

BALHAM HILL ESTATES



Welcome

The London Borough of Wandsworth is looking at the potential to develop sites at the Balham Hill Estates, at **Balham Hill West** and **Balham Hill East**, 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 development of two sites on the Balham Hill Estates as part of the Homes for Wandsworth programme.

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

The sites at the Balham Hill Estates present prime opportunities to deliver much-needed new homes for Wandsworth residents. The development of the sites could also provide an opportunity to enhance the wider local environment of Balham Hill Estates, potentially looking at improving biodiversity, providing opportunities for play and greater opportunities for community interaction.



Please let us know what you think...

We are in the early stages of preparing ideas for the sites and 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 do ask a member of the project team for a stamped addressed envelope.

What do local children think?

To help us shape plans for those areas, we want to hear local children's ideas. Please do encourage them to get involved, get creative and send us a drawing of their ideas for the play space, what they would like to see in the area that they live and what might be missing from the area at the moment. We would love to hear their thoughts!

Our Project Team

Architect and Planning



Landscape Architect



Community Engagement



Scan here with
a smartphone
camera to visit
our website!

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Homes for Wandsworth Programme

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 Homes for Wandsworth programme is part of a range of measures the Council is taking to tackle this housing demand.

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 local 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. Two of the sites being considered are located on the Balham Hill Estates and these are shown on the map on the next banners.

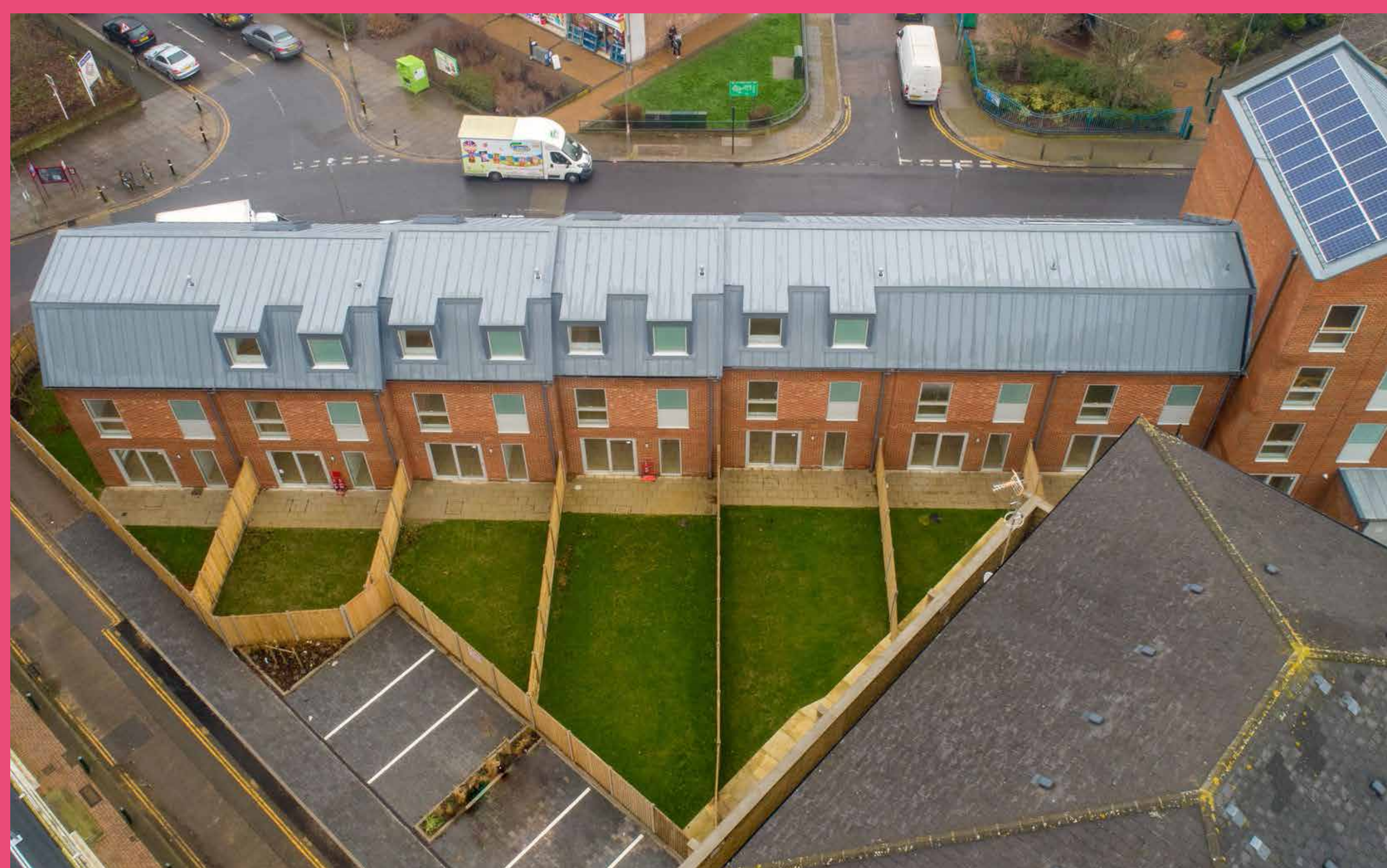
What do you think about the need for new homes in the area? Please add a sticky note.

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 in three other wards:



Arnal Crescent,
West Hill



Lascelles Court, Shaftesbury & Queenstown



Sphere Walk - Battersea

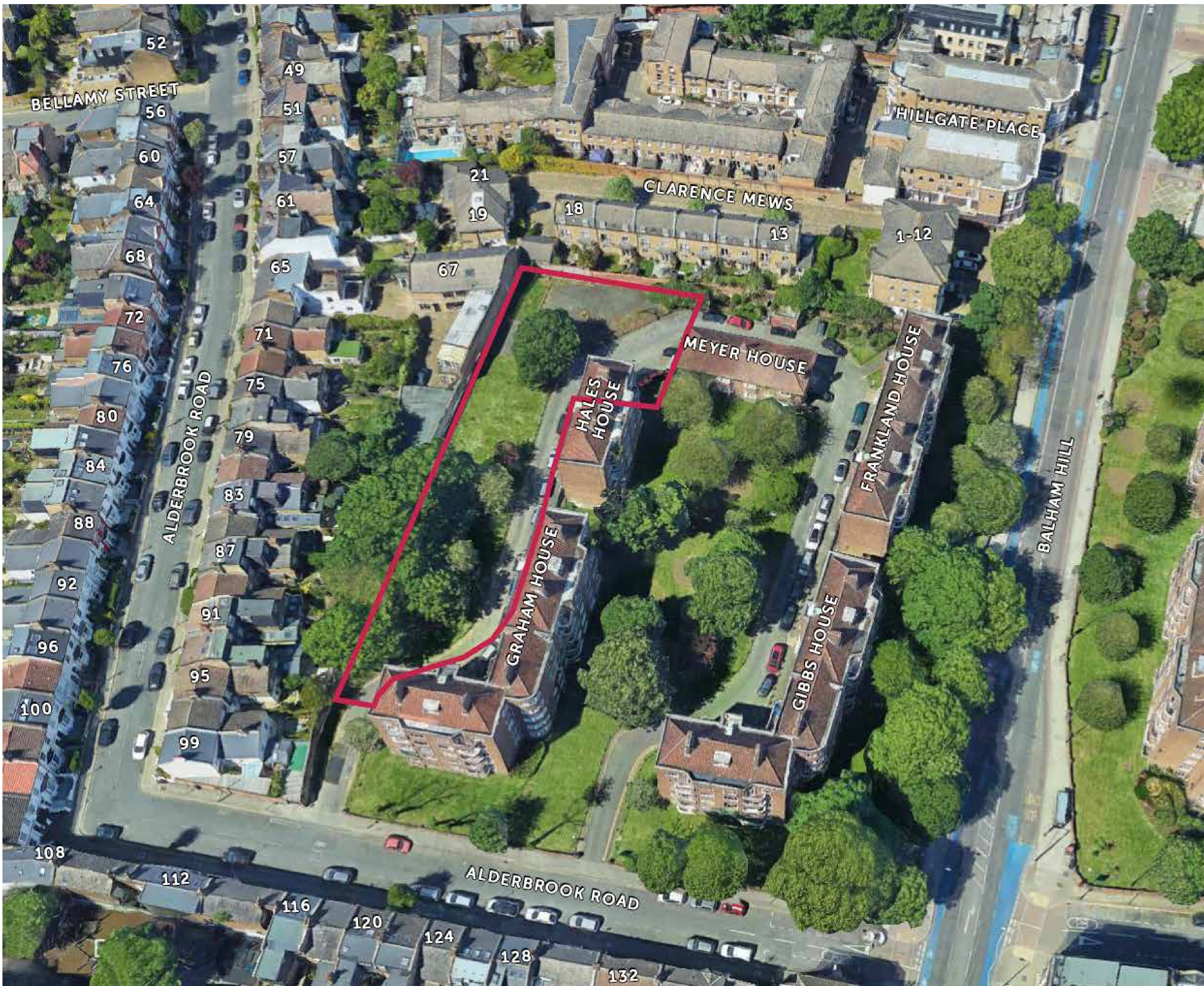


The Site at Balham Hill West Estate

The site at the Balham Hill West Estate currently being considered is shown on the image below.

The Balham Hill West Estate lies to the west of Balham Hill (the A24). It benefits from excellent local amenities including Clapham South and Clapham Common underground stations which are both within a 5-10-minute walking distance. There is also a large range of other facilities within walking distance, including shops, bus stops and schools.

The site is within the Council’s ownership. No existing residential buildings are proposed to be demolished as part of our development ideas



Let us know your thoughts!

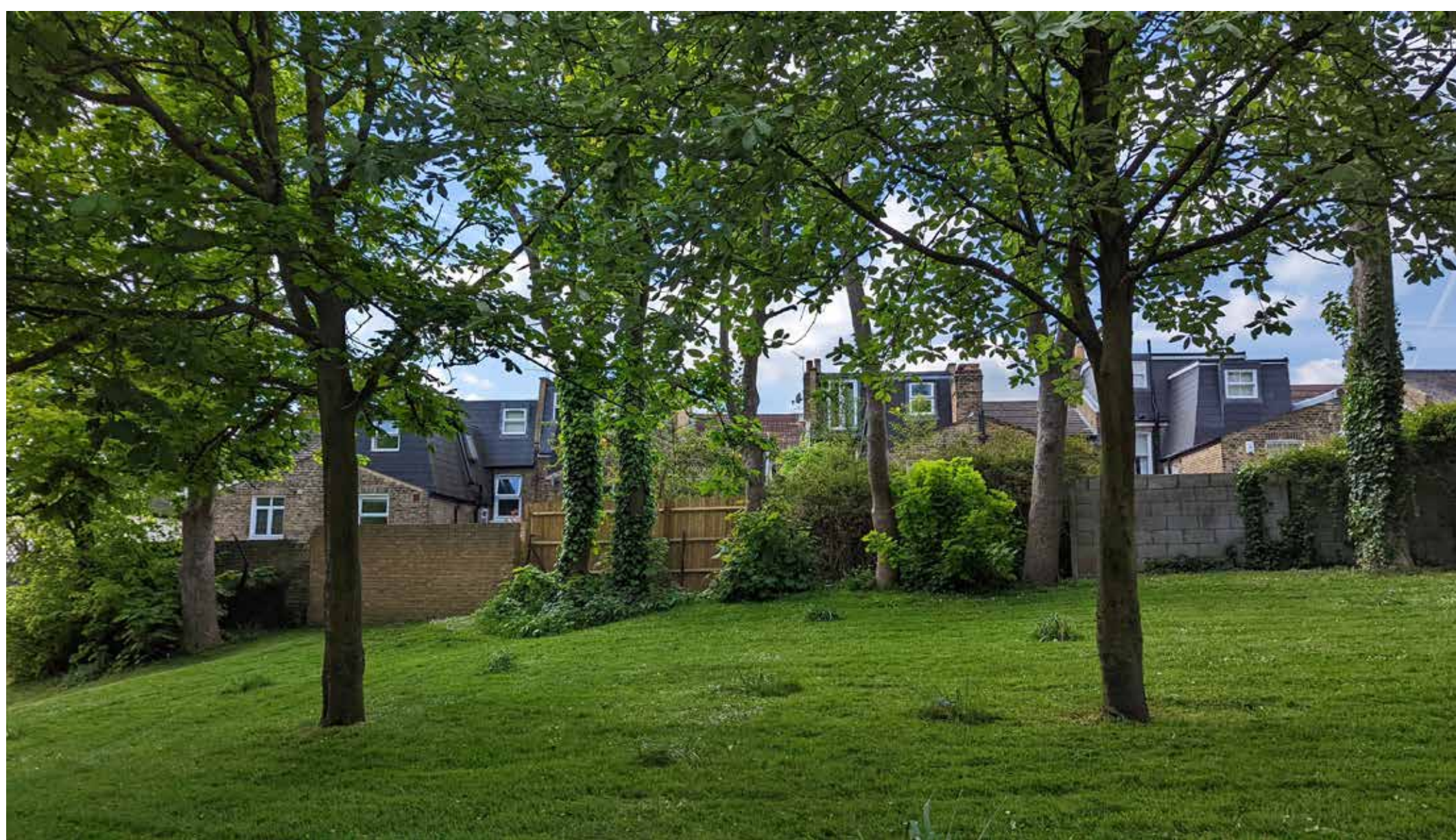
What do you like about the area, and what do you think could be improved?

The site is roughly L-shaped and situated between existing terraced houses along Alderbrook Road and largely flatted development along Clarence Mews. The site lies to the west of Meyer House, Hales House and Graham House, which form part of the Balham Hill West Estate. Currently, it includes a tarmacked area, open green space and a communal bin and bike storage area.

Our initial ideas for this site would involve the creation of high-quality housing and the enhancement of community amenity space. No existing homes would be demolished as part of the plans and all new homes would be for council rent.



VIEW FROM ALDERBROOK ROAD TOWARDS THE SITE



VIEW OF THE OPEN SPACE LOOKING WEST



VIEW FROM HALES HOUSE LOOKING NORTHWEST



VIEWS TOWARDS EXISTING TARMACKED SURFACE

Let us know what you think!

What do you think defines the local character of the area?

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

Please let us know what you think and speak to any of the hosting team here today with questions and comments.



The Site at Balham Hill West Estate

We have started to identify site opportunities and constraints to help shape our plans for the site at Balham Hill West Estate going forward.

Opportunities

- Potential to add new landscape elements to improve the existing public amenity space
- Potential to repurpose the existing tarmacked area
- Potential to complete the street scene and improve security






Constraints

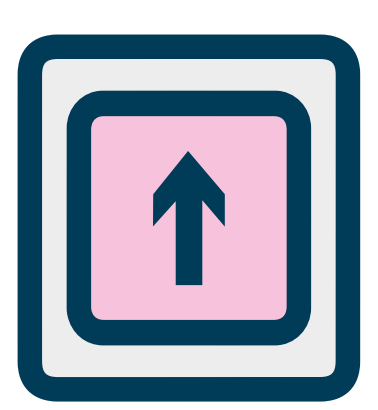

- A number of existing large mature trees on site
- Potential for overlooking from existing homes
- Sloping ground with level differences up to 4m across the site from north to south
- Hard boundary to the north and west against existing buildings and gardens
- One-way road system on site

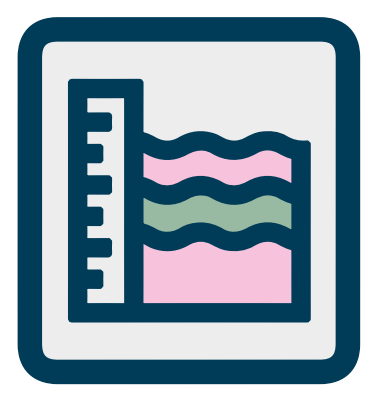



Key Considerations

- 
New high quality council rent homes built to high energy standards


Limited impact on neighbouring properties
- 
Improve security within Balham Hill West Estate


One-way road system
- 
Introduce new landscape elements to improve public amenity space


Design to respond to changes in site levels
- 
Minimising tree loss

What else can you tell us about this site?

How do you currently use it, travel through it, or overlook it?

Please let us know what you think and speak to any of the hosting team here today with questions and comments.



The Site at Balham Hill East Estate

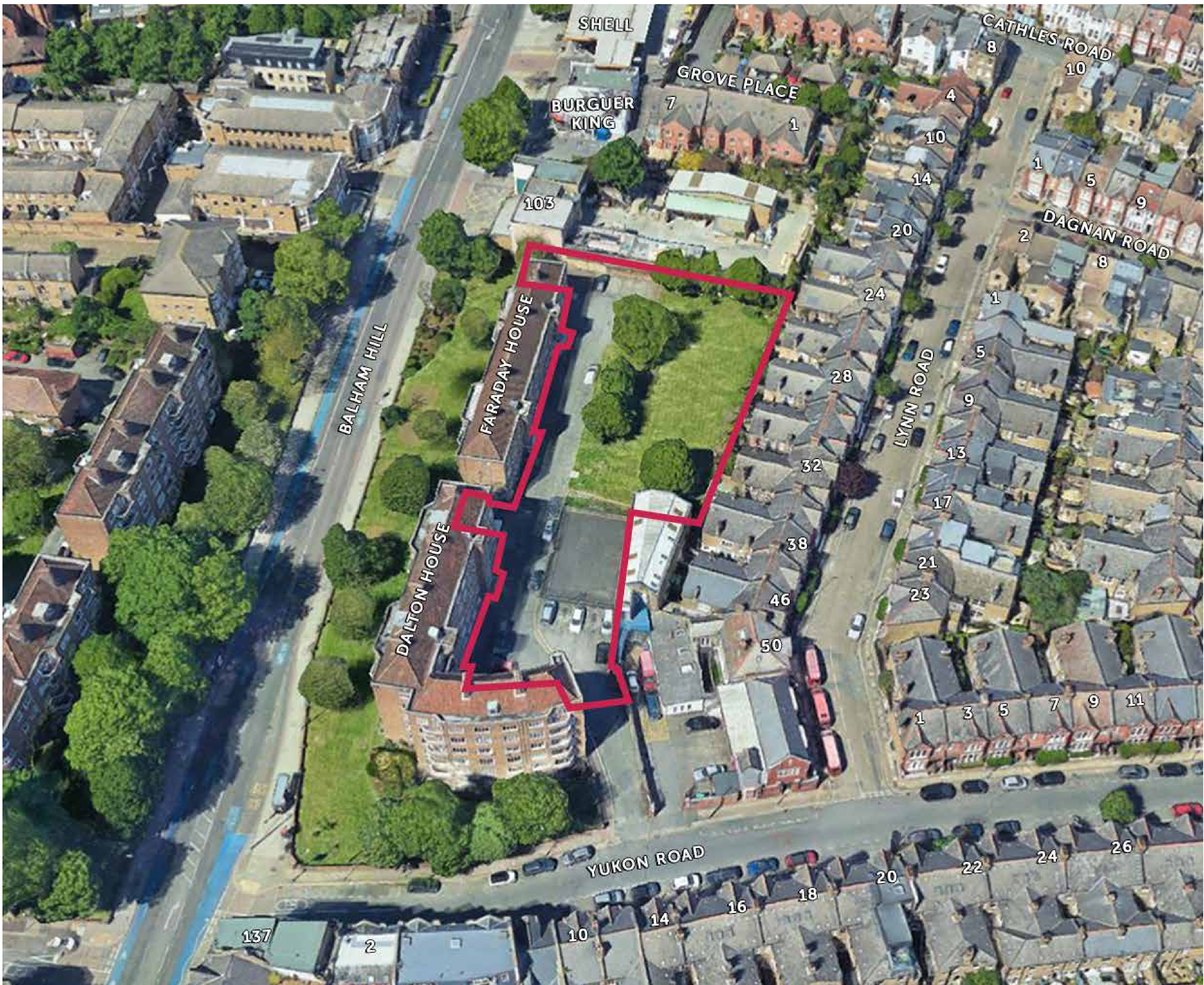
The site at the Balham Hill East Estate currently being considered is shown on the image below.

The Balham Hill East Estate lies to the east of Balham Hill (the A24). It benefits from excellent local amenities including Clapham South and Clapham Common underground stations which are both within a 5-10-minute walking distance. There is also a large range of other facilities within walking distance, including shops, bus stops and schools.

The site is within the Council’s ownership. No existing residential buildings are proposed to be demolished as part of our development ideas

Let us know your thoughts!

What do you like about the area, and what do you think could be improved?



The site is roughly rectangular in shape and situated between existing houses on Lynn Road and two blocks of flats within the Balham Hill East Estate; Faraday House and Dalton House. Currently, the site includes a fenced tarmacked area, some parking spaces, a cul-de-sac access road and some open green space.

Our initial ideas for this site would involve the creation of high-quality housing and the enhancement of community amenity space. No existing homes would be demolished as part of the plans and all new homes would be for council rent.



VIEW TOWARDS THE EXISTING TARMACKED COURT



VIEW OF THE OPEN SPACE LOOKING SOUTH



VIEW FROM THE TOP PARKING AREA LOOKING SOUTH



VIEW OF THE TOP PARKING AREA AND THE OPEN SPACE IN THE BACKGROUND

Please let us know what you think and speak to any of the hosting team here today with questions and comments.

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The Site at Balham Hill East Estate

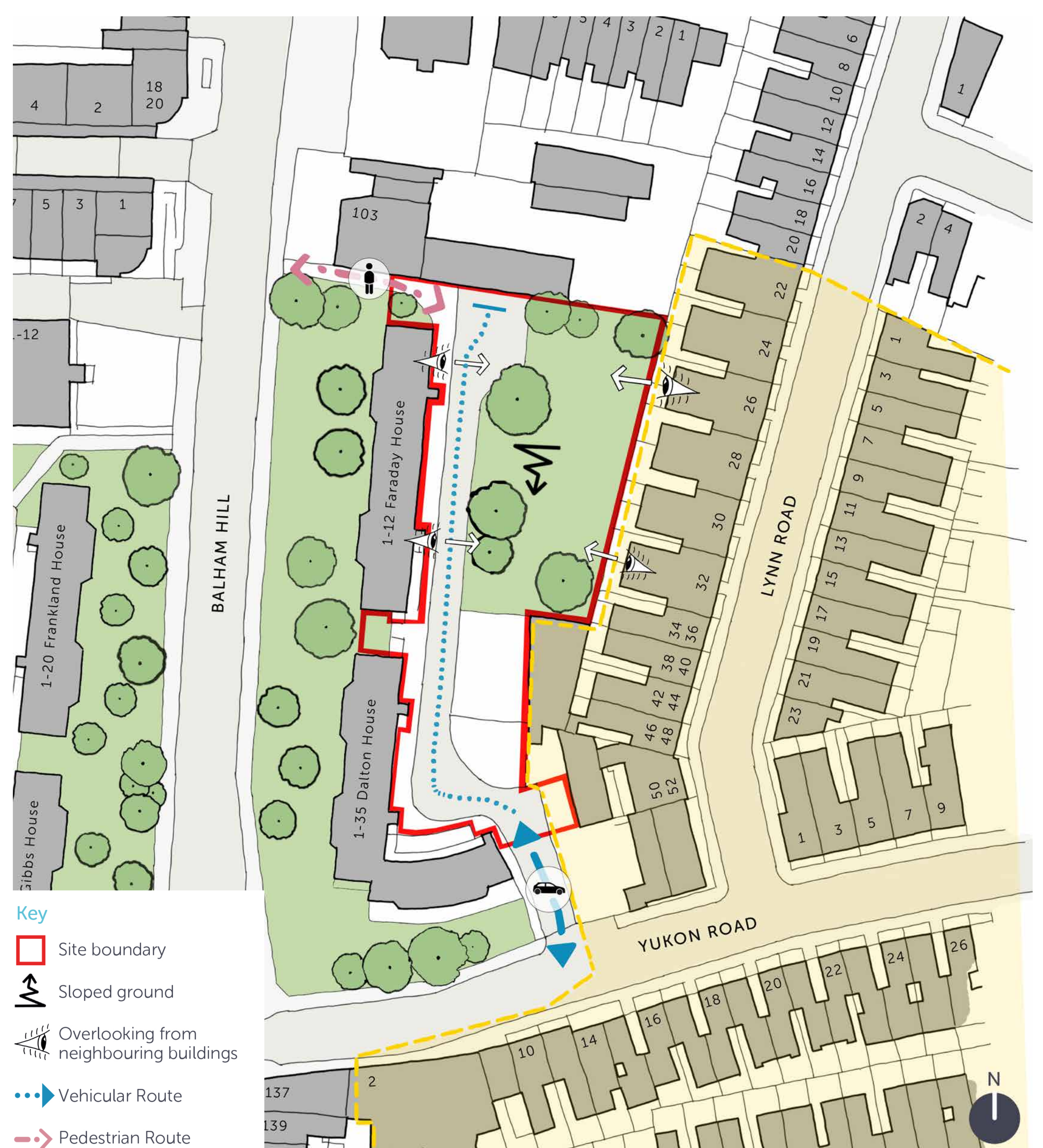
We have started to identify site opportunities and constraints to help shape our plans for the site at Balham Hill East Estate going forward.

Opportunities

- Potential to improve existing amenity space by introducing new landscape and play elements
- Potential to repurpose the existing tarmacked area
- Potential to complete the street scene and improve security
- Potential to rationalise parking and prioritise pedestrians

Constraints

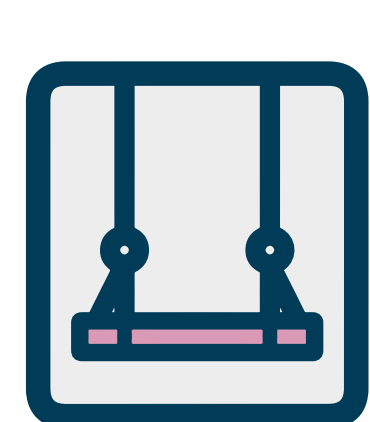
- A number of existing large mature trees on site
- Sloped ground level
- Hard boundary to the north, east and south against existing buildings and gardens
- Close proximity to existing homes
- Existing cul-de-sac road
- Adjacent to Conservation Area



Key Considerations



New high quality council rent homes built to high energy standards



Amenity space



Limited impact on neighbouring properties



Improve security within Balham Hill East Estate



Minimising tree loss



One-way road system



Rationalise parking and give priority to pedestrians



Design to respond to changes in site levels



Adjacent to London Underground line



Introduce new landscape elements to improve public amenity space

Please let us know what you think and speak to any of the hosting team here today with questions and comments.

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Landscape and Play Ideas

We know that green space and play opportunities are important and so we are exploring ways to improve amenity and natural space for all residents of Balham Hill Estates.

We want to bring people and nature together and our design team includes a landscape consultant to help us look at ways to improve the existing environments and think creatively.

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.



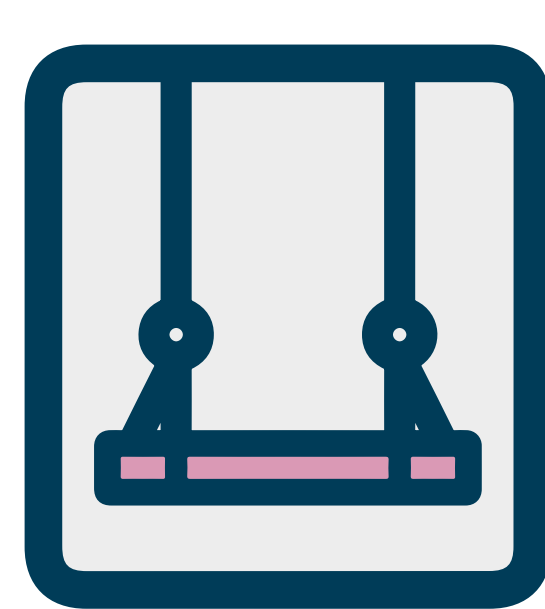
Living with nature: Working towards a greening strategy across the sites to bring nature and people together. The landscape will be integral to the everyday life and well-being of residents.



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



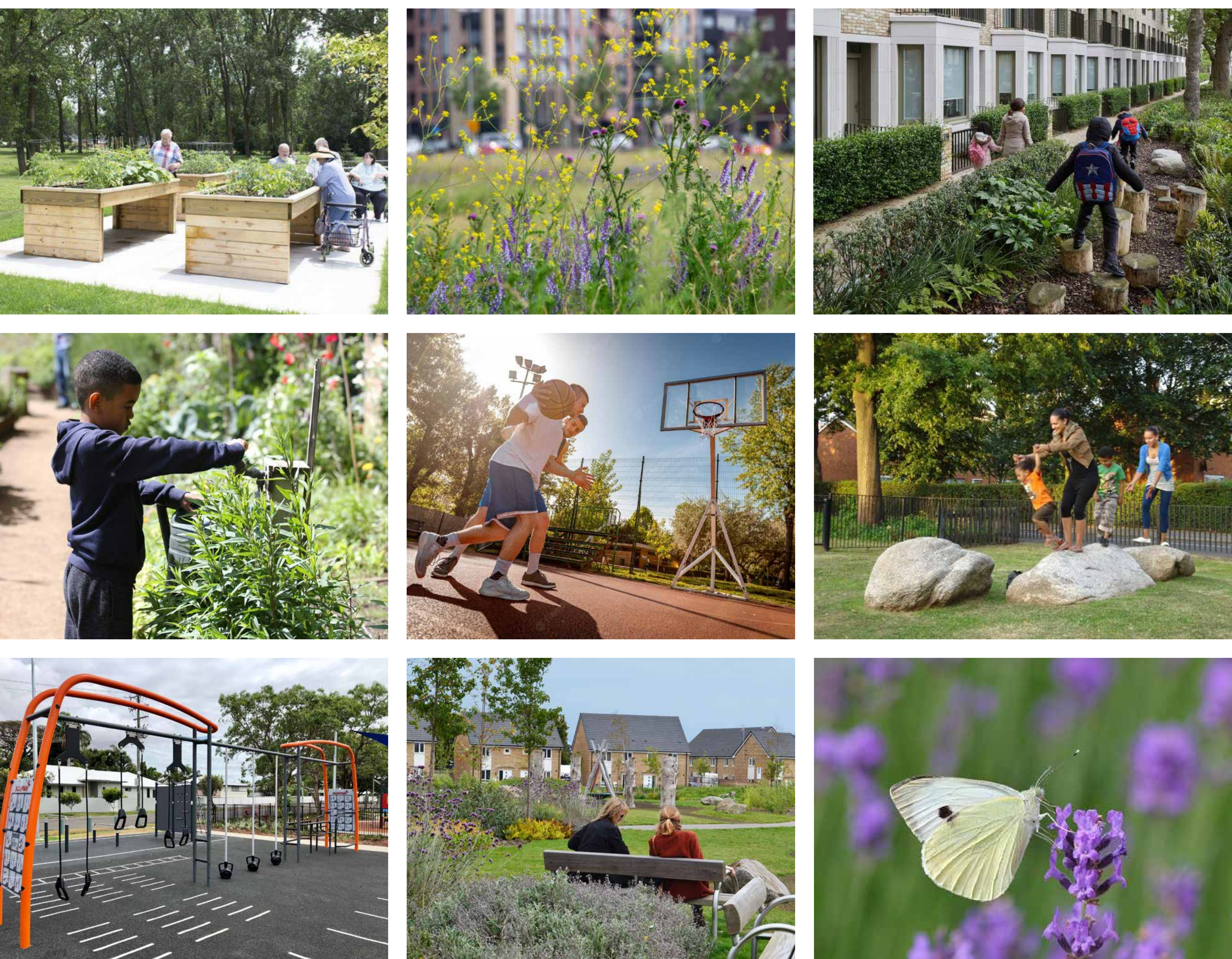
Local character: Taking inspiration from nature, to enhance and create an attractive green landscape setting around the buildings.



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



Practicality: Improving the landscape to complement the existing setting, providing low maintenance planted environment.



What do you think?

Do you currently use the open space on these sites? What do you do?

If not, what would encourage you to?

How would you like to use it and what would you like to see provided?

What do you think is missing from the Estates?

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Your Priorities for any Future Plans

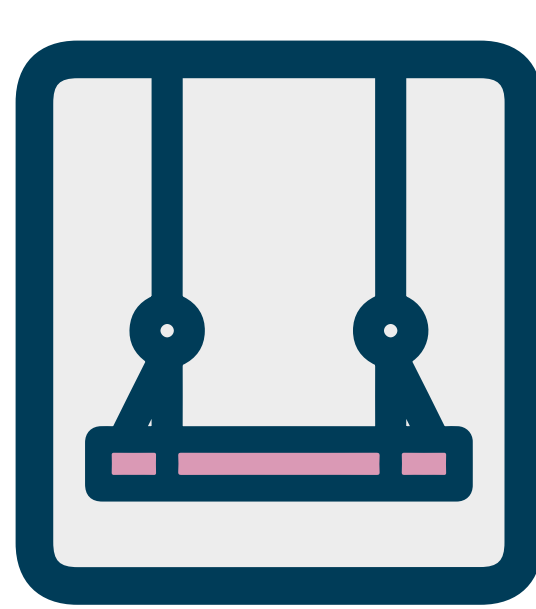
We want any future proposals for the Balham Hill Estates sites to respond to the needs of both new and existing residents, and to provide a range of benefits that can be shared by all.

We want to know what is important to you, and what you would like to see happen on the sites.

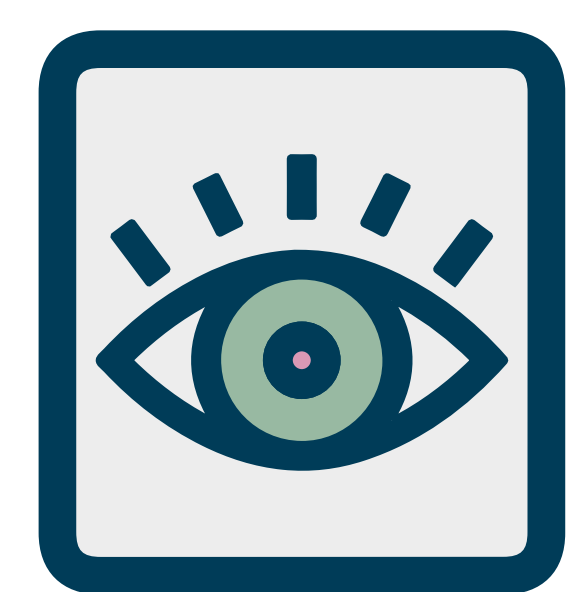
Please use this space to share any other thoughts, ideas or priorities you have in relation to these sites by adding sticky notes below. Or add some sticky dots to show us your priorities:



High quality homes and environment – providing high-quality new homes for those who need them.



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



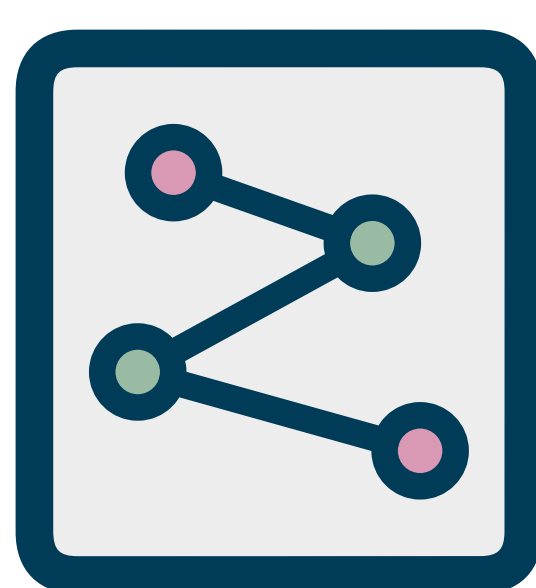
Character and identity – having new buildings designed to enhance local character or have them be bolder.



Social areas – integrating more seating for residents 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.

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Feedback and Next Steps

Thank you for joining us today, we hope you have found this public drop-in 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 these 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 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 **Wednesday 4 January 2023 (midnight)** to allow us to collate and consider all feedback received.

Over the next few weeks, we will collate and consider 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 again in early 2023. If you would like to be added to the mailing list for email updates on the sites, please either provide your details on our website or let a member of the team know.

Our Timeline



Contact us

If you require any further information, would prefer this information in another format, or think of a question after today, please contact our Community Engagement Team:



0207 446 6818



For queries related to sites on
Balham Hill East:
balhamhilleast@bartonwillmore.co.uk

For queries related to sites on
Balham Hill West:
balhamhillwest@bartonwillmore.co.uk



Balham Hill Estates
Community Engagement Team
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