



kanda

**41 -59 Battersea Park Road,
London Borough of Wandsworth**

.....
Statement of Community Involvement Addendum

March 2024

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1. Consultation Activity

1 • Consultation Activity

1.1 Watkin Jones Group ('the Applicant') appointed Kanda Consulting, a specialist public consultation company, to undertake a programme of community consultation in relation to a detailed planning application for the re-development of land at 41-59 Battersea Park Road, which falls wholly within the London Borough of Wandsworth. A Statement of Community Involvement (SCI) was submitted alongside the application in April 2022 which provided a record of the pre-application engagement with local elected representatives, community groups and individual local residents carried out across the pre-application phase, which was between December 2021 and April 2022.

1.2 The description of the development is as follows:

Application for Phased Full Planning Permission for: Demolition of existing building and construction of three new buildings, together comprising Residential (Use Class C3) and Student Accommodation (Sui Generis) along with Commercial, Business and Service (Use Class E) and/or Local Community and Learning (Class F) floorspace. Associated works include hard and soft landscaping, car parking and new vehicular access / servicing, and other ancillary works.

1.3 In line with paragraph 4.8 of the SCI, the Applicant has, is and will continue to engage positively with local elected representatives, community groups and individual residents throughout the formal post submission period. This Addendum SCI therefore sets out the community conversations the Applicant has held between the application being lodged with the Council in April 2022 and March 2023.

1.4 Following the submission of this Addendum SCI, the Applicant will continue to respond positively to requests from local residents, community groups and local elected representatives for information on the proposals.

The Immediate Post Submission Phase

1.5 Following the Applicant formally submitting a planning application to the London Borough of Wandsworth for consideration, the Council then held a 21-day statutory consultation. As well as the Council issuing notifications to local elected representatives, community groups and individual local residents about the consultation, the Applicant also delivered a newsletter to residents of Viridian Apartments to update them on the status of the proposals, including informing them that a planning application had been submitted. This delivery area was selected as it was the location of the vast majority of community comments from the Applicant's pre-application community consultation. A copy of the newsletter can be found in **Appendix I**.

1.6 During the Council's statutory consultation, a number of community comments were received and between early summer and winter 2022 the Applicant and its wider project team have worked closely with the Council's Planning Department to

discuss a range of potential adjustments to the scheme in direct response to stakeholder comments.

1.7 The areas of the scheme that were considered for adjustment were as follows:

- A reduction in the height of Building 1
- A reduction in the footprint of Building 1
- The reconfiguration of Building 1 to reduce privacy and overlooking concerns.
- The reconfiguration of Building 1 to improving daylight to neighbouring buildings
- The introduction of second stair core into Buildings 1 & 2
- A reduction in the number of student bedrooms
- A Reduction in the number of residential dwellings
- An increase in community floorspace proposed.
- An increased student internal amenity space for residents
- Changes to the scheme's landscaping, play space and public realm
- An increase to the scheme's bio-diversity net gain and Urban Greening Factor
- Amendments to our approach to the Sleaford Street boundary
- The retention of all trees along Battersea Park Road and new planting along Sleaford Street and New Covent Garden Market Access Road
- The redesign of the scheme's façade to adapt to environmental conditions including improvements in fabric efficiency to increase carbon savings and reduce overheating
- Additional PV (solar panels) to further increase carbon savings

1.8 In the summer of 2022, the Applicant delivered a letter to homes at Viridian Apartments to update them on the application and setting out their aspiration to update these key local residents at a later date on the formal scheme adjustments that were being considered. A copy of the resident letter can be found in **Appendix II**.

1.9 In November 2023 the Applicant therefore invited the same 2,719 local homes and businesses to join the local conversation about the future of this site at the Resident Update Event as were invited to the January 2022 pre-submission consultation. This ensured the Applicant could set out the adjustments that were being considered, discuss them with local people and community groups, and secure further feedback before adjustments were finalised and formally submitted to the Council.

1.10 With the planning proposals being subject to a number of consultations, the Applicant wanted to ensure that *clarity* was paramount - both in terms of the potential changes that were being considered and who the community should pass their feedback to.

1.11 At every stage of the Update event, it was therefore made clear that the Applicant's update event with local people was run by Watkin Jones Group and that feedback should come to the project team. It was then set out that if and when the changes were submitted to the Council, residents will be able to comment again to the Local Authority as part of a likely re-consultation exercise.

Resident Update Event

The Venue

- 1.12 The Applicant selected the R.O.S.E. Community Clubroom on Ascalon Street for the Resident Update Event. It was selected because it was within easy walking distance of the site and importantly of Viridian Apartments too. The event was held on Wednesday 30th November and ran from 4pm until 8pm for residents. There was also a stakeholder preview for an hour, from 3pm until 4pm.
- 1.13 The Resident Update event advertising had the following milestones:
- The event invitation was delivered to local homes and businesses on 18th November. Importantly, the event invitation delivery area was identical to the area which received the Applicant's pre-application consultation invitation in January 2022. This sought to ensure that the feedback received from both consultation exercises could be accurately compared both in terms of the number of responses, and their content.
 - The consultation website, which has remained 'live' since the pre-application consultation began in January 2022, was updated on 18th November to advertise the Resident Update event. The website was further updated on 30th November, and this update including the posting of the Update Event's consultation materials as a clickable download link. The website remains live at www.BatterseaParkRoad.co.uk.

Wider invitations & stakeholders

- 1.14 In addition to the invitation being delivered to local homes and businesses, and again to ensure the consistency of comparable feedback from this event in November 2022 to the pre-application feedback in January 2022, the Applicant also invited the same stakeholders. They are listed below, and were all invited to the preview from 3pm until 4pm on 30th November, but also informed of the public session and also welcome to attend this too:
- The Nine Elms ward councillors
 - The Shaftesbury and Queenstown ward councillors
 - The Battersea Society
 - The representatives of Bookers Wholesale
 - St Modwen as the operators of New Covent Garden Market
 - Battersea Power Station
 - Peabody, as the owner of Battersea Power Station's Phase 4a development
 - The Wandsworth Chamber of Commerce
 - The Viridian Apartments Residents Management Board
- 1.15 A copy of the invitation letter, the delivery area and images of the exhibition banners displayed at the event can be found at **Appendices III, IV and V**.

Key Scheme Changes

In line with the guidance from the Council's planning department, the Council's Design Review Panel, and the previous statutory consultation submissions from local residents and the Battersea Society, the Resident Update Event set out the following scheme adjustments:

- A reduction in height of Building 1 from 14 to 12 storeys, reduction in footprint, and reconfiguration to reduce privacy and overlooking concerns and improving daylight to neighbouring buildings.
- The introduction of second stair core into Buildings 1 & 2.
- A reduction in student bedrooms from 779 to 762.
- A reduction in the number of residential dwellings from 81 to 55.
- An increase in community floorspace.
- An increased student internal amenity space.
- Delivering changes to landscaping, play space and public realm.
- An increase in bio-diversity net gain and Urban Greening Factor.
- Amendments to Sleaford Street including a change from bay parking to parallel parking.
- The retention of all trees along Battersea Park Road and new planting along Sleaford Street and New Covent Garden Market Access Road
- The Redesign of façade to adapt to environmental conditions including improvements in fabric efficiency to increase carbon savings and reduce overheating.
- Additional PV (solar panels) to further increase carbon savings.

The Applicant believes that these changes, when considered both individually and collectively, represent a significant and positive adjustment to the plans which demonstrably and directly respond to all the topics local residents raised with the Applicant and the Council during its first 21-day statutory consultation.

Event Attendance

- 1.16 Across the five-hour session members of the project team, including a representative of the Applicant welcome attendees, answer questions on the adjusted plans, and collected written feedback. In total 20 people attended, and this included three members of the Battersea Society, including Monica Tross and Liz Walton.
- 1.17 Four pieces of feedback from residents living in Viridian Apartments and two more general queries from people imminently moving into homes at Battersea Power Station Phase 4a who asked for general information on the progress of the Applicant's planning proposals. A transcript of the four pieces of community feedback can be found in **Appendix VI**.

2024 Resident Notification

- 1.18 On 27th February 2024, letters were sent via Royal Mail first class to 626 local residents in Viridian Apartments and New Mansion Square informing them of the upcoming submission of amendments to the existing planning application and inviting them to discuss these amendments with the project team. A copy of this letter and distribution area can be found in **Appendix VII and VIII**.

- 1.19 Throughout the consultation process, consultees were able to send questions or queries through to the project team via the dedicated consultation email address - BatterseaParkRoad@KandaConsulting.co.uk or phone number.
- 1.20 Following the February 2024 resident notification **eleven consultees** contacted the project team. **Nine** consultees used the consultation email address, with **two** consultees phoning the consultation number. The project team answered questions from all consultees.
- 1.21 The following topics were discussed by consultees and the project team following the February 2024 resident letter:
- Questions regarding the history and context of the planning application.
 - Where more knowledge and background of the proposals were known, consultees raised the following topics:
 - Height and massing
 - Land use
 - Affordability levels for both the residential and student accommodation units
 - Planning and construction timeline

2. Conclusion

2. Conclusion

2.1 Throughout both the pre-application and post submission phases, the Applicant has followed both local and national guidance and engaged with stakeholders and the local community on their emerging proposals. At each round of engagement, the Applicant has sought to set out the plans as they stood at the time and collected and reviewed feedback at each stage too. Importantly, this includes:

- An online consultation in January 2021
- An in-person event in November 2022, as well as home/site visits, responses to emails and telephone calls.
- A resident newsletter in May 2022
- Two resident update letters. One in the summer of 2022 and one in February 2024.

2.2 Crucially, as a direct response of receiving feedback from the local community and other stakeholders, the Applicant has made a wide range of important scheme changes. These include:

- A reduction in height of Building 1 from 14 to 12 storeys, reduction in footprint, and reconfiguration to reduce privacy and overlooking concerns and improving daylight to neighbouring buildings.
- The introduction of second stair core into Buildings 1 & 2.
- A reduction in student bedrooms from 779 to 762.
- A reduction in the number of residential dwellings from 81 to 55.
- An increase in community floorspace.
- An increased student internal amenity space.
- Delivering changes to landscaping, play space and public realm.
- An increase in bio-diversity net gain and Urban Greening Factor.
- Amendments to Sleaford Street including a change from bay parking to parallel parking.
- The retention of all trees along Battersea Park Road and new planting along Sleaford Street and New Covent Garden Market Access Road.
- The Redesign of façade to adapt to environmental conditions including improvements in fabric efficiency to increase carbon savings and reduce overheating.
- Additional PV (solar panels) to further increase carbon savings.

2.3 The Applicant therefore believes that the elements of the scheme that a small but important number of local residents raised concerns about during the Council's first statutory consultation have been addressed through a range of individually important and collectively significant scheme changes. The main scheme changes are set out in this document and the details on each adjustment are included within a range of other planning application documents. Indeed, it is likely that the latest scheme changes, once submitted to the Council, will trigger a further statutory consultation. This will give residents an additional opportunity to comment on these plans.

2.4 The Applicant has, is and remains open to conversations with local elected representatives, local community groups and individual residents regarding the

proposals for this site's re-development. The consultation website remains live, and this contains the contact details of the project team and an online feedback form, giving people the opportunity to get in touch should they wish.

- 2.5 The Applicant notified residents neighbouring the site and local community stakeholders in early 2024 of the upcoming amendments to the application and responded to the eleven queries that were received by consultees following these notifications. The project team will provide opportunities for local residents and interested parties to engage with the application and the project team following submission.

3. Appendices

3. Appendices

Appendix I – May 2022 Applicant Newsletter

Battersea Park Road

Resident's Newsletter - May 2022

The pre-planning consultation on Watkin Jones Group's initial proposals for the re-development of 41-59 Battersea Park Road has now concluded, and we wanted to get back in touch to thank you for joining the conversation on the future of this important site.

Having reviewed stakeholder comments we have now submitted a planning application to the Council, and this Resident Newsletter sets out the key elements and benefits of our scheme. It also sets out the next steps, which includes the Council's imminent statutory consultation.

THE BACKGROUND - PAST PLANNING APPROVAL

Watkin Jones Group's plans are coming forward after a previous developer secured planning permission in March 2019 for a residential-led scheme.

Although this has not been delivered, it gives a helpful guide on what the Council may welcome from a new scheme, especially in terms of the mix of uses, heights and arrangement of proposed buildings across the site.

The approved plans were for a residential-led mixed use development in 5 buildings ranging from 5 to 18 storeys in height alongside commercial space on the ground floor, a new public square and amenity spaces including play and communal hubs.

Using this as a starting point, the Watkin Jones Group project team has worked closely with the Council on fresh plans that are viable and deliverable, and represent the next step of development in Nine Elms.



CGI of the scheme looking south west from Battersea Park Road

WATKIN JONES' VISION FOR THIS SITE

Watkin Jones recognises that Nine Elms has seen transformational change in the past decade and that this site is a key crossroads for the area.

Our vision therefore seeks to extend the Linear Park to meet the tube station, Battersea Power Station and beyond. It also delivers a key new link across the site from

Thessaly Road. Exemplar public spaces are also a central part of our vision, supported by new commercial space, so that the community can meet, connect and interact.

We are also clear that our scheme must deliver accessible and vibrant creative and community spaces, and act as a hub for local enterprise. We see the creation of new pathways to opportunity through university and business partnerships as key.



CGI of the scheme's commercial and open space

SCHEME UPDATE: BUILDING HEIGHTS

At our community consultation earlier this year, our proposals included buildings ranging from 6 to 21 storeys.

The feedback from a range of local and regional stakeholders, including the Greater London Authority, Wandsworth Council's Planning Department and the Council's Design Review Panel, was supportive of our proposed massing and building heights as both appropriate for the site, and in-line with Council's Draft Local Plan guidance. Our proposed building heights therefore remain the same.

However, these building heights mean less ground floor massing which enables us to maximise the amount of new public open space our scheme can deliver.

It also allows us to deliver more affordable housing for local people than the previous planning permission.



SCHEME UPDATE: DESIGN APPROACH



We have held a number of collaborative workshops with the London Borough of Wandsworth's Planning Department and their independent Design Review Panel to establish the most appropriate materials palette for the scheme.

Inspiration for the building materials and colours are rooted in the history and past development of Battersea. Taking reference from both the historic colour mills and market gardens that once lined the River Thames, we propose a composition of buildings that sits confidently within the wider Vauxhall Nine Elms & Battersea regeneration area.

The scheme will be made from high quality precast concrete panels, with each building having its own identity to create an uplifting collage of colour in the area. The facade will be crafted to provide contrast, texture and shadow, while also using a material that will bring benefits of lower embodied carbon, reduction in on-site waste, and minimising disruption to the local area during construction.

SCHEME UPDATE: GROUND FLOOR USES

Watkin Jones Group recognises that this site's geographical location means it is a connecting point for the different communities living, working and visiting Nine Elms and Battersea.

Supported by exemplar new public spaces that help to connect and extend the Linear Park to Battersea Power Station, the ground floor spaces will enable local enterprise through a combination of commercial, creative and community space.

The four principles underpinning these spaces:

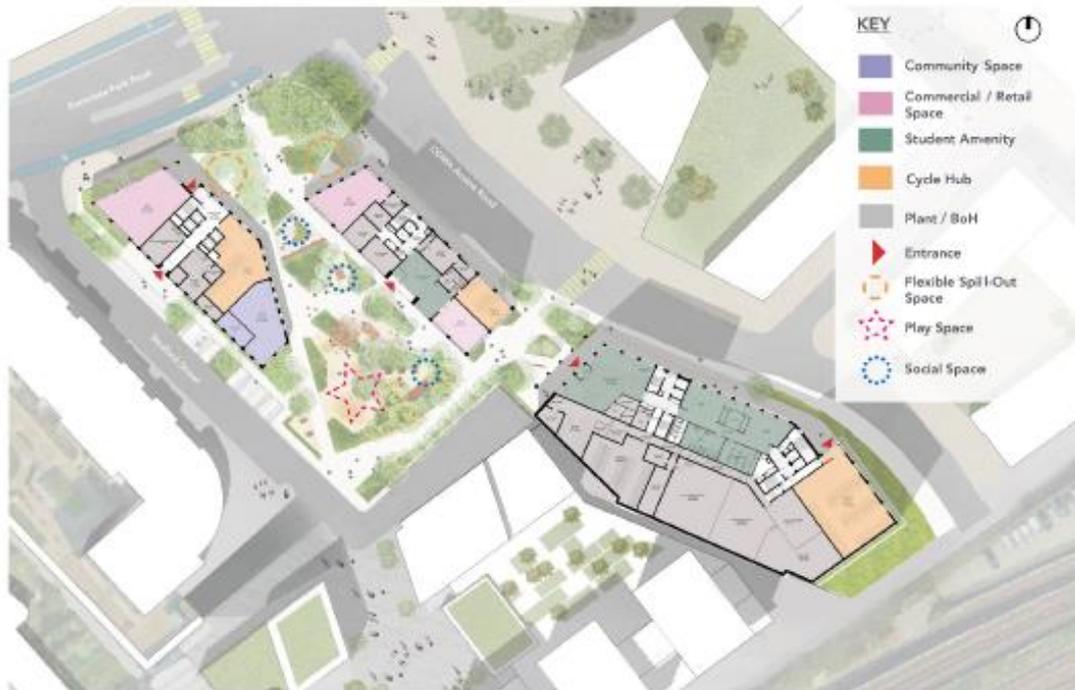
1. Community cohesion
2. Health & wellbeing
3. Lifelong learning
4. Employment and enterprise

We believe that together these spaces guided by these principles can help boost local organisations supporting local employment, cultural and community development.



OUR PUBLIC REALM MASTERPLAN

This site is at a crossroads between transport links, communities, and amenities. Our proposed public realm will link up these elements to provide a place where people can meet, connect and interact. The annotated masterplan shown below sets out how we think our plans help facilitate these new connections.



INDICATIVE SCHEME IMAGE



Summary of our Proposals for Battersea Park Road

Watkin Jones Group believes the regeneration of 41-59 Battersea Park Road represents the next step in Nine Elms' transformation from an industrial hub into a growing, and vibrant new community.

We have reviewed and assessed the 2019 planning permission for this site in order to bring forward a high quality proposal that creates a range of vibrant residential and commercial uses which in turn delivers a range of compelling community benefits. As a key 'crossroads' site, this includes the new public spaces we are proposing which helps to knit together each element of our plans with the wider communities of Nine Elms.

272

Approx. number of residents housed in new affordable homes

up to 314

Number of construction and operational jobs created

4,458

Amount in sqm of new public realm proposed in this application

55

New trees planted, up from just 6 on site at the moment

35.26%

Biodiversity net gain delivered as part of our plans

515

Area in sqm of four new Class E and F spaces we are proposing

YOUR KEY QUESTIONS AND ANSWERS

During the pre-planning consultation a number of topics were raised and we have responded to them below:

Q: What is the rationale for affordable homes and student accommodation in this location?

A: Our scheme will deliver new affordable housing, plus purpose-built student accommodation. We believe there is demand for this type of housing, and this is supported by the 'Need' document included in the application, and supporting letters from UCL and City, University of London.

Q: How have you settled on your proposed building heights, and approach to design?

A: Our plans have been subject to extensive discussions with the Council's Planning Department, the Design Review Panel, and the GLA, and our proposed building heights are felt to be appropriate. The specific details of our submitted plans can be found in this application's Design & Access Statement, and the Planning Statement.

Q: How will your design protect the privacy of existing local residents living in Viridian Apartments?

A: We have designed a scheme with separation distances that are greater than currently exist with Bookers. Our use of recessed balconies seek to ensure our scheme minimises the impact on our neighbours. Our approach to privacy, overlooking and sunlight can be found in the application's Planning Statement and the Sunlight and Daylight Report.

Q: What is your approach to car parking spaces, and how will you stop students living here having a car?

A: Students will not be permitted to own a car, or be able to secure a permit for the local Controlled Parking Zone. This will stop students bringing cars to this area, and the site's operation, including visitors, will be managed by a 24/7, on-site management team. This includes managing each start and end of the academic year.

Q: How will the public and green spaces you are proposing be managed?

A: The upkeep of the proposed buildings and public spaces is a key element of our plans. A management company will look after their upkeep to ensure the development is one that locals current and future can enjoy. Information on our maintenance regime can be found in the application's landscaping proposals.

Q: If the plans are approved, how will you manage construction and operational deliveries?

A: Details on our construction and operational deliveries, and our experience in managing arrivals and departures at key points in the academic calendar, can be found in the application's Construction Management, and Student Accommodation Management Plan.

NEXT STEPS

Now that our plans have been lodged with Wandsworth Council, they will soon contact you about the Council's own 21-day statutory consultation where they will be asking for the views of local residents, community groups and other stakeholders. Following this, the planning application is likely to be determined by the Council's Planning Applications Committee later this year and, if it is approved, construction work would begin within 6 months of planning permission being secured.

Website: www.BatterseaParkRoad.co.uk Email: BatterseaParkRoad@kandaconsulting.co.uk Call: 020 3900 3676



19th August 2022

Dear Neighbour,

An update on our planning application for 41-59 Battersea Park Road

As you may be aware, following our pre-application consultation in January this year, Watkin Jones Group submitted a planning application in May to the London Borough of Wandsworth for the mixed-use redevelopment of Bookers Wholesale and the former BMW showroom (now demolished) on Battersea Park Road.

During the Council's statutory consultation this summer, a number of local residents expressed queries and concerns about our submitted plans. With this in mind, we wanted to get in touch now to let you know that following your feedback, we are working closely with the Council's Planning Department to review and revise our proposals – with a view to making a range of important amendments to the plans over the coming months.

We are keen to work with local residents on the future of this important site, so once we have identified the principles of these amendments, we will invite you to meet with us to discuss them and share your views with us. We will then consider your feedback and review our plans again before formally submitting the amendments to the Council. Following this, the Council will conduct another statutory consultation where you will be given another opportunity to have your say on our revised proposals.

Therefore, whilst we will be back in touch in the autumn about the revisions we are proposing for our scheme, we wanted to get in touch now to update you on the status of the application.

If you have any questions, please contact the team at BatterseaParkRoad@kandaconsulting.co.uk or by calling 020 3900 3676. You can also visit our website at www.batterseaparkroad.co.uk for more information – the revised plans will be published here too once available.

Yours sincerely,

Michael Stanworth

BatterseaParkRoad



18th November 2022

Dear Neighbour,

Invitation to Watkin Jones Group's Resident Update event about their plans for the regeneration of 41-59 Battersea Park Road

We are writing to invite you to a Resident Update event that we are holding from 4pm until 8pm on Wednesday 30th November at the R.O.S.E. Community Clubroom on Ascalon Street so that we can share with you the important adjustments we have made to our plans for the proposed regeneration of 41-59 Battersea Park Road.

As you may know, following our pre-application consultation earlier this year, Watkin Jones Group submitted a planning application to Wandsworth Council for the mixed-use redevelopment of Bookers Wholesale and the former BMW showroom – which has since been demolished - on Battersea Park Road. However, during the Council's statutory consultation this summer residents raised a number of concerns about our submitted plans.

Our Resident Update event on Wednesday 30th November will therefore set out how our scheme has changed in direct response to these community comments, and members of the project team will be there to talk you through the updated proposals. Feedback forms will be available so that we can collect your comments.

Once we have reviewed community feedback, our aim is to then formally submit these scheme adjustments to our current planning application. This will then trigger the Council to hold it own separate re-consultation where you will be given another opportunity to have your say on the future of this site.

We do hope you are able to attend the event later this month, and the full details of our event are found below:

What: Resident Update event on Watkin Jones Group's plans for 41-59 Battersea Park Road

When: Wednesday 30th November from 4pm until 8pm

Where: R.O.S.E Community Clubroom, 22 Ascalon Street, London SWB 4AN

BatterseaParkRoad



Unable to attend on 30th November?

If you are unable to attend our event but want to get involved, our consultation materials will be available on our consultation website - www.batterseaparkroad.co.uk - from 30th November. Our website also includes an online feedback form, and you can also email your comments to us directly at BatterseaParkRoad@kandaconsulting.co.uk You can also call us directly too, and we are available on 020 3900 3676.

We look forward to meeting you at our event on 30th November.

Yours faithfully,

The Battersea Park Road Team

 **batterseaparkroad**

Appendix IV – Delivery Area of Invitation Letter



Battersea Park Road

Welcome

Thank you for attending today's Resident Update event regarding Watkin Jones Group's plans for the regeneration of 41-59 Battersea Park Road - in the heart of Nine Elms.

Following Watkin Jones Group's pre-application consultation in January & February this year, a planning application was submitted to the Council in April 2022 for the mixed-use redevelopment of Bookers Wholesale & the former BMW showroom on Battersea Park Road.

During the Council's statutory consultation this summer a number of local residents expressed queries & concerns about elements of our submitted plans.

Further to writing to residents in August this year, today's event sets out the important amendments we have made to our plans in response to comments. Key members of the project team are here to discuss the changes with you and feedback forms are also available so that you can provide your views to our team on our updated proposals.

Join the Conversation

We recognise that this is an important site for Nine Elms, & passing on your views is easy.

You can:

- Fill out a feedback form available here today, & send it back to us using the freepost envelopes
- Visit www.BatterseaParkRoad.co.uk to fill out & submit your comments using the online feedback form
- Email your views to us directly at Michael.Stanworth@kandsConsulting.co.uk
- You can also call us directly on 0203 900 3676 or 07902 122 829

Following today's event, we will review all feedback & then work towards submitting formal scheme amendments to the Council.

The Council's Planning Department will then conduct its statutory consultation where you will be given another opportunity to have your say on the proposals.



View of the existing Booker Warehouse from Battersea Park Road

WATKIN JONES

Glenn Howells Architects

MONTAGU EVANS

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WEEKS

APPROX

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Battersea Park Road

Scheme Adjustments - Overview

During the Council's statutory consultation this summer, community comments centred around:

Height & Orientation of Plot 1, & Privacy & Overlooking onto Viridian Apartments

The building has been rotated away from Sleaford Street, & its height reduced.

Our Approach to Sleaford Street

A softer, greener edge is introduced with a community hub & activity in the open space. Discussions with New Covent Garden market are currently in place to reduce the construction traffic load off Sleaford Street.

Landscaping & Greening Plans

A greener glade is proposed with integrated play spaces for children

Our Affordable Housing Provision

Our plans have been revised to allow for a higher percentage of Social Housing compared to intermediate housing.

Student Accommodation

Student accommodation at this location has support both from specific universities, as well as an independent assessment of need. The proposed amenities for students have been designed with this in mind.

Our approach to each of these topics is set out in today's event, alongside the new scheme masterplan which is set out here. This includes a key for the seven new sketch images that show our updated proposals from a range of key locations.



WATKIN JONES

Glenn Howells Architects

MORTAGG EVANS

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W&A

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Battersea Park Road

Scheme Adjustments - Plot 1

Our original plans included a building running parallel to Viridian Apartments. However, local residents expressed concern about this building's location, orientation & height.

As a direct result of community comments, our adjustments include:

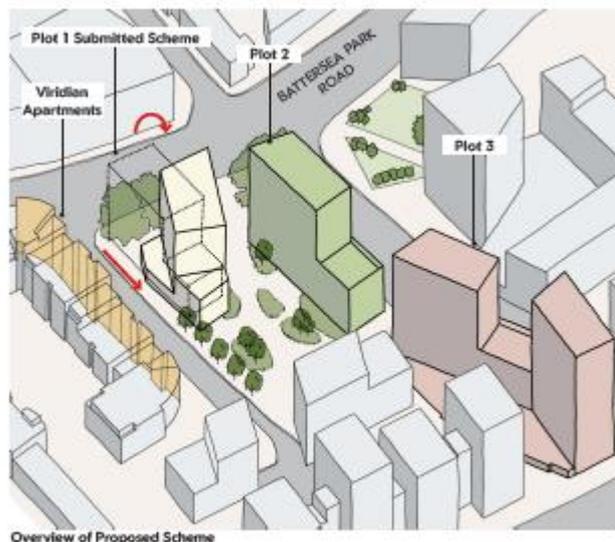
- Retaining the TPO trees along Battersea Park Road, & reducing the footprint of the building
- Moving the building so it is further away from existing homes at Viridian Apartments
- Rotating the building away from Viridian Apartments so it no longer runs parallel to it
- Reducing the height from 14 to 12 storeys

These adjustments will help protect the privacy of residents living at Viridian Apartments, & minimises any risk of overlooking.

They also increase the separation distances between windows & improve the daylight/

sunlight into the flats. This is the case when compared to both the previous consented scheme for this site, & Watkin Jones Group's original proposals.

The building continues to accommodate affordable homes only, offering a mix of social rent & intermediate rent, with commercial & community uses on the ground floor.



Battersea Park Road

Scheme Adjustments - Landscaping

A Distinctive Identity

Creating a distinctive identity for the area whilst connecting with the existing & emerging context.

The Glade will be a gateway & a meeting point activated by the ground floor internal & external uses.

A Place for People & Nature

Spaces for people to meet & dwell, sheltered from the busy surroundings. Playful & engaging spaces facilitate encounters, both human & non-human.

A Purposeful Landscape

Develop a purposeful landscape that echoes the history of the site & engenders a sense of community & connection with nature.



① View from the Glade looking towards Plot 1 & Battersea Park Road

Battersea Park Road

Scheme Adjustments - Sleaford Street

We recognise the important relationship our scheme has with Sleaford Street, & our approach has three key principles:

Greener Edge

The TPO trees at the corner of Sleaford Street & Battersea Park Road will now be retained, & new trees will be planted along Sleaford Street, creating a softer & greener edge.

Community Activity

The southern corner of Plot 1 will introduce a new Community Hub which will host various activities bringing people together.

Greener, More Playful Open Space

We propose a greener, more open space - a "Glade" which residents in Viridian Apartments can see straight into. The space will be activated by the proposed community hub & the integrated play spaces that will cater to the children living in the area.



Integrated Play Space



② View Up Sleaford Street Looking Towards the Proposed Scheme to the Right

Battersea Park Road

Scheme Adjustments - Affordable Housing

Watkin Jones Group recognise that our scheme should deliver a range of new housing in a mixture of types & tenures so that it meets the needs of the local community.

At almost 40% affordable housing provision, both our initial & updated proposals are in line with Wandsworth Council's & the Mayor of London's Affordable Housing policies.

A key change is that alongside the student housing & affordable student housing, we have reviewed & adjusted our affordable housing offer.

Our initial plans sought to deliver affordable housing through a mix of homes available at

the Mayor of London's 'London Affordable Rent' levels, alongside Shared Ownership homes.

Following discussions with Wandsworth Council, we have allocated more homes for Social Rent, which makes rented housing even more affordable to local people.

We have increased the percentage of Social Rented homes in the conventional housing element to over 50% alongside 'London Living Rent' homes.

All affordable housing will be delivered in Plot 1, which itself has been adjusted in response to community comments.



③ View from Battersea Park Road Towards the Glade & Plot 1

Battersea Park Road

Scheme Benefits



④ View from Viridian Apartments Looking Towards the Glade

200
Approx. number of residents housed in new affordable homes

up to 314
Construction and operational jobs created

4,500 sqm
Approx. Area of new public realm proposed in this application

Over 50
New trees planted, up from just 6 on site at the moment

470 sqm
Approx. Area play space for children ages 0 - 17

500 sqm
Approx. Area of four new Class E and F spaces



⑤ View Down Steaford Street from Battersea Park Road Corner Looking towards Plot 1

WATKIN JONES

Glenn Howells Architects

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Battersea Park Road

Thank You & Next Steps



6 Arrival to the Site from Nine Elms looking towards Plot 1

Thank you for attending today's event about the important changes Watkin Jones Group is proposing to make to their plans for the mixed-use regeneration of the Bookers Wholesale & the former BMW showroom at 41-59 Battersea Park Road.

We now want to know what you think, & sharing your views with us is easy.

You can speak to a member of the project team present here today, or fill in a feedback form which you can either leave with us today, or post it back to us using a Freepost envelope.

You can also view the information set out here today at our consultation website, found at www.BatterseaParkRoad.co.uk & use the website's online feedback form to pass your views to us.

Next Steps

Once our deadline for community comments of 14th December, 2022 has passed, we will review & consider all responses.

We will then submit a series of amendments to our planning application to the Council.

When we have done this, the Council themselves will conduct a statutory consultation where you will be notified & given another opportunity to have your say.

This means that you can pass your views to Watkin Jones Group now ahead of a formal resubmission of amended proposals, & to the Council later this year when the amendments have been formally submitted.

WATKIN JONES

Glenn Howells Architects

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Appendix VI – Collated transcribed community comments from November 2023 resident event

Chair of the Viridian Apartments Residents Management Board who gave the following feedback:

“Great to see greenery retained in new plans and a reduction in the height of building one. More family homes is also a plus.

But the lack of any changes re student accommodation is extremely disappointing. This is not required locally or appropriate for this area. There are no local unis and other accommodation in Vauxhall and Battersea. Building two also needs to be reduced in height and the planning documents need to be less disingenuous in claims about light (e.g. referenced to screens on viridian balconies which are made of glass and therefore see-through).

Residents are concerns re increased and unsustainable traffic on Sleaford Street and you don't have permission from New Covent Garden yet (and addressed will presumably lead deliveries to Sleaford Street) and also about increased risk to flooding on Battersea Park Road.

Walking around this area you will see nothing on this side of the road above nine storeys. The height should still be reduced to reflect existing housing.

This is now a prime zone 1 location – why give it to students who don't pay council tax and who need the freedom to return home at 3am and have outdoor space that won't disturb existing residents?

This area lacks a pharmacy – maybe add one into plans? If you wouldn't want to live next door to 750 students, please don't subject us to this.”

The other three pieces of feedback wrote:

“I am writing to strongly object to the development proposals at the above site.

The proposals are far too dense for such a small site.

The proposed height of the buildings is totally outrageous and would cause overshadowing, overlooking and a loss of light and privacy for the residents of Viridian and of those on Thessaly Road.

The road access on Sleaford Street is not adequate for such a large site. There is barely enough space for current deliveries, drop offs and access to Viridian parking. Any increase in traffic would be completely unmanageable and obstructive to residents trying to access their underground parking.

The adverts effects on road safety are also extremely worrying.

The noise impact on the closest neighbours would be completely horrendous both during construction and the proposed use. 750 students and the accompanying noise and disturbance would be

unbearable and completely out of character for a residential area particularly for the elderly and vulnerable.

Please confirm receipt of my e-mail."

"I note you have failed to take into consideration enough some of the concerns from the Viridian. Particularly the tiny access road Sleaford street to serve 750 students and block access to the Viridian's parking garage entrance. A loading bay on the Covent Garden market side is being considered but not confirmed. How is traffic proposed to be managed going into the Viridian, the market, and the affordable homes for Battersea as well as the power station construction across the way. There is not enough consideration for the traffic impact to local residents here in your renewed consultation. Where will the 750 students access the building? Where will their taxis stop? Where will their parents drop them with their belongings?

You have reduced the height closest to Viridian by two stories. This is not sufficient as it still will impact the Viridian by overlooking.

Finally, the green space suggests retaining trees. There needs to be more green space given the addition of another 750 people.

I don't support the plans and am concerned about the negative impact to Viridian and my home. I also have signed to your mailing list and raised concerns on your first consultation and have received no response or communication from you. In fact the reflection to the Viridian Board is that you only received a handful of comments when most of Viridian are very concerned about this. You have not engaged the local residents at Viridian beyond dumping some leaflets in our lobby. Thanks."

"I don't agree with the updated proposal for the bookers site, the purpose of the project is for a very large student resident, which does not add to the improvement of the area. The building continues to be extremely high, blocking light to neighbours, not being aligned with the aesthetics of the current skyline of the area.

Additional the amount of people which will come due to this building, surpasses the capacity of the roads, access, parking and everything that it's supposed to improve rather than create issue from the beginning, specially for Sleaford street if that is used as access to the building.

If I have to list the issues, they are the same as before when the first planning permission was presented

Size of building is huge for a small area very invasive to everyone – the building mass is too dense for such a small land area. The height is totally outrageous for this side of the road. The density and layout of the buildings is detrimental to the area.

Inappropriate height of the building The proposed height will lead to loss of light and overshadowing of Viridian, and light is a right we all as citizens have and this proposal conflicts with this. The height is totally unreasonable and out of character with the other buildings adjacent
Loss of privacy for Viridian residents: Not only will Viridian be overlooked but there will also be a loss of privacy
Visual aspects of this development and risk enhancing: High rise developments such as this are not visually appealing, in fact people tend to avoid this kind of construction and even more if they are built within small/restricted sites which results in overshadowing and overlooking surroundings, increasing fire safety as number of people in the area will significantly increase in case of evacuation, with very limited access to routes, nobody wants a Grenfell situation again
Added Visual negative on this project : the Design is very poor, and compromises this side of Battersea park road
The noise generation by 750 students to the rest of the community: Once operational having 750 students (PBSA) who have totally different hours to working people or elderly/vulnerable/sick people. P The noise impact on the residents of Viridian next door will be totally unmanageable and make quality of life for local residents total hell. Noise and disturbance concerns from construction and use are entirely legitimate, and will have a seriously adverse impact on quality of life.

Students tend to be careless about their living surroundings: Noise, partying, focused on other things vs building a lasting community in Battersea due to their stage of life, totally valid but not in alignment with the residents of the area
Local Infrastructure available: This excessive number of people will dramatically have an impact on local infrastructure , will totally outstrip local resources of GP surgeries, schools, garbage collection etc. The intensive development of this road as part of the Nine Elms regeneration has put all local resources under severe strain already, if this project alone brings 750 students plus people to operate a building this large and additional people visiting them to study, party etc, it will just be unmanageable
The increased traffic generation (such as food deliveries, deliveries in general) will make life absolute hell for local residents, particularly of those most close at Viridian. This is turn will lead to increased air and noise pollution.

The road access, off a major road, is simply not adequate for such an intensive development situated right on the roadside
The proposal to literally take over a small, narrow public road, Sleaford Street, and turn it into private parking facilities for the site is totally outrageous. What about the rights of Viridian residents to use this street apart from others?

Although there is the claim to manage traffic generation during term starts/ends, this is totally unmanageable and raises serious concerns about Highway Safety
There is inadequate space for parking/loading/turning – how do you expect people, and the sheer number of people, to do this at intense term time starts/ends when there will be large items needing to be unloaded/loaded – Sleaford Street will be taken over and obstruct the residents and users trying to access their garage entrance.

Green spaces totally overlooked, no proposal to have this as there is no space so sacrificing this to get more people in, There is little or no provision of green spaces or natural environment enhancement or contribution. The landscaping provision is extremely poor in terms of green spaces."

Battersea Park Road

27th February 2024

Dear Neighbour,

An update on amendments to the planning application for 41-59 Battersea Park Road

We are writing to inform you that Watkin Jones Group will shortly be submitting amendments to their planning application for 41-59 Battersea Park Road.

As you may be aware, a planning application was submitted to Wandsworth Council in April 2022 for a mixed-use redevelopment of Bookers Wholesale & the former BMW showroom on Battersea Park Road. Following feedback from the Council's statutory consultation, Watkin Jones Group have made amendments to the scheme, responding to queries and concerns about elements of the submitted plans. These revisions include:

- A reduction in height and re-orientation of the elements of the development closest to Viridian Apartments, minimising risks of overlooking.
- The retention of trees and greenery along Battersea Park Road and on the corner of Sleaford Street and Battersea Park Road, reducing the footprint of the development.
- A higher percentage of Social Housing compared to intermediate housing.
- A new community hub
- Improvements to the proposed amenities for student accommodation

Watkin Jones Group and the 41-59 Battersea Park Road project team believe that the redevelopment of the site on Battersea Park Road and Sleaford Street into a vibrant mixed-use development creating new jobs, public spaces & routes, and new homes, represents the next step in the regeneration of the area. Overall, the plans will see:

- New affordable housing for over 150 residents.
- The creation of over 300 new jobs on site.
- Over 70 new trees planted, up from just 6 on site at the moment.
- c.4,400sqm of new public realm.
- c.475sqm of new commercial, business and service space.
- c.350sqm of play space for children aged 0-17.

For more information on the proposals and the history of the site you can visit our website at www.batterseaparkroad.co.uk – the amendments to the planning application will be published here too once the application is validated by Wandsworth Council. We will be touch again to notify you of this.

Should you have any questions, please do contact the team at BatterseaParkRoad@kandaconsulting.co.uk or by calling 020 3900 3676.

Kind Regards,

Ben Wrighton, Head of Planning, Watkin Jones Group

Appendix VIII – 2024 resident letter distribution area (626 addresses)



