

## Wandsworth Council

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Our ref: LS/RG/Whitlock Drive

Your ref:

Date: 11<sup>th</sup> November 2015

**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**

The Council periodically reviews under used areas on its estates and assesses whether they may possibly be suitable for other uses.

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

The block of garages situated to the west and south of 156-232 Whitlock Drive has been identified as being suitable for the development of a number of residential dwellings to meet local demand for more housing. The area is indicated on the attached plan as labelled. 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.

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

Outline feasibilities undertaken 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. I would stress that, at this stage, there are no firm plans or proposals in place defining a specific scheme, nor has planning consent yet been sought.

The proposal to seek authorisation 'subject to further financial and legal due diligence' to allocate the land in question as part of the Council's 'self-build' development programme is due to be considered by the Housing and Regeneration Overview and Scrutiny Committee on 17<sup>th</sup> November 2015. Should the Council decide to approve this, the process of commissioning feasibility studies and potential for development will

be actively pursued and the process of resident consultation will commence in the following months.

Garages between 145 and 147 Whitlock Drive, London, SW19

Additionally, the block of garages situated between 145 and 147 Whitlock Drive has been identified as being suitable for the development of a number of residential dwellings to meet the local demand for more housing. The area is indicated on the attached plan as labelled.

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

Outline feasibilities undertaken indicate that three new dwellings could be developed on the site in the form of three two-storey 2-bedroom houses. I would stress that, at this stage, there are no firm plans or proposals in place defining a specific scheme, nor has planning consent yet been sought.

The proposal to seek authorisation, subject to the continuing financial viability of the scheme and legal due diligence and consultation, to consider the site for potential “resident self-build” is due to be considered by the Housing and Regeneration Overview and Scrutiny Committee on 17<sup>th</sup> November 2015. Further details in respect of the resident self-build proposals can be found within the Committee report.

A copy of the relevant Committee report is now available and may be viewed at:

<https://democracy.wandsworth.gov.uk/ieListDocuments.aspx?CId=575&MId=4894&Ver=4>

If you have any queries concerning the content of this letter please contact me.

Yours sincerely



**Richard Goodman**  
Property and Land Officer  
Leasehold and Procurement Services