

Randall Close Redevelopment - Update from the Wandsworth Development Team

Randall Close Newsletter
March 2020

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This leaflet provides an update on how the proposals for the redevelopment of the site comprising the Randall Close Day Centre and adjacent Surrey Lane Estate car park have progressed since the last resident consultation event in April 2019. Since then, the designs have been developed and a detailed planning application has just been submitted to Wandsworth Borough Council Planning Department.

This is part of the Council's ambitious "Housing for all" home building programme which is committed to delivering 1,000 new homes that will be prioritised for Wandsworth residents and workers. We want to maximise the number of low cost affordable homes built and this will include London Affordable Rent and part buy homes. Additionally, market housing developed will be prioritised for sale to Wandsworth people who want to own and occupy. Any receipts achieved from the sale of market housing will be invested back into the programme to provide more low cost affordable homes.

The redevelopment area includes the former Randall Close Day Centre that was occupied by Leonard Cheshire day services, who have relocated to a brand new facility at another site in the borough, as well as the adjacent Surrey Lane estate car park.

The proposed development will provide 106 new homes, of which 27 are family sized social rent, 22 are shared ownership and the remaining 57 are private sale. Significant improvements to the public realm and accessibility across the estate are proposed as part of the development.

As part of plans for the site, a comprehensive parking strategy has been developed that will ensure no parking is lost and will improve arrangements going forward. The plans will also improve lighting, pathways and connections on the estate.

The new development will have

- 106 new homes including 27 for social rent and 22 shared ownership
- new public square and communal spaces with improved accessibility across the site
- improved play facilities
- replacement car parking for existing residents, plus wheelchair parking bays for additional homes within the application site and elsewhere in the estate

The Proposed Development





What you said

Meetings with residents have allowed your views to shape and improve the development proposals.

December '18

1st Consultation with residents

January '19

2nd Consultation with residents

April '19

3rd Consultation with residents

July '19

Meeting with residents of Wingram Court

Aug '19 to Feb '20

Design development and preparation for planning application

Having heard the views of the community at consultation events at the Randall Close Day Centre between December 2018 and April 2019, we have responded to your feedback and preferences for the design in the following ways...



Retaining and improving the games area and play facilities



Providing better green spaces and retaining mature trees wherever possible. Net gain of 8 new trees as part of the development.



Low and mid rise building heights



Improved accessibility and lighting across the site



Providing affordable housing



No net loss of parking and a new, improved parking strategy

What happens next?



Following the submission of the planning application for the Randall Close development the Local Planning Authority is required to carry out statutory consultation. Residents will receive a letter which provides details of where you can view the planning application documents and how to make comments on the proposed development directly to the Planning Service.

Subject to planning, it is anticipated that construction of the new homes on site will begin in 2021.

You can contact Wandsworth Borough Council for more information about the redevelopment using the contact details below.



Contact Wandsworth Council

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