

Special BrightSide supplement for Battersea

Spring 2010

Nine Elms

FUTURE



Building a new community

US Embassy winning design

Bringing the Tube to Battersea



www.wandsworth.gov.uk/nineelms

David Spittles argues Nine Elms will be a model for new urban living

Dominated by the brooding bulk of derelict Battersea power station, it is hard to imagine the sparkling new riverside district that Nine Elms will become within a decade or so.

Redevelopment proposals have come and gone, but with a fresh masterplan in place, 2010 marks the start of the change that finally will transform this run-down industrial quarter.

It will be a place to live, work and play, with

thousands of new homes of all types, jobs for local residents, better amenities, schools, health centres and improved transport.

St George Wharf at the Vauxhall end - and Chelsea Bridge Wharf at the Battersea end - have kickstarted regeneration.

The US government's decision to quit its Mayfair base and build a new embassy at Nine Elms is a huge fillip, as it will bring a prestigious

'white collar' presence to the area after more than a century of industrial uses. The embassy will be an architectural showpiece, too.

Wandsworth Council wants Nine Elms to be a vibrant area rather than a sterile commercial zone, and this strategy is shaping the private sector's development ideas.

Treasury Holdings, owners of the power station, are proposing a riverbank community providing 'the normal stuff people do at weekends - culture, entertainment and shopping'. Alongside new homes and a 'green' office quarter will be shops, hotels, bars, restaurants and leisure outlets.

Also proposed is a new spur of the Northern line, from Kennington, which will link the power station site to the Underground network.

At the moment, there is no Tube line running through Battersea (the river gets horribly in the way).

The much-needed Northern line link would help unite Battersea's hinterland and the swish riverside apartment complexes built in recent years. A riverside promenade will be opened and there may even be a new pedestrian bridge

across the Thames, creating quick access to Chelsea.

New Covent Garden Market, which moved to its 57-acre compound in 1974, will bolster its historic role as 'London's larder' under plans to redevelop the site. With about 240 small traders, it will be re-branded as The Garden and opened to the public in a bid to rival Borough Market. The project will be funded by building flats on land occupied by the flower market.

Tideway Wharf, an industrial estate next to Battersea power station, is another big waterfront residential scheme in the pipeline, while decommissioning of old gasholders will free up land for more appropriate development.

All these projects will help to improve the lives of people living around Nine Elms, which takes its name from a line of trees that once bordered the river. In Georgian times, the area was mainly a swamp.

The Victorians turned it into an industrial corridor, which endured into the late 20th century. In the years ahead the expectation is that Nine Elms will be a model for new urban living.

A real community

The new Nine Elms is going to be an exciting place to live, work and visit.

The benefits will stretch far beyond the immediate area and include most of Battersea and surrounding districts.

The scale of potential development in this largely industrial area is eye-watering. The Mayor of London's planning framework envisages up to 16,000 new homes and 25,000 new jobs. The council is determined that these far-reaching changes should work to the advantage of local people.

For people living in the Nine Elms area already, the environment will be 'softened' significantly with more green spaces and easier access to the new riverside walks. Residents in the surrounding neighbourhoods will also enjoy the emergence of a smart new district on their doorstep with new shops, restaurants and leisure activities.



Everyone in this part of Battersea will be interested in the rich variety of new employment opportunities that will be created. The many small enterprises which drive the borough's economy will be keen to do business in the new Nine Elms. With a growing commercial sector there will be a demand for local suppliers and services.

As with any successful community there will be new schools, health facilities and, most importantly, good local transport. Apart from the new Tube line, better buses and planned improvements to Vauxhall, Battersea Park and Queenstown Road stations, the whole area will be made easier to get round - on foot or by bicycle.



Vibrant new quarters

The new Nine Elms will have its own distinctive character with a different development focus in each of the main parts of the area.

The new US Embassy could prove the catalyst for a new international quarter offering an attractive location for overseas governments or major corporations to site their flagship buildings.

The landmark Battersea Power Station site is set to become a thriving hub with commercial, retail, cultural and leisure uses alongside new housing and served by a new Northern Line station.

Located on the south side of the railway line, Covent Garden Market's new 'Garden' development will provide a setting for food and catering businesses with new piazzas and cafés for locals to enjoy as well as a rebuilt wholesale market.

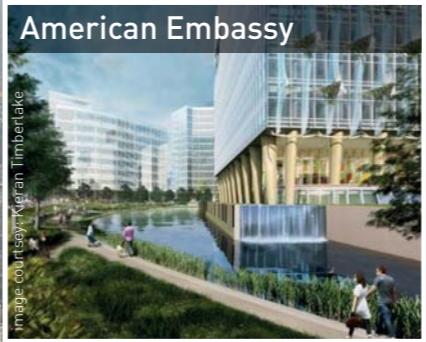
Running through the whole area - from Vauxhall to Battersea Park - will be a tree-lined 'green way' creating places for residents and office workers to walk and linger.



image courtesy: Kieran Timberlake



Nine Elms



Riverside walk

Residential and commercial quarter focused around the Power Station

Riverside walk

Residential and commercial uses with riverside access

Residential and mixed use developments

New Underground Station

New Market development and potential food hub

New Underground Station

Battersea Park Station

Queenstown Road Station

These pages give an overview of the Nine Elms area and indicate where some of the key developments are likely to take place.

A new linear park is planned that would run through the area from Vauxhall to Battersea Park



Nine Elms

It's happening now...

Obama's new London HQ

The big news recently has been the announcement of the winning design for the new US Embassy.

Philadelphia-based architects KieranTimberlake will now press ahead with the challenging task of creating a high quality building that is sure to become a new London landmark. Local people will have their say in the summer as more details of the proposed scheme emerge.

The building's cube-like shape has already become a talking point.

Council leader Edward Lister says: "It's a bold approach which shows just how confident the Americans are about the future of the borough and this part of London."

The Embassy site covers just over five acres on the south side of Nine Elms Lane. Once built it will employ 800 people



image courtesy: Kieran Timberlake

and offer jobs for local people. Further new development is planned for a number of adjoining sites in the area controlled by the Ballymore Group.

Find out more on the embassy plans at www.newusembassy-london.co.uk

Powering ahead

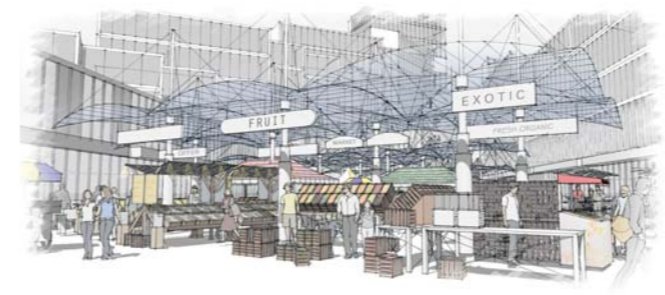
Many local residents took the opportunity last December to view the latest proposals for the power station site.

It was the third local exhibition arranged by owners Treasury Holdings since summer 2008. The plans will be considered by the council's planning applications committee later this year following further local consultation.

Under Treasury's plans the power station itself would be opened up to the public for the first time. The £5.5bn project would see 3,700 homes built alongside offices, shops and restaurants on the 40-acre site together with new public spaces and a riverside park.

The Commission for Architecture and the Built Environment (Cabe) last month praised the 'intelligent and well-resolved' design. If the scheme wins approval Treasury say they expect to start work in 2012.

Find out more at www.battersea-powerstation.com



Market goes on show

New Covent Garden Market employs more than 2,500 people and supplies fruit, vegetables, flowers, and catering services to restaurants, hotels and other premises throughout the capital.

The Market Authority's latest plans went on display at the end of February. These include proposals for a new food centre and relocated flower market on the Wandsworth Road side of the site. The new 'Garden' will aim to attract local food-related businesses in a public-facing setting with restaurants and retail outlets for fresh market produce.

The existing flower market site by Nine Elms Lane will be redeveloped to provide new homes, shops and open spaces.

A planning application is expected before the summer. You can find out more at www.newcoventgarden.com



Four star quality

The opening earlier this month of the new 4-star Pestana Hotel on the Chelsea Bridge Wharf development facing Battersea Park is the latest sign of growing market confidence in the area.

The hotel offers 216 spacious rooms, international cuisine and a variety of business facilities including meeting rooms that can cater for anything from 10 to 500 delegates. Visit www.pestana.com

Riverside homes

A major residential planning application is expected shortly for the Tideway Wharf site which sits between Nine Elms Lane and the river.

St James Homes who recently completed the Kingsway Square development in Battersea Park Road are drawing up plans for 800 new homes and a 125-bed hotel.

Public consultation will take place in the summer.

Open for business

The council's economic development office will be working to ensure that local people have the skills needed to compete for jobs at the new Nine Elms. The team will also target existing businesses throughout the borough so that they can access new contract opportunities created by the area's regeneration.

For advice and information on services provided by the Economic Development Office, call 020 8871 6202 or visit www.wandsworth.gov.uk/business

Bringing the Tube to Battersea

A Northern Line extension linking Kennington with new stations at Battersea Power Station and Nine Elms (Wandsworth Road) would transform the area .

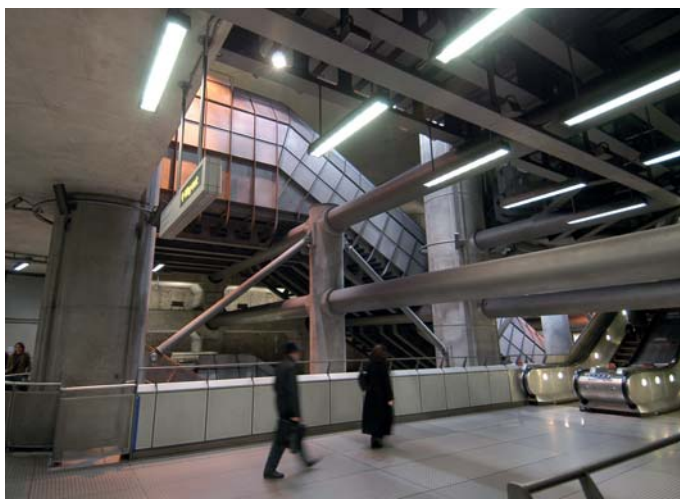


This major infrastructure development would provide improved connections for an estimated 15,000 existing households and underpin the success of the new communities set to spring up throughout Nine Elms.

Tackling the transport challenge has been the top priority for both the council and the Mayor of London. With the new links in place Nine Elms would be just 11 minutes by Tube to the West End and the City.

Work carried out by London Underground shows that the new line is technically and financially feasible. A funding package is now being prepared that would include contributions from developers.

The Mayor has already agreed to exempt Nine Elms developers from the Crossrail levy. Other improvements will tackle existing rail and bus services in the area. The council has promised full local consultation on all aspects of the new transport proposals.



The London planning context

Residents and businesses in the central Nine Elms area will have received the Mayor's consultation document on the Vauxhall Nine Elms Battersea (VNEB) Opportunity Area Planning Framework.

The consultation has been extended to run until March 29, 2010. Once the responses have been analysed and considered an updated version will be published.

You can view the document at www.london.gov.uk/mayor/planning/oapf-nine-elms/index.jsp

Schools, surgeries and affordable homes

As a living, working community Nine Elms will need a host of facilities including schools, health centres and childcare services.

A mix of new housing for people to rent and buy at affordable prices is also crucial. The council's home ownership team will ensure all new first time buyers homes are allocated to borough residents.

For details of existing opportunities in all parts of Wandsworth visit www.wandsworth.gov.uk/homeownership

Keep up to date

This is the first issue of Nine Elms Future. It is being distributed with the council's Brightside magazine throughout Battersea.

You can keep in touch with new proposals and consultations at www.wandsworth.gov.uk/nineelms