



# ONE BATTERSEA BRIDGE

OUTLINE ARTS AND CULTURE ACTION PLAN

April 2024



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## Outline Arts and Culture Action Plan

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## **1. Introduction**

- 1.1 This Outline Arts and Culture Action Plan ('the Action Plan') has been prepared by DP9 Limited ('DP9') on behalf of Promontoria Battersea Limited ('the Applicant') in support of an application for full planning permission ('the Application') for the redevelopment of 1 Battersea Bridge, London, SW11 3BZ ('the Site').
- 1.2 The purpose of this Action Plan is to set out details of the proposal in relation to potential arts and culture facilities and programming, including the amount and type that will be provided and to analyse this against relevant policy and other material planning considerations.
- 1.3 The Action Plan is structured as follows:
  - Section 1 provides an introduction and scope;
  - Section 2 describes the Site and the Proposed Development;
  - Section 3 provides an overview of the planning policies relevant to the Action Plan;
  - Section 4 sets out the proposed arts and culture offer;
  - Section 5 sets out the overall conclusions.
- 1.4 This Action Plan should be read in conjunction with the Planning Statement, also prepared by DP9, submitted in support of the Application.



## 2. Planning Application Context

2.1 This Section of the Action Plan provides an overview of the Site, its surrounding context and the Proposed Development.

### The Application Site

2.2 The Site is situated to the east of Battersea Bridge Road in the London Borough of Wandsworth. The broadly rectangular Site comprises a part five-storey, part six-storey 1980s office building (Class E) with a basement level car park providing 33 car parking spaces, accessed from Hester Road from the south.

2.3 The Site is bounded to the north by the River Thames and Thames Path and to the south by Hester Road and the Royal College of Art Dyson Building. A six-storey residential building is situated to the east, with the nine-storey Albion Riverside development situated beyond.

2.4 The surrounding area is mixed-use in character. The area to the east and west is predominantly residential, with the Royal College of Art campus and a range of retail uses located to the south. In the locality, there are a number of well-established design practices.

### Proposed Development

2.5 The Application relates to proposals for comprehensive redevelopment of the Site to provide a residential led mixed-use scheme comprising market and affordable housing, community, office and restaurant premises which will be delivered alongside landscaping and public realm improvements. The description of development ('the Proposed Development') is set out below:

*'Comprehensive redevelopment of the site to include demolition of existing building and erection of a part 9 storey, part 33 storey building (plus ground floor and basement levels) comprising residential use (Class C3), office use (Class E), community use (Class F2), and a restaurant (Class E), with associated car parking, cycle parking, public realm, landscaping and other associated works.'*

2.6 A breakdown of proposed floorspace is provided in the table below.

Use	Existing (GIA sqm)	Proposed (GIA sqm)
Residential (C3)	0	22,613
Community (Class F2)	0	274
Restaurant (Class E)	0	189
Office (Class E)	4877.1	534
Shared	0	185
<b>Total</b>	<b>4877.1</b>	<b>23,795</b>



### 3. Relevant Planning Policy

- 3.1 This section provides an overview of the development plan and relevant policies relating arts and culture facilities provision in the borough.

#### Development Plan

- 3.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) states that the determination of planning applications should be in accordance with the development plan, unless material considerations indicate otherwise. The adopted development plan for London Borough of Wandsworth ('LBW') currently comprises the following:

- London Plan (2021)
- Wandsworth Local Plan adopted July 2023; and

- 3.3 Other material considerations include the National Planning Policy Framework (Amended December 2023), and the Planning Obligations SPD (published September 2020).

#### LBW Local Plan

- 3.4 LBW Local Plan Policy LP18 (Arts, Culture and Entertainment -Strategic Policy) sets out the approach to proposals for Art, Culture and Entertainment, and notes the following:

A. *Proposals for new cultural space will be supported where:*

- (1) *New provision or extensions to arts, culture and entertainment provision will attract significant numbers of visitors into the borough's centres and the emerging centres at Battersea Power Station and Nine Elms within the Central Activities Zone;*
- (2) *It is located in an area which is accessible by public transport, walking and cycling routes, including by those that are likely to use the facility from outside the local area, including in Focal Point areas, Wandle Delta sub-area, Winstanley and Lombard Road/York Road areas; and within the creative quarters designated in Nine Elms, including the Design and Technology Quarter which must support creative/cultural workspace;*
- (3) *It involves meanwhile cultural uses that enhance the vibrancy and vitality of the area;*
- (4) *It makes provision for arts, culture and entertainment activities as part of enhanced and new public realm; and*
- (5) *It supports placemaking; accounting for the Area Strategies of this Plan and the Arts and Culture Strategy 2021-31.*



- B. *The loss of accommodation used for arts, culture or entertainment purposes will be resisted. Any proposal for a loss should include evidence of a full and proper marketing exercise of the site for a period of at least 18 months as set out at Appendix 1 of this Plan.*
- C. *In assessing the suitability of proposals, the following criteria will be taken into account:*
- (1) Whether the building has been purpose-built or specifically adapted;*
  - (2) The adaptability of the building for other arts, culture and entertainment purposes;*
  - (3) The availability of other facilities locally to meet existing and future demand;*
  - (4) Access by public transport;*
  - (5) The relationship with adjoining uses;*
  - (6) The impacts of the re-provision on existing occupiers and users of the facility;*
  - (7) Changes in the mix of uses arising from the loss of the existing cultural/leisure facility;*
  - (8) The loss of cultural heritage;*
  - (9) The affordability of the proposed new facility; and*
  - (10) Where a replacement facility is proposed, it should be at the same or better standard than the facility which is lost and continue to be accessible to its existing users.*
- D. *In accordance with the Council's adopted Planning Obligation SPD or successor document applicants will be required to produce and realise an Arts and Culture Action Plan to enhance the range of arts and cultural opportunities in the area.*
- E. *In accordance with the Council's adopted Planning Obligation SPD or successor document, where an applicant is unable to provide an Arts and Culture Action Plan, as it is not appropriate due to the scale and nature of 343 the scheme, or is located within the Battersea Design and Technology Quarter (where there are proposed creative incubator hubs) or Wandsworth Town and Wandle Delta sub-area, then a commuted sum will be sought and pooled to enable the Council to meet the requirements for such provision within the local area.*
- F. *Development proposals will be required to provide high-quality public art as an integral part of the design of new major developments, particularly around gateway locations and where they benefit legibility and public safety.*
- G. *The Council will encourage development for artworks, statues or memorials, which will be assessed on how they support the characteristics and sense of place as cohesive, safe, well-connected and healthy communities.*



## **4. Arts and Culture Proposals**

- 4.1 This Section of this Action Plan provides an overview of the potential arts and culture proposals and assessment against relevant policy and other material planning considerations.

### **Proposed Community Centre**

- 4.2 The Proposed Development includes the provision of a high quality, purpose-built community centre extending to 274sqm. The proposed community centre will be on the southern side of the Proposed Development and comprise three levels.
- 4.3 Early engagement with potential occupiers with a focus on local charitable organisations is underway. It is anticipated that proposed management arrangements will be agreed with LBW during the determination period and be secured via section 106 agreement. The proposed space provides the opportunity to curate art and culture events for the local community and wider borough. It is expected that the proposed internal layout and fitout of the community space, as well as the management arrangements (including programme of potential events) would be secured by legal agreement.

### **Proposed Feature Sculpture Area**

- 4.4 The Proposed Development includes the allocation of a space for the provision of a feature sculpture within the public realm along the Thames Path. The intention will be to collaborate with local artists, potentially in partnership with the adjacent Royal College of Art ('RCA'), to provide opportunity for displaying a sculpture or an installation on a rotating basis. Early engagement with the RCA is underway. It is anticipated that proposed management arrangements will be agreed with LBW during the determination period and be secured via legal agreement.
- 4.5 The proposed location has been woven into the broader public realm design of the Proposed Development. Further information is provided in the landscape section of the Design and Access Statement.

### *Proposed Affordable Workspace*

- 4.6 The Proposed Development includes provision of purpose-built affordable workspace. The proposed workspace has been designed to be flexible and therefore suitable for a varied range of tenants. The proposed affordable workspace would extend to 534sqm, located at first floor level of the Proposed Development.
- 4.7 Owing to the Site's location within a creative industry cluster, including the RCA, the proposed workspace would be suitable for small businesses and start-ups within the creative industries,



contributing positively to area's function and providing the opportunity for further enhancement of arts and culture in the borough.

- 4.8 It is anticipated that proposed management arrangements will be agreed with LBW during the determination period and be secured via legal agreement.



## **5. Summary and Conclusions**

### *Description of Development*

- 5.1 This Outline Arts and Culture Action Plan has been prepared by DP9 to set out the potential arts and culture provision to be delivered as part of Proposed Development at 1 Battersea Bridge, London SW11 3BZ.
- 5.2 The Proposed Development includes a purpose-built community facility suitable for arts and culture events, the allocation of a space within the public realm for a feature sculpture, and affordable workspace which seeks to accommodate small businesses and SMEs within the creative industries.
- 5.3 It is anticipated that the exact management arrangements for each of these elements of the proposal will be agreed with LBW during the determination of the Application, and be secured by section 106 agreement.
- 5.4 Overall, this Outline Action Plan demonstrates the arts and culture proposals which form part of the Proposed Development meet the requirements of Local Plan Policy LP18.