

Badric Court Undercrofts – Yelverton road, London, SW11 3SP

Proposed New Apartments



We want to know your views!

Wandsworth Council has been working to design a development for two undercroft areas within the Badric Court Estate.

The proposals will include single storey infill development with environmental improvements to the Estate to complement the development.

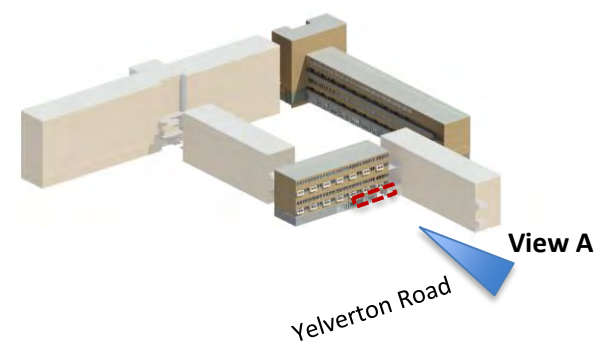
The Council is committed to consulting local residents and community groups and any feedback will be carefully considered by the Council in moving forward the design.

If you have any comments, please contact the Housing Development Team at: developmentteam@wandsworth.gov.uk or via telephone on 020 8871 6050

The Proposal includes:

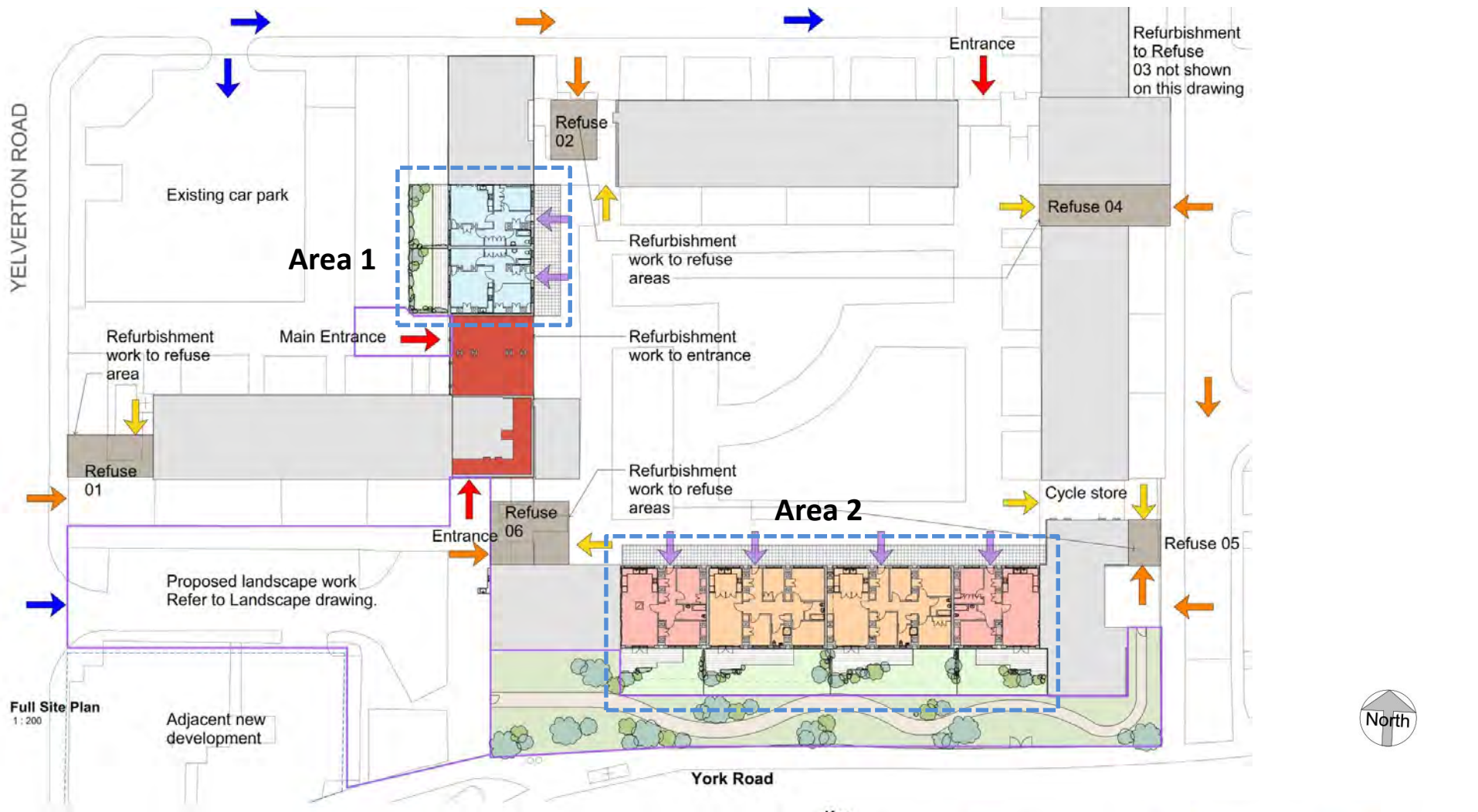


- Six new ground floor apartments in the existing undercrofts
- Improvement works to the main entrances
- Improvement works to the refuse areas
- Improvement works to some hard and soft landscaping areas



View A Indicative view showing Area 1 proposals from the walkway to the entrance

Proposed Site Plan



Full Site Plan
1:200



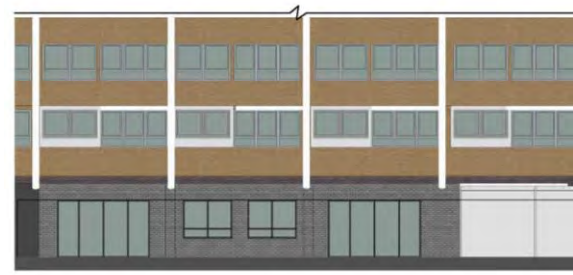
Key

Proposed landscaping works	Improvement works to entrance	Vehicular access	Refuse collection from road
New Development	Improvement works to refuse areas	Pedestrian access	Refuse drop-off for residents
Existing buildings		Access to new flats	

Proposed New Flats: Area 1



Key
Housing Type
 2 bed 3 person 68 to 72m²

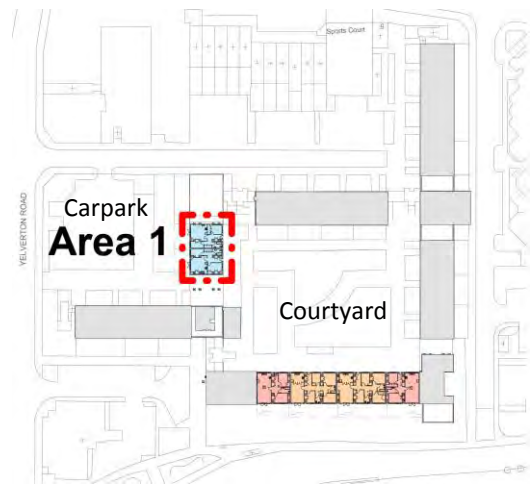


View from car park
West Elevation



View from Courtyard
East Elevation

- In Area 1, there will be two apartments on the Ground Floor.
- The front entrances to the apartments will be accessed from the courtyard.
- Each apartment will provide an open plan kitchen, dining and lounge with two bedrooms and a family size bathroom.
- The apartments are wheelchair accessible.
- Each flat will have a private outdoor amenity space.



Proposed New Flats: Area 2



North Elevation

Key

Housing Type	
	2 bed 4 person 91m ²
	4 bed 6 person 125 to 135m ²



Ground Floor Plan

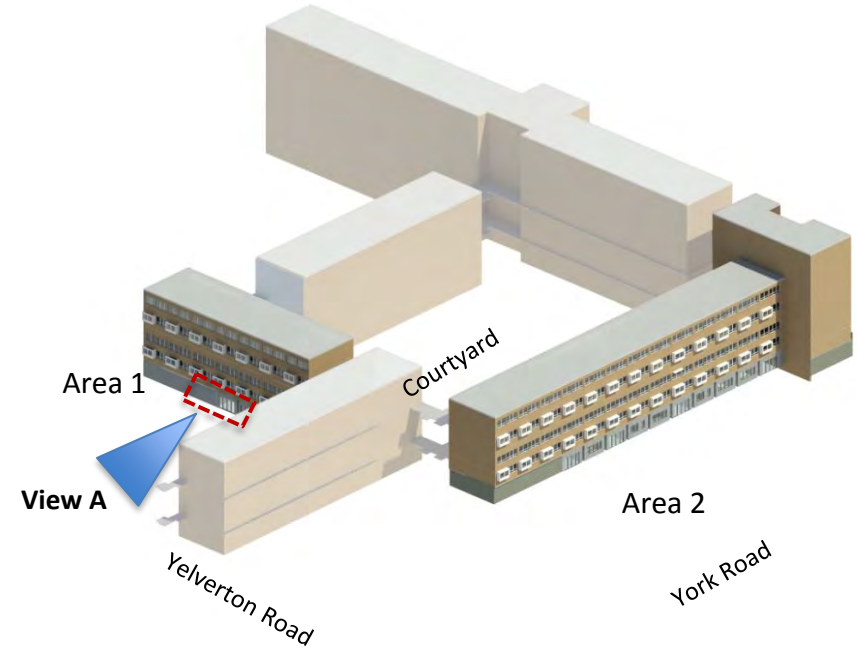


South Elevation

- In Area 2, there will be four apartments on the Ground Floor.
- There are 2 x two bedroom apartments and 2 x four bedroom apartments.
- The two bedroom apartments will provide an open plan living/ kitchen, dining and lounge area, two bedrooms and a family sized bathroom.
- The four bedroom apartments will provide an open plan lounge and dining area, separate kitchen, four bedrooms, a shower room and family sized bathroom.
- The front entrances to the apartments are accessed from the courtyard.
- The apartments are wheelchair accessible.



Proposed New Flats - Visuals



View A Indicative view showing Area 1 proposals from the walkway to the entrance

Improvement works to Landscape

We are proposing:

- A Improving security at entrances by installing metal screens and fob access gates
- B Improving waste management. Refer to 'Improvement Works to Refuse areas'
- C Re organising existing car parking area to prioritise walking routes. **There will be no net loss of parking**
- D Enhancing access to communal gardens by installing gates, a path and planting
- E Providing amenity area to proposed ground floor apartments
- F Improving the quality and appearance of paving in areas A,C and E



Illustrative landscape plan

Indicative palette of landscape materials



Access paths to apartments



Area C Paving to pedestrian walkway



Area A Paving to entrance areas

Improvement works to Refuse Area

We are proposing:

- Improve the appearance with new metal screens
- Secure and enclosed for residents use only
- Non-residents will no longer be able to 'dump' their rubbish on your Estate
- Residents will access refuse areas from the internal courtyard
- Road side Council refuse collection
- Improve waste capacity
- Storage facility for collection of dis-used white goods and unwanted furniture.

Refuse areas location refer to plan:

- Refuse 01 on Yelverton Road
- Refuse 02 on Yelverton Road
- Refuse 03 at the corner of Gwynne Road and George Potter Way
- Refuse 04 on George Potter Way
- Refuse 05 on George Potter Way
- Refuse 06 on Yelverton Road at entrance to the Estate.

Proposed metal panel
screening bins and waste

Painted metal screens line up
with
existing decorative panels

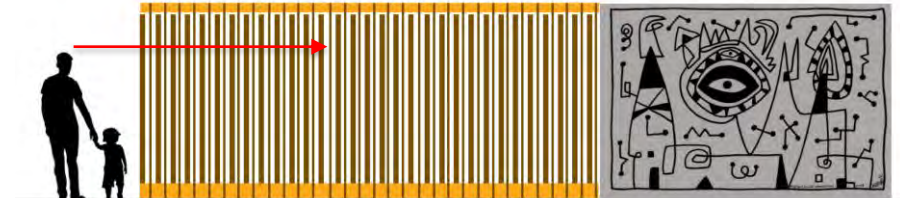
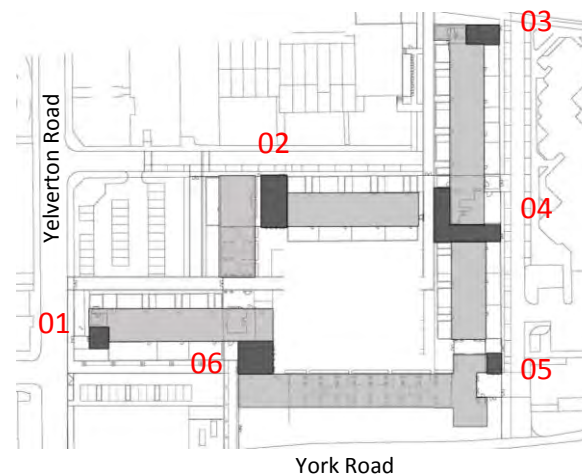


Illustration of a metal screen type

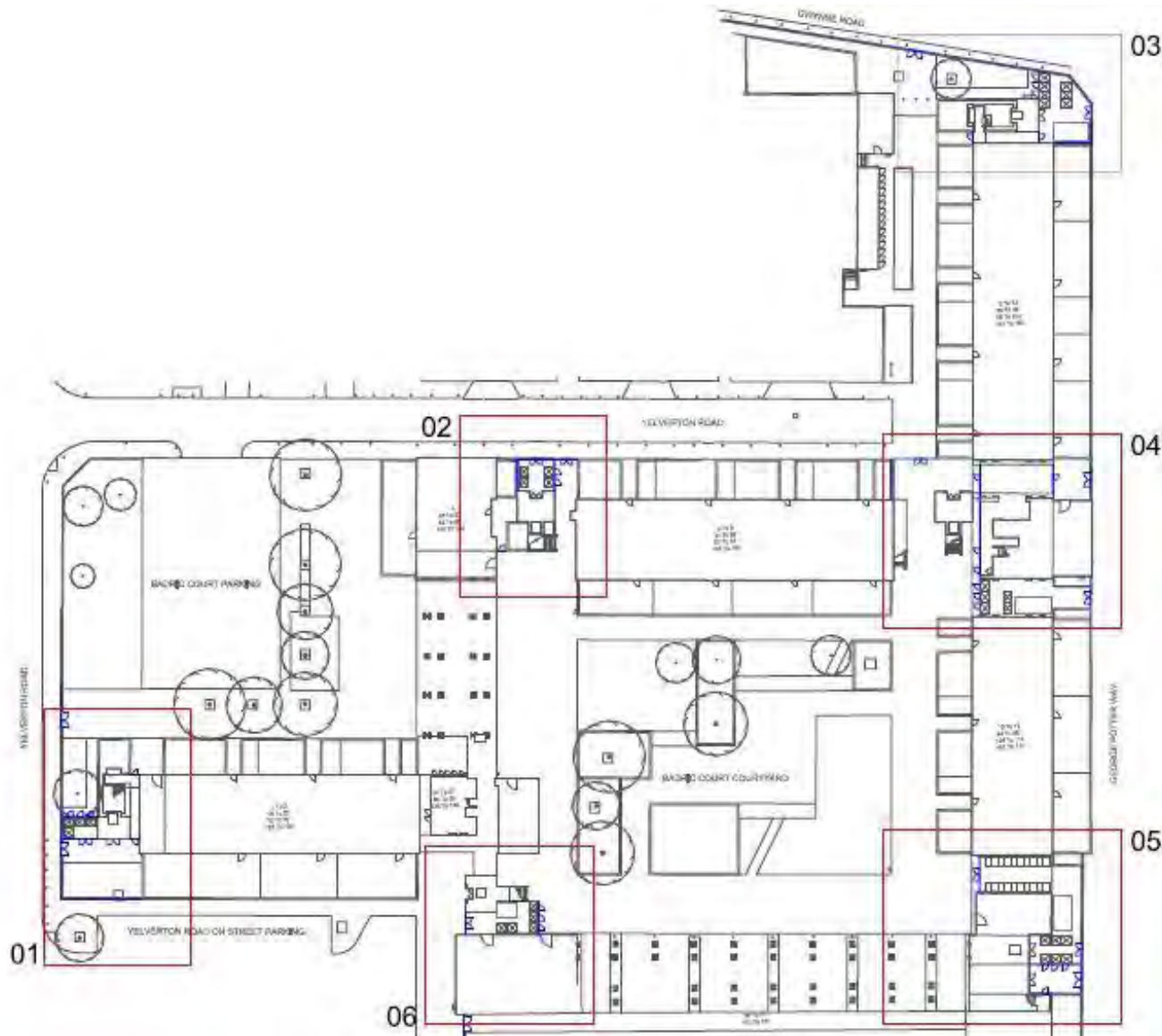


Example of screen effect



Refuse location plan

Refuse Strategy Plan



Legend:

- General requirement for 171 existing + 7 new flats.
- Total 26 no of General Waste 1100L Bins.
 - Total 10no of Recycling 1280L Bins.

Our Proposal:

Refuse Area 01.

Increase area of 11.6m² Approximately, with a capacity to accommodate:

- 3no of extra General Waste Bins
- 1no of extra Recycling Bin.

Refuse Area 02.

Increase area of 17.6m² with a capacity to accommodate:

- 3no of extra General Waste Bins
- 1no of extra Recycling Bin.

Refuse Area 03.

Increase area of 15m² Approximately, with a capacity to accommodate:

- 5no of extra General Waste Bins
- 2no of extra Recycling Bin
- 10m² for Bulk Collection.

Refuse Area 04.

Increase area of 64m² with a capacity to accommodate:

- 3no of extra General Waste Bins
- 2no of extra Recycling Bin
- 10m² for Bulk Collection
- 2 Buffer areas to Private Gardens.

Refuse Area 05.

Increase area of 61m² with a capacity to accommodate:

- 5no of extra General Waste Bins
- 2no of extra Recycling Bin
- 10m² for Bulk Collection
- A buffer area to Private gardens.

Refuse Area 06.

Increase area of 31m² with a capacity to accommodate:

- 3no of extra General Waste Bins
- 2no of extra Recycling Bin
- 5m² for Bulk Collection

Refuse Area 01

Existing condition

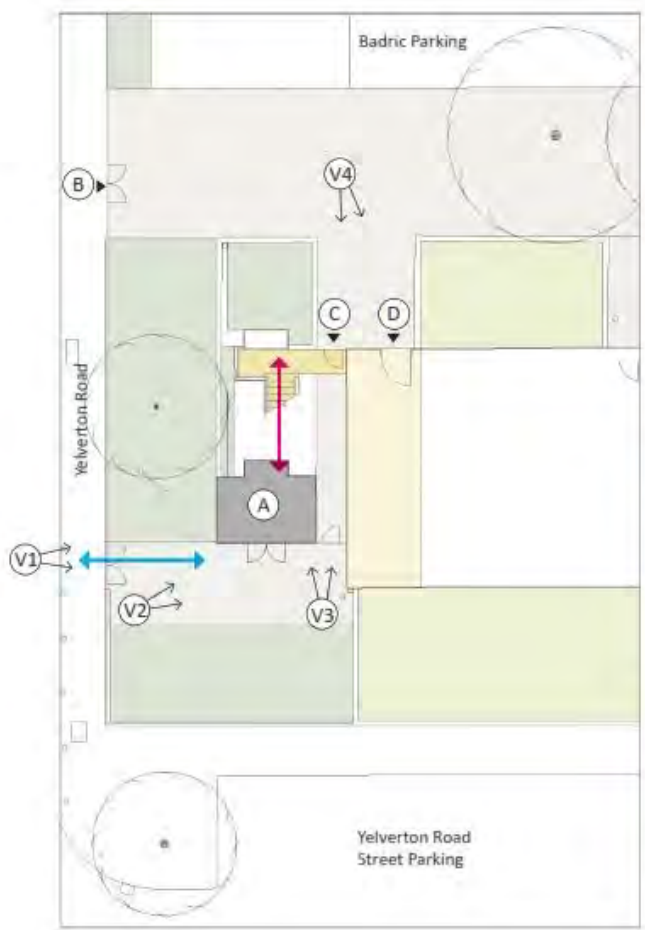
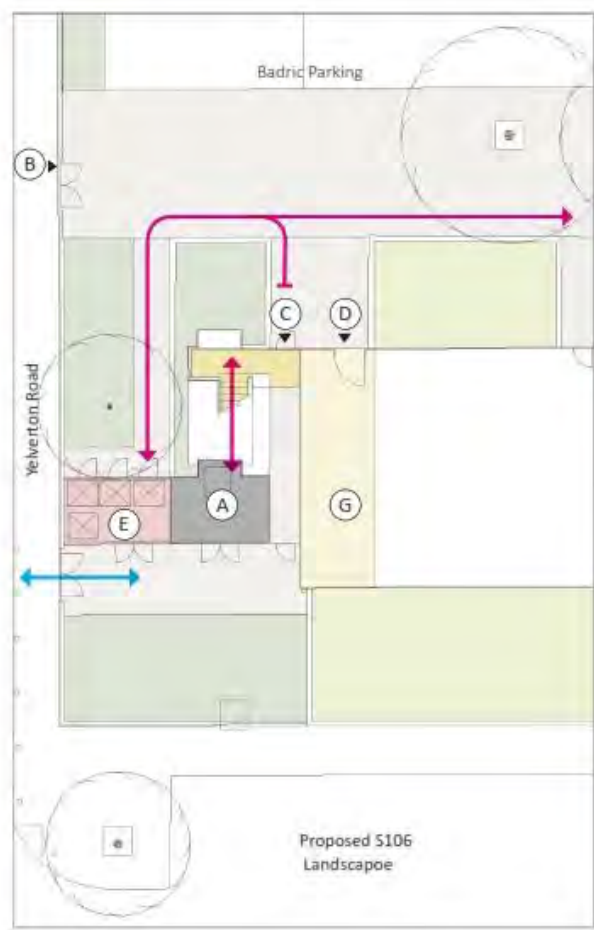


Illustration beased on an scaled drawing. 1:200 @ A3

Proposed



Legend

- A Concrete Chute
- B Estate Entrance
- C Building Core / Flat Entrance
- D Storage Entrance
- E Proposed Refuse
- F Proposed Bike Storage entrance
- Residents access to Refuse
- Management access to Refuse

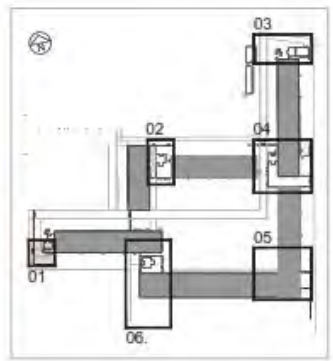
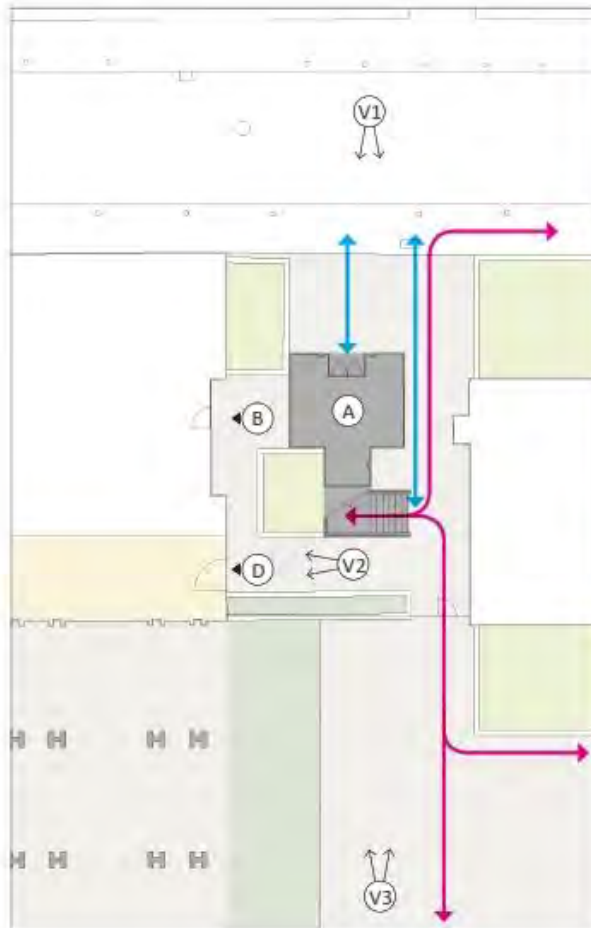


Illustration beased on an scaled drawing. 1:200 @ A3

Key Plan, NTS

Refuse Area 02

Existing condition



V1. Bin and fly tipping



V2. Access to Storage / Falt



V3. Open access to courtyard

Illustration based on an scaled drawing. 1:200 @ A3

Proposed

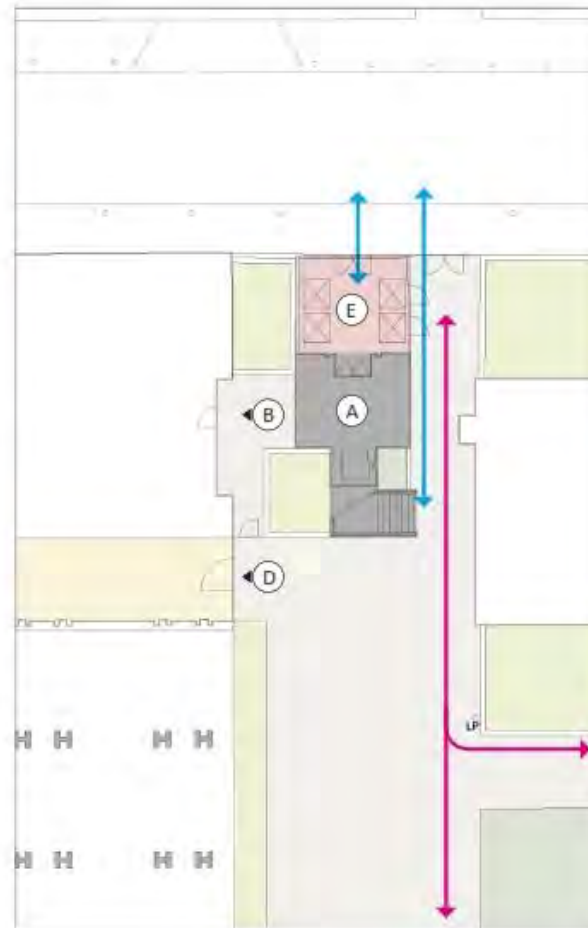
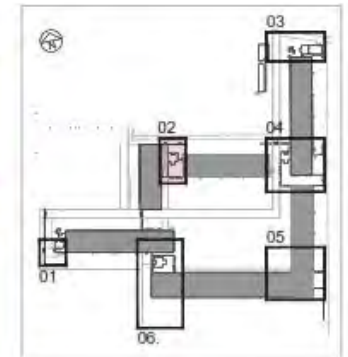


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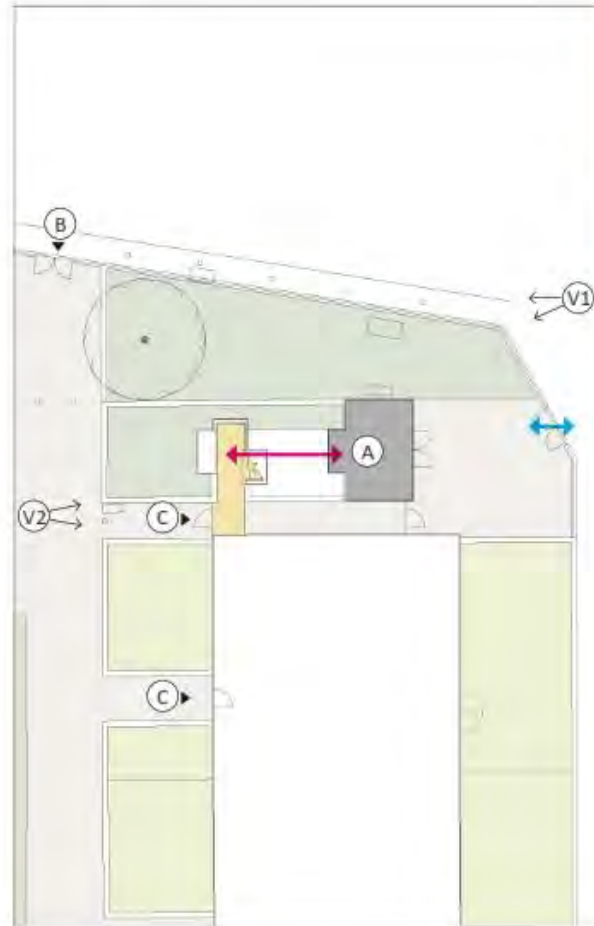
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- Management access to Refuse



Key Plan. NTS

Refuse Area 03

Existing condition



V1. View form the street



V2. Building entrance

Illustration based on an scaled drawing. 1:200 @ A3

Proposed

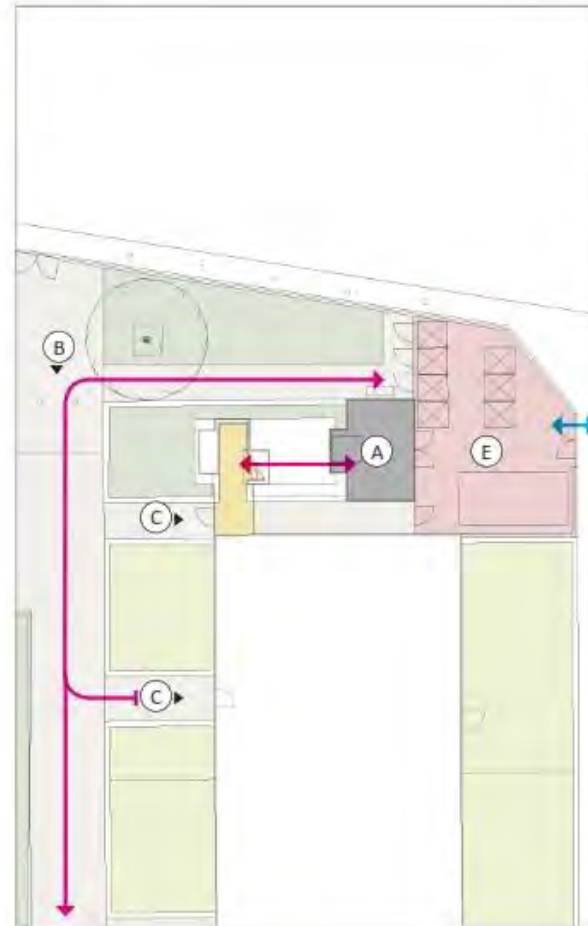
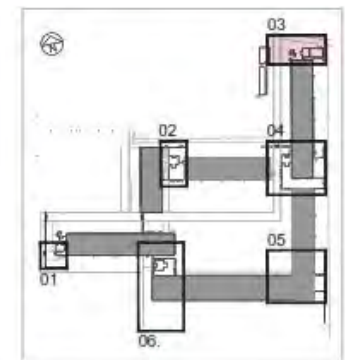


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Legend

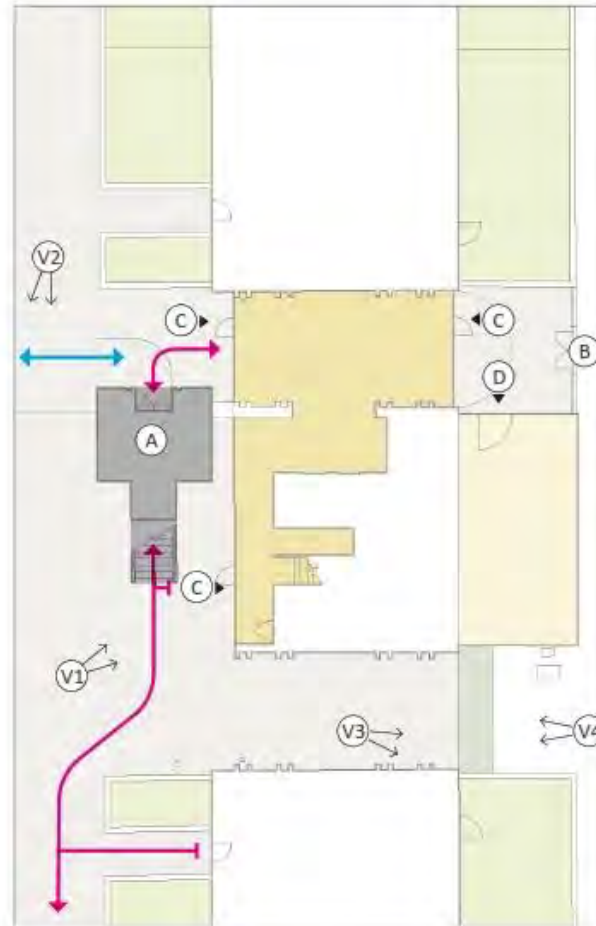
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- F Proposed Bike Storage entrance
- Residents access to Refuse
- Management access to Refuse



Key Plan. NTS

Refuse Area 04

Existing condition



V1. Chute and building entrance



V2. Visible bins



V3. Antisocial behavior



V4. Building facade recessed

Proposed

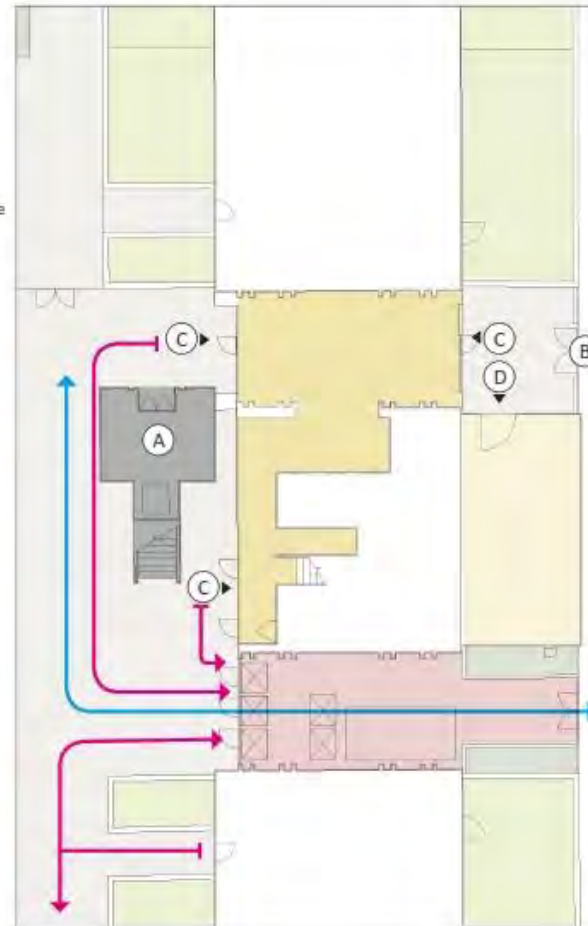
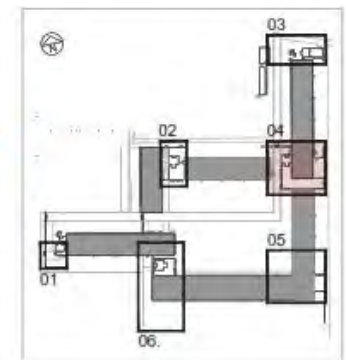


Illustration based on an scaled drawing. 1:200 @ A3

Legend

- A Concrete Chute
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- F Proposed Bike Storage entrance
- Residents access to Refuse
- Management access to Refuse

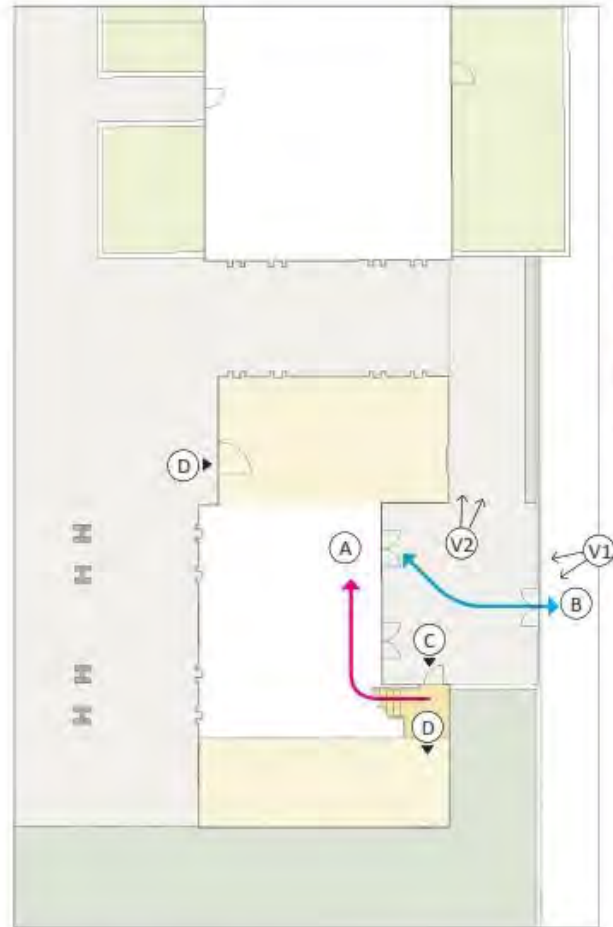


Key Plan. NTS

Illustration based on an scaled drawing. 1:200 @ A3

Refuse Area 05

Existing condition



V1.



V2.

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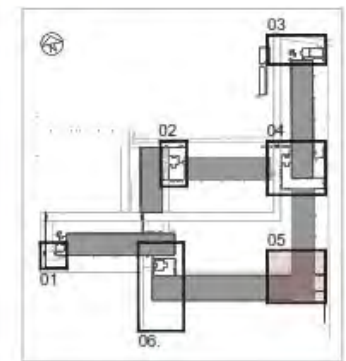
Proposed



Illustration based on an scaled drawing. 1:200 @ A3

Legend

- A Concrete Chute
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- Management access to Refuse



Key Plan. NTS

Refuse Area 06

Existing condition

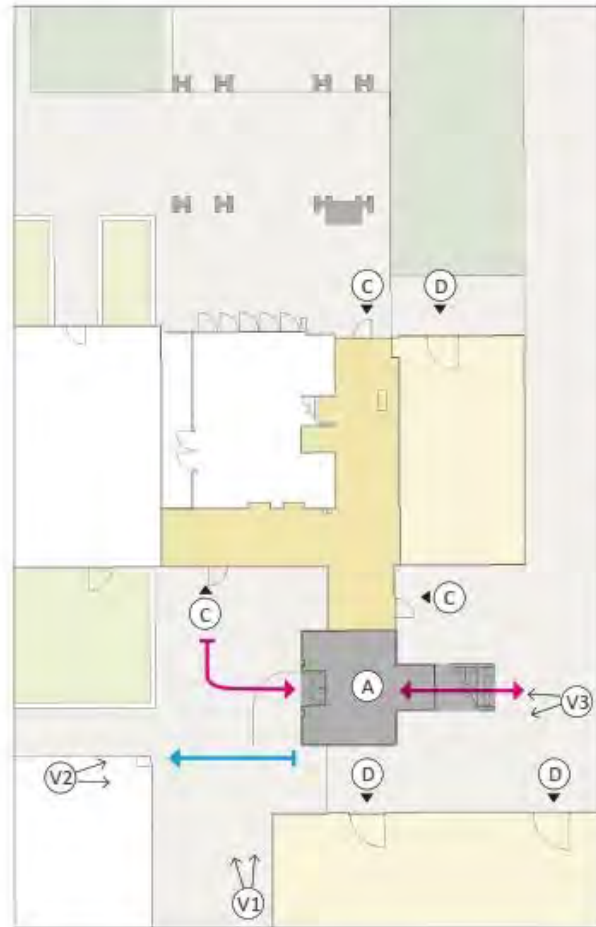


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Proposed

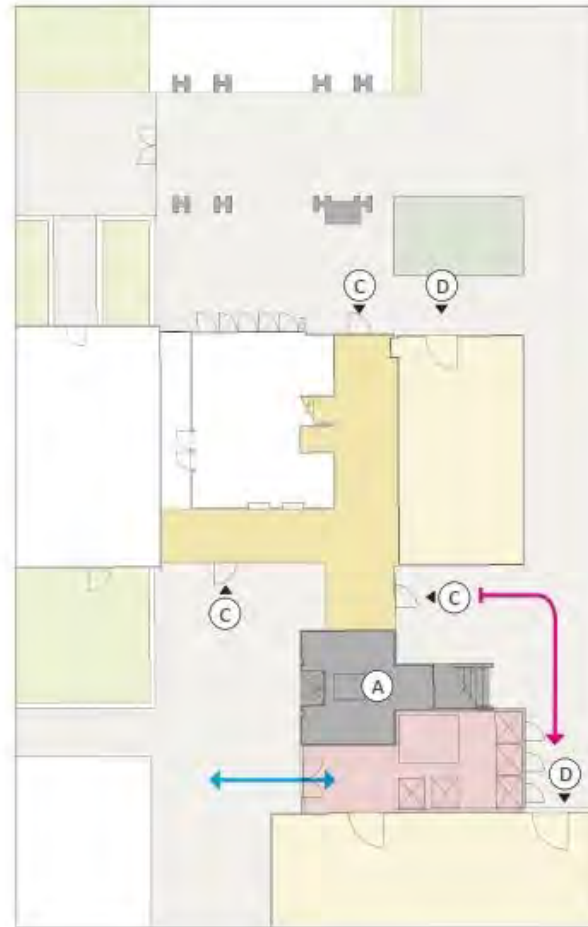
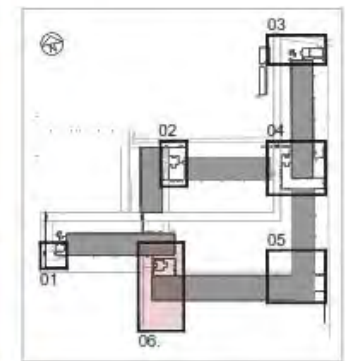


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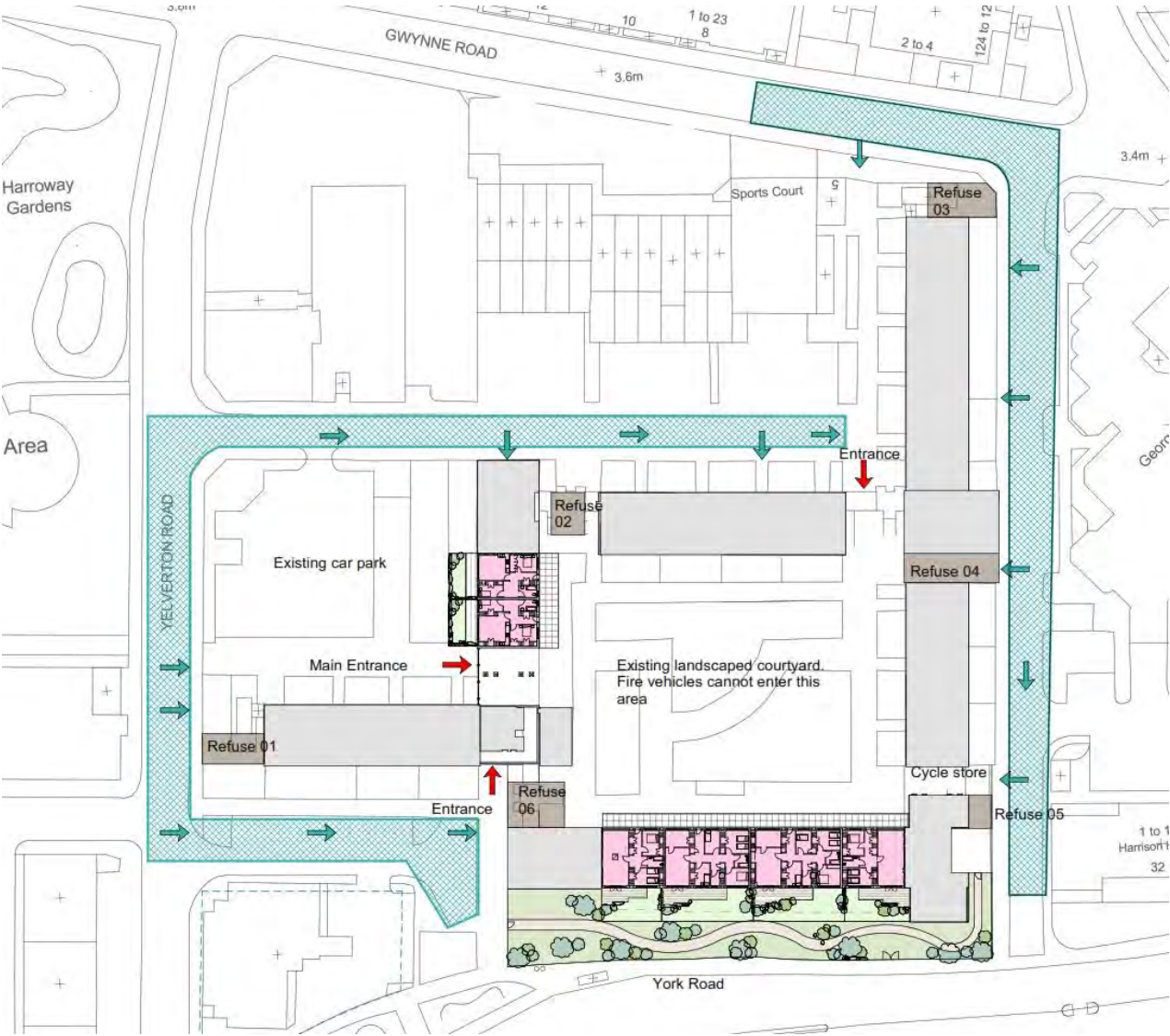
Legend

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- D Storage Entrance
- E Proposed Refuse
- F Proposed Bike Storage entrance
- Residents access to Refuse
- Management access to Refuse



Key Plan. NTS

Fire Strategy Plan



Key

- Site boundary
- Proposed development**
- Existing seven storey blocks
- Proposed ground floor units
- Area of fire vehicle access on public highway
- Access**
- ➔ Main entrance
- ➔ Fire vehicle access to buildings

Notes

Existing number of units.....171
 Proposed additional units.....6
Total units 178 units

Approximate number of existing residents 550 - 796
 Approximate additional residents 26
Total approx residents 576 - 822

Badric Court is made up of five seven storey residential blocks situated around a large landscaped courtyard. Most of the flats are located along open balconies. There are two lifts/staircases within each block with an additional two external staircases on Gwynne Road and Yelverton Road.

The structure of the building is reinforced concrete with masonry infill panels and reinforced concrete decorative panels.

Existing fire strategy
 The existing fire strategy for the Estate residents is available to residents on the website.
www.wandsworth.gov.uk/housing/council-tenants-and-leaseholders/safety-in-the-home/fire-safety-in-council-homes/in-the-event-of-a-fire-in-your-council-home/

Fire vehicle access
 In the event of a fire, fire vehicles will park in the street. All blocks are situated on a street so fire brigade vehicles can reach all buildings on the Estate.

No fire vehicles enter the internal courtyard as the courtyard has raised planters and the fire vehicles cannot drive into the space.

Fire vehicles can but are unlikely to use the gate on York Road to access the estate as this area is landscaped with grass. Fire vehicles are heavy and require the ground/paving to have a bearing capacity of 400 tonnes per m2.

Residents' consultation

	Your comments		What we have done
1	Existing drains These are a problem and adding more units will overstrain drains.	1	A CCTV drainage survey has been carried out as part of the design and feasibility process. Any identified issues with drainage will be repaired and/or improved as part of the proposed works. The current drains have the capacity for the proposed six new homes.
2	Existing decorative panels Residents like the existing concrete decorative panels and don't wish to see them removed.	2	The concrete decorative panels on the ground floor will be protected. The proposals do not interfere with these panels.
3	Fire Access Concerns about fire access	3	A Fire Strategy Plan has been prepared and issued to The London Fire Brigade for comments. A Fire officer visited Badric Court Estate and confirmed that there were no issues with the proposed plans. In liaison with colleagues from the Council's Highway Department actions such as installing bollards to prevent parking on yellow lines will be taken to keep access routes for fire vehicles clear.
4	Emergency Access for vehicles and responders Access for other emergency vehicle such as ambulances etc	4	Emergency vehicles will continue to park around the perimeter of the Badric Court Estate. Currently Fire vehicles cannot access the courtyard as there are raised planters. Fire vehicles do not park in the undercroft areas. Medical responders with stretchers will be able to access the blocks with special keys.
5	Parking Parking provisions, monitoring and enforcement	5	No parking will be removed and additional parking is not required by planning: We will instead be providing additional cycle stores for sustainable travel. Badric Court is in a high PTAL area. PTAL stands for Public Transport Accessibility Level and is a measure of public transport connectivity within London.
6	Existing refuse areas Unsightly and smelly existing refuse areas	6	A Refuse Strategy has been prepared that addresses the concerns of the residents. There will be improvements to all refuse areas.
7	Existing landscaping Improvement to existing landscaping not required.	7	This has been noted and extent of landscaping improvements has been reduced.
8	Amenity areas The outdoor area adjacent to York Road has been reduced	8	The landscaping on York Road has been amended to include soft landscaping to reduce the impact of the development. The open landscaped area will still be available for residents to use.

Next steps

	Next steps	Action	Date
1	Planning application	It is our intention to submit a planning application in Spring 2020. The planning application process will include a statutory planning consultation undertaken by the Planning Department. During this planning consultation process neighbouring residents will have the opportunity to make formal representation on the proposals to the Planning Officer.	April 2020
2	Planning approval	Once planning is approved, the Council will start the process of procurement.	June 2020 (Minimum 12 weeks planning process)
3	Procurement process	The procurement process involves preparing the tender documentation and going out to tender in order to appoint a main contractor to build the new homes.	September 2020
4	Forecast commencement of works on site	The Council will inform residents when the construction work is due to take place.	Spring 2021