Westbury Estate

Introduction and Summary to the Planning Application

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Westbury Estate Team

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This document provides an introduction and summary of Lambeth Council’s planning application for 270 new and replacement homes at the Westbury Estate on Wandsworth Road. Its purpose is to describe the proposed development and set out the other supporting information that forms the planning application. It is also designed to help our residents and neighbours to navigate your way around all of the supporting planning application documents to more easily find the information you need.
The Westbury Estate is located in the north west of the London Borough of Lambeth and to the north side of Wandsworth Road very near to Wandsworth Road Overground Station. The estate is adjacent to Heathbrook Park and runs alongside the boundary with the London Borough of Wandsworth. The areas surrounding the estate are varied as follows. To the south of the site is Wandsworth Road with its largely Georgian and Victorian character of well laid out streets and generally continuous terraced buildings. This area is well connected and a 10-15 minute walk from Clapham High Street. To the west are residential and commercial uses on St Rule Street and the imposing building of Heathbrook Primary School. To the north is Heathbrook Park and beyond that the mainline railway lines into London Waterloo and around to London Bridge. To the east of the site is Portslade Road and railway arches which contain a range of industrial and commercial uses and activities. Further afield the estate is around 1km from Battersea Park and Clapham Common.

The estate currently comprises 82 low-rise homes in four blocks and 160 homes in two tower blocks. Within and around the estate there are also a small number of other homes in private ownership along a remnant of what was Crichton Street. The estate includes large areas of green space, primarily around the towers, and public realm around the low-rise blocks although these are not well very used or of high quality. The Westbury Estate site is of much lower density than its generally Victorian surroundings. Good movement routes across the estate are limited and there are a number of car parking areas, generally towards the edges.

The buildings on the estate today include:

- Three low-rise four storey blocks contain three and four-bedroomed homes which are located in the middle of the estate. These are Fovant Court, Allington Court and Wellford Court. Each has three wings and a shared staircase.
- Ilsley Court is located to the South-West of the site and is a two storey block that contains smaller studios and one-bedroom homes.
- Amesbury Tower and Durrington Tower are both 22 storeys high and include primarily two-bedroom homes and a small meeting room for the Tenants and Residents Association (TRA). Both of these blocks are to be retained as part of the proposals.

In addition, the application site area also includes a small row of houses along Crichton Street that is surrounded on three sides by the estate and also a furniture warehouse on Wandsworth Road, both of which are included within the proposals.

The landscape spaces around the estate are varied. To the east of the estate and around the towers are areas of grassland and trees locally known as ‘The Bumps’. Other open space areas within the estate are either hard paved spaces or smaller areas of grass. These are not well connected although they are valued by residents. Directly to the north of the site is Heathbrook Park which is a large park with grassed areas and play and which sits within the London Borough of Wandsworth.
The proposals for the redevelopment of much of the Westbury Estate - to provide better homes for existing residents and new homes for those waiting on the housing list - came about during 2014 and 2015 when initial options were discussed with residents and other stakeholders. A wide range of options were tested and considered, including options and ideas developed following resident feedback.

The decision to proceed with the scheme was made by the Council’s Cabinet in November 2015. The Cabinet decision was based on a masterplan for the estate which included the retention of the 160 homes in the Amesbury and Durrington towers and the demolition and replacement of the 82 homes in the four low-rise blocks of Fovant Court, Ilsley Court, Welford Court and Allington Court. The proposals set out an ambition to deliver at least 181 new homes on the estate across a number of blocks that ranged in height from 4 to 10 storeys and following a highly legible block arrangement based on a new east west and a new north west route. A new tall building was carefully located along Wandsworth Road so as to avoid new buildings on much of the green space around the towers in direct response to feedback from residents. Two blocks on the site were identified for phase 1 of the scheme as they don’t involve the demolition of any existing homes in order to be built. These are the new taller building on Wandsworth Road and a block further south along Wandsworth Road on the site of existing garages.

Through the subsequent design process the number of homes in the scheme have increased from around 246 homes to 270 homes as the potential densities on the site have been tested in more detail. The first phase of development will now be delivered by St James as off-site affordable homes for another scheme on Albert Embankment enabling this part of the site to be 100% affordable homes. As laid out in the Key Guarantees, all existing secure tenants will be provided with a new home which meets their needs at Council level rent, as well as providing new homes for some of those in need of affordable and market homes within the borough.
The new homes will be built and managed by Homes for Lambeth (HfL). HfL is wholly owned by the Council and has been set up to provide stable long term ownership and management of mixed tenure estates. The new homes will be designed to meet high standards related to their size, energy efficiency, external spaces including balconies and gardens, wheelchair accessibility and cycle parking. HfL will be managing the new buildings and related open spaces as one estate and in order to support this will make sure that there is on site management, and a meeting space for all residents to share.

There is more information about HfL here: http://estateregeneration.lambeth.gov.uk/hfl

HfL’s design principles for new homes are set out here: http://estateregeneration.lambeth.gov.uk/design
No one at Lambeth underestimates the stress that rebuilding an estate could potentially cause for current residents. We want to give residents living on estates that will be rebuilt all the information and support that they need to make the best choices about their and their families’ futures. As a part of this we have published a set of ‘Key Guarantees’ for both secure tenants and homeowners. These mean that:

- Every secure tenant will be able to move to a brand-new home at Council level rent;
- Affordable options will be provided to assist resident homeowners to stay on the estate, and
- All secure tenants and homeowners have the right to be involved in shaping the masterplan for each new estate.

Also, through the independent advisors, we are giving residents access to legal support so they can both understand and comment better on the new tenancy, and leases they will be offered, along with the equity exchange for homeowners.

In putting the Key Guarantees together, the Council sought advice from the respected tenant engagement organisation TPAS. This was to ensure that what is being provided compares favourably with what other local authorities are offering in similar situations. As a result, the Council is confident that our legal offer is among the best provided by local authorities.

The design work for the Westbury scheme has been ongoing since the Summer of 2016 and has included close working with a core group of residents throughout this time led by the Council’s consultant Make:Good. Monthly meetings have taken place with this group to help ensure that everyone understands the evolving designs and has the chance to help shape them. A Westbury Resident’s Brief was produced that set out priority issues and has been used as a key document to assess designs as they have developed. The outcomes, priorities and feedback that came out of these discussions and other related issues have been recorded and communicated through a monthly newsletter. Exhibitions for wider residents outside of Westbury and other neighbours have taken place every 3-4 months during the design stages to make sure that all those affected have had the opportunity to see what is planned and to talk to the project team.

From early 2017 a vacant property at Westbury that was not suitable for a permanent tenant has been used as an engagement hub. This has allowed residents to meet the development team regularly in a dedicated space on site. Drawings, plans and models have been available for residents to look at in their own time at regular drop in sessions.
RESIDENTS’ BRIEF FOR WESTBURY ESTATE

OPEN SPACES AND LANDSCAPE

The sense of openness and community should be maintained in any new design.
Retain mature trees (to the South East frontage of the estate close to Wandsworth Road) and the green character of the estate and pre-provide trees on a like for like basis.
Maintain strong visual links with Heathbrook Park and Wandsworth Road maximising the number of homes with views of the park and/or green space.
Enhance and improve the green and natural environment around the buildings avoiding large, sterile areas of concrete paving, tarmac etc.
Preserve as much green space at the heart of the estate and around the towers as possible.
Provide open space that supports good levels of interaction, congregation and benefits from natural passive surveillance.
A range of types of private, communal and shared open spaces that encourage social interaction and communal activities.
The relationship between openness and security where necessary should be carefully balanced.
The fountain which currently serves as a place of communal congregation, should be re-instated as a central feature.
The possibility of including roof gardens and community allotments, with careful consideration to maintenance and management.

STREETS AND ROUTES

Retain the calm and quiet character of the estate, in particular with new movement and parking.
A road running all the way through the site to accommodate emergency vehicles and estate traffic to be designed to discourage external or fast through traffic.
Streets should be visually attractive with trees and green landscape, and avoid other fixtures and clutter.
Bin storage areas should be designed so that they are enclosed and fit into the street-scape with well designed attractive enclosures.
Emphasis should be on access and quality of space rather than providing enough space.
Private external spaces to avoid sterile, harsh street scene and adopt a green approach that is easily maintained.
New build homes should accommodate the current style of private back gardens for all those residents who currently have gardens.
Well-designed way-finding signage with simple legible and attractive graphics including location plans located at the main entrances to the estate.
Safe pedestrian routes through to the School from the estate.
If possible, avoid separating the housing from the park to allow continuity between the Estate and the Park.
Consider increasing the density of planting to the Portslade Road to mitigate noise and pollution from the railway arches business activities.

INSIDE AND OUTSIDE THE HOME

Include a proportion of ground floor level accommodation for those with limited mobility.
Consider a proportion of housing for the elderly to allow independent living and/or transition housing.
New homes to be large, light and bright, with large, open able windows and good ceiling heights.
Amount of storage to be appropriate for the size of the property and the type of household.
Existing residents to have a choice of open plan or homes with separate kitchens.
Maximise the number of new homes that have their own front door onto a street or external entrance space.
All shared entrances should have a welcoming feel, with the size and scale proportional to the number of homes it is serving.
Entrance doors should be durable, well designed and secure with post box arrangements carefully designed.
Higher-level homes to have a door entry system from downstairs.
Attractive secure bike parking enclosures close to dwellings with passive supervision.
External wall materials should be durable and look good for a long period of time with little maintenance.
A strong preference for a majority of a good quality brick.
Balconies and terraces look to not appear to be highly regimented, better when staggered.
7 Incorporating Existing Residents Housing Needs

The design of the replacement homes for existing tenants has been based on an assessment of their housing needs and taking on board their input to the design process. The housing needs assessment has meant working out what size home each particular household needs from the numbers of people that live in it now and making sure the right number of the different types of homes is provided in the right part of the design. It has also meant understanding any particular features existing tenants will be looking for from their new home e.g. garden, balcony, separate kitchen, landscape proposals etc. These can’t always be accommodated but the project has tried to incorporate as many of the residents’ preferences as possible taking on board the requirements of current design guidance and planning policy.

8 The Design Proposals

The masterplan proposals emerging from the 2015 urban design work set out a clear strategy that will open up the estate and make it work better in relation to its surroundings. Within the masterplan five new urban blocks (Blocks A to E) are designed to sit comfortably within the site and to respond to the surroundings. In terms of landscape design there will be improvements to the open space areas all around the site, and two new play areas will be created. All of the ground floor level homes will have paved front gardens and back gardens facing onto communal open space. Typically these are provided as family homes.

As a result of flood risk constraints it is not possible to locate any bedrooms at ground floor along Wandsworth Road, and therefore all of the homes with ground floor access are designed as maisonettes with the bedrooms on the first floor. This also means that wheelchair accessible homes cannot be located at ground floor level.

The design approach for the new homes is based on creating good solid brick faced buildings that provide high quality homes. The materials strategy for the site (set out in the Design Code) relates the proposed materials to their surroundings and ensures that the masterplan does not feel homogeneous.

The proposals will provide new homes that meet current planning policy and good practice standards in terms of room sizes, insulation, external amenity space, play, good quality communal entrances and circulation space and noise insulation. All of the new homes will include cycle parking, car parking for existing estate permit holders who will remain on the estate and new wheelchair accessible spaces. The proposals will also be designed to fully meet all building regulations and fire standards.
East-West Route

A new east-west route planted with trees runs through the estate connecting low-rise terraces and park mansion blocks. It provides a visually clear route linking existing green mounds next to the towers with St Rule Street.

Wandsworth Road

Buildings facing Wandsworth Road (apart from Block E) are low-rise blocks up to five storeys in height on the road side. Most of the estate steps down by almost a storey from Wandsworth Road providing private gardens at the lower level. A new north-south pedestrian route opens up the estate to both Wandsworth Road and Heathbrook Park. Two blocks - E and C2 are part of a separate planning application and are designed by St James architects EPR.

Park Mansion Blocks

Four blocks facing the Heathbrook Park will provide family-size maisonettes at ground and first floor with private gardens at front and rear and apartments on the upper floors. Building heights will vary from five to eight storeys. Private communal gardens facing the park and east-west route are enclosed and overlooked by the mansion blocks.

Low-Rise Terraces

In height of up to six storeys from the estate level the low-rise terraces accommodates maisonettes with private rear gardens and a mixture of maisonettes and apartments on the upper floors. The route into the site along the existing 418 Wandsworth Road building is enhanced.
The overall masterplan is being developed in two parts with the two blocks of phase 1 coming forward first and being delivered by St James homes as off site affordable homes for another scheme. These blocks are set out in a separate detailed planning application based around the same common masterplan as described here.

The remainder of the masterplan is part of an outline planning application (this application) It is set out in terms of a fixed number of new homes, and the location and maximum height of the blocks (see Parameter Plans in the Westbury DAS Volume Three). An illustrative scheme is included with the application that sets out how this scheme could be designed in detail and how it could look. This demonstrates how 270 new and replacement homes could be delivered across the estate.

All new and replacement homes will all be provided to meet the Nationally Described Space Standards (NDSS) that set out minimum sizes for new homes and that are larger than the existing homes being demolished. These new homes are designed to include good amounts of storage, have been tested in terms of sunlight and daylight levels and provide a range of approaches to flexible living. The scheme proposes brick buildings that are designed to be robust and long lasting. The majority of the ground and first floor areas are arranged as maisonettes which replicates the current arrangement of family homes with gardens at lower levels and allows the number of homes with a private garden to be maximised within the scheme. A high proportion of the new homes are proposed to be dual aspect which means that they face more than one direction and so get good light at different times of the day. Many of the homes will have deck access, which is similar to the way the existing flats are arranged and means that circulation spaces are light, well ventilated and arranged in small groups so that residents can get to know each other. Each access will be secured with an entry system that means that only residents with a key or visitors that they have let in can reach the access decks and the rear communal gardens.
Urban Grain: Before and after

Before

- No defined urban blocks or frontages - buildings seem to be ‘floating’ on the estate site.
- Diverse mix of building heights and typologies.
- Development on site does not relate to the surrounding streets or building typologies.
- No direct pedestrian routes through estate, therefore Heathbrook Park feels disconnected from Wandsworth Road.
- Heathbrook Park is not connected to green spaces in the surrounding area.
- Parts of the estate and Heathbrook Park are not overlooked very well.
- Railway presents barrier.
New development creates a defined frontage towards Wandsworth Road.

Buildings form urban blocks and create a more regular pattern of pedestrian routes and streets.

Visual connections through the site - especially from Wandsworth Road to Heathbrook Park, which together with direct pedestrian routes improve the connections between Wandsworth Road and Heathbrook Park.

Connection of Heathbrook Park with other open green spaces in surroundings to create a biodiversity link.

Private green is reprovided in the form of shared communal courtyards.

Entrance building towards Wandsworth Road station with retail in ground floor.

Improved overlooking, especially on green open spaces / park.
The new homes will be well laid out and will meet a range of high quality Homes for Lambeth Housing Design Standards set out in the London Plan and Homes for Lambeth’s design standards.

- Over 89% of the new homes have been planned to have dual aspect so that they get light and ventilation from more than one direction.
- All homes will have secure cycle parking, either in a secure cycle store or in a storage shed in the back garden.
- All homes will have a private garden, balcony or terrace.

The illustrative proposals for the Westbury Estate are based on the following mix of homes:

- 66 one-bedroom homes for one or two people. The existing one-bedroom homes for two people are 42 sqm in area and the new one-bedroom homes for two people in the scheme will range from 51 to 66 sqm in area.
- 125 two-bedroom homes for three or four people. There are no existing two-bed homes being demolished. The new two-bedroom four person homes will range from 70 to 104 sqm in area.
- 72 three-bedroom homes, including both three-bedroom 5 person and three-bedroom 6 person homes. The existing three-bedroomed homes are 75 sqm in area and the new homes will range from 86 to 127 sqm in area.
- 7 four-bedroom homes for 7 or 8 people. The existing four-bedroom homes being demolished are 92 sqm and the new homes will range from 109 sqm to 127 sqm.
The Westbury Estate site includes a number of constraints that have been carefully considered through the design process and that have influenced the design. These include:

- The Westbury Estate is located within Flood Zone 3a which means the area has less than a 1 in 200 annual probability of flooding from rivers and sea, however the site is currently protected to a high level (1 in 1,000 year) by the Thames defences. To mitigate against the risk of flooding, there are no bedrooms in the ground floor accommodation and all homes directly accessible from ground level are, therefore, maisonettes.

- Existing services are located beneath parts of the site and they will need to be diverted or carefully developed over. This includes the relocation of electricity sub stations and other services.

- The site currently has two vehicular entry points, both of which provide limited access to small areas of the site and do not connect to each other. There are also a few small vehicular entrances into areas around the estate on Wandsworth Road.

There are several formalised pedestrian access points into the estate but the open nature of the estate means there are also a number of ‘informal’ access points, where people cut across grass verges, particularly on the green nearest Wandsworth Road train station. The pedestrian routes through the site are often complex, disorientating and are often not well overlooked. Redevelopment would provide the opportunity to create new, legible routes through the site which are better overlooked and easier to understand.
In summary, the Westbury Estate scheme will provide:

- 270 new and replacement homes that are larger than the existing homes on a like for like basis. Overall there is a net increase of 181 homes, plus the 64 homes in phase 1, giving an overall total of 245 new and replacement homes. Taken together with the retained homes in the towers, the final estate will include around 494 homes against the 249 existing homes on the estate today.

- All new homes will have a private garden, balcony or terrace that is at least 5 sqm in area, and more for larger homes. The majority of homes will have dual aspect, which means that they face in more than one direction.

- 50% of the homes within the site area will be affordable homes, and will include replacement homes for existing tenants at the same rent levels, new affordable homes at target rents, new intermediate rent homes and retained affordable homes in Durrington and Amesbury Towers. The scheme will include a range of new homes at varying rent levels in support of the provision of mixed and balanced communities.

- 10% of the new homes will be wheelchair accessible and adaptable. These will be located throughout the scheme and will have lift access when on upper floors. New wheelchair parking spaces will be provided for these homes at the rate of 50% with the potential to increase this if there is the demand.

- At least 40% of the new affordable homes are planned to be family homes with 3 bedrooms in the current mix.

- In terms of landscape design, new tree lined streets will be created throughout the estate. A new view through is created from Wandsworth Road to Heathbrook Park and the boundary along the park edge will be made more open so that residents can access the park more easily.

- There will be improvements to the open space areas all around the site and two new play areas will be created. All of the ground level homes will have paved front gardens and back gardens facing onto communal open space.

- The masterplan is structured around a new north-south and a new east-west route. Both of these provide good clear connections and new ‘streets’ within the site.

- A new space of around 100 sqm will be created for community and commercial use, on the ground floor of Block E in phase 1. This location was selected because it is directly off Wandsworth Road, so easily accessible for all residents on the estate and able to be delivered early in phase 1.

- Homes with high levels of insulation as part of a ‘fabric first’ strategy which means that they will require less energy to heat than the existing poorly insulated homes. Whole house ventilation systems will mean that rooms can have fresh air without needing to open the windows and let cold air in at the same time.

- A new energy centre will be provided in phase 1 of the scheme that provides sustainably produced heat for all residents and which is controllable directly within each of the homes. Solar panels will provide lighting for the communal areas of the scheme.
The proposals for the Westbury Estate are made up of two planning applications.

- The first is a ‘full’ planning application for the 64 homes in phase 1, a new community/commercial space, and associated landscape in phase 1. These are specific proposals set out in a separate Planning Application submitted by St James. Details are provided elsewhere.

- The rest of the scheme is set out in ‘outline’ which means that the proposals are fixed only in terms of the overall number of homes and the location and scale of the proposed buildings, which are set out on a series of parameter plans. A set of illustrative proposals describes how the final scheme could be developed in accordance with the parameter plans. The list of plans and documents below is for this outline application.

The plans submitted with the application cover the following areas of information, including:

- a. Site Location Plan_1606-A-100-001
- b. Relationship with Detailed Application for Phase 1_1606-A-100-002
- d. Parameter Plan 01_Siting and Massing_1606-A-101-113
- e. Parameter Plan 02a_Site Section 01&04_1606-A-103-011
- f. Parameter Plan 02b_Site Section 02&03_1606-A-103-012
- g. Parameter Plan 02c_Site Section 09&10_1606-A-103-013
- h. Parameter Plan 02d_Site Section 0607_1606-A-103-014
- l. Parameter Plan 06_Existing Tree Retention and Removals_1606-A-101-117

The application is supported by a range of other documents that describe the proposals in more detail and show that a range of important issues have been considered through the design process and through discussions with planning officers and others. Each document has a specific reference that helps identify it and is based on ‘SD’ meaning ‘submitted document’ and a number. You may notice that some of the documents refer to information in other documents but using these references.

The list of supporting documents is as follows:

- SD1 Design and Access Statement Volume 1: The Masterplan and Architecture (includes townscape views, waste management, external lighting and indicative drawings).
- SD2 Design and Access Statement Volume 2: Landscape (includes indicative drawings)
- SD3 Design and Access Statement Volume 3: Design Code and Parameter Plans
- SD4 Planning Statement, including draft s106 Heads of Terms
- SD5 Statement of Community Involvement
- SD6 Arboricultural Survey
- SD7 Arboricultural Impact Assessment
- SD8 Ecological Impact Assessment
- SD9 Transport Assessment
- SD10 Outline Residential Travel Plan
- SD11 Outline Delivery and Servicing Plan
- SD12 Daylight and Sunlight Study (Neighbouring Properties)
- SD13 Daylight and Sunlight Study (Within Development)
- SD14 Flood Risk Assessment, including Sustainable Urban Drainage (SUDS) Strategy
- SD15 Air Quality Assessment
- SD16 Noise and Vibration Impact Assessment
- SD17 Energy and Sustainability Statement
- SD18 Archaeological Desk Based Assessment
- SD19 Heritage Impact Assessment
- SD20 Outline Estate Management Plan
- SD21 Outline Construction Environmental Management Plan, including Code of Construction Practice
- SD22 Social Infrastructure Capacity Assessment
- SD23 Land Quality Statement
Once the planning application is submitted residents, neighbours and others will have 21 days to comment. The Planning Authority will write directly to neighbours to let them know that the application has been submitted and the key dates they need to be aware of.

To support residents and neighbours in viewing the planning application a series of drop-in exhibitions will be arranged once it has been submitted and has been checked by the Planning Authority. Residents and neighbours will be informed by email (where they have signed up to receive them), by newsletter, and by posters around the estate. We will also publicise the planning application reference number once it is known so that you can use this if you decide to provide comments on the application.

Comments on the planning application can be sent to planning@lambeth.gov.uk or in writing to: Lambeth Planning, Phoenix House, First Floor, 10 Wandsworth Road, London, SW8 2LL. You should quote the planning application reference number with any comments.

More information on commenting on a planning application is available here: https://www.lambeth.gov.uk/planning-and-building-control/planning-applications-and-policies/comment-on-a-planning-application

If you would like any further information about the scheme or the planned exhibition please contact: Westbury@lambeth.gov.uk

Further information for residents is available at: http://estateregeneration.lambeth.gov.uk/westbury

CGI image of proposals for Westbury