



Wandsworth Council

Housing & Regeneration Department
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Please ask for/reply to:

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The Resident

Date: 22nd July 2024

Dear Resident,

Update on Council development site: Bessborough Road Garages

We are writing to update you on the progress and status of the proposed development on Bessborough Road. As you may already be aware, planning permission for the scheme was approved on 24 October 2023 following consultation with the local community.

As an overview, the application is to develop the garages and car parking spaces west of 27 to 33 and 34 to 40 Highcross Way, Bessborough Road SW15 4LL. Demolition of all existing structures and garages and erection of a part single, part two/three storey building to provide eight (8) independent supported housing units with associated cycle, vehicle parking and landscaping. There also be improvements to the adjoining lower car parking and existing play area.

Next Steps

We are working towards going out to an to tender for an experienced main contractor by the end of September. Please note, while undertaking the tendering process, we may need to carry out a variety of surveys as due diligence for the existing site.

Our target for selecting a Main contractor and appointing them is by early spring 2025 and we are on target for a summer 2025 start on site.



The scheme is highly specialised with enhanced mechanical and electrical elements, special sensory garden and will be built to very high standards as they will be Passivhaus certified. The Passivhaus standard aims to achieve good levels of insulation, excellent levels of airtightness, good indoor air quality, solar heat gains, reducing the requirement for space heating and cooling.

We will continue to keep residents informed as the development progresses.

If you have any queries please do not hesitate to contact us at developmentteam@richmondandwandsworth.gov.uk

Please visit the dedicated website: [Bessborough Road Garages, Alton Estate, SW15 - Wandsworth Borough Council](#)

Yours Faithfully



Mark Eastmond
Development Project Manager
Housing Strategy and Development

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