

The photographs are from the previous consultation process for Jmarchitects at Tyneham Close, held at the Battersea Scout Centre and in the communal gardens of Tyneham



# Tyneham Close: What Do You Think?

## Our plan for Tyneham Close

The two areas we're looking at are currently under-used land which currently offers very low-quality amenity space and is of little benefit to existing residents. We feel that there are several opportunities arising out of this proposal.

- The site could deliver much-needed Council rent homes for Wandsworth residents;
- There is a fantastic opportunity to make improvements to the public realm, communal garden spaces and access to existing estate area;
- The proposal has the opportunity to provide fully purpose-built wheelchair accessible homes.

# The Homes for Wandsworth Programme

There is an urgent need for new homes in the Borough with, at present, over 12,000 people on the Council's housing waiting list, 3,000 people are currently in temporary accommodation.

Wandsworth Council approved a development programme in 2017, with the aim to build 1,000 new homes across the Borough on sites within the Council's ownership.

Following the 2022 elections, Wandsworth Council has been taking action to tackle the housing crisis Wandsworth faces. One of these actions, the Homes for Wandsworth programme will deliver 1000 Council homes for local people – over 500 more than previously planned under the last administration.

The site at Tyneham Close was chosen after a comprehensive site assessment process, managed by Wandsworth Council, which has taken place over the last six years.

**?** Will Tyneham Close Estate residents be able to move into the new homes?

Any new homes will be allocated in line with the Council's Housing Allocations Scheme. A local lettings plan will be put in place which will take into account the Council's wider policies on housing as well as local demands and pressures, including from existing Council tenants who may wish to downsize, or those whose homes are overcrowded.



# Tyneham Close

## Site Analysis



The two sites A & B known as 'Tyneham Close', bordered by Ashley Crescent and Shirley Grove are under-used existing sites, in a predominantly residential area.

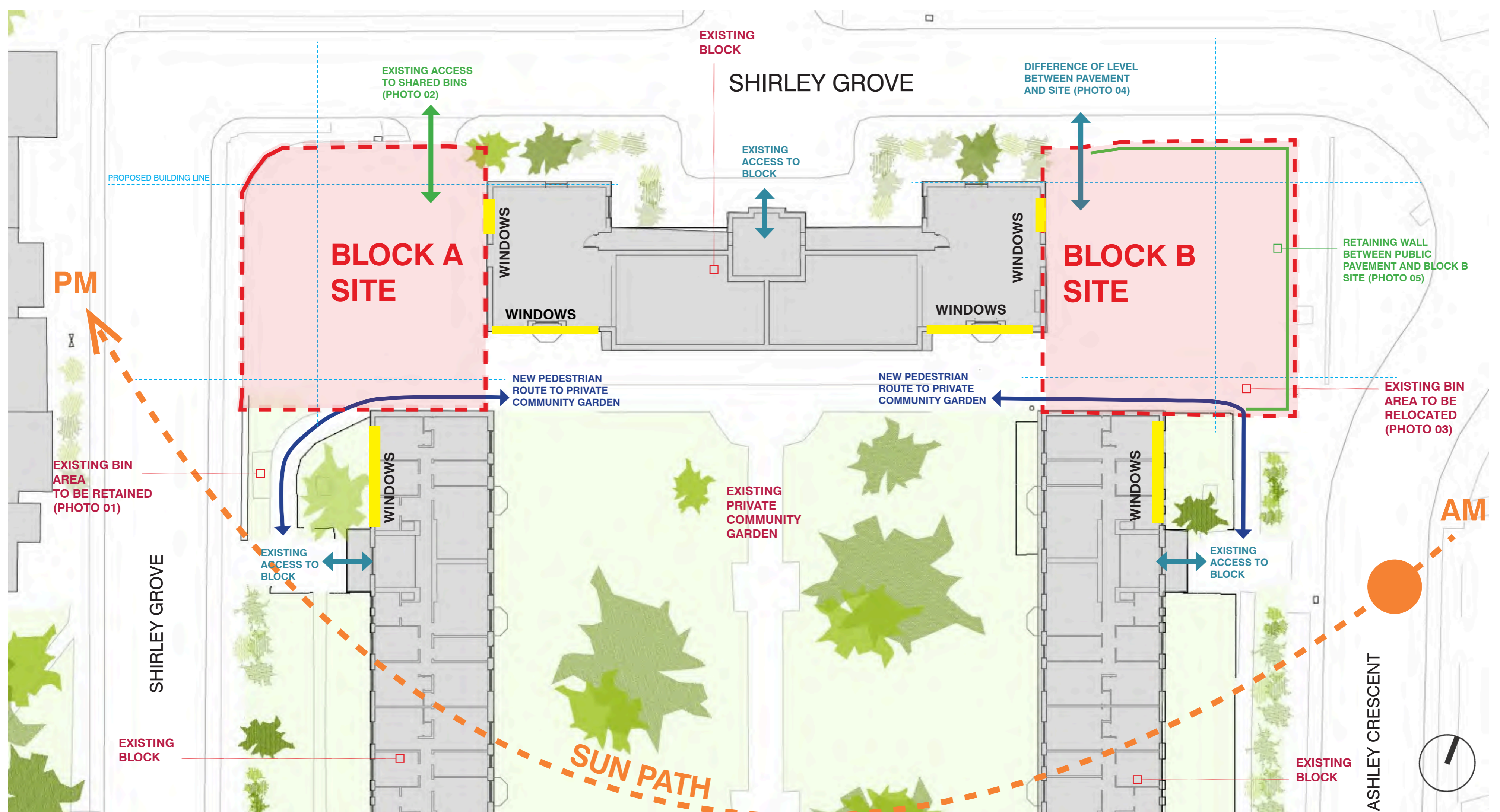
The sites measure approximately 350m<sup>2</sup> and 300m<sup>2</sup> respectively. The sites are currently used for corner access points to the central green space, locations for refuse collection, having originally been a mixture of hard surfaces and a former ball court.

"The Council" considers that redevelopment of these areas provides an opportunity to both develop new homes and improve on existing arrangements and uses, for example, through improved refuse strategy and new access points to the courtyard garden.



### Design strategy and options

- South facing garden and communal space adjacent to the site - beneficial for residents.
- The proposed balconies will be east, west and north facing.
- It is possible to provide 14 new homes meeting current space standards.
- All homes would be double aspect.
- The design facilitates street trees to enhance the setting.
- Air source heat pumps are proposed for heating, in order to provide more energy efficient and sustainable homes.
- The aspect is perfect for maximising light to the new homes.



# Tyneham Close Proposal



We are proposing to create two new five-storey buildings at the northern corners of Tyneham Close.

These buildings would accommodate 7 x One Bed flats and 7 x Two Bed flats for a total of 14 new homes with 34 habitable rooms.



	1Bed / 2People	2Beds / 3People
GROUND FLOOR	-	2 Duplex (Low floor)
FIRST FLOOR	1	3 Duplex (Upper floor)
SECOND FLOOR	3	1
THIRD FLOOR	3	1
FOURTH FLOOR	-	2
<b>SUBTOTAL</b>	<b>7</b>	<b>7</b>
<b>TOTAL</b>	<b>14 New homes</b>	

# Tyneham Close

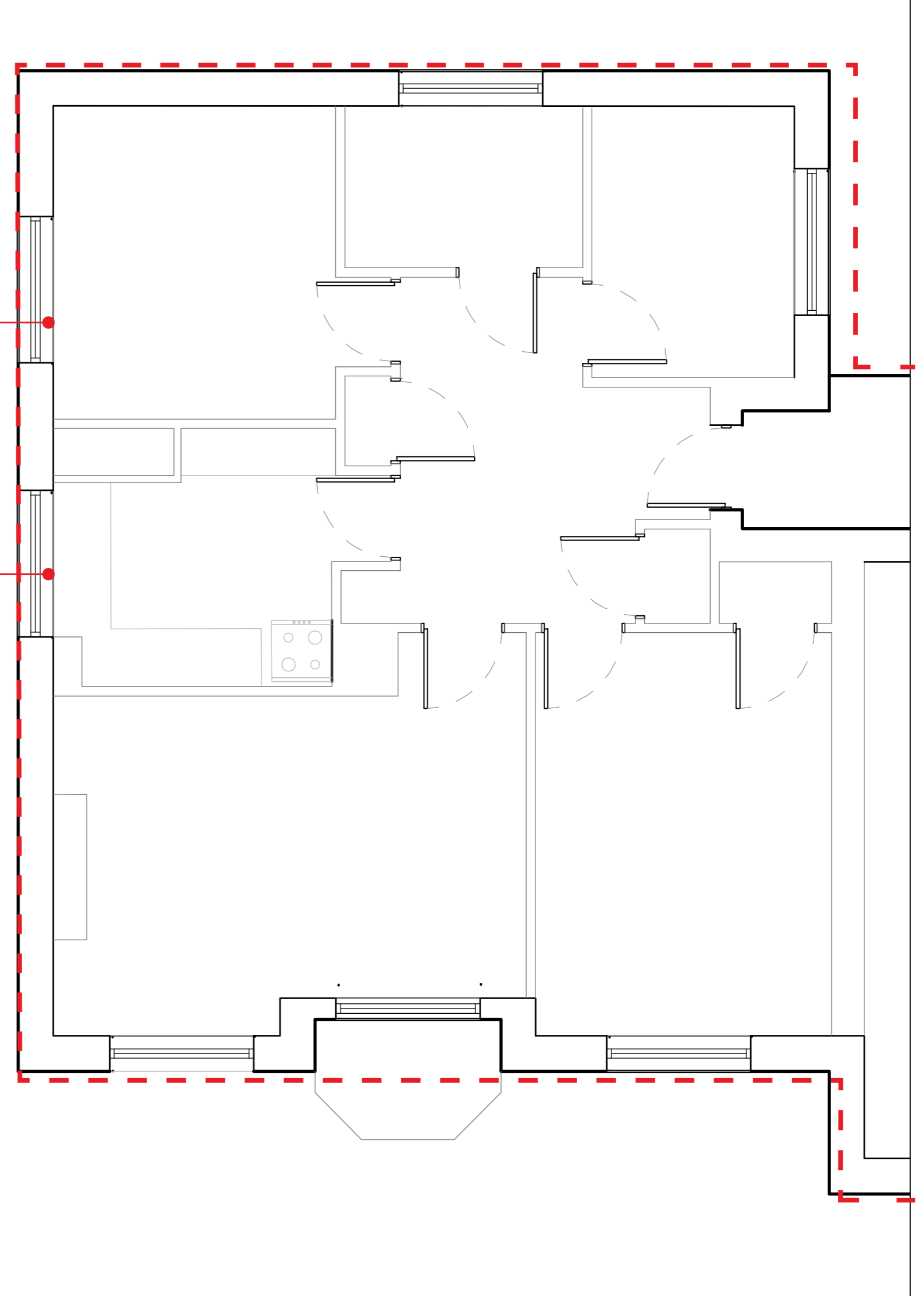
## Proposed Infill Blocks

### TYPICAL EXISTING LHS BLOCK (1st Floor)

--- EXISTING BLOCK BOUNDARY

Bedroom window looking east

Kitchen window looking east



### TYPICAL PROPOSED UPPER FLOOR

--- EXISTING BLOCK BOUNDARY

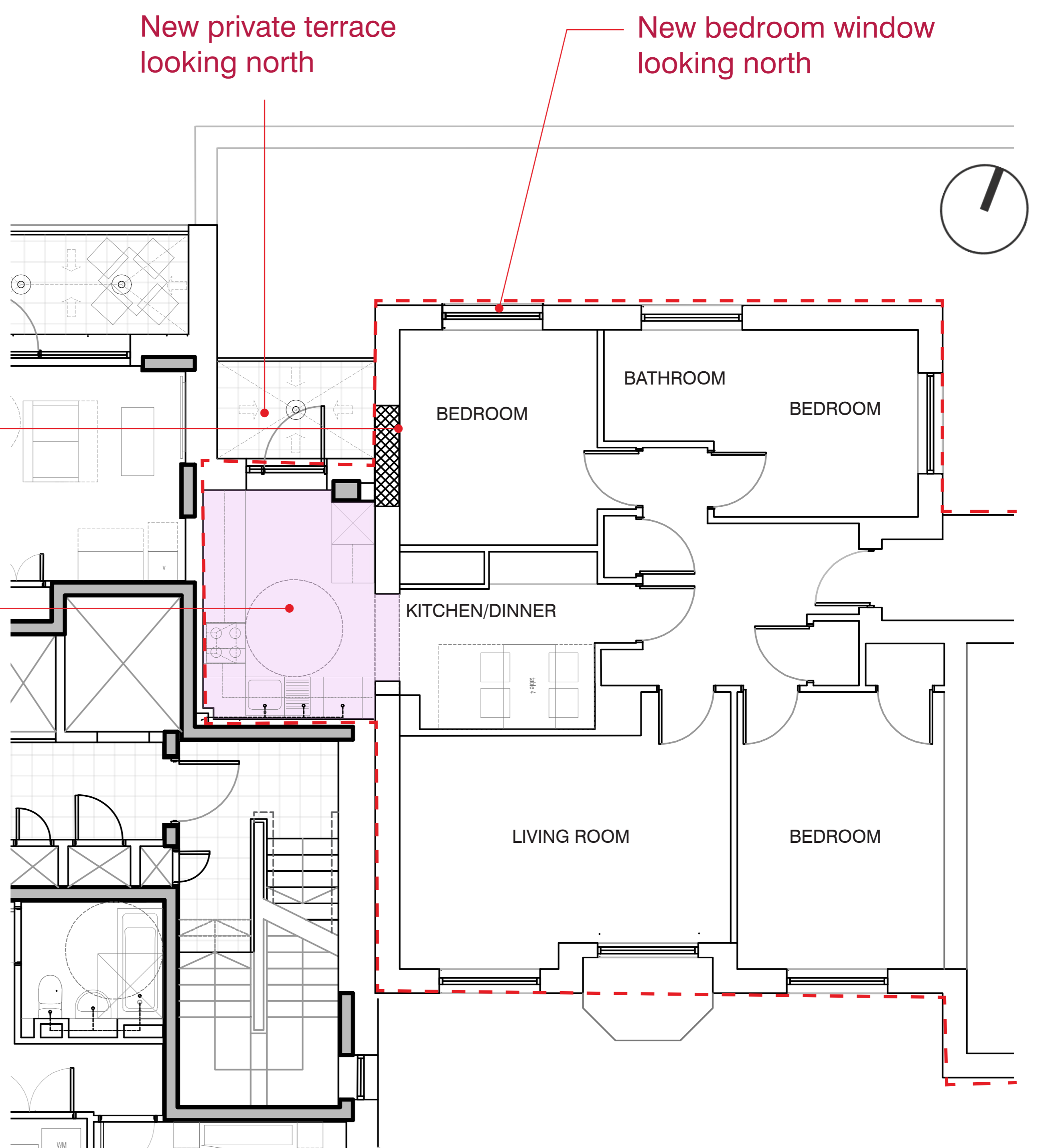
PROPOSED KITCHEN WITH NEW EXTENSION

New private terrace looking north

New bedroom window looking north

Existing bedroom window opening infilled

Kitchen/dinner extension with new glazed door

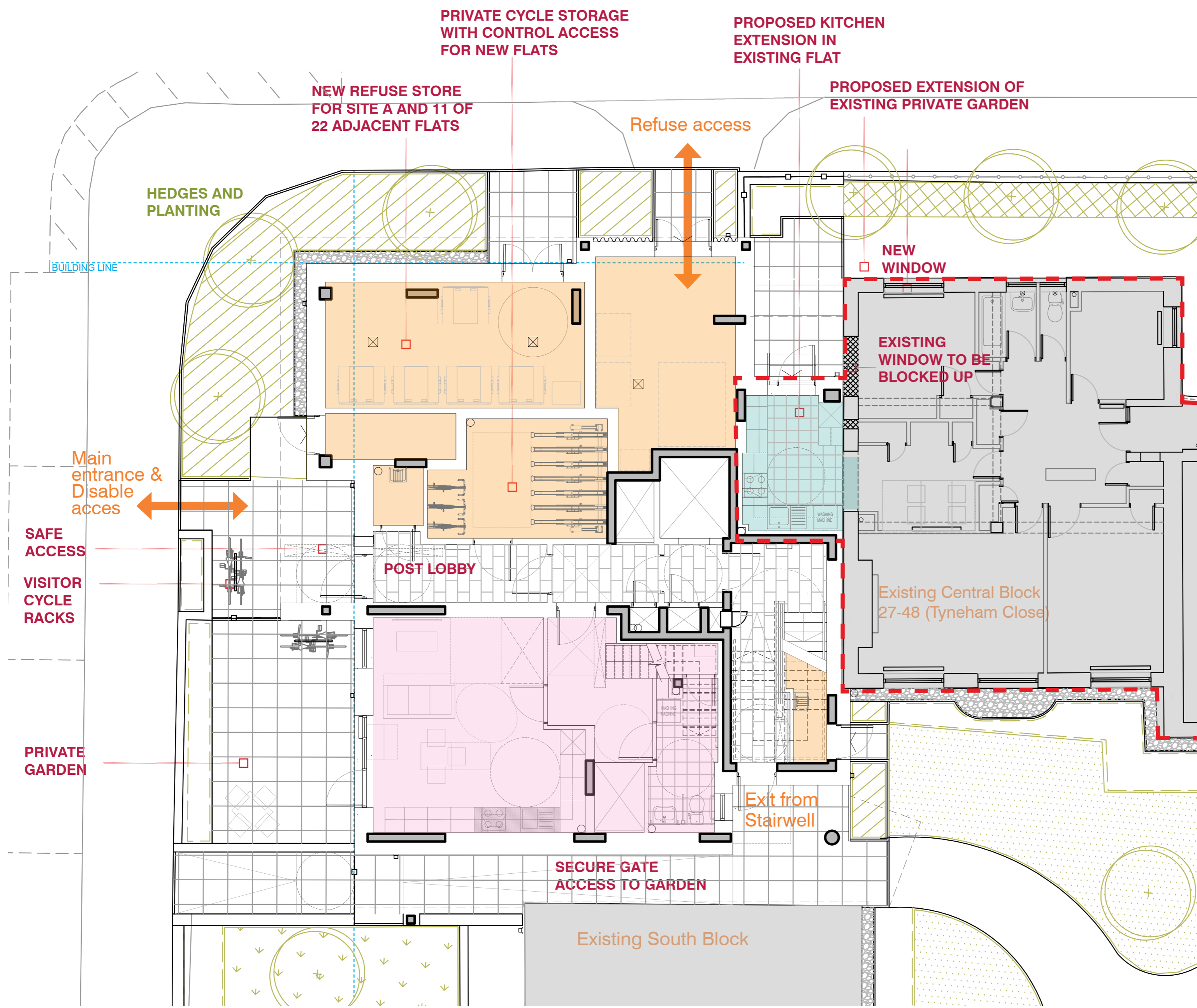


As the gable ends of the central block have windows on them we are suggesting changes to the gable end flats, adding a new window on the north elevation to improve light levels, and adding an extension to each kitchen to create a kitchen/dining space with a balcony, improving the existing flats.

(\*). Amendments required to ten flats, five at each end of the existing block.

# Tyneham Close

## Proposed Blocks



### SITE A



#### Site One Ground Floor Plan

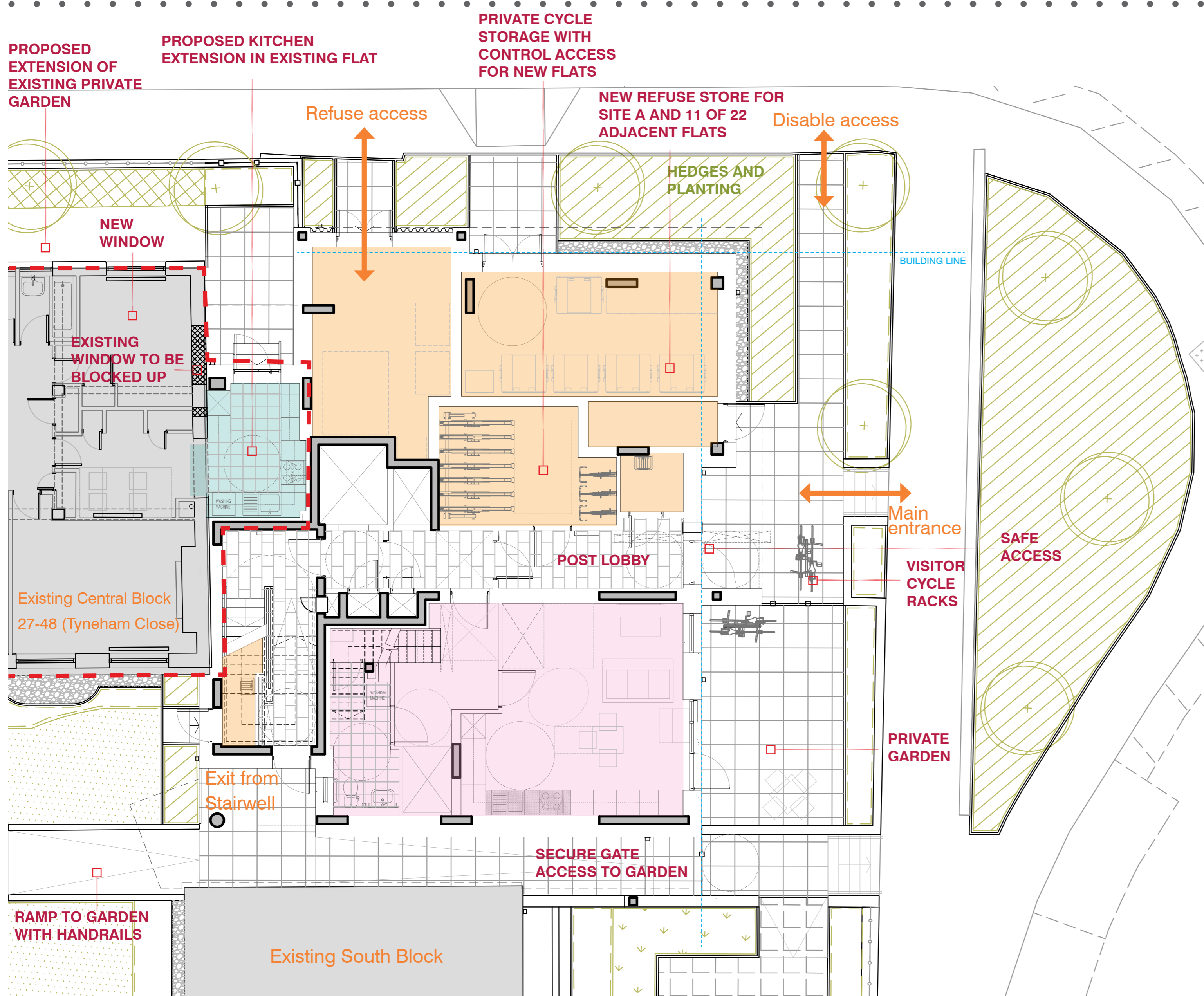
The ground floor of the development features a two bedroom maisonette with convenient street-level access for a wheelchair user. It includes facilities for refuse and recycling serving both the new apartments and half of the relocated Tyneham Close bins.

Included on the ground floor are essential areas such as a sprinkler tank, switch room, plant room, a storage area for gardening equipment and a cleaner's store. Additionally, the ground floor features an emergency exit to the garden area from the new stairwell alongside a secure, gated route to the central garden accessed from Shirley Grove.

The existing estate refuse strategy will be amended and be accommodated within the new design.

#### KEY

- 2B/3P FLAT (WHEELCHAIR ACCESSIBLE)
- ANCILLARY SPACES
- EXTENDED KITCHEN IN NEW BLOCK (14m<sup>2</sup>)
- EXISTING BLOCK NEW BOUNDARY



### SITE B



#### Site B Ground Floor Plan

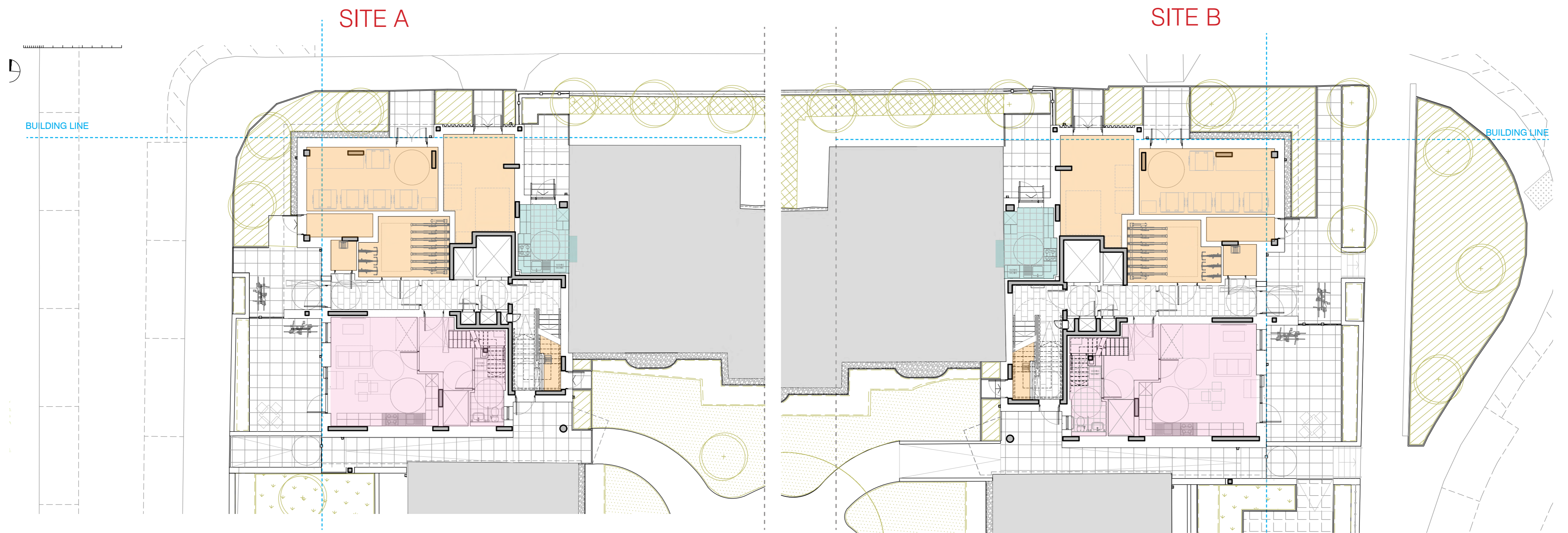
The Site B plan is a mirror image of the Site A plan, with a slightly larger on footprint, and contains the same spaces and amenities.

#### KEY

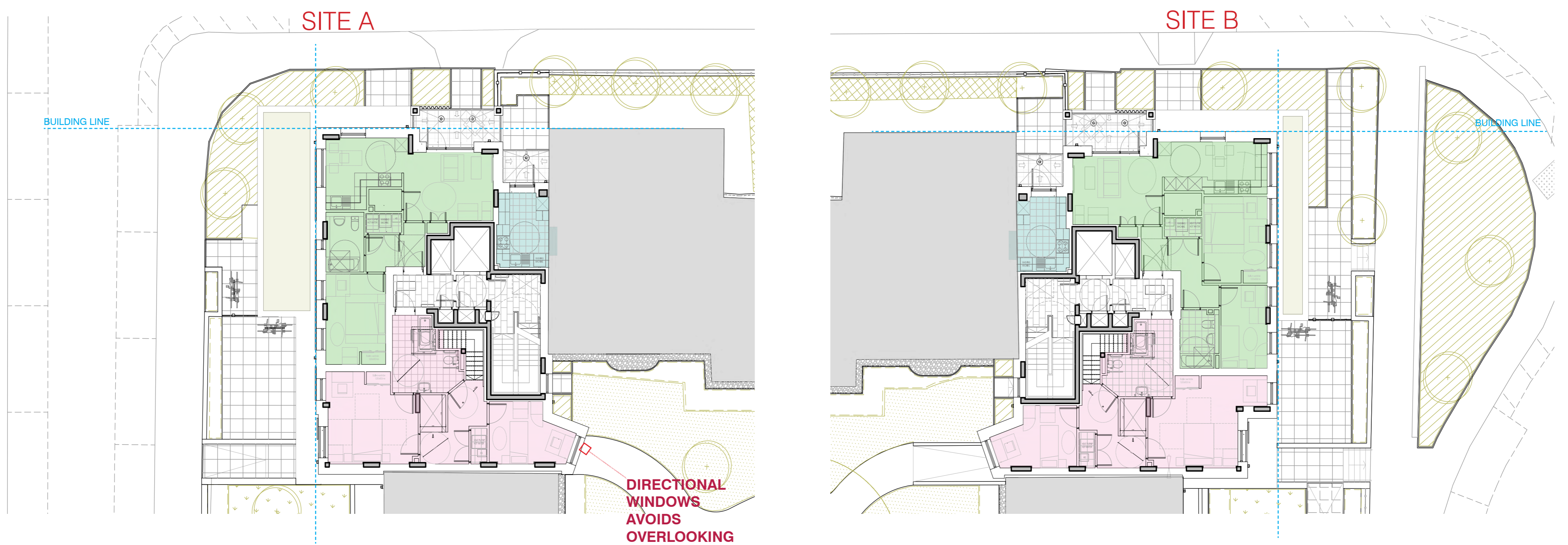
- 3B/5P FLAT (WHEELCHAIR ACCESSIBLE)
- ANCILLARY SPACES
- EXTENDED KITCHEN IN NEW BLOCK (14m<sup>2</sup>)
- EXISTING BLOCK NEW BOUNDARY

# Tyneham Close Proposed Blocks

Ground Floor Plan - Site A & B

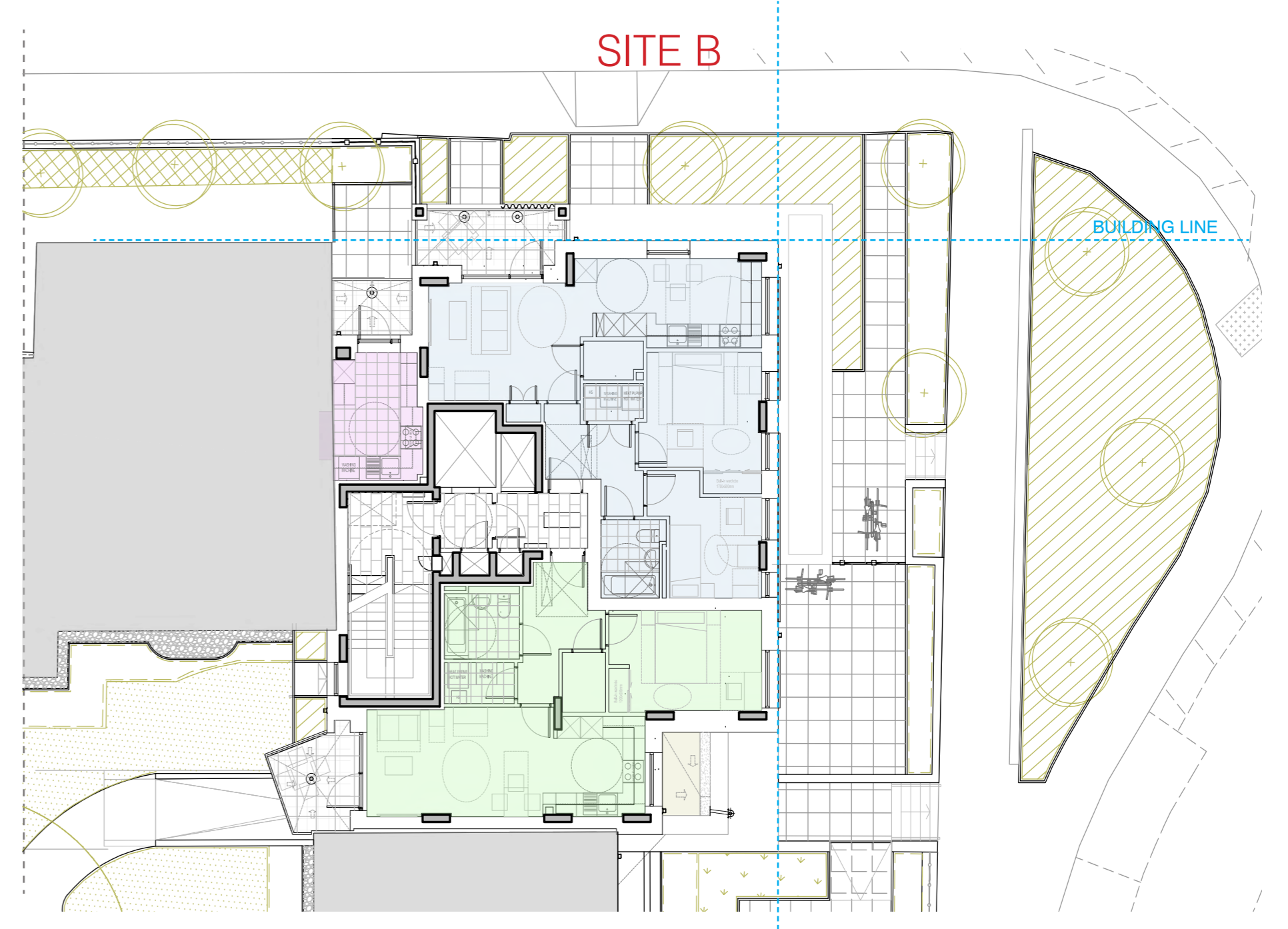
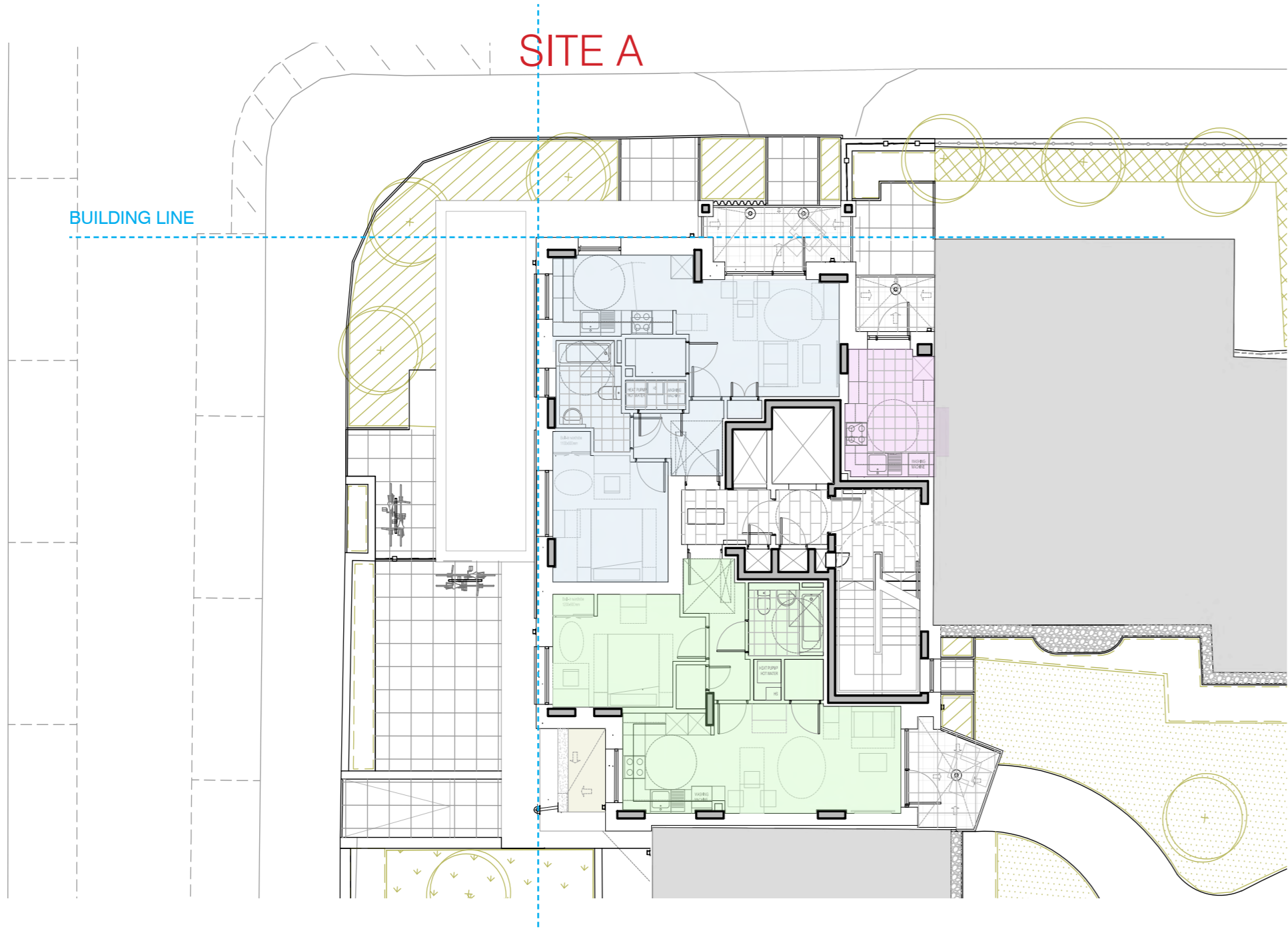


First Floor Plan - Site A & B



# Tyneham Close Proposed Blocks

## Second & Third Floor Plan - Site A & B



## Top Floor Plan - Site A & B

