

**Homes for  
Wandsworth**



## **WHITNELL WAY (ASHBURTON CHARTFIELD) ESTATE**



# **Public Consultation**

## **Information Booklet**

**Friday 16 June and  
Saturday 17 June 2023**

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[www.ashburtonchartfield-homesforwandsworth.co.uk](http://www.ashburtonchartfield-homesforwandsworth.co.uk)

# WHITNELL WAY (ASHBURTON CHARTFIELD) ESTATE



## The Homes for Wandsworth Programme

There is an exceptional need for new homes in the Borough with, at present, over 11,000 applicants on the Council's housing waiting list, over 2,700 of whom are in temporary accommodation.

**Wandsworth Council approved a development programme in 2017, with the aim to build 1,000 new homes across the Borough on sites within the Council's ownership.**

Following the 2022 elections, Wandsworth Council has been targeting a series of actions to address the housing crisis Wandsworth faces. One of these is the Homes for Wandsworth programme's focus on council homes. This will deliver 1,000 council homes – over 500 more than previously planned.

These homes will be delivered for local people and will be normally allocated to existing council tenants from the Estate, or the wider vicinity, who have an existing priority due to their homes either being overcrowded or underoccupied. This will then free up homes for those on the waiting lists.

The sites on the Whitnell Way (Ashburton Chartfield) Estate were chosen after a comprehensive site assessment process, managed by Wandsworth Council, which has taken place over the last five years.

**No existing homes on the Whitnell Way (Ashburton Chartfield) Estate will be demolished as part of our emerging proposals.**

### What has already been built?

Completed in August 2022, garages on Gideon Road (SW11) were redeveloped to provide 18 new council rent homes with new vehicle parking, cycle parking, bin storage, and landscaping. Other Homes for Wandsworth projects from across the Borough are pictured below.



Gideon Road, Battersea



Arnal Crescent, West Hill



Lascelles Court, Shaftesbury & Queenstown



Sphere Walk, Battersea



**Why can't the new homes be provided somewhere else?**

Alternative sites across Wandsworth have been considered and multiple developments have already been completed on other sites as part of the Homes for Wandsworth programme, providing much needed homes to those on the Council's waiting list. More information about the Homes for Wandsworth programme, including a list of all other sites being considered, information on potential benefits to Wandsworth residents, and an extensive Frequently Asked Questions list can be found by scanning the QR code or here: <https://www.wandsworth.gov.uk/housing/council-led-development>



**Will Whitnell Way (Ashburton Chartfield) Estate residents be able to move into the new properties?**

Any 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 existing council tenants who may wish to downsize, or those whose homes are overcrowded.

# WHITNELL WAY (ASHBURTON CHARTFIELD) ESTATE



## What We've Heard So Far...

Your local knowledge, thoughts, and suggestions from our first drop-in session in November 2022 have provided valuable insight for the design team to consider for the emerging proposals for the sites on the **Whitnell Way (Ashburton Chartfield) Estate**.


We hosted a drop-in session at Ark Putney Academy on 26 November 2022, to introduce the sites under consideration to the community and to explain our initial design ideas for each site. We learned a lot from the 143 feedback forms we received, the conversations we had at this drop-in session, from emails and telephone conversations, and through further visits to the site and homes on the Estate by members of the project team.


You told us about aspects of the Whitnell Way (Ashburton Chartfield) Estate that are especially well-used or well-liked. You also allowed us to gain a strong understanding of aspects of the Estate that you enjoy or value less, or which present problems for you on a daily basis. Combining all of this feedback, we are now looking at:

- Improving green spaces, and play spaces
- The potential for community spaces and/or gardens
- Secure cycle parking integrated into the designs
- Reconfiguring parking spaces on the Estate
- Retaining as many trees on the sites as possible

An overview of some of the other feedback we received can be found below.

### What concerned you about our initial ideas?

 Existing parking pressure on the Estate


 Preserving the Estate's existing green spaces, play spaces, and trees

 The feeling of a lack of space for residents across the Estate

?


### Repairs and maintenance

We have heard from the Whitnell Way (Ashburton Chartfield) Estate community about frustrations and concerns with repairs and maintenance failures that are affecting their homes and daily lives. Wandsworth Council is investing significantly in recruiting new staff to respond to such matters and ensure that existing council residents feel better supported. If you are awaiting a repair in your council flat for a specific issue, the best course of action is to report this request to the Council. Please continue to report any issues you are experiencing, so that the Council has a complete picture of the current needs of the Whitnell Way (Ashburton Chartfield) Estate. Please scan here to be taken to the Council's dedicated repair portal.



### What did you like about our initial ideas?

 The need to deliver new homes for council rent

 Opportunities for improvements across the Estate

 Further engagement opportunities would be welcomed

# WHITNELL WAY (ASHBURTON CHARTFIELD) ESTATE



## Estate Enhancement Opportunities

In response to your feedback, we are actively exploring ways to provide greater opportunities for community interactions across the Estate through enhanced green spaces, play spaces and community spaces.

### Green spaces

We are thinking about the types of enhancements that could be made to the Estate's green spaces to enhance the existing character and planting around each of the proposed sites. Take a look at our landscape plans for each site on the tables and let us know what you think!



What would happen to existing green areas, seating areas and trees?

Existing green spaces across the Whitnell Way (Ashburton Chartfield) Estate could be enhanced with additional seating, wildflower meadows and spring bulbs. If existing areas are to be lost, the aim is to replace them. The design team is working with Wandsworth Council's tree officer and an independent tree specialist to agree a plan to retain as many trees as possible. We understand that trees are a large part of the identity of Whitnell Way (Ashburton Chartfield) Estate, and where possible we would aim to protect and celebrate them. We would love to hear from you if you have any favourite trees on the Estate!

### Play

Play is an important part of growing up, and involves children and adults of all ages and abilities following their own ideas and interests, while respecting others and pushing their own boundaries.

We have been exploring the types of enhancements that we could make to play spaces across the Whitnell Way (Ashburton Chartfield) Estate. It is likely that the existing play space at **Whitnell Way Site 3** will need to be re-provided. We are looking to provide 'doorstep' play close to this site whilst re-providing the existing play space as part of site-wide Estate improvements.

We are developing proposals to create a more inviting and stimulating play space with a range of natural play elements for different ages and abilities. We also intend to make it fully inclusive by including accessible play equipment.

We are working with play design specialists *Made from Scratch* to develop ideas for natural and 'doorstep' play elements like the images shown below. Any new play elements in our proposals will be designed for a broad range of different age groups and abilities.



We are looking at how the Homes for Wandsworth programme might be able to enhance the Estate's landscape and play areas. Please do share your thoughts on this with us. How do you use the existing open spaces and play spaces? What would you like to see on the Whitnell Way (Ashburton Chartfield) Estate?

# WHITNELL WAY (ASHBURTON CHARTFIELD) ESTATE



## Estate Enhancement Opportunities

**We are actively exploring opportunities to enhance biodiversity, improve refuse storage, and provide a new community space on the Estate.**

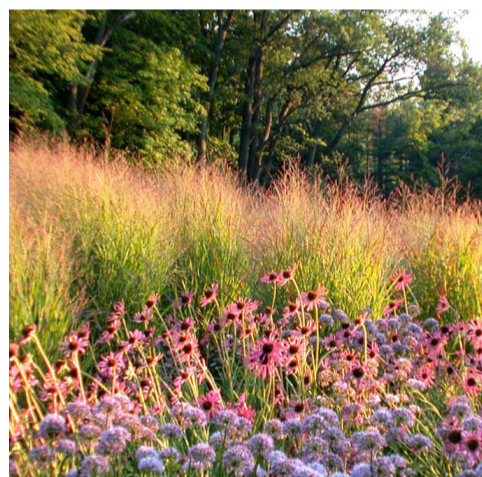
### Ecology

It is the intention that a Biodiversity Net Gain (BNG) will be achieved across all of the sites on the Whitnell Way (Ashburton Chartfield) Estate. A BNG means that the natural environment on the sites would be measurably improved and would ensure there is an increase in the mix of wildlife and habitats after the developments are completed.

Wandsworth Council's policy is to achieve a minimum of 12% BNG. We are working with an ecologist to develop a bespoke planting strategy to ensure that BNG is achieved on the Whitnell Way (Ashburton Chartfield) Estate as a result of the Homes for Wandsworth investment.

We expect that the final strategy will include planting more trees, native hedgerows, and species-rich planting to create better habitats for wildlife. The exact BNG will be explored over the coming months as the individual site designs are developed further.

We are also targeting an Urban Greening Factor (UGF) of 0.4 across all the sites. In policy, UGF is a tool used to evaluate the quality and quantity of natural features proposed by a planning application. Our current strategy to achieve an increased UGF includes adding flower-rich grassland, flower-rich perennial planting and planting more trees overall.



Our ecology and planting strategy will achieve a Biodiversity Net Gain and an increased Urban Greening Factor by using wildflowers and incorporating habitat for insects and animals like bee lawns.

### Refuse strategy

The current proposals would ensure that refuse collection vehicles could achieve access to all existing and potential new buildings. Each proposed building would have its own refuse store located at the ground floor and within the building itself, which could be accessed directly from the public highway on bin collection day. Adequate space would be provided internally, so that no bins will be visible from the street.

Where a proposed building is on the site of an existing refuse store, a replacement for this would be provided in the same or similar location. At this stage, we expect that this would take the form of an internal store with secure access, natural ventilation, and good lighting, with space sufficient to meet or exceed the current storage requirements.

### Community space

We heard from you that there is a lack of sufficient community space across the Whitnell Way (Ashburton Chartfield) Estate. As part of the Homes for Wandsworth programme, there is the potential to include a community space on the ground floor of the proposed Whitnell Way Site 2 and/or Site 3 buildings. This community space could be used for residents to meet or hold meetings, to book out for parties or rent as a workspace.



What type of community space would you want to see at on the Whitnell Way (Ashburton Chartfield) Estate? How do you think these spaces would be used by the Estate's community?



We have heard from the local community that the residents of the Whitnell Way (Ashburton Chartfield) Estate currently experience problems with refuse collections, fly tipping incidents, and inadequate recycling facilities, all of which affect the local community on a daily basis. We are looking at ways in which the Homes for Wandsworth investment in Whitnell Way (Ashburton Chartfield) Estate could improve these conditions.

