

Wandsworth Council

HCS Department, Town Hall,
Wandsworth High Street, London, SW18 2PU

Please ask for/reply to: Richard Goodman
Telephone: 020 8871 6000
Direct Line: 020 8871 8361

Email: rgoodman@wandsworth.gov.uk
Web: www.wandsworth.gov.uk

Our ref: LS/RG/Whitlock Drive
Your ref:
Date: 26th April 2016

**All Residents
Edgecombe Hall Estate
London, SW19**

Dear Resident,

Garage block at 156-232 Whitlock Drive, London, SW19 and Garages between 145 & 147 Whitlock Drive, London, SW19

On 11th November 2015, I wrote to advise you of the Council's intention to seek authorization, subject to further financial and legal due diligence, to allocate the above-named garages and area at 156-232 Whitlock Drive to the Council's 'self-build' development programme and to consider the garages at 145-147 Whitlock Drive site for potential "resident self-build".

I now write to confirm that on 30th November 2015, the Council's Executive ratified both matters accordingly.

In the intervening period, the Council has been working on outline proposals for each of the two sites.

Garage block at 156-232 Whitlock Drive, London, SW19

Outline proposals indicate that an additional nine new dwellings could be developed on the site in the form of a three storey building comprising three flats on each floor, with associated parking to the ground floor level for nine cars, including one disabled parking bay and associated cycle store, refuse facilities and landscaping. For your information I attach a copy of the outline proposal.

The intention would be for any homes developed to be let at low cost rents and be owned and managed by the Council. As part of any development, consideration will also be given to any environmental improvements required to reduce the impact of development and more generally to improve the immediate area.

Any decision to approve a future development will also take into consideration any views which are expressed by residents of the Edgecombe Hall Estate as part of pre-planning discussions that the Council will have with residents. More formal consultation will take place as part of the due planning application process with residents being able to make representations on the plans as they wish.

Garages between 145 and 147 Whitlock Drive, London, SW19

Outline proposals indicate that three new dwellings could be developed on the site in the form of three two-storey 2-bedroom houses. For your information, I attach a copy of the outline proposal.

This site has been considered as a potential site for a “resident led self-build” scheme pilot. The aim of this pilot is to give Wandsworth residents or those working in the Borough the opportunity to participate in the development of housing that they would purchase and occupy with the Council providing support in this process.

At this stage, how the scheme will be marketed is currently being considered by the Council and full details will be available later in the year. The aim of the scheme will be to give first time buyer households living or working in the borough, who would be interested in participating in a resident led self build scheme, the opportunity to have input into the homes that are developed.

In respect of both schemes, if you have any 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 comments should be received not later than close of business on Friday 27th May 2016.

In the meantime, if you have any queries concerning the content of this letter please contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Goodman', written over a light blue horizontal line.

Richard Goodman
Property and Land Officer
Leasehold and Procurement Services