

BATTERSEA STUDIOS



Welcome

Thank you for attending our public exhibition today on the proposals for Battersea Studios 3.

Battersea Studios is one of the largest business hubs in South West London with a vibrant community of over 50 small and medium sized businesses across two buildings in a well-connected location.

The owners, Schroders, are preparing to resubmit the proposals for a new building on the Battersea Studios site to Wandsworth Borough Council.

These proposals will create new, high-quality, light industrial and office space alongside the existing buildings. They will allow Battersea Studios to continue to provide flexible workspaces to support growing businesses and job creation in Battersea.



Aerial view of Battersea Studios



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What is Battersea Studios?

Battersea Studios is a mixed studio, office and workspace campus, which is home to over 50 small to medium sized companies across two existing buildings.

The site is home to range of tenants of varying sizes, from start-ups to more established small to medium enterprises (SMEs), predominately in the media and tech industries.

The workspace is well connected, flexible, provides on-site spaces and facilities where businesses can meet and collaborate, and suits a range of business and use types. The range of unit sizes on offer, including managed workspace desks, means that businesses have often grown and moved into larger units on site.



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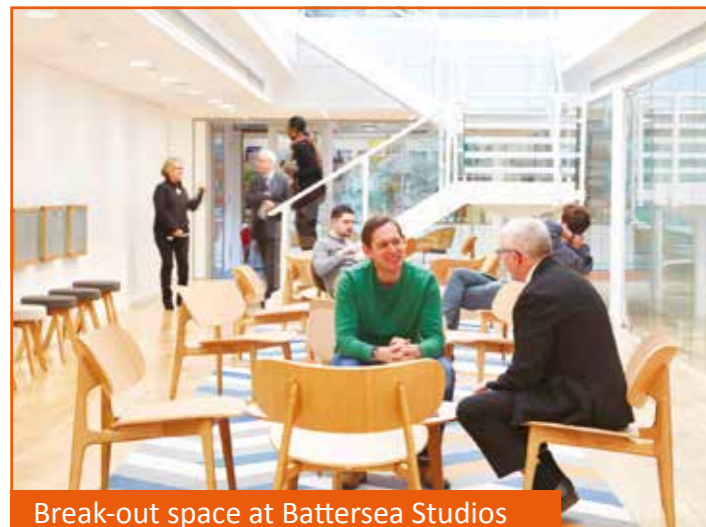
Why expand Battersea Studios?

Battersea is a growing business hub, and Battersea Studios is able to provide space and support to SME businesses.

The new building will allow Battersea Studios to provide space for more local businesses, as well as room for existing businesses at Battersea Studios to grow on site and move to occupy larger units.

The new building would be a response to existing demand for additional space at the site.

These proposals are an opportunity to provide new employment opportunities, with a more efficient use of land within the site, in a way which will help fulfil the London Borough of Wandsworth's vision for the Battersea Design and Technology Quarter, while remaining true to the local industrial heritage.



Break-out space at Battersea Studios



Break-out space at Battersea Studios

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Site context

Battersea Studios is located behind the Bidfood Battersea Food Wholesalers, just off Silverthorne Road.

It is surrounded by industrial uses, including Bidfood, the Stewarts Lane Goods Depot, the Abellio Battersea Bus Depot and the Tarmac Concrete Plant.

The new building would be in an underutilised corner to the north of the site, close to the bus depot. It is well placed to benefit from a proposed new pedestrian and cyclist access to Stewarts Lane, which forms part of the proposals.



Redundant plant and telecommunications structure to be demolished



Existing view from Stewarts Lane



Existing view from Stewarts Lane



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The proposals

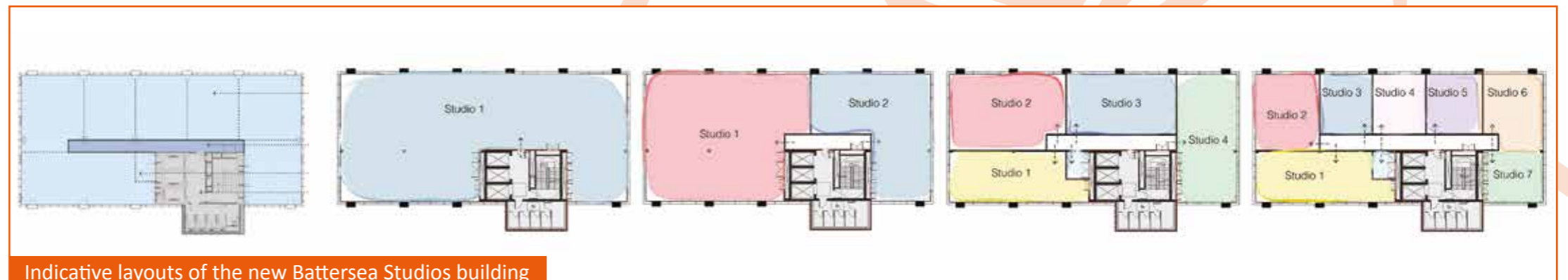
The new building would be in keeping with other developments in the area. The plan is for a 10 storey building to complement the existing buildings and facilities, providing light industrial space at ground level and office space above, with each of these promoted by planning policy.

The building will help bring together creative enterprises and attract additional businesses, as well as employment and training opportunities, to the area.

In developing the design, work has been undertaken to consider the visibility, long-range views, and any impacts on nearby heritage assets.



Indicative view of the new Battersea Studios building from the existing car park



Indicative layouts of the new Battersea Studios building

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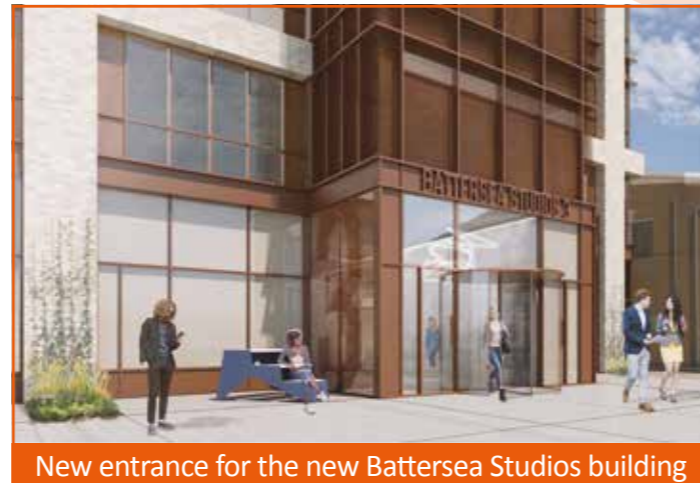
Transport and accessibility

The proposals include a new dedicated pedestrian and cycle entrance to Battersea Studios from Stewarts Lane.

This entrance will improve safety for users whilst also providing easier access to local rail and tube stations, including the Battersea Power Station Underground Station on the Northern Line.

This forms part of the plans by Battersea Studios to encourage active and public forms of transport by reducing walking times.

Additional cycle parking facilities will also be included as part of the proposals, along with changing facilities



Sustainability

Sustainability has played a key role throughout the development of the design, which will support both the London Borough of Wandsworth and the Mayor of London in their declaration of a Climate Emergency and their respective aspirations to be a Net Zero Carbon borough and city by 2030.

Therefore, the proposed development is set to achieve the following targets:

- BREAM rating of 'Excellent' is being targeted across the development
- 15% reduction in CO2 emissions from energy efficiency measures
- 35% overall reduction in CO2 emissions as a minimum

In addition, the proposed energy strategy includes a wide range of measures including, but not limited to, low energy lighting throughout, thermally efficient building fabric and a single on-site energy centre.

As part of the proposals, work has also been completed in relation to assessing and mitigating potential noise levels, impact on daylight and sunlight, and pollution.



Landscape precedent images



Indicative images of the rooftop amenity space



Indicative images of the rooftop amenity space

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Summary and next steps

Thank you for visiting our exhibition today, is you have any questions, please be sure to ask one of the team.

We would also appreciate your feedback, you can complete a form at the exhibition, or access it online at www.batterseastudiosplan.co.uk where you can also keep up to date on the proposals.

Following the exhibition, we will review your feedback before resubmitting the proposals to Wandsworth Borough Council.

In summary, the proposals will provide:

- A new third building providing light industrial space at ground level and offices above
- A natural extension of the current development to fulfil the needs of existing businesses to grow within the site
- An opportunity for more small and medium enterprises to set up within the Battersea Design and Technology Quarter
- New pedestrian and cycle entrance from the north of the site improving user safety and accessibility to train and tube stations



Indicative view of space in the new Battersea Studios building