

BALHAM HILL ESTATES



Welcome

The London Borough of Wandsworth is preparing proposals to develop sites on the **Balham Hill East** and **Balham Hill West** Estates as part of the Homes for Wandsworth programme.

Thank you for taking the time to visit our public consultation exhibition today!

We are excited to present our emerging proposals for the development of sites which will deliver a small number of new high-quality council rent homes for Wandsworth residents within the existing Balham Hill community, together with wider enhancements to the Estates. The intention is that the final proposals will provide greater opportunities for community interaction, for all to enjoy.

The proposals would deliver 8 much-needed new homes for those on the housing register. The sites are all within the Council's ownership.

No existing homes on the Balham Hill Estates will be demolished as part of our proposals.

The Proposals Sites

The sites on the Balham Hill Estates that are being taken forward to the development proposal stage are shown on this map.

1 Balham Hill West

2 Balham Hill East



Add a sticky dot to show us where you live!



Scan with a smartphone camera or use the address below to visit our website.

www.balhamhill-homesforwandsworth.co.uk

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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, including those council tenants who are overcrowded, as well as over 2,700 in temporary accommodation.

Wandsworth Borough Council (WBC) approved a development programme in 2017, with the aim to build 1,000 new homes around the Borough on sites within WBC 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 Balham Hill Estates were chosen after a comprehensive site assessment process, managed by Wandsworth Council, which has taken place over the last five years.



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 Balham Hill Estate existing residents be able to move into the new properties?

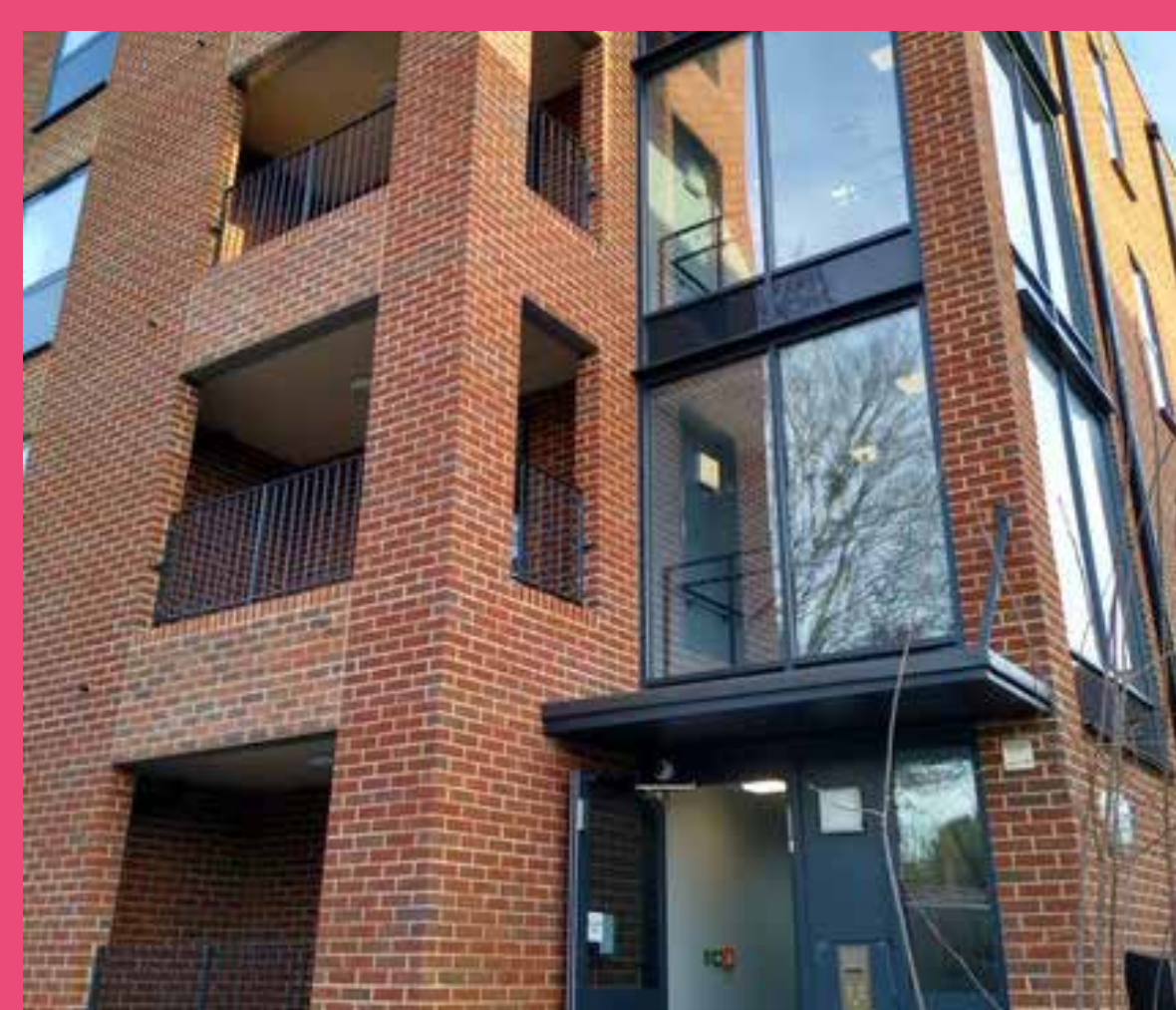
Any new homes will be allocated in line with the Council's Housing Allocations Scheme. A local lettings plan will be put in place which will take into account the Council's wider policies on housing as well as local demands and pressures, including from those existing Council tenants who may wish to downsize, or those who are overcrowded.

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



What We've Heard So Far...

Your local knowledge, thoughts, and suggestions from our initial drop-in session last year have provided valuable insight for the design team to consider for the emerging proposals for the sites on the Balham Hill Estates.

This initial exercise was invaluable and has allowed us to understand those aspects of the proposals that are of particular interest to the local community.

We learned a lot from our conversations with attendees at this session and the feedback we received via completed feedback forms, emails and telephone conversations, alongside visits to the site and homes on the Estate by members of the project team. This feedback has guided developing the proposals for the sites and considerations for what wider estate enhancements could be delivered by the Homes for Wandsworth programme investment.

You told us about aspects of the Balham Hill Estates 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 this feedback, we are now looking at ideas and options for improving green spaces and play spaces, alongside designing high-quality new homes and can provide more information on repairs and maintenance works for existing properties. We have also heard from you that there is a clear wish from the local community for secure cycle parking and facilities for this are being integrated into the designs.

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

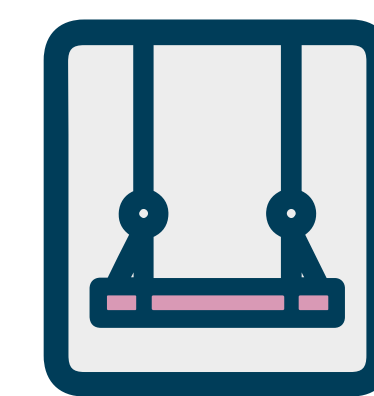
What did you like about our initial ideas to develop the sites?



Proposing low building heights



Retaining existing mature trees

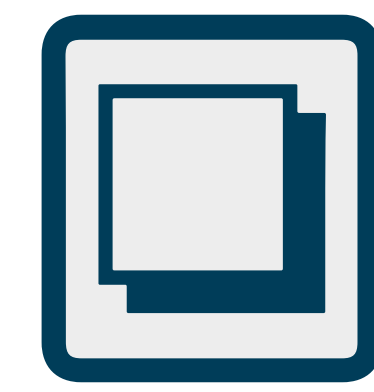


Enhancing outdoor social and play spaces

You wanted us to particularly consider:



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



The feeling of existing conditions being crowded

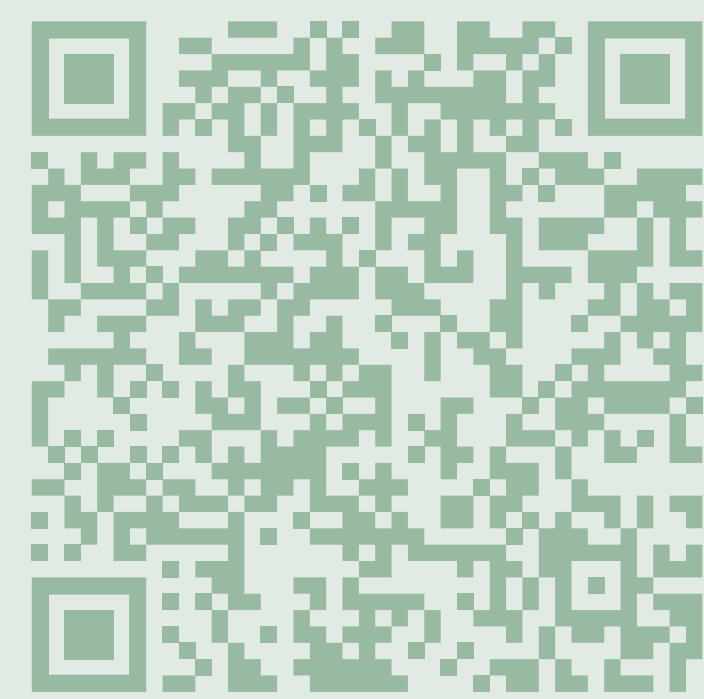


Design solutions for noise and anti-social behaviour control



Repairs and maintenance

We have heard from the Balham Hill Estate community about frustrations and concerns with repairs and maintenance failures that are affecting their homes and daily lives. WBC is investing significantly in recruiting 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 Balham Hill Estates. Please scan here to be taken to the Council's dedicated repair portal.



What would the arrangements be for construction, if the developments are allowed to go ahead?

Any future planning application for the development of new homes on the Balham Hill Estates would be supported by a Construction Management Plan (CMP). This document would be informed by extensive discussions with all relevant teams within the Council. The final CMP would provide a set of rules and guidelines for all contractors on site that would have to be complied with. The CMP would put measures in place to keep any potential disturbance from noise, dust, construction vehicles and other matters to a minimum. A site manager would be appointed to act as the primary point of contact for construction-related enquiries from the local community and would provide regular updates to local residents on works that need to be carried out and dates for those works.

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The Site at Balham Hill West

We are developing proposals for a site with the Balham Hill West Estate.

Existing site conditions

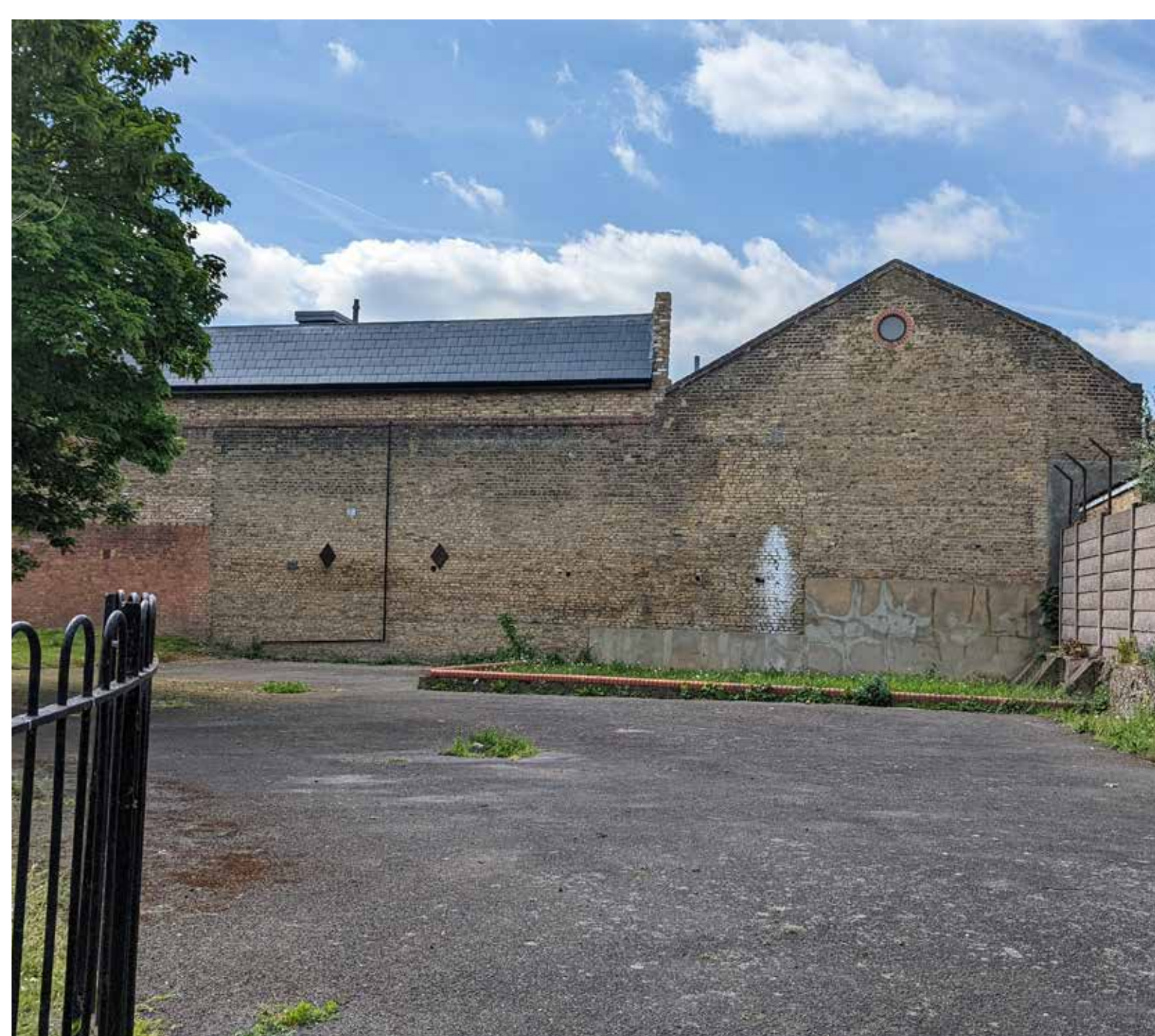
The Balham Hill West proposals site lies to the west of Meyer House, Hales House and Graham House. Currently, it includes a tarmacked area, open green space and a corner with bins, a bike store and car parking.



View from Alderbrook Road towards the site and existing trees



View from Hales Houses looking to the northwest corner of the site



View towards existing tarmacked area



Hales House and Meyer House corner with bike store, bins and parking

Key local benefits

-  Maximising quality and usability of the open space area
-  100% affordable housing provision
-  Small number of low-rise homes, minimising impact on adjacent properties
-  Maximising tree retention and new tree planting
-  New, high quality landscaping and community spaces
-  New public realm strategy with seating areas and new lighting
-  New paths and informal play within the retained tree area to the south
-  Widening of the existing road to facilitate refuse and emergency vehicle movement
-  New bins and bike strategy
-  Passivhaus aspiration

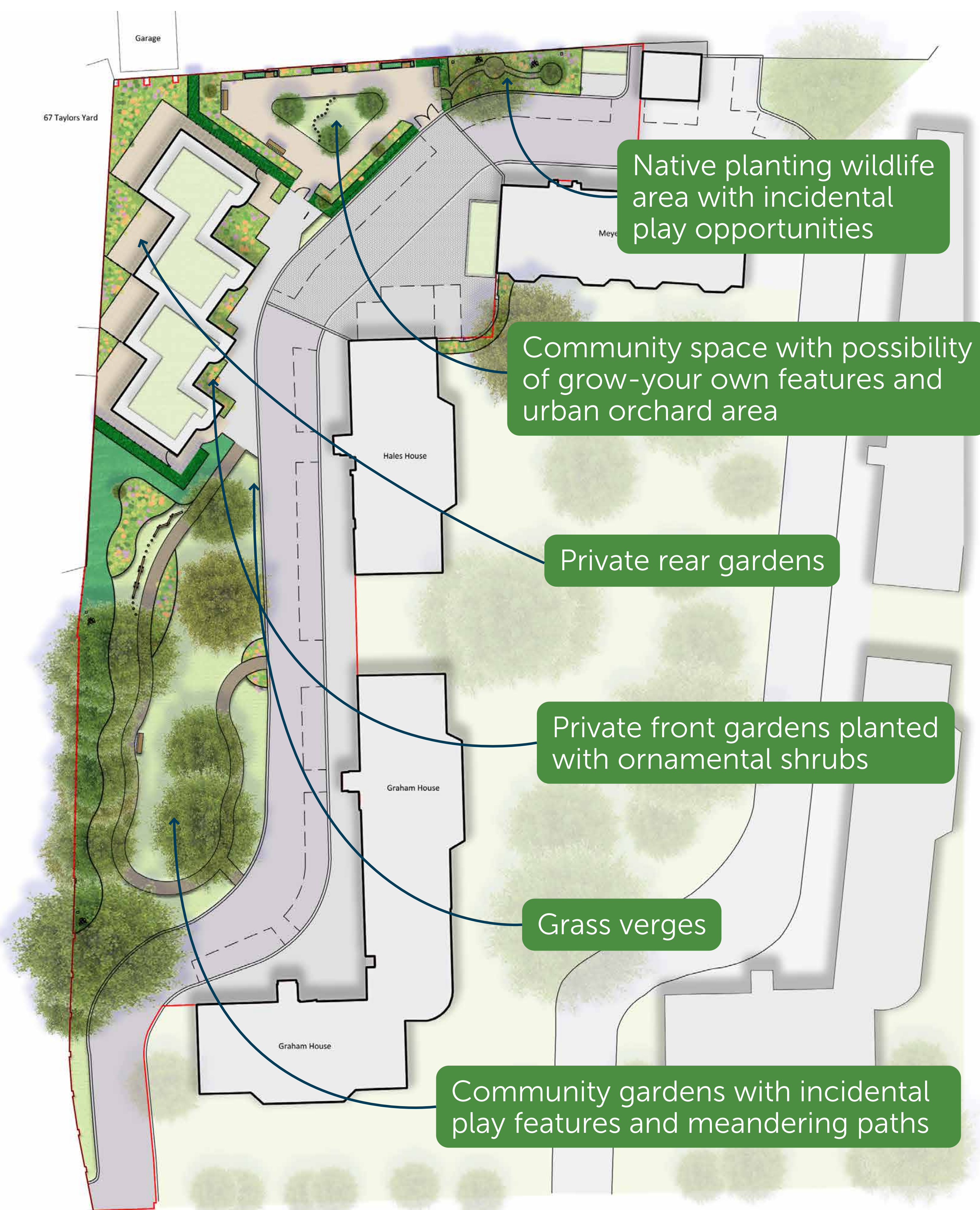
Concept site layout





Balham Hill West: Landscape Proposals & Estate Enhancement Opportunities

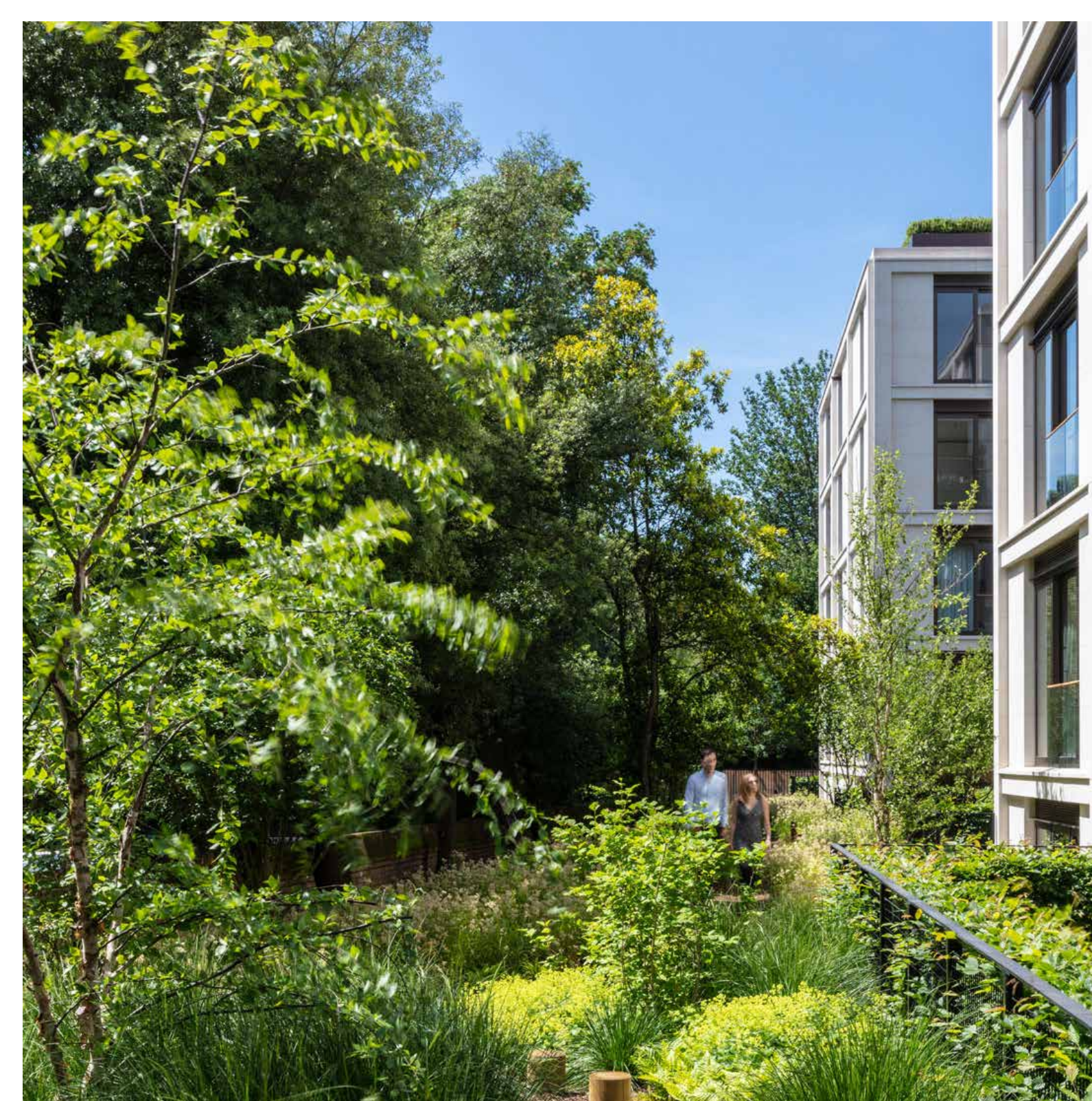
Preliminary landscape plan



Example of communal cycle shelter



Seating to open spaces



Wild boundaries with incidental play



Planting to private frontages



What are the proposals for refuse collections?

We have heard from the local community that the residents of the Balham Hill Estates 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 Balham Hill East and Balham Hill West could improve these conditions.

The current proposals would ensure that appropriate 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 able to 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.



Path through 'Woodland Walk'



Example of communal bin store with green roof



What would happen to existing green areas and trees?

Existing green spaces across the Balham Hill Estates would be enhanced with additional new seating. If existing areas are to be lost, they would be replaced. The design team is working with the Council's tree officer and an independent tree specialist to agree a plan to retain as many trees as possible. No Category A trees will be removed. If the removal of an existing tree is necessary, it would be replaced. If a large, mature tree needs to be removed, two semi-mature trees would be planted in its place.

BALHAM HILL ESTATES



Balham Hill West: Architectural Proposals

Indicative 3D views

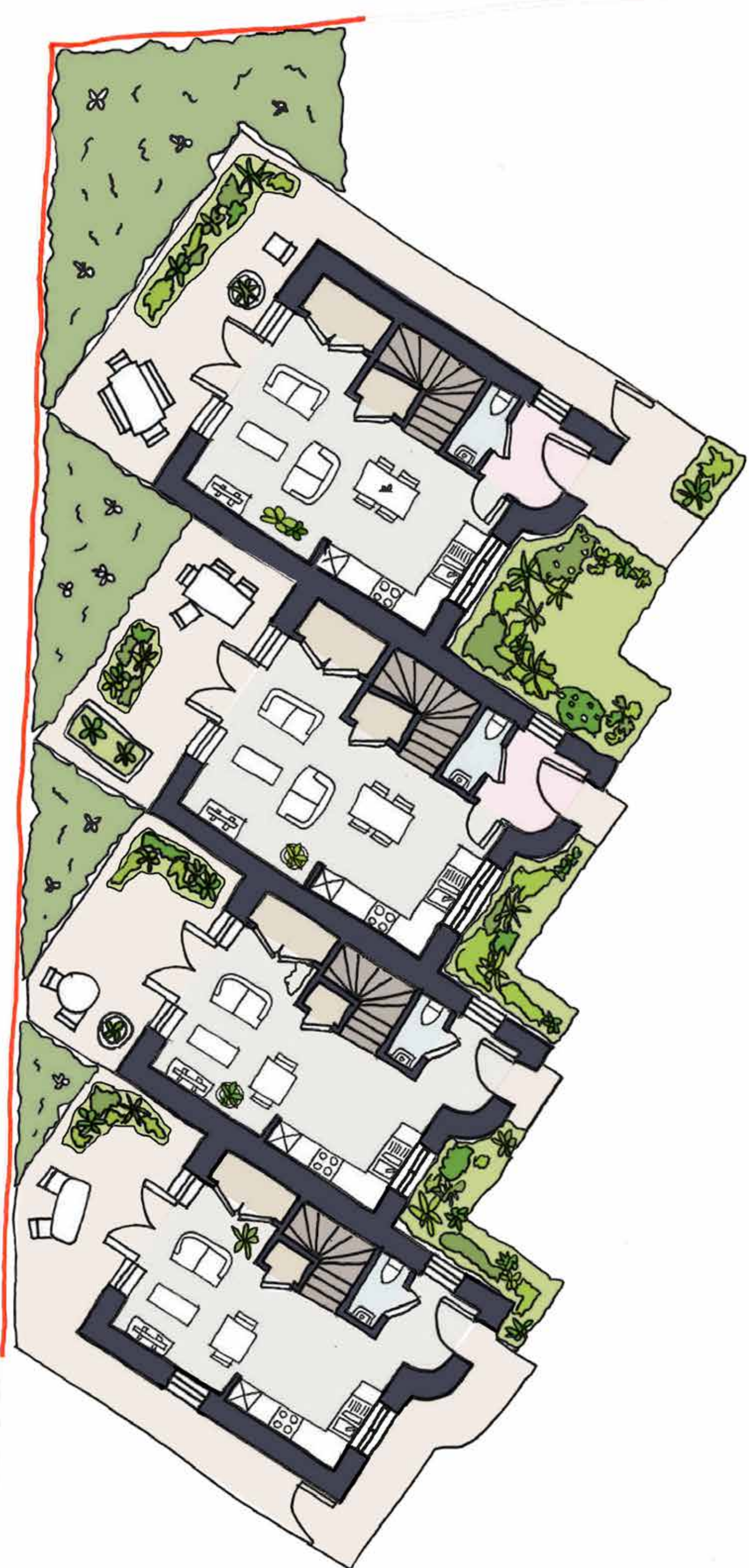


3D view looking north along the access road



3D view looking to the proposed houses

Sketch plans



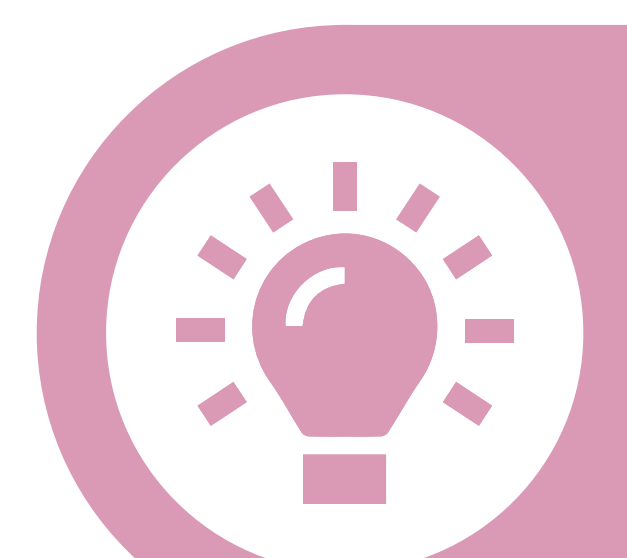
Proposed ground floor plan



Proposed first floor plan



3D view looking west to the proposed houses and to the community garden



What are your thoughts on the new building design?

Street elevation



BALHAM HILL ESTATES



The Site at Balham Hill East

We are developing proposals for a site with the **Balham Hill East Estate**.

Existing site conditions

The Balham Hill East proposals site lies between existing houses on Lynn Road, Faraday House and Dalton House. Currently, the site includes a fenced tarmacked area, some parking spaces, an access road and an open green space.



View of the open space looking south



View of the existing parking to the north of the site and green space in the background



View looking south along the access road



View towards existing tarmacked court

The proposals for this site would involve the creation of 4 high-quality new homes for council rent and the enhancement of landscaping. No existing homes would be removed as part of the plans for Balham Hill East.



What will happen to the existing play areas?

We are assessing the quality of the play areas across the Balham Hill Estates to see how we might be able to enhance existing areas through the Homes for Wandsworth investment. Any loss of existing play area will be compensated through providing an enhanced play area either in the same location or within close walking distance. We really want to work with the local community to shape these new spaces.



Parking across the Balham Hill Estates is already under pressure

We are aware that there are parking pressures in some areas identified for the development of new homes. We do not intend to reduce the current level of parking capacity on the Estate. We are looking at potential improvements to parking availability through options for reconfiguring existing parking areas and are assessing the likely parking needs of new residents. We are undertaking parking capacity surveys on the Estate at present and are discussing all highways, access and parking matters with the relevant authorities.

Concept site layout



Key local benefits



Maximising quality and usability of the open space area



100% affordable housing provision



Small number of low-rise homes, minimising impact on adjacent properties



Maximising tree retention and new trees and wilder planting



New, high quality landscaping and community spaces



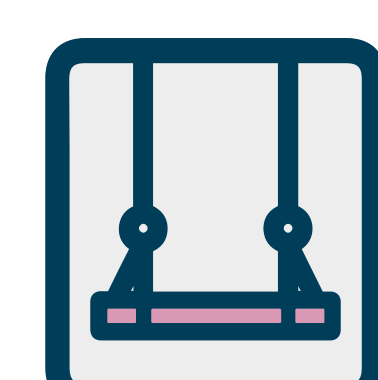
New public realm strategy with seating areas and new lighting



New footpaths



Upgrade existing access to shared surface



Improved play area with dedicated play equipment for younger children in collaboration with the local nursery



New bins and bike strategy



Passivhaus aspiration



Balham Hill East: Landscape Proposals & Estate Enhancement Opportunities

Preliminary landscape plan



Example of communal cycle shelter



Central communal space reference



Quiet seating areas to lawn edges



Wild boundaries with paths and seating



Play area with wetpour safety surfacing



Example of communal bin store with green roof



What are the proposals for refuse collections?

We have heard from the local community that the residents of the Balham Hill Estates 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 Balham Hill East and Balham Hill West could improve these conditions.

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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.



What would happen to existing green areas and trees?

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What will happen to the existing play areas?

The design team is assessing the quality of the play areas across the Estates, to see the extent to which existing areas could be enhanced. Any loss of play space will be compensated through providing an enhanced play area in the same location, or within close walking distance.



Balham Hill East: Architectural Proposals

Indicative 3D views



3D view from the new path looking to the proposed houses



3D view looking to the communal garden and the new houses in the background

Sketch plans



Proposed ground floor plan



Proposed first floor plan

Street elevation



 What are your thoughts on the new building design?

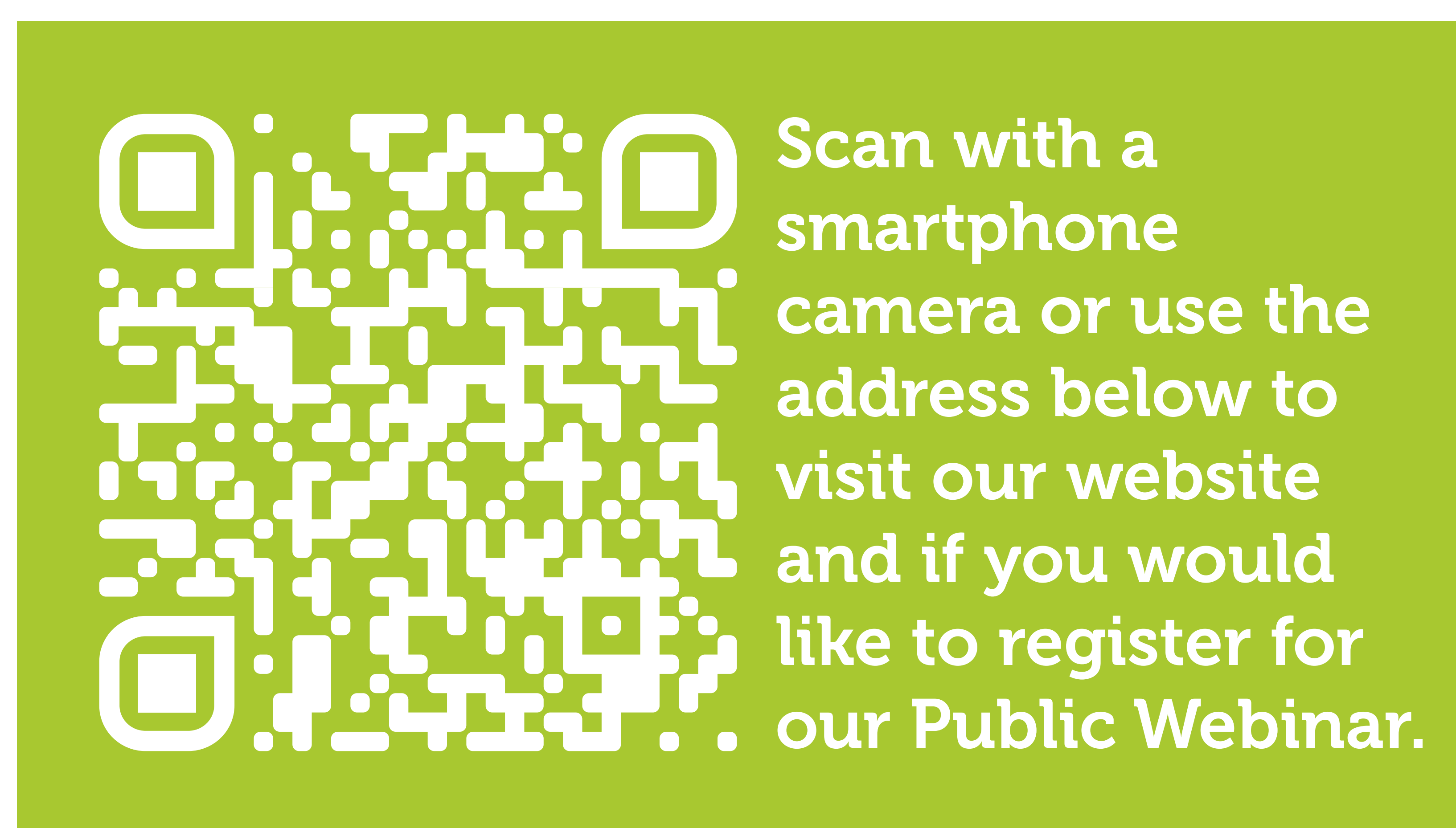


Thank you and Next Steps

Thank you for joining us today, and we hope you have found this public exhibition 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 best schemes can be brought forward.

Please leave your comments on the emerging proposals 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 **Tuesday 23 May 2023 (midnight)**, to allow us time to 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 final proposals for planning applications for the sites.

Our Next Steps

December 2022

Public drop-in to involve the local community and invite you to share your thoughts and knowledge to help us develop our ideas for the sites

Early 2023

The project team will collate and analyse all feedback to start to develop proposals for each site

2 May 2023 - We're here!

Public exhibition to share our proposals with the local community and obtain feedback

11 May 2023 – Consultation Opportunity

Public Webinar to share our proposals and answer questions from the local community

Summer 2023

Target submission of our planning applications to Wandsworth's Planning and Building Department

Early 2024

We expect receive a decision from the Wandsworth Planning and building Department on the applications submitted for these proposals

Late 2024

Construction works are forecasted to begin subject to planning approval being granted.

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 6818



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

For queries related to sites on Balham Hill East:
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