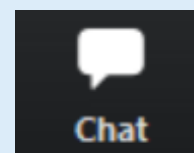


Welcome to the Public Consultation meeting for The Platt North and South sites.

A few housekeeping items, so you know how to participate in today's event.

- You should be able to locate 2 icons at the bottom of your screen, Chat and Reactions button
- To submit any questions you may have please use the **chat** function – please be aware all attendees can see these.
- To access this click on the chat icon at the bottom of your screen to open the window

- Use the **raise hand** function to indicate that you would like to ask a question **live** at the end of the event and raise hand (you will be unmuted by the host)
- As time allows, the presenters will address as many questions as they can
- Please be aware the session is being recorded and will be shared afterwards to those who were unable to join



Housing for All The Platt N & S

Mark Eastmond

Development Project Manager

Housing for All

In Wandsworth we are creating a borough where housing is for all. Our housing programme will deliver homes that prioritise local people, local workers and key workers, helping them to find a home that suits their needs.

- ❑ We will deliver 1,000 new council homes by 2027, with 60% affordable.
- ❑ We are regenerating two major estates which will deliver 2,611 new homes and local amenities such as a leisure centre, community centre, local offices and shops.
- ❑ Every council development will have its own green plan to fight climate change and reduce carbon, and improving the health and well-being of our resident
- ❑ In total we are investing half a billion in the borough over the next 10-15 years.

The Platt North & South Sites



The Platt - South



The Platt - North

- 3no. Pre-app meetings with the Planners to review and develop the scheme, between August 2018 – December 2019
- Public consultation with residents in late 2019 with follow-up letters and presentation brochures through 2020, with updates on the scheme progress.
- Extensive reviews and meetings with the Western Area team on the design and overall estate assessment.
- Providing 11 & 4 flats for market sale housing which will be used to cross-subsidise other 100% affordable Housing within the 1000 homes programme.
- Substantial improvements to the hard and soft landscaping, a new dedicated access, with new communal area, paths, new street lighting and relocated parking spaces

The Platt North & South Sites

New communal
area to the south



- The new housing will feature 11 homes to the South & 4 homes to the north sites, set over 4 and 2 stores, ranging from 1 bed to 2 bed 4 person, including fully wheelchair accessible units.
- Throughout 2020, there have been further site surveys and assessments, with a focus on the appraisal of the existing site and car parking.
- The design team have developed the design in readiness for full Planning submission, working with key consultants to achieve good design and value.
- The scheme is linked with other affordable schemes within the programme, so will be submitted as a balanced submission of housing provision.

The Platt North & South Sites



Proposed landscaping & additional spaces

- Improved dedicate access and linked paths
- Creation of 7 additional parking spaces, new refuse storage and landscaping improvements around the new cycle storage
- New communal area to the south
- 6no. New spaces
- New communal play area and outdoor spaces
- Improved lighting to paths and main areas around the sites
- New internal cycle racks
- No overlooking or loss of privacy with the proposed designs
- New homes are car-free as high Ptal rating of 6a

We listened

(previous comments)

Key Feedback On Proposal

- Concerns on disruption to residents during the works
- Concerns about size and impact of new buildings
- Loss of car parking
- Like the scheme & improvements suggested, when will it be completed as would like to buy one
- Please leave central green space as is

Our Response

- The Contractor will be part of the Considerate contractor scheme and every effort will be made to reduce noise and dust (full screening & updates/consultation directly)
- The north site matches the existing terrace and the south site includes a set back top floor to reduce impact
- Parking stress survey & Planners have confirmed proposed car free and additional spaces is acceptable.
- Following Planning approval (late 2021), works may start early 2022, for upto a year
- We have avoided any works here and concentrated on the outer edges and new sites only

Housing for All The Platt N & S

Jason Tait

Design Team Leader

PLATT ESTATE DEVELOPMENT

 **Housing for all**
Wandsworth Council building
1,000 homes to rent or buy



PUBLIC EXHIBITION

PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION

WELCOME

Wandsworth Council has committed to build 1,000 new homes on its land over the next 5-7 years, across the borough. All homes will be built to meet local housing needs and demands.

- Key information about the Platt development site:
 - The site is Wandsworth Borough Council owned and managed.
 - The site forms part of the Housing for All Council-led residential development programme.
 - The Council is subsidising its development programme with £80m of its own housing funds.
 - The development is providing 11 new homes on Platt South and 4 new homes on Platt North.
 - Complimentary environmental and landscape improvement works will be done to the Platt Estate.
 - Improvements to existing play space are proposed.
 - All proposals will conform to Secured By Design®

PLATT SOUTH HOUSING MIX

1bed 1person = 1
 1bed 2person = 8
 2bed 3person = 1
 2bed 4person = 1
 TOTAL 11 UNITS

PLATT NORTH HOUSING MIX

1bed 2person = 2
 2bed 4person = 2
 TOTAL 4 UNITS



	PLATT NORTH AND SOUTH DEVELOPMENT SITES		THE PLATT CHRISTIAN CENTRE
	PHELPS HOUSE		



Housing for all
 Wandsworth Council building
 1,000 homes to rent or buy



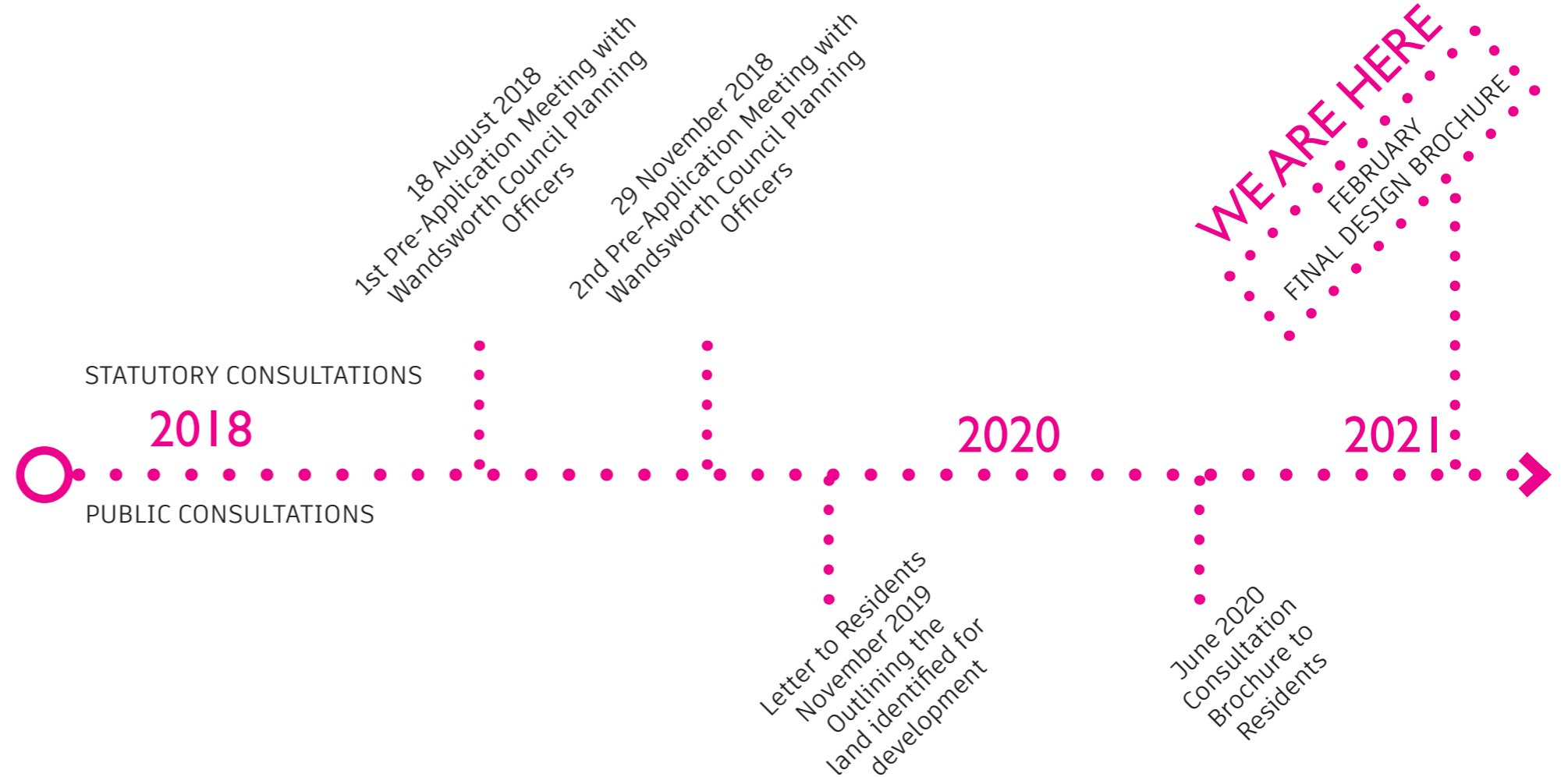
PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION

PLATT SOUTH CONSULTATION JOURNEY

There has been one public consultation event about the developing site proposals. The comments provided at the consultation events have helped to shape the proposed development presented today. The design has been revised and refined as a result of your comments. Your comments have influenced the proposed massing of the buildings, materials to be used and the layout of the site.

Alongside the public consultation process there have been consultations with the planning officers which have also had a significant impact on the design of the building.



Draft south elevation presented at first pre-application.



Draft south elevation presented at second pre-application.



Image taken from final design brochure 2021

PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION

PLATT SOUTH CONSULTATION SERIES SUMMARY

At the first public consultation event held in June 2020 we first introduced you to the project. We wanted to speak with residents and members of the local community to better understand the Site and the area.

You told us your thoughts about car and cycle parking, the existing outdoor spaces and outdoor storage, bins and recycling, accessibility and safety and how you get around. One of your major concerns was maintaining pedestrian connectivity across the Estate.

Since the initial public consultation we have developed and refined the design to add more detail to the exterior rendered views. We have also significantly redesigned the landscape proposals to take into consideration the comments received.

The landscape plan has been reconsidered to offset some of the loss of car parking spaces caused by the new buildings:

- 1no. new space by Lockyer House agreed – lamppost to be relocated
- 3no. spaces by west boundary will be reduced to 1no. new space so to retain the existing tree.
- To offset the above loss, 2no. new bays to added to the end of the existing central garages along the main access road with the proposed new binstore relocated.
- 1no. new space by the access road/estate entrance agreed.
- 2no. new spaces along access road by the existing
- 5no. small storage units.

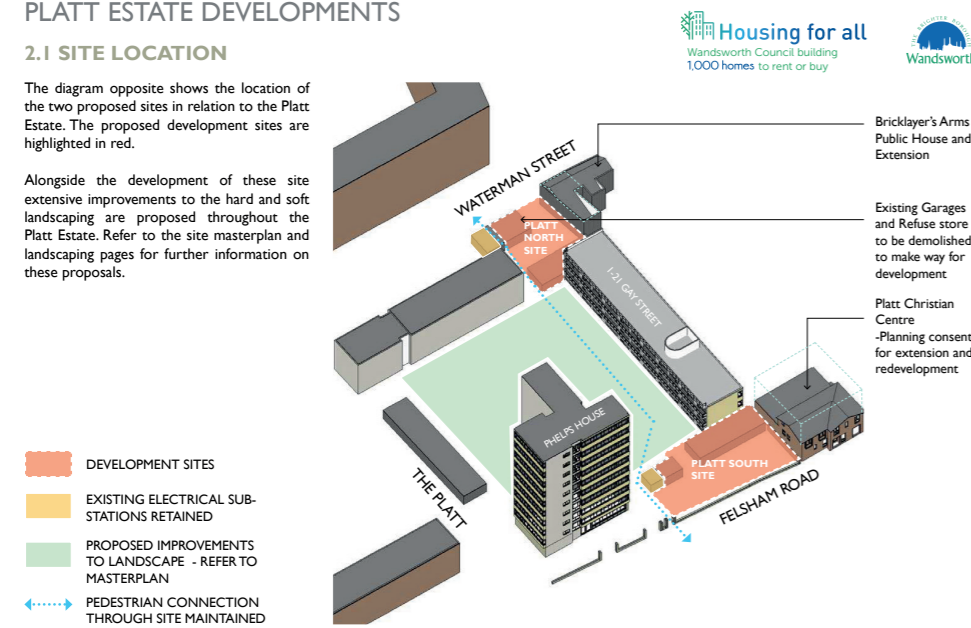
The new schemes (11 and 4 flats) will be submitted to Planning with no parking allocated i.e. the scheme will be a car-free scheme as per current policy and the London Plan (due to a high PTAL level) and that the new residents would not be allowed to apply for estate permits.

PLATT ESTATE DEVELOPMENTS

2.1 SITE LOCATION

The diagram opposite shows the location of the two proposed sites in relation to the Platt Estate. The proposed development sites are highlighted in red.

Alongside the development of these site extensive improvements to the hard and soft landscaping are proposed throughout the Platt Estate. Refer to the site masterplan and landscaping pages for further information on these proposals.



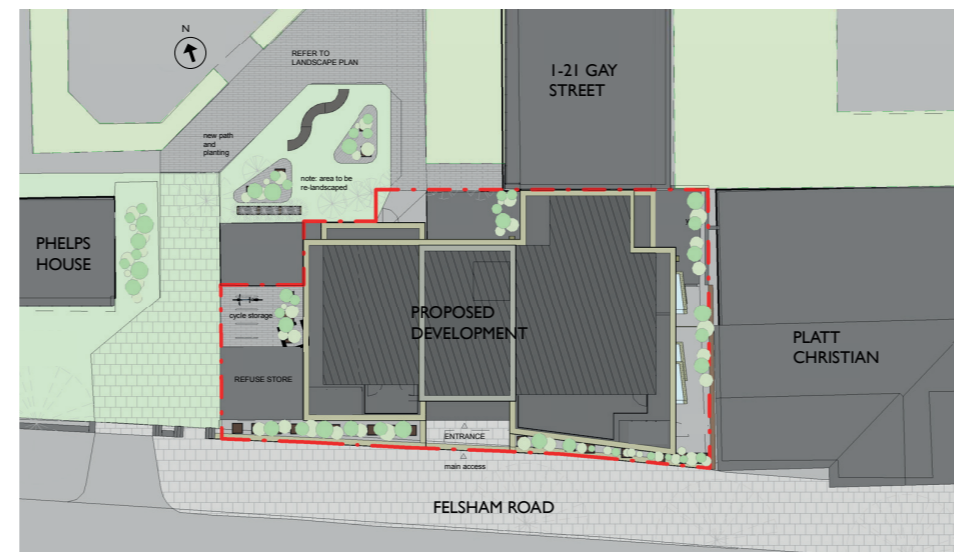
PUBLIC CONSULTATION PLATT ESTATE

4

Image taken from Consultation Brochure June 2020.

PLATT ESTATE DEVELOPMENTS

PROPOSED PLATT SOUTH SITE PLAN



PUBLIC CONSULTATION PLATT ESTATE

8

Image taken from Consultation Brochure June 2020.

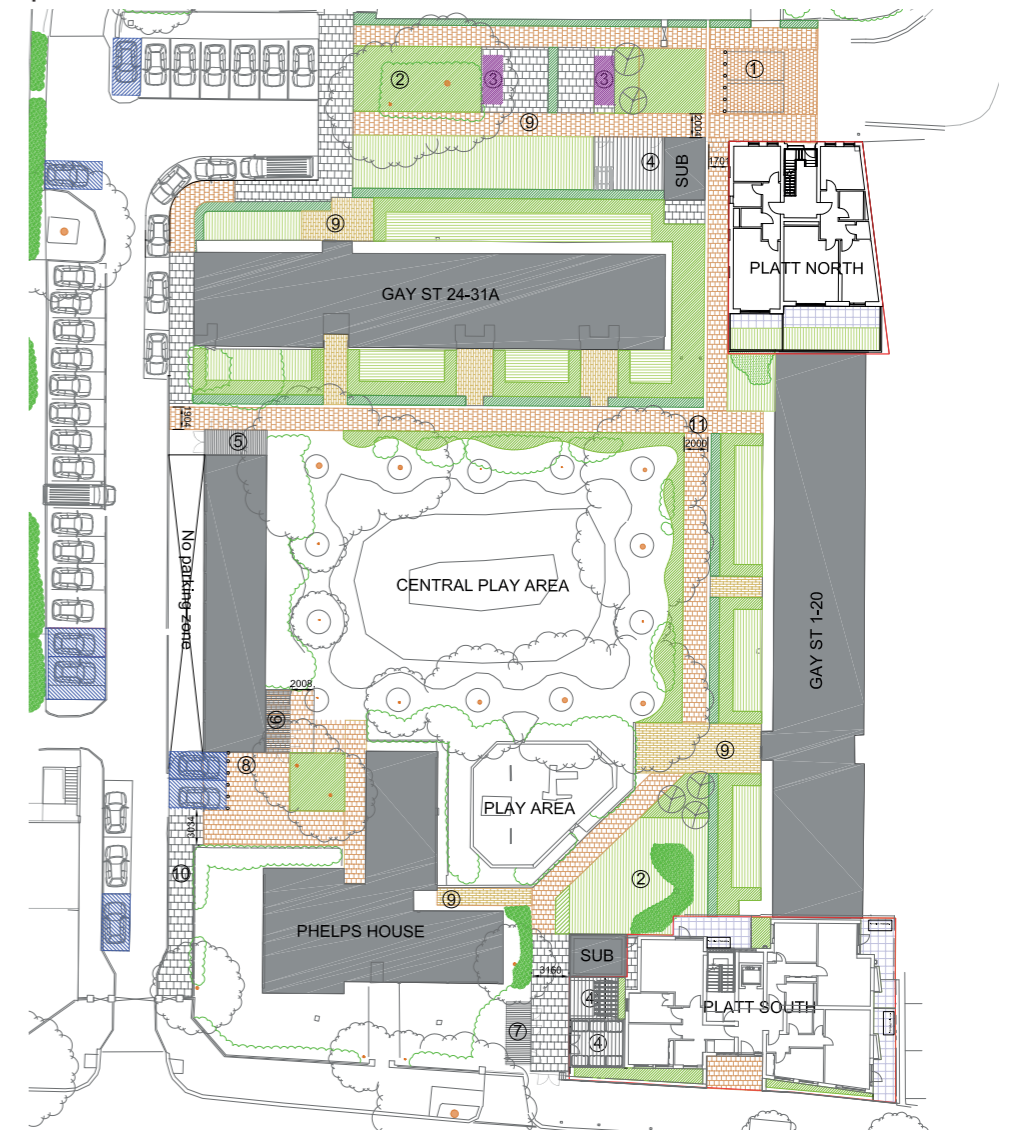


Image of the recently revised landscape proposals.

PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION

YOUR FEEDBACK AND RESPONSE

“it is important that the disruption imposed to the current residents are minimised during the building phase”

The appointed Contractor will be part of the Considerate Contractors Scheme which will take additional measures to reduce any negative impact on locate residents.

“Concerns about size and impacts of the new development”

The main massing of the building will be Ground, First and Second Floor with brick walls. The top floor will be set in from the main building and clad in zinc standing seam and will be subservient to the main building.

“Concerns about the SUDS landscape proposals”

The Landscape Plan was developed with reference to current planning policy – particularly the SUDs in the front garden areas. Landscapae proposals are to be redesigned to take on board comments.

“Concerns about refuse storage and bins”

The design proposals have been revised to ensure a discreet building which functions well but does not cause undue nuisance to residents.

“Concerns about car parking”

A Parking Survey and Impact Statement has been commissioned and shows that the proposals are compliant.

“Concerns about unit mix”

This unit mix is balanced by the provision of larger family units on another housing development site which is to be linked to this application

PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION

FACTS & FIGURES for Platt South + Platt North

15

New Homes designed to provide a variety of unit sizes to meet current needs

100%

Compliant with retained privacy to existing residents

35%

Carbon reduction in response to mitigating climate change

100%

Dual-Aspect apartments

5

New/Refurbished Bin Stores of varying size

12+

New Cycle parking spaces

1400m²

New landscape and amenity + improvements to existing landscape with new trees and planting

The current proposal on parking is a loss of 12no. garages and 4no. parking bays, but with the creation of 7no. new bays.

PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION

Platt North

- The proposal comprises of the demolition of 8no. lock-up garages and a residential bin store for the proposed development of four self-contained flats providing 2x one bedroom and 2x two-bedroom dwellings.

- In accordance with Wandsworth Council's parking standards as per the London Plan, the proposed development will be car-free, based on the high PTAL rating (very good travel and local shopping, etc)
- There will be a loss of 1no. CPZ on street parking space at Waterman street in order to meet the requirements for access to the new dwellings and wider existing estate.

The results from the post-development parking stress survey indicate that the proposed is within acceptable levels following the traffic impact assessment.




















Platt South

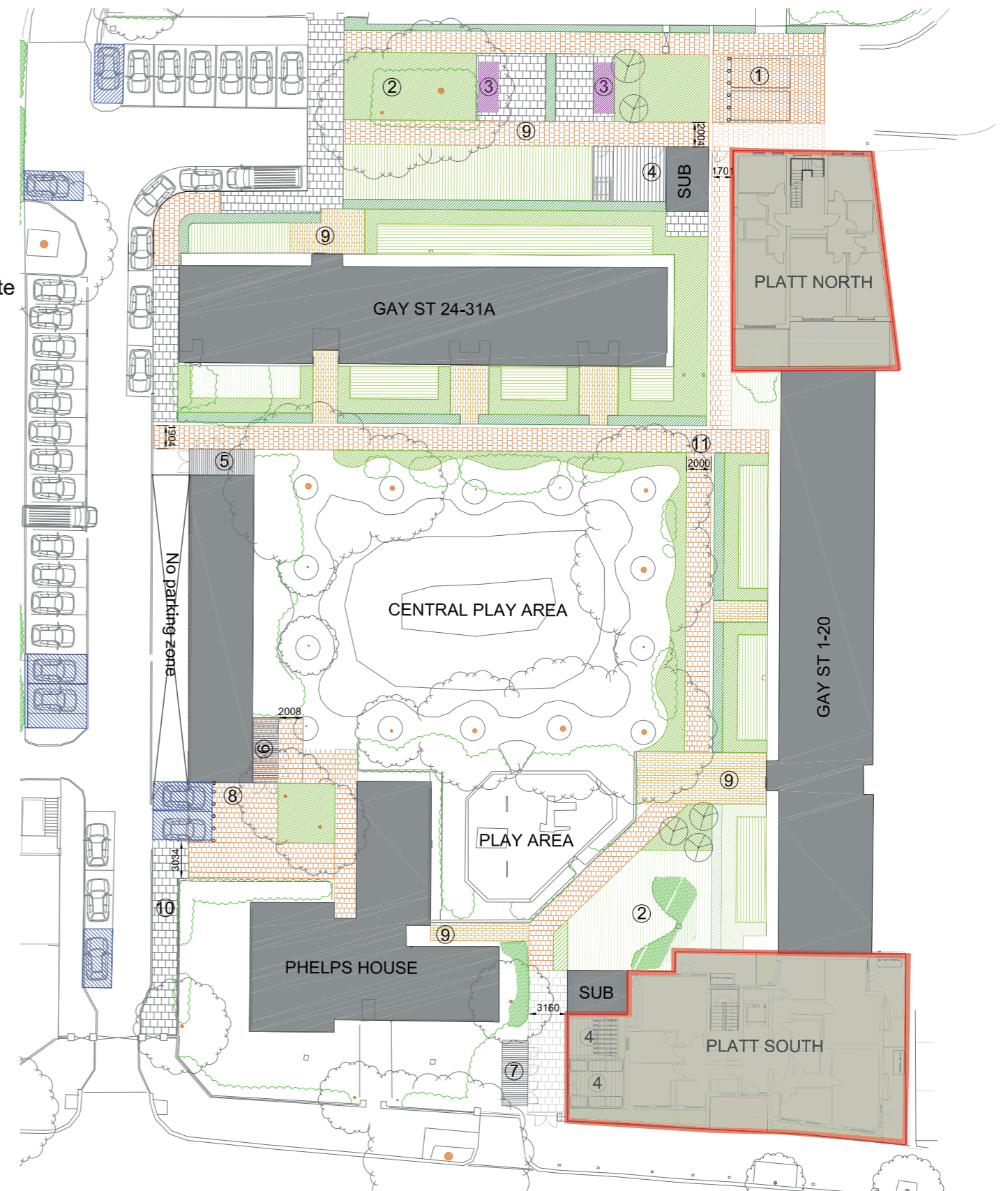
- The proposal comprises of the removal/ demolition of 4no. Estate parking permit spaces, 4 no. lock-up garages, and a bin store for the development of 11 self-contained flats providing: one studio flat, eight one-bedroom two-person flats, and two two-bedroom flats. As per the North scheme, the scheme will be car free and complies following the post-development parking stress survey. The scheme will also feature cycle storage for the new residents.

- The loss of 4no. parking bays will be re-provided in the proposed main estate.

Legend

- 1 2 parking bays
- 2 Informal / natural play area
- 3 Secured cycle store for residents
- 4 Secured refuse and cycle storage
- 5 Refurbished bin store to cover Gay St 24-31,
- 6 Phelps recycling Bin store
- 7 Bin store to cover Gay St 1-21
- 8 Bulky items designated collection point
- 9 Residential blocks main entrances
- 10 Main designated pedestrian / cycle route
- 11 Intimate / pedestrian Estate residents only route

-  Pavement - trafficable
-  Pavement pedestrian
-  Pavement to building entrances
-  Existing pavement refurbished
-  Permeable paving
-  Pedestrian gate
-  Maintenance access
-  Bin / Cycle storage - Shed
-  Outdoor cycle
-  Dry channel - SuDS
-  Existing lavender and rose hedging
-  Low groundcover shrub planting
-  Lawn
-  Proposed tree planting
-  Existing vegetation
-  Bollards
-  Garden cycle store
-  New Parking Bays
-  Recently installed cycle shelter - new location



PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION

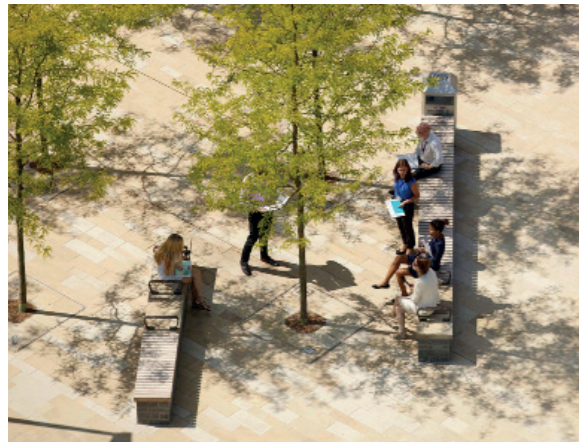
PRECEDENT LANDSCAPE IMAGES



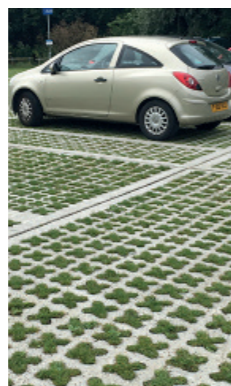
Soft landscaping example



Soft landscaping example



Hard landscaping with seating example, soft landscaping



Play Area, permeable paving and courtyard garden example.



View looking from in front of Play Area to rear of new development.

PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION



View of front elevation looking from Felsham Road towards new building.



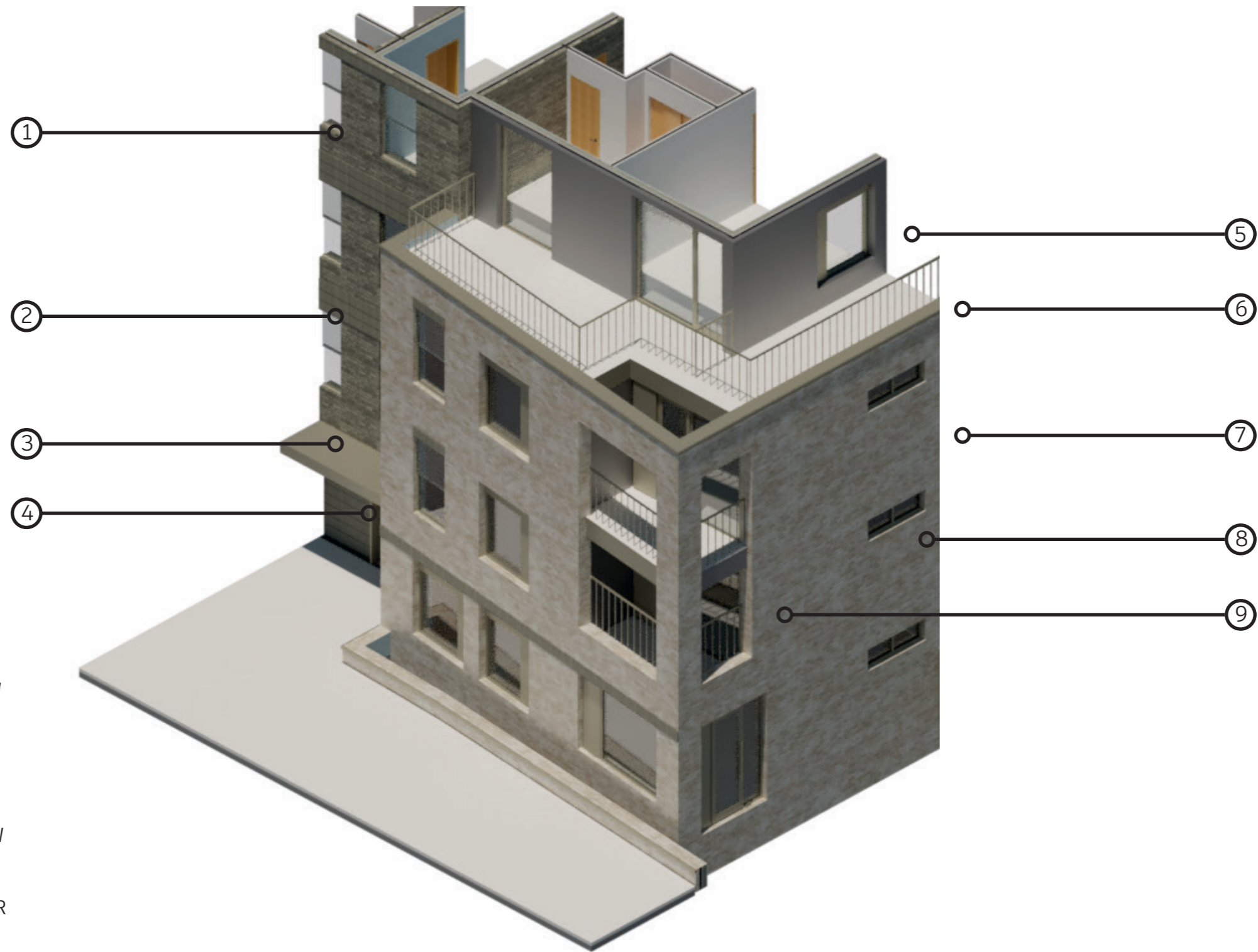
Housing for all
Wandsworth Council building
1,000 homes to rent or buy

design service 

PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION

MATERIAL DETAILS



1. PPC BRONZE ALUMINIUM WINDOW FRAME SYSTEM.
2. BUFF BRICK SOLDIER COURSE
3. PPC BRONZE FINISH ENTRANCE CANOPY
4. BUFF BRICK
5. PPC BRONZE ALUMINIUM WINDOW PANEL SYSTEM.
6. PPC BRONZE CAPPING SYSTEM
7. LIGHT CREAM/BUFF BRICK SOLDIER COURSE
8. HIGH LEVEL WINDOW
9. PPC BRONZE RAILING SYSTEM

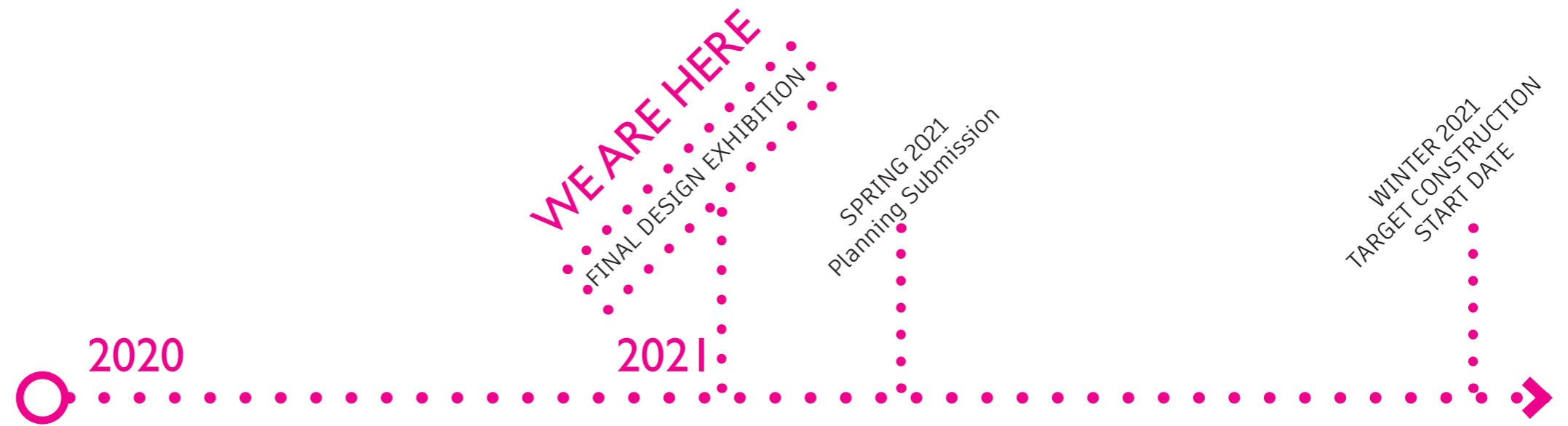
Cut-away axonometric view looking at part of the building from Felsham Road

PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION

The next stage following the submission of the planning application is the 'Formal Statutory Consultation Phase'. It is in this phase that local residents will be able to raise any comments regarding the proposed development.

Further information and explanations to the proposed can be found in the Design and Access Statement (DAS) and if you have any questions regarding any of the information you have read, please contact Design Service.



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PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION

PLATT NORTH PROPOSALS

 **Housing for all**
Wandsworth Council building
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Wandsworth


Wandsworth

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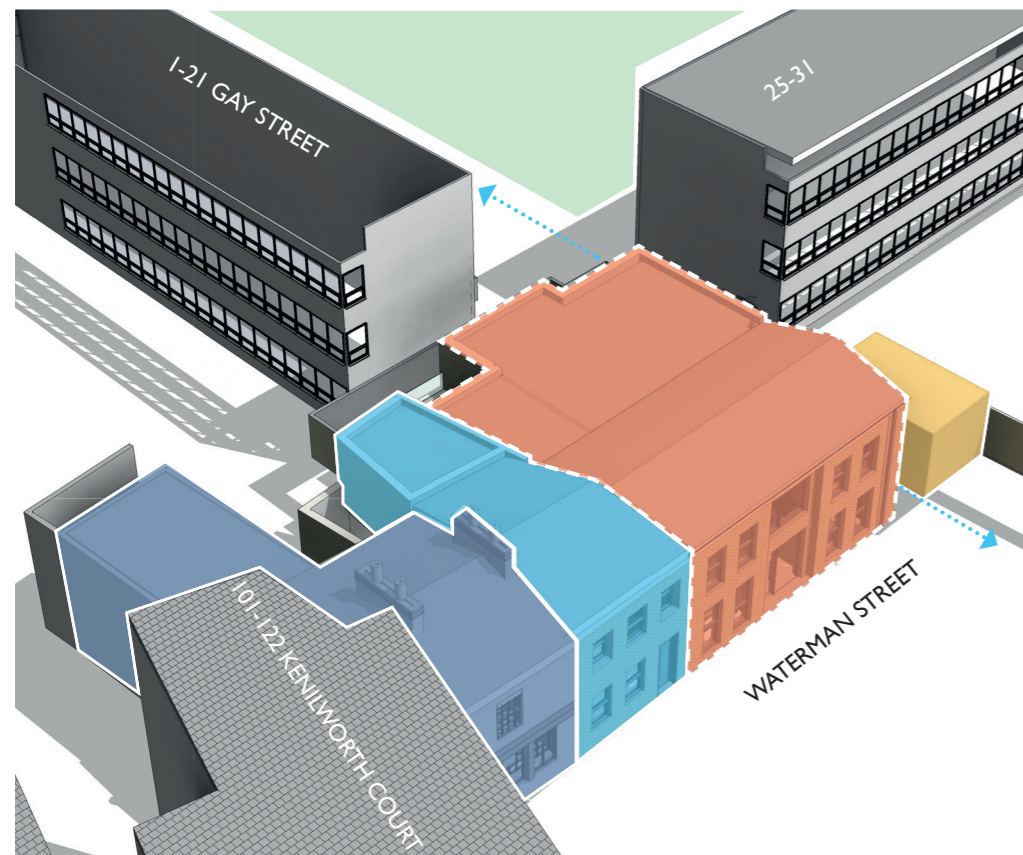
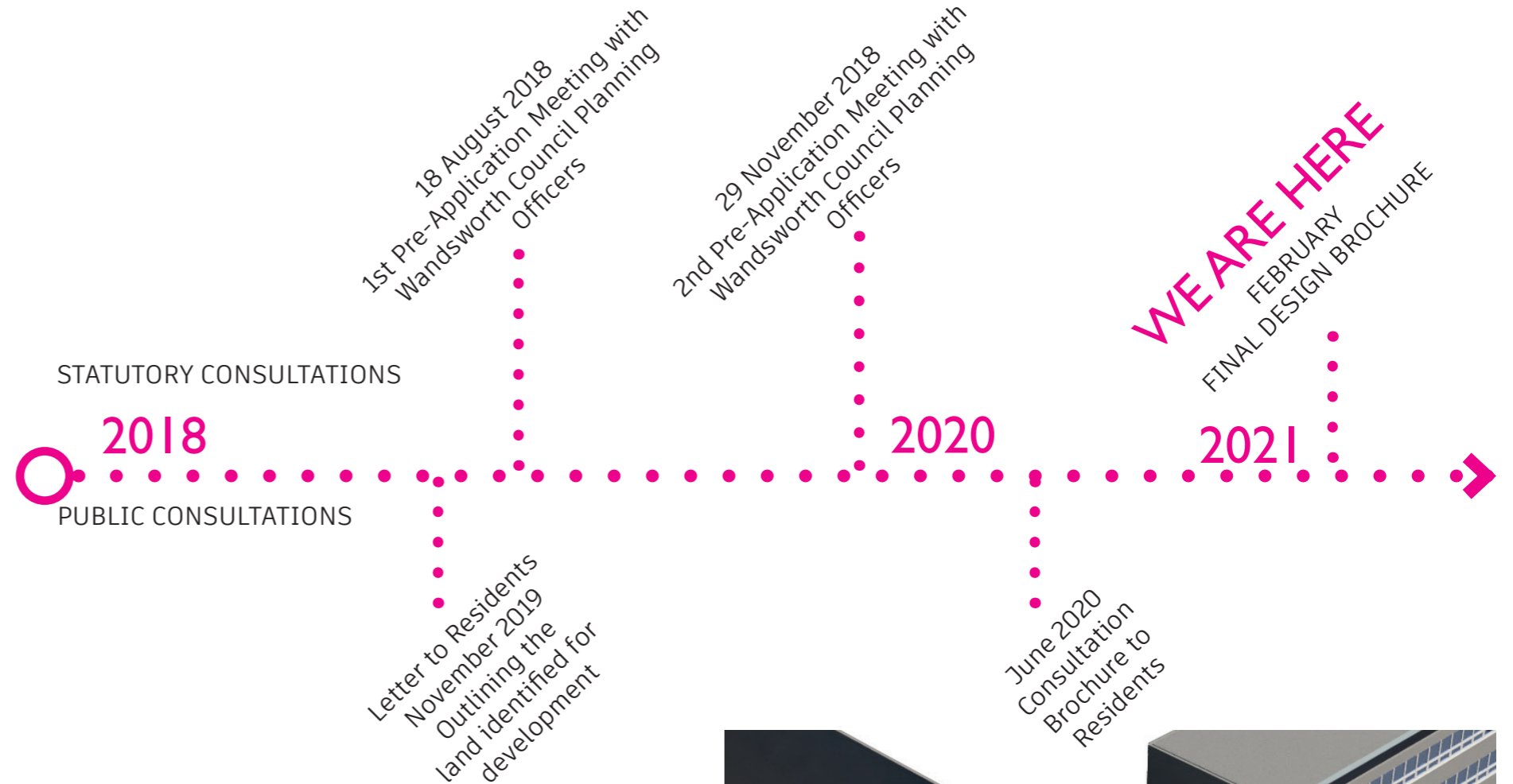
PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION

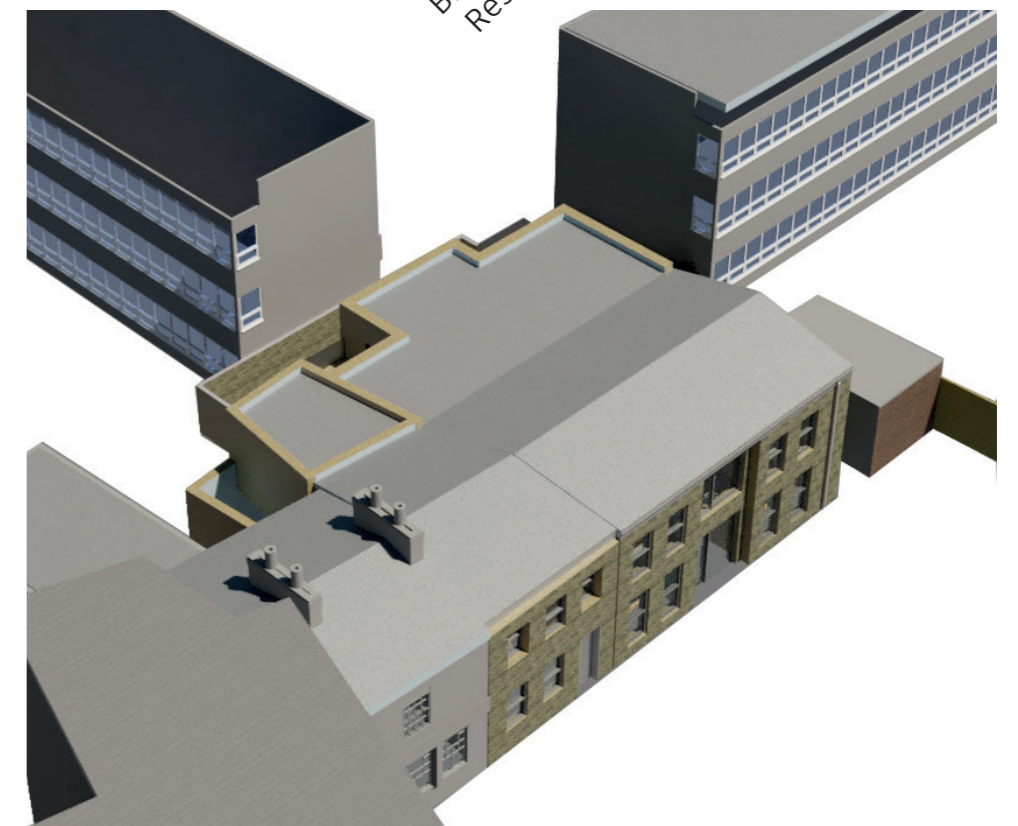
PLATT NORTH CONSULTATION JOURNEY SO FAR

The proposal for the Platt North site is to build 4 new flats over two stories on the existing Garage site. The consultation process for Platt North has broadly followed the same timeline for Platt South. There has been one public consultation event about the developing site proposals.

Alongside the public consultation process there have been consultations with the planning officers which have also had a significant impact on the design of the building. The proposals have significantly desuiced in height and bulk from the original scheme



- PLATT NORTH DEVELOPMENT SITE
- EXISTING ELECTRICAL SUB-STATIONS RETAINED
- THE BRICKLAYER'S ARMS PUBLIC HOUSE
- RESIDENTIAL EXTENSION TO BRICKLAYER'S
- PROPOSED IMPROVEMENTS TO LANDSCAPE - REFER TO MASTERPLAN



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PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION



View looking from Waterman Street at new development.



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PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION



View looking from Waterman Street at new development.

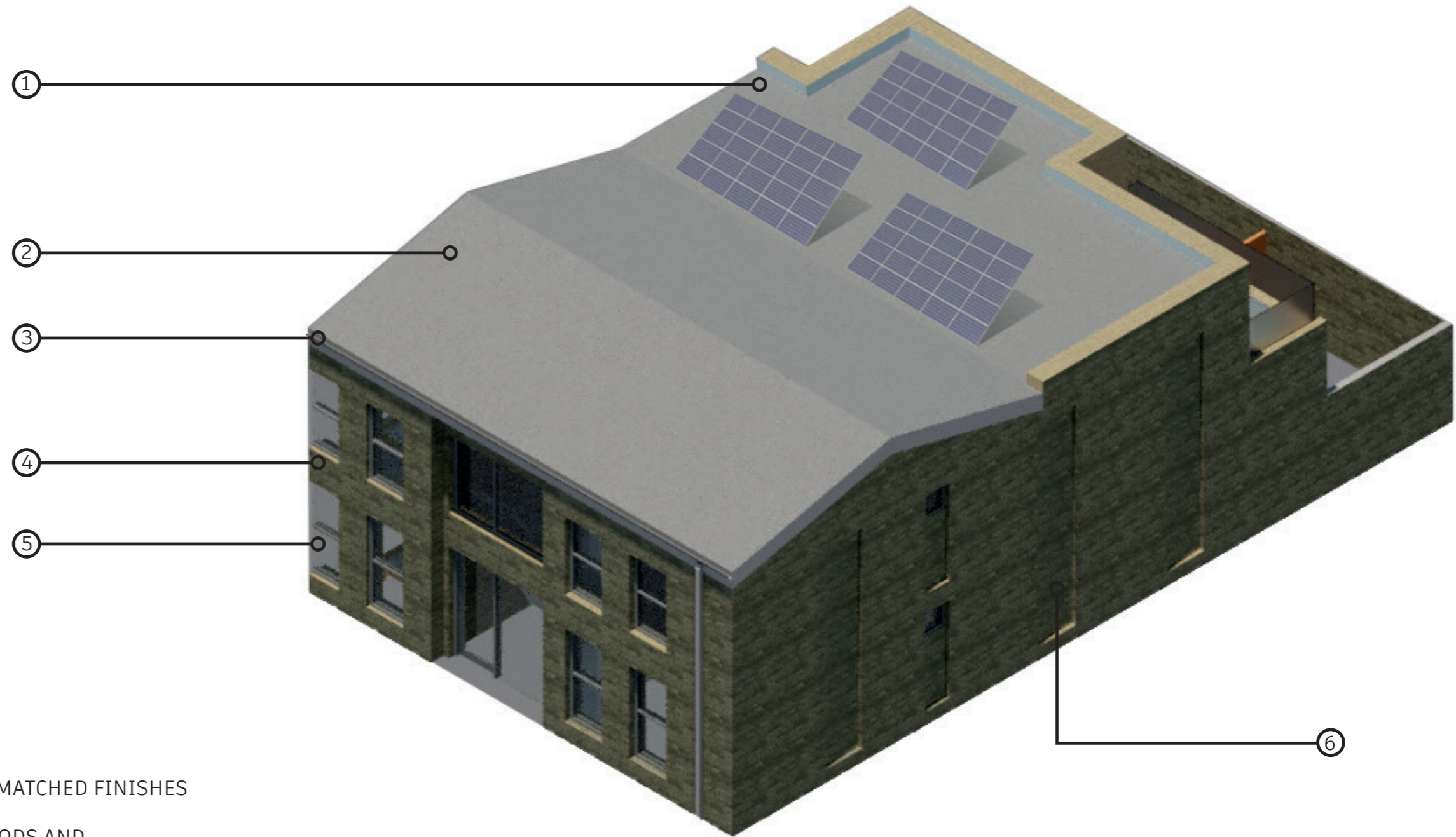


 **Housing for all**
Wandsworth Council building
1,000 homes to rent or buy

design service 

PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION

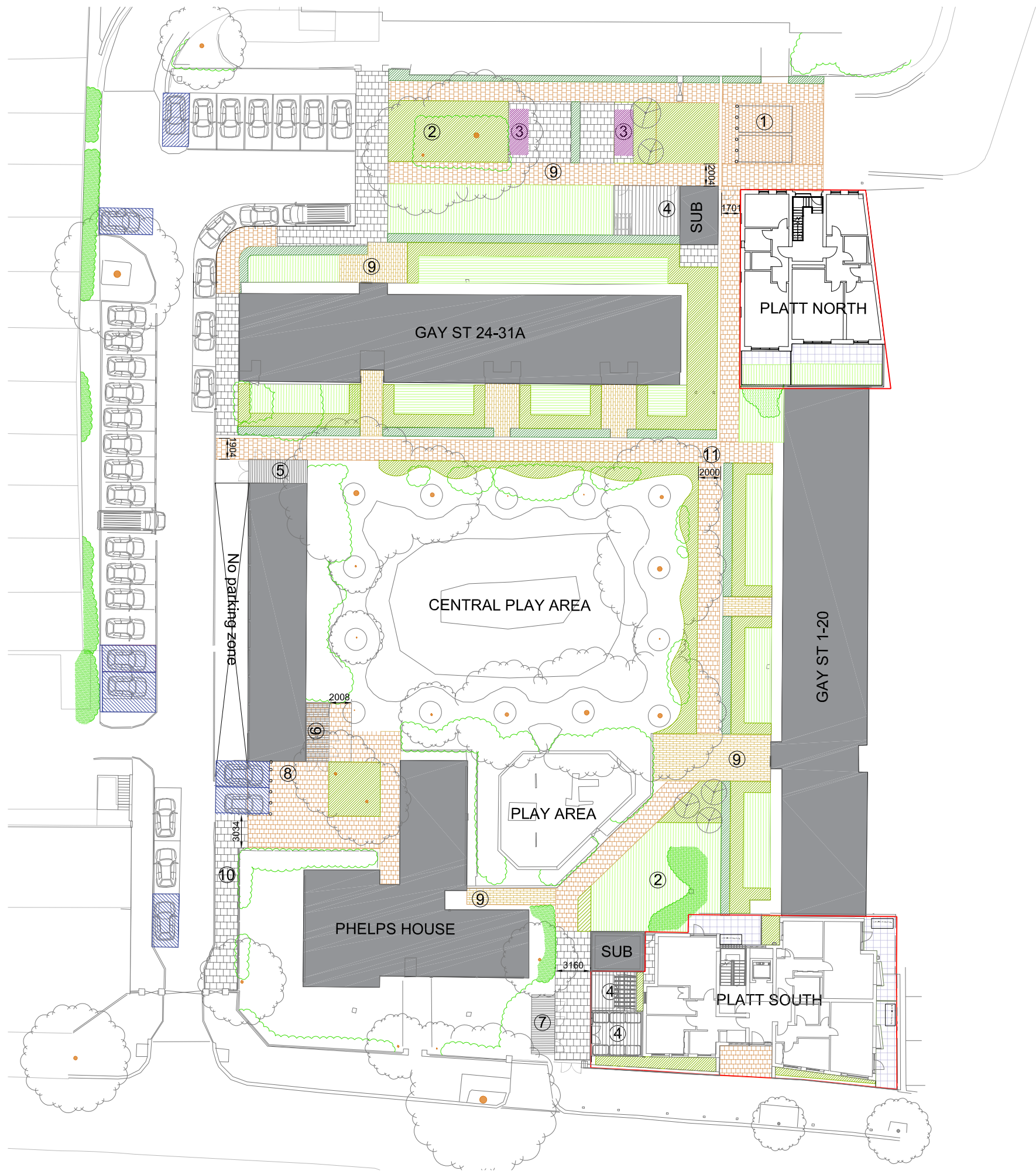


1. FLAT ROOF SYSTEM WITH COLOUR MATCHED FINISHES
2. TILED ROOF - MATERIAL TBC
3. COLOUR MATCHED RAINWATER GOODS AND ACCESSORIES.
4. BUFF BRICK - FLEMISH BOND
5. PPC BRONZE ALUMINIUM WINDOW SYSTEM.
6. RECESSED BRICKWORK PANELS

View looking from Waterman Street at new development.



 **Housing for all**
Wandsworth Council building
1,000 homes to rent or buy



- Design Service**
- do not scale use figured dimensions only
 - all dimensions in millimetres unless stated otherwise
 - all dimensions to be checked on site prior to commencement of work
 - errors and omissions to be reported to the contract administrator

- Legend**
- 2 parking bays
 - Informal / natural play area
 - Secured cycle store for residents
 - Secured refuse and cycle storage
 - Refurbished bin store to cover Gay St 24-31,
 - Phelps recycling Bin store
 - Bin store to cover Gay St 1-21
 - Bulky items designated collection point
 - Residential blocks main entrances
 - Main designated pedestrian / cycle route
 - Intimate / pedestrian Estate residents only route

- Pavement - trafficable
- Pavement pedestrian
- Pavement to building entrances
- Existing pavement refurbished
- Permeable paving
- Pedestrian gate
- Maintenance access
- Bin / Cycle storage - Shed
- Outdoor cycle
- Dry channel - SuDS
- Existing lavender and rose hedging
- Low groundcover shrub planting
- Lawn
- Proposed tree planting
- Existing vegetation
- Bollards
- Garden cycle store
- New Parking Bays
- Recently installed cycle shelter - new location

- All existing trees to be preserved
- Platt North Area**
Manna Ash
False Acacia
- Central Play area**
Sycamore
Whitebeam
Whitebeam
Pear
White beam
Honey Locust
Rowan/White Rowan/Whitebeam
Rowan/Whitebeam
Rowan/whitebeam
Rowan whitebeam
Pear
Pear
Rowan/whitebeam
- Phelps House area**
Whitebeam
Whitebeam
Cherry
Cherry
Cherry
Holm oak
London plane
- Platt South area**
Cherry
Cherry
Pillar apple

P12	02.12.20	Revised parking provisions	MA	JT
P11	02.12.20	Revised parking provisions	MA	JT
P10	27.11.20	Vehicle Tracking removed	MA	JT
P09	27.11.20	Revised parking provisions	MA	JT

rev	date	description	dm	chk
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Richmond and Wandsworth SSA
Design Service
 Hussein El-Bahrawy, RIBA Head of Design Service
 The Town Hall, Wandsworth High Street, London SW18 2PU
 Tel. 020 8871 6000

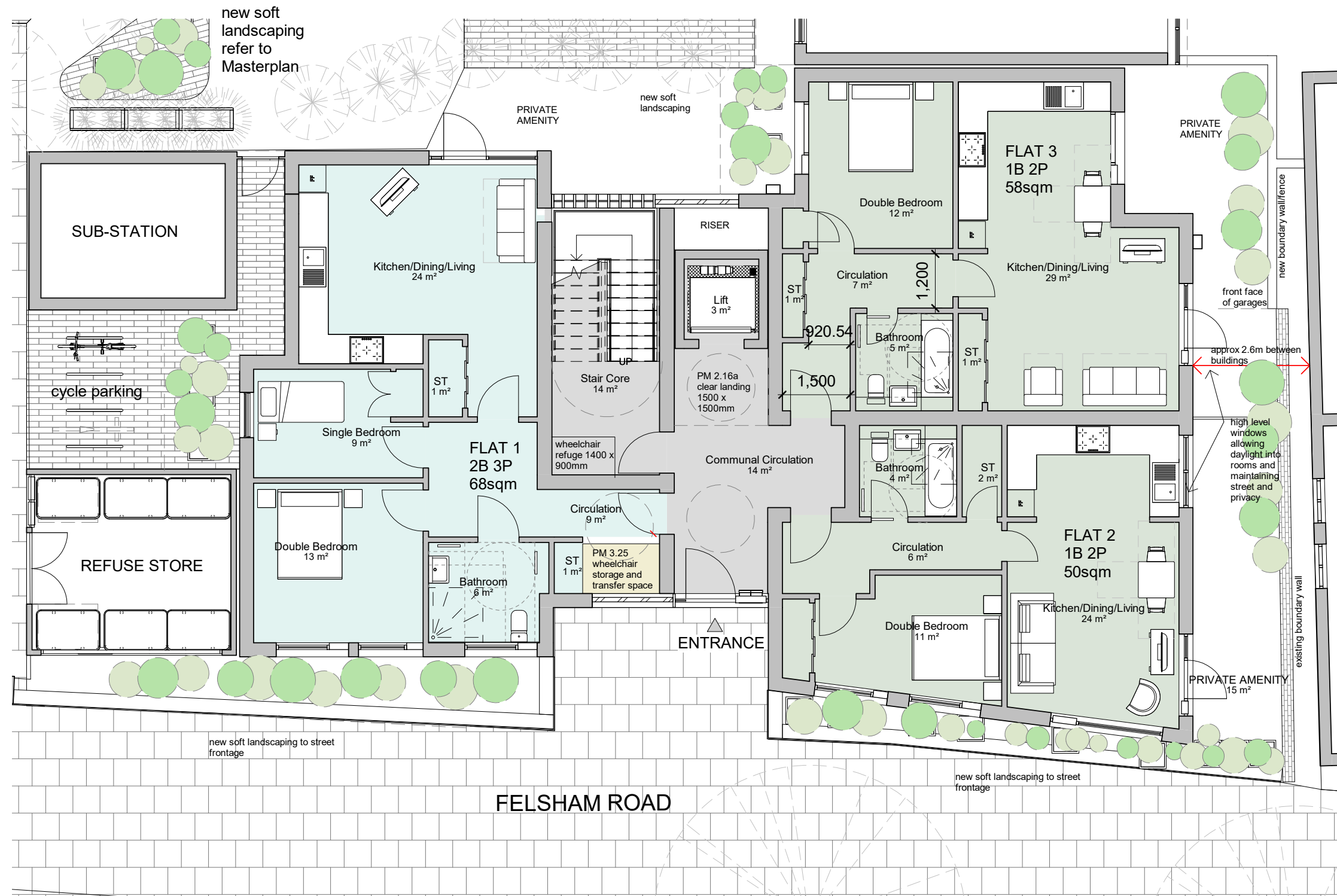
client
Housing and Regeneration

project
Platt Estate
Landscape Improvements

drawing
Landscape
Landscape Masterplan

date	drawn	checked	scale	size
Dec 2020	MA	JT	1:400 @ A3	A3

no	status	revision
RP1685-1901-L-DWG-004	P	12



The Platt South - Felsham Road

The development comprises 11 residential units over 4 storeys on the ground, first, second and third floors. Secure cycle store and refuse store. No on-site parking.

Total Number of units: 11

- 1b 1p = 4
- 1b 2p = 5
- 2b 3p = 1
- 2b 4p = 1

Minimum Area of 1b 1p flat: 39m²

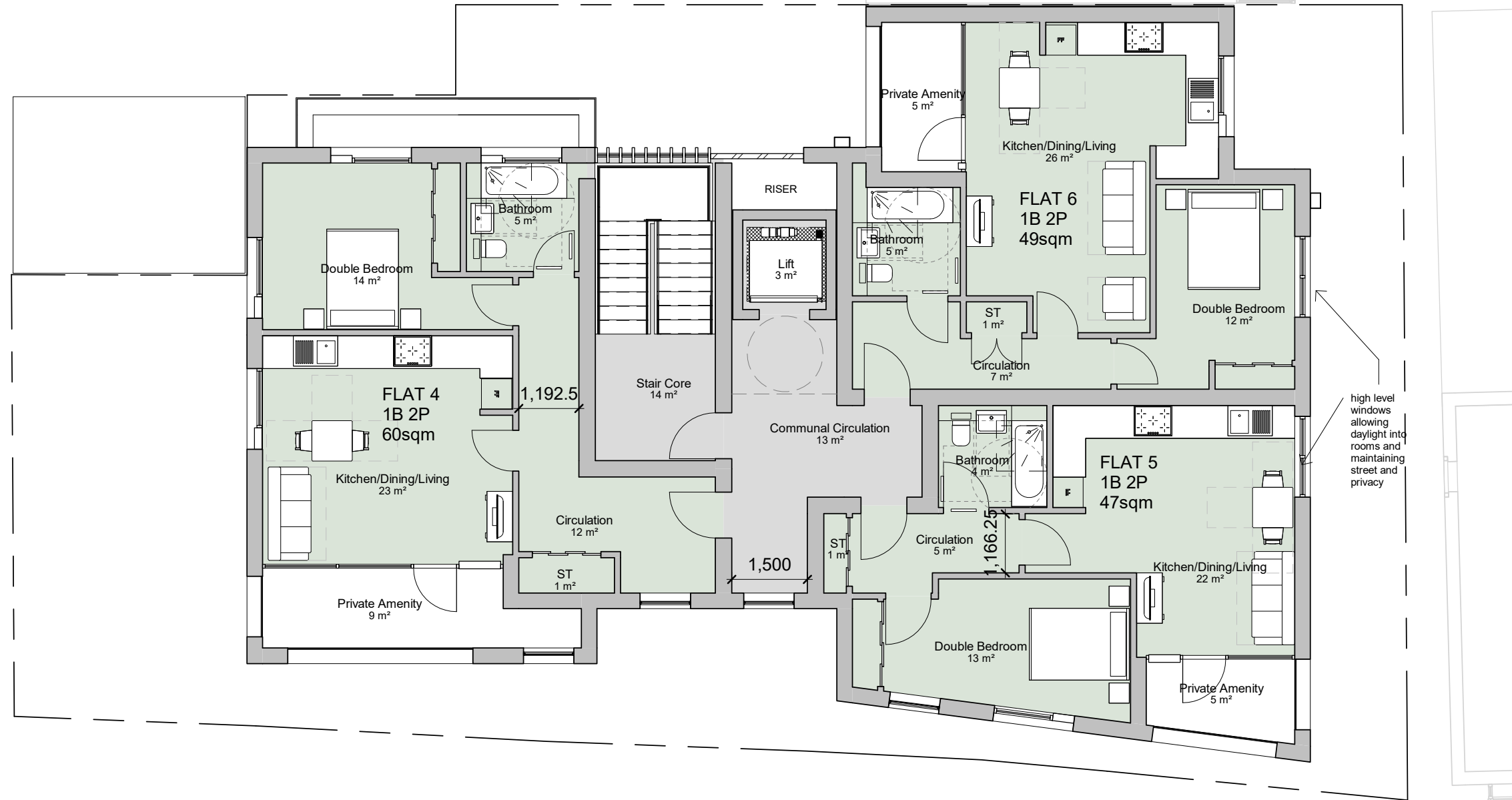
Minimum Area of 1b 2p flat: 50m²

Minimum Area of 2b 3p flat: 61m²

Minimum Area of 2b 4p flat: 70m²

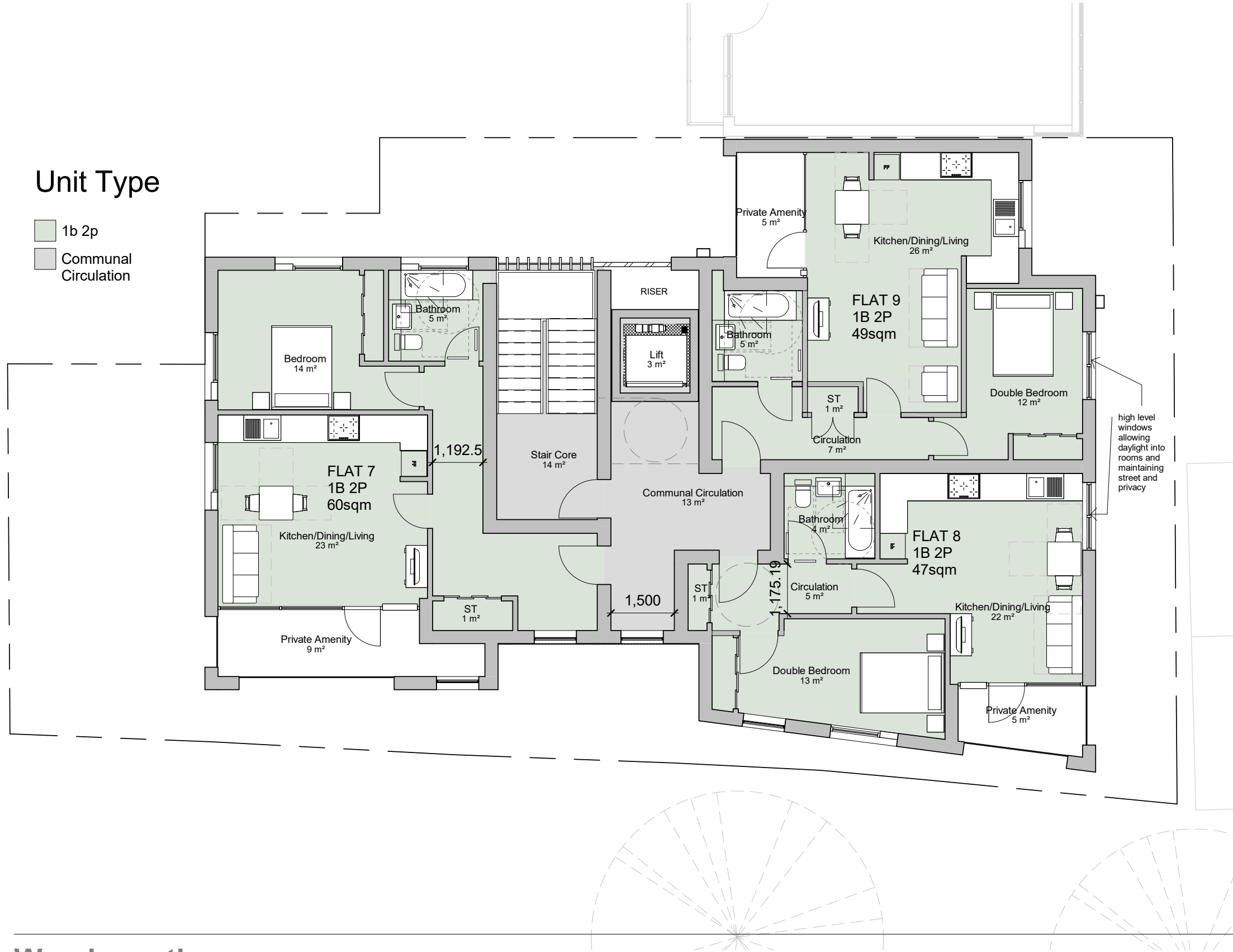
Unit Type

- 1b 2p
- Communal Circulation



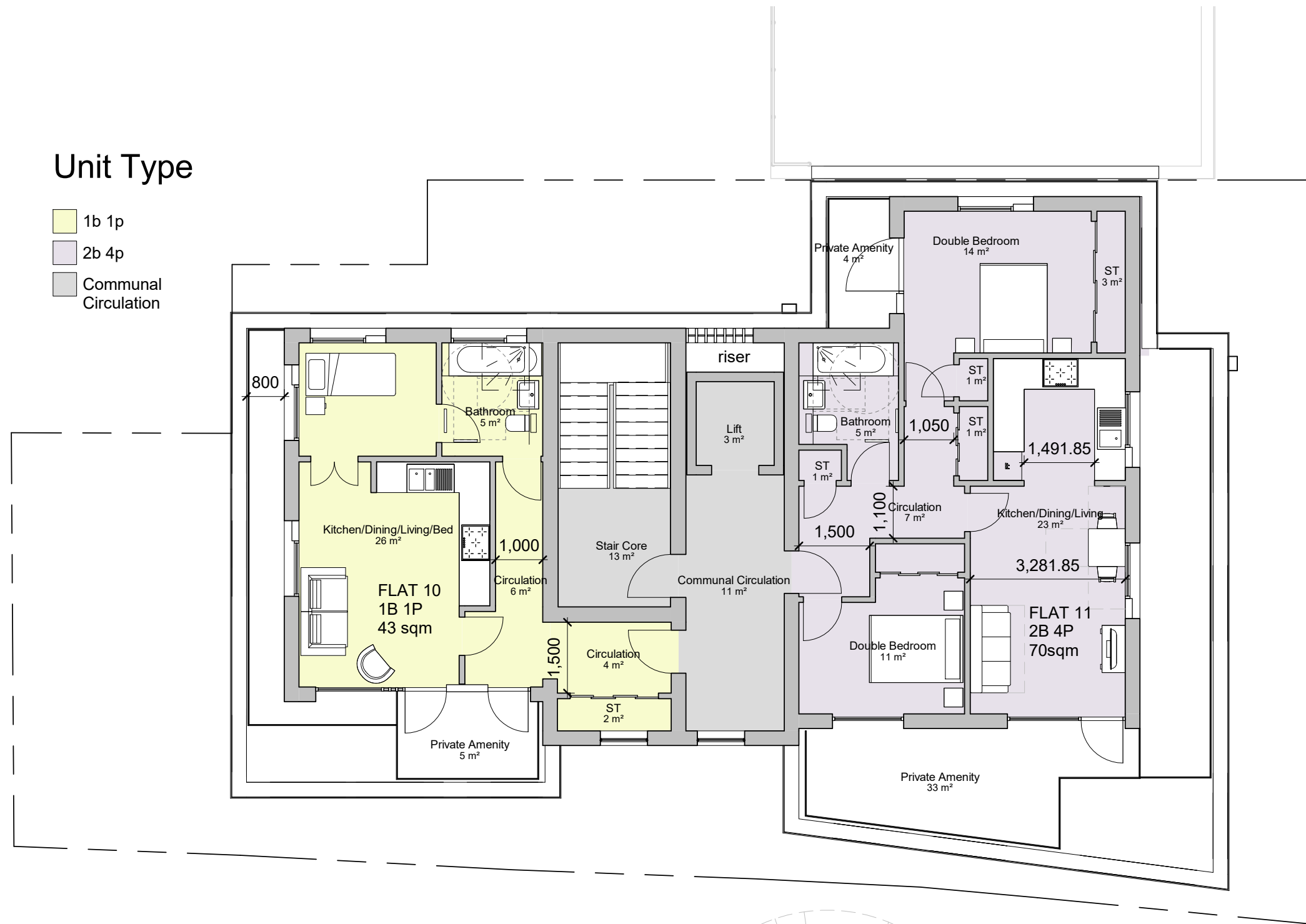
Unit Type

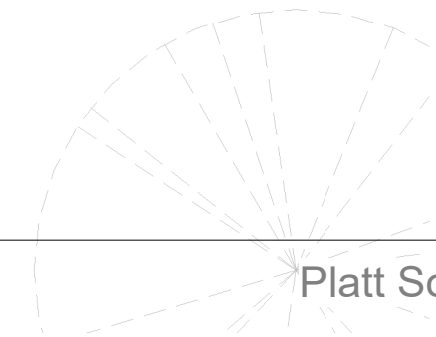
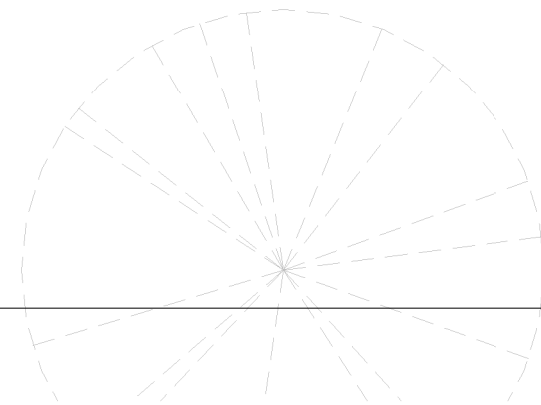
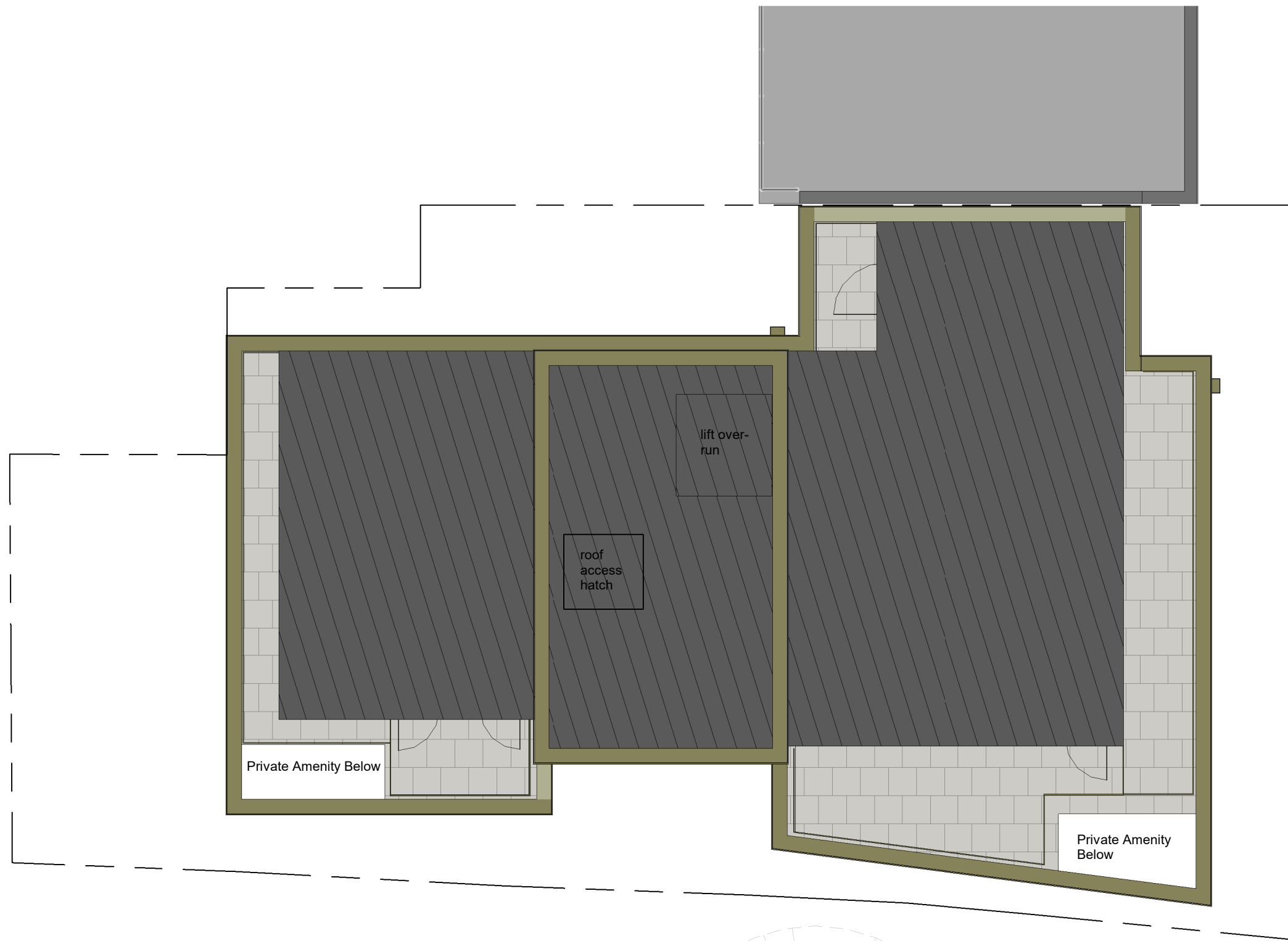
- 1b 2p
- Communal Circulation



Unit Type

- 1b 1p
- 2b 4p
- Communal Circulation





- notes
- do not scale use figured dimensions only
 - all dimensions in millimetres unless stated otherwise
 - all dimensions to be checked on site prior to commencement of work
 - errors and omissions to be reported to the contract administrator



Felsham Road Street Elevation

1 : 200

rev	date	description	drn
-----	------	-------------	-----

Wandsworth Council

Design Service

Hussein El-Bahrawy, RIBA Head of Design Service
The Town Hall, Wandsworth High Street, London SW18 2PU
Tel. 020 8871 6000

client

Wandsworth Housing

project

Platt Estate Garages Gay Street
South, SW15 1DA

drawing

Felsham Road Elevation

date	drawn	checked	scale	size
04/29/20	Author	Checker		A3

no	status	revision
0216020. 234	FS	

0216020. 234 FS



East Elevation
1 : 100

**Wandsworth
Design Service**

Hussein El-Bahrawy, RIBA Head of Design Service
The Town Hall, Wandsworth High Street, London SW18 2PU

Tel. 020 8871 6000

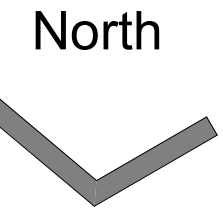
Platt South New Housing

East Elevation
15/01/21

1 : 100



West Elevation
1 : 100



Unit Type

- 1b 2p
- 2b 4p Flat
- Communal Circulation

Proposed Ground Floor Plan
1:100

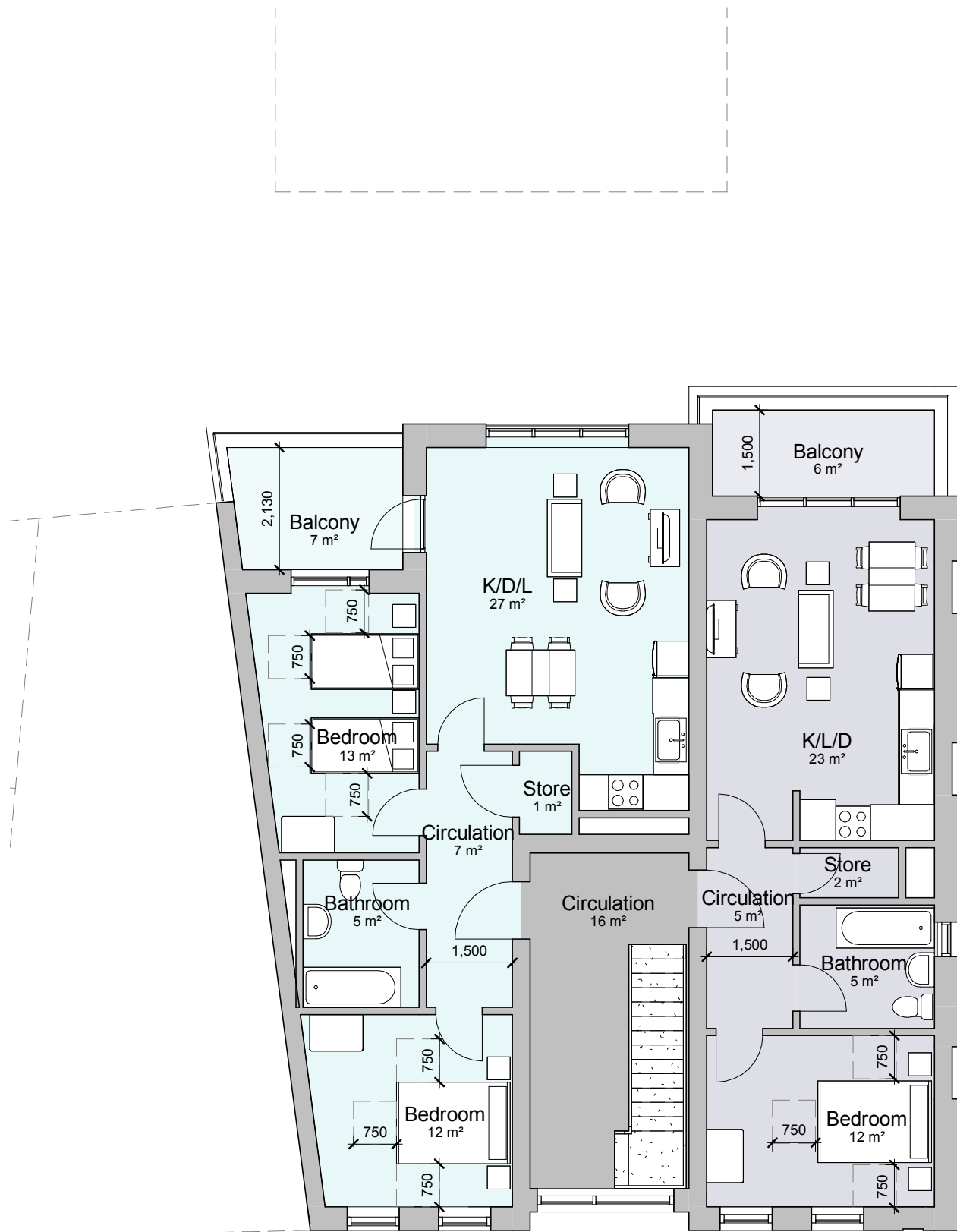
Wandsworth Design Service

Hussein El-Bahrawy, RIBA Head of Design Service
The Town Hall, Wandsworth High Street, London SW18 2PU

Tel. 020 8871 6000

Platt North New Build Housing

Proposed Ground Floor Plan
28/10/19



Unit Type

- 1b 2p
- 2b 4p Flat
- Communal Circulation

Proposed First Floor Plan
1:100

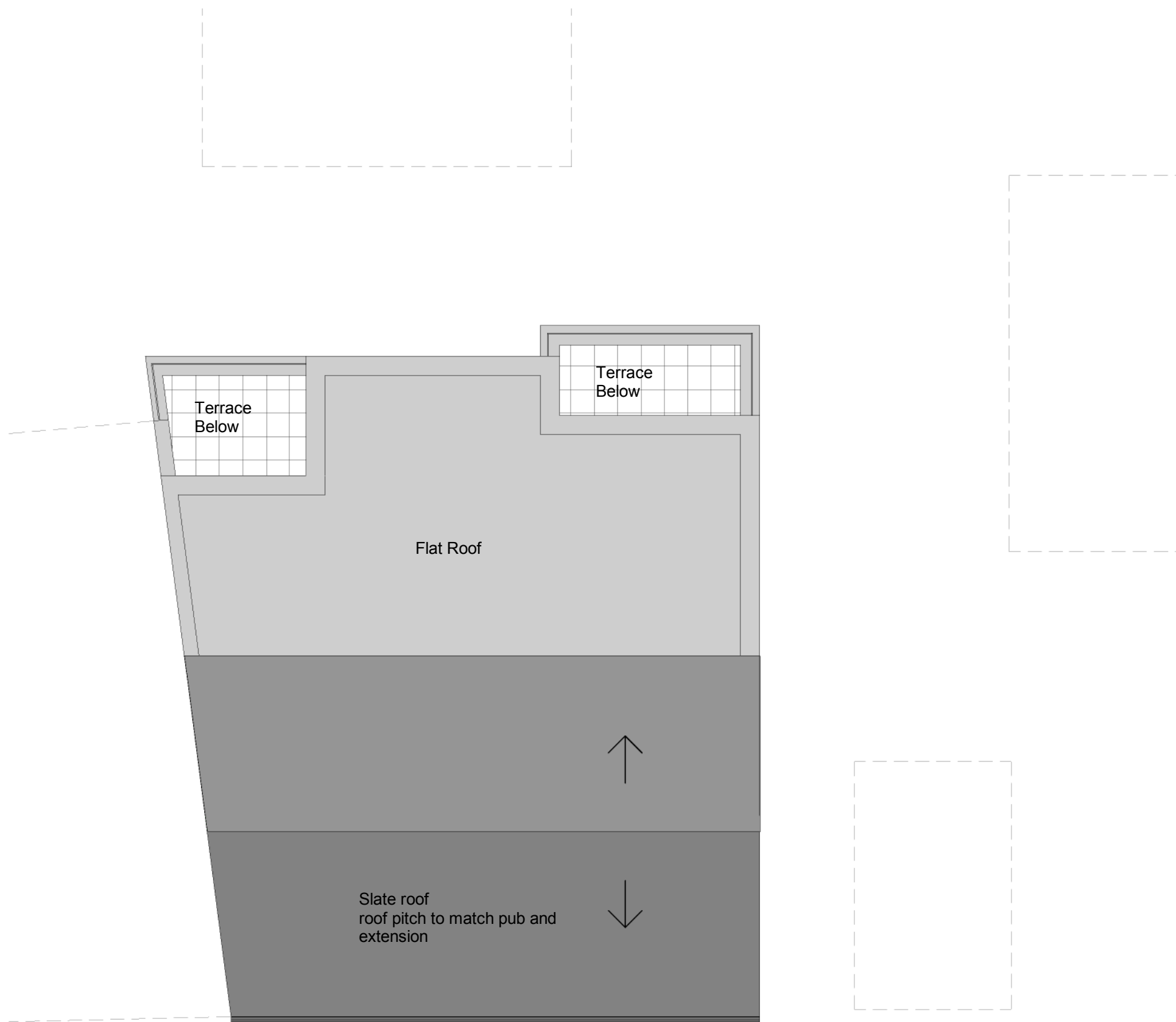
Wandsworth Design Service

Hussein El-Bahrawy, RIBA Head of Design Service
The Town Hall, Wandsworth High Street, London SW18 2PU

Tel. 020 8871 6000

Platt North New Build Housing

Proposed First Floor Plan
28/10/19



Proposed Roof Plan
1:100

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The Town Hall, Wandsworth High Street, London SW18 2PU

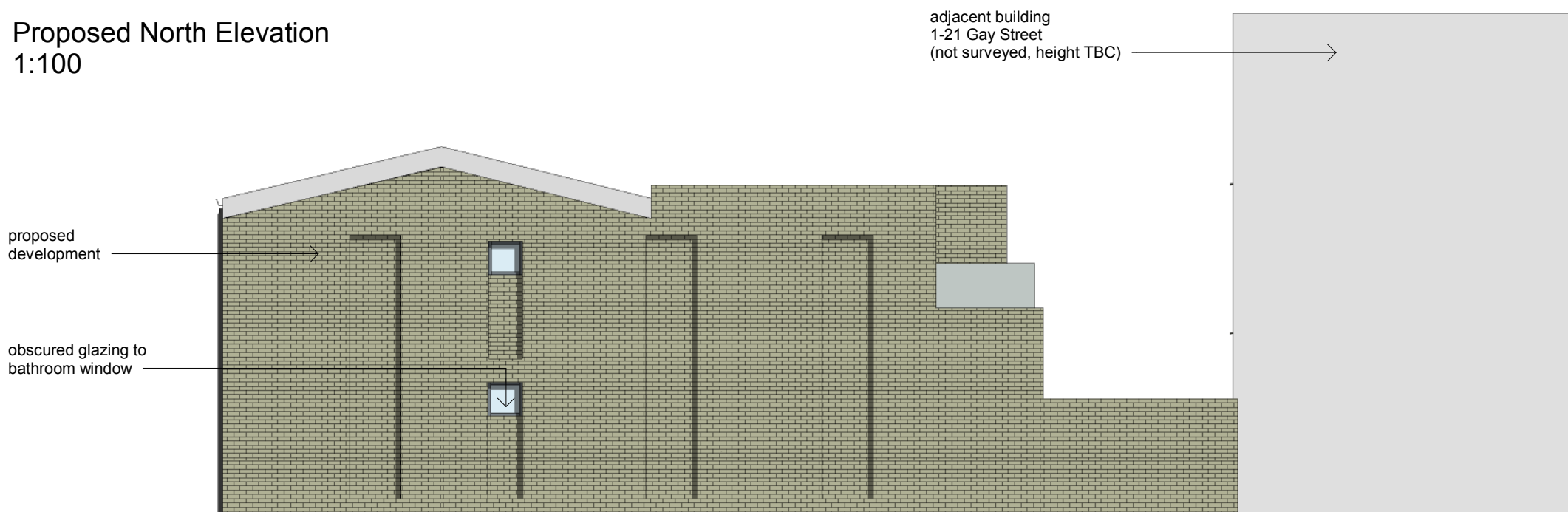
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Platt North New Build Housing

Roof plan
28/10/19



Proposed North Elevation
1:100



Proposed East Elevation
1:100

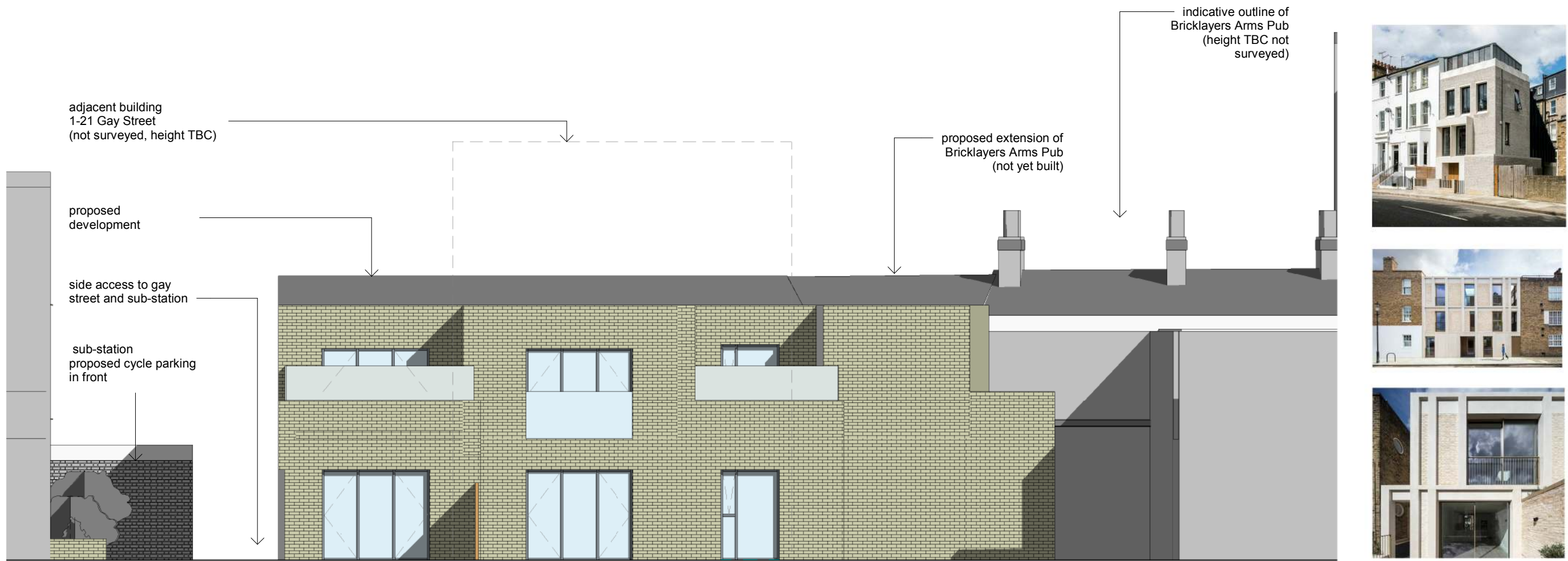
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Platt North New Build Housing

Elevations
28/10/19



Proposed South Elevation
1:100

Wandsworth

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