

APPENDIX C – Westbury Estate**Westbury Estate****Background**

- 1.1 Westbury Estate is located in Clapham Ward and lies between Wandsworth Road and the border of the London Borough of Wandsworth (see plan at Annex 1).
- 1.2 The current estate consists of 242 properties, which comprise 178 tenanted properties and 64 leasehold properties. In the low-rise portion of the estate, there are 82 homes, of which 50 are tenanted and 32 are leasehold.
- 1.3 Westbury Estate was included in the Council's estate regeneration programme in December 2014 because there is considerable potential for intensification and provision of additional new homes.
- 1.4 There is also potential for wider benefits such as improved housing stock (given the poor condition of some of the homes) and improvements in public realm and general urban condition of the area around the Estate.



- 1.5 The fabric of the Estate is in two main typologies – two 20-storey towers and several low rise pin-wheel blocks – surrounded by large amounts of open space. Apart from the two towers, the density of the estate is very low, particularly given its central location and good

accessibility to public transport. There is, therefore, scope for a significant uplift in the number of homes in this location.

- 1.6 Residents of Westbury were first officially informed that the Council was considering regenerating the estate when letters were delivered to every home on the estate in October 2014. A meeting was subsequently set up between Council officers, ward councillors and residents on 4th November 2014 to discuss the Council's intentions and the proposed programme of initial consultations with a Council-appointed design and engagement team.
- 1.7 In December 2014 the Council appointed architectural practice Metropolitan Workshop along with their team of sub-consultants, including community participation researchers Social Life, to carry out the public consultation and urban design exercise over a period of 5 months aimed at identifying the masterplan objectives and vision for the Estate. The main part of their scope involved exploring options for the future of the Estate. This has been done through an iterative process of collecting residents' views of the estate, including what they liked and disliked about their neighbourhood, to develop conceptual design scenarios of how the Estate could be regenerated. Residents were then presented with these various scenarios with an explanation of the implications of the different approaches. This was used to provoke debate, and views/opinions of the scenarios were used to further refine the concepts and evolve the scenarios, which were again presented to residents to capture their views.

Resident Engagement

- 1.8 Between December 2014 and May 2015, Social Life, working closely with Metropolitan Workshop and Council Officers, carried out a series of activities including a combination of street interviews, door knocking, leafleting, drop-in sessions, exhibitions and the creation of a resident's steering group, and have spoken to a broad range of residents to understand what the main challenges and opportunities are within the estate, as well as capturing the views of residents with regard to the evolving design scenarios of the regeneration of Westbury that have been developed with residents' input.
- 1.9 The table below (Table 1) provides a summary of the engagement that has taken place so far including numbers of events, number of people engaged, and the number of tenants and leaseholders that attended each event.

Table 1 – Engagement at Westbury Estate from Dec 2014 – April 2015

Attendance of tenants and leaseholders for all Westbury events

	Total	Tenants	Leaseholder:	Unknown	/ non-resident
Drop in 16/12	12	8	3	1	
Drop in 13/01	10	8	2	0	
Steering group 03/02	7	2	5	0	
Steering group 24/02	0	0	0	0	
Exhibition 28/02 & 01/03	70	47	15	8	
Steering group 24/03	31	16	8	7	
Drop in (Ilsley) 13/04	17	10	5	2	
Drop in (tenants) 20/04	12	9	2	1	
Steering group 21/04	14	6	7	1	
Exhibition 25/04	41	26	8	7	
Drop in (Leaseholders) 27/04	19	2	11	6	
Exhibition 28/04	21	11	4	6	

Over 145 unique households reached out of 242

- 1.10 Further to the above engagement carried out by Metropolitan Workshop and Social Life, a Housing Needs Survey has been conducted at Westbury over the past two months. This will be used to inform future feasibility work.
- 1.11 Residents have also been provided with drafts of the Information Documents for Tenants and for Homeowners and have had the opportunity to comment on these documents.
- 1.12 Residents also held their own public meeting in May 2015, which was attended by many residents and interested stakeholders in the wider area.
- 1.13 On-going consultation is planned over the coming months to further explore with residents the ideas for regeneration. A second public meeting was held on 30th June to discuss the regeneration proposals with residents. At this event the Council asked for volunteers to become members of a Resident Steering Group. It was agreed that this will be composed in first instance of those interested in volunteering, but that in due course this may convert into an elected Group.

Other Consultation

- 1.14 Council planning officers have visited the sites, advised on key constraints and provided commentary on the emergent design study proposals.

Regeneration Options

- 1.15 Several scenarios were considered and range from a comprehensive redevelopment of the estate involving the demolition of all the low-rise buildings (retaining only the two towers), to various infill scenarios which involve retaining some or all of the low-rise buildings (as well as the towers) and constructing new homes around the existing buildings. These scenarios were only indicative and provide some indication of the numbers of new homes that could potentially be delivered on the estate.
- 1.16 A comprehensive redevelopment of the site (with all the low-rise demolished) would likely result in the most significant up-lift in the number of homes on the estate. This would also allow for a more thorough reconfiguration of the estate and the creation of a more traditional street layout resulting in improved permeability and better able to meet criteria such as 'secured by design'.
- 1.17 The various infill scenarios are driven by retaining some or all of the existing low-rise blocks and building around them. Some of these scenarios result in the creation of courtyards with private access for residents of the surrounding buildings. An important aspect that residents were made aware of with these scenarios is the considerable disruption that will likely be caused to residents of the retained buildings during construction of new homes at such close proximities. This would likely result in temporary rehousing residents until construction near their homes is complete.
- 1.18 The table below provides details on the number of homes built, retained and demolished for the most recent set of scenarios developed by the design team. Given that no detailed masterplanning has been undertaken, the numbers of new homes are only indicative and relevant in the context of the preliminary viability assessments that are being carried out to support this feasibility work.

Table 2 – Latest set of Scenarios presented to residents in April 2015

	Additional New Homes	No. of homes retained	No. of homes demolished	Comment
Scenario 1	270	160	82	Comprehensive Redevelopment with only the 2 towers retained
Scenario 2	160	242	0	No demolition. Only infill
Scenario 3	170	214	28	Partial demolition (Ilsley demolished)
Scenario 4	216	160	82	Comprehensive Redevelopment with only the 2 towers retained and no building on open space to the east (along the railway)
Scenario 5	207	214	28	Partial demolition. Conversion of Welford, Fovant and Allington into secure blocks/courts with private communal courtyards

Resident Response

1.19 Some of the main concerns raised by residents included:

- becoming a big estate/crowding and fears about losing green space;
- fears over displacement of current residents;
- ambiguity in the offer to residents and the whether there may be significant increases in costs/rents of new homes making them unaffordable;
- disturbance of residents during demolition/construction and loss of property value;
- pressure on local facilities and parking; and
- the consultation process being rushed and a general mistrust of the Council and its consultants.

1.20 The feedback from the first exhibition when the initial three regeneration scenarios were presented was that many people found it difficult to understand the scale of what was being proposed, or to understand the plans on maps.

1.21 While some residents were alarmed at the scale of building, others were more relaxed, or in favour of more social housing. Many residents found it difficult to imagine how old and new could sit side by side in infill versions.

1.22 The scale of development, and number of houses, emerged as a central concern from residents in both the first and second exhibition.

1.23 Residents expressed a strong view that they wished to take more control over the process of consultation going forwards and that the feasibility work needed to continue before masterplan objectives could be reasonably adopted, in large part because of the scale of

intervention being proposed. It is for this reason that the Council has chosen to extend the feasibility period through to the Autumn of 2015.

Other Considerations

- 1.24 St. James have been in discussions with the Council with regard to potentially delivering 64 homes at social rent on Westbury as part of their contribution of affordable housing linked to their development on 22-29 Albert Embankment. This could form Phase 1 of the regeneration of the Estate.



- 1.25 Early feasibility studies have been presented to planning officers. Early feasibility work has considered options ranging from small-scale infill to demolition of all buildings with the exception of the towers. Small-scale infill could deliver some new housing and allow improvements to the existing accommodation but would do little to tackle wider issues on the estate. Planning officers feel that this might be a lost opportunity. Taking into account planning policies around optimising delivery of new housing and making efficient use of sites, creating legible environments, improving public realm and open space significant development interventions are likely to be a more desirable option.

Conclusions – so far

- 1.26 There is some resident resistance to regeneration of the Estate. Residents recognise the housing need in the Borough and are happy for some development to take place on some of the open areas around the Estate.
- 1.27 Given the poor design configuration of the existing low-rise buildings on the Estate, the design team has expressed concern that increasing the density of homes on the Estate but leaving the existing dwellings as they are in situ would be problematic in 'Secured by Design' terms, providing scope for anti-social behaviour, etc. As a consequence any intensification of the Estate requires as a minimum some form of intervention to the existing homes to improve the urban design of the area.
- 1.28 Complete redevelopment of the Estate allows both an up-lift in the number of new homes and enables resolution of the poor design configuration of the existing estate.
- 1.29 Complete redevelopment enables significantly more new homes to be built in a better quality residential neighbourhood.
- 1.30 The on-going consultation with residents will consider these different scenarios – complete redevelopment or infill redevelopment.

Annex 1

Plan of Westbury Estate

