

# Wandsworth Society

---

5 Windmill Road LONDON SW18 2EU  
020 8874 3274

wandsworth.society@mac.com

James Bird  
Quatro  
20-24 Old Street  
London EC1V 9AB

sent by e-mail [JBird@quatro-pr.co.uk](mailto:JBird@quatro-pr.co.uk)

1 August 2014

## Garratt Lane - Wandsworth Town

Thank you for arranging the meeting 8 July with Tunde Ogbe from Wandsworth Borough Council, Jason Cornish from Feilden Clegg Bradley Studios and Andrew Williams of Boyer Planning. It was helpful to have been briefed on what will be a very significant development in the town centre.

The proposals were described with reference to the 9-page brochure, available on the website [garrattlane-wandsworthconsultation.co.uk](http://garrattlane-wandsworthconsultation.co.uk), that we understand forms the basis of this public consultation. This reports that the objectives of the development are to

- respect the historic context of the conservation area
- create new public routes and spaces
- establish a safe vibrant and active neighbourhood

and that the accommodation will include

- a new advice and guidance centre at South Thames College
- the potential for a new modern public library
- 202 new homes
- commercial space

We agree that the objectives are desirable. However, we do not believe that the 25-storey building in the middle of the site is respectful to the historic context of the conservation area, and we strongly object to its inclusion in the proposals.

Please note that we welcome the redevelopment of the site in principle and the removal of the existing buildings. We consider that a contemporary design for the new buildings is appropriate, and that the approach adopted by the architects might well produce an acceptable scheme if the problem of the excessive height of the buildings is addressed.

The information provided on the proposed accommodation is insufficient for comment. Our preference would be for a mixed-use development with a high proportion of employment creating uses.

The basis for our strong objection to the height of the buildings appears to be shared by the Council, set out in the Site Specific Allocations Document - Adopted Version in section 3.1.6. This section says in some detail what respecting the historic context of the conservation area should mean - ***development will be expected to preserve or enhance the character and appearance of the Conservation Area and should not cause harm to the setting of any listed building.***

It continues with a requirement for a network of connections and routes to **subdivide the area into small scaled blocks, keeping the plan form modest and ensuring that the size of the footprint of new development is appropriately constrained. This is important because new development must be consistent with and successfully integrated into the prevailing fine grain of the surrounding Conservation Area.**

In the paragraph on Tall buildings the site is said to be **sensitive to tall buildings, and the height at which a development in this location will be considered to be tall is 5 storeys. ... the offices in Garratt Lane and Welbeck House (are) "less successful" and some reduction of existing storey heights will be sought, in part, on both sites. This is to ensure a better relationship to adjoining listed buildings and to enhance the appearance of the Wandsworth Town Conservation Area. It will also be necessary to consider the visual impact that any tall buildings might have on views from The Old Burial Ground open space.**

The Local Plan is under review. The March 2014 Submission Version of the SSAD includes an amended paragraph of 3.1.6 Tall buildings: which says **In addition, the 8 storey annexe to South Thames College is an intrusive element in the townscape and already has a poor relationship to surrounding listed buildings. All new buildings will require very sensitive massing to ensure that they do not harm the setting of listed buildings and enhance the Conservation Area.**

We do not understand how in light of such clear and recent statements these proposals could be put forward for public consultation with the endorsement of the Council.

We strongly object to this scheme, which with a 25-storey building is manifestly contrary to the objectives set out in the SSAD. We hope that the proposals will be revised to meet the Council's planning objectives with sufficient detail to allow informed comment.

Peter Farrow  
for

**The Wandsworth Society's planning sub-committee**

copied to -

Tunde Ogbe

Jason Cornish

Andrew Williams

and

Cllr Mrs. Sarah McDermott

Tim Cronin

Wandsworth Borough Council

Feilden Clegg Bradley Studios (Architects)

Boyer Planning

Chair Planning Applications Committee

Head of Planning