

Homes for  
Wandsworth



1,000 homes  
for council rent



# BESSBOROUGH ROAD

Online Public Webinar

Friday 26 May 2023, 6pm

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



# Welcome



Presentation will last approx. 20 minutes and be followed by a Q&A session



Questions can be submitted via the Q&A button on your screen



We will not be using the chat function

## Our Project Team

Architect



Landscape Consultant

turkington martin

Planning and Community Engagement



# The Homes for Wandsworth Programme



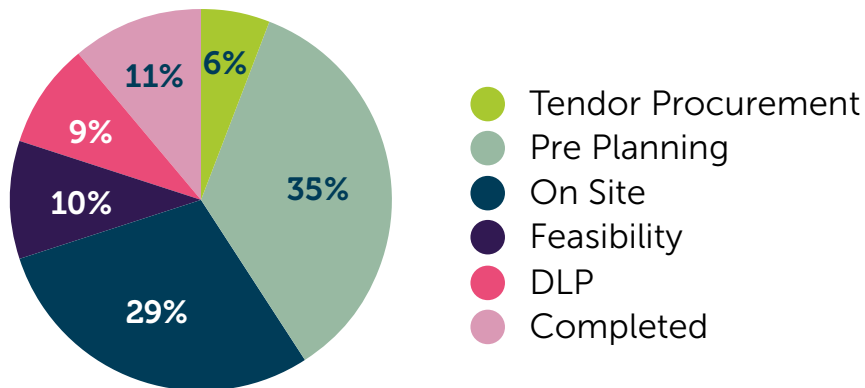
**A decent home is an essential part of everyone's life. By building more council rent homes across the borough, we can ensure that more people have this key foundation.**

- 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 housing need, by delivering 1,000 new homes for council rent.
- 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.

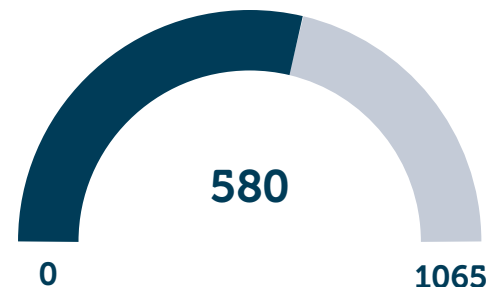
# Homes for Wandsworth – Dashboard



## Total Homes per Work Stage



## Total Homes with Planning Approval to Date



Cumulative Total Starts as at 21/22	Total Starts 2022/2023	Total Starts 2023/2024	Total Starts 2024/2025	Total Starts 2025/2026	Total Starts 2026/2027	Total Starts 2027/2028	Total Starts 2028/2029	Total Homes Started
386	134	60	136	341	0	8	0	1065
Cumulative Completions as at 21/22	Total Completions 2022/2023	Total Completions 2023/2024	Total Completions 2024/2025	Total Completions 2025/2026	Total Completions 2026/2027	Total Completions 2027/2028	Total Completions 2028/2029	Total Homes Completed
188	18	72	256	79	168	226	58	1065

# The Homes for Wandsworth Programme



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**.

**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).*

**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

**570**

invitation flyers delivered

# What We've Heard So Far...



## Key Concerns



Lack of car parking locally



Accessibility for disabled residents



Loss of existing garages/storage space



Construction impacts



Potential for overlooking



Safety and security



Daylight/sunlight impacts



Types of homes proposed



Impact on local services/infrastructure










Loss of the existing play space

# What We've Heard So Far...

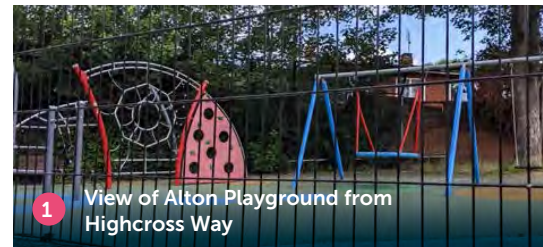
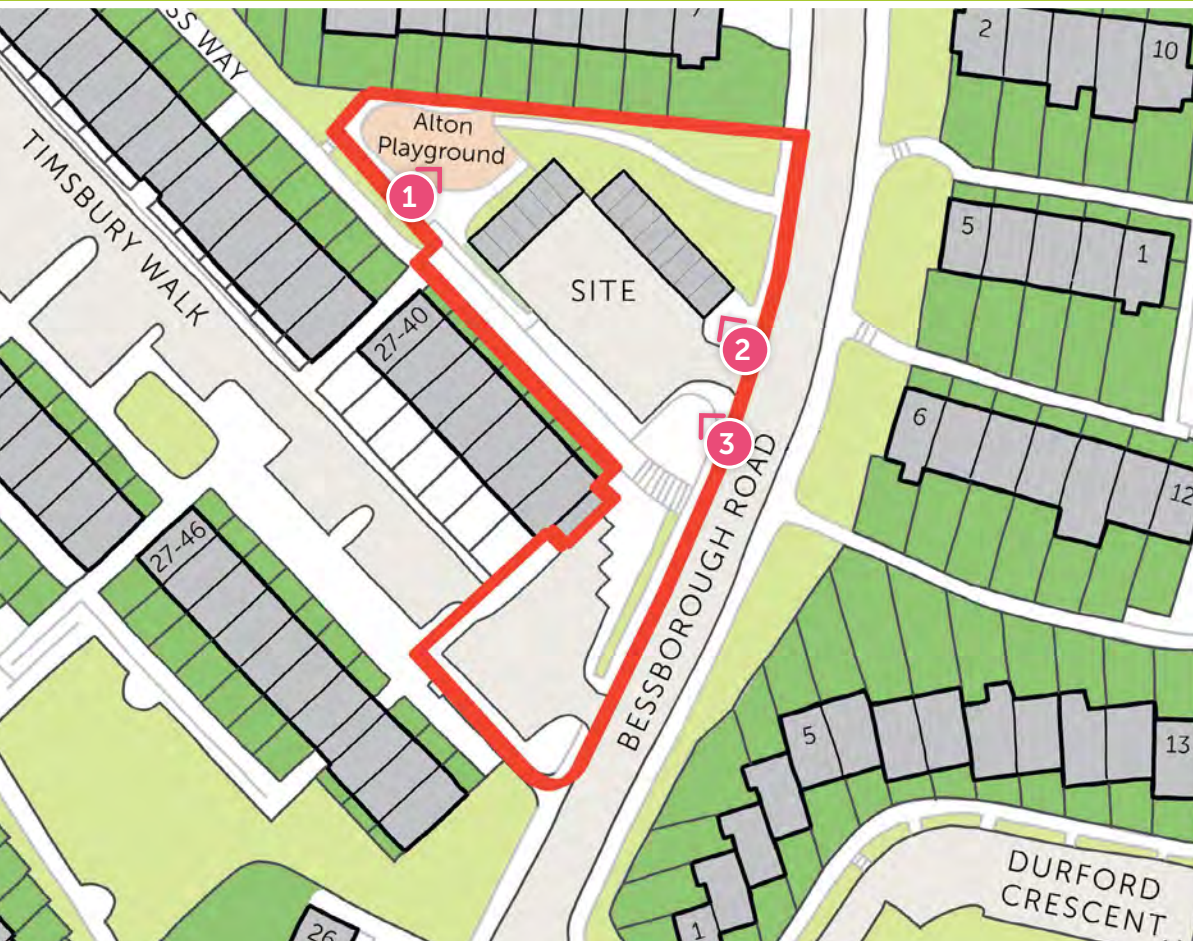


## Like/Suggestions

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



# Land at Bessborough Road



1 View of Alton Playground from Highcross Way



2 View of the site from Bessborough Road



3 View along Highcross Way from Bessborough Road

# 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.

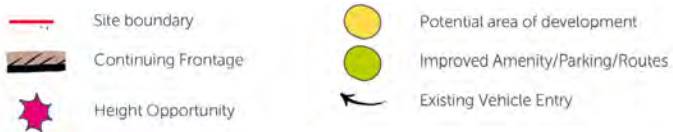


	Site boundary		Overlooking from neighbouring buildings
	Retaining wall		Sun Path
	Sloped ground		TPO (tree preservation order)
	Road traffic noise		Ground Level (m)
	Historic Parks and Gardens		Substation
	Conservation area boundary		

# Site 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



Sustainability and energy efficiency



Specialist new homes for people with learning disabilities



Security and surveillance



Landscaping improvements and enhancements



Connectivity and accessibility



Improvements to Alton Playground



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



# Landscaping and Alton Playground Improvements

## 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.'

# Landscaping and Alton Playground Improvements

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



An improved playground with a new slide and an inclusive rocker



A new green space to the front of the site



A new ramp for level access to the playground



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



Additional planting along Highcross Way



New level access to the lower car park



New stairs and retaining wall to Highcross Way



New trees, to mitigate the loss of some existing trees



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



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



# Landscape Plan



# Proposed Views and Materials



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



# Proposed Views and Materials



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



# Proposed Views and Materials



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



# Feedback & Next Steps



Visit the project website at  
[www.bessboroughroad-farnboroughhouse.co.uk](http://www.bessboroughroad-farnboroughhouse.co.uk)



## Complete our questionnaire

For us to be able to take your comments into consideration, please ensure your feedback is sent to us by **Friday 23 June 2023, at 5pm.**

## Contact us

You can contact the engagement team using the details below:



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, now Stantec, 7 Soho Square, London, W1D 3QB

## Our Next Steps

### 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.

# Q&A



# Thank you

