

Planning Committee Brochure

49 - 59 Battersea Park Road

Nine Elms



The proposal

A summary of our proposals:

- Proposed buildings ranging from five to eighteen storeys (known as Blocks A, B, C, D and E);
- Delivery of 307 residential homes: 2 x studios (0.7%); 84 x 1 beds (27.4%); 194 x 2 beds (63.2%); 26 x 3 beds (8.5%); 1 x 4 bed (0.3%);
- Private accommodation within Block A, B, C and E comprising 230 residential units 1 x studios (0.4%); 55 x 1 beds (23.9%); 151 x 2 beds (65.7%); 22 x 3 beds (9.6%); 1 x 4 bed (0.4%);
- Affordable accommodation within Block D and E comprising 77 residential units 1 x studios (1.3%); 29 x 1 beds (37.7%); 43 x 2 beds (55.8%); 4 x 3 beds (5.2%);
- Provision of Use Class A1- A5 B1 and D1 to the north of the site of 570m² (GIA) within Block A and B;
- Provision of Use Class B1 subsidised business incubator space of 2,317m² (GIA) across all blocks;
- New public park 1,500m²;
- Provision of 31 car parking spaces all to be used for disabled;
- Provision of 528 secure cycle parking spaces for residents, 34 secure cycle parking spaces for commercial unit employees and a further 28 spaces in the public realm for visitors;
- Provision of 2,500m² of winter gardens, balconies and private terrace roof space at upper levels, in excess of minimum standards;
- Retention of existing point of access off the New Covent Garden Market access road and new access onto Sleaford Street.



Key benefits

We believe our scheme will revitalise this part of Battersea Park Road with the addition of new homes, business incubator space, and an improved public realm. We have set out the benefits that underpin our design approach. These have evolved from discussions with the London Borough of Wandsworth and from in-depth analysis of the existing context and proposed neighbouring proposals.

- Redevelopment of one of the last under-used sites in Nine Elms;
- The site facilitates important linkages with the wider community including the Patmore and Savona estates;
- Continuation of green links connecting Linear and Prospect Parks encouraging pedestrian routes between the future underground station and existing communities;
- Creation of a new public park providing amenity, recreation and playspace;
- Buildings stepped back from the Battersea Park Road by 20 metres to create an extension to the Nine Elms Linear Park;
- All of the new business floorspace will be fitted out by the applicant to Category A specification to incentivise occupation and remove commonly found barriers to entry for SME occupiers;
- The new business floorspace will be offered at a subsidised rent (57% of market rent) for a 5 year period to attract incubator style operators;
- The business floorspace has been designed to work alongside Battersea Power Station's commercial offering to help local businesses staircase up into this development;
- An increase in employment to deliver 80 additional jobs;
- Facilitate a proposed cycle route adjacent to the railway line;
- We are working with key stakeholders to inform the emerging design of a new four way crossing across Battersea Park Road;
- Increased business rate generation from this site.



Consultation with the community

Consultation with the London Borough of Wandsworth, stakeholders, neighbours and local interest groups began in March 2015. These discussions, meetings and workshops have informed the development of the proposal now before you.

In addition we have conducted a well-advertised public exhibition that was held at the Duchess Pub, Battersea Park Road in October 2015. Over 2,543 local residents and businesses were invited. The public exhibition was attended by the Viridian Residents' Management Committee and the Savona Residents' Association.

Responding to the consultation

The response to our consultation was very positive; 100% of the residents support the principle of redeveloping the current site and 70% believe that the proposal to introduce a residential led mixed-use development would be an improvement. In addition, of the 603 council letters sent out, 0.5% have raised concerns and 100% of residents would like to see the improvement of the public realm and the introduction of a new public square.

