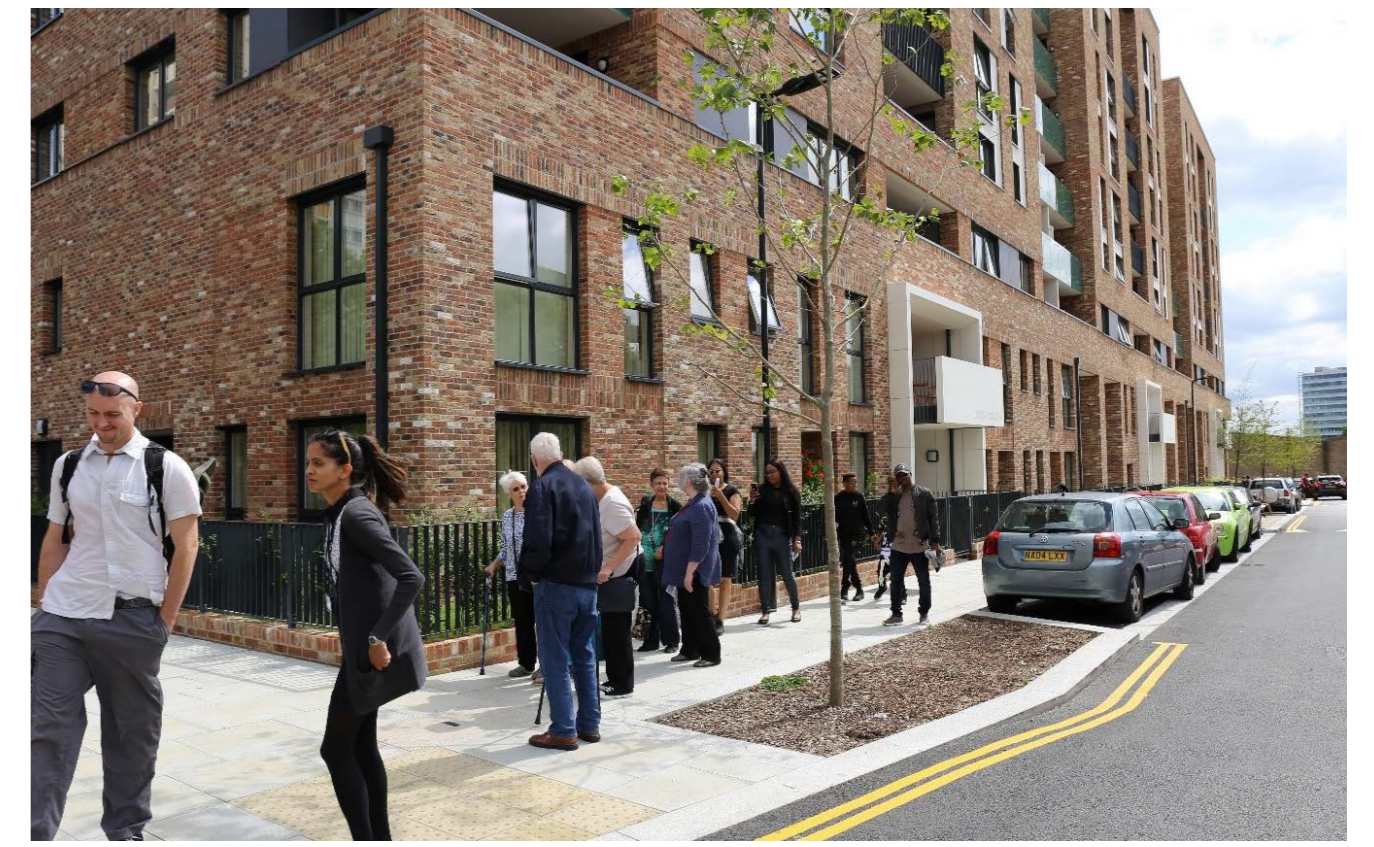


# Tyneham Close

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.



### Site history

#### 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.

### 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.





# 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

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

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.

?

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.

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.

## 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](http://www.wandsworth.gov.uk/newhomes)





# Site Analysis



Aerial view from the east



Aerial view from the west



Aerial view from the north



The two sites known as 'Tyneham Close', bordered by Ashley Crescent and Shirley Grove are under-used existing sites, in a predominantly residential area.

The sites measure approximately 350m<sup>2</sup> and 300m<sup>2</sup> respectively. The sites are currently used for corner access points to the central green space, locations for refuse collection, having originally been a mixture of drying spaces and a former ball court.

The Council considers that redevelopment of these areas provides an opportunity to both develop new homes and improve on existing arrangements and uses, for example, through improved refuse strategy and new access points to the courtyard garden.



1 North-West view from Shirley Grove



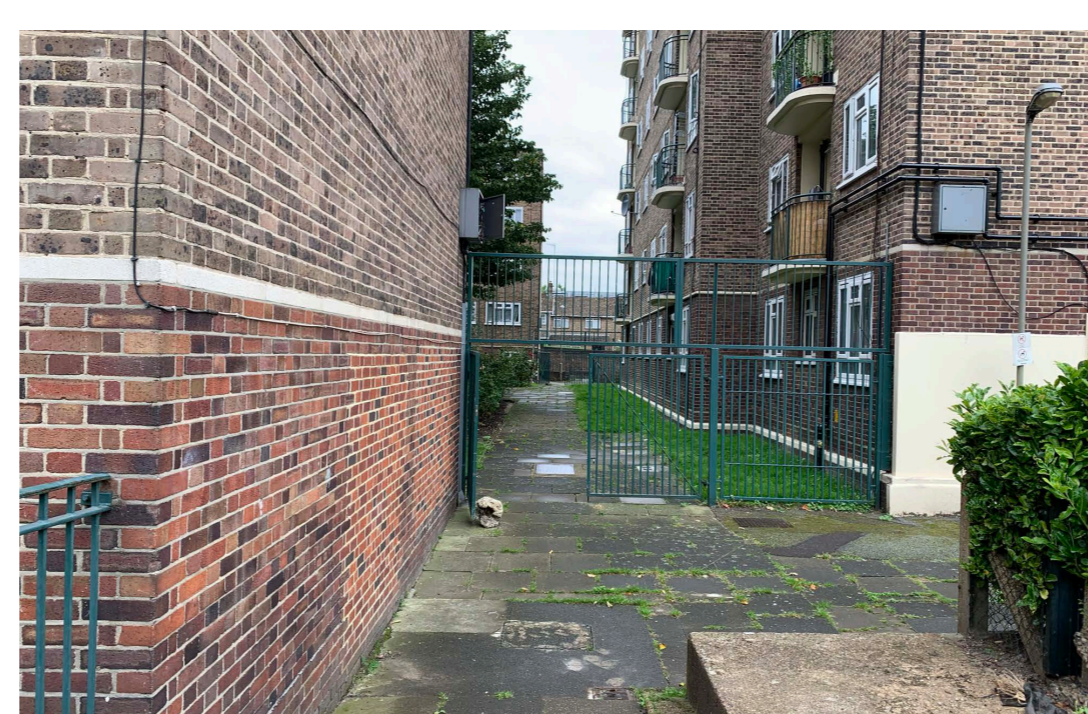
2 North-East view from Shirley Grove



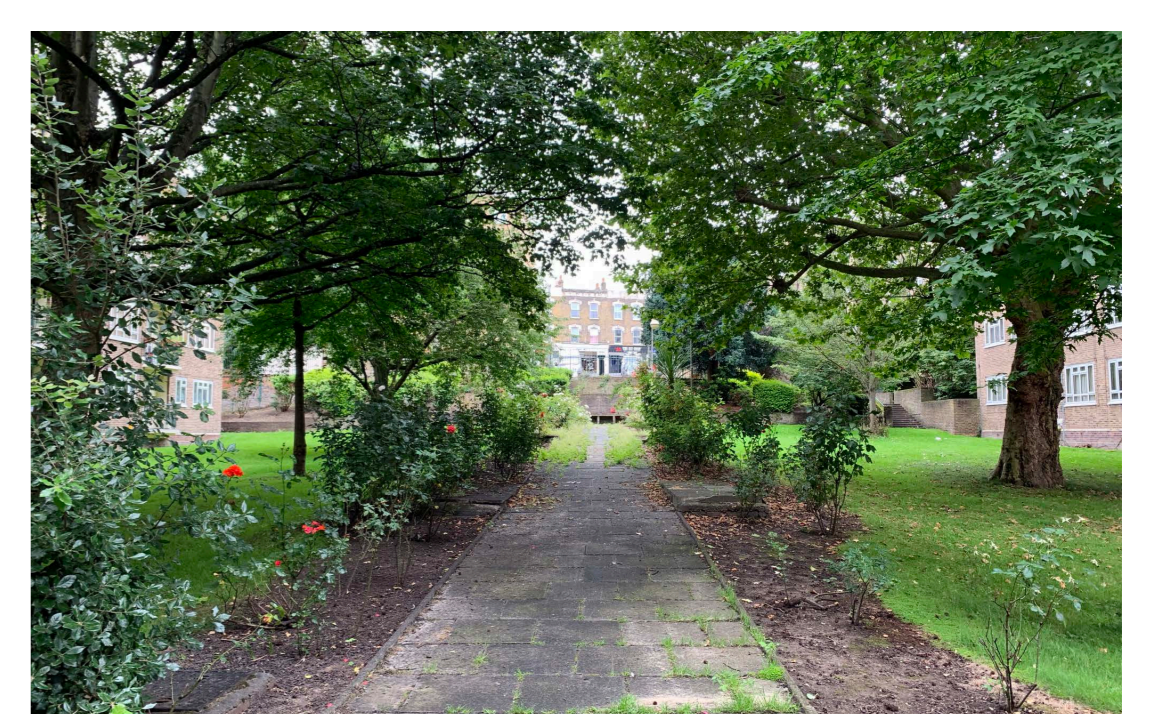
3 West view from Shirley Grove



4 East view from Ashley Crescent



5 View towards courtyard from Site 02



6 View from communal garden



# Tyneham Close

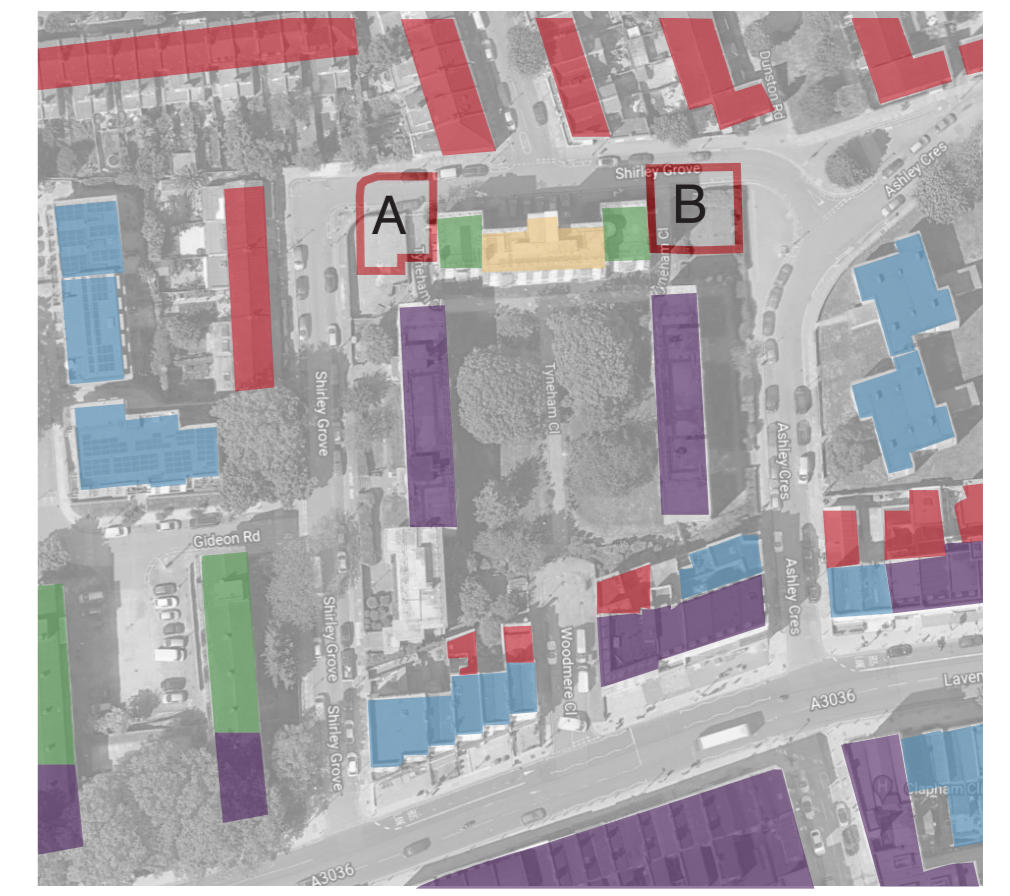
## Green Areas / Building Heights



The image on the left shows the density of trees and the different green areas in the neighbourhood, while the image on the right shows the building heights in close proximity to the site.

From the image, we can see the area has a variety of building heights and build forms characterised predominantly as inter and post war, aside from the traditional Victorian terraces that are on the south side of Lavender Hill.

- - - BOUNDARY
- 2 STOREY
- 3 STOREY
- 4 STOREY
- 5 STOREY
- 6 STOREY



## Design strategy and options

- South facing garden and communal space adjacent to the site - beneficial for residents.
- The proposed balconies will be east/west facing.
- It is possible to provide 14 new homes meeting current space standards.
- All homes are double aspect.
- The design facilitates street trees to enhance the setting.
- Air source heat pumps are proposed for heating, in order to provide more energy efficient and sustainable homes.
- The aspect is perfect for maximizing light to the new homes.

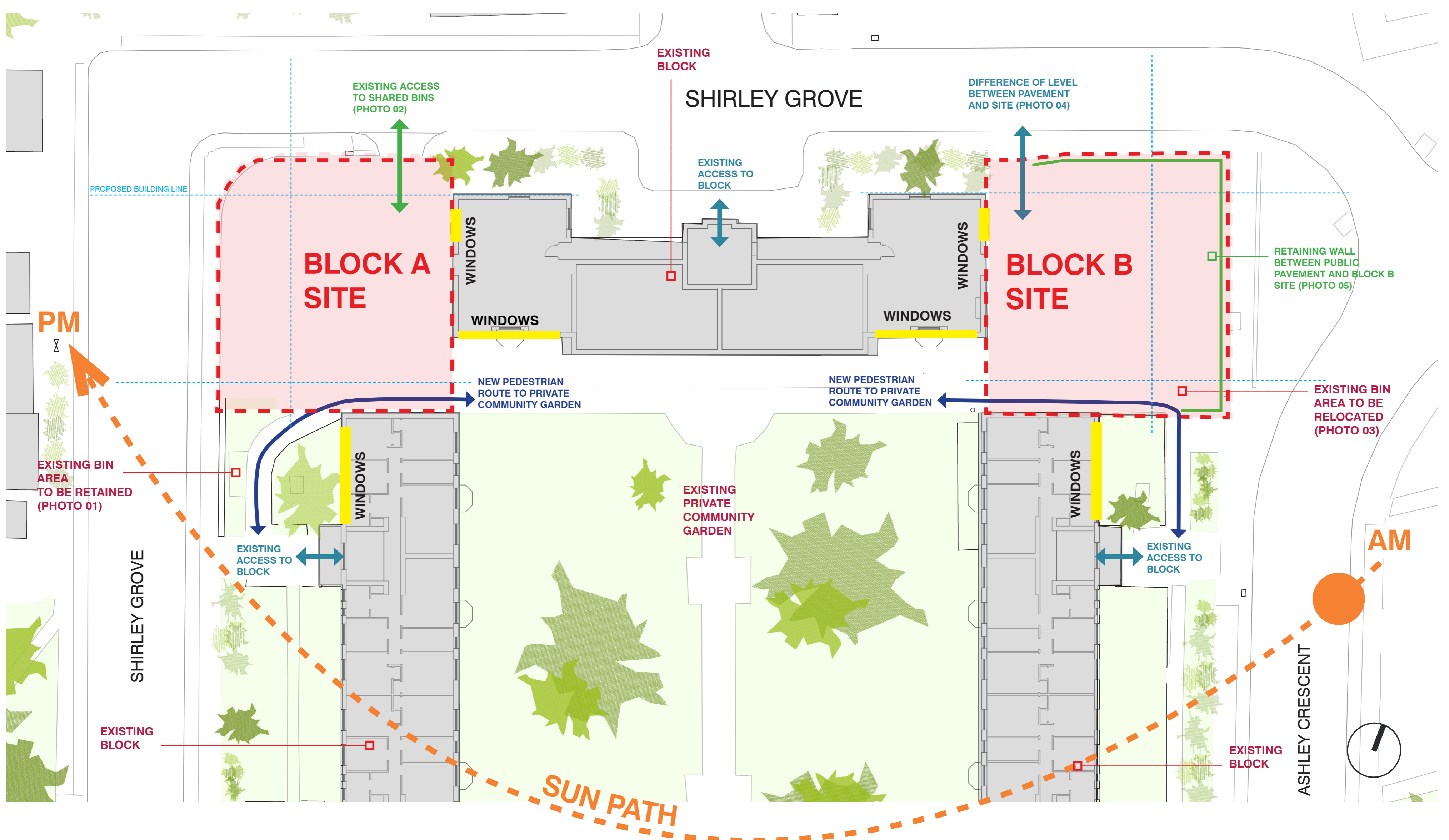


Photo 01. Bins Area Next To Route Towards Communal Garden



Photo 02. Bins Area And Access Towards Shirley Grove



Photo 03. Bins Area Next To Route Towards Communal Garden

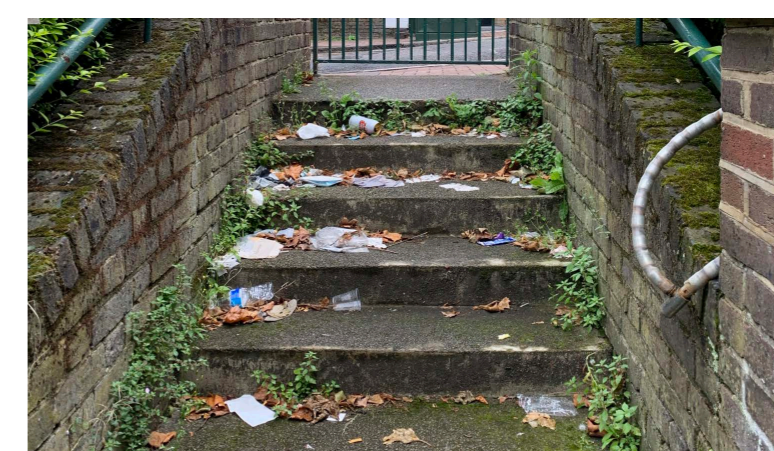


Photo 04. Difference Of Level Between Block B Site And Street



Photo 05. Retaining Wall Between Block B Site And Street



# Tyneham Close

North elevation 3d View

## Proposed Infill Blocks



We are proposing to create two new five storey buildings at the northern corners of Tyneham Close.

These buildings would accommodate 10xOne Bed flats, 2xTwo Bed flats and 2xThree Bed flats for a total of 14 new homes with 34 habitable rooms.



	1Bed/2People	2Beds/3People	3Beds/4People
GROUND FLOOR	-	2 Duplex (Low floor)	-
FIRST FLOOR	2	2 Duplex (Upper floor)	-
SECOND FLOOR	4	-	-
THIRD FLOOR	4	-	-
FOURTH FLOOR	-	-	2
<b>SUBTOTAL</b>	<b>10</b>	<b>2</b>	<b>2</b>
<b>TOTAL</b>	<b>14 New homes</b>		

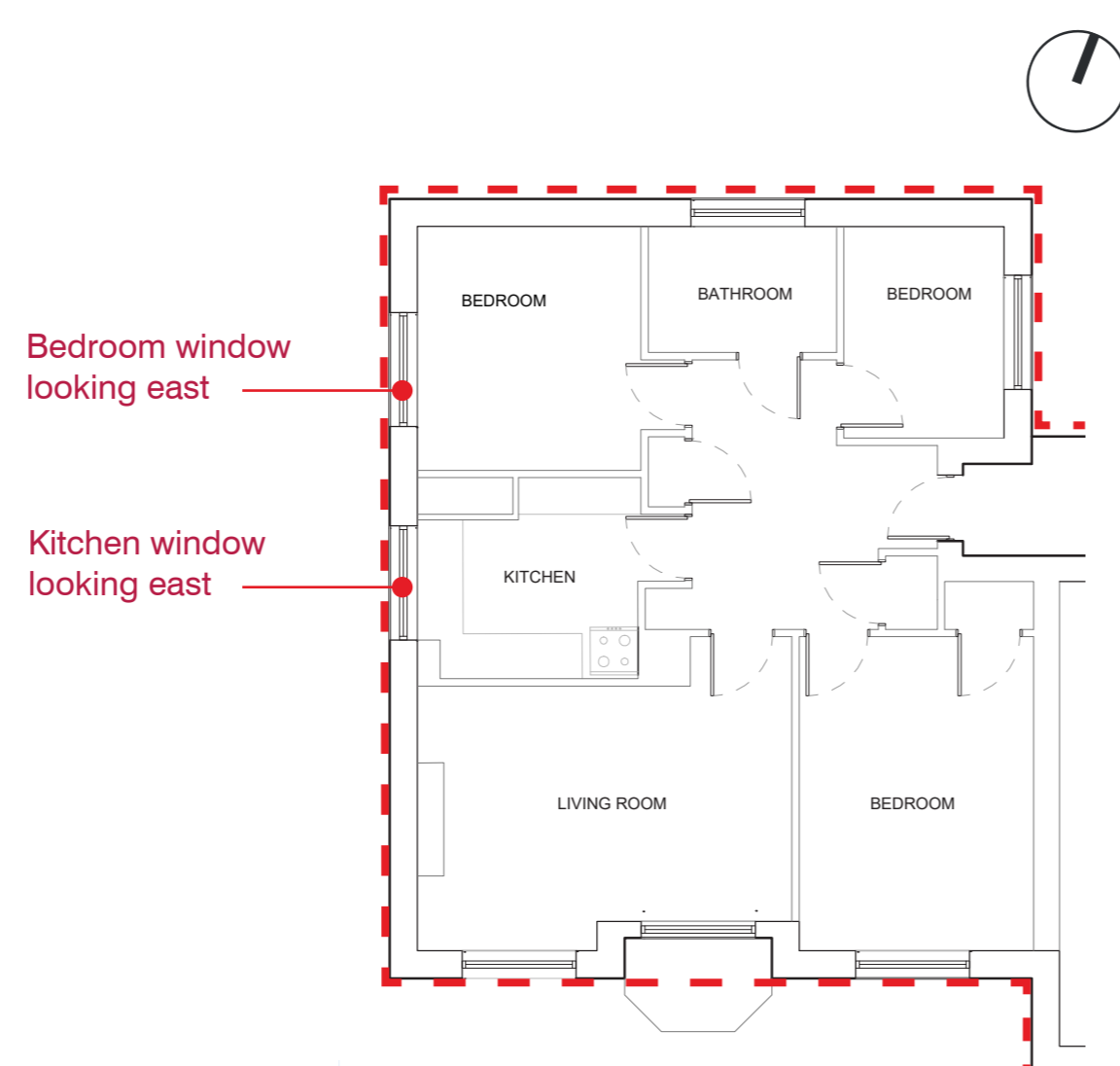
## Proposed Alterations To Existing

The proposed development is dependent on agreement with residents to the kitchen and balcony extension shown below. This work would be entirely at the cost and responsibility of the Council, with any changes within the existing flats subject to discussion and agreement with the tenants and leaseholders directly impacted. In the event agreement cannot be reached the council would revert to the previously consented proposals which can be viewed by accessing [www.wandsworth.gov.uk/planning](http://www.wandsworth.gov.uk/planning) and entering the planning reference 2016/5744.

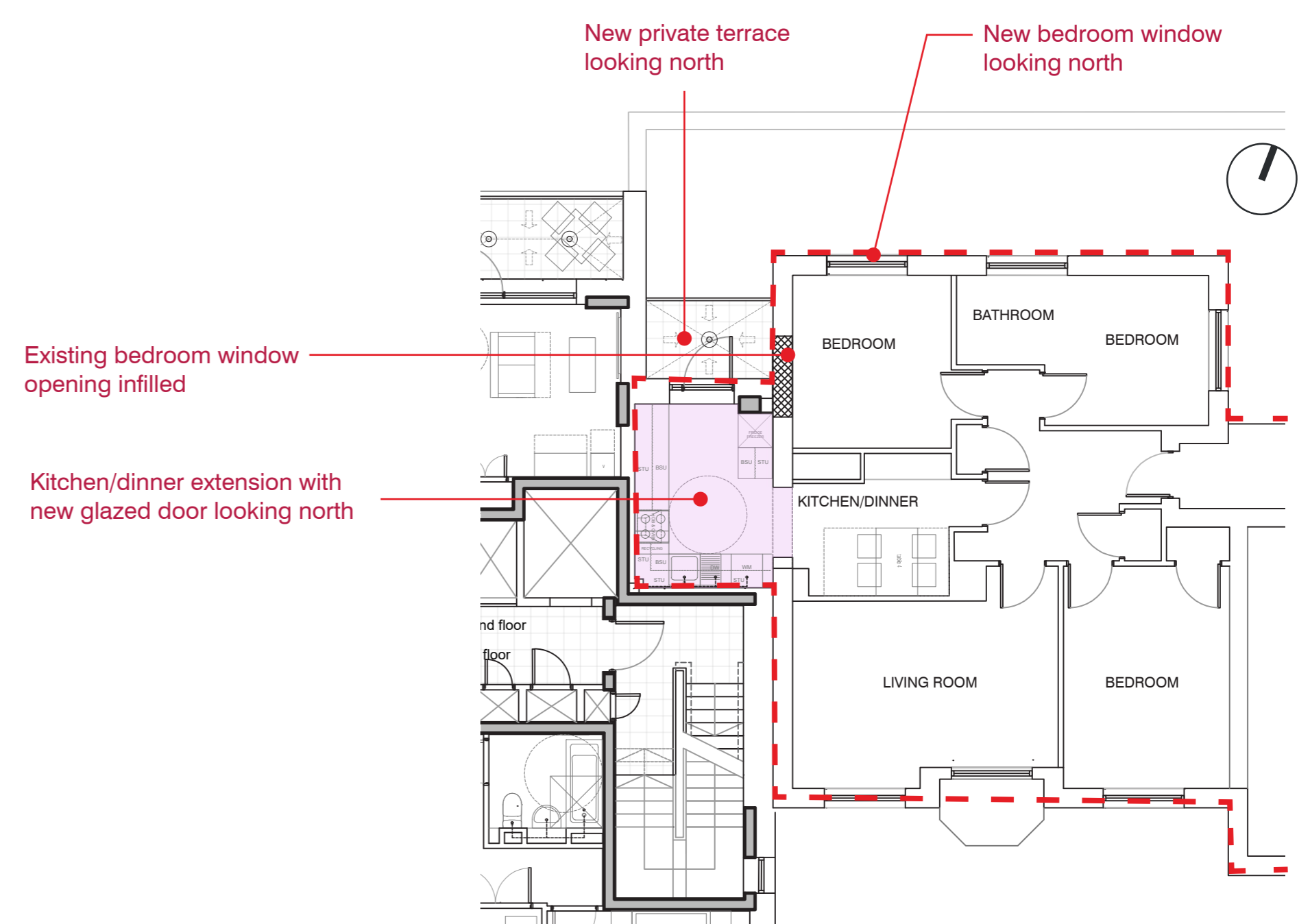
- EXISTING BLOCK BOUNDARY
- PROPOSED KITCHEN WITH NEW EXTENSION

As the gable ends of the central block have windows on them we are suggesting changes to the gable end flats, adding a new window on the north elevation to improve light levels, and adding an extension to each kitchen to create a kitchen/dining space with a balcony, improving the existing flats.

(\*) Amendments required to ten flats, five at each end of the existing block



TYPICAL EXISTING LHS BLOCK (1st Floor)

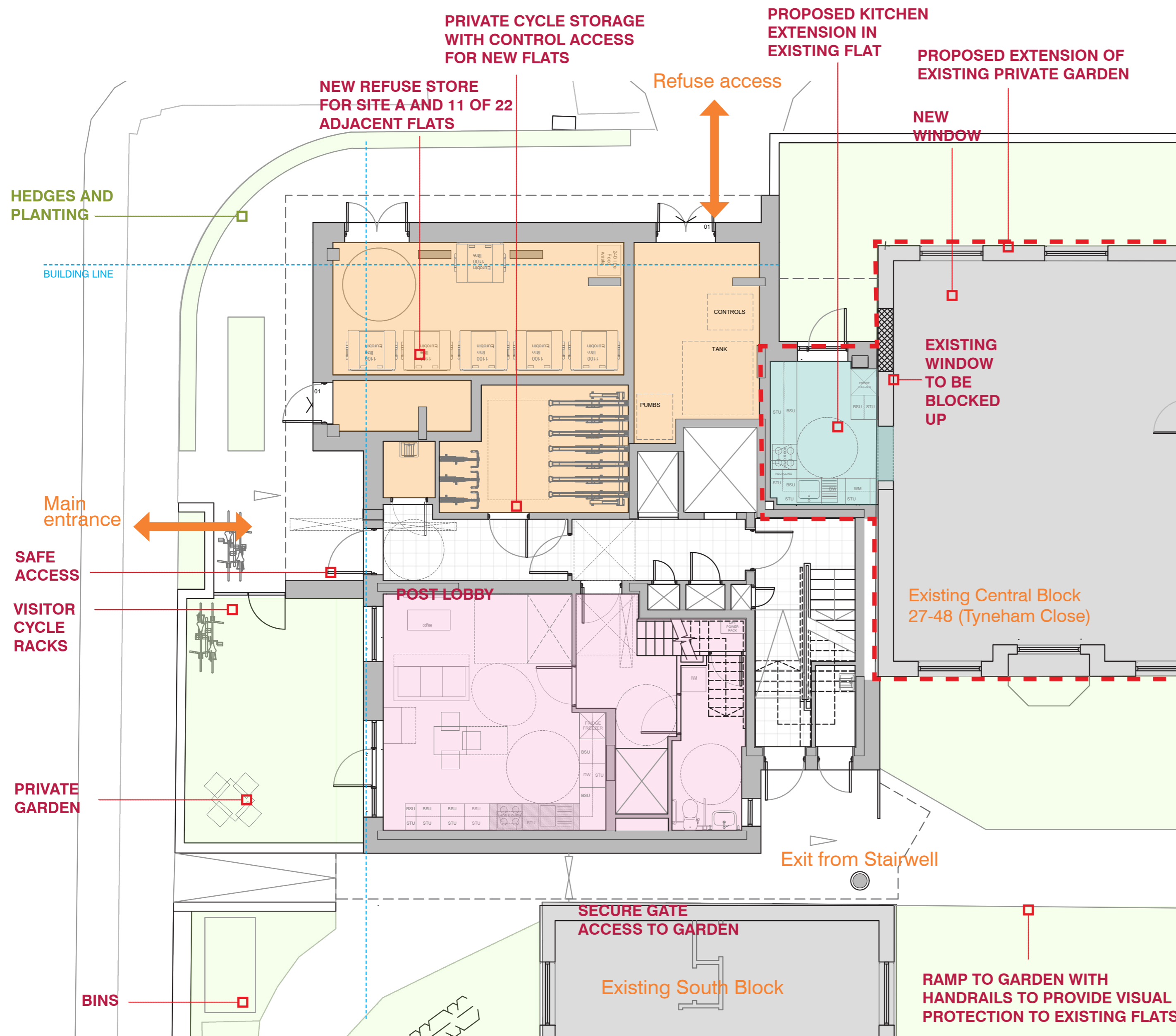


TYPICAL PROPOSED UPPER FLOOR

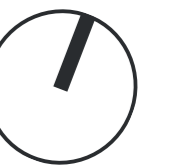


# Tyneham Close

## Proposed Blocks



### SITE A



#### Site One Ground Floor Plan

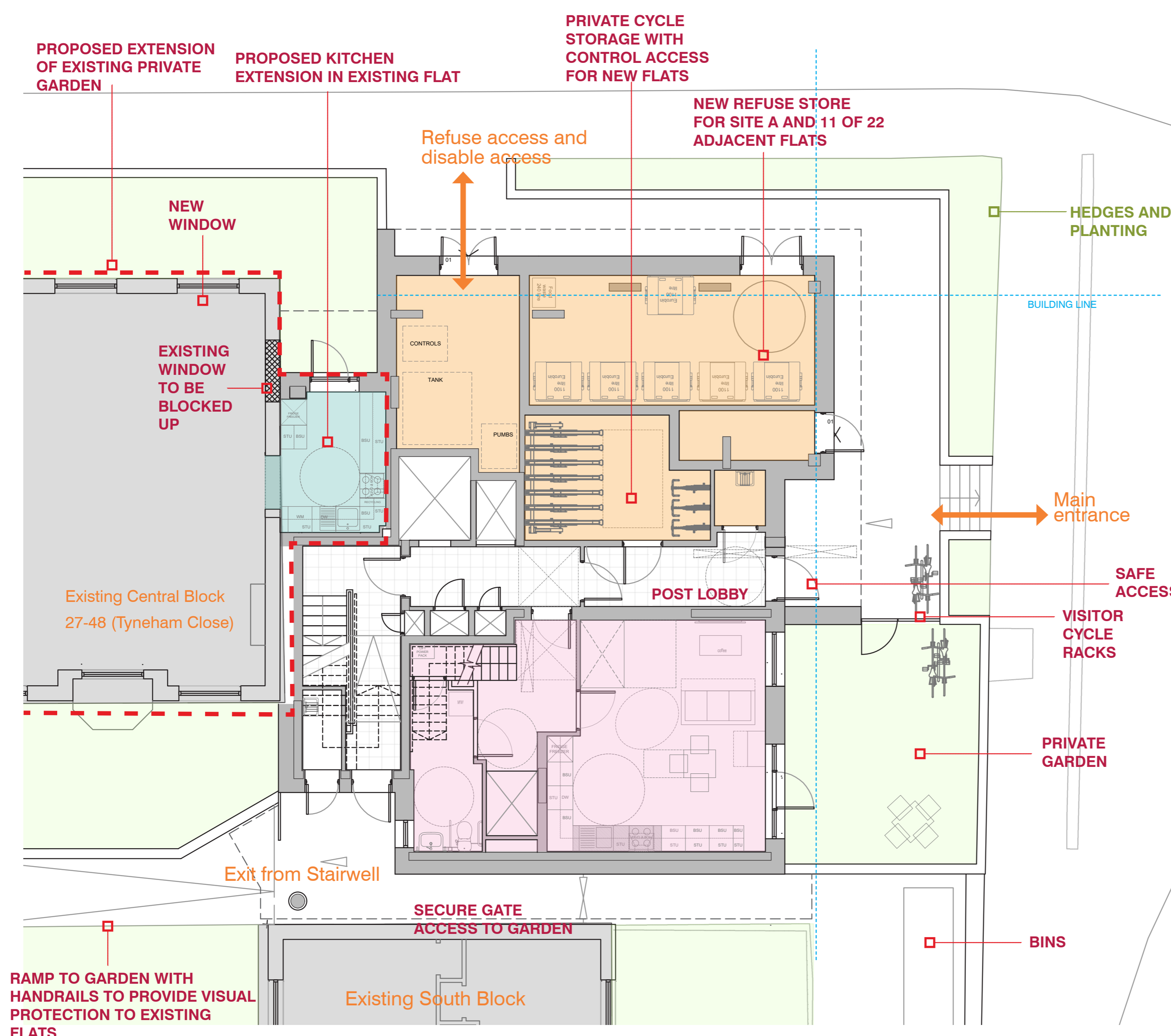
The ground floor of the development features a three bedroom maisonette with convenient street-level access for a wheelchair user. It includes facilities for refuse and recycling serving both the new apartments and half of the relocated Tyneham Close bins.

Included on the ground floor are essential areas such as a sprinkler tank, switch room, plant room, a storage area for gardening equipment and a cleaner's store. Additionally, the ground floor features an emergency exit to the garden area from the new stairwell alongside a secure, gated route to the central garden accessed from Shirley Grove.

The existing estate refuse strategy will be amended and be accommodated within the new design.

#### KEY

- 3B/5P FLAT (WHEELCHAIR ACCESSIBLE)
- ANCILLARY SPACES
- EXTENDED KITCHEN IN NEW BLOCK (14m<sup>2</sup>)
- EXISTING BLOCK NEW BOUNDARY



### SITE B



#### Site B Ground Floor Plan

The Site B plan is a mirror image of the Site A plan and contains the same spaces and amenities.

#### KEY

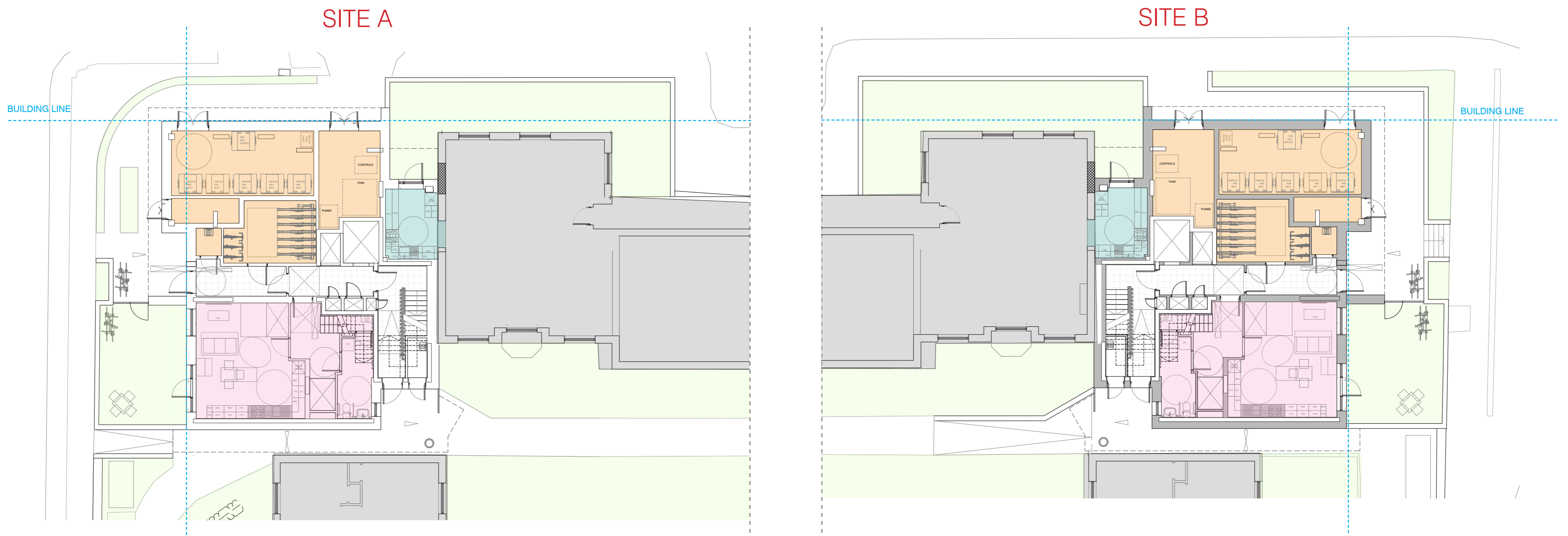
- 3B/5P FLAT (WHEELCHAIR ACCESSIBLE)
- ANCILLARY SPACES
- EXTENDED KITCHEN IN NEW BLOCK (14m<sup>2</sup>)
- EXISTING BLOCK NEW BOUNDARY



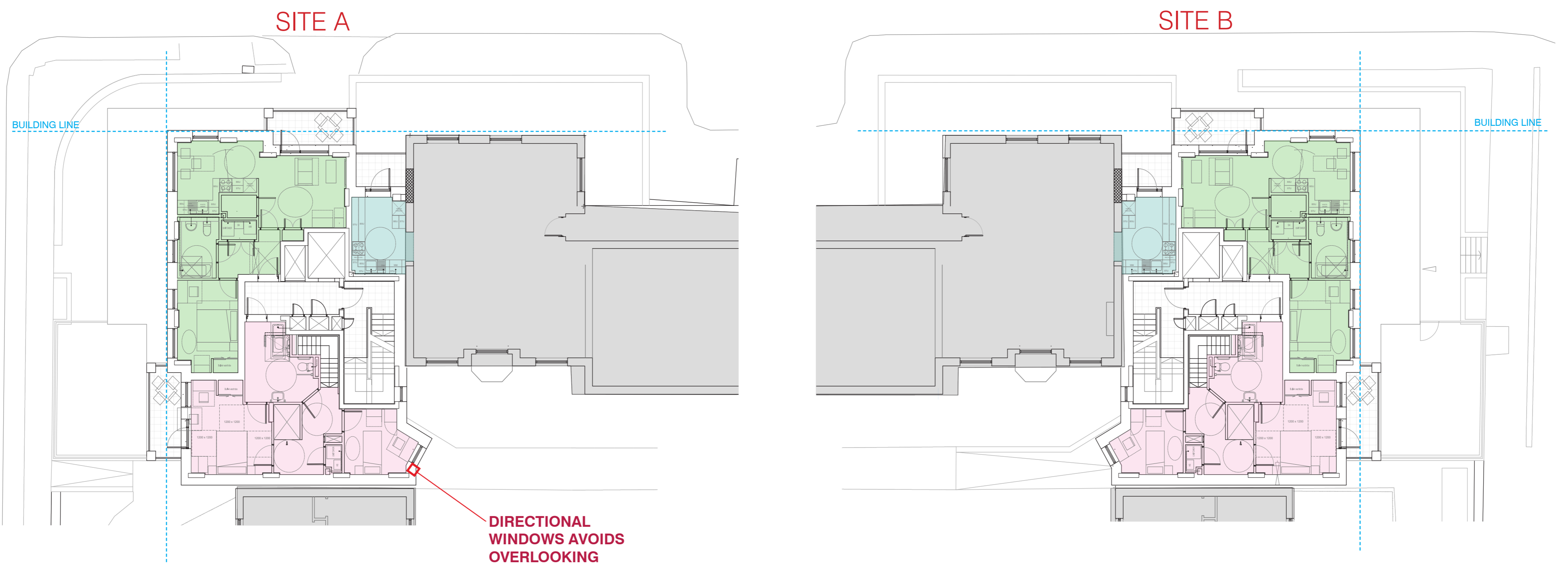
# Tyneham Close

## Proposed Blocks

Ground Floor Plan - Site A & B



First Floor Plan - Site A & B

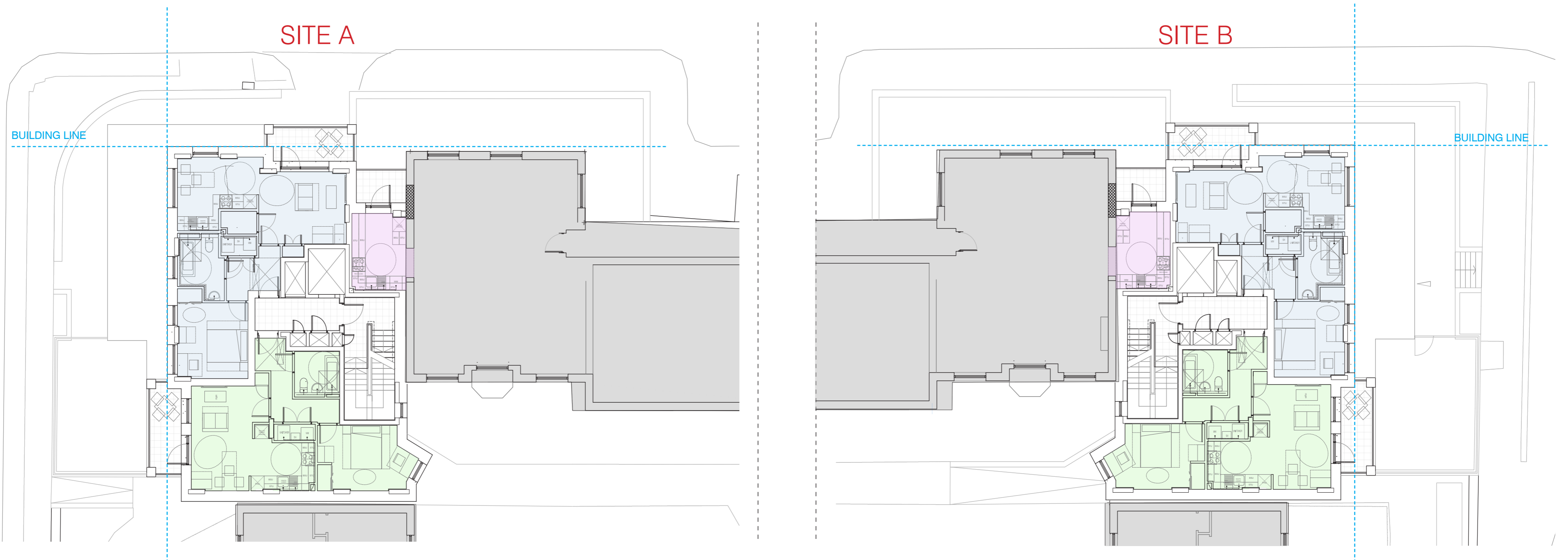




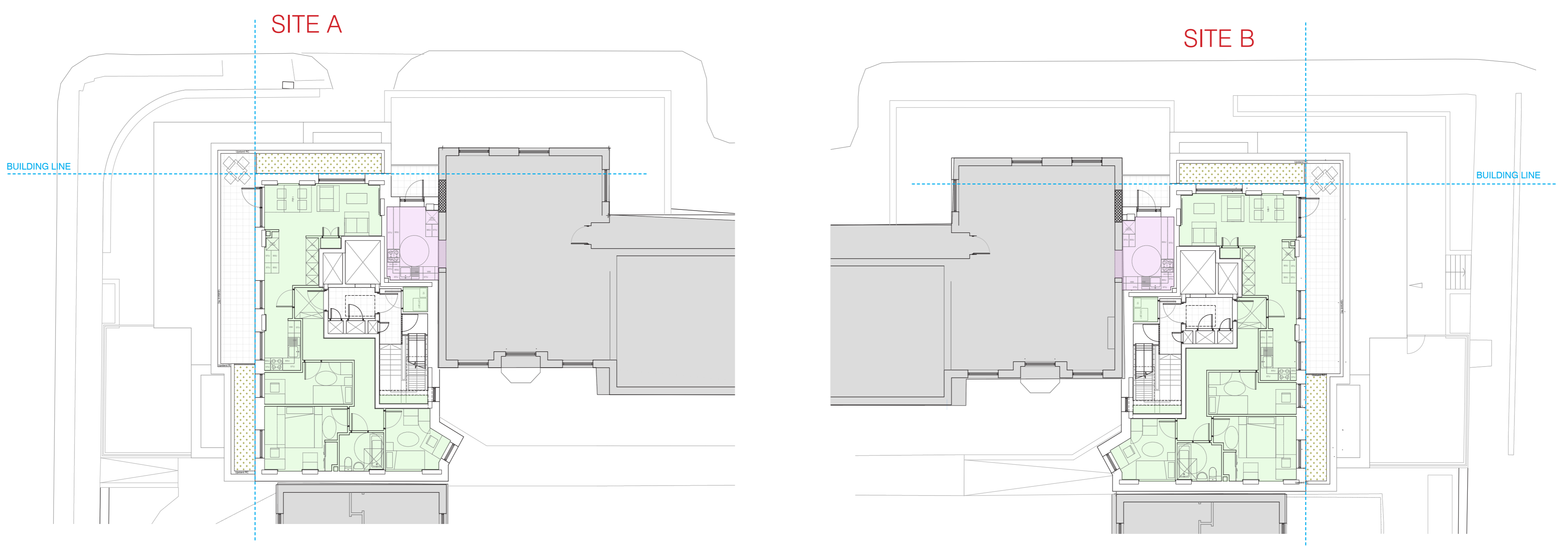
# Tyneham Close

## Proposed Blocks

### Second & Third Floor Plan - Site A & B



### Top Floor Plan - Site A & B





# Tyneham Close

## Comment Board



## Next Steps

### 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.