

AS/P6513
26 July 2019

Special Projects, Planning
Greater London Authority
City Hall
The Queen's Walk
London
SE1 2AA

For the attention of Mr Nick Ray

Dear Nick,

9, 11 and 19 Osiers Road, SW18 - Revised Playspace Calculations
LPA Ref: 2018/3709

Thank you for meeting us with your colleagues Richard Green and Reece Harris on the 10th July 2019 to discuss the Call In by the Mayor following the Stage 2 Report. We appreciate your constructive comments at the meeting regarding the process and look forward to working closely with you and Richard to take this to a Mayoral Hearing.

Hollybrook and Peabody are committed to starting work on site this year to deliver 168 affordable homes in the London Borough of Wandsworth. It is therefore imperative we get a Hearing Date for the Mayor (or Deputy Mayor) by mid-September.

As discussed at our meeting the affordable housing offer has been increased to 100% with the tenure split of 45% Affordable Rent and 55% Intermediate. This will deliver major benefits to the Borough and London as a whole. During our initial pre-application discussions with the GLA, at the submission of the Planning Application and at Stage 1, the assessment of the playspace at 39% affordable housing was based on the 2012 SPG guidance on Children's Playspace and the accompanying Child Yield Calculator (2014). Our scheme was specifically designed to deliver the necessary provision of playspace in accordance with the guidance in place and this was set out in the DAS for the Planning Application.

Notwithstanding the above, in applying the Mayor's new Child Yield Calculator (June 2019) to the scheme as presented at Planning Committee (i.e. 39% affordable housing offer), the minimum playspace requirements would still be achieved.

However, we have recently amended the tenure and affordable offer from 39% as tabled at the Planning Committee to 100% as noted above. The revised playspace standards and increased affordable offer results in a greater child yield for playspace. As discussed in the meeting, our scheme was designed to meet the child minimum standards for the child yield associated with a 39% affordable housing offer and as you can imagine it is very difficult to retrospectively amend the design

DD 020 7556 1542
E analeises@rolfe-judd.co.uk

Architecture Planning Interiors
Old Church Court, Claylands Road, The Oval, London SW8 1NZ
T 020 7556 1500
www.rolfe-judd.co.uk

Nick Ray
25 Jul 2019

to reflect the increased requirement. In addition and as explained at our meeting, our client does not want to make any changes to the scheme which could delay determination through a re-design or re-consultation.

In this regard we consider the playspace provision to be appropriate on the basis that the scheme has been designed based on a 39% affordable housing provision, and it is only the proposed increase to 100% affordable and associated increase in child yield which results in the scheme not being able to fully meet the playspace requirements.

To provide a robust assessment we have reviewed the playspace requirements for the application site at the level of affordable housing presented to Wandsworth's Planning Committee (but utilising the new standards) and secondly assessing the scheme at 100% affordable housing utilising the new SPG standards.

Nick Ray
25 Jul 2019

1. 39% affordable housing as per the planning application which was heard at Wandsworth's Planning Committee

39% Affordable Housing Mix

Tenure	No.	Beds	% split
London Affordable Rent	8	1b	
London Affordable Rent	19	2b	
London Affordable Rent	5	3b	
London Affordable Rent	1	4b	
Total London Affordable Rent	33		50%
Shared Ownership	12	1b	
Shared Ownership	18	2b	
Shared Ownership	3	3b	
Total Shared Ownership	33		50%
Total Affordable	66		39%

Private	17	1b	
Private	74	2b	
Private	11	3b	
Total Private	102		61%

Total Units	168		
--------------------	------------	--	--

Play Requirements @ 39% Affordable Housing			
Under 5	54.17%	261.48	sqm
5-11yrs	29.17%	140.80	sqm
12+	16.66%	80.42	sqm
Total amenity required	100.00%	482.70	sqm

Play Proposed			
Children's Playspace		110.00	sqm
Playable lawn on podium deck		70.00	sqm
Playable Landscape		400.00	sqm
Total Proposed Play		580.00	sqm
+/-		97.30	sqm

As presented to Wandsworth's Planning Committee, all children's playspace requirements at 39% affordable housing are met in line with the new standards.

Nick Ray
25 Jul 2019

2. 100% affordable housing as tabled at our recent meeting.

100% Affordable Housing Mix as offered to the GLA on 10th July 2019

Tenure	No.	Beds	% split
London Affordable Rent	18	1b	
London Affordable Rent	45	2b	
London Affordable Rent	11	3b	
London Affordable Rent	1	4b	
Total London Affordable Rent	75		45%
Shared Ownership	19	1b	
Shared Ownership	66	2b	
Shared Ownership	8	3b	
Total Shared Ownership	93		55%
Total Affordable	168		100%

Total Units	168
--------------------	------------

Playspace Requirements @ 100% Affordable Housing			
Under 5	54.76%	457.36	sqm
5-11yrs	28.57%	238.62	sqm
12+	16.67%	139.23	sqm
Total playspace required	100.00%	835.20	sqm

Playspace Proposed			
Children's Playspace		110.00	sqm
Playable lawn on podium deck		70.00	sqm
Playable Landscape		400.00	sqm
Total Proposed Playspace		580.00	sqm
+/-		-255.20	sqm

As can be seen from above, the provision of 100% affordable housing would ensure all of the under 5's playspace requirements (doorstep playable space) would be met. For 5 to 11 years & 12+ years there would be a minor shortfall of 255sqm.

In response we append two plans showing nearby provision of playspace accessible to the public within Riverside Quarter and at Wandsworth Park (and King George's Park).

As can be seen from 'Plan 1.0 Playspace Provision in Close Proximity' there exists within the Riverside Quarter a number of playable landscapes including immediately to the north east of the

Nick Ray
25 Jul 2019

application site a large grassed area in the Frasers development. However there are currently three new publicly accessible playable spaces for children under construction across the area. These are the Osiers Point development immediately to the south on Osiers Road, secondly to the south east at the former Linton Fuels Site and finally to the north east at the final phase of the Frasers development. These are all within 100m of the Application Site.

As noted in Table 4.5 of the Mayor's Shaping Neighbourhoods Play and Informal Recreation SPG for the provision of Local Playable Space (5-11 years) and for 12+ (Neighbourhood Playable Space and Youth Space) if there is existing provision within 400m for 5 to 11's and within 800m for 12+ then this can compensate for the lack of on-site provision.

Plan 2.0 Play Provision highlights the proximity of the Application Site to the main parks. The concentric rings show radii of 400m and 800m. The extensive play facilities at Wandsworth Park are within 400m of the Application Site and this can be reached by safe and principally car free pedestrian routes from the edge of the Application Site. The main playground for the park is located at the eastern end within the 400m radius. The larger open spaces within Wandsworth Park are well within the 800m walking distance for older children and youths and the extensive areas of grass provide opportunities for a range of activities. King Georges Park is also easily accessible for older children's and youths being within 800m of the Application Site. This includes outside sports facilities and the Wandle Recreation Centre.

In conclusion we consider that the Application Scheme is a heritage case in that it was designed to meet the published playspace requirements which were in place up to June of this year. The insertion of additional playspace would be difficult to achieve without compromising other benefits of the scheme including improved permeability through the site and accessibility to and from the new employment spaces at ground level.

Notwithstanding this the Application Scheme as presented to the Wandsworth Planning Committee which delivered 39% affordable housing provide a policy compliant level of playable space in accordance with the new child yield standard. The increase to 100% affordable housing and the consequent (and supported) increase of social rented homes increases the child yield substantially and thus results in a minor shortfall of local playable and neighbourhood playable space on site for 5 to 11 year olds and 12+ years old. However as noted on the attached plans there is adequate provision in the locality, both within new playable spaces in Riverside Quarter and within close proximity Wandsworth Park. This park is easily accessible by pedestrians and cyclists on principally car free routes.

For all of these reasons we consider the Application Scheme is in accordance with Policy 3.6 of the London Plan and Policy S4 of the Draft London Plan and provides an acceptable level of playspace on site or an acceptable level of playspace exists close to the site.

As noted previously we wish to work with the Mayor and his officers to secure a Hearing for this case by mid-September to ensure Hollybrook and Peabody are in the best position to start on site before the end of the calendar year. We would be happy to provide any further information requested by officers to assist in the determination of this case.

Nick Ray
25 Jul 2019

We wish to proceed with discussions on the S106 Agreement as early as possible to resolve any outstanding matters and would be grateful if you could forward details of the Mayor's legal team in order to start a dialogue with them on the drafting of the S106.

Yours faithfully

Analeise Smith

For and on behalf of
Rolfe Judd Planning Limited

cc Nick Langley - Hollybrook