

PLATT ESTATE DEVELOPMENT



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
- PHELPS HOUSE
- THE PLATT CHRISTIAN CENTRE



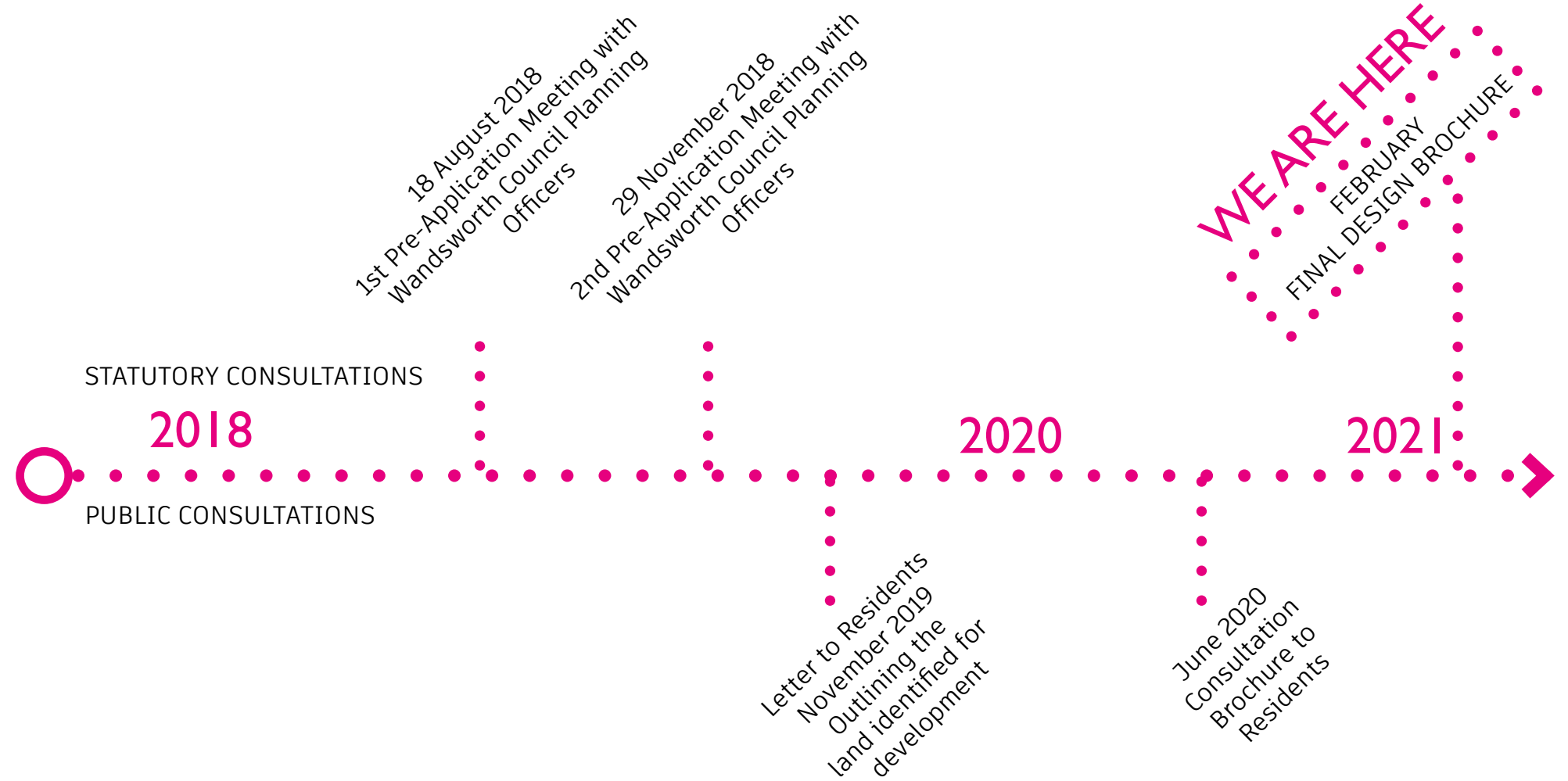
PLATT ESTATE DEVELOPMENT

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.

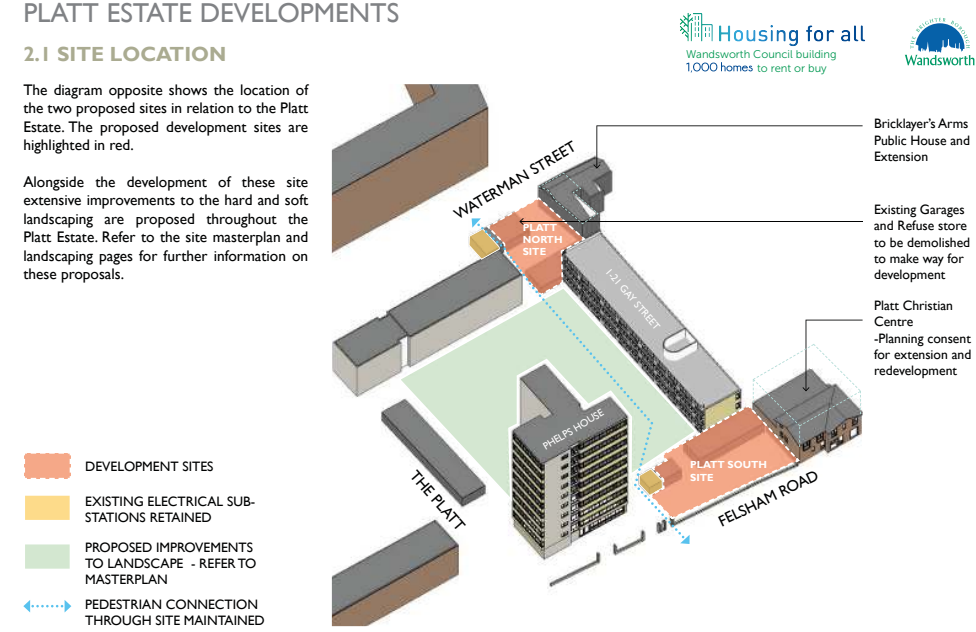
The new schemes (11 and 4 flats) will be submitted to Planning with no parking allocated i.e. the scheme will be a car-free scheme as per current policy and the London Plan (due to a high PTAL level) and that the new residents would not be allowed to apply for estate permits.

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.



PLATT ESTATE DEVELOPMENTS

PROPOSED PLATT SOUTH SITE PLAN

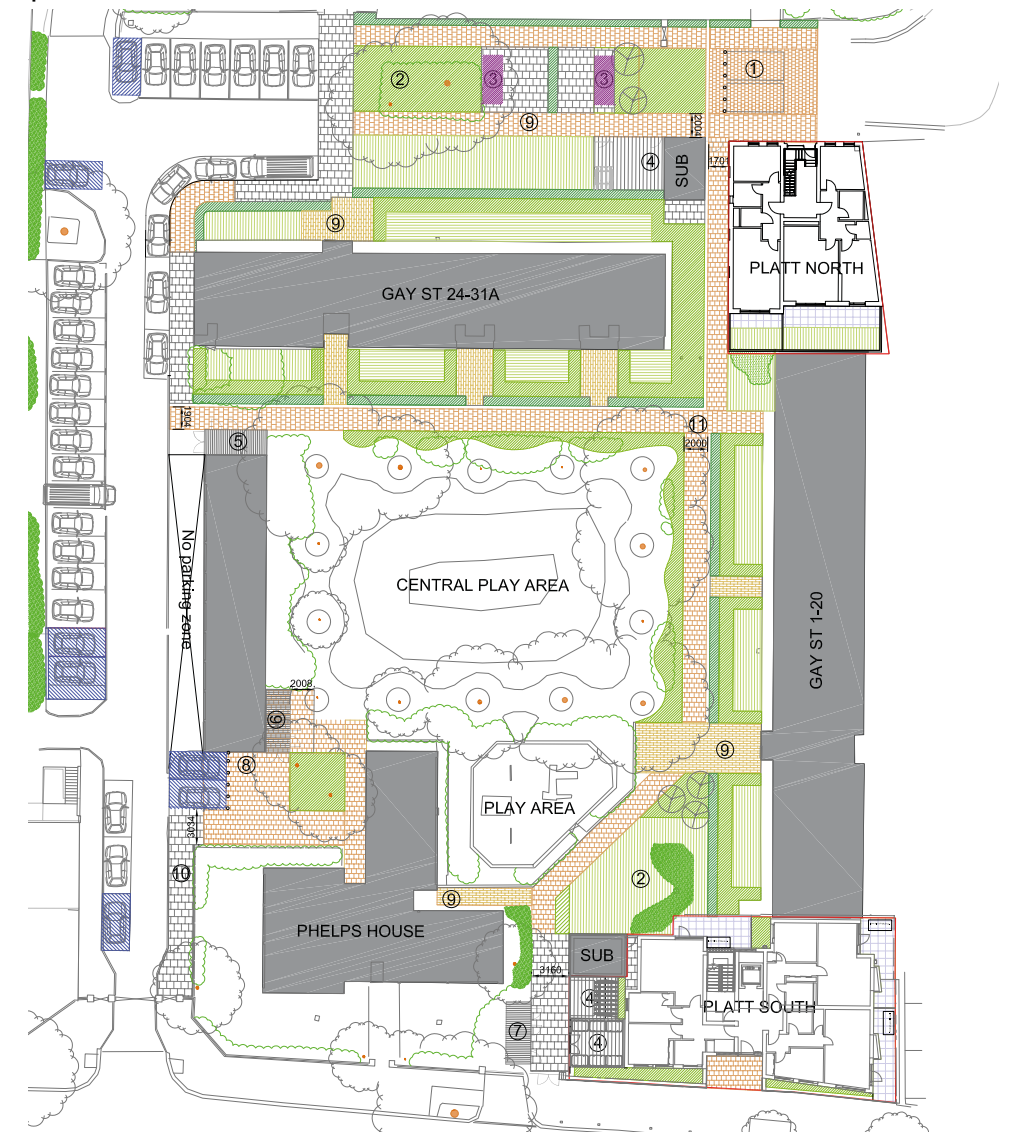


Image of the recently revised landscape proposals.

Image taken from Consultation Brochure June 2020.

Image taken from Consultation Brochure June 2020.

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 local 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. Landscape 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

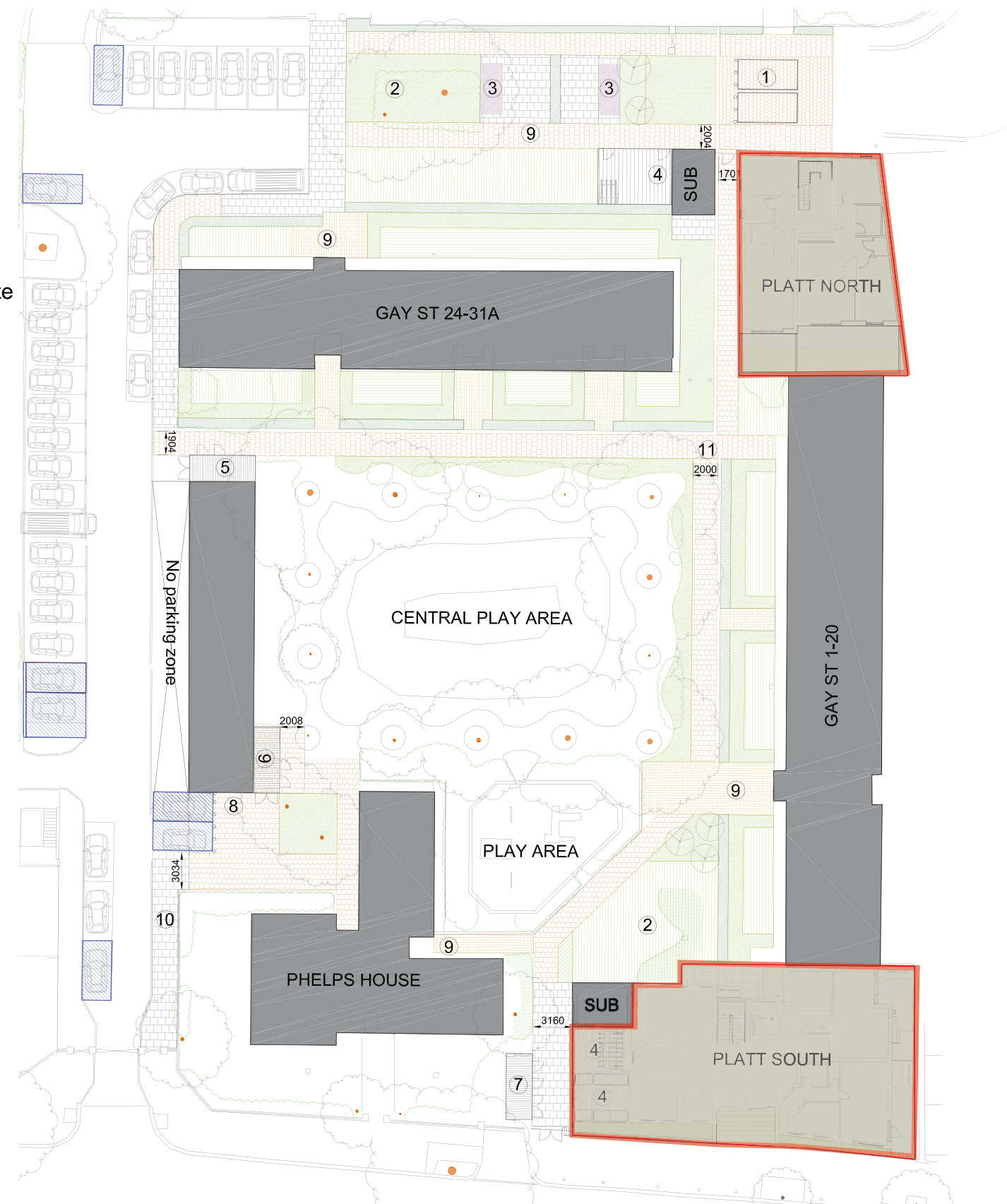
- The proposal comprises of the removal/ demolition of 4no. Estate parking permit spaces, 4 no. lock-up garages, and a bin store for the development of 11 self-contained flats providing: one studio flat, eight one-bedroom two-person flats, and two two-bedroom flats. As per the North scheme, the scheme 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 paring 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.



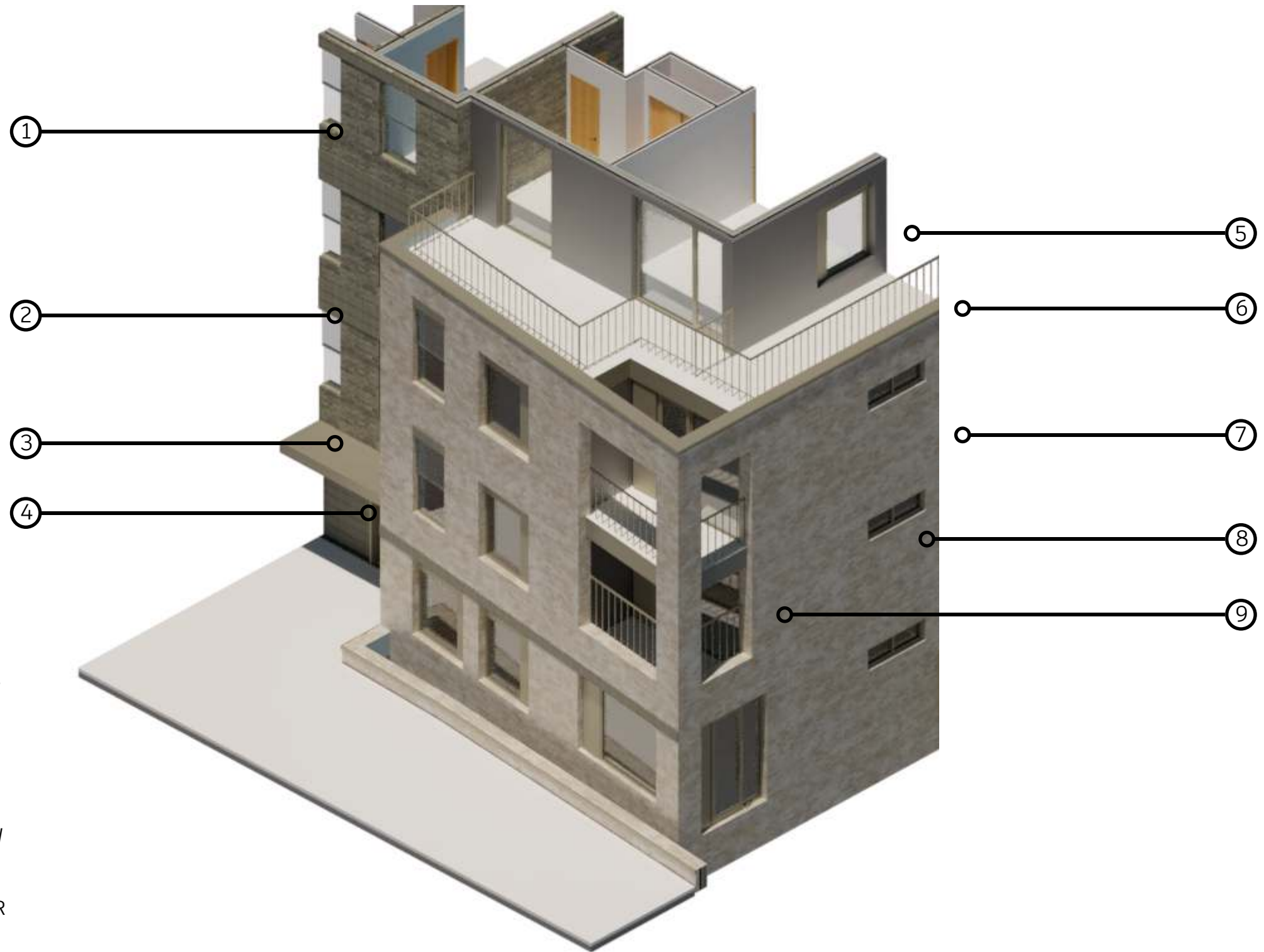
Housing for all
Wandsworth Council building
1,000 homes to rent or buy



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.



PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION

PLATT NORTH PROPOSALS

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


Wandsworth


Wandsworth

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

design service 

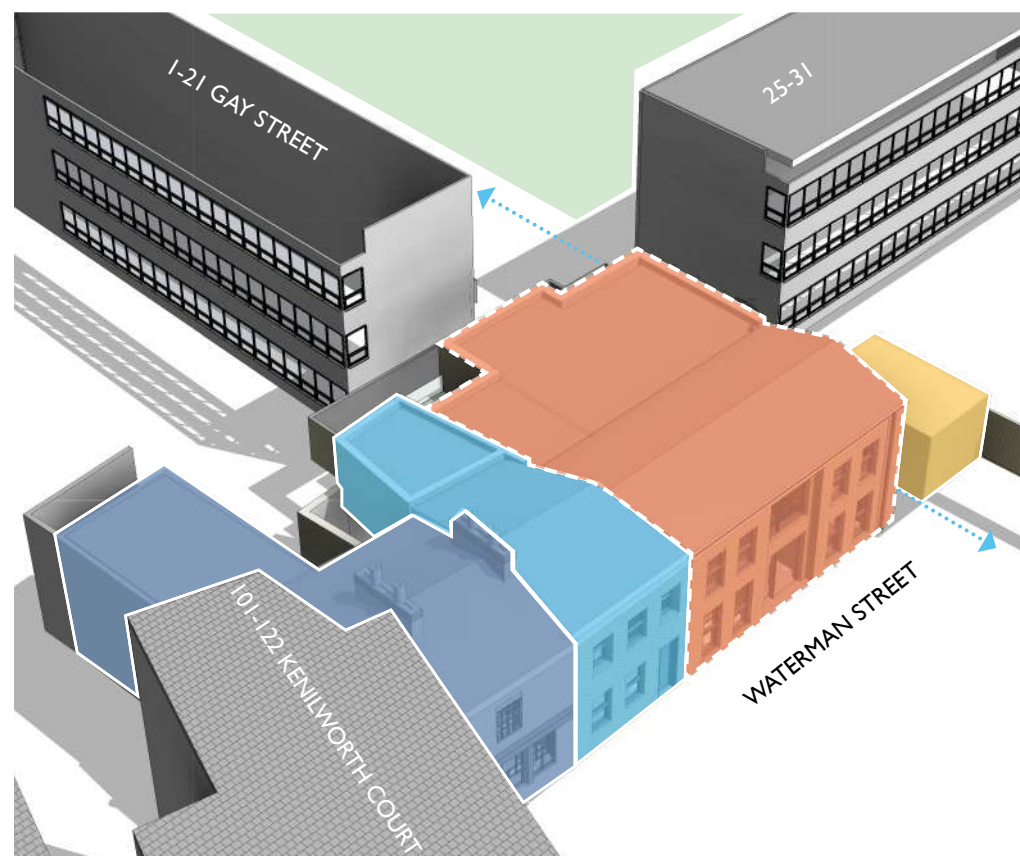
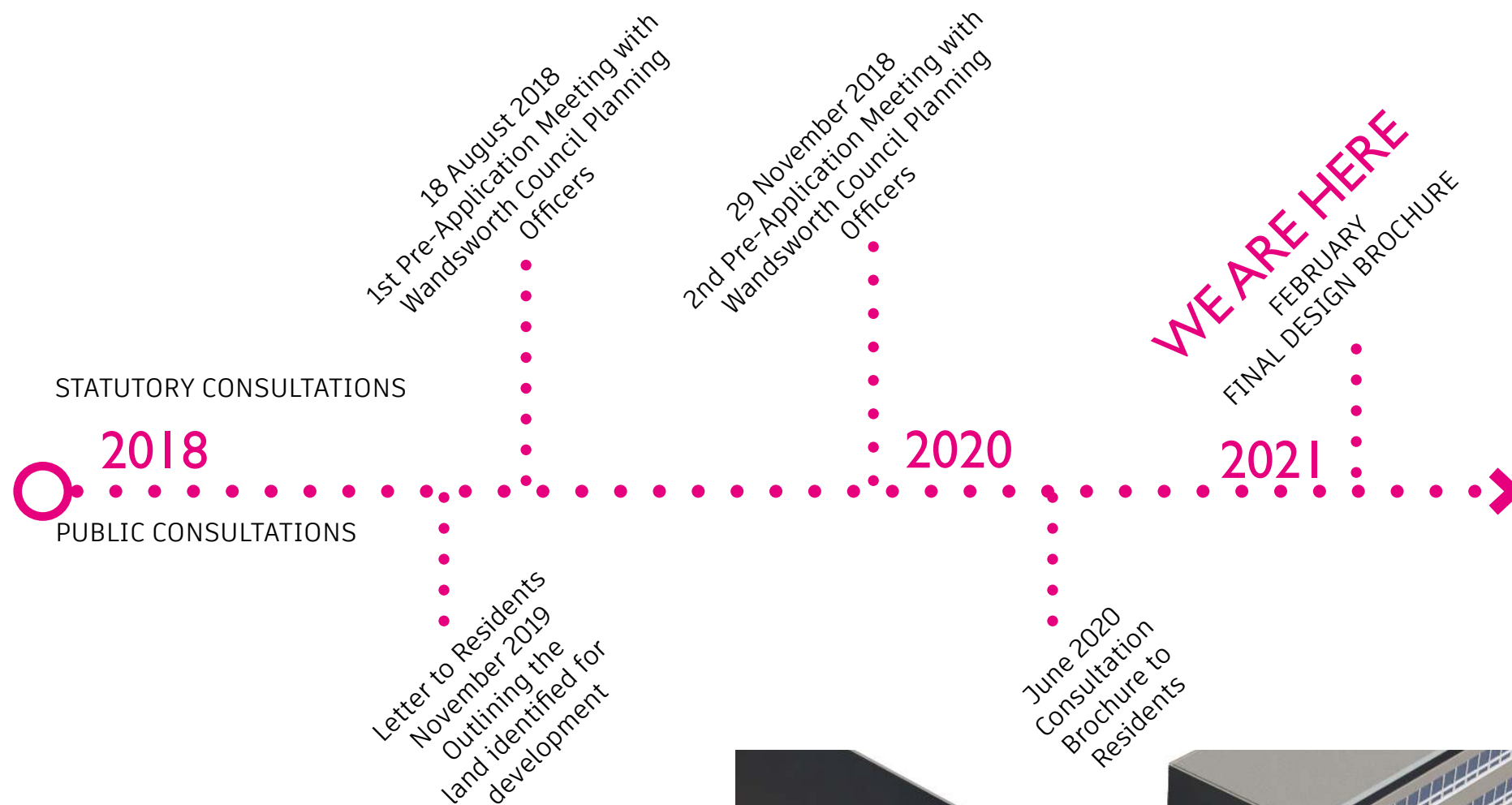
PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION

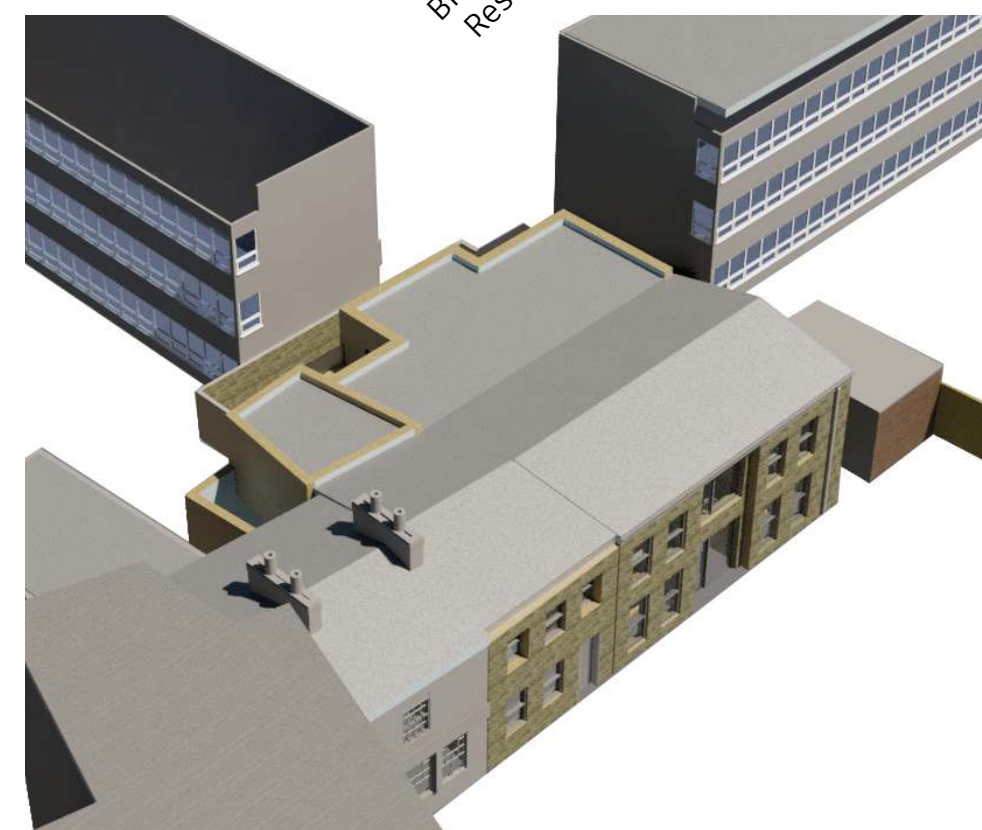
PLATT NORTH CONSULTATION JOURNEY SO FAR

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



PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION



View looking from Waterman Street at new development.

PLATT ESTATE DEVELOPMENT

PUBLIC EXHIBITION



View looking from Waterman Street at new development.

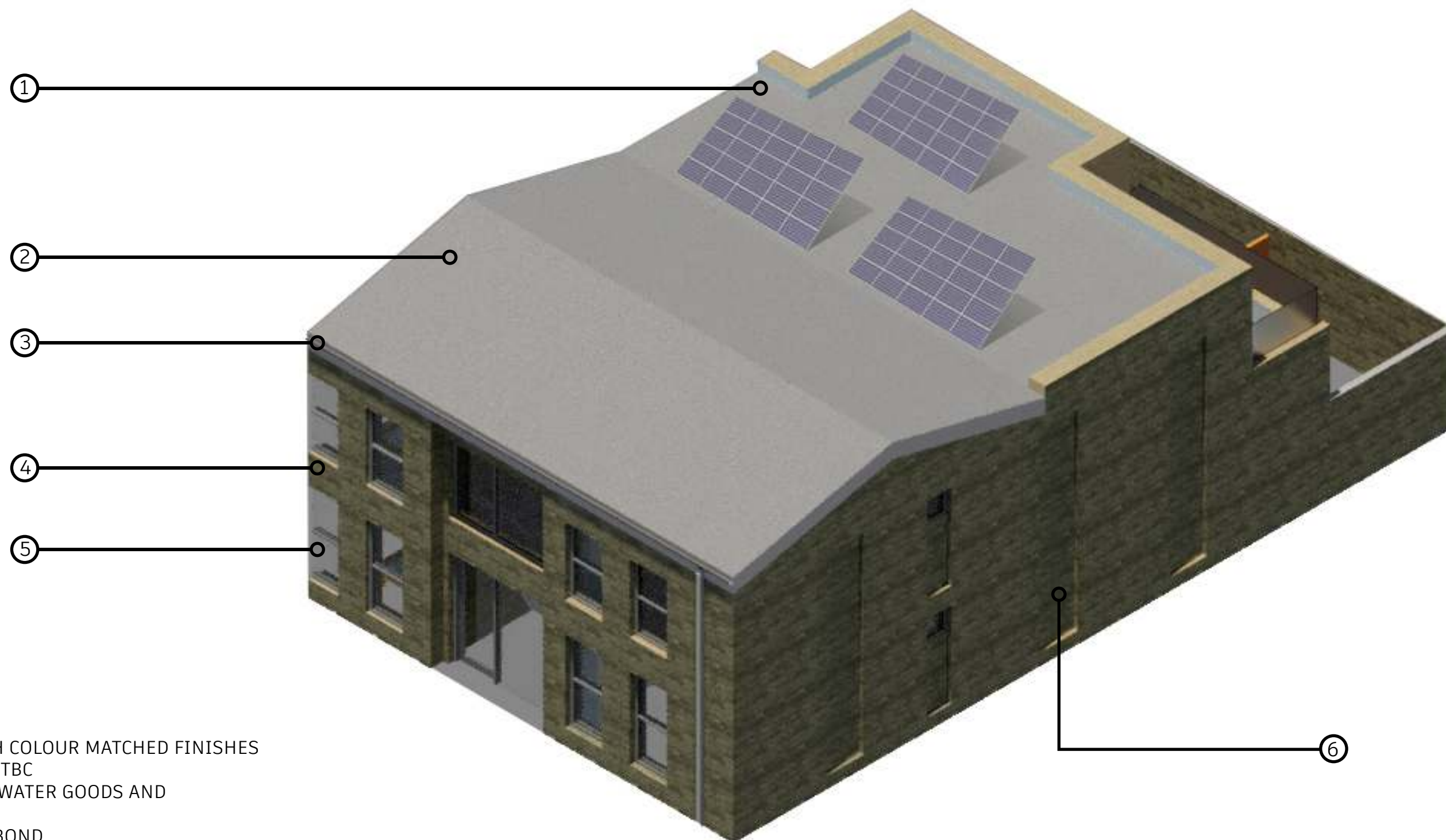


Housing for all
Wandsworth Council building
1,000 homes to rent or buy

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