concerns for the area at Tipthorpe Road's northern end, the stairs down to Gideon Road and on the upper pedestrian path adjacent to no. 17 Pountney Road.</p> <p><i>Residents tell us: This is an area for anti-social behaviour with too many opportunities for loitering.</i></p> <p>Can anything be done to improve safety and security?</p> | <p>Many residents have stated the pathway running alongside the site area and providing access to Pountney Road offers a convenient shortcut for residents to access Lavender Hill. It also provides an accessible route via the ramps adjacent the play area for wheelchairs and baby buggies to reach the lower levels of the estate. The proposal will therefore retain the path and existing routes.</p> <p>We have met on site with the Metropolitan Police's Designing Out Crime Officers (DOCO's) to discuss how our proposals could make this area more secure.</p> <p>From this discussion the development will include new:</p> <p>CCTV: The Council will propose a CCTV camera installation linking to their Joint Control Centre.</p> <p>Lighting: The development will include appropriate lighting of the paths and approaches to increase safety and security.</p> <p>Street Furniture: The proposals will introduce measures that reduce the opportunity for sitting and loitering, including removal of the existing bollards and their replacement with alternative landscape features.</p> <p>Building design: The building includes projecting windows overlooking the path to give a sense of surveillance and increased safety.</p> |
| <p>Will the new development impact the light levels in the surrounding properties?</p> | <p>The current proposals and surrounding buildings have been modelled and assessed for their impact on their neighbours by a daylight and sunlight surveyor. This includes assessing any impact on interior layouts, gardens and their trees from a planning perspective. The reports support the current proposals for the purpose of a future planning application and will be publicly available with the planning submission documents in due course.</p> |
| <p>Can the design for dropped kerbs, cargo bikes, and the pathway along to Pountney Road be improved.</p> | <p>We will consider opportunities to provide improvements to existing areas to benefit existing neighbouring residents. The design team has organised a site walk around with any interested residents to look at ideas for hard landscaping and to hear residents' views and better understand how current designs can be improved.</p> |
| <p>Would there be any money to spend on upgrading the nearby children's play area. The surfaces seem to be old and kids are constantly grazing themselves.</p> <p>Can the surfaces be relayed with AstroTurf rather than asphalt?</p> | <p>Yes. The housing development team is happy to consider wider improvements of this nature. The design team will assess the condition of the play equipment and any potential for replacing asphalt areas with an appropriate new safety resin-bound/wet-pour surface for this play area.</p> |

