



Planning • Heritage

Specialist & Independent Advisors to the Property Industry

Wandsworth Borough Based Custody Centre

Client

Metropolitan Police Authority

Location

Wandsworth High Street,
Wandsworth

Services Provided

Planning
Archaeology
Historic Buildings

Date of Completion

Planning permission and
Conservation Area Consent
granted February 2011

Key Issues

Part of site located within a
Conservation Area including
Heritage Assets

Justifying relocation of some of
the existing policing facilities

Parking and access
arrangements

Impact on surrounding
residential properties

Tight urban site

Community and stakeholder
consultation

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CgMs provided planning, historic buildings and archaeology advice to successfully negotiate planning permission for demolition of some of buildings on site and for the erection of part one/part two storey extension to the retained Wandsworth Police Station building, which falls partly within the Wandsworth Town Conservation Area. The extension seeks to provide Wandsworth's Borough based custody centre as part of the Metropolitan Police Authority's ongoing estate enhancement programme.

This work involved detailed pre-application discussions with the Local Planning Authority as well as public consultation, followed by the preparation and submission of a planning application for redevelopment of the site. A number of amendments to the scheme were successfully agreed with the Council including details of the materials, a reduction in massing and redesigning part of the proposal to address potential daylight/sunlight issues.

The proposal has been designed to achieve BREEAM Very Good at least and through the use of photovoltaic panels on the roof and a small scale gas fired CHP reduce carbon emissions by 12.5% (a 31% improvement over current building regulations).

CgMs worked closely with the Council in discharging the conditions to enable work to commence on site as quickly as possible and the completion date is on target.

In May 2011 CgMs also obtained a Lawful Development Certificate for the provision of a temporary front counter office on the site for a period of 18 months whilst a more permanent solution for this facility is sought. This was through successfully confirming that permitted development rights would allow for the erection of small ancillary buildings on land belonging to local authorities (which includes the MPA) for the purpose of any function exercised by them.

