



WE MADE THAT

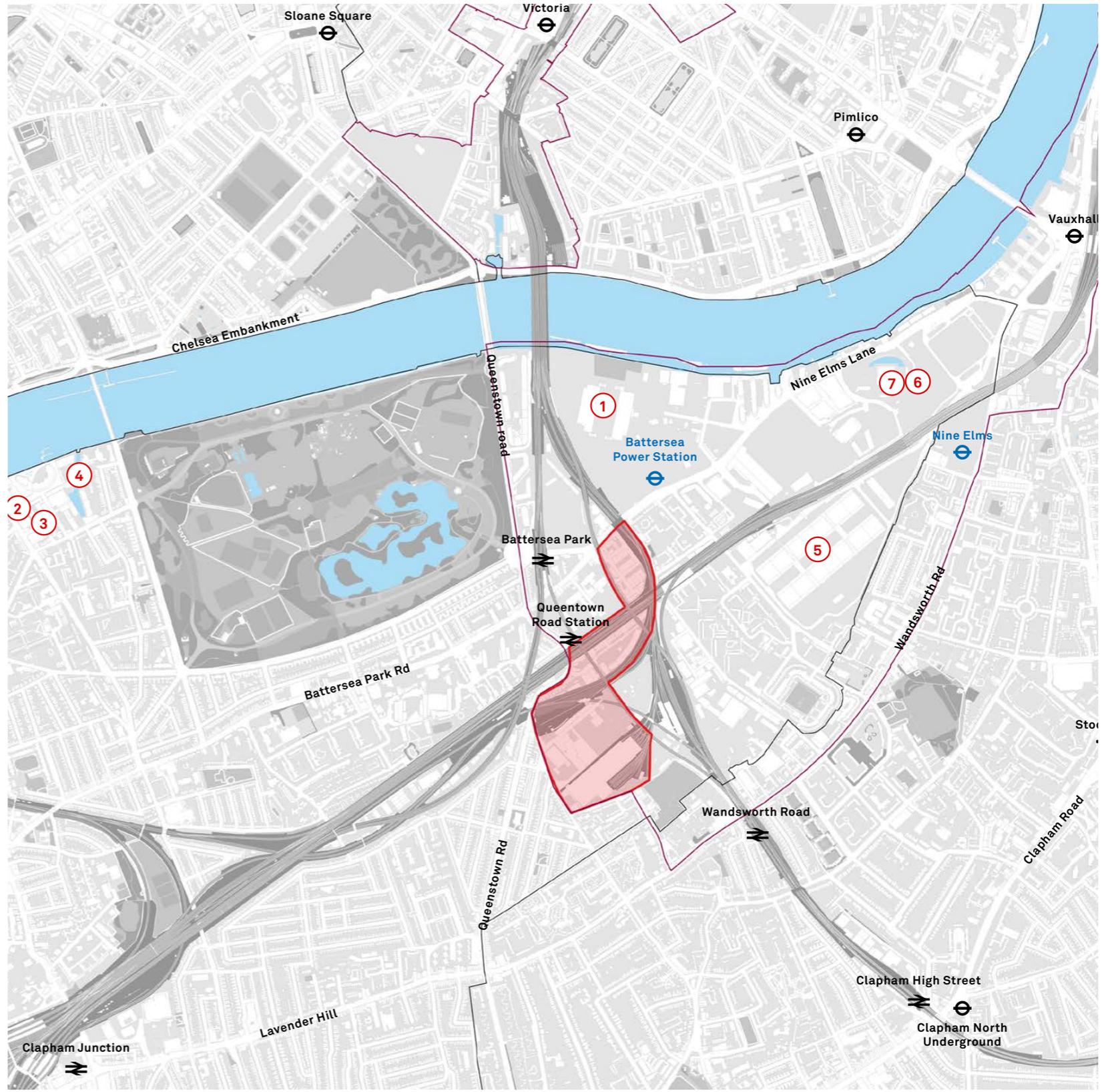


urban
movement
RESEARCH | PLANNING | STRATEGY | DESIGN

GRAHAM HARRINGTON
PLANNING ADVICE

Stockdale

Location



KEY

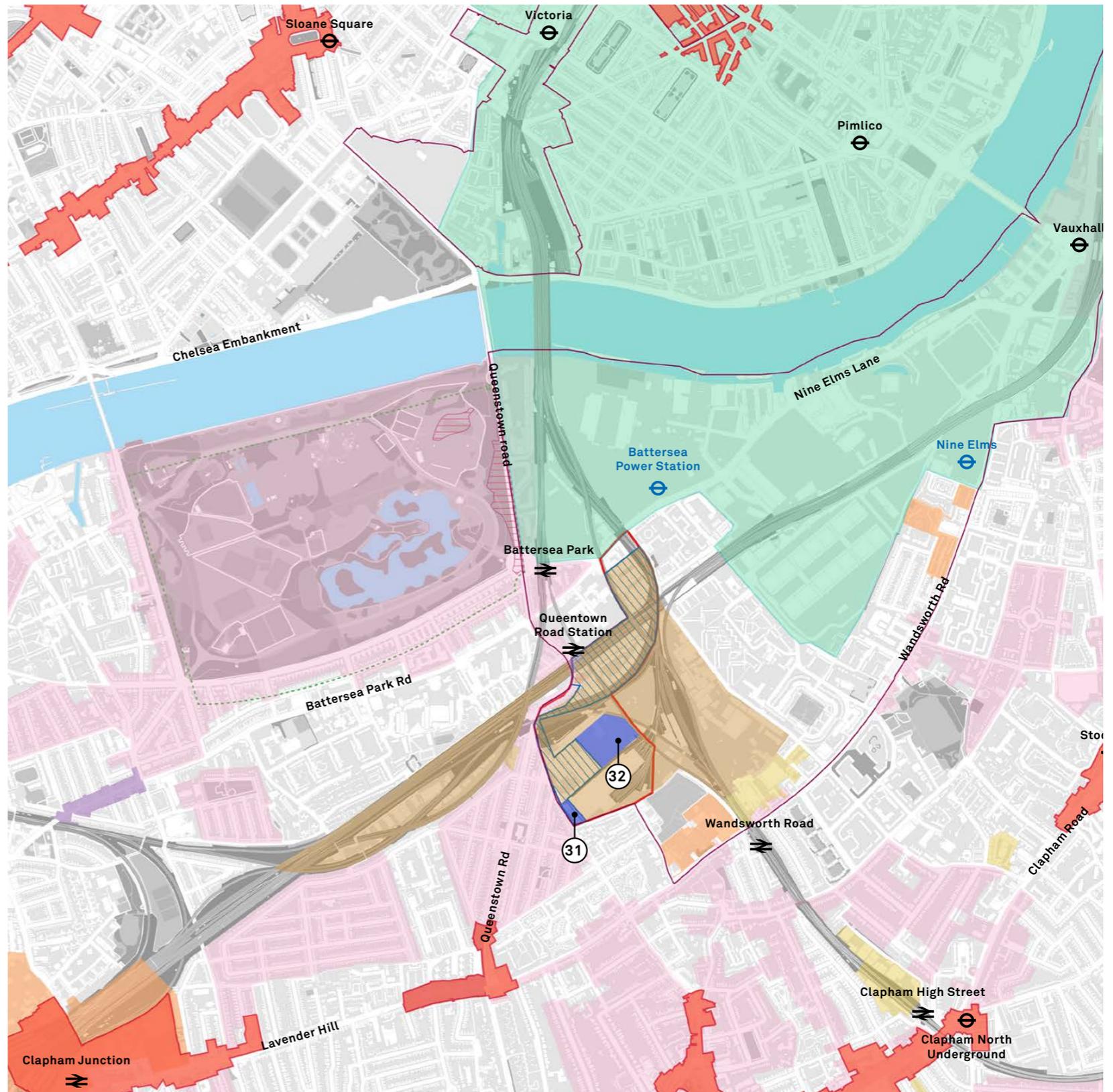
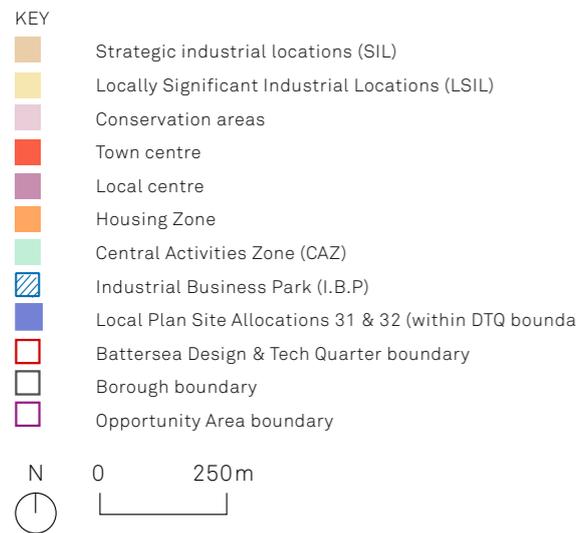
- 1. Apple UK headquarters
- 2. Royal College of Art, Battersea campus
- 3. Innovation RCA
- 4. Foster & Partners
- 5. New Covent Garden Market
- 6. Penguin Random House UK
- 7. U.S. Embassy

-  Battersea Design & Tech Quarter boundary
-  Borough boundary
-  Opportunity Area boundary

N 0 250m



Policy Context



Stakeholder Workshop Nov 2019

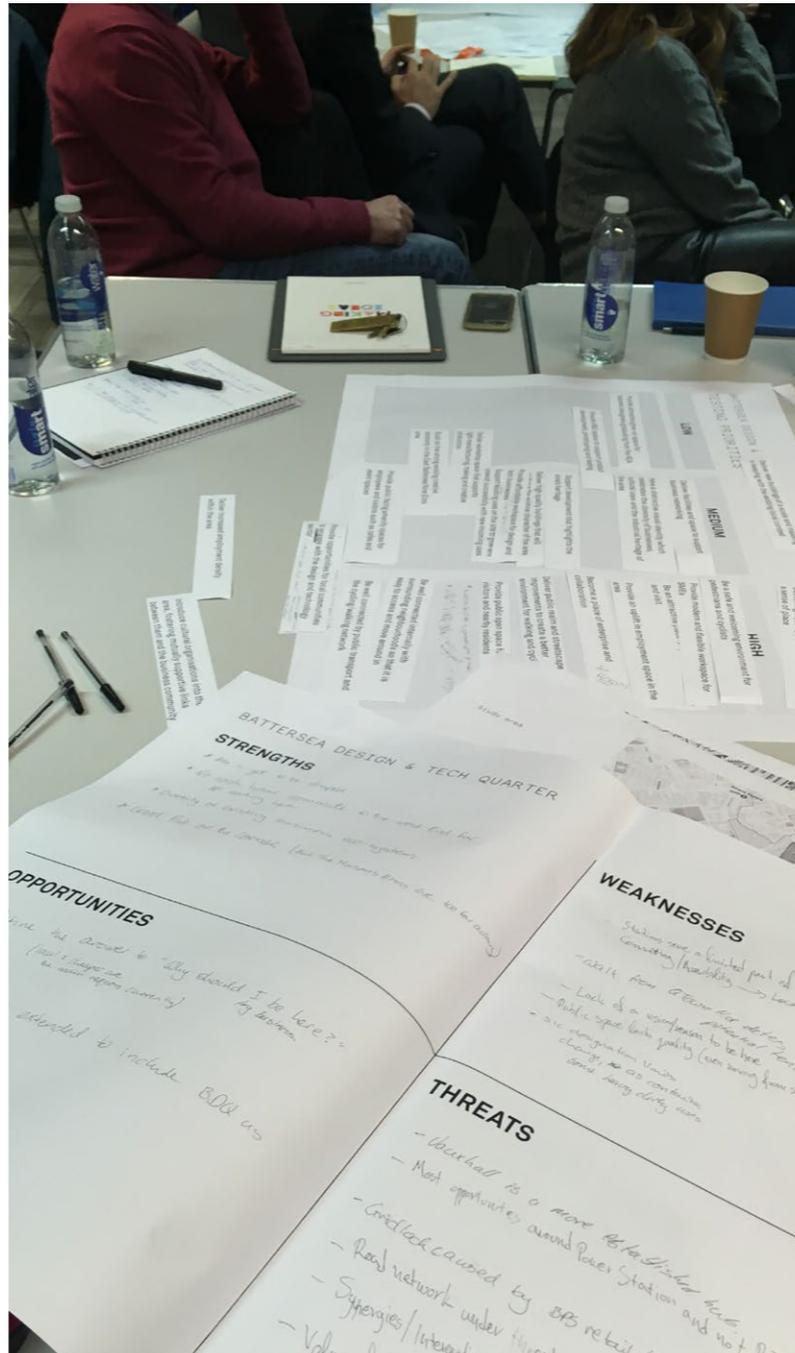
The Battersea Design & Tech Quarter should...

Be an attractive place for people to work in and visit

Be well connected by public transport and the cycling/walking network

Provide affordable workspace for design and tech businesses

Deliver workshop space that supports light manufacturing and making



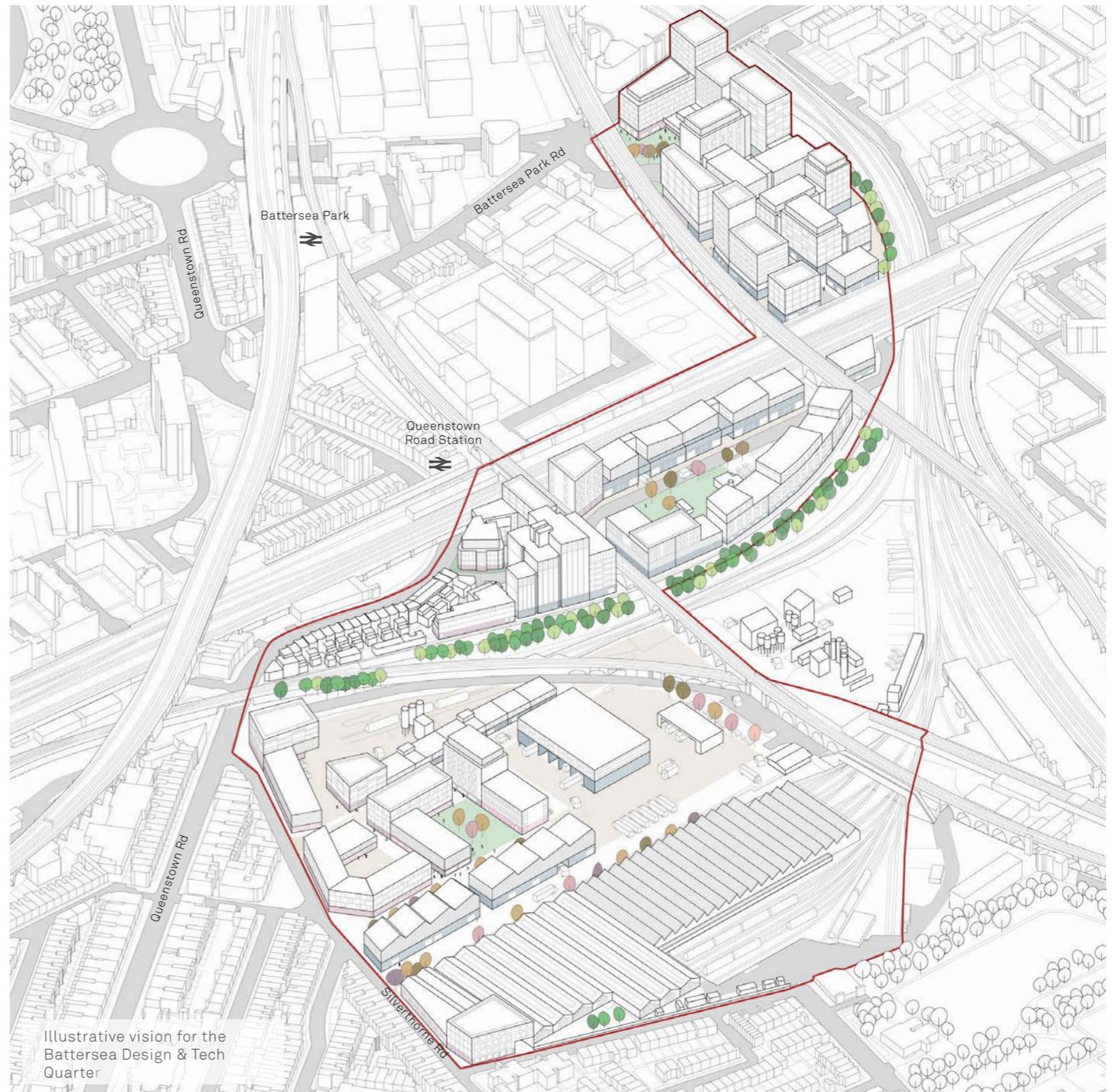
Statement of Intent

The Battersea Design and Tech Quarter will be a place for designing, producing and scaling.

It will be focused upon product, prototyping and innovation; a genuine locus for knowledge exchange, built upon collaboration and co-creation between businesses, institutions and the Royal College of Art.

It will provide a range of spaces which enable companies to scale and stay locally to achieve their ambitions.

It will offer high-value local employment and champion innovation with inclusivity, fostering active community links between businesses and residents of neighbouring areas.



The Design & Tech Quarter will be:

A product test-bed and prototyping platform

Where ideas can be developed, scaled and commercialised, helping to brand Battersea as London's destination for product design and innovation

A design community

A network of individuals and companies coming together to benefit from the proximity and the sharing of ideas, through actors like the RCA or Apple

Supporting mission-oriented innovation

Innovation with an environmental purpose, catalysing new ideas for the green tech, circular economy and climate resilience sectors

A space to spur inclusive economic development

Designing advancements and innovation into local economic prosperity and social development through connections to communities located in the wider Battersea and Nine Elms area. A space acting as more than a tech test bed: a social test-bed balancing tech innovation with human needs innovation

A place for open collaboration and co-creation

Supporting value creation as a collective and engaging process between local residents, universities, businesses and institutions

An attractive and liveable place with high quality public realm and green space

A quarter which champions human interaction, energy efficiency, sustainable transport and pedestrian and cycle friendly streets, making LB Wandsworth a more attractive place to live and work in.

Inspiration



Station F, Paris



Investment in social and economic change:
Bethnal Green Ventures



Product focussed:
Building Bloqs, Enfield



Knowledge Exchange:
Innovate RCA



Use existing buildings:
Collingwood Arts District



Focal point for public sector investment and activity:
Growth Hub, 22@ Barcelona

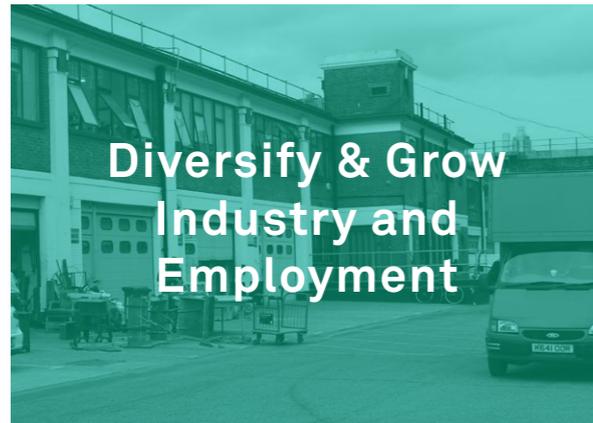


Accessible Amenity:
Darwin Ecosystem, Bordeaux

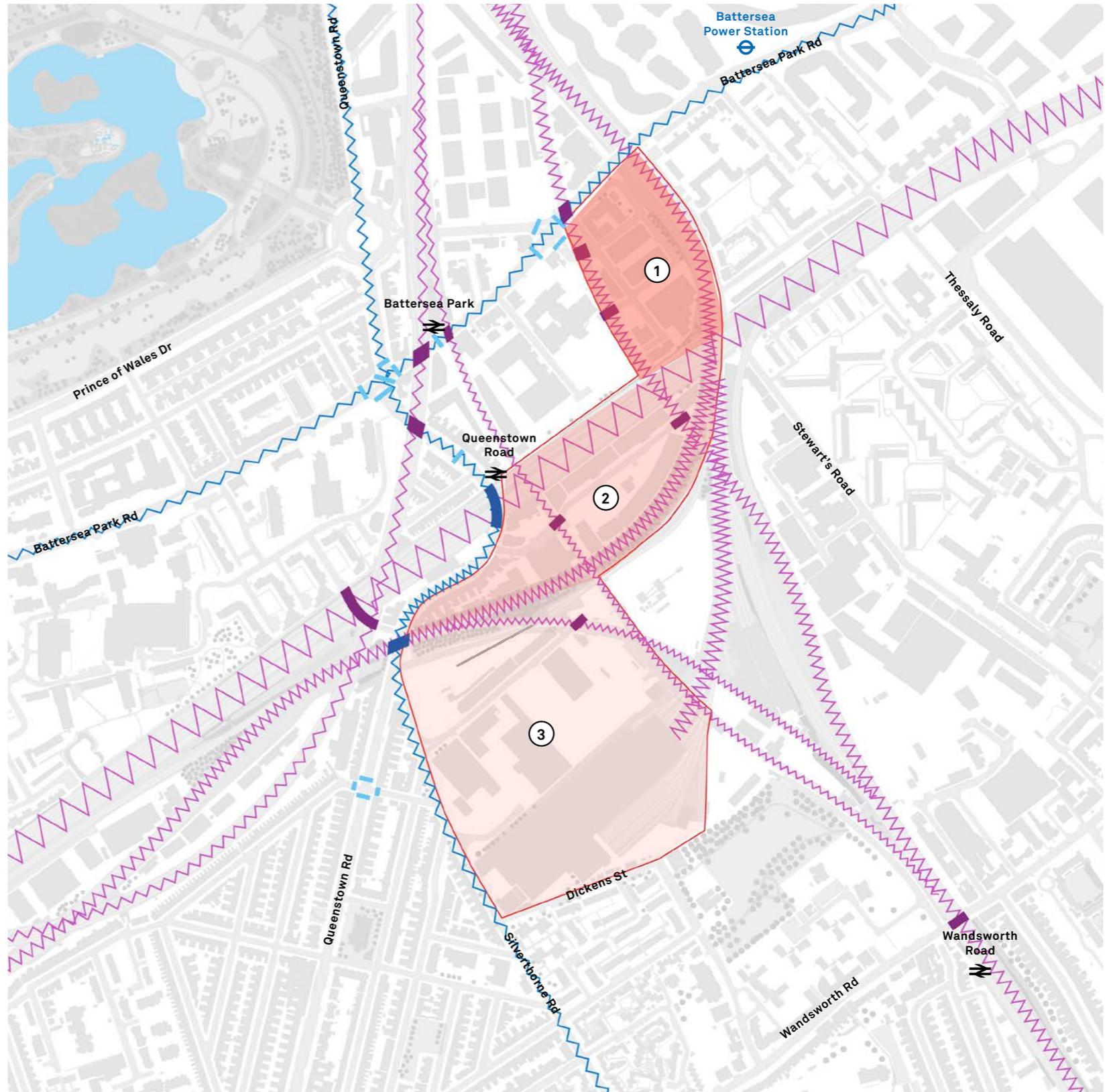


Rapid scaling and acceleration:
Plexal, QEOP

Guiding Principles



Current connections & severance



KEY

Sub-areas

- 1. Havelock Terrace
- 2. Ingate place
- 3. Battersea studios

Thresholds and severances

- Severance caused by roads
- Severance caused by rails
- Formal crossings
- Threshold crossing of severance
- Threshold crossing with level difference
- Battersea Design & Tech Quarter boundary



Potential new connections

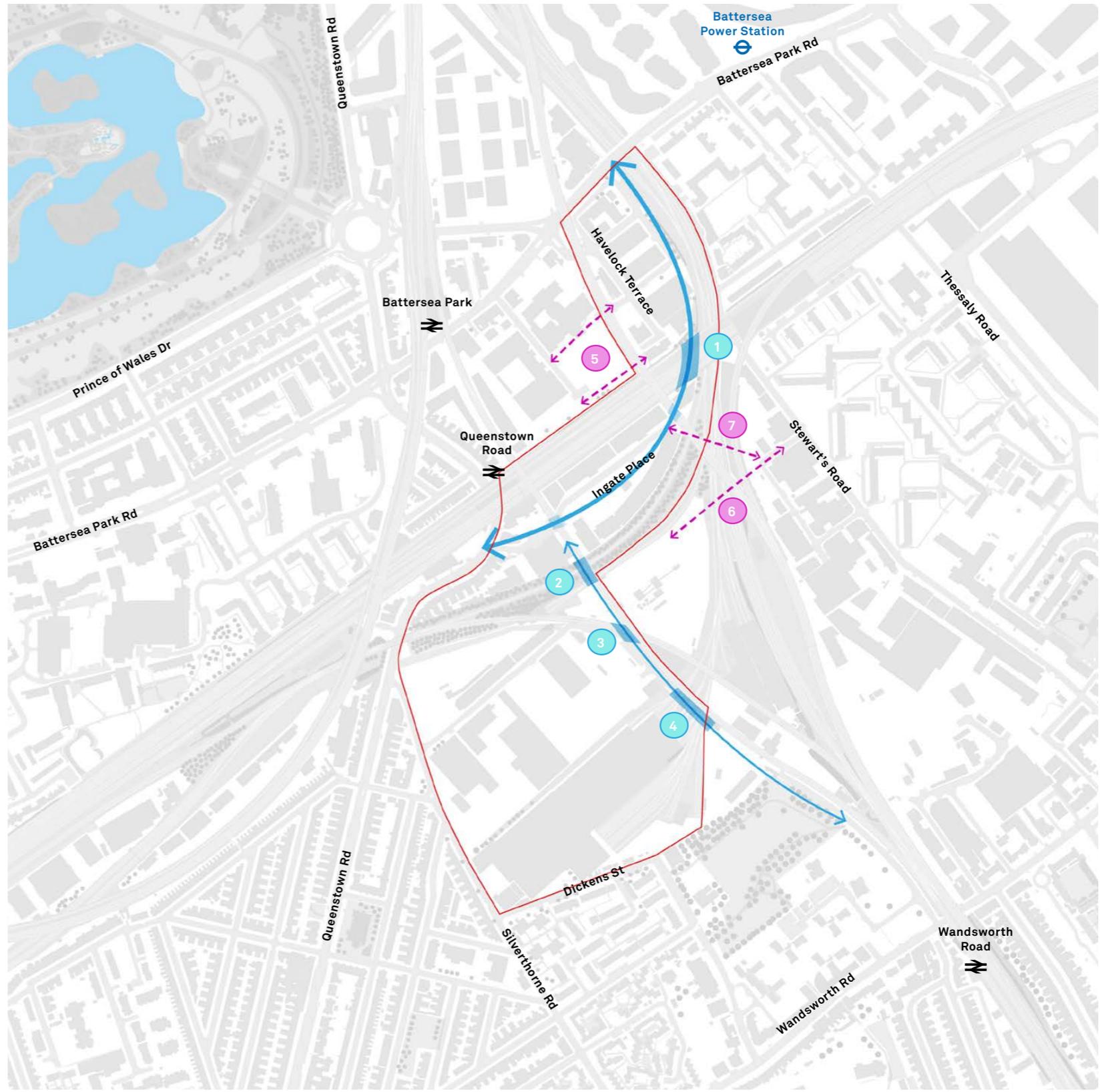
Possible connections

1. Tunnel connecting Havelock Terrace with Ingate Place
2. Bridge connecting Ingate Place with London concrete site
3. Open arch to connect London Concrete site to Stewarts Lane
4. Reopen existing footbridge connecting Stewarts Lane to Heathbrook Park

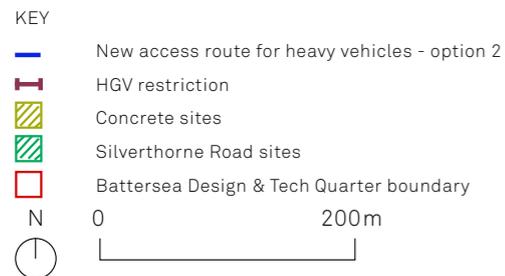
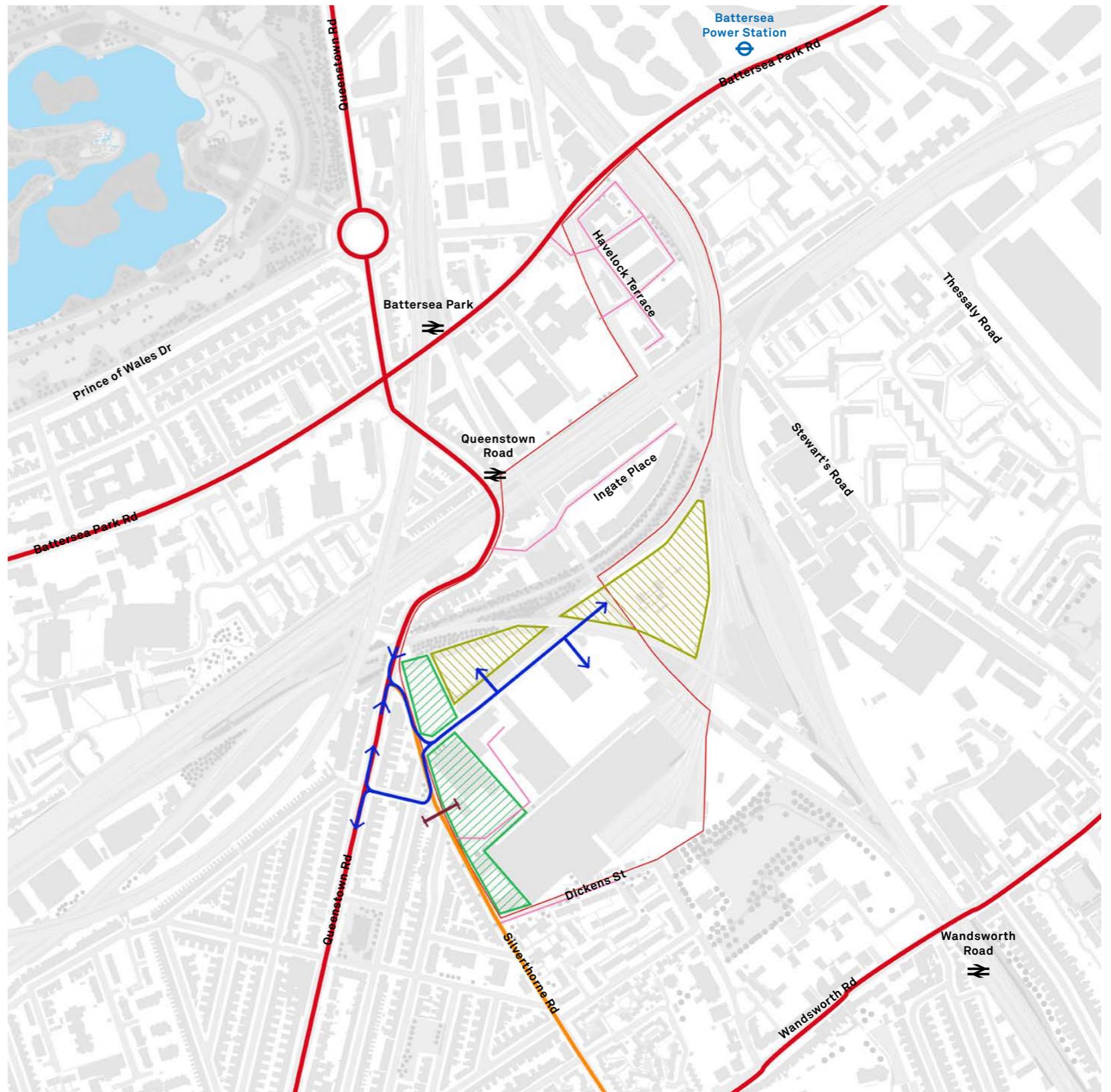
Other connections have been considered but **discounted** due to combination of relatively small benefits and significant cost. These have included:

5. Havelock Terrace to Lockington Road (currently blocked by Newton Preparatory School)
6. London Concrete site to Corunna Terrace
7. Ingate Place to Corunna Terrace

- Potential connections - primary
- Potential connections - secondary
- - - Potential connections - discounted
- ▭ New tunnel/bridge connection required
- ▭ Battersea Design & Tech Quarter boundary



Potential junction re-alignment



Industrial strategy



KEY

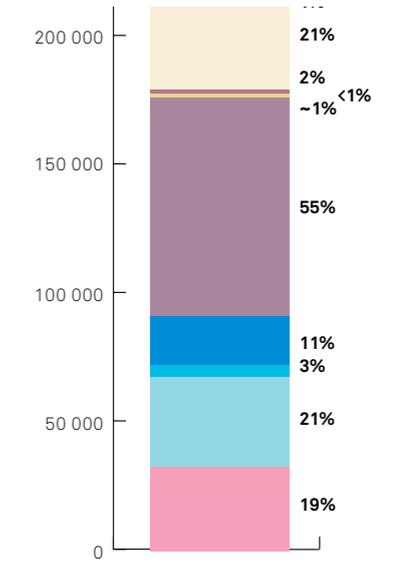
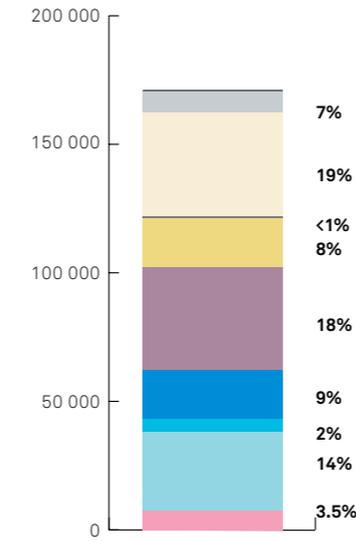
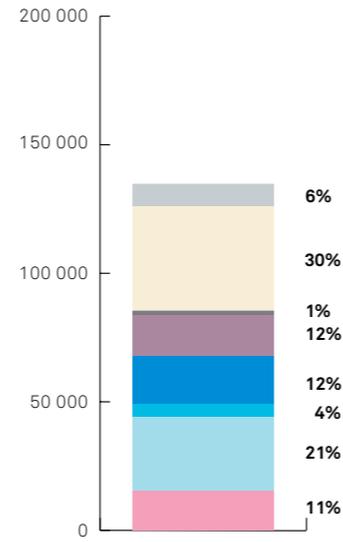
Proposed strategy

-  Heavy - General industry, storage/distribution and associated uses (B2, B8, sui generis)
-  Medium - Industrial and storage (B1c, B2, sui generis)
-  Light - Mixed industrial, storage/distribution, offices and innovation and associated uses (B1, B2, B8, A3/A4, D2, sui generis)

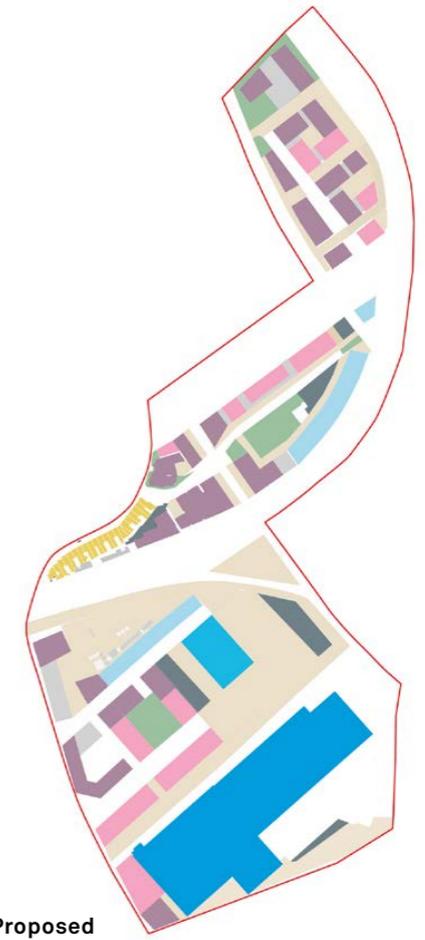
 Battersea Design & Tech Quarter boundary



Building types & floorspace summary

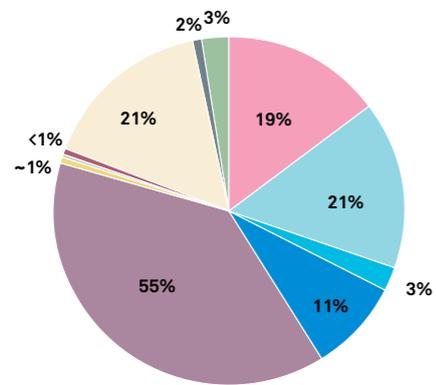


- KEY**
- Building Types**
- Workshops and studios
 - Small industrial
 - Medium industrial
 - Large industrial
 - Office
 - Residential
 - Hub
- Other uses**
- Green/amenity space
 - Operational yard space
 - Parking area
- Other**
- Study area boundary

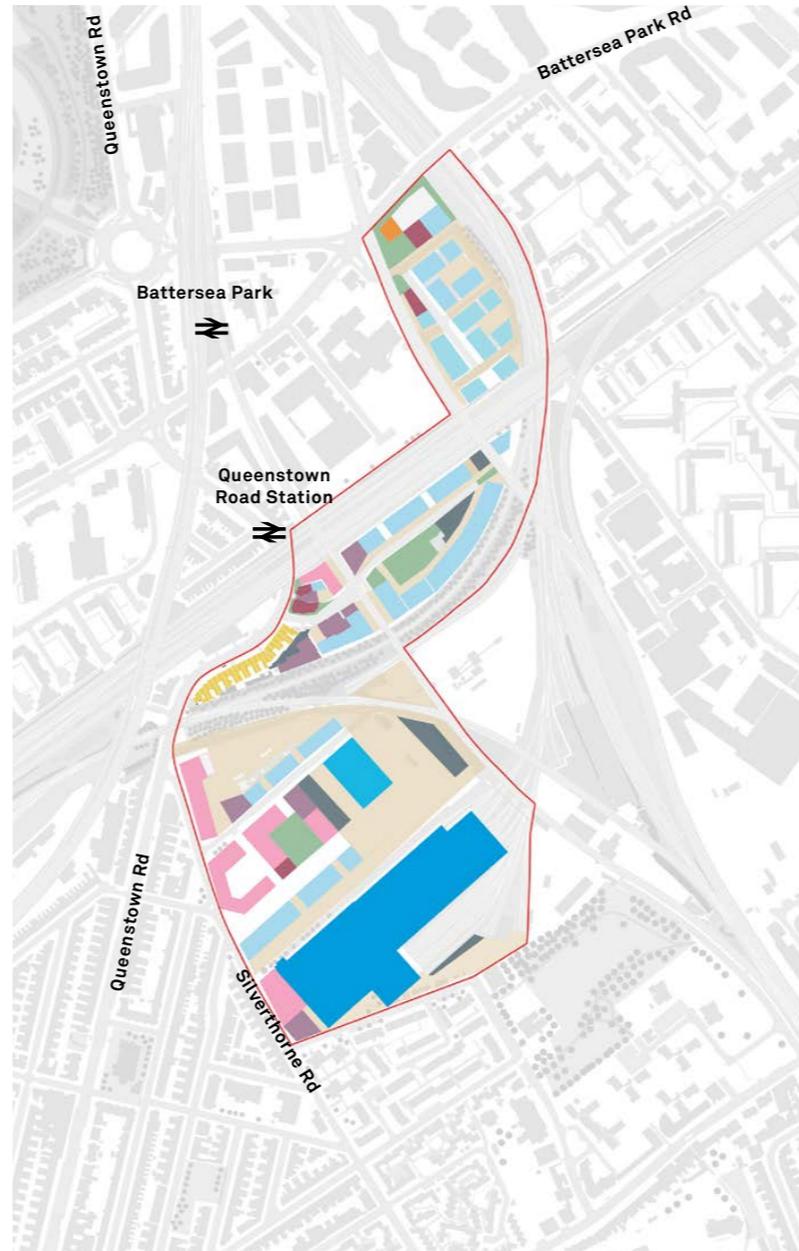


Land use & spatial strategy

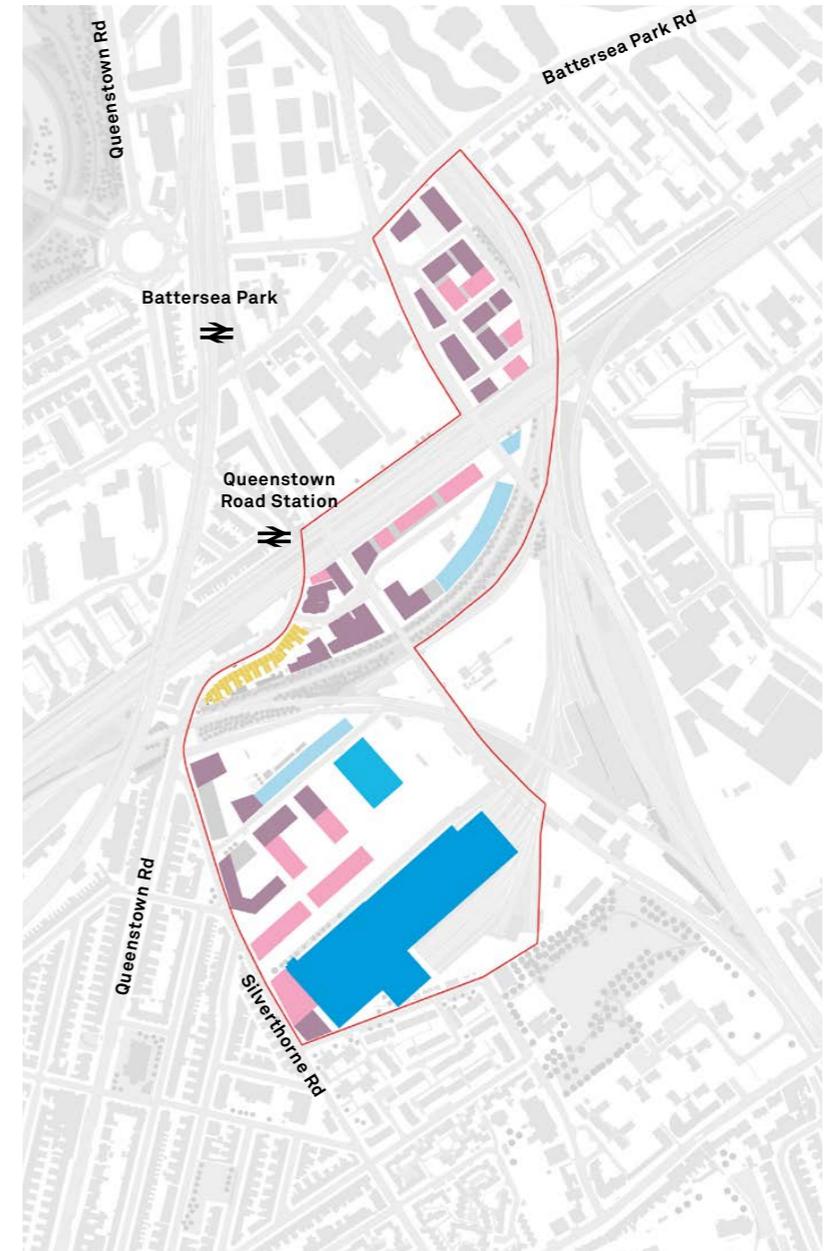
Intensification of industrial sites across Battersea Design & Tech Quarter will result in a growing number of businesses and at least 5,000 new jobs. It will be critical to ensure that the right type and range of amenities and infrastructure to support this growth is delivered alongside it.



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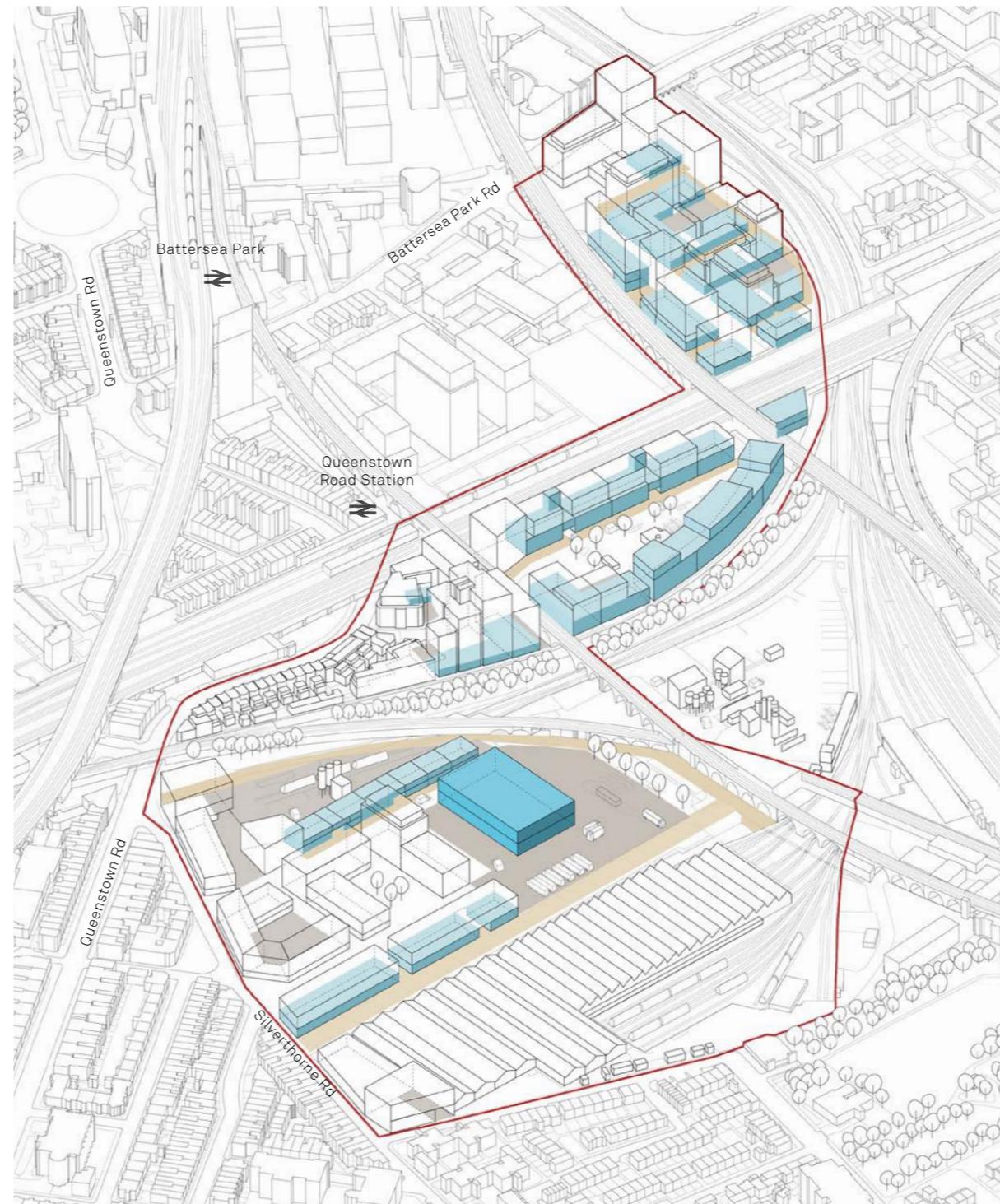


Ground floor plan



Typical upper floor plan

Small/ medium industrial units



- KEY
- Building Types**
- Small industrial
 - Medium industrial
 - Working street
 - Working yard
- Other**
- Study area boundary



Stacked industrial
Kaap Noord, Amsterdam, VSAP Architects

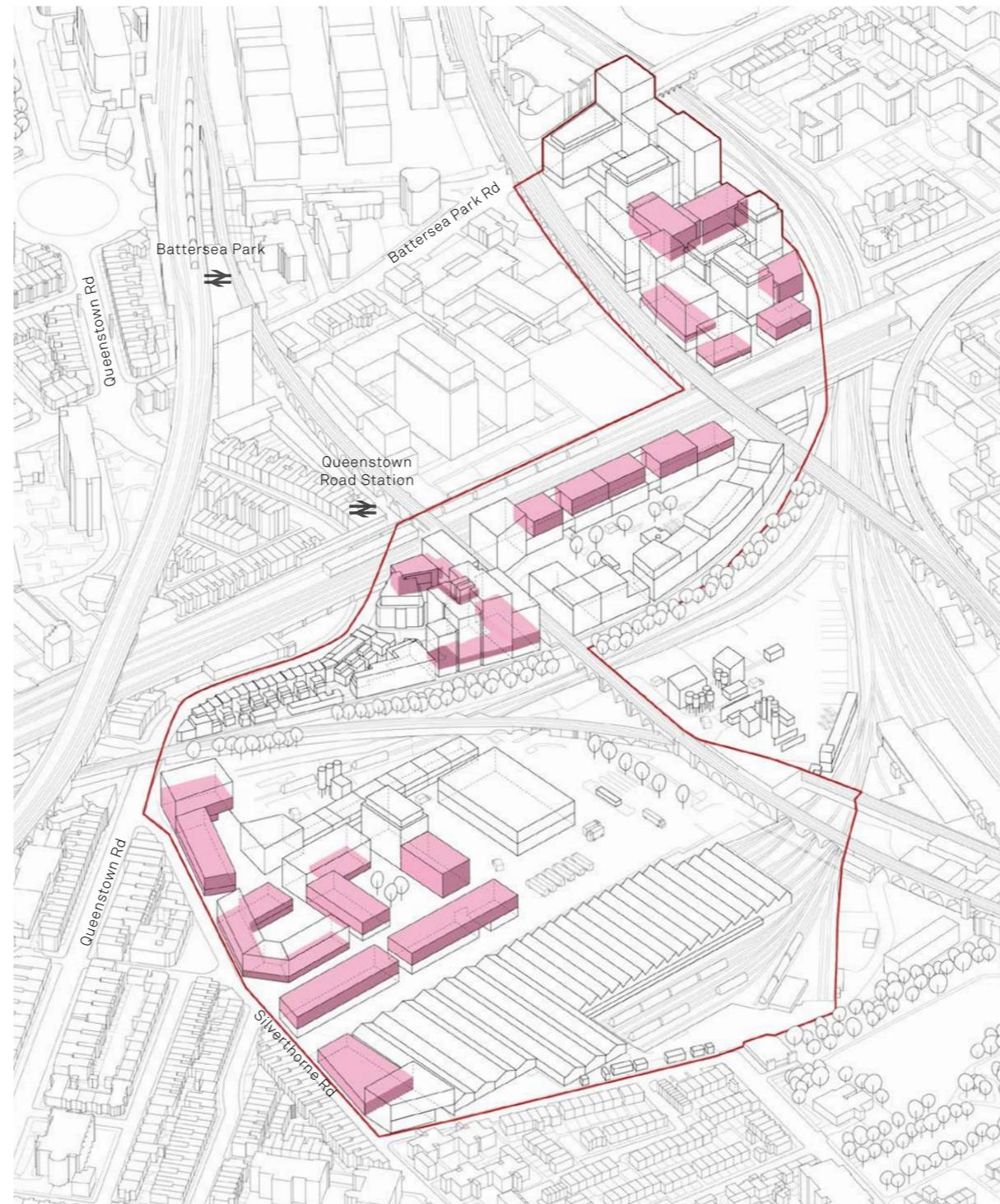


High density small units
Gewerberhof Laim, Munich, Bogevischs Buero



Bus operations and maintenance facility
MTA Division 13, Stantec

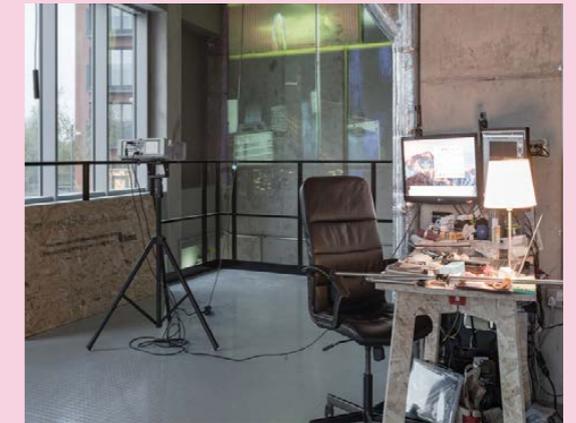
Workshop/ studio units



- KEY
- Building Types**
- Workshops and studios
- Other**
- Study area boundary



Artists studio
Bow Arts, Royal Albert Wharf

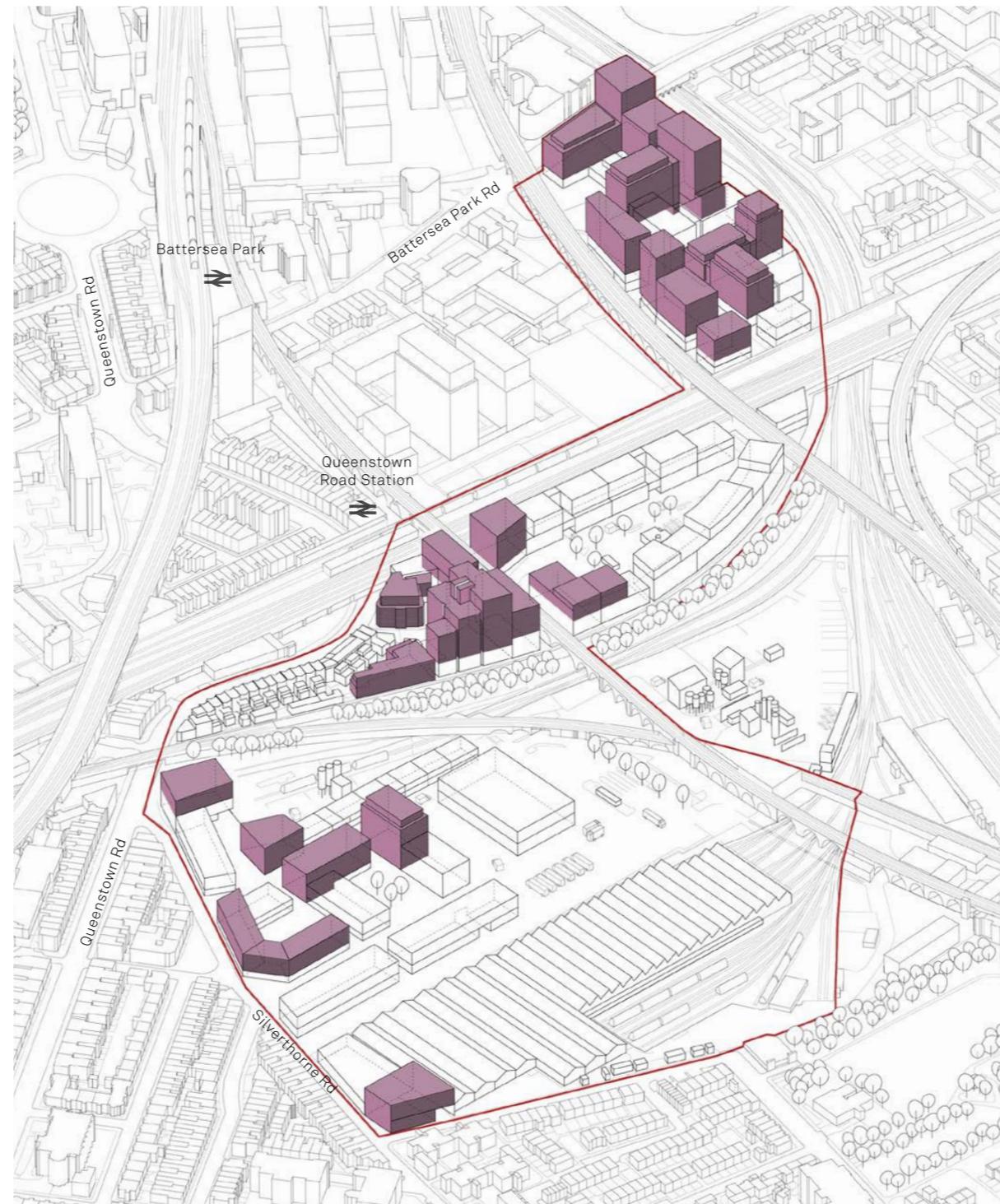


Affordable creative workspace
Arbeit Studios, Glenn Howells Architects



Studio cluster
Great Western Studios, Bryden Wood

Office Space



- KEY
- Building Types**
- Office
- Other**
- Study area boundary



Brooklyn Navy Yard, Brooklyn, USA



Workspace accelerator
Huckletree West, Allies and Morrison



Incubator/accelerator space
Pennonation Center, University of
Pennsylvania, Hollwich Kushner

Havelock Terrace



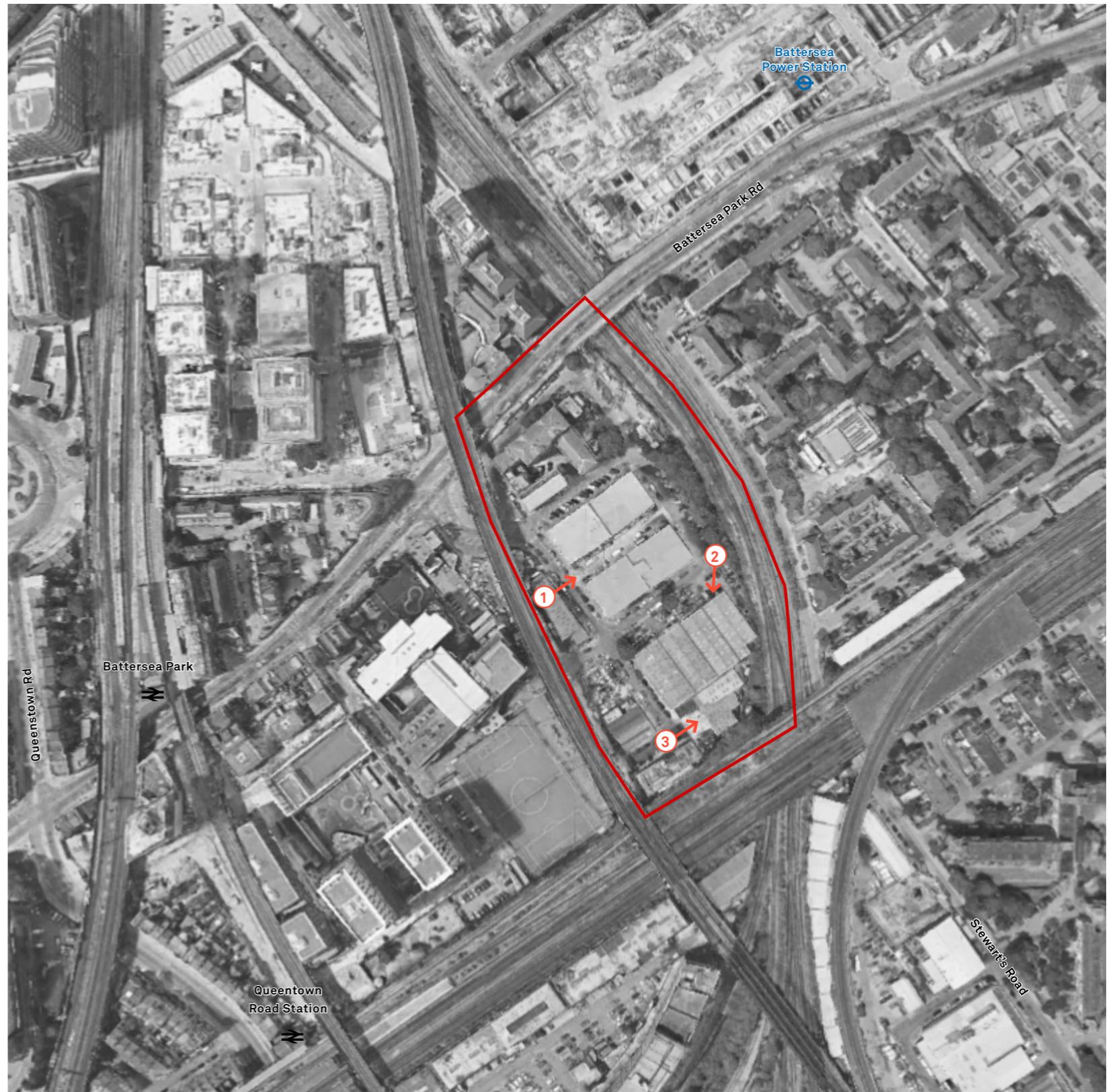
1. Hewlett House



2. Rocket Foods



3. Motor Service Village



Havelock Terrace Public realm & connectivity

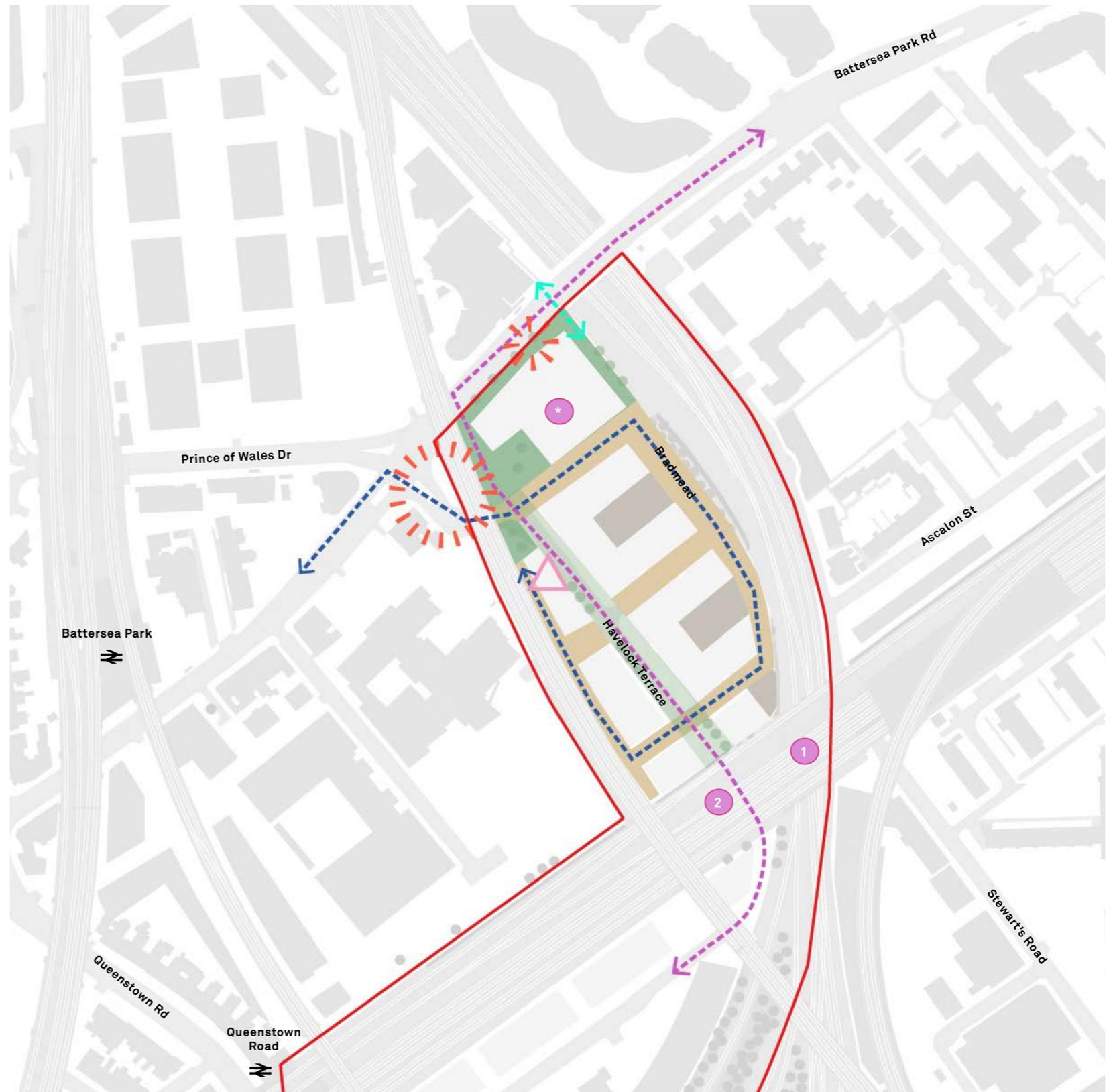
Potential new walking & cycling route connecting Battersea Park Road (near to the new Battersea Underground Station with Queenstown Road) avoiding the large junction that these two streets form

1. It is unclear whether there is sufficient room alongside the existing railway line, to introduce footway / cycleway. Potentially the tunnel would have to be widened
2. New tunnel through the rail way lines should be also considered. This could directly link the Ingate Place with Havelock Terrace road (see key interventions - Section 7.3)

* Footprint for options 1 and 2 (see pages 72-73) are the same.

KEY

- Amenity yards
- Neighbourhood street
- Working street
- Working yard
- Servicing route
- Pedestrian/cycle priority route
- Secondary pedestrian route
- Wayfinding & signage
- Shared amenities
- Battersea Design & Tech Quarter boundary



Havelock Terrace

Height & massing



KEY

Building Types

- Workshops and studios
- Office
- Hub
- Small industrial
- Retail / Public house

Other uses

- Amenity yards
- Neighbourhood street
- Working street
- Working yard

Ingate Place



1. Ingate Place



2. Safestore - Spaces Business Centre



3. Safestore - Storage

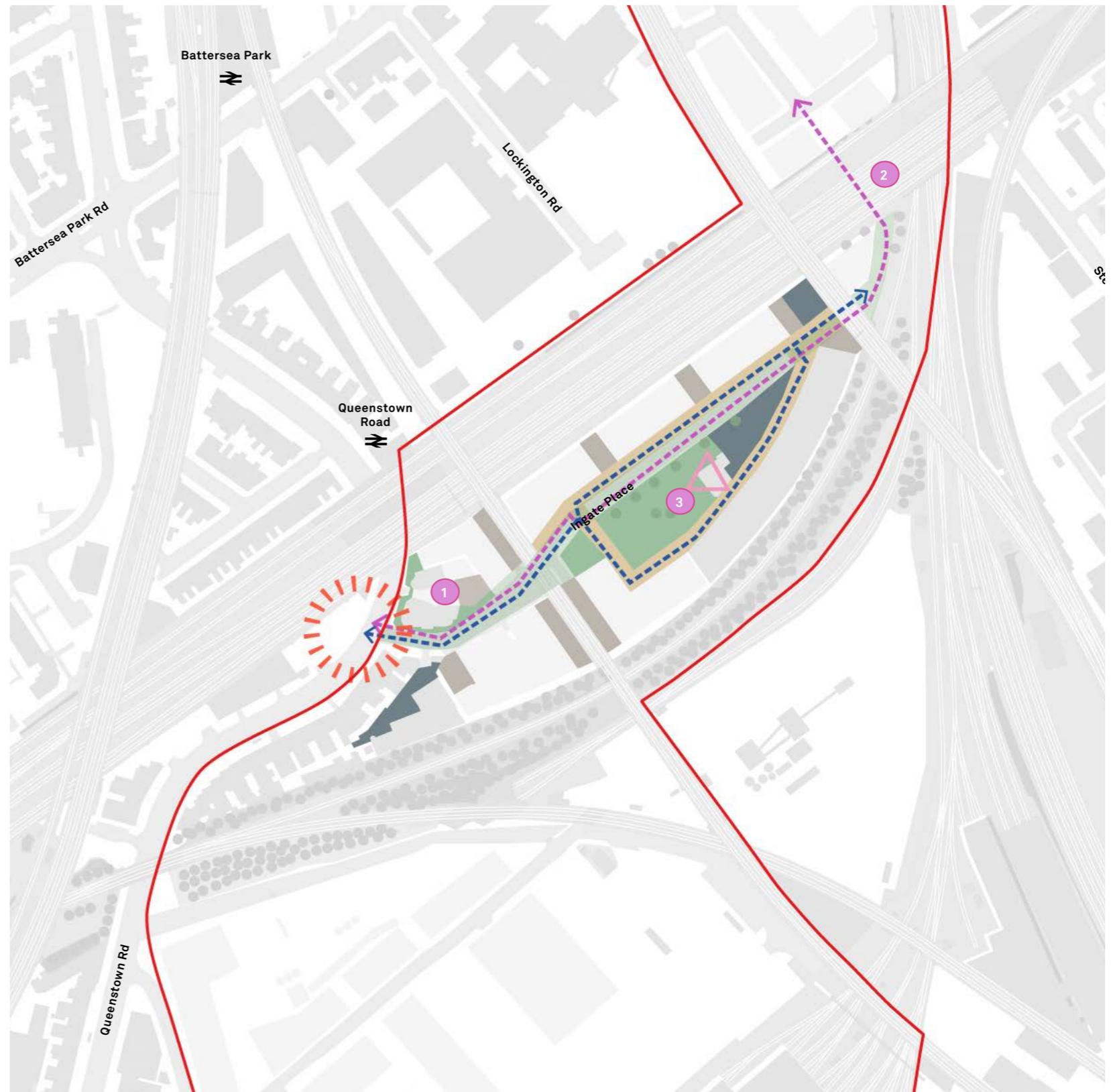


Ingate Place Public realm & connectivity

1. Potential location of a hub at 220-222 Queenstown Road site.
2. New tunnel through the rail way lines which links Ingate Place with Havelock Terrace roa
3. New amenity yard with potential food truck/ pavilion type structure for workers.

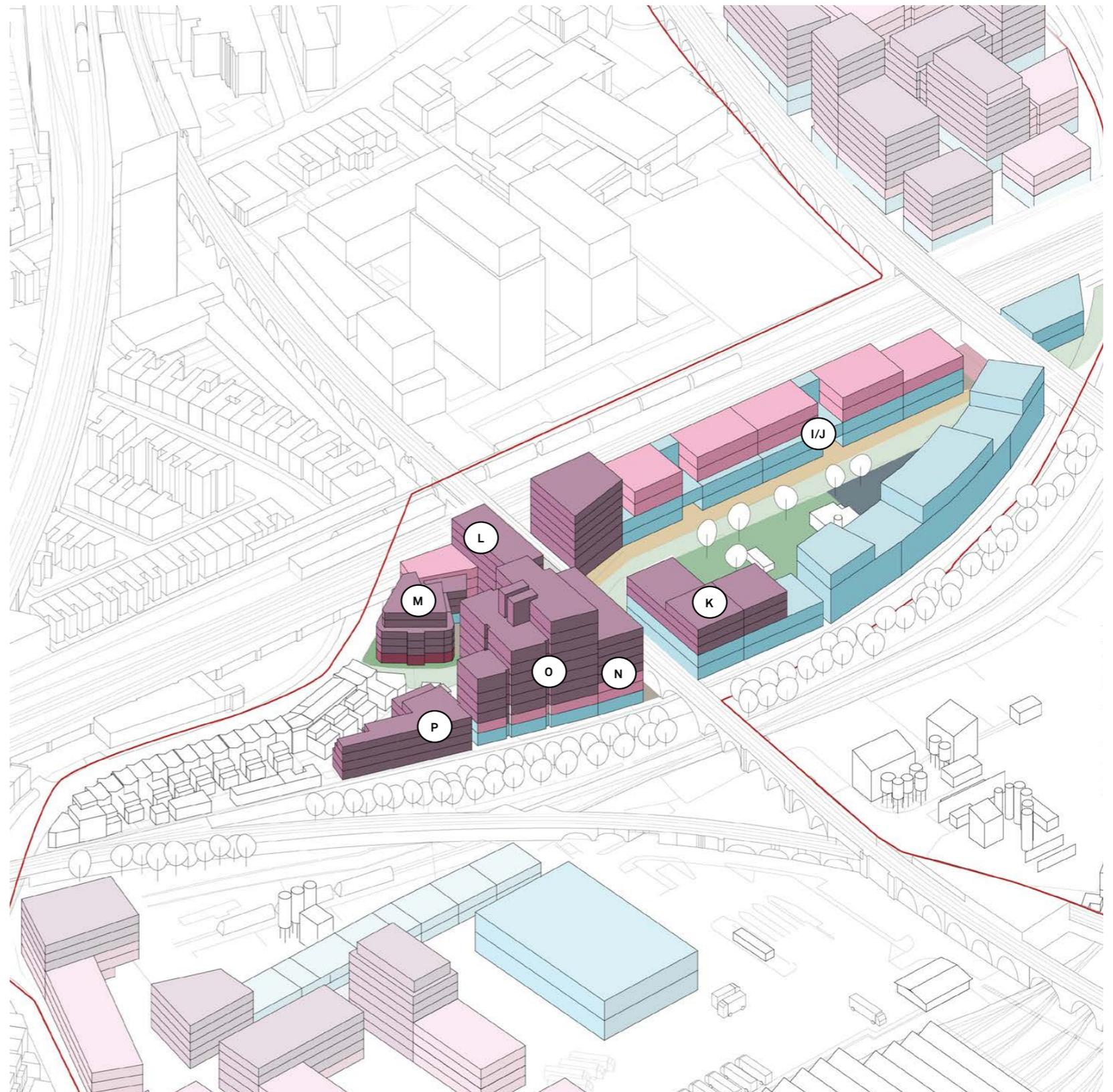
KEY

- Amenity yards
- Neighbourhood street
- Working street
- Working yard
- Parking area
- Servicing route
- Pedestrian/cycle priority route
- Wayfinding & signage
- Shared amenities
- Battersea Design & Tech Quarter boundary



Ingate Place

Height & massing



- KEY
- Building Types**
- Workshops and studios
 - Office
 - Hubs
 - Small industrial
- Other uses**
- Amenity yards
 - Neighbourhood street
 - Working street
 - Working yard
 - Parking area

Silverthorne Road



1. Tarmac - Network Rail owned site



2. Battersea Studios



3. Abellio bus depot - Site allocation

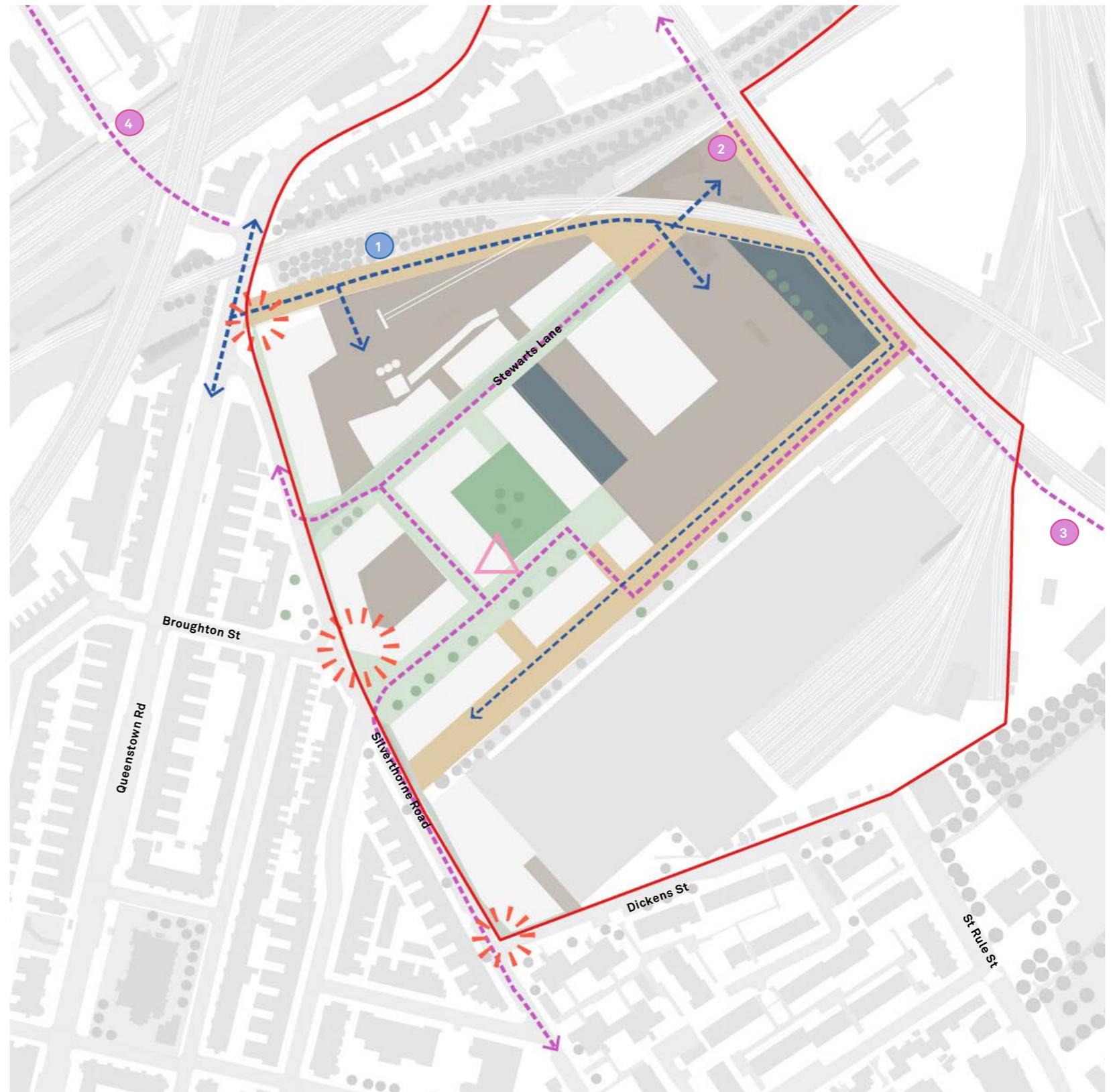


Silverthorne Road Public realm & connectivity

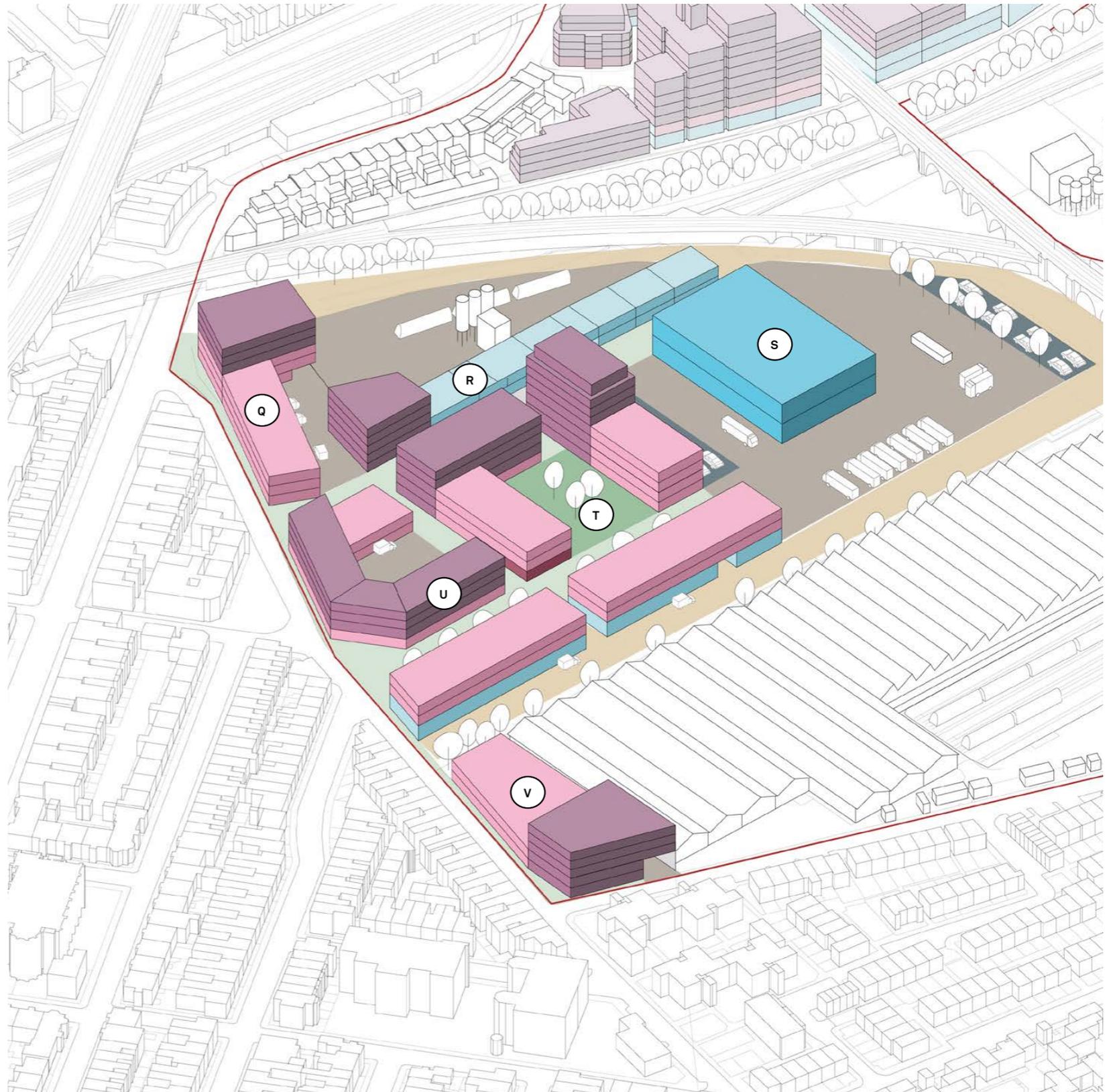
1. The junction realigned with service route access through Tarmac's site to enable all heavy vehicles to exit straight on to Queenstown Road, relieving Silverthorne Road. (see Key Interventions - Section 7.3)
2. Potential pedestrian/cyclist bridge that connects Battersea Studios site to Ingate Place
3. Reuse of existing footbridge connecting Stewarts Lane to Heathbrook Park & Wandsworth Road Station
4. Pedestrian route to Battersea Park

KEY

- Amenity yards
- Neighbourhood street
- Working street
- Working yard
- Parking area
- Servicing route
- Pedestrian/cycle priority route
- Wayfinding & signage
- Shared amenities
- Battersea Design & Tech Quarter boundary



Silverthorne Road Height & massing



KEY

Building Types

- Workshops and studios
- Office
- Hub
- Small industrial
- Medium industrial

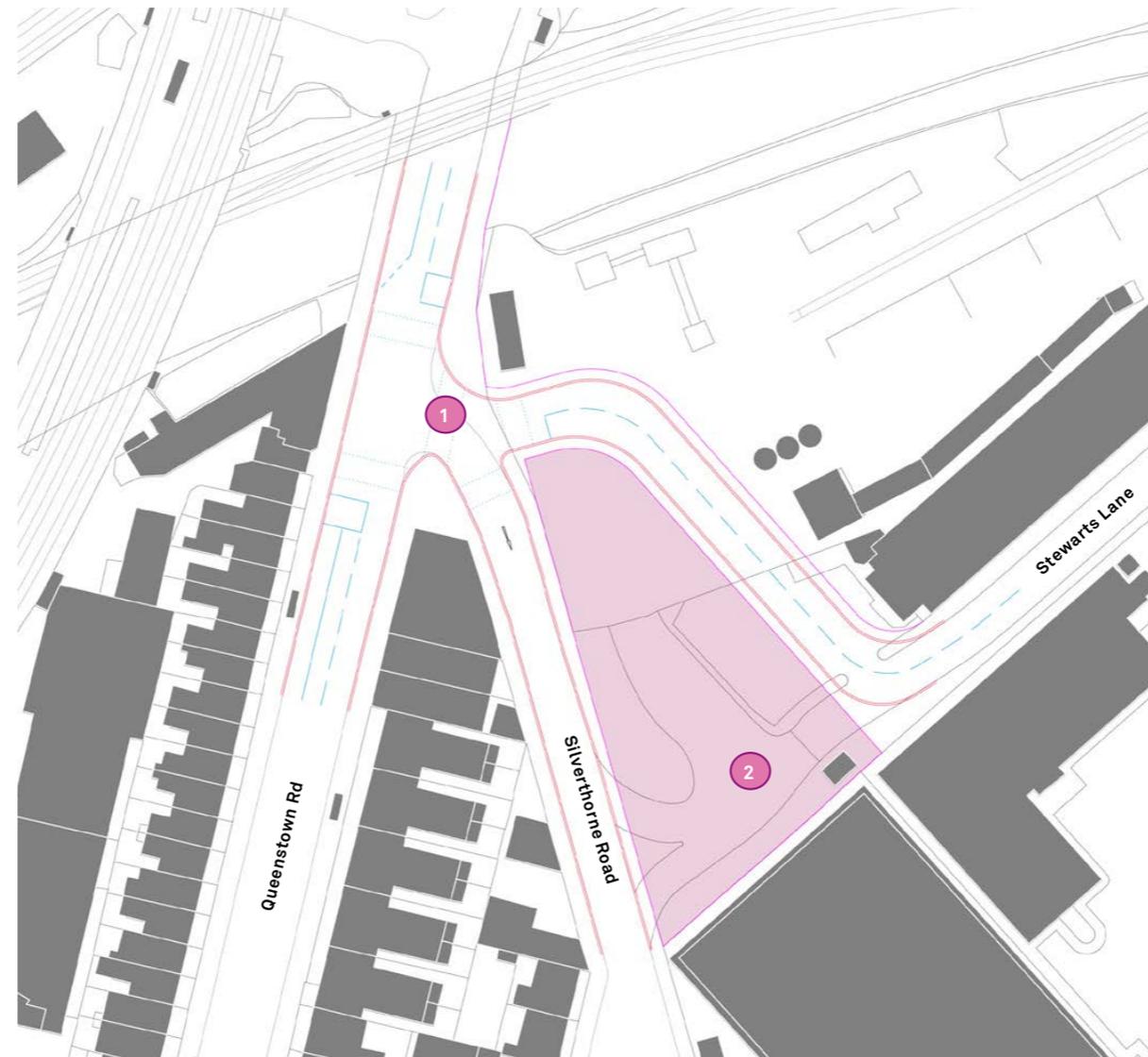
Other uses

- Amenity yards
- Neighbourhood street
- Working street
- Working yard
- Parking area

Hubs strategy

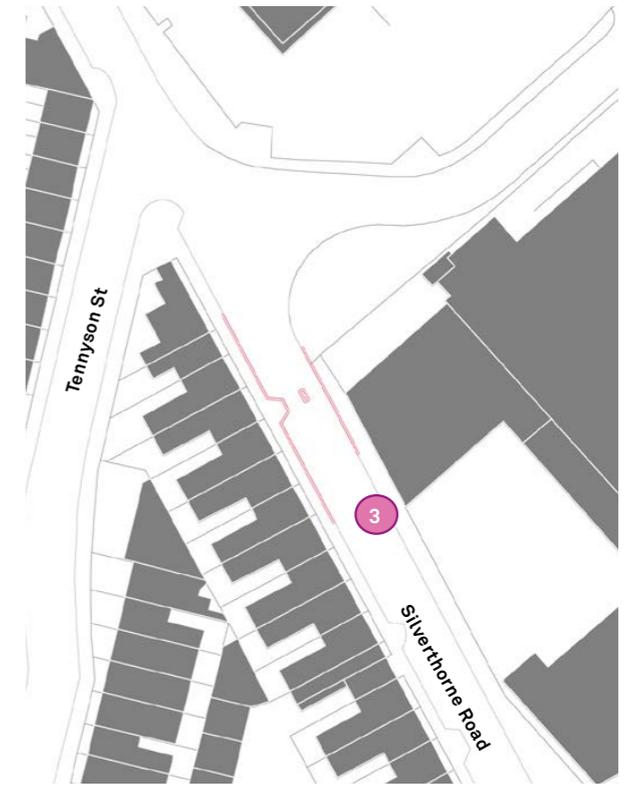


Silverthorne Road Junction Improvements



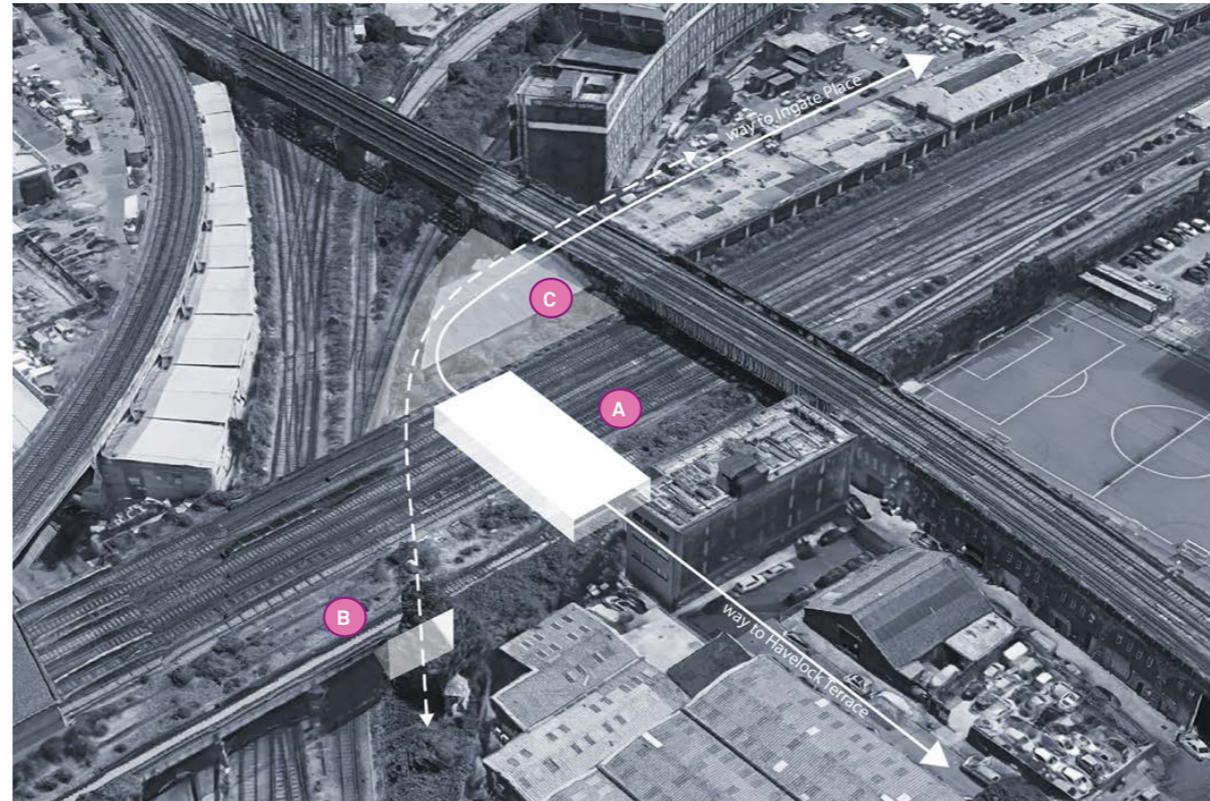
1. Revised access to the 'Abellio' site
New signalised junction providing better pedestrian facilities and direct access to Queenstown Road from Abellio site

2. Potential new development site
Potential site for redevelopment providing active frontage to Silverthorne Road.

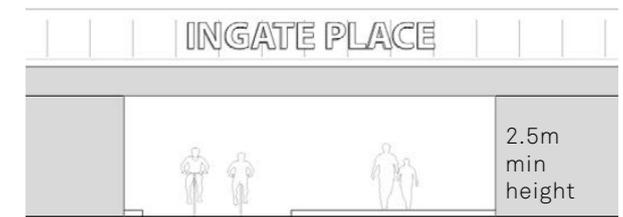


3. Silverthorne Road HGV restriction
A new weight and / or width restriction on Silverthorne Road, located immediately to the south of Battersea Studios, would prevent HGVs from this site and the Abellio site from heading south along Silverthorne Road and instead force them on to the more strategic Queenstown Road. This could be introduced either in addition to the changes to the Abellio site access described above or as a stand-alone intervention. This would help to reduce the negative impacts of HGV movements associated with these two sites on the surrounding, largely residential area.

Ingate Place Pedestrian Link

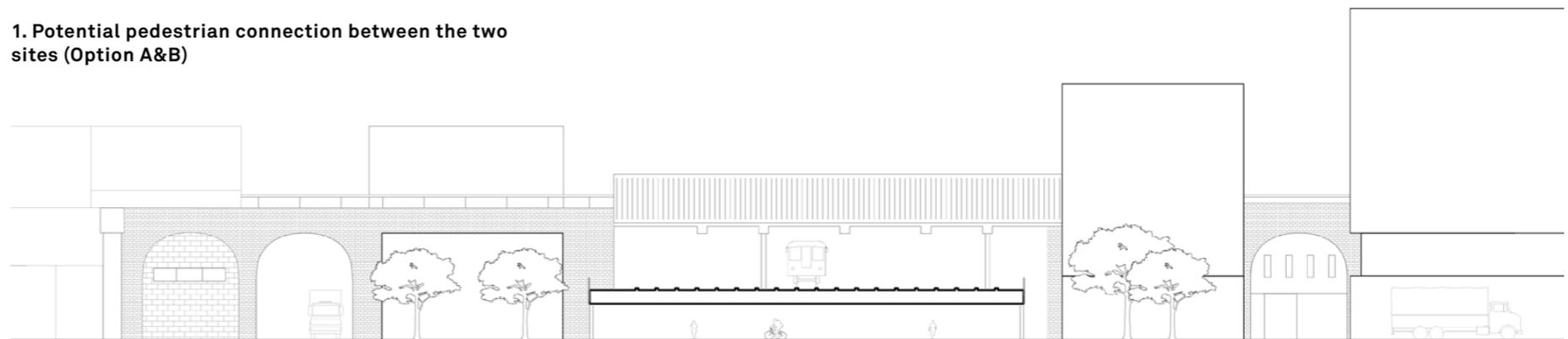


1. Potential pedestrian connection between the two sites (Option A&B)



2. Elevation (option A-looking south)

- A: buffer between cycle lanes and structural wall
- B: two-way cycle track
- C: footway



3. Section (option A)

'Soft' Interventions

Action Area 1:
BDTQ Innovation Council

Action Area 2:
Partnerships

Action Area 3:
Branding and
Communication

Action Area 4:
BDTQ Agora

Action Area 5:
Fostering Local
Engagement

Action Area 6:
Providing Affordable
Workspace

Action Area 7:
Delivering the hubs



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BATTERSEA DESIGN & TECH QUARTER