



Welcome

London Borough of Wandsworth is looking to develop sites at the Ashburton South and Ashburton Chartfield Estates as part of the Homes for Wandsworth programme.

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

We are excited to begin discussing with you the idea of the redevelopment of various small sites on the Ashburton South and Ashburton Chartfield Estates. These sites present prime opportunities to deliver muchneeded new affordable homes for Wandsworth residents by developing unoccupied or underutilised spaces.

We are currently considering ideas to provide muchneeded new council rent homes on sites across the Borough, which will help meet the needs of over 11,000 people currently on the Council's housing register.

We are also exploring opportunities to improve and enhance the existing open spaces, play offer and amenities across the Estates for existing residents.

Please let us know what you think...

We are in the early stages of preparing ideas for the sites.

We want to hear from the local community. Your local knowledge, thoughts and suggestions are very important to us to ensure the very best schemes can be brought forward. After looking through the following information boards on display, please complete a feedback form to let us know what you think and provide your 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.



What do young people think?

We are keen to explore ideas to improve play spaces at the Ashburton South and Chartfield Estates. To help us shape our plans, we want to hear local young people's views. What facilities would you like to see on the estates and where? Where do you currently go and what is there to do? Please let a member of the team know your thoughts or fill in a feedback form.

Our Project Team

Architect



Planning and Community Engagement

BARTON WILLMORE now



Landscape Architect

FARRER HUXLEY







Homes for Wandsworth

Following the result of the May 2022 Local Elections, London Borough of Wandsworth has been reviewing its housing policy to maximise the delivery of affordable homes across the Borough. The Homes for Wandsworth programme is a key part of this.

Building New Council Homes

There are currently over **11,000 applicants** on the Council's housing waiting list, including **2,400 homeless applicants.** The Council is tackling the housing crisis through an ambitious new homes building agenda, the reviewed Homes for Wandsworth programme.

The Council is committed to investing in the Borough and delivering more affordable homes and has made a commitment to make all homes within this programme available for council rent, maximising the Council's stock of genuinely affordable housing.

As part of the Homes for Wandsworth programme, the Council is committed to:

- Building 1,000 council homes.
- Delivering on more than 100 council-owned sites.
- Prioritising homes for local residents and workers.
- Maximising housing options for people on low and middle incomes.

The Council is looking to bring forward several sites across the Borough as part of the Homes for Wandsworth programme. Some of the sites being considered are located on the Ashburton South and Ashburton Chartfield Estates. These are shown on the large map adjacent to this banner.

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

The Homes for Wandsworth programme is well on its way to delivering it's target of 1,000 new homes. Below are examples of already-completed new homes across the Borough



Arnal Crescent, West Hill



Lascelles Court, Shaftesbury & Queenstown



Sphere Walk - Battersea







The Site Locations and Context

The sites at the Ashburton South and Ashburton Chartfield Estates currently being considered are close to the northern edge of

No existing homes are proposed to be



The Ashburton South Estate is made up of three to six storey residential blocks, with buildings at Ashburton Chartfield varying from three to five storeys.

The Ashburton Estate is split into Ashburton South overlooking Putney Heath, and Ashburton North centred around a community area between Tildesley Road and Cortis Road. Ashburton Chartfield Estate sits to the northeast of the main Ashburton Estate.

The sites are located less than 30 minutes' walk from Putney Rail Station and East Putney Underground Station with bus links providing easy access to central London and the wider tube/train network. The sites benefit from excellent access to green space with Putney Heath just next door and both Richmond Park and Wimbledon Park within reasonable distance.

Let us know what you think!

What do you like about the area?

What do you think could be improved?

Are you proud of any areas around the estates?

Is there anything historic on the estates that you wish could be brought back into use?

What do you think about the play spaces on the estates?

What do you think about the existing trees and landscaping on the estates?

What makes Ashburton 'Ashburton'?

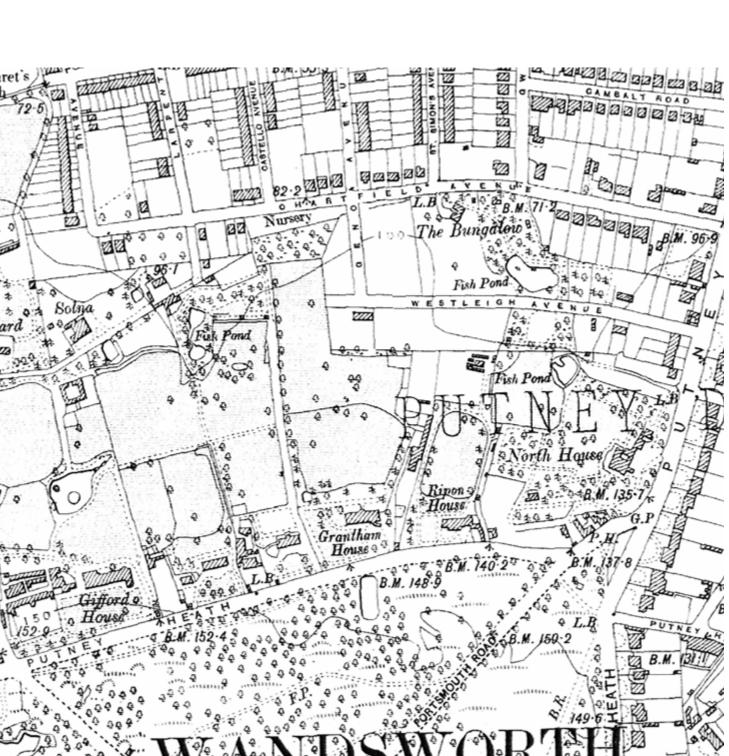
Let us know by writing down your thoughts on the roll of paper nearby.....

Historic Site Use

We have researched and studied historic maps, documents, and archive photographs to understand the development of the estates, their character, and how the sites have been used over time.



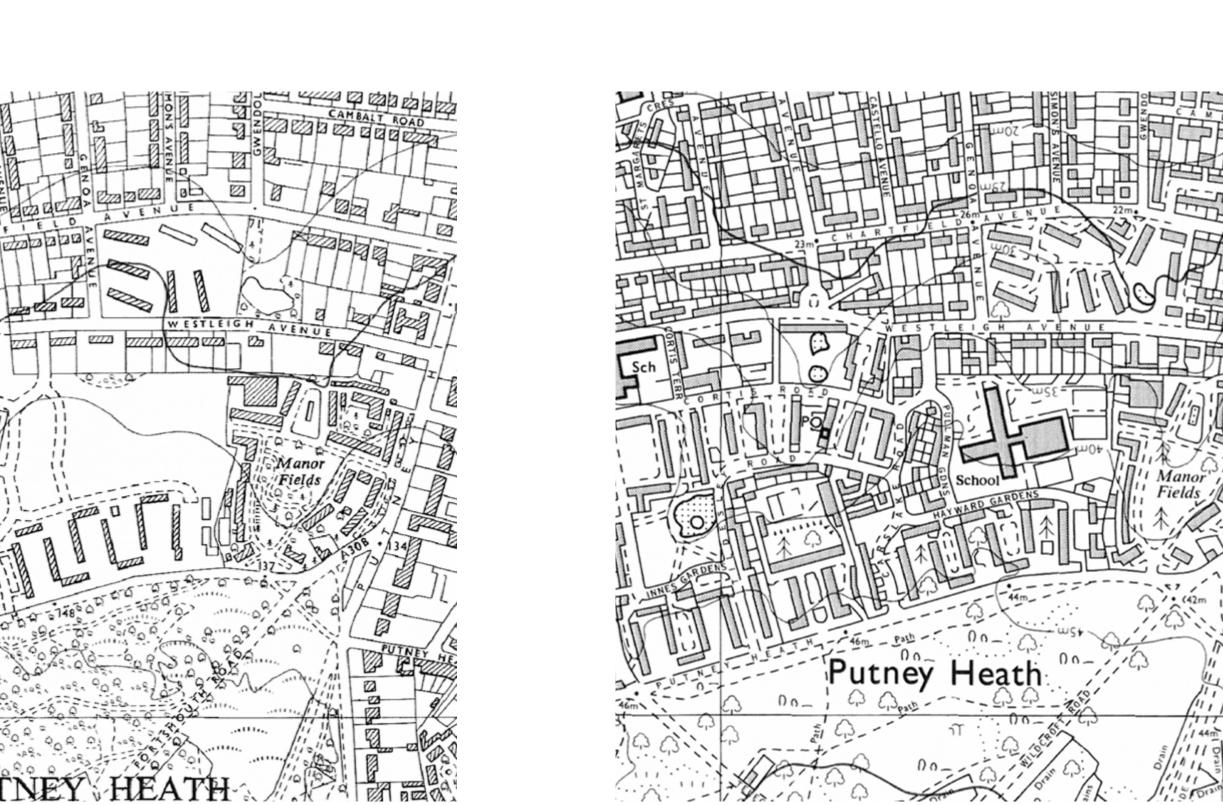
18th Century: The site was almost entirely rural and used as farmland.



19th Century: Start of development with new homes and terraced streets.



Early 20th Century: The site continues to develop more terrace housing and larger housing schemes like Exeter House, sites experience little World



Late 20th Century: Mansion homes demolished and development on green space to build Ashburton













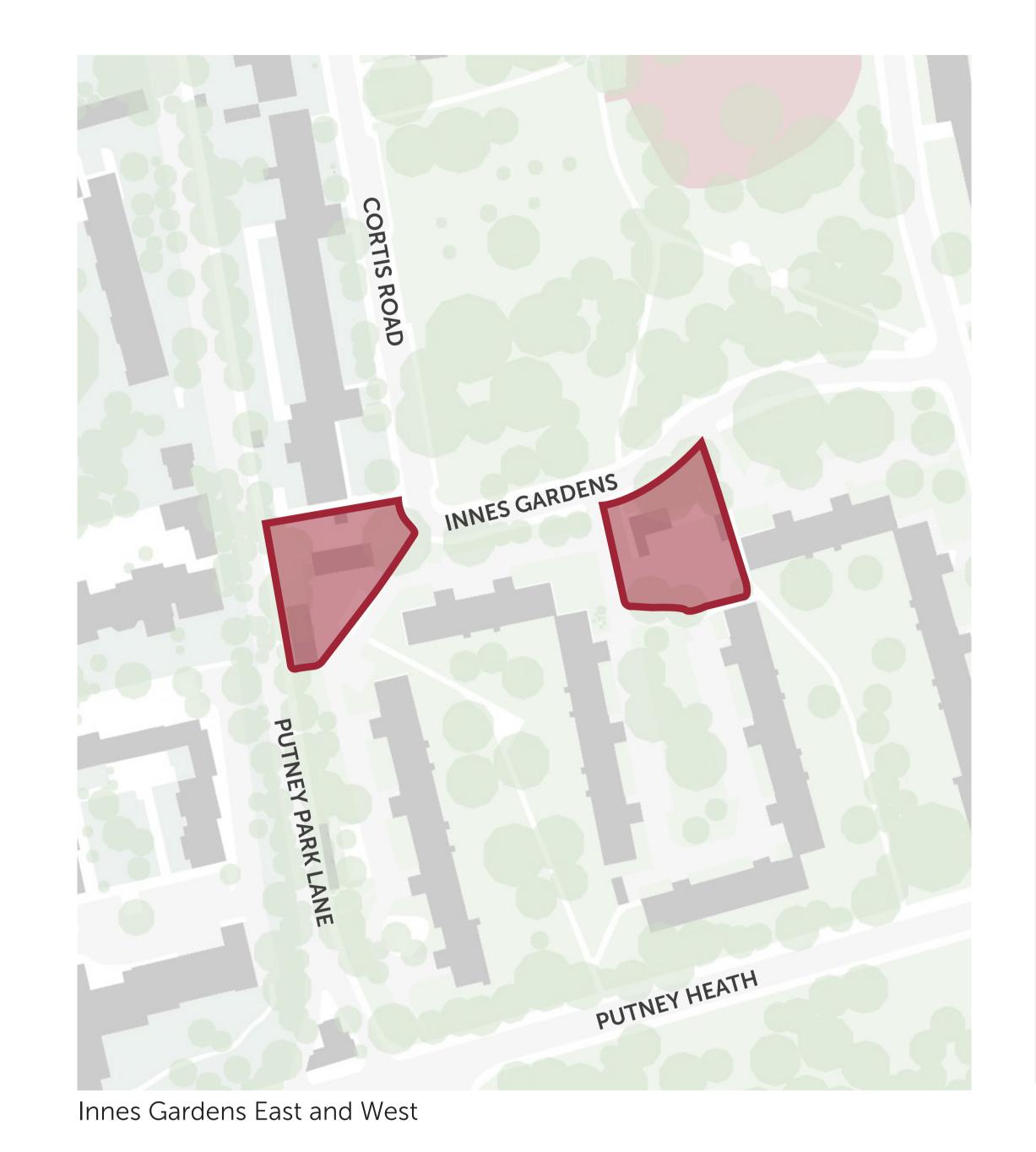
Sites at Innes Gardens Ashburton South Estate

The sites at Innes Gardens towards the west of the Ashburton South Estate provide two potential development sites.

The first site, Innes Gardens West, accommodates ten garages/storage areas and 14 car parking spaces. The site is triangular and is situated between Putney Park Lane to the west and the junction of Innes Gardens and Cortis Road.

The second site, Innes Gardens East, borders Innes Gardens to the north. The site comprises 20 parking spaces, 14 cycle stores, a substation, and a storage area for eight refuse bins.

The sites with potential for development are shown on the plan to the right. Our initial ideas for the sites would involve demolishing the existing garages and storage areas and delivering new high-quality housing. No existing homes would be demolished as part of the plans and all new homes would be for council rent.



Let us know your thoughts!

Many of the sites have space to provide community uses on the ground floor. Leave a sticky note below to let us know what you would like to use this sort of space for!



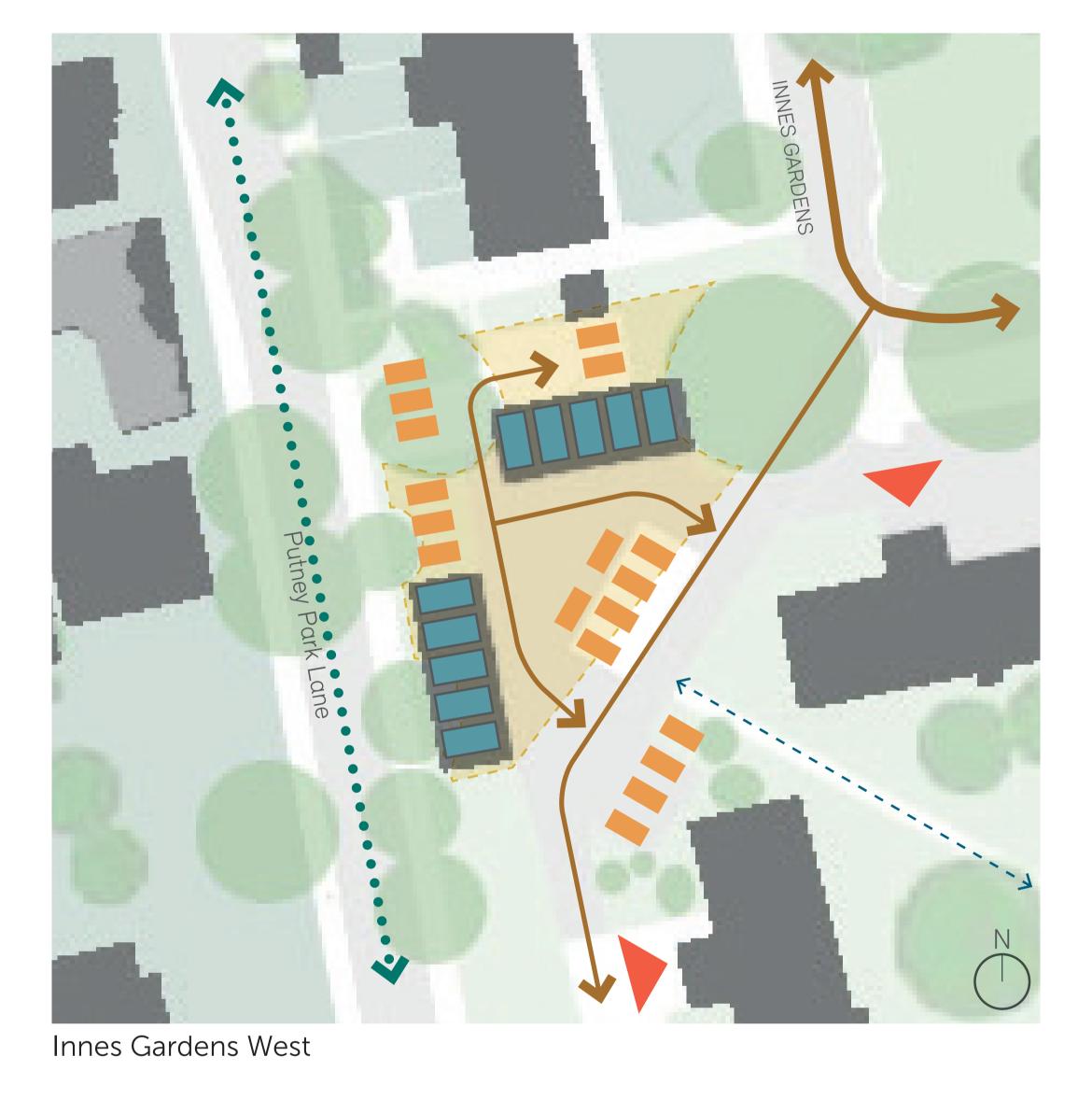
We have started to identify site constraints and opportunities to help shape our plans for the sites at Innes Gardens going forward.

Constraints

- Existing trees along Putney Park Lane and Innes Gardens
- Existing garages / pramsheds
- Existing parking spaces
- Existing vehicular access to be retained for both sites
- Ground level change

Opportunities

- Views over enhanced existing green spaces
- Space for play areas for young people
- Additional tree planting
- Pedestrian access
- Direct vehicular access from Innes Gardens





Key Considerations



New affordable homes built to high energy conservation standards



Reduced mobility parking near sites



No through access to Putney Heath Road



Strong connection to Innes Gardens green space



Parking near sites



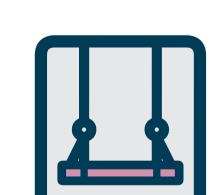
Limited impact on neighbouring properties



Dual aspect homes



Minimising tree loss and developing a tree replacement strategy



Potential for new community space and amenities such as play







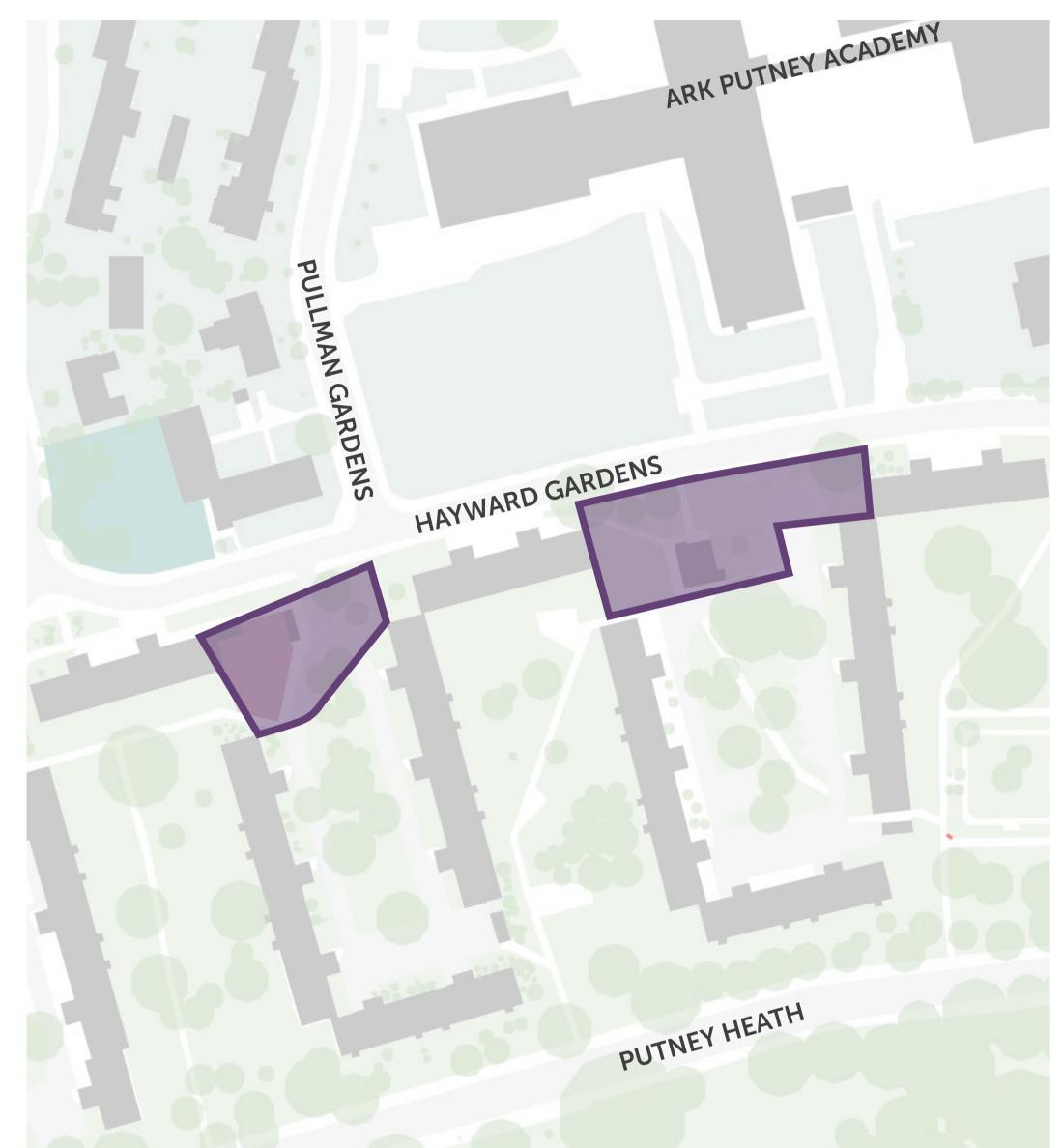
Sites at Hayward Gardens Ashburton South Estate

Hayward Gardens towards the middle of the Ashburton South Estate provides two potential development sites.

The first site, Hayward Gardens West, borders Hayward Gardens to the north and an access road to the east. At present, there is a play area, a phone box, 12 storage lockers, a substation and five parking spaces on site.

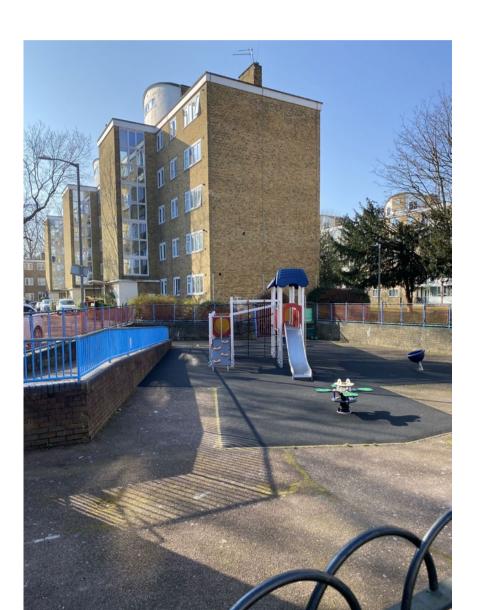
The second site, Hayward Gardens East, borders Hayward Gardens to the north and an access road to the east and south. On the site there are 15 storage lockers, a substation, and ten parking spaces.

The sites with potential for development are shown on the plan to the right. Our initial ideas for the sites would involve demolishing the existing storage areas and delivering new high-quality housing, with improved play and planting. No existing homes would be demolished as part of the plans and all new homes will be for council rent.



Hayward Gardens East and West







Existing Residential Buildings Public Green Spaces

Private Green Spaces

Play Area

Existing Trees

Developable Area Existing Non-residential Buildings $\leftarrow - \rightarrow$ Existing pedestrian/cycle route Green Walk/Cycle Path

Vehicular route

Cycle store

Garage/storage locker

Refuse location Blue Badge Parking Building Entrance

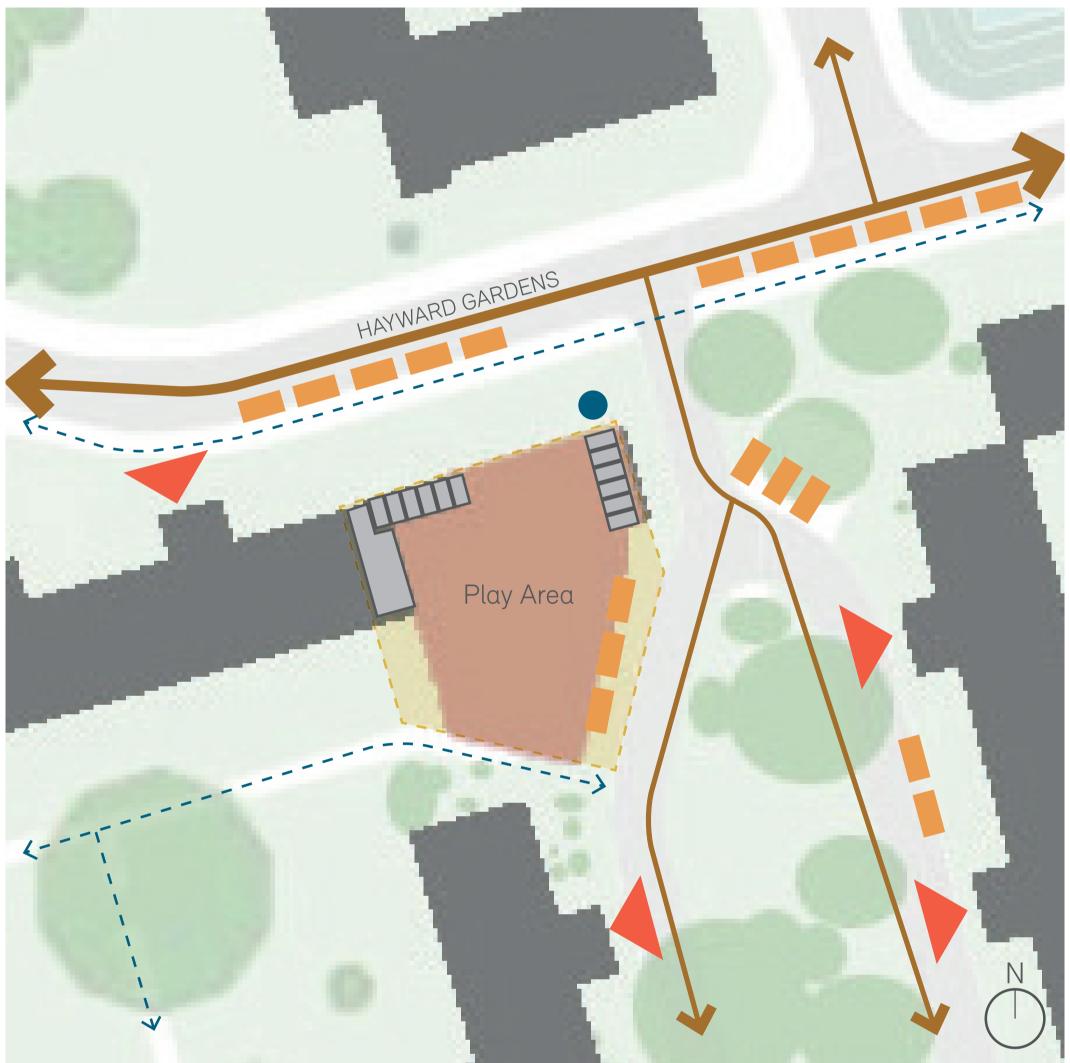
We have started to identify site constraints and opportunities to help shape our plans for the sites at Hayward Gardens going forward.

Constraints

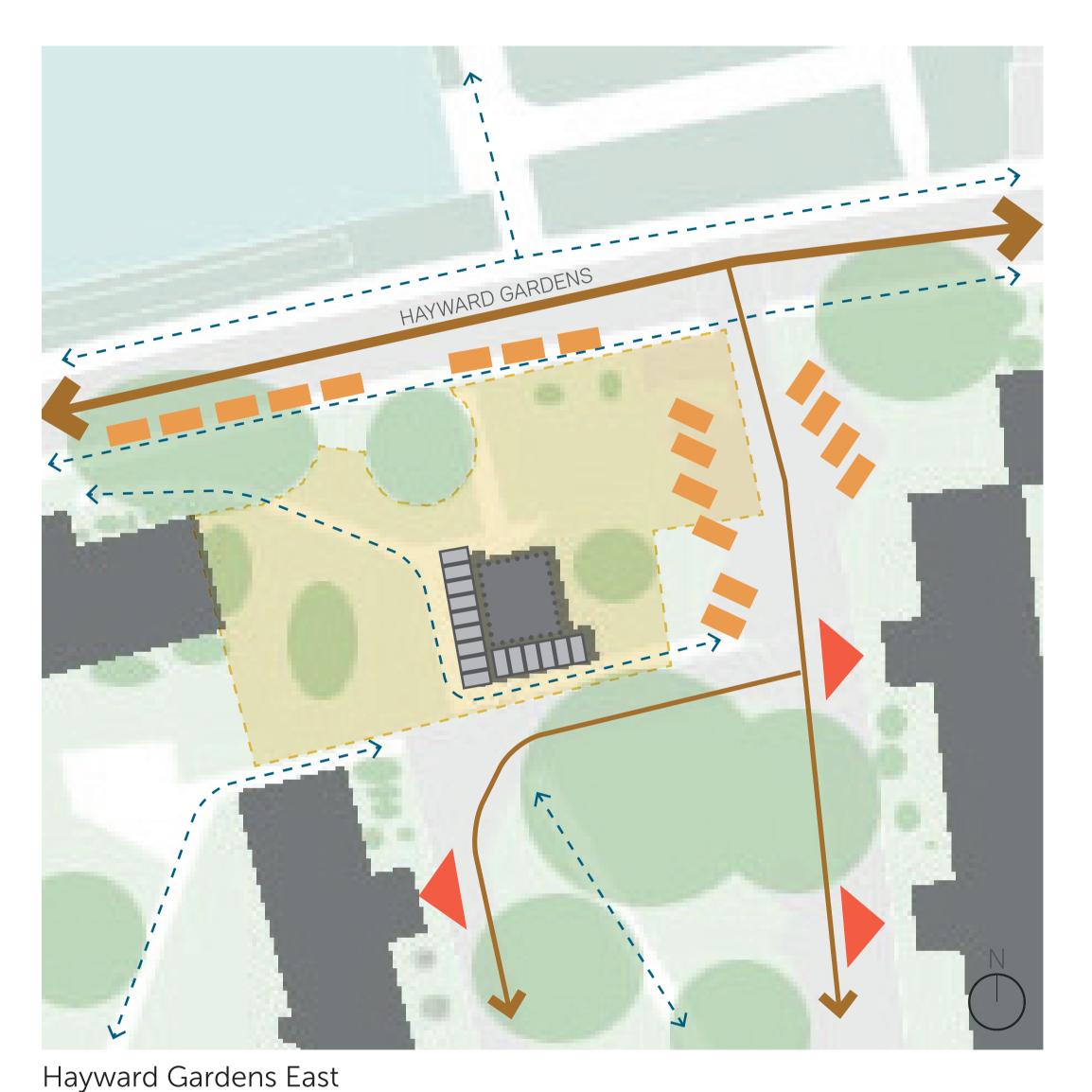
- Location of existing play space and green space
- Existing substation
- Existing parking spaces
- Proximity to existing properties
- Existing cycle storage
- Existing mature trees

Opportunities

- Frontage along Hayward Gardens
- Opportunity to enclose residential courtyard to south
- Opportunity for height to match existing residential buildings



Hayward Gardens West



Key Considerations



New affordable homes built to high energy conservation standards



Dual aspect homes



Re-provision of parking spaces



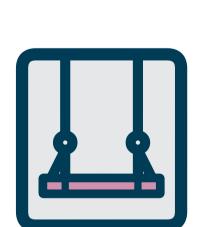
Keeping design in line with existing residential buildings



Potential outlook for all homes over green spaces



Re-location of substation



Potential for new community space and improved play space



Minimising tree loss and developing a tree replacement strategy



Parking near sites







Site at Cortis Road Ashburton South Estate

A site at Cortis Road towards the north of the Ashburton South Estate provides a potential redevelopment opportunity.

The site is currently a large area of pavement along the southern edge of Cortis Road. The Ashmead Care Home is across Cortis Road to the north of the site. There is a substation on the site and a north-south access road on the western side connects Cortis Road to Tildesley Road. There are also 15 cycle stores.

The site with potential for development is shown on the plan to the right. Our initial ideas for the site would involve delivering new high-quality housing, with play space and improved planting. No existing homes would be demolished as part of the plans and all new homes will be for council rent.







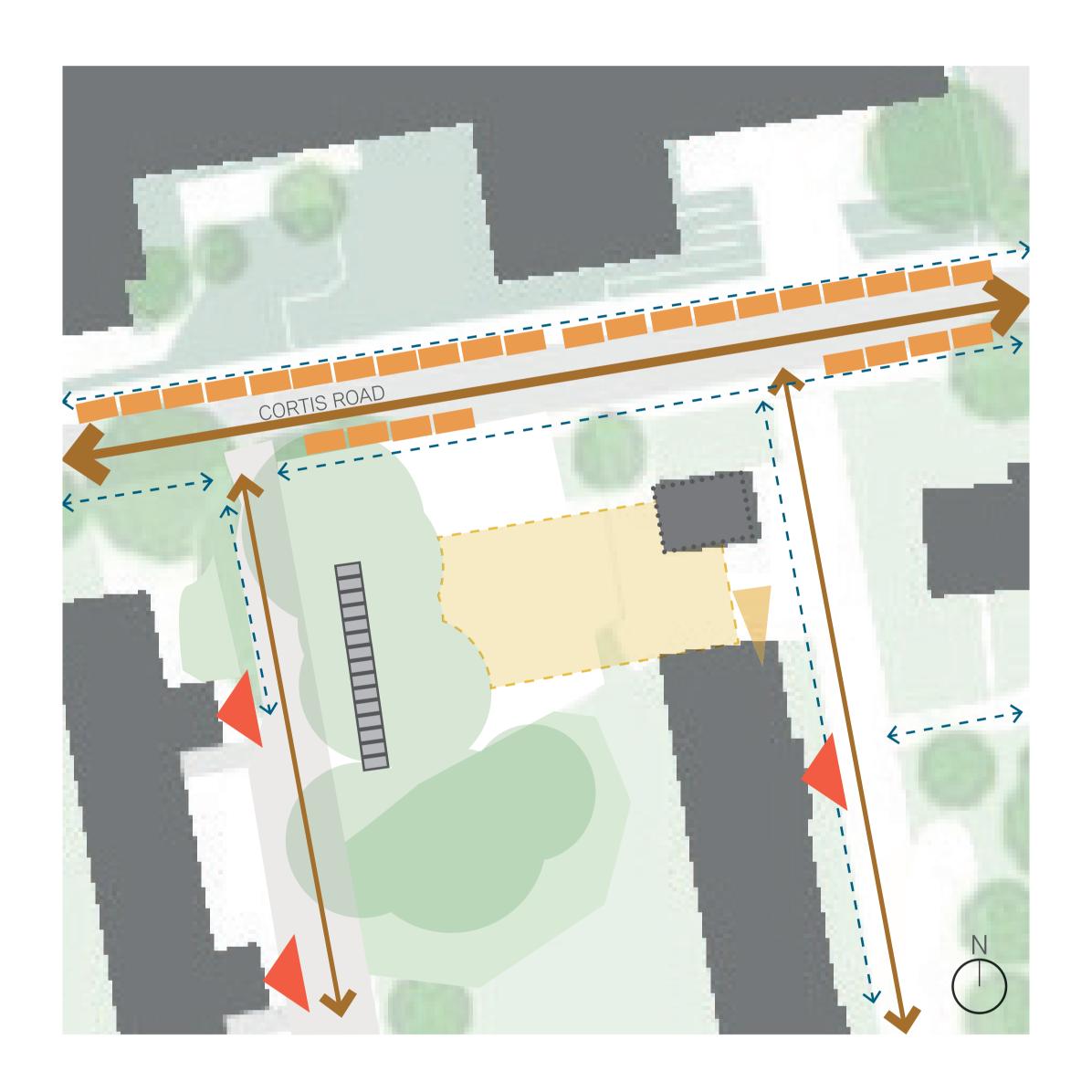
We have started to identify site constraints and opportunities to help shape our plans for the site at Cortis Road going forward.

Constraints

- Existing substation
- Existing cycle storage
- Proximity to Ashmead Care Home
- Proximity to existing properties
- Existing informal play spaceLocation of existing trees

Opportunities

- New frontage to Cortis Road
- Northern edge to open green space to south





Existing Residential Buildings		Developable Area	Substation
Existing Non-residential Buildings	← − >	Existing pedestrian/cycle route	Refuse location
Public Green Spaces	⟨·· ⟩	Green Walk/Cycle Path	Parking
Private Green Spaces	\leftrightarrow	Vehicular route	Blue Badge Parking
Play Area		Cycle store	Building Entrance
Existing Trees		Garage/storage locker	

Key Considerations



New affordable homes built to high energy conservation standards



Keeping with existing residential buildings



Retention of substation



Green space improvements to the south



Improved wayfinding and public realm along Cortis Road



Minimising tree loss and developing a tree replacement strategy







Sites on Ashburton Chartfield Estate

Three sites have been identified across the Ashburton Chartfield Estate that could be suitable for providing new affordable homes.

Ashburton Chartfield Estate lies north-east of the Ashburton South Estate and is bordered to the north by Chartfield Avenue, to the west by Genoa Avenue, and to the south by Westleigh Avenue.

The sites with potential for development are shown on the plan to the right. Our initial ideas for the sites would involve demolishing the existing garages and storage areas and delivering new high-quality housing, with improved play and planting. No existing homes would be demolished as part of the plans and all new homes will be for council rent.

Constraints

- Existing parking spaces
- Existing mature trees
- Existing garage and cycle/pram storage
- Proximity to existing properties
- Proximity to conservation area to the north
- Existing play space
- Existing green space

Opportunities

- Celebrate the sites' prominent locations within the estate
- Re-provide an improved play space
- Enhance surrounding green spaces with improved planting
- Active frontages



Ashburton Chartfield Site 1

The first site on the Ashburton Chartfield Estate (AC.1) sits on the highest point of the estate and is currently used as a car park with access on the east and west to Whitnell Way. There are 23 parking spaces on the site.

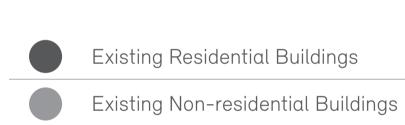
Ashburton Chartfield Site 2

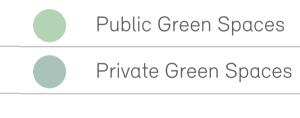
The second site on the Ashburton Chartfield Estate (AC.2) sits at the eastern entrance to Whitnell Way from Chartfield Avenue. On the site, there are 13 parking spaces, ten garages, 22 cycle/pram stores, and a substation.

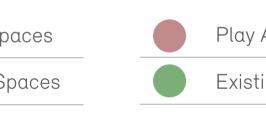
Ashburton Chartfield Site 3

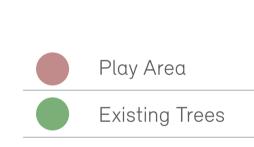
The third site on the Ashburton Chartfield Estate (AC.3) is bordered by Whitnell Way to the west and an access road providing access to the neighbouring properties. To the east there is a large open space with a mature tree. On the site, there are 12 parking spaces, 13 cycle/pram stores and a play space to the south-east.



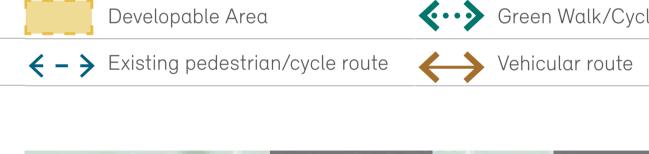


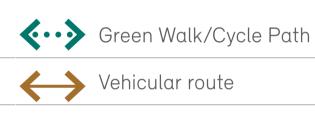


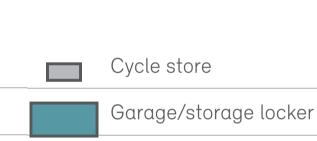


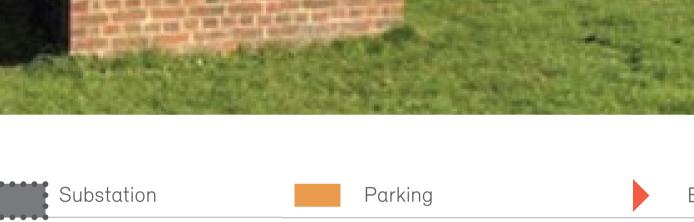


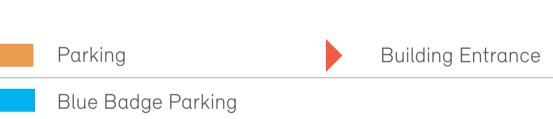


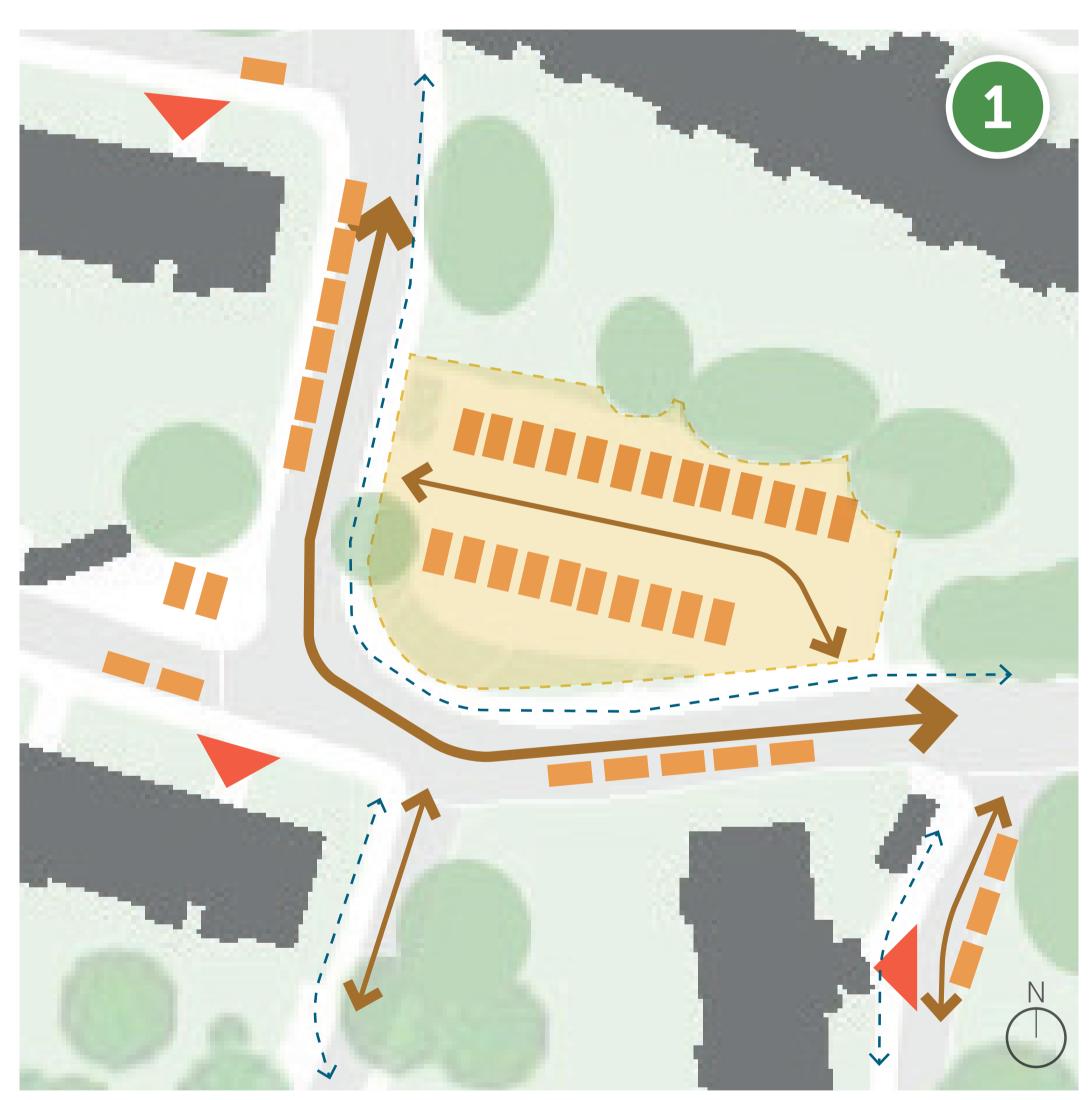


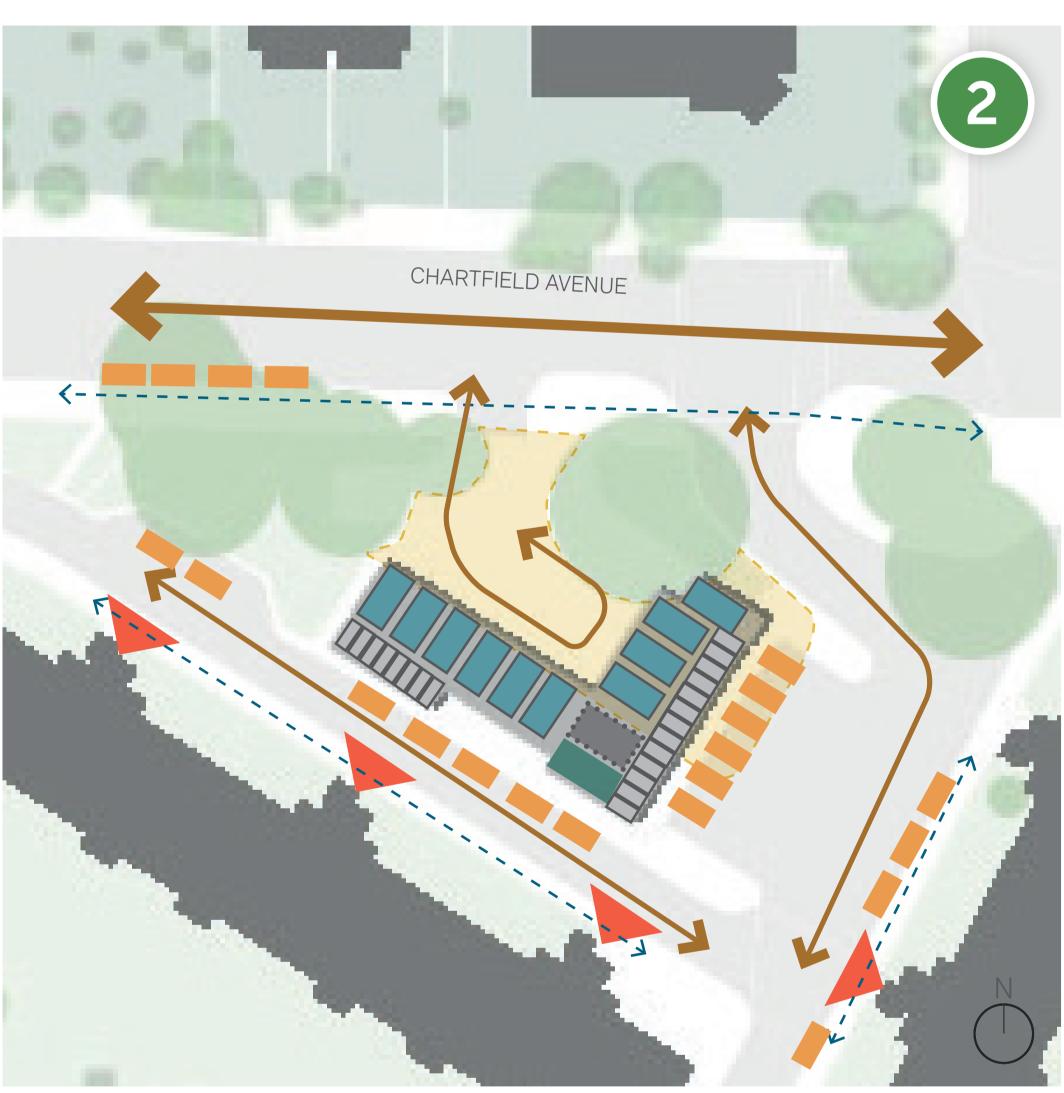


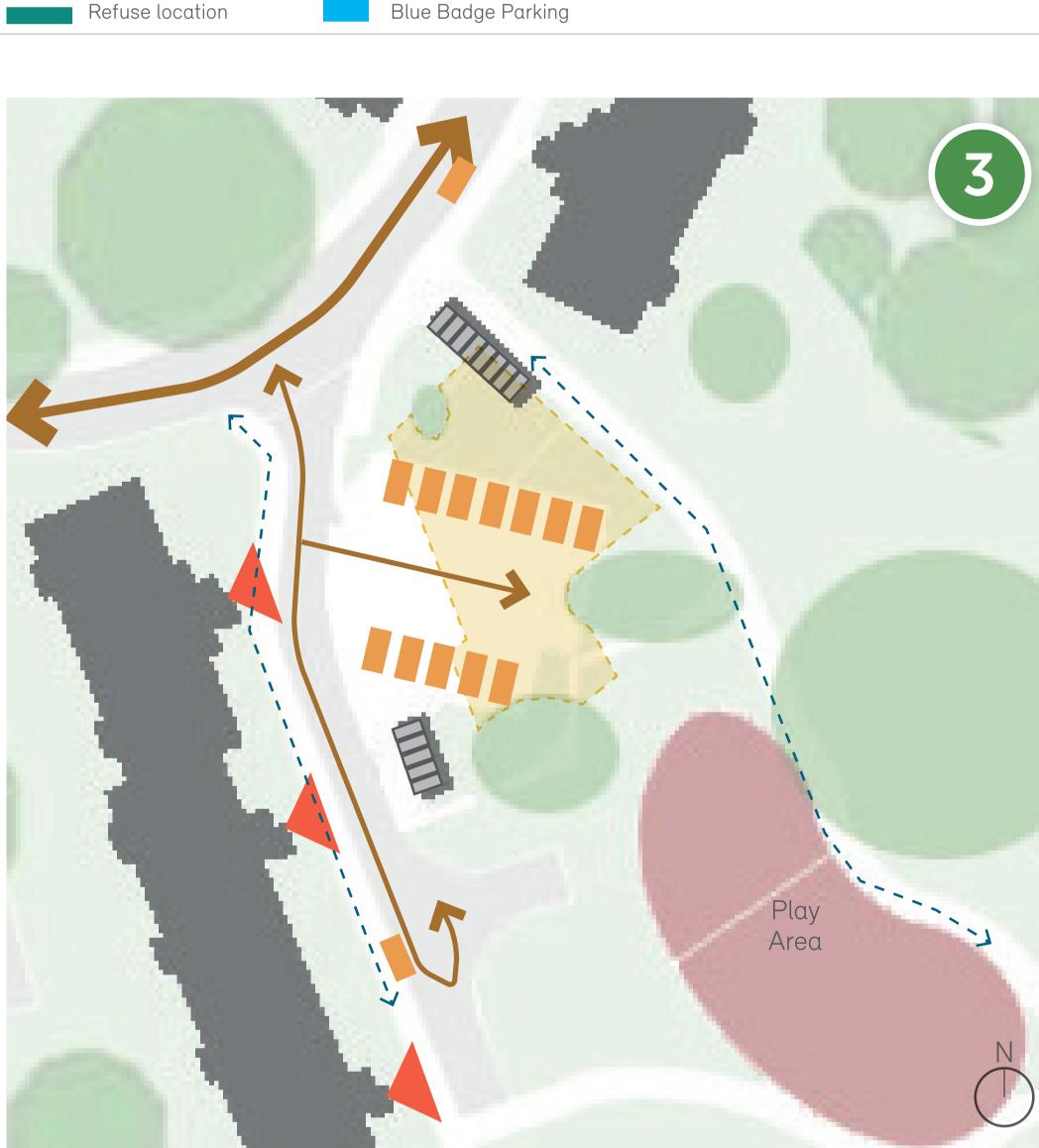












Key Considerations



New affordable homes built to high energy conservation standards



Dual aspect homes



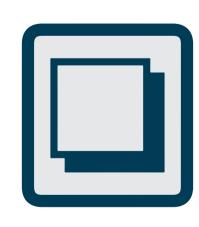
Potential loss of green space and trees



Limited impact on neighbouring properties



Potential for new community space and amenities



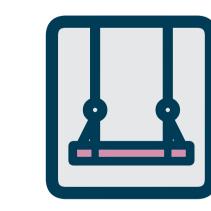
Risk of overshadowing



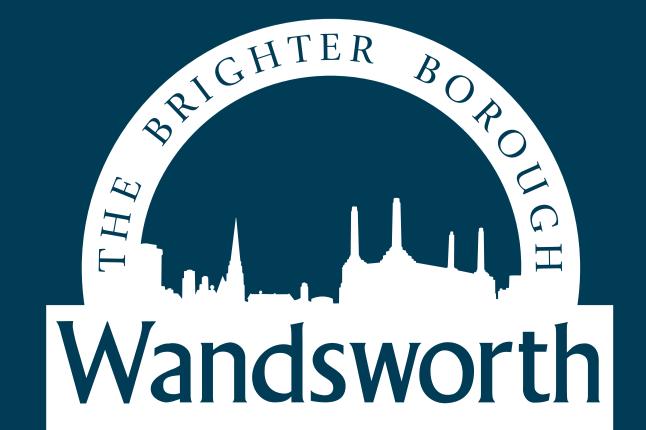
Re-provision of parking spaces



Respect historic architecture



Potential relocation and improvement of play space







Landscape and Play Ideas

We are exploring opportunities to improve and enhance existing open spaces, play offer and shared amenities for all residents of Ashburton South and Ashburton Chartfield Estates.

Our landscape architect is looking at ways to improve and enhance the existing environment and think creatively to bring people and nature together throughout the Ashburton South and Ashburton Chartfield Estates.

We have started to think about:



Living with people: Getting the landscape to work as a practical everyday space for residents and visitors, but also as a place for people to come outside to socialise, to play or for leisure.



Biodiversity: Increasing biodiversity on the estates through providing a good variety of new planting including meadows.



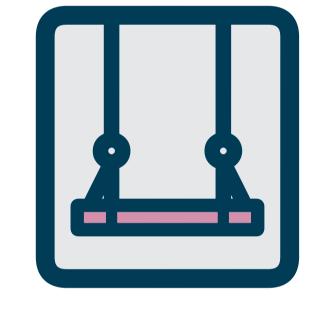
Living with nature: Working towards a greening strategy for across the sites to bring nature and people together. The landscape will be integral to the everyday life and well-being of residents.



Local tree planting: Replacement tree planting, plus new trees, of different maturities and species to improve the quality of green spaces.



Local character: Improving the landscape to complement and enhance the areas around the buildings.



Play! Encouraging play for everyone and anywhere on the estates.



Practicality: Taking inspiration from the natural setting to create an attractive, low maintenance planted environment.



Water management: Thinking about ways to capture and integrate water into the landscape, working with existing level changes.









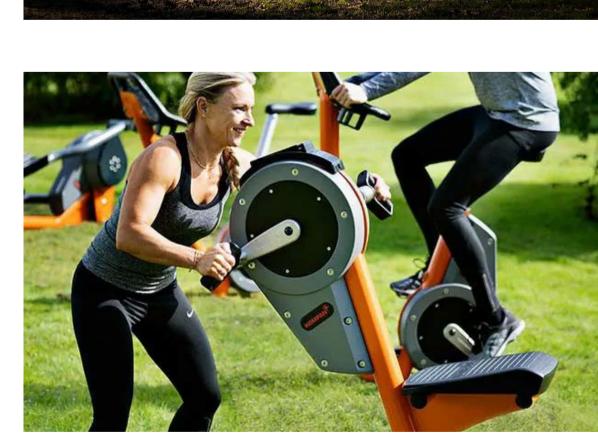




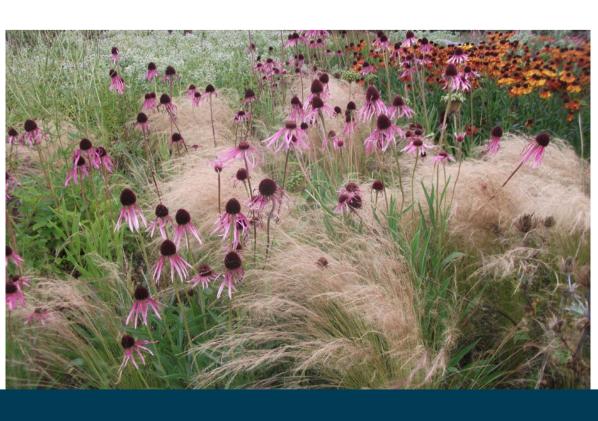


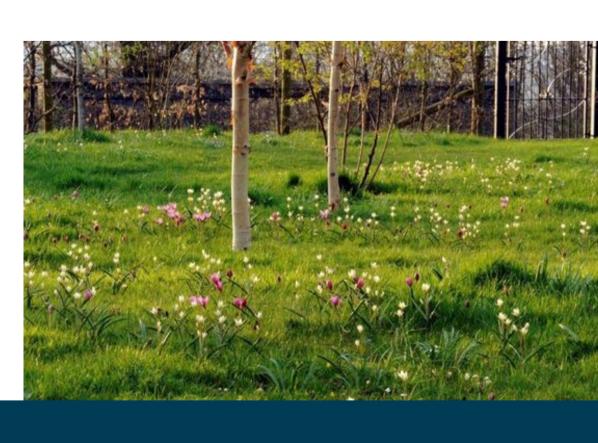












What do you think?

Do you use the existing open spaces? What do you do? If not, what would encourage you to?

How would you improve the green spaces on the Estates?

What do you think new play areas should offer?

What do you think is missing from the Estates?







Priorities for Future Plans

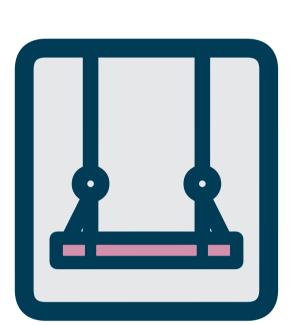
We want our proposals for the sites across the Ashburton South and Ashburton Chartfield Estates to respond to the needs of both new and existing residents, and to provide a wide range of benefits.

What would you like to see happen on the sites? What features are most important to you?

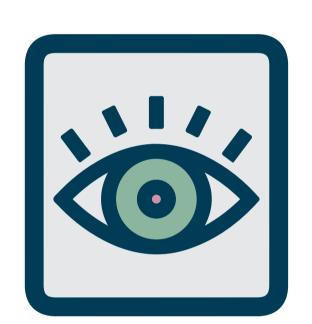
Do share your thoughts by adding sticky dots below!



High quality homes and environment – ensuring that the sites' development bring about enhanced facilities for existing residents.



Play areas – designing areas that are inclusive for young people of all abilities and needs with educational features integrated throughout.



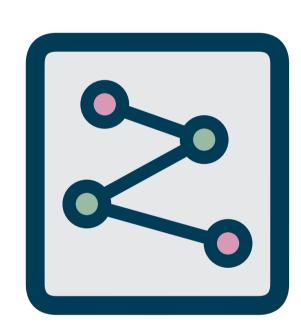
Character and identity – having new buildings designed to enhance local character or have them be bolder.



Social areas – integrating more seating for residentials to enjoy the public and green spaces.



Sustainability – having a responsible response to climate emergency in choices for energy and how the sites are used.



A connected area – having an access strategy that encourages and prioritises walking and cycling.



Gardens areas – providing features with opportunities for people to connect with nature, to relax and for leisure.



Health and wellbeing – ensuring that health and wellbeing are built into all new homes, community facilities, and green space improvements.



Greening improvements – providing planning and landscaping to add visual interest and enhance biodiversity.



Transport and movement – promoting active travel through improved pedestrian and cycle access around the sites.







Thank you and Next Steps

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

Please do talk to us and ask any questions, we are here to help and would very much like to hear your views. Your local knowledge, thoughts and suggestions are important to help shape any plans for the sites and ensure that the very best schemes can be brought forward.

Please leave your comments on the ideas shared with you today by completing a feedback form and posting it in the box provided. You can also complete this form online by visiting our websites or scanning the QR codes below.

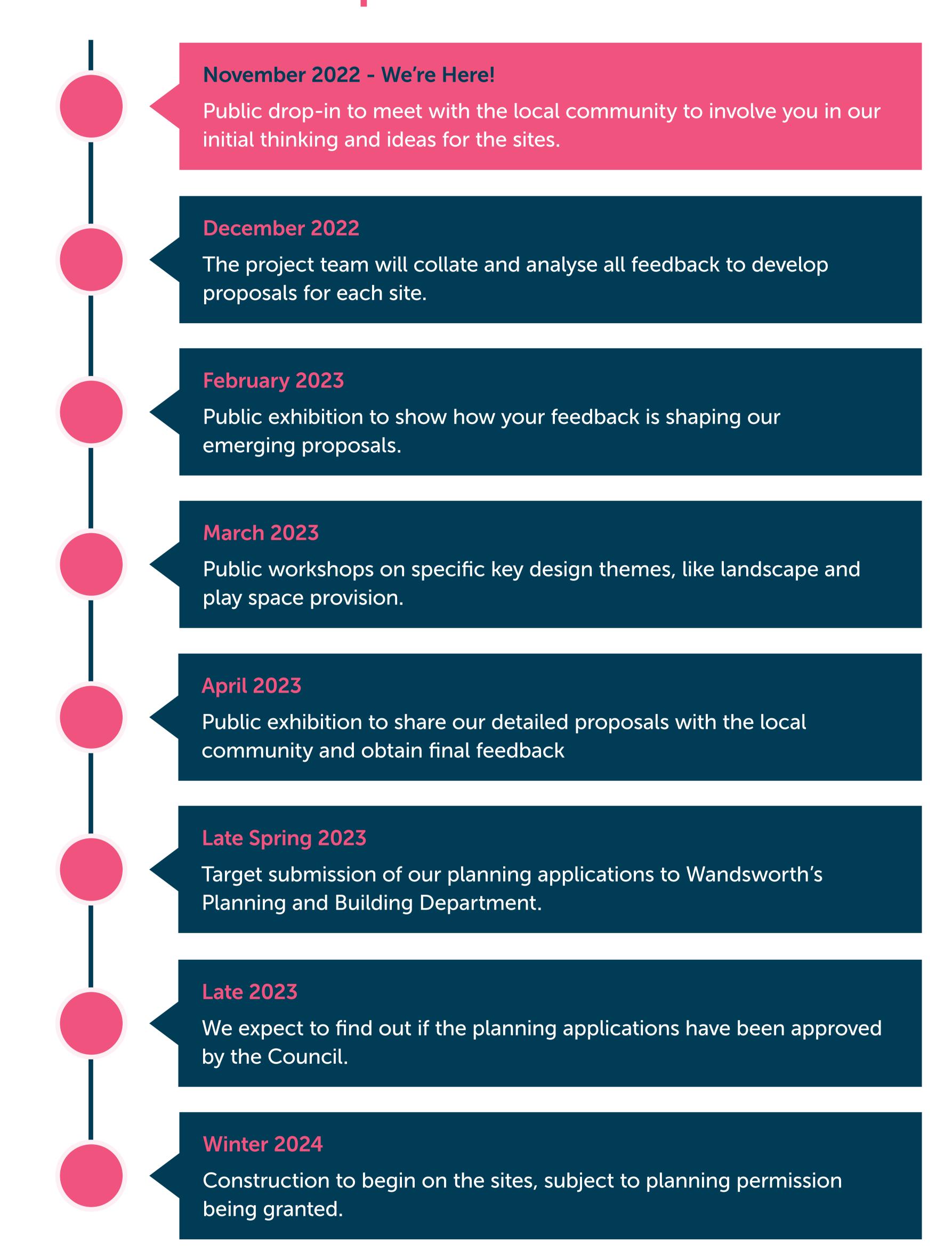
If you would prefer to take the form away with you, please ask a member of the team for a stamped addressed envelope.

Please return your form to us by 18 December 2022, to allow us to collate and consider all feedback received.

Over the next few weeks, we will share all your comments and suggestions with the wider project team as we continue to develop our ideas for the sites.

There will be an opportunity to comment on proposals for the sites in the new year and continued opportunities for engagement throughout Spring 2023.

Our Next Steps



Contact us

If you require any further information, have a question, or need this information in another format please contact our Community Engagement Team:



0207 446 6869



For queries related to sites on the Ashburton South Estate: ashburtonsouth@bartonwillmore.co.uk





Ashburton South and Ashburton Chartfield Estates
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