



Welcome

Wandsworth Council has prepared proposals to develop **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 exhibition today!

We have been working with our project team to prepare proposals for land adjacent to Farnborough House. Our proposals present a unique opportunity to provide 38 much-needed new council rent homes within a high-quality sustainable scheme. The new homes will be for residents who are currently on the council's housing waiting list and help to meet the needs of our residents now and for generations to come.

In addition to providing new homes, our proposals include significant landscape enhancements and improvements, new play space, a woodland walk and shared amenities for all residents of the estate.

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 adjacent to Farnborough House. 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 provision of new high-quality play space on land adjacent to Farnborough House. 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 play space!

Our Project Team

Architect



Landscape Consultant

turkington martin

Planning and Community Engagement



Transport Consultant





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 12,000 households, of which 3,600 are classified as homeless (June 2023 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**.

BESSBOROUGH ROAD

In July 2023, a planning application was approved to develop garages and car parking spaces on Bessborough Road. The plans will provide eight much-needed specialist homes for people with learning disabilities, alongside new landscaping, enhanced playspace and improvements for wheelchair/pushchair access. You can view the submission by visiting the Council's website and using the reference 2023/2779 to search for the planning application.





What We've Heard So Far...

We held our first stage of consultation in November 2022, to share our initial ideas to develop **land adjacent to Farnborough House**. 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
- Traffic and congestion on Fontley Way and its impact on access for emergency vehicles
- Construction impacts, noise, air pollution and road closures
- Safety and security
- Types of homes proposed
- Density of housing on the estate
- Relocation of existing bin stores
- Drainage (water main bursts in the local area)
- Loss of green/open space

Like/Suggestions

- Opportunity for improvements to landscaping and new planting
- Recycling bins for surrounding residential blocks are located in the site boundary and access to these will need to be considered in the design
- Provision of homes that are for council rent
- Secure bicycle storage should be provided
- Consider the potential for direct overlooking and daylight/sunlight to nearby homes
- Improvements to the open space are a good idea, but be mindful of both existing and new residents and how their needs may differ, as well as the needs of different groups of people to ensure people are not excluded
- 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.





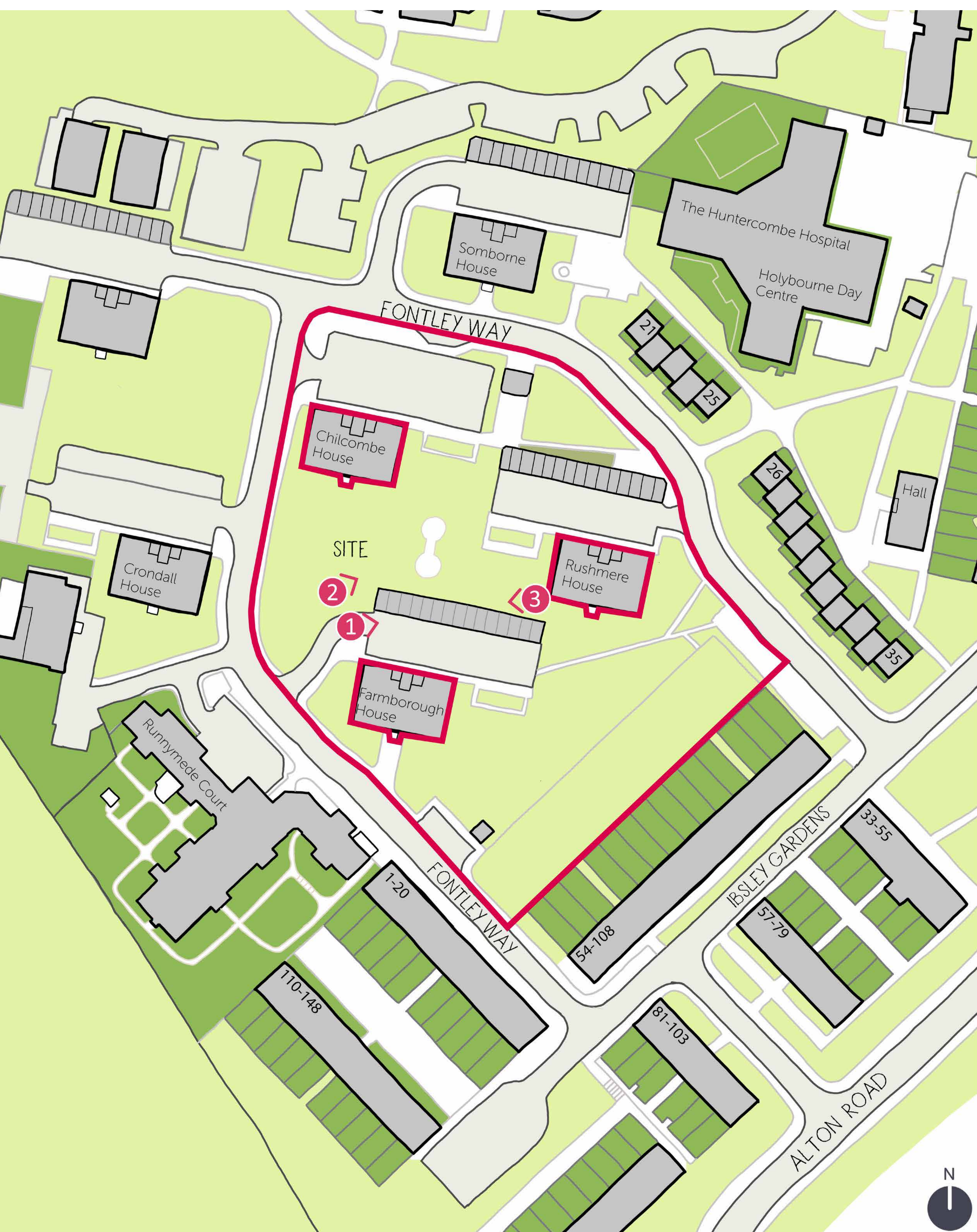
Land Adjacent to Farnborough House

The site is garage courts and open space accessible from Fontley Way. It is bounded by Fontley Way on most boundaries and rear gardens of homes on Ibsley Gardens to the south east.

The site surrounds but does not include several tall residential buildings; Crondall House, Somborne 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



Constraints and Opportunities

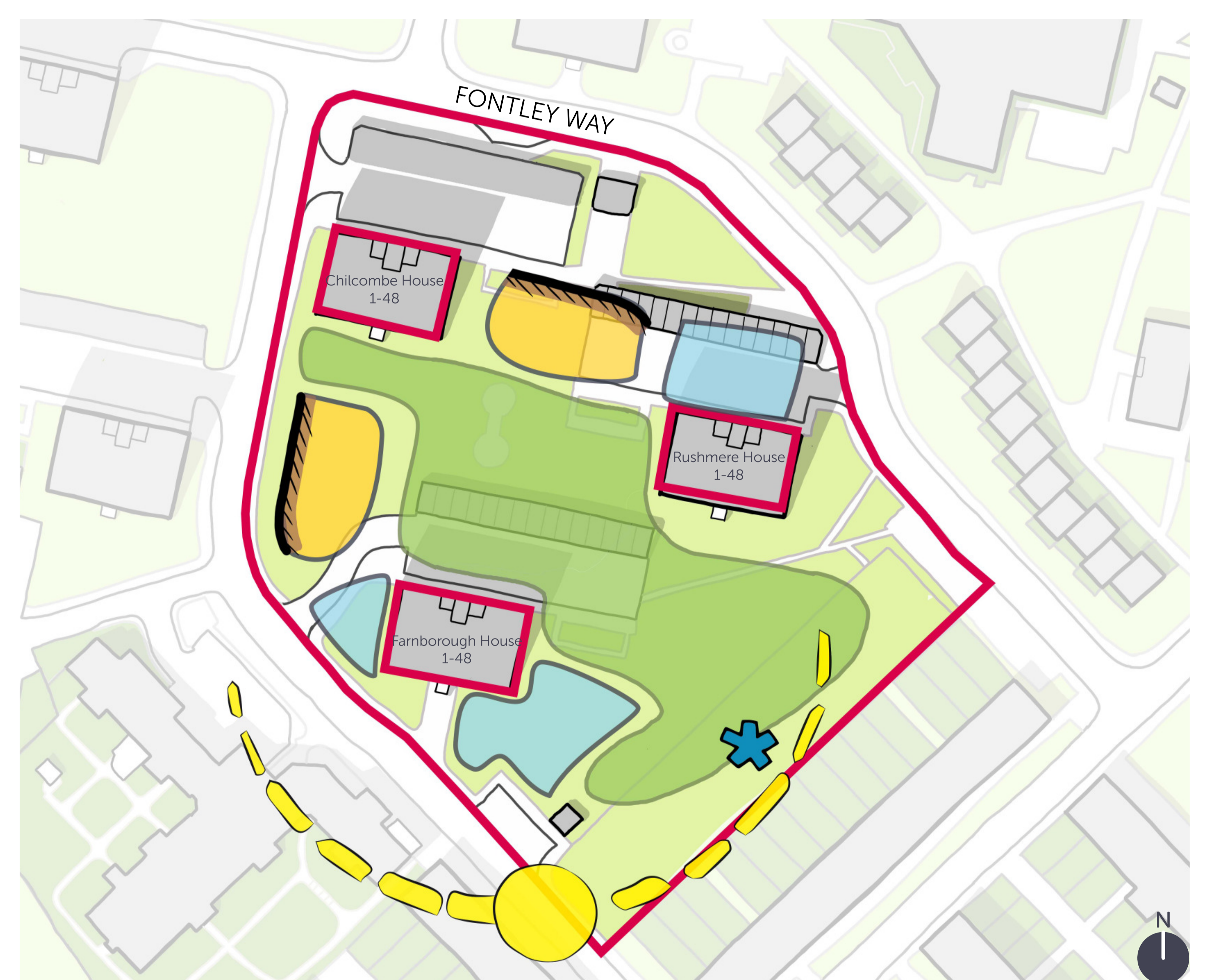
In the early design stages of preparing our proposals for land adjacent to Farnborough House we identified site constraints and opportunities and established key design considerations, which have been used to inform our design ideas and shape our plans for the site.

Constraints

- Sloping ground with level differences up to 2m across the site
- A need to be sensitive to surroundings in terms of building heights proposed
- 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.



— Site boundary	— Potential existing sewer pipes	▲ Communal entrances	— Site boundary	● Potential for Development
▨ Retaining wall	⚡ Overlooking from neighbouring buildings	● Ground Levels (m)	▨ Continuing Frontage	✦ Potential to add to Public Amenity
↗ Sloped ground	● Existing Trees	▬ Existing Wall	● Potential Parking Areas	
⚡ Road traffic noise	▨ Existing Inset Balconies	▨ Existing garages	● Improvements to Amenity	
		■ Substation		

Key Considerations



High-quality design



Affordable new homes in a mix of sizes



Landscaping improvements and enhancements



Sustainability and energy efficiency



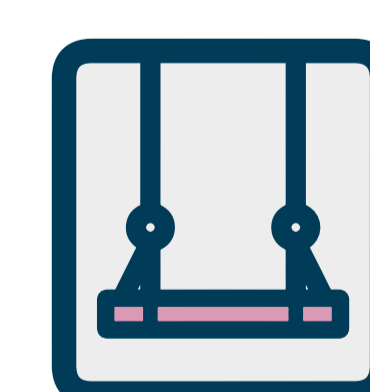
Security and surveillance



Connectivity and accessibility



Car and cycle parking



Amenity space

Our earlier design ideas for the site included two six-storey buildings which faced Fontley Way. Through the design evolution process, and taking on feedback from the Council's Design Review Panel, we decided to lower the height of the blocks to five storeys, and adding an additional block to compensate for the potential loss of accommodation. We have also re-orientated the blocks in line with the existing estate blocks, improving outlook for all.



Our Proposals

Our proposals will provide a number of benefits, including:



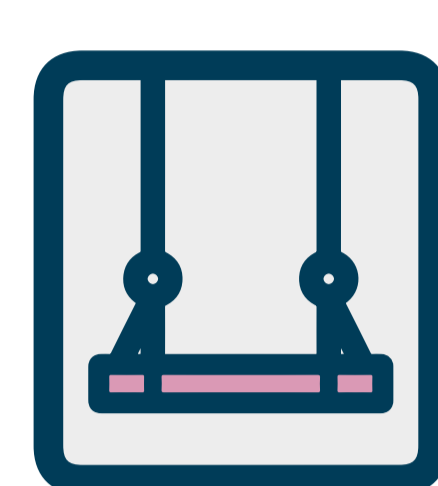
38 much-needed **new council rent homes**



4 fully **wheelchair-accessible flats**



Three new high-quality **five-storey buildings**



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



A mix of homes including, **12 one-bedroom, 18 two-bedroom and eight three-bedroom**



New **landscaping and improved accessibility** and connectivity across the site



New/relocated car parking spaces, including 39 off-street in parking courts, 14 on-street and four blue badge.



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



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



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).

Our proposals for land adjacent to Farnborough House



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.



Some people need the garages for storage space, where are they meant to put their belongings if the garages are demolished?

Our plans include provision of 30 storage units. The units will be approximately 1.2m x 1.2m in size and available for residents to rent from the council.



Would existing estate residents be able to move into the new properties?

The 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 those existing local Council tenants who may wish to downsize, or those who are overcrowded. Any local lettings plan will not become operational until development has moved forward in its construction programme.



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

The proposals will provide new/relocated car parking spaces available for new and existing residents.

Where possible we will look to offer alternative garages on the estate to residents who currently rent garages on the site.



Proposed Landscape Areas

The equipment proposed includes, stepping pods, an embankment slide, hill climber rope, universal carousel, bee and horse springers and a play sphere.



2. Sketch of the proposed new community garden for existing and new residents to grow fruit and vegetables.



3. Sketch of the proposed new woodland walk, including plants and features that encourage biodiversity, as well as items to promote informal play.





Landscaping Improvements and New Playspace

The proposals to develop land adjacent to Farnborough House include significant landscape enhancements, including new playspace, a woodland walk and a communal garden. The proposals will provide new recreation and amenity spaces for people of all ages and abilities.

Landscape Consultant, Turkington Martin, has developed a landscape strategy that actively responds to feedback we have received and delivers significant enhancements and improvements to the area.

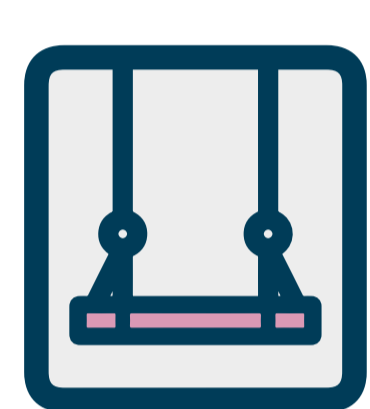
You said:

'Farnborough land can be used as a big space for playground for local children. We need swings, slides, climbing facilities, picnic tables. Alton playground is very small and the space is not enough. Also, there is no bicycle parking/shade at the area.'

'We need places where children can meet and spend time with each other, a space where children can play together, big space for everyone to enjoy each other's company.'

'The space should stay green with facilities for kids.'

Our landscape proposals include:



A high-quality inclusive new playground located in the centre of the site with equipment for ages 0-12 years



A new communal garden with areas for existing and new residents to grow food



A new woodland path with informal play features, such as stepping stones and logs



New seating areas including timber benches and picnic tables



Relocated and improved car parking areas



Additional paths connecting all buildings and open space, to improve connectivity and accessibility



A variety of new tree species, woodland character planting, including native species and flower-rich plants to promote biodiversity and visual interest



Bat boxes and bug hotels to promote biodiversity



New cycle stands and storage units



50 new trees to mitigate the loss of nine existing trees



What will happen to the existing bin stores that are currently located on the site?

The existing recycling bin store that is located on land adjacent to Farnborough House will remain in its current location, but we are looking to upgrade the enclosure to improve its appearance and robustness.



Will the development include secure bicycle storage?

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



How is the existing drainage system that is already over-stressed going to cope with the proposed development? Water main bursts are already a common problem.

The local water supply is controlled and managed by Thames Water, who have been notified of our proposals and provided no concerns with the local water network capacity, which should prevent the provision of new homes in the area.

Issues relating to water-main bursts are solely within Thames Water's remit to investigate, repair, manage and maintain as the major utility provider. We understand improvement works are currently taking place.

Our Civil Engineers will be looking at the existing drainage and water-supply, which will inform new connections and the design of new drainage and sustainable urban drainage systems (SUDs) infrastructure for our proposals and ensure compliance with the latest guidelines and policies. The new homes being built will also have in-built water storage to provide resilience in the supply, should any local water problems occur.



View of the central new play space, looking towards Farnborough House and the proposed block A



Proposed Views and Materials



View of communal kitchen and central amenity space, looking towards the Chilcombe House and the proposed block B



View of the proposed block C entrance

Materials and Building Design

It is proposed that the new buildings will be constructed from a mix of grey multi-stock brick and reinforced precast concrete panels.



North Elevation



South Elevation



West Elevation





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 1 December 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 Thursday 9 November 2023.

Our Timeline

November 2023 - We're Here!

We are holding a consultation to share our proposals to develop land adjacent to Farnborough House with the local community and collecting feedback.

December 2023

We will collate and analyse all feedback received to finalise our proposals for land adjacent to Farnborough House.

January 2024

Target submission of our planning application for land adjacent to Farnborough House to Wandsworth Borough Council's planning department.

Spring 2024

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

Late 2024

We hope for construction to begin on the sites, 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.



0207 446 6818



Farnborough House Community Engagement Team, C/O Stantec, 7 Soho Square, London, W1D 3QB



bessborough-farnborough@stantec.com

Our contact details have been updated, as employees of Barton Willmore have joined Stantec.