

ASHBURTON, WESTLEIGH AVENUE

Online Consultation Event October 2020

WELCOME TO OUR ONLINE CONSULTATION

Wandsworth Council has committed to delivering **1,000 new homes** on its land over the next **5-7 years**, across the borough. Homes will be built and prioritised for Wandsworth residents to own and rent.

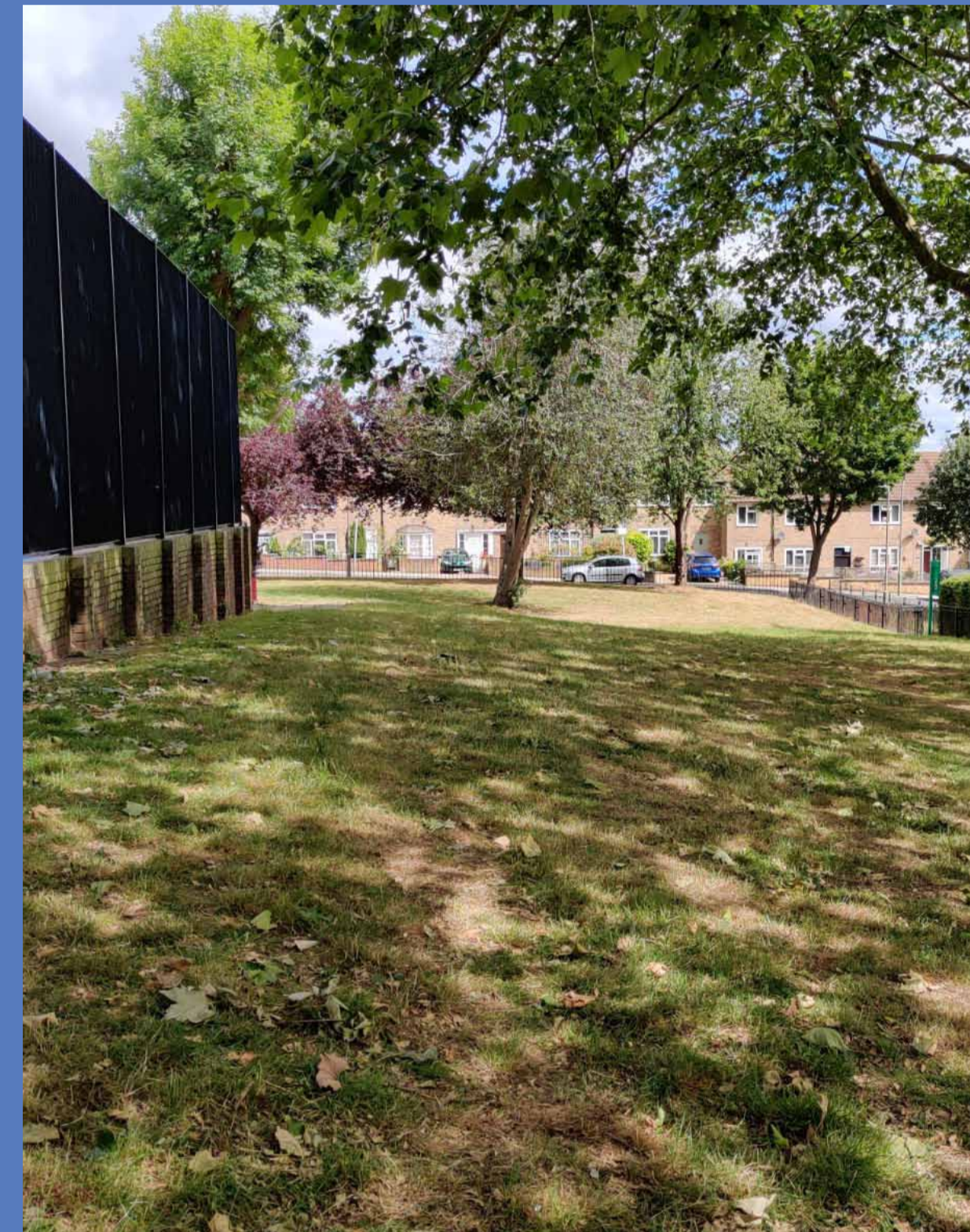
Wandsworth Council has commissioned a design team to consult with you and assess the feasibility for the re-provision of the Ashburton Youth Legal & Resource Centre and redevelopment of the site on Westleigh Avenue.



View from the site to Westleigh Avenue



Sports pitch on site



Gardens on site



Street view of the existing building



Front garden of the existing building

What is the purpose of this consultation?

The purpose of these boards are to inform you of and gain your feedback on the development of this site. As residents you know the area better than anyone. The designs are still in development, your views will inform the design process.

Once proposals have been prepared we will consult with you again on the plans. Please see the next few information boards for an outline timetable for the consultation and design process.

THE TEAM

London Borough of Wandsworth Council

Ikon - Project Manager

LSH - Planning Consultants

ColladoCollinsArchitects - Architects

Camlins - Landscape Designers

Cast - Cost Consultants

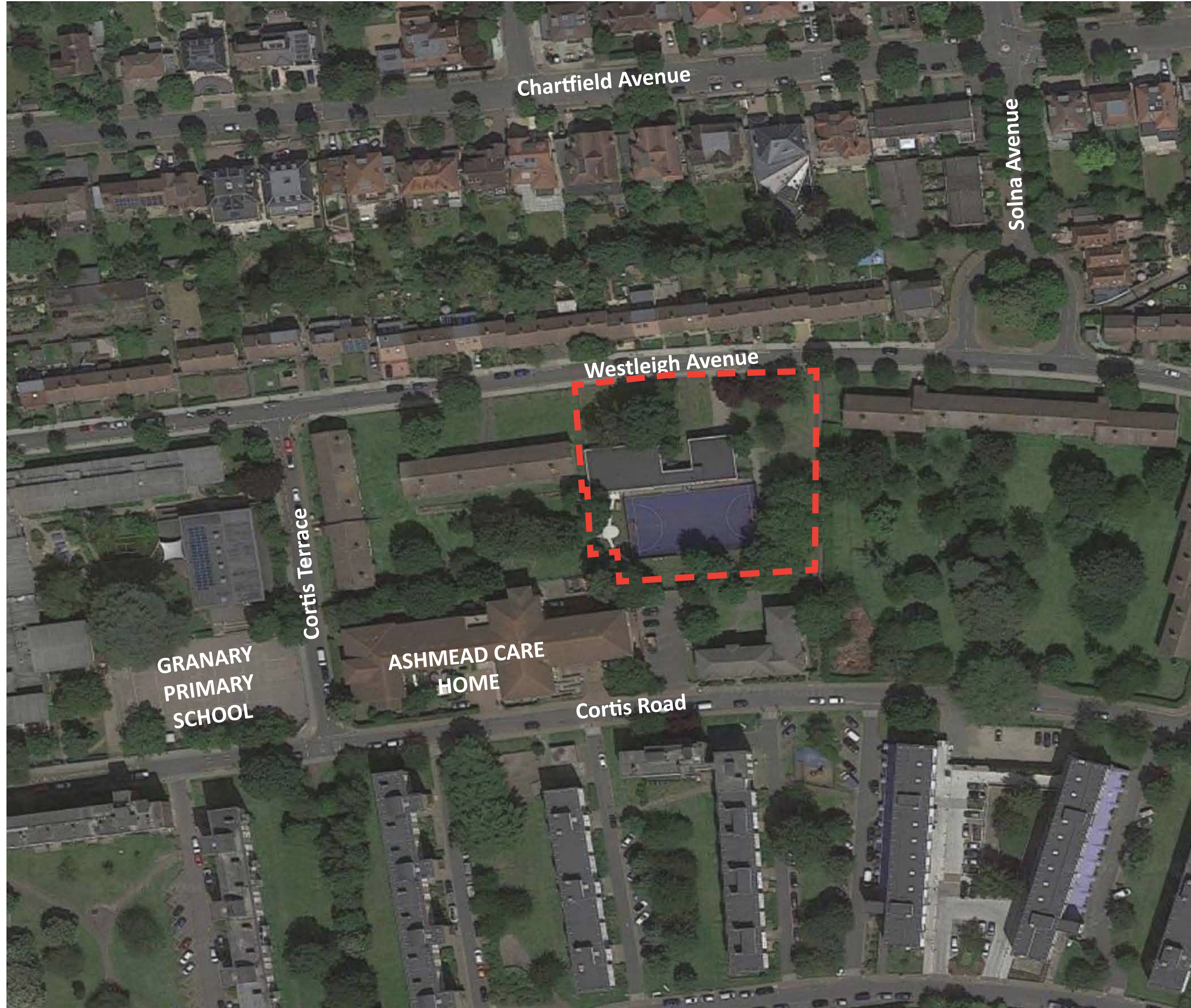
FLOH Consulting - Building Services

MNP - Structural Engineer

Kanda - Community & Stakeholder Engagement

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The Council is bringing forward proposals for the redevelopment of the Ashburton Youth Centre site on Westleigh Avenue. The proposals will deliver:

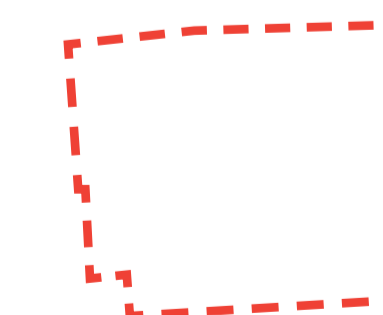
- Much-needed new homes
- A new youth centre
- New landscaping

Housing for all

Under its “Housing for All programme”, the Council has committed to building 1,000 new homes for sale and rent on land it owns across the Borough, all of which will cater to local housing need and demands. This will:

- Deliver on more than 100 Council-owned sites
- Prioritise housing for local residents and workers
- Maximise housing options for people on low and middle incomes

The Youth Centre site on Westleigh Avenue (operated by Regenerate) has been identified as a potential development site. The centre provides activities and employment to a number of young people between 11 and 30 years old. The centre and sports pitch will be re-provided within the new development.



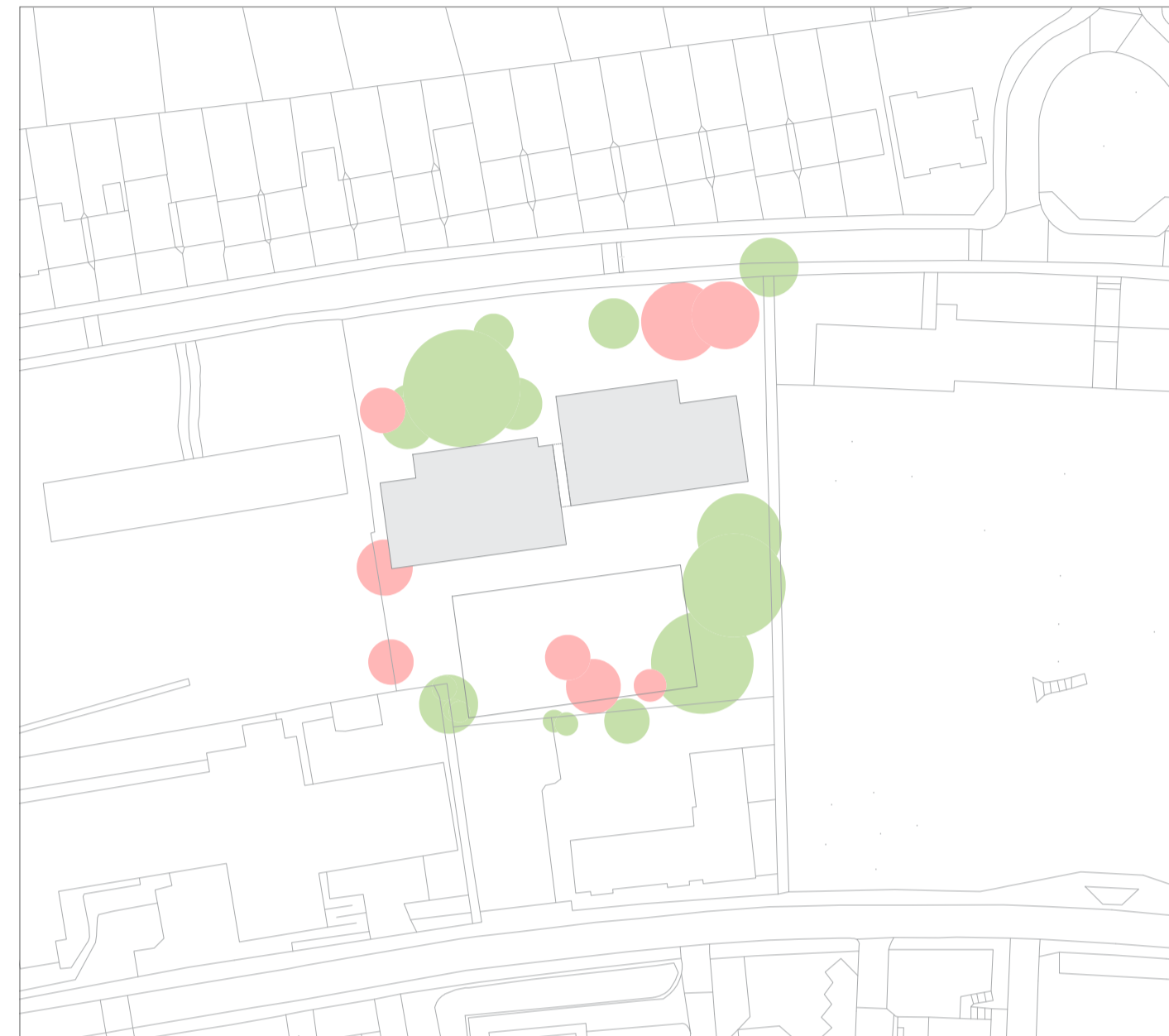
Site boundary



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SITE CONDITIONS

EXISTING TREES

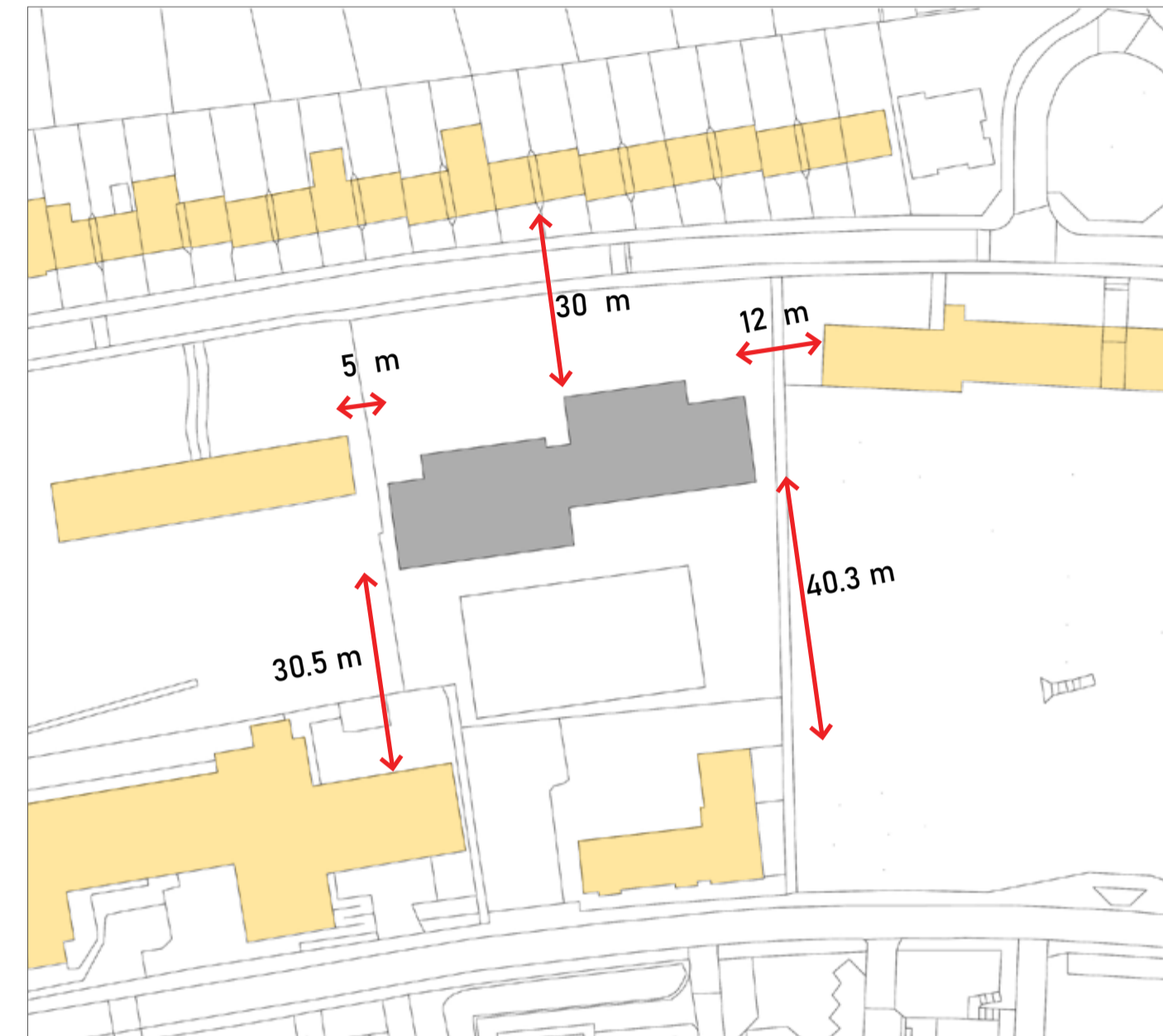


-  Trees to be kept
-  Removed Trees

The diagram shows in green the existing trees on site to be kept. A few trees need to be cut down to allow the construction of the new building.

These trees will be re-provided within the site so the green character of the area is preserved.

DISTANCE TO NEIGHBOURING HOMES



In order to ensure privacy, a minimum of 30 metres distance is kept between any existing windows and the proposed building. This is the case of the terraced houses across Westleigh Avenue and the buildings located to the rear of the site.

A minimum of 5 metres is kept between the building and blank walls.

HEIGHT OF EXISTING BUILDINGS

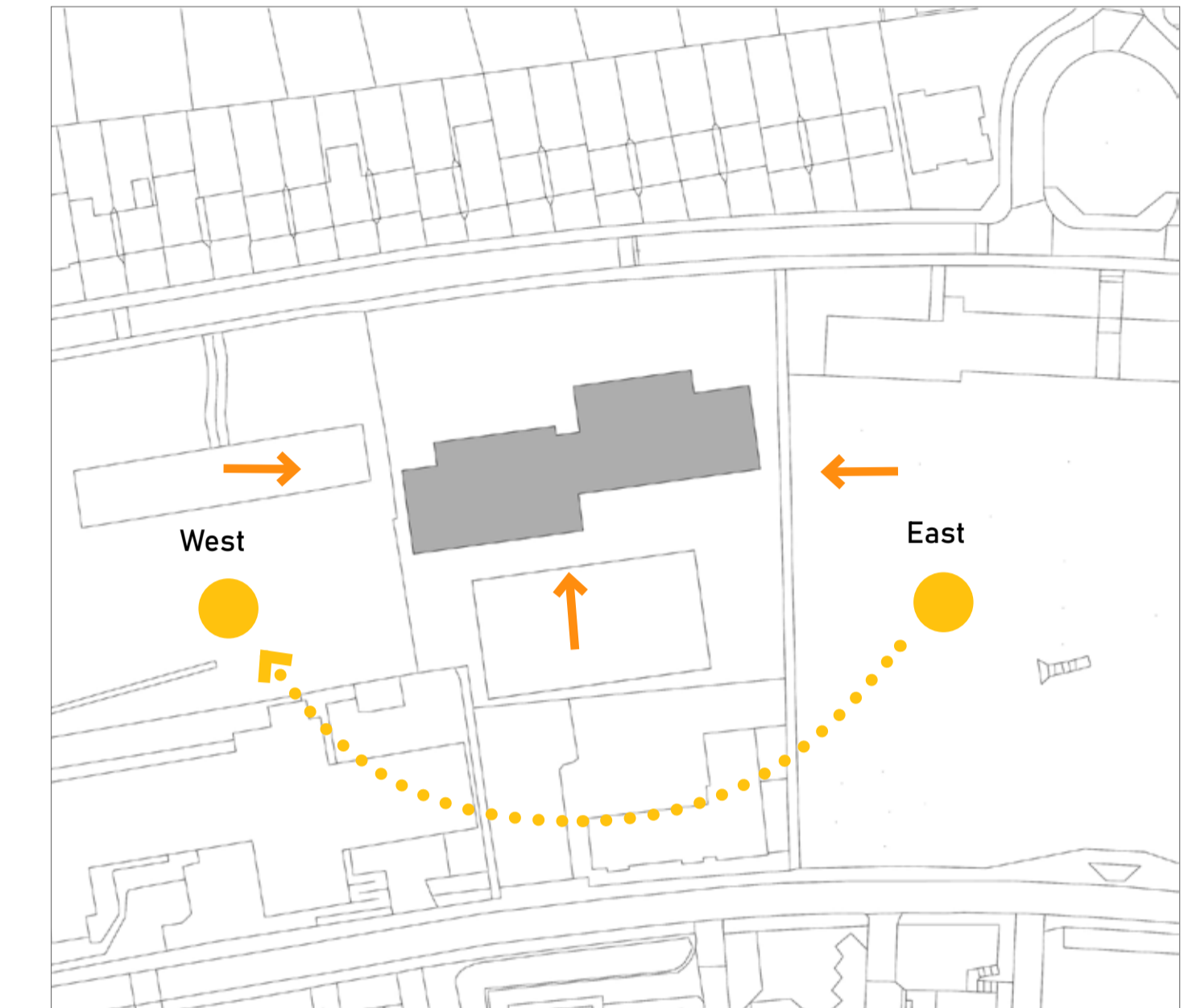


-  2 storeys
-  3 storeys
-  4 storeys

The diagram shows the heights of the surrounding existing buildings:

- 2-storey pitched roof terraced houses across Westleigh Avenue;
- 2-storey residential buildings towards the east and west boundary;
- 3-storey residential building and 3 to 4 storeys care home towards the rear of the site.

SUNLIGHT



The site is exposed to sunlight with very little overshadowing from the south, east and west.

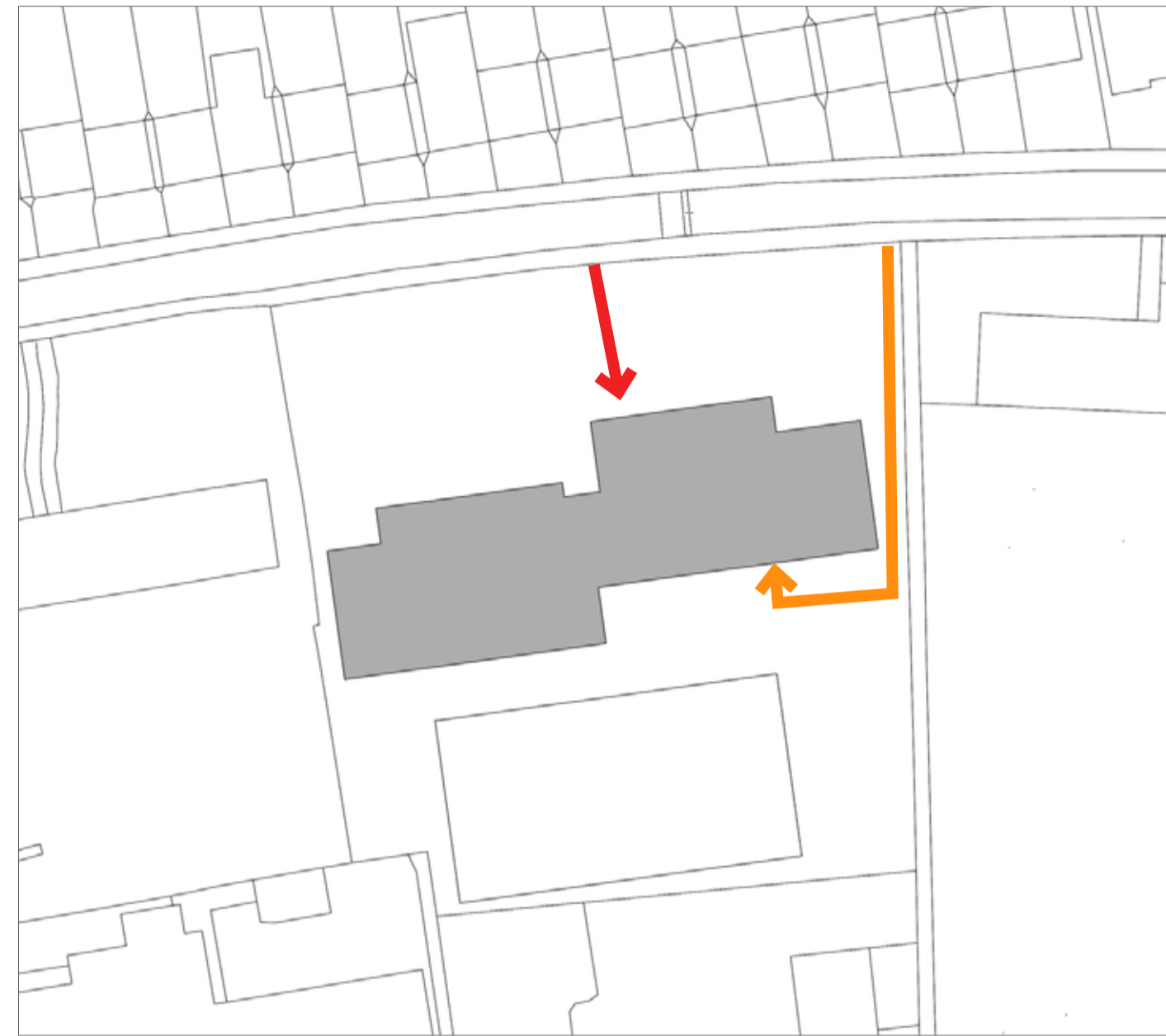
the proposed building is designed to reduce the impact of overshadowing towards the existing properties.

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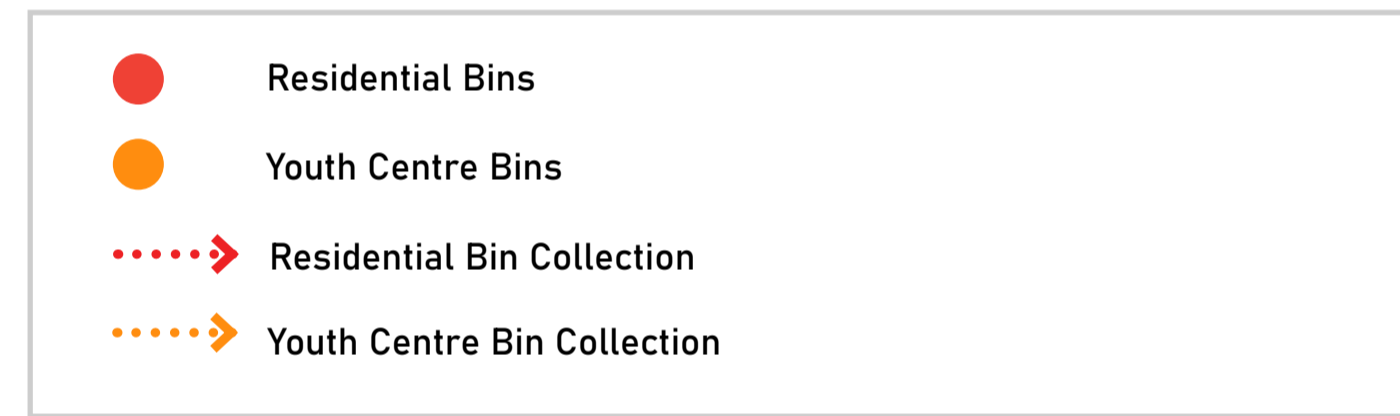
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WE ARE LOOKING TO SEPARATE THE ACCESS, PARKING AND SERVICES FOR THE YOUTH CLUB AND NEW HOMES

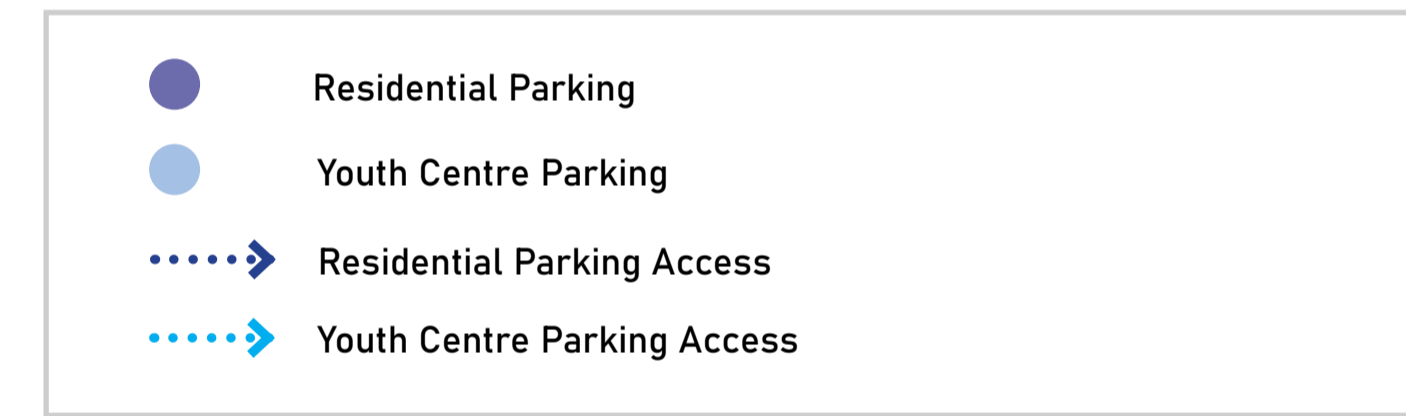
ACCESS



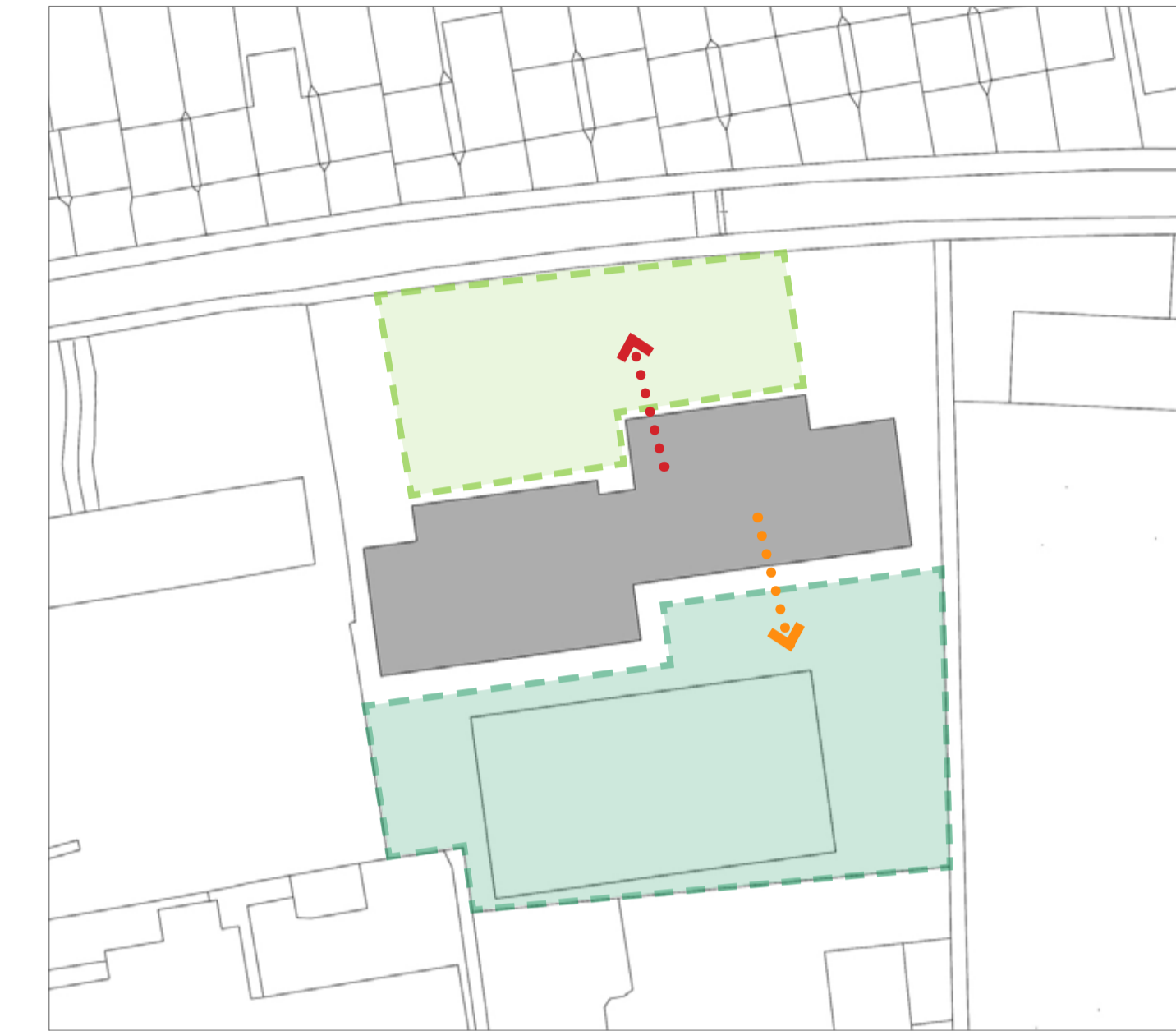
BINS & STORAGE



PARKING



OUTDOOR SPACE



A clear separation between entrances is proposed:

- The entrance to the residential building faces Westleigh Avenue;
- The entrance to the Youth Centre is located at the rear of the building

Services including bin storage and collection are clearly identified and separate.

This is to ensure that both uses operate separately.

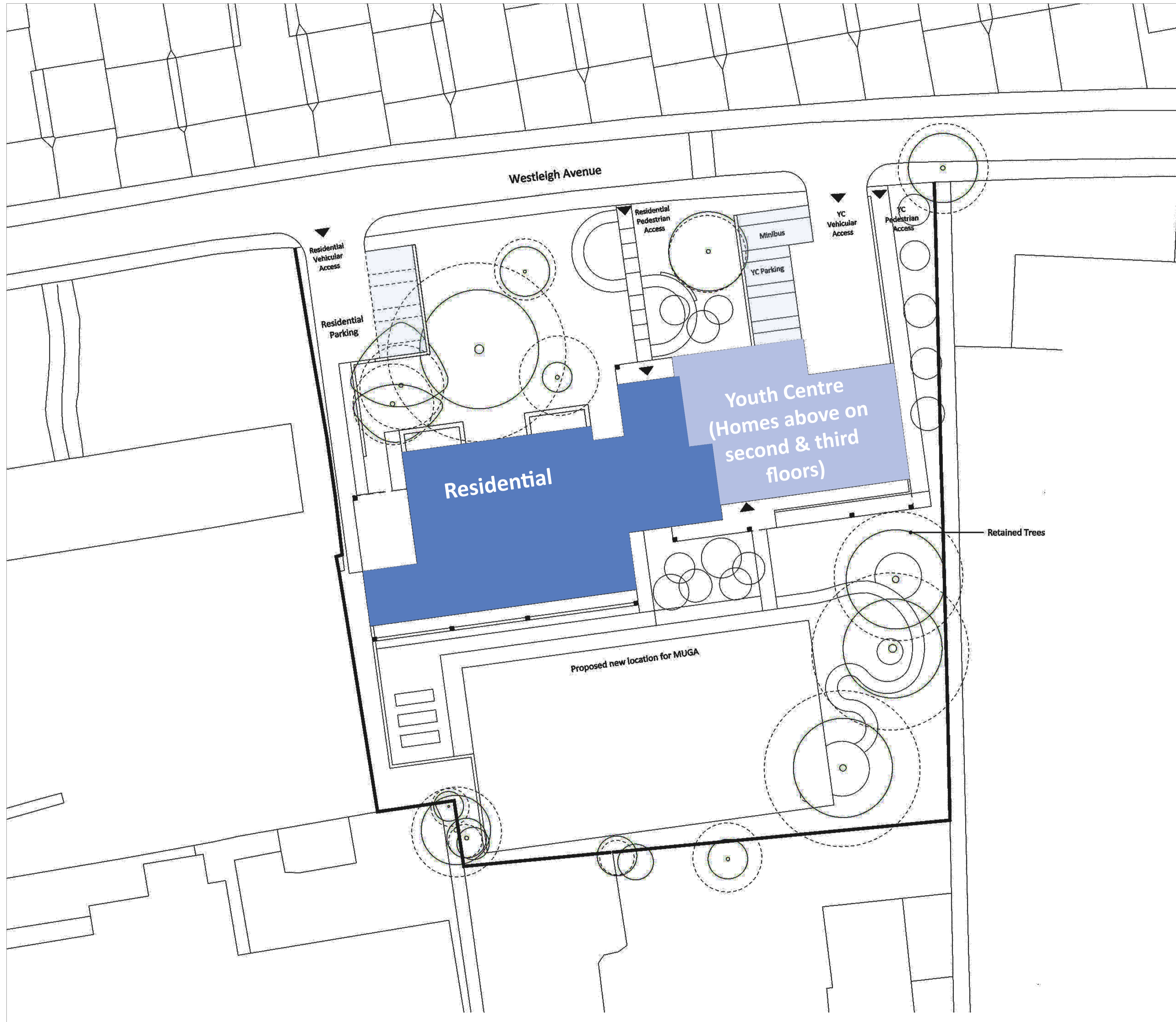
We are providing separate car parking for both residents and the Youth Centre.

The public/outdoor space for the Youth Centre, including the sports pitch, is located to the rear of the site. Communal residential amenity is located at the front.

The sports pitch will be also available for use by people in the area

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New homes

We are proposing to provide 24 new homes over three to four storeys, which is in keeping with the surrounding buildings. We are proposing that 33% of the new homes will be for Shared Ownership, with the remainder for market sale.

The new homes will include a mix of one, two and three-bedroom properties.

New youth centre

We are working closely with Regenerate, the operators of the existing 'Youth Legal & Resource Centre' to ensure that the reprovided space is suitable for their needs. We will continue to work with them throughout the development and plan to hold workshops with users of the space to identify key needs and priorities.

Parking

Three residential parking spaces will be provided on-site, which is in line with Wandsworth and emerging London-wide policy. The development will promote sustainable transport options such as walking and cycling.

Additional parking spaces will be provided for the Youth Centre, we are working with them to understand their requirements.

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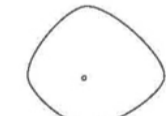
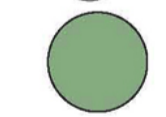





Improved landscaping

The proposed landscaping approach has carefully considered and responded to the surrounding area and will allow us:

- To retain key trees;
- Retain and relocate the sports pitch;
- Strengthen the site boundary;
- Increase the amount of communal growing space on-site.

KEY

-  Existing Trees Retained
-  New Tree Planting
-  Shrub Planting
-  Wildflower Meadow
-  Lawn

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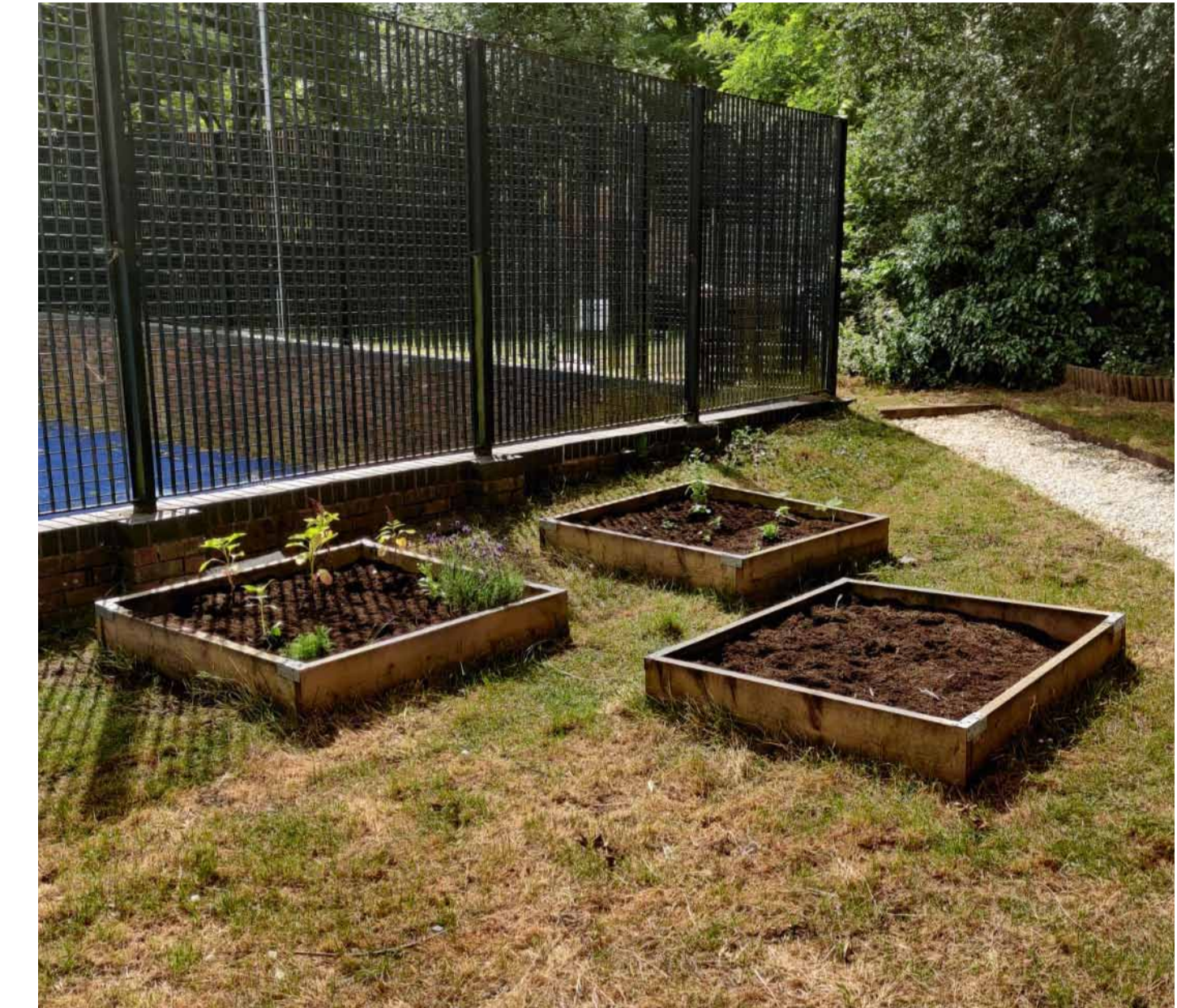
EXISTING SPORTS PITCH



EXISTING BOUNDARY / FENCING



EXISTING GROWING SPACE



FUTURE VISION

GARDEN PLAY AREA



GARDEN SEATING AREAS



STRENGTHENED BOUNDARY / FENCING



INCREASED GROWING SPACE



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TIMELINE...



The current site

Thank you for reading this
Thank you for taking the time to take part of our first consultation event

We hope you have found it informative and useful.

Give us your views...

Wandsworth Council want local people to benefit from the proposed development so please tell us what you think.

You can provide feedback by:

1. *Talking to the team on agreed date*
2. *Completing a questionnaire and leaving it with us.*
3. *E-mailing your comments to the details below.*

We look forward to seeing you at the next event!

Get in touch:

To return feedback forms or for any enquiries please contact the team at:

e-mail: developmentteam@wandsworth.gov.uk

tel: 020 8871 6050