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26 April 2024

London Borough of Wandsworth
The Town Hall
Wandsworth High Street
London
SW18 2PU

FAO Stephen Hissett

Planning Application Ref. 2022/1835

Dear Mr Hissett

**41-49 (BOOKERS) AND 49-59 BATTERSEA PARK ROAD
TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION**

On behalf of our client, of Watkin Jones Group ("WJG" / "Applicant"), please find enclosed a revised submission to a live application ("the / this Application") for Full Planning Permission for the proposed redevelopment of 41-49 Battersea Park Road (Booker Cash & Carry) and 49-59 Battersea Park Road (the former BMW Car Service Garage), London, SW8 5AL (hereafter referred to as "the Site") which is currently being considered by the London Borough of Wandsworth (hereafter referred to as "the Council") under planning application reference 2022/1835.

PROPOSED DEVELOPMENT

This application seeks Full Planning Permission for the following description of development:

"Demolition of the existing building and construction of three new buildings (between 12 and 22 storeys in height), together comprising 55 residential units (Use Class C3) and Student Accommodation comprising 762 student bedrooms (Sui Generis) along with 495sqm (GIA) flexible Commercial, Business and Service (Use Class E) and/or Local Community and Learning (Class F) floorspace with associated works including hard and soft landscaping, car parking, new vehicular access/servicing, and other ancillary works."

The purpose of this revised submission is to provide an overarching response to all matters which have been raised by LBW, statutory consultees, councillors, and other stakeholders following the original submission on 29 April 2022 and proposes the following principal amendments to the live application reference 2022/1835:

- Reduction in height of Building 1 from 14 to 12 storeys, reduction in footprint, and reconfiguration of building to reduce privacy and overlooking concerns and improving daylight to neighbouring buildings;
- Introduction of second stair core into Buildings 1 & 2;
- Reduction in student bedrooms from 779 to 762;
- Reduction in residential dwellings from 81 to 55, including an increased Low-Cost rent offer with a Low-Cost Rent : Intermediate split of 49:51 compared to the originally submitted 48:52 split.
- Increase in community floorspace;
- Increased student internal amenity space;

- Changes to landscaping, play space and public realm strategy
- Increase in Biodiversity Net Gain from 35.26% to 170.31%;
- Urban Greening Factor from 0.38 to 0.4, making the scheme now policy compliant;
- Amendments to Sleaford Street including a change from bay parking to parallel parking;
- Retention of trees along Battersea Park Road and new planting along Sleaford Street and New Covent Garden Market Access Road;
- Redesign of façade to adapt to environmental conditions including improvements in fabric efficiency to increase carbon savings and reduce overheating; and
- Increase in 274 sqm of PV to further increase carbon savings.

As such, the revised proposed development comprises the following principal elements:

- Purpose Built Student Accommodation and ancillary space (Sui Generis) - 762 student bedrooms of which 198 are affordable;
- Residential Dwellinghouses (Class C3) - 55 affordable units, of which 27 are Social Rent (London Affordable Rent) and 28 are Intermediate (London Living Rent);
- 495sqm (GIA) of flexible commercial and community floor space with Unit 1 91 sqm Class E use, Unit 2 187 sqm Class E and/or Class F floorspace, Unit 3 91sqm of Class E and Unit 4 of 97sqm Class E and/or Class F floorspace;
- In Plot 1 there is 14 sqm shared commercial bin store which is apportioned 5 sqm to Unit 1 and 9 sqm to Unit 2;
- In Plot 2 there is a 14.6 sqm shared commercial bin store which is apportioned 7.1 sqm to Unit 3 and 7.5 sqm to Unit 4;
- 3 buildings ranging in height from 12 to 22 storeys;
- Car free development, except for 4 accessible car parking spaces and 1 car club space;
- 678 long-stay cycle parking spaces and 50 short stay cycle spaces;
- 4,442 sqm of public realm, including 356 sqm of play space;
- 379 sqm private amenity space associated with the Class C3 residential use;
- 1,434 sqm internal and 665 sqm external communal amenity space associated with the PBSA;
- Retention of 6 existing trees on the Site, and landscaping and planting of 73 new trees; and
- New vehicular servicing route between Sleaford Street and New Covent Garden Access Road.

APPLICATION PROCEDURE

To assist with the determination of this application, a suite of technical documents have been submitted in support of this application. The table below outlines which submission documents are to be resubmitted under this revised submission:

Ref.	Submission Document	Author	Original Submission	Revised Submission	Addendum or Substituted Version
1.	Schedule of Application Documentation	Montagu Evans	29 April 2022	April 2024	Substituted
2.	Covering Letter	Montagu Evans	29 April 2022	April 2024	Substituted
3.	Application Form (including completed ownership certificates)	Montagu Evans	29 April 2022	No update required.	No update required.

4.	Site Location Plan	Glen Howells Architects	See Drawing Schedule	No update required.	No update required.
5.	Application Drawing Schedule	Glen Howells Architects	April 2022	April 2024	Substituted
6.	Proposed Drawings	Glen Howells Architects	See Drawing Schedule	April 2024	Substituted
7.	Design and Access Statement inc. Area and Accommodation Schedule (GEA and GIA)	Glen Howells Architects	April 2022	April 2024	Addendum
8.	Landscaping Strategy inc. Urban Greening Factor calculation	Planit (previously Exterior Landscaping)	April 2022	April 2024	Substituted
9.	Planning Statement inc. Tall Buildings Assessment and Draft HoTs	Montagu Evans	April 2022	April 2024	Substituted
10.	Heritage and Townscape Assessment inc. AVRs	Montagu Evans / Miller Hare	April 2022	April 2024	Addendum
11.	Statement of Community Involvement	Kanda	April 2022	April 2024	Addendum
12.	Draft Student Management Plan	Fresh	April 2022	April 2024	Substituted
13.	Student Demand Assessment	Cushman and Wakefield	April 2022	April 2024	Substituted
14.	Socio-Economic Assessment	Montagu Evans	29 April 2022	April 2024	Substituted
15.	Noise and Vibration Assessment	PDA	April 2022	April 2024	Substituted
16.	Air Quality Assessment inc. Air Quality Neutral Statement	Redmore Environmental	27 April 2022	April 2024	Substituted
17.	Preliminary Ecological Appraisal	Greengage (previously JFA Environmental Planning)	April 2022	April 2024	Substituted
18.	Biodiversity Impact Assessment	Greengage (previously JFA Environmental Planning)	April 2022	April 2024	Substituted
19.	Contaminated Land Assessment	Tier Consult	March 2022	April 2024	Substituted
20.	Cultural Strategy	Future City	April 2022	April 2024	Substituted

21.	Fire Statement	Atelier Ten	April 2022	April 2024	Substituted
22.	Flood Risk Assessment	Apex Consulting	April 2022	April 2024	Substituted
23.	Drainage Strategy inc. Foul Sewage	Apex Consulting	April 2022	April 2024	Substituted
24.	Utilities Statement	Atelier Ten	29 April 2022	April 2024	Substituted
25.	Health Impact Assessment	Montagu Evans	29 April 2022	April 2024	Substituted
26.	Archaeological Assessment	RPS	April 2022	April 2024	Substituted
27.	Energy Statement	Atelier Ten	29 April 2022	April 2024	Substituted
28.	Sustainability Statement and BREEAM & HQM Assessments	Atelier Ten	29 April 2022	April 2024	Substituted
29.	Whole Life Carbon Assessment	ADW	April 2022	April 2024	Substituted
30.	Overheating Assessment	Atelier Ten	29 April 2022	April 2024	Substituted
31.	Transport Assessment	Vectos	29 April 2022	April 2024	Substituted
32.	Travel Plan	Vectos	29 April 2022	April 2024	Substituted
33.	Delivery and Servicing Management Plan	Vectos	29 April 2022	April 2024	Substituted
34.	Construction Logistics Plan	Vectos	29 April 2022	April 2024	Substituted
35.	Arboricultural Survey	Arbtech	29 April 2022	No update required.	No update required.
36.	Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement	Arbtech	29 April 2022	April 2024	Substituted
37.	Waste Strategy	Equilibria	29 April 2022	April 2024	Substituted
38.	Daylight and Sunlight Assessment inc. Overshadowing Assessment (Internal and External)	Point 2 Surveyors	April 2022	April 2024	Substituted
39.	Wind Assessment	GIA	29 April 2022	April 2024	Substituted
40.	Circular Economy Statement	ADW	29 April 2022	April 2024	Substituted
41.	Draft Construction and Waste Management Plan	Watkin Jones Group	April 2022	April 2024	Substituted
42.	Car Park Management Plan	Vectos	29 April 2022	April 2024	Substituted
43.	CIL Form	Montagu Evans	29 April 2022	April 2024	Substituted

It should be noted that for Community Infrastructure Levy Form, the existing GIA is not known at this current stage. As such an industry standard was used of 95% of the known GEA.



We would be grateful if you could confirm that our application is complete and will be validated shortly. In the interim, should there be any queries, please contact Simon Marks (07818 012 442 / simon.marks@montagu-evans.co.uk), Sam Stackhouse (07826 947 254 / sam.stackhouse@montagu-evans.co.uk) or James Ainsworth (020 3962 6456 / james.ainsworth@montagu-evans.co.uk) of this office.

Yours sincerely,

Montagu Evans

Montagu Evans LLP