

Vauxhall Nine Elms and Battersea (VNEB) Opportunity Area – an Overview

Presentation at the Fentiman Road Richborne Terrace and Dorset Road
Residents Association AGM

25 May 2011

Disclaimer

This presentation was given at the Fentiman Road, Richborne Terrace and Dorset Road Residents Association on 25 May 2011, by Sundiatu Dixon-Fyle, a local resident.

Its purpose was to give other residents a brief overview of the major developments in the VNEB-OA pipeline.

Information was gathered from publicly available sources at the time.

Neither the presenter nor the Residents Association take any responsibility for the data being accurate, exhaustive or up to date.

Further information can be obtained from the following sources:

www.london.gov.uk

www.lambeth.gov.uk

www.wandsworth.gov.uk

VNEB-OA in numbers

ESTIMATES

200	acres
16'000	new homes
25'000	new jobs*
2	new tube stops
~£8bn	total budget**
~£910m	on infrastructure***
7-20	years



* Not including 40'00-45'000 construction jobs

** Estimate

*** Includes £660m of developer (Section 106) contributions. Source: VNEB Revised Infrastructure Study March 2011

The catalyst – the US Embassy

- 500,000 sq ft building, designed by Kieran Timberlake architects
- planning permission granted by Wandsworth Council
- £500 million project for which groundbreaking is expected to start in 2013 and completion is projected for 2017
- will employ 800 people
- expected 1,100 visitors a day
- will improve connection between Wandsworth Road and the river (currently blocked by the railway), with significant landscaping in a public plaza and opportunity for further commercial/residential development



Approved schemes



Battersea Power Station – REO/Treasury Holdings

- £5.5bn, 8m sq ft mixed use development: ~3500 new homes, shops, restaurants, cafes, office space, conference facilities and hotels
- Cultural, artistic and community uses planned, including an urban square and major event space
- Health facilities, a gym and community facilities which could include a nursery and library



Vauxhall Tower – St George

- 178 homes
- Building in progress



Vauxhall Sky Gardens – Fraser Property Dev't

- 207 homes
- Status unclear?

Tideway Wharf – St James

- 800 homes in a mixed-use scheme including hotel, health club, and a collection of restaurants, bars, cafés and retail spaces
- 3 acres of green space including a Pocket Park, River Walk, and new area of public realm along Nine Elms Lane
- 1.13ha or 2.7 acres (56% of the site) to be provided as public space
- Provision of affordable housing



Major schemes in the pipeline



Vauxhall Island Site

- 291 homes in two 41- and 31-storey towers totalling 400,000 sq ft
- 30,000 sq ft of office space
- 179-room hotel with a “skybar”
- Shops, restaurants, digital cinema, performance space, dentist and children’s soft-play area
- S106 funding for parks and transport improvements
- PA decision pending



Nine Elms site

- Enlarged 80,000 sq ft store with new retail and commercial units
- 750 new homes in 3 buildings of varying heights
- Roof garden
- 1 tube stop
- PA in development



Embassy Gardens / Quarter

- 2,000 homes next to US Embassy
- 500,000 sq ft of office space
- 100-bedroom hotel
- 130,000 sq ft of retail, bar and restaurant space
- A supermarket
- PA submitted



Vauxhall Square

- 200,000 sq ft (18,580m2) of offices
- 80,000 sq ft (7,432 m2) of retail, restaurants, bars and 6-screen cinema
- 300 bed hotel; student housing
- 400 homes in 2 towers
- New public square and food market
- Linear walk improving pedestrian flow
- PA in development



The Garden

- Mixed use developments at 3 sites, incl. 2400 homes, hotel, bars etc
- New rival to Borough Market: The Garden
- Community facilities incl. gyms, crèches and healthcare facilities
- Reconfigured main market and Flower Market
- PA expected 2011



Royal Mail

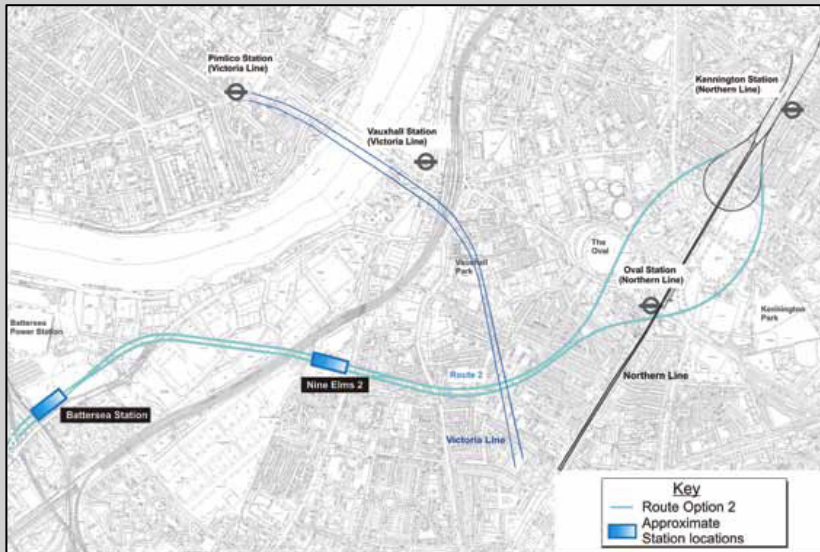
Nine Elms Parkside

- 2000 homes in 10-11 buildings
- 5000m2 of community and retail space
- 2.5ha of public space, incl “Tideway Green” public park as part of ‘linear park’
- Retained Royal Mail ops
- 600 car parking spaces, 2000 cycle spaces
- PA in development

Transportation

Northern Line Extension

- 3km extension from Kennington to Battersea
- Two new stops proposed: South Nine Elms and Battersea
- Linked to existing bus routes
- £560m, privately funded, mostly by REO/Treasury



Bus, rail and river services

- Two new passenger piers on the Thames for riverboats
- Improved bus, rail and tube services, including new bus routes, and improvements to Vauxhall interchange
- Limited scope for increasing capacity at existing rail stations

Road and cycling changes

- New river walk benefiting cyclists and pedestrians
- New pedestrian bridge between Nine Elms and Pimlico
- Road changes, e.g., improved river access through Covent Garden Market, possibly changes to Vauxhall gyratory
- Extension of Barclays Cycle Hire
- Basement level parking in developments

Green space and community amenities

- Extended riverside walk
- 'Linear park' from Vauxhall to Battersea Power Station via proposed US Embassy public plaza
- 6 acre riverside park north of Battersea Power Station, with access to water buses and direct connection to Battersea Park
- Park at Northern Site of New Covent Garden Market
- Schools, community centres, libraries and churches mentioned (**unclear where!**)
- All developments proposing green space, community, healthcare and leisure facilities, e.g., gyms, creches etc

