

# WELCOME

## SECOND EXHIBITION ON THE RESERVED MATTERS APPLICATION FOR PHASE 3C OF THE BATTERSEA POWER STATION MASTERPLAN AND THE COMPLETION OF THE PEDESTRIANISED HIGH STREET, ELECTRIC BOULEVARD.

We held our first consultation in January and February 2024 which was attended by over 240 people, and we gathered a range of valuable comments on the emerging plans.

At this exhibition we are pleased to show how the detailed plans have evolved in response to feedback from the community, local stakeholders and Wandsworth Council.

### BATTERSEA POWER STATION MASTERPLAN

The Rafael Viñoly masterplan provides the framework for a dynamic mixed-use town centre.

The outline masterplan, originally divided into 7 main phases, was approved in 2011.

In September 2012, the Malaysian consortium of SP Setia, Sime Darby Property and the Employees Provident Fund (EPF) acquired the site and formed Battersea Power Station Development Company (BPSDC) to bring forward the vision for the new riverside neighbourhood and town centre.

### DELIVERY TO DATE

- **Phase 1** – Circus West Village
- **Phase 2** – The Power Station, including;
  - The six acre Power Station Park
  - The Circus Road
  - Malaysia Square
- **Phases 3A** – Battersea Roof Gardens and Prospect Place
- **Phases 3B** – 50 Electric Boulevard – recently launched office space
- **Phase 4A** – New Mansion Square, affordable housing with residents now moving in

### PARTIALLY DELIVERED

- **Electric Boulevard** – pedestrianised high street
- **Prospect Park** and children's playground



# TIMELINE



**AUGUST 2011**

Rafael Viñoly masterplan for 42-acre site approved by Wandsworth Council



**SEPTEMBER 2012**

Malaysian consortium of SP Setia, Sime Darby Property and EPF acquires the site



**2012**

Detailed plans approved for Circus West Village (Phase 1), designed by SimpsonHaugh and dRMM



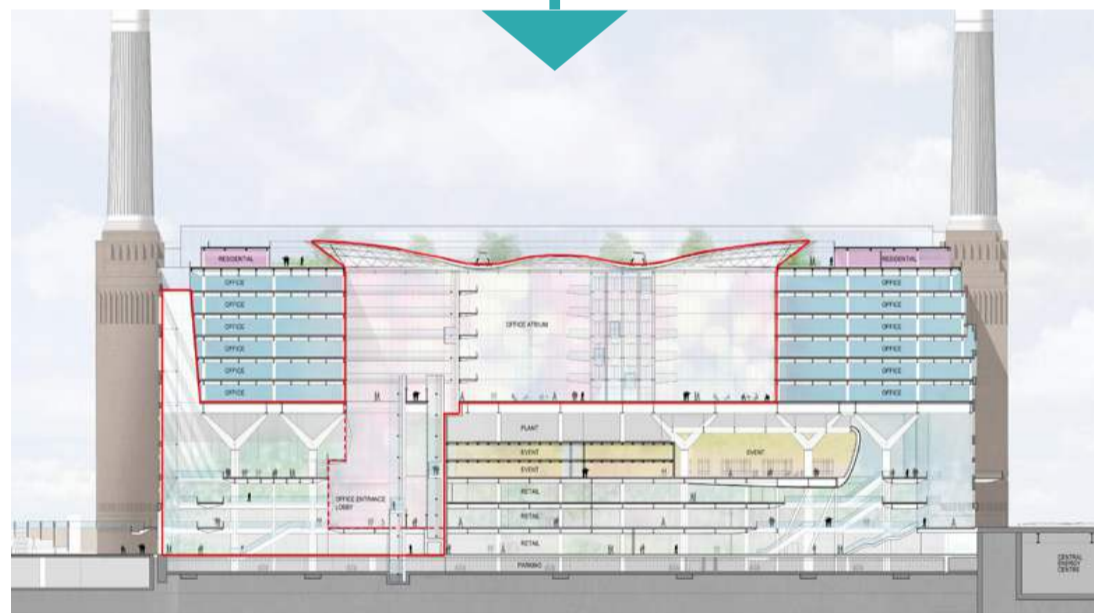
**JULY 2013**

Construction begins on Circus West Village



**FEBRUARY 2014**

Initial construction works to restore the Power Station (Phase 2) commence



**APRIL 2014**

Detailed plans for the Power Station, designed by WilkinsonEyre Architects, approved and granted listed building consent



**MAY 2014**

Works begin to dismantle and reconstruct the Power Station's iconic chimneys



**OCTOBER 2014**

Detailed plans approved for Phase 3, designed by Los Angeles based Gehry Partners and Battersea Headquartered Foster + Partners



**OCTOBER 2015**

Plans approved for New Mansion Square (Phase 4A), designed by Patel Taylor, to deliver new affordable homes and NHS medical centre earlier than planned



**NOVEMBER 2015**

Construction begins on the Northern Line Extension on part of the Phase 3 and 4 sites

# TIMELINE



## JUNE 2016

Works begin to deliver Phase 3A, including Prospect Place and Electric Boulevard



## MARCH 2017

Circus West Village (Phase 1) welcomes first residents and opens to the public



## SEPTEMBER 2017

Reconstruction of the Power Station's chimneys completed using original methods



## FEBRUARY 2018

Partnership announced with Peabody and works begin to deliver New Mansion Square (Phase 4A)



## SEPTEMBER 2021

Amended plans approved for Phase 3B, designed by Battersea-based Foster + Partners



## SEPTEMBER 2021

Completion of the Northern Line Extension and opening of Battersea Power Station Underground station



## OCTOBER 2022

Battersea Power Station (Phase 2) opens to the public for the first time, with 250,000 people through the door in the first weekend



## OCTOBER 2023

Over 11 million visitors to Battersea Power Station in the first 12 months since opening to the public



## JANUARY 2024

Handover of New Mansion Square (Phase 4A) from contractors to housing association Peabody



## QUARTER 1 2024

Phase 3B, known as 50 Electric Boulevard, completed and first tenants expected to move in soon

## PHASE 3

Phase 3, designed by two globally renowned architects, Gehry Partners and Foster + Partners, was granted permission in 2014. The planning application gave consent for Electric Boulevard, a new high street for Wandsworth and a gateway into Battersea Power Station, flanked by shops and restaurants with new homes above.

Phase 3 was divided into smaller phases to accommodate the construction of the Northern Line Extension and Zone 1 Underground station.

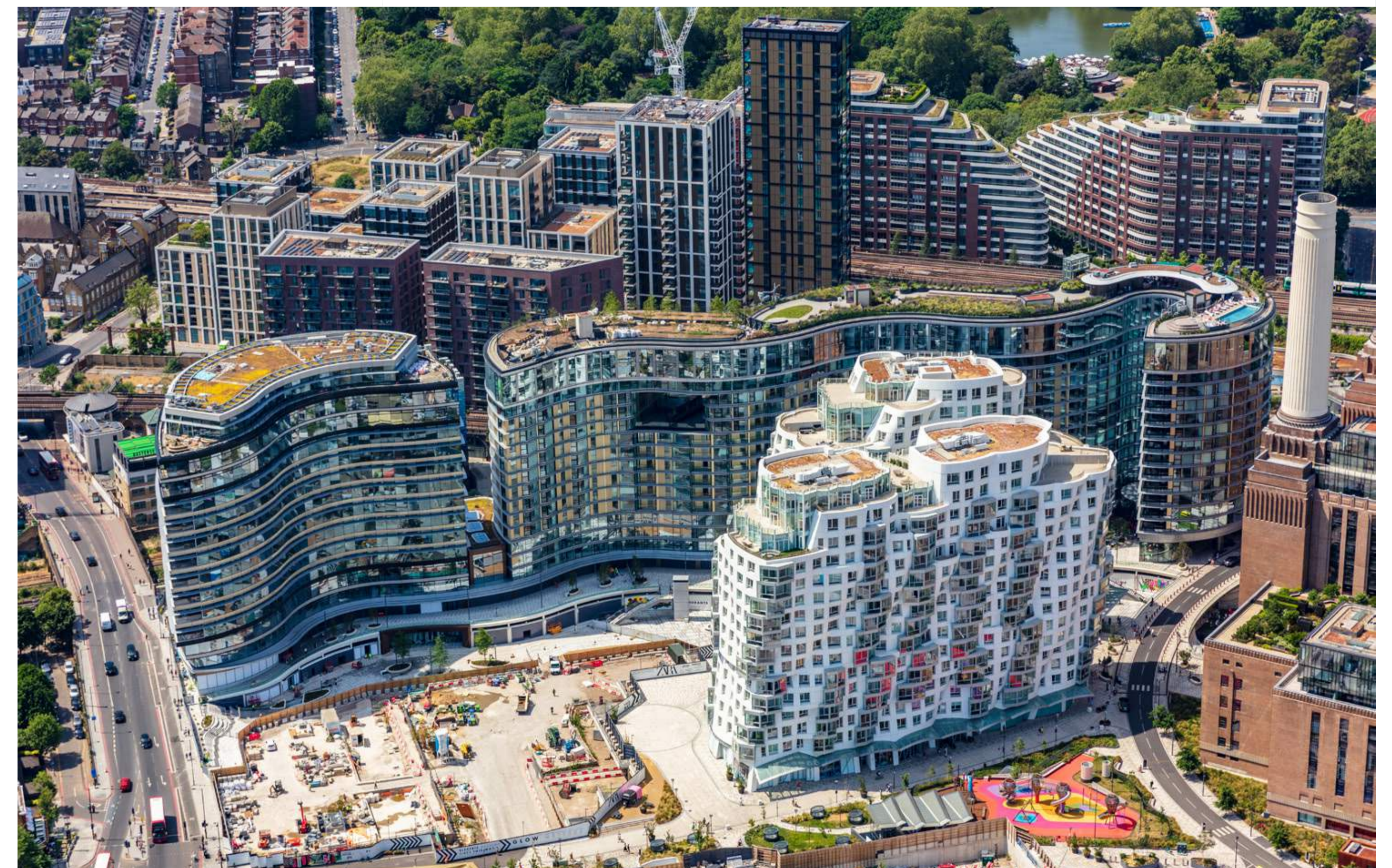
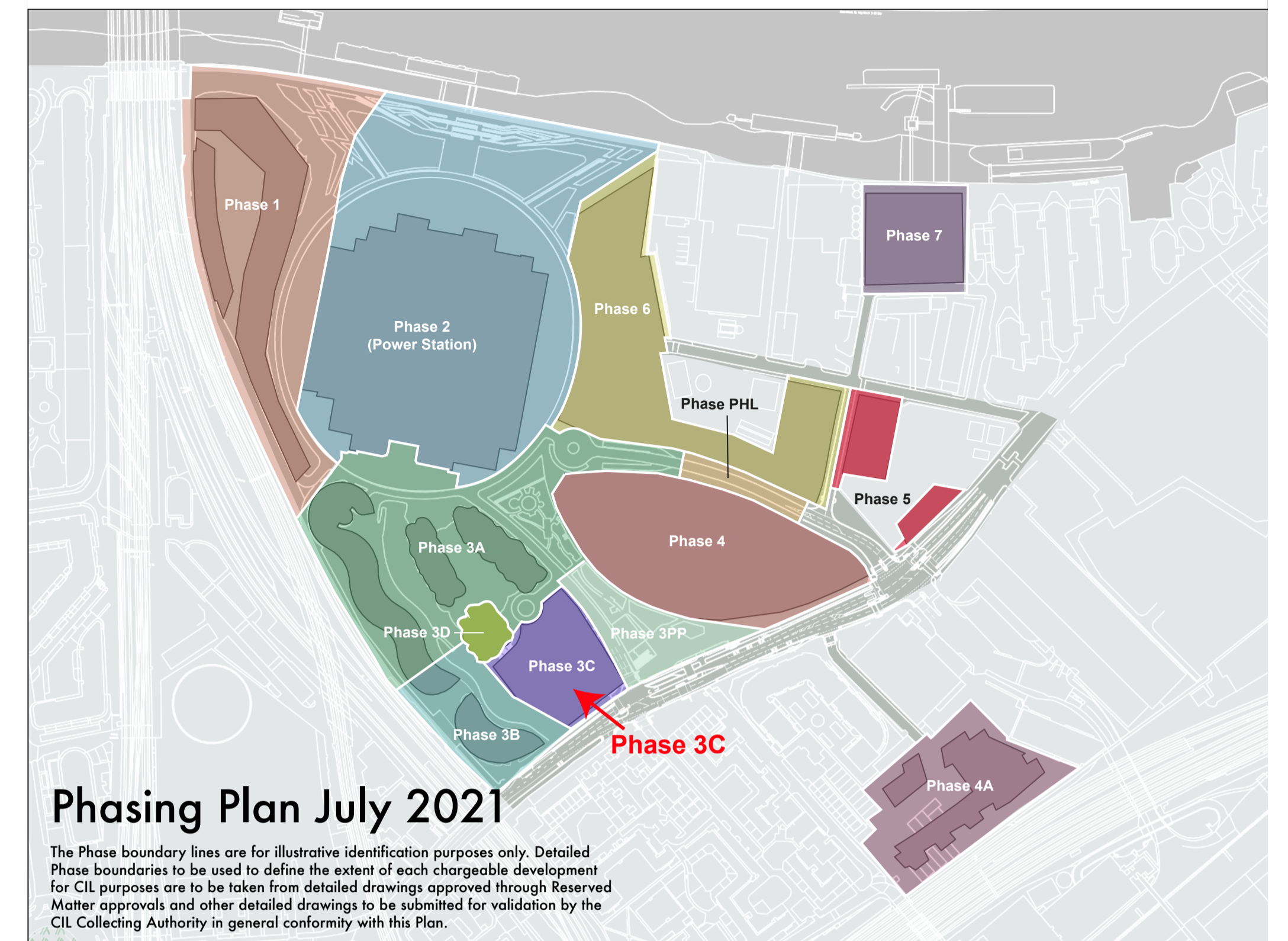
Phase 3A includes two Gehry Partners' residential buildings, Holmby House and Pico House, making up Prospect Place; and the northern part of Foster + Partners' Battersea Roof Gardens, including the 164 room art'otel.

Under these buildings there are two levels of shops and restaurants which make up the northern part of Electric Boulevard. Phase 3A was completed in 2022.

Phase 3B contains a new collection of 204 homes, Koa at Electric Boulevard, housed in the southern end of Foster + Partners' Battersea Roof Gardens. A new 200,000 sq ft state-of-the-art sustainable office building, 50 Electric Boulevard, has just been completed and will have tenants moving in later this year.

Phase 3C was included in the Future Phases outline planning permission, consented in 2021, and is being bought forward as a Reserved Matters Application for consultation. For this phase we have reappointed Gehry Partners and are working up details of the buildings within the plot, including layout, appearance, massing, materials and landscaping.

This will be followed by Phase 3D which already has planning permission.



Credit: High Level Photography

THE NEXT STAGE OF DEVELOPMENT IS PHASE 3C WHICH WILL ALSO INCLUDE THE REST OF THE PODIUM, THUS COMPLETING ELECTRIC BOULEVARD.

## PHASE 3C — IN SUMMARY

### Phase 3C will comprise:

- Gehry Partners designed scheme
- 123 new homes in Prospect Place 4 including more family apartments
- 175 senior living apartments in Prospect Place 3
- A podium providing a raised communal courtyard garden for residents
- High street shops and cafes which will wrap around onto Battersea Park Road
- A 15,000 sq ft Community Hub
- Completion of the Bike Hub with 600 public spaces and ramp access off Prospect Way
- An additional 281 bike parking spaces for residents
- Creation of a separate car park entrance for shoppers and visitors off Prospect Way

### In addition and completing Electric Boulevard:

- Delivery of the western entrance of Battersea Power Station Underground station
- Working with stakeholders to bring forward a pedestrian subway linking the southern side of Battersea Park Road and Stewarts Road to Battersea Power Station



Credit: High Level Photography

GUGGENHEIM MUSEUM BILBAO



KING STREET, TORONTO



WARNER STUDIOS, BURBANK, CALIFORNIA



### Gehry Partners LLP

Gehry Partners is an architectural practice founded in 1962 and located in Los Angeles, California with extensive international experience in the design and construction of academic, cultural, residential and commercial projects.

Every project is personally designed by Frank Gehry assisted by the extensive experience of the firm's senior partners and staff.

The work of Gehry Partners has been featured widely in national and international newspapers and magazines, and has been exhibited in major museums throughout the world.

Notable projects include the Guggenheim Museum Bilbao, Spain; Maggie's Centre, in Dundee; Walt Disney Concert Hall in Los Angeles; Eight Spruce Street Residential Tower in New York City; the LUMA / Parc des Ateliers in Arles, France and many current projects such as the Guggenheim Abu Dhabi in the United Arab Emirates.

# WHAT IS A RESERVED MATTERS APPLICATION?

Phase 3C, as part of the Future Phases, already has outline planning consent establishing the use and scale of the buildings, which was approved in 2021.

A Reserved Matters application deals with the outstanding details of an outline planning permission, specifically the detailed design and architecture for each building.

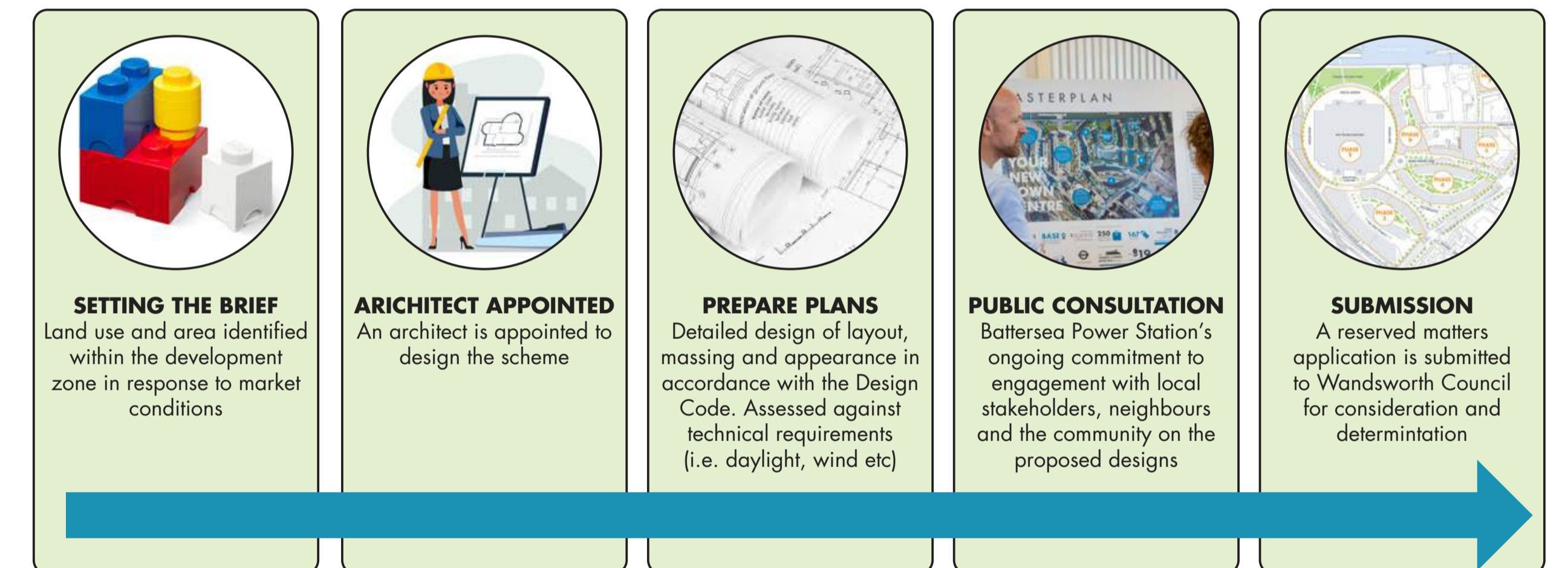
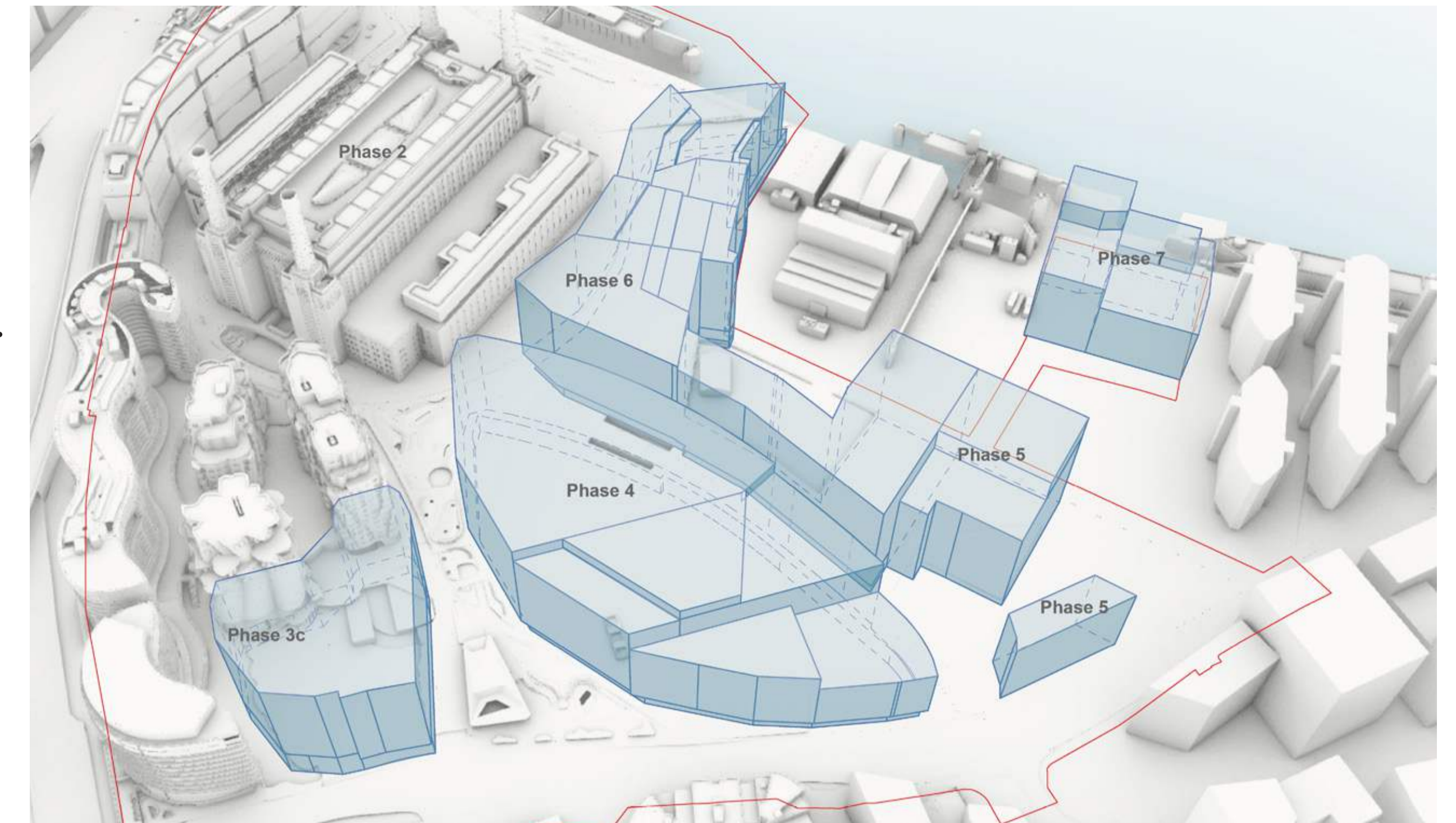
Once all Reserved Matters and associated planning conditions have been approved, works can begin on site.

## FIRST ROUND OF CONSULTATION - JANUARY/FEBRUARY 2024.

The first round of consultation introduced the emerging design elements that sit within the approved parameters of this Reserved Matters application.

We used this consultation to establish a collective understanding of what people would like to see Phase 3C bring to the existing estate and the key principles for the design of the future development. We also took on board comments about the early architectural design and fed these back to the design team.

FUTURE PHASES APPROVED MASTERPLAN



### Key Benefits

As presented in the first round of consultation, we believe that this application delivers a number of key benefits:

 <b>298</b> NEW HOMES INCLUDING 175 SENIOR LIVING UNITS	 <b>10</b> SHOP, CAFES RESTAURANTS	 <b>600+</b> SPACES IN NEW AND IMPROVED BIKE HUB
<b>NEW WESTERN ENTRANCE TO BPS UNDERGROUND STATION</b>	<b>THE COMMUNITY HUB PROGRAMMED BY EXPERT PARTNER</b>	<b>COMPLETION OF THE HIGH STREET</b>
<b>400 JOBS, CONSTRUCTION AND END USE</b>	<b>IMPROVED CONNECTIONS ACROSS THE TOWN CENTRE</b>	<b>EVENTS PROGRAMME TO ENLIVEN THE HIGH STREET</b>



# FIRST ROUND OF CONSULTATION — TOPICS

Here is an outline of what was presented and discussed during the first round of consultation:

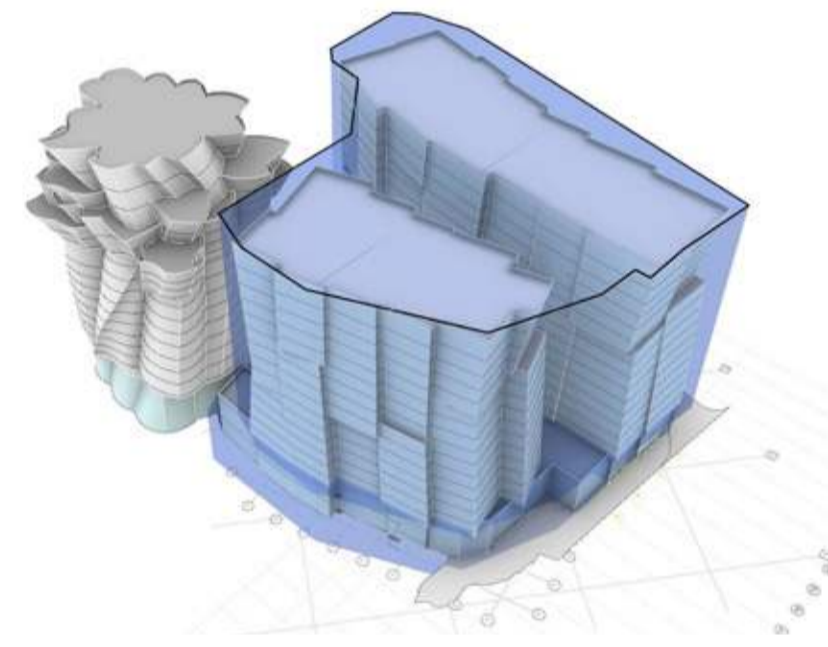
## ARCHITECTURE & DESIGN

General approach: two new Gehry Partners designed buildings adding to the Prospect Place ensemble. Buildings required to take into account new loading restrictions over the Northern Line station and to become more efficient to reduce embodied carbon.



## MASSING

Plan outlined: ensuring the buildings fit within the consented envelope approved under the Future Phases planning permission. The heights are approved to be no higher than the base of the chimneys.



## USES

General approach outlined to complete the high street: 298 new homes, 175 of which are senior living and 123 new homes including family units. New retail and food and beverage units and a Community Hub. Extension of the Bike Hub and a separate car park entrance for shoppers and visitors.



## CYCLING

Plan showing ramp access to the Bike Hub and an additional 450 bike parking spaces.



## RETAIL

General principles of bringing more high street shops to Electric Boulevard. In discussion with the likes of Primark, M&S Clothing & H&M amongst others.



## COMMUNITY FACILITIES

General approach outlined for bringing in a specialist community/cultural space operator for The Community Hub, a 15,000 sq ft community space on the lower ground floor level and principles for selecting an operator and opportunity for community engagement.



## PARKING

Plans outlined for a separate car park entrance for shoppers and visitors off Prospect Way.



## CONNECTIVITY

Plan outlined for delivery of the western entrance of Battersea Power Station Underground Station and working with stakeholders to bring forward a pedestrian subway linking the southern side of Battersea Park Road to Battersea Power Station.



## WHAT YOU SAID

Here is an outline of what was presented and discussed during the first round of consultation:

- 66% of you liked the initial designs, 13% did not and 21% were unsure
- 92% of you believe it is important to create a vibrant town centre
- 86% of you felt it is important to progress the masterplan
- 84% of you think creating jobs and training opportunities is important
- 83% of you thought the western entrance to the Underground station is important
- 49% of you felt it is important to create a ramped entrance to the Bike Hub

***'Good to see ground breaking architecture not bland boring suburban blocks.'***

**Some of your comments from the first round of consultation included:**

***'Great to have a different mix of buildings – exciting.'***

***'I like the range of buildings and styles across the development - the Gehry aesthetic makes for an interesting walk into the broader complex.'***

***'Very pleased to see more Gehry.'***

***'This is a wonderful way to enhance Battersea Power Station.'***

***'I don't find the formal expression very sympathetic but I appreciate it's the Gehry Look!'***

***'I am glad the development is progressing with Gehry architects, but it looks 'Gehry light.''***

***'Would be good to see more detail on sustainable design features.'***

***'The buildings are rather flat and monolithic with not enough articulation and movement.'***

***'The development is welcome and should go ahead to satisfactorily complete this part of the BPS development. The architectural expression is disappointing and further articulation, within the environmental constraints, could greatly enhance this.'***

***'I am interested to see how the design progresses, it's quite basic in comparison to the finished buildings.'***

***'All environmental issues to be considered throughout the development of this extraordinary site.'***

***'Glad Frank Gehry is still involved.'***



## PHASE 3C — DESIGN DEVELOPMENT

### Architecture: What you said

You liked that we had retained Gehry Partners. There were some concerns that the latest designs were not complementary to the existing blocks already built in Prospect Place/Phase 3A.

### Architecture: What we did

The brief to Gehry Partners asked them to reduce the carbon footprint of the buildings resulting in a more regularised and rationalised appearance. The new designs achieve:

- 20% reduction on typical slab thickness compared to Phase 3A
- Facade surface area reduction of c. 15% from the previous design
- Previous facade required c. 10,000 bespoke panels – significant reductions on waste to be gained through a more standardised approach
- Unit stacking to reduce service runs and improve overall mechanical, electrical and plumbing efficiency

Based on your feedback, we further revised the design of the facade to break up the verticality and reflect the Gehry-designed Prospect Place/Phase 3A.

We've introduced a pop-out window feature to further incorporate the Gehry design language and create a visual link to the earlier buildings. The pop outs will match the grey colour of the Phase 3A wintergarden boxes. The rest of the white facade matches the colour and materiality of Phase 3A.



RENDER OF EARLY FACADE DESIGN OF BUILDING PP3 WHICH SOME SAID LOOKED MONOLITHIC



RELATIONSHIP OF BUILDINGS TO BATTERSEA PARK ROAD



INITIAL MODELLING AS SEEN IN FIRST CONSULTATION



INITIAL MODELLING AS SEEN IN FIRST CONSULTATION



MID DESIGN DEVELOPMENT OF ARTICULATION

## PHASE 3C — DESIGN DEVELOPMENT

### Height & Massing: What you said

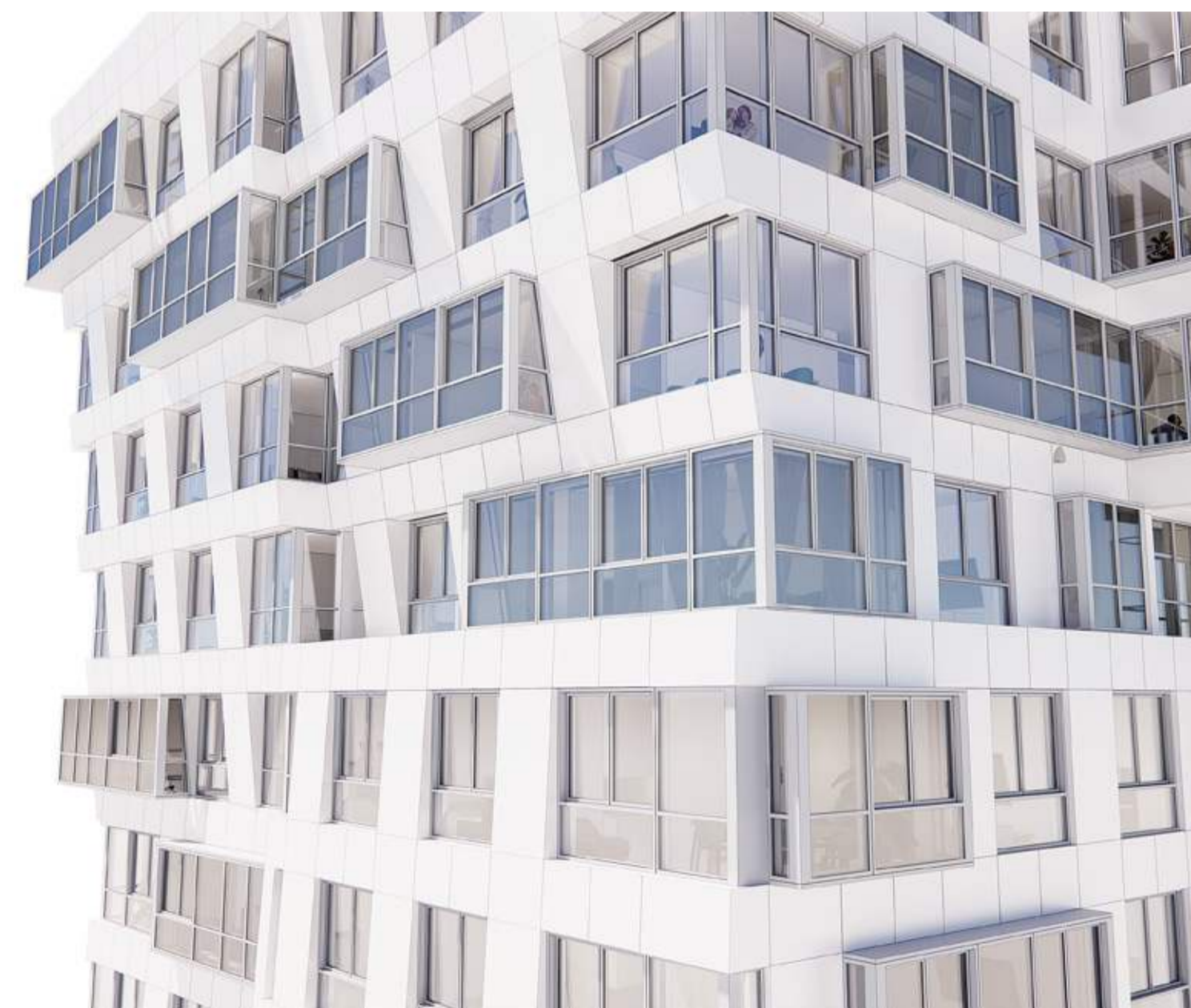
You said you wanted more images of the emerging design and design process to better understand the impact of the height and massing.

### Height & Massing: What we did

The height and parameter envelope was tested and agreed as part of the outline Future Phases permission. There is also a cap on development area which the scheme must comply with, and the buildings coming forward are within all the parameters and crucially do not exceed the height of the Power Station chimneys. The massing was significantly changed by dropping both the ends and centre of the residential element of the buildings. The massing was further broken down by treating the ground floor 'skirt' of the building differently to the residential above and using the pop-out windows to create 'drift' in the facade.



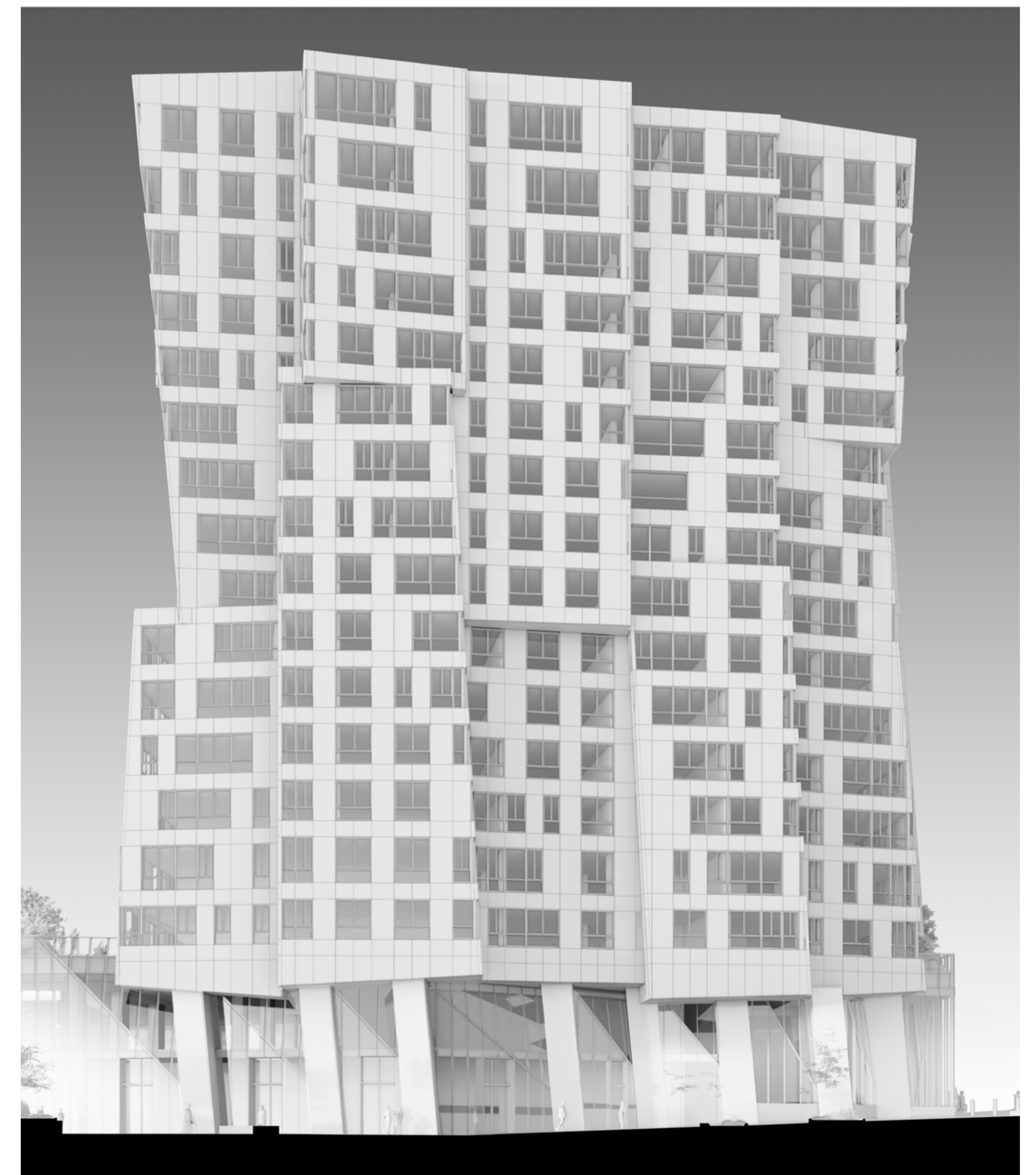
BREAKING DOWN THE MASSING THROUGH ARTICULATION OF FACADE AND 'DRIFT' OF THE POP-OUT WINDOW BOXES



POP-OUT WINDOW DEVELOPMENT



PARAPET AND 'SKIRT' DEVELOPMENT



# PHASE 3C — DESIGN DEVELOPMENT



VIEW FROM SOUTHERN SIDE OF BATTERSEA PARK ROAD LOOKING WEST

# PHASE 3C — DESIGN DEVELOPMENT



LOOKING SOUTH-WEST FROM PROSPECT PARK



VIEW FROM SOUTHERN SIDE OF BATTERSEA PARK ROAD LOOKING NORTH

## PHASE 3C — RETAIL

### What you said

You said you would like to see the following types of shop:

- Pharmacy
- Bakery
- Bicycle Repair Shop
- Hardware or DIY Shop
- Dry Cleaners
- Toy Shop

Specific brands included Primark, H&M, & Other Stories, M&S Fashion, John Lewis, Timpsons, Tiger, Next and Holland & Barratt. Restaurants suggested included Pizza Express, Honest Burgers, Ole & Steen, Ivy Café and Greggs.

### What we did

The vision for Electric Boulevard is to complete the high street with a curated mix of brands and continue to add vibrancy to Wandsworth's newest town centre.

Your comments have all been fed back to our Leasing Team and will be considered as part of the Phase 3C retail strategy when the space for shops and restaurants is advertised for leasing. In the meantime, a pharmacy that administers NHS prescriptions will be opening in Turbine Hall B in the coming weeks and Holland & Barratt is also due to open soon in Turbine Hall B.



LOOKING SOUTH ALONG ELECTRIC BOULEVARD WITH PROSPECT PLACE 4 ON THE LEFT

# PHASE 3C — SUSTAINABILITY, TRANSPORT & ACCESSIBILITY

## **Sustainability: What you said**

You wanted us to prioritise the environmental credentials of the buildings and ensure sustainability features were included.

## **Sustainability: What we did**

Sustainability is at the heart of our decision making on Phase 3C. This is one of the reasons that we asked Gehry Partners to consolidate the design of the structure and facades to ensure that the new buildings could be built with a much-reduced carbon footprint.

As previously stated, sustainability and embodied carbon benefits have been achieved through a 20% reduction in typical slab thickness, a reduction in facade surface area and in service runs, and by adopting a more standardised and efficient approach. We are also committed to ensuring these buildings achieve BREEAM Outstanding accreditation.

All roofs are sedum, or 'green roofs', to provide invertebrate habitat and foraging areas for bird species including Black Redstarts. This, plus the planting on the podium, contribute to a minimum 10% net gain in biodiversity for Phase 3C.

## **Cycling — What you said**

You said you wanted cyclists to have their own pedestrian free routes to the Bike Hub with direct access off Battersea Park Road rather than going around via Pump House Lane.

## **Cycling — What we did**

We've created a dedicated cycle ramp to the Bike Hub to ensure that cyclists can cycle straight into the space.

## **Pedestrian Access — What you said**

You said you wanted it to be easier to access Battersea Power Station Underground Station.

## **Pedestrian Access — What we did**

We are working with TfL to open the new Western entrance to Battersea Power Station Underground station. We are also working with partners to deliver an underpass from Stewarts Road straight into the Underground Station and out onto Electric Boulevard.

GREEN ROOFS



BLACK REDSTART



# PHASE 3C — COMMUNITY HUB

## What we are committed to build

A 15,000 sq ft community space, 3 x the size of Nando's at Battersea Power Station on the lower ground floor with an entrance at ground floor level. The space will be built to fit out and we will aim to achieve BREEAM Outstanding.

## What you said

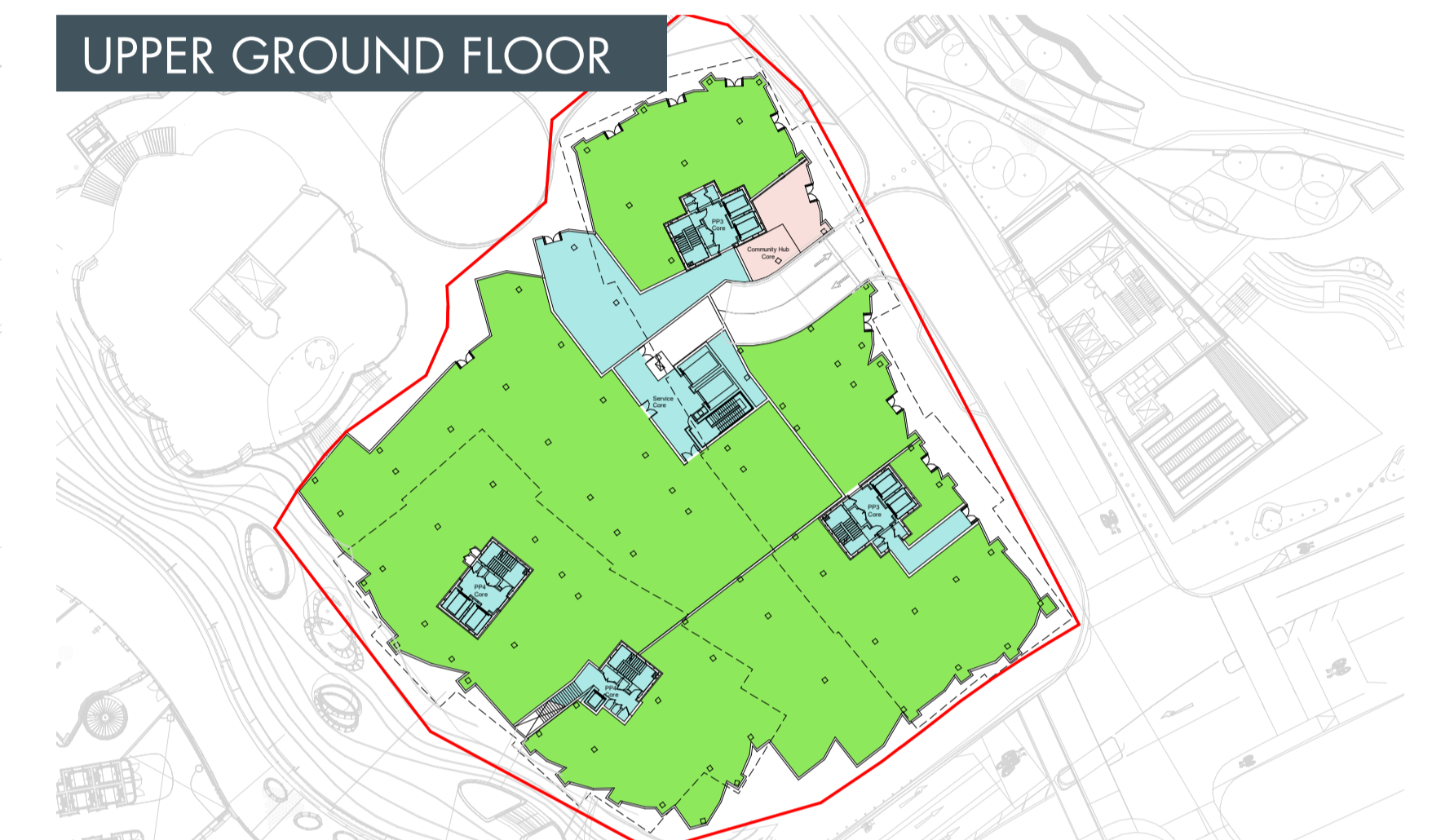
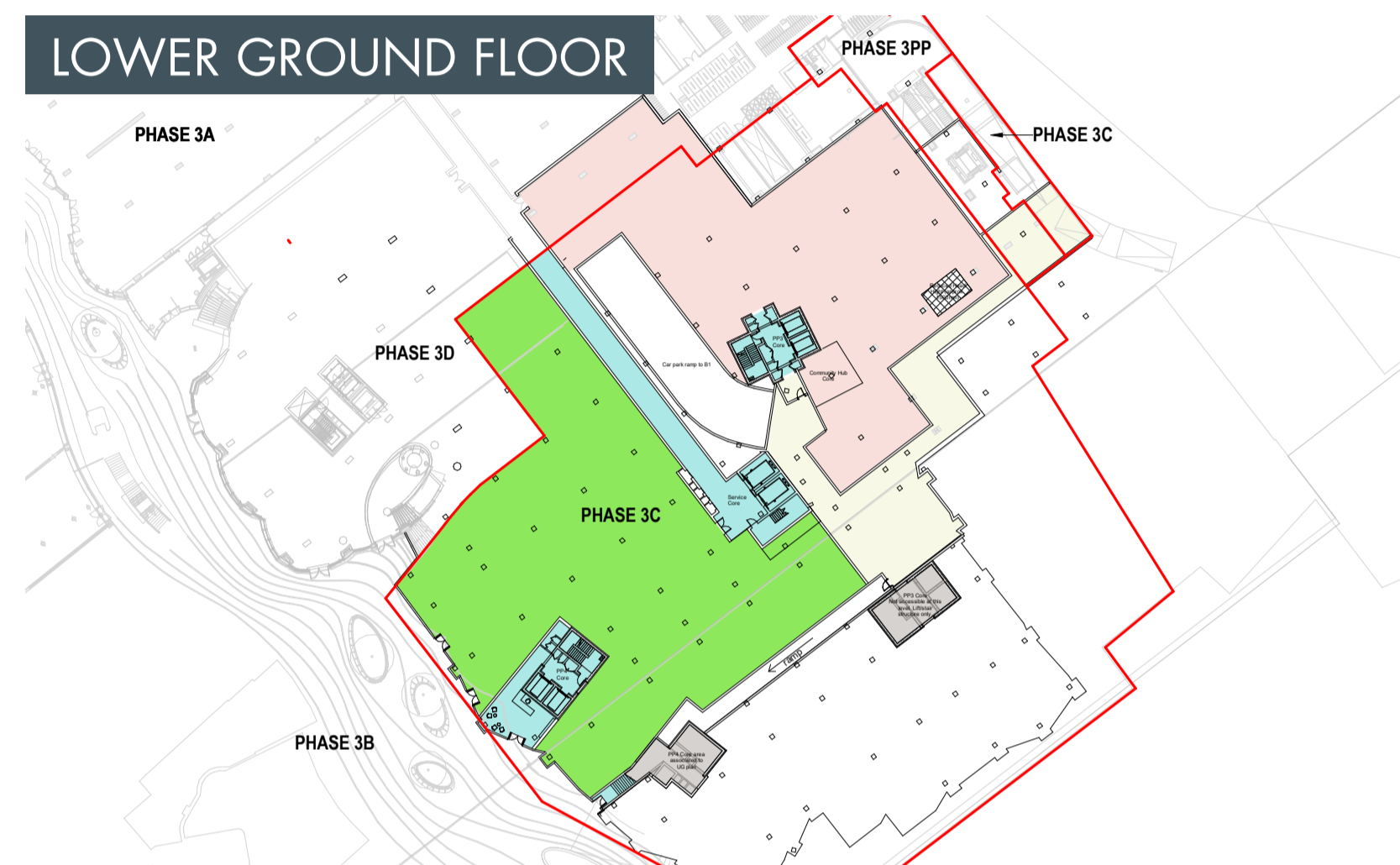
You said you would like to see the follow activities incorporated into the brief to select an operator:

- Multi-purpose flexible spaces for the community to use
- Community advice and information sessions
- Library of Things, maker space or repair café
- Music, arts or cultural clubs
- Rehearsal and/or performance space
- Gallery space and cultural hub
- Facilities for young people and adult learning classes
- Activities for young families including soft play
- Exercise classes

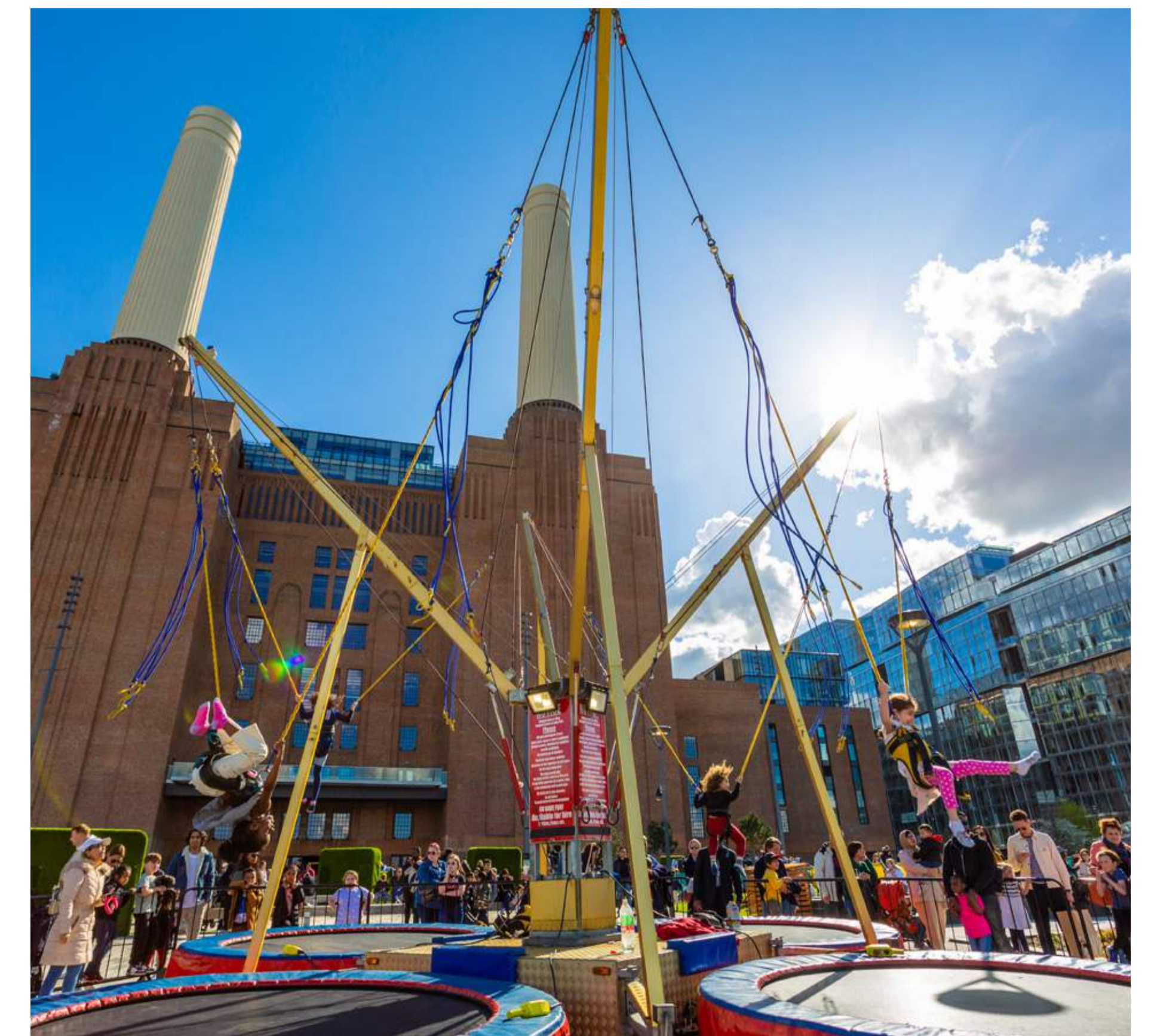
## What we did

We will use industry best practice to run the selection process to choose an operator for the space in consultation with the local community and Wandsworth Council.

We will look to incorporate the above ideas as we build the scope for the community hub including lessons learnt from our ongoing community and cultural programmes at Battersea Power Station and in Nine Elms.



INDICATIVE PLANS OF 15,000 SQ FT COMMUNITY HUB AND PHASE 3C RETAIL



## NEXT STEPS

Thank you for taking the time to come to our exhibition and speak to members of the design team. Please take the time to complete a feedback form before you leave to let us know your views on the progression of the plans for Phase 3C. You can also complete one online by scanning the QR code with your smart phone.

All the information displayed at this event will be available to view online on the Battersea Power Station website from Friday 12th April.

### TIMELINE TO DELIVERY

- **January 2024** – initial consultation
- **Early 2024** – review of consultation feedback and revisions to the plans
- **April 2024** – public exhibition on revised/updated proposals
- **April/May 2024** – submission of Reserved Matters planning application to Wandsworth Council
- **End of 2024** – proposed start on site if planning is approved
- **End of 2028** – anticipated completion of Phase 3C

### Further consultation and opportunities to have your say

Once the Reserved Matters application has been submitted to Wandsworth Council and the application has been validated and registered, the Council will then carry out its own consultation on these plans.

## Introducing The Placemakers and Design Team

Battersea Power Station's shareholders are a Malaysian consortium made up of S P Setia, Sime Darby Property, The Employees Provident Fund Board of Malaysia (EPF) and Permodalan Nasional Berhad (PNB).

From their development expertise in Malaysia, they have always seen their role at Battersea Power Station as community builders and have invested significantly accordingly.

They set up Battersea Power Station Development Company in 2012 to solely focus on the development of Battersea Power Station and the surrounding area.

### Contact Us

If you have any questions or would like any further information, please do not hesitate to contact us. You can contact the project team using any of the methods below:



**Website** [batterseapowerstation.co.uk](http://batterseapowerstation.co.uk)  
**Email** [engagingbattersea@bpsdc.co.uk](mailto:engagingbattersea@bpsdc.co.uk)

Scan the QR code

