

August 2024

41-59 Battersea Park Road

Design and Access Statement Addendum 03

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1.1 Executive Summary

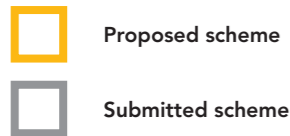
1.1.1 PURPOSE OF DOCUMENT

This Design and Access Statement Addendum has been prepared by Howells on behalf of Watkin Jones Group ('the Applicant') in support of an amendment to an existing planning application Ref: 2022/1835, submitted in April 2022, for the redevelopment of 41-49 (Bookers) and 49-59 (BMW) Battersea Park Road ('the Site') within the London Borough of Wandsworth ('LBW').

The following document describes a series of minor amendments to the scheme looking to address comments on wheelchair units within the residential and student buildings.

1.1.2 HOW TO READ THIS DOCUMENT

The document is structured as a comparison document between the submitted scheme and the proposed one, highlighting the changes and improvements implemented. Images and diagrams highlighted in yellow describe the proposed scheme, while images highlighted in grey are of the submitted scheme.



1.2 Plot 1 Updates

1.2.1 FLOORPLATE ADJUSTMENTS

Accessibility

As shown in the adjacent plans the core arrangement has been reconfigured incorporating additional space for the 2B4P unit to the northwest of plot 1.

This alteration has helped address various comments on the layouts and increase the internal areas as illustrated on the adjacent stacker plans and described below.

Accessible Units Provision

- 3no accessible wheelchair units (London Social Rent)
- 3no adaptable wheelchair units (London Living Rent)

Area changes to each wheelchair apartment are detailed below.

Level 01 - 2B4P W (Accessible)

- Submitted: 77.3 m²
- Proposed: 84.2 m²

Level 02 - 2B4P W (Accessible)

- Submitted: 77.3 m²
- Proposed: 84.2 m²

Level 03 - 3B5P W (Accessible)

- Submitted: 96.5 m²
- Proposed: 102.6 m²

Level 11 - 2B4P W (Adaptable)






- Submitted: 82.0 m²
- Proposed: 88.4 m²

Level 11 - 1B2P W (Adaptable)

- Submitted: 55.5 m²
- Proposed: 63.0 m²

Level 11 - 1B2P W (Adaptable)

- Submitted: 56.6 m²
- Proposed: 60.0 m²

	1B2P W
	2B4P W
	3B5P W
	M4(2) Footprint Change
	Balcony change inset to Projecting



Proposed L01 + L02 Plan



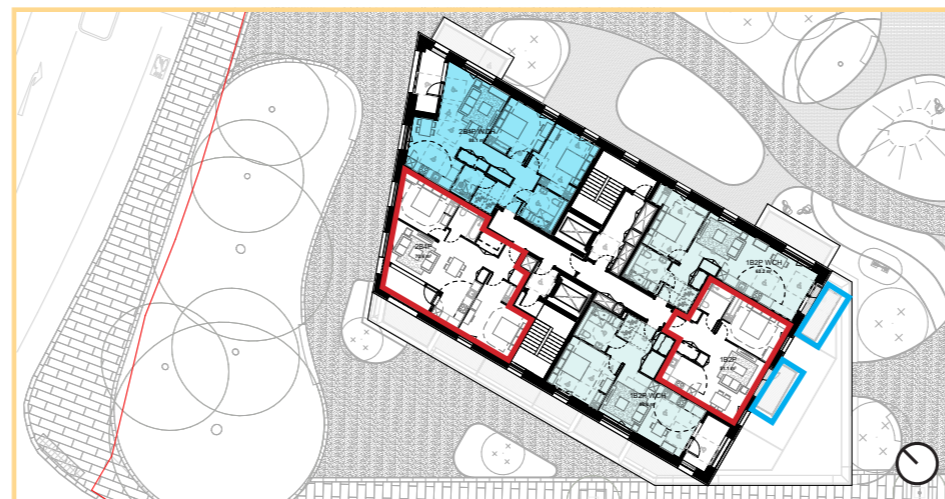
Submitted L01 + L02 Plan



Proposed L03 Plan



Submitted L03 Plan



Proposed L11 Plan



Submitted L11 Plan

1.3 Plot 2 Updates

1.3.1 ACCESSIBLE UNITS OVERVIEW

Overview

Within Plot 2 the number of wheelchair accessible and adaptable units has been altered to address comments. The changes have looked to rebalance distribution of adaptable and accessible units across plots 2 and 3 while integrating bathrooms suitable for hoist systems and soft spots for connecting doors to adjacent carer's rooms.

Quantum

Of Plot 2's 237 studio bedrooms, 12no wheelchair accessible and 12no wheelchair adaptable studio bedrooms are incorporated, designed according to the London Plan and BS8300 2:2018 to have suitable bathrooms, kitchens, and manoeuvring spaces.

- 12no wheelchair accessible units - 1no per floor (L01-L06) + (L08-L13)
- 12no wheelchair adaptable units - 1no per floor (L01-L06) + (L08-L13)

The units equate to 5% accessible (including 1% hoisted units) and 5% adaptable & 10% within the block overall.

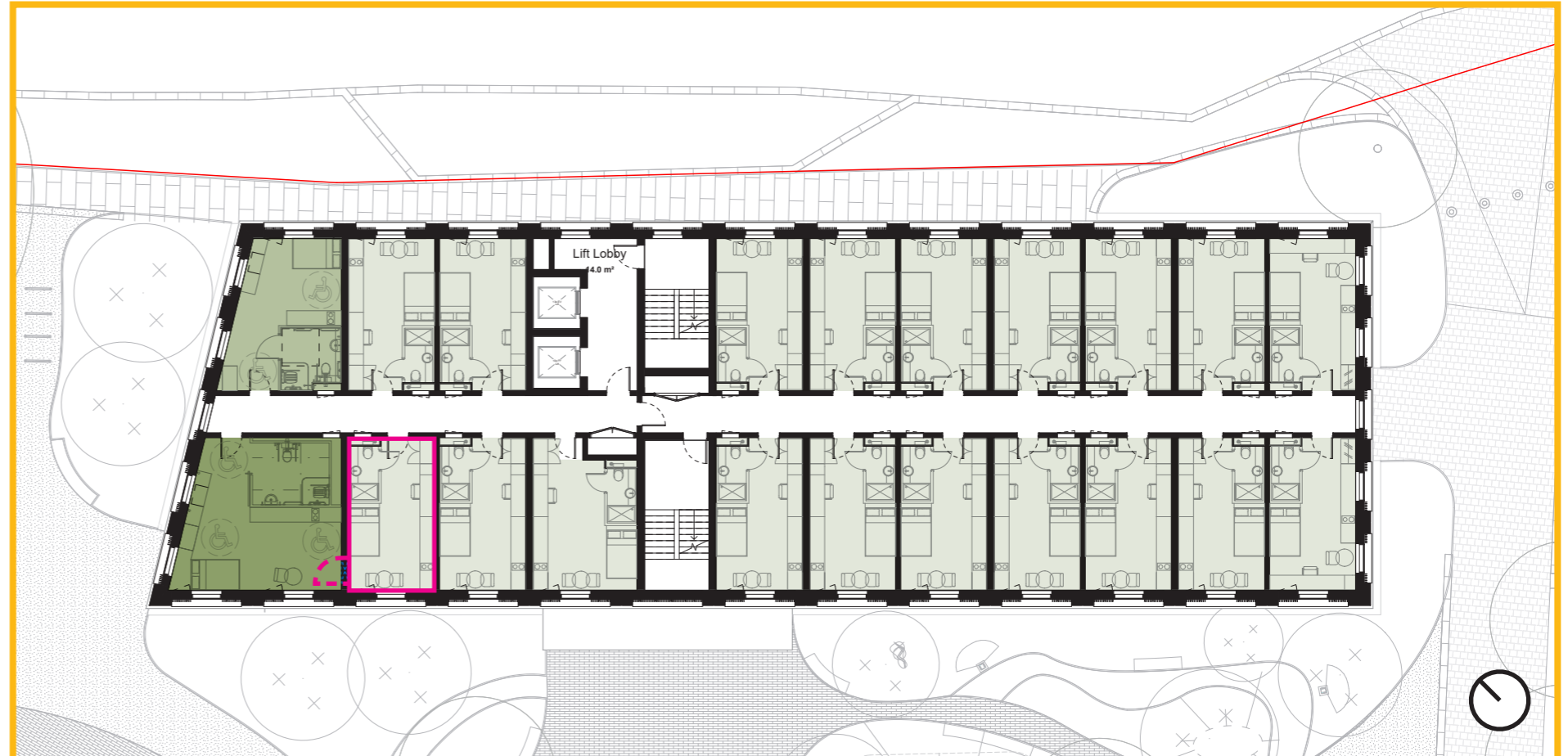
Hoisted Units & Carer's Rooms

Of the 12no wheelchair accessible units 3no will be capable of integrating a hoist system with a connected carer's room adjacent. These units will be at L01 - L03 and included within the 12no accesible units. Details on these units are provided below. These 3 units provide in excess of the 1% required.

The proposal is to provide the bathroom and strengthening in the slab to provide a track or cast-in system to accept future track in the slab, above the ceiling.

For the adjoining carer's access door the drawings indicate the location of the door and provide framing within the partition system to allow future installation.

- typical studio unit
- adaptable studio unit
- accessible studio unit
- carer's room (L01-L03 only)
- framing out / soft spot for future door provision for carer access (L01-L03 only)



1.4 Plot 3 Updates

1.4.1 ACCESSIBLE UNITS OVERVIEW

Overview

Within Plot 3 the number of wheelchair accessible and adaptable units has been altered to address comments. The changes have looked to rebalance distribution of adaptable and accessible units across plots 2 and 3 while integrating bathrooms suitable for hoist systems and soft spots for connecting doors to adjacent carer's rooms. For Plot 3 it is proposed that adaptable units will be provided when needed by the conversion of 2 typical cluster bedrooms.

Quantum

Of Plot 3's 525 bedrooms, 27no wheelchair accessible studio bedrooms are incorporated into the proposals according to the London Plan and BS8300 2:2018 to have suitable bathrooms, kitchens, and manoeuvring spaces.





It is proposed that the required 5% adaptable units can be provided based on need through the conversion of 2no cluster units into a single accessible unit through the installation of a new accessible bathroom.

The units equate to 5% accessible (including 1% hoisted units), 5% potential adaptable units.

- 27no wheelchair accessible units - location shown in adjacent plans
- 26no potential wheelchair adaptable units - location shown in adjacent plans

Hoisted Units & Carer's Rooms

Of the 27no wheelchair accessible units 6no will be capable of integrating a hoist system with a connected carer's room adjacent. These units will be at L01-L06 and included within the 27no accesible units. Proposals for the hoist system and carer's room will match those summarised on the previous page for Plot 2.

	cluster unit		potential adaptable unit
	accessible cluster unit		carer's room (L01-L06 only)
	living/kitchen/dining		framing out / soft spot for future door provision for carer access (L01-L06 only)

Proposed L01 Plan



Proposed Typical Lower Floor Plan



Proposed L08-L17 Plan



1.5 Plot 3 Adaptable Units

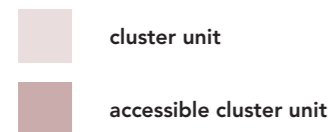
1.5.1 ADAPTABLE ROOMS

Overview

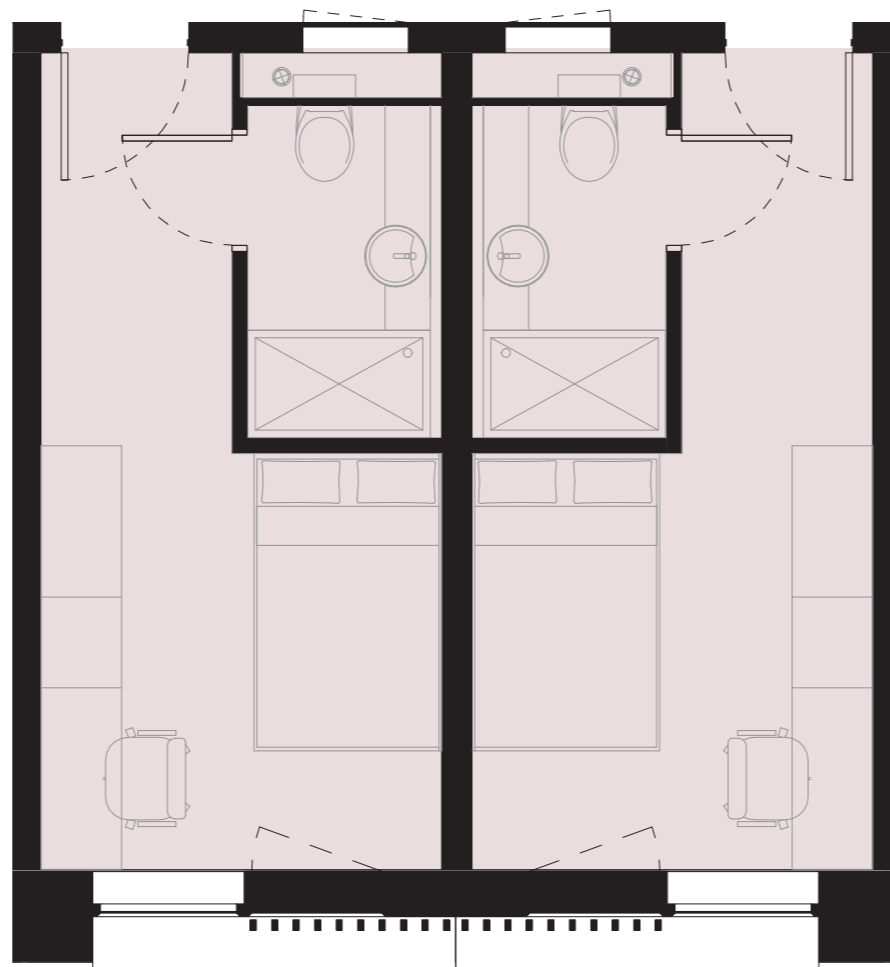
The proposed strategy for provision of adaptable rooms within plot 3 is that these units will be converted from a pair of cluster to a single accessible unit should these additional accessible units be required.

These rooms can be converted through the removal of the central wall and installation of an accessible shower in the location of the previous pod. Risers will remain in their original position and furniture will be replaced as illustrated in the adjacent diagrams.

This strategy means that Plot 3 has the capacity to meet the required 5% adaptable rooms and overall provision of 10% adaptable and accessible rooms.



Pair of Cluster Units (not adapted)



Cluster Units (adapted into a single accesible unit)

