

PLANNING NEWS

A public consultation newsletter from the Wandsworth Planning Service

Battersea Power Station, Kirtling Street SW8

Including: Battersea Water Pumping Station, Cringle Street SW8; sites of the former Spicer Cowan warehouse and Dalkia boiler house, Kirtling Street SW8; 28, 88 and 188 Kirtling Street SW8; 2 Battersea Park Road SW8



The council has received a planning application for the development of Battersea Power Station and the redevelopment of adjoining land and nearby sites, together with associated applications for listed building consent.

We want to know your views

number one for
service and value

THE BRIGHTER BOROUGH

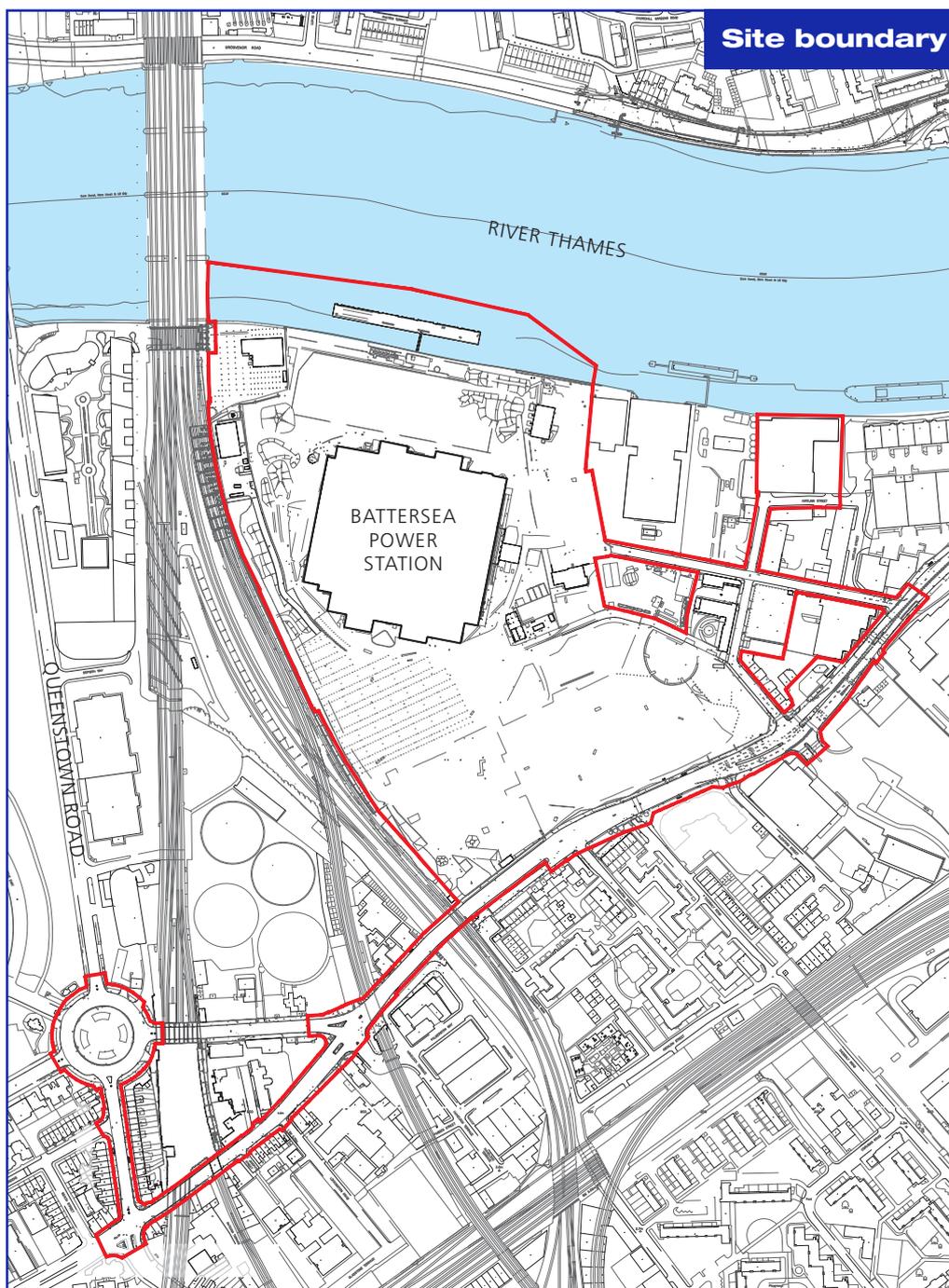
Wandsworth

Introduction

New proposals have been put forward for the development of the Grade II* listed Battersea Power Station and the vacant land that surrounds it. This follows the change of ownership in December 2006.

The new owners have submitted a planning application for a scheme that also includes five other sites in the triangle of land between the Thames and Battersea Park Road to the east of the railway lines and involves the demolition of the listed former Battersea Water Pumping Station.

The developer is also proposing an enhancement of the London Underground system by the development of an extension to the Northern Line with an on-site station, as a transportation initiative to serve the Power Station scheme and the wider Nine Elms area. This Northern Line extension is not part of the current planning application but would be the subject of a separate process requiring a Transport and Works Act Order application in due course.



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The new proposals

In total the scheme would accommodate 972,369 sq.m. of floorspace and includes:

- 408,997 sq.m. of residential (providing up to 3,611 flats)
- 21,902 sq.m. build-to-let residential
- 27,923 sq.m. serviced apartments
- 8,565 sq.m. 'assisted living' accommodation
- 52,246 sq.m. shops (including financial and professional services)
- 14,976 sq.m. restaurants, cafes, pubs and bars
- 161,138 sq.m. business floorspace (offices, etc.)
- 21,638 sq.m. of hotel accommodation
- 16,105 sq.m. event and conference space
- 15,037 sq.m. community facilities and cultural space
- An energy centre
- Basement level car parking and servicing
- Development of the Power Station jetty to provide a riverbus service and fuel delivery facility for the energy centre
- New vehicle and pedestrian accesses and associated works to the existing highway in Battersea Park Road/Nine Elms Lane, Kirtling Street and Cringle Street, and Queenstown Road and Queens Circus.

Four applications have been submitted, one planning application covering the entire development and three applications for Listed Building Consents.

The Planning Application

Application 2009/3575 is for outline planning permission with various degrees of detail being sought for approval at this initial stage.

Detailed submissions have been made for the development of the Power Station building and its jetty, whereas an in-principle approval within parameters set out in the application is sought for the redevelopment of the land around the Power Station and that of the other sites covered by the application.

Changes to the Power Station itself would include the installation of new floor levels, walkways, stairs, escalators and lifts; the construction of a new west wall to the boiler house, extensions above the station A and station B annexes and boiler house, the insertion of new windows and other openings; and the excavation of a basement car park and servicing areas. The works would provide a total of 179,157 sq.m. of floorspace including:

- 26,660 sq.m. shops (including financial and professional services)
- 2,749 sq.m. Food & Drink (i.e. restaurants, cafes, pubs, bars, and take-aways)
- 76,725 sq.m. business floorspace (offices, etc.)
- 16,105 sq.m. event and conference space

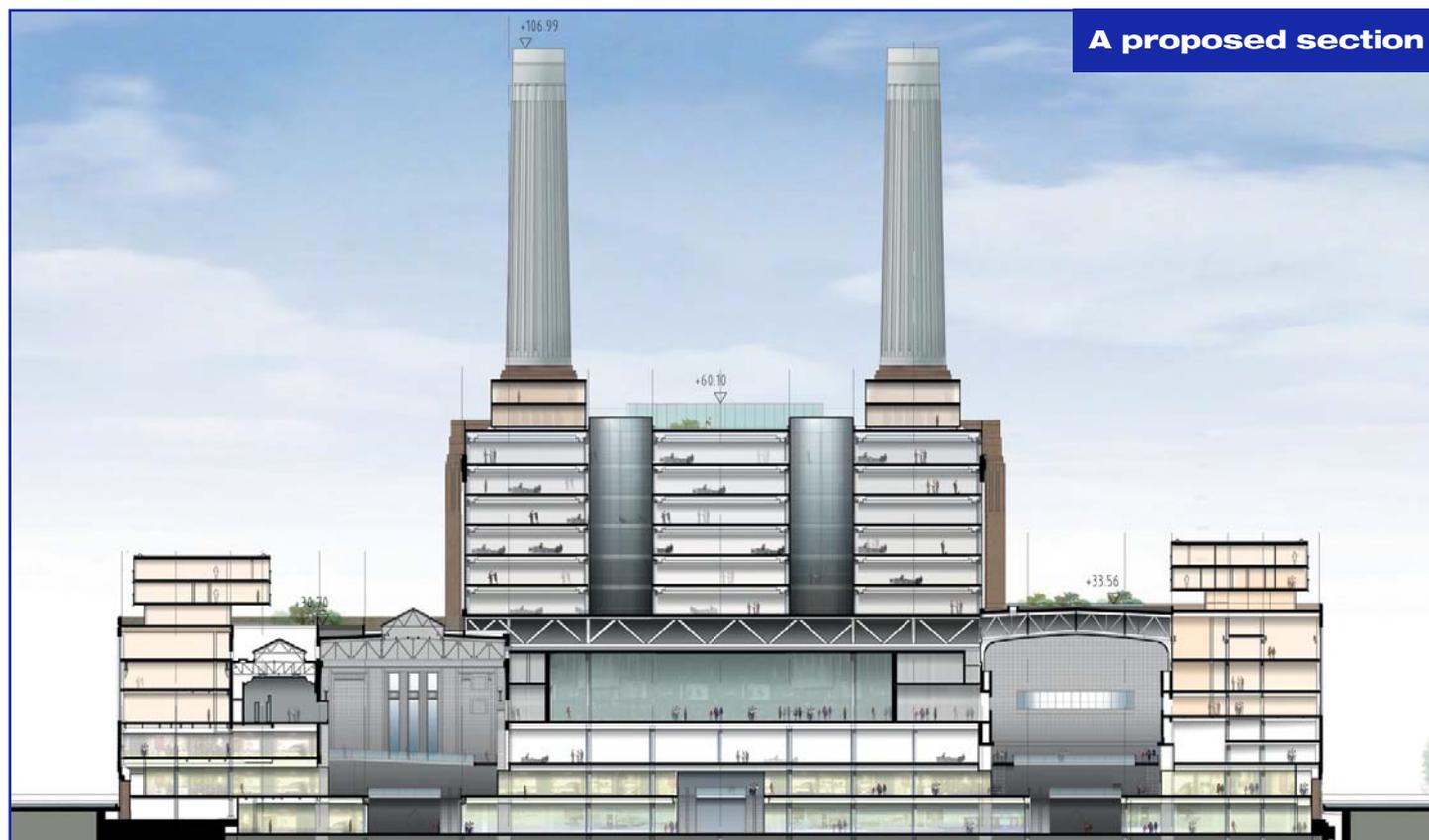
- 2,984 sq.m cultural space
- 39,449 sq.m. of residential (providing 178 flats)

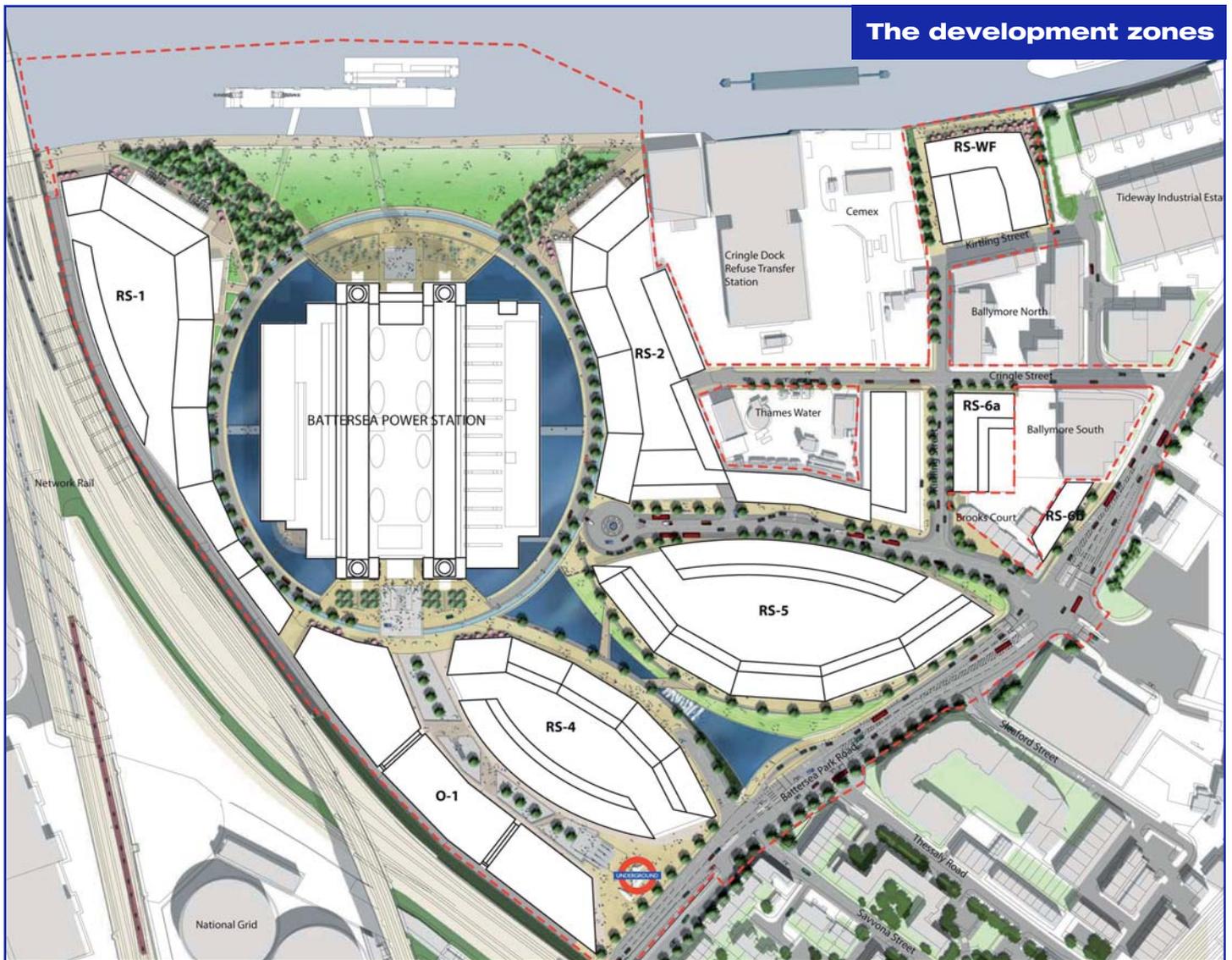
Outside the Power Station itself, the application sets out a number of 'development zones' within the site where the size and general shape of the buildings proposed would be set through maximum and minimum building heights, and by outer and inner limits on building envelopes at different levels. These limitations are shown on 'parameter plans'. The uses proposed within each zone and the amounts of floorspace for each is also identified.

This, together with conceptual arrangements of the space between and around buildings to create public areas, access roads, paths and other pedestrian areas (including a riverside path and park) is intended to provide a masterplan for the development which is envisaged to be developed in phases.

The application suggests that the control of the design of the various development zones and phases, and the treatment and functions of the spaces would be through the adoption of an 'architectural code' and a 'placemaking code'. The codes have been submitted for consideration with the application.

Drawings showing how the development could look and work by applying the codes to the parameter plans has been submitted for illustrative purposes.





The development zones

The development zones

The types of use and amount of floorspace for each proposed use within the 'development zones' are shown here. All heights given here are from proposed ground level which differs from existing ground levels to varying extents across the development site.

Zone O-1 between 36m and 50m high
Shops and financial/professional services (12,559 sq.m.)
Restaurants/bars/cafes, etc. (1,462 sq.m.)
Business (offices, etc) (81,624 sq.m.)

Zone RS-1 between 26m and 56m high
Restaurants/bars/cafes, etc (2,778 sq.m.)
Community and Cultural uses (7,771 sq.m.)
Residential (83,288 sq.m.)
Assisted Living accommodation (8,565 sq.m.)

Zone RS-2 between 27m and 55m high
Restaurants/bars/cafes, etc. (1,777 sq.m.)
Hotel (21,638 sq.m.)
Assembly & Leisure (5,963 sq.m.)
Community and Culture (2,472 sq.m.)
Residential (68,080 sq.m.)
Serviced apartments (27,924 sq.m.)

Zone RS-4 between 32m and 57m high
Shops and financial/professional services (13,027 sq.m.)
Restaurants/bars/cafes, etc. (1,135 sq.m.)
Assembly & Leisure (6,149 sq.m.)
Residential (77,686 sq.m.)

Zone RS-5 between 17m and 56m high
Restaurants/bars/cafes, etc. (4,224 sq.m.)
Assembly & Leisure (6,131 sq.m.)
Business (offices, etc) (2,788 sq.m.)
Residential (74,757 sq.m.)
Build to let residential (21,901 sq.m.)

Zone RS-6 between 29m and 56m high
Community and Culture (1,808 sq.m.)
Residential (29,289 sq.m.)

Zone RS-WF between 23m and 55m high
Restaurants/bars/cafes, etc (852 sq.m.)
Residential (36,448 sq.m.)

The three applications for Listed Building Consent

Application 2009/3576 is for listed building consent to cover the works to the Power Station to achieve the development detailed in the planning application, internal and external works including partial demolitions, and repairs. It also includes the demolition and reconstruction of the four chimneys.

Application 2009/3577 for listed building consent is in relation to the works to the jetty and river wall.

Application 2009/3578 is for the demolition of the Grade II listed Battersea Water Pumping Station to enable the development envisaged in the planning application to take place.

Illustrative images of how the scheme could look



Submitted documents: the planning application is an E.I.A. (Environmental Impact Assessment) application and is supported by an Environmental Statement encompassing a range of topics to identify and mitigate any significant environmental effects. The Environmental Statement includes a Townscape, Conservation and Visual Impact Assessment. A number of reports and other documents have also been submitted with the applications, including a Development Specification; a Planning Statement; Design and Access Statements; Statement on Consultation; Retail and Leisure Assessment; Transport Assessment; Energy Statement; Sustainability Statement; Affordable Housing Statement; Daylight and Sunlight Report; Architectural Code; Placemaking Code; Historic Buildings Architect's reports and PPG15 assessments; structural reports; illustrative drawings; report on proximity to gasholders (hazardous installation); effect on statutory undertakers; and a fire strategy.

Further information

The application drawings and supporting documents can be seen at the Technical Services Reception, 5th Floor of the Town Hall Extension, Wandsworth High Street SW18, between the hours of 9.00am and 5.00pm Monday to Friday and 9.30am and 12.30pm Saturday.

Details of the application are also available on the web at www.wandsworth.gov.uk. Select 'Planning Service', then 'Find a planning application', then 'Search the applications database', then enter the application number. You can leave comments there as well.

If you would like to discuss the proposal please

Call: Bob Leuty on (020) 8871 6639 or Paul Landsberg on (020) 8871 8413

Email: planningapplications@wandsworth.gov.uk

Fax: (020) 8871 6003

Please send your views or comments on the proposals to:

The Planning Service
Technical Services Department
Town Hall
Wandsworth High Street
London, SW18 2PU

By 1st February 2010

Please include your name, address and contact details in any correspondence (if emailing and you do not want your email address to be posted on the website, please send the letter as an attachment).

quoting reference numbers: **2009/3575 - the planning application**
2009/3576 - the listed building consent application for the Power Station itself
2009/3577 - the listed building consent application for the jetty and river wall
2009/3578 - the listed building consent application for the demolition of the water pumping station

Your comments will be available for inspection by the applicant and the public both at the council offices and on the internet. If you are not the owner of the property you occupy, you may wish to inform the owner of the proposals. This newsletter is being sent to people living and working in the vicinity of the site.

If you have difficulty understanding this in English, please contact:
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