

# BESSBOROUGH ROAD & FARNBOROUGH HOUSE



## Welcome

Wandsworth Borough Council is currently looking to develop **land at Bessborough Road** and **land adjacent to Farnborough House** on the Alton Estate, as part of the Homes for Wandsworth programme.

### Thank you for taking the time to visit our public drop-in today!

The identified areas present a unique opportunity to develop unoccupied or underutilised spaces on the Alton Estate. We are currently considering ideas to develop the spaces to provide much-needed new council rent homes, which will help meet the needs of our residents now and for generations to come.

We are also exploring opportunities to improve landscaping, play space and shared amenities for residents of the estate.

### Please let us know what you think...

We are in the very early design stages and want to hear from the local community to involve you in our initial thinking and ideas for the spaces. Your local knowledge, thoughts and suggestions are important to help shape our plans and ensure the very best schemes are brought forward.

After looking through the following information boards on display, please complete a feedback form to let us know your ideas and comments.

If you do not have time today, you can also complete the feedback form on our website or return the form via post. Please ask a member of the project team for a stamped addressed envelope.



Scan here to visit our website!

[www.bessboroughroad-farnboroughhouse.co.uk](http://www.bessboroughroad-farnboroughhouse.co.uk)

### What do local children think?

We are keen to explore ideas to improve Alton Playground. To help us shape our plans we also want to hear local children's ideas. Encourage your children to get involved, get creative and submit a drawing of their ideas for the park! What do they like doing at the park? What do they think it is missing? We would love to hear their thoughts!

## Our Project Team

Architect



Landscape Consultant

turkington martin

Planning and Community Engagement



# BESSBOROUGH ROAD & FARNBOROUGH HOUSE



## Homes for Wandsworth Programme

The original masterplan for the Alton Estate Regeneration was adopted in October 2014 and planning permission was granted in spring 2022.

Following the result of the local election and change in administration this May, Wandsworth Council's Housing Committee has agreed to end the current process to find a private development partner to deliver the existing plans, and to look at alternative options for new housing and investment in the estate.

The Council remains committed to investing in the area and, whilst the review of options is underway, will be bringing forward a number of sites as part of Homes for

Wandsworth – the Council's programme to deliver 1,000 council rent homes across the borough. Some of these sites are located on the Alton Estate but are not part of the original development area. They will nevertheless be adding new council rent homes to the local area.

As part of the Homes for Wandsworth programme, we are currently looking to develop **land at Bessborough Road** and **land adjacent to Farnborough House**, shown on the plan below.

**We are not looking to demolish any existing homes as part of our plans.**



# BESSBOROUGH ROAD & FARNBOROUGH HOUSE



## Land at Bessborough Road

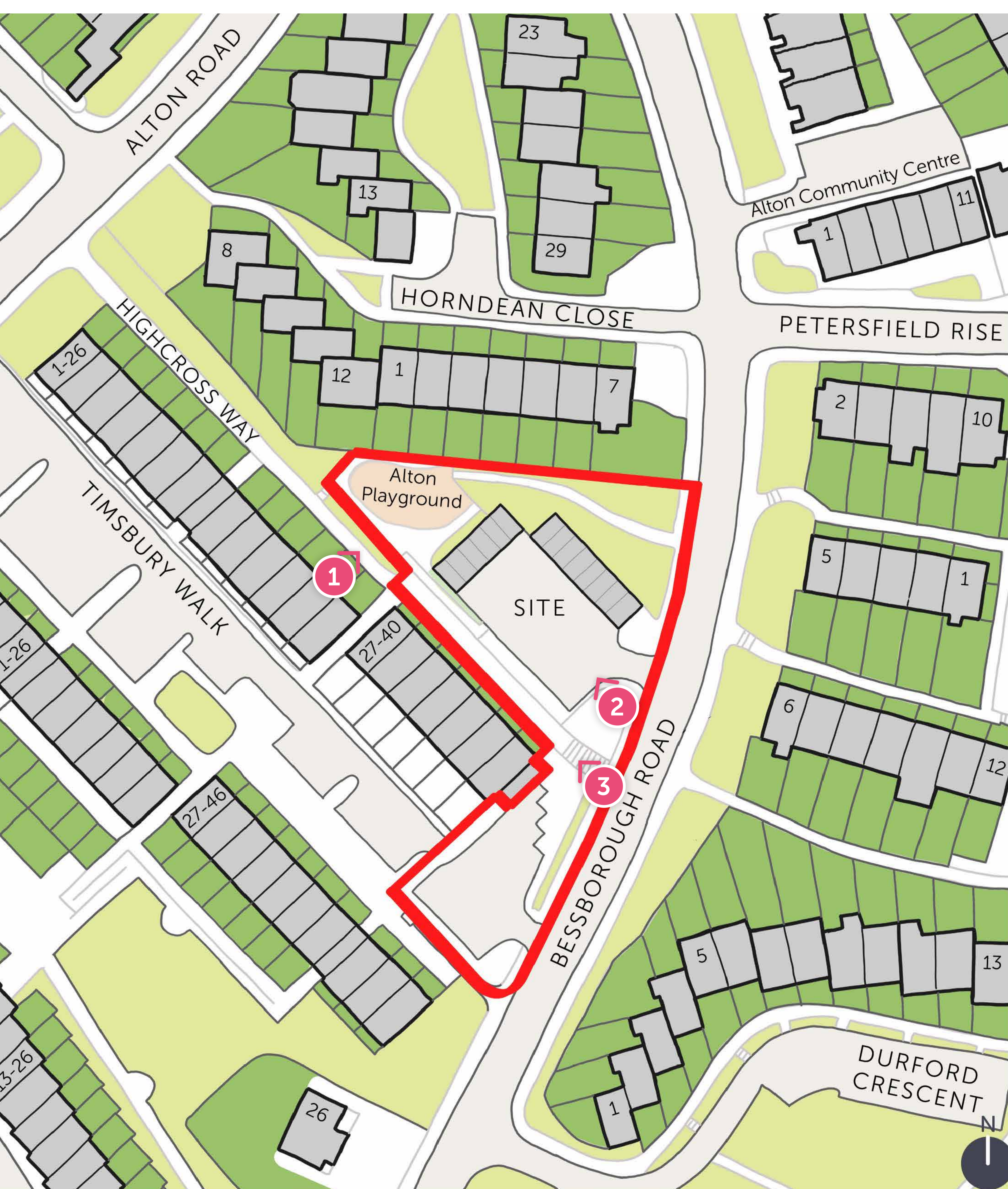
The site is a garage court, car parking and play area located on Bessborough Road, Roehampton. It is polygon shaped and wraps around the end of the four-storey block of flats on Highcross Way.

**It is bounded by Bessborough Road to the east, Highcross Way to the south and two-storey Houses to the north, which front on to Horndean Close.**

The space is currently occupied by Alton Playground, 14 single storey garages arranged in two rows, seven informal parking spaces, associated hard standing and a grassed area. There is existing vehicular access via Bessborough Road and a pedestrian only route via Highcross Way.

The site is at a higher level than the homes to the south on Highcross Way (approximately one-storey above) and an existing wall on the southern boundary provides a very poor outlook from the existing homes.

The area that we are looking to develop is shown outlined in red on the plan below.



# BESSBOROUGH ROAD & FARNBOROUGH HOUSE



## Our Emerging Ideas for Land at Bessborough Road

The identified space at Bessborough Road presents a unique opportunity to develop an unoccupied or underutilised space on the Alton Estate. We are in the early design stages of preparing our plans to develop the site.

Our initial ideas look to demolish the existing garage blocks and develop the space to provide a new high-quality sustainable scheme.

We are currently considering ideas to develop the space to provide much-needed new council rent, specialist homes for people with learning disabilities.

We are also considering ideas to improve landscaping, play space and shared amenities for residents of the estate. We are not looking to demolish any existing homes as part of our plans.

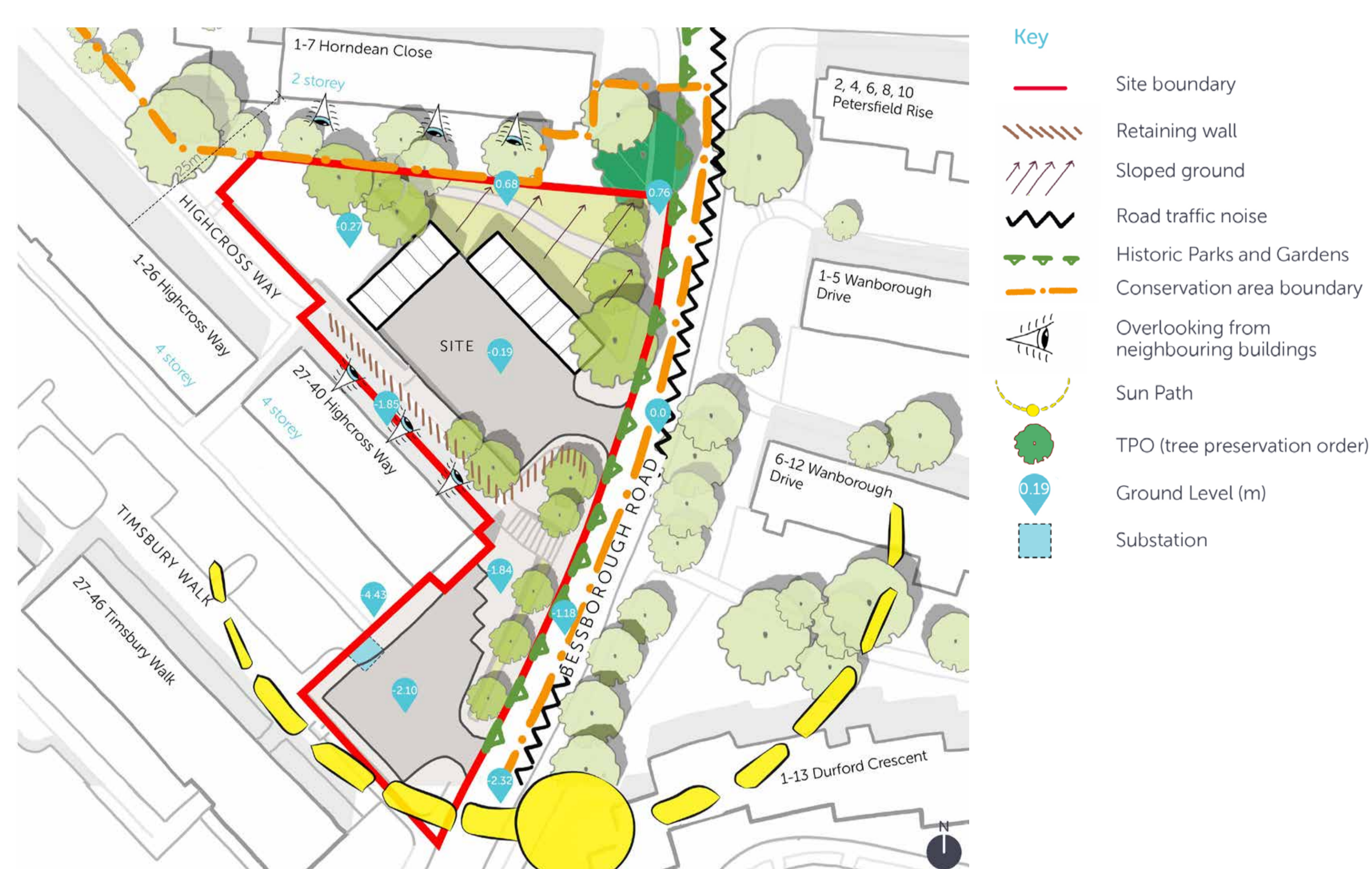
We have started to identify site constraints and opportunities, and have established some key considerations to inform our design ideas and help to shape our plans going forward.

### Constraints

- Sloping ground and retaining walls – height difference across site is up to 3m
- Relatively small and triangular area
- Distance from surrounding existing homes
- Boundary of the Conservation Area and Historic Parks and Gardens
- Access to the Alton Playground
- Existing trees along Bessborough Road.

### Opportunities

- Redevelop and repurpose a currently underutilised site to deliver much-needed new homes
- Improve outlook from homes on Highcross Way by introducing new landscaping
- Improve Alton Playground and access to the space
- Provide frontages to Bessborough Road and Highcross Way to improve streetscape
- Improve level access to Highcross Way by creating a more attractive entrance via the existing parking court.



### Key Considerations

- |                                      |  |   |                                  |
|--------------------------------------|--|---|----------------------------------|
| High-quality design                  | Specialist new homes for people with learning disabilities | Landscaping improvements and enhancements | Improvements to Alton Playground |
| Sustainability and energy efficiency | Security and surveillance                                  | Connectivity and accessibility            | Car and cycle parking            |

# BESSBOROUGH ROAD & FARNBOROUGH HOUSE



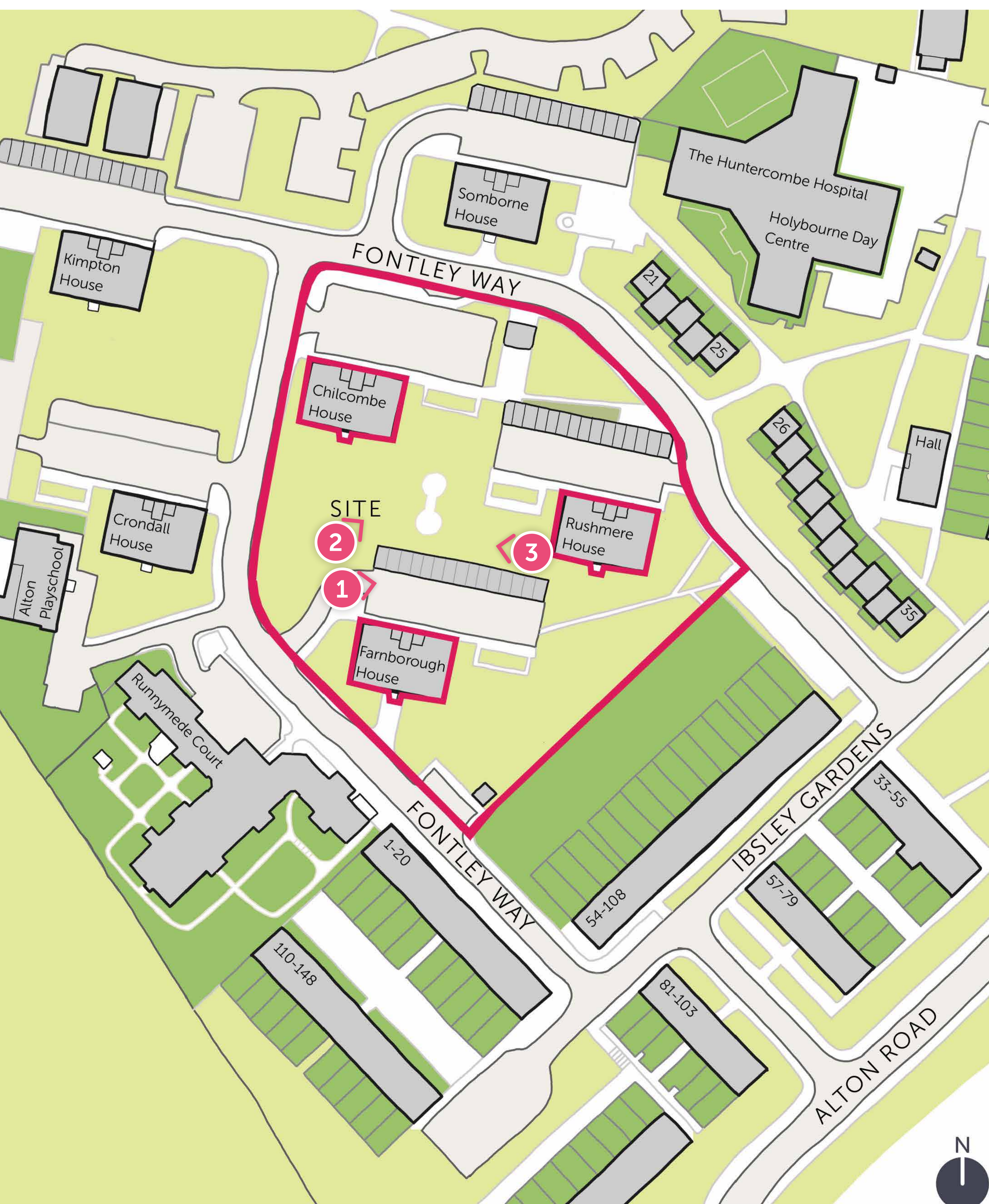
## Land Adjacent to Farnborough House

The site is garage courts and open space accessible from Fontley Way. It is bounded by Fontley Way on most boundaries and a grassed area to the south east.

The site surrounds but does not include several tall residential buildings; Crondall House, Chilcombe Home, Rushmere House and Farnborough House.

The site is currently occupied by a row of 15 single storey garages and 14 car parking spaces associated with Farnborough House, and a row of 15 single storey garages and 14 car parking spaces associated with Rushmere House, in addition to associated hard standing, open space and several trees. There is existing vehicular and pedestrian access to the site via Fontley Way.

The area that we are looking to prepare development proposals for is shown outlined in red on the plan below.



1 Existing garages on the site



2 Existing open space on the site



3 View across part of the site from Rushmere House

# BESSBOROUGH ROAD & FARNBOROUGH HOUSE



## Our Emerging Ideas for Land Adjacent to Farnborough House

The identified space adjacent to Farnborough House presents a unique opportunity to develop unoccupied or underutilised space on the Alton Estate. We are in the early design stages of preparing our plans to develop the site. Our initial ideas look to demolish the existing garage blocks and develop the space to provide a new high-quality sustainable scheme.

We are currently considering ideas to develop the space to provide much-needed new council rent homes, which will help to meet the needs of our residents now and for generations to come.

We are also considering ideas to improve landscaping and shared amenities for residents of the estate. We are not looking to demolish any existing residential buildings as part of our plans.

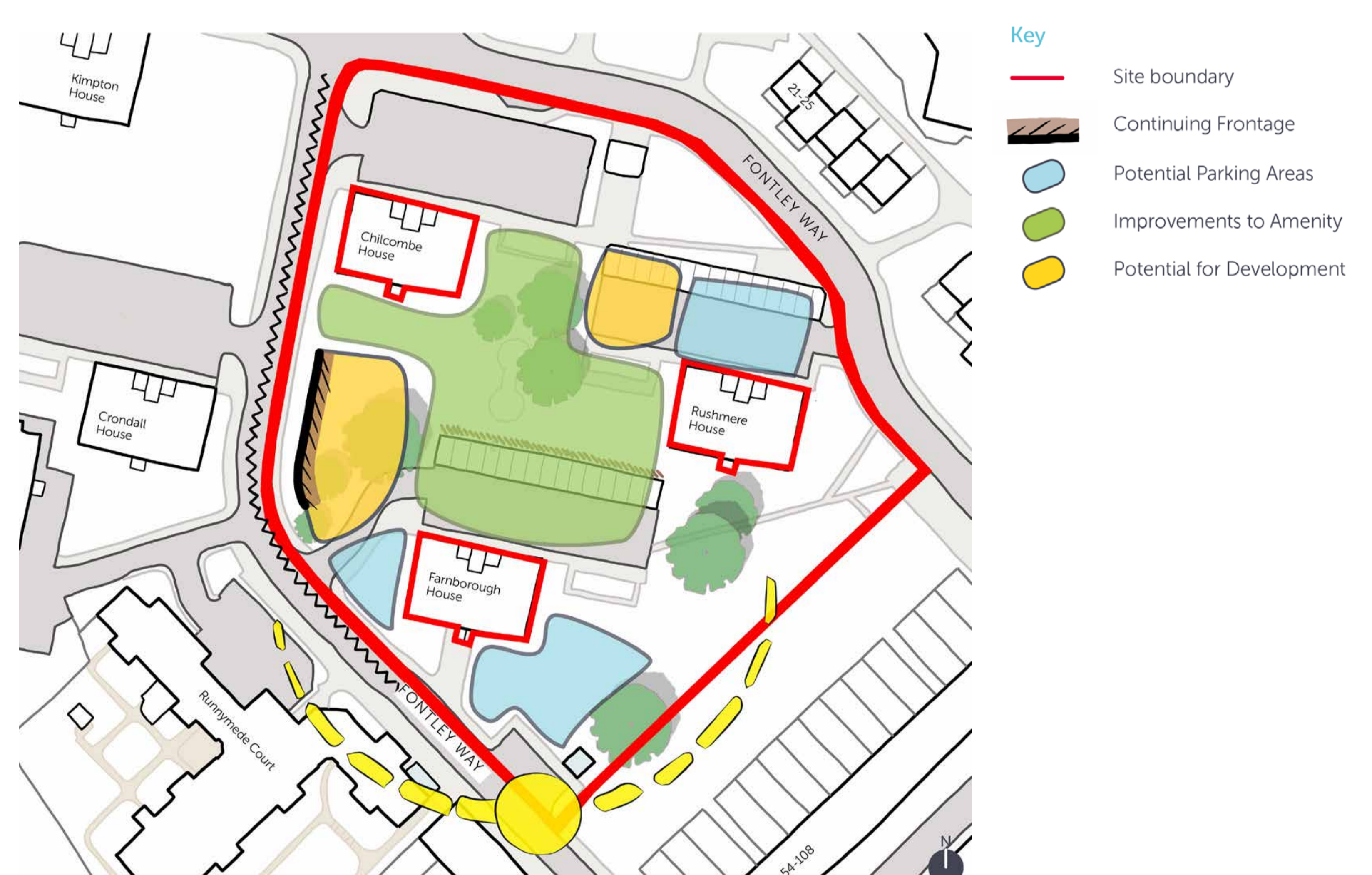
We have started to identify site constraints and opportunities and established some key considerations to inform our design ideas and help to shape our plans going forward.

### Constraints

- Sloping ground with level differences up to 2m across the site
- A number of existing mature trees on the site
- Potential for overlooking from existing homes
- Separation distances between existing buildings and any future development.

### Opportunities

- Potential for height as the proposal would sit amongst a cluster of existing tall buildings
- Potential to improve existing open space
- Potential to regenerate the garages and parking courts to create an attractive car-free central amenity space, which will benefit both new and existing residents
- Provide new buildings to enclose central amenity space for better natural surveillance
- Improve routes around the existing buildings and create a focal point.



### Key Considerations



High-quality design



Affordable new homes in a mix of sizes



Landscaping improvements and enhancements



Sustainability and energy efficiency



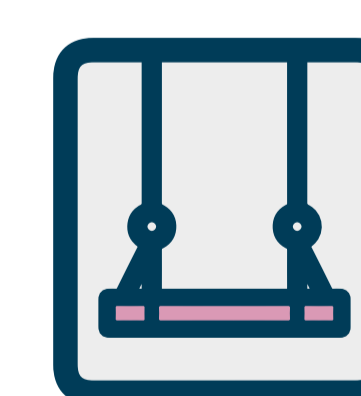
Security and surveillance



Connectivity and accessibility



Car and cycle parking



Amenity space

# BESSBOROUGH ROAD & FARNBOROUGH HOUSE



## Alton Playground Improvements

We are exploring opportunities to improve landscaping, play space and shared amenities for residents of the estate and have brought a landscape consultant on board, to help us look at ways to improve Alton Playground.

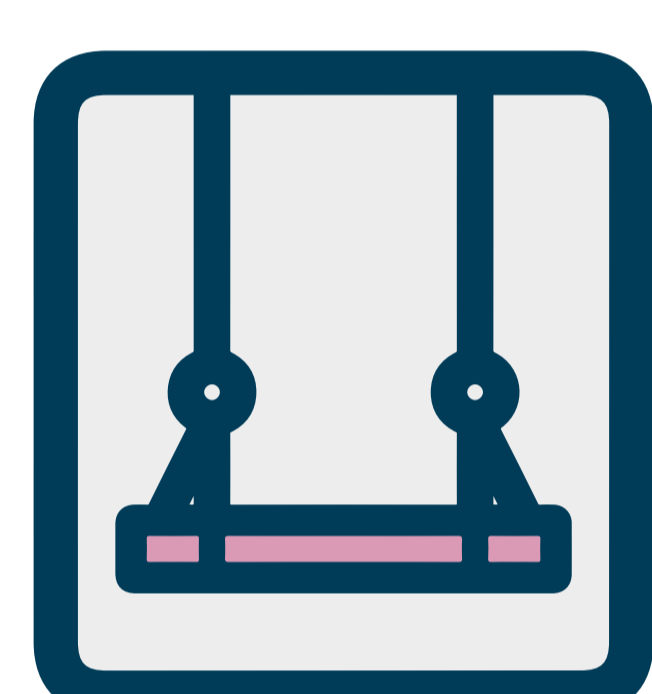
Some of our initial thoughts and ideas so far include:



Introducing a sensory garden or features, to provide children of all abilities with opportunities to connect with nature for their mental and physical health and well-being



Improved accessibility and connectivity, to make the playground more inclusive



Additional play features that can be used by users of all abilities, such as a bucket swing

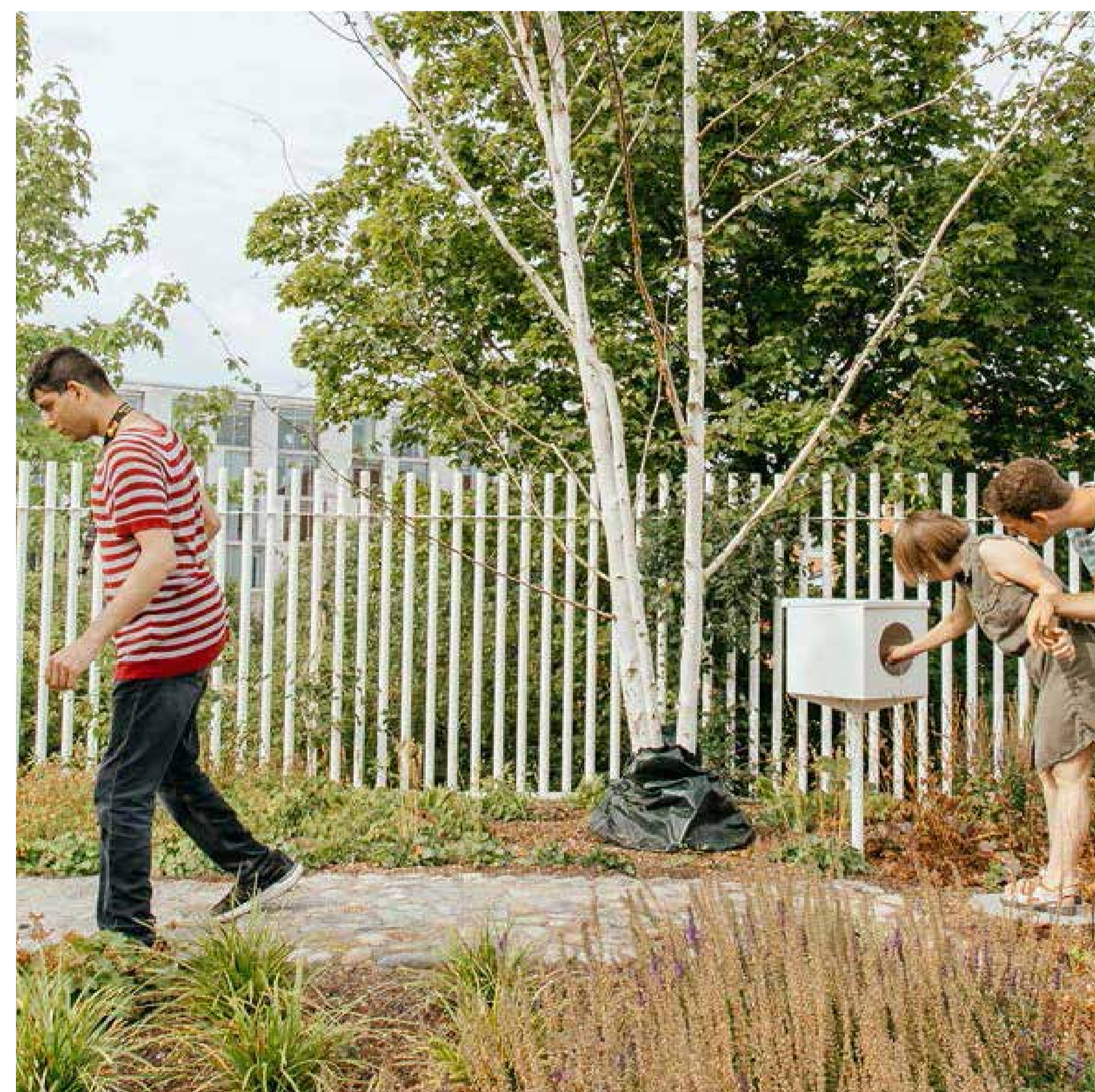


Improved planting and landscaping to add visual interest and enhance biodiversity.



New educational features and equipment that promote visual engagement

We are keen to hear your ideas and suggestions about how we could improve the playground, please do speak to our team and complete a feedback form!



# BESSBOROUGH ROAD & FARNBOROUGH HOUSE



## Feedback and Next Steps

Thank you for joining us today, we hope you have found this public drop-in useful.

Members of our project team are here today to discuss our ideas and answer any questions you may have. Your local knowledge, thoughts and suggestions are important to help shape our plans and ensure the very best schemes are brought forward.

### Feedback

Please complete a feedback form and post it in the box provided. You can also complete the form online by visiting our website or scanning the QR code below. If you would prefer to take the form away with you, please ask a member of the team for a stamped addressed envelope.

Please return your form to us by **Friday 25 November 2022, at 5pm** to allow us time to collate and consider all feedback received. We will review all comments and suggestions received as we continue to develop our ideas for the sites.



Scan here  
to visit our  
website!

### Our Timeline



### Contact us

If you would like a copy of our consultation materials in another format, such as large print, audio, or another language, or have any other queries please contact us.



0207 446 6812



[Bessborough-farnborough@bartonwillmore.co.uk](mailto:Bessborough-farnborough@bartonwillmore.co.uk)



Bessborough Road and Farnborough House  
Community Engagement Team,  
C/O Barton Willmore,  
7 Soho Square,  
London,  
W1D 3QB