

HAVE YOUR SAY

ASHBURTON YOUTH CENTRE

The Council is bringing forward proposals for the redevelopment and reprovision of the Ashburton Youth Centre site on Westleigh Avenue.

This introductory consultation newsletter contains information on the proposals.



DEAR RESIDENT,

The redevelopment and reprovision of Ashburton Youth Centre will provide:

Much-needed new homes

A new youth centre

New landscaping

Once you have read through the information, please do let us know your thoughts by filling in and returning the Freepost form overleaf. If you've any further questions or comments at this stage, please don't hesitate to get in touch with the team on the details below:

T: 020 8871 6050

E: developmentteam@wandsworth.gov.uk

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 throughout the Borough

Prioritise housing for local residents and workers

Maximise housing options for people on low and middle incomes

These new homes are for people with different budgets and needs, with priority given to local people who live or work in the Borough. Our aim is to maximise delivery of new homes for people on average or below-average incomes, available to either rent or buy.

The Youth Centre site on Westleigh Avenue (operated by Regenerate) has been identified as a potential development site and the Council has appointed a design team led by Collado Collins Architects to look at options for its redevelopment, including providing a brand new youth centre for Regenerate.



Ashburton Youth Centre today

NEW HOMES

We are proposing to provide **24** new homes over three to four storeys, which is in keeping with the surrounding buildings. The new community facility will be part-funded by receipts from homes for sale and we are proposing that **33%** will be affordable starter homes / low cost homeownership. The site forms part of the wider 'Building for All' programme, maximising the development potential while achieving financial viability and allowing for the delivery of higher proportions of affordable housing on other sites in the Borough.

The new homes will include a mix of one, two and three-bedroom properties. The development will be fully tenure-blind, and all homes will comply fully with policy requirements in terms of design quality and amenity space for residents. Three residential parking spaces will be provided on-site, which is in line with Wandsworth and emerging London-wide policy. Parking spaces will be prioritised for disabled residents. The development will promote sustainable transport options such as walking and cycling.

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.

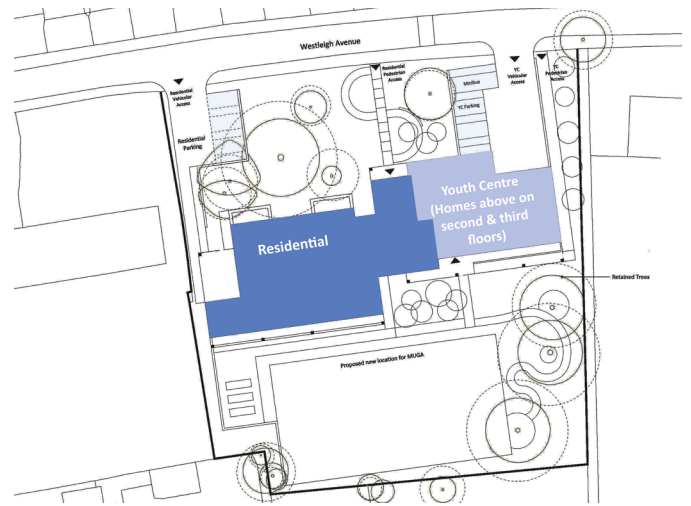
The new youth centre will be energy-efficient and sustainable, located within a building that is designed to be fit for the future.

IMPROVED LANDSCAPING



Proposed Ashburton Youth Centre Landscaping

The proposed landscaping approach has carefully considered and responded to the site context and will



Proposals for Ashburton Youth Centre

allow us to retain key trees; retain and relocate the sports pitch; strengthen the site boundary; and increase the amount of communal growing space on-site.

All Category A trees on the site will be retained and **20 semi-mature new trees** will be planted, strengthening the boundary along Westleigh Avenue and creating a more attractive setting for the new residential entrance. This means that there will be a net increase in the number of trees, with 8 more in the proposed development than there are currently.

HOW TO PROVIDE FEEDBACK

There is a feedback form attached to this newsletter which you can fill in and send back via the Freepost address on the back of this newsletter.

You can also talk to the team; we will be holding an online event on **Thursday 22nd October at 6:30pm** to take you through the proposals and allow you to ask the team questions about the proposal, process and timeline.

If you would like to attend, please sign up on the link below (best accessed via Google Chrome):

<https://app.livestorm.co/kanda-consulting/ashburton-youth-centre-residents-meeting>

If you have any other questions please contact the team below:

T: 020 8871 6050

E: developmentteam@wandsworth.gov.uk

If you are unable to attend and would like more information, please visit the website:

www.wandsworth.gov.uk/housing/council-led-development/where-we-are-building-homes/

NEXT STEPS

We will review the feedback we receive from you and will come back with our responses later in the Autumn.

FEEDBACK FORM

Please return your comments by Friday 30th October

1. I agree with the outline proposals to make better use of the site, including providing a new youth centre.

Generally agree Somewhat agree Don't know Somewhat disagree Generally disagree

2. I would welcome the provision of new homes on the site, as part of LB Wandsworth's 'Housing for All' programme to deliver more affordable housing in the Borough.

Generally agree Somewhat agree Don't know Somewhat disagree Generally disagree

3. I agree that a new youth centre on the site would benefit both existing users and the wider community.

Generally agree Somewhat agree Don't know Somewhat disagree Generally disagree

4. The proposals for new and improved landscaping across the site will benefit residents, users and the wider community.

Generally agree Somewhat agree Don't know Somewhat disagree Generally disagree

5. I agree with the proposals to plant additional trees on the site, to strengthen the boundary and make the residential entrance more attractive.

Generally agree Somewhat agree Don't know Somewhat disagree Generally disagree

6. I would welcome the reprovision of the sports pitch.

Generally agree Somewhat agree Don't know Somewhat disagree Generally disagree

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7. What type of landscaping would you like to see?

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8. Do you have any further comments?

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9. How would you like to hear about the next stage?

Newsletter Email Other (please state)

Name:

Postcode:

Email:

Under the Data Protection Act 2018 and the General Data Protection Regulation: All information you give us will be treated confidentially, only used in connection with the project, never shared with any third party and will be deleted when the project is completed.

TEAR HERE



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