

# Wandsworth Society

Please respond to:  
49 Wandsworth Common West Side  
London SW18 2EE

Planning Applications  
Wandsworth Borough Council  
The Town Hall  
Wandsworth High Street  
London SW18 2PU

18<sup>th</sup> December 2024

For the attention of Karim Badawi

Dear Sirs,

**Re: Application No 2024/3497 : 2 Armoury Way SW18 1SH**

We support the principle of the provision of Purpose Built Student Accommodation within the Wandsworth Town Centre and Riverside zone. However, we are less positive about the height of the proposed development and the scale of the provision.

## Height

The Local Plan site allocation Design Requirements for this site within the Gas Works Cluster are for a 'maximum appropriate height' range of 7 to 10 storeys : or 21 - 30m as defined in the Local Plan. The Wandle Delta Masterplan SPD (WDM) illustrative gross capacity for the site is 4 - 8 storeys, or 12 - 24m.

It is less than helpful that the Local Plan and the SPD do not conform. However, on either count the proposed buildings are significantly taller than the maximums given, as:

Block A at 37.95m high is equivalent to 12.5 storeys, say 12, that is

- 13.95m taller than the WDM plan considers appropriate,
- equivalent to an additional 4 storeys and
- 10.95m taller than the Local Plan plan considers appropriate
- equivalent to an additional 3 storeys

Block B at 39.45m high is equivalent to 13 storeys, that is

- 15.95m taller than the WDM plan considers appropriate
- equivalent to an additional 5 storeys
- 12.95m taller than the Local Plan plan considers appropriate
- equivalent to an additional 4 storeys

## Effect on Conservation Areas

Because of these heights we consider the proposed development will have an adverse effect on Wandsworth Town and Old York Road Conservation Areas.

## **Density**

The proposed development is for 434 student bed spaces, equivalent to 109 2b 4p flats, which would result in density of 190 DPH, above the SDP gross capacity estimate. Together with the proposed development on the Gasworks site(adjoining), also greater than the WDM, we consider the site to be overdeveloped.

## **Floor to ceiling windows**

We consider that floor to ceiling glazing is inappropriate for student study bedrooms.

## **Mixed use**

At 17,534 sq m the student accommodation is 93% of the GIA : at 1,226 sq m the light industrial space is 6.5%. We would welcome a significantly greater provision of commercial space.

## **Landscaping**

In view of the massing(footprint) of the buildings, the landscaping of the site is limited and does not provide adequate ground level "open space" for the multiple users who will be occupying the accommodation. We are pleased to note the high level open spaces available for occupiers.

We believe that careful landscaping is required to provide a base to mitigate the effect on surrounding neighbourhoods, pedestrians and traffic alike. Current drawings do not appear to detail the hard and soft landscaping with only a few small trees shown on the frontage to Armoury Way. We suggest shrub planting in raised planters could provide a low level three metre long screen. Additionally, a line of mature trees could be set on the pedestrian entrance faces of the buildings to soften this aspect of the scheme.

## **Vehicular access**

We are very concerned with the safety aspect of the sole vehicle access point to the proposals on Armoury Way which may prove dangerous being sited a very short distance from the bridge over the River Wandle.

## **Cycle storage.**

We are pleased to note the extent of cycle storage for each block, with limited surface cycle space close to the entrances to each block. We are concerned that "cycle hire" bikes may become a problem with users leaving them at many uncontrolled locations on site.

## **Infrastructure**

We do not believe that the current provision of public transport facilities will be sufficient for the additional burden placed upon them to provide for daily movement of the student users of the proposals. We also have great concern that there is insufficient capacity in the local GP medical practices to accommodate the number of students who will be in need of facilities.

## **Conclusion**

We believe that the student accommodation could be a welcome addition to an economically vibrant town centre.

The applicant has submitted a well-presented application that is a lot easier to understand than many other similar large applications.

However, at its present height and scale we believe the proposed development will extend the "canyon-like" gloom of Swandon Way with its too tall buildings dominating the skyline

and having a negative impact on the village ambiance of popular Old York Road thus making the proposals aesthetically and technically unacceptable.

Yours faithfully,  
Philip Whyte  
Leader Planning Group.