



## The Sites

This is our third consultation event for the three sites on the Whitnell Way (Ashburton Chartfield) Estate. After the comments we receive at this stage, we will then go away and aim to submit the final planning application later this year.

**The sites are located close to the centre of Wandsworth between Putney Heath and Putney Station.**

As part of the Homes for Wandsworth programme, Wandsworth Borough Council (WBC) has prepared detailed proposals for the development of new homes for council rent on three sites on the Whitnell Way Estate at Site 1 (north of Stanhope House), Site 2 (north of Mullens House), and Site 3 (east of Jellicoe House).

Across the three sites, the proposals would deliver 32 much-needed new homes for council rent for those on the housing register. At present, the sites are occupied by storage lockers, garages, parking spaces and substations, all within the WBC's ownership.

**No existing homes on the Whitnell Way Estate will be demolished as part of these proposals.**



Site masterplan showing locations of each existing site.

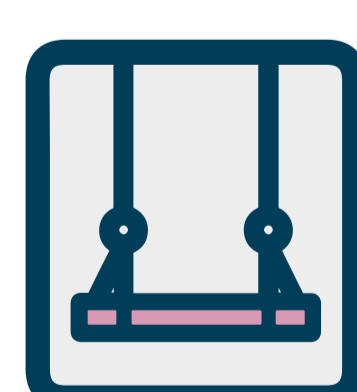
### Key principles



Homes designed to be consistent with existing homes on the Estate



New homes built to high energy conservation and sustainability standards



The existing playground at Site 3 will be retained, re-shaped and upgraded



All new homes will be dual aspect



Trees to be removed will be reprovided and enhanced, with a focus on protecting and celebrating as many as possible



All homes will be for council rent



## The Consultation and Engagement Process So Far

Since November 2022, we have engaged extensively with members of the local community through our consultation activities, reaching thousands of people and receiving hundreds of comments and valuable feedback.

We understand the strong sense of community that is felt on the Whitnell Way Estate, and we want to foster and support this going forward through the Homes for Wandsworth programme and Estate-wide enhancements.

Your local knowledge, thoughts, and suggestions throughout the consultation process have provided valuable insight for the design team to consider as they've developed the proposals for each site. Though not every suggestion or piece of feedback could be incorporated into the detailed proposals, we are confident that these proposals strike the right balance to provide much-needed new homes for council rent while being sensitive to residents' concerns.



**4,000+**  
flyers and  
newsletters sent  
to local residents

**30**  
attendees to  
the November  
2022 drop-in

Feedback  
from  
**230**  
community  
members since  
November  
2022

**79**  
attendees to  
the June 2023  
exhibition

**3,200+**  
page views  
across the  
website

**89**  
people registered  
for project updates  
(October 2023)

**11**  
attendees at  
the May 2023  
webinar

**1,300+**  
unique visitors  
to the  
website



## Responding to Your Feedback

Over the past year, the team has been hard at work developing these proposals and incorporating your feedback where possible.

The table below shows some of the most common feedback comments we received across all sites and how we have incorporated them in these proposals. If they could not be incorporated, our reasoning is shown instead.

We also received a lot of questions regarding these proposals and the Homes for Wandsworth programme. After the last consultation events in June 2023, we compiled and answered various questions which can now be found on our website's Frequently Asked Questions section by scanning the QR code or visiting the website address below.



Your feedback	Our response
We are concerned about the potential impacts on parking	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.
We are concerned about the potential impacts on daylight/sunlight	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 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.
The playground at Site 3 is well-used and we don't want it to be removed	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 advice we received from the local planning authority (LPA), the proposed building for Site 3 is being redesigned and the existing playground is being retained, slightly reshaped and enhanced. This has the added benefit of helping to retain views across the landscape and a sense of openness.
We don't want our existing green and open areas to change	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. Opportunities to enhance green spaces and increase on-site biodiversity are developing in conjunction with feedback from residents and local stakeholder groups.
What are the arrangements for construction as we are concerned about construction impacts and how the sites will be accessed by construction vehicles. How long will construction take?	<p>The Council will, in liaison with its consultants and contractors, seek to minimise disruption and disturbance to existing residents throughout the construction process as far as possible. An Outline Construction Management Plan (CMP) would form part of any future planning application with a more detailed CMP agreed with the Local Planning Authority as part of conditions that may be attached to any subsequent planning permission. This would require the development to comply with agreed standards and methodologies for logistics, access for construction vehicles, dust mitigation measures, pollution control, disturbance minimisation and any other construction matter deemed relevant for the sites in question. The final CMP would be the result of extensive discussions with the Council.</p> <p>Any appointed contractors would be required to provide regular updates to local residents on the nature of works to be carried out and the dates for those works. A site manager would be appointed to act as the primary point of contact for construction-related inquiries.</p> <p>An estimated start date for construction works, subject to planning approval being granted, is late 2024/early 2025. Based on schemes of similar size, it is estimated that construction will take around 18-24 months in total, though this timing is subject to change.</p>

# WHITNELL WAY ESTATE



## Site 1

Our proposal for Site 1 (north of Stanhope House) has been sensitively designed while considering the surrounding areas to provide thirteen new homes for council rent and landscape enhancements.

**Proposed building would be five storeys**



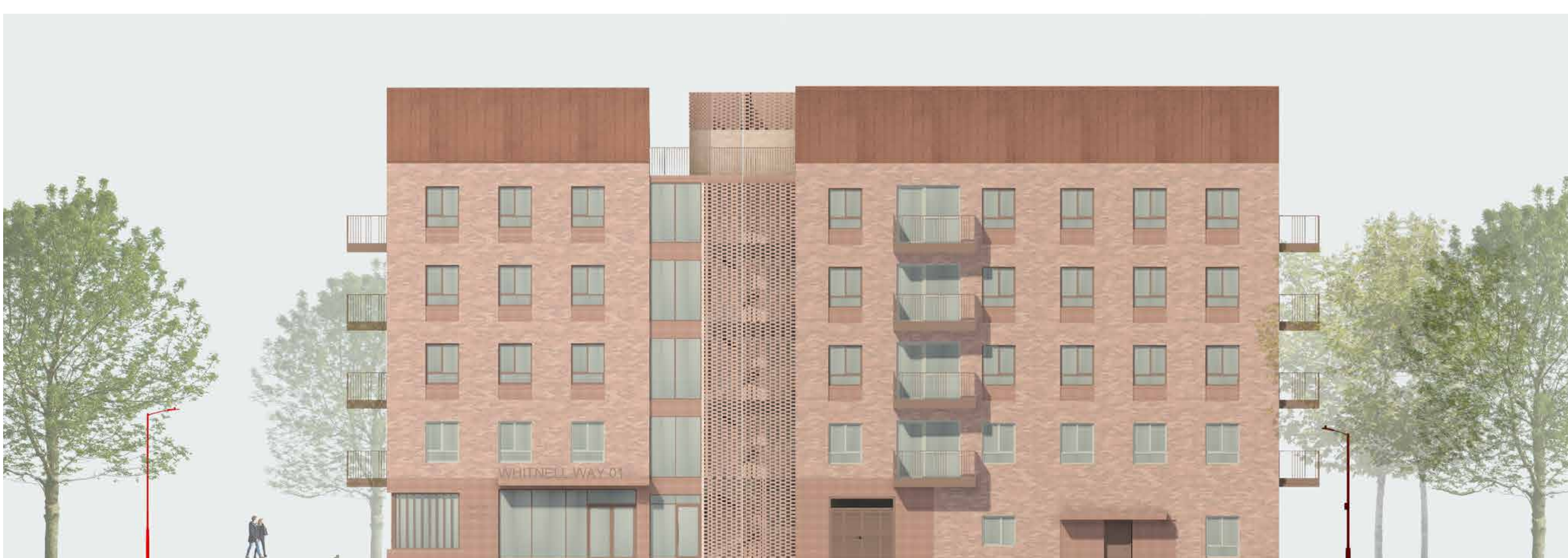
Proposed ground floor plan and accommodation



View 1: Indicative view from the west



View 2: Indicative view from the east



South elevation



West elevation

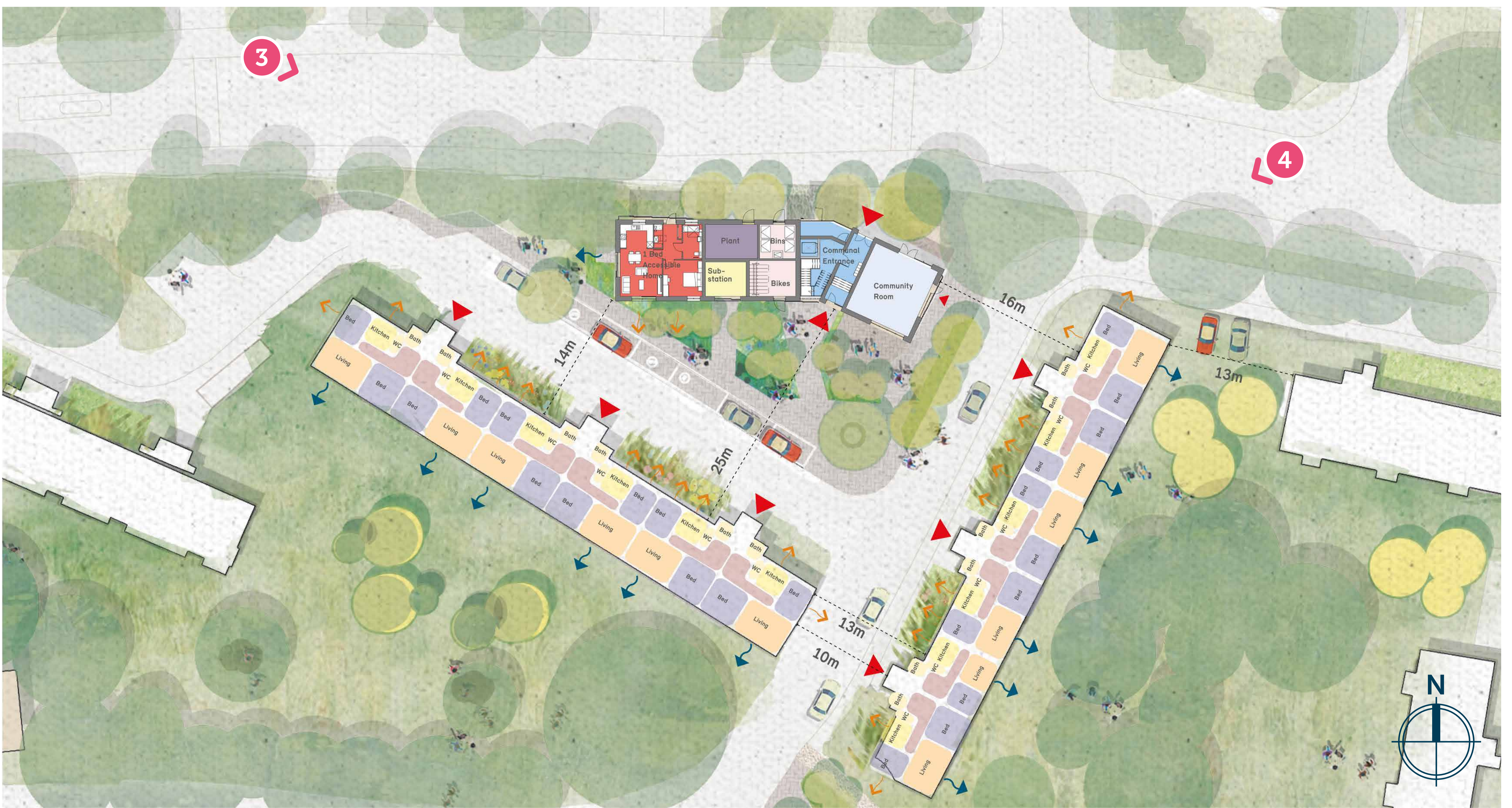
# WHITNELL WAY ESTATE



## Site 2

Our proposal for Site 2 (north of Mullens House) would deliver ten new homes for council rent and landscape enhancements. A community room is a key feature of the proposals, in response to community feedback.

**Proposed building would be four storeys**



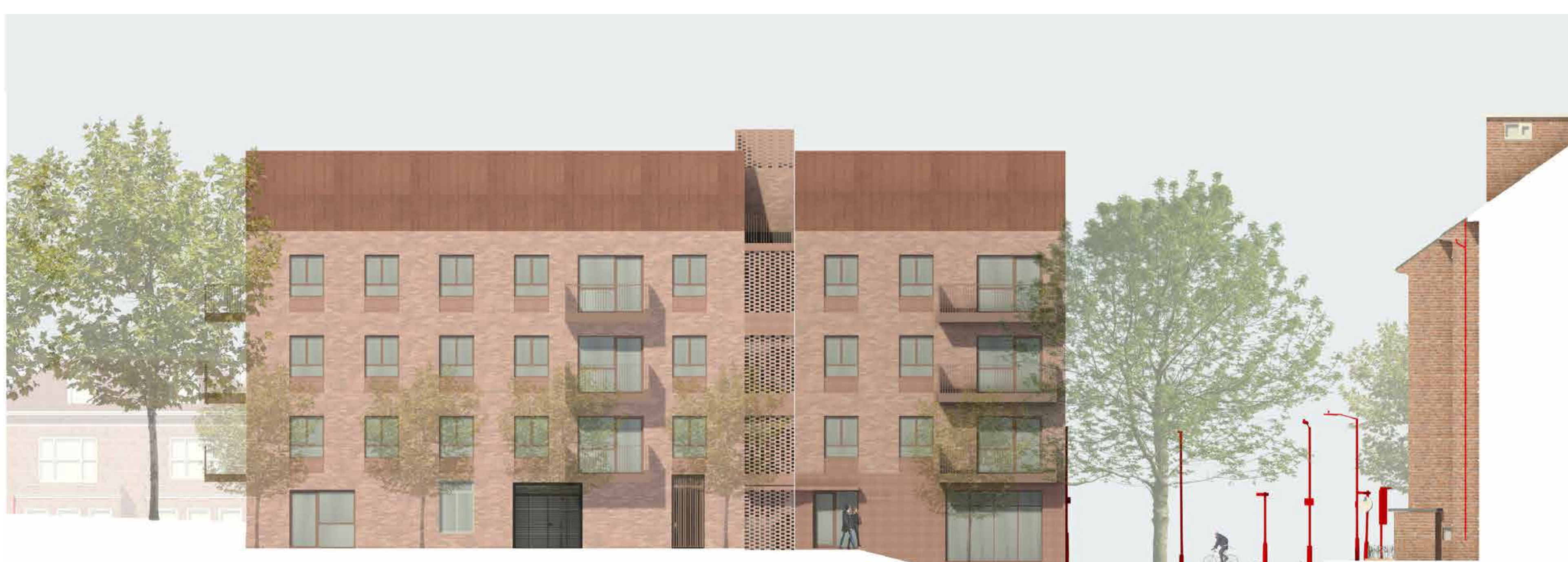
Proposed ground floor plan and accommodation



View 3: Indicative view from the west



View 4: Indicative view from the east



South elevation



West elevation

# WHITNELL WAY ESTATE



## Site 3

Our proposal for Site 3 (east of Jellicoe House) has been reshaped in response to community feedback. We are proposing to provide nine new homes for council rent, with landscape enhancements, and a retained and improved playground.

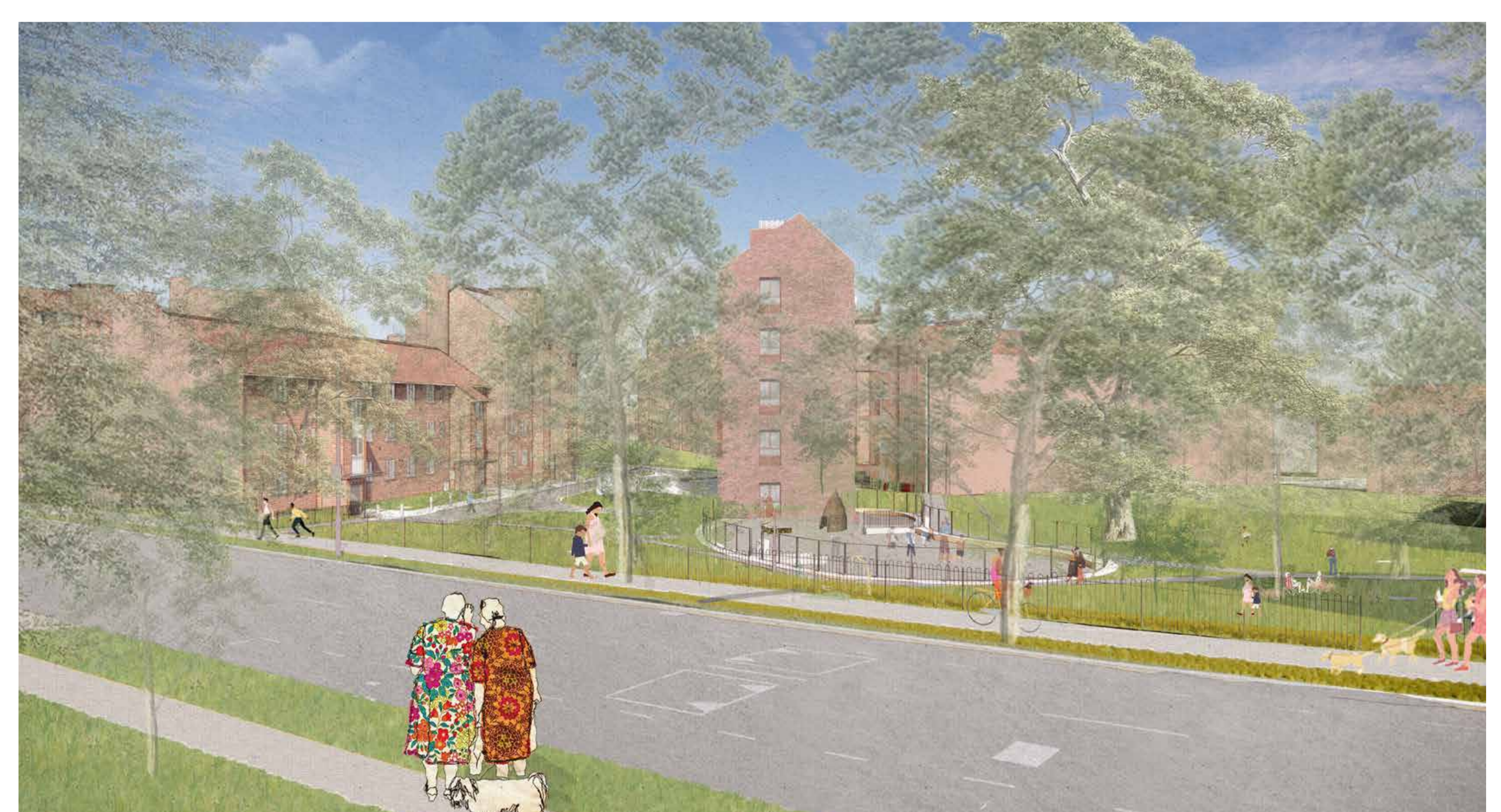
**Proposed building would be five storeys**



Proposed ground floor plan and accommodation



View 5: Indicative view from the north



View 6: Indicative view from the south



South-west elevation



North-west elevation



## Landscape and Play

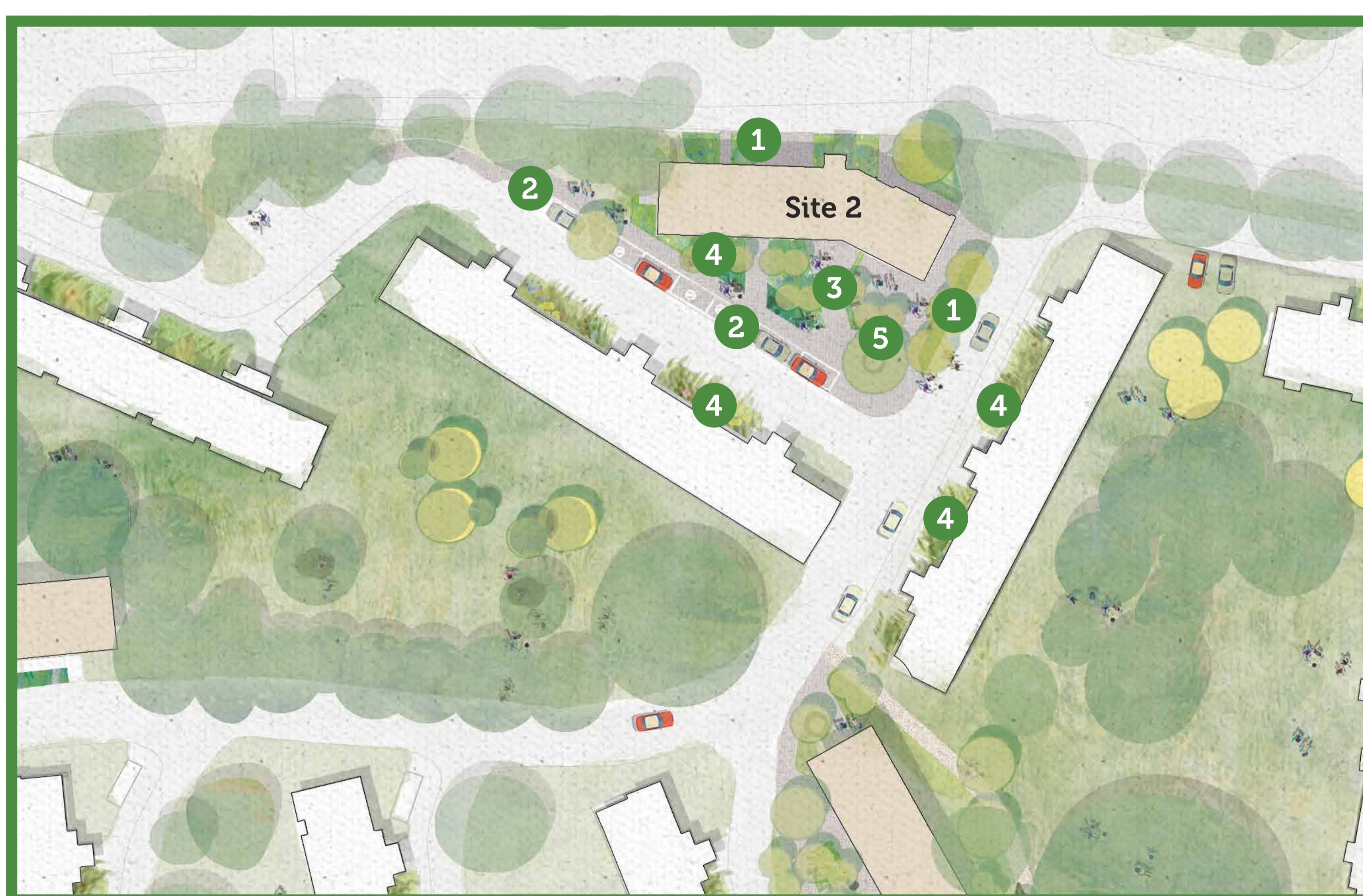
As part of the Homes for Wandsworth investment on the Whitnell Way Estate, we have been actively exploring ways to provide enhancements to the existing green spaces and play areas.

We've heard from you that the Whitnell Way Estate's leafy character, green spaces and main playground are a key benefit to residents' wellbeing. Through the proposed development of new homes for council rent on the Estate, the Homes for Wandsworth investment also plans to enhance the Estate's existing greenery and play areas.



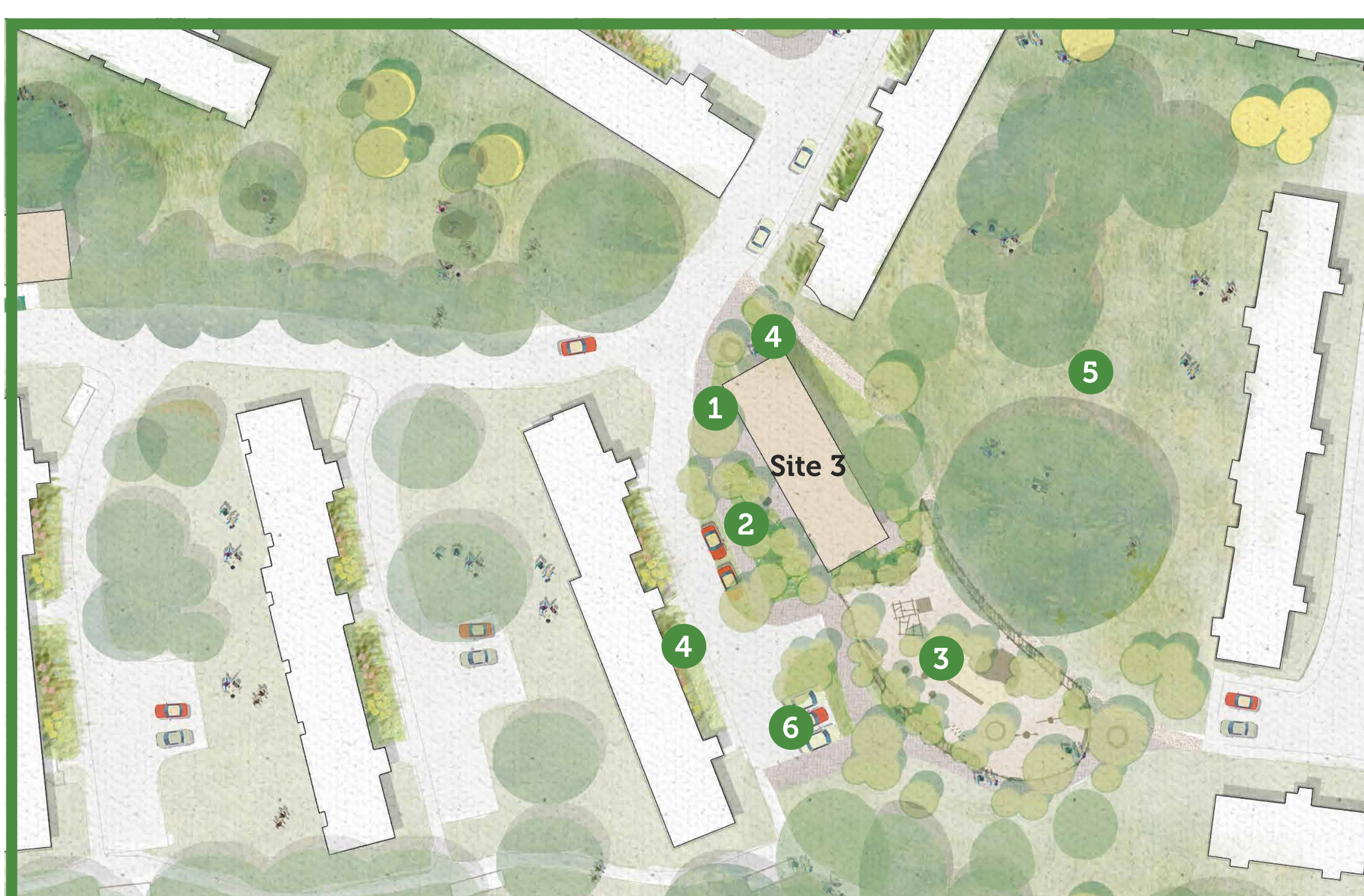
### Site 1 Illustrative Layout

- 1 Existing tree lined route
- 2 Existing courtyard backs
- 3 Reduced mobility parking
- 4 Enhanced existing and proposed building edge planting
- 5 Bee lawn
- 6 Doorstep play



### Site 2 Illustrative Layout

- 1 Connecting tree-lined routes
- 2 Proposed / existing parking
- 3 Doorstep play / community garden
- 4 Retaining and enhancing building edge planting
- 5 Hard surfaced area



### Site 3 Illustrative Layout

- 1 Connecting tree-lined routes
- 2 Rain garden
- 3 Reprovided and slightly larger playground with planting and trees
- 4 Enhanced building edge planting
- 5 Bee lawn
- 6 Proposed parking



## Transport and Access

We've been hard at work addressing your comments and concerns about transport and access.

### Existing conditions

Our transport planners have visited the site multiple times and commissioned surveys to understand the current parking conditions within the Estate. No substantial existing traffic issues were observed on roads within the Estate and the parking surveys showed that streets surrounding the Estate have spare parking capacity. The scope of these surveys was agreed with Wandsworth Council's Highways Officer and are available to view in the Transport Scoping Note (Parking Survey) available in the Downloads section of our website.

### Potential impacts

A car-free proposal with exception to disabled parking is a planning requirement (as per The London Plan) for these proposals. Future residents would not be allowed to apply for a permit to the local CPZ, secured by a planning obligation. The addition of new residents is not expected to materially increase local parking pressures.

In conversation with Wandsworth Council's Highways Officer, our transport planners have calculated that there will be spare parking capacity left for existing residents on the surrounding roads with the mitigation efforts (shown below) that will be introduced.

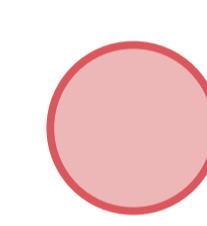
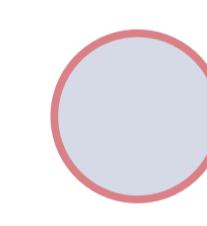
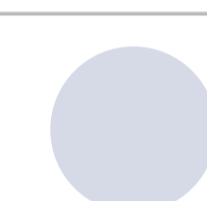

### Proposed changes

There will be some alterations to the internal road and parking layouts within the Estate to accommodate the new buildings:

- Closure of one of the accesses from Chartfield Avenue to the Estate to accommodate Site 2.
- Minor amendments to the internal road layout adjacent to Site 3 to accommodate refuse/emergency vehicles.
- Reprovision of parking spaces along the Estate roads where appropriate.
- Our transport consultants are looking into the possibility of operating a one-way system within the Estate to improve vehicular circulation.

We are also actively engaging with local car club providers to potentially incorporate more car club vehicles on the Estate to encourage a longer-term reduction in private car ownership and alleviate local parking pressures.

#### KEY

- |   |                     |   |                       |
|---|---------------------|---|-----------------------|
|  | Existing/retained   |  | Blue badge reprovided |
|  | Proposed blue badge |  | Reprovided            |







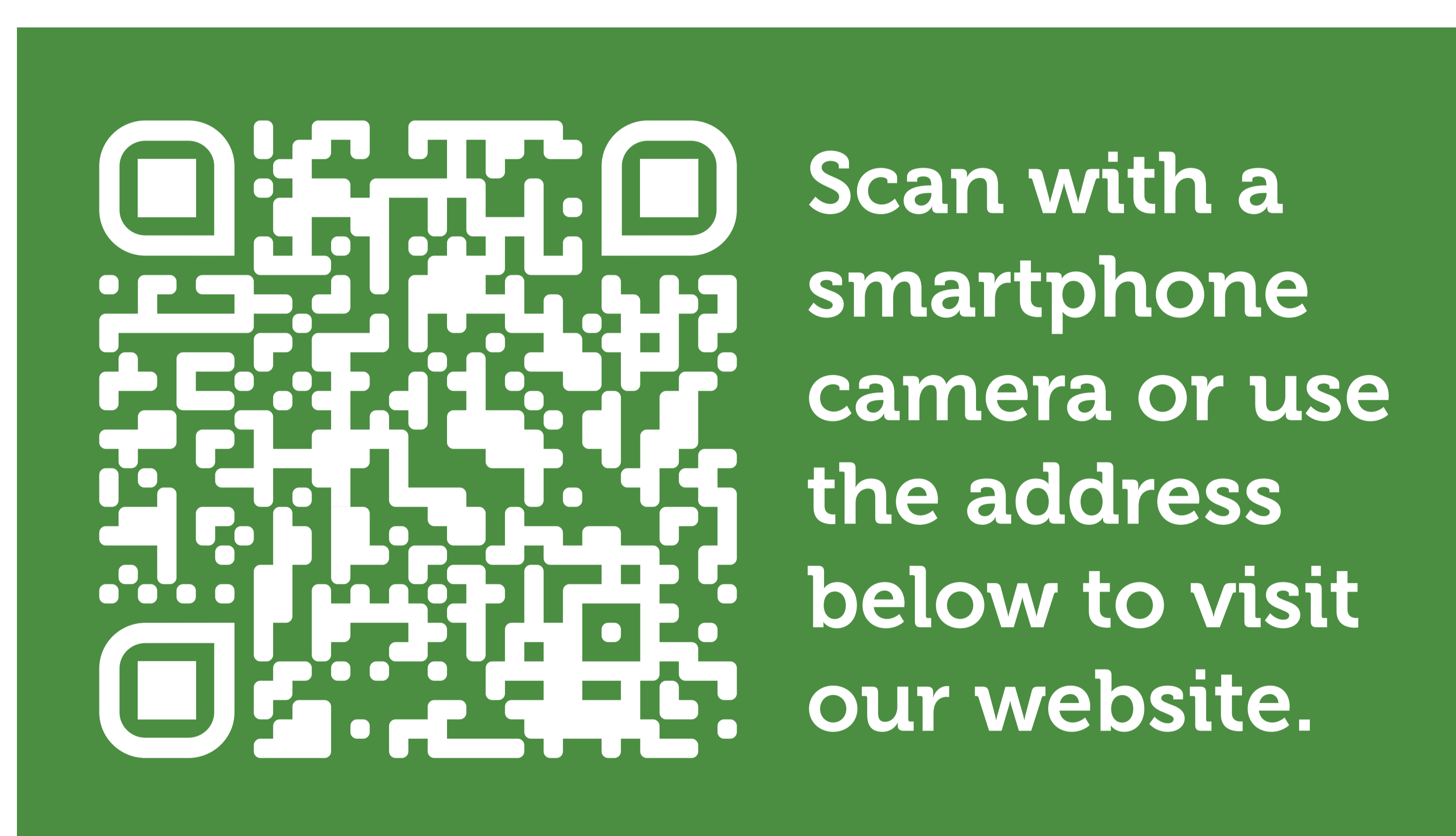
## Thank You and Next Steps

Thank you for joining us today and for your engagement over the past year.

Combining all of the work that has taken place so far, we are confident that these detailed proposals will offer the best design for each site and strike a balance between providing much-needed new homes for council rent and the suggestions and comments we've heard from you during the consultation process.

Please use the comment card to let us know if you have any comments or questions regarding the proposals and if you have any comments on the consultation process to date.

We will endeavour to respond to comments and answer questions through our website. You can also complete this comment card online by visiting our website or scanning the QR code below. If you would prefer to take the comment card away with you, please ask a member of the team for a stamped addressed envelope.



Following this event, a planning application for these sites 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.

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 return your comment card to us by **Friday 24 November 2023 (11:59pm)**

### Our Next Steps



### Contact us

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



0207 446 6869  
(open Mon-Fri, from 9.30am to 5pm)



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