

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

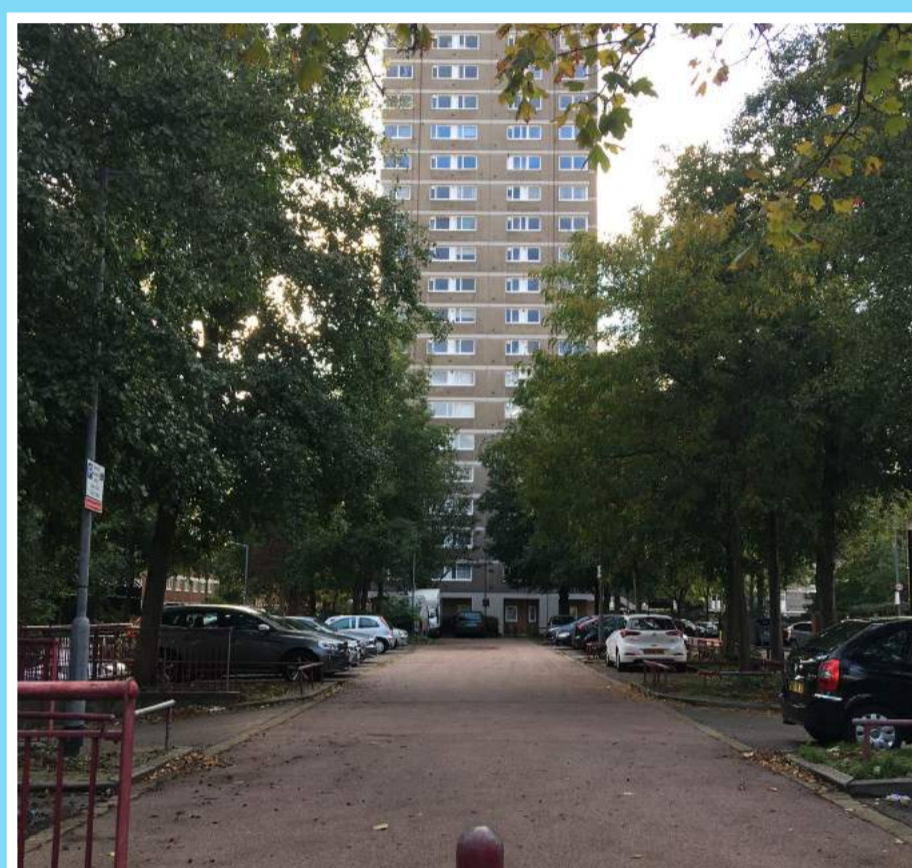
(soon to relocate to modern premises)



2

Westbridge Road Car Park

Adjacent to the Day Centre.



What is today for?

We have been busy preparing initial designs which we would now like to share with residents to receive your feedback.

This is an opportunity for residents to comment on our initial proposals and have a real influence on the designs as they evolve. We are at an early stage in the design process and we will be consulting with local residents and businesses at every step before making a planning application.

Design Development and listening to feedback

1

2018

5th December 2018

1st consultation event:
Understanding issues and opportunities

2019

(We are here!)

2

January 2019

Today's Consultation Event:
Initial Designs

3

Spring 2019

3rd consultation event with residents:
Preferred Designs

4

Summer 2019

Submit Planning Application

Summer 2019

Planning Consultation

Autumn 2019

Planning Application Decision

Who are we?

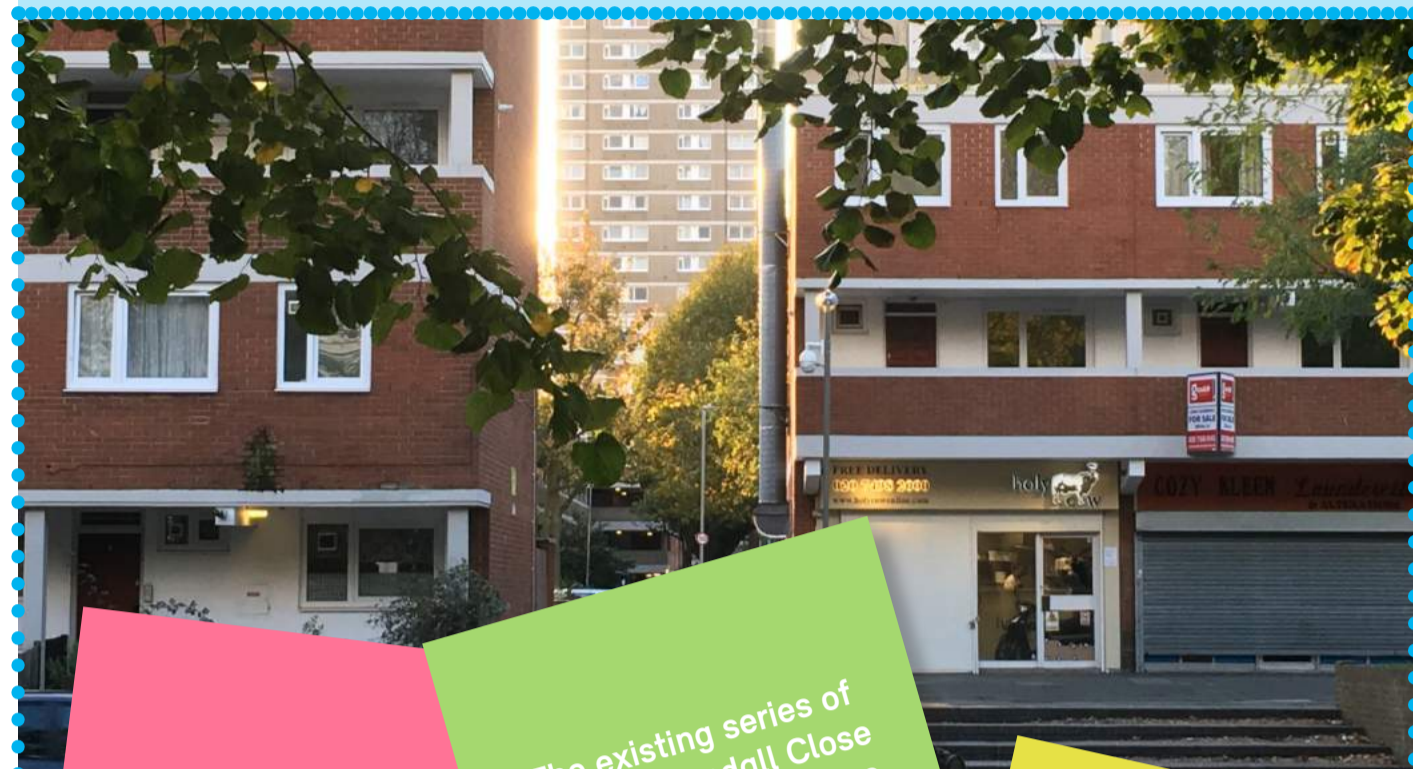
Wandsworth Borough Council

ARUP: Lead Consultant

Pollard Thomas Edwards: Architects

Feedback From Previous Consultation and Design Team Observations

Accessibility



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

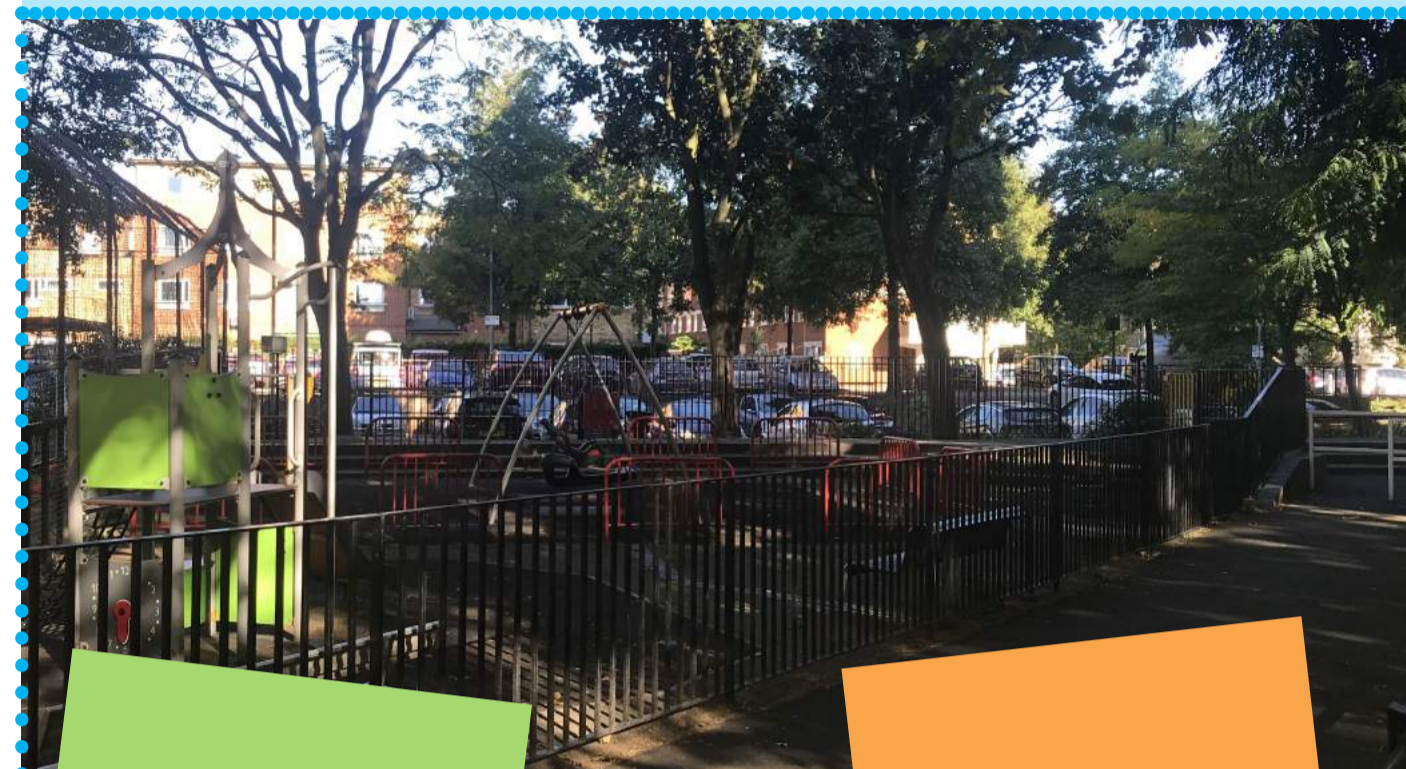
"The existing series of ramps at Randall Close makes disabled access difficult."

"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?"

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

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



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."

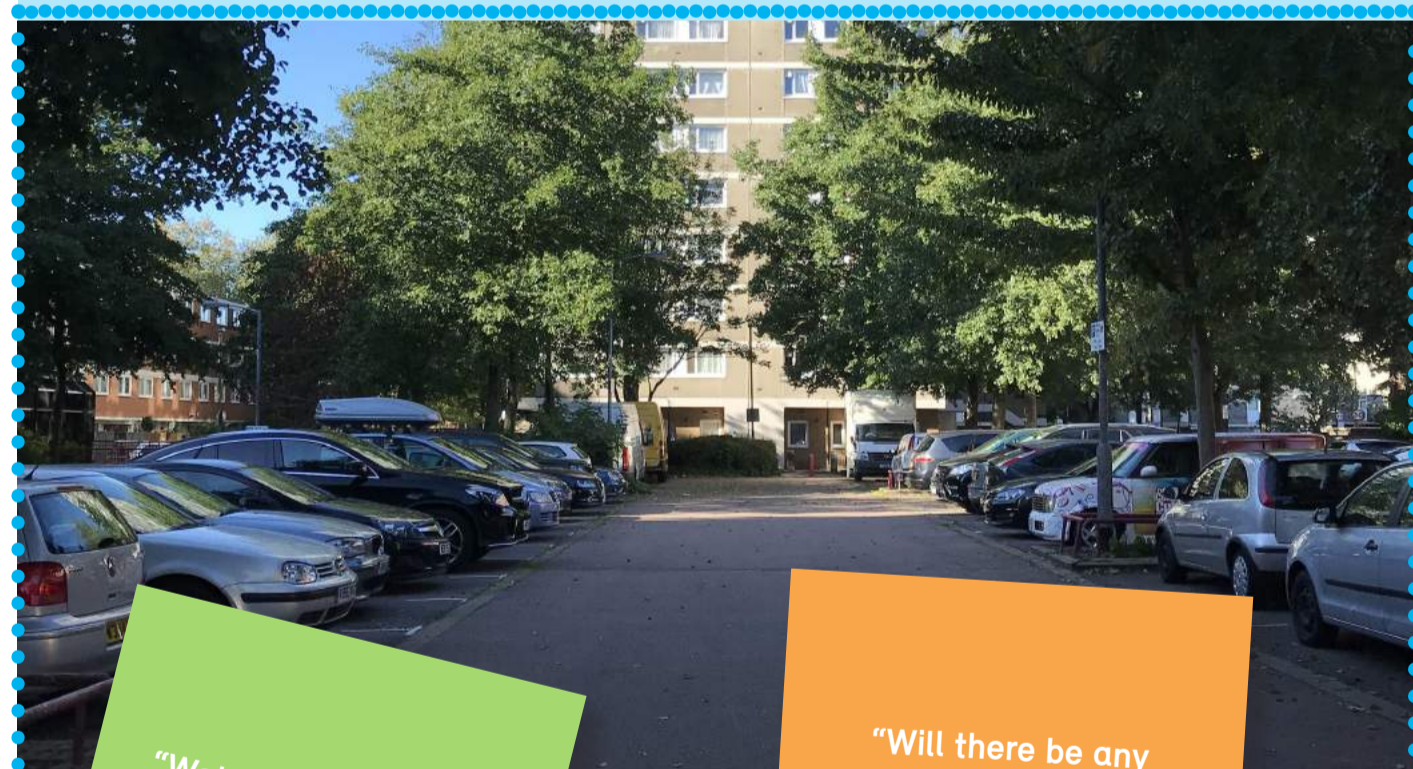
"How will the new landscaping be maintained? As some areas on the estate are poorly kept."

"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 and 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



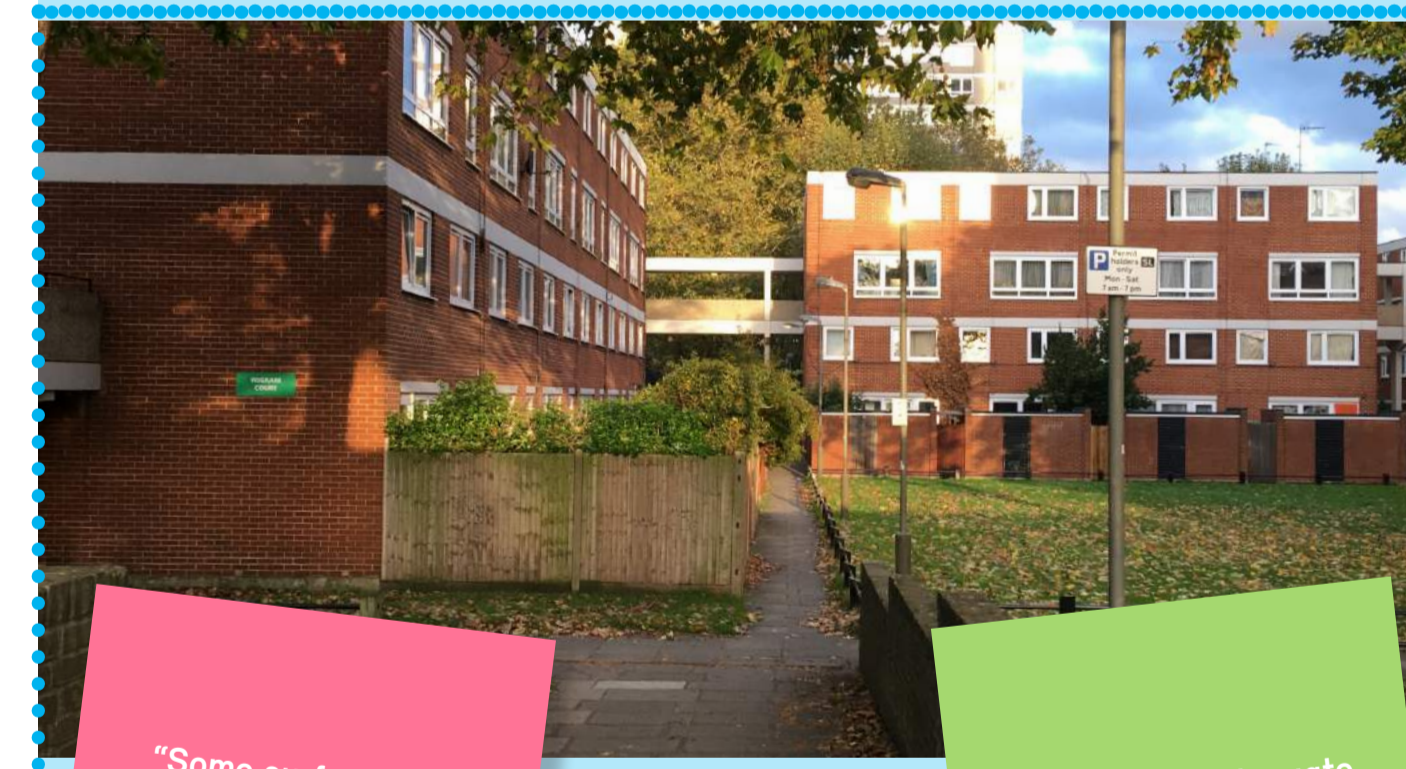
"There are existing issues with crime and antisocial behaviour."

"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."



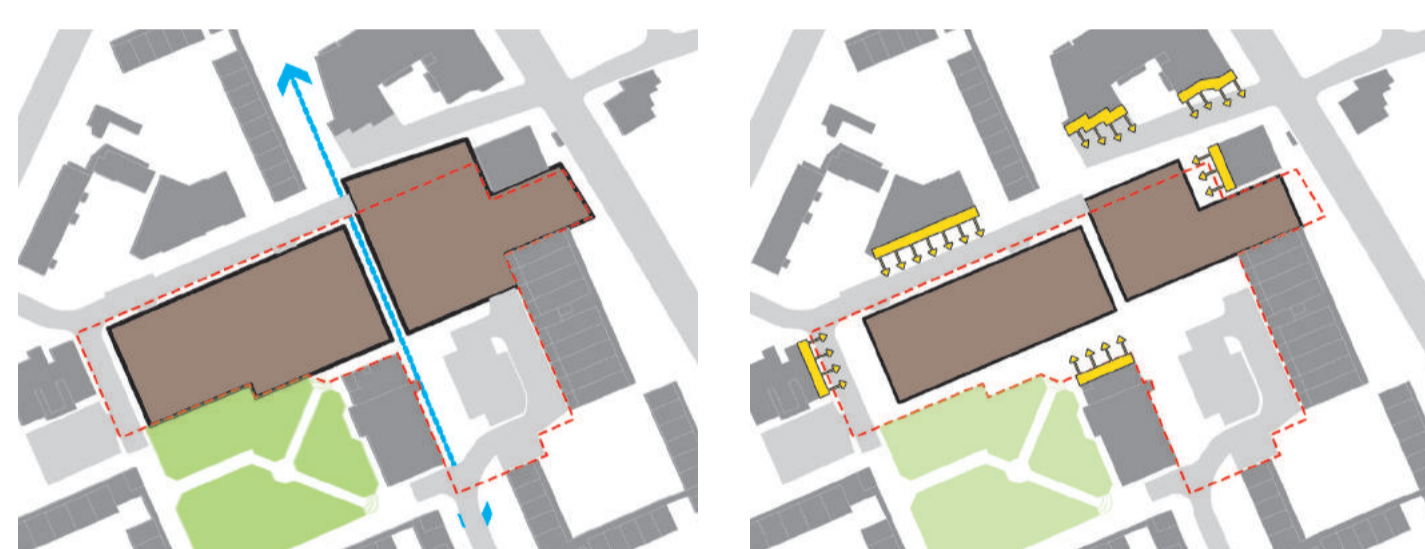
YOUR FEEDBACK
 OUR OBSERVATIONS

The Proposal

- Designs provide 102 new homes
- Mixed tenure for market sale, shared ownership and social rent.
- New landscaped setting for Gardiner House
- All existing parking spaces re-provided
- Additional new parking for the development
- Landscape improvements to the rear of Villiers Court

Our Initial Designs

Concept Development

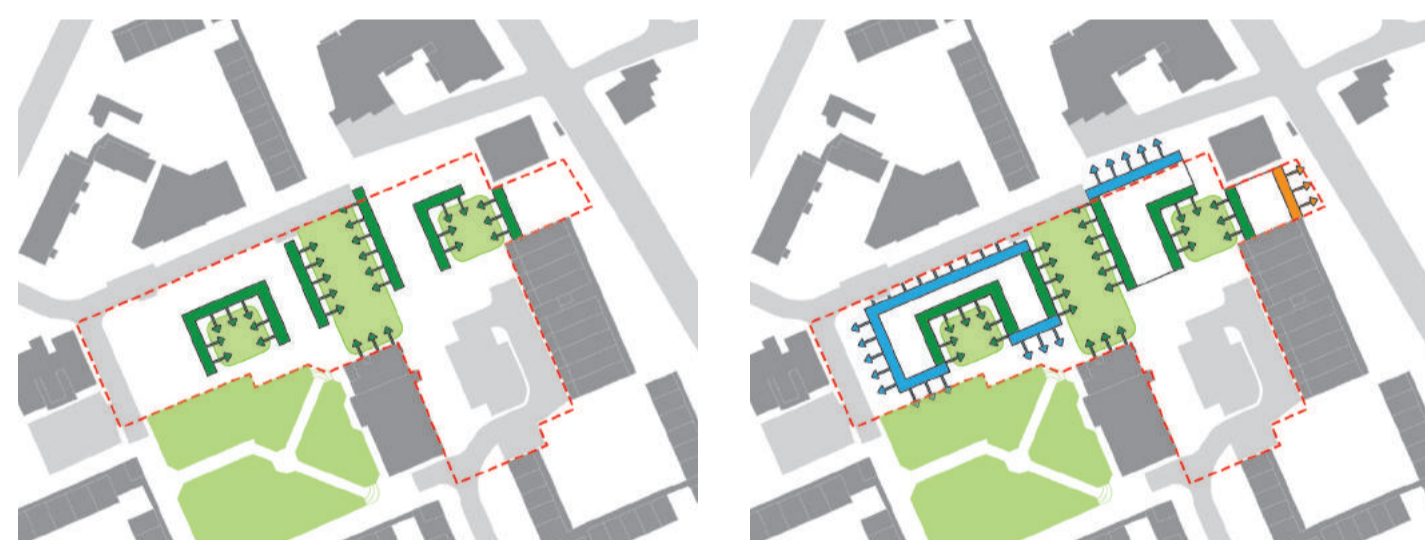


1

ENHANCE EXISTING PEDESTRIAN ROUTES THROUGH THE SITE

2

PROVIDE POSITIVE VIEWS FROM EXISTING WINDOWS



3

NEW PUBLIC SPACE AND COMMUNAL RESIDENTS GARDENS

4

NEW BUILDINGS ESTABLISH CLEAR PATHS AND ACTIVE FRONTAGES



5

PROVIDE NECESSARY SPACE FOR EXISTING MISSION HALL

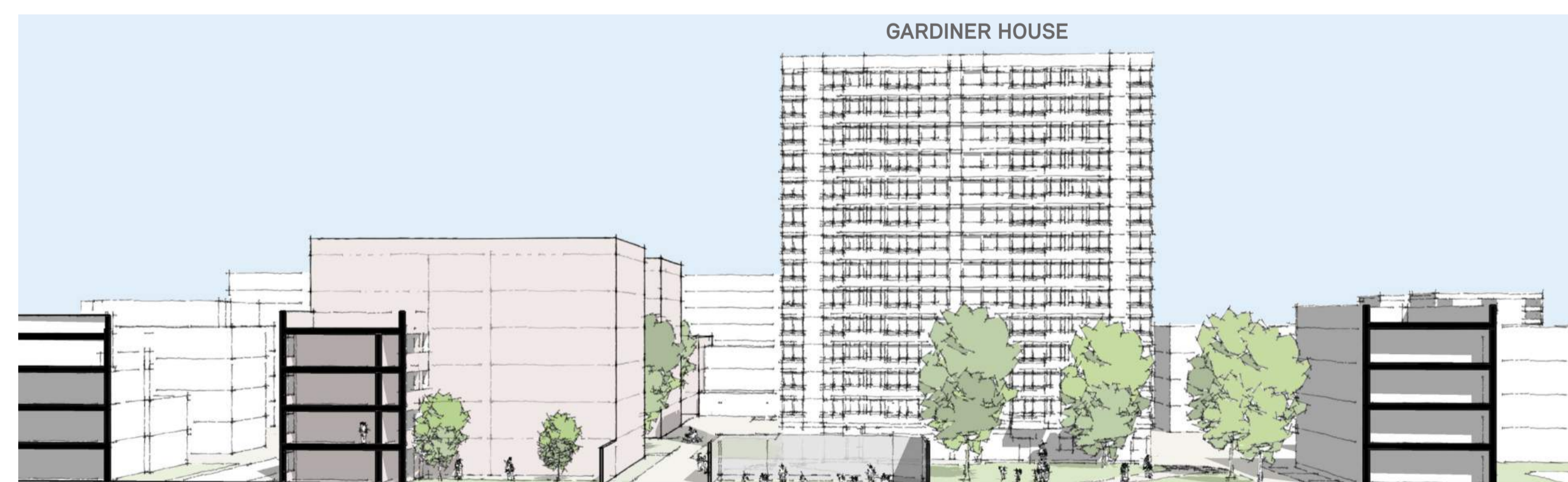
6

ENTRANCES ADDRESSING NEW STREETS AND PUBLIC SPACES

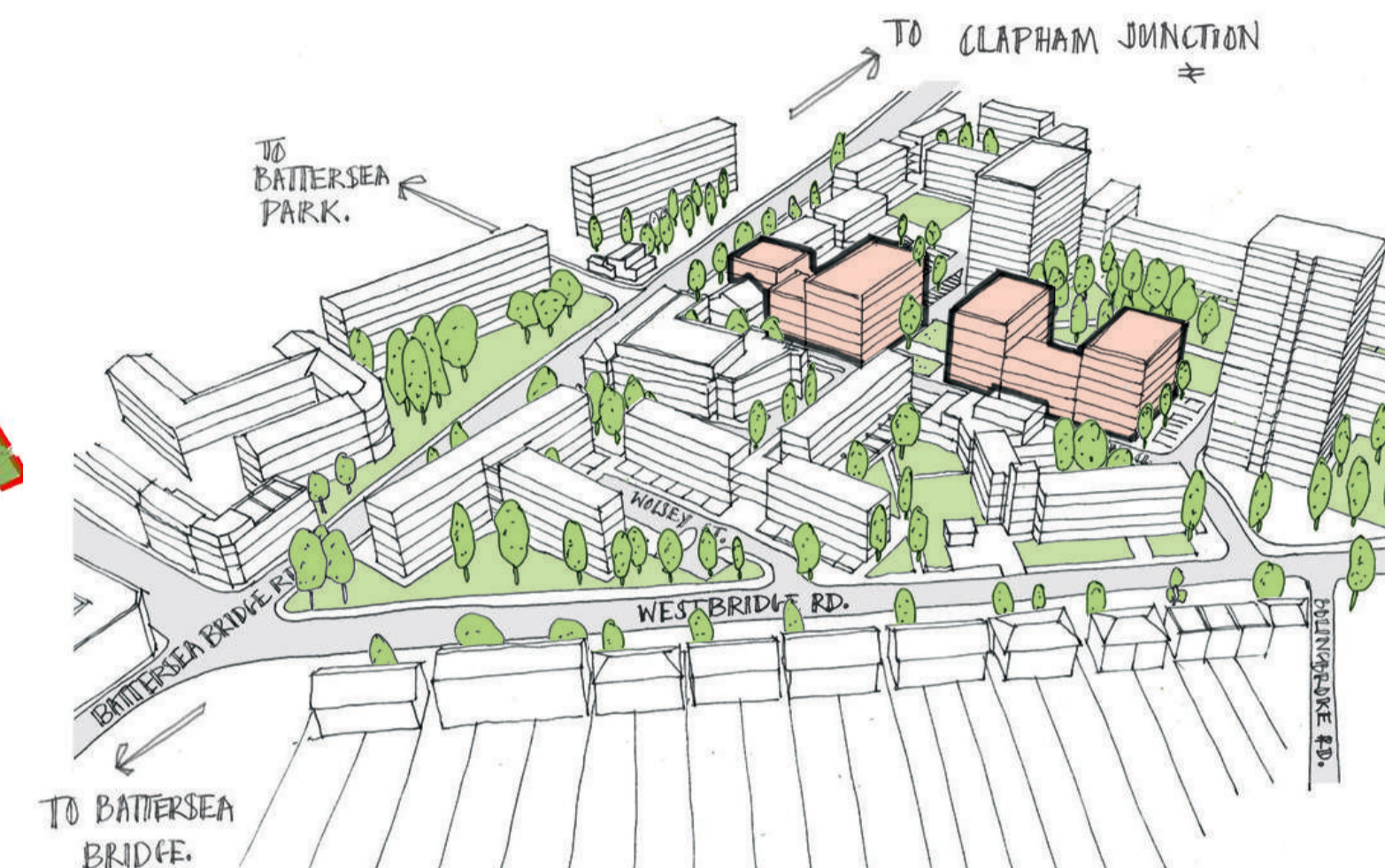


- 1B FLAT
- 2B FLAT
- 3B FLAT / MAISONETTE
- ANCILLARY (BINS, CYCLE STORAGE, PLANT ROOMS)
- RETAIL / COMMERCIAL / COMMUNAL RESIDENTIAL WITH FLATS ABOVE

GROUND FLOOR PLAN



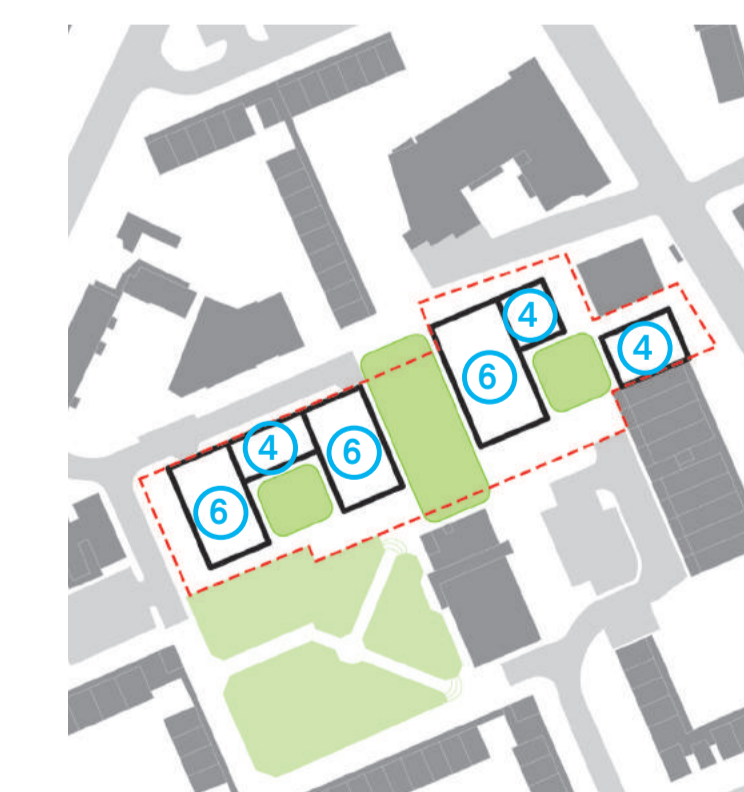
RANDALL CLOSE RE-PROVIDED CAR PARK WITH PROPOSED NEW BUILDING ABOVE EXISTING PARK AND RETAINED MULTI USE GAMES AREA FRASER COURT



AERIAL VIEW LOOKING SOUTH EAST - PROPOSED MASSING



3D VIEW - PROPOSED MASSING AND NEW SQUARE IN FRONT OF GARDINER HOUSE



BUILDING HEIGHTS

TENURE

The council is developing the tenure mix to include a range of different tenures including market, intermediate and social rent.

New homes will include a range of different sizes including 1,2 and 3 bed units.

Landscape Proposal

The landscape scheme aims to create an engaging and welcoming public realm, which knits into the existing estate and provides opportunities for current and future residents to meet, relax and play.

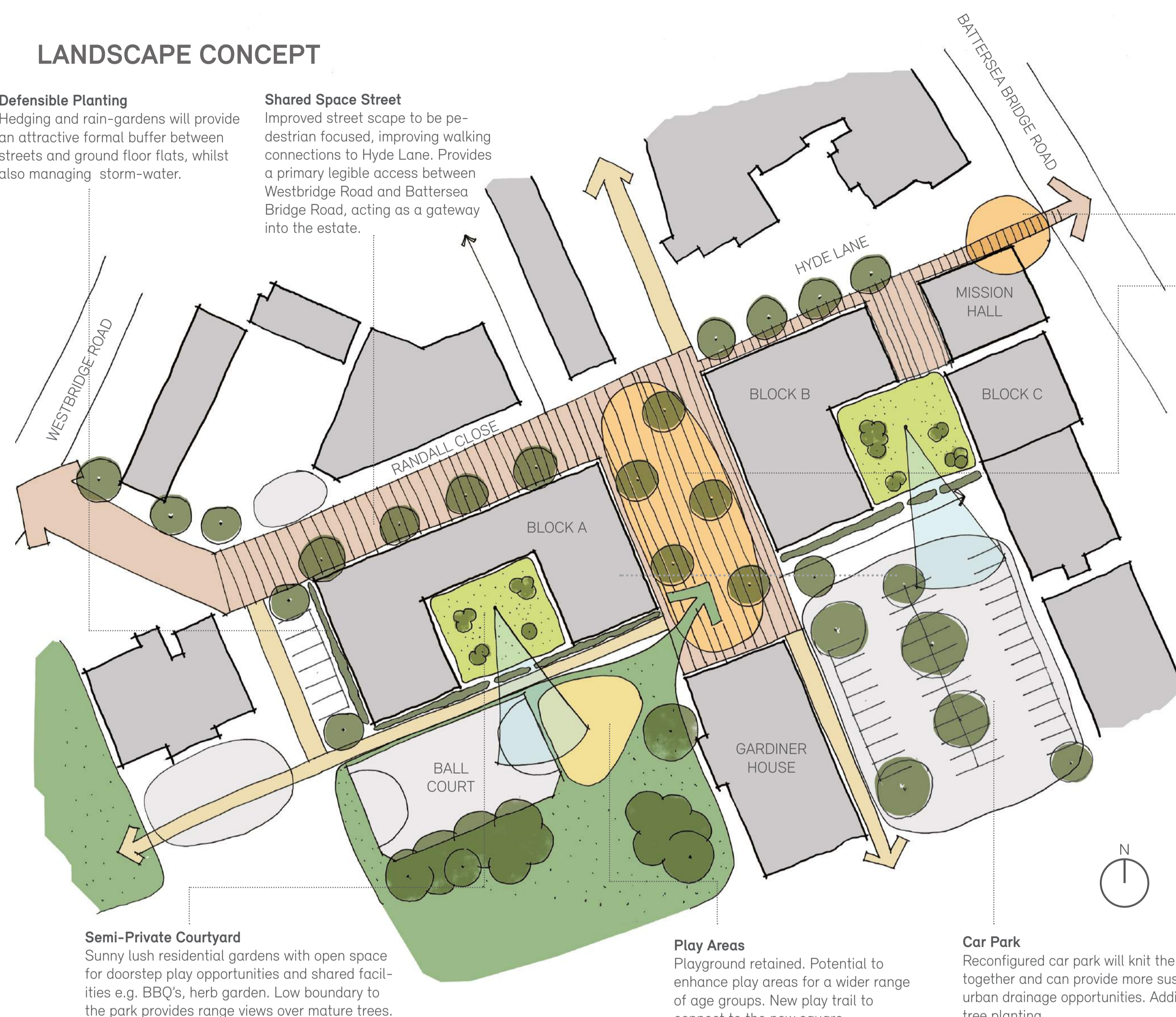
A series of new and redefined spaces will improve pedestrian connectivity through the estate and to the wider area, for example: Randall Close streetscape linking Westbridge Road and Battersea Bridge Road.

Existing mature trees will be retained where possible and new diverse planting will increase biodiversity and seasonal interest.

LANDSCAPE CONCEPT

Defensible Planting
Hedging and rain-gardens will provide an attractive formal buffer between streets and ground floor flats, whilst also managing storm-water.

Shared Space Street
Improved street scape to be pedestrian focused, improving walking connections to Hyde Lane. Provides a primary legible access between Westbridge Road and Battersea Bridge Road, acting as a gateway into the estate.

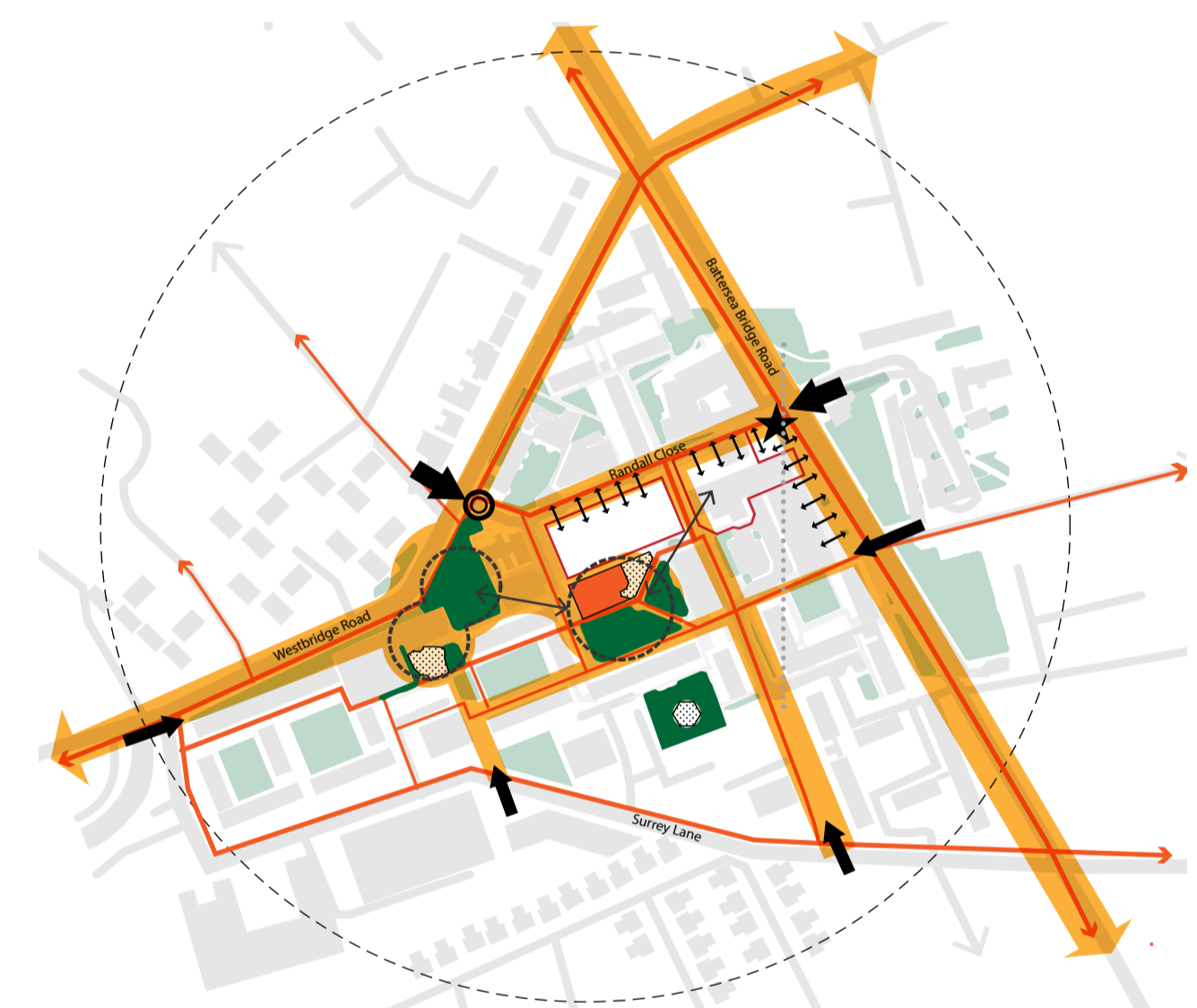


Battersea Bridge Road
Potential improved gateway space.

Entrance Square
Active space which transitions from hard to soft towards the park. Offers sitting and informal play opportunities for new and existing residents. Light materials and lighting elements will provide a pleasant environment. Connections improved to the park through removing barriers and reducing steep level changes.

- KEY**
- Shared street: Primary pedestrian path
 - Secondary pedestrian path
 - Nodes
 - Green Space
 - Courtyards
 - Trees: Existing and Proposed

LANDSCAPE OPPORTUNITIES



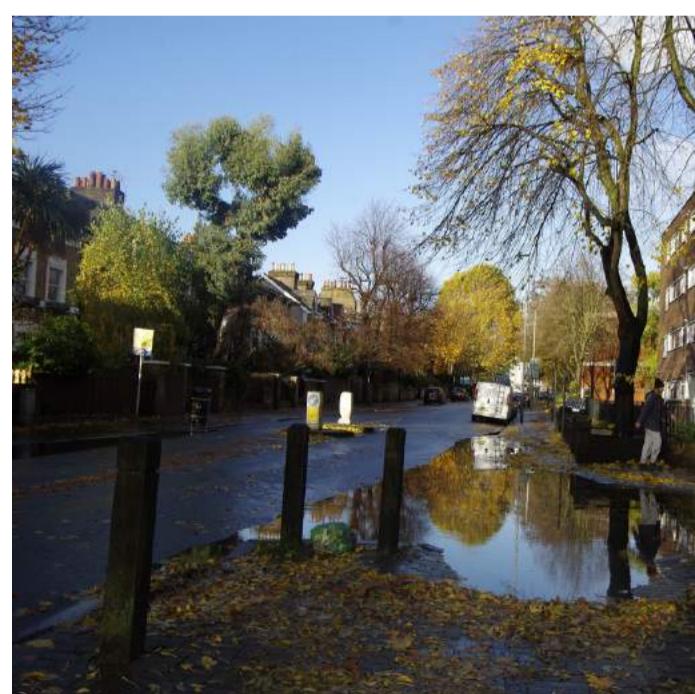
Site Opportunities



Retain and improve diversity of play facilities to cater for a wider range of age groups, including informal play.



Retain mature trees where possible and plant new trees with similar characteristics.



Manage storm-water through attractive planted sustainable urban drainage.



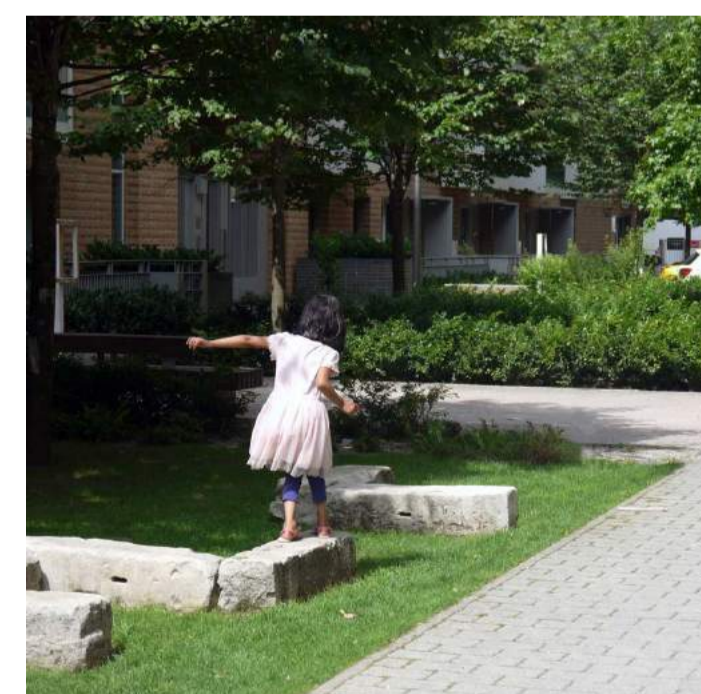
Improve connectivity and remove physical barriers through regrading of levels.

Semi-Private Courtyard
Sunny lush residential gardens with open space for doorstep play opportunities and shared facilities e.g. BBQ's, herb garden. Low boundary to the park provides range views over mature trees.

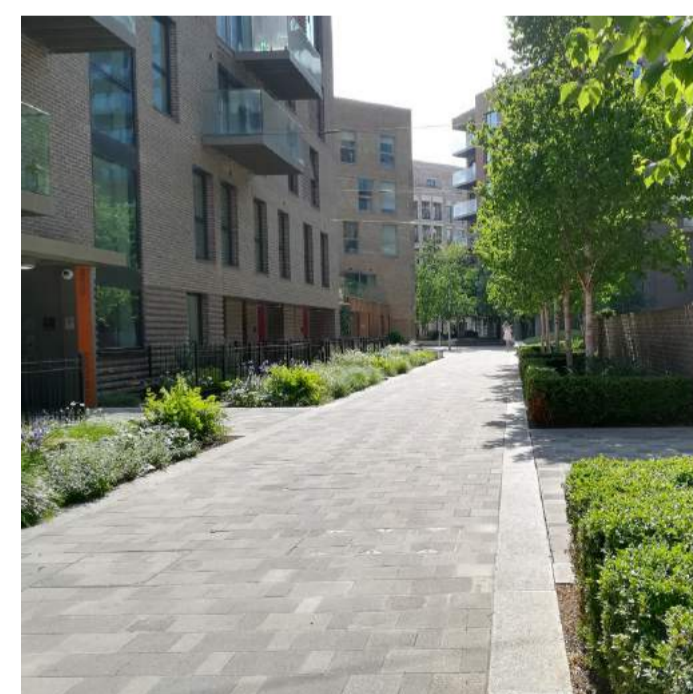
Play Areas
Playground retained. Potential to enhance play areas for a wider range of age groups. New play trail to connect to the new square.

Car Park
Reconfigured car park will knit the scheme together and can provide more sustainable urban drainage opportunities. Additional tree planting.

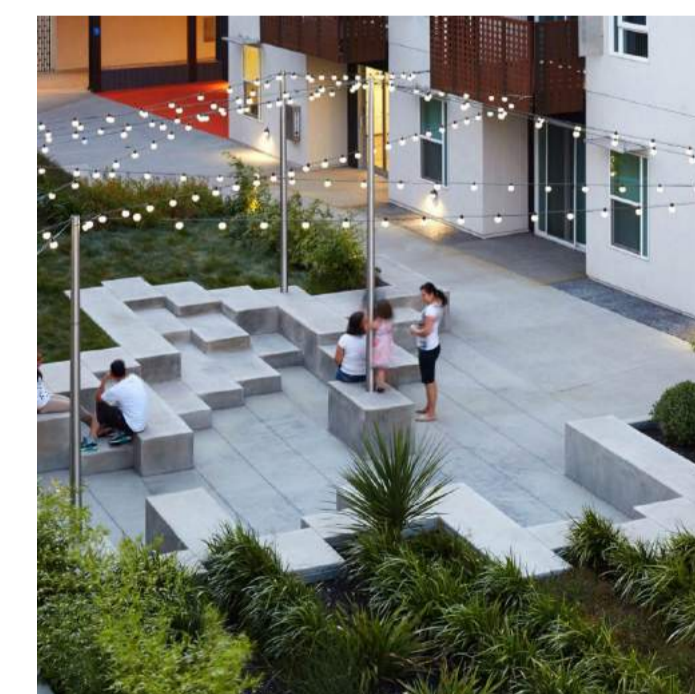
LANDSCAPE PRECEDENTS



Informal play along street
St Andrews, Bromley-by-Bow, London



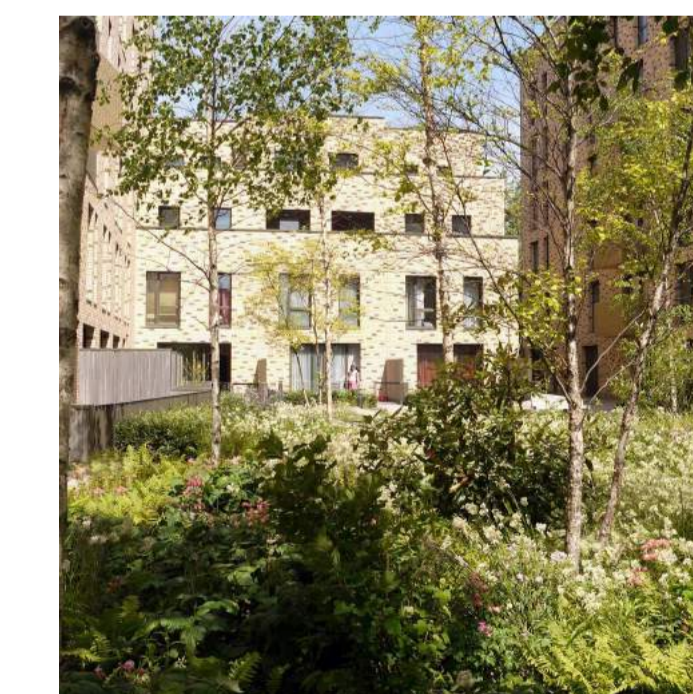
Pedestrian focused street
Trafalgar Place, Elephant and Castle



Seating and informal play
Rivermark, West Sacramento



Offset planters provide moped barrier
Percival Triangle, Clerkenwell, London



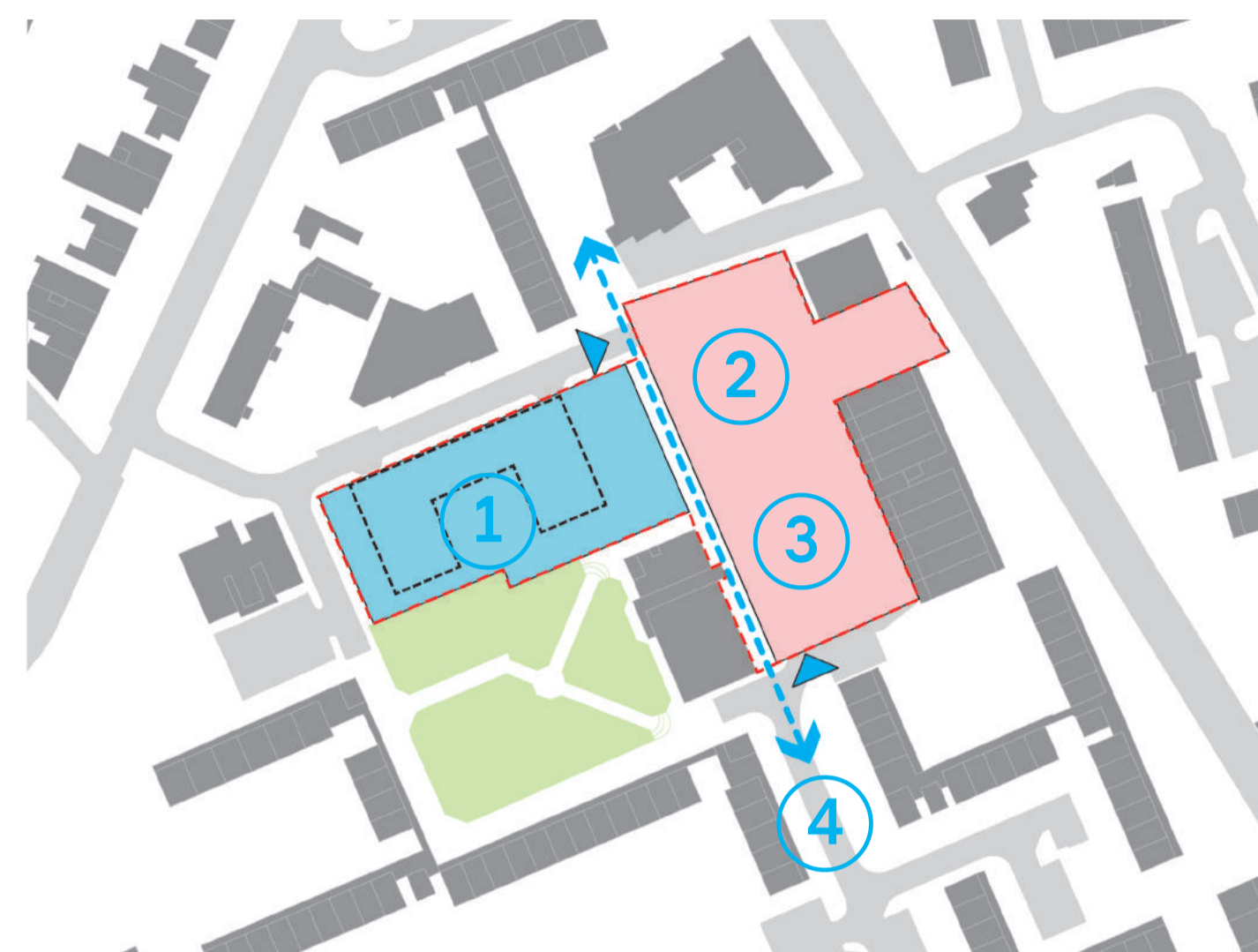
Internal courtyards
St Andrews, Bromley-by-Bow, London

Phasing



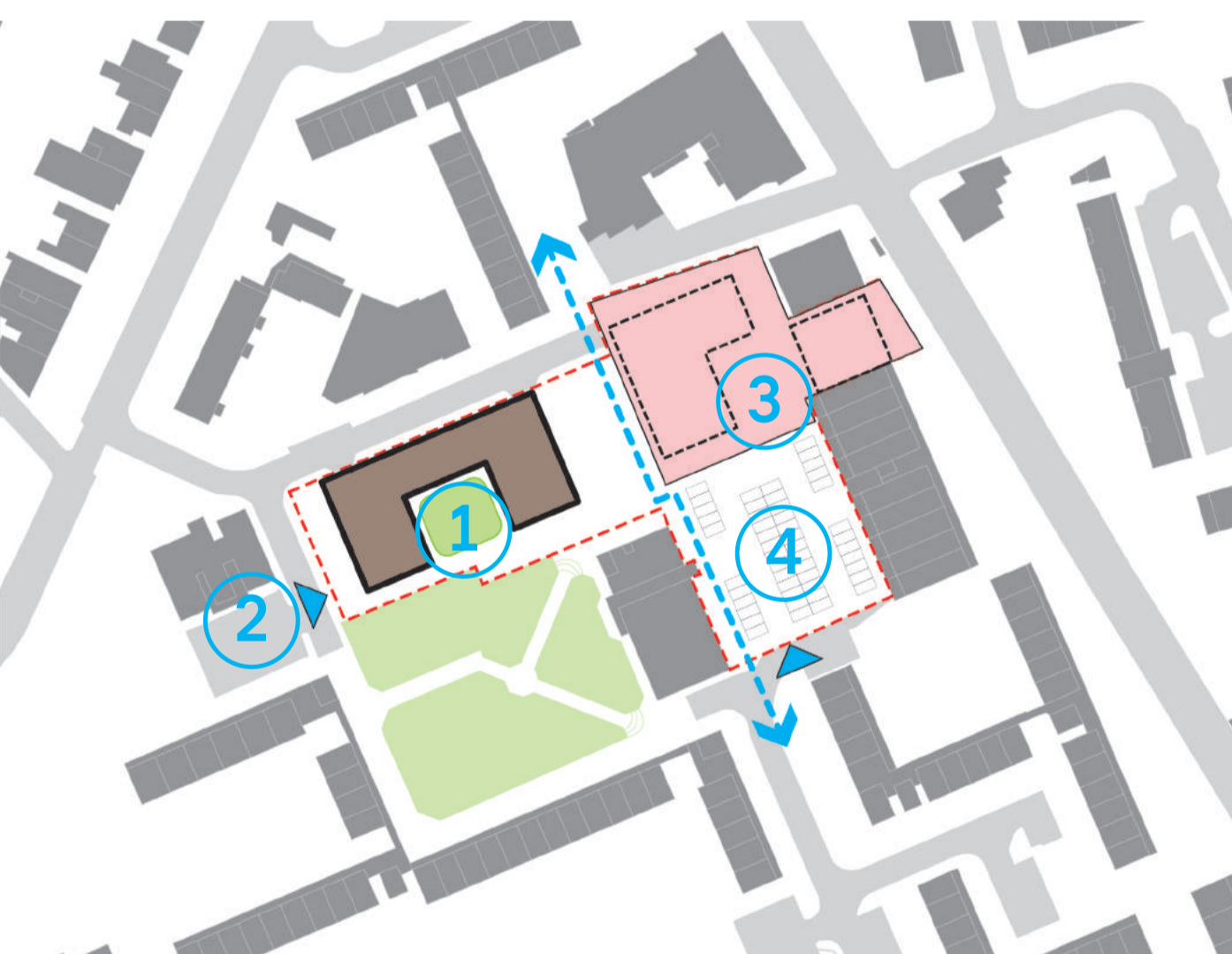
PHASE 1

- 1 Demolish existing Randall Close Day Centre
- 2 Maintain 70 parking spaces and existing access
- 3 Retain circa 25 parking spaces between Gardiner House and rear of retail parade
- 4 Keep north - south pedestrian route across the site



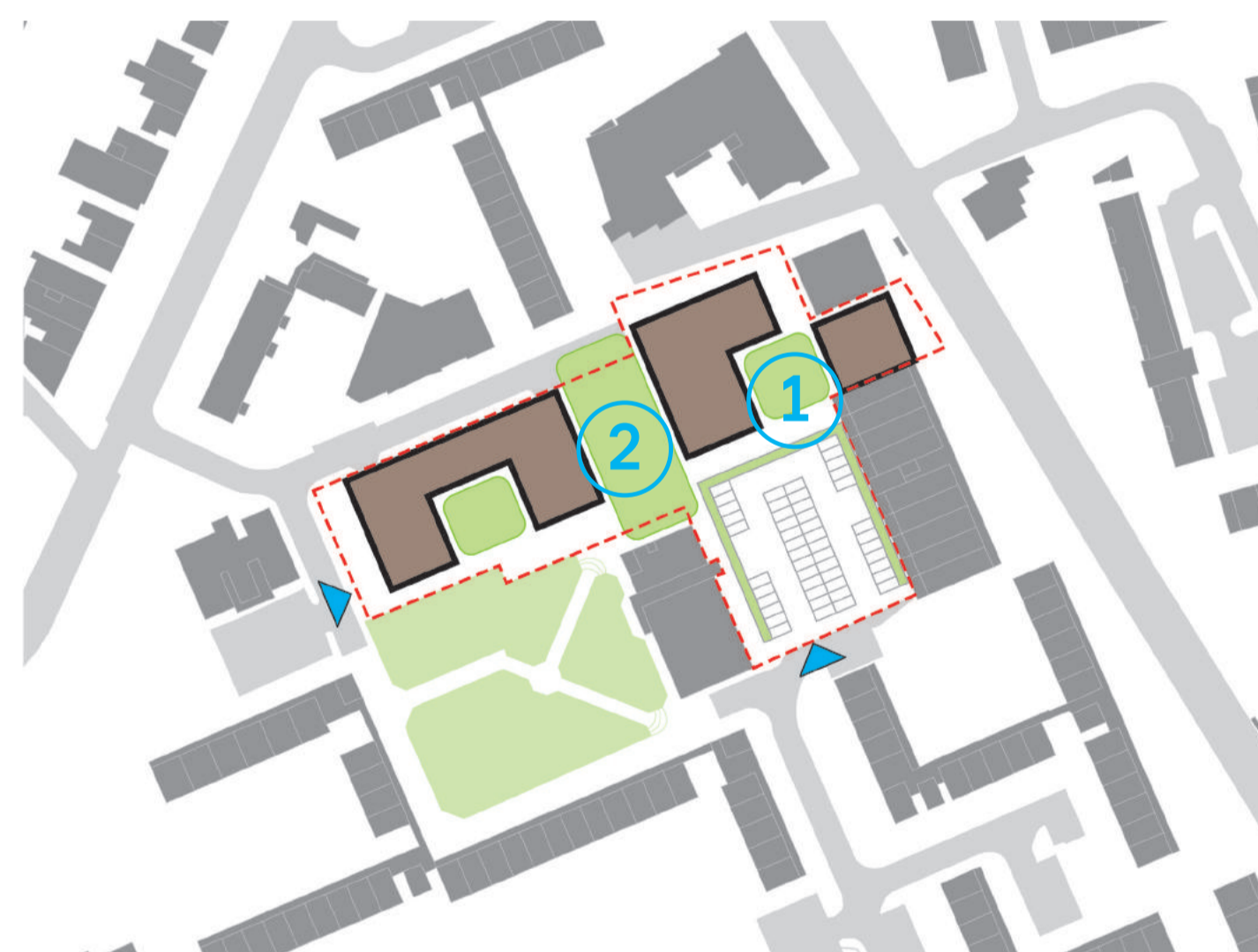
PHASE 2

- 1 Construct Block A and semi basement car park
- 2 Temporary Landscaping to replace parking lost during construction
- 3 Existing car park re-designed to increase capacity and ensure no net loss of parking throughout construction
- 4 Maintain pedestrian route across the site



PHASE 3

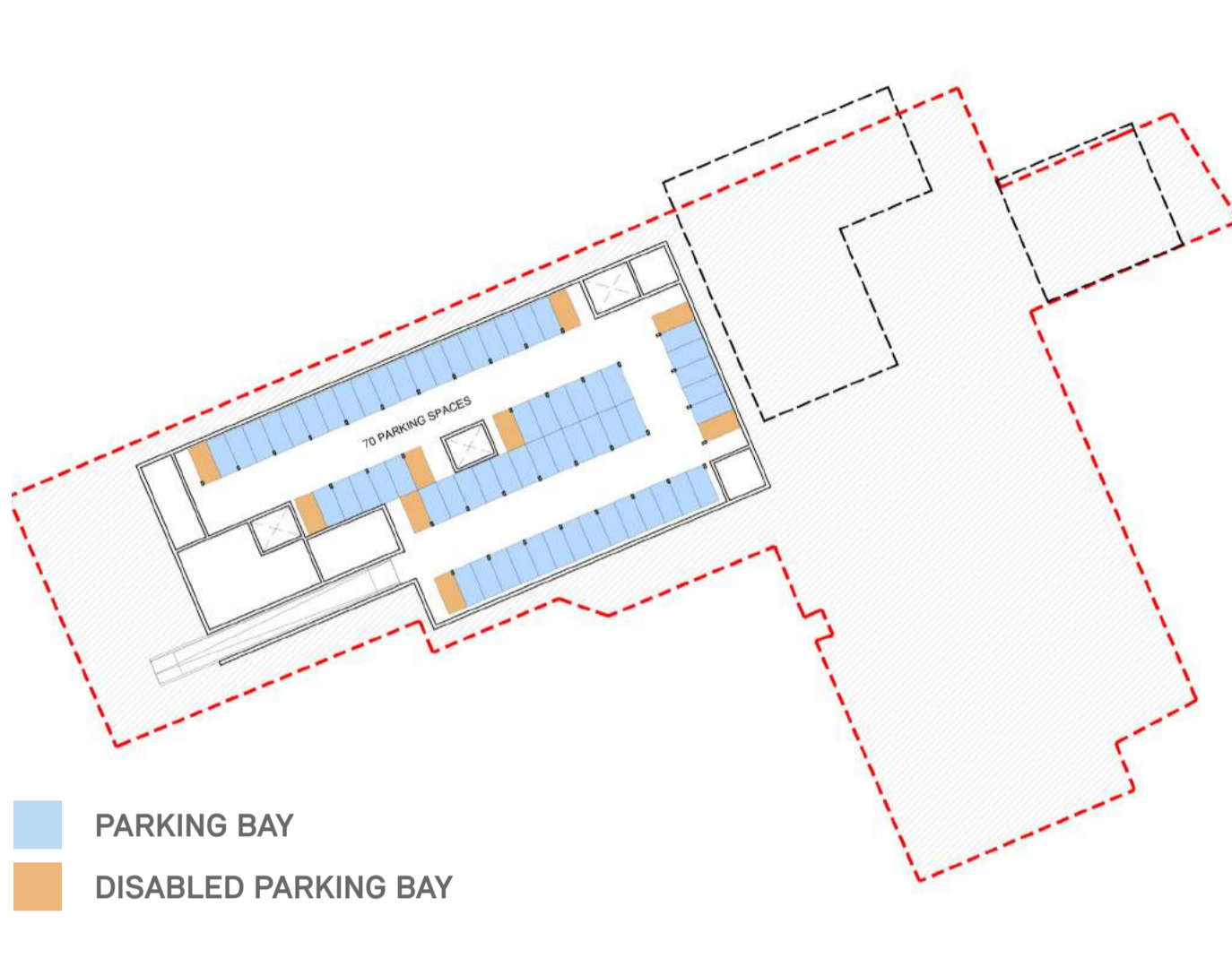
- 1 Block A complete
- 2 Surrey Lane Estate parking re-provided beneath Block A. New access ramp provided
- 3 Construct Blocks B and C
- 4 Newly Landscaped and increased capacity car park operational for existing residents



PHASE 4

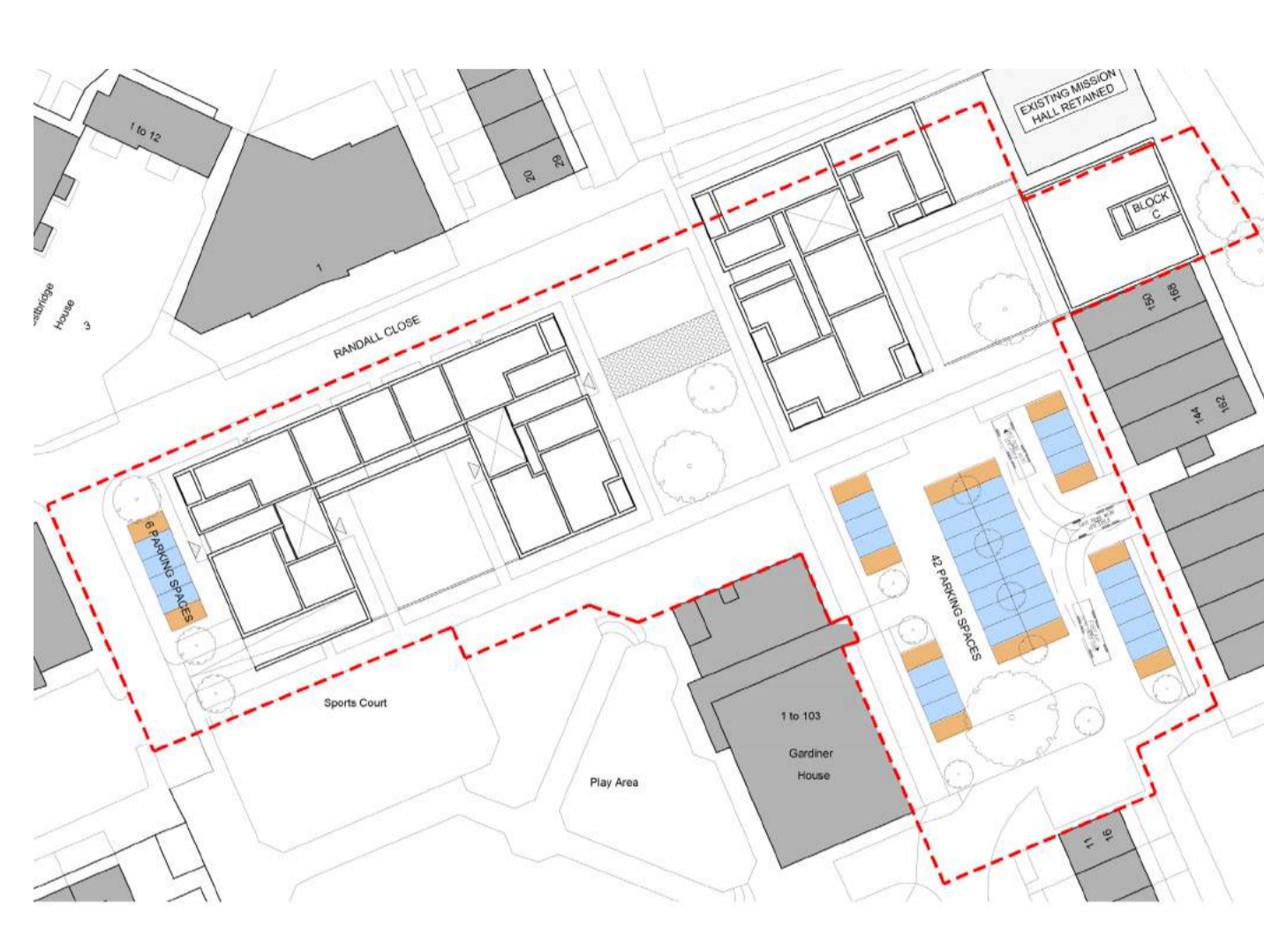
- 1 Blocks B and C Complete
- 2 Final landscaping works completed

Parking

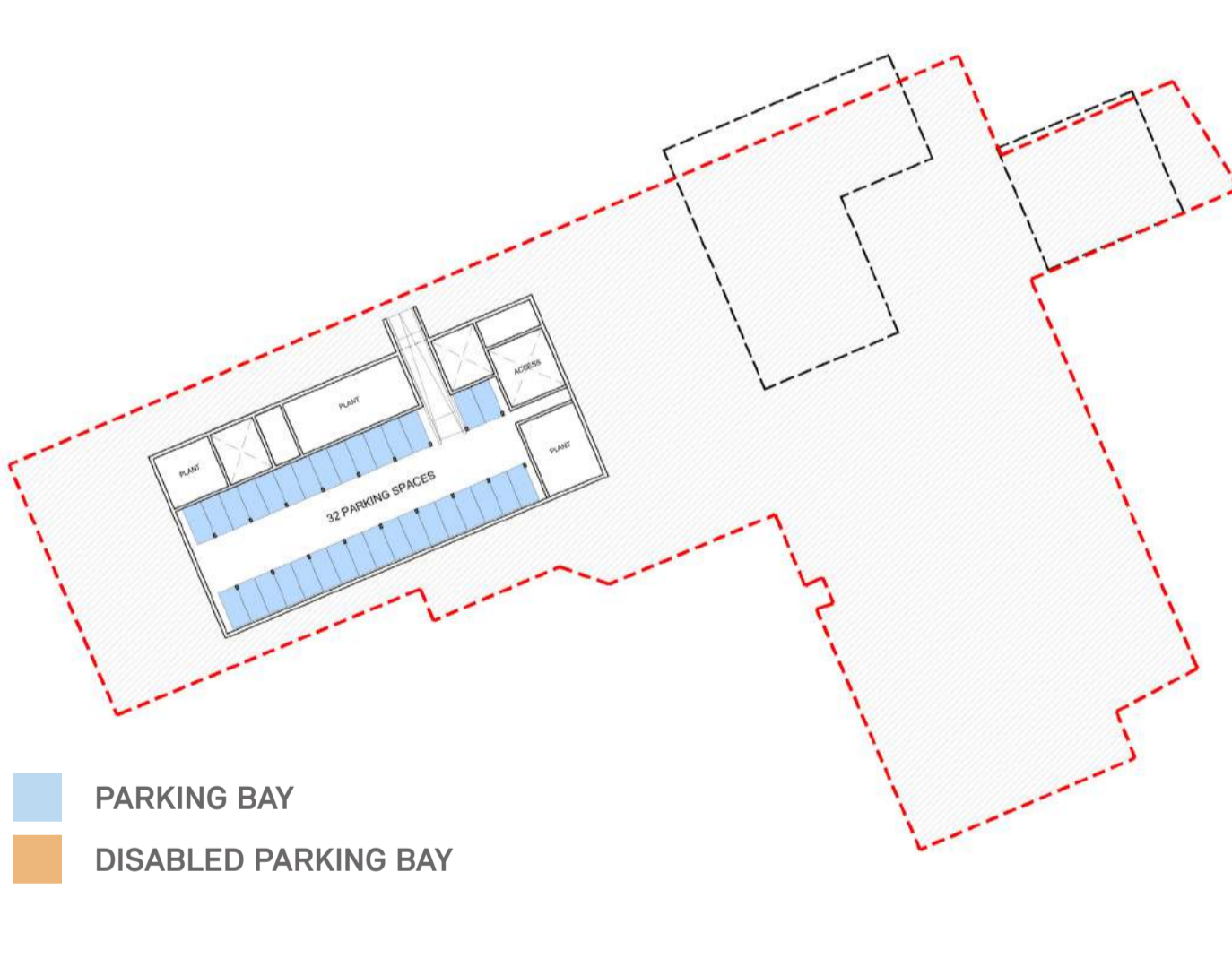


OPTION 1 - FULL BASEMENT CAR PARK

- Re-provide 70 existing parking spaces in basement car park beneath new building
- Secure gate providing restricted access at start of entrance ramp
- Dedicated stair and lift providing access for residents
- Parking spaces for existing residents of Surrey Lane Estate only



- Additional 48 surface parking spaces
- Enhanced car parking area east of Gardiner House replacing existing parking spaces (currently circa 25 spaces) and providing additional wheelchair spaces for the new development
- Mature Tree in existing car park retained



OPTION 2 - SEMI BASEMENT CAR PARK

- Re-provide 32 parking spaces in semi - basement car park beneath new building
- Other parking spaces provided at surface
- Secure gate providing restricted access at start of entrance ramp
- Dedicated stair and lift providing access for residents
- Parking spaces for existing residents of Surrey Lane Estate only



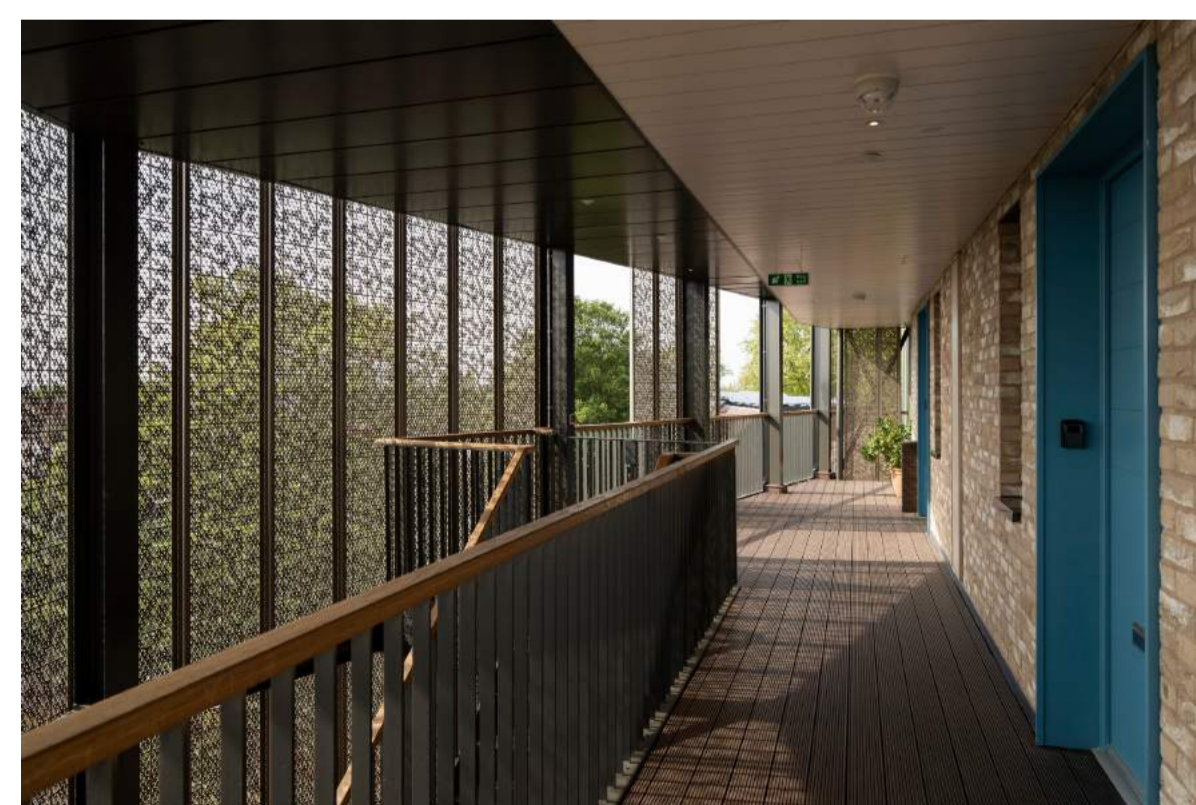
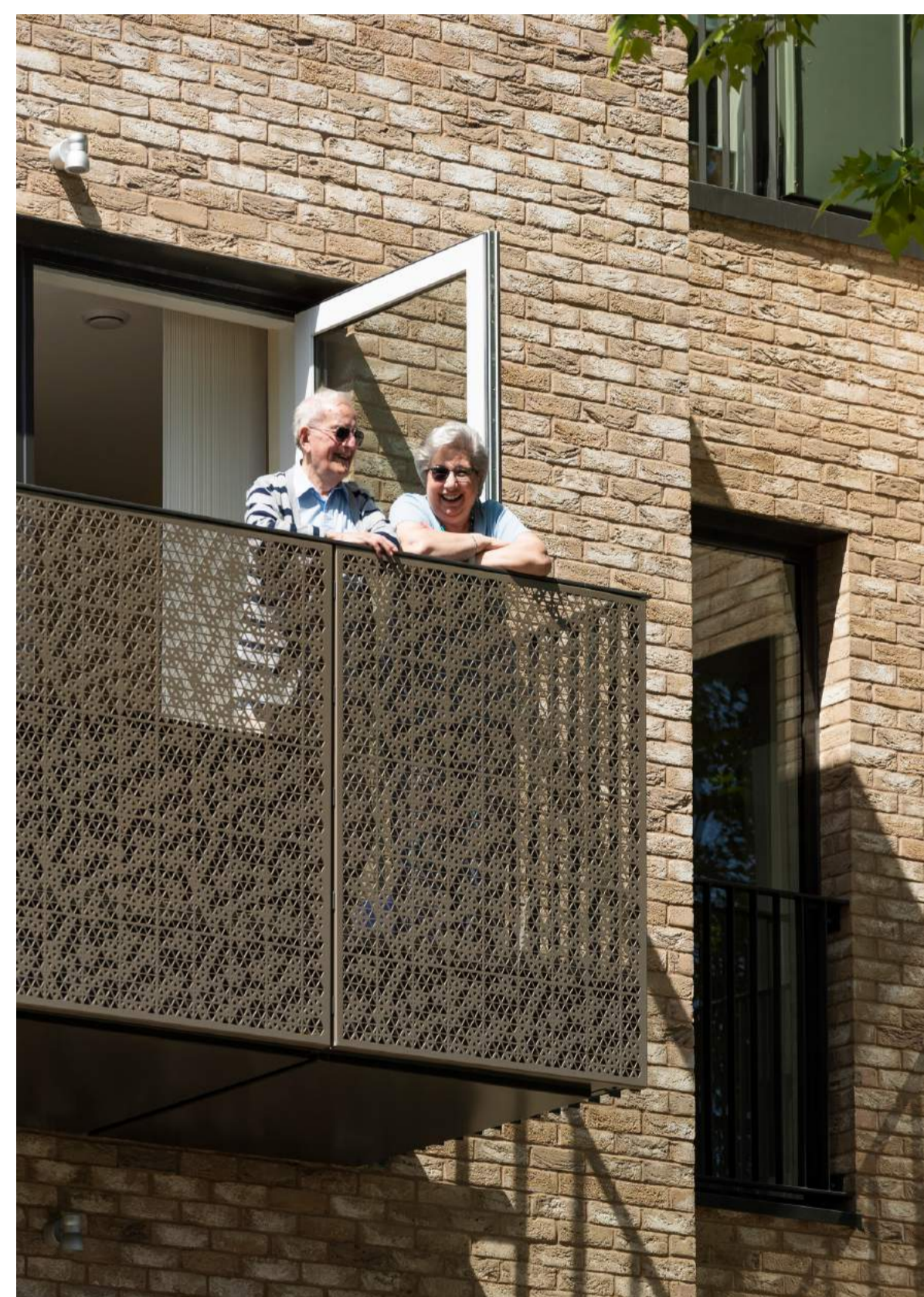
- Additional 61 surface parking spaces
- Enhanced car parking area east of Gardiner House replacing existing parking spaces (currently circa 25 spaces) and providing additional wheelchair spaces for the new development
- Mature Tree in existing car park retained

Designing New Homes

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
- Private balconies (large enough to use easily)
- Views out onto green spaces - dual aspect where possible
- Well insulated homes for thermal comfort and privacy
- Spacious modern bathrooms
- Tall floor to ceiling heights
- Convenient bin storage, carefully designed and considered
- Convenient bike storage



Thank you for coming along!

Thank you for taking the time to visit our first 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 developing designs for planning next summer (2019).

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 by the 22nd of February so that this can inform the next stage of our work.

This is the start of the process.
We look forward to seeing you at the next event!



Get in touch:

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

 email: developmentteam@wandsworth.gov.uk

 tel: 020 8871 8248