

Wandsworth Council

Housing & Regeneration Department,
Town Hall, Wandsworth High Street,
London, SW18 2PU

Please ask for/reply to: Richard Goodman
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Our ref: LS/RG/FordyceHouseGarages
Your ref:
Date: 6th March 2017

**All Residents
Colson Way Estate
London, SW16**

Dear Resident,

Fordyce House Garages, London, SW16 1SF

I am writing further to the Council's previous letters to residents of the Colson Way Estate, dated 5th September 2016 and 17th January 2017, concerning the Council's proposal, subject to financial due diligence and resident consultation, to bring forward the above-named site for Council-led development, the plan of which has previously been provided.

Firstly, I must stress that if this site goes forward for proposed development there will be further informal consultations held and as plans develop, more formal consultation through the planning process. However, following the Council's initial consultation in January 2017, a number of responses have been received from residents concerning various aspects of the development proposals.

I will address each of the relevant matters in turn:

- Loss of parking – Whilst the Council is aware that 14 of the 16 garages are currently in use, there is no evidence to suggest that they are all used for the garaging of vehicles. However, notwithstanding that the garages may not be used for car parking, the Council appreciates that they may be utilised for other purposes such as storage (that must be non business related) and the Council recognises that siting of suitable alternative storage may need to be considered. Regrettably, no guarantees can be made to existing garage renters in respect of alternative availability locally but I can advise that should garage renters have any queries regarding availability elsewhere, they should contact the Council's Non-Residential lettings section on 020 8871 6870.
- Additional parking pressures – It is anticipated that new residents of the proposed development will not be able to apply for a residents' parking permit. The Council will also be carrying out a traffic survey as part of any formal planning application that is submitted, which will serve to provide a professional view on parking pressures and traffic movements.
- Context, scale, proportions, bulk, massing – Whilst these concerns are noted, strictly speaking such matters are for the Planning Authority to duly consider when a formal application is made. However, the existing local context varies from two storey terraced houses built as part of the post-war regeneration to seven storey modernist tower blocks developed circa 1964 to 1974 through to six storey residential blocks developed circa 1990 to 2000 so there is not one standard form of housing in the area. The scale of the neighbouring buildings range from 2 storeys to 7 storeys. The scale of the proposed building is 3 storeys and in keeping with local planning guidelines for the area. The

proposal is not in a Conservation area but borders the Streatham Park Conservation Area.

- Overlooking, loss of privacy - Most of the proposed windows overlook the street on the east and the green outdoor area on the west side.
- Loss of light – As part of its due diligence, the Council will be engaging a specialist 'Rights to Light' consultant to provide a report to the Council on any statutory rights to light in addition to any daylight/sunlight matters (if any) attributed to the development proposals.
- Impact on local infrastructure, e.g. schools or doctors' surgeries – Residents' concerns are duly noted. Whilst impact on local infrastructure can be a factor of development, given the relatively small number of homes proposed, the impact on services is not likely to be significant or require amelioration by the Planning Authority. Furthermore, the proposals are not for family sized units.
- Lost amenities and green space – The proposals apply only to the garages and forecourt so there will be no loss of general amenity or green space within the estate.
- Loss of safe and quiet environment – It is not clear how the new homes will make the area any less safe or negatively affect the environment. The Council will own the homes which are built and can assure the highest possible management standards will apply.
- Overcrowding, migration, fabric of the estate, gang culture – Whilst it is appreciated that residents may raise concerns about any new development, there is no evidence to suggest that this development will negatively impact on the estate. Given the number of freehold and leasehold properties and particularly the relatively high volume of privately rented properties within the estate, the Council is simply unable to comment on overcrowding issues. Certainly, any new properties will be occupied in accordance with statutory guidelines on occupancy levels. Overall, the density of the estate would remain largely unaffected by the proposals. Certainly, as with other developments of this nature, the Council would be open to and would look to ameliorate the impact of any new development through environmental improvements.
- Safety and vehicular movements during construction - It will be difficult at this early juncture for the Council's Development Control section to provide a definitive comment on this matter. Certainly, at implementation stage, we would be required to submit a Construction Management Plan (CMP), which would include the management of pedestrians traversing along the footways and would also seek to ensure that construction vehicle movements are minimised at times when pedestrian activities may be high.
- Noise, dust and pollution during construction phase – Residents will appreciate that, as with any development, there will be a level of disturbance. However, the Council is very experienced in facilitating the delivery of this type of development and seeking and indeed requiring contractors to keep disruption to a very minimum. In this respect, contractors must work to relevant industry standard guidelines and good practice to minimise the impact of works and relevant legislation, for example permitted working hours. Any contractor would also be required to set out project management and lead contact information to ensure local residents know who to contact.
- Environmental impact - I can advise that if/when the Council submits a formal planning application for the proposed development, there will be a requirement at this point to submit any supporting information and it may transpire that there would be conditions associated with any future planning consent, which would specify matters such as landscaping and refuse disposal. As above, the Council as the developer has proactively sought to improve environment as part of new developments it has taken forward itself.
- Fly-tipping, overflowing bins, dog litter, ball games, climbing – These concerns are day to day housing management matters. If residents have any concerns regarding such matters, they can be reported directly to the Southern Area Housing Management Team on 020 8871 7288.

I would add that the Council is obliged to set out how it will meet the increasing need for new affordable housing available to local residents and working households in particular. The Council then must balance the increasing pressures on housing need versus, for instance, the

need for garages, particularly noting that many of the garages, due to their age and size, are no longer used to house vehicles but are used instead for non business storage purposes.

Any decision to approve a future development will also take into consideration any views which are expressed by residents of the Colson Way Estate as part of pre-planning discussions that the Council will have with residents. If/when a formal planning application is submitted, further statutory consultation will take place as part of the planning application process with neighbouring residents being able to make representations on the plans as they wish.

If you have any further queries or comments on the proposals please write to me directly at the address at the top of this letter, or alternatively send an email to rgoodman@wandsworth.gov.uk. Any further comments should be received not later than close of business on Friday 31st March 2017.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Goodman', with a long horizontal flourish extending to the right.

Richard Goodman
Senior Leasehold & Procurement Officer
Leasehold and Procurement Services