

Committee Date:	12/03/2026		
Item No.	2		
Site Address:	Nos.1 to 29 Danebury Avenue; the Youth Club/Boys Club and Council offices at Nos.36-38 Holybourne Avenue; Roehampton Library at 2 Danebury Avenue; and the Alton Practice GP Surgery at Nos.208-210 Roehampton Lane.		
Application Number:	2025/4614	Date Validated:	19/12/2025
Ward:	Roehampton	Officer:	Janet Ferguson
Application Type:	Hybrid – part full/part outline (Council's own application (Reg 3))		
Proposal:	Mixed-use development including the demolition of existing buildings and structures and construction of two buildings of four storeys and nine storeys to provide 55 affordable homes (Use Class C3) and 2,891 sqm (GIA) of non-residential floorspace comprising replacement of library, youth centre, Council offices, and healthcare facility new community hall with kitchen and erection of single storey ancillary building for cycle and refuse storage (Use Classes E, F1(d), F1(e) & F2(b)), public realm , and landscaping including the provision of play space and equipment, servicing, access arrangements, provision of car / cycle parking spaces, replacement/removal of trees and an outline planning application (all matters reserved) for external alterations and the change of use of Roehampton Library (Use Class F1(d)) to flexible Commercial, Business, Service and local community uses (Use Classes E, F2(a) and F2(b)) floorspace and / or a laundrette (Sui Generis).		
Recommendation Summary:	Approve subject to conditions CIL and legal agreement.		

SITE AND SURROUNDINGS:

The planning application site is located within the Alton Estate one of the largest Council housing estates in the UK constructed in the 1950s. The site is adjoined by Whitelands College (formerly Parkstead House) to the south-west, Hersham Close to the south, St Joseph's RC Church to the east, Roehampton Village/High Street to the north-east and the remainder of Alton Estate West which extends either side of Danebury Avenue up to Downshire Fields, Mount Clare and the five listed II* slab blocks on Highcliffe Drive.

The hybrid planning application site comprises two distinct areas separated by Danebury Avenue, that are referred to as Parcel A (fronting onto Roehampton Lane) and Parcel B (the footprint of Roehampton Library).

The application site also includes three small plots of land towards the southeast side of the site, which are annotated as land parcels C1, C2 and C3. The topography of the site within Parcel A rises significantly from the centre towards the southern boundary with Hersham Close where a stepped pedestrian route connects Holybourne Avenue to Hersham Close.

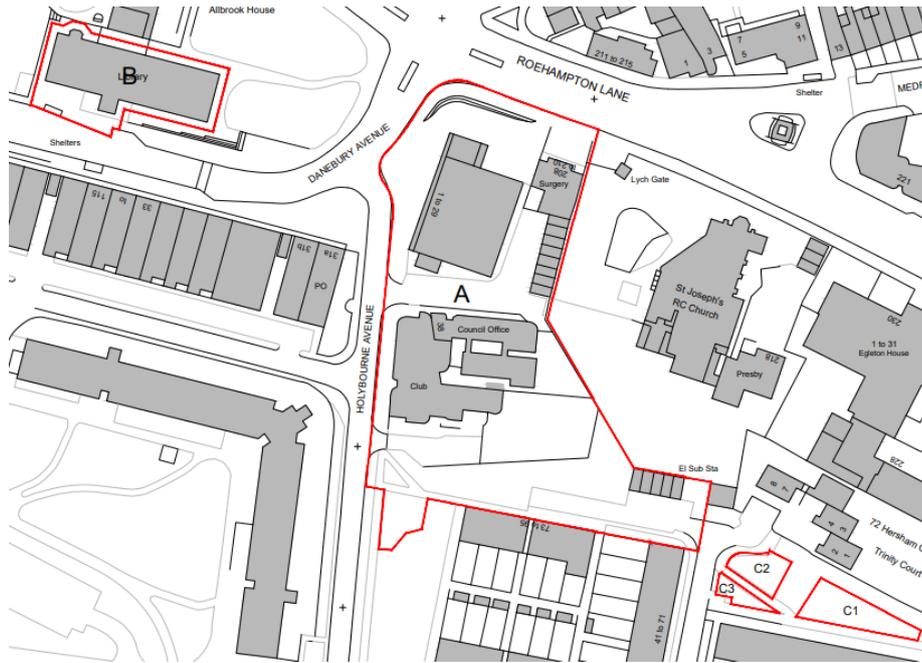


Figure 1 – Site Location Plan (site boundaries outlined in red for parcels A, B, C1, C2 and C3)

These parcels of land comprise an area of 0.68 hectares in total and are located within the Roehampton Local Centre. Parcel A is located adjacent to the busy road junction at Roehampton Lane, Danebury Avenue and Holybourne Avenue and contains the following buildings:

- Nos.1 to 29 Danebury Avenue - four-storey vacant building set back from the roadside, which previously accommodated retail floorspace at ground floor level and ten residential dwellings on the upper floors.
- Nos. 36-38 Holybourne Avenue - vacant part single storey/part two-storey brick building on the southern boundary, which previously accommodated the Roehampton Youth Club Roehampton Boys Club and Council Offices.
- Nos. 208-210 Roehampton Lane - a part single/part two-storey building, fronting Roehampton Lane currently occupied by the Alton Practice (GP Surgery) together with
- A row of disused garages at the rear of the GP Surgery building along the eastern boundary with St Joseph's RC Church.

Parcel B contains two single storey structures with arched roofs that connects into the base of the 10 storey Allbrook House building that accommodates Roehampton Library at ground floor level which is located at no.2 Danebury Avenue. Parcel B is the part of the application which has been submitted in outline form.

Parcels C1, C2 and C3 are positioned at the south-east side of the site, these do not contain any buildings and provide existing open and public amenity space which includes a number of trees.

The site is located beyond an acceptable walking distance to rail and underground

stations. Barnes is the closest train station approximately just over 2km to the north and East Putney is the nearest underground station which is located just under 2km to the northeast. However, six bus routes are located within an acceptable walking distance to the site with the nearest bus stops located at Danebury Avenue, Roehampton Lane and Medfield Street.

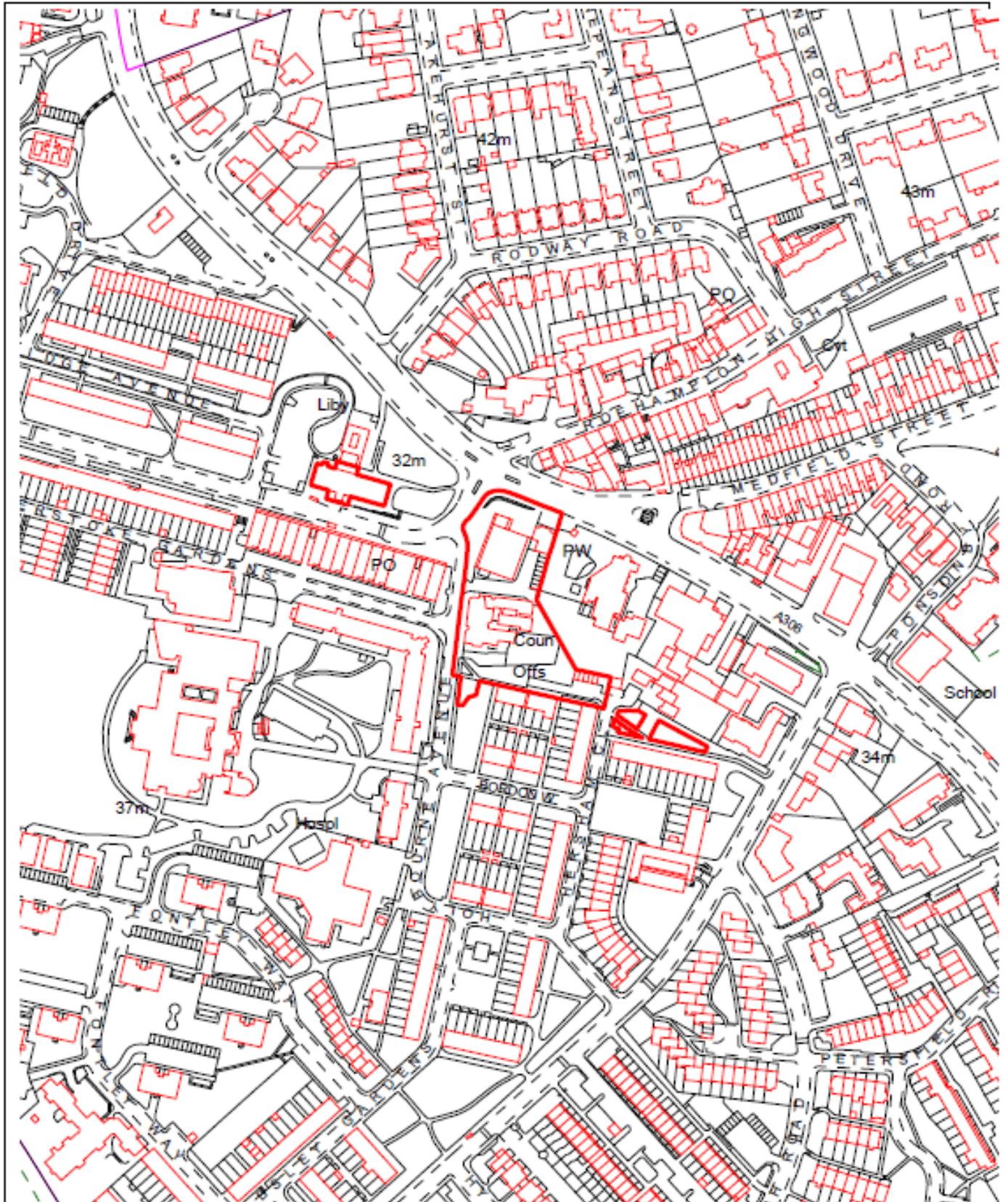
The majority of Parcel A and the entirety of Parcels B, C1, C2 and C3 do not fall within a Conservation Area. However, a small section of Parcel A that accommodates a number of the disused garages highlighted above are located within the Roehampton Village Conservation Area.

CONSTRAINTS:

- Archaeological Priority Area - Roehampton
- Local Centre – Roehampton
- Local Centre Core Frontages
- Flood Zone 1
- Surface Water Flooding by Depth
- Roehampton Village Conservation Area

There are a number of designated heritage assets in close proximity to the application site boundary including:

- Alton Conservation Area
- Alton Estate Registered Park and Garden
- Drinking Fountain (grade II)
- Richmond Park Conservation Area which is also a Registered Park and Garden.
- Roehampton Village Conservation Area
- Westmead Conservation Area
- Whitelands College (formerly Parkstead House) (grade I)



Wandsworth

Application No: 2025/4614

Address:

1 to 29 Danebury Avenue; the Youth Club and Council offices at 36-38 Holybourne Avenue; Roehampton Library at 2 Danebury Avenue; and the Alton Practice GP Surgery at 208-210 Roehampton Lane.

Scale:
1:3054

N



REASON FOR REFERRAL:

The Council's Constitution does not give delegated powers to determine the application in the way recommended and must be determined by the Planning Applications Committee.

RELATED PLANNING APPLICATIONS:

1-29 Danebury Avenue, the Youth Club and Council offices at 36-38 Holybourne Avenue, Roehampton Library at 2 Danebury Avenue and the Alton Practice GP Surgery at 208 – 210 Roehampton Lane:

05 February 2026 (2026/0242): EIA Screening in accordance with requirements of Reg. 6(2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in relation to the demolition of existing buildings and structures and associated infrastructure. SCREENING OPINION PROVIDED (EIA not required).

Downshire Field and Alton Activity Centre, Alton Estate Roehampton:

20 June 2024 (2024/1155): Full planning permission for landscaping amendments, alterations to footpaths, replacement of the existing children's play facilities, installation of seating and trim trail equipment, public realm alterations, erection of fencing and works to trees. APPROVED

The Alton Estate:

22 March 2022 (2019/2516): (a) Phased demolition of all existing buildings and structures (except Alton Activity Centre community building). (b) Mixed-use phased development ranging from 1-9 storeys above ground level comprising up to 1,108 residential units and up to 9,377sqm (GIA) of non-residential uses comprising new and replacement community facilities (including library and healthcare facilities, youth facilities, community hall, children's nursery & children's centre) (Class D1); flexible commercial floorspace (comprising retail (Class A1), financial and professional services (Class A2), café / restaurants (Class A3), hot-food takeaways (Class A5), business (Class B1), and community uses (Class D1)); landscaping; removal and replacement of trees; public realm improvements; access improvements; relocation of bus turnaround area and provision of bus driver toilet facility; improvements to children's play facilities; provision of energy centre and associated rooftop plant enclosure; car and cycle parking; and other highway works incidental to the development. All matters reserved except for Blocks A, K, M, N, O, Q, Portswood Place Nursery and Community Centre and highway/landscape/public realm improvements. APPROVED

Digby Stuart and Southlands Colleges, Roehampton Lane:

15 September 2014 (2014/3330): Erection of three buildings between 3 and 5 storeys high, comprising 204 student bedrooms plus wardens flat; restoration of the lower lawn and landscaping with removal of 26 trees (including tree and hedge groups, 13 of which are covered by a preservation order) and planting of 19 trees; formation and alterations to boundary treatment and pedestrian access from Roehampton Lane and alterations to car parking. APPROVED

APPLICATION DETAILS:

Existing Uses

With the exception of the disused garage block, the land provided in Parcel A within the contains three buildings that accommodates a total of 624 sqm of residential floorspace (use class C3) and a total of 2,152 sqm of non-residential floorspace under Use Class E (Commercial, Business and Service), F1 (Learning and non-residential institutions) and F2 (local community floorspace).

The existing residential units provided on the upper floors of the four-storey building are currently vacant and the mix and habitable rooms floor area of these units are set out below:

Unit Size	Number of Units	Habitable Rooms	Floorspace
1 bedroom	5	30	624 sqm
3 bedroom	5		

Table 1 – Existing schedule of residential accommodation

The existing non-residential floorspace within Parcel A, comprises the Alton Practice (Use Class E) which is located at the north-east corner of the site and is still in operation and the vacant Roehampton Youth Club and Council offices are located at nos.3-9 Danebury Avenue, (Use Classes E and F2).

Additional non-residential floorspace is contained in the Roehampton Library which is still in use and located within Parcel B.

The floor areas of the non-residential uses and the corresponding Use Classes are set out in the table below:

Location	Use Class	Floorspace
Nos. 3 – 9 Danebury Avenue	Class E	850 sqm
	Class F2	536 sqm
Nos. 208 – 210 Roehampton Lane (Alton Practice)	Class E	235 sqm
2 Danebury Avenue (Roehampton Library)	Class F1	531 sqm
Total		2,152 sqm

Table 2 – Existing non-residential floorspace.

Proposed development

Full planning permission is sought for the redevelopment of the site to provide a mixed-use scheme for a nine-storey building containing 55 residential units and a four-storey non-residential building totalling 2,891 sqm (GIA) together with ancillary works. Some of the proposed non-residential floorspace is concerned with the re-provision of floorspace provided in the library, GP Surgery that are both still in use and the vacant youth centre, Council offices and retail ground floor unit. The non-residential building has also been specifically designed to provide facilities to suit end-users with additional associated provision for IT, study areas, meeting rooms and a new community hall and kitchen.

Other works include the erection of a single storey cycle/refuse storage building, improvements to the public realm, new landscaping/tree planting, the creation of a play area (with equipment) together with the provision of external cycle and car parking and new footpaths.

The outline part of the submission is concerned with seeking consent for the change of use of the existing library to flexible commercial, business, service and local community uses and or as a laundrette.

The proposed development has been designed and evolved through an extensive period of positive and collaborative pre-application discussions with LPA officers.

Proposed community hub

The four-storey community hub would measure a total height above ground floor level of 23 metres and has a cube shaped footprint which measures approximately 29 metres by 29 metres. The principal elevation of the building would front Danebury Avenue and would contain a double-height main entrance on the prominent corner between Danebury Avenue and Roehampton Lane. Each façade of the proposed building would be split into five bays, that would be delineated with brick piers that would rise throughout the building into a pre-cast concrete frame, cladding panels and roof structure with integrated planters and metal railings.

The community hub and GP Surgery are legible when viewed from the streetscape while the design of the elevations allow views into and out of the building creating a welcoming frontage onto Danebury Avenue. The proposed palette of materials used in the construction would be a mix of neutral colours including a pale cream facing brick, green powder-coated aluminium corrugated panels, composite windows and aluminium fins to provide solar shading.



Image 1 – Proposed community hub

The building would have a strong vertical emphasis with a tall glazed central bay at the centre of the main elevation, which would be aligned with an atrium that would serve the replacement library, to create a visual connection between the building's interior and the surrounding public realm, while maximising natural daylight within the building to enhance user experience.

The proposed community hub would be served by one disabled parking bay, which would be located along Holybourne Avenue. One further disabled car parking space and an extra car parking space is to be provided for the GP Surgery, these are located adjacent to the boundary with St Josephs RC Church, both spaces would be accessed from Roehampton Lane. Within the public realm, 30 short stay cycle parking spaces are proposed.

A single-storey ancillary building is proposed on the eastern boundary which has been designed to accommodate plant, cycle storage for 13 long-stay spaces for community hub employees and commercial refuse storage. The building would be constructed in pale cream/buff bricks and would include perforated decorative metal panels and a biodiverse green roof.

The proposed landscaping strategy would include a widened street frontage and new public realm around the community hub, with new trees, planters and integrated seating areas.

Proposed residential building

The proposed nine storey residential building would measure a total height above ground floor level of 32.8 metres and is a linear and staggered footprint measuring approximately 38m by 20m. The residential building would provide 55 residential units (which includes the re-provision of 10 existing units) with the following mix:

	Unit Size and Quantum					Total
Tenure	1 bed (2 p)	2 bed (4 p)	3 bed (5 p)	4 bed (6 p)	4 bed (7 p)	
Social Rent	14 (25%)	25 (45%)	12 (22%)	2 (3.5%)	2 (3.5%)	55 (100%)

Table 3 – Schedule of accommodation by unit size

The proposed building would be set back from the existing building line on Holybourne Avenue to provide a wider footpath, defensible space and step-free access for residents and visitors. A double-height communal entrance would be centrally located within the primary elevation of the building which would include a canopy and external lighting. A communal lobby would lead to two cores, which would also be connected to the proposed communal external amenity space and new play area to be located at the east side of the site. The maximum number of units per floor served by the dual cores would be seven.

The residential building would provide six (10%) wheelchair accessible homes, that would consist of:

- 4 x 2 bed (4 persons)
- 1 x 3 bed (5 persons)
- 1 x 4 (6 persons) units.

All remaining residential units would be designed to meet Part M4 (2) standards. Each

residential flat would have an element of private amenity space provided in projecting balconies and terraces, and the development would also accommodate 548 sqm of shared outdoor amenity space. In addition, 62% of the units would be dual aspect.

The proposed material palette combines the muted tones of pale grey/beige and dark grey multi-stock brick from Alton West with the robust brick detailing of Alton East, creating a contemporary yet contextual character. A dark grey brick base anchors the building, while lighter grey brick above is expressed in alternating smooth and ribbed textured bands for added depth. The balconies express structural lightness through a slender precast concrete base that returns to form a solid balustrade at one end, transitioning to open quartz grey steel railings along the remainder of the balustrade.



Image 2 – Proposed residential building viewed from Laverstoke Gardens

The residential element of the development would provide two disabled parking spaces that are to be located on Holybourne Avenue. A total of 103 long-stay cycle parking spaces accessed from Holybourne Avenue would be provided within an integrated cycle store that is provided at ground floor level alongside a refuse store. Landscaping and tree planting is proposed in the form of street trees and informing the design of a play area integrated into the sloping topography of the land for use by occupiers of the residential

building and other people living on the Estate.

The design of the public realm, Hershams Close play space and residents shared amenity terrace evolved through a collaborative process between the applicant and the Council, informed by extensive pre-application engagement and constructive feedback from the Wandsworth Design Review Panel (DRP).

The development features three distinct landscape areas:

1. A civic space around the community hub to improve pedestrian access and provide seating;
2. A communal terrace offering residents accessible spaces for socialising and daily use; and
3. The Hershams Close community play space which makes use of existing mature Lime trees and the sloping topography of the southern edge of the site.



Image 3 – Location of play space and outdoor community areas

Parcel B – Roehampton Library

The application does not involve any external alterations to Roehampton Library contained within Parcel B, as the outline element is only concerned with the change of use of this ground floor space.

Parcel C1, C2 and C3

No development is proposed in parcels C1, C2 and C3 apart from compensatory tree planting.

Please note that the drawings and illustration included in this report are not to scale and are included solely for assistance. Full details of the application, including scale drawings and other documents are available on the online application file on the Council's website via [this link](#).

Supporting documents

The following suite of documents was submitted in support of the application:

- Air Quality Assessment
- Arboricultural Impact Assessment
- Archaeological Desk Based Assessment
- Bat Survey Report, version A
- Biodiversity Net Gain Assessment
- BREEAM Mat 01 – Life Cycle Carbon Emissions Assessment
- BREEAM v6.1 Tracker
- Covering Letter
- Daylight and Sunlight Report (Neighbouring Properties)
- Design and Access Statement
- Design Code
- Drainage Strategy
- Dynamic Overheating Report
- Energy Statement
- Financial Viability Assessment Report
- Fire Statement
- Fire Strategy – Stage 2
- Flood Risk Assessment
- Foul Drainage and Utilities Statement
- Health Impact Assessment
- Heritage, Townscape and Visual Impact Assessment
- Inclusive Design and Accessibility Statement
- Landscape Statement
- Management Strategy
- Noise Impact Assessment Report
- Operational Waste Management Plan
- Outline Construction Logistics Plan
- Phase 1 Desk Study Report
- Planning Statement
- Preliminary Ecological Appraisal
- Shadow Habitat Regulations Assessment
- Statement of Community Involvement
- Statutory Biodiversity Metric
- Sustainability Statement version 2
- Transport Statement

- Travel Plan
- Whole Life Cycle Carbon Emissions Assessment version 2

During the course of the application, some submitted documents were revised to address comments raised in consultation responses, including the following:

Revised documents:

- Planning Statement
- Design and Access Statement revised page 59
- Surface Water and Foul Water Drainage Strategy dated 16 February 2026, Plan Nos. 8427A-PL-GA-101 REV02 received on 25.2.26 and WBC-AER-A01_HTA-A_DR_0100 P2 and WBC-AER-A01_HTA- A_DR_0201 P2 received on 24.2.26.

COMMUNITY INFRASTRUCTURE LEVY:

CIL Estimate	
Mayoral	Borough
£248,053.55	Nil

These are the estimated amounts for the CIL and are inclusive of potential social housing relief that the development may be eligible to claim. The actual amount of CIL can only be confirmed once all relevant details have been approved and any relief claimed.

CONSULTATION:

Number of letters sent	800
Site Notice	Yes (four site notices displayed)
Press Notice	Yes
Number of responses received	11
Number of neighbour objections	5
Number of neighbour support	6
Number of neighbour comments	0

A summary of all consultation responses is provided below. Neighbour representations received can be read in full on the Council’s website until a decision is made.

Neighbour Consultation Summary:

Objection letters summarised as:

- **Design** – The proposed nine-storey residential building is too high and the development would result in an overdevelopment.
- **Loss of retail** – Proposed loss of retail floorspace and the Co-op Supermarket should be resisted.
- **Access to doctors** – The application fails to address the challenge to access local GP.

- **Service Charges** – Development would impact management expenses for leaseholders at the Alton Estate.
- **Impact on amenity** – Development would cause overshadowing to residential properties at Hershams Close. In addition, the development could cause loss of daylight, sunlight and privacy to existing residential units.
- **Construction impact** – The development would cause noise, dust and general disruption to nearby residents.
- **Car Parking** – Lack of car parking is not assisting residents considering public transport is not being improved. The development could cause overspill parking.
- **Public Transport** – No residential development should be permitted until public transport has improved for residents.
- **Barnes Station** – The development should seek to amend Barnes Station from zone 2 to 3 to provide more flexibility in options to access Roehampton.
- **Anti-social behaviour** – The development does not address crime and antisocial behaviour within the Alton Estate.
- **Consultation** – The application has not been well communicated to residents.
- **Water pipes** – Frequency of water pipes bursting in the area is often and the application does not acknowledge this issue.

Support letter summarised as:

- **Affordable housing** – The development would meet the objectives for delivery of affordable housing resulting in a public benefit that meets an identified need.
- **Community facilities** – The consolidation of community floorspace would strengthen the civic focus and support community life.
- **Design** – The development has been well-designed and would provide modern, energy efficient housing for residents. The buildings would serve as a landmark for the Alton Estate with clear benefits for the regeneration of the area.
- **Landscaping** – Proposed tree planting, improved pedestrian routes and people-focused spaces would enhance the local environment and result in greener, more welcoming public spaces.
- **Public benefits** – The development would deliver affordable housing and enhanced community facilities, resulting in clear public benefits.
- **Youth Centre** – The proposed youth centre has been thoughtfully considered, and the inclusion of a music room is strongly supported.

Other Consultation Responses: summarised below as:

External Consultation Responses: summarised as:

Ancient Monuments Society: No response received.

Environment Agency: No comments.

Health and Safety Executive (HSE): Representation received confirming that there are no comments on the application.

Historic England Greater London Archaeology Advisory Service (GLAAS): No objection subject to a condition requiring a written scheme of investigation (WSI).

London Fire Brigade: No objections. However, the following recommendations for achieving a safe development that aligns with fire safety regulations offered:

- Circulation corridor at third floor within community hall to install additional doors for means of escape.
- The capacity of the third floor roof terrace should be reassessed.
- Details of electric propelled vehicles (EPVs) and storage would be required.
- Details of escape routes passing near high risk areas within the residential building should be reviewed.
- Details on the fire risk associated with the stores are required to confirm that these would use EPVs (electric cars or bikes).

National Grid: No response received.

Natural England: No objections. Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Putney Society: Objection.

- Design: The proposed nine-storey building would be out of scale with the village character of the Roehampton Conservation Area.
- Replacement of library: Alton has already a fine library and there are already redundant commercial spaces within the surrounding area where the proposed offices could be accommodated, releasing better community floorspace.
- GP surgery: The proposed replacement of the GP surgery would need to be up and running before the existing is demolished. The proposed location of the GP surgery is adequate.
- Social facilities: The proposed youth space is not adequate and would overlook the pavement towards Allbrook House, resulting in overlooking and amenity nuisance.
- Transport: Car parking provision would be limited, and servicing and deliveries

would have an effect on the road network.

Police Design Liaison Officer (Metropolitan Police): No objection, request that a condition is recommended to secure

Secured By Design Silver Award prior to occupation if planning approved.

Roehampton University: No response received.

Royal Borough of Kingston upon Thames: No response received.

Southwest London NHS: No response received.

Thames Water: No objection in respect of the water network infrastructure capacity but recommend standard conditions and an informative to be attached to any planning permission issued.

The Gardens Trust: Comment. The information provided as part of the proposal have been reviewed and liaised with our colleagues at London Parks and Gardens and do not wish to comment on the application.

Transport for London (TfL): No comments received.

Twentieth Century Society: having reviewed the application, no comments are to be provided.

Wandsworth Chamber of Commerce: No response received.

Wandsworth Cycle Campaign: No response received.

Wandsworth Historical Society: No response received.

Internal Consultation (and external consultants on behalf of the Council) Responses:

Adult Social Care Public Health: Welcome the new designs for the community hub by enabling closer collaboration between adult social care, health partners, and the voluntary and community sector. Flexible spaces that allow co-location or hot-desking will be helpful for residents and the hub will provide adaptable space for community-led activity, outreach, carers' support, and culturally specific groups.

Air Quality and Contaminated Land Officer: No objections subject to conditions:

- Submission of an air quality management plan.
- Details of PM10 monitoring.
- Compliance with All non-Road Mobile Machinery (NRMM).

Financial contribution of £15,000 shall be secured within the Unilateral Undertaking for the regulation of the site equipment in accordance with the Air Quality Action Plan and Code of practice for the discharge of documentation on site.

CCTV: No response received.

Children's Services: Supports dedicated youth facility which aligns with Children's Services priorities to ensure that children and young people have access to safe, welcoming and well-designed environments that support positive activities, social development and wellbeing. Support co-location as well as access for young people and integration of the youth facility with other community uses promotes inclusive, accessible services and encourages multi-generational use of the site.

Ecology and Biodiversity: No objections and the proposed landscaping and biodiversity enhancements are encouraging. Efforts have been made to incorporate benefits to the local wildlife, in particular with regards to the inclusion of the biodiverse green roofs and wildlife friendly planting. Concerns raised with regards to the loss of the T2 Lime and T29 sycamore, Recommended conditions:

- Submission of Construction Environmental Management Plan (CEMP).
- Submission of a bar emergence survey.
- Submission of a Landscape and Ecology Enhancement and Management Plan.
- Details of the significant Biodiversity Net Gain.
- Submission of an Ecology Management Plan.

Economic Development: Welcome the community hub which provides a high quality and prominent gateway to the local centre and function as a local landmark. The proposal will bring public and community services. Some loss of retail space. Longer opening hours and access to different training and education opportunities (including with training providers) and bookable meeting rooms would be a benefit for residents that work longer/irregular hours.

Environmental Services – Noise and Nuisance: No comments received.

Environmental Services – Contaminated Land Officer: No objections, subject to conditions:

- Preliminary risk assessment and site investigation to consider potential for contaminated land.
- Remediation strategy once a verification report is produced.

Head of Arts and Culture: Support. New designs for the community hub are welcomed and will work significantly better with cultural activities and youth space for podcast studio and photography darkroom and community spaces on a separate floor provides versatile and accessible space. Desire to secure some space in the adult library for some freestanding display cases for the Wandsworth Heritage Collection,

Public Health: Welcome proposal, it provides a facility for the community to come together. The Health Impact Assessment (HIA) submitted with the application which highlights an overall positive and neutral effects with benefits include affordable and disability inclusive housing. Further consideration for the relocation of the GP Surgery and potential impacts during the construction and operational phases.

Lead Local Flood Authority (LLFA): Comments. The Surface Water and Foul Water Drainage Strategy should be updated to include calculations in the total area of the site with a SuDS proforma and updated drawing showing the overland flow routes.

Library Services: Supportive of the design of the community hub. The location and facilities of the children's library is accessible and convenient and also welcome adult library on the first floor. Co-located services and shared spaces for meetings and community events supported and request that the community hall will be available for use beyond standard opening hours.

Trees: Objection to the removal of T2 tree, this should be resisted, as this tree is a street tree with high amenity value. The development /design is too close to tree T5, and pressure would be placed on the tree and will require drastic pruning resulting in the reduction in the spread of the tree. Concern that the removal of the retaining wall and associated works to provide the walkway will damage trees T5 and T7. A large number of new trees are proposed too close together and further consideration required given their size and spreads. The removal of all other trees is acceptable.

Specialist Housing Occupational Therapist Officer: No objections. There are only two designated accessible parking spaces and there should be six spaces for the M4 (3) flats in the residential building as those homes are designed to be M4 (3)2b accessible. However, the site simply does not lend itself to providing more parking bays. The overall design and mix of M4 (3) units is a vast improvement.

Wandsworth Director of Housing (Strategy, Compliance and Enabling): Welcomes the fact that 55 new social rent homes are being brought forward under the Council's new Alton Renewal Plan intended to regenerate parts of the Alton West Estate. These new homes will help meet an identified housing need of residents living on the estate and in the borough more widely.

Wandsworth Emergency Planning: No objections, subject to the developer ensuring that flood/evacuation plans are kept up to date.

Waste Strategy Manager: Comments raised that the allocated hardstanding space for items of bulky waste awaiting collection of at least 0.15 sqm per household is required for full SPD compliance, no space for bulky items is marked within the bin store as suggested in the waste strategy. Note that the ratio of recycling bins to refuse bins could potentially be increased in future in line with the propensity of occupants to recycle.

Re-consultation

Following the receipt of an updated Drainage Strategy:

Lead Local Flood Authority (LLFA): No objection. The Surface Water and Foul Water Drainage Strategy has been revised to update calculations in the total area of the site with a SuDS proforma and updated drawing showing the overland flow routes. The proposed SuDS strategy and flood risk assessment (FRA) is acceptable.

Following the receipt of further information:

Trees: Objection maintained to the removal of T2 tree and concerns about the development /design being too close to tree T5 and a large number of new trees being

planted too close together. The retention of the retaining wall in close proximity to trees T5 and T7 is welcomed.

Following the receipt of amended plans received showing provision for bulky waste storage:

Waste Strategy Manager: No objections.

RELEVANT PLANNING POLICIES:

National Planning Policy Framework (NPPF) (2024)

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making

Chapter 5: Delivering a sufficient supply of homes

Chapter 8: Promoting healthy and safe communities

Chapter 9: Promoting sustainable transport

Chapter 11: Making effective use of land

Chapter 12: Achieving well-designed places

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Chapter 15: Conserving and enhancing the natural environment

Chapter 16: Conserving and enhancing the historic environment

London Plan (2021)

GG1 (Building strong and inclusive communities)

GG2 (Making the best use of land)

GG3 (Creating a healthy city)

GG4 (Delivering the homes Londoners need)

GG5 (Growing a good economy)

GG6 (Increasing efficiency and resilience)

SD10 (Strategic and local regeneration)

D1 (London's form, character and capacity for growth)

D3 (Optimising site capacity through design-led approach)

D4 (Delivering good design)

D5 (Inclusive design)

D6 (Housing quality and standards)

D7 (Accessible housing)

D8 (Public realm)

D9 (Tall buildings)

D11 (Safety, security and resilience to emergency)

D12 (Fire safety)

D12 (Fire safety)

D14 (Noise)

H1 (Increasing housing supply)

H4 (Delivering affordable housing)

H6 (Affordable housing tenure)

H7 (Monitoring of affordable housing)

H8 (Loss of existing housing and estate redevelopment)

H10 (Housing mix and size)

S1 (Delivering London's social infrastructure)

S4 (Play and informal recreation)

HC1 (Heritage conservation and growth)

HC3 (Strategic and local views)
G1 (Green infrastructure)
G4 (Open space)
G5 (Urban greening)
G6 (Biodiversity and access to nature)
G7 (Trees and woodland)
SI1 (Improving air quality)
SI2 (Minimising greenhouse gas emissions)
SI3 (Energy infrastructure)
SI4 (Managing heat risk)
SI5 (Water infrastructure)
SI7 (Reducing waste and supporting the circular economy)
SI8 (Waste capacity and net waste self-sufficiency)
SI12 (Flood risk management)
SI13 (Sustainable drainage)
T1 (Strategic approach to transport)
T2 (Healthy streets)
T3 (Transport capacity, connectivity and safeguarding)
T4 (Assessing and mitigating transport impact)
T5 (Cycling)
T6 (Car parking)
T6.1 (Residential parking)
T7 (Deliveries, servicing and construction)
DF1 (Delivering of the plan and planning obligations)
M1 (Monitoring)

Mayor of London's Supplementary Planning Guidance (SPG)

Accessible London: Achieving an Inclusive Environment (October 2014)
Fire Safety draft LPG (February 2022)
London Plan Housing (2016)
London Plan Affordable Housing and Viability (2017)
Planning for Equality and Diversity in London (2007)
Play and Informal Recreation (2012)
Shaping Neighbourhoods: Character and Context (2014)
Social Infrastructure (2015)
The Control of Dust and Emissions during Construction and Demolition (2014)

London Plan Guidance (LPG)

Air Quality Neutral (February 2023)
Circular Economy Statements (March 2022)
Sustainable Transport, Walking and Cycling (November 2022)
Urban Greening Factor (February 2023)
Whole Life-Cycle Carbon Assessments (March 2022)
Affordable Housing and Viability SPG (2017)
Air Quality Neutral LPG (2023)
Energy Planning Guidance (2022)
Housing SPG (2016)
Play and Informal Recreation SPG (2012)
Social Infrastructure SPG (2015)

Wandsworth Local Plan (2023)

SDS1 (Spatial development strategy 2023 – 2038)
PM1 (Area strategy and site allocations compliance)
PM7 (Roehampton and the Alton Estate regeneration area)
LP1 (The design-led approach)
LP2 (General development principles)
LP3 (Historic environment)
LP4 (Tall and mid-rise buildings)
LP7 (Residential development on small sites)
LP10 (Responding to the climate crisis)
LP11 (Energy infrastructure)
LP12 (Water and flooding)
LP13 (Circular economy, recycling and waste management)
LP14 (Air quality, pollution and managing impacts of development)
LP15 (Health and wellbeing)
LP17 (Social and community infrastructure)
LP19 (Play space)
LP20 (New open space)
LP23 (Affordable housing)
LP24 (Housing mix)
LP27 (Housing standards)
LP33 Promoting and Protecting Offices (Strategic Policy)
LP37 (Requirements for new economic development)
LP39 (Local employment and training opportunities)
LP41 (Wandsworth's centres and parades)
LP42 (Development in centres)
LP49 (Sustainable transport)
LP50 (Transport and development)
LP53 (Protection and enhancement of green and blue infrastructure)
LP54 (Open space, sport and recreation)
LP55 (Biodiversity)
LP56 (Tree management and landscaping)
LP57 (Urban greening factor)
LP62 (Planning obligations)
RO1 (Alton West Intervention Areas)

Wandsworth's Supplementary Planning Guidance (SPG)

Historic Environment SPD (2016)
Roehampton SPD (2015)
Statement of Community Involvement (2019)
Planning Obligations SPD (2020)
Housing SPD (2016)
Urban Design Study (2021)
Alton Estate Masterplan (2014)
Reuse, Recycling and Waste SPD (2025)
Development Viability in Planning – Guidance for Applicants (2024)

Local Plan Partial Review

The Council received the Inspector's Report on the soundness and legal compliance of

the Local Plan Partial Review on 20th February 2026. The Inspector's Report confirmed the Local Plan can be adopted, subject to making the modifications set out in his report.

A paper recommending adoption of the Local Plan Partial Review is to be considered at Full Council on 4th March 2026. Once adopted, the Local Plan Partial Review will become part of the Council's development plan, sitting alongside the Wandsworth Local Plan (2023-2038) and the London Plan, and its policies will carry full weight in the determination of relevant planning applications.

PLANNING CONSIDERATIONS:

As background information, the Alton Area Masterplan was published in October 2014, which was subsequently transposed into planning guidance in the form of the Roehampton SPD (adopted in October 2015). The application site lies within the SPD area and is earmarked as an area for improvement in terms of community facilities, mix of uses and a detailed assessment of nearby designated heritage assets.

A previous hybrid planning application (ref: 2019/2516) was submitted in 2019 and approved in March 2022 for the Alton regeneration scheme, which comprised a residential-led mixed use regeneration of specific intervention areas within Alton West. The planning application secured permission for the demolition of 288 homes and non-residential floorspace and for the construction of up to 1,108 new and replacement dwellings, up to 9,377 sqm of non-residential floorspace and various works to the public realm and access arrangements to the site and other associated works.

The regeneration scheme included a 7-storey building known as Block A, which was designed to be a community hub with 40 residential flats at second floor level and above together with a new village square fronting onto Roehampton Lane. The community facilities included a replacement library, study areas, exhibition rooms, youth spaces, community hall, and a health facility.

However, the implementation of the 2022 planning permission for the regeneration of the Alton Estate has been paused and replaced by a strategic priority by the Council to introduce an "early improvement plan" for the Alton Estate. This involves bringing forward aspects of the approved masterplan within separate standalone planning applications such as the updated design changes and public realm improvements to Downshire Fields and Alton Activity Centre that was approved in June 2024 (ref: 2024/1155). The current submission is consistent with continuing with the strategy of carrying out other benefits of delivering community uses and affordable housing much earlier to benefit the local community on the Alton Estate.

The main considerations material to the assessment of this application have been summarised as follows:

- Principle of development
- Non-residential uses
- Housing
- Layout, massing and design
- Public realm, landscaping, play space and trees
- Ecology and biodiversity net gain
- Impact on heritage assets

- Standard of residential accommodation
- Impact on neighbouring residential amenity
- Transport
- Waste management
- Other environmental impacts
- Sustainability and energy efficiency
- Safety and Security
- Fire Safety
- Planning obligations

1. PRINCIPLE OF DEVELOPMENT

- 1.1. Paragraphs 61 and 124 of the National Planning Policy Framework (NPPF) supports the Government's objective to significantly boost the supply of homes and supports planning decisions that promote an effective use of land, in a manner that these meet the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 1.2. These principles are reflected in policy GG1 (building strong and inclusive communities) of the London Plan (2021) and policy LP2 (general development principles) of the Local Plan (2023), which also seek for an effective use of land that meets the need for homes and other uses in a way that an appropriate balance between physical, social, environmental and economic considerations are fully met. Policy GG1 supports developments proposals that provide access to good quality community spaces, services, amenities, and infrastructure to strengthen communities. These considerations are also echoed by policy LP17 (social and community infrastructure) of the Local Plan (2023), which supports high quality and inclusive social infrastructure that addresses a local or strategic need.
- 1.3. The application site in Parcel A contains several vacant buildings and large areas of hardstanding and this part of the site is considered as an underutilised brownfield site. The site is also located within the RO1 Alton West Intervention Areas Site Allocation within the Local Plan (2023) supports development proposals that seek to deliver "mixed-use, housing-led regeneration of the area". The policy adds that any development proposal should "contribute towards providing significant levels of additional housing in the area, including replacement and new affordable housing and meet the vision and objectives set out in the Roehampton and Alton Estate Regeneration Area Strategy.
- 1.4. The vision and the site allocation under policy RO1 is assessed alongside policy PM7 (Roehampton and Alton Estate regeneration area) of the Local Plan (2023) which states that the "regeneration of the Alton Estate should deliver new and improved community spaces with provision for a range of facilities and activities to meet the needs of new and existing residents of all ages and promote community cohesion. Proposals should be developed in collaboration with the local community." The proposed development is considered to align with these policy objectives.

Proposed demolition

- 1.5. Policy H8 of the London Plan (Loss of existing housing and estate redevelopment)

states that there should be a balance between the benefits of demolition and rebuilding new homes, taking into consideration environmental impacts which echoed in policy LP2 (General Development Principles) of the Local Plan.

- 1.6. The application proposes the demolition of Nos.1 to 29 Danebury Avenue, Nos.36 - 38 Holybourne Avenue and the Alton Practice GP Surgery at Nos.208-210 Roehampton Lane. The existing floor space, including community facilities, would be re-provided. In addition, the residential floorspace would be replaced and increased from 624 sqm (GIA) to 5,914 sqm (GIA).
- 1.7. The proposed demolition is key for the regeneration of the site and the proposed uplift of affordable housing within the site and is strongly supported and would accord with policies H8 of the London Plan (Loss of existing housing and estate redevelopment) and policy LP2 of the Local Plan (General Development Principles).

Summary of principle of development

- 1.8. The principle of development is acceptable and would result in the optimisation of the site, which would contribute towards housing delivery and the reprovision of community infrastructure, that would result in a key benefit for the Alton Estate.
- 1.9. The proposed community hub would facilitate bringing together co-located services and shared spaces for meetings and community events in an integrated building that would deliver a total of 2,891 sqm of non-residential floorspace. In addition, the proposed 55 residential affordable units would result in a net increase of 45 residential units within the site.
- 1.10. The proposed development would meet the requirements of policies GG1 (building strong and inclusive communities) of the London Plan (2021), H8 (Loss of existing housing and estate redevelopment) and policies RO1 (Alton West Intervention Areas Site Allocation), PM7 (Roehampton and Alton Estate regeneration), LP2 (general development principles) and LP17 (social and community infrastructure).

2. NON-RESIDENTIAL LAND USES

- 2.1. The partially vacant site at Parcel A is considered underused and has the potential for introducing a housing-led mixed-use form of development that includes new retail and employment uses alongside improved community facilities and public realm. The proposed increase of community floorspace (1,269 sqm) is therefore supported and consistent with the aspirations set out by policy RO1 of the Local Plan (2023), which supports mixed-use regeneration proposals.
- 2.2. The site falls within the designated Roehampton Local Centre and therefore the proposal is assessed against policies LP41 (Wandsworth's centres and parades) and LP42 (development in centres) of the Local Plan (2023).

Existing retail use

- 2.3. The proposed demolition of the four storey building would result in the loss of existing vacant ground floor retail floorspace which amounts to 405 sqm in total. In the short term there is potentially a net loss of retail floorspace, although the Planning Statement

submitted with the application explains that like-for-like re-provision of existing retail floorspace is not an absolute requirement of Policy LP42 (development in centres) of the Local Plan. There is flexibility in applying LP42 and whilst restrictive conditions might usually be imposed to control operating hours, it is accepted that the Council will remain the freehold owner of the site and will have leases in place with occupiers (as set out in the Management Strategy) and so restrictive conditions are not considered necessary in this instance. It is acknowledged that the Council would retain a greater degree of control over the types of businesses and services operating on the site than would typically be the case in a privately owned development. In the response from the EDO, it is recognised that the current library building could offer scope for a high profile and innovative community or business use which should be considered at reserved matters stage.

- 2.4. The application has safeguarded an opportunity for retail floorspace to potentially be re-provided within Parcel B on the existing library site which is the outline element of the site. This is to be encouraged as it is evident from the community engagement undertaken that retail provision is valued on the Alton Estate. Further consideration for repurposing the library is considered key to maintaining retail continuity whilst the Alton Renewal Plan is developed. Overall, notwithstanding the objection received on loss of retail grounds, the proposal is considered to accord with Local Plan Policies LP41 (Wandsworth's centres and parades) and LP42 (development in centres) of the Local Plan.
- 2.5. Although the proposed development would involve the loss of approximately 405 sqm retail floorspace under Class E (a) this is permitted by policy LP42 (development in centres) of the Local Plan and in any event the outline element of the application in Parcel B would secure a re-provision of 531sqm flexible floorspace.

Outline application – change of use of Roehampton Library

- 2.6. The application seeks outline planning permission for the change of use of the existing Roehampton Library that comprises 531 sqm in floor area from (Use Class F1 (d) to a flexible commercial use (Use Classes E, F2(a) and F2(b)) floorspace and / or a Laundrette (Sui Generis). The intention is for the existing building to be retained but have the option to re-use this ground floor area as flexible commercial floorspace for when the current library would be relocated to the proposed community hub building, which would accommodate a total of 2,891 sqm of non-residential mixed community uses.
- 2.7. With regards to the outline application for the change of use of the Roehampton Library, the principle of the relocation of these community facilities is assessed against policy LP17 (social and community infrastructure) of the Local Plan (2023), which accepts the loss of existing community facilities if adequate replacement floorspace for these facilities is being re-provided in another site in a convenient alternative location that remains accessible to the community. The floorspace of the existing library totals 531 sqm and the proposed library contained within the community hub amounts to 655 sqm which would comply with the LP17 policy requirement to provide adequate replacement floor space as part of the scheme. It is considered necessary to include a planning condition that prevents the closure of the existing library until such time as the new library is completed and open to the public.

- 2.8. The flexible uses proposed for the current library building (Parcel B) are supported subject to the details submitted at reserved matters stage ensuring that the existing library space is functional, viable and fit for purpose in the longer term. The relocation of the library to the new community hub will consolidate the community facilities within one building at the Roehampton Local Centre is welcomed.

The community hub

- 2.9. Paragraph 101 of the NPPF states that significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development. Policy S1 (delivering London's social infrastructure) of the London Plan (2021) is of relevance as it seeks to ensure the provision of high-quality and inclusive social infrastructure facilities, such as public libraries and community spaces.
- 2.10. In addition, policy LP17 (social and community infrastructure) of the Local Plan (2023) supports new and improved social and community infrastructure if this is accommodated within high-quality space, which is flexible, adaptable to changing circumstances and ensuring that provision is capable of multi-use and expansion as highlighted in the supporting text at paragraph 16.21.
- 2.11. The current application seeks to re-provide and provide an uplift in floorspace of the existing community uses comprising Roehampton library located at 2 Danebury Avenue, the Alton Practice located at Nos. 208-210 Roehampton Lane and the vacant Roehampton Youth Club/Roehampton Boys Club situated at Nos. 34-36 Holybourne Avenue.
- 2.12. The proposed library, GP Surgery and youth club would all be larger than the existing facilities and the floorspace would be laid out in a more useable and accessible way and ensure that the accommodation would meet current demand but have capacity to meet future needs. In addition, it would also offer an opportunity for other community facilities in the local area to benefit and use the uplifted community floor space.
- 2.13. The community hub would contain 2,891 sqm (GIA) of internal floorspace, which would consolidate a range of uses in one location, that would comprise the following floorspace:

Use	Floorspace (gross internal area)
Children's library	209 sqm
Adult library	655 sqm
Council offices	213 sqm
Staff welfare facilities	72 sqm
Youth space	317 sqm
Bookable meeting rooms	217 sqm
Community hall and kitchen	246 sqm
GP surgery	246 sqm
Circulation space	806 sqm
Total	2,891 sqm

Table 4 - Breakdown of floor spaces in the community hub

2.14. As can be seen in Table 5 below, the proposed development would re-provide, intensify and result in an uplift of community floorspace for the majority of the existing uses within the hub which is strongly supported. There is a slight shortfall of 13 sqm floor space for the Council offices re-provision but it is accepted that the proposed floorspace figures exclude any cores and shared circulation space/facilities that would have been included in the existing floorspace figure.

2.15. A comparison of existing and proposed use classes and floor areas is set out below:

	Existing Use	Use Class	Floorspace	
			Existing	Proposed
Parcel A	Alton Practice GP Surgery	E (e) medical services not attached to the residence of the practitioner	235 sqm	246 sqm
	Retail	E (a) Commercial, Business and Service	405 sqm (approximately)	Potential for 531 sqm on Parcel B (outline application)
	Residential	C3 Residential	10 units (624 sqm)	55 units (5,914 sqm)
	Council offices	E (g) office	426 sqm (approximately)	413 sqm (including meeting rooms/flex space)
	Youth club	F1 (e) / F2 (e) Local Community Use	536 sqm	780 sqm
Parcel B	Library	F1 (learning and non-residential institutions)	531 sqm	655 sqm

Table 5 – Comparison of existing and proposed use classes and floor areas.

2.16. It is considered that the community floorspace would complement the vitality of the Roehampton Local Centre in accordance with the vision set out above under policies RO1 and PM7 of the Local Plan (2023), with reference to the intensification and re-provision of existing land uses within the local centre. The re-provision of the Council office floor space is considered acceptable and would comply with policy LP33 (promoting and protecting offices) of the Local Plan.

2.17. The community hub is of exemplary design and layout would provide a modern, purpose-built building that is designed to accommodate a new adult and children's library with associated IT and study spaces, bookable meeting rooms, Council offices, youth space, GP Surgery and a community hall. Paragraph 16.24 in the supporting text to policy LP17 (social and community infrastructure) of the Local Plan explains that new community facilities should be accessible, welcoming, inclusive and open and available to all

members of the local community with sufficient capacity and flexibility to meet a range of local needs. The proposed development is fully consistent with this objective which has been highlighted by a number of consultee responses from relevant stakeholders, which are set out below.

Stakeholder involvement

- 2.18. In developing the design of the new building, extensive pre-application discussions have taken place with engagement with a number of Council services and stakeholders who have influenced the layout of the scheme. This involvement has ensured that the community hub can be used at different times of the day, in the evenings and at the weekends by a number of users and there was a joint vision for the hub to have capacity for a high degree of flexibility in terms of how the spaces are used. The contributions and consultation responses provided by stakeholders are set out below.

Economic Development Office

- 2.19. The Economic Development Officer (EDO) is supportive of the submission and considers that the proposal will bring public and community services together in a hub format that will help to drive footfall to the town centre and support business vitality. The EDO recognises that higher quality public realm and building quality will encourage residents and visitors to dwell in the area, also supporting local trading.
- 2.20. The EDO advised that the consultation on the Night-Time Strategy highlighted a significant number of Alton residents that work between 6pm and 6am and who use the town centre as route between bus stops and their homes and that there should be opportunities to improve the nighttime experience including work on a Lighting Strategy for the Alton Estate. The proposed opening hours up to 9pm as stated in the Management Strategy are supported as this would contribute to the evening economy and the quality of the town centre during hours of darkness. This would also enable a number of residents that have indicated a desire for adult learning, training and employment support outside of normal working hours to be facilitated. The EDO welcomes additional training and education space through bookable meeting rooms and suggests consultation with training providers at an early stage is encouraged to ensure these offer maximum flexibility to cater for different courses.

Library Services

- 2.21. Library Services have been closely involved in the pre-application discussions and are supportive of the proposed designs for the new Alton community hub. Library Services particularly welcome the placement of the children's library, complete with full facilities on the ground floor as this will provide convenient and accessible access for families as well as the improved accommodation for Library Services on the first floor.
- 2.22. The benefit of bringing together co-located services and shared spaces for meetings and community events is acknowledged together with the aspiration to strengthen collaboration with the Youth Team, the Arts Service and other partners within the hub. Library Services consider that the new building will significantly enhance access to cultural opportunities for residents on the Alton Estate and the surrounding area and it is requested that the community hall will be available for use beyond standard opening hours to further support local needs.

Adult Social Care and Public Health

- 2.23. Adult Social Care and Public Health welcome the new designs for the community hub as it offers an opportunity to support the integrated neighbourhood teams by enabling closer collaboration between adult social care, health partners, and the voluntary and community sector (VCS). The proposed flexible spaces would allow co-location or hot-desking will help create a more coordinated and accessible front door for residents. However, it was also acknowledged that ongoing engagement with the VCS will be vital, given its role in prevention, social connection, and personalised support. Adult Social Care and Public Health seek to ensure that the hub will provide adaptable space for community-led activity, outreach, carers' support, and culturally specific groups and support the development of the Wandsworth VCS Infrastructure Support Partnership which is a key deliverable from the 2025 – 2030 Voluntary Sector Strategy.

Public Health

- 2.24. Public Health welcome the proposal and the fact that the community hub is a facility that enables the community to come together. Public Health have previously worked with the residents panel and the consultants who examined the health and wellbeing impacts of the scheme, which contributed to the development of the Health Impact Assessment (HIA) submitted with the application. The assessment highlights an overall positive and neutral effect for the community. Key benefits include affordable and disability inclusive housing as well as a hub that brings essential services together and supports community cohesion.
- 2.25. Public Health advised that the HIA identifies the need to fully consider implications for patients of the GP Surgery especially those with disabilities or with long-term health conditions and where any temporary accommodation would be required during the implementation process. It is recommended that conditions could be attached to the decision to ensure close working with the NHS, the practice owners, and the local community to support the moving process. In addition, Public Health acknowledged that potential impacts during the construction and operational phases will need to be managed through appropriate mitigation measures. In order to address the comments received from Public Health, a condition securing a Health Facilities Delivery Plan is recommended to ensure that the needs of new and existing residents will be met by the provision of the new health facilities including any temporary measures required during the construction phase.

Children's Services

- 2.26. Children's Services supports the proposed inclusion of a dedicated youth facility within the new community hub especially as officers have been involved in the development of the plans and have been regularly updated on changes. The provision of a purpose-built youth space aligns with Children's Services priorities to ensure that children and young people have access to safe, welcoming and well-designed environments that support positive activities, social development and wellbeing. The new youth facility will place the delivery of services of for local children and young people within the heart of this development.
- 2.27. The integration of the youth facility alongside other community uses, including the library and community hall, is welcomed as it promotes inclusive, accessible services and

encourages multi-generational use of the site. This co-location supports early engagement, community cohesion and improved access for young people within the local area.

- 2.28. Children's Services acknowledged that it is important and necessary to ensure that ongoing engagement continues as the scheme progresses so that the detailed design, layout and management arrangements continues to fully meet the needs of children and young people and also to reflect safeguarding and accessibility requirements.

Arts and Culture

- 2.29. Arts and Culture are supportive of the scheme and the new designs for the community hub are welcomed as they will work well for the various cultural activities that are expected to take place in the community hub. The inclusion of rooms in the youth space for a podcast studio and photography darkroom will be an invaluable provision and moving the community spaces to a separate floor will also make that space much more versatile and accessible when the rest of the building is not open.
- 2.30. The consented scheme included a built-in display cases for the Wandsworth Heritage Collection to deliver an integrated mini museum and it was queried whether some space in the adult library can be secured for some freestanding display cases, something which is recommended to be included as an informative.

Conclusion on non-residential uses

- 2.31. There has been unanimous support from stakeholders regarding the current planning application as outlined above which is the outcome of the positive, proactive and collaborative engagement in the design and layout of the community due to the collective interest and investment in delivering a high-quality community building. The services operated from within the building would support and engage with families, adults and children by providing access to the GP Surgery, cultural events and a range of other facilities. The including provision of a safe study and leisure space for children and young people, information/learning opportunities and support for adults is welcomed together with a community hall that would be available to local groups and individuals. The intention for the shared accommodation and facilities to also maximise the use of the building in the evenings and at weekends would be consistent with the supporting text in paragraph 16.24 of policy LP17 (social and community infrastructure) of the Local Plan.
- 2.32. The Putney Society have objected stating that the proposed youth space is not adequate, although it should be recognised that the plans indicate that an uplift of approximately 244sqm of youth club floor space would arise from the scheme and so this objection could not be justified.
- 2.33. A further objection from the Putney Society states that Alton has already a fine library and there are already redundant commercial spaces within the surrounding area where the proposed offices could be accommodated, releasing better community floorspace. However, this objection is not considered sustainable given that the community hub is a co-located facility offering a number of services and is more than a replacement library. Furthermore, the amount of the Council floorspace would be the re-provision of existing accommodation (albeit with a marginal shortfall in floor space). An additional objection

has been received to the application stating that the application fails to address the challenge to access local GP surgeries. However, this is not something that the planning process can resolve apart from securing an enhanced and a larger GP facility within the community hub.

- 2.34. The Putney Society have stated that the proposed replacement of the GP surgery would need to be up and running before the existing building is demolished. It is understood that the Applicant team are engaged with the Alton Practice to ensure their requirements are met in the short-term and long-term future and there is expected to be a continuity of this health provision.
- 2.35. The flexible use of the building is intended to help create a sense of local identity and belonging for local people and the co-location would make it easier to access Council services local people would be offered a space which is cohesive and more community focused. The proposed community uses and the arrangement of spaces within the hub has been successfully designed to best meet the needs of the community and would deliver a positive and much welcomed building on the Alton Estate which is considered to exceed the policy requirements as set out in S1 (delivering London's social infrastructure) of the London Plan (2021) and policy LP17 (social and community infrastructure) of the Local Plan (2023).

3. HOUSING

- 3.1. The replacement of residential floorspace would contribute to meet the housing target as set out in London Plan Policies H1 and H8 (2021). Moreover, the 55 residential units, when added to the purpose-built community facilities and services for the community hub building, would respond to the aspirations set out by policy PM7 of the Local Plan (2023), in that the proposed uplift of residential floorspace would help to meet the borough's housing target in response to the identified capacity for the Alton Estate (provision of 849 new homes by 2032/2033 over the first 10 years of the Plan period).

Affordable housing

- 3.2. Policy H4 (delivering affordable housing) of the London Plan (2021) seeks to maximise affordable housing to meet the need of approximately 43,500 affordable homes per year and establishes a strategic target for 50% of all new homes delivered across London to be genuinely affordable. In addition, policy H5 (threshold approach to applications) of the London Plan (2021) provides details of the "threshold approach" that trigger affordable housing requirements with a minimum of 35% affordable housing or 50% affordable housing on public sector land where there is no portfolio agreement with the Mayor.
- 3.3. The proposal seeks to maximise the delivery of social rented homes which is a priority for the Council as referenced within the emerging Local Plan partial review policy LP23 which states; "The affordable homes provided should be genuinely affordable for the majority of residents in the borough and, therefore, should prioritise the delivery of social rented housing which is the tenure most needed within the borough". Within LP23 the strategic affordable housing requirement is 50% affordable housing, with a requirement for 50% affordable housing on publicly owned sites, of which this site would fall into this category. The scheme provides 100% social rented homes which is in excess of the requirements within emerging policy LP23. In total the proposal includes 55 affordable

housing dwellings meeting the Council's highest priority need.

- 3.4. The proposal as stated above results in the loss of 10 existing social rented dwellings on the site which comprised; 5x 1 bed homes and 5x 3 beds. The loss of existing housing is assessed as part of Local Plan policy LP25, which requires the loss of any affordable homes to meet the requirements of London Plan policy H8. The current proposal replaces all the existing social rented homes which is required as per London Plan policy H8, and results in a total net increase of 45 affordable homes.
- 3.5. When comparing the current application to the original hybrid application (2019/2516) approved in 2022, a total of 40 affordable homes were proposed for Block A, including 24 social rented homes and 16 Shared Equity Homes which would only have resulted in an uplift of 14 social rented homes. The current proposal is therefore in accordance with LP25 and policy H8, as the proposal provides a clear uplift in the provision of affordable homes.

Tenure Mix

- 3.6. Within adopted Local Plan policy LP23 the expectation is to provide 50% as low-cost rented housing, the remaining 50% included as a balance of intermediate tenures. Within the emerging Local Plan partial review, LP23 requires a tenure split of 70:30 of social rented homes to intermediate tenure. As part of the application the proposal is seeking to deliver 100% social rented homes which is over and above current Local Plan policy and emerging Local Plan policy. This is also an uplift in comparison to the original application submitted as part of the wider estate regeneration as referenced above. The proposal is therefore in excess of current and emerging Local Plan policy LP23 requirements in regard to the proposed tenure split provided and maximises the delivery of social rented homes which is Council's highest priority need as referred to within the Council most up to date Housing Needs Assessment (2024), which forms part of the evidence base for the Local Plan partial review. The housing tenure mix is also supported by the Council's Housing Enabling Team.

Housing Mix

- 3.7. In respect of housing mix, it is understood that this has been informed by discussions with housing colleagues taking into account the current level of need on the housing waiting list, as well as seeking to suitably optimise the site in line with Local Plan and London Plan policies. The housing mix included in the proposal includes the following:

Unit Type	No. of Units	Net Internal Area m2 / unit
1bed 2person	14	51.6 m2
2bed 4person	14	72.0 m2
2bed 4person Wide	7	76.2 m2
2bed 4person Wide Ground	1	97.2 m2
2bed 4person Wide Upper	3	91.3 m2
3bed 5person	11	91.3 m2
3bed 5person Wide	1	125.3 m2
4bed 6person	1	108.8 m2

4bed 6person Wide	1	138.1 m2
4bed 7person	2	119.3 m2
Total	55	

Table 5 – Housing mix by type and size

- 3.8. At a local level, policy LP24 (housing mix) of the Local Plan (2023) requires a mix of homes that meet local needs and supports mixed and balanced communities, considering site context, and quantum of affordable housing offer. The policy outlines the Council's preferred housing mix for residential developments, with the preferred percentage for Social Rented housing being as follows:
- 1 bedroom: 40–45%
 - 2 bedrooms: 30–35%
 - 3 bedrooms: 20–25%
 - 4+ bedrooms: 5–10%
- 3.9. However, the Local Plan partial review, is now at an advanced stage, with the Inspectors report received on the 20 February 2026. This seeks to update the housing mix within LP24 to align more closely with identified needs and includes the following:
- 1 bedroom: 30–40%
 - 2 bedrooms: 30–40%
 - 3 bedrooms: 25–35%
 - 4+ bedrooms: 10–15%
- 3.10. The emerging mix in LP24 seeks to increase the delivery of larger family sized social rented homes which are in demand within the borough, with the most recent Housing Needs Assessment (2024) identifying that 44% of social rented homes are required to be 3 bed or larger to reflect housing needs in the borough. The mix included as part of the proposal is more reflective of the emerging Local Plan partial review LP24, and consists of the following:
- 25% (14 x one-bedroom units)
 - 45% (25 x two-bedroom units)
 - 22% (12 x three-bedroom units)
 - 7% (4 x four-bedroom units)
- 3.11. It is noteworthy that the proposal includes 2 x 4 bed 7 person dwellings and 2x 4 bed 6 person dwellings. These larger properties are typically difficult to deliver within developer-led schemes and are often in high demand due to the limited supply of larger Social Rented homes in private developments, as they are more costly to provide. This number of larger affordable homes is welcomed as part of the proposal.
- 3.12. The proposed mix as part of this application represents a clear uplift from the original proposal included as part of application (2019/2516), which sought to deliver 14x 2 bed and 10x 4 bed Social Rented homes, alongside 6x 2 bed and 10x 3 bed shared equity homes. The mix provided represents an overall uplift of 15 homes provided overall in comparison to the original scheme, as well as an uplift of 31 social rented homes in total (gross), this aligns with the requirements in London Plan policy D3 and H10 to optimise sites through design and housing mix. Although there is a minor reduction in

the number of 4 bed homes provided in comparison to the consented scheme, the proposed mix is far more reflective of the emerging Local Plan policy LP24 and the most recent Housing Needs Assessment (2024).

- 3.13. The proposed mix overall responds to a direct housing need and includes a range of family accommodation and is not drastically dissimilar to the emerging Housing mix

Viability

- 3.14. The application would result in the loss of 10 existing affordable homes and London Plan policy H8 requires any schemes resulting in the loss of affordable homes to use the viability tested route. London Plan policy H8 states that:

“All development proposals that include the demolition and replacement of affordable housing are required to follow the Viability Tested Route and should seek to provide an uplift in affordable housing in addition to the replacement affordable housing floorspace.”

- 3.15. As part of the consideration of the application, independent consultants (BPS) assessed the submitted viability assessment, which was prepared by Arcadis on behalf of the Council as applicants.
- 3.16. Due to the nature of the current scheme, it is accepted that the principles of the submitted viability assessment are slightly different than a normally submitted viability assessment, which generally applies a Residual Land Value and compares this to the Benchmark Land Value (derived from the Existing Use Value plus any premium required) in order to determine the viability of the scheme.
- 3.17. However, in the case of the current scheme the output of the viability assessment is instead the level of grant required to fund the scheme. The principles of the viability assessment were set out as part of a pre-application viability workshop meeting in August last year which was attended by Officers including respective viability consultants. As part of the workshop, it was agreed that the profit level would be tested at 0%, which is significantly lower than the generally accepted profit level of 6% generally used by most Registered Providers for affordable housing. This reflects the Councils priority to deliver affordable homes and community benefits as proposed in the scheme.
- 3.18. As part of the submitted viability assessment the Build Cost Information Service indices were used to determine general build costs for the scheme, this is an acceptable methodology to apply to determine build costs where a specific build cost plan is not provided.
- 3.19. The other assumptions within the submitted viability assessment have applied the assumptions included within the Councils most recent Local Plan Viability Assessment including finance rate, professional fees etc with the assumptions agreed between the viability consultants as part of the planning process. The submitted viability assessment taking the whole proposal into account concludes a total of £31.6m would be required to fund the project when all the residential and community space is considered, equivalent to £574,545 per social rented home. If only the residential element was considered the level of grant required would be £16.3m or £300,000 per

social rented home.

- 3.20. As part of the viability review the Councils consultants BPS generally agreed with the majority of assumptions applied within submitted viability assessment, with the exception of the Gross Development Value applied to the social rented homes, due to a different methodology to calculate the value of the social rented homes. This difference in methodology resulted in a slightly lower deficit, with a total of £27.8m required to fund the whole scheme, equivalent to £507,000 per social rented home. If only the residential element is considered and when applying BPS's figures, the level of funding required would be £12.65m, equivalent to £230,000 per social rented home, which is similar to the benchmark grant rate of £220,000 per social rented home included within the GLA's most recent support for housebuilding London Plan Guidance document, which was recently consulted on.
- 3.21. Overall, both viability assessments confirm there is a deficit associated with the scheme and therefore the level of affordable housing proposed on the site has been maximised and no further uplift in the level of affordable housing could be accommodated.
- 3.22. Considering the acceptable provision of 100% affordable housing under social rent tenure to meet an identified housing need within the Borough, the development would be regarded as acceptable despite the objection received about the impact on service charges for leaseholders at the Alton Estate. The application is therefore considered to be consistent with the requirement of policies H4, H5, H6 and H8 of the London Plan (2021) and policy LP23 of the Local Plan (2023).

4. LAYOUT, MASSING AND DESIGN

- 4.1. Paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve the aims of the planning and development process. Good design is a key aspect of sustainable development, creates better places to live and in which to live and work and helps make development acceptable to communities.
- 4.2. Policy D4 (delivering good design) of the London Plan (2021) states that the design of development proposals should be thoroughly scrutinised, and borough and applicants should make use of the design review process to assess and inform design options early in the planning process.
- 4.3. The development proposals were reviewed by the Wandsworth's Design Review Panel in October 2025, overall, the Panel welcomed the design approach and the level of stakeholder engagement. The Panel recommended refining the community hub to ensure it is the focal building, with a taller residential structure in a simpler style that complements the community hub and the area's existing residential character. The Panel suggested further refinement of the 'top' of the community hub building, increasing the width of the piers and simplifying the internal layout to improve user experience. Suggestions to the design of the residential building included breaking up the volume potentially by highlighting balcony features and enhancing the way the building meets the ground. Subject to other minor modifications with regards to environmental sustainability and landscaping, the key design principles for the development were supported by the Panel.

- 4.4. At a local level, policy LP1 (the design-led approach) of the Local Plan (2023) seeks for any development to reflect and demonstrate that key design principles have been applied, with regards to the context of the scale and nature of a proposed form of development. These include a design-led approach to optimise the potential of sites so that the layout of buildings ensures a high level of physical integration with an appropriate regard to scale, massing and appearance in a way that these relate to the local character and the emerging character, in case the context is changing.
- 4.5. The key considerations when assessing the design aspects of the development against the requirements of policies listed above are addressed as set out below.

Building layout

- 4.6. The proposed building arrangement is formed by a four-storey community hub and a nine-storey residential building, both buildings would be configured at a slight angle to respond to the street alignment, reduce the overlooking opportunities and maximise the public realm. An enhanced pedestrian footway with off-street disabled parking spaces and street trees has been incorporated within the Holybourne Avenue frontage which links the public realm to the south of the site and the play space beyond and with a widened public realm at the junction of Roehampton Lane and Danebury Avenue. In addition, the proposed community hub would be seen as a landmark building with active frontages that would reinforce the civic character of the site. The proposed buildings would respond to the following key design principles by:
- Providing a clear separation between the residential and community floorspace with high quality public realm. The proposed community hub would be prominent and act as a marker at the point of entrance into the Alton Estate and the residential building would be integrated into the residential character of the Estate.
 - Introducing a slender stand-alone nine-storey residential building at the south side with generous open and green communal amenity space and play space.
 - Creating a welcoming and spacious pavement environment along Danebury Avenue and Holybourne Avenues with the building line set back from the existing building line to provide a wider footpath and defensible space for residents and visitors.
 - Reinforcing existing routes and pedestrian movements along Roehampton Lane and Danebury Avenue.
 - Delivering a building layout that provides acceptable separation distances to minimise visual and residential amenity impacts.
- 4.7. The positioning of the proposed two buildings on the site has been the subject of extensive pre-application discussions and has taken into account the existing constraints on site such as the challenging change in levels. The buildings have been designed in collaboration with landscaping plans which respond to the sites topography to take advantage of the levels to deliver creative and nature led play features. As such, both buildings proposed layout and spatial configuration is supported and considered consistent with the inputs given by the Design Review Panel in October 2025 and would

comply with policies D4 of the London Plan (2021) and LP1 of the Local Plan (2023).

Detailed layout of the community hub

- 4.8. The community hub's design takes inspiration from Roehampton Library, a purpose-built facility at the bottom Allbrook House with distinct cube shaped pavilion wings and concrete grid shell roof structure. The community hub was originally planned as a five-storey cube with facades of equal width and height. Its facades featured three bays marked by red brick cruciform columns for a distinct vertical effect. During the pre-application process, the project brief was revised to include the Alton GP Surgery. The building's footprint was expanded to allow space for the surgery on the ground floor, while one storey was removed because all other proposed uses could fit within the reconfigured building. The internal floor-to-ceiling heights were increased to maintain the cube-like massing.
- 4.9. The community hub design strategy creates a highly flexible and adaptable floor plate that thoughtfully integrates structural elements and building services to optimise usable space to meet the needs of the local community now and in the future.
- 4.10. The proposed community provision has been assessed in terms of size, but also in respect of the internal layout which has been reviewed with regards to quality, circulation, and robustness. The internal space would be mainly distributed around a generous staircase that fronts Roehampton Lane, which would contain two lifts and an adjacent stair core. The rear access is served by one lift and adjacent stair core. The floorplan would be legible for all users and would benefit from good natural sunlight and daylight.
- 4.11. The community hub is accessed through a spacious lobby that leads directly to reception, featuring a bright double-height area and a staircase to the first floor. There is a small adult library and a spacious and bright children's library which occupies the southwestern corner of the building. The first floor contains the adult library with a second reception area. This spacious open-plan level offers flexible arrangements to meet users' needs. The central area has a dynamic design featuring a prominent staircase, bridges, and seating overlooking the tree canopy and along Danebury Avenue.
- 4.12. The second floor provides the youth space located on the building's western side with a view over Danebury Avenue. The rest of the second floor contains space for Council offices and shared meeting rooms. The third floor features a spacious, column-free community hall intended for a variety of uses and events and is complimented with access to a service kitchen. Along the eastern side of the building several meeting rooms are provided. The western elevation features a covered roof terrace overlooking Alton West, suitable for relaxing, informal meetings, or outdoor events with protection from the elements. Separate and accessible toilets are provided on each floor and available for access by all of the different uses.
- 4.13. The Putney Society have objected stating that the proposed youth space would overlook the pavement towards Allbrook House which would result in overlooking and amenity nuisance. However, given the distance involved, with intervening Danebury Avenue and the fact that views from the youth centre would improve natural surveillance of the public realm, it is not considered that this objection could be sustained.
- 4.14. The proposed facilities would meet modern accessibility requirements for disabled and

elderly residents by providing step-free access and extending the capacity and variety of services provided within one building. The main entrance and secondary entrances to the lobby and different spaces within the four floor levels would be designed to meet the requirements of Part M4 (3) and would therefore respond to this civic use within the Local Centre.

- 4.15. The proposed GP Surgery would occupy a prominent position on Roehampton Lane. The layout has been designed to prioritise consulting rooms at the east side of the community hub building and an inviting reception area fronting Roehampton Lane. Two car parking spaces at Roehampton Lane would be allocated to the GP Surgery with the provision of step-free access on the main entrance. The proposed consulting rooms would retain a level of privacy, by reason that these would overlook the east boundary of the site with new planting that would serve as a visual buffer along the boundary. The GP Surgery would meet all spatial requirements, including ancillary spaces for staff overlooking the south side of the building, which would be connected to a secondary access at the south elevation. New planting is proposed which would serve as a visual buffer against the boundary.
- 4.16. The result is a well-designed, high quality community hub featuring a creative internal layout. Double-height spaces and floor-to-ceiling glazing creating an inviting environment with excellent natural light. The building offers accessible, flexible spaces for various users throughout the day. Officers spent a considerable amount of time at pre-application stage negotiating with the applicant on the design and robustness of the building and welcome the final design. The standard of the proposed non-residential accommodation is therefore supported and considered to be consistent with London Plan Policies D4 and S1 (2021) and policy LP17 of the Local Plan (2023).
- 4.17. Consideration on the layout of the residential building is covered in Section 8 of this report on the standard of residential accommodation. No further comments are considered necessary given the modest size of the pavilion and its functional use as a refuse and cycle store.

Massing

- 4.18. The proposed four-storey height of the community hub would be consistent with the mid-rise building designation at the front of Parcel A and so the proposed height and massing is supported. The proposed form of the building would acknowledge the existing Roehampton Library adjoining Allbrook House towards the west, which is characterised by a cube-shaped building form. The proposed facades would be broken down with five bays to articulate each elevation with suitable proportions with regards to scale and massing and the proposed roof form, brick piers and overall articulation would deliver a distinctive civic building in a way that this would suit the prominence of the site within the Roehampton Local Centre.
- 4.19. The design approach in the application sought to reduce the footprint of the residential building to maximise the potential of the site around the building to improve the public realm along Holybourne Avenue and increasing the outdoor amenity spaces and ecological value around the site. This has resulted in a slender building form, which would ultimately reduce a sense of massing. The proposed residential building's articulation would feature a strong horizontal emphasis formed by recessed balconies, horizontal window arrangement and darker grey brickwork at the base of the building

with lighter appearance towards the upper floor levels to reduce a sense of massing.

Materiality and façade articulation

- 4.20. Policy D4 (delivering good design) of the London Plan (2021) seeks for a design-led approach that optimises site capacity in a way that the local context of a site is enhanced by buildings that respond to local distinctiveness. Under these terms, the proposed materials set out in the submission seek to complement the character and appearance of the Alton Estate in a way to both respond to the civic and residential character of the site. The following image clearly shows the quality of the community hub's design and materials and how this relates to the context of the building.



Image 4 – View of the community hub from Danebury Avenue

- 4.21. It should be noted that the proposed buildings have been specifically designed with sealed façades, acoustic glazing and mechanical ventilation and cooling to provide acceptable conditions given that the dominant external noise source as outlined in the Noise Impact Assessment is vehicular traffic.

Design of the community hub

- 4.22. At pre-application stage, the original three-bay design was changed to five bays to create more refined proportions. The tops of the brick columns were lowered, creating a distinct and more pronounced architectural statement for the roof, further accentuated by shadow gaps between the column capitals and the bases of the precast arches. The main entrance to the community hub has been specifically designed to occupy the most prominent corner of the building at the junction of Roehampton Lane and Danebury Avenue and would provide level access and open onto a generous arrival space. The building would contain a separate access via Roehampton Lane the GP Surgery, which would lead to consulting rooms on the eastern side of the building. The building is to be serviced from the rear, and a separate ancillary single storey building known as the pavilion building and would contain the refuse stores, substation and 13 enclosed cycle spaces. A secondary rear access is proposed on the southern elevation providing access to the Council offices but also has provision for flexible access to the youth club and community hall outside

of the library opening hours.

Materials of the community hub

4.23. The material palette chosen for the community hub draws inspiration from the Alton Estate’s signature modernist style, utilising precast concrete panels in a soft grey tone. These panels feature a faceted design and textured finish, offering visual appeal while paying homage to the Estate’s architectural roots. To balance the concrete and tie the building to its local surroundings, pale cream buff bricks have been selected, reflecting the traditional character of Roehampton High Street. Vertical aluminium rainscreen cladding is used to break up the building’s mass, creating dynamic shadow effects across the façade. The palette is completed with a rich, earthy green, referencing the mature landscaping found along Danebury Avenue. The design of the proposed nine story residential building takes inspiration from the character and forms of the Estate’s taller buildings to create a building that is distinctively Alton.

Design of the residential building

4.24. The residential building’s outer corners feature wider windows that invite abundant daylight and offer maximum views, while the inclusion of a precast concrete post at each corner introduces a delicate touch within a facade that is otherwise strong and robust. At roof level, a brick enclosure with gently rounded edges is used to screen rooftop plant equipment, mirroring the sculptural silhouettes found atop the estate’s modernist apartment buildings. These thoughtful design elements elevate both the aesthetic and functional qualities of the new residential building, ensuring it harmonises with its context and sits comfortably in architectural context of the Alton Estate as can be seen in the image provided below.



Image 5: The residential building from Holybourne Avenue

- 4.25. The proposed buildings have been specifically designed with sealed façades, acoustic glazing and mechanical ventilation and cooling to provide acceptable conditions given that the dominant external noise source as outlined in the Noise Impact assessment is vehicular traffic.
- 4.26. The external treatment of for the residential building has been informed by the acoustic results and testing as set out in the Noise Impact Assessment and no mitigation measures would be required to protect the habitable spaces from external noise.

Materials of the residential building

- 4.27. The nine-storey residential building is characterised by pronounced horizontal lines, emphasised through carefully detailed brick banding and precast concrete string courses that align with windowsills and lintels. The residential building material palette draws on the subdued tones of Alton West while incorporating the robust brickwork characteristic of Alton East. The result is a design that feels both contemporary and rooted in its setting. A dark grey brick base grounds the building, creating a solid and confident plinth. Above this, lighter grey/beige multi-stock facing brick brickwork is arranged in alternating bands of smooth and ribbed textures, giving each elevation a strong horizontal emphasis. Precast concrete string courses, aligned with the grey polyester powder-coated aluminium window openings with matching balcony balustrades for the apartments, emphasise these brick layers and introduce additional depth and articulation to the façade.
- 4.28. Projecting balconies lend a sense of lightness and elegance to the façade, while the double-height entrance is predominantly glazed, featuring bronze powder-coated aluminium window and door frames that create an inviting focal point. Overall, the material choices provide a robust and grounded base for the block, resulting in an appearance that feels both contemporary and well-suited to the context of Alton West.

Design of the pavilion building

- 4.29. The ancillary single storey building, positioned within shared space between the community hub and the north elevation of the residential building provides a calm backdrop to the renewed view towards St Joseph's Church. This single-storey pavilion building screens the eastern retaining wall and accommodates the plant room, cycle parking and commercial waste facilities.

Materials of the pavilion building

- 4.30. The materials of the pavilion building echo those of the community hub, with pale cream and buff brick to enclose the substation and GP Surgery bin store, while perforated vertical metal panels articulate the cycle store and additional waste areas. A biodiverse roof reduces the visual impact when seen from above.

Conclusion on layout, massing, design of development

- 4.31. The articulation and detailed design of the facades for both buildings have been thoroughly reviewed and refined throughout the pre-application process. Officers have been very supportive of the proposed external treatment and the selection of high-quality materials.

- 4.32. Officers have worked closely with the applicants during pre-application discussions in shaping the scheme to follow key design principles and design codes that were established when the regeneration scheme was under consideration. These design codes provide a clear framework to guide and inform the preparation of the future reserved matters application (RMA) in respect of Parcel B and to ensure alignment with the ambitions of the emerging Alton Renewal Plan. A design code has been prepared for the outline part of this application and is intended to provide clear guidance and inform any physical alterations to the existing library that would be submitted at RMA stage.
- 4.33. In conclusion, it is considered that the design of the buildings would relate well to their context with a strong civic building placed at the entrance to the Alton Estate and a confident and calm residential building that complements its surroundings. The final details of external materials are to be secured by condition. Due to the above considerations, the façade treatment and materials of the proposed buildings are considered to be visual pleasing and of a high quality and will make a positive contribution to the Alton Estate which fully accords with policy D4 of the London Plan (2021) and policies LP1 and LP4 of the Local Plan (2023).
- 4.34. It is considered that the community hub successfully achieves its objective and status as a marker entrance to the Alton Estate and the residential building is consistent with the scale and linear form of other residential buildings on the Estate. Therefore, the proposed development is considered to accord with the design guidelines consistent with the objectives of policies HC1, D3, D4 and D9 of the London Plan (2021) and policies PM7, LP1, LP3 and LP4 of the Local Plan (2023).

5. PUBLIC REALM, LANDSCAPING, PLAYSPACE AND TREES

- 5.1. Policy D8 (public realm) of the London Plan (2021) states that every form of development should contain well-designed, safe, accessible, inclusive and well-connected public spaces, with appropriate landscaping treatment, planting, street furniture and surface materials that are sustainable. The design of the public realm should therefore follow an understanding of the civic character of the northern side of the site around the community hub, and the more neighbourhood character towards the south. Policy LP20 (new open space) of the Local Plan (2023) states that major forms of development are required to provide new public open space on site and make improvements to the public realm. Accordingly, development proposals should demonstrate that the public realm will be convenient, accessible, maintained in perpetuity, and seamlessly integrated into the scheme to support biodiversity.

Public realm

- 5.2. Given the site's prominence as an entry point to the Alton Estate, the northern public realm adjacent to the community hub seeks to secure an upgraded pedestrian environment along Roehampton Lane and a wider pedestrian route along Danebury Avenue. This route is to be clearly defined while accommodating landscaping, tree planting, seating and cycle parking, thereby enhancing both functionality, legibility and aesthetic appeal at the entrance to the community hub.
- 5.3. Danebury Avenue has been carefully designed to be clearly identifiable, visible and welcoming for users and a more extensive public realm has been provided outside the

entrance as a spill out space with seating and planting to provide an environment should people wish to linger. Additional landscaping, tree planting and hard landscaping is proposed along Holybourne Avenue interspersed between the blue badge parking spaces which connects to the enhanced public realm including a new shared civic space on the southern side of the community hub with visual links into the children's library.

- 5.4. To the east of the nine-storey residential building there are steps and pathways (including ramped access) that lead to the bespoke play area. Green buffer planting at Shawford Court and Hersham Close are to contribute to enhanced ecological connectivity and enhance the quality of the adjacent public realm. The introduction of native tree planting, opportunities for wildflowers and the improvement of ground layer habitats promotes biodiversity and results in a landscape that is both softer and more resilient. Additionally, the reorganisation of parking at Hersham Close enables the reorganisation of this land for communal green space.
- 5.5. A coherent and consistent pallet of high quality hard and soft landscaping materials are proposed which are to be secured by condition.
- 5.6. Overall, the proposed development would maximise the provision of soft landscaping and the design approach would recognise an opportunity to significantly improve the quality of the public realm for use by pedestrians and non-ambulant people. The proposal is therefore considered to comply with policy D8 of the London Plan (2021) and policy LP20 of the Local Plan (2023).

Landscaping and Play Space

- 5.7. The landscaping strategy responds to the level changes of the site, by introducing terraces, ramps and landscape thresholds that define the character areas. The proposed landscape-led approach evolved during the application process to ensure that the benefits for the public realm are accessible to the wider community, with significant improvements, such as widened street frontages, tree planting, passive recreation spaces and new areas for children play space.
- 5.8. The landscape strategy submitted as part of the Design and Access Statement (DAS) provides details of the proposed landscaping strategy, which would respond to a hierarchy of movements around the site, with key access points at Danebury Avenue and Holybourne Avenue, which would define primary and secondary paths to improve permeability between the public spaces along the streetscape and the private communal amenity spaces that would serve the residential units. The proposed landscaping strategy would include the following five character areas:
 - **Civic Space:** The landscaping around the community hub would include structured planting and enhanced streetscape greening to provide a welcoming entrance to the estate. The setting of the community hub is enhanced with carefully designed planting to give year-round interest, street furniture and artwork, clear sightlines, and quality paving for better pedestrian comfort and legibility.
 - **Residential Communal Courtyard:** A shared courtyard at the block's centre encourages social interaction with accessible raised beds, a wheelchair-friendly

table, reading gardens, terrace seating, and playful elements. These features support daily use, relaxation, and connection among residents.

- **Hersham Close Community Play Space:** High quality bespoke play is integrated across the landscape through natural landforms and imaginative elements. Features include a sensory play mound, discovery ramps, a rook nest tree house, meadow play areas, and seating for guardians. These spaces offer varied play experiences for children of different ages and abilities, encouraging exploration and social interaction. The play area would be for community use and due to its location would be very accessible to nearby residents, particularly at Hersham Close.
- **Shawford Court:** The proposed development would seek to enhance the currently open and underused lawn area at the northwest side of Shawford Court, through tree planting to uplift the Biodiversity Net Gain (BNG) of the site.
- **Green Roofs:** The introduction of biodiverse green roofs and installation of photovoltaic panels would improve the biodiversity and sustainability of the site. The roofs would introduce plug plants and wildflower seeding, as well as bird boxes, which would result seek to target ecological enhancements for the site.

5.9. The improvements to the public realm along Holybourne Avenue, along with the introduction of new play areas at the southeast corner of the site, are well designed and welcome. The inclusion of street trees and additional planting in Parcels C1, C2 and C3 will contribute to an increased urban greening factor, while the proposed biodiverse green roof above the single-storey ancillary building on the eastern side represents a particularly positive feature. The proposal also incorporates natural stone paving near the community hub and the use of permeable asphalt for streets and play areas to support rainwater run-off and enhance habitat biodiversity. To further ensure these benefits, it is recommended that a detailed tree planting scheme and a landscaping management plan are secured by condition, thereby supporting enhanced biodiversity in accordance with London Plan policy D8 (2023) and Local Plan policy LP56 (2023).

Trees

- 5.10. Policy LP56 (tree management and landscaping) of the Local Plan (2023) states how development proposals should seek to retain and protect existing trees and landscaping features. The policy adds that proposals where practicable, will require an appropriate replacement on-site for any tree that is felled.
- 5.11. An Arboricultural Impact Assessment (AIA) and survey of the existing trees on the site submitted with the application has assessed all existing trees for quality and longevity as well as the impacts of the proposed development.
- 5.12. The AIA states that the application would result in the removal of 11 trees, which include two Category B trees which are considered to be of moderate quality and nine Category C trees which are considered to be low quality which is primarily required to facilitate the works to the public realm. However, the application proposes the planting of 51 new trees to compensate for the tree loss which would also improve the BNG rating for the development. A number of the new trees are to be planted into the

existing lawn within Parcels C1, C2 and C3 at the north side of Shawford Court which has been designed to contribute to the soft landscaped character of the surroundings.

- 5.13. The Arboricultural Manager has reviewed the submission and has raised no objection to the removal of some trees as shown in the submission and following the receipt of further information welcomes the retention of the retaining wall, which is situated in close proximity to lime trees T5, T6 and T7. However, an objection has been raised to:
- The removal of lime tree T2, which is considered to be a healthy and mature street tree that is visible to the public and of very high amenity value. The AIA states that this tree has 40+ years life expectancy and so it should therefore be treated as a category A tree. It was requested that this Lime tree is retained and the car parking spaces re-designed;
 - The close proximity of the residential building to lime tree T5 due to the future pressure and the expected pruning/cutting back of T5 to clear the building; and
 - A large number of trees being planted too close together which has not fully taken account of their ultimate size and spreads. Trees are proposed under the canopies of mature trees and close to residential properties which will lead to management problems and future pressure to prune or remove these newly planted trees.
- 5.14. During the course of the application, there has been discussions around trying to secure the retention of lime tree T2 which makes a valuable contribution to the street scene and given the objection that has been raised. However, it has not been possible to achieve the retention of this Lime tree and to re-locate the proposed blue badge space (where T2 exists). This is because there is no capacity for the blue badge spaces to be provided in an alternative location that would still be accessible by a wheelchair user due to gradient of the pavement and the distance to the wheelchair accessible units. Whilst this is regrettable, it is considered that the provision of the blue badge spaces to meet the needs of the occupiers of the residential building is important and provides justification for allowing the loss of lime tree T2 in this particular instance. As far as the future pressure for pruning and cutting back of lime tree T5 is concerned, the residential building would need to move a considerable distance away from the southern boundary to avoid these issues which is not possible without leading to consequential overlooking and loss of privacy concerns for the future residential occupiers
- 5.15. It is considered that the part of the objection relating trees being planted too close together can be addressed by a planning condition that requires further details of the location and species of the proposed tree planting to be submitted to and approved by the local planning authority.
- 5.16. The tree objections as outlined above are fully understood, but it is considered that these need to be balanced alongside the proposed tree planting and soft landscaping that has been specifically designed to respond to the site's natural topography. The landscaping strategy has been instrumental to shaping the location of the proposed buildings and how the public realm will function on Roehampton Lane, Holybourne Avenue and outside the children's library. Furthermore, the landscaping approach has informed the layout and use of the spaces within the play area that will be an exciting and positive experience for people visiting the community hub building and those living in the residential building. For these reasons, it is considered that the tree objection is not sustainable and that the

proposed development generally accords with Local Plan policy LP56.

6. ECOLOGY AND BIODIVERSITY NET GAIN

- 6.1. Paragraph 187 of the NPPF seeks to contribute to and enhance the natural and local environment and as part of this, seeks to minimise impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 6.2. Policy G5 of the London Plan states that major developments must incorporate urban greening into their design, utilizing features like landscaping, green roofs, and green walls, with a recommended target score of 0.4 for mainly residential projects.
- 6.3. Policy G6 of the London Plan requires that development proposals should manage impacts on biodiversity and aim to secure a net biodiversity gain. In February 2024, the Environment Act (2021) made it mandatory for major developments to secure a Biodiversity Net Gain (BNG) of 10%. This requirement is echoed by policies LP53 (protection and enhancement of green and blue infrastructure) and LP55 (biodiversity) of the Local Plan (2023). Policy LP55 of the Local Plan requires the protection and enhance biodiversity through, ensuring that there would be no adverse effects on existing species, wildlife, habitats and features of biodiversity value.

Ecology

- 6.4. A Preliminary Ecology Appraisal (PEA) has been submitted with the application which identifies the habitats that might be present on the site and highlights the potential of the site to support protected species and has made recommendations. The PEA notes that the site is dominated by trees, grassland, scrub, vacant and derelict land and buildings with generally low ecological value, though it provides suitable habitat for bats, nesting birds, and hedgehogs. The PEA recommends:
 - Retaining or replacing trees where possible
 - Undertaking further bat surveys before demolition works (the existing buildings have negligible bat roost potential, and no bats were observed emerging from the buildings)
 - Minimising lighting impacts on bat habitats
 - Checking for nesting birds and hedgehogs prior to vegetation clearance.
 - Disposing of invasive buddleia.
 - Opportunities for biodiversity enhancement, such as installing wildlife boxes, planting native species, creating wildlife corridors, and considering green roofs. In addition, a Bat Survey Report submitted with the application suggests:
 - Minimising light spill; and
 - The inclusion biodiversity enhancements such as bat boxes

- 6.5. The Shadow Habitat Regulations Assessment (HRA) submitted with the application concluded that the proposed development would not result in any likely significant effects on Wimbledon Common SAC or Richmond Park SAC. Natural England have been consulted on the submission and have raised no objection and have also confirmed that there would be no effects on Special Areas of Conservation (SAC) at Wimbledon Common or Richmond Park.
- 6.6. The Council's Ecology Officer has reviewed the submission and subject to the imposition of standard conditions, supports the proposed landscape-led design approach of the proposed development which enhances the biodiversity of the site, particularly due to the inclusion of biodiverse green roofs and introduction of wildlife friendly planting.

Biodiversity Net Gain (BNG)

- 6.7. The BNG Assessment submitted with the application has calculated the anticipated BNG by comparing the baseline habitats with the post-development proposal. The scheme would include the retention of some existing trees, new tree planting and the creation of new habitats. It is recognised that the proposed development would result in a substantial uplift in biodiversity and ecological value, through integrating habitat creation, species support, urban greening, and long-term management. The predicted BNG rating of 29.73% would significantly exceed the statutory minimum of 10% required by the Environment Act 2021 and this would go some way to compensate for the loss of 11 trees on the site.

Urban Greening

- 6.8. There is a requirement under London Plan policy G5 (urban greening) for states that major development proposals to contribute to the greening of London. Policy G5 identifies an appropriate amount of urban greening with a target score of 0.3 for predominantly commercial developments and 0.4 for predominantly residential development. Similar requirements for urban greening are set out in policy LP57 of the Local Plan and that schemes seek to incorporate as much soft landscaping and permeable surfaces as possible.
- 6.9. The proposed development would achieve an UGF score of 0.49 which is a vast improvement upon on the existing UGF score of 0.19 and exceeds the London Plan target of 0.4. This will be achieved through measures such as introducing tree planting, high quality landscaping green roofs and sustainable drainage
- 6.10. It is considered that the proposed development presents a well-considered approach in respect of ecology, biodiversity and urban greening and subject to standard conditions will accord with the requirements of policy G5 of the London Plan and policies LP53, LP55 and LP57 of the Local Plan (2023).

7. IMPACT ON HERITAGE ASSETS

- 7.1. In assessing the impact of the development on heritage assets, the Council has considered the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as the relevant policies in the development plan and the National Planning Policy Framework. Section 66 (1) of the Act requires that, when considering granting planning permission for development which affects a listed

building or its setting, special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) of the Act requires that, with respect to any buildings or other land in a conservation area, when considering whether planning permission should be granted, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In this context 'preserving' means causing no harm.

- 7.2. The NPPF is a material considerations and paragraphs 210 to 221 relate to conserving and enhancing the historic environment, where relevant reference is made below; the NPPF specifically states, in determining applications, LPAs should take account of:
- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
 - b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c. the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.3. Local Plan policy LP3 states that development proposals will be supported where they sustain, preserve and, wherever possible, enhance the significance, appearance, character, function and setting of any heritage asset and the historic environment. Similarly, London Plan policy HC1 (Heritage conservation and growth) states that development proposals affecting heritage assets and their settings should conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process.
- 7.4. Most of the site is not situated within a conservation area, however a small area to the south is located within the Roehampton Village Conservation Area. The application site is located at a transition point between the Roehampton Village Conservation Area which stretches east and northwards, the Alton Estate Conservation Area to the west and south and the Westmead Conservation Area further north. Further south-west, within the London Borough of Richmond, is the Richmond Park Conservation Area which is also a Registered Park and Garden of Historic Interest. It is not considered that the proposals will harmfully affect Richmond Park in terms of views from the parkland, therefore a full assessment is not proceeded in this report. The western part of the Alton Estate Conservation Area is also a Registered Park and Garden. The boundaries of these conservation areas are shown below in the image on the next page taken from the Heritage, Townscape Visual Impact Assessment (HTVIA).
- 7.5. In addition, there are several listed buildings within the vicinity of the site. It is considered that the listed building that will be indirectly affected by the proposed development will be the grade II Drinking Fountain.

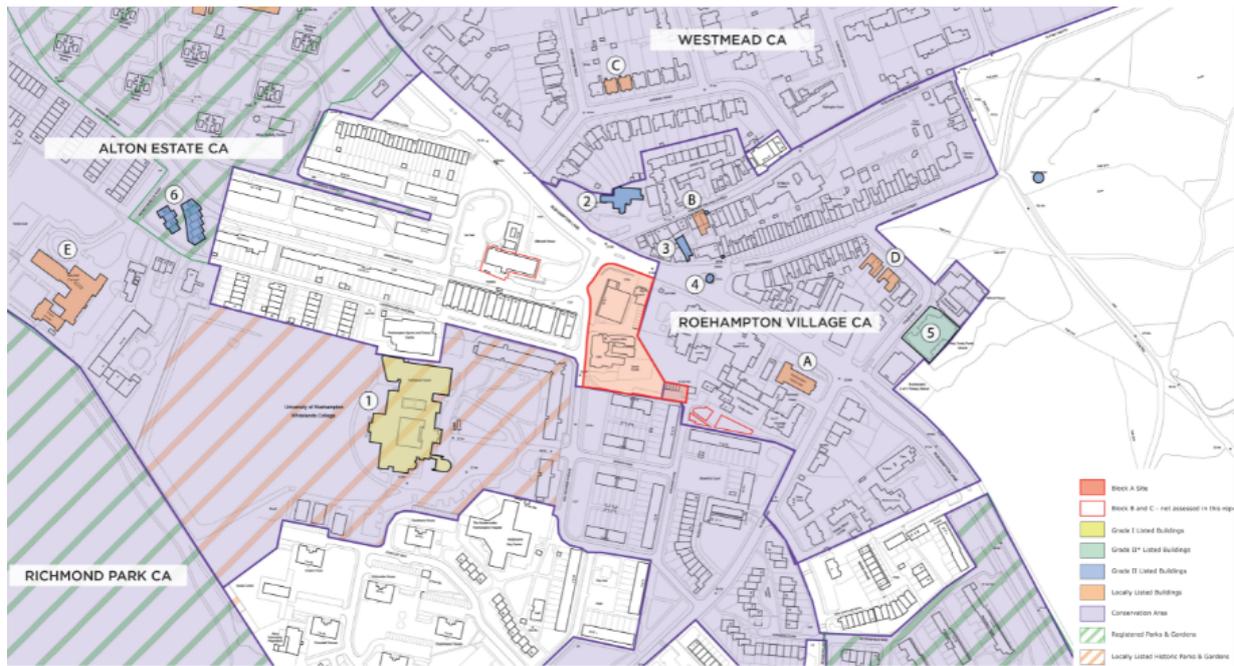


Image 6 – extract from the HTVIA showing the location of the neighbouring conservation areas

7.6. Other identified heritage assets identified within the HTVIA which include the following are not considered to be harmfully affected by the proposals as illustrated by the visual impact assessment.

- The Montague Arms Public House (grade II)
- The Kings Head Inn Public House (grade II)
- Church of Holy Trinity (Grade II*)
- Parkstead House (grade I and locally listed park and garden)
- Roehampton Parish Hall (locally listed)
- 24 and 26 Roehampton High Street
- 5 and Rodway Road
- Maryfield Convent

7.7. In terms of impact on the Kings Head Inn and Roehampton Parish Hall, it is considered that there is a modest enhancement to the setting of these heritage assets due to the replacement development being of better architectural quality.

7.8. The significance of the Roehampton Village Conservation Area derives from the retention of its distinctive village character which stretches up to Putney Heath. As set out in the Conservation Area Appraisal:

“Despite the changes of hundreds of years, Roehampton Village Conservation Area is still recognisable as a village that had its origins in the 17th century. A small cluster of mostly small-scale domestic buildings, around a short commercial high street; two churches, a parish hall, 2 small schools; four public houses (two dating from the 17th century); bounded on two sides by Putney Heath; the whole, still distinct from the later development that adjoins it to the north and south.”

7.9. Generally, the area maintains a character of low-rise buildings like cottages, and terraces with only a small number of key landmark buildings which form a dramatic

change to an otherwise consistent character, the most important being the Church of Holy Trinity. The topography of this conservation area is very distinctive. The gradual change to the gradient of the High Street and Medfield Street which leads up to the Heath, allows for longer views of the rooftops of the cottages and terraces which forms a distinctive townscape composition.

- 7.10. The significance of the Westmead Conservation Area is defined by the high quality of the three distinct phases of suburban development which comprise the area, which is complemented by good sized gardens and many trees. It contains main positive contribution buildings which exhibit fine quality detailing and architectural composition.
- 7.11. The houses are complemented by good sized gardens and many trees, some of which are remnants from the former country house estates. The three phases of development of the area are highly discernible through the road layout and architectural design of the buildings. The first phase comprises Edwardian detached and semi-detached houses built between 1899 and 1915 on the former Spencer Lodge Estate; the second phase is the Willett Estate, constructed between 1924 and 1930 by William Willett on land formerly belonging to Dover House; and the third phase includes Beech Close, a 1950s cul-de-sac. Additionally, Putney Park Lane retains its distinct rural character, historically serving as access to The Pleasance, an eighteenth-century hunting lodge for Putney Park.
- 7.12. The area forms a distinctive change in character to the neighbouring Alton Estate Conservation Area as it maintains a consistent building height and form. Several views have been identified within the Conservation Area Appraisal which contribute positively to the character and appearance of the area. This includes the view from Akehurst Street where the strong building form and roofline remain unaltered despite their proximity to the Alton Estate.
- 7.13. The Alton Conservation Area spans 58.1 hectares, and covers two distinctive areas, Alton West and Alton East, two housing estates of different form and character. It contains more Grade I and Grade II* listed buildings than any other in the borough, including notable examples such as Mount Clare and Parkstead House. Its distinctive character arises from its strong relationship of the historic landscaping and the buildings which were laid out and designed to respond positively to the key historic landscape features and setting of Richmond Park. The area also features diverse architectural styles – from Georgian and Victorian to Post-War Modernist but with an overall consistency in building materials.
- 7.14. In June 2020, much of the area's landscape was further protected as a Grade II Registered Historic Park & Garden. The conservation area's significance is enhanced by the presence of both listed and impressive unlisted buildings, including point blocks which form a key feature of the skyline. The application site is situated just outside of the conservation area and forms a later phase in the development of the housing estate. The buildings on the application site sought to mimic the form and character of the western estate but lack the architectural quality and thus were excluded from the conservation area boundary.
- 7.15. The Grade II listed drinking fountain was designed by the architect J. C. Radford and erected by Yolande Lyne-Stephens in the late 19th century. As set out in the HTVIA, it comprises a grey and red granite Doric arcaded 'kiosk' with cupola and ball finial on

stepped plinth flanked by cambered-shape horse troughs to the north and south. The structure forms an important feature of the Roehampton Village Conservation Area, acting as a visual marker and signifying the entrance to Roehampton particularly from the east. It is noted that the setting of the fountain has been compromised due to the heavy traffic of Roehampton Lane which slightly diminishes its visual prominence. However, it remains a clear focal point and marker from several vantage points. In the present situation, the scale and height of the buildings on the application site form a diminutive backdrop of the fountain in views from Medfield Road and Roehampton Lane.

- 7.16. The impact of the proposals on the relevant heritage assets is considered below.

Alton Estate Conservation Area and Alton West Registered Park and Garden

- 7.17. The application site is situated just to the east of the Alton Estate Conservation Area which includes the Alton West Registered Park and Garden. The site forms a later element of the housing estate and thus was excluded from the conservation area boundary. The building does not contribute to the setting of the conservation area and thus its removal would not cause harm. The replacement development which takes the form of two blocks of differing height, one forming a community hub with relocated library and one forming a residential building. Views towards the site from within the conservation area are limited to those in close proximity due to the changes in topography of the area and the presence of intervening built form. For example, the development would not be visible from Downshire Fields which forms part of the registered park and garden due to the point blocks to the east as well as trees which obscure views. View 7 of the Heritage, Townscape Visual Impact Assessment is taken from within the conservation area while views 8 and 9 are taken just outside the conservation area. It is considered in these views that proposed development represents a modest enhancement to the existing situation, introducing high quality buildings which seek to respond to the architectural detailing and character of the Alton Estate. It is therefore considered that the proposals would conserve the character and appearance of the Alton Estate Conservation Area, as well as the historic interest of the Alton West Registered Park and Garden, in accordance with Local Plan policy LP3.

Roehampton Village Conservation Area

- 7.18. The proposed development will have direct and indirect impacts on the Roehampton Village Conservation Area through development in its setting. In terms of direct impacts, the small set of garages in the south-east corner of the site which is within the conservation area would be removed and relandscaped to form a car parking area. This change would not cause harm to this part of the conservation area which forms a back land site behind St Joseph's RC Church. In terms of indirect impacts, there several views that will be affected by the proposed development. In longer views, from the top of Medfield Street, at the junction of Treville Street, the current blocks on the application site are visible but their height and form do not dominate in the view, and the interesting variety of roof forms along the Medfield Street can still be appreciated.
- 7.19. As illustrated in views 2 and 3 of the HTVIA, the proposed development would be highly visible above the rooftops of the buildings, particularly the taller rear residential

building and will form the focus of these views drawing the eye away from the roofline and historic character of the buildings along the Medfield Street. This contrasts with the consented scheme on the site where only a single building was proposed and set back from Roehampton Lane. In views closer towards the application site, the impact is not as significant, in the view down Roehampton Lane (view 10) the proposed development will read as part of the Alton Estate with a similar architectural language to the existing buildings. In views from the bottom of Medfield Street, it is noted that the development would form a prominent feature in the setting of the listed drinking fountain which forms a positive feature of this part of the conservation area. Overall, it is considered that the proposed development will result in a low level of less than substantial harm to the setting of the conservation area, despite the objection received from the Putney Society.

Westmead Conservation Area

- 7.20. The Westmead Conservation Area would be indirectly affected by the proposals through development in its setting. As illustrated in view 12, the proposed taller residential building would break the roofline of buildings in the view from Akehurst Street where no development is currently appreciated. This area of the conservation area forms part of the Spencer Lodge Estate which was the first phase of the housing development. This forms a quiet suburban enclave consisting of a grid of four streets of Edwardian detached and semi-detached houses developed piecemeal by local builders. As stated in the Conservation Area Appraisal, "*The character of the conservation area is made up of the sum total of its buildings, streets, green space and views and can be harmed or improved by intrusions or alterations to any of these elements*". Views play an important part of the character and experience of the conservation area and view 12 has been formally identified in the Appraisal as an important view in the conservation area. Despite the proximity of this part of the conservation area to later development, notably Alton Estate, within the conservation area, one does not appreciate this due to the lack of intervisibility. This would be altered with the presence of the residential building above what is an uninterrupted roofscape. It would detract from the suburban character of this part of the conservation area and draw the eye away from the architecture and experience of the Spencer Lodge Estate. Accordingly, the proposals would result in less than substantial harm to the character and appearance of the Westmead Conservation Area as a whole, at the lower end of the scale.

The Drinking Fountain

- 7.21. As set out above, the setting of the grade II listed drinking fountain off Roehampton Lane has been compromised by the busy traffic of the surrounding road network which has slightly diminished its visual prominence. However, it remains a clear focal point and marker from several vantage points. The consented scheme, though taller, was set back from Roehampton Lane and therefore did not cause harm to the setting of the foundation in terms of visual prominence. As illustrated in view 4, the proposals would form a more prominent feature in the background of the fountain. Consequently, the prominence of the fountain will be diminished particularly where the domed roof of the fountain will no longer be appreciated in clear sky. The proposals are therefore considered to cause less than substantial harm to the setting of the drinking fountain, at the low end of the scale.

Summary

- 7.22. It is considered that the proposed development would cause less than substantial harm to the setting of the Roehampton Village Conservation Area, Westmead Conservation Area and the grade II listed drinking fountain. No harm has been identified to the setting of the Alton Estate Conservation Area, Alton West RPAG, Richmond Park Conservation Area and RPAG. Similarly, no harm has been identified to other listed and locally listed buildings in the vicinity of the application site and in some cases a modest degree of enhancement has been identified. Great weight and importance should be given to the harm identified as required by the NPPF and the harm will be balanced against the public benefits of the proposals as set out later in this report, in accordance with the policy tests of the NPPF and Local Plan Policy LP3.

Archaeology

- 7.23. Policy HC1 (heritage, conservation and growth) of the London Plan (2021) states that Boroughs should, in consultation with Historic England, develop evidence that demonstrates a clear understanding of London's historic environment. Policy LP3 (historic environment) of the Local Plan (2023) states that developments involving disturbance to heritage assets and archaeological interest will need to be submitted by a desk based archaeological assessment that may require appropriate field evaluation.
- 7.24. The Archaeological Desk Based Assessment submitted with the application concludes that the potential for survival of any archaeological remains and deposits is low. Historic England have been consulted on the planning application and have advised that it is concluded that any remains have a limited archaeological interest and have recommended a pre-demolition condition which would require a Stage 1 written scheme of investigation (WSI), which would safeguard any archaeological interest on the site.
- 7.25. The development is therefore considered to have no harmful effect on archaeology and would comply with policy HC1 of the London Plan (2021) and LP3 of the Local Plan.

8. STANDARD OF RESIDENTIAL ACCOMMODATION

- 8.1. The proposed residential building would be accessed via Holybourne Avenue through a double height communal entrance at the front elevation of the building. The entrance lobby would lead to a main circulation core with two lifts that would provide level access to all floor levels as well as adjacent stair cores. The quality of the residential accommodation is therefore examined against the following material planning considerations:

Internal residential space standards

- 8.2. Table 3.1 under London Plan Policy D6 (housing quality and standards) (2021) states the minimum internal floor areas expected for proposed residential units. The policy seeks for high quality and functional layouts that are fit for purpose. In addition, Table 3.2 under policy D6 of the London Plan (2021) also provides qualitative aspects that should be taken into consideration when assessing the quality of the residential

accommodation, such as legibility, orientation, privacy, visual outlook and circulation.

- 8.3. Policy LP27 (housing standards) of the Local Plan (2023) also requires high quality design for new residential accommodation, which should have an ability to adapt to changing needs for residents and ultimately create healthy and sustainable living environments with appropriate spatial standards and levels of amenity.
- 8.4. The proposed nine-storey residential building would accommodate 55 residential flats, and the table below sets out the range of floor areas provided for each type of unit and the proposed spatial standards compared to the expected sizes that should be met:

Unit Type	Proposed Accommodation Size	Policy Requirement
1Bed – 2P (15 Units)	51.60 sqm	50.00 sqm
2Bed – 4P (24 Units)	Between 72.00 sqm and 97.20 sqm	70.00 sqm
3Bed – 5P (12 Units)	Between 91.30 sqm and 125.30 sqm	86.00 sqm
4Bed – 6P (2 Units)	Between 108.8 sqm and 138.10 sqm	99.00 sqm
4Bed – 7P (2 Units)	119.30 sqm	108.00 sqm

Table 6 – Accommodation size per type of unit

- 8.5. The proposed residential units meet the minimum spatial requirements in terms of floor area and the habitable rooms within each unit would also meet the minimum spatial requirements, in that all of the double bedrooms would exceed 11.50 sqm and all of the single bedrooms would exceed 7.50 sqm. The floor to ceiling height of each unit would exceed 2.50 metres in height and the flats would also have open-plan living areas with integrated kitchen and dining areas with built-in storage that would exceed the minimum standards required by Policy D6 of the London Plan (2021).

Dual aspect units and units per core

- 8.6. Policy D6 of the London Plan (2021) states that housing developments should maximise the provision of dual aspects dwellings and normally avoid the provision of single aspect units. A single aspect dwelling should only be provided when it can be demonstrated that all habitable rooms contain adequate passive ventilation, privacy, acceptable levels of daylight and an appropriate orientation.
- 8.7. The development would provide 62% dual aspects units and there would be no north-facing single aspect units. In addition, all of the family-sized units would be dual aspect which is welcomed and has been encouraged during the pre-application discussions with the applicant team. The single aspect units would have an acceptable east-facing or west-facing orientation with appropriate levels of visual outlook and privacy, which also seek to make the most efficient use of the internal building layout, to optimise the capacity of the site, as required by policy D6 of the London Plan (2021).
- 8.8. The proposed residential layout seeks to limit the number of residential units per core by a maximum of seven dwellings per core. The stair cores would be suitably sized and the number of units per core would fall within the minimum threshold of eight. As such, the proposed internal configuration would enable proper evacuation and safety procedures, in accordance with policy D12 (fire safety) of the London Plan (2021).

Accessible residential units

- 8.9. Policy D7 (accessible housing) of the London Plan (2021) stipulates that a minimum of 10% of new housing must meet the Building Regulations requirement under Part M4 (3) “wheelchair user dwellings” and that all other dwellings should meet the Building Regulations under Part M4 (2) “accessible and adaptable dwellings”. These requirements are echoed by policy LP27 (housing standards) of the Local Plan (2023), which states that all new residential development should meet the requirements for accessible housing set out in policy D7 of the London Plan (2021).
- 8.10. The residential element of the development would provide six wheelchair accessible units and would therefore meet the 10% requirement, and these units would consist of the following:
- 4 x 2 bed (four people)
 - 1 x 3 bed (five people)
 - 1 x 4 bed (six people)
- 8.11. The wheelchair accessible units would be located at ground, first second and third floor levels. Access to the wheelchair user dwellings would be provided via the main communal entrance and each floor level would be accessible by lifts that would exceed the minimum dimensions of 1.1 metres x 1.40 metres, with clear landings that would exceed the minimum requirement of 1.5 metres x 1.5 metres. In addition, the proposed stairs would meet the recommendations set out in Part M and Part K (General Access Stairs) of the Building Regulations with handrails that would continue around the half landings. The internal corridors within the nine-storey building would also meet the minimum requirement of 1.50 metres in width, to allow convenient access and manoeuvring for wheelchair users.
- 8.12. The Council’s specialist housing occupational therapist has reviewed the proposed layout and the provision of accessible units, and accepts the proposed mix, as the proposed wheelchair accessible family units respond to an identified demand. Whilst the absence of one-bed wheelchair accessible units is noted, the occupational therapist agrees that smaller units are generally delivered within other new-build developments in Wandsworth and/or existing housing stock. By contrast, three and four bedroom wheelchair accessible units are significantly harder to source, and their provision is therefore welcomed.
- 8.13. With regards to accessible parking, the occupational therapist accepts that the site does not lend itself to more blue badge parking bays. As confirmed by the occupational therapist, the design and mix of the wheelchair accessible units is supported. The provision of six wheelchair accessible units is acceptable and complies with the policy requirement and the internal layout would meet the minimum guidelines as set out by the Building Regulations. As such, the development has fully considered appropriate inclusive design guidelines for future residents and would meet the requirements of policy D7 of the London Plan (2021) and policy LP27 of the Local Plan (2023).

Daylight and sunlight for proposed residential units

- 8.14. An assessment of the impact of the development on the residential amenity of neighbouring properties is included in Section 9 of this committee report. However, the

provision of internal daylight and sunlight for the proposed residential units is examined in detail against the requirements of policy LP15 (health and wellbeing) of the Local Plan (2023), which requires that all new homes are well-designed with adequate levels of daylight and sunlight, ventilation and visual outlook.

- 8.15. Daylight and Sunlight assessments are measured against the BRE guidelines which provides advice on site layout planning to achieve good sunlight and daylight within buildings. The advice is not mandatory and there is a need for flexibility in applying the BRE guidelines.
- 8.16. The results outlined in the Daylight and Sunlight Report submitted with the application, demonstrates an overall high level of compliance with BRE recommendations as all dwellings would have a living room that would receive at least 1.5 hours of sunlight on 21st March, in compliance with BRE exposure to sunlight requirements. In addition, 83% of all habitable rooms would exceed the BRE minimum illuminance recommendation, which is considered high, considering the urban environment of the application site. The proposed north-facing windows would mainly serve habitable rooms that would be dual-aspect, which would maximise daylight and visual outlook.
- 8.17. The development would therefore provide a good level of residential amenity for future residents with regards to sunlight, daylight and visual outlook, in compliance with policy D6 of the London Plan (2021) and policy LP27 of the Local Plan (2023).

Privacy and visual outlook

- 8.18. The Mayoral Housing SPG (2016) states that development proposals should maintain between 18 metres to 21 metres between habitable windows. The SPG adds how there should be adequate levels of privacy in relation to neighbouring properties, the street scene and public spaces.
- 8.19. Policy D3 (optimising site capacity through the design-led approach) of the London Plan (2021) also states that residential developments should deliver appropriate outlook and privacy, in addition, policy LP2 (general development principles) of the Local Plan (2023) resists any unacceptable level of overlooking. Although the impact on amenity in terms of neighbouring sites is assessed in Section 9 of this committee report, the visual outlook and privacy afforded to the proposed residential units is assessed below.
- 8.20. The proposed nine-storey residential building has been designed to optimise the living environment for future residents to ensure that the proposed windows serving habitable rooms retain an acceptable visual outlook and to protect privacy. The linear residential building has been positioned closer to Holybourne Avenue and in a perpendicular form than the neighbouring residential properties located to the rear at nos. 73 to 95 Hersham Close. The majority of the proposed south-facing windows within the residential building would overlook the public realm, the rear landscaped communal areas and the play space.
- 8.21. The other neighbouring residential building close to the application site is located 15 metres away at no. 31A Danebury Avenue towards the west. However, the flank wall of 31A Danebury Avenue has no side windows and so there would be no overlooking and loss of privacy concerns for these future occupiers. Furthermore, this building is screened by mature trees along this stretch of the streetscape and the proposed west-

facing windows overlooking Danebury Avenue would be screened at ground floor level with appropriate boundary treatment and planting. Due to these considerations, these west-facing units are considered to provide good levels of privacy for future residents.

- 8.22. The proposed east-facing windows on the residential building would have a considerable setback from St Joseph’s Catholic Church that would exceed 18 metres. Given the tree planting and screening towards the east, no concerns are raised with regards to privacy or visual outlook provided for the occupiers of the units with these east-facing windows.
- 8.23. It is accepted that the minimum separation distance between the nine-storey residential building and the four-storey community hub building would be 8.3 metres and therefore north-facing windows in the residential building would overlook the community hub with a low separation distance at the closest point. However, due to the orientation of both buildings which are angled away from each other, the opportunities for mutual overlooking would be minimised. The ground floor residential units have been designed with feature planting and hedges as defensible screening that would protect the privacy of the occupiers of the residential flats at ground floor level.
- 8.24. The proposed ground floor residential units overlooking the proposed external amenity space would be positioned at the north side of the residential building and would therefore not be overlooked by the proposed external amenity spaces at the southeast side. The proposed landscaping strategy would also provide a green buffer to the east-facing windows serving the residential units at ground floor, which would restrict any ability to overlook the east-facing residential units.
- 8.25. In terms of visual outlook, it is recognised that the north-south orientation of the residential building has been designed to maximise the more open visual aspect to the east and west. It is considered that acceptable separation distances would exist with the neighbouring residential properties located at no. 31A Danebury Avenue at the west, no. 85 and 95 Hersham Close to the south and St Joseph’s Catholic Church at the east. The proposed residential building footprint is angled away from the community hub building which is to address the close relationship between the two buildings.

External amenity space

- 8.26. Policy D6 (housing quality and standards) of the London Plan (2021) states that where there is no higher local standard in the Borough Development Plan, a minimum of 5 sqm of private outdoor space should be provided for 1 – 2 person dwellings with an extra 1.00 sqm for additional occupant, with a minimum depth and width of 1.5 metres. Policy LP27 (housing standards) of the Local Plan (2023) requires 10 sqm for one-bed or two-bed dwellings and 15 sqm for dwellings with three or more bedrooms, therefore the minimum requirement set by policy LP27 is applicable when reviewing the standard of private outdoor amenity space, which is summarised in the table below:

Unit Type	Proposed External Amenity Space	Policy Requirement
1Bed – 2P (15 Units)	10.20 sqm	10.00 sqm
2Bed – 4P (24 Units)	Between 12.40 sqm and 15.10 sqm	10.00 sqm

3Bed – 5P (12 Units)	15.10 sqm	15.00 sqm
4Bed – 6P (2 Units)	Between 15.10 sqm and 15.40 sqm	15.00 sqm
4Bed – 7P (2 Units)	Between 15.10 sqm and 15.40 sqm	15.00 sqm

Table 7 – Quantum of external amenity space per type of unit.

- 8.27. The proposed residential flats would exceed the minimum requirements for private amenity space under policy LP27 of the Local Plan (2023). The development would deliver a total of 1,292sqm of private amenity space, of which 744sqm would be provided by private balconies or terraces and 548sqm by communal amenity space that would be located at the east side of the residential building.
- 8.28. It should be noted that acoustic testing of the proposed external amenity areas have been reviewed and the results in the Noise Impact Assessment demonstrate that the noise levels experienced in these areas have been found to be acceptable.

Play space

- 8.29. In terms of children play space, London Plan Policy S4 (play and informal recreation) requires the provision of 10 sqm of play space per child, requiring a total of 621 sqm of play space, as stipulated by the GLA population yield calculator based on the PTAL level of 3 and the proposed number of habitable rooms. The development would provide a total of 767sqm of play space for 0 to 12 years old children and there would be an uplift of 146sqm. The layout and position of the play spaces have been designed to be used by the wider community which is an inclusive and positive element of the scheme.
- 8.30. The proposed community play space at the south side the residential building is imaginative and inclusive, and creatively uses of the levels on the site to deliver a beautiful and bespoke play area for everyone. Natural surveillance is provided from the south-facing residential units with balconies overlooking the space. The play areas would respond to the sloping topography at the south side of the site, as the design features would include a sensory play mound, discovery ramps, a rook nest tree house, meadow play areas, and seating. The residential courtyard features a range of playable features including sensory play mounds for the benefit of children living and visiting the development.

Conclusion on standard of accommodation

- 8.31. The proposed development would deliver a very good living environment for future residents as the proposed 55 residential units would exceed the minimum requirements in terms of floor space and a high proportion (including all the family sized units) would be dual aspect. In addition, the development would deliver an acceptable quantum of wheelchair accessible units, which would be well-designed and be in accordance with the specifications set out under the Building Regulations under Part M4 (2) “accessible and adaptable dwellings. The occupiers of the proposed residential units would enjoy acceptable levels of sun/daylight and an open visual aspect and outlook and limited overlooking opportunities. Moreover, the development would exceed the minimum requirements with regards to external amenity space. As such, the development is consistent with policies H6, S4, D6 and D7 of the London Plan (2021) and policy LP27 of the Local Plan (2023).

9. IMPACT ON NEIGHBOURING RESIDENTIAL AMENITY

- 9.1. Policy D6 (housing quality and standards) of the London Plan (2021) states that the design of any form of development should provide sufficient daylight and sunlight to new and surrounding housing, including amenity space, and should therefore be appropriate within its context.
- 9.2. At a local level, policy LP2 (general development principles) of the Local Plan (2023) states that planning permission for developments will only be granted where they do not harm the amenity of occupiers/users and nearby properties through unacceptable noise, vibration, traffic congestion, air pollution, overshadowing, overbearing impact, unsatisfactory outlook, privacy or loss of sunlight or daylight.
- 9.3. The requirement to address policy D6 of the London Plan (2021) and policy LP2 of the Local Plan (2023) with regards to impact on amenity are reviewed below.

Impact on daylight, sunlight and overshadowing

- 9.4. The submitted daylight and sunlight report supporting the current application provides a detailed assessment of the impact that the development would cause on neighbouring residential and non-residential properties, including amenity/open spaces. The properties that were identified and assessed in the report are outlined below:
 - nos. 6-8 & 10-14 Roehampton High Street
 - nos. 31A, 31B, 61B, 61A, 89B & 89A Danebury Avenue
 - nos. 73-95 Hersham Close
 - nos. 211-215 Roehampton Lane
 - St Josephs RC Church
 - Whitelands College
- 9.5. It should be noted that nos. 6 to 8 Roehampton High Street, nos. 211 to 215 Roehampton Lane and nos. 31A & 31B Danebury Avenue are all non-domestic buildings which are not considered to have the same requirement for the protection of sunlight and daylight. Notwithstanding this, it is acknowledged that all the rooms and windows serving these buildings would comply with the BRE guidelines.
- 9.6. The remainder of the properties have been assessed as identified above and are all fully compliant with meeting the BRE guidelines, with the exception of 24 windows serving five properties located at nos.73 to 95 Hersham Close and two rooms at Whitelands College, the impacts are explained in further detail below.

Nos.73-95 Hersham Close

- 9.7. The submitted daylight and sunlight report assessed the windows serving 12 residential properties at Hersham Close and all of the windows with a requirement for daylight, would pass the VSC assessment. This is with the exception of 24 windows serving five residential properties which already have poor levels of lighting reaching this accommodation (with VSC values ranging between 5.5% and 9.6%). These residential units are positioned at ground and second floor levels, where the affected windows are situated directly underneath the overhanging projection of the building's design that exists on the floors above as shown by the following extract:



Image 7 – extract from the daylight and sunlight report of Hershams Close properties

- 9.8. The report highlights the fact that the daylight and sunlight levels that reaching these neighbouring properties when comparing the existing situation with proposed, would be very marginally different and so the overall lighting impacts on the residential amenity of the occupiers of these properties would be negligible.

Whitelands College

- 9.9. The submitted daylight and sunlight report concludes that all habitable rooms for the student accommodation would pass the daylight distribution test, except for two windows serving bedrooms that have marginal losses. It is recognised that the shortfall in meeting the daylight distribution test is largely due to the design and size of these single aspect rooms, but it should be noted that these windows would fully accord with the VSC measurement.

Sunlight and Overshadowing

- 9.10. The submitted daylight and sunlight report confirms that all of the windows that face within 90 degrees of due south have been tested for direct sunlight and all pass both the total annual sunlight hours test and the winter sunlight hours test. In addition, overshadowing to gardens and open spaces has been fully tested and also meet the BRE recommendations.
- 9.11. To conclude, the results contained within the submitted report confirm that the proposed development would have a minor impact on the sunlight and daylight of neighbouring properties with 83% of all habitable rooms tested meeting the BRE guidance. This is with the exception of some marginal shortfalls in respect of five properties located in Hershams Close and two bedrooms at Whitelands College where the impacts are considered acceptable given the existing lighting levels reaching the affected Hershams Close properties and the design and size of the neighbouring student accommodation.

Privacy and overlooking

- 9.12. The Mayoral Housing SPG (2016) states that development proposals should maintain about 18 and 21 metres between habitable windows. The SPG adds how there should be adequate levels of privacy in relation to neighbouring properties, the street scene, and other public places. Policy LP2 (general development principles) of the Local Plan (2023) states that privacy is a key consideration for new forms of development, which

should cause no adverse harm in terms of overlooking.

- 9.13. The proposed buildings would mainly overlook the public realm towards the south (west side of Hersham Close), the flank wall at 31A Danebury Avenue and the west elevation of St Joseph’s Church (at a separation distance that would exceed 21 metres). In the absence of habitable windows on the flank wall of 31A Danebury, there are no privacy concerns. The footprint of the nine-storey residential building has been orientated towards Holybourne Avenue (see Image 8 below) to respect the outlook of the Hersham Close properties and together with the tree planting on the south side of the site, the proposed development would have limited ability to overlook neighbouring residential properties.



Image 8 – extract from the landscape general arrangements plan

- 9.14. Notwithstanding the objections received on grounds of overshadowing to the residential properties located at Hersham Close, loss of light and loss of privacy grounds, the proposed development is considered to be acceptable in terms of the impact of neighbouring residential occupiers. For these reasons, the proposed development would accord with policy D6 of the London Plan (2021), policy LP2 of the Local Plan (2023) and the advice given by the Mayoral Housing SPG (2016).

10. TRANSPORT

- 10.1. Policy LP50 (Parking, Servicing, and Car-Free Development) of the Local Plan (2023) states that low-car residential development will be supported where a site has a Public Transport Accessibility Level (PTAL) of 3 and the appropriate minimum disability friendly parking spaces are provided in accordance with the London Plan and any subsequent amendments.
- 10.2. The site is not in a Controlled Parking Zone (CPZ), but the proposed development is part of the early improvement works contributing to the comprehensive regeneration

programme planned for the Alton Estate. Existing residents of the estate are in support for the design and implementation of a Residents Parking Scheme (RPS) on all roads and streets within the regeneration area, which would be managed by the Council's Regeneration team. It is envisaged that new occupants of the proposed buildings would be precluded from obtaining permits to park on street within the RPS, except for disabled occupants who hold a blue badge. (This is to be secured by planning obligation).

- 10.3. Given the site has a PTAL of 3, Transport for London (TfL) considers the maximum acceptable walking distance between a site and a bus stop served by regular bus services to be 660m. This site is within 200m walking distance of the Danebury Avenue eastbound and westbound bus stops from which occupants can access two bus services that provide a combined total of 13 trips to Victoria and South Kensington respectively. This this reduces to a total of 7 services per hour between Monday and Saturday off-peak, and to 6 services per hour on Sundays. The site is within 200m walking distance of the north and southbound bus stops at Medfield Street from where occupants could catch the two bus services above, plus two more that provide a combined total of 6 trips per hour in a northerly and southerly direction between Roehampton, Putney town centre, Kingston, and Tooting. The site is also 250m walking distance from the Roehampton Lane/Danebury Avenue bus stop from which occupants can access two additional bus services providing a combined total of four trips per hour in each direction between Putney Bridge and Tolworth and Hammersmith and Roehampton respectively.
- 10.4. TfL considers the maximum acceptable walking distance between a development site and a surface railway, underground, or overground station to be 960m. This site is not within a walking distance of any rail, underground, or overground station. However, the bus services as outlined above facilitates travel via stations such as Putney, East Putney, and Clapham Junction.
- 10.5. The Council's Transport officer agrees that the site has sustainable modes of transport available and the scheme is regarded as acceptable and is not considered to generate an increase in the number of vehicular trips that would be large enough to have a severe impact on any part of the transport network. This is provided that future occupants are precluded from obtaining RPS permits (except for disabled users that hold a blue badge).
- 10.6. Objections have been received regarding the lack of public transport improvements and requesting that a change to relocate Barnes Station from zone 2 to 3 should have been considered as part of the scheme to provide more flexibility and options to access Roehampton. This is not something that could be secured as part of the submission and would also not be viewed as sustainable objection given the scale of the proposed development.

Travel demand

- 10.7. Transport Statement submitted in support of the application full details of travel demand and trip generation forecasts, which indicate that the proposed development is likely to generate between 30 and 50 person trips in peak hours and between 5 and 10 vehicle trips in peak hours generating approximately 30 cars being parked in the vicinity of the site. As outlined in the Transport Assessment, most of the demand would be associated with the library and the GP Surgery and therefore the travel demand review concludes that the demand arising from the site would be low and therefore no further review would be required to measure the effects on the transport network which are considered to

be imperceptible.

Car parking

- 10.8. All of the streets surrounding the site are uncontrolled and the wider context of the site has no formal restrictions on car parking. The parking stress for the site has been reviewed and the surveys undertaken in July 2025 indicated a reasonable spare capacity with at least 88 parking spaces available at the busiest times of the year within 200 metres of the site. Given this, it is not considered that objections received including from the Putney Society on lack of car parking proposed as part of the application are sustainable.
- 10.9. The development would introduce a new access off Roehampton Lane to accommodate two car parking spaces for use by occupiers of the GP Surgery. The proposed works to the public realm would also involve the demolition of six existing garages in the southern part of the site and the creation of 10 perpendicular parking spaces to the rear of the buildings to be accessed from Hersham Close. A total of three disabled parking bays would be accommodated in Holybourne Avenue, with two serving the residential element of the development and the other space would be allocated to users of the community hub. The disabled parking spaces would be within 50 metres travel distance from the residential units or the community hub.
- 10.10. To comply with London Policy T6.1 on the provision of disabled parking, there is a requirement for two spaces to be available before the residential building is occupied and there is an expectation for four further blue badge spaces to be considered in the longer term as set out in policy. There would be no scope for the 10 new spaces to be provided as blue badge spaces for the occupiers of the residential building given the challenging topography and the corresponding travel distance of 100m.
- 10.11. The Council's Transport Officer has considered the proposed car parking layout and no objections have been raised in parking terms given the limitations as outlined above and given that the additional demand for approximately 30 car parking spaces would have no material effects on the public transport network and as there is suitable parking provision within the context of the site.

Servicing

- 10.12. Local Plan Policy LP51 on Parking, Servicing and Car Free Development states that developments should have adequate off-street servicing arrangements are made for commercial vehicles and general servicing. London Plan T7 on Deliveries, servicing and construction states that developments should facilitate safe, clean, and efficient deliveries and servicing and the adequate space for servicing, storage and deliveries should be made off-street, with on-street loading bays only used where this is not possible.
- 10.13. Regarding servicing of the community hub, the applicant proposes a new inset loading bay on the adopted highway on the eastern side of Holybourne Avenue immediately west of the community hub. This will need to be regulated by a Traffic Management Order under S6 of the Road Traffic Regulation Act 1984 to ensure it is left available for use by servicing vehicles and delivery vehicles at all times. The proposed refuse store to be used by the non-residential uses is 33m east of the loading/servicing bay, which is

16m and 2.8m wide which is an appropriate size to enable it to accommodate large vehicles.

- 10.14. Regarding the servicing of the proposed 55 dwellings, the loading bay on the eastern side of Holybourne Avenue mentioned above can also be used by drivers delivering goods and services to residents. Both TRICS and Transport for London's method of estimating household delivery trips show that the proposed development will create 14 x two-way servicing trips per 12-hour standard assessment day (07.00-19.00). The Transport Officer has confirmed that one inset regulated loading bay is enough to accommodate the daily servicing needs of both buildings and this would respond to the objection raised by the Putney Society.
- 10.15. As far as refuse collection for the proposed 55 new dwellings is concerned, refuse vehicles will have to stop on the carriageway on the eastern side of Holybourne Avenue to get within 10m of the proposed household refuse store, which is the maximum bin drag distance for 1,100l Eurobins. As the carriageway is 5.7m wide at this location and given that a standard household refuse HGV is 2.5m wide and 9.2m long this means that most vehicles egressing the Laverstoke Gardens/Holybourne Avenue junction to the west of the site have a passing width of 3.2m if they wish to turn right out of this junction and drive southwards along Holybourne Avenue which is an acceptable arrangement
- 10.16. The submitted vehicle tracking drawings show that a fire tender making this movement when a refuse vehicle is stationary would need to overrun the kerb on the western side of the road at its offside which could lead to the footway being damaged and increased highway maintenance costs for the Council. The Transport Officer has suggested that the slight narrowing of the verge to the east of the refuse store is to be discussed as part of the highway works.
- 10.17. To ensure that the servicing arrangements function and operate without any issues, the submission and approval of a detailed Delivery and Servicing Plan is to be secured by condition which would go some way to addressing the objection raised by the Putney Society in respect of servicing and deliveries having an effect on the road network.

Cycle parking

- 10.18. Table 10.2 provided in policy T5 (Cycling) of the London Plan (2021) sets out the minimum standards for new developments. These requirements are echoed by policy LP51 of the Local Plan (2023).
- 10.19. The application demonstrates that it meets the minimum off-street long and short stay cycle parking standards as set out in the policies highlighted above by proposing 103 long-stay spaces and three short-stay spaces for residents, plus 13 long-stay and 30 short-stay spaces for employees and users of the proposed community hub.
- 10.20. The quantum of both short stay and long stay cycle spaces proposed in the application for both buildings accords with London Plan Policy T5 which is welcomed and supported by the Transport Officer. In addition, it is considered that the long stay cycle parking has been designed to be provided in an enclosed, well integrated, sheltered and safe space which is a positive element of the scheme. A cycle strategy condition is recommended that requires further design details of the proposed cycle stands and for the cycle storage

to be implemented in accordance with the plans and retained in perpetuity thereafter.

Highway works

- 10.21. Highway works are proposed along the eastern side of Holybourne Avenue involving the removal of the footway and two vehicular accesses which are to be replaced by the provision of an inset servicing/loading bay, three disabled vehicular parking bays (measuring 6m by 2.6m), 6 street trees, two tree pits, a verge (measuring 10m by 12.6m) and a small dropped kerb which would serve as a bin ramp to aid safe refuse collection.
- 10.22. The Transport Officer has raised no objections to these works subject to the adoption of the footway by the Local Highway Authority. In addition, it will be necessary to ensure that the re-location of streetlights, the proposed tree planting/landscaping (including the proposed management/maintenance regime) and the gradient of the footway is approved by the Borough Highway Engineer prior to the occupation of the buildings. The highway works are to be secured by planning condition as it is not possible for the Council as applicant to enter into an agreement with itself under S278 of the Highways Act 1980.

Travel plan

- 10.23. The Travel plan submitted with the application commits to carrying out a survey of the occupiers within 6 months of occupation to secure some baseline travel mode data and then set realistic and relevant targets to shift to more sustainable transport modes. A full Travel Plan needs to be provided to and approved by the Local Planning Authority (secured by condition) as soon as the travel survey highlighted above has been completed with actions/targets agreed. A Travel Plan monitoring fee of £1,490 covering the first five years is to be secured as a planning obligation.

Construction logistics plan

- 10.24. An outline demolition and construction logistics plan has been submitted with the application which identifies two current vehicular bell-mouth accesses on the eastern side of Holybourne Avenue that can be used until space is needed to implement on-site groundworks in the latter stages of the construction project. Given the nature of the works and the number of heavy goods vehicles forecast per day, some vehicles will need to wait on the adopted highway.
- 10.25. It is likely that a temporary inset bay on the eastern side of Holybourne Avenue might need to be created which would provide a pit lane (subject to agreement to pedestrian diversions) which will need to be agreed under a more detailed construction logistics plan that is to be secured by condition. There is an expectation that construction workers travelling to the site should use public transport, walk or cycle and that HGV construction traffic movements will be limited to the hours of 08.00-18.00 on Monday to Friday and provisions to this effect should be included in the detailed construction logistics plan.

11. WASTE MANAGEMENT

- 11.1. Polic SI7 (reducing waste and supporting the circular economy) of the London Plan (2021) promotes a more circular economy that improves resource efficiency and encourages the minimisation of waste. In addition, policy SI8 (waste capacity and net

waste self-sufficiency) of the London Plan (2021) states how development proposals should plan for identified waste needs and measures to reduce refuse, in line with the Circular Economy.

- 11.2. Policy LP13 (circular economy, recycling and waste management) of the Local Plan (2023) states that development proposals should support the circular economy and contribute towards London's recycling and net self-sufficiency targets.
- 11.3. The Waste Strategy submitted with the application includes a detailed estimate of the expected waste production in respect of the residential building and community hub and makes provision for separation waste storage. The residential building provides an integrated refuse store provided at ground floor level fronting onto with access from Holybourne Avenue, which would be within 10 metres of the refuse vehicle stopping collection point. The residential refuse store would have four food waste bins (960 litres), eight general waste bins (1,100 litres each) and four recycling bins (1,280 litres each), which would meet the requirements for non-bulky waste set out by the Wandsworth's Reuse, Recycling and Waste SPD (2025) with regards to capacity, collection strategy and accessibility. The original plans submitted with the application had not made sufficient provision for bulky waste collection which has since been addressed and updated during the course of the application. The Waste Manager has reviewed the updated plan and the revision to the bulky waste provision and has raised no objections as the waste strategy is considered to be consistent with policy LP13 in delivering a sustainable approach to waste management.
- 11.4. The refuse collection strategy for the community hub would be by privately appointed waste collection contractors, who would drag the wheeled bins from the single storey refuse store located on the boundary with St Josephs RC Church across to Holybourne Avenue. The proposed two refuse stores would include a clinical waste bin (for the GP Surgery) alongside a waste bin, mixed recycling bin and food waste bin.
- 11.5. The proposed refuse stores would be located a distance of 33 metres from the vehicle stopping collection point at Holybourne Avenue and it is recognised that this distance would significantly exceed the bin push distance limit of 10 metres under the Wandsworth's Reuse, Recycling and Waste SPD (2025). However, the appointed private waste collection contractors have accepted the principle of the collection of refuse with this distance which has been confirmed in the operational waste management plan submitted with the application. This arrangement avoids a potentially dangerous reversing manoeuvre and enables the quality of the space between the bin store and Holybourne Avenue to be maintained.
- 11.6. Taking the above into account, the waste arrangements for the proposed development are considered acceptable. This is subject to the imposition of a condition to agree a detailed refuse strategy that includes specifications of security, ventilation and adequate storage facilities for disposal in line with the Wandsworth's Reuse, Recycling and Waste SPD (2025) and in compliance with policy SI7 (waste capacity and net waste self-sufficiency) of the London Plan (2021), which requires development proposals to identify how waste would be reduced.

12. SUSTAINABILITY AND ENERGY EFFICIENCY

- 12.1. London Plan Policy SI2 (minimising greenhouse gas emissions) states that major forms

of development should be net zero carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the energy hierarchy outlined in the policy.

- 12.2. At a local level, policy LP10 (responding to the climate crisis) of the Local Plan (2023) requires developments to achieve high standards of sustainable design and construction, in order to mitigate the effects on climate change, and to realise the Council's ambition of becoming zero carbon by 2050. These elements are referred to below.

Energy efficiency

Energy reduction and overheating ('be lean')

- 12.3. The Energy Statement submitted with the application confirms that the proposed development would exceed the London Plan targets in policy SI2 (minimising greenhouse gas emissions). The London Plan states that residential developments should achieve carbon reductions of 10% over Building Regulations Part L from energy efficiency measures alone and that non-residential development should achieve reductions of 15%. The residential building would achieve a 13% reduction, and the community hub would achieve 21% reduction, resulting in an overall site-wide reduction of 14.2% at the 'be lean' stage, with both elements exceeding the minimum targets.
- 12.4. The Council's Energy and Sustainability Consultant (CIS) have reviewed the Energy Statement and have advised that there would no risk of overheating and that satisfactory provision has been made for ventilation and cooling for both the community hub and residential building.

Low carbon energy supply ('be clean')

- 12.5. Policy LP11 (energy infrastructure) of the Local Plan (2023) expects developments to connect to decentralised energy networks. There is not an available district heat network in this location for the development to connect to but the application proposes a decentralised communal heating system (with heat pumps as the lead heat source) which is considered to be a satisfactory 'be clean' measure.

Renewable energy supply ('be green')

- 12.6. It is anticipated that the development would provide 50 photovoltaic panels across both buildings which would maximise opportunities for renewable energy generation as required by policy. This is considered acceptable subject to a condition requiring the provision and retention of the photovoltaic panels.

Energy report ('be seen')

- 12.7. The Energy Statement provides a commitment for post construction monitoring, in line with the principles of the "Be-Seen" requirements which would be secured by planning obligation.

Carbon emissions

- 12.8. The Energy Strategy submitted with the application follows the London Plan energy

hierarchy to deliver significant reductions in carbon emissions. It is recognised that the proposed development incorporates high performance building fabric, air tightness, and efficient services and includes communal air source heat pumps and photovoltaic panels. These measures achieve and exceed policy requirements, delivering a 59% reduction in Regulated CO₂ emissions, bettering the targeted 35% reduction in on-site regulated CO₂ emissions beyond current Building Regulations.

- 12.9. Both a Whole Life-Cycle Assessment (WLCA) and a Whole Life Cycle Carbon Emissions Assessment (WLCCE) have been submitted with the application. The Council's Energy and Sustainability Consultant (CIS) have reviewed these assessments and the carbon impact and carbon emissions of the proposed development and have raised no objections.

Carbon offsetting

- 12.10. CIS have been consulted on this submission and have confirmed that the proposed development would subject to an additional offsetting contribution to meet a total 100% in regulated CO₂ emissions in order to achieve a standard of zero carbon. A total offset carbon contribution of £97,098 has been calculated and this contribution is to be made to the Council's Carbon Offset Fund, which would be secured by planning obligation.

Sustainable design

- 12.11. Policy SI2 (minimising greenhouse gas emissions) of the London Plan (2021) states that Local Planning Authorities are encouraged to include BREEAM targets in their local plans where appropriate, to help demonstrate that energy efficiency targets have been met.
- 12.12. Local Plan Policy LP10 requires developments to achieve high standards of sustainable design and construction, supporting the goal of a zero-carbon borough by 2050. New non-residential buildings over 100 sqm must achieve BREEAM 'Outstanding' unless not technically feasible.
- 12.13. The BREEAM Pre-Assessment Reports submitted with the application confirm that the proposed GP Surgery and the community hub are both targeting BREEAM 'Outstanding' ratings, with projected scores of 90.50% and 90.77% respectively. The requirement to achieve the threshold for-outstanding rating is expected to be secured by a condition.
- 12.14. Considering the above the proposed development is considered to achieve a high sustainability standards in line with London Plan policies SI2, SI3, SI4, and SI5 and Local Plan policies LP10 and LP11.

13. ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT

- 13.1. Policy D14 (noise)-of the London Plan (2021) requires mitigation measures on existing and potential adverse impacts in terms of noise as arising from new development. Local Plan policy LP2 states that planning permission for developments will only be granted where they do not harm the amenity of occupiers/users and nearby properties through unacceptable noise, vibration, traffic congestion, air pollution, overshadowing, overbearing impact, unsatisfactory outlook, privacy or loss of sunlight or daylight.

- 13.2. Part B of policy LP2 (general development principles) of the Local Plan (2023) seeks to control and mitigate pollution in all its forms for any form of development proposal, including noise, vibration, air pollution, light pollution, odours, land contamination and disturbances during construction and demolition works.

Noise

- 13.3. The impacts of noise and vibration generated from the construction phase of the development arising from construction vehicles and machinery can be suitably controlled and managed through the agreement of an appropriate Construction Environmental Management Plan (CEMP) and the implementation of best practice measures. In addition, the Council's Environmental Health Noise Officer has reviewed the Noise Impact Assessment and concluded that there would be no objection to the proposed development subject to the CEMP condition.

Air quality

- 13.4. Policy SI1 (improving air quality) of the London Plan (2021) sets out the requirements for new development to address poor air quality. All forms of development must be at least air quality neutral. At a local level, policy LP14 (air quality, pollution, and managing impacts of development) of the Local Plan (2023) requires the submission of an air quality assessment, which could include mitigation measures if considered necessary.
- 13.5. The Air Quality Assessment (AQA) submitted with the application provides details of the baseline air quality conditions at the site as well as the impact resulting from the demolition and construction phases of the development. The AQA confirms that the development would not be air quality neutral in terms of the transport emissions and therefore mitigation measures, such as active EV charging points and provision of an adequate cycle parking strategy are proposed. The AQA has been reviewed by the Air Quality Officer who has raised no objection in principle and agreed to the mitigation to offset the excess transport emissions subject to standard conditions and a financial contribution of £15,000 to regulate the air quality impacts of the development being secured by planning obligation

Water efficiency

- 13.6. Policy LP10 (responding to the climate crisis) of the Local Plan (2023) states that development proposals should incorporate water conservation measures, to meet a maximum water efficiency standard of 100 litres per person per day for homes.
- 13.7. The Sustainability Statement submitted with the application confirms that the water efficient fixtures and fittings would be installed to all 55 dwellings to target the internal daily consumption of 105 litres per person per day, as required by policy SI5 (water infrastructure) of the London Plan (2021). Similarly, the installation of efficiency fixtures and fittings including leak detection systems and water meters are to be introduced in the community hub building to also reduce water consumption. An objection has been received in respect of the frequency of water pipes bursting in the area, but this is not a sustainable ground to refuse planning permission. However, standard conditions are included as recommended by Thames Water who consider that the application is acceptable in infrastructure terms.

Flood risk and sustainable drainage

- 13.8. Policy SI12 (flood risk management) of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated and that any residual risk is addressed. Policy LP12 (water and flooding) of the Local Plan (2023) states that all planning applications will need to demonstrate that the proposals avoid or reduce contributing to sources of flooding, including fluvial, tidal, surface water, ground water, flooding or flooding from sewers.

Flooding

- 13.9. A Flood Risk Assessment (FRA) submitted with the application states that the risk of surface water as high but other sources of flooding (fluvial, artificial sources, sewers and ground water) was identified as low. The FRA outlines a strategy that would intercept offsite surface water flooding at the boundary of the site and attenuate the flood volume beneath the building by using reinforced sub-base replacement tanks, in the permeable paving structures around the community hub building, which would release offsite surface water to the onsite drainage network. This approach is considered acceptable to ensure that the development would be safe and would not increase the risk of flooding within the site or elsewhere, in accordance with policy SI12 of the London Plan (2021).

Sustainable Drainage

- 13.10. The proposed development includes a sustainable drainage system (SuDS strategy) with provision for permeable paving on the west side of the community hub, a blue roof on the residential building, a bio-solar roof on the community hub and permeable paving within the hard landscaping areas. No objections have been received from the Lead Local Flood Authority (LLFA) following the submission of an updated Drainage Strategy.

Land contamination

- 13.11. Policy LP14 (air quality, pollution and managing impacts of development) of the Local Plan (2023) requires a desk study and site investigation in line with the most up-to-date guidance for the remediation of any identified contamination.
- 13.12. The application has been supported by a Phase 1 Desk Study Report dated 2025 which provides details of the potential sources of contamination from historic development, infilled ponds, car parking, fly-tipped waste and asbestos-containing materials in existing buildings. The Council's Environmental Health Officer has reviewed this submission and raised no objections subject to standard conditions to secure a preliminary risk assessment, site investigation and a remediation method statement to make the site suitable and ensure no risk is posed for future occupiers of the site.

Conclusion

- 13.13. The environmental impacts of the proposed development are considered acceptable despite the objections received on grounds that increased noise, dust and general disruption would be detrimental to the residential amenity of neighbouring residents. For the reasons as set out above, it is considered that the proposed development would comply with policies D14 (noise), SI1 (improving air quality), SI5 (water infrastructure) and SI12 (flood risk management) of the London Plan (2021) and policies LP2 (general

development principles), LP10 (responding to the climate crisis), LP12 (water and flooding) and LP14 (air quality, pollution and managing impacts) of development of the Local Plan (2023).

14. SAFETY AND SECURITY

Secured by design

- 14.1. Policy D11 (safety, security and resilience to emergency) of the London Plan (2021) sets out policy requirements that ensure all new forms of development incorporate acceptable levels of safety and security measures. Moreover, policy LP1 (the design-led approach) of the Local Plan (2023) requires development proposals to minimise any opportunity for crime and antisocial behaviour.
- 14.2. Following pre-application discussions including engagement with the Metropolitan Police (Designing Out Crime Officer), the Design and Access Statement-submitted with the application outlines measures to tackle crime prevention as set out below:
- Increase surveillance within the public realm along Holybourne Avenue and Danebury Avenue.
 - CCTV coverage in communal areas (excluding the children's library).
 - Access control systems to the residential building.
 - Library staff located at the front desk to provide signposting to users of the building.
 - Library space to be secured outside of library hours, whilst maintaining access to other floors in the community hub.
- 14.3. The Metropolitan Police have raised no objection to the current application which is considered to be good from a crime prevention perspective. However, this is subject to a condition being imposed to target a Secured by Design Silver Award prior to the occupation of the development.
- 14.4. Despite the objections raised stating that the development does not address crime and antisocial behaviour within the Alton Estate, the application is considered acceptable and subject to a Secured by Design Silver Award condition would accord with policy D11 (safety, security and resilience to emergency) of the London Plan (2021) and policy LP1 (the design-led approach) of the Local Plan (2023).

Fire Safety

- 14.5. London Plan policy D12 (fire safety) states that development proposals must achieve the highest standards of fire safety by incorporating a range of measures including but not limited to providing space for fire appliances, having an evacuation point, provide suitable means of escape and are constructed in a way to minimise the spread of fire. These requirements are assessed alongside the requirements of policy LP27 (housing standards) of the Local Plan (2023), which sets the relevant framework in relation to fire safety.

- 14.6. The application included a Fire Statement for the development which sets out the various measures to minimise fire risk for the proposed development and include:
- A specification of the fire alarm systems and minimising the risk of fire spread
 - Sprinkler coverage
 - Protected evacuation routes, procedures and evacuation lifts and
 - Passive/active fire safety measures.
- 14.7. The residential building would exceed 18 metres in height and would require the inclusion of two staircases, to meet the highest standards of fire safety. The Fire Statement has been reviewed by Fire Compliance Management Services (FCMS), an independent assessor employed by the Council who have confirmed that the submitted information as part of the detailed element of the application is considered satisfactory.
- 14.8. In addition, the London Fire Brigade (LFB) reviewed the fire strategy and whilst no objections have been raised, the LFB recommended minor revisions, to ensure that the development aligns with fire safety regulations. This is to be secured by planning condition together with the requirement to submit a fire strategy for both elements of the scheme and be in consultation with the LFB. For these reasons, the proposed development is considered to comply with policy D12 (fire safety) of the London Plan and policy LP27 (housing standards) of the Local Plan.

15. PUBLIC CONSULTATION

- 15.1. The NPPF states that local planning authorities have a significant role to play in community engagement, by encouraging applicants to access pre-application services and engage with the local community and any statutory consultees, prior to submitting a planning application. Further guidance is provided in the *Mayor's Good Practice Guide to Estate Regeneration* produced in 2018 which emphasises the importance of full and transparent consultation.

Raising the bar

- 15.2. The Council has published a Statement of Community Involvement (SCI) which sets out the requirements for early public engagement and explains how local residents, local businesses and other key organisations and stakeholders can get involved in the determination of planning applications. More recent guidance produced by the Council in *Raising the Bar: Early Community Engagement Guidance for Applicants* was published in January 2024 and shared with the applicant at pre-application stage. The document sets out guidance for applicants to engage with the community on development schemes. The aim is to avoid a tick box approach by ensuring effective engagement and collaboration happens early, is consistent and supports the delivery of high-quality places across Wandsworth by connecting to the design and decision-making process.

Consultation and pre-application negotiations

- 15.3. An extensive and wide-ranging programme of consultation and engagement has been

undertaken with the local community and key stakeholders in respect of the application. The Statement of Community Involvement (SCI) submitted with the application outlines details of the public consultation which started in January 2023, and the overriding aim of the consultation exercise was to put residents at the heart of the engagement process to ensure that the proposed development meets the needs of residents. In addition, this consultation included specific sessions to focus on potentially affected groups, such as residents with mobility needs, youth groups and residents with varying residential tenures.

- 15.4. A series of pre-application meetings were also held with the local planning authority which were instrumental in the design evolution of the development, particularly with regards to building configuration, massing, materiality, building layout and landscaping. It is considered that the proposed development is broadly consistent with the feedback given at pre-application stage. The pre-application process also included a series of focused workshops where specific topics and issues were discussed such as transport, waste, inclusive design, ecology, drainage, energy and sustainability.
- 15.5. The pre-application negotiations with the local planning authority involved the inclusion of the Alton GP Surgery into the proposed community hub to deliver an improved community offer within one building. The inclusion of the GP surgery is strongly supported by the local planning authority, as it would not only re-provide existing medical services and would secure enhanced facilities.

Wandsworth Design Review Panel

- 15.6. The development was presented to the Wandsworth Design Review Panel (DRP) in October 2025, which provided additional opportunity for a peer review of the proposed development. The DRP gave positive feedback and supported the direction of the scheme but encouraged a clearer architectural distinction between the community hub and the residential building. Advice was offered to improve the residential building's articulation, including the treatment of recessed balconies, to break up the massing and strengthen the overall architectural expression. The Panel also emphasised the need for robust and well-defined material specifications to ensure design quality.
- 15.7. The local planning authority welcomes the extensive programme of consultation and engagement that has been undertaken by the applicant with the local community and stakeholders prior the submission of the planning application. It is considered that the local planning authority played a pivotal role in the design evolution for delivering enhanced community floorspace for the benefit of the local community. The consultation process with the community remains on-going, to ensure that the proposed development is community focused given the nature of the development involving a community hub, play spaces and an uplift of affordable housing.
- 15.8. An objection has been received stating that the application has not been well communicated to residents. However, it is considered that the sending of 800 neighbour notification letters and the display of 4 site notices has appropriately fulfilled the local planning authority's statutory function of carrying out satisfactory publicity arrangements for the application.

16. TALL BUILDINGS ASSESSMENT

- 16.1. Policy D9 (tall buildings) of the London Plan (2021) states that tall buildings should only be developed in locations that are identified on maps in Development Plans and that these should form part of a strategic approach to meet the regeneration and economic development goals laid out in the London Plan, particularly to make optimal use of the capacity of sites. Part C of Policy D9 states that development proposals should address visual impacts, functional impacts and environmental impacts specifying further details under each heading as assessed below. Part D of the policy requires free to enter publicly accessible areas where appropriate.
- 16.2. Policy PM7 (Roehampton and Alton Regeneration Area) states that tall or mid-rise buildings in Roehampton and Alton Estate Regeneration Area will only be supported in zones identified in Appendix 2. Any proposal for a tall building or mid-rise building should address the requirements of policy LP4.
- 16.3. Policy LP4 states that buildings which are 7 storeys or over, or 21 metres or more from the ground level to the top of the building (whichever is lower) will be considered “tall”, adding that proposals for tall buildings will only be appropriate in tall building zones identified on tall building maps included at Appendix 2, where the development would not result in any adverse visual, functional, environmental and cumulative impacts.
- 16.4. Policy LP4 also states that where appropriate, the massing of a proposed tall building should take into account the facing orientation to provide sufficient articulation, to provide an appropriate transition between proposed buildings, which should also respect the scale and setting of the site.
- 16.5. The tall building maps in Appendix 2 shows that the site is within tall building zone TB-E2_01 which permits seven to nine storey storeys for buildings (21 metres to 27 metres approximately). Appendix 2 under the Local Plan (2023) identifies the part of the site facing Roehampton Lane as suitable for additional height and considers an acceptable intermediate height for the northern side of the site, considering that policy LP4 also directs taller building forms to key growth areas, such as part of the Roehampton Local Centre.
- 16.6. The proposed nine storey residential building would measure 32.8 metres in height, and the community hub would measure 23 metres in height. The site is located within the paler shaded area of the zone, where there is an expectation that building heights in this location would be lower than the 27 metre maximum limit set for tall building zone TB-E2_01. This is amplified in the extract from paragraph 14.32 of the policy preamble for LP4 which states that:

“The tall building maps included at Appendix 2 to this Plan identify an appropriate tall building height range for each zone and show how heights should be dispersed across the zone. Darker colours indicate where there is greater potential for height and the light colours indicate less potential for height. The Urban Design Study 2021 sets out the methodology used to define such potential. The identified maximum appropriate height does not apply to the entire zone; buildings will be expected to step down towards the edges of the zone as indicated on the relevant tall buildings map unless it can be clearly demonstrated that this would not be required having had regard to the local context. Development proposals exceeding

the appropriate height will not be supported on design grounds.”

- 16.7. Notwithstanding the above, the same paragraph does allow for the acceptance of buildings reaching 9 storeys if it can be clearly demonstrated that the height takes the local context into account. The Principal Urban Design Officer has reviewed the development within this local context and has confirmed support for the height of the residential building when considering the local context which includes Allbrook House immediately opposite the site which is 10 storeys and other significantly higher residential slab blocks in Alton West on Danebury Avenue and Highcliffe Drive. It is also noted that when the scheme was presented to the Design Review Panel in October 2025, the Panel did not raise any objections to the height of the residential building.
- 16.8. Given this, the principle of the proposed height of the nine storey residential building is regarded as acceptable and is considered justifiable, despite the objections raised on height grounds, provided the development meets the criteria outlined in LP4. As the policy permits taller buildings if they are justified based on their context, officers consider that a contextual assessment is appropriate against policy LP4, which includes criteria relating to visual impact, spatial hierarchy, microclimate, and ground floor usage and are assessed in detail below.

LP4 Criteria

- 16.9. Visual impact: LP4 states that the proposal should respect key views to landmarks and heritage assets; avoid creating visual interruptions to consistent building heights; designs should align with view corridors to ensure appropriate form and prominence. The design of the lower, middle, and upper parts of tall buildings would create a visually coherent scheme and the planning submission should include 3D modelling to assess the skyline impact. The heritage, townscape and visual impact is set out in Section 7 of this report which has assessed these impacts in detail and concluded that the visual impact of the nine storey building is acceptable, with less than substantial harm to heritage assets being outweighed by the significant benefits of the proposal.
- 16.10. Spatial hierarchy: LP4 states that tall buildings should be proportionate to the local environment, considering nearby public areas, parks, and watercourses, to avoid an overbearing impact. When located near public spaces, measures should be taken to soften their edges and enhance public areas through safe walkways and appropriate soft landscaping, such as suitably sized trees. The proposed development is a landscape-led scheme which has used the change in levels/topography to create an exciting and interesting play area informed by the creation of path networks and by a variety of planting species and sizes. Soft landscaping street trees are proposed in the public realm on the Roehampton Lane and Holybourne Avenue frontages as well as between both buildings with opportunities for this area to be used as spill-out space for the children's library.
- 16.11. Microclimate and lighting: LP4 states that the design of tall buildings should minimise lighting features that negatively impact nearby residential buildings and night-time views, while also reducing light pollution and solar glare. Building materials must prevent contributions to the urban heat island effect and applications should include shade analysis to ensure the building do not cause thermal discomfort in public or private spaces. The application makes provision for minimising solar glare using a glare control strategy either through building form and layout and/or building design measures. Details

of external lighting is to be secured by planning condition.

- 16.12. Ground floor uses and public realm: LP4 states that proposals for tall buildings should include active frontages at ground level, with main access located on a prominent street and a safe, welcoming entrance. The lower sections should offer pedestrian weather protection (like colonnades) and use high-quality materials to promote social interaction. When incorporating non-residential uses, enhancing the public realm with spaces like plazas at the entrance is encouraged, unless otherwise justified. Existing or potential through routes must be maintained or created to support movement and connectivity. The proposed community hub would be located on two prominent frontages with a highly visible and welcoming entrance on Holybourne Avenue. The public realm on these frontages and between both buildings are generous and includes planting, seating and cycle parking. The civic space between both buildings has the opportunity to be positively animated and activated by the community uses including potential spill-out space for the ground floor children's library.
- 16.13. In addition, LP4 requires that tall buildings to be evaluated based on the criteria outlined in Parts C and D of the London Plan Policy D9. Part C includes four specific criteria, while Part D requires public access to the building, as explained below:
- 16.14. Criterion 1: Visual Impacts: The submitted Heritage Townscape and Visual Impact Assessment (HTVIA) report indicated that the development's visual impact would be acceptable within its context but would cause less than substantial harm to the setting of the Roehampton Village Conservation Area, Westmead Conservation Area and the grade II listed drinking fountain see Section 7 of this report. It is considered that these impacts are outweighed by the significant benefits of the proposal.
- 16.15. Criterion 2: Functional impacts: The proposed buildings would have a high-quality design that complies with fire safety standards and provides a compliant design and mix of M4 (3) units. The scheme car-free except for the provision of blue badge spaces plus an additional car parking space for the GP Surgery and the application fully accords with the London Plan cycle standards. The application submission includes an Operational Waste Management Plan an Outline Construction Management Plan and Logistics Plan and a Travel Plan which demonstrate how to effectively manage the ongoing operational aspects of the development and further details will be secured by condition.
- 16.16. Criterion 3: Environmental Impacts: The application submission includes assessment reports evaluating air quality, daylight/sunlight noise and flooding impacts. Each report provides a detailed analysis and suggests appropriate mitigation measures where necessary to ensure the proposal will not give rise to any unacceptable environmental impacts during the construction or operational phases of the development.
- 16.17. Criterion 4: Cumulative Impacts: The submitted Heritage Townscape and Visual Impact Assessment (HTVIA) has assessed the current scheme in its context. It is also recognised that the area is expected to go through significant change in the future with the planned regeneration of the Alton Estate in accordance with the Local Plan.

17. PLANNING OBLIGATIONS

- 17.1. Policy DF1 (delivery of the plan and planning obligations) of the London Plan and policy LP62 (planning obligations of the Local Plan consider the requirement to seek planning

obligations for proposed developments. These policies have been taken into consideration together with the Council's SPG on Planning Obligations together with the Mayoral CIL payment which the proposed development would be liable for.

- 17.2. The following draft Heads of Terms set out in Table 8 have been discussed and agreed between officers and the applicant to form the basis (subject to approval of the Committee) for obligations under S106 of the Town and Country Planning Act 1990. Negotiations on the detail of these obligations are to be progressed in the event that the Committee resolve to grant planning permission.

Affordable Housing	<ul style="list-style-type: none"> The provision of 100% affordable housing delivering 55 affordable units (176 habitable rooms) under affordable rent tenure.
	<ul style="list-style-type: none"> Stage Review Mechanism of the development's viability required if the applicant could not demonstrate substantial implementation of the scheme within 2 years of granting planning permission.
Air Quality	<ul style="list-style-type: none"> A financial contribution of £15,000 towards Regulatory Services Partnership serving Wandsworth, Richmond and Merton to manage and regulate the site, to mitigate the environmental impact from noise, dust and air quality in accordance with the Council's Air Quality Action Plan. 50% to be paid prior to commencement of development. The remainder of the contribution due prior to first occupation of any part of the development.
Transport	<ul style="list-style-type: none"> Agreement that all new estate residents occupying the development, except for disabled road users that hold a blue badge, will be prevented from acquiring parking permit from any implemented Residents Parking Scheme on adopted highways A travel plan monitoring fee of £1,490 to be paid to the Local Planning Authority before first occupation of the development.
Energy and Sustainability	<ul style="list-style-type: none"> A financial contribution of £97,098.00 towards a carbon offset fund prior implementation. 'Be Seen' Energy Monitoring - monitor, verify and report on energy performance.
Employment and Training Strategy	<ul style="list-style-type: none"> A financial contribution of £46,898.86 towards an employment, training and business during the construction phase of the development payable upon commencement of the development. A financial contribution of £21,057.70 towards employment, training and business during the end use phase of the development, payable upon practical completion of the development.
Legal Fees	<ul style="list-style-type: none"> Payment of the Council's legal fees for the preparation and completion of the Unilateral Undertaking.
Monitoring Fee	<ul style="list-style-type: none"> Payment of £3,725 towards monitoring, implementation and compliance of the Unilateral Undertaking.

*Table 8 - Heads of Terms***18. PLANNING BALANCE AND CONCLUSION**

- 18.1. The application site is located within the RO1 Alton West Intervention Areas site allocation within the Local Plan which supports mixed-use, housing-led regeneration of the area through a collaborative masterplan process. The proposed development is part of the Alton early improvement works which is focused on bringing forward revised elements of the regeneration scheme for the Alton Estate that was approved in 2022. This is a positive approach and is much welcomed and viewed as a benefit arising from the submission.
- 18.2. The design of the proposed development has evolved in a proactive and collaborative manner from its inception and has benefited from a commitment to engagement and involvement from stakeholders in a number of Council services, including the Housing Regeneration team and local planning authority officers. This includes the pre-application planning process and the Alton Ballot which had a successful outcome in October 2025. During this time, a positive and good working relationship has evolved and there is a strong foundation of professionals invested in the scheme led by HTA Architects and informed by Housing Officers and local planning authority Officers in particular, which is welcomed.
- 18.3. A considerable public benefit of the proposed development is the provision of 55 units of affordable housing and the creation of a multi-functional community hub building which includes a library, youth club, community hall and GP Surgery that has been specifically designed to function and be open to people living and working on the Alton Estate at different times of the day, something which is supported by numerous Council services.
- 18.4. The benefits and synergy of the facilities offered in the community hub has the potential to bring different demographics of users together and for a wide range of activities to be offered that could help enhance education and employment opportunities and improve social development, wellbeing with support being offered. It is acknowledged that the library and a youth facility would provide a safe and welcoming space where cultural activities and events can take place. The proposed approach to the co-location of these community facilities and the uplift in the re-provision of community floorspace is an important planning benefit that weighs significantly in favour of the scheme.
- 18.5. Both the community hub building and the residential building are exemplary buildings brought to life by the quality of the spaces around them with careful attention to how the public realm and civic space would best function. The buildings demonstrate sustainable and inclusive design and use a varied material palette which has been considered to relate to their context within the Alton Estate, this weighs in favour of the application. Similarly, the proposal has been shaped by a landscape-led approach by taking advantage of the existing topographical constraints within the site to create an exciting publicly accessible play area and private communal amenity space with integrated play features and interesting spaces, which is a further benefit of the scheme.
- 18.6. The proposed development is expected to achieve the highest standard of sustainability and energy efficiency, incorporating principles of the circular economy and whole-life cycle. The Energy Statement confirms that the community hub is seeking to target a

BREAMM rating of 'outstanding', to achieve good ventilation to accord with the cooling hierarchy and that there is no risk of overheating which weighs in favour of the application.

- 18.7. The scheme targets an Urban Greening Factor score of 0.49 (exceeding the GLA target of 0.4 for residential and 0.3 for non-residential buildings), delivering biodiversity enhancements and supporting sustainable urban drainage through features such as bio-solar roofs and rainwater harvesting. The biodiversity of the site would be increased through the introduction of native planting and habitat creation, resulting in a biodiversity net gain score of 29.7% significantly exceeding the 10% statutory minimum. All of this weighs in favour of the scheme.
- 18.8. It is recognised that the loss of an established Lime tree on Holybourne Avenue which is a street tree that contributes to the visual amenity of the area. Furthermore, the close proximity of the residential building to two other Lime trees on the southern boundary will lead to future pressure for tree work and pruning to take place. Therefore, the impact of the scheme upon these three Lime trees weighs against the scheme. However, there are no opportunities to overcome these issues without leading to the loss of blue badge parking spaces proposed on Holybourne Avenue, while substantial additional tree planting is proposed and conditioned.
- 18.9. Six of the new homes have been designed for wheelchair users and the mix and layout developed in consultation with the Council's specialist housing occupational therapist and engagement with local residents. Great effort has been made in providing an excellent and usable layout and standard of residential accommodation to be enjoyed by future tenants, in accordance with policy two blue badge car parking spaces will be provided at the outset when the residential building is occupied and there is an expectation for four further blue badge spaces to be considered in the longer term, as set out in policy.
- 18.10. The form of the residential building does lead to some negligible adverse daylight impacts for two student rooms located in Whitelands College and 5 units in Hersham Close. It is noted that the latter of these properties are already affected by the overhanging projection of the building and it is considered that the impacts on these properties are outweighed by the benefits of the proposal.
- 18.11. In terms of heritage assets, it is considered that the proposed development would cause less than substantial harm to the setting of the Roehampton Village Conservation Area, Westmead Conservation Area and the grade II listed drinking fountain. No other harm has been identified to heritage assets and in some cases a modest degree of enhancement has been identified. It is considered that benefits of the scheme outweigh the identified harm to these heritage assets.
- 18.12. It is considered that the principles and concepts of the proposed development provided in the application documents are acceptable and in accordance with the recommendations made in these supporting documents, final details of elements of the proposed works will be secured by planning condition.
- 18.13. For the reasons set out above and having regard to national, regional and local policy, the representations received in response to this planning application and other material considerations, it is considered that the proposal is in general conformity with the NPPF

and the Development Plan when taken as a whole. No other material considerations have been identified which indicate a different decision should be made. In accordance with Section 38(6) of the Town and Country Planning Act the application is therefore recommended for approval.

RECOMMENDATION: Approve with conditions, unilateral undertaking and CIL

The Head of Service be authorised to Approve the application as delegated by the Planning Applications Committee subject to the following actions:

- 1) Unilateral Undertaking: the completion at the cost to the Applicant of a Section 106 Agreement under the Town and Country Planning Act 1990 in a form accepted by the Head of Service as securing the provisions detailed in Section 17 of the report
- 2) Delegated powers to make minor amendments to the draft S106 legal agreement and;
- 3) Subject to the conditions listed below:

OR

In the event that the Unilateral Undertaking is not completed within six months of the date of the PAC resolution and no alternative date for completion being agreed with the Head of Service to REFUSE permission for the substantive reason that the scheme fails to mitigate the adverse impacts noted within the officer report and is therefore contrary to the policies contained within the Development Plan.

CONDITIONS AND REASONS:

1 Time Constraint:

The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions and to comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to meet the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2 Time limit for submission of reserved matters:

Applications for the approval of reserved matters shall be made to the local planning authority no later than 3 years following the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

3 Approved Drawings and Documents:

The development shall be carried out in accordance with the reports, specifications and drawings detailed:

Existing drawings:

WBC-AER-A01_HTA-A_0001 P1 (Site Location Plan); WBC-AER-A01_HTA-A_DR_0002 P1 (Existing Site Plan); WBC-AER-A01_HTA-A_DR_0010 P1 (Existing Site Elevations); WBC-AER-A01_HTA-A_DR_0011 P1 (Existing Site Elevations); WBC-AER-A01_HTA-A_DR_0012 P1 (Existing Site Elevations); WBC-AER-A01_HTA-

A_DR_0013 P1 (Existing Site Elevations); WBC-AER-A01_HTA-A_DR_0014 P1 (Existing Site Elevations); WBC-AER-A01_HTA-A_DR_0020 P1 (Existing Site Sections); WBC-AER-A01_HTA-A_DR_0021 P1 (Existing Site Sections); WBC-AER-A01_HTA-A_DR_0022 P1 (Existing Site Sections); 38 Holybourne Avenue Ground Floor Plan As Existing; DS/38H/S.G/01; DS/38H/S.G/03; DS/38H/S.G/02; Plan 2 L A (Lease Plan); Plan A L (Lease Plan); Plan No. 2 (Danebury Avenue S.W.15.); Roehampton Youth Club First Floor as Existing; Roehampton Youth Club Ground Floor Floor as Existing; 76733BWLS-01 (Topographical Survey)

Proposed drawings:

WBC-AER-A01_HTA-A_DR_0100 P2 (Proposed Site Plan); WBC-AER-A01_HTA-A_DR_0101 P1 (Proposed Site Roof Plan); WBC-AER-A01_HTA-A_0102 P1 (Proposed Site Location Plan); WBC-AER-A01_HTA-A_DR_0110 P1 (Proposed Site Elevations); WBC-AER-A01_HTA-A_DR_0115 P1 (Proposed Site Elevations); WBC-AER-A01_HTA-A_DR_0116 P1 (Proposed Site Elevations); WBC-AER-A01_HTA-A_DR_0117 P1 (Proposed Site Elevations); WBC-AER-A01_HTA-A_DR_0120 P1 (Proposed Site Sections); WBC-AER-A01-HTA-A-DR-0150 P1 (Parameter Plan - Hybrid – Extent); WBC-AER-A01-HTA-A-DR-0151 P1 (Parameter Plan - Land Use); WBC-AER-A01-HTA-A-DR-0152 P1 (Parameter Plan – Heights); WBC-AER-A01-HTA-A-DR-0153 P1 (Parameter Plan – Access); WBC-AER-A01_HTA-A_DR_0200 P1 (Proposed Community Hub – All Levels); WBC-AER-A01_HTA-A_DR_0201 P2 (Residential Building – Plans); WBC-AER-A01_HTA-A_DR_0300 P1 (Proposed drawing 1 Bed/ 2 Person Apartment); WBC-AER-A01_HTA-A_DR_0301 P1 (Proposed drawing 2 Bed/ 4 Person Apartment); WBC-AER-A01_HTA-A_DR_0302 P1 (Proposed drawing 2 Bed/ 4 Person Apartment (Wide)); WBC-AER-A01_HTA-A_DR_0303 P1 (Proposed drawing 3 Bed/ 5 Person Apartment); WBC-AER-A01_HTA-A_DR_0304 P1 (Proposed drawing 4 Bed/ 6 Person Apartment); WBC-AER-A01_HTA-A_DR_0305 P1 (Proposed drawing 4 Bed/ 7 Person Apartment); WBC-AER-A01_HTA-A_DR_0306 P1 (Proposed drawing 2 Bed/ 4 Person Apartment - Part M4(3)); WBC-AER-A01_HTA-A_DR_0307 P1 (Proposed drawing 2 Bed/ 4 Person Apartment - Part M4(3)); WBC-AER-A01_HTA-A_DR_0308 P1 (Proposed drawing 3 Bed/ 5 Person Apartment - Part M4(3)); WBC-AER-A01_HTA-A_DR_0309 P1 (Proposed drawing 4 Bed/ 6 Person Apartment - Part M4(3)); 8427A-PL-GA-101 02 (Landscape General Arrangement Plan Ground Floor); 8427A-PL-GA-111 00 (Landscape General Arrangement Plan Roof Level); WBC-AER-A01_HTA-A_SC_0800 (Summary Accommodation Schedule (Community Hub)); WBC-AER-A01_HTA-A_SC_0801 (Summary Accommodation Schedule (Residential)); WBC-AER-A01_HTA-A_SC_0802 (Plot Schedule (Residential))

Documents:

Air Quality Assessment (dated 8 December 2025); Arboricultural Impact Assessment (dated December 2025); Archaeological Desk Based Assessment (dated December 2025); Bat Survey Report, version A (dated December 2025); Biodiversity Net Gain Assessment, version A (dated December 2025); BREEAM Mat 01 – Life Cycle Carbon Emissions Assessment (dated December 2025); BREEAM v6.1 Tracker (dated December 2025); Covering Letter by Stantec (dated 19 December 2025); Daylight and Sunlight Report (Neighbouring Properties) (dated December 2025); Design and Access Statement (dated 19 December 2025); Design and Access Statement page 59 (revised page 59, undated); Design Code (dated 19 December 2025); Drainage Strategy (dated 5 December 2025); Dynamic Overheating Report (dated December 2025); Energy Statement (dated 12 December 2025); Financial Viability Assessment Report (dated 11 December 2025); Fire Statement (dated December 2025); Fire Strategy – Stage 2 rev. 1 (dated 11 December 2025); Flood Risk Assessment (dated 9 December 2025); Foul Drainage and Utilities Statement rev. B (dated December 2025); Health Impact Assessment (dated 18 December 2025); Heritage, Townscape and Visual Impact Assessment (dated December 2025); Inclusive Design and Accessibility Statement rev.

P01 (dated 5 December 2025); Landscape Statement (dated 9 December 2025); Management Strategy (dated December 2025); Noise Impact Assessment Report rev. 02 (dated 9 December 2025); Operational Waste Management Plan rev. C02 (dated 5 December 2025); Outline Construction Logistics Plan (dated December 2025); Phase 1 Desk Study Report rev. 01 (dated 26 November 2025); Planning Statement rev. 02 (dated 17 December 2025); Preliminary Ecological Appraisal (dated September 2025); Shadow Habitat Regulations Assessment (dated August 2025); Statement of Community Involvement (dated December 2025); Statutory Biodiversity Metric (undated); Surface Water and Foul Water Drainage Strategy version P03 (dated 16 February 2026); Sustainability Statement version 2 (dated December 2025); Transport Statement (dated December 2025); Travel Plan (dated December 2025); Whole Life Cycle Carbon Emissions Assessment version 2 (dated 12 December 2025)

Reason: To ensure a satisfactory standard of development and to allow the local planning authority to review any potential changes to the scheme.

4 **Reserved Matters:**

Excluding the parts of the development shown on Parcels A, C1, C2 and C3 that have been approved in detail, the following reserved matters shall be submitted to and approved in writing by the local planning authority prior to the commencement of the outline element of the development and thereafter be carried out in accordance with the approved details:

- a) access to and within the site for cycles and pedestrians;
- b) appearance; and
- c) landscaping

The external scale and layout of the outline element of the development hereby approved shall accord with the approved Design Code (outline application) dated 19 December 2025, parameter plans and any other specifications unless otherwise agreed in writing by the local planning authority.

Reason: To meet the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and to control the appearance and architectural form of the development and to ensure a high quality and co-ordinated design for the built form and landscaping, in accordance with policy D4 of the London Plan and policies LP1 and LP2 of the Local Plan.

5 **Hoardings**

Unless temporary fencing and/or enclosure has been installed pursuant to a separate consent approved by the local planning authority, development shall not commence until a scheme for temporary fencing and/or enclosure of the relevant part of the site has been submitted to and approved in writing by the local planning authority. The temporary fencing and/or enclosure shall be installed in accordance with the approved details and thereafter be retained for the duration of the demolition and building works in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policies D4 and D8 of the London Plan (2021) and policy SDS1 of the Local Plan (2021).

6 **Demolition and Construction Management Plan:**

Before commencement of development, including demolition of any buildings (unless already demolished pursuant to a separate consent), a detailed Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall identify the steps and procedures to minimise the creation and impact of noise, vibration, dust and other

air emissions resulting from the site preparation, demolition of any buildings, groundwork, refurbishment and construction phases of the development. The submission shall include a Dust Management Plan (DMP), based on an Air Quality and Dust Risk Assessment and a Construction Logistics Plan (CLP), which shall be submitted to and approved, in writing, by the local planning authority. The DMP and the CLP shall include the following:

- a. A description of the types of vehicle to be used;
- b. An estimate of how many vehicle trips the construction will generate per working day;
- c. Time of vehicle arrival and departure;
- d. Details of traffic management proposals to keep all road users safe throughout the construction period;
- e. Construction traffic routing through the area and the development site and an enforcement system for breach of its provisions;
- f. Vehicle tracking which show how the largest vehicle needing access during demolition and construction can gain safe access and egress from the site without having an impact on other road users or access to adjoining premises;
- g. Details of wheel washing facilities to be provided;
- h. Measures to monitor, control and mitigate dust and air quality impacts;
- i. A construction waste and material management, transportation and disposal strategy;
- j. The construction delivery booking and construction vehicle holding arrangements;
- k. The construction phasing and agreed routes and timings; and,
- l. A travel plan for staff/personnel involved in construction.

The development shall not be implemented other than in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To manage and prevent further deterioration of existing low-quality air across London and to ensure safe and suitable access to the development and the surrounding road network in accordance with the NPPF, London Plan policy SI1 and Local Plan policies LP2 and LP14.

7 Air Quality and Dust Management Plan

Prior to the commencement of development, including demolition (unless already demolished pursuant to a separate consent), an Air Quality and Dust Management Plan (AQDMP), based on the approved Air Quality Assessment, shall be submitted to and approved, in writing, by the local planning authority. The AQDMP shall be in accordance with the Control of Dust and Emissions During Construction and Demolition SPG dated July 2014. The AQDMP will need to detail the measures to reduce the impacts during the construction phase.

Reason: To manage and prevent further deterioration of existing low quality air across London in accordance with Local Plan policy LP14 and London Plan policies SI1(B)(1c) and SI1(B)(2d) (2021).

8 PM10 Monitoring:

During demolition (unless already demolished pursuant to a separate consent), and construction works (and a month prior to commencement of any works on site), PM10 monitoring shall be carried out on site. Parameters to be monitored, duration, locations and monitoring techniques must be approved in writing by the local planning authority prior to commencement of monitoring.

Reason: To manage and prevent further deterioration of existing low quality air across London in accordance with London Plan Policies SI1(B)(1c) and SI1(B)(2d) (2021).

9 **Construction Environmental Management Plan:**

No development including demolition (unless already demolished pursuant to a separate consent), shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and been approved in writing by the local planning authority. The CEMP shall include measures to mitigate the construction effects as part of a coordinated and collaborative approach with surrounding developments, and shall include the following details (although not limited to):

- a. A plan for ecological supervision, including pre-start meetings, ecological induction ('toolbox talk'), check-ins at key construction stages, and a clear stop-work protocol;
- b. Whilst works should take place outside of the nesting season (March – August inclusive), if works are unavoidable during this period, then a site walkover no more than 48 hours before works commence is required by a CIEEM accredited ecologist with experience of working in London, to check for any nesting birds in the buildings and vegetation. In the event that a nest is found, an appropriate exclusion zone should be implemented around it until the young have fully fledged (Wildlife and Countryside Act 1981 (as amended)). The law protects all wild bird species, their eggs and nests;
- c. Details of measures to prevent adverse effects on retained and adjacent habitats (trees and other vegetation), covering risks from vehicle movements, lighting, dust, litter, noise and similar construction activities, and demonstrating compliance with the Arboricultural Method Statement;
- d. Whilst lighting should be avoided, if lighting is necessary, details of a construction lighting plan outlining how lighting will be prevented from negatively impacting any protected and priority species during construction, in particular commuting bats and adjacent habitats.
This construction lighting plan should follow the best practice industry guidance outlined in the Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) Guidance Note (2023) including use of warm spectrum LEDs (<2700k), cowl/hooded fittings, no upward spill, dimming, and automatic shut-off outside working hours.
- e. Details of measures to harm to or entrapment of wildlife, including in excavations and construction and waste materials left on site;
- f. An Invasive Non-Native Species (INNS) plan detailing measures to manage any INNS identified on site during the works—including species listed by the London Invasive Species Initiative (LISI), such as butterfly-bush *Buddleia davidii*—in line with best practice for London and setting out appropriate waste-disposal procedures for arising materials and measures to prevent recurrence.

Reason: To manage and prevent further deterioration of existing low-quality air across London and to ensure safe and suitable access to the development and the surrounding road network in accordance with the NPPF, London Plan policy SI1 and Local Plan policies LP2 and LP14.

10 **Tree Protection**

No development including demolition (unless already demolished pursuant to a separate consent), shall take place until a tree protection plan has been submitted to and approved in writing by the local planning authority. These arboricultural details shall include details of:

- a. The existing trees and hedges to be retained in an Arboricultural Impact Assessment, in line with BS5837:2012, and shall include details of all current and proposed hard surfaces, walls, fences, structures, access features, and ground levels, and details of trees to be pruned.

- b. The measures taken to protect existing trees and hedges during demolition, construction, and delivery of materials and machinery, to include a Tree Protection Plan and protection measures in line with BS5837:2012, with details of: methods of demolition, driveway/roadway construction, consideration of utility/service runs, ground protection measures, tree protection fencing, positioning of site huts/storage areas, specialist foundation design and site supervision.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard trees and hedges on the site in the interest of visual amenity and the character of the area, in accordance with the requirements of the NPPF, London Plan policy G1 and G7, and Local Plan policies LP1, LP54 and LP56.

11 Contaminated Land Site Investigation:

No development (except demolition) shall take place until a scheme with the following components to address the risk associated with site contamination have been submitted to and approved in writing by the local planning authority:

- a. a preliminary risk-assessment shall be submitted to and approved in writing by the local planning authority.
- b. a site-investigation shall be conducted to consider the potential for contaminated land and shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, having regard to policy LP14 of the Local Plan (2023) coupled with the requirements of the National Planning Policy Framework. The details are required prior to the start of the works so that the necessary precautions and mitigation measures can be incorporated into the excavation and construction.

12 Contaminated Land Remediation Method Statement:

No development below ground level shall take place until a detailed method statement for the remediation works (to include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures) to make the site suitable for its intended use shall be submitted to and approved in writing by the local planning authority. There shall be no development unless and until any remediation works have been completed and a validation report to verify these works has been submitted to and approved in writing by the local planning authority. If, during development, further contamination not previously identified is found to be present at the site the local planning authority is to be informed immediately and no further development shall be carried out until a report indicating the nature of the contamination and how it is to be remediated is submitted to and agreed in writing by the local planning authority, and any required remediation shall be detailed and verified as an amendment to the remediation statement and carried out accordingly.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, having regard to Council policy LP14 of the Local Plan, coupled with the requirements of the National Planning Policy Framework. The details are required prior to the start of the works so that the necessary precautions and mitigation measures can be incorporated

into the excavation and construction.

13 Contamination Verification Report:

Prior to first occupation of the development, a verification report demonstrating completion of the remediation works set out in the remediation statement approved pursuant to condition 22 and the effectiveness of the remediation shall be submitted to and approved by the local planning authority. The report shall include results of sampling and monitoring carried out to demonstrate that the site remediation criteria for residential use have been met.

Reason: To ensure that remedial measures have been undertaken and the environmental risks have been satisfactorily managed so that the site is deemed suitable for residential use to accord with Council policy LP14 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

14 Piling Method Statement:

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

15 Drainage Strategy:

Notwithstanding the submitted Surface Water and Foul Water Drainage Strategy:

- a) A drainage strategy detailing any on and/or off-site drainage works, shall be submitted to, and approved by the local planning authority in consultation with the sewerage undertaker, prior to commencement of development (excluding demolition works).
- b) No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. Prior to occupation evidence shall be submitted to and approved in writing by the local planning authority to demonstrate that the development has been carried out in accordance with the approved details.

The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

Reason: In order to secure a satisfactory standard of development and in the interest of future health of occupiers of the development in compliance with policy SI12 of the London Plan (2021) and policy LP12 of the Local Plan (2023), coupled with the requirements of the NPPF. The details are required prior to start of the works so that necessary drainage measures can be incorporated into the construction.

16 Fire Strategy:

Prior to commencement of above ground works of the relevant part an updated Fire Statement shall be submitted to and approved in writing by the local planning authority.

The statement shall detail how the development proposal will function in terms of:

- a. The building methods, products and materials used in the construction of each building;
- b. The means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated management plan approach;
- c. Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these; and
- d. How provision will be made within the site to enable fire appliances to gain access to the buildings. The development shall be implemented in accordance with the approved details and retained as such for the lifetime of the development.
- e. Responding to the revisions recommended by the London Fire Brigade to ensure that the development aligns with fire safety regulations.

Reason: In order to protect the living conditions and safety and security of the occupants in line with London Plan Policy D12 (2021).

17 **Highway Works:**

Before commencement of development, including demolition (unless already demolished pursuant to a separate consent), details of the proposed highway works shall be submitted to and approved by the local planning authority. The applicant shall get technical approval of the Borough Highway Engineer for the following highway works and construct them to the satisfaction of the Borough Highway Engineer before first occupation of the development:

- Installation of a new inset loading bay and three new inset disabled vehicular parking bays on the eastern side of Holybourne Avenue, plus a Traffic Regulation Order to regulate the use of these bays.
- A footway of 2m wide to be diverted to the north and east of the above bays to be adopted as highway maintainable at public expense.
- The disconnection and reinstallation of existing streetlights (to be agreed with the Borough Highway Engineer).
- The installation of one dropped kerb to serve as a bin ramp west of the residential refuse store.
- The installation of new trees and shrubs within the adopted highway.

Reason: In the interest of highway and pedestrian safety in accordance with policies T1, T2 and T4 of the London Plan and policy LP50 of the Local Plan (2023).

18 **Water Efficiency:**

Prior to the commencement of development, including demolition (unless already demolished pursuant to a separate consent), a scheme detailing measures to reduce water use within the development to meet a target water use of 105 litres or less per person, per day, shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved scheme and thereafter retained as such for the lifetime of the development. No development (except demolition works) shall take place until, details shall be submitted to and approved in writing by the local planning authority to demonstrate that the development will achieve a maximum water use of 110 litres per person per day per home (including an allowance of five litres or less per person per day for external water consumption) in line with the Water Efficiency Calculator for new dwellings from the Department of Communities and Local Government. The development shall be constructed in accordance with the approved details. Prior to first occupation of the

building evidence (schedule of fittings and manufactures literature) shall be submitted to and approved in writing by the local planning authority to show that the development has been constructed in accordance with the approved internal water use calculations.

Reason: In the interest of sustainable development and to minimise the water use of the development, in accordance with the policies LP1, LP2 and LP10 of the Local Plan, policy SI5 of the London Plan (2021), coupled with the requirements of the NPPF. The details are required prior to commencement of development to ensure the water saving measures are incorporated into the construction.

19 Details of Materials:

Prior to commencement of above ground works excluding demolition and notwithstanding any materials specified in the application, details and samples of materials proposed to be used on all external surfaces of the development, including a sample panel constructed on site (or other location agreed with the local planning authority) to show any brickwork pattern, bonding, mortar mix, cladding, glazing and metalwork, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and thereafter retained as such.

Reason: In order to assess the suitability of the proposed materials in the interest of the appearance of the locality in accordance with the requirements of the NPPF, Local Plan policies LP1, LP2 and LP3 and policy D4 of the London Plan (2021) coupled with the requirements of the NPPF. It is necessary for the condition to be discharged prior to the commencement of relevant works to ensure suitable materials are used in the construction.

20 Details of Community Hub:

Notwithstanding the plans and documents hereby approved, prior to above ground works of the community hub, a detailed management plan shall be submitted to and approved in writing by the local planning authority. This shall include the following:

- a. A fit-out specification of the building;
- b. Floor plans at scale 1:50 detailing how the layout of the community floorspace is arranged to meet the needs of future occupiers;
- c. A community hub management plan which includes inter alia, details of operating hours, access (including access to and use of the community space and GP practice), management responsibilities and a mechanism for review. The approved management plan shall be implemented upon commencement of use of the development or otherwise agreed in writing with the local planning authority;
- d. A timetable for its provision and availability for use by the local community.

The development shall be implemented and maintained in accordance with the approved details and the building shall be fully fitted out internally and available for use on commencement of use of the community hub building, unless otherwise approved in writing by the local planning authority.

Reason: To secure a well-managed community facility that meets the needs of existing and new residents, in accordance with policy GG1 of the London Plan (2021) and policy PM7 of the Local Plan (2023).

21 GP Practice Delivery Plan:

Prior to the commencement of above ground works, a Health Facilities Delivery Plan shall be submitted to and approved in writing by the local planning authority, setting out how the needs of new and existing residents will be met by the provision of the new health facilities. The applicant will use reasonable endeavours to agree with the Clinical

Commissioning Group, the key aspects of the GP Practice Delivery Plan and these shall include details of the timescale for the provision first to shell and core of the building and then to fit out for its occupation.

The GP Practice Delivery Plan shall provide details of the date at which the hereby approved GP practice will be capable of occupation and operation, including the continued management and maintenance arrangements, to ensure availability to meet the needs of residents. The GP Practice Delivery Plan shall also include any temporary measures proposed to facilitate ongoing delivery within the locality of GP health services in an alternative 'meanwhile' location (or by a third party) during the construction phases.

Thereafter, the health facilities shall be provided and carried out in accordance with the approved details, unless otherwise approved in writing by the local planning authority. The health facilities shall be retained, managed and maintained as approved for the lifetime of the development.

Reason: To ensure the needs of existing and new residents for health facilities are met, in accordance with policy GG1 of the London Plan (2021) and policy PM7 of the Local Plan (2023).

22 Landscaping and Ecology Enhancement and Management Plan:

Notwithstanding the details shown on the approved plans and set out in the supporting information, a Landscape Management Plan shall be submitted to and approved in writing by the local planning authority prior to the commencement of any above ground works. The Plan shall include details in respect of, but not limited to:

- a. Details of planting including species and plans, with priority given to wildlife friendly species;
- b. A wildlife connectivity plan detailing the movement of different species across the site;
- c. Details of all biodiverse roofs (including any Biosolar roofs) including details of the substrate, features to be included within the substrate such as logs piles, sand and gravel piles and ephemeral water bodies etc., and details of any seeding/plug plant choice with priority given to wildflower and wildlife friendly species (in accordance with The Gro Green Roof Code 2021);
- d. Orientation, target species and location for invertebrate, swift and bat bricks/boxes to be integrated with the buildings;
- e. A bat sensitive post-construction lighting plan, including lux contour plans, to ensure that any lighting will be of a specification that minimises its impacts on bats and onsite and adjacent habitats, in accordance with the BCT and ILP 2023 Guidance Note including use of warm spectrum LEDs (<2700k), cowl/hooded fittings, no upward spill, dimming, and lighting curfews.
- f. Details of a management plan to be implemented for all hard and soft landscaped areas as well as the above-mentioned measures to provide biodiversity gain.

The approved details shall be implemented prior to first occupation of the development and maintained thereafter.

Reason: To retain the ecological interest of the site in accordance with Council policy LP55 of the Local Plan coupled with the requirements of the National Planning Policy Framework. The details are required prior to the commencement of works to ensure existing biodiversity is protected and the landscaping measures are incorporated in the layout and construction of the development.

23 Updated Bat Survey:

If development, including demolition (unless already demolished pursuant to a separate

consent) has not commenced by 1 February 2027, an updated bat emergence survey (as detailed in Tim Moya Associates Bat Survey Report, November 2025) shall be undertaken by a suitably qualified ecologist with experience of working in London prior to the commencement of works. The survey shall follow current Bat Conservation Trust (BCT) guidelines and be submitted to the local planning authority for approval.

Where bats, or evidence of bat use, are identified, a mitigation and compensation strategy, shall be submitted to and approved in writing by the local planning authority before any works affecting the relevant buildings, trees or habitats begin. Development shall thereafter be carried out in full accordance with the approved details.

Reason: To ensure adequate protection of bats, a European Protected Species, and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), and Local Plan biodiversity policies.

24 **Landscaping Details:**

Prior to commencement of the above ground works a landscaping scheme, to include landscaping and treatment of parts of the site not covered by buildings, shall be submitted to and approved in writing by the local planning authority. These details shall include:

- a. Hard landscaping works (including proposed finished levels and contours, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials (including samples);
- b. Soft landscaping including the species and height of tree planting and root volumes, shrubs, other plants and seeding, and any species included as part of the biodiverse roofs and rain gardens, with priority given to native and wildlife friendly species, including night scented species;
- c. Alterations to the proposed tree planting scheme in respect of the location, species and size of new trees to address the objection from the Arboricultural Manager.
- d. A detailed specification (with annotated dimensions) of the location and design of play equipment and associated safety features.
- e. Minor artefacts and structures including street furniture and seating equipment, refuse and other storage units, signs in respect of the buildings and public realm, artwork and lighting;
- f. Boundary treatments, including any gates and bollards controlling vehicular access; and
- g. proposed and existing functional services above and below ground such as drainage, power and communications cables, pipelines, indicating lines, manholes and supports

The landscaping scheme shall be carried out in accordance with the approved details and completed prior to the occupation of the development, or in accordance with a programme agreed in writing by the local planning authority.

Any trees or shrubs planted (including any such replacements) which die within five years from the date of planting shall be replaced in the next planting season with others of similar size, species and maturity unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance, provide tree planting and biodiversity improvements, in accordance with Local Plan policies LP1, LP2, LP55 and LP56, London Plan policies G5 and G6 and the NPPF. The details are required prior to the commencement of works to ensure the landscaping measures are incorporated in the layout and construction of the development.

25 Biodiversity Net Gain:

Notwithstanding the details shown on the approved plans and set out in the supporting information, details of the Biodiversity Net Gain (including urban trees, biodiverse green roof, other green roof, mixed scrub and ground level planters), covering any onsite and offsite units, shall be submitted to and approved in writing by the local planning authority prior to the commencement of development (except demolition works). Details shall include:

- a. Completed Biodiversity Gain Plan
- b. Completed statutory metric with the Pre-development and post-development habitat values

The development shall then be carried out in accordance with these approved details.

Reason: To retain the ecological interest of the site in accordance with Council policy LP55 of the Local Plan coupled with the requirements of the National Planning Policy Framework. The details are required prior to the commencement of works to ensure existing biodiversity is protected and the landscaping measures are incorporated in the layout and construction of the development.

26 Habitat Management and Monitoring Plan

Notwithstanding the details shown on the approved plans as set out in the supporting information, the Habitat Management and Monitoring Plan shall be submitted to and approved in writing by the local planning authority prior to the commencement of any above ground works. The Plan shall include:

The baseline biodiversity assessment against which an uplift in biodiversity value will be monitored;

The project's biodiversity targets;

- a. A detailed adaptive management plan setting out how habitats will be created or enhanced and describing the proposed ongoing management for any significant enhancements (including urban trees, biodiverse green roof, other green roof, mixed scrub and ground level planters) for a minimum of 30 years;
- b. The details of when target condition will be achieved and how they will be maintained;
- c. A detailed monitoring plan that will be used to inform ongoing management and assess the progress towards achieving target condition. This should outline the surveys that will be used to inform condition monitoring reports;
- d. Monitoring reports will be provided to Wandsworth local planning authority in years 1, 3, 5, 10, 15, 20, 25 and 30;
- e. The roles, responsibilities and professional competencies of the people involved in implementing and monitoring the Biodiversity Net Gain delivery;
- f. Evidence that the necessary resources are available to deliver the proposed biodiversity net gain plan and the ongoing management;
- g. GIS files showing the baseline biodiversity values and all proposed target biodiversity values for any created or enhanced habitats both on and off site.

Reason: To retain the ecological interest of the site in accordance with Council policy LP55 of the Local Plan coupled with the requirements of the National Planning Policy Framework. The details are required prior to the commencement of works to ensure existing biodiversity is protected and the landscaping measures are incorporated in the layout and construction of the development.

27 Archaeology:

No development other than demolition of existing buildings down to existing ground

level shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved in writing by the local planning authority.

For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
- b. where appropriate, details of a programme for delivering related positive public benefits.

The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with policy LP3 of the Local Plan, policy HC1 of the London Plan and the requirements of the NPPF.

28 **Travel Plan:**

Prior to the first occupation of the relevant part of the development hereby approved a Travel Plan shall be submitted to and approved in writing by the local planning authority in respect of each of the following:

- a. The residential building
- b. The community hub
- c. The outline phase

The Travel Plans shall include targets for a reduction in car mode share and an increase in sustainable transport modes within the first 5 years and measures to achieve this and should be implemented in accordance with the approved documents which will include arrangements for monitoring and review. This shall demonstrate how residents, visitor and employee trips can be made by sustainable modes of transport from year one of the operation of the travel plan.

The approved Travel Plans shall be adhered to at all times, with the results of monitoring and review reported to the local planning authority in accordance with the approved Travel Plan.

Reason: To encourage the use of alternative means of travel to the private car and encourage greater use of public transport, cycling and walking as an alternative, and to ensure that the development does not cause highway safety issues by increasing pressure on on-street parking. This is in accordance with the requirements of the NPPF and Local Plan policy LP51.

29 **Servicing and Delivery Plan:**

Prior to first occupation of the relevant part of the development, a detailed Servicing and Delivery Plan shall be submitted to and approved in writing by the local planning authority. The Servicing and Delivery Plan shall make reference to safety measures that will be in place to reduce conflicts between service vehicles and other users (cycle

stores, parking and pedestrians) and shall also include details on how delivery vehicles are restricted during peak periods.

Reason: In the interest of highway safety, in compliance with policies T1, T2, and T4 of the London Plan (2021) and policy LP50 of the Local Plan (2023).

30 Cycle Parking Strategy:

Prior to first occupation of the relevant part of the development and notwithstanding any indication on the submitted drawings, a schedule showing the number and location of all cycle parking spaces and details of secure and sheltered cycle storage facilities and stands, shall be submitted to and agreed in writing by the local planning authority. The agreed cycle strategy shall be fully implemented prior to occupation and shall be permanently retained thereafter.

Reason: In the interest of security and sustainable development, in compliance with policy T5 of the London Plan (2021) and policy LP51 of the Local Plan (2023).

31 BREEAM – Refurbishment (outline element):

Notwithstanding the details approved in the Energy Statement dated December 2025, the following details must be submitted to and approved by the local planning authority:

- A) Prior to the commencement of development in Parcel B, and in association with the reserved matters required by condition 3, an Energy Strategy which shows how the refurbished element of the development will meet policy and statutory requirements at the time of reserved matters application to maximise carbon savings. This shall include provision to address the BREEAM refurbishment standards such as any external changes, interior design fit out and any other works in respect of the building in Parcel B.
- B) B) Within 3 months of completion, a copy of a Post-Construction / Final ('As Built') Certificate(s) verifying that the relevant BREEAM rating has been achieved as set out in the approved Energy Strategy for Parcel B (as required in Part A above), unless otherwise agreed in writing by the local planning authority.

The reserved matters shall be implemented in accordance with the details approved in Part A above and the development shall then be maintained thereafter in accordance with the details approved in Part B.

Reason: In the interest of sustainability and energy efficiency of the development and to meet the requirements of policy SI2 of the London Plan and policy LP10 of the Local Plan (2023).

32 BREEAM – New Build Interim Assessment:

Within three months of the commencement of the community hub, a BREEAM Interim Design Stage) Assessment issued by the Building Research Establishment (BRE) or equivalent accredited body, shall be submitted to and approved in writing by the local planning authority to show that an Outstanding rating will be achieved for the building. (Where it is proven that it is not technically feasible then Excellent rating will be accepted.). The development shall be implemented in accordance with the approved rating.

Reason: In the interest of sustainability and energy efficiency of the development and to meet the requirements of policy SI2 of the London Plan and policy LP10 of the Local Plan (2023).

33 BREEAM – New Build Post-Completion:

Within three months of the occupation of the community hub, a BREEAM New Construction Final (Post-Construction) Certificate, issued by the BRE (or equivalent accredited body), shall be submitted to and approved in writing by the local planning

authority to demonstrate that an Outstanding rating has been achieved. (Where it is proven that it is not technically feasible then Excellent rating will be accepted.) All the measures integrated shall be retained for as long as the development is in existence.

Reason: In the interest of sustainability and energy efficiency of the development and to meet the requirements of policy SI2 of the London Plan and policy LP10 of the Local Plan (2023).

34 Carbon Reduction:

The development shall be built in accordance with the submitted Energy Statement dated 12 December 2025 demonstrating how the development will follow the hierarchy of energy efficiency and renewable energy technologies to demonstrate that:

- a. the residential component of the development hereby permitted will achieve as a minimum 35% reduction in carbon dioxide emissions above levels set out in Building Regulations Part L 2021.
- b. The community hub will achieve as a minimum 10% reduction in carbon dioxide emissions above levels set out in Building Regulations Part L 2021;

Prior to first occupation of each element of the development, evidence shall be submitted to the local planning authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved energy strategy. The installed measures shall be retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of sustainability and energy efficiency of the development and to meet the requirements of policy SI2 of the London Plan and policy LP10 of the Local Plan (2023).

35 Renewable Energy:

Prior to the first occupation of the residential units, an assessment of the size, output and location of the PV system, and the potential for any change to these in order to deliver further reduction in CO2 emissions, shall be submitted to and approved in writing by the local planning authority. The PV system shall be implemented in accordance with the approved details and shall be retained on site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of sustainability and energy efficiency and to provide high quality development in accordance with policy SI1 of the London Plan (2021) and policy LP10 of the Local Plan (2023).

Post Construction Monitoring (be-seen):

Prior to first occupation of the development hereby approved, measures to secure post-construction monitoring as set out in the 'Be Seen' GLA's energy monitoring guidance dated September 2021 shall be submitted and approved by the local planning authority.

Reason: In the interest of sustainability and to provide high quality development in accordance with policy SI2 of the London Plan (2021).

36 Secured by Design

Prior to occupation of the relevant part of the development a Secure by Design certificate of compliance shall be submitted to and approved in writing by the local planning authority in respect of:

- a) The community hub
- b) The residential building

The Secure by Design certificate should demonstrate that a minimum 'silver' Secure by Design standard is achieved. The development shall be completed and thereafter

retained in accordance with the approved details.

Reason: In the interest of security and to protect the living conditions of existing and future residents in the locality in accordance with policy D11 of the London Plan (2021).

37 Play Space

Prior to occupation of the residential part of development, details of the proposed children's play equipment shall be submitted to and approved in writing by the local planning authority. The plans must demonstrate that play space and equipment within the development is available to children of all ages. The equipment shall be installed, and the play space shall be completed in accordance with the information approved prior to occupation of the residential building and thereafter retained.

Reason: In order to ensure adequate and appropriate children's play equipment is provided in accordance with Policy S4 of the London Plan (2021).

38 External Ventilation Equipment

Detailed drawings and specifications of any internal/external air conditioning units or any other external plant and equipment shall be submitted to and approved in writing by the local planning authority prior to the occupation of the residential units. Any exhaust flues shall be located at least 10m horizontal distance away from any openable windows and air intakes to ensure that the internal air quality is protected.

Any plant shall be designed to ensure that noise emanating from it is at least 10dB below the background noise levels when measured from the nearest sensitive receptors.

Reason: To protect the internal amenity of future occupants of the development and to minimise the risk of noise in compliance with policy D4 of the London Plan (2021) and LP2 of the Local Plan (2023).

39 Drawings of Pavilion Building

Prior to the first occupation of the community hub, detailed plans and elevations of the single storey pavilion building shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with these approved details

Reason: In ensure that the details of the pavilion building is considered satisfactory within its surroundings in accordance with the requirements of the NPPF and Local Plan policies LP1 and LP2.

40 Waste and Refuse Management Strategy:

Prior to the occupation of the relevant part of the development, a waste and refuse management strategy incorporating full details of the measures to store and collect refuse and recyclable materials for all non-residential and residential occupants, , including residents in the wheelchair accessible units, shall be submitted to and approved in writing by the local planning authority. The strategy must also include the design and construction of stores and the means of access for collection by refuse operatives and vehicles. The development shall be implemented in accordance with the approved details and the refuse/recycling stores brought into use prior to the occupation of the development hereby approved and to be retained thereafter.

Reason: In the interest of highway and pedestrian safety and to assess the suitability of the refuse strategy to safeguard residential and visual amenity, in accordance with policy SI7 of the London Plan (2021) and policy LP13 of the Local Plan (2023).

41 Accessible Design of Fixtures and Fittings

Prior to first occupation of the relevant part of the development, details of the internal

fixtures and fittings shall be submitted to and approved in writing by the local planning authority to ensure an inclusive design approach to ensure access for all. The approved details shall be implemented prior to first occupation of relevant part of the development and retained thereafter.

Reason: To ensure an inclusive design approach to the built environment that enables access to opportunities for all, in accordance with policy D5 of the London Plan (2021).

42 External Lighting:

Prior to occupation of the relevant part of the development, details of any form of external illumination and/or external lighting on the buildings and around the site, including any street lighting and the means of preventing light spillage and pollution, shall be submitted to and approved in writing by the local planning authority. The approved details shall be fully implemented prior to the first occupation of any part of the development hereby permitted and retained as such for the lifetime of the development.

Reason: To protect the living conditions of existing and future residents and protect the biodiversity of the area in accordance with policies LP1, LP2, LP14 and LP55 of the Local Plan and policies D8 and T2 of the London Plan (2021).

43 Use of Existing Library:

The change of use of the existing Roehampton Library (Use Class F1 (d)) to flexible commercial floorspace (Use Classes E, F2(a) and F2(b) and/or a laundrette (Sui Generis)) shall not be implemented until the hereby approved replacement library within the community hub is fully constructed, fully fitted out internally, and available for public use in accordance with a management plan to be submitted to and approved in writing by the local planning authority.

Reason: To ensure replacement of existing F1 (d) floorspace, whose loss would be unacceptable, is secured, to meet the local needs within the local centre in accordance with policy GG1 of the London Plan (2021) and policy PM7 of the Local Plan (2023).

44 Use Class Restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order), the hereby approved Class E (e and g), F1 (e) and F2 (e) floorspace within the community hub shall only be used for the purposes within use classes E e) medical services, E (g) office and F1 (e) / F2 (e) for local community uses unless otherwise agreed in writing by the local planning authority.

Reason: To protect and support community and health care floorspace and the amenity of adjoining properties and the surrounding area in accordance with Policy D6 of the London Plan (2021) and policy LP42 of the Local Plan (2023).

45 Car Parking Management Strategy:

The car parking spaces as shown on plan 8427A-PL-GA-101 Rev 2 shall be laid out and be made available for the purposes of parking private motor vehicles. The development shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of highway and pedestrian safety in accordance with policy T6 of the London Plan (2021) and policy LP50 of the Local Plan (2023).

46 Wheelchair Accessible Units:

Forty-nine dwellings within the residential building shall be constructed to the Building Regulations 2010, Access to and use of Buildings, Approved Document M, Volume 1: Dwellings (2015 edition incorporating 2016 amendments) and six of the residential units hereby permitted shall be built in accordance with the Building Regulations 2010,

Access to and use of Buildings, Approved Document M, Volume 1: Dwellings (2015 edition incorporating 2016 amendments), optional requirement M4(3). This includes the entrance and circulation area doors which will have to be fully compliant with the relevant sections of Approved Document M.

Reason: To ensure inclusive development in accordance with Policy D7 of the London Plan (2021) and policy LP27 of the Local Plan (2023).

47 Design Champion

The existing architects shall be retained in a capacity as a design reviewer / champion on this site to ensure that the integrity of the proposed development and both buildings are delivered in accordance with the design codes agreed in the approved regeneration scheme.

Reason: To ensure that high quality design and materials are delivered as set out in the submitted application in accordance with policy D4 of the London Plan and policies LP1 and LP2 of the Local Plan.

48 Non-Road Mobile Machinery (NRMM)

The use of non-road mobile machinery of net power between 37kW and 560kW used in the construction of the development shall meet at least Stage IIIA of the EU Directive 97/68/EC and its amendments. This will apply to both variable and constant speed engines for both NOx and PM. Prior to works commencing on site, any non road mobile machinery of net power between 37kW and 560kW to be utilised in the construction of the development shall be registered on the website <https://nrmm.london/>.

Reason: To help monitor the use of such equipment across London in accordance with London Plan policy SI1. It is necessary for the condition to require plant to be registered prior to works starting to ensure all plant is included in the registration.

49 External Fittings:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, amending or re-enacting that Order), no satellite dishes, telecommunications masts, antennas or equipment or associated structures, shall be installed on the building hereby approved.

Reason: To protect the appearance of the building, and accord with Council policies LP1, LP2 and LP22 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

50 No Tanks/Plant/Lift Rooms:

Unless specified on the approved drawings, no water tanks, plant, lift rooms or other structures shall be erected upon the roof of the approved building.

Reason: To control the appearance of the building and safeguard the appearance of the area, in accordance with Council policies LP1 and LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

INFORMATIVES

1 NPPF

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive manner and the Council has, as far as practicable, sought solutions to problems arising in relation to dealing with the planning application. We have made available detailed advice in the form of our statutory policies in the Local Plan

consisting of the Core Strategy, Development Management Policies Document, Supplementary Planning Documents and where appropriate the Site Specific Allocations Document as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the processing of the application.

2 **Biodiversity Net Gain**

The applicant is advised that the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a. a Biodiversity Gain Plan has been submitted to the local planning authority, and;
- b. the local planning authority has approved the plan.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a Biodiversity Gain Plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

3 **Network Rail**

It should be noted that where any Network Rail land, rights over Network Rail land, interfaces with Network Rail's land or rights, or variations to Network Rail's land or rights, is required for the facilitation, delivery, or operation of a development, Network Rail will act in accordance with its Shared Value Policy. Network Rail's Shared Value Policy is available online, or via request to Network Rail Property. Network Rail's Southern Property Team would advise parties seek to raise Shared Value early in discussion with Network Rail but reserve the right to implement the Shared Value Policy at any time during discussions. If a Network Rail Southern Property contact is required, please contact southernproperty@networkrail.co.uk.

4 **Thames Water**

There are water mains crossing or close to the development. Thames Water do NOT permit the building over or construction within 3m of water mains. If the development is planning significant works near our mains (within 3m) the developer will need to check that the development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes <https://www.thameswater.co.uk/developers/working-in-the-street/planning>.

5 **Piling**

Please submit a foundation/piling layout plan clearly indicating the locations of all foundation/piles to be installed on the development site. This plan should show the positions of the foundation/piles in relation to Thames Water clean water mains and sewers and local topography such as roads (please include road names), existing buildings and/or any other notable features. Thames Water require drawings indicating the location of all piling and the clearance between the face of the pile to the face of a pipe. Without these drawings and cross-sectional details Thames Water will not be able to review your proposals and discharge your planning

condition.

6 Archaeology

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

7 Arts and culture

The applicant is encouraged to respond to the comments raised by the Arts and Culture Team in relation to the introduction of freestanding display cases hosting details of the Wandsworth Heritage Collection to deliver an integrated mini museum in the proposed adult library.