

WANDSWORTH ACCESS ASSOCIATION  
PLANNING SUB-GROUP

Minutes of meeting held on 23rd January 2009

Present

Mr M Ellacott – WAA Chair (Access Auditor Consultant)

Mr J South – WAA Officer for the Deaf

Mrs G Ellacott – WAA Secretary

Mrs J Ryder – WAA – Membership Secretary (Absent)

Mrs D Wing – Wandsworth Borough Council

	Comments
1.	537 -539 Garratt Lane, SW18 – 2008/4888 “Placing of tables and chairs on the footpath together with canvas balustrade.”  Decided. (No comment)
2.	266 Mitcham Lane, SW17 – 2008/4792 and 2008/0983 “Details of facilities for disabled users pursuant to condition 3 of p.p. (2008/0983) dated 23/06/08 for change of use to restaurant & takeaway.”  “Change of use from shop to restaurant (A3) and takeaway (A5) with rear extractor flue.”  Decided. (No comment)
3.	Battersea Fire Station, 11 Este Road, SW11 – 2008/5249 “Installation of two new platforms and handrails to existing training tower.”  No comment.
4.	Battersea Park/Albert Bridge Road, SW11 - 2008/5147 “Construction of building to provide horticultural training centre; new landscaped garden.”  Decided. (No comment)

	Comments
5.	<p>Former Job Centre, Beechmore Road, SW11 – 2008/5169  “Demolition of existing buildings, and construction of two to five-storey buildings (plus basement parking), comprising of 41 residential units; ground floor commercial unit (A1 retail).”</p> <p>WAA request 41 flats = 10% affordable housing and lifetime homes to be placed on ground floor, include door handles, locks, lighting/sockets to be at wheelchair height together with all other relevant features normal to affordable and lifetime homes. Within the homes there should be a flashing light system for hard of hearing in case of fire.</p> <p>Also require at least four disabled car parking spaces to be near to lifts and lifts to have control panels at wheelchair height together with a hearing loop system in place.</p> <p>With regards to the refuse area lighting is required and should be accessible to disabled users, in particular, 2 bins to be allocated to wheelchair users.</p>
6.	<p>Stewarts Depot/Bus Garage Offices, Silverthorne Road, SW8 – 2008/5176 “Construction of replacement and expanded bus garage facility, including bus washing/refuelling building and associated parking and hardstanding.”</p> <p>Decided. (No comment)</p>
7.	<p>171 Balham High Road, SW12 – 2008/4757 - “Conversion of rear maisonette into two flats involving change of use of part of ground floor office; alterations to shopfront.”</p> <p>Decided. (No comments)</p>
8.	<p>St Georges Hospital, Blackshaw Road, SW17 – 2008/1910  “Alterations including construction of new front facade to enclose existing undercroft area, construction of front extension, provision of A1/A3 shop/cafe and realignment of front outside area to provide revised disabled access, public transport, landscaped and parking areas to the front of the Grosvenor Wing.”</p> <p>Decided. (No comment)</p>

	Comments
9.	<p>20 Bedford Hill, SW12 – 2008/4487 “Use of pavement on Hildreth Street frontage for placing tables and chairs.”</p> <p>Decided. (No comment)</p>
10.	<p>190-194 Garratt Lane, SW18 – 2008/5184 “Installation of new shop front together with alterations.”</p> <p>Decided. (No comment)</p>
11.	<p>190-194 Garratt Lane, SW18 – 2008/5192 “Installation of an ATM.”</p> <p>Decided. (No comment)</p>
12.	<p>12 Eaton Close, SW18 – 2008/5198 “Installation of platform lift outside of front entrance for wheelchair.”</p> <p>Decided. (No comment)</p>
13.	<p>162C Mitcham Road, SW16 – 2008/5199 “Conversion of upper floor to a 2-bedroom flat and installation of new shop front.”</p> <p>WAA would prefer if the doors were 1000mm due to the fact that wheelchair users could scrape their hands and they would also be too tight for persons using double buggies.</p> <p>Glazing markers are required and door bell assistance also set at wheelchair height.</p>
14.	<p>19 Battersea Rise, SW11 – 2008/5312 “Change of use from chemist (class A1) to restaurant (class A3), with associated alterations including ventilation ducting at the rear.”</p> <p>Decided. (No comment)</p>
15.	<p>Roehampton club, Roehampton Lane, SW15 – 2008/5259 “Alterations including formation of 133 space car park (8 disabled bays) adjacent to Roehampton Lane and resurfacing and landscaping of secondary parking area (68 spaces); provision of four new floodlit clay tennis courts in place of existing car park to the south of the swimming pool building; upgrading of existing tennis courts in NE part of the site to all weather surface; formation of first floor terrace to north elevation of clubhouse building, new entrance to building and landscaped central</p>

	Comments
	<p>piazza; erection of gatehouse, provision of covered cycle parking (54 spaces); improvements to drainage on the site to control storm water runoff, including alterations to golf course and installation of attenuation storage tank underneath car park.”</p> <p>Disabled Car Parking Spaces:- 10% including 2 spaces for mini-buses for the disabled (similar to those in place at the St. John’s Therapy Centre) and as near as possible to the building. Anti-slip surface required, hand rails at wheelchair height and sufficient lighting around this particular area.</p> <p>Swimming Pool area:- WAA require hoist for the disabled together with anti-slip surface at the piazza.</p> <p>Reception/bar/restaurant and also the main counter area:- 1 counter in these areas to be at wheelchair height, a hearing loop system put in place for the hard of hearing and flashing lights installed in case of fire.</p> <p>Disabled toilets:- WAA require a pull cord with red light to indicate to hard of hearing that alarm has been activated. Also require door width to be 1000mm, handrails etc to be colour contrasting.</p>
16.	<p>175 Garratt Lane, SW18 – 2008/5352 “Installation of new shopfront, including provision of security grille.”</p> <p>Decided. (No comment)</p>
17.	<p>Balham Underground Station, SW12 – 2008/5212 “Alterations to existing ground floor shop front premises at western entrance, to include upgrading fire rating and replacing existing rear louvered windows with matching brickwork; steel door to replace existing, and modify display window including installation of internally fitted black film.”</p> <p>Door widths required at 1000mm together with door bell assistance and glazing markers.</p>
18.	<p>Springfield University Hospital Site, SW17 – 2008/4452 and 2008/5135</p> <p>“Redevelopment of Springfield Hospital site entailing the erection of replacement Mental Health facilities (Class C2/C2A) 25,000sq.m; up to 1,200 residential dwelling (including up to 300 dwelling within the converted Main Building and Elizabeth Newton Wing); elderly persons care home (total 113 units including 53 close care/extra care</p>

	Comments
	<p>apartments) (C2); new primary school (D1); 6237sq.m of commercial floor area including up to 2455sq.m of retail (A1), 2000sq.m of professional/financial services (A2), 2000sq.m restaurants and cafes (A3), 1000sq.m drinking establishments (A4), 500sq.m hot-food takeaways (A5), 2000sq.m business (B1), 2000sq.m non-residential institutions (D1), 2000sq.m, assembly and leisure (D2); landscaped public park; other private and public open space; construction of a combined cooling, heat and power energy centre; associated landscaping, parking, roads, access and infrastructure and other associated works. (Outline application with all matters reserved). (Departure).”</p> <p>“Demolition of White Lodge, Harewood House, Glenburnie Road Lodge, Hebdon Road Lodge (Corner House), ABCD Building, Old Estates Building, John Meyer Wing and the Former Laundry Block (listed building consent).”</p> <p>Martyn Ellacott (Chairman of WAA) would like a copy of the Design Statement and name of person (PCT running the project).</p> <p>No comment made at the moment as he feels that it is too early into the project. However, feels that there are aspects missed and would like a representative to come to one of their meetings to talk about the project (April 09 – Earlsfield Library).</p>
19.	<p>84 Falcon Road, SW11 – 2008/4990 “Change of use of ground floor from shop to physiotherapy clinic (D1); alterations and installation of ramp for people with disabilities and new shopfront.”</p> <p>No comment.</p>
20.	<p>Battersea Arts Centre, 166 Lavender Hill, SW11 – 2008/5576  “Alterations involving installation of a pair of external doors along Theatre Street and internal doors along the west corridor for a temporary period; new wall opening allowing access from corridor to grand hall; installation of secondary glazing units in 4 windows along the east corridor.”</p> <p>Whilst in place, the temporary doors need to be 1000mm, have vision panels in the doors together with glazing markers.</p>

	Comments
21.	<p>333 Merton Road/King Georges Park, SW18 – 2008/4877  “Construction of artificial grass sports pitch with 4.5m high fencing and 8 no. 15.5m high floodlights. Diversion of pedestrian path in King Georges Park.”</p> <p>No comment to make on this case but would like it noted that on the application 2008/5492 that the pathways and tarmac should have an anti-slip surface.</p>
22.	<p>54 Battersea Park Road, SW11 – 2008/5571 “Conversion of existing two flats into three flats, construction of rear roof extension and three storey rear extension; use of basement as additional seating area for restaurant.”</p> <p>WAA’s concerns with the restaurant:- part of the restaurant appears to be in the basement. Is the lift suitable for wheelchair users and disabled people? Otherwise, is the provision for disabled people going to be put in place upstairs only?</p> <p>Concerns for the seating arrangements and areas upstairs:- are the tables going to be fixed or movable? This would allow people in wheelchairs to get into the seating and bar area which should also have a low counter for wheelchair users and a hearing loop system installed and kept on at all times whilst the restaurant is open and in use by customers.</p> <p>Stairs:- these should be marked clearly to ensure that wheelchair users are aware of the opening and not to go too near when turning or manoeuvring.</p> <p>Toilets:- request that these should be colour co-ordinated and seats to be contrasting to the pan.</p> <p>Fire exit at rear indoors requires signs/markings as the drawings are not clear as to where the fire exit actually is.</p>
23.	<p>61 St. John’s Road, SW11 – 2008/5586 “Installation of a new shopfront.”</p> <p>(2008/5595) – No comment.</p> <p>However, for application 2008/5586 WAA question why is there no Design and Access Statement enclosed?</p>

	Comments
	<p>Glazier markings required to the shopfront and suggest that a doorbell entry device should be installed at wheelchair height due to the fact that the doors look excessively heavy.</p> <p>Also require a hearing loop system for hard of hearing if not in place already.</p>
24.	<p>Staff Depot and Herb Garden, Battersea Park, Albert Bridge Road, SW11 – 2008/5643 “Alterations including new entrance door in conjunction with use of existing training room as office for park staff.”</p> <p>Toilets within the project area proposed are 2 x men’s and 2 x ladies. WAA request that 2 of these toilets are made unisex for the disabled at wheelchair height and to include colour contrasting rails.</p> <p>A hearing loop system is required in the meeting room and also suggest that palentype sockets designed for computer links and normal sockets be installed. Extra sockets (palentype) required at ramp end. They request that at least one wall be white for the purpose of projector use.</p> <p>Doors at both entrances should be 1000mm and should be at level access, door handles at wheelchair height on both sides of the door. WAA Comment:- Please confirm if it is level access at both entrances?</p>
25.	<p>25 Balham High Road, SW12 – 2008/5357 “Construction of a new shop front and installation of external access ramp.”</p> <p>WAA state that the Design and Access Statement is not satisfactory and comment that contradictory to the comments regarding hand rails to the ramp that preferably dual handrails should be provided and anti-slip ramp and neon lights for nighttime be put in place.</p> <p>They would also prefer that glazing markers were permanent and straight across.</p> <p>WAA would like it noted that they agree with Chris Salter’s comments.</p>
26.	<p>39 East Hill/Woodwell Street, SW18 – 2008/5572 “Demolition of existing building. Erection of six/seven-storey building for use as 158 bedroom hotel to include bar, restaurant, gym, associated business centre, offices, roof terrace and green roof. Access from Huguenot</p>

	Comments
	<p>Place for drop off area and ramp to basement 53 space car park and lorry loading bay.”</p> <p>Rooms:- WAA request that 10% of the rooms be allocated to the disabled and located on the ground floor. All rooms should be fitted with en-suite for clients with disability issues, i.e. showers etc with pull cords for hard of hearing and colour contrasting rails and seats. The rooms should also have a flashing light system installed and have a reasonable amount of room for turning. The flashing light system should also be installed in the hallway. Tremor devices should also be provided for the hard of hearing to take to the bedrooms in case of fire.</p> <p>WAA comment that looking at the plans for the ground floor there does not appear to be toilets for wheelchair users – these would need to be installed in the reception area and also in the restaurant/buffet area.</p> <p>Seating areas in the restaurant would need to be specifically designed for wheelchair users.</p> <p>The doors at the main entrance appear to be rotunding and WAA feel that these are not acceptable for wheelchair users and would request that a separate entrance be installed with doors at 1000mm for their use.</p> <p>Mini-gym:- Some equipment should be installed for disabled users and toilets and changing facilities need to be suitable for wheelchair users.</p> <p>Meeting Room and Business Centre:- Both rooms require a hearing loop system to be installed and sockets/palentype sockets at wheelchair height. Doors should be 1000mm in width with visual panels and handles on both sides at wheelchair height.</p> <p>Disabled Car parking Spaces:- 10% are required and should be near to the lifts.</p> <p>Library:- Counters should be at wheelchair height, hearing loop system installed and door from library to roof terrace should be wheelchair accessible and at the width 1000mm. Everything should be suitable for disabled access including the surface on the terrace which must be anti-slip.</p>

	Comments
27.	<p>116 Wandsworth High Street, SW18 – 2009/0019</p> <p>“Use of ground floor as a 24-hour minicab office.”</p> <p>WAA require the office to be wheelchair friendly and have doorbell assistance.</p>
28.	<p>122 Himley Road, SW17 – 2008/5627 “Installation of a step lift to front of property.”</p> <p>WAA make no comment as this is a private residence, however, advisory comments would suggest a ramp rather than a lift as a lift can break down and a ramp is always reliable.</p>
29.	<p>88 Cowick Road, SW17 – 2008/3944 “Construction of single storey extension to provide community meeting room and office as part of the use of the ground floor maisonette as a wardens office.”</p> <p>Decided. (No comment)</p>
30.	<p>Next WAA Meeting will be held on 20th March 2009 at 10.00am.</p>