



**All Residents  
The Platt Estate**

**Wandsworth Council**

Housing & Regeneration Department  
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Date: 26<sup>th</sup> April 2021

Dear Resident,

**Update on council-led development site – The Platt North and South**

Further to our previous letter dated 12th February 2021 and following on from the online consultation event on Thursday 25th February 2021, we are writing to update you on the feedback we received at the event and to provide further details of how we will be addressing the comments and suggestions we received.

We would like to thank everyone who provided feedback at the online event, during which we set out our plans to provide 11 new homes on the Platt South site and 4 new homes on the Platt North site. Whilst this was our final consultation before submitting a planning application, we would like to reassure you that there will be further opportunities for residents to comment on the scheme as part of the formal planning consultation process.

The key concerns and comments raised by residents at our online consultation event are set out below, together with the actions we will be taking to address your feedback:

1. **Concerns about the loss of garages and the resulting impact on parking:** Some residents feel that there is currently insufficient resident parking on the estate and are concerned that the loss of existing garages will make this situation worse.

**Action:** We would like to make clear that the existing garages located on the main access road will be retained in the proposed scheme and that we are proposing an increase to the overall number of resident parking bays available for the use of existing residents. Our current design proposal attempts to balance the huge demand for housing within the borough against the required level of car parking based on Wandsworth Planning policies and Mayor of London's guidance. Therefore, in line with current planning policy, the proposed new developments will be car-free, meaning the residents of the new flats will not be entitled to apply for resident parking permits.

It is important to note that the existing garages are too small to accommodate most modern cars, meaning many are solely used for storage rather than vehicle parking. Nonetheless, we listened to the comments you made at our online consultation and subsequently commissioned an additional parking survey, which considered various options for providing additional parking bays for the existing residents. Unfortunately, after a thorough review of the scheme, it has not proved possible to add additional parking bays above those already proposed, as any additional parking bays would obstruct access to

larger vehicles, such as refuse trucks and fire engines. We were, however, able to amend the proposed layout to provide two designated disabled parking bays. In addition, we have begun discussions with the Estate's Area Team regarding a possible increase in the controlled hours for resident bay parking, so as to reduce problems with non-residents parking on the estate. Please note that any change to controlled parking hours would be subject to consultation.

2. **Concerns about the loss of storage spaces:** Residents requested the provision of new secure storage spaces to compensate for the loss of existing storage space and garages, many of which are solely used for storage rather than for vehicle parking.

**Action:** In response to residents' concerns, we have amended our design proposal to include new storage units that will be located to the rear of the existing garages along the main access road.

3. **Concerns about the provision and location of communal bins:** A number of residents feel that the current provision of waste and recycling bins on the estate is inadequate and wish to ensure that sufficient refuse facilities are provided as part of the new development. In addition, some are concerned that the location of the new refuse facilities may cause a disturbance to future residents of the new flats in South Platt.

**Action:** As part of the improvements to the design and layout of the wider estate, the proposed scheme includes new and replacement waste and recycling bins located within dedicated enclosures. These new refuse facilities are designed to meet predicted demand, as well as improve the look and feel of the estate. The proposed Platt South flats will have a dedicated refuse and cycle store located adjacent to the new building. We have noted residents' concerns regarding the potential noise disturbance that these may cause to future residents of the new flats and will address these issues further in our detailed design.

4. **Concerns about loss of light:** Residents are worried that the new building in South Platt may reduce light levels to the existing Gay Street block.

**Action:** We can confirm that the design proposals are being assessed by specialist Daylight and Sunlight and Rights of Light consultants. They will do detailed analysis of the impact of the design proposals and will recommend any necessary design revisions to the scheme. These findings will be submitted along with the planning application and the Planning Department will take this into consideration when they assess the scheme.

5. **Concerns about the location of a garden seating area:** Residents queried whether the landscaping plans included new garden benches or a seating area located close to the existing Gay street block and raised concerns about the potential for these to result in noise disturbance for residents of the existing flats.

**Action:** We can confirm that no garden benches or seating areas have been specified in the new landscaped areas or within the existing central play area. Whilst images of seating were included in our brochure, these were simply intended to provide a picturesque impression of the development. Going forward, we have taken residents' comments on board and, as noted above, will not be including seating in our landscaping proposals.

6. **Concerns about the design of the Platt South block:** Residents questioned the need for cut-outs above the balconies on the second floor of the proposed Platt South Block (which are designed to increase light levels to the new flats) and raised concerns that they would limit the private amenity space of the new top floor flats.

**Action:** We can confirm that the private amenity spaces for all of the new flats, including those on the top floor of the Platt South block, will meet or exceed the minimum floor area required by planning policies. As such, we have decided to retain the cut-outs above the second floor balconies as they will create a sense of openness for future users of these amenity spaces and because we believe it is important to maximise the amount of daylight reaching the second floor flats.

7. **Concerns about the width of the pedestrian access to Waterman Street:** Some residents questioned whether the width of the pedestrian access between the estate and Waterman Street was sufficient.

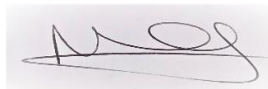
**Action:** We can confirm that the width of the pedestrian access pathway will be 2 metres at its narrowest point (the short section of pathway between the electrical substation and the new Platt north building) and not the 1.7 metres shown on the consultation documents. As this new through route from Waterman Street has been straightened, it will provide better sight lines into the Platt Square, creating a better link with the wider estate, avoiding the hidden corners currently in existence and improving upon the current awkward route through the existing garage site.

**What happens next?** Having taken on board the comments and suggestions we received from you during the consultation process, we are currently preparing a planning application. It is important to highlight that we need to maximise the number of new homes on site, so that the Council can address the urgent need for housing in the borough. Our scheme, which has been shaped by your feedback, aims to provide much-needed housing for Wandsworth residents alongside new refuse facilities, an improved play space and enhanced landscaping.

We anticipate that the planning application will be submitted May 2021. At this point, further statutory consultation will take place as part of the planning application process and neighbouring residents will receive letters from the Local Planning Authority inviting them to comment on our submitted plans.

In the meantime, should you have any further queries regarding our proposals, please contact the Development Team at [developmentteam@richmondandwandsworth.gov.uk](mailto:developmentteam@richmondandwandsworth.gov.uk)

Yours Faithfully,



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