

PLATT ESTATE DEVELOPMENTS

**PUBLIC CONSULTATION
BROCHURE**

JUNE 2020

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



PLATT ESTATE DEVELOPMENTS

I. INTRODUCTION

Proposed New Housing Schemes

We want to know your views!

Wandsworth Council has been working to design a development for two of the garage sites on the Platt Estate. The location of these sites and the design proposals are detailed in this document.

The Council is committed to working with local communities and third sector organisations.

Your feedback will be carefully considered by the Council in moving forward the design.

If you have any comments, please contact the Housing Development Team at: developmentteam@richmondandwandsworth.gov.uk or via telephone on 020 8871 6050



PLATT ESTATE DEVELOPMENTS

2.1 SITE CONTEXT





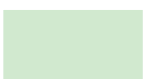

Two new developments are proposed on the Platt Estate on the existing Garage sites - called Platt North and Platt South - shown in red on the diagram.

Platt North development site is located next to the Bricklayer's Arms on Waterman Street.

Platt South development site is located between the Platt Christian Centre and Phelps House on Felsham Road.

The sites are currently occupied by garages, refuse stores and electrical sub-stations. The electrical sub-stations are to be retained and the refuse stores are to be re-provided.

KEY

-  PLATT NORTH AND SOUTH DEVELOPMENT SITES
-  THE PLATT CHRISTIAN CENTRE
-  25-31 and 31a WATERMAN STREET
-  PHELPS HOUSE
-  1-21 GAY STREET
-  PUTNEY PIER

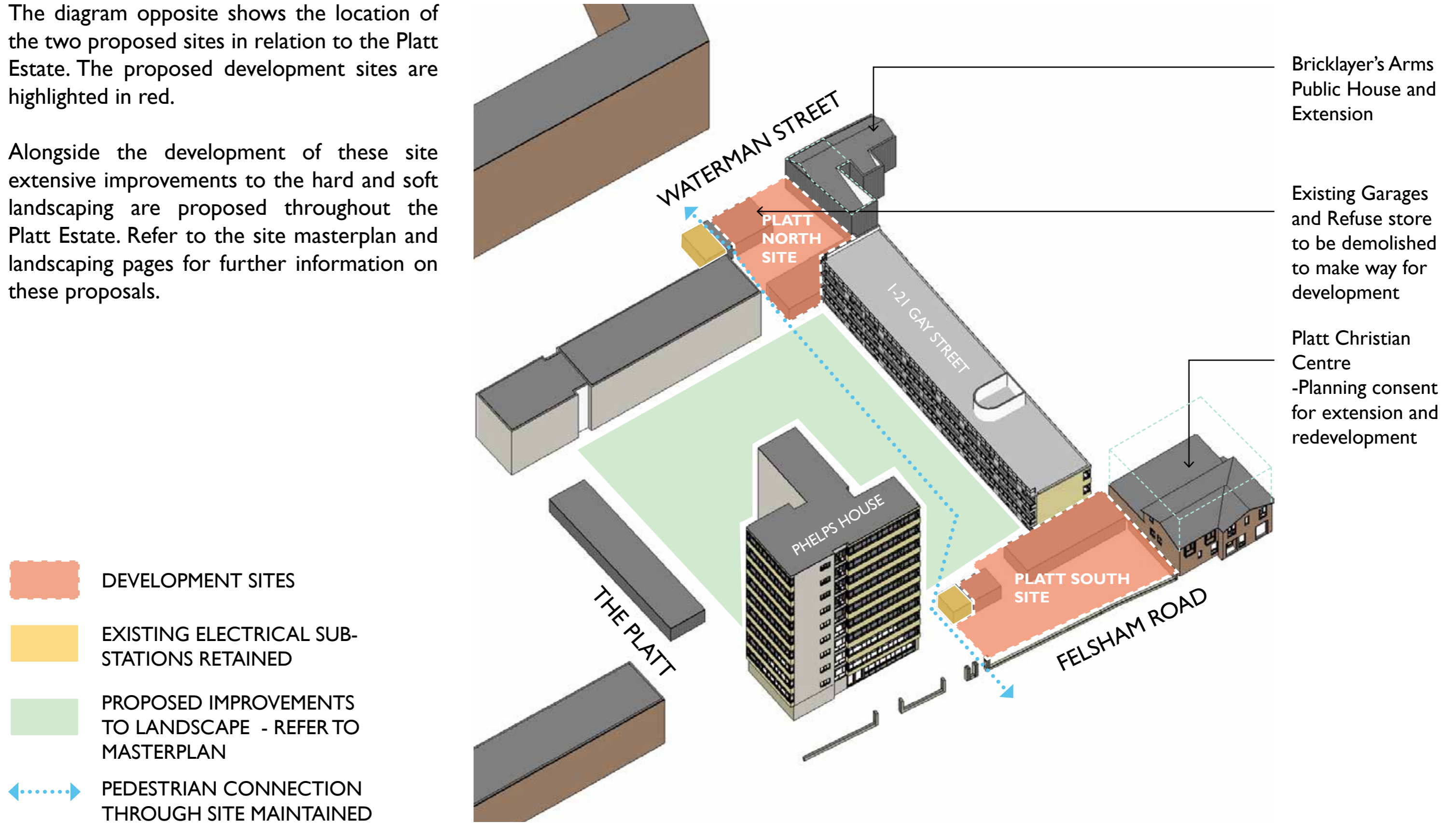


PLATT ESTATE DEVELOPMENTS

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 sites 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.







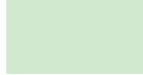

PLATT ESTATE DEVELOPMENTS

2.1 PEDESTRIAN LINK

We have had some feedback from existing residents that they wish to retain the pedestrian link through the site that enables pedestrian connection to the Lower Richmond Road.

We have included this feedback in our design proposals and have maintained a pedestrian connection across the Platt North site - as indicated on the diagram opposite.

KEY

-  PLATT NORTH AND SOUTH DEVELOPMENT SITES
-  THE PLATT CHRISTIAN CENTRE
-  THE PLATT CHRISTIAN CENTRE
-  PHELPS HOUSE
-  I-21 GAY STREET
-  PEDESTRIAN LINK MAINTAINED THROUGH TO LOWER RICHMOND ROAD



PLATT ESTATE DEVELOPMENTS

PLATT SOUTH DEVELOPMENT

The proposal for the Platt South Site is to build a four storey building containing 11 no. flats. A new refuse store is also to be provided alongside new cycle parking. The building has been designed to relate to both Felsham Road and to the Platt Estate.

The new building will be constructed to a high standard and will meet all the latest building regulations. The building's external construction will be high performance and energy efficient to comply with the Fabric First approach - this will mean reduced energy bills for users and future proofing of the building.

The development comprises 11 residential units over 4 storeys on the ground, first, second and third floors. Secure cycle store and refuse store.

HOUSING MIX

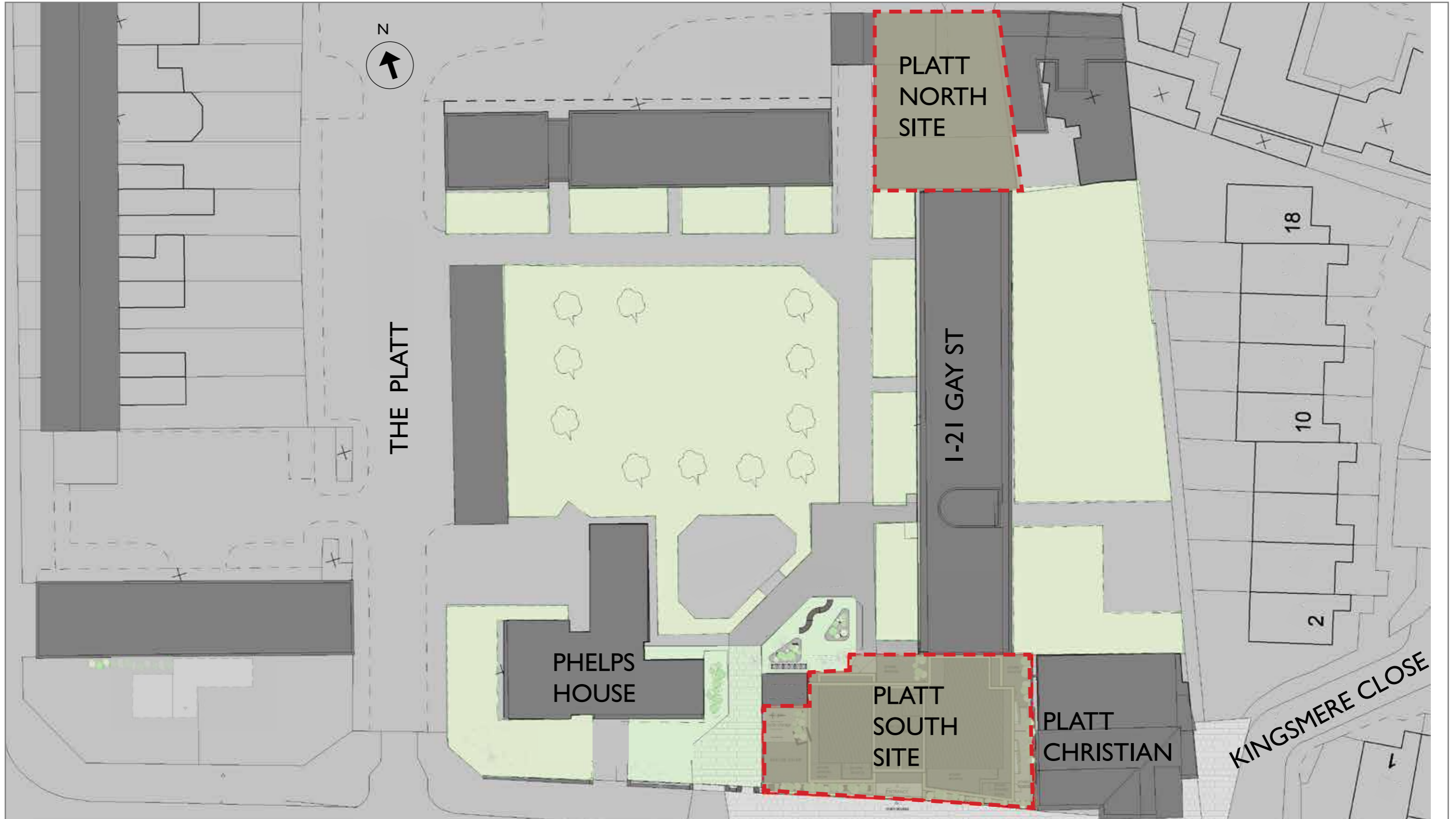
- 1bed 1person = 1
- 1bed 2person = 8
- 2bed 3person = 1
- 2bed 4person = 1

- 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



PLATT ESTATE DEVELOPMENTS

ESTATE SITE PLAN



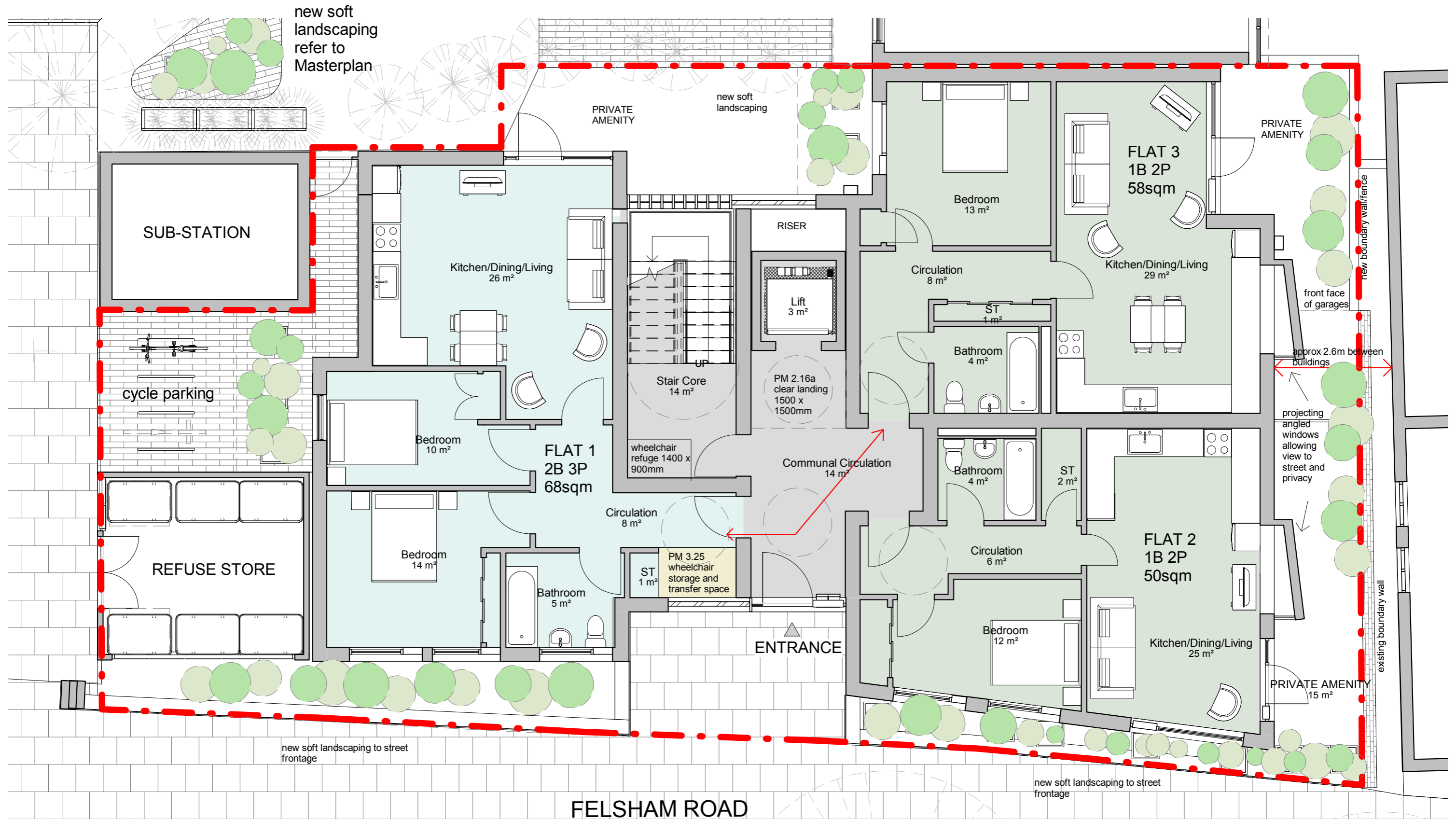
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PROPOSED PLATT SOUTH SITE PLAN



PLATT ESTATE DEVELOPMENTS

PLATT SOUTH GROUND FLOOR PLAN

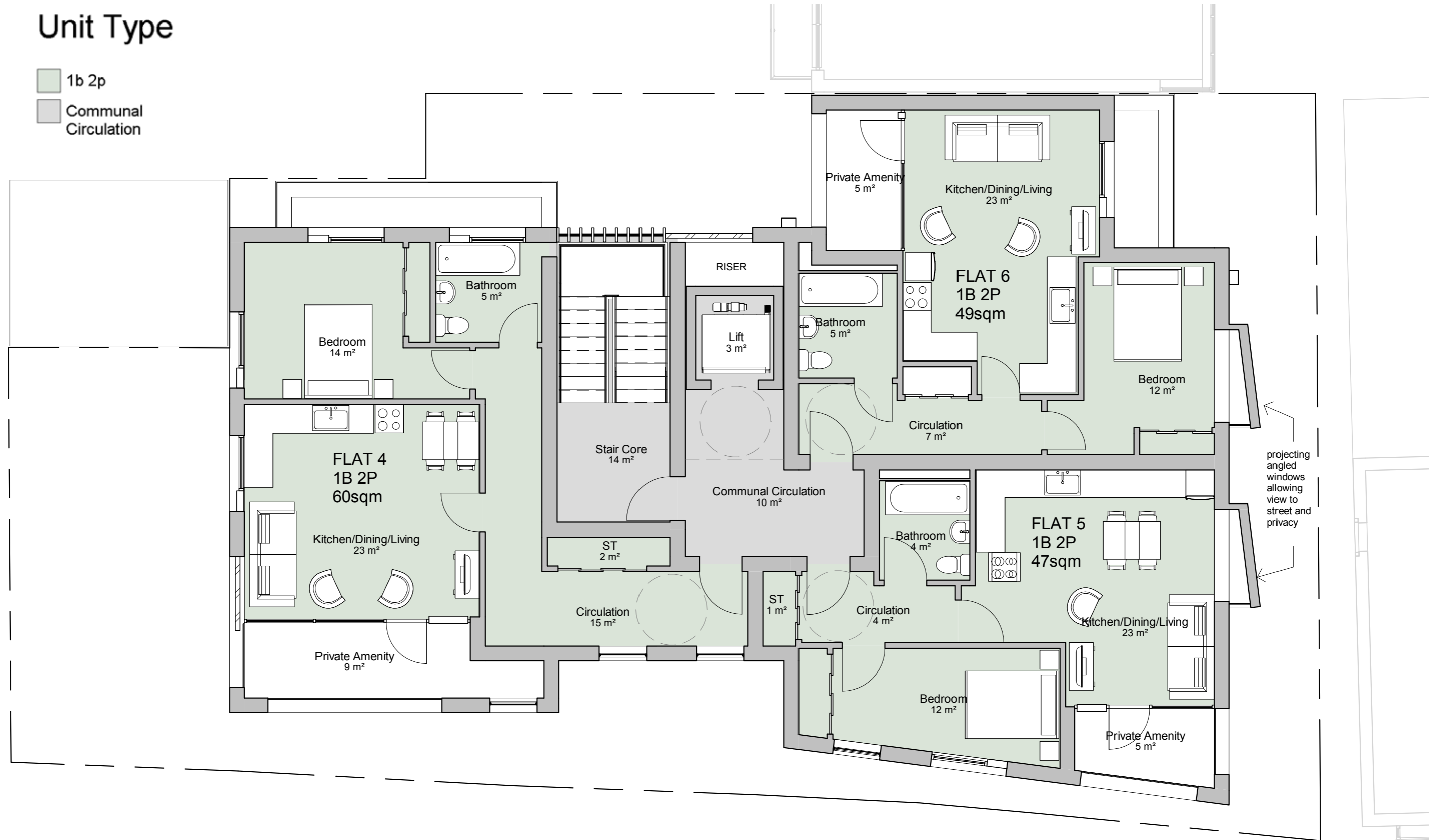


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PLATT SOUTH FIRST FLOOR PLAN

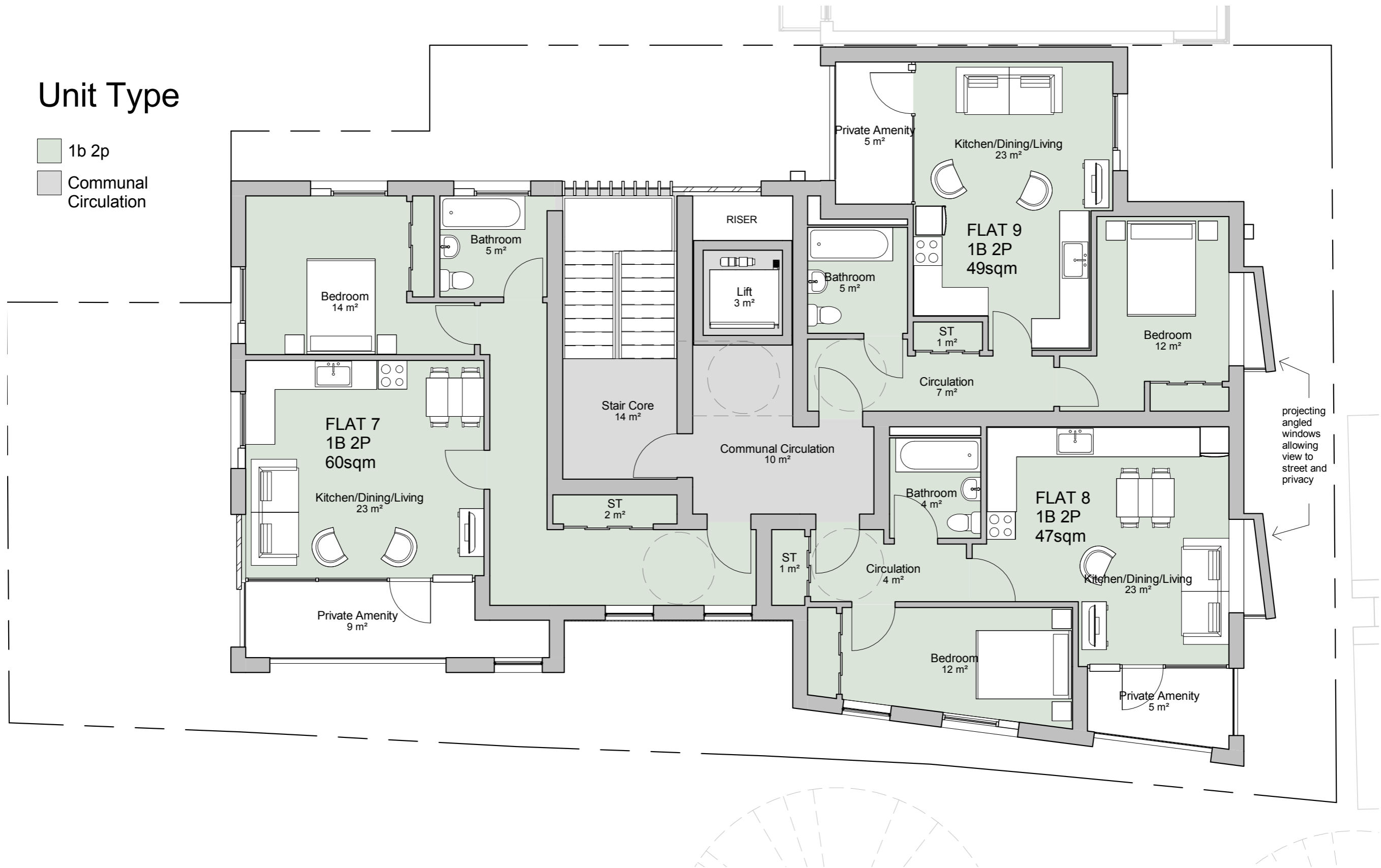
Unit Type

-  1b 2p
-  Communal Circulation



PLATT ESTATE DEVELOPMENTS




PLATT SOUTH SECOND FLOOR PLAN

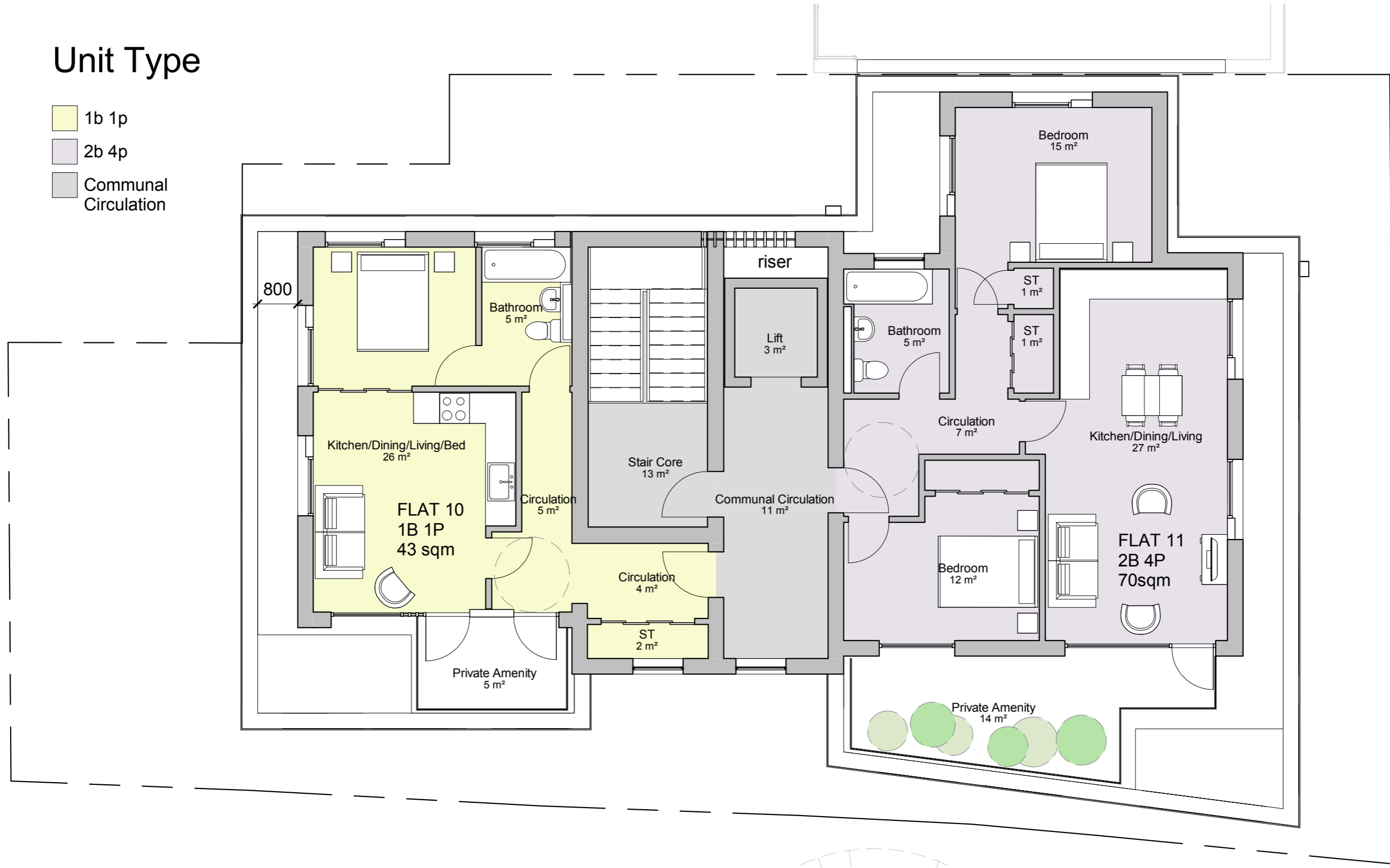


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PLATT SOUTH THIRD FLOOR PLAN

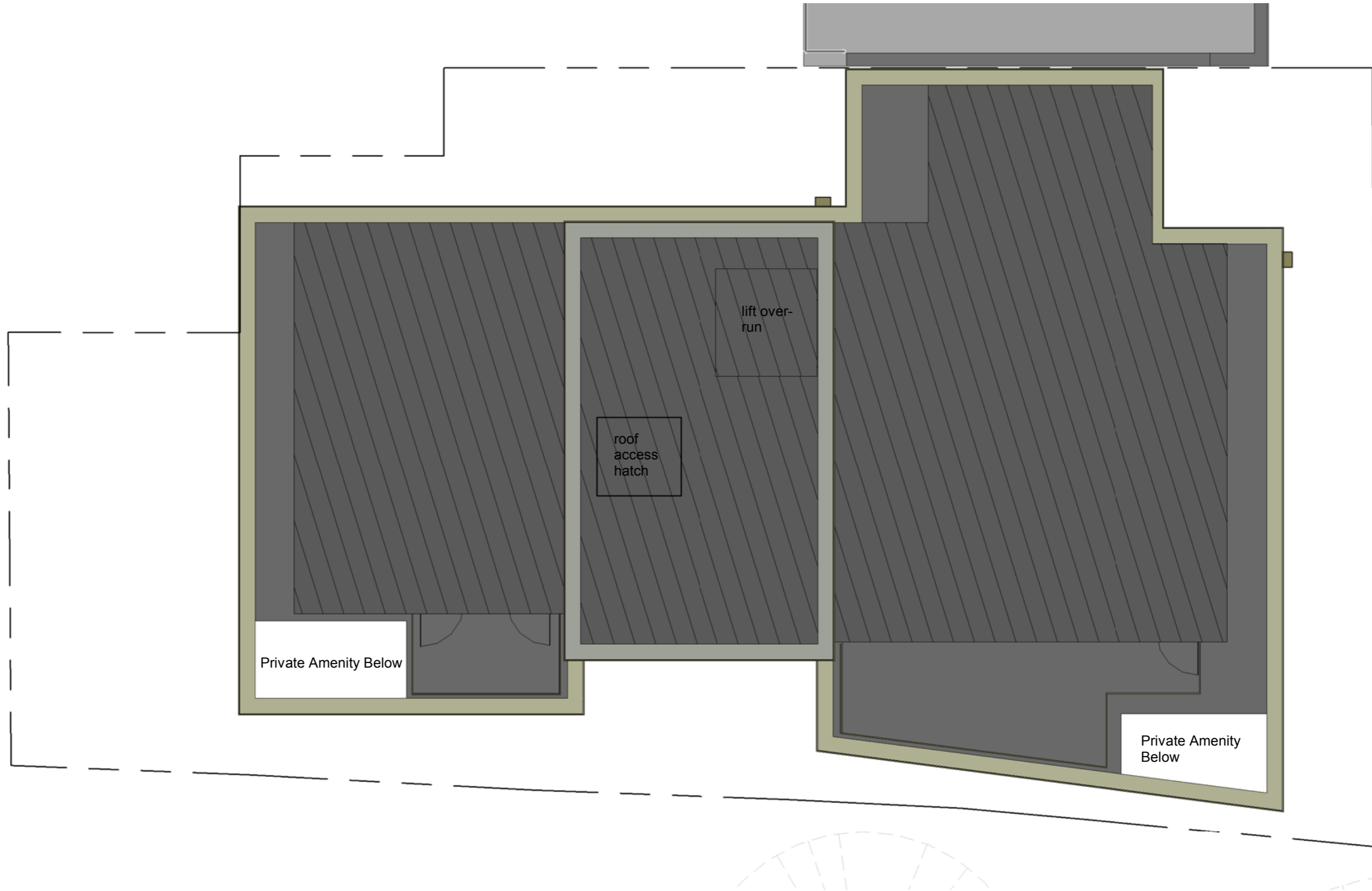
Unit Type

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



PLATT ESTATE DEVELOPMENTS

PLATT SOUTH ROOF PLAN



PLATT ESTATE DEVELOPMENTS

FELSHAM ROAD STREET ELEVATION

Phelps House

Proposed Elevation of new development
on Platt South Site

Platt Christian Centre and
approved extension dotted.



PROPOSED SOUTH ELEVATION FACING

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PLATT SOUTH NORTH ELEVATION

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PLATT SOUTH EAST ELEVATION

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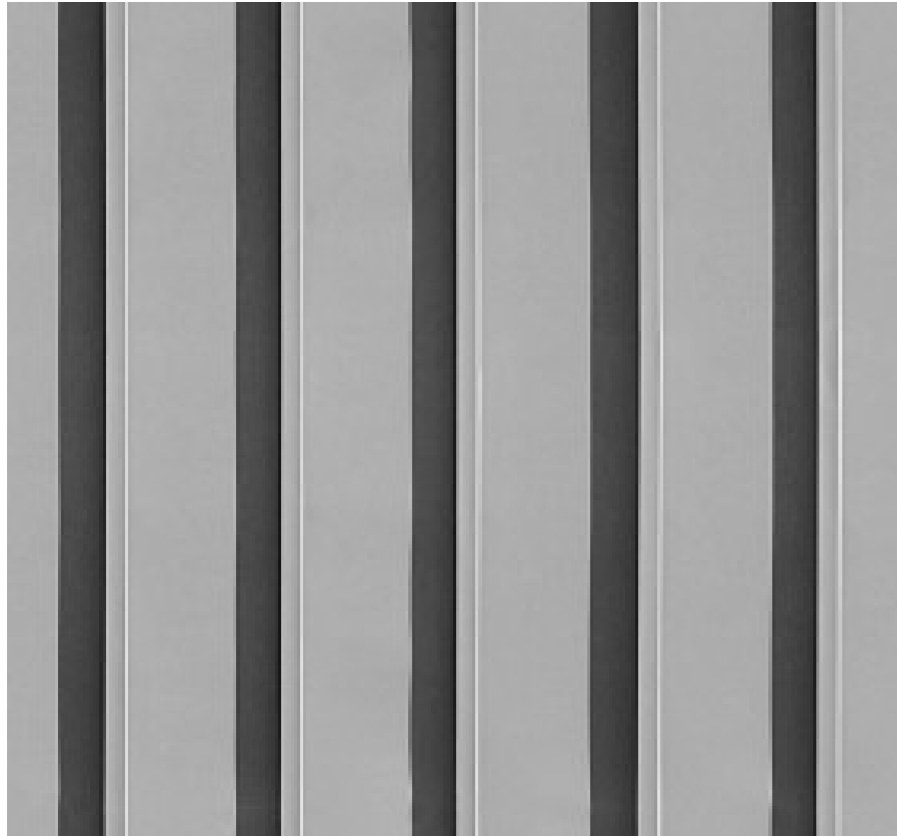
PLATT ESTATE DEVELOPMENTS

PLATT SOUTH WEST ELEVATION



PLATT ESTATE DEVELOPMENTS

MATERIAL PALETTE



Above: standing seam roofing material in light grey colour

Below: Anodised powder-coated aluminium window frames in light-bronze colour.



Left: Proposed high-quality pale coloured multi brickwork in buff/cream colour and warm grey colour.

Below: indicative rendering of window detail showing the proposed materials including recessed vertical brickwork panels.



PLATT ESTATE DEVELOPMENTS

PLATT SOUTH 3D VISUALISATIONS

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Above: view of proposed building looking from within the Platt Estate towards Felsham Road

Left: view of proposed building looking from Felsham Road

PLATT ESTATE DEVELOPMENTS

PLATT SOUTH 3D RENDERINGS

Above: standing seam roofing material in light grey colour

Below: Anodised powder-coated aluminium window frames in light-bronze colour.



PLATT NORTH PROPOSAL

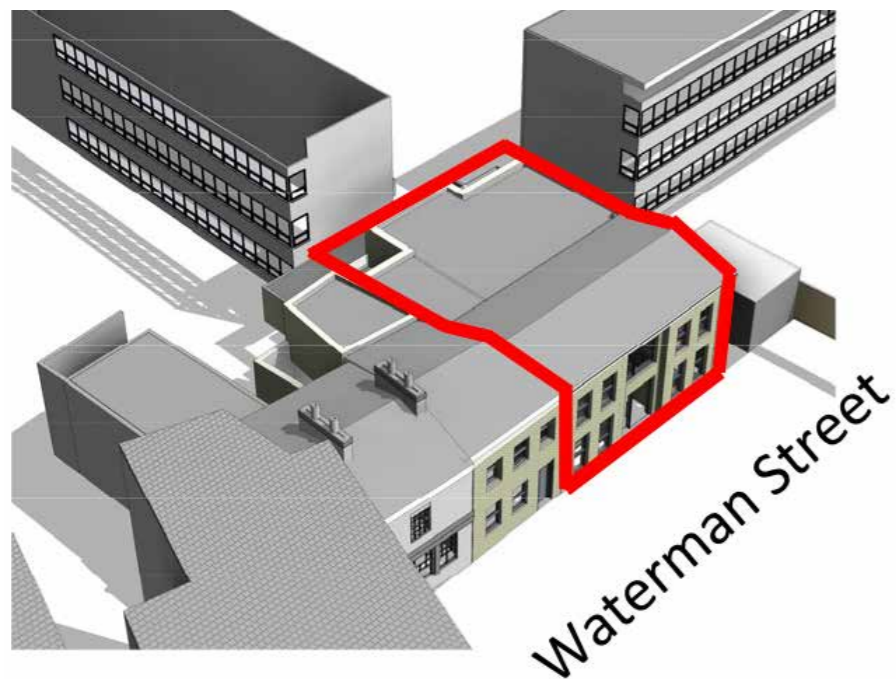
PLATT ESTATE DEVELOPMENTS

PLATT NORTH DEVELOPMENT

Wandsworth Council has been working to design two separate developments within the Platt Estate.

This proposal is called Platt North and will include 4 flats with environmental improvements to the Estate to complement the development.

The Council is committed to consulting local residents and community groups and any feedback will be carefully considered by the Council in moving forward the design.







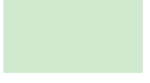

View A Indicative view showing building from Waterman Street

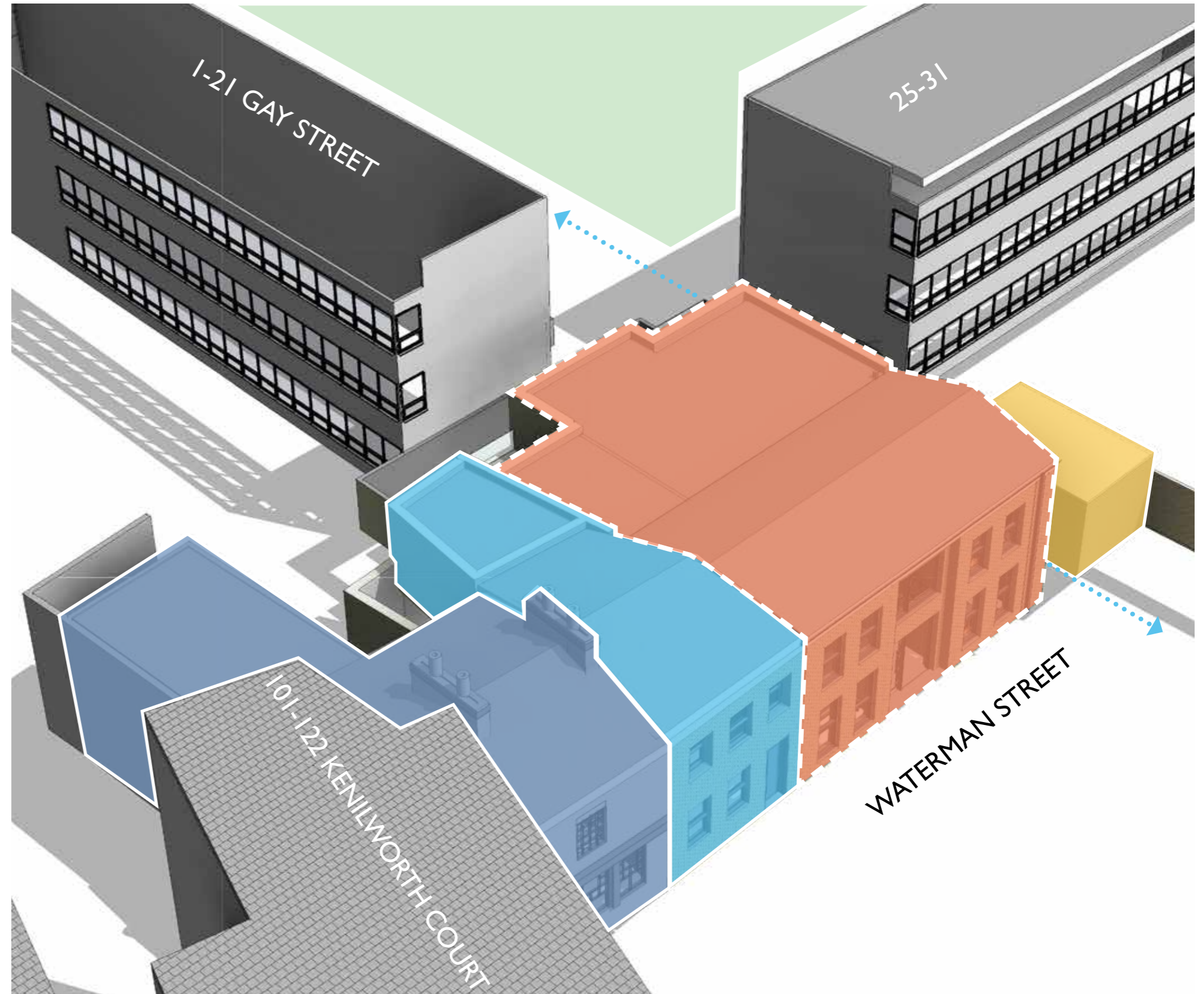
PLATT ESTATE DEVELOPMENTS

PLATT NORTH DEVELOPMENT

The proposal for the Platt North site is to build 4 new flats over two stories on the existing Garage site.

The new building will be located next to the extension to the Bricklayer's Arms Public House. The existing electrical sub-station is to be retained in its current location and a pedestrian link to the Platt Estate is retained.

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





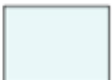



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PLATT NORTH GROUND FLOOR PLAN

The new building is designed to relate to the adjoining building and the Bricklayer's Arms in terms of size, scale and materials.

- Entrance to building accessed from Waterman Street.
- Each flat will have a private outdoor amenity space.
- The development provides level access for people with restricted mobility on the ground floor.
- There will be a secure refuse store for the flats.
- Secured cycle parking bays will be provided.
- There will be improvements to the existing landscape and refuse on the Platt estate.

Key

-  Site boundary
-  1 bed 2 person
-  2 bed 4 person
-  Communal circulation
-  Main entrance to building
-  Entrance to each flat



PLATT ESTATE DEVELOPMENTS

PLATT NORTH FIRST FLOOR PLAN




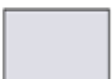


UNIT MIX OF SCHEME

1 bed 2 person = 2
2 bed 4 person = 2
TOTAL = 4 units

GROSS INTERNAL AREAS

Ground floor	155m ²
First Floor	139m ²
Total	294m²

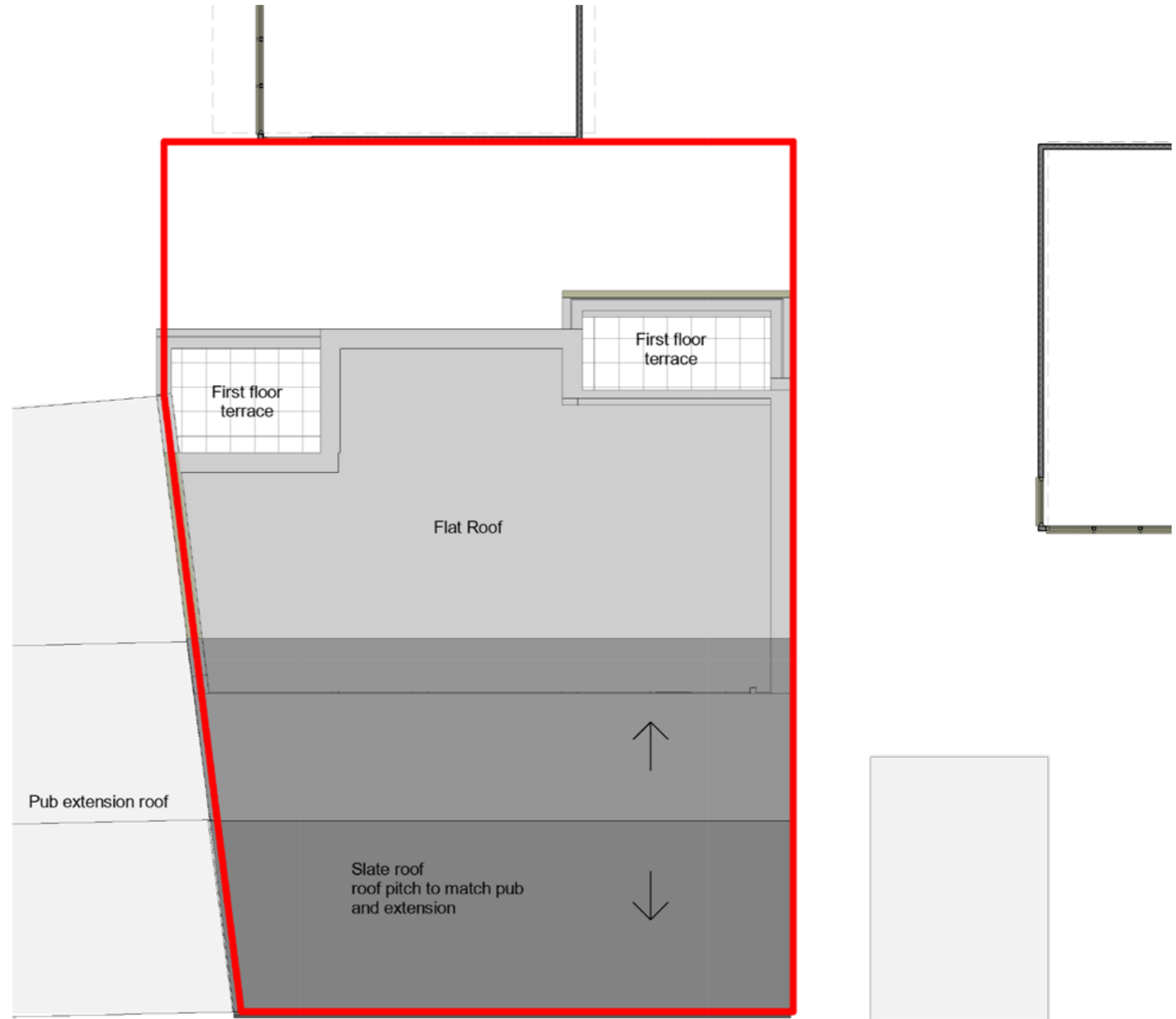
Key

-  Site boundary
-  1 bed 2 person
-  2 bed 4 person
-  Communal circulation
-  Main entrance to building
-  Entrance to each flat



PLATT ESTATE DEVELOPMENTS

PLATT NORTH ROOF PLAN



PLATT ESTATE DEVELOPMENTS

PLATT NORTH STREET ELEVATION



Proposed North Elevation from Waterman Street

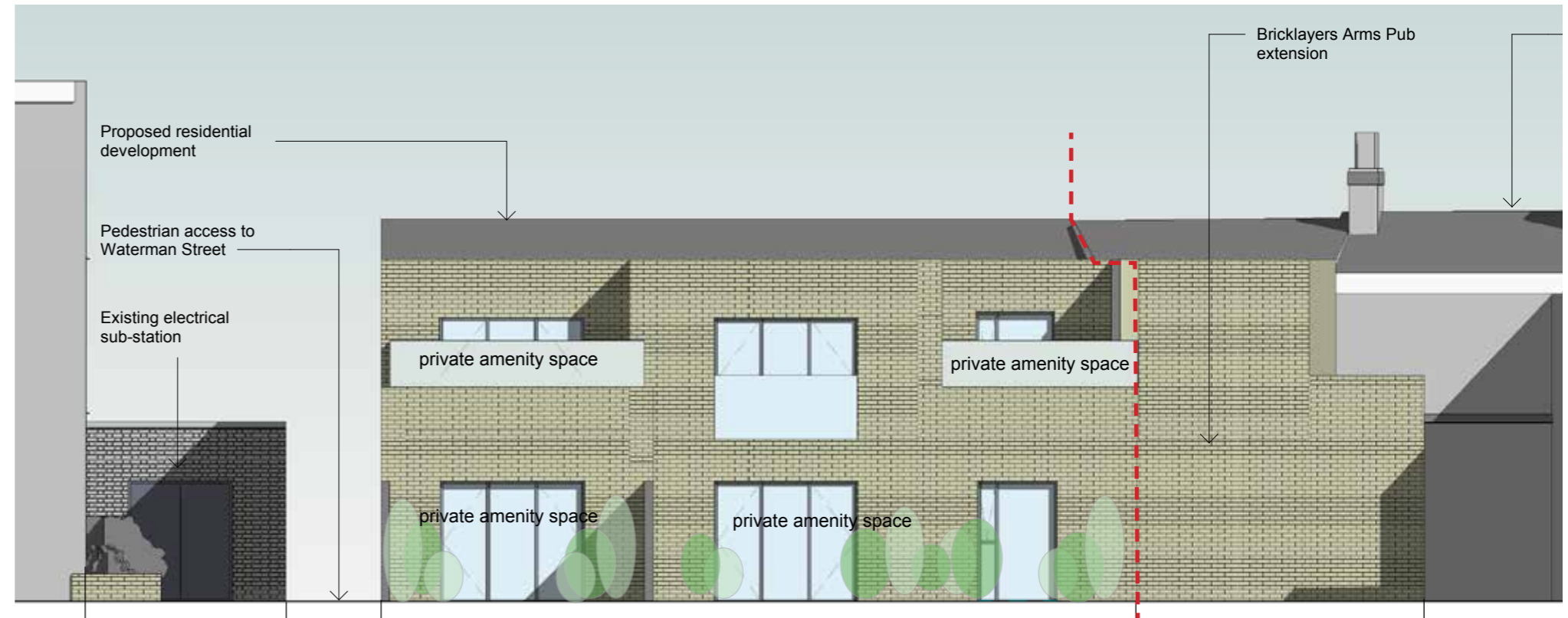
PLATT ESTATE DEVELOPMENTS

PLATT NORTH ELEVATIONS

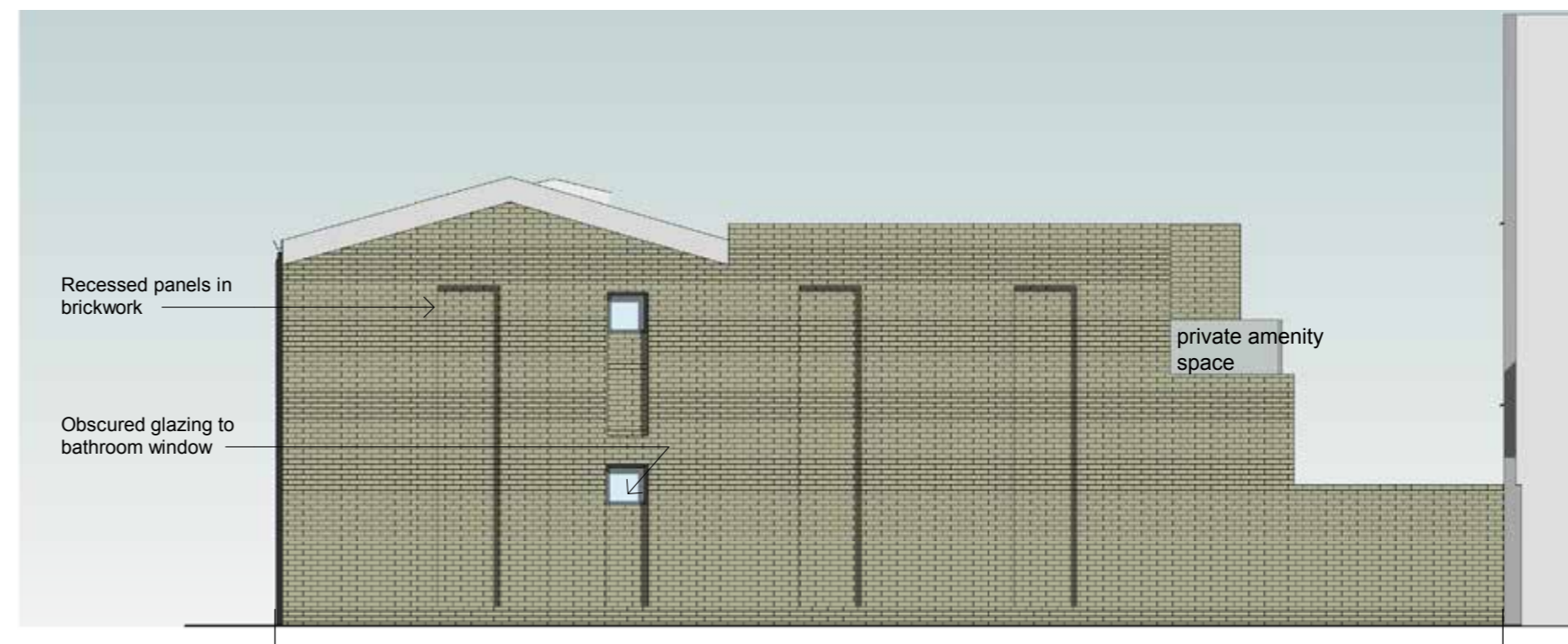
The proposed materials are designed to compliment the proposed materials on the Platt South site.

Proposed Materials:

- External walls are to be a light coloured brick.
- Pitched roof in slate tiles to match the roof of the Bricklayer's Arms new extension.
- Flat roof in grey colour roofing membrane.
- Windows and doors to be triple glazed for energy efficiency, with a grey colour finish to the window frame.
- Frame-less glass balcony detailing.
- On the West elevation some brickwork detailing is proposed to add interest and rhythm to the elevation.



Proposed South Elevation

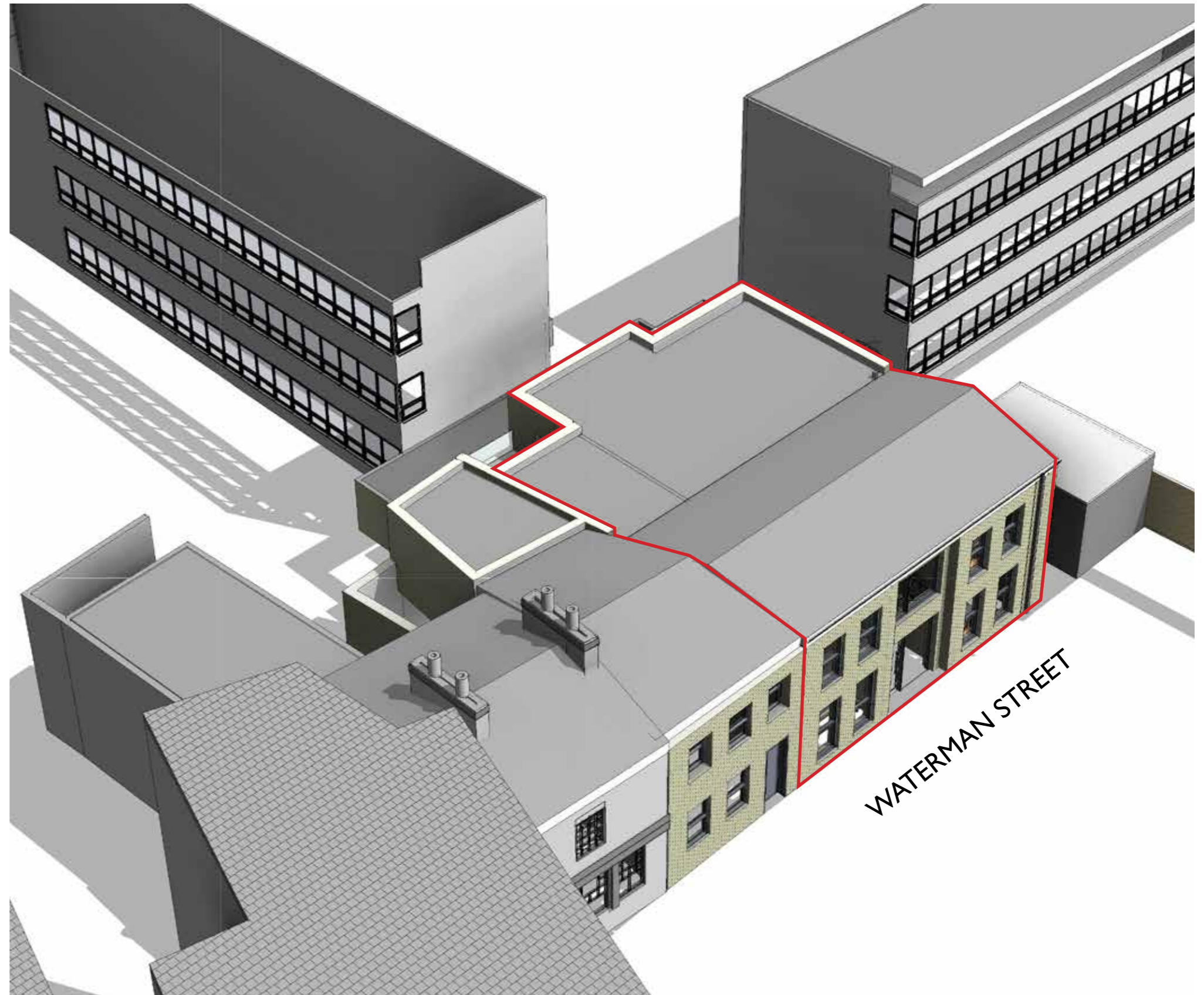


Proposed West Elevation

PLATT ESTATE DEVELOPMENTS

PLATT NORTH GROUND FLOOR PLAN

The 3D view shows the proposed building in context. The building is a subtle addition to the small terrace containing the Bricklayer's Arms and its extension. The building has been considerably designed to fit in with the context and to complete and finish off the terrace.



LANDSCAPE PROPOSALS

PLATT ESTATE DEVELOPMENTS

REFUSE ANALYSIS

The diagram opposite is an analysis on the existing refuse provisions alongside the new provision required for the new development. This shows that there will be sufficient provision for the existing and new development.

EXISTING SCENARIO

<p>PHELPS HOUSE</p> <ul style="list-style-type: none"> - GENERAL WASTE -Shutter system at Phelps House room, 6no of 'Chamberlain' 940L Bins = 5640L of collection Approximately. - RECYCLING. 2no of 1280L Bins = 2560L of collection Approximately. 	
<p>GAY STREET 1 -21</p> <ul style="list-style-type: none"> - GENERAL WASTE 3no of 'Chamberlain' 940L Bins = 2820L of collection Approximately. - RECYCLING. 2no of 1280L Bins = 2560L of collection Approximately. 	<p>By Platt North</p> <p>By Platt South</p>
<p>GAY STREET 24 -31A</p> <ul style="list-style-type: none"> - GENERAL WASTE 1no of 'Chamberlain' 940L Bin = 940L of collection Approximately - RECYCLING. No bins allocated. 	

FOLLOWING SPG

<p>PHELPS HOUSE</p> <ul style="list-style-type: none"> - GENERAL WASTE 29no of Flats x 150L= 4350L. Existing conditions are above the SPG requirements. No bins required - RECYCLING. 29no of Flats x 70L = 2030L. Existing conditions fulfil SPG. 	<p>Existing conditions are adequate. No extra bins are required.</p>
<p>GAY STREET 1 -21</p> <ul style="list-style-type: none"> - GENERAL WASTE 21no of Flats x 150L= 3150L. (330L under) 3no of 1100L Bins (3300L). <u>3no of Total Bins</u> - RECYCLING. 21no of Flats x 70L = 1470L. Existing conditions are above the SPG requirements. No bins required 	<p>General waste: Chamberlain bins are substituted by more suitable Euro-bins type.</p>
<p>GAY STREET 24 -31A</p> <ul style="list-style-type: none"> - GENERAL WASTE 8no of Flats x 150L= 1200L. (260L under) 1no of 1100L Bin + 1n 660L. <u>2no of Total Bins</u> - RECYCLING. 8no of Flats x 70L = 560L. 1no of 1280L Bin . <u>1no of Total Bins.</u> 	

NEW DEVELOPMENTS

<p>PLATT NORTH - 4no of flats. Individual dust bins of 120L per household.</p> <ul style="list-style-type: none"> - GENERAL WASTE 4no of 240L Dust Wheelie Bins. - RECYCLING. 4no of 120L Dust Wheelie Bin. 	
<p>PLATT SOUTH - 10no of flats</p> <ul style="list-style-type: none"> - GENERAL WASTE 10 x150L= 1500L. 1no of 1100L Bin + 1no of 660L Bin. 2no of bins Total - RECYCLING. 10 x 70L = 700L. 1no of 1280L Bin. 1no of Total Bins. 	

PLATT ESTATE = (SPG + NEW DEVELOPMENTS)

<p>TOTAL BIN PROVISION</p> <ul style="list-style-type: none"> - GENERAL WASTE: <ul style="list-style-type: none"> Phelps house = N/A Gay Street 1-21 = 4 'Chamberlain' are substituted by 3no of 1100L Bins Gay Street 24-31A = 1 'Chamberlain' are substituted by 1no of 1100L Bin and 1no of 660L Bin Platt North = 4no of 240L Bin Platt south = 1no of 1100L Bin and 1no of 660L Bin - RECYCLING <ul style="list-style-type: none"> Phelps house = 2no of Existing Bins. Gay Street 1-21 = 2no of Existing Bins. Gay Street 24-31A = 1no of 1100L Bin required. Platt North = 1no of 660L Bin required. Platt south = 1no of 1280L Bin required. 	
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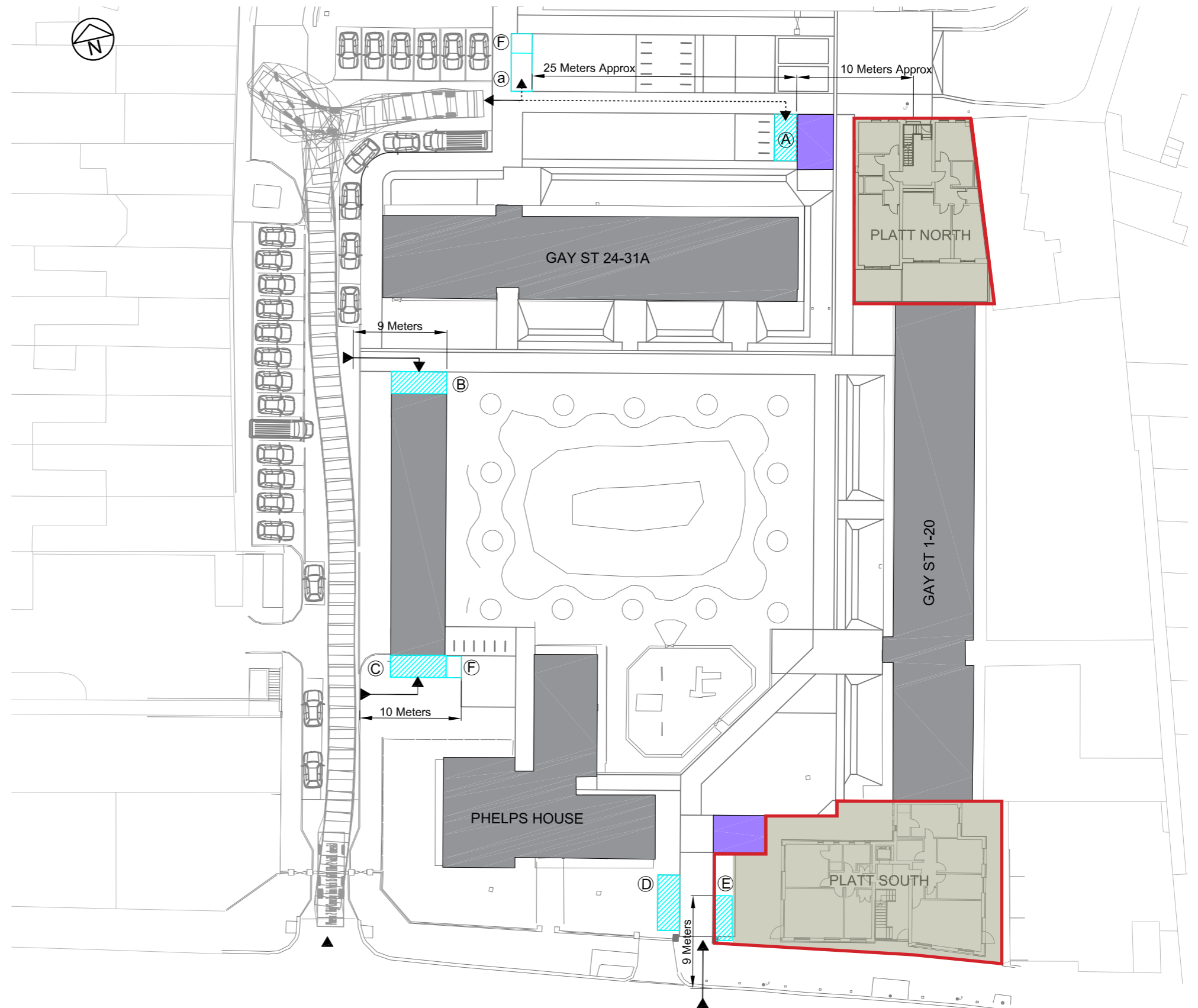
Legend

- 940L Chamberlain Bin
- 1100L General Waste Bin
- 1280L Recycling Bin
- 660L General Waste Bin
- 660L Recycling Bin
- 240L General Waste Dust Wheelie Bin
- 100L Recycling Dust Wheelie Bin






PLATT ESTATE DEVELOPMENTS

REFUSE STRATEGY

The diagram opposite shows the proposed strategy for refuse collection on the Estate.



Legend








-  Existing Building
-  Existing Sub-Station
-  Proposed Bin Storage Location
-  Proposed Collection Access
-  Proposed Development
- A. Platt North Bin Storage - 120L Dust Bins.
- a. Platt North Bins Temporary Storage for Collection
- B. Bin Storage serving: Gay Street 1-21 and 24-31A
- C. Phelps House Recycling Storage
- D. Gay Street 1-21 Bin Storage
- E. Platt South Bin storage
- F. Dedicate Area for Bulky Items

PLATT ESTATE DEVELOPMENTS

LANDSCAPE MASTERPLAN

The diagram opposite shows the proposed landscaping masterplan for the Estate including the proposed new improvements.

- 1 Raised table / Pedestrian priority
- 2 Relocated parking bays
- 3 Informal / natural play area
- 4 Outdoor cycle parking
- 5 Platt North secured refuse and cycle storage
- 6 Platt North temporary bin refuse collection
- 7 Refurbished bin store to cover Gay St 24-31,
- 8 Phelps recycling Bin store
- 9 Bin store to cover Gay St 1-21
- 10 Bulky items designated collection point
- 11 Residential blocks main entrances
- 12 Sunken gardens - SuDS
- 13 Main designated pedestrian / cycle route
- 14 Intimate / pedestrian Estate residents only route

-  Pavement - trafficable
-  Pavement pedestrian
-  Pavement to building entrances
-  Existing pavement refurbished
-  Pedestrian gate
-  Maintenance access
-  Bin / Cycle storage - Shed
-  Outdoor cycle
-  Dry channel - SuDS
-  Hedge planting
-  Low groundcover shrub planting
-  Lawn
-  Proposed tree planting
-  Existing vegetation

