



Planning Applications
2 Adelaide Road
London SW18 1DA
f.a.o. Daniel Piercy

176 Upper Richmond Road
London SW15 2SH

7 March 2023

Dear Daniel

**Planning Application 2022/3954
Former gasworks, Swandon Way etc.**

Whilst the Putney Society would not usually comment on applications outside SW15, the sheer scale of this proposal close by demands that we OBJECT.

We have read the comprehensive objection lodged by the Wandsworth Society, and support their comments and conclusions. We are particularly concerned that the height and density proposed, even of the 'lower' 16 storey building, are so far in excess of any policy to date. The still current 2016 Local Plan says the tall buildings policy applies here above 5 storeys. The draft 2023 Plan says the maximum appropriate height is 7 to 10 storeys. The illustration overleaf shows that no consideration has been given to the impact of the tower, nor it seems to any other public benefit.

The very recent Wandle Delta Masterplan applies here.

3.5.15 says: Although part of the southern boundary of the SPD area abuts Wandsworth town centre along Armoury Way, the SPD area is not within a town centre location. Main town centre uses should be located in town centres.

If the Ram site can't let its shops and bars, why add more?

4.1.3. *The area will be transformed by creating an accessible and permeable network of streets and spaces.* This proposal makes no effort achieve that, nor to allow its cinema audiences or elderly residents any easy way to get across the gyratory traffic. This proposal should be rejected on that basis alone. Block A would be bigger than the Grenfell Tower, but has no practical access. What happens in an emergency?

5.2.17 *A key message from the public consultation was that there is concern about the capacity of public transport to serve the existing and growing population.*

Wandsworth Town Station is already stretched beyond capacity, sometimes dangerously so. There should be no more homes in this area without significant improvements to transport.

Yours Sincerely

Andrew Catto

Andrew Catto,
Buildings Panel Convenor
For and on behalf of the Putney Society.

The Putney Society

The amenity society for Putney and Roehampton. Registered Charity No. 263242

www.putneysociety.org.uk



The view downstream from Putney Bridge. The proposed tower would be directly behind, but significantly taller than this cluster at the Riverside Quarter. The 16 storey block would be directly in line with Podmore Road in the Old York Rd CA.

The Wandle Delta Masterplan, in para 5.6.11 requires all developments to provide an assessment of their impact on * Local Views or vistas * Conservation Areas * Listed or locally listed heritage assets. Putney Bridge, is listed. The Embankment and Deodar Road river frontages are conservation areas. This proposal will impact all of these.