

Wandsworth Society

01 February 2020
Please reply to:
49 Wandsworth Common
West Side
London SW18 2EE

M/s C. Molloy
Wandsworth Borough Council
Environment and Community Services Directorate
The Town Hall
Wandsworth High Street
London SW18 2PU

Dear Ms Molloy,

Re: Application No 2018/4176
Riverside Business Centre and Flipout Trampoline Centre, Haldane Place,
London SW18 4UQ
Objection.

Dear M/s Molloy,

We refer to application No 2018/4176 and apologise for the delay in commenting on the proposals. We hope that you will take our comments into account when the application is considered.

Firstly, we are pleased to note that the application makes provision for an increase of workspace of approximately 62% from a total gross internal area of 143,000sqft to approximately 231,824sqft, although the majority of the proposed space will be of B1a and B1b in view of the multi storey configuration. The existing uses contain an element of ground level B8 use, which most users find impractical in multi storey accommodation. We are pleased to note that an element of D use is proposed.

The commercial space is arranged on up to five floors, which appears to conform to the SSAD requirements for the site.

We have noted that the commercial space has a central service area which contains only 16 car/delivery spaces. This may be inadequate for the use, as on-road parking and for delivery vehicles is restricted and very limited.

Should the application as a whole be considered acceptable, we would trust that a condition will be imposed to prohibit commercial occupiers from obtaining car parking permits in the vicinity as the existing predominantly residential use close by should take priority for on-street parking.

2.

Emergency vehicle access is of concern as the central areas at ground level, particularly the commercial area restricted in height are tight in design and as the surrounding roads have permitted parking, fire services in particular may have some difficulty with access, as the layout is virtually to the back line of pavement throughout.

Turning now to the residential elements of the scheme, we are dismayed to see that yet another significantly tall building is proposed in an area which has predominately low rise (four/five storey) accommodation in the immediate vicinity and is close to the river. Any building in excess of five storeys is to be considered tall and therefore needs to meet the criteria specified. The applicant has failed to justify such tall buildings.

Tall buildings are considered by Wandsworth Borough Council as acceptable in town centres and close to transport hubs, which this location does not represent. The tallest tower is planned as fourteen storeys, which we believe to be totally inappropriate in this location. The views across King George's Park from the west will present a "solid" wall of building totally out of context with the surrounding area.

The central section of the site for residential use with five and seven storeys in height is considered acceptable, although the car parking provision in the basement is very limited, particularly in respect of the disabled spaces. Again it is suggested that no on-street parking permits should be available to occupiers of the new residential accommodation.

The height and massing of the riverside buildings are considered excessive and out of context.

We trust that you will take our comments into consideration of the proposals contained in the application.

Yours sincerely,

Philip Whyte
Leader Planning Group
Wandsworth Society

Yours sincerely,

Philip Whyte

Leader Planning Group
Wandsworth Society.
Tel 07860 317509