

## Welcome...

Wandsworth Council plans to deliver **1000 new** homes on its land over the next **5-7 years**, across the borough. The aim is to maximise the building of new homes for local people on average or below average incomes.

To achieve this strategic aim, Wandsworth Borough Council has commissioned a design team to consult with you as residents, and prepare proposals for the redevelopment of **two sites** on the Surrey Lane Estate. The two sites are:

1

### Randall Close Day Centre

The Randall Close Day Centre site

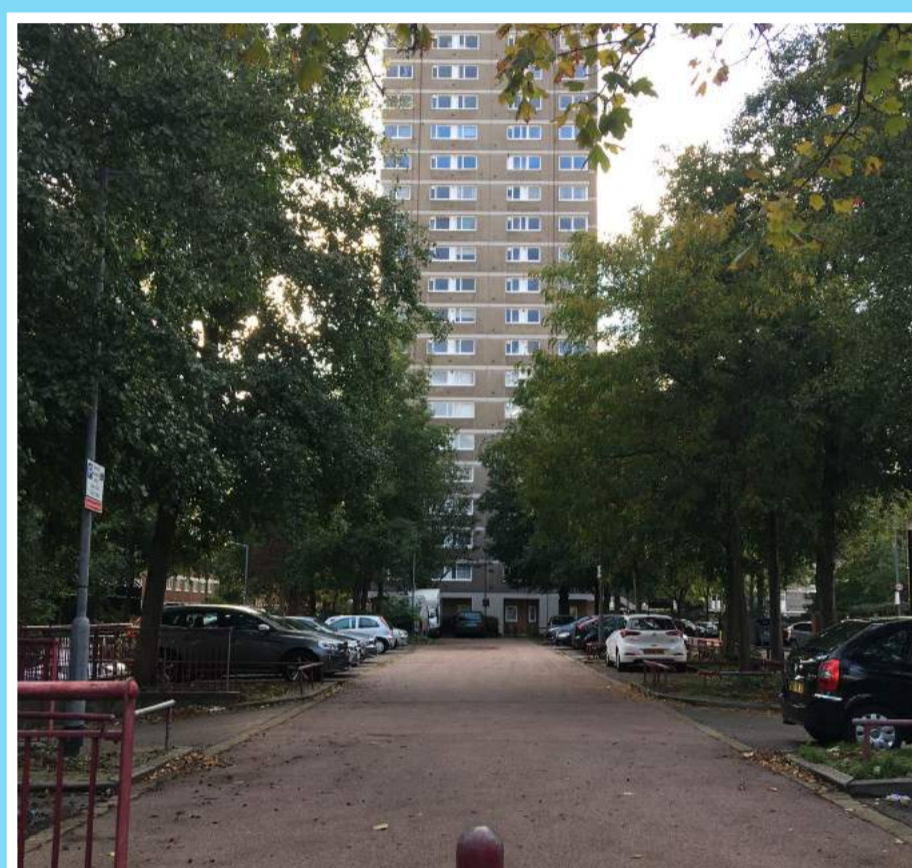
(soon to relocate to modern premises)



2

### Westbridge Road Car Park

Adjacent to the Day Centre.



## What is today for?

Over the past few months we have been busy preparing designs which we would now like to share with residents to receive your feedback. This is an opportunity for residents to comment on our developed proposals. We are now at the latter stages of the consultation process and are keen to hear your opinions on the designs before we submit our planning application in the summer.

Design Development and listening to feedback

1

## 2018

### 5th December 2018

1st consultation event:  
Understanding issues and opportunities

2

## 2019

### 29th January 2019

2nd Consultation Event:  
Initial Designs (We are here!)

3

### 24th April 2019

Today's event with residents:  
Developed Designs

4

### Summer 2019

Submit Planning Application

### Summer 2019

Planning Consultation

### Autumn 2019

Planning Application Decision

## Who are we?

**Wandsworth Borough Council**

**ARUP:** Lead Consultant

**Pollard Thomas Edwards:** Architects



## Your feedback from the first consultation event (December 2018)

What have you told us so far?

### The Proposal in December 2018

In December 2018, a team from Arup, Pollard Thomas Edwards and Wandsworth Borough Council introduced ourselves to Surrey Lane Estate residents at the first of a series of planned consultation events.

It provided the opportunity for us to introduce Wandsworth Borough Council's proposed residential development for Randall Close Day Centre and Westbridge Road Car Park

It was an excellent chance to meet residents and start a dialogue between residents and the team.

At the first event we asked for your help in conveying key issues for us to try and address in our proposals.

You highlighted a range of aspects that you wished to see included in the new development, including:

- Retain existing parking numbers in a safe and secure way.
- Improving the children's play space and keeping mature trees where possible.
- Improve pedestrian routes and accessibility across the site.

Further comments can be seen on the post-its.

### Accessibility

"There's a lot of traffic congestion surrounding the Surrey Lane Estate."

"The existing series of ramps at Randall Close makes disabled access difficult."

"Pedestrian routes aren't easy to follow and aren't well addressed by surrounding buildings."

"Randall close is the only route with potential to provide a direct pedestrian route between Westbridge Road and Battersea Bridge Road."

### Playground

"We use the ball court a lot, the children's play space could be improved though."

"Where will parents be able to see their children play?"

"How will the children's play area by the car park be affected?"

"The lighting along the area where the housing is going to be built needs improving."

### Community Facilities

"There's nothing for the children to do, a space for community meetings and parties would be good."

"There used to be a community space on the estate but it has been removed and not been re-provided."

"Can we include a community centre somewhere at ground level?"

"We definitely need a community hall on the estate that has reasonable upkeep costs."

### Spaces between buildings

"We are concerned over the levels of lighting across the estate."

"How will the new landscaping be maintained? As some areas on the estate are poorly kept."

"There is scope for more landscaped spaces as a sunken car park can be concealed from public realm."

"We like the mature trees on the estate."

### Car & Bicycle Parking

"We're concerned over the the demand for, and cost of, on-street parking."

"Will there be any security concerns by providing an underground car park?"

"There is scope to conceal parking from the public realm."

"There is potential to reconfigure parking to make it more efficient for residents."

### Bins

"The existing bin storage on the estate is unsightly including large items such as fridges."

"Where will the refuse and rubbish go?"

"The accessibility to bin storage is inadequate and can be improved within the scheme."



### Safety

"There are existing issues with crime and antisocial behaviour."

"I would like to see improved lighting around the estate."

"Pedestrian Routes and are not well overlooked by housing. Opportunity to improve overlooking and safety in the public realm."

### Getting Around

"Some surfaces are poorly paved making it difficult to move around with a wheelchair."

"There are inadequate existing bus services surrounding the estate."

"Pedestrian routes aren't clear, making it not as easy to get around as it could be."



## Your feedback from the second consultation event (January 2019)

What have you told us so far?

### The Proposal in January 2019

In January we presented our initial designs at our second consultation event. These designs were informed by resident comments received at our launch event in December 2018.

The initial designs created a series of 4-6 storey buildings, arranged to form a new public space to the north of Gardiner House.

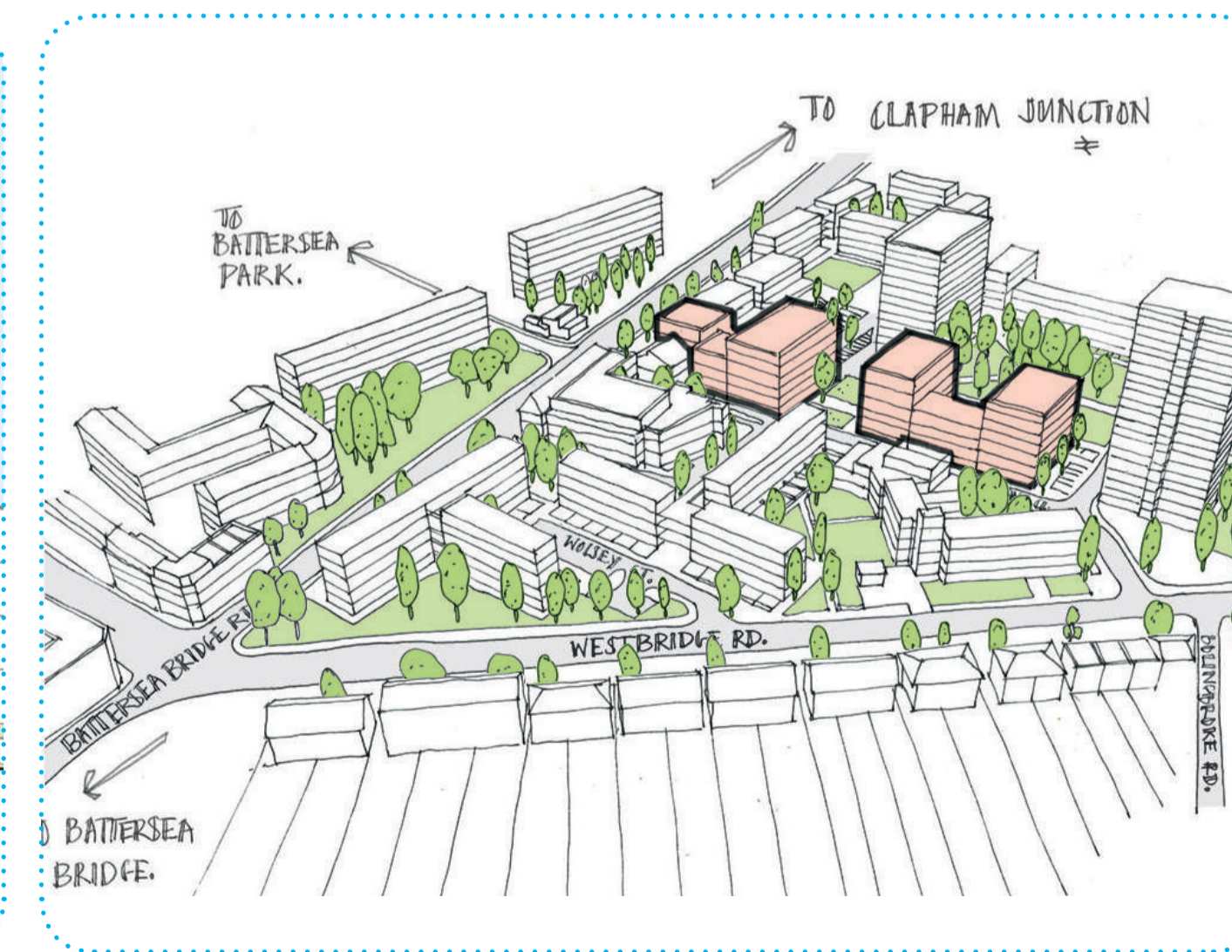
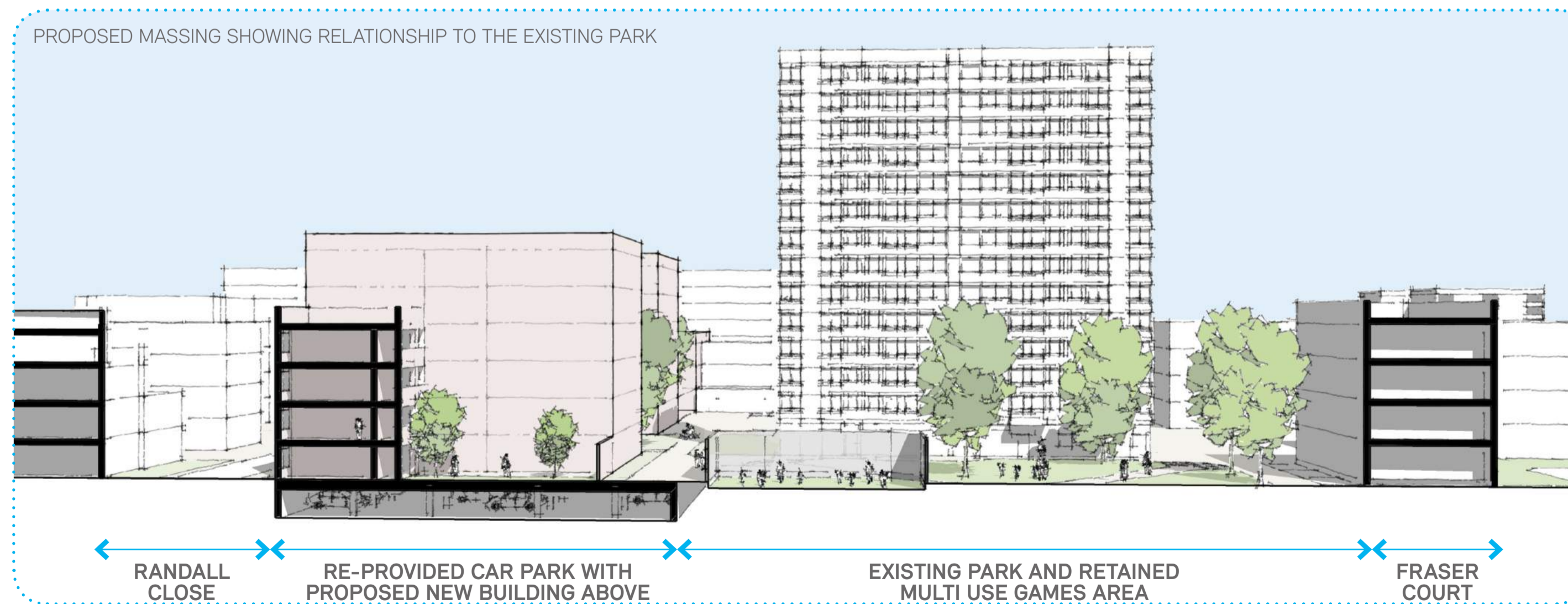
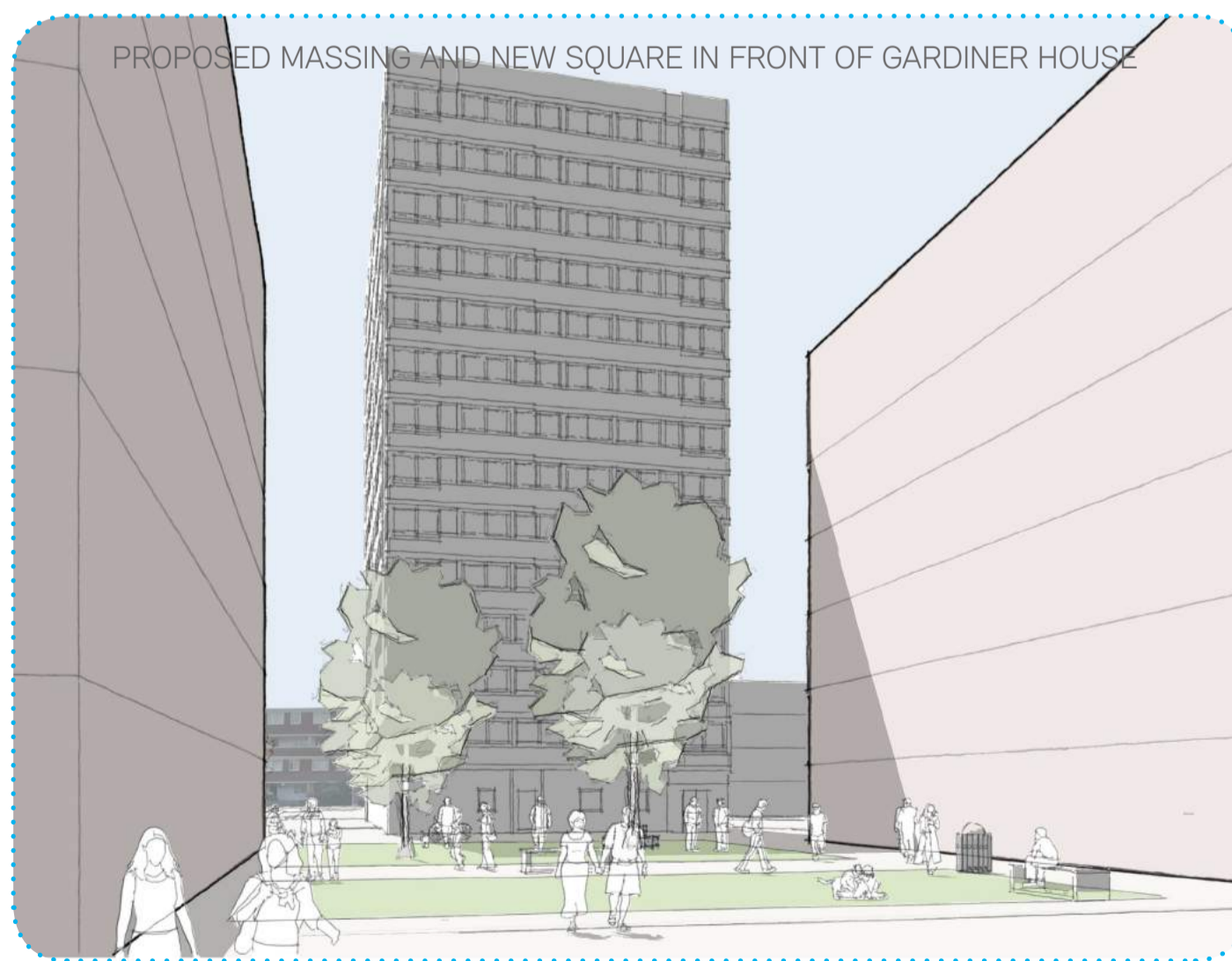
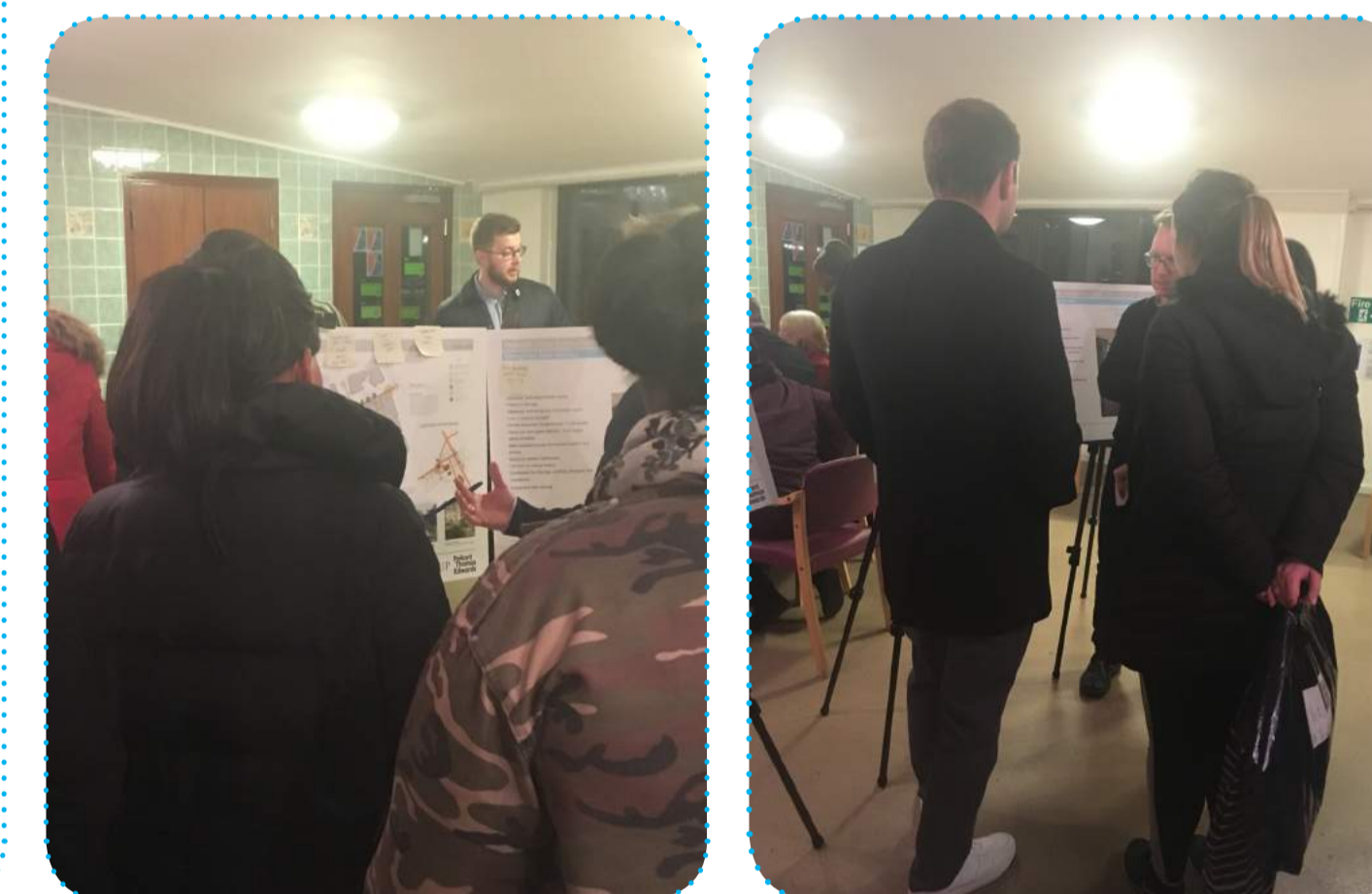
- Design provided 102 new homes
- Mixed tenure for market sale, shared ownership and social rent
- Range of different size homes including 1, 2 and 3 bed units
- New landscaped setting for Gardiner House
- All existing parking spaces re-provided in basement car park
- Additional new parking for the development
- Landscape improvements to the rear of Villiers Court

### GROUND FLOOR PLAN



Feedback cards from the consultation event:

- "Can you consider improvements to external areas as part of the proposals, such as landscape, light, disabled access and safety."
- "We are concerned about the loss of a mature tree around Randall Close."
- "We're pleased about the mixed variety of housing in the development."
- "Build into this development a community facility that could help stimulate the re-birth of a residents association."
- "Would like to see some visuals as to how the landscape is improved and will look."





## Existing Site Plan

## Proposed Ground Floor Plan

### Developed Designs

Taking into consideration your feedback from the January consultation, here are our developed designs.

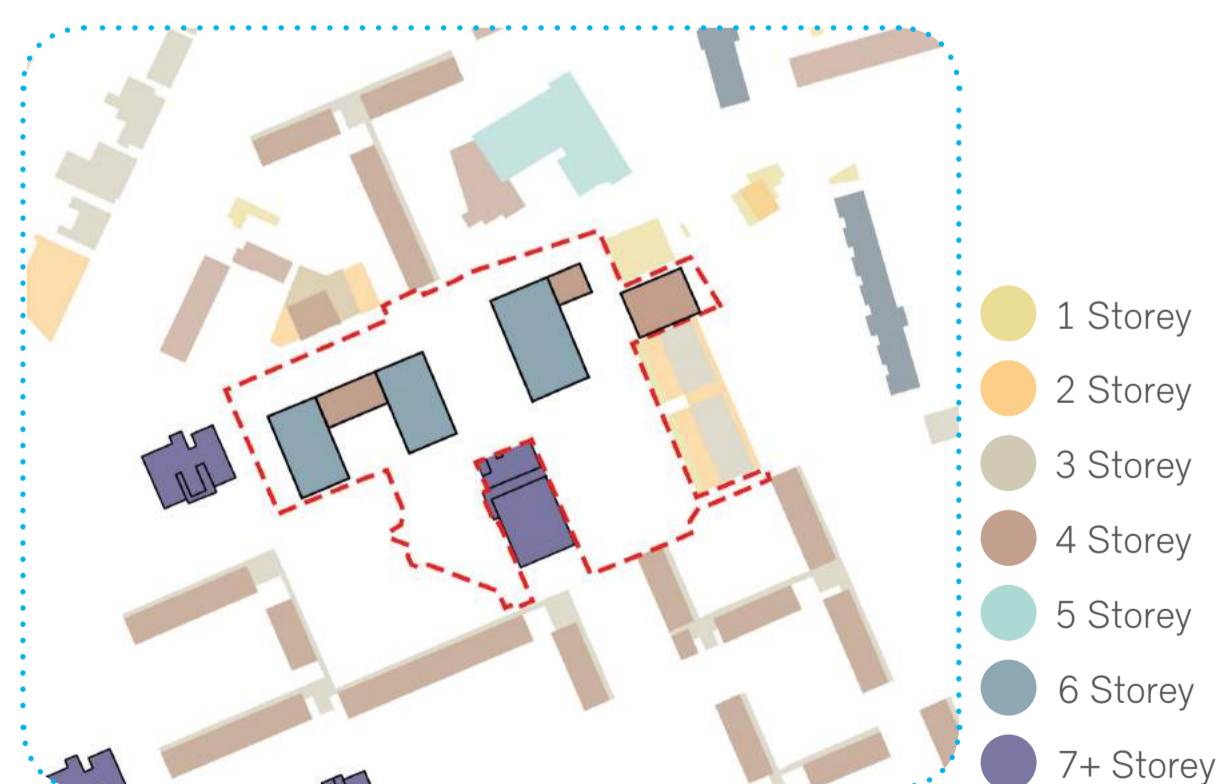
The series of 4-6 storey blocks remain and have been developed in much more detail to include internal layouts.

We have been working on what the new homes will look like and how we can make them feel part of the Surrey Lane Estate. Our current designs are presented in more detail on the other boards. We would love to hear what you think!

- Design provides 105 new homes
- Mixed tenure: Social Rent (26%) & shared ownership (24%) & Market (50%)
- New landscaped setting for Gardiner House
- All existing parking spaces re-provided as part of an estate wide improvement strategy



### Building Heights



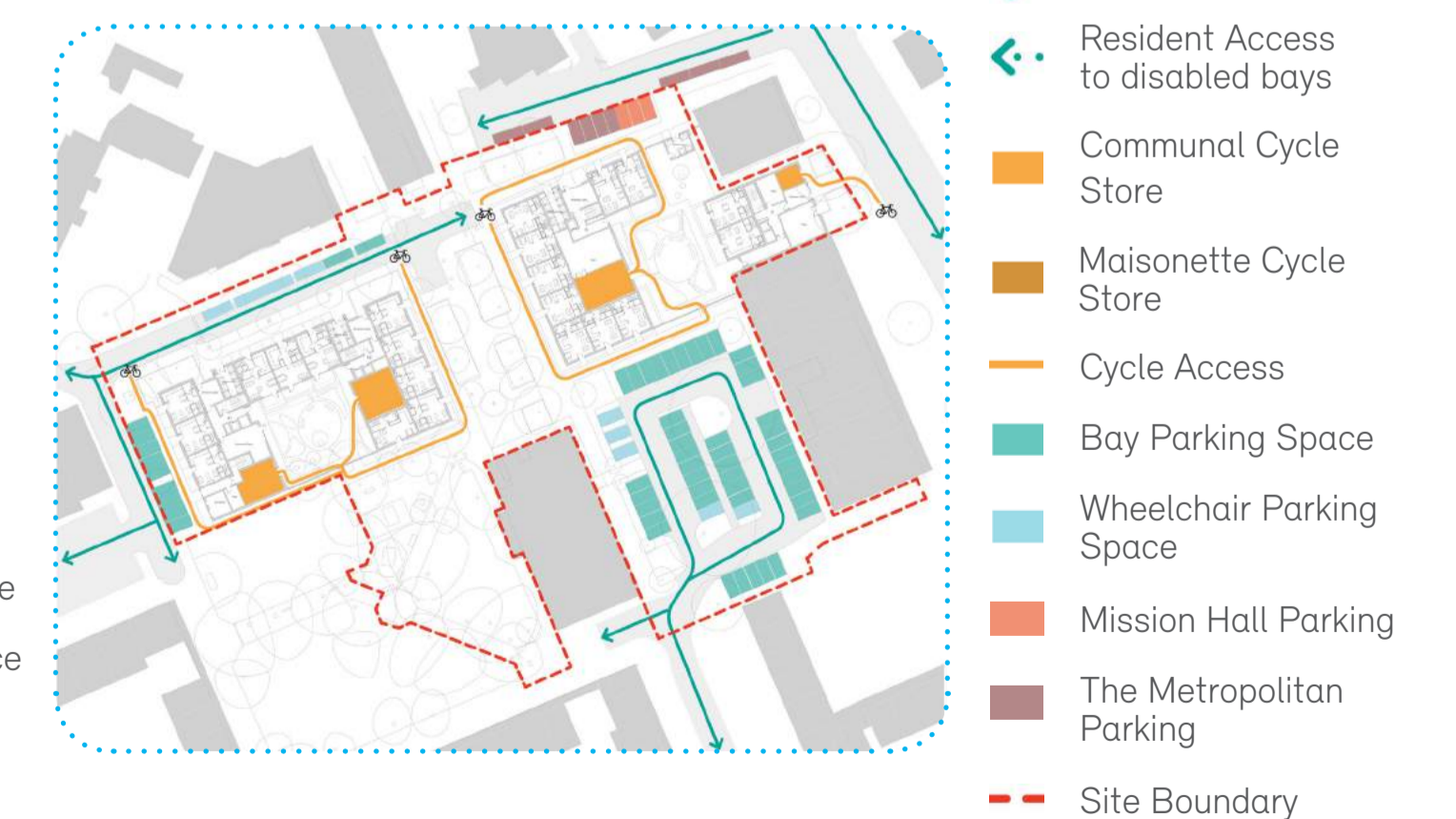
### Tenure Distribution



### Movement & Access



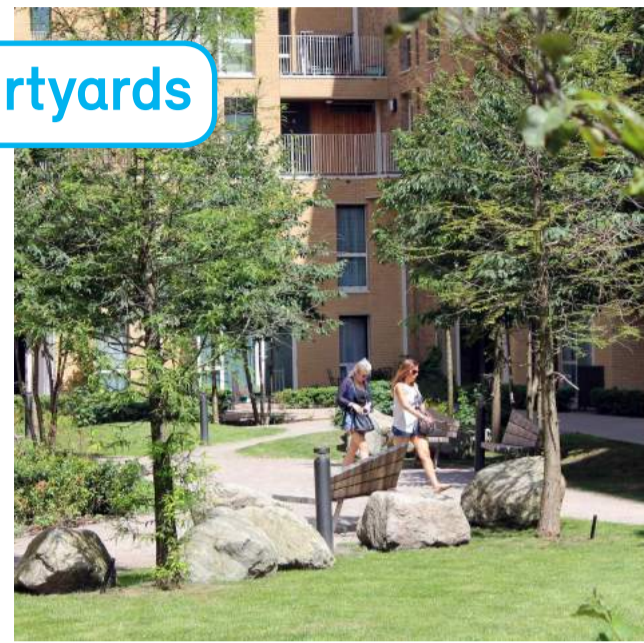
### Parking





## Landscape Proposal

Courtyards



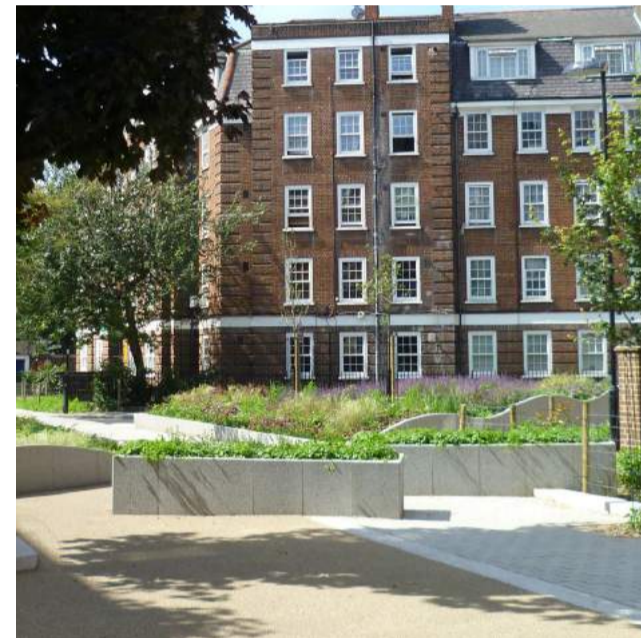
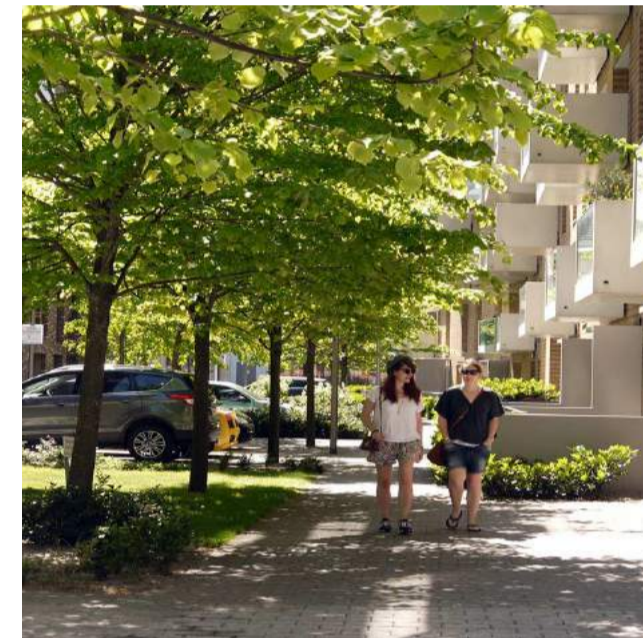
Plaza



Streets



Lighting



### Trees

Retaining as many existing trees as possible and replacing lost trees.

### Access

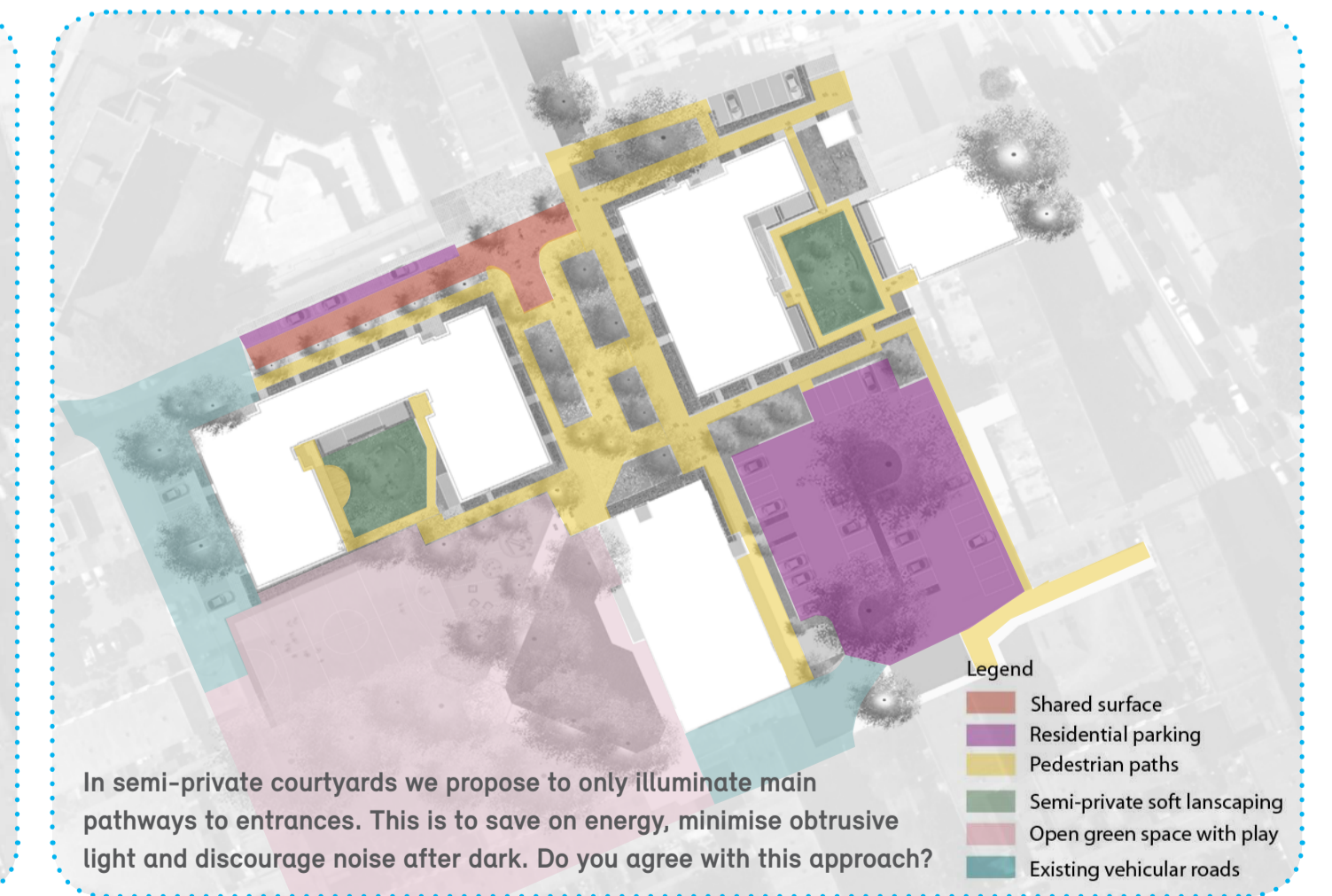
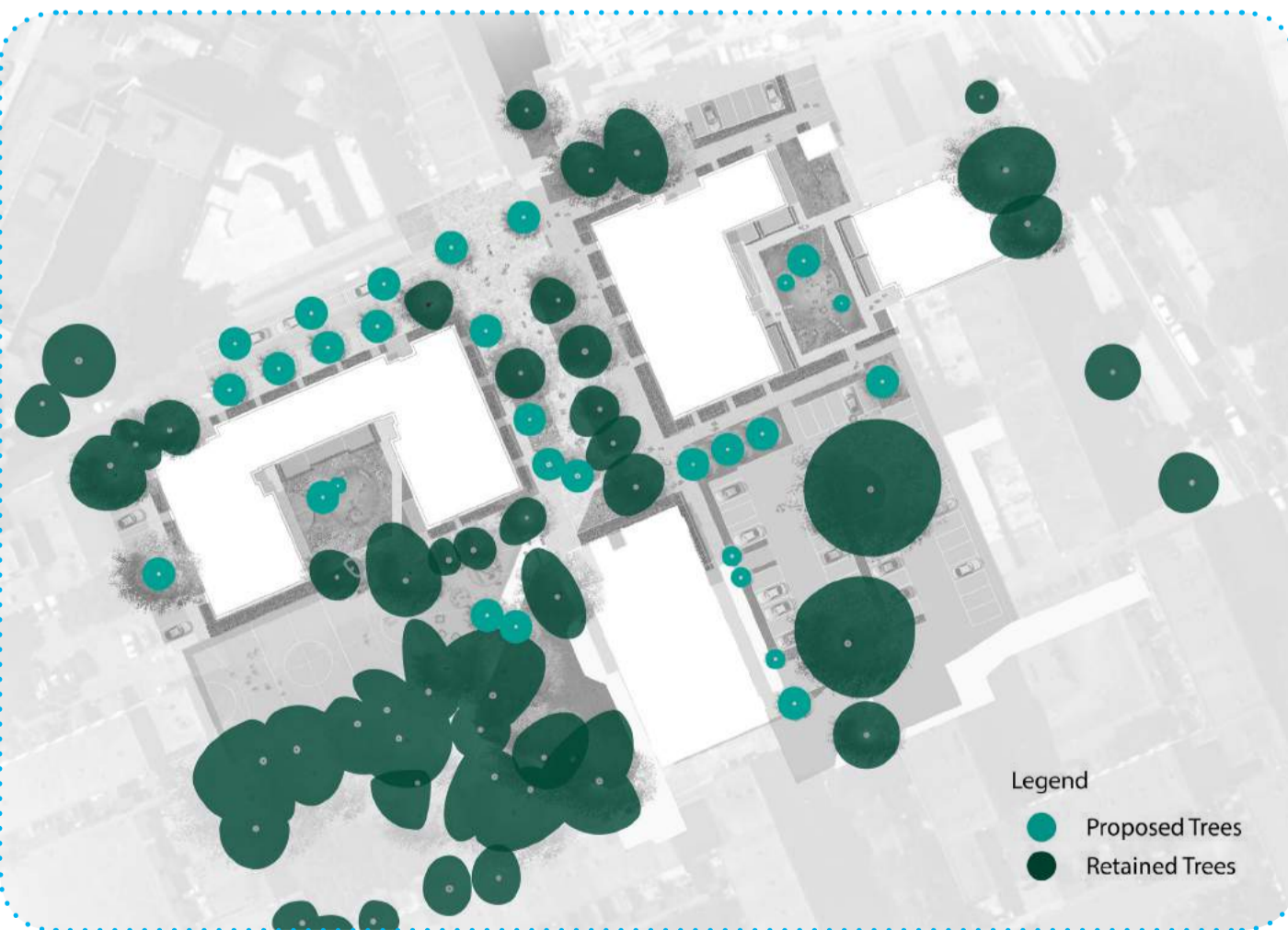
Removing step accesses, making level changes more gradual and resurfacing paths to improve wheelchair accessibility.

### Play Strategy

Improving children's existing playground and providing additional informal play.

### Lighting

Improving lighting to enhance safety and security. Do you think streets and green spaces are currently adequately illuminated?





## Parking Strategy

### Previous Consultation Feedback

In previous consultations there were safety concerns raised about the proposed public basement car park along Randall Close, which re-provided spaces lost due to the proposed development.

### Strategy Approach

The basement car park has been removed. Instead this parking strategy will re-provide all the car parking spaces lost in different locations around the estate. This will result in no net loss of parking provision for estate residents. We have located as many spaces as possible near Randall Close and have identified other possible locations. This provides the opportunity to improve key pedestrian routes and streets.

Benefits of this approach include:

- Not having basement parking, reducing the risk of anti-social behaviour
- Increasing Safety and lighting in the estate
- Improving ecology links and increasing tree coverage
- Resurfacing pavements and reduce street clutter to improve access for pedestrians

### Strategy Principles



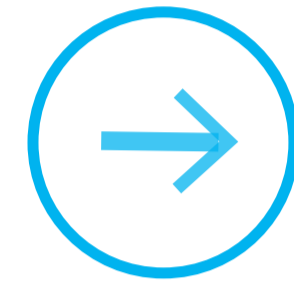
Parking Provision



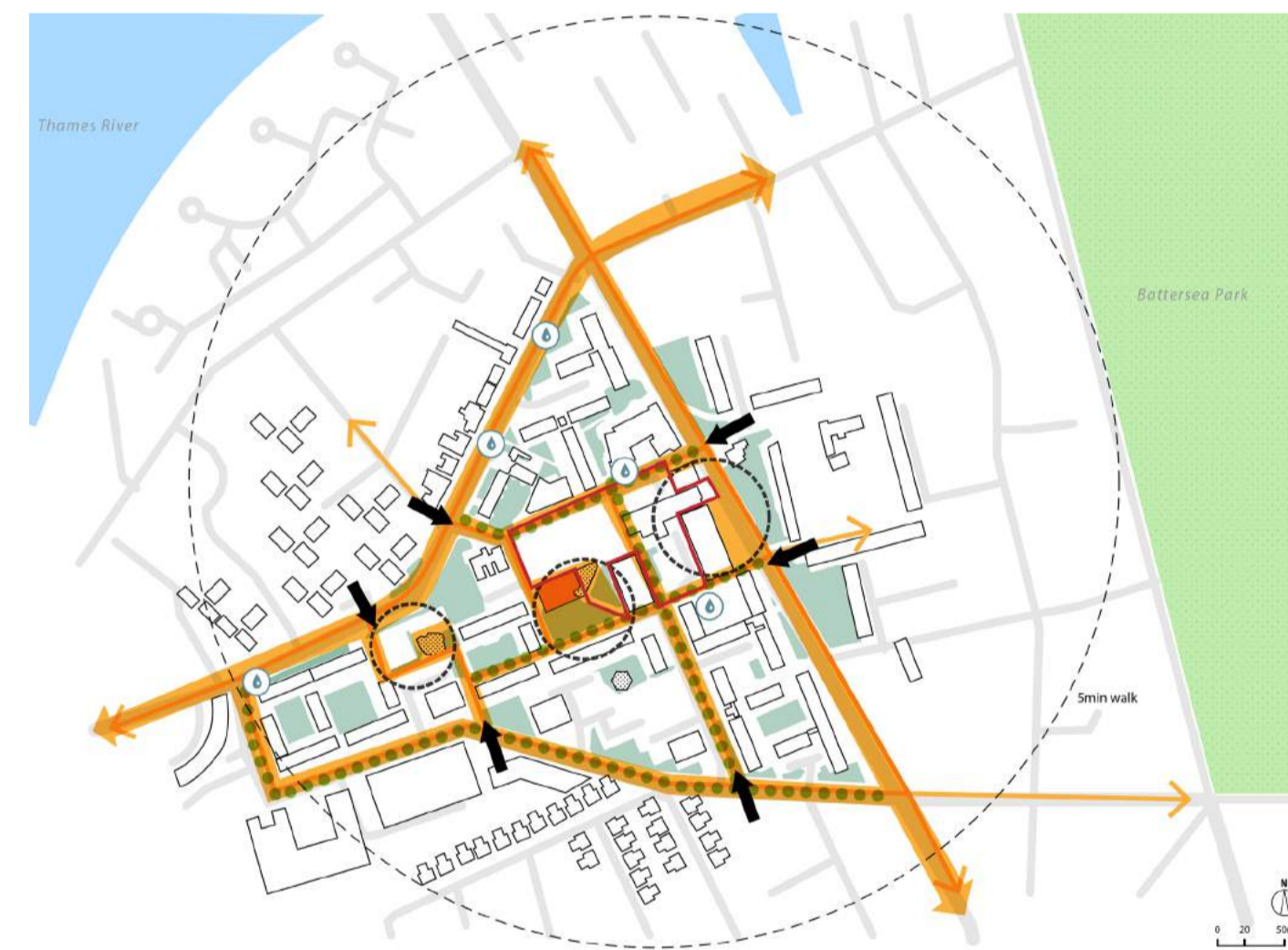
Improve Safety



Improve environment



Improve route finding



### Strategy Locations



#### Major intervention

New street tree planting, improvements to street crossings and footpath resurfacing/ redesign, reconfiguring parking spaces, providing SuDS and rain gardens, lighting interventions, improved pedestrian route finding and estate entrances.

#### Medium intervention

Small areas of additional planting such as planting 1-2 trees and footpath resurfacing, reconfiguring parking spaces, and small lighting improvements.

#### Small intervention

Small areas of additional planting, change allocation of existing parking or add on car parking within existing area.

#### Linear intervention

Improvements that take place along a whole street/pathway.

- ① Granfield Street
- ② Parkham Street
- ③ Cranmer House Entrance
- ④ Surrey Lane
- ⑤ Macey House Car-park
- ⑥ Burnett Court Car-park
- ⑦ Blomfield Court Car-park
- ⑧ Whitgift House Car-park
- ⑨ Harvey Court
- ⑩ Surrey Lane Estate

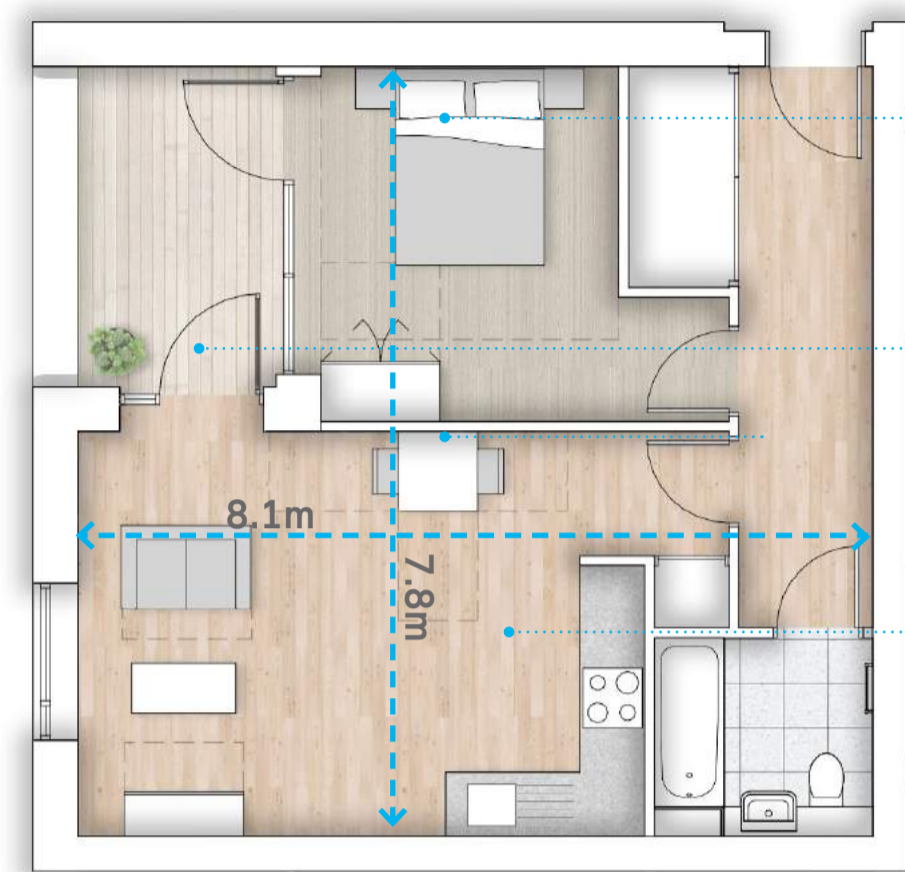
### Added Benefits





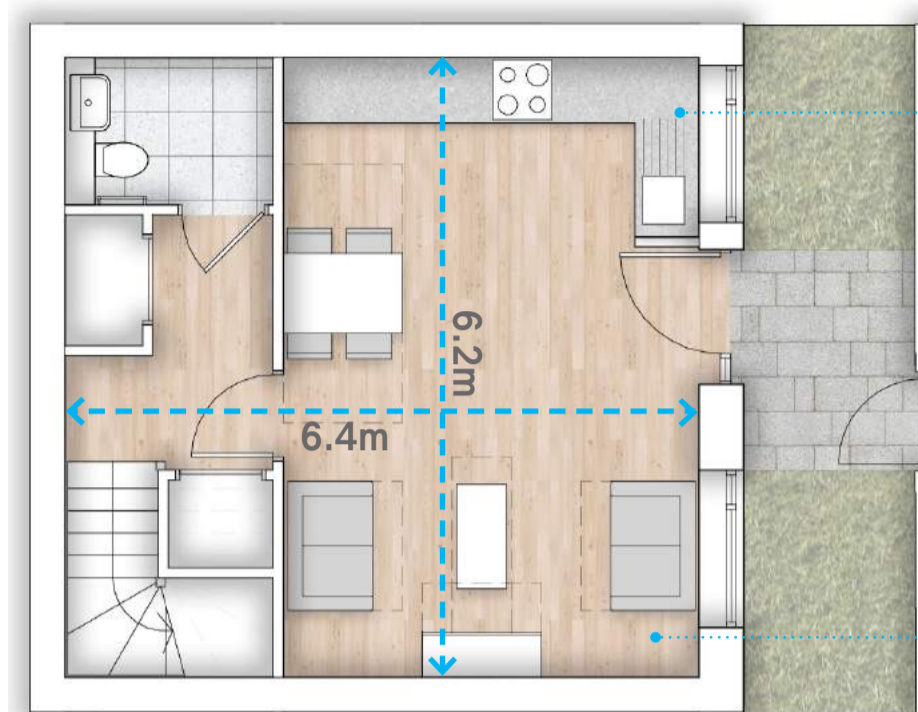
## What will the homes be like?

1B Flat



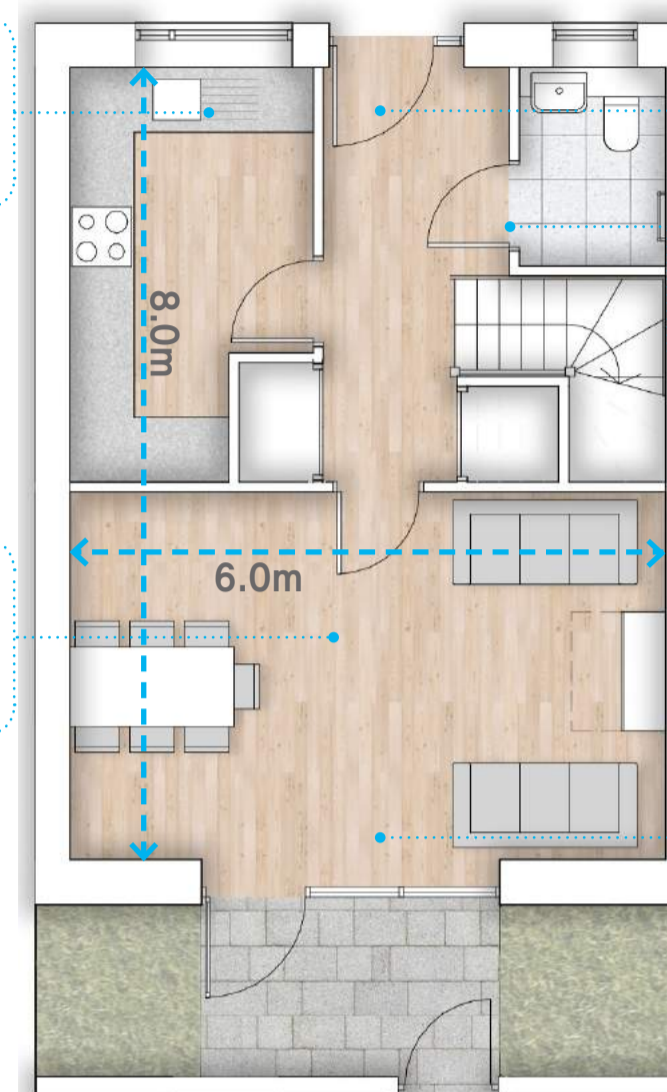
- Generous double bedroom with views over new landscaped garden
- Semi-enclosed balcony providing shading and privacy.
- Spacious, light kitchen/ living /dining area.

2B Maisonette\_Lower



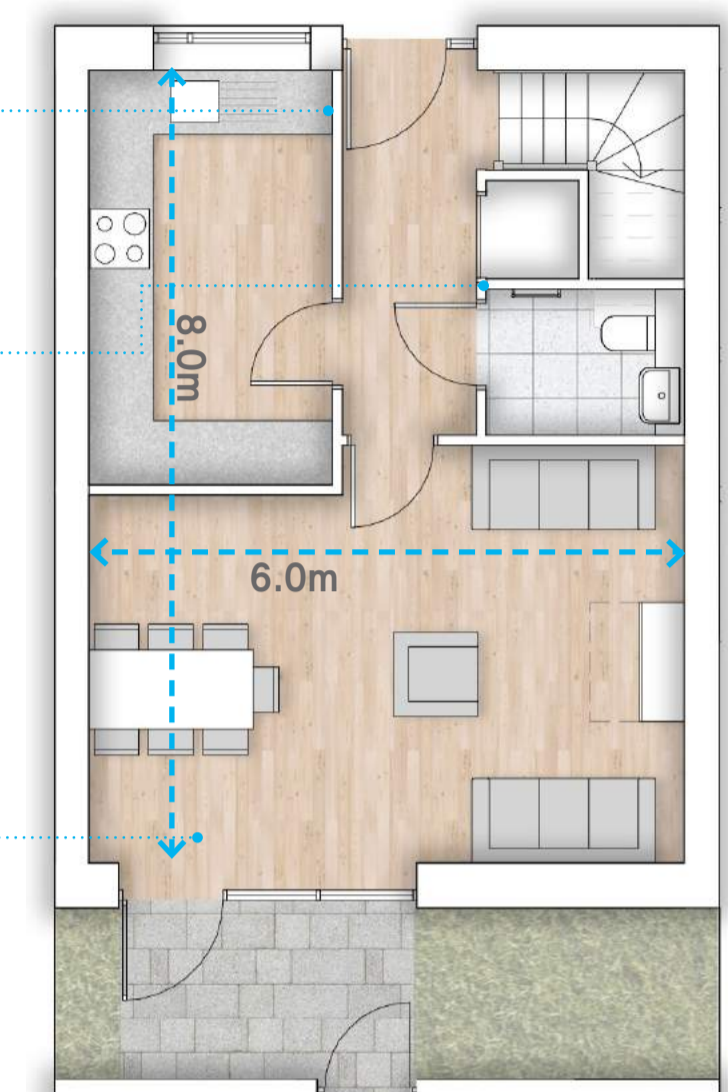
- Kitchen has views from the sink onto the street.
- Wide living/dining area has great views over new square and new landscape garden.

3B Maisonette\_Lower

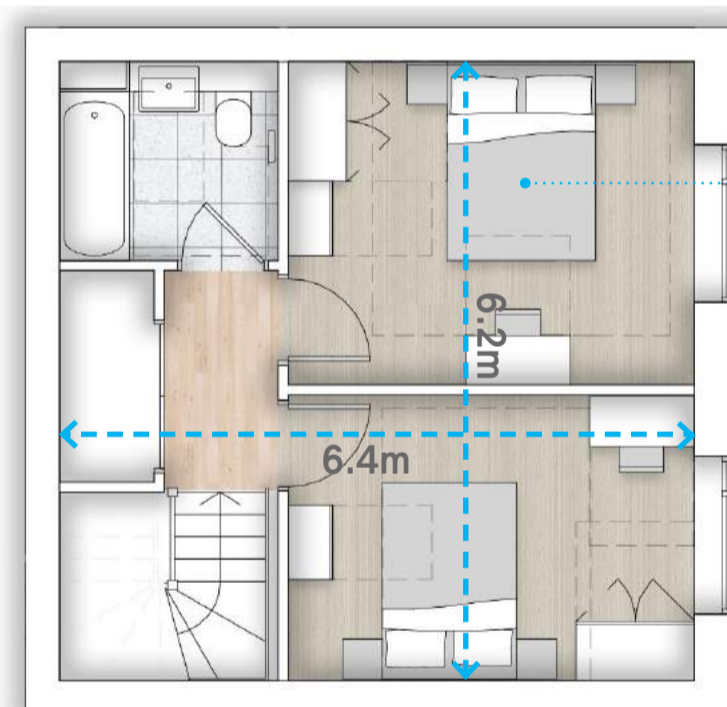


- Your own front door accessed directly from the street.
- Downstairs lavatory & utility/ storage space off the main circulation route.
- Wide living/dining area accessed directly from landscaped gardens.

4B Maisonette\_Lower

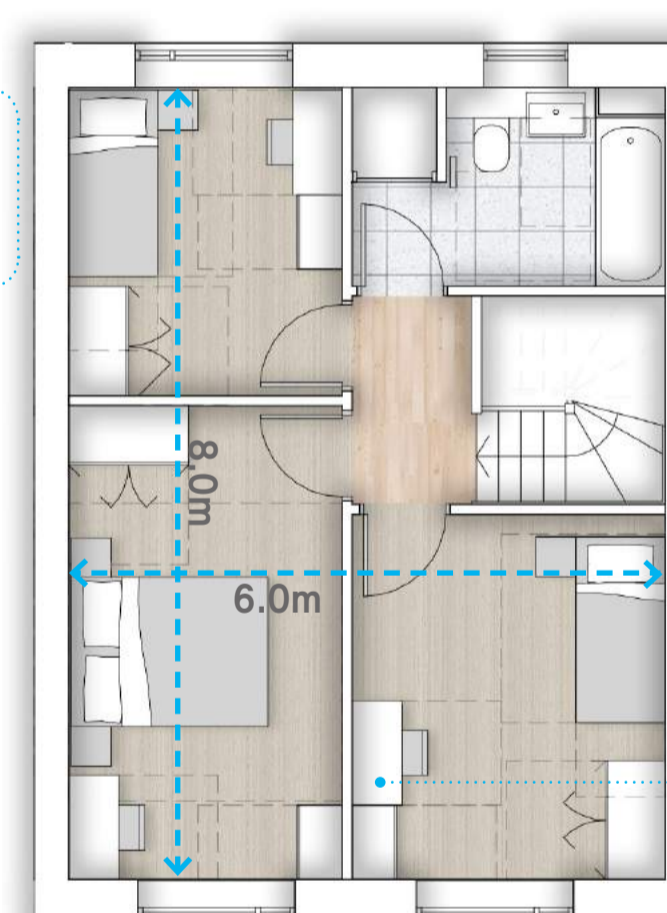


2B Maisonette\_Upper



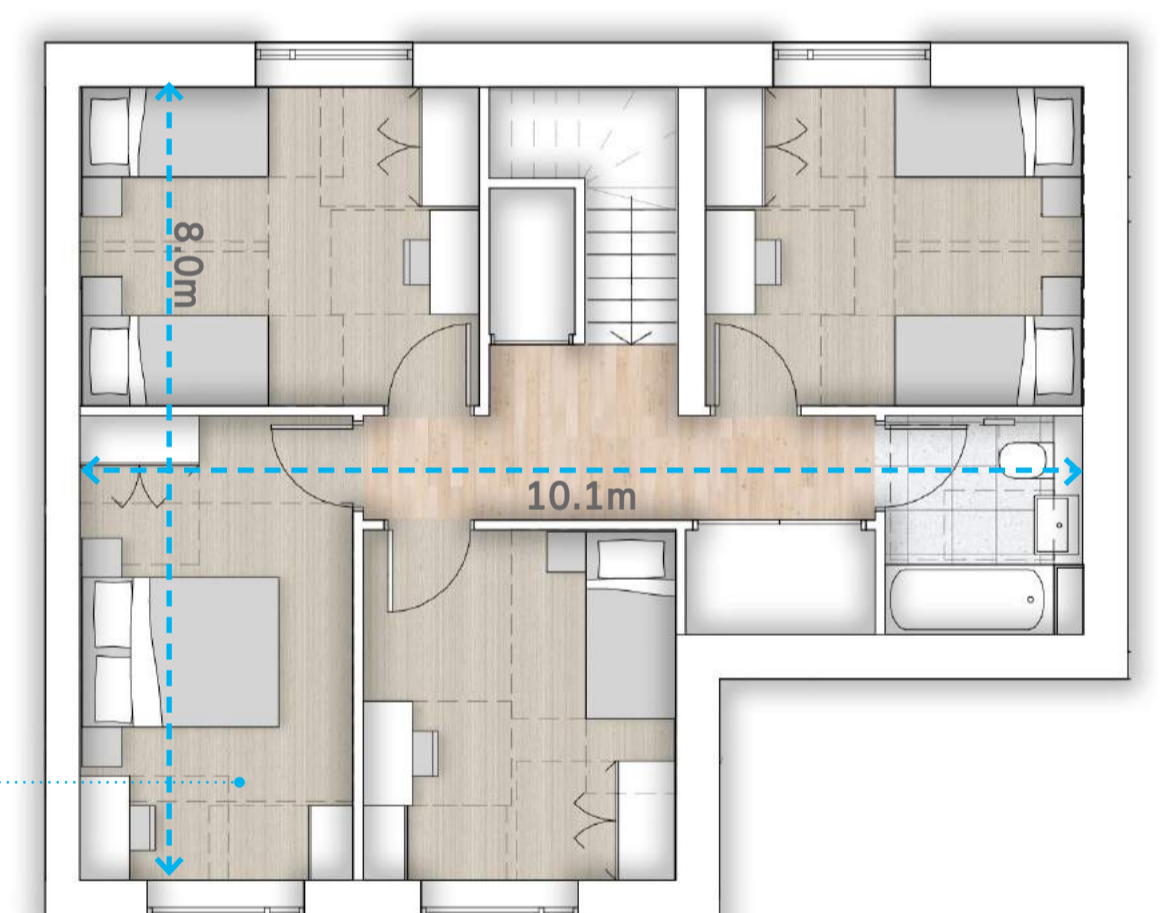
- Generous main bedroom with East aspect, great for morning light.

3B Maisonette\_Upper



- Bedrooms have lovely view over the new landscaped gardens.

4B Maisonette\_Upper



We think these are some of the important qualities of new homes which will be included in the next stage of design work.

### What are your thoughts?

- Spacious, well proportioned rooms / Plenty of storage / Generous entrances and circulation space
- Lots of natural daylight / Views out onto green spaces (dual aspect where possible)
- Private balconies / Well insulated homes for thermal comfort and privacy
- Spacious modern bathrooms / Tall floor to ceiling heights / Convenient bin & bike storage





## How will the buildings look?

### Materials

Below are some current design studies for how the buildings might look. **What are your thoughts?**

### Building Details

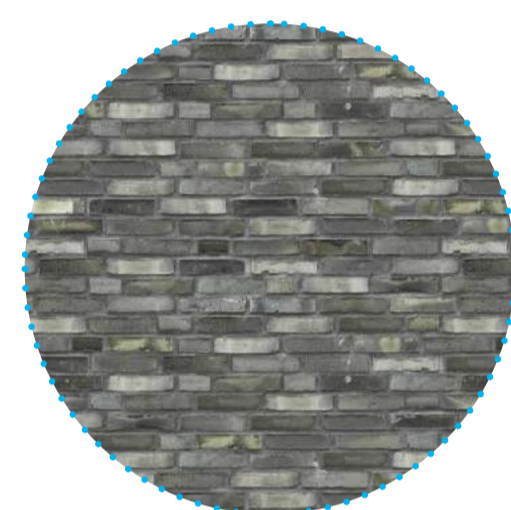
#### GLAZED TERRACOTTA

The distinctive character of natural terracotta is used to articulate the elevation and roof form.



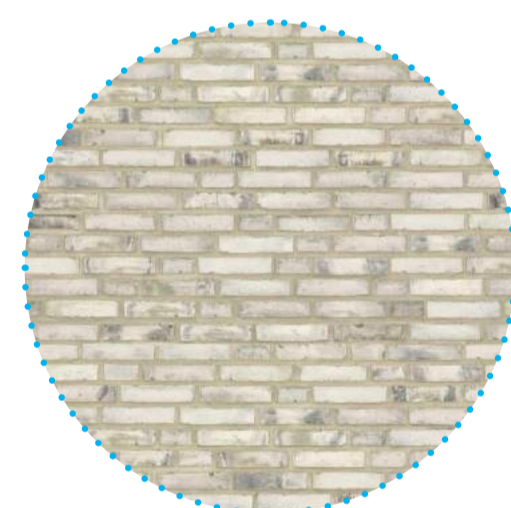
#### DARK GREY BRICK

A dark brick is used alongside the lighter brick, taking reference from the material palette in the Surrey Lane Estate.



#### LIGHT GREY BRICK

A light grey brick contrasts to the surrounding tower blocks, giving the buildings its own appearance, whilst fitting within its context.

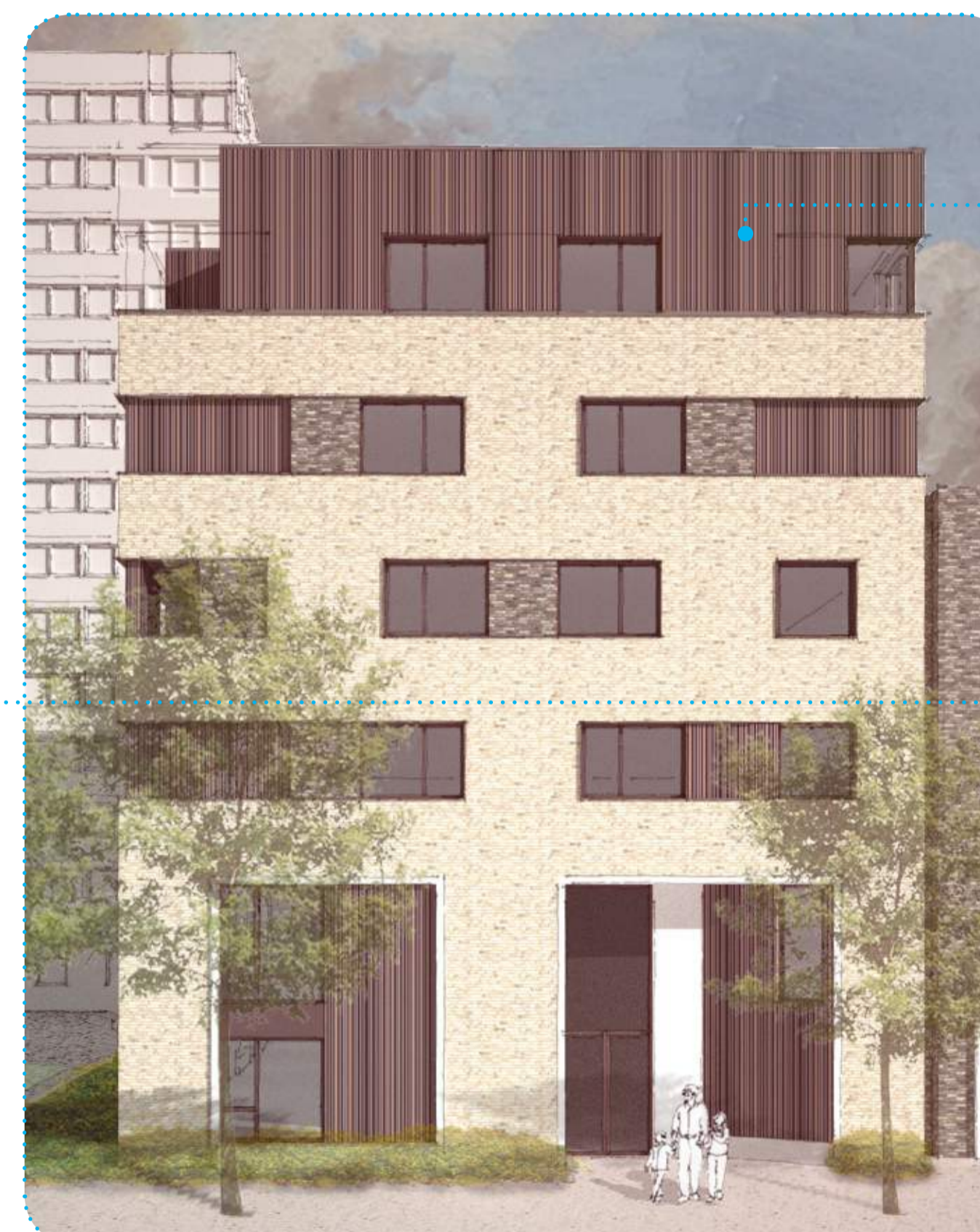


#### RECONSTITUTED STONE

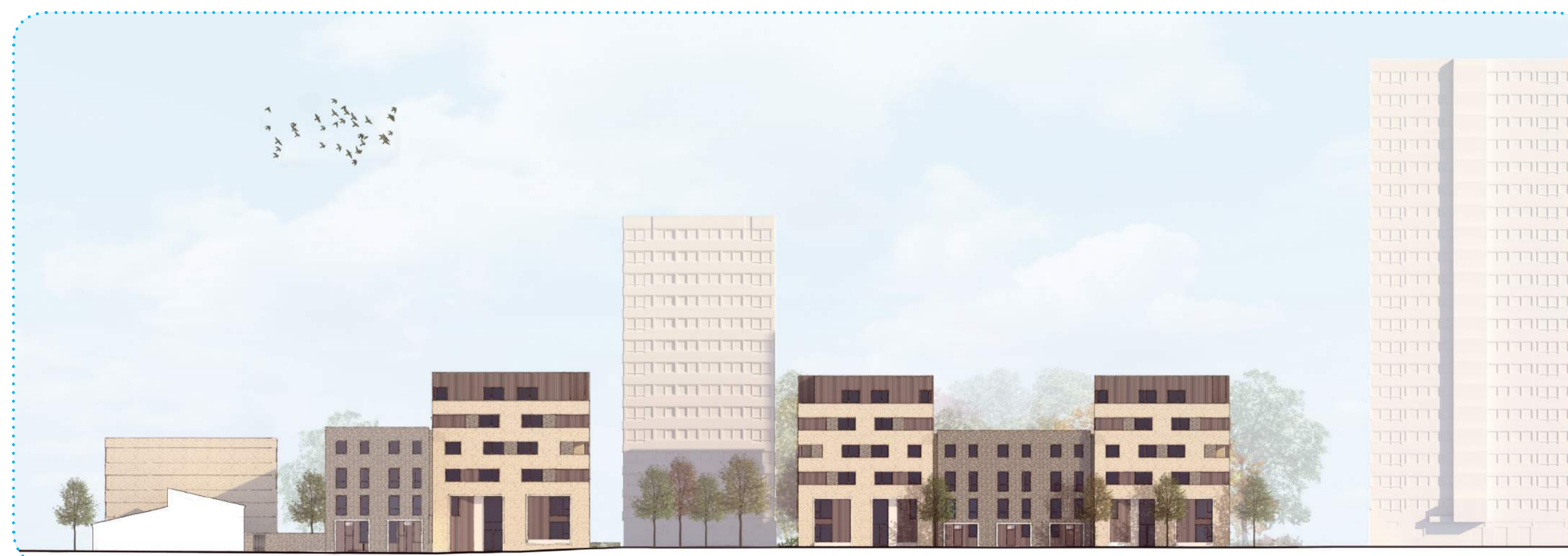
Entrances are framed in bands of reconstituted stone to help give them stand out in the elevations.



New Square - Part Elevation



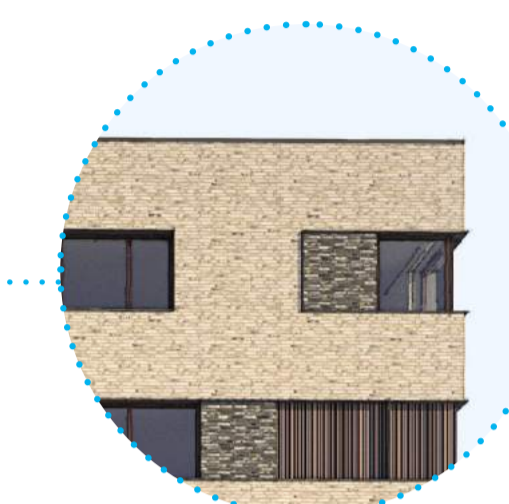
Randall Close - Part Elevation



Randall Close Elevation

#### CHANGING MATERIALS

We have been exploring whether the top floor of the buildings should be in a different material or not. What do you think?



#### VARIETY

We have been looking at whether to introduce more variety and invert the predominant material on some of the buildings. What do you think?



#### COMMUNAL ENTRANCES

Communal entrances are framed and celebrated, making it easy to navigate yourself towards an entrance.



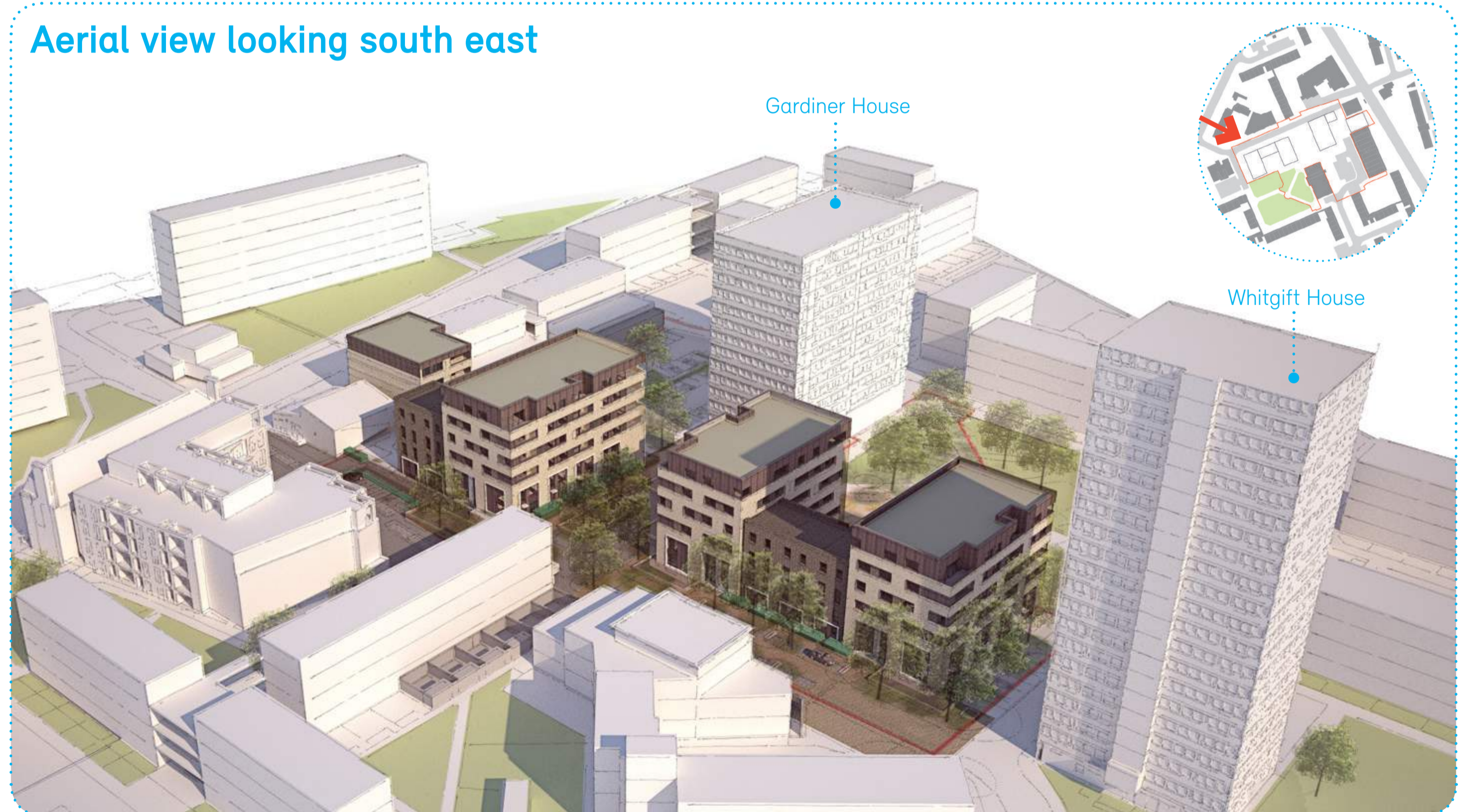
#### PRIVATE ENTRANCES

Private entrances for maisonettes at ground floor level are expressed and clearly legible from the street.





## 3D Visuals





## Thank you for coming along!

Thank you for taking the time to visit our consultation event. We hope you have found it informative and useful.

## What next?

Wandsworth Borough Council want local people to benefit from the proposed redevelopments, so would love to hear your views prior to submitting a planning application this summer.

You can provide your feedback by:

- Speaking to the team here today
- Completing a comments card and leaving it with us.
- Emailing your comments to the details below.

Please provide your feedback as soon as possible so it can inform the final stage of the design process.

We thank you for your participation at these consultation events. The design team shall now incorporate the final round of feedback and work toward a scheme that we hope will benefit both the Surrey Lane Estate and its new residents.

Aerial view looking south



## Get in touch:

To return feedback forms or any enquiries please contact **Joseph Foster** or **Tony Jones** at:

✉ email: [developmentteam@wandsworth.gov.uk](mailto:developmentteam@wandsworth.gov.uk)  
☎ tel: 020 8871 8248

Further information can be found at:  
[http://www.wandsworth.gov.uk/randall\\_close](http://www.wandsworth.gov.uk/randall_close)