



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

## **Wandsworth Council**

Housing and Regeneration Department  
The Town Hall  
Wandsworth High Street  
London SW18 2PU

Please ask for/reply to: Joseph Foster  
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Direct Line: 020 8871 8248

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Web: [www.wandsworth.gov.uk](http://www.wandsworth.gov.uk)

Our ref: HSD/RSB1/Edgecombe  
Date: 26<sup>th</sup> June 2018

Dear Resident,

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

You may recall that on 11<sup>th</sup> November 2015, the Council wrote to residents of the Edgecombe Hall Estate in respect of proposals to allocate the above-named garages sites respectively for Council-led development and for a "Wandsworth Resident Self Build" development scheme supported by the Council. You may also recall that further to this, the Council wrote to estate residents on 26<sup>th</sup> April 2016 confirming that this matter had been ratified by the Council's Executive and sharing with residents the outline plans proposing development of nine new dwellings on the site of the garage block at 156-232 Whitlock Drive and three two storey, two bedroom houses on garages site at 145-147 Whitlock Drive.

I appreciate that there has been a significant period since the last communication with residents of the estate in respect of these matters. As explanation, the initial letters were to advise residents that the Council had identified these sites for potential development subject to design, financial and other considerations. The sites are part of a wider programme of council led development which the Council has been organising itself to deliver. For these two sites the Council has undertaken a number of surveys to inform the design of the proposed developments before proceeding with formal planning applications for the two sites.

This letter provides an update in respect of both sites.

#### **Custom Housebuilding Opportunity on garages between 145 & 147 Whitlock Drive**

The Council is intending to use this site as a pilot scheme for Resident Self and Custom Build in the Borough, with the aim of providing Wandsworth residents the opportunity to participate in the development of housing that they would finish off, purchase and occupy. A planning application is due to be submitted shortly and residents will again have the opportunity to make comments on the proposals through the statutory consultation process the Planning Service will undertake once the application is submitted.

This letter is an invitation to the residents of the Edgecombe Hall Estate who might wish to take part in this upcoming Resident Custom Build scheme on this site.

The Council's intention is, subject to planning consent, to demolish the existing garages and develop three houses to the stage of 'shell and core', which would require the purchaser to effectively then fit out the properties for them to own and occupy.

The sale price would reflect that the properties were not fitted out and that this would need to be done at the intending occupiers own expense. This would also give the resident the opportunity to specify internal fittings as well as the range of works required to make the property habitable and meet building regulation control requirements.

The Council is currently at the stage where it is seeking formal expressions of interest from potential Resident Custom-Builders to apply to take part in this scheme.

If you would like to express your interest in this site, or are interested in similar opportunities in the Borough, you will need to join the Wandsworth Council Self Build and Custom Housebuilding Register. An additional benefit of joining the register is that even if you are not interested in this particular site, you will still have the opportunity to apply for other Resident Self-Build sites that may be identified in Wandsworth Borough.

To find out more and how to apply to join the Wandsworth Council Self Build Register please contact the Wandsworth Council Home Ownership Team on:

Tel - 020 8871 6161

Email – [housesales@wandsworth.gov.uk](mailto:housesales@wandsworth.gov.uk)

Online - [http://www.wandsworth.gov.uk/resident\\_self\\_build](http://www.wandsworth.gov.uk/resident_self_build)

#### **Garage block at 156-232 Beaumont Drive/Whitlock Drive**

The Council has developed a scheme for nine flats with nine parking spaces provided at lower ground floor level, all for low cost rented housing to be owned and managed by the Council.

You may recall that the Council sent residents of the estate a brochure in 2016 of the intended development of this site. The Council experienced some delays in progressing this scheme due to discussions with UK Power Networks regarding the adjacent electrical substation.

A formal planning application has since been submitted (planning reference 2017/6139) which can be viewed on the Council's planning website at <http://www.wandsworth.gov.uk/info/200074/planning> and using the 'planning quick search' tool Subject to planning permission being granted by the Planning Applications Committee, the Council will commence the process of appointing contractors to undertake the development works, with forecast start on site of the main works contract in early 2019.

If you have any further queries regarding this site, please don't hesitate to contact me either by telephone on 020 8871 8248 or email to [developmentteam@wandsworth.gov.uk](mailto:developmentteam@wandsworth.gov.uk).

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'J Foster', written over a horizontal line.

Joseph Foster  
Housing Development Support Officer  
Housing Strategy and Development  
Serving Richmond and Wandsworth Councils