

Photographs are from the consultation process for jmarchitects Gillian Court project in Chiswick



Tyneham Close and Lavender Hill: What Do You Think?

Thank you for taking the time to visit our public consultation exhibition today!

Wandsworth Council has prepared proposals to develop sites at Tyneham Close and Lavender Hill as part of the Homes for Wandsworth programme.

In January 2017 Planning Consent was granted for both sites - the erection of a three-storey block providing 4 new homes, replacing the garages at the Lavender Hill site on Gideon Road Estate (planning reference 2016/5739); and the erection of two four storey blocks at the corners of Tyneham Close, providing 8 new homes (planning reference 2016/5744).

We would welcome your views on our updated proposals to ensure that residents are given the opportunity to have their say and help us shape the next stage of the design process and the future submission of new planning applications for each site.

We are also exploring opportunities to enhance block and estate amenities for existing and new residents alike.

Staff from Wandsworth Council's Development Team, Kind and Co. and JM Architects are here to talk to you about these development proposals. We would welcome your views and are happy to answer any questions you may have.

After looking through the information on display, please complete a feedback form to let us know what you think and to provide your comments.



Objectives

The sites are under-used land which currently offer very low-quality amenity and are of little benefit to existing residents.

We feel that there are several opportunities arising out of these proposals.

- The sites could deliver much-needed council-rent homes for Wandsworth residents;

- Opportunity to make improvements to the public realm, amenity spaces and access to existing estate areas;
- The proposals have the opportunity to provide fully purpose-built wheelchair accessible homes.

Site histories

Tyneham Close Estate

In the late 1940s bomb-damaged houses between Shirley Grove and Wickersley Road on the former Townsend estate were replaced by Tyneham Close, one of the earliest post-war housing schemes by Battersea Borough Council.

The composition is a group of 64 walk-up flats formally arranged round three sides of a generous landscaped courtyard, open at the southern side to Lavender Hill. The flat blocks vary between four and six storeys tall.

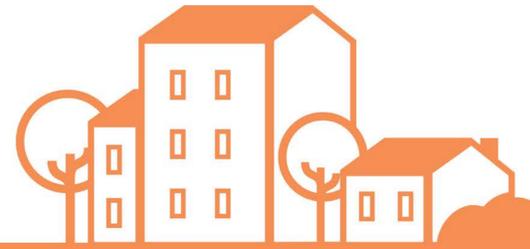
Gideon Road Estate

In the early 1970s Wandsworth Council redeveloped adjacent parts of the nineteenth century l'Anson and Townsend estates to the north of Lavender Hill.

The Gideon Road Estate consists of around 200 dwellings, approximately a quarter of which are two-storey houses, the rest are flats and maisonettes.

The principal elements are three to five-storey blocks of balcony-access flats perpendicular to Lavender Hill. More recently 19 new homes were added to the north and completed by Kind and Co Builders.

North and west of the site are terraced housing and maisonette blocks linked by a network of paths.



The Homes for Wandsworth Programme

There is an exceptional need for new homes in the Borough with, at present, over 11,000 applicants on the Council’s housing waiting list, over 2,700 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.

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.

The sites at Lavender Hill and Tyneham Close were chosen after a comprehensive site assessment process, managed by Wandsworth Council, which has taken place over the last six years.

No existing homes on the Gideon Road Estate nor Tyneham Close will be demolished as part of these development proposals.

? Will Gideon Road Estate and Tyneham Close residents be able to move into the new homes?

Any new homes will be allocated in line with the Council’s Housing Allocations Scheme. A local lettings plan will be put in place which will take into account the Council’s wider policies on housing as well as local demands and pressures, including from existing council tenants who may wish to downsize, or those whose homes are overcrowded.

Delivering quality new homes

Completed in August 2022, garages on Gideon Road (SW11) were redeveloped to provide 18 new council rent homes with new vehicle parking, cycle parking, bin storage, and landscaping. Other Homes for Wandsworth projects from across the Borough are pictured below.

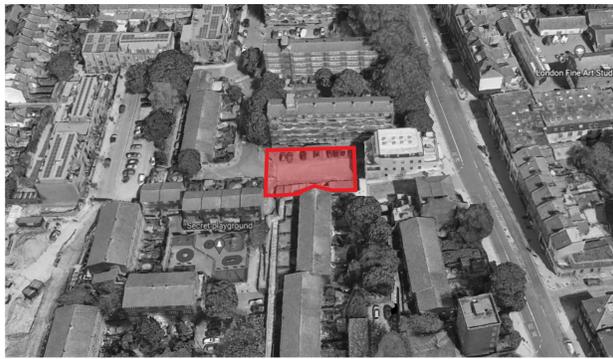
More information about the Homes for Wandsworth programme, including information on potential benefits to Wandsworth residents, and an extensive Frequently Asked Questions list can be found on the Council’s dedicated development web pages. www.wandsworth.gov.uk/newhomes



Lavender Hill Garages Site Analysis



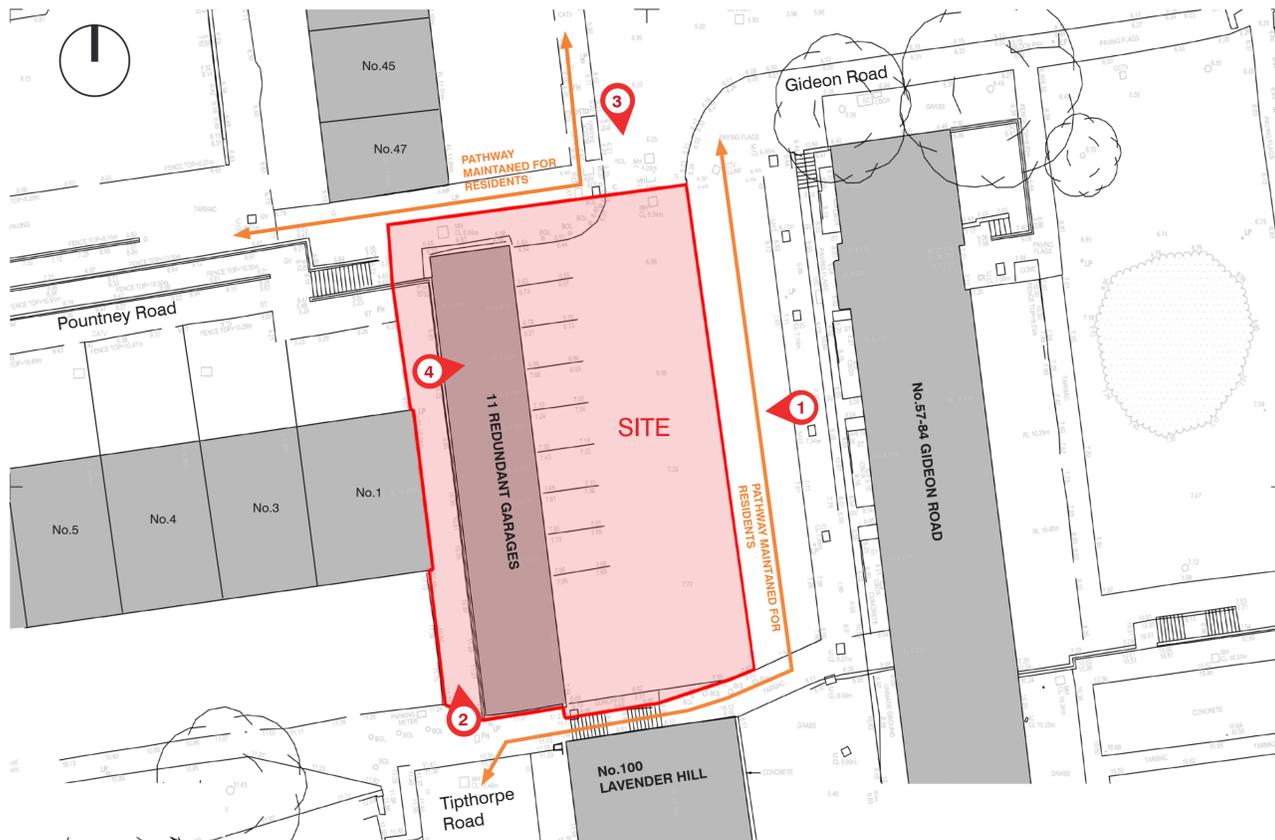
Aerial view from the east



Aerial view from the west



Aerial view from the north



Existing site plan

The Lavender Hill garages site comprises of eleven garages and a parking court at the end of the south-western arm of Gideon Road.

It is bounded to the south by no. 100 Lavender Hill, a four-storey block of flats recently built on the former site of the doctor's surgery; to the east by the western-most of the three balcony access five-storey flat blocks perpendicular to Lavender Hill; and the gable end of the two-storey terrace forming N^o. 1-17 Pountney Road to the west. The site is open on the northern side onto Gideon Road.

There is a significant change in ground level equivalent to one storey height along the southern edge formed by the retaining structure for 100 Lavender Hill, and along the western side by the garages. There is also a slight gradient down across the site.

A pedestrian walkway giving access into the heart of the Gideon Road estate from Lavender Hill via Tipthorpe Road passes the gable wall of N^o. 1 Pountney Road and to the rear of the garages at the upper level.

There is a secondary access to the lower ground level via steps alongside the concrete retaining base to No. 100 Lavender Hill.



1 View looking west to existing garages and Pountney Road terrace in the background.



2 View of walkway at upper level to the west of the site



3 Looking south, existing five-storey linear flats and parking bays on far left and No.100 Lavender Hill in the centre.



4 View looking east from pedestrian walkway with existing five-storey linear flats and parking bays. In the background 57-84 Gideon Road, with No.100 Lavender Hill on right hand side.

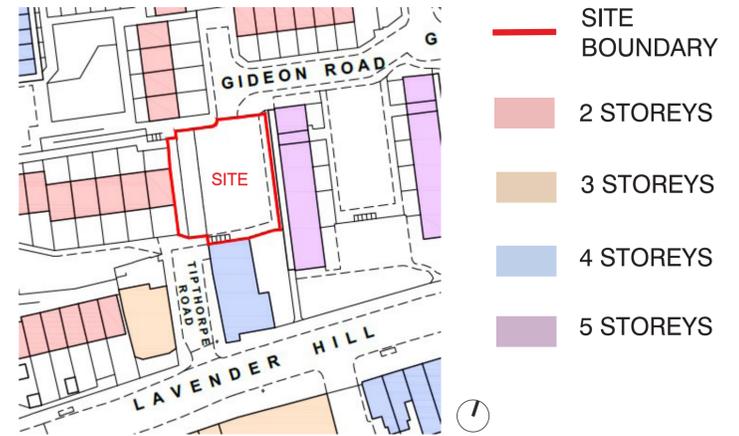
Lavender Hill Garages

Green Areas - Building Heights



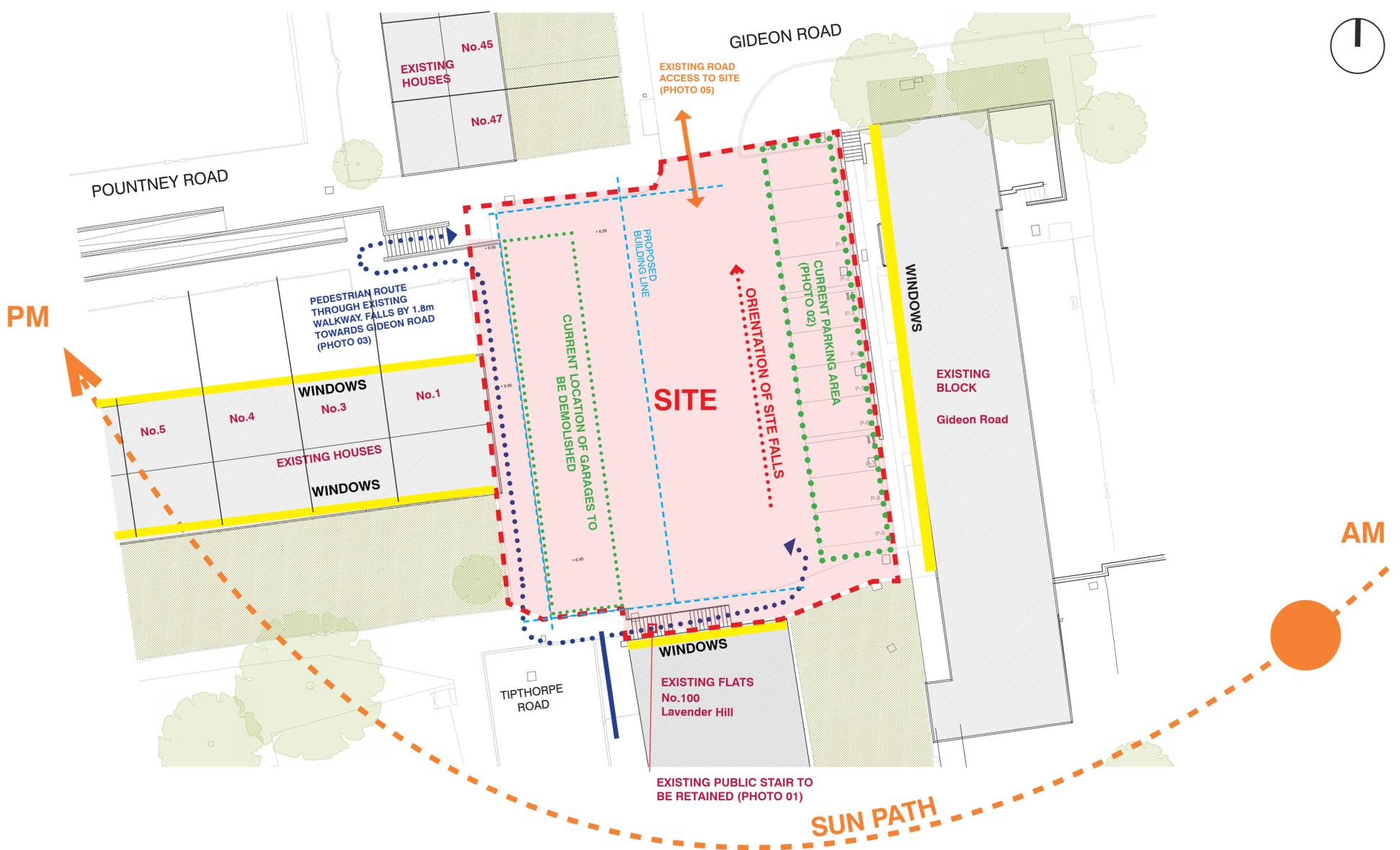
Close to the site are a number of mature trees set out across a green spaces, although none of these are immediately adjacent. The proposal offers an opportunity to improve the landscaping of the immediate surroundings

The area has a variety of building heights and built forms characterised predominantly as inter-war and post-war housing, aside from the traditional Victorian terraces that are on the south side of Lavender Hill.



Design Strategies and Opportunities

- Sunpath beneficial to allow light into new homes.
- Planning consent previously awarded.
- The opportunity exists to install a roof form more in-keeping with surroundings that provides additional accommodation.
- Re-planning the scheme maximises area and places balconies on the southwest side.
- Five homes rather than four can be achieved, all meeting current space standards, plus a wheelchair accessible flat.
- Of the five homes, four will be double or triple aspect.
- The design facilitates street trees to enhance the setting.
- The residential homes would target an EPC-A rating making them efficient for residents to heat.
- Addressing the legacy issues in the previous consent such as the low level garden where Tiphthorpe Road meets the steps.
- Maximise volume opportunities within the contextual constraints.
- Maintain overlooking distances between existing and new dwellings
- Address layout, access and the logistical failings of the previous consented scheme.
- Create focal point at end of Tiphthorpe Road.
- Improve refuse and cycle stores for new dwellings.
- Better use of ill-considered and under-utilised land for housing.
- Deliver carbon Zero homes in Wandsworth.



01 Public Stair Connecting Tiphthorpe Road to carpark level



02 Existing parking area looking North



03 Walkway towards Tiphthorpe Road looking South



04 Pavement on North West of site looking towards Pountney Road



05 Gideon Road access looking South

Lavender Hill Garages Proposal



Our proposal is for a new three storey building, in the same location as the previously consented scheme.

This small site had been designed to best use the space available, respond to it's surroundings and provide a range of housing sizes.

This will provide on the ground floor, a one bed / two person flat, and a four bed /five or six person wheelchair accessible flat. On the floors above there will three duplexes, a one bed / two person home, a two bed/ four person home and a three bed/ five person home.

Each flat will have access to private outdoor space, either a small garden space, or a generous balcony.

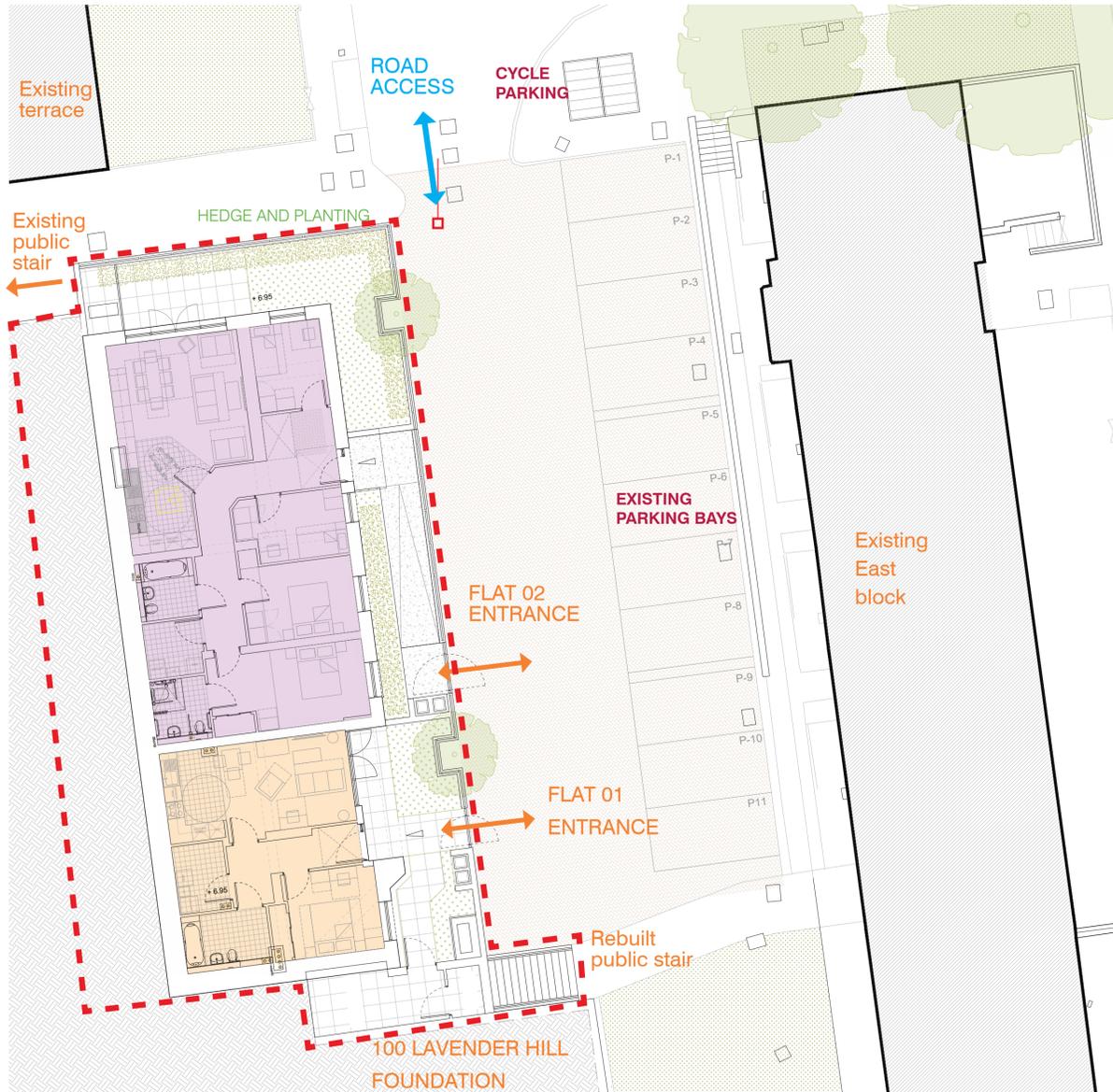
ACCOMMODATION	1B/2P	2B/4P	3B/5P	4B/5P
GROUND FLOOR	1	-	-	1
1st / 2nd FLOOR	1	1	1	-
SUBTOTAL	2	1	1	1
TOTAL HOMES	5			
Habitable Rooms	16			



Lavender Hill Garages

Proposed Site Plan and Orientation Views

Site Analysis Plan



KEY

- 4 BEDROOM/5 PERSON WHEELCHAIR ACCESSIBLE FLAT
- 1 BEDROOM/ TWO PERSON FLAT
- SITE BOUNDARY



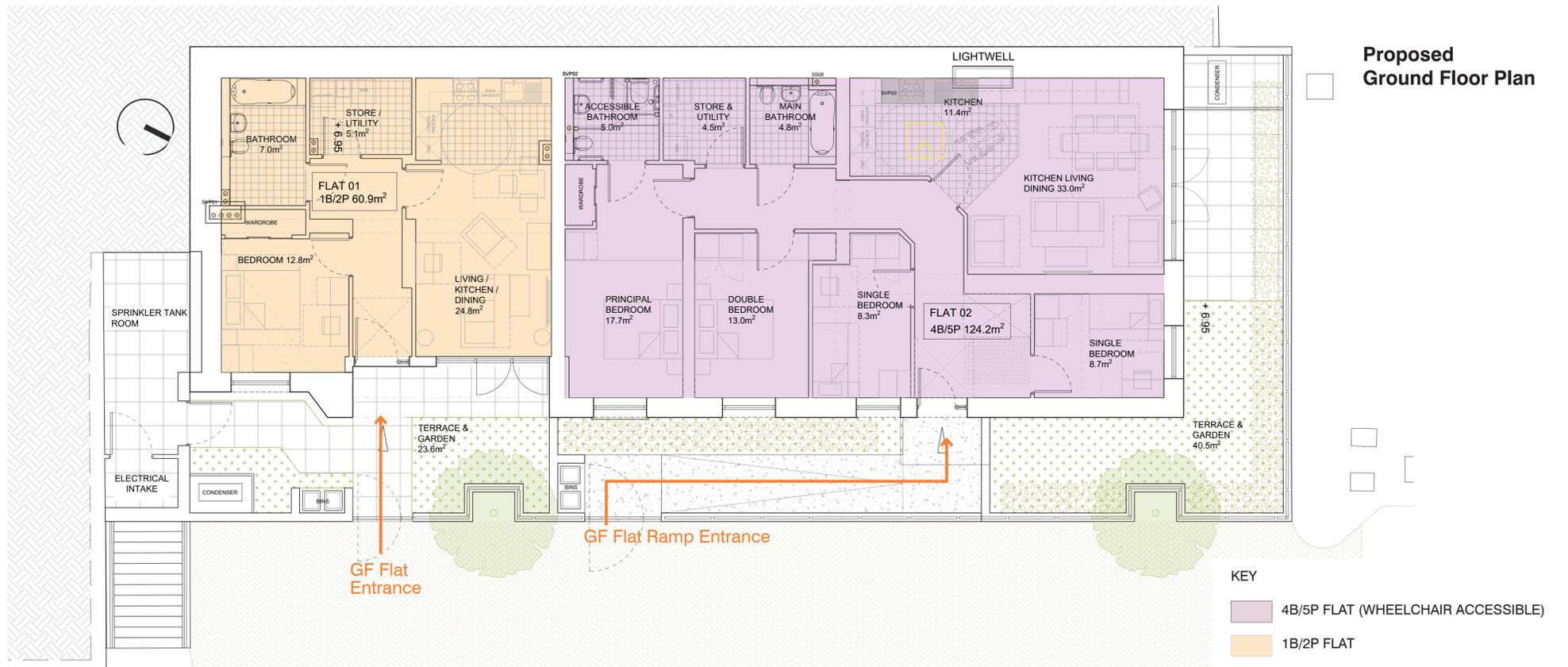
Entrance from Tipthorpe Road: By building up to Tipthorpe Road the new scheme activates the corner and promotes security



Entrance from Gideon Road Car park. Replacing the public stairs to Tipthorpe Road will improve visibility and security.



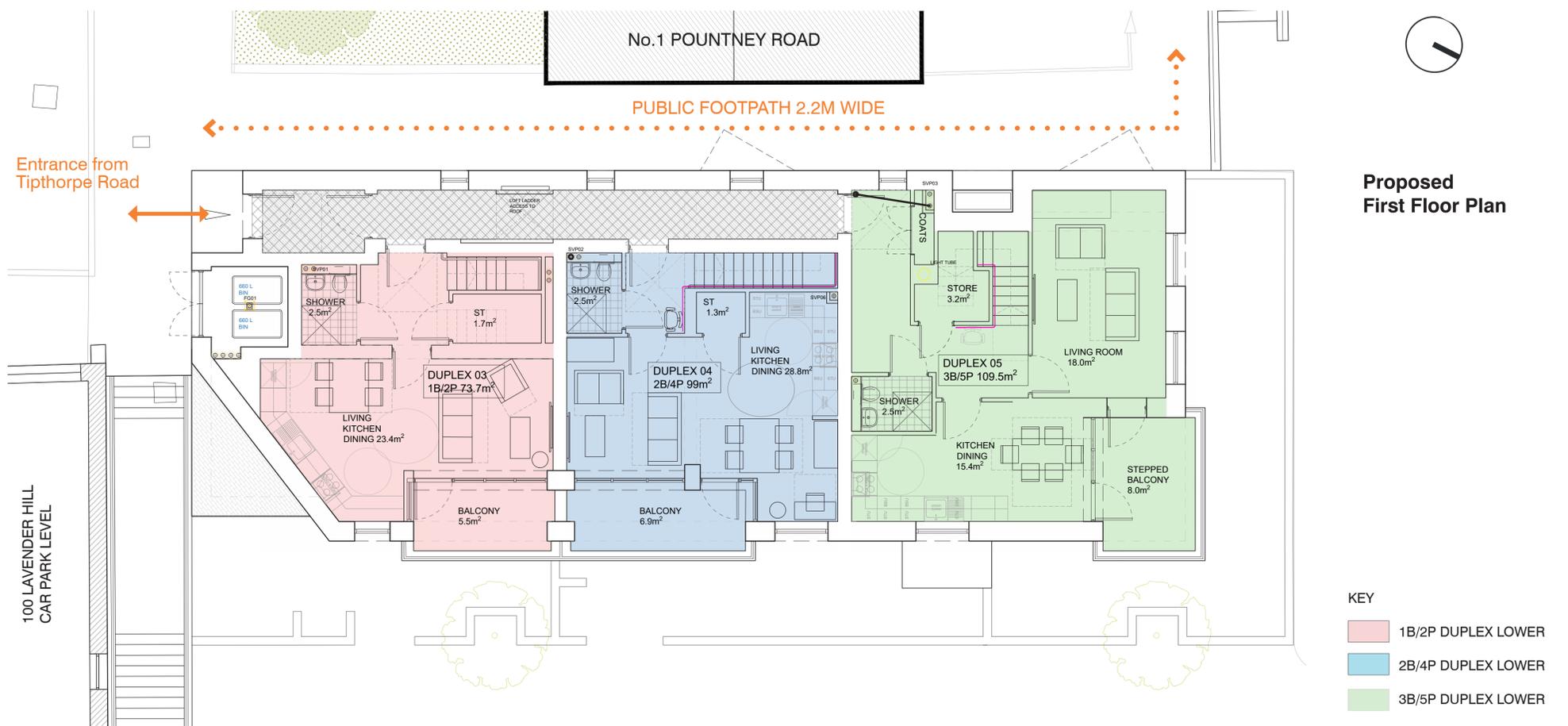
Lavender Hill Garages Proposed Block



Looking south along the rear elevation of the building and the raised walkway



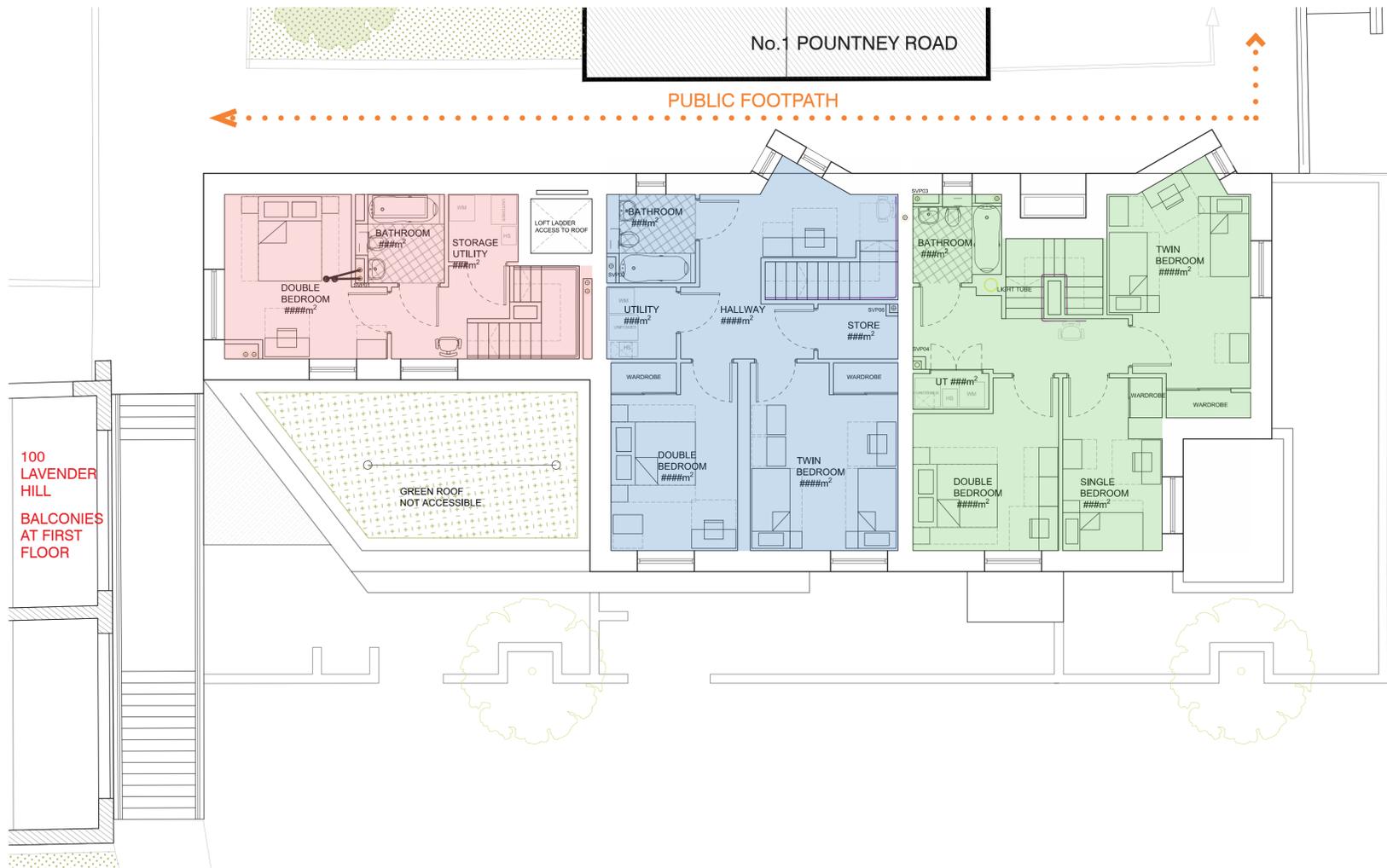
Projecting windows offer directional views and passive surveillance of the rear pathway. Skylights bring light into the building while minimising overlooking



Lavender Hill Garages Proposed Block



Proposed
Second Floor Plan



- KEY
- 1B/2P DUPLEX UPPER
 - 2B/4P DUPLEX UPPER
 - 3B/5P DUPLEX UPPER



Looking south from the car park and Gideon Road.



High level view from the north showing the new five home scheme with landscape enhancements in Gideon Road



Front elevation

Lavender Hill Garages Comment Board



FOLLOWING THE CONSULTATION EVENT

The design team will review the comments from the resident open day and summarise these in a Newsletter.

Comments will be considered and where changes are required these will be addressed.

Comments that are specific to individuals will be responded to in person.

Design changes that are common to all Tyneham Close residents will be conveyed in Newsletters of a follow-up meeting.

We will notify residents in advance of any future planning submission. Additionally, during the planning phase, there will be a statutory consultation period, enabling residents to make representations on the proposed plans according to their preferences.

WHEN A PLANNING APPLICATION HAS BEEN SUBMITTED

The council will arrange for residents to meet the contractor.

The contractor will explain the works time frame and the impact on residents.