



Welcome

Wandsworth Council has prepared proposals to develop **land at Bessborough Road** on the Alton Estate, as part of the Homes for Wandsworth programme.

Thank you for taking the time to visit our public exhibition today!

We have been working with our project team to prepare proposals for land at Bessborough Road. Our proposals present a unique opportunity to provide eight much-needed specialist homes for people with learning disabilities within a high-quality sustainable scheme, which will help to meet the needs of our residents now and for generations to come.

Our proposals will also deliver high-quality new landscaping, enhanced play space, and improvements for wheelchair/pushchair access.

Please let us know what you think...

We held our first stage of consultation in November 2022, to share our initial ideas to develop land at Bessborough Road. Thank you for all the responses we received, we really appreciate your feedback. Your local knowledge, thoughts and suggestions have helped inform and shape our proposals, ensuring the very best scheme is brought forward.

We are keen to share our proposals with you and want to hear your feedback. After looking through the following information boards on display, please complete a feedback form to let us know your thoughts.

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

What do local children think?

Our proposals include improvements and enhancements to Alton Playground on Highcross Way. To help us finalise our plans for the play spaces we are keen to hear what local children think of our plans and their ideas.

We would love to hear what your children think and encourage them to get involved, get creative and submit a drawing of their thoughts or ideas for the park!

Our Project Team

Architect



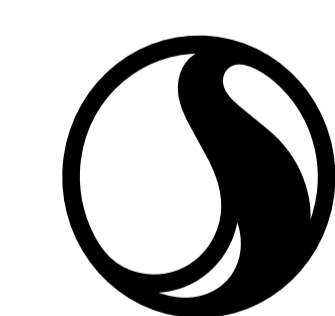
Landscape Consultant

turkington martin

Planning and Community Engagement

BARTON WILLMORE

now



Stantec



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 change in administration in May 2022, Wandsworth Council's Housing Committee 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.

We remain committed to investing in the area and, while the review of options is underway, will be bringing forward a number of sites as part of the Homes for Wandsworth programme.

Wandsworth Council faces an ongoing housing crisis. The council has a waiting list of over 11,000 households, of which 2,403 are classified as homeless (March 2022 figures). The Homes for Wandsworth programme is one major intervention the council is implementing to help meet this challenge, by delivering 1,000 new homes for council rent.

A decent home is an essential part of everyone's life. By building more council rent homes across the borough, we can ensure that more people have this key foundation.

The programme will deliver well-designed, new homes to high environmental and sustainability standards, while also adding value to our housing estates through sensitive improvements to landscaping and community facilities. Some of the sites being brought forward for development as part of the Homes for Wandsworth programme are located on the Alton Estate, including land at Bessborough Road and land adjacent to Farnborough House.

FARNBOROUGH HOUSE

We are preparing our proposals for land adjacent to **Farnborough House** and hope to share our plans with you in summer 2023. Keep an eye out for an invitation to future consultation events – we hope you will be able to join us!





What We've Heard So Far...

We held our first stage of consultation in November 2022, to share our initial ideas to develop **land at Bessborough Road**. Thank you for all the responses we received, we really appreciate your feedback.

Your feedback told us...

- The most important factors to residents in creating a successful community are car and cycle parking (89%), safety and security (79%) and outdoor spaces and landscaping (74%).
- 53% of respondents use the Alton Playground located on Highcross Way.

Key Concerns

- Lack of car parking locally
- Loss of existing garages/storage space
- Potential for overlooking
- Daylight/sunlight impacts
- Impact on local services/infrastructure
- Accessibility for disabled residents
- Construction impacts
- Safety and security
- Types of homes proposed
- Loss of the existing play space

Like/Suggestions

- Improvements to Alton playground on Highcross Way. A slide and more equipment for children under 5 is needed
- Would like to see better level access to the playground
- Provision of homes that are for council rent
- Improvements to accessibility along Highcross Way for pushchair/wheelchair users
- Provision of supported accommodation for people with learning disabilities
- Secure bicycle storage should be provided
- Consider potential impacts on surrounding buildings in the design

Consultation Headlines

570

invitation flyers delivered

29

attendees to the public drop-in

20

people signed up for project updates

257

unique visitors to the consultation website

763

page views across the website

19

feedback forms completed and returned by local residents

(nine in relation to land at Bessborough Road only, five in relation to land adjacent to Farnborough House and five in relation to both sites).

Take a look at the following banners to see how your concerns have been taken on-board where possible in our proposals and our responses to your FAQs.





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.



1 View of Alton Playground from Highcross Way



2 View of the site from Bessborough Road



3 View along Highcross Way from Bessborough Road



Constraints and Opportunities

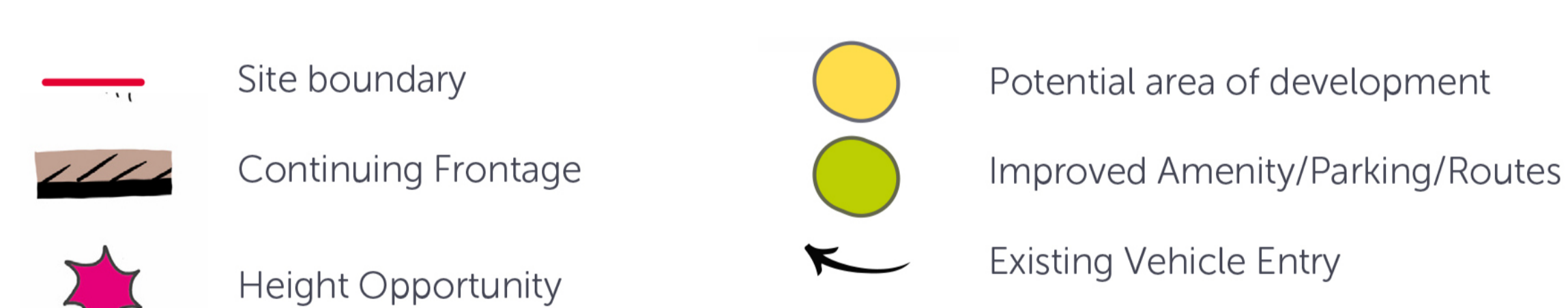
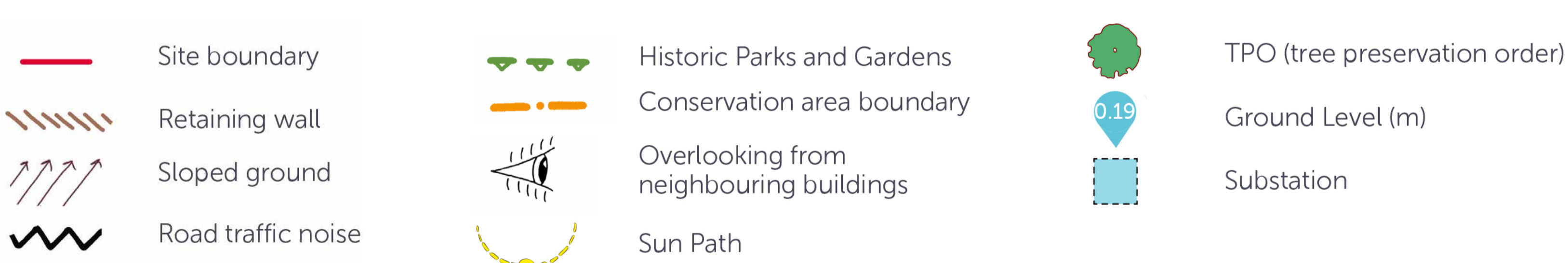
In the early design stages of preparing our proposals for land at Bessborough Road we identified site constraints and opportunities and established key design considerations, which have been used to inform our design ideas and shape our plans for the site.

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
- Poor access to Alton Playground
- Existing trees along Bessborough Road and Highcross Way.

Opportunities

- Redevelop and repurpose a currently underutilised site to deliver much-needed new specialist homes for council rent
- 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



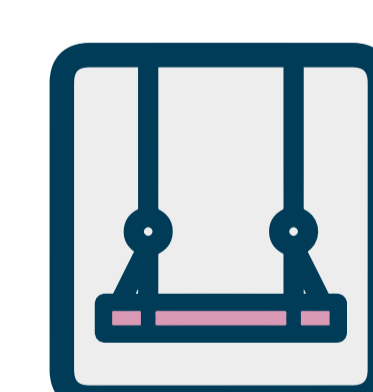
High-quality design



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

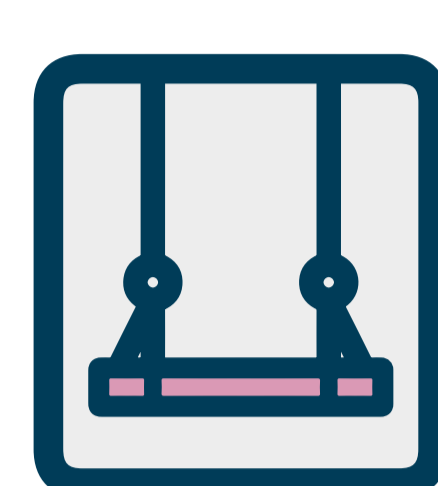


Our Proposals

Our proposals will provide a number of benefits, including:



Eight much-needed new **specialist one-bedroom homes** for people with learning disabilities



Improved **high-quality playspace** with new equipment for local children



A new high-quality **part two- and part three-storey building**



New **landscaping and improved accessibility** for wheelchairs/pushchairs



Inclusive, accessible and adaptable homes tailored for residents with specific needs



A highly **sustainable scheme**, including bio-diverse roofs, solar panels and a sustainable drainage strategy



13 car parking spaces, including three accessible and two electric vehicle charging spaces

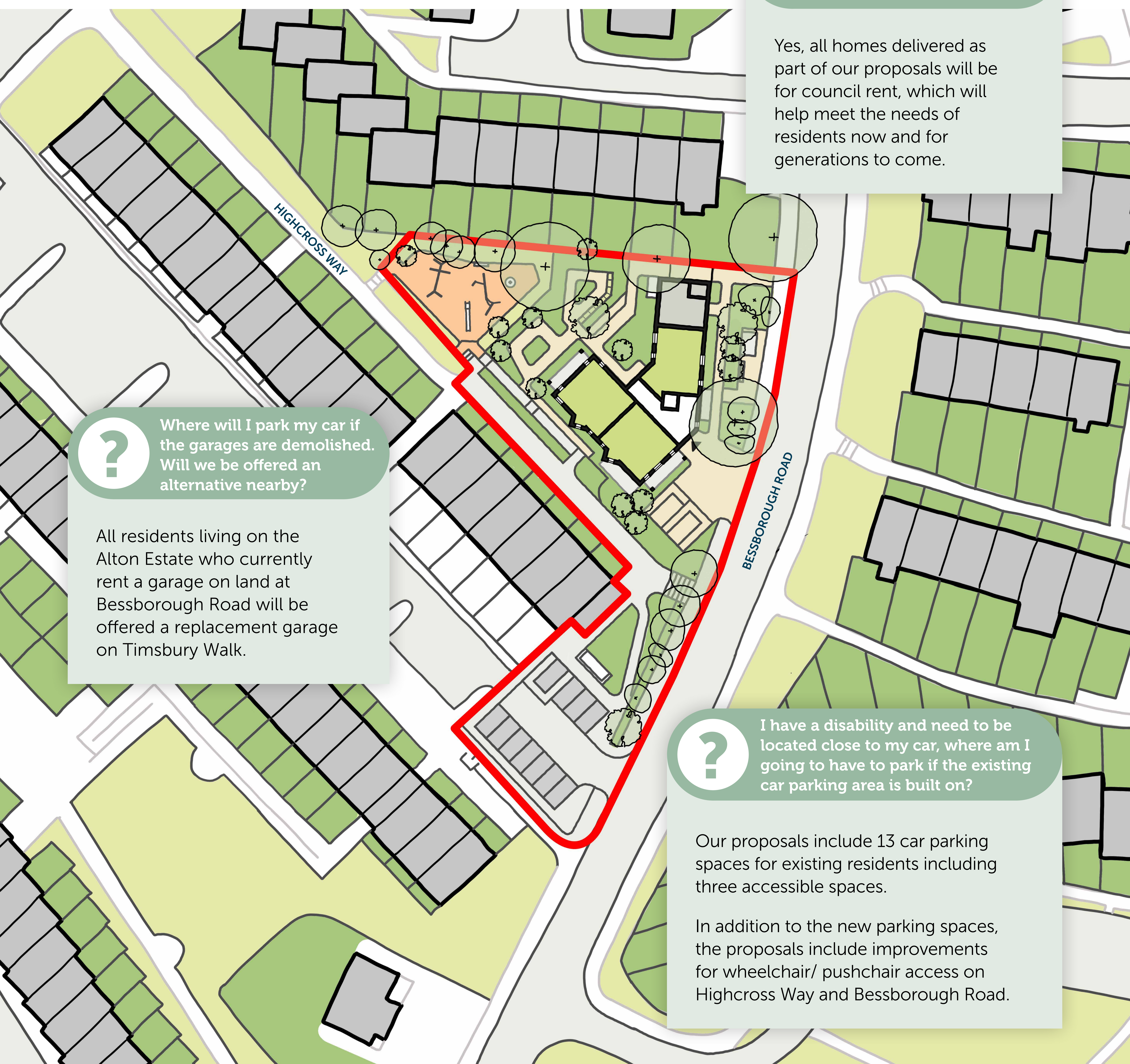


A **climate resilient and energy efficient** development aiming to be certified Passivhaus (buildings created to rigorous energy efficient design standards so that they maintain an almost constant temperature and have a reduced environmental footprint).



Secure bicycle storage for residents of the new building and two public cycle stands

Our proposals for land at Bessborough Road



Who will the new homes be for, are they going to be for council rent?

Yes, all homes delivered as part of our proposals will be for council rent, which will help meet the needs of residents now and for generations to come.



Where will I park my car if the garages are demolished. Will we be offered an alternative nearby?

All residents living on the Alton Estate who currently rent a garage on land at Bessborough Road will be offered a replacement garage on Timsbury Walk.



I have a disability and need to be located close to my car, where am I going to have to park if the existing car parking area is built on?

Our proposals include 13 car parking spaces for existing residents including three accessible spaces.

In addition to the new parking spaces, the proposals include improvements for wheelchair/ pushchair access on Highcross Way and Bessborough Road.



Landscaping and Alton Playground Improvements

Taking into consideration the feedback received during our first stage of consultation, Landscape Consultant, Turkington Martin, has analysed the design of Alton Playground on Highcross Way, access routes, landscaping

provision and general design of the existing public realm, to develop a landscape strategy that actively responds to the feedback we have received and delivers significant enhancements and improvements to the area.

You said:

'Could do with a slide. Needs to be opened and closed regularly and properly.'

'That playground needs huge improvement, there is no slide, only one swing, no baby swing.'

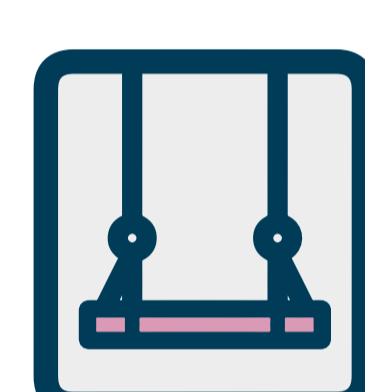
'The playground needs updating to include equipment for younger children.'

'We would like to see better level access (no stairs) at all entrances and to maintain multiple access points.'

'We like the roundabout, the seating for adults, and the basket swing.'

'In general the space is small and not attractive. Very poor facilities. Kids getting bored after 10 mins of play.'

We have listened to your feedback and the landscape proposals include:



An improved playground with a new slide and an inclusive rocker



A new ramp for level access to the playground



Additional planting along Highcross Way



New stairs and retaining wall to Highcross Way



Improved car park layout with planting and location for an external bin store



A new green space to the front of the site



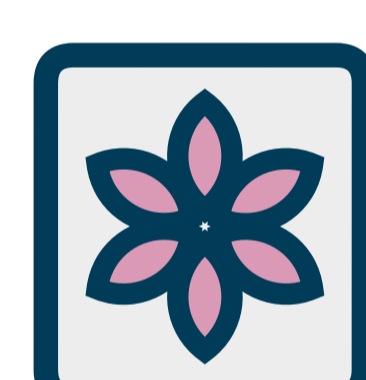
A multifunctional garden for residents of the new building, including sensory features and planting



New level access to the lower car park



New trees, to mitigate the loss of some existing trees



A diverse mix of plant species to promote biodiversity and visual interest.



What will happen to our new bin enclosure in the southern car park?

We will be incorporating and proposing a location for the new bin store within our design and plans for the site.



Will the development include secure bicycle storage?

Secure cycle storage will be provided within the new building for future occupants and two public cycle stands will be provided in the landscape.



Proposed Views and Materials

Our proposals have been sensitively designed considering the surrounding area, to provide a scheme that complements and enhances the existing character of the area.

The selection of computer-generated images (CGIs) below, demonstrate the design of the proposals and how the new building and landscaping would look on the site.

1. View of the front of the proposed new building from Bessborough Road



The proposed materials include red brick walls, with white brick or concrete details.

The proposed front entrance will be framed by a new canopy to match the balcony surround, with additional white featured brick work to enhance the entrance and add visual interest.



Will we have a block of flats overlooking our home?

The proposed new building is approximately 12-13m away from the nearest building on Highcross Way. The building has been sensitively designed and as a result there will be no windows directly overlooking the existing buildings on Highcross Way.

The proposed balconies will all be 10sqm in size in accordance with policy requirements. Metal white railings will be used to complement the rest of the building design and will span between vertical columns that frame the balcony structure.

2. View of the back of the proposed new building from the new private communal garden



3. View of the proposed new landscaping, access and building from Highcross Way



The main windows on the elevation facing Highcross Way will be positioned in angled bays with the addition of brise soleils (white surround shown around the windows) to direct views away from the existing homes on Highcross Way. The windows that directly face the existing buildings will be fitted with louvres (a window blind or shutter with horizontal slats that are angled) to obscure views.



Feedback and Next Steps

Thank you for joining us today, we hope you have found this public exhibition useful.

Members of our project team are here today to discuss our proposals and answer any questions you may have. Your local knowledge, thoughts and suggestions are important to help finalise our plans and ensure the very best scheme is 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 23 June 2023, at 5pm** to allow us time to collate and consider all feedback received. We will review all comments and suggestions received as we finalise our plans for the site.



Scan here to view our website and register for our online public webinar, which is taking place on Friday 26 May 2023.

Our Timeline

November 2022

A public drop-in was held to meet with the local community to involve you in our initial thinking and ideas for the spaces.

December – April 2023

The project team collated and analysed all feedback received during the first stage of consultation and attended pre-application meetings with Wandsworth Council planning officers. The feedback received has helped to inform and shape our proposals.

May 2023 - We're Here!

A public exhibition and online public webinar are being held to share our proposals, to develop land at Bessborough Road, with the local community and obtain feedback on the plans.

June 2023

We will collate and analyse all feedback received to finalise our proposals.

Summer 2023

Target submission of our planning application to Wandsworth Council planning department.

Late 2023

We expect to find out if the planning application has been approved.

Early 2024

Construction to begin, subject to planning permission being granted.

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.



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