

# WE ARE PLEASED TO UPDATE YOU ON PROPOSALS FOR

# AUBYN SQUARE AND TOLAND SQUARE

## ABOUT THIS NEWSLETTER

Following on from our last round of consultation in October 2023, and on behalf of Wandsworth Council, we are writing to local residents to update you on the key changes and the final proposals that were submitted for Aubyn Square and Toland Square estates.

## YOUR FEEDBACK

The project team have undertaken three rounds of consultation for the Aubyn Square and Toland Square proposals, and we are pleased to announce the planning applications have been submitted to the local Planning Authority. We want to thank you all for your views, thoughts and feedback on our design proposals, which have helped to shape the final proposals for submission.

For a detailed view into the feedback across all three rounds of consultation for both Aubyn Square and Toland Square, please read the Consultation Statement submitted as part of the planning application. This is available on Wandsworth Council's website; more details on the back page of this newsletter. Key topics raised across the three round of consultation and common to both estates are below (in no particular order):

- Building heights and related impacts
- Insufficient parking concerns
- Overcrowding and reduced quality of life
- Loss of green spaces
- Capacity of storage
- Security and anti-social issues
- Desire to see improved estate and waste maintenance
- Nature and location of play provision

## PROPOSALS FOR SUBMISSION

The team has been looking at small areas within the estates as outlined on the plans. These are referred to as N1 and N7 (Aubyn Square) and S1, S2 and S3 (Toland Square). The proposals have been carefully crafted as a result of conversations with planning officers and feedback received from the local community through the three rounds of consultation.

## WHY IS DEVELOPMENT PROPOSED HERE?

Wandsworth is in desperate need of more council housing to help tackle waiting lists and give people the opportunity to stay within the communities they have laid roots. The Council has committed to building 1,000 council homes as part of the Homes for Wandsworth programme.

Aubyn Square and Toland Square were identified as two estates which have the capacity to accommodate a small number of additional homes. As part of this programme, there have already been several similarly sized schemes successfully completed on existing estates, where the Council and a highly experienced contractor have worked closely with local residents and stakeholders. One example of a similar low-rise estate is Gideon Road in Battersea.

### AUBYN SQUARE (EASTWOOD NORTH)

**PLOT N1:** 5 storeys 9 homes (x8 one beds and x1 two bed)

**PLOT N7:** 3 storeys 3 homes (x2 one beds and x1 two bed)

**Key principles:**

- Promote climate resilience through planting interventions
- Improve existing ecology and biodiversity
- Improve quality of play offer
- Promote pedestrian movement through safer footpath connectivity
- Improve provision for secure lockable cycle storage
- Re-provide secure storage sheds

### TOLAND SQUARE (EASTWOOD SOUTH)

**PLOT S1 2 (partially 3)** storeys 7 homes (x4 three beds, x2 four beds and x1 five bed)

**PLOT S2** 3 storeys 14 homes (x8 one beds and x6 two beds)

**PLOT S3** 1 storey (re-provided clubroom)

**Key principles:**

- Promote climate resilience through interventions
- Improve existing ecology and biodiversity
- Improve quality of play offer
- Promote pedestrian movement through safer footpath connectivity
- Improve provision for secure lockable cycle storage
- Provide secure storage sheds

## KEY DESIGN CHANGES SINCE THE LAST ROUND OF CONSULTATION

The next few pages summarise the submitted schemes. For a more detailed understanding into the submitted application and the wider estate improvement strategies on offer, please refer to the Design and Access Statements, submitted as part of the planning application submissions. More details on how to access these documents for each estate is on the back page of the newsletter.

The most significant changes took place after the second round of consultation, particularly in relation to plot S2 and the reduced number of proposed homes at Toland Square. Some design changes were carried out following the third round of consultation, summarised below:

- Across both estates, the materials, details, and finishes have been further developed but naturally evolved from the previously presented designs. Red and brown bricks proposed as the main wall finishes, with some white concrete detailing.
- The Toland Square Clubroom has been further developed in terms of design and the roof shape has changed to a lower profile towards the neighbours.
- Across both estates, external lighting now consists of a mixture of wall mounted lighting, low level bollard lighting and replacement column lighting all using LED technology. The centre pathway on the estates will be enhanced by replacing the existing column lighting with new LED technology.
- At Aubyn Square, 2 new parking spaces, 2 new disabled parking spaces and 1 re-located parking space.
- At Toland Square, 6 new car parking spaces, 3 new disabled spaces and 2 relocated parking spaces.

### AUBYN SQUARE

#### PLOT N1



Indicative image showing the proposed plot N1 street view.

#### PLOT N7



Indicative image showing the proposed plot N7 street view.



## TOLAND SQUARE

### PLOT S1



Indicative image showing the proposed plot S1 street view.

### PLOT S2



Indicative image showing the proposed plot S2 south elevation.

### PLOT S3



Indicative image showing the proposed re-provided community clubroom (plot S3) view from the back of the green area between Cline and Reed House.

### PLOT S3



Indicative image showing the proposed massing of the re-provided community clubroom (plot S3) from street view.

## LOCAL PRIORITY OFFER

As with all Wandsworth Council schemes on existing estates, these two schemes benefit from a local lettings plan. The Council recognises and values the existing residents on the estates.

As such, subject to planning permission, the proposed new homes on the estate would be offered to existing residents in the first instance.

The Council will prioritise those residents on the estate who are either looking to downsize, those who live in undesirable conditions such as overcrowding, or those with issues of disrepair. These existing residents would benefit first from the new homes.

Subject to planning permission, and as the scheme nears completion, any existing council tenant who is interested would be able to apply.

An assessment and the decision process would be handled by Council's Housing Management team and the Allocations team.

## BENEFITS

The proposals for the two estates bring forward many benefits, these are listed below.

- New affordable homes in the borough (priority for existing residents).
- Architectural style to improve the cohesion of the homes into the estate.
- Improved community clubroom for Aubyn Square and re-provided community clubroom at Toland Square to provide hubs for the community to enjoy and socialise.
- Improved quality of landscape and the creation of an aesthetically pleasing environment.
- Improved quality of green space to encourage interaction in these spaces.
- Improved pedestrian pathways and lighting through the estates to encourage walking and cycling.
- New cycle parking facilities for residents and visitors to promote cycling through the estate and protect cycles from theft and damage.
- Ecology and biodiversity interventions to promote connections between nature and residents and encourage better maintenance of the estates.
- Creation of new high-quality play spaces for all children to enjoy.
- New storage sheds to improve space efficiently across the estates.
- New bin stores across the estate to discourage fly-tipping and promote a clean environment.

## TIMESCALES AND NEXT STEPS

### PLANNING SUBMISSION

FEB 2024

### STATUTORY CONSULTATION

FEB 2024  
(21 DAYS)

### PLANNING DECISION

TARGET OF  
MAY 2024\*

### START ON SITE

TARGET OF  
SPRING 2025\*

\*These timescales are estimates only, and subject to planning approval.

## STATUTORY CONSULTATION

The project team submitted the planning applications in February 2024 and the applications can be found on Wandsworth Council's Planning Explorer: <https://planning.wandsworth.gov.uk/Northgate/PlanningExplorer/generalsearch.aspx>

Please search Application Number **2024/0390** for Aubyn Square (Eastwood North).

Please search Application Number **2024/0389** for Toland Square (Eastwood South).

Please use this as an opportunity to formally submit your comments on the planning applications.


You will also find a suite of documents related to the planning submissions for your review (including the Design and Access Statements for Aubyn Square and Toland Square and the Consultation Statement for both estates).

### GET IN CONTACT

You can contact the project team using any of the methods below.

 [www.eastwoodestates.co.uk](http://www.eastwoodestates.co.uk)

 **0344 225 0003**

 [eastwoodnorth@glhearn.com](mailto:eastwoodnorth@glhearn.com) or [eastwoodsouth@glhearn.com](mailto:eastwoodsouth@glhearn.com)\*

 **Freepost WSP PC CONSULTATION TEAM**

You can also contact the Council's Development team at [developmentteam@richmondandwandsworth.gov.uk](mailto:developmentteam@richmondandwandsworth.gov.uk)

