

Homes for
Wandsworth



WHITNELL WAY



Welcome to our Whitnell Way Estate Community Newsletter

We have been engaging with the local community on proposals for three sites on the Whitnell Way (Ashburton Chartfield) Estate as part of the Homes for Wandsworth programme.

This process has been invaluable and has allowed us to understand the aspects of the proposals that are of particular interest to the local community. Residents' passion and pride for the Estate has been clear.

We value all input from local residents and stakeholders and are listening carefully to all of the feedback. Not every suggestion or wish is able to be fully satisfied, but we are striving to ensure that the strong sense of community felt on the Whitnell Way Estate is further enhanced as a result of the wider investment from the Homes for Wandsworth programme.

We would like to thank everyone who has participated in the consultation process so far, including attendees to our public events and to everyone who has provided feedback.

Since the public exhibition in June, the project team has been busy reviewing your feedback to make updates to the proposals for each of the three sites. Over the next few months, we will be finalising proposals in advance of submitting our planning application later this year.

We are seeking to strike the right balance between our responsibility to deliver much-needed new homes for council rent and being sensitive to the concerns of existing residents, many of whom will be living close to the proposed new homes and have questions and thoughts about potential impacts.

Acknowledging the importance of protecting the sense of community felt on the Ashburton Estates, Cllr Aydin Dikerdem, Cabinet Member for Housing has said:

"We are aiming to deliver new council homes across the Borough to tackle the Council's waiting lists. These homes will be prioritised for local people and will give families a strong foundation in the communities they have grown up in."

Surveys and Assessments

Some members of the local community have registered their interest in the surveys and assessments that are being used by Wandsworth Council and the project team to inform the plans for each site. To ensure that everyone has equal access to this information, the current completed surveys and reports are now available on our website. When the planning application is submitted to the local planning authority (LPA), all relevant information (including studies, drawings, and technical information) that has been prepared and used by the project team can be viewed by the public on the LPA's planning portal.

In this newsletter, we respond to some of your feedback, provide new illustrations showing the latest designs for each site, and provide information about our next public event to share detailed proposals, which will be held in November 2023 (final details to follow).

150

people have returned feedback to us

30

people attended our drop-in information event in November 2022

79

people attended our public exhibition in June 2023

11

people joined us at our public webinar in June 2023

What we have heard

You welcome in principle...



The idea of new council homes



New landscape, play, and biodiversity ideas



The proposed design principles



Opportunities for existing tenants to access homes for their current needs



New community room/space ideas

You are concerned about...



Parking pressures



Loss of play space



Loss of trees and green spaces



Loss of natural light



Construction impacts

The table below shows how we have responded to some of the top concerns from your feedback:

You said...	We have responded by...
We are concerned about the potential impacts on parking and daylight/sunlight	<p>Parking capacity surveys for the Estate have been undertaken and have been used to inform the latest proposals. They are available to view on our website's Downloads section. The design team is looking at parking availability across the Estate and options for reconfiguring existing parking areas.</p> <p>Our daylight/sunlight consultants have been working with the design team and issuing assessments to inform the design process. As all sites are undeveloped, there will be some localised reductions in daylight with any potential scheme. The latest assessment found that despite these localised reductions, on each site the retained levels of daylight/sunlight are good and compare favourably with daylight/sunlight levels commonly found in other urban areas of London.</p>
The playground at Site 3 is well-used and we don't want it to be removed	<p>We heard from you loud and clear that the playground on Site 3 is an important space for the local community. Following this feedback, and feedback we received from the local planning authority (LPA), the proposed building for Site 3 is being re-designed to retain the existing playground, the views, and sense of openness of the surrounding green space.</p>
We don't want our existing green and open areas to change	<p>The Estate's green and open character is a clear strength and the Homes for Wandsworth investment wants to enhance this. The footprints of the proposed new buildings are predominantly on existing hardstanding. All opportunities for enhanced green space, including measures to increase on-site biodiversity, are developing in conjunction with feedback from residents and local stakeholder groups.</p>

We have summarised and answered some Frequently Asked Questions we received on our website: <https://ashburtonchartfield-homesforwandsworth.co.uk>

Key principles

- Any proposals for the Whitnell Way Estate as part of the Homes for Wandsworth programme will not involve the loss of existing homes.
- In total, the proposals would provide a maximum of 35 new homes for council rent.
- None of the proposed buildings would exceed a 6-storey building, in keeping with existing building heights.
- A great deal of care is being taken to protect mature trees, minimise tree loss, and plant more trees.
- New refuse and recycling collection areas will be delivered for use by all Estate residents.
- We are listening to the local community and have taken on feedback and suggestions where possible.

Whitnell Way Site 1 (north of Stanhope House)



Up to 15 new homes for council rent



Building height of 5-6 storeys



Design style consistent with existing homes



Homes to achieve high energy conservation and sustainability standards

Whitnell Way Site 2 (north of Mullens House)



Up to 11 new homes for council rent



Homes to achieve high energy conservation and sustainability standards



Building height of 3-4 storeys



Design style consistent with existing homes

Following feedback from the LPA and local community, particularly around concerns with openness to the green space and proposed relocation of the playground at Site 3, we have reduced the total number of proposed new homes across the three sites and have relocated three homes from Site 3 to Site 2. This has allowed us to retain and propose improvements to the existing playground while creating an improved frontage to the Estate from Chartfield Avenue.

Whitnell Way Site 3 (east of Jellicoe House)



Up to 10 new homes for council rent



Design style consistent with existing homes



Homes to achieve high energy conservation and sustainability standards



Playground to be retained and improved in response to community feedback



Building height of 5 storeys

Our next event

We will be hosting another public exhibition in **November 2023** (final details to follow) for the project team to present the detailed design proposals for each of the sites and to answer any questions. We will be distributing invitation flyers for this event shortly, to give people plenty of notice of when and where the event will be, and we hope that you will be able to come along. We will also be issuing invites through email to our contact list, so please use our website or the QR code at the bottom of this page to register for project updates.



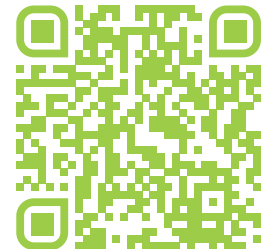
Planning Application Process

Following our next event, our planning application will be prepared and submitted to Wandsworth Council as the local planning authority (LPA) for consideration. At this point, you will be able to view the complete set of planning application documents, and all supporting studies and assessments in full, and make any comments directly to the LPA. If you are not comfortable navigating websites or do not have internet access, please give us a call and we will do our best to assist you with what you need.

Once the application is submitted, the LPA will also receive recommendations from specialist departments and statutory consultees, who will provide technical expertise in assessing matters such as the proposed arrangements for parking, access and safe movement around the sites, daylight, noise, and infrastructure requirements.

Please do visit the Downloads section of the website to find key project information that has been prepared to date. If you missed our webinar, you can also stream or download a recording of the session at your leisure.

If you would like to be kept up to date with the progress of our application, please register with us via our website or if you prefer, please email us or write to us with your details and confirm that you are happy for us to retain your contact information for the duration of the project for use by the project team.



If you have any questions or would like more information or help, please do get in touch with us and we will be very happy to help.



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