



ONE BATTERSEA BRIDGE

STATEMENT OF COMMUNITY INVOLVEMENT

April 2024



One Battersea Bridge

Statement of Community Involvement

March 2024

Contents

1.0 Introduction

- 1.1. Introduction
- 1.2 The Consultation Process and Objectives
 - 1.2.1 First Round of Consultation
 - 1.2.2 Second Round of Consultation

2.0 Background and Approach

- 2.1 Policy Framework
- 2.2 Planning Description of Development

3.0 The Consultation Process

- 3.1 Aims of Consultation
- 3.2 Consultation Process
- 3.3 Consultation Area
- 3.4 Project Contact and Communications Channels
- 3.5 Consultation – Levels of Engagement

4.0 Feedback

- 4.1 Introduction
- 4.2 First Round of Consultation
 - 4.2.1 Stakeholder Engagement
 - 4.2.2 Community and Stakeholder Feedback
 - 4.2.3 Summary of Responses
- 4.3 Second Round of Consultation
 - 4.3.1 Initial Stakeholder Meetings & Feedback
 - 4.3.2 Community Feedback
 - 4.3.3 Summary of Responses
 - 4.3.4 Responding to Feedback

5.0 Conclusion

- 5.1 Summary
- 5.2 Continued Engagement

6.0 Appendices

ONE BATTERSEA BRIDGE

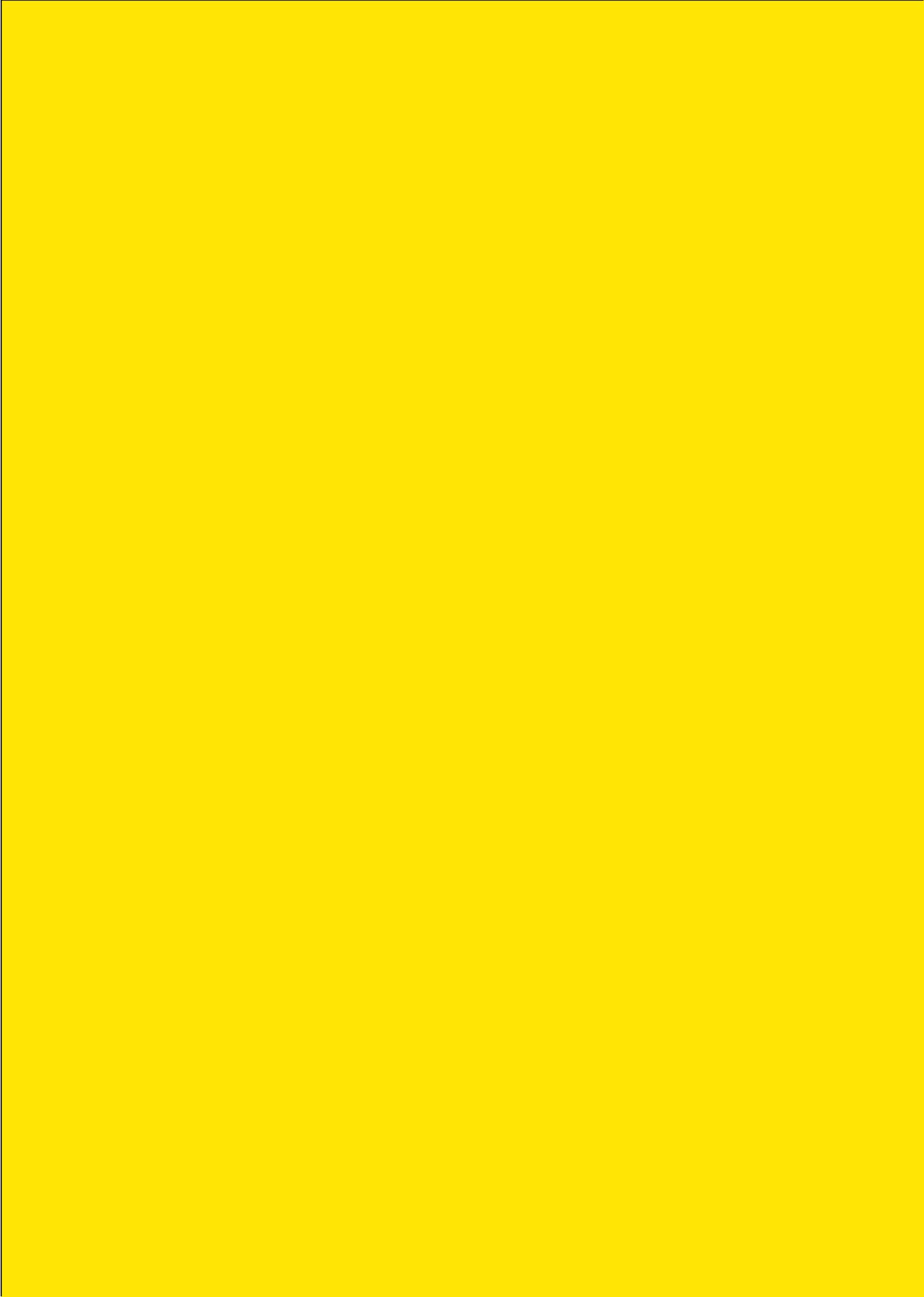
Statement of Community
Involvement

This document has been prepared by
Concilio on behalf of
Promontoria Battersea Limited



Appendices

Appendix A1	1 st Round Flyer Distribution Area
Appendix A2	2 nd Round Flyer Distribution Area
Appendix B1	1 st Round Consultation Flyer
Appendix B2	2 nd Round Consultation Flyer
Appendix C	Consultation Website to date
Appendix D1	1 st Round In-Person Event Boards
Appendix D2	2 nd Round In-Person Event Boards
Appendix E	2 nd Round In-Person Event Images
Appendix F	Newsletter
Appendix G1	Feedback report Round 1
Appendix G2	Feedback report Round 2
Appendix H	Feedback form
Appendix I	Social Media Page



1.0

Introduction

1.1 Introduction

This Statement of Community Involvement has been prepared in support of an application for planning permission (the ‘Application’) for a proposed development at 1 Battersea Bridge Road, Wandsworth, London SW11 3BZ (the ‘Site’). The scheme is being brought forward by Promontoria Battersea Limited (the ‘Applicant’) and the description of (‘the Proposed Development’) is:

‘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.’

A comprehensive description of the Proposed Development can be found in the Design and Access Statement accompanying this submission.

This report details the public consultation carried out to date which has informed the design evolution of the Proposed Development. The consultation process has been carried out in accordance with national and local policies, as is laid out in **Section 2.0** of this report. The consultation took place between September 2022 and March 2024.

Concilio is a communications agency that specialises in political and stakeholder engagement in support of the built environment. Concilio has managed the communications programme since October 2023, ensuring robust and in-depth engagement has taken place.

1.2 The Consultation Process and Objectives

During the first round of consultation, the Applicant commissioned Cavendish (formerly BECG) to perform the initial round of pre-application consultation in September 2022. Following the first round of consultation in September 2022, Concilio was appointed in October 2023 and performed the second round of comprehensive community consultation, managing the pre-application consultation process with neighbouring residents and occupiers as well as interested stakeholders concerning the Proposed Development. The first round of consultation gathered early feedback on the initial vision for the redevelopment of the site, whereas the second round of consultation gathered feedback on the developed proposals for the Proposed Development.

The Applicant has had a vested interest in the area and believes that the local community and other key stakeholders should be engaged to gain valuable feedback regarding the site and their view on emerging proposals, enabling these to be considered when developing the proposals. The Applicant therefore implemented a comprehensive programme of

community engagement which began in September 2022 and included the following methods:

1.2.1 First Round of Consultation

Focus

The focus of the first round of consultation was to present the vision for the Site. The Applicant gathered initial views and feedback on their early aspirations and local priorities.

Digital interactive consultation website

A digital website (www.glassmills.co.uk) was created and remained live until the launch of the website of the second round of consultation which began on the 7th November 2023, so the project team could continue to receive comments and take these into consideration when evolving the proposals for the Proposed Development. During the first round of consultation, the website had over 400 views and over 210 unique user hits.

Consultation with locally elected representatives

The Applicant sought to engage with locally elected representatives and literature concerning the consultation was sent to:

- Cllr Simon Hogg – Leader of Wandsworth Council
- Cllr Kemi Akinola – Deputy Leader of Wandsworth Council
- Cllr Aydin Dikerdem – Cabinet Member for Housing
- Cllr Juliana Annan – Battersea Park Ward (Mayor of the Council)
- Cllr Tony Belton – Battersea Park Ward
- Cllr Maurice McLeod – Battersea Park Ward
- Cllr Caroline De La Soujeole- St Mary’s Ward
- Cllr Jamie Colclough- St Mary’s Ward
- Cllr Jessica Lee- St Mary’s Ward

Consultation with community groups

From the outset, the Applicant sought to engage with community representatives and details of the early vision for the Proposed Development were sent to:

- Battersea Society
- Battersea Community Hub
- Big Locals SW11
- Katherine Low Settlement
- Ethelburga Community Residents Association

Consultation letter to residents and businesses

The Applicant ensured that members of the project team were able to discuss the plans with residents and businesses who wished to be involved in the application process. This was achieved through the targeted delivery of a flyer to an area of 3,804 addresses that invited the residents to join the in-person exhibitions.

A phone number was provided to residents within the flyer to ensure those without internet access could still provide comments and three residents used this opportunity and got in contact via the phone.

Appendices A1 and B1 include a copy of the distribution area and flyer

Public meetings

The Applicant sought to widely engage with key stakeholders, residents, and community representatives in the area. The Applicant hosted two public consultations at the site. The first event was held on **Tuesday 27th September 2022** between 16:00-19:00 at the Site. The second event was held on **Thursday 29th September 2022** between 16:00-19:00 at the Site.

In total, the events were attended by 54 people, with 33 attendees at the first consultation event and 21 individuals attending the second event. Significant feedback was received over the course of the sessions with more information in **Section 4**. Attendees at these initial meetings had the opportunity to view the initial vision for the Site. Overall, attendees at the exhibition commented on the potential height of the proposed development as well as potential impacts to sunlight levels. They also expressed a positive attitude towards the proposals for the ground floor and a preference for a café or restaurant. Attendees noted the need to be presented more developed proposals for the second round of consultation.

Appendix D1 includes a copy of the exhibition boards presented at these meetings

1.2.2 Second Round of Consultation

Focus

The focus of the second round of consultation was to present the developed proposals for the Proposed Development of the Site following the feedback gathered during the first round. The Applicant gathered feedback on the design approach and the proposed mixed-uses for the redevelopment.

Digital interactive consultation Website

A new digital website was created and has been live since the 7th November 2023. The website (www.glassmill.co.uk) has remained live and will remain live following the submission of the application, so the project team can continue to receive comments and questions and the local community can remain updated on the planning application. To the finish of the consultation, 7th December 2023, the website has received 6,478 website visits with 3,643 unique viewers.

Consultation with locally elected representatives

Ahead of the launch of the second round of consultation, details of the developed proposals for the Proposed Development and an invitation to a briefing were sent to:

- Cllr Simon Hogg – Leader of Wandsworth Council
- Cllr Kemi Akinola – Deputy Leader of Wandsworth Council
- Cllr Aydin Dikerdem – Cabinet Member for Housing
- Cllr Juliana Annan – Battersea Park Ward (Mayor of the Council)
- Cllr Tony Belton – Battersea Park Ward
- Cllr Maurice McLeod – Battersea Park Ward
- Cllr Jamie Coclough – St Mary's Ward
- Cllr Caroline de La Soujeole – St Mary's Ward
- Cllr Jessica Lee – St Mary's Ward
- Marsha De Cordova – Member of Parliament for Battersea
- Leonie Cooper AM – London Assembly Member for Merton and Wandsworth

From the outset of the second round of consultation, the Applicant sought to engage with the political leadership of Wandsworth Borough Council (Cllr Simon Hogg, Cllr Kemi Akinola, Cllr Aydin Dikerdem and Cllr Jenny Yates), the site's ward councillors (Cllr Juliana Annan, Cllr Tony Belton and Cllr Maurice McLeod), the councillors of the neighbouring ward (St Mary's) (Cllr Jamie Colclough Cllr Caroline de La Soujeole and Cllr Jessica Lee) and other relevant political representatives (Marsha De Cordova MP and Leonie Cooper AM). All representatives were notified of the emerging Proposed Development and invited to attend a briefing with members of the project team. Battersea Park ward councillors were also invited to attend the public exhibitions and webinar. Follow-up invitations to political stakeholders were also issued following the initial notifications. As a result, Leonie Cooper AM met with the project team to discuss the emerging proposals for the Proposed Development on the 13th December 2023 and Marsha De Cordova MP on the 27th March 2024.

Consultation with community groups

From the outset, the Applicant sought to engage with community representatives and materials concerning the consultation were sent to:

- Battersea Society
- Friends of Battersea Park
- Clapham Junction Action Group
- Wandsworth Society
- Ethelburga Community Residents Association
- Ethelburga Tower Residents Association

All these community representatives were notified of the emerging proposals and invited to attend a briefing with members of the project team. As a result, representatives of Battersea Society met with the project team to discuss the emerging proposals on the 21st November 2023 and representatives of Wandsworth Society and Friends of Battersea Park attended the public exhibition on 22nd November 2023 and 25th November 2023.

Consultation letter to residents and businesses

The Applicant ensured that members of the project team were able to discuss the plans with residents and businesses who wished to be involved in the application process. This was achieved through the targeted delivery of a flyer to an area of 7,251 addresses in the vicinity of the site on the 10th November 2023. This directed people to the online consultation and invited them to join the in-person exhibitions and online webinar. Given the significance of the Proposed Development, the Applicant expanded the distribution area from the initial round of consultation on the vision to ensure inclusive and comprehensive engagement.

A freephone number was issued to residents within the consultation letter to ensure those without internet access could still provide comments. An email address was also set up at info@glassmill.co.uk to ensure that there was a consultation hub for all communication.

The Applicant distributed another newsletter to the local area on 22nd November 2023 that outlined the scheme and invited the residents to join the online webinar and in-person exhibitions. The consultation website remained live after consultation and was subsequently updated

with details of the consultation. All stakeholders that subscribed to the website received a notification of the update.

As part of the Applicant's efforts to raise awareness of the consultation a social media campaign was created with targeted social media advertising in the area. Google platforms received 292,534 impressions and 3,777 click throughs and Meta platforms received an additional 111,779 impressions with 1,742 click throughs. Two additional email updates were sent to subscribers on the website on 24th November 2023 and 5th December 2023. This was to ensure that the local community was regularly updated on the public consultation.

An online survey remained live on the website until 7th December 2023. In total 192 survey responses were received during the second round of consultation.

Appendix A2 and B2 include a copy of the distribution area and the flyer.

Appendix F includes a copy of the newsletter.

Public meetings

The Applicant sought to widely engage with key stakeholders, residents, and community representatives in the area. The Applicant hosted two in-person public consultations at the Site. The location of the in-person event at the Site provided an accessible venue that allowed all the interested neighbouring parties to attend and also view the current building first-hand. The first event was held on **Wednesday 22nd November 2023** between 15:00-19:00 and the second event was held on **Saturday 25th November 2023** between 10:00-13:00.

In total, the in-person events were attended by 159 people. The Applicant also hosted an online webinar on **Monday 27th November 2023** between 18:00-19:00. The webinar was attended by 23 people. Significant feedback was received over the course of the session with more information in **Section 4**.

Overall, attendees at the exhibitions and webinar understood the need for the proposed redevelopment of the existing Site and the provision of affordable housing for Wandsworth but expressed concern around the height of the building.

Appendix D2 includes a copy of the exhibition boards presented at these meetings.

The Applicant has sought to involve the local community and stakeholders extensively.

This process is in addition to ongoing correspondence and communication with Wandsworth Borough Council as part of the formal pre-application process.

2.0

policy

framework

2.1 Policy Framework

Based on the Statement of Community Involvement of Wandsworth Council (SCI) (2019), there is no statutory requirement to involve the community at the pre-application stage of planning proposals as “the Council cannot insist on a pre-application consultation. However, developers of major applications are advised to consider carrying out or commissioning a structured form of consultation at this stage”. The National Planning Policy Framework (NPPF) (2023) also encourages applicants who are not already required to do so by law to engage with the local community before submitting an application to improve the efficiency and effectiveness of the planning application system for all parties.

Wandsworth Council’s SCI (2019) recommends that the approach to consultation and engagement is based on the principles of effectiveness, transparency, proportionality, inclusivity, coherence, and accountability. The SCI stresses the importance of engagement with traditionally ‘Hard to Reach’ groups, and recognises that traditional methods of consultation and engagement may not adequately reach certain sections of the community, highlighting public engagement arrangements and the use of digital communications and social media.

Based on the nature of the development, the Council’s suggested approach to consultation includes following consultation methods:

- Consultation letter to all properties that adjoin the application site and to other properties in the area that are judged to be affected by the proposed development;
- Electronic notification to residents, groups and businesses who have subscribed for updates;
- Website;
- In-person exhibitions and online meetings;
- Consultation with local groups, including residents and tenants groups and amenity societies.

The Planning practice guidance based on the Localism Act (2011) encourages democratically elected members to participate at the pre-

application stage and encourages pre-application engagement with the community where it will add value to the process and outcome.

The NPPF sets out that the participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage.

The consultation strategy has been designed to meet the requirements for consultation as laid out in the NPPF, planning practice guidance and Wandsworth Council's Statement of Community Involvement.

2.2 Planning Description of development

'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.'

3.0

The consultation process

3.1 Aims of Consultation

The Applicant was keen to ensure the consultation strategy put in place delivered a series of key aims to assist with the evolution and development of the proposals for the Proposed Development:

- To raise awareness of the emerging proposals for the redevelopment of the site and discuss the public benefits;
- To undertake consultation that ensured feedback could be incorporated into the final iteration of the Proposed Development;
- To build on the existing relationship with the local community;
- To enable constructive dialogue between local stakeholders, the community, the project team and the Applicant;
- To ensure everyone who wanted to take part in the consultation was able to by being accessible and inclusive.

3.2 Consultation Process

The consultation strategy and process that the Applicant has undertaken in relation to the Application has been developed with both local and national policy and the above aims in mind. Specifically, the consultation process has:

- Ensured early and targeted engagement that is appropriate for the local community and key stakeholders;
- Provided sufficient and relevant reasoning and information about the Application to enable informed responses of relevant stakeholders;
- Been conducted using a mix of consultation methods and media suitable for the proposed development application to ensure transparency and inclusivity and maximise awareness, including:
 - consultation letter distribution (flyer),
 - social media advertising
 - website,

- consultation with community groups and locally elected representatives,
- questionnaire (survey),
- and online and in-person public meetings;
- Involved objective analysis of the results of the consultation, taking into account opinions and issues raised by the relevant stakeholders;
- Publicised collective responses with due regard to the Data Protection Act and General Data Protection Regulation (GDPR) requirements.

3.3 Consultation Area

A consultation area was identified to reflect the scale of the Proposed Development. The consultation area consisted of **3,804** addresses during the first round of consultation, comprising local residents and businesses around the site. During the second round of consultation, this area was expanded to include **7,251** addresses to ensure a broader cross-section of the Wandsworth community were involved.

Copies of the distribution areas are included in [Appendix A1](#) and [Appendix A2](#).

3.4 Project Contact and Communications Channels

During both rounds of the consultation, a link for the consultation website and details of the public meetings, including in-person exhibitions and an online webinar, were provided on the consultation flyer. The flyer also included a freephone number and e-mail address for general questions and comments. The freephone number was provided so those who did not have access to the internet could still engage with the consultation. Any emails received throughout the process were responded to by the project team in a timely manner. The Applicant ensured that the channels of communication remained open throughout the pre-application period.

A freephone number and e-mail address were publicised to ensure that information and questions could be managed from one place and there was a single point of contact for residents.

A consultation website formed the “consultation hub” containing exhibition boards with information about the Application. The consultation website had a questionnaire that also included an open-comments box to allow visitors to ask questions to the project team and give their feedback on the proposals.

The consultation website sought the views of local residents to gather meaningful feedback from the local community. This was complemented by the interactive public meetings, including public in-person exhibitions and online webinar.

[Appendix B1](#) and [Appendix B2](#) include copies of the consultation flyers. [Appendix C](#) contains screenshots of the consultation website to date.

3.5 Consultation – Levels of Engagement

As part of the two rounds of consultation, the following consultation activities were carried out.

Date	Stakeholder	Location
September -October 2022	Stakeholder engagement listed in Section 1.2.1	Email
27th September 2022	Public Meeting	In-person exhibition On-site
29th September 2022	Public Meeting	In-person exhibition On-site
06th November 2023	Political and Community Stakeholders listed in Section 1.2.2	Email notification and invite to meetings
10th November 2023	Public Notification	Flyer to distribution area
21st November 2023	Battersea Society	Online
22nd November 2023	Public Notification	Newsletter to distribution area
22nd November 2023	Public Meeting	In-person exhibition On-site

22nd November 2023	Wandsworth Society & Friends of Battersea Park	Leadership and members of the organisation joined the in-person exhibition
22nd November 2023	Social media campaign launch	Meta and Google Platforms
24th November 2023	Subscribers' Notification	Email notification to everyone subscribed on the website
25th November 2023	Public Meeting	In-person exhibition On-site
27th November 2023	Public Meeting	Online
05th December 2023	Subscribers' Notification	Email notification to everyone subscribed on the website
13th December 2023	Leonie Cooper AM	Online
15th March 2024	Chelsea Society	Invitation to a meeting
27th March 2024	Marsha De Cordova MP	In-Person

Raising Awareness

To raise awareness, a consultation area was identified to reflect the scale of the Proposed Development. The consultation area consisted of **3,804** addresses during the first round of consultation, comprising local residents and businesses around the site. During the second round of consultation, this area was expanded to include **7,251** addresses to ensure even wider cross-section of stakeholders was involved. As part of the Applicant's efforts to raise awareness of the consultation, a social media campaign with targeted social media advertising in the area was also undertaken. Google platforms received 292,534 impressions with 3,777 click throughs and Meta platforms received an additional 111,779 impressions with 1,742 click throughs.

Two additional email updates were sent to subscribers on the website on the 24th November 2023 and 5th December 2023. This was to ensure that

there were regular updates for the local community on the public consultation.

Residents were offered the opportunity to leave their feedback via a questionnaire (survey) during both rounds of consultation. The survey included various types of questions, including multiple choice questions, and open comment questions. The questionnaires were also available online on the consultation websites.

4.0

Feedback

4.1 Introduction

The first round of consultation for the Application took place in September 2022 and focused on the initial vision for the site. The second round of consultation took place during November and December 2023 and presented the evolved proposals.

As outlined above, these consultations involved briefings with key stakeholders, public meetings, consultation websites, and questionnaires including open questions where people could provide their feedback.

The sections below outline the feedback received throughout both rounds of consultation.

4.2. First Round of Consultation

4.2.1 Stakeholder Engagement

During the consultation period, meeting invitations were sent to political and community stakeholders. During the initial round of consultation, the Applicant had the opportunity to contact :

- Cllr Simon Hogg – Leader of Wandsworth Council
- Cllr Kemi Akinola – Deputy Leader of Wandsworth Council
- Cllr Aydin Dikerdem – Cabinet Member for Housing
- Cllr Juliana Annan – Battersea Park Ward (Mayor of the Council)
- Cllr Tony Belton – Battersea Park Ward
- Cllr Maurice McLeod – Battersea Park Ward
- Cllr Caroline De La Soujeole- St Mary's Ward
- Cllr Jamie Colclough- St Mary's Ward
- Cllr Jessica Lee- St Mary's Ward
- Battersea Society
- Battersea Community Hub
- Big Locals SW11
- Katherine Low Settlement
- Ethelburga Community Residents Association

4.2.2 Community and Stakeholder Feedback

Overall, the consultation website had **over 400 views** from **210 unique users** throughout the initial round of consultation. A total of 20 survey responses were received. During this round of consultation the Applicant collected feedback on the initial vision for the Site and local priorities.

The comments received via the survey, during the in-person exhibition and from stakeholder engagement can be grouped into the following categories:

- Concerns about the building height were raised, stressing its impact on sunlight for neighbouring properties, property values, and the general aesthetic of the area.
- A majority of respondents expressed support for the proposed mix of uses and agreed the existing building was underutilised and of poor quality.
- When considering the preference for the ground floor commercial space, a significant majority of consultees expressed a preference for cafes and restaurants, however there were a few concerns about the impact of increased footfall.
- Overall, respondents were very supportive of enhancements to the Thames Path, with a particular emphasis on better and more even paving.
- Support was also expressed for the dedicated pedestrian and cycle lanes, with focus on enhancing safety and mobility in the area.
- Respondents expressed preference for more trees and greenery along the Thames Path and preferences for environmentally friendly features in the proposed development.
- Some respondents mentioned they would welcome the introduction of street furniture to enhance the comfort and usability of the path.

4.2.3 Summary of Responses

The feedback gathered from the consultation enabled the project team to think about the evolution of the proposals and enhance relationships with the local community. The Applicant has established themselves as a partner of the community and has gathered views to improve the Proposed Development where possible.

The consultation made clear that the community agreed the existing building was underutilised and of poor quality. Some comments of concern were expressed towards the proposed height of the building and its impacts on the neighbouring residents. Respondents felt that the Proposed Development should consider the daylight/sunlight implications of the development and its impact on the views from neighbouring buildings, and highlighted the potential value reduction of residents' properties. Residents expressed a preference for a café or restaurant to be provided on the ground floor and emphasised the importance of enhancements to the Thames path, including wider pavements and dedicated lanes for pedestrians and cyclists. The respondents to this round of public consultation welcomed that an additional round of consultation of more developed proposals was going to take place.

The Applicant welcomes the overall consensus that the existing building is underutilised and of poor quality and support for the redevelopment of the building. Consideration of the responses was at the forefront of updating the proposals for the Proposed Development ahead of the second round of consultation, and every effort was made to ensure that comments raised in relation to areas of concern had been addressed. The comments and feedback received during this application were picked up by the design team, which ensured that issues raised were addressed, where possible. Further details on the response to feedback received can be found in **section 4.3.4** of this document and in the Design and Access Statement submitted with this application.

More information on the feedback received during the initial consultation can be found in [Appendix G1](#).

4.3 Second Round of Consultation

4.3.1 Stakeholder Meetings & Feedback

During the consultation period, meeting invitations were sent to political and community stakeholders. The proposed format of these meetings involved a presentation from the project team and an open Q&A session to understand initial views and opinions.

Consultation with Community Stakeholders

Ahead of the launch of the consultation period, meeting invitations were sent to political and community stakeholders. Meeting invitations were sent on the 6th November 2023 to:

- Cllr Simon Hogg – Leader of Wandsworth Council
- Cllr Kemi Akinola – Deputy Leader of Wandsworth Council
- Cllr Aydin Dikerdem – Cabinet Member for Housing
- Cllr Juliana Annan – Battersea Park Ward (Mayor of the Council)
- Cllr Tony Belton – Battersea Park Ward
- Cllr Maurice McLeod – Battersea Park Ward
- Cllr Caroline De La Soujeole- St Mary’s Ward
- Cllr Jamie Colclough- St Mary’s Ward
- Cllr Jessica Lee- St Mary’s Ward
- Battersea Society
- Friends of Battersea Park
- Clapham Junction Action Group
- Wandsworth Society
- Ethelburga Community Residents Association
- Ethelburga Tower Residents Association

During the individual meetings members of the project team attended and presented the more developed iteration of the proposals, followed up by a Q & A. The meetings included participation of representatives from the Applicant, Farrells, Exterior Architecture, DP9 and Concilio.

Following the letters the Applicant had the opportunity to meet with the stakeholders below:

Date	Stakeholder	Location
21 st November 2023	Battersea Society	Online
22 nd November 2023	Wandsworth Society & Friends of Battersea Park	Leadership and members of the organisation joined the in-person exhibition

13th December 2023	Leonie Cooper AM	Online
27th March 2024	Marsha De Cordova MP	In-Person

The key themes discussed at these meetings included:

- Affordable housing and social rent provision.
- Building height and relevant tall building policies.
- Accessibility in the context of cyclists, vehicular delivery access and Thames path improvements.
- Transportation, parking spaces and cycle storage.
- Commercial and community space provision with a focus on the provision of space fit for local community organisations.
- Sustainability targets, energy efficiency and greening.
- Project timelines for submitting the planning application.

4.3.2 Community and Stakeholders' Feedback

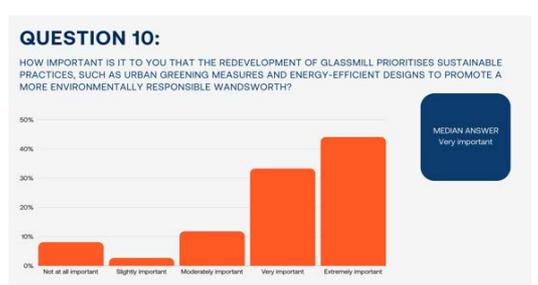
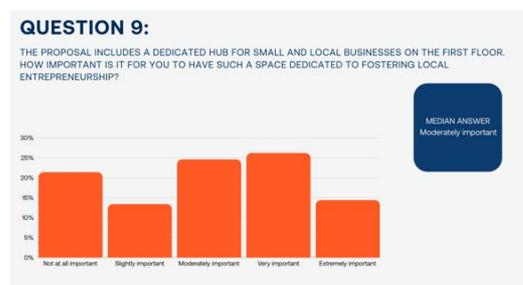
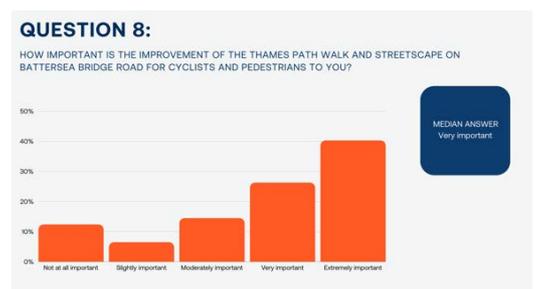
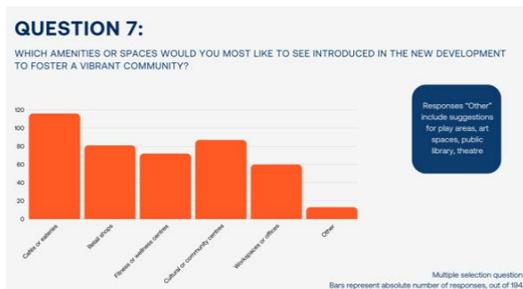
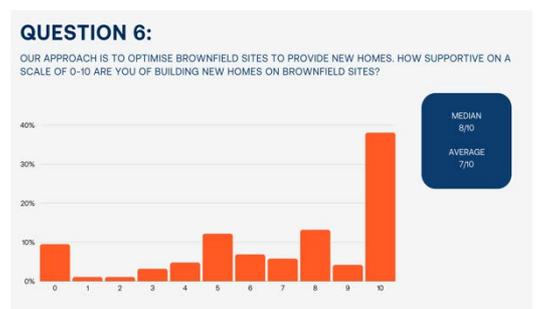
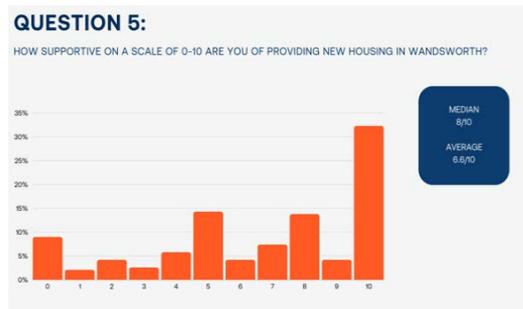
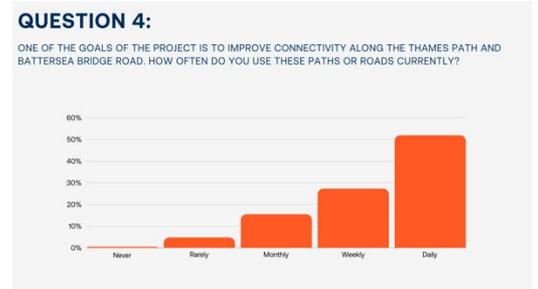
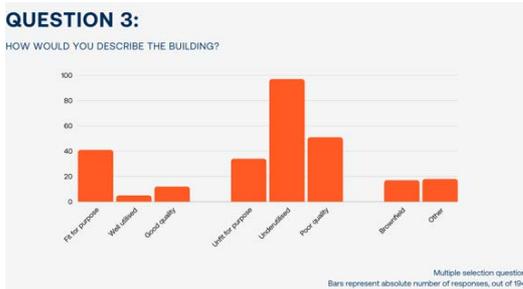
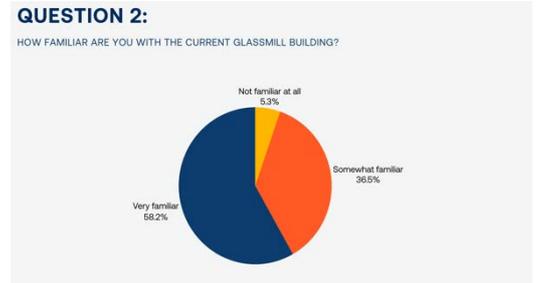
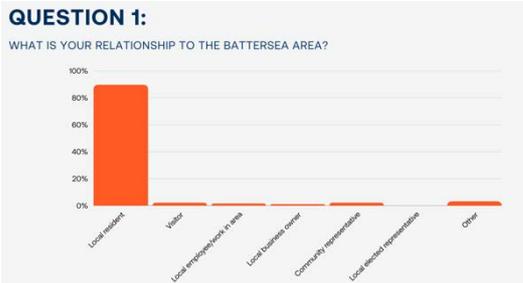
Overall, the website received 6,478 views from 4,852 unique users throughout the period of 7th November 2023 to the end of the consultation period on 7th December 2023. A total of 192 survey responses were received during the consultation period. The in-person events were attended by a total 159 people with an additional 23 attending the online meeting. The detailed feedback report of all the surveys received during this round of consultation can be found in [Appendix G](#).

The feedback received via the surveys and during the in-person exhibition and online meeting can be grouped into the following categories:

- Respondents considered the building to be suited for the proposed redevelopment, with 50% of survey respondents indicating the building is underutilised and more than 25% of respondents describing the building as poor quality.
- Overall, respondents were supportive of providing new housing in Wandsworth, with 32.3% of respondents expressing the highest level of support (on a scale 0-10).
- Support was also expressed for optimising brownfield sites to provide new homes with 38.1% of respondents selecting the highest level of support (on a scale of 0-10).
- More than 8% of residents commented on the significance of providing affordable housing in the area. Respondents highlighted the importance of affordable housing that is within reach of the wider community, including first-time buyers and local residents.
- Considering preferred uses for the ground floor commercial space, a significant majority of almost 60% expressed a preference for cafés or eateries. Attendees at the public meetings also noted the lack of cafes or eateries in the area.
- Improvement of the Thames path walk was a significant theme with 66.6% of respondents expressing it is either very important or extremely important for them.

- In terms of the importance of a dedicated hub for small and local businesses on the first floor for local residents, respondents indicated support.
- There was strong support for the proposed redevelopment to prioritise sustainable practices, such as urban greening measures and energy-efficient designs to promote a more environmentally responsible borough.
- 49% of respondents expressed a preference for reducing the height of the proposals to ensure they were in keeping with the local area. Respondents commented on the potential impact of the tall building on natural light, privacy, and the environment and the need to assess these as part of the planning application. The height of the Proposed Development in relation to the neighbouring area was also the main comment of concern raised during the public consultation events.
- Almost 13% of respondents commented on environmental and aesthetic aspects of the proposed development. In terms of material preferences, some respondents preferred the modern, reflective qualities of glass while others expressed a preference for traditional brick.
- More than 10% of respondents emphasised accessibility and connectivity in the area surrounding the building. Several responses highlighted the need for pedestrian and cycle paths to be improved and kept separate to enhance safety and convenience.
- Almost 6% of residents commented on the limited capacity of existing roads and public transport systems to accommodate an increase in residents and traffic. This was one of the main comments raised during the in-person and online consultation meetings.
- 8% of respondents touched on the consultation process, including the need for transparency and communication during construction that takes into consideration local inputs.
- During the in-person event residents welcomed the introduction of the community space.

The detailed survey responses can be found below with more information on [Appendix G2](#).



A list of selected responses and comments received both in-person and online can be viewed below.

Typical Feedback Responses
Affordable housing should be a priority
It (<i>the building</i>) is ugly and no longer fit for purpose.
I am very supportive of regenerating the area and the proposal offers a higher quality development and will finally remove this horrible building from this very important site next to Battersea bridge.
I do not approve of the size of the development. Of course there is value in building new housing, but the scale and size of the development is actually quite shocking and not one I agree with in any way. There is no need to build such a tall building. This will have a detrimental impact on the quality of life of the people living nearby. It will restrict their sunlight and visibility for one thing. It would be much better to keep the building's dimensions as they are and then put housing in what already exists, rather than expand the height in such an unnecessary way.
The tower is too high
Spaces for the local community to use such as cafes, restaurants and shops greatly lacking in our neighbourhood.
Improved riverside access for both cyclists and pedestrians; consideration of improved crossing of Battersea Bridge Road (e.g., to access the bus stop safely from the building)
Access around the building - riverside and RCA site. More green spaces, trees etc
I like the way that the glass building reflects the river, especially at sunset, ground,
How will the surrounding roads be improved to cater for such a large number of new residents.

4.3.3 Summary of Responses

Like the first round of consultation, the second round of consultation made it clear that the current building is widely considered to be underutilised and of poor quality.

Most comments of concern towards the Proposed Development were due to questions surrounding the height of the building and the implications on natural light, privacy, and the environment. Residents suggested reducing the proposed height, given the nature of the neighbouring area. There was a general understanding of the need for new homes and suggestions from respondents on the need to maximise the provision of affordable homes for the proposed development. Respondents also stressed the importance of improving the accessibility of the Thames walk path and raised potential

concerns around the limited capacity of local transport to accommodate additional traffic which could be generated. The proposal for the provision of community space was welcomed.

Consideration of the feedback has been at the forefront of the proposals for the Site, and every effort has been made to ensure that comments raised in relation to these areas have been addressed. The comments and feedback received during this application have been picked up by the design team, who have ensured that issues raised were addressed where possible. Further details on the design evolution can be found in the Design and Access Statement submitted with this application.

4.3.4 Responding to Feedback

Theme	Response
<p>Providing housing for Wandsworth, including affordable housing</p>	<p>The affordable home provision was welcomed during the consultation days with the Proposed Development contributing significantly towards borough’s housing target through provision of high-quality homes in a range of unit sizes.</p> <p>The team has worked together with the Occupational Therapist at LBW to ensure the design of proposed homes is of high-quality homes in a range of unit sizes. The 35% of homes will be affordable, 70% of which are social rented exceeding policy requirement.</p>
<p>Cafés or eateries on the ground floor</p>	<p>The Proposed Development is for an active ground floor which responds to the local context.</p> <p>Following feedback received, the relationship of the restaurant to the public realm and river has been reviewed and improved in the round. The building line has been pulled back to create a more generous space outside the restaurant which will aid in celebrating the riverfront. This change will also allow for the provision of an area of outdoor sculpture which will be designed together with the RCA.</p> <p>The design of the surrounding public realm has evolved to ensure an improved public realm and seating opportunities that creates an attraction for the wider area.</p>
<p>Thames Path walk improvements</p>	<p>The design has since been rationalised and simplified yet the focus has always been on providing access for all, which the scheme now does. The combination of paving types and variation in tones and colours has also been simplified to make a more harmonious and legible public realm that will appear seamless from the red line of the demise of the property to the River Wall across the adopted highways land. An</p>

	<p>amphitheatre facing the river is created to allow visitors to commute with the Thames.</p>
Dedicated lanes for pedestrians and cyclists	<p>The new compliant access will now be wide enough for two buggies, wheelchairs, bikes being pushed to pass each other in opposite directions. The length of the ramp means that users of all ability will now be able to access the Thames Path, which is very much not the current situation.</p>
Building height	<p>The proposed development optimises development potential of an underutilized brownfield site in a key gateway location through the delivery of a sustainable, high-quality development.</p> <p>The height of the building has evolved in relations to townscape considerations and feedback received. The lower block sits within the height of the local context, aligning to the RCA and Albion Riverside buildings, while the tower element has been reduced from GF+38 to GF+33 storeys in order to reduce the visibility of the Proposed Development from key locations, while keeping his role of metropolitan marker.</p>
Sustainable practices	<p>Many questions were received related to the sustainability of the building.</p> <p>The team has worked together to ensure that the Proposed Development is designed to be Net-Zero in construction and operation.</p> <p>Relevant analysis and studies demonstrate how to achieve the necessary carbon emission reduction through implementing a fabric first approach and reducing demand as far as possible before implementing efficient energy systems and on-site renewables.</p> <p>The Proposed Development will be built with fabric performance that exceeds building regulation requirements and will have high efficiency building services that recovers heat and limits energy losses as far as reasonably possible.</p> <p>Relevant Sustainability & Energy Strategy documents have been produced to show the performance and strategies to ensure the building will provide an exemplar sustainable building.</p>
Aesthetic considerations for building design	<p>Initial ideas on facade treatment and materiality saw key features including an arched base relating to Battersea Bridge, horizontal facade design and warm brick materiality.</p>

	<p>Working together with Officers at LBW, the Proposed Development has evolved to reflect the colour palette and materiality of the surrounding context, proposing a material palette featuring reflective terracotta panels. Light reflective colours, curved angles and horizontal facade ordering are the key features of the facade design.</p> <p>Materials have been chosen as an integral part of the design of the building and consideration has been given to the performance of the material in all aspects of the design.</p>
<p>Accessibility and connectivity</p>	<p>The Proposed Development has been designed to the highest standards given to the context of the project, so that it can be comfortably and independently used by people living in and visiting the development, and the wider community.</p> <p>Considering the requirements of all users, visitors, staff and wider community, the Proposed Development has optimised entrances around the 4 sides of the building. Key main entrances are located along Battersea Bridge Road and both at the corner with the River Thames and with Hester Road in order to reconnect the building to its context. The service route is located towards the private access road, keeping the current layout and service strategy in place.</p> <p>Pedestrian routes were designed to be safe and inclusive for all pedestrians. Routes will be step-free, level or gently-sloping with gradients at least 1:21 or gentler and entrances will have direct and convenient approach at street level, well defined within the building façade</p>
<p>Transportation capacity</p>	<p>The Proposed Development has been developed following the TfL Healthy Streets approach by prioritising walking and cycling and minimising trips by motorised vehicles. Development of the design has sought to respond to feedback relating to the comfort and usability of the surroundings through the improvements to the Thames Path as well as along Battersea Bridge Road. The Healthy Streets Designers Checklist has been consulted and assessed against which includes the provision of street furniture to enhance the experience for pedestrians.</p> <p>A trip generation assessment has been undertaken, the impacts of which have been analysed with regards to trip distribution across the local transport network. The increase in footfall is expected to be minimal and as such the existing pedestrian infrastructure will be able to accommodate this uplift. In turn, the site is surrounded by a good network of footways, and it will be ensured that the site connects with the existing pedestrian infrastructure to</p>

	<p>encourage the uptake of walking. In addition, the proposed development comprises the provision of a number of pedestrian and cycle connections between the site and the surrounding area (including the Thames Path) to improve permeability and will provide public realm and landscaping (including street furniture) to create an attractive space for both residents and those travelling through the site.</p> <p>The anticipated increase in vehicular and public transport trips are also anticipated to be non-material when considered vs the existing use. The Proposed Development also seeks the reduction of car parking at the site from 33 spaces to 18. The Transport Assessment work has identified that there will be negligible impact on the existing public transport and highway network.</p>
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5.0

Conclusion

5.1 Summary

Throughout the pre-application consultation, the Applicant has effectively engaged with a wide range of stakeholders, including locally elected representatives, community groups, and local residents. The Applicant's consultations on the Proposed Development have prioritised an open approach to engagement, genuinely seeking to understand the views of the local community and establish close relationships.

Those who engaged with the Proposed Development welcomed the fact that the Proposed Development will generate new homes for Wandsworth, including the provision of affordable housing. The principle of redeveloping the Site is to create a mixed-use building which includes community spaces, commercial spaces and delivers new housing, and residents reacted positively to this ambition. The main comments of concern from consultees were in relation to the additional height of the Proposed Development in relation to the neighbouring context, and the potential increased stress on local traffic and services. In relation to concerns around height, following the consultation the Applicant responded to these concerns by reducing the height of the building.

The Applicant has raised awareness of the Proposed Development for the redevelopment of the Site and undertaken an extensive and targeted program of early engagement. The engagement has consisted of two rounds of pre-application consultation and utilised a mix of consultation methods to ensure everyone who wanted to take part in the consultation was able to provide feedback. The Applicant has consistently incorporated consultation feedback into the final Proposed Development and has worked with the design team to address comments raised. Further details can be seen in the Design and Access Statement submitted with this application. The Applicant is committed to continuing to work in dialogue with the local community.

5.2 Continued Engagement

Throughout this consultation process, the Applicant has been clear in their intention to create genuine dialogue and create relationships with the local community. The Applicant followed an engagement approach that was transparent and accessible to all the interested parties.

The Applicant will ensure that the submission of the Application does not mark the end of community engagement and will continue to discuss the Proposed Development with the local community throughout the planning process. The contact details remain on the website and the team will respond to any enquiries received.

Once the application has been validated, there will be a period where those who are interested can visit the planning portal to view all of the documents submitted as part of the application. There will also be an option for residents to submit comments to the Council that will be taken into consideration ahead of the planning committee.

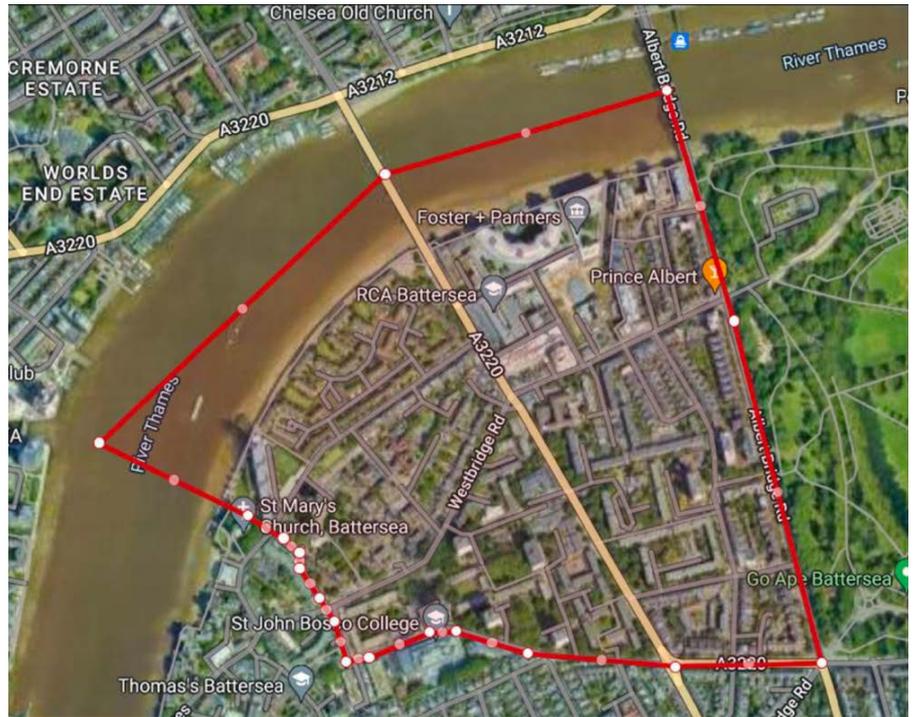
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Appendices

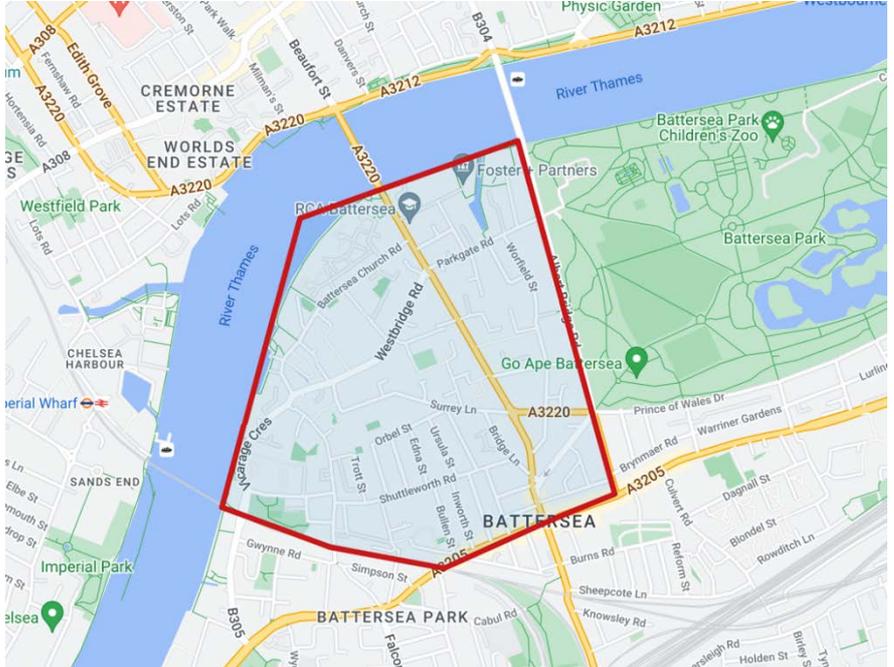
Appendix A	Distribution area
Appendix B	Flyer sent to local addresses
Appendix C	Consultation website
Appendix D	Exhibition boards
Appendix E	Consultation photos
Appendix F	Newsletter
Appendix G	Feedback report
Appendix H	Feedback form
Appendix I	Social Media Page

Appendix A: Distribution area

A1 - 1st Round Flyer Distribution Area



A2 - 2nd Round Flyer Distribution Area



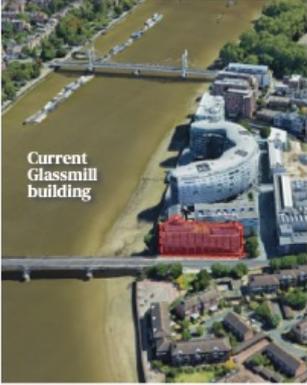
Appendix B: Flyer sent to local addresses

B1 - 1st Round Consultation Flyer

Rockwell

Join the public consultation

Proposals for Glassmill, 1 Battersea Bridge Road, Wandsworth, SW11 3BZ



Welcome

Rockwell are consulting the community on proposals to redevelop the Glassmill building on Battersea Bridge Road. We aspire to deliver a scheme that will contribute to a thriving new cultural hub in Battersea.

Our proposals will deliver:

- New homes, including a policy compliant quantum of affordable housing.
- Commercial floorspace at ground floor for community and retail uses.
- A hub for small/local businesses and office space on the first floor.

In line with the wider ambitions of the area, our proposals will seek to activate the ground floor of the site and improve connectivity along the Thames Path and Battersea Bridge Road.

It is this part of the scheme that we are keen to hear your views about at this stage. Details about how you can get involved are on the back of this invitation.

We will hold a second exhibition later in the year when we have more details about our proposed new building.

Who are Rockwell?

Rockwell are a business which seeks excellence and focusses on lasting legacy. These two things are at the very heart of what we do and are embedded into our company culture.

Rockwell don't have a formulaic one-size-fits-all approach to development and each project responds to its location, with design and usage specifically tailored on a site-by-site basis in partnership with world-renowned architects and urban designers who share our passion.

Rockwell are also true believers in London. Our confidence in the capital underpins our approach to finding and delivering bespoke mixed-use developments.

Contact us: www.glassmills.co.uk 0800 298 7040 glassmills@consultation-online.co.uk

B2 - 2nd Round Consultation Flyer



Our vision for Glassmill, One Battersea Bridge

We are inviting you to the public consultation for Rockwell's proposals to regenerate the underutilised, energy inefficient, and underoccupied Glassmill building to:

- Build between 140-160 new homes, including between 50-60 affordable homes, to alleviate local housing pressures
- Provide a new cornerstone for the Ransomes Dock neighbourhood, and provide a gateway to Battersea
- Vastly improve the public realm in line with local priorities, providing an upgraded Thames Path



Learn more about our vision for the Glassmill regeneration, One Battersea Bridge, and how to "Have Your Say" by visiting our website



www.glassmill.co.uk

Our key principles



Delivering much needed affordable homes for London



Enhancing public realm around Battersea Bridge



Sustainable vision to redevelop an ageing building



Creating a vibrant neighbourhood



Providing exciting community space for local residents



Introducing flexible office spaces



Have your say

You can get involved with our consultation by attending our public exhibitions and online webinar. You can also fill in our survey online between 22nd November and 6th December

<p>Public Exhibition 1 Wednesday 22nd November 3pm-7pm Glassmill, 1 Battersea Bridge Road, London, SW11 3BZ</p>	<p>Public Exhibition 2 Saturday 25th November 10am-1pm Glassmill, 1 Battersea Bridge Road, London, SW11 3BZ</p>	<p>Webinar Monday 27th November 6pm-7pm Online Register to join at www.glassmill.co.uk</p>
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If you would like printed copies of the consultation material or would like to contact the project team with questions or feedback

Please, contact us:
 0800 994 9322
info@glassmill.co.uk

www.glassmill.co.uk

Appendix C: Consultation Website

Glassmill
Page

Our Battersea Bridge, the current Glassmill office building, is a brownfield site in Wandsworth. The building is energy inefficient, currently only at circa 30% occupancy and at the end of its lifecycle. This underutilised building has the potential to create new homes that will bring affordable local housing pressures and ensure that a significant amount of truly affordable homes will be delivered for the local community.

The vision for the scheme is to provide a landmark building, designed by award-winning architects Farrelly, that reflects the importance of its position alongside Battersea Bridge and as a gateway to Wandsworth.

Our formal feedback period has now closed, however, please do feel free to email us with any questions at info@glassmill.co.uk.

[Consultation](#)

Aging and outdated

Our vision is based on the following principles:

Delivering much needed affordable new-homes for London

Enhancing public realm around Battersea Bridge

Sustainable vision to redevelop an ageing building

Creating a vibrant neighbourhood

Providing exciting community space for local residents

Introducing flexible office space to respond to local demand

[Learn more](#)

Sign up to stay informed

I am over 16 and have read and agreed to [Privacy Policy](#).

Email Address *

[Subscribe](#)

Glassmill

info@glassmill.co.uk • Facebook • Instagram • 0203 933 0884

[Privacy Policy](#) • [Consultation Materials](#)
Created by Studio Sostacova

Frequently Asked Questions

- What is being proposed?
- Why this site?
- What are the benefits for Wandsworth residents?
- Who are behind the proposals?
- What is the history of Glassmill?
- What stage are the proposals?

Sign up to stay informed

I am over 16 and have read and agreed to [Privacy Policy](#).

Email Address *

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Created by Studio Sostacova

Consultation Materials

We held our second public consultation between 22 November and 5 December where local residents viewed and feedback on our proposals to deliver much-needed affordable homes and enhance public realm around Battersea Bridge. You can still view our proposal materials below.

Our Consultations

The current Glassill building opened its doors for two in-person consultations on Wednesday 22 November, and Saturday 23 November to show Blackwell's plans for the One Battersea Bridge. A significant number of local residents, people who work in the local area, business owners, and elected officials attended to see our plans, ask questions, and feedback.

We are currently compiling and reviewing all responses we have received from the online feedback form, the in-person forms, postal forms, and in-person feedback. All responses and opinions are important to us.



About the site

One Battersea Bridge, known better as the current Glassill office building, is amongst the oldest properties within the Ransomes Dock Area. The current building systems do not meet modern energy efficiency and performance standards. It also has large floor plates and lack of outside space, therefore making it unsuitable for conversion to residential use.

This ageing and energy inefficient building faces a myriad of issues including:

- A high vacancy rate of over 30%
- Poor access to the Thames Path with splitting level changes failing to maximise the benefits of this riverside location
- A dead frontage along Battersea Bridge Road.
- Shifting market conditions that have led to a declining demand for large office accommodation



Insufficient floor plates

Wider Site Context

The site is well positioned, easily accessible by walking, cycling, and by public transport. Located within 10 minutes' walk to Battersea Park, the site context is valued with the River Thames to the north, residential uses to the west, office and educational uses to the east-south. Located close to Royal College of Art and Foster + Partners campuses the site can form part of an exciting creative quarter.

Local planning Policy Context

- Wandsworth's Riverside Area Spatial Strategy:
- Focal Point of Activity where residential-led development will be promoted.
- Policy supports a mixture of uses to increase activity and vibrancy along the riverside.
- Policy notes that the loss of office floorspace could be considered acceptable;
- Development should contribute towards a continuous, connected and legible Thames Path.



Delivering A Landmark Building

Our vision is to provide a landmark building and a new cornerstone for the Ransomes Dock neighbourhood. This will create an improved gateway to Battersea compared to the current dead frontage.

Considerations of identity, townscape, and urban legibility have helped shape the creative process in designing our proposals.

With designs from award winning architects Farrells, One Battersea Bridge will aim to create a landmark building, deliver significant improvements to the public realm that will reflect local priorities, including along the Thames Path, and create community and commercial spaces to create a vibrant neighbourhood. Without this proposal, less affordable housing will be delivered in Wandsworth and this site will continue to be underutilised and suffer from a lack of integration with the wider community.



Indicative image

Our vision

One Battersea Bridge represents a unique opportunity to deliver a new high-quality residential-led development which will enhance the existing public realm, and positively contribute to the existing character of the area. The project aspirations are summarised below.

New Homes	Mixed-uses	Sustainability
<p>DELIVER New High Quality Homes</p> <p>333 Affordable Social Rent 10% Shared Ownership 20%</p> <p>NEW New private residential outdoor spaces</p> <p>The proposal will optimise the site's capacity to deliver a tenure blended scheme, providing 33% affordable homes, 20% of which will be social rent units.</p>	<p>New Community Hub</p> <p>Improved public realm</p> <p>Up to 8,000 sq. ft. of new high-quality flexible office space, including affordable</p> <p>New restaurant facing the River Thames</p> <p>Providing a variety of new uses, including a new residential, public realm, flexible office, community, including affordable, and</p>	<p>TARGET 0.4 Urban Greening Factor</p> <p>TARGET 0% Biodiversity Net Gain</p> <p>Active Travel Promote walking and cycling</p> <p>Urban greening, sustainability and ecology to be key part of the proposal, targeting 0.4 UGUF and 0% biodiversity net gain.</p>

Flexible Commercial Space To Support This Creative Quarter

- Provide a significant number of jobs for the local area, including jobs for local people
- Meet the needs of a range of local businesses in the creative industry, including SMEs and start-ups
- Activate and enliven the surrounding area through the provision of active frontages and diversification of uses
- Provide affordable workspace to support local businesses



High Quality Restaurant Space

A vibrant restaurant space will be provided at ground floor level, contributing to the vitality of the local area whilst activating the proposed public realm along the river.

Sustainability Approach

The proposals will include the delivery of a highly sustainable development which incorporates a range of zero carbon measures, with commitments to deliver an on-site reduction in regulated carbon emissions to meet the ambitious sustainability targets set by both Wandsworth and the Greater London Authority.

- No net increase of car parking spaces
- 250-300 cycling parking spaces
- Additional blue badge parking spaces
- Charging spaces for electrical vehicles will be provided

Delivering High Quality Homes For Wandsworth

In addition to the growing need for housing across Wandsworth, which is subject to an annual target of 1,550 homes, the borough, as of March has 11,866 local people on its housing waiting list.

Our proposals present an opportunity to deliver a substantial number of much needed, genuinely affordable homes in a range of unit sizes which will provide a significant contribution towards the borough's housing stock, whilst alleviating pressure on its housing waiting list.



Creating a Welcoming Public Realm

The current ramp which is used to access the Thames Path from Battersea Bridge Road is not compliant. It is combined with a network of steps and retaining walls that make for a complicated route to access the Thames Path. The opportunity to improve the accessibility from Battersea Bridge Road to the proposed building with multiple points of access is consistent with the chance to improve the connectivity to the Thames Path.

As part of our vision for the public realm improvements, we would like to collaborate with the Council and the local community, and deliver a scheme that will reflect local priorities and will maximize the benefits of this location, whilst activating Battersea Bridge.

Vision for public realm:




Community Vision

Following the feedback received during our previous round of public consultation, our proposals have been revised to respond to the local need for community space. We will therefore be providing an exciting community hub space which will provide a facility which offers genuine social value for the local area.

- A place for the community to gather, socialise and interact which promotes social value for existing and future residents in the local area.
- Opportunities for the space to host community events such as celebrations, exercise classes, learning and playing.

Targeted Timeline



View and download the full consultation materials

The above is a broad summary of the boards presented between 22nd November and 6th December. To see full boards please download below.

Appendix D: Exhibition Board

D1 – 1st Round of Consultation

Rockwell Welcome

Glassmill, Wandsworth

Welcome to our public consultation exhibition on our emerging proposals for Glassmill, 1 Battersea Bridge Road.

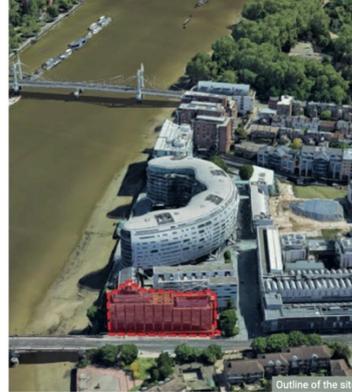
Although our proposals are at a very early stage, our ambition is to deliver a residential led mixed-use development comprising the following:

- New homes, including a policy compliant quantum of affordable housing.
- Commercial floorspace at ground floor for community and retail uses.
- A hub for small/local businesses and office space on the first floor.

In line with the wider ambitions of the area, our proposals will seek to activate the ground floor of the site and improve connectivity along the Thames Path and Battersea Bridge Road.

Given the early stage of the project, we want to hear your views before we progress any further.

Following this exhibition, we will use your feedback to progress the design before coming back with a second exhibition with more detail later in the year.



We want to hear what you think

We are keen to hear the thoughts and feedback of the community on our plans for the site. Please take time to read all the information on these boards and our project team will be happy to answer any questions you may have.

We also want to know what you would like to see incorporated into this building, and what you think best serves the community. We have a section on this later in the exhibition.

Please do provide your feedback either at the exhibition or online.

Thank you again for visiting, we hope you find the exhibition informative.

Contact us:

www.glassmills.co.uk 0800 298 7040 glassmills@consultation-online.co.uk

Rockwell Who is Rockwell?

Glassmill, Wandsworth

We are a business which seeks excellence and focusses on lasting legacy. These two things are at the very heart of what we do and are embedded into our company culture.

We go beyond simply delivering buildings. It's about creating a lasting legacy that stands the test of time by embedding them fully in the communities in which they arrive.

We don't have a formulaic one-size-fits-all approach to development and each project responds to its location, with design and usage specifically tailored on a site-by-site basis in partnership with world-renowned architects and urban designers who share our passion.

We are also true believers in London. Our confidence in the capital underpins our approach to finding and delivering developments. We have a proven track record in delivering bespoke mixed-use development.



The Rockwell team and 20 graduates from our bespoke hospitality training centre



Training centre graduates breaking ground at West India Dock Road



Canary Wharf, London Borough of Tower Hamlets



Hurlingham Retail Park, London Borough of Hammersmith & Fulham



Westferry, London Borough of Tower Hamlets

Contact us:

www.glassmills.co.uk 0800 298 7040 glassmills@consultation-online.co.uk

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Canary Wharf, London Borough of Tower Hamlets



Hurlingham Retail Park, London Borough of Hammersmith & Fulham



The Rockwell team and 20 graduates from our bespoke hospitality training centre



Training centre graduates breaking ground at West India Dock Road



Westferry, London Borough of Tower Hamlets

Contact us:

www.glassmills.co.uk

0800 298 7040

glassmills@consultation-online.co.uk

Glassmill, Wandsworth

Issues with the current building

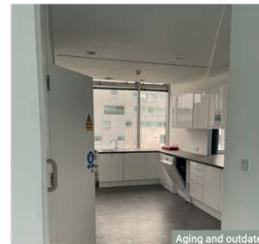
- Poor access to the Thames Path
- Ageing, energy inefficient building

- High vacancy rate of over 50%
- Dead frontage on Battersea Bridge Road

- Not suitable for conversion to residential due to large floor plates and no outside space



Insufficient floor plates



Aging and outdated



Low ceilings and poor energy efficiency

Contact us:

www.glassmills.co.uk

0800 298 7040

glassmills@consultation-online.co.uk

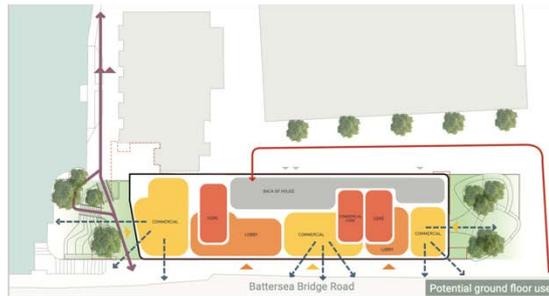
Glassmill, Wandsworth

Aspirations for the site

This building sits on an important site next to Battersea Bridge.

The existing building is of poor quality in terms of its appearance and energy performance; its vacancy rates means it supplies very few job opportunities; and the base of the building is inactive and creates a poor quality public realm. As such, an investment into Glassmill offers an opportunity to make a betterment to the area in terms of public realm, high quality and sustainable architecture, jobs and homes. Some of our early aspirations for the site could include:

 Commercial space on the ground floor for shops, restaurants or other amenities	 Improved public access to the site by improving pedestrian walkways
 A hub for small/local businesses and office space on the first floor creating a thriving hub at base level for both local residents and visitors to the area.	 A mainly residential use which will include a policy compliant amount of affordable housing
 Improving the street scene and urban greening, by improving the frontage, improving Thames Walk and providing new trees and landscaping	 Housing will be mixed size providing a variety of homes for Londoners
	 Onsite amenity for residents including play areas



Contact us:

www.glassmills.co.uk | 0800 298 7040 | glassmills@consultation-online.co.uk

Glassmill, Wandsworth

We would like to work with the Council to improve the connectivity and legibility of the riverwalk.

We have a number of exciting ideas on how this could be achieved, however we would like to hear your views on how this busy thoroughfare could be enhanced and optimised.



What improvements do you think we could make to the Thames Path? Please place a sticker on your preferred options.

 Better and more even paving	 Metal street furniture such as benches and seating	 Introduction of pedestrian/cycle lane	 More trees/green space
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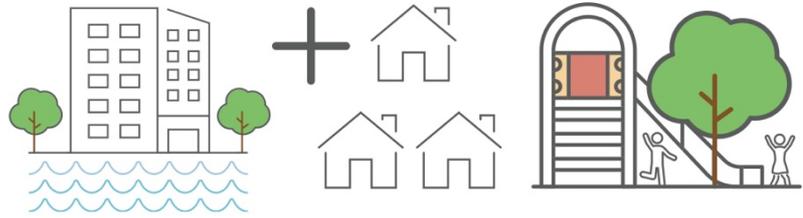
Contact us:

www.glassmills.co.uk | 0800 298 7040 | glassmills@consultation-online.co.uk

Glassmill, Wandsworth

Provision of new homes

- Extension and consolidation of the existing residential riverside community
- Creation of new high quality affordable homes
- Providing new homes for Battersea
- Provision of external amenity including secure play areas

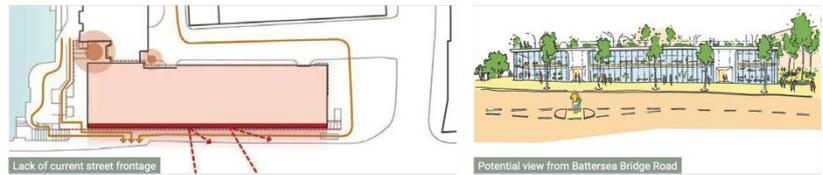


Contact us:

 www.glassmills.co.uk
 0800 298 7040
  glassmills@consultation-online.co.uk

Glassmill, Wandsworth

- The current building creates a barrier onto Battersea Bridge Road
- We would like to enhance urban greening by planting new trees and landscaping
- We would like to enhance activation and permeability by creating new commercial space on the ground floor



What would you like to see on the ground floor commercial space? Please place a sticker on your preferred options.



Contact us:

 www.glassmills.co.uk
 0800 298 7040
  glassmills@consultation-online.co.uk

Glassmill, Wandsworth

Next Steps and Feedback

Thank you for taking the time to visit our consultation for Glassmill. We really value your feedback and would welcome any thoughts you have on our plans for the site.

Please take a moment to provide your feedback in the 'Feedback' section of the website.

Later in the year, we will invite you to our second exhibition where we will present the results of this consultation. We will also be able to show you more details of the proposals, including architecture and design.

If you have any questions, please do not hesitate to contact us on **0800 298 7040** or **feedback@consultation-online.co.uk**.



Project timeline

September 2022	Public exhibition 1
November / December 2022	Public exhibition 2
Spring 2023	Planning submitted

Contact us:

 www.glassmills.co.uk  0800 298 7040  glassmills@consultation-online.co.uk

D2 -2nd round of Consultation

Welcome To Our Public Consultation

Learn more and have your say on our proposals for One Battersea Bridge to deliver much-needed affordable homes and enhance public realm around Battersea Bridge.

Who we are

Rockwell

Rockwell is a London-based business which seeks excellence and focuses on lasting legacy. These two things are at the very heart of what we do and are embedded into our company culture. We go beyond simply delivering buildings. It's about creating a lasting legacy that stands the test of time by embedding them fully in the

communities in which they arrive. We don't have a formulaic one-size-fits-all approach to development and each project responds to its location, with design and usage specifically tailored on a site-by-site basis in partnership with world-renowned architects and urban designers who share our passion.

We are also true believers in London. Our confidence in the capital underpins our approach to finding and delivering developments. We have a proven track record in delivering bespoke mixed-use developments.



Indicative Image

The Wider Team

 FARRELLS <small>Farrells Architects</small>	 EXTERIOR ARCHITECTURE <small>Exterior Architecture Landscape Architects</small>	 dp9 <small>DP9 Planning consultant</small>	 CONCILIO <small>Concilio Communications Communications and Engagement</small>
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The Current Building

Glassmill

About The Site

- ⊙ One Battersea Bridge, known better as the current Glassmill office building, is amongst the oldest properties within the Ransomes Dock Area.
- ⊙ The current building systems do not meet modern energy efficiency and performance standards.
- ⊙ This ageing and energy inefficient building faces a myriad of issues including:
 - A high vacancy rate of over 50%.
 - Poor access to the Thames Path with splitting level changes failing to maximise the benefits of this riverside location.
 - A dead frontage along Battersea Bridge Road.
 - Shifting market conditions that have led to a declining demand for large office accommodation.
- ⊙ The current building has large floor plates and lack of outside space, therefore making it unsuitable for conversion to residential use.

Site's Wider Context

The site is well positioned, easily accessible by walking, cycling, and by public transport. Located within 10 minutes' walk to Battersea Park, the site context is varied with the River Thames to the north, residential uses to the west, office and educational uses to the east-south. Located close to Royal College of Art and Foster + Partners campuses, the Site can form part of an exciting creative quarter.

Local Planning Policy Context

- ⊙ Wandsworth's Riverside Area Spatial Strategy;
- ⊙ Focal Point of Activity where residential-led development will be promoted;
- ⊙ Policy supports a mixture of uses to increase activity and vibrancy along the riverside;
- ⊙ Policy notes that the loss of office floorspace could be considered acceptable;
- ⊙ Development should contribute towards a continuous, connected and legible Thames Path.



Current interior office space



Low ceilings and poor energy efficiency



Aerial View of the Site

One Battersea Bridge represents a unique opportunity to deliver a new high-quality residential-led development which will enhance the existing public realm, and positively contribute to the existing character of the area. The project aspirations are summarised below.

New homes	Mixed-uses	Sustainability
<p>DELIVER New High Quality Homes</p> <p>NEW New private residential outdoor spaces</p> <p>35% Affordable Social Rent 70% Shared Ownership 30%</p>	<p>New community Hub</p> <p>Improved public realm</p> <p>Up to 8,000 sq. ft of new high-quality flexible office floorspace, including affordable</p> <p>New restaurant facing the River Thames</p>	<p>TARGET 0.4 Urban Greening Factor</p> <p>TARGET 10% Biodiversity Net Gain</p> <p>Active Travel Promote walking and cycling</p>
<p>The proposal will optimise the site's capacity to deliver a tenure blind scheme, providing 35% affordable homes, 70% of which will be social rent units.</p> <p>A landmark building for Battersea Bridge, with high-quality architectural design responding to the local and wider context.</p>	<p>Providing a variety of new uses, including a new restaurant, public realm, flexible office floorspace, including affordable, and community hub to enhance site activation and building community interaction.</p>	<p>Urban greening, sustainability and ecology to be key part of the proposal, targeting 0.4 UGF and 10% biodiversity net gain.</p> <p>Encouraging active travel while providing a greener streetscape along the Battersea Bridge Road to improve pedestrian experience.</p>

A Landmark Building

Delivering A Landmark Building

Our vision is to provide a landmark building and a new cornerstone for the Ransomes Dock neighbourhood. This will create an improved gateway to Battersea compared to the current dead frontage.

Considerations of identity, townscape, and urban legibility have helped shape the creative process in designing our proposals.

With designs from award winning architects Farrells, One Battersea Bridge will aim to create a landmark building, deliver significant improvements to the public realm that will reflect local priorities, including along the Thames Path, and create community and commercial spaces to create a vibrant neighbourhood.

Without this proposal, less affordable housing will be delivered in Wandsworth and this site will continue to be underutilised and suffer from a lack of integration with the wider community.



Indicative Image

Foreword From Sir Terry Farrell

FARRELLS

"We are delighted to be working with Rockwell for the development of One Battersea Bridge Road.

This is an important site on the south bank of the Thames which should be signifying the entrance and gateway to Wandsworth from Battersea Bridge. We understand the importance of this having 40 years' experience designing

quality buildings on significant sites in London and no more so than the landmark buildings and developments on both banks of the Thames, including Convoys Wharf masterplan in Lewisham, Greenwich masterplan, Charing Cross Station, the M16 building and the residential towers and PowerStation redevelopment at Lots Road.

We are excited by this opportunity to deliver a high-quality scheme with significant public benefit and improve the fabric of this part of the Thames frontage contributing to the wider regeneration of this great city."

Delivering High-Quality Homes For Wandsworth

In addition to the growing need for housing across Wandsworth, which is subject to an annual target of 1,950 homes, the borough, as of March has 11,860 local people on its housing waiting list.

Our proposals present an opportunity to deliver a substantial number of much needed, genuinely affordable homes in a range of unit sizes which will provide a significant contribution towards the borough's housing stock, whilst alleviating pressure on its housing waiting list.



Deliver 50-60 affordable homes to alleviate local housing pressures



Build between 140-160 high-quality new homes



Mix of 1-, 2-, 3- and 4-bedroom homes



14 - 18 Large Family Units



Provide high-quality residential amenity and urban greening



Create an enhanced public realm with elevated podium gardens and play spaces



Illustrative Section showing Tenure Split

A Typical Family-sized Affordable Unit



The proposals will contribute towards the vitality of the surrounding Creative Quarter through the provision of high-quality, flexible employment floorspace, which will:

- ✓ Meet the needs of a range of local businesses in the creative industry, including SMEs and start-ups
- ✓ Provide a significant number of jobs for the local area, including jobs for local people
- ✓ Activate and enliven the surrounding area through the provision of active frontages and diversification of uses
- ✓ Provide affordable workspace to support local businesses



View from Battersea Bridge

High- Quality Restaurant

A vibrant restaurant space will be provided at ground floor level, contributing to the vitality of the local area whilst activating the proposed public realm along the river.



Concept Image

Sustainability Approach

The proposals will include the delivery of a highly sustainable development which incorporates a range of zero carbon measures, with commitment to deliver an on-site reduction in regulated carbon emissions to meet the ambitious sustainability targets set by both Wandsworth and the Greater London Authority.

- ✓ No net increase of car parking spaces
- ✓ 250-300 cycling parking spaces
- ✓ Additional blue badge parking spaces
- ✓ Charging spaces for electrical vehicles will be provided



TARGET 10%
Biodiversity Net Gain



TARGET 0.4
Urban Greening Factor



ACTIVE TRAVEL
Promote walking and cycling



ZERO CARBON MEASURES

Exciting Community Space

Following the feedback received during our previous round of public consultation, our proposals have been revised to respond to the local need for community space. We will therefore be providing an exciting community hub space which will provide a facility that offers genuine social value for the local area.



COMMUNITY HUB

A place for the community to gather, socialise and interact, which promotes social value for existing and future residents in the local area.



EVENTS

Opportunities for the space to hold community events such as celebrations, exercise classes, learning and playing.



Community Entrance

Get Involved

Thank you for attending our public consultation on our proposals on Glassmill regeneration to deliver much-needed affordable homes and enhance public realm around Battersea Bridge.

You can provide comment by completing our survey today or online until 6th December by scanning the QR code below.

You can find details of our plans anytime by visiting our website: www.glassmill.co.uk

If you have any further questions on the consultation or initial vision, please feel free to ask a member of the team present, or get in touch by:

Email: info@glassmill.co.uk
Call: 0800 954 9322



Scan to complete survey



Indicative Image

Targeted Timeline



Appendix E: Consultation photos





Battersea BUZZ

November 2023

Plans to regenerate One Battersea Bridge

Proposals seek to transform Glassmill, the office building at One Battersea Bridge, into 150-160 homes

With the newly renovated Battersea Power Station, the Royal Academy of Arts regeneration, and the Wandsworth Borough of Culture Bid for 2025, London has its eyes firmly fixed on Battersea's contribution to our nation's capital. This golden opportunity to showcase Battersea as the beating heart of London is blemished by the entrance to the borough over the Battersea bridge.

The Glassmill office building is an energy inefficient, underoccupied blot on the landscape, that is past its 'best-before' date. A proposal is in the process of being submitted to the council by Rockwell Property to transform this unproductive brownfield site into 150-160 homes, including 50-60 affordable homes. This will help ease the housing pressures in Wandsworth, in line with the people's and the council's priorities.

This mixed use regeneration will prioritise sustainability, targeting BRECAM outstanding whilst delivering high quality affordable homes, office space, and amenity space, including a restaurant. There will be no loss of parking provision to the local area, nor a gain.

Sir Terry Farrell, founder of Farrells, the architects for the project said "We are delighted to be working with



CGI of the proposed revitalised Glassmill building

Rockwell for the development of One Battersea Bridge Road. This is an important site on the south bank of the Thames which should be signifying the entrance and gateway to Wandsworth from Battersea Bridge. We understand the importance of this having 40 years' experience designing quality buildings on significant sites in London and no more so than the landmark buildings

and developments on both banks of the Thames, including Convoys Wharf masterplan in Lewisham, Greenwich masterplan, Charing Cross Station, the M10 building and the residential towers and PowerStation redevelopment at Lots Road.

We are excited by this opportunity to deliver a high-quality scheme with significant public benefit and improve

the fabric of this part of the Thames frontage contributing to the wider regeneration of this great city."

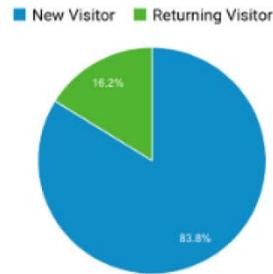
For more information on where you can see the proposals and how to have your say on them please see page 4.

Online Engagement

There have been over 210 unique user hits online and over 400 page views, demonstrating that the website is getting relatively high number of traffic when compared with the number of invites sent out of 3804.

Of those 210 unique users only 16.6% are returning visitors, suggesting the majority of traffic is coming from residents receiving the newsletter, or hearing about it from neighbours.

The breakdown of new/returning visitors is as follows:



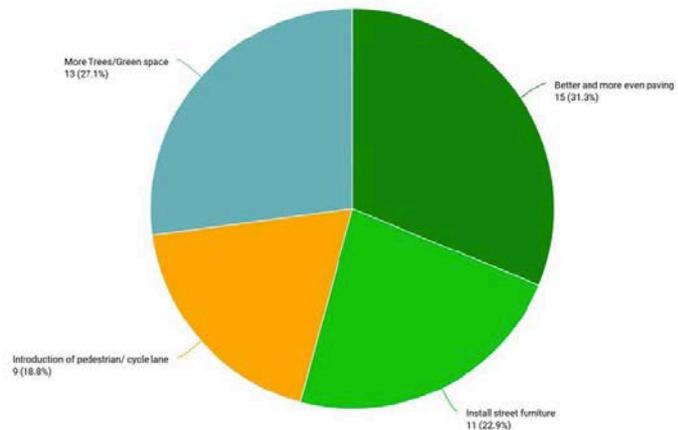
Breakdown of unique visitors by percentage

Feedback and responses

The breakdown to the question responses is as follows:

Question 1

Q1 - What improvements do you think we could make to the Thames Path?



For question 1 respondents were asked what improvements they would like to make to the Thames Path, and were given four options and the space to leave comments if they had any other additions that were not listed. Participants could choose more than one option.

Every person that responded to the feedback survey responded to this question, reflecting the antedotal enthusiasm experienced by residents at the consultations for improvement to the Thames Path.

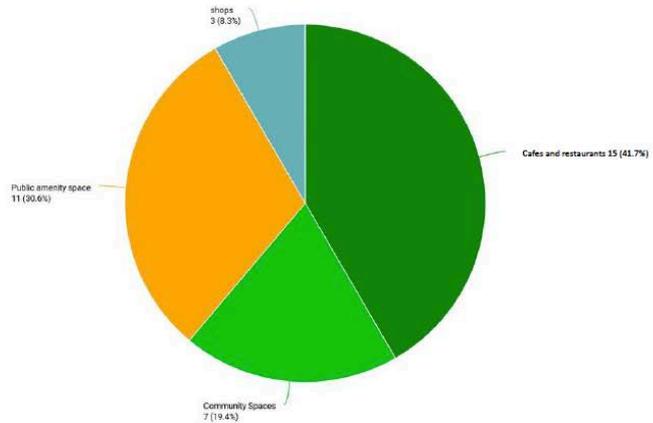
The most popular option amongst those who responded was for better and more even paving with 31% of respondents listing this as a preference. The second most favoured preference with only 2 fewer votes than the first was for more trees and green space, which was reflected further down in the responses for question 4 with many residents mentioning green space.

The installation of street furniture was the third favourite option and the introduction of a pedestrian and cycle lane being fourth. However, all options were significantly popular with residents who returned the feedback form.

There were no comments left in the box, suggesting that the options that were listed on the form were in tune with the improvements residents would like to see.

Question 2

Q2 - What would you like to see on the ground floor commercial space?



For question 2 residents were asked their views on what they would like to see on the ground floor commercial space. As in question 1, they were given a choice of 4 pre-selected options along with additional space to make any other suggestions not listed.

The most popular option with nearly 42% of the votes and over two thirds of respondents selecting it as an option was for cafes and restaurants.

The second most popular option with 31% of the census was for public amenity space such a library.

The option of community spaces was significantly less popular with only 19% of the responses favouring it and shops was even further behind with only 8% of the vote.

It is clear from the top two selected responses that the idea of some sort of local amenity space with places where people can meet, eat and drink is very popular amongst local residents. Many residents mentioned that they felt the sight was under utilised and this would fall in agreement.

9

Question 3 – Are there any improvements you would like to see to this area?

Currently, there have been no responses to question 3 from either the online feedback or the hard copies received through the freepost (from which question 3 was omitted).

However, this combined with the high response rate to question 1 suggests most of the improvements residents would like to see is to the Thames Path, and the options that were pre-listed were accurate suggestions of what residents would want to see improved as part of this building.

Several responses to Question 4 cover ideas that fulfill the criteria being asked in question 3.

Appendix G2: Feedback report Round 2

Glassmill

Glassmill, One Battersea Bridge

Consultation Feedback - Summary Report
8th December 2023

The consultation:

159

In-person event attendees

192

Survey responses received

6,478

Website views

23

Total webinar views

111,779

Social media impressions

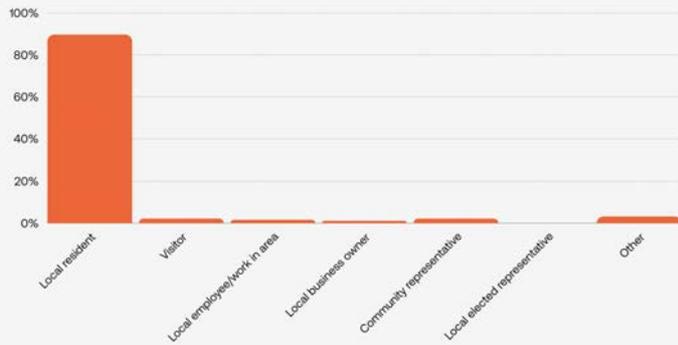
1,742

Social media clicks

Feedback Survey Responses

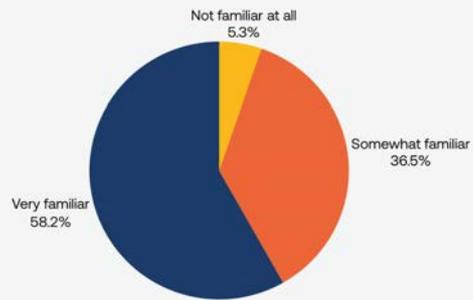
QUESTION 1:

WHAT IS YOUR RELATIONSHIP TO THE BATTERSEA AREA?



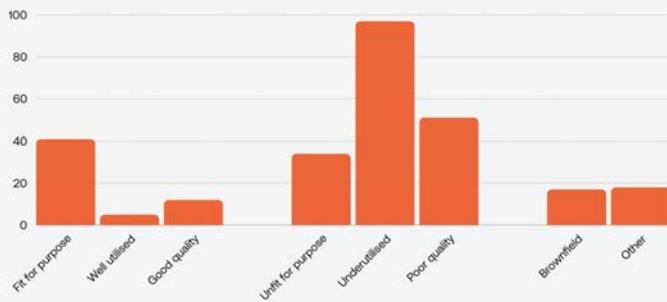
QUESTION 2:

HOW FAMILIAR ARE YOU WITH THE CURRENT GLASSMILL BUILDING?



QUESTION 3:

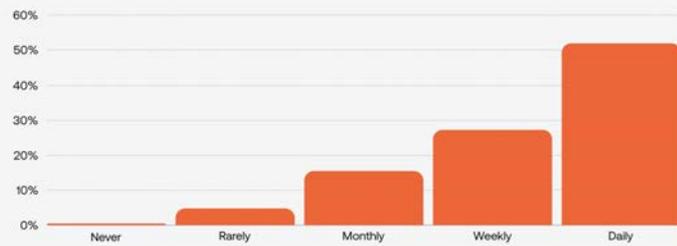
HOW WOULD YOU DESCRIBE THE BUILDING?



Multiple selection question.
Bars represent absolute number of responses, out of 194.

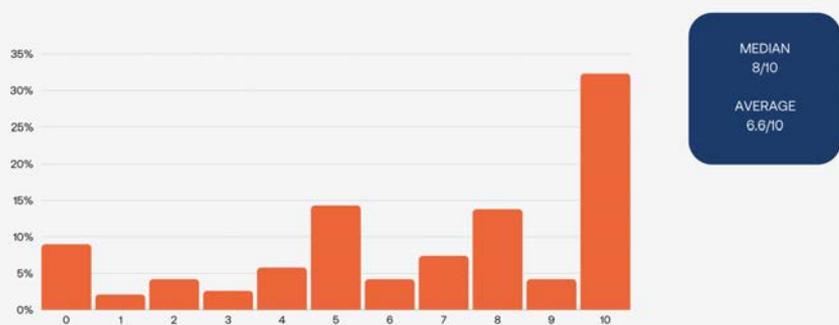
QUESTION 4:

ONE OF THE GOALS OF THE PROJECT IS TO IMPROVE CONNECTIVITY ALONG THE THAMES PATH AND BATTERSEA BRIDGE ROAD. HOW OFTEN DO YOU USE THESE PATHS OR ROADS CURRENTLY?



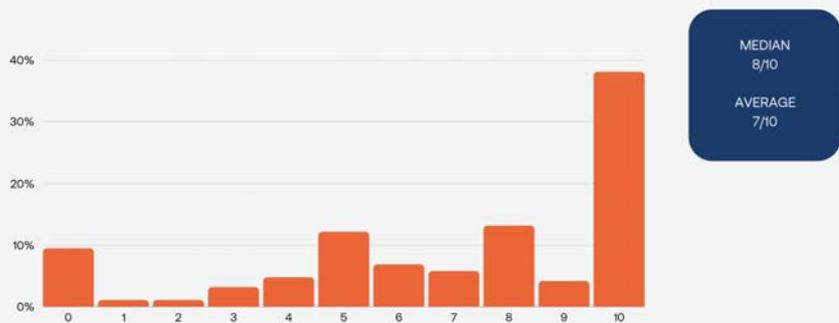
QUESTION 5:

HOW SUPPORTIVE ON A SCALE OF 0-10 ARE YOU OF PROVIDING NEW HOUSING IN WANDSWORTH?



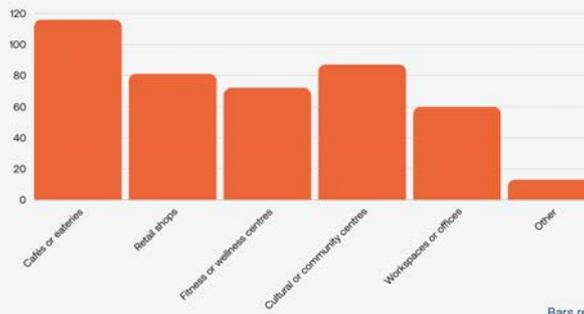
QUESTION 6:

OUR APPROACH IS TO OPTIMISE BROWNFIELD SITES TO PROVIDE NEW HOMES. HOW SUPPORTIVE ON A SCALE OF 0-10 ARE YOU OF BUILDING NEW HOMES ON BROWNFIELD SITES?



QUESTION 7:

WHICH AMENITIES OR SPACES WOULD YOU MOST LIKE TO SEE INTRODUCED IN THE NEW DEVELOPMENT TO FOSTER A VIBRANT COMMUNITY?

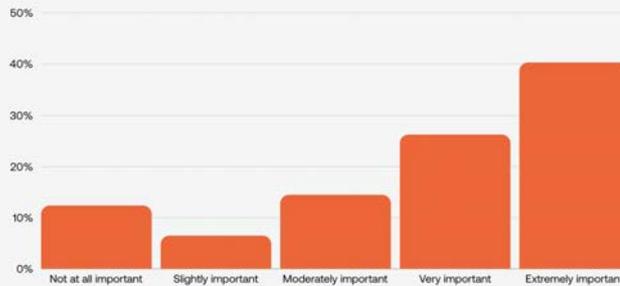


Responses "Other" include suggestions for play areas, art spaces, public library, theatre

Multiple selection question. Bars represent absolute number of responses, out of 194.

QUESTION 8:

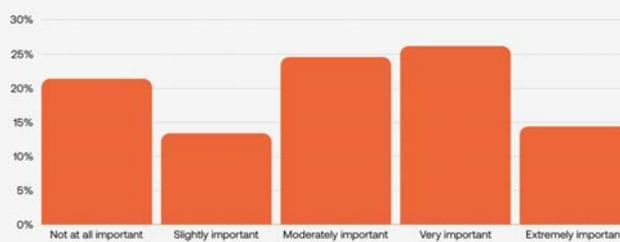
HOW IMPORTANT IS THE IMPROVEMENT OF THE THAMES PATH WALK AND STREETScape ON BATTERSEA BRIDGE ROAD FOR CYCLISTS AND PEDESTRIANS TO YOU?



MEDIAN ANSWER
Very important

QUESTION 9:

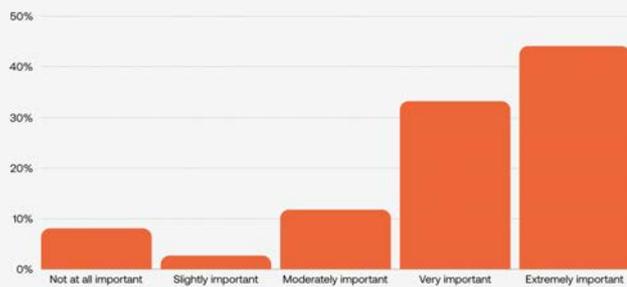
THE PROPOSAL INCLUDES A DEDICATED HUB FOR SMALL AND LOCAL BUSINESSES ON THE FIRST FLOOR. HOW IMPORTANT IS IT FOR YOU TO HAVE SUCH A SPACE DEDICATED TO FOSTERING LOCAL ENTREPRENEURSHIP?



MEDIAN ANSWER
Moderately important

QUESTION 10:

HOW IMPORTANT IS IT TO YOU THAT THE REDEVELOPMENT OF GLASSMILL PRIORITISES SUSTAINABLE PRACTICES, SUCH AS URBAN GREENING MEASURES AND ENERGY-EFFICIENT DESIGNS TO PROMOTE A MORE ENVIRONMENTALLY RESPONSIBLE WANDSWORTH?



MEDIAN ANSWER
Very important

QUESTION 11:

IF YOU HAVE USED OR VISITED THE CURRENT GLASSMILL BUILDING OR ITS SURROUNDINGS, WHAT ASPECTS WOULD YOU MOST LIKE TO SEE RETAINED OR EMPHASISED IN THE NEW DEVELOPMENT?

Building Height

- 49% of respondents* expressed preference for maintaining the current height of the building or reducing the proposals
- Respondents commented on the potential impact of the tall building on natural light, privacy and the environment
- Preference is for a low-rise profile that fits in with the surrounding buildings and the historical landscape

Environmental and Aesthetic Considerations

- Almost 13% of respondents* commented on environmental and aesthetic aspects of the development
- In terms of material preferences, some respondents prefer modern, reflective qualities of glass while others have preference for traditional brick
- Respondents expressed they want to see the swan sculptures that define the building's character preserved
- Respondents highlighted the importance of incorporating sustainable and environmentally-friendly elements

Accessibility and Connectivity

- More than 10% of respondents* emphasise accessibility and connectivity in the area surrounding the building
- Several responses highlighted the need to pedestrian and cyclist paths to be improved and keep them separate to enhance safety and convenience
- Respondents expressed preference for improved river path access, emphasised the need for visible and wider pathways

Community and Public Spaces

- 5% of respondents* indicate a desire for the development to include accessible and vibrant public spaces
- Respondents emphasised amenities like cafes, restaurants, and retail outlets, alongside usable open areas

*percentage is based on the number of responses to particular question, total number of responses = 140/194

QUESTION 12:

DO YOU HAVE ANY FURTHER COMMENTS OR QUESTIONS FOR THE PROJECT TEAM?

Building Height

- Similarly as in the previous question, more than 40% of residents commented on the height of the proposed building, with a preference to maintain the height or reduce the proposals to maximum of 20 stories
- Respondents indicated a preference for a more modest scale that respects the area's existing architectural context

Community and Social Considerations

- 12% of residents expressed a desire for the project to include elements that benefit the local community with many welcoming the ground floor approach
- The need for accessible facilities for the elderly and physically disadvantaged is also highlighted
- Respondents commented on the importance of a visually appealing and eco-friendly building
- Mentioned were city-bike stations, Uber boat access, and parking spaces

Affordable Homes

- More than 8% of residents commented on the significance of providing affordable housing in the area
- Respondents highlighted the importance of affordable housing that is within reach for the wider community, including first-time buyers and local residents
- Several responses highlighted a preference for a mix of housing catering for diverse economic backgrounds

Consultation and Engagement

- 8% of respondents touch on the process of the consultation process, including the need for transparency and communication during construction that takes into consideration local inputs

Impact on Local Infrastructure and Services

- Almost 6% of residents commented on limited capacity of existing roads and public transport systems to accommodate increase in residents and traffic

*percentage is based on the number of responses to particular question, total number of responses = 174/194

CONSULTATION SUMMARY

General sentiment in the survey responses and during in-person exhibition events for the need to redevelop the Glassmill building as a whole has been supportive.

"I am very supportive of regenerating the area and the proposal offers a higher quality development and will finally remove this horrible building from this very important site next to Battersea bridge." - Local Resident

"Main concern is the height of the property. I fully support the redevelopment of the current building or renovation but it is unnecessary to build a 36 storey tower block." - Local Resident

The main concern highlighted during the consultation is the building height, with the residents proposing either maintaining the original height or reducing the proposals to maximum 20 stories. Despite the height concerns, more than 20 responses indicated they agree on the need to redevelop the current building as it is underutilised and not fit for purpose.

There is a general understanding of the need of new homes and a mention from respondents on the need to maximise the provision of affordable homes for this development as a local priority.

"Affordable housing should be a priority" - Local Resident

Glassmill

Created by  CONCILIO

Appendix H: Feedback report

Glassmill Consultation Survey

Thank you for taking the time to complete this survey, if you would like to complete our survey online, you can do so by scanning the QR code.

If you have questions or would like to ask someone about this survey or the wider project, please email info@glassmill.co.uk or call 0800 994 9322



Name:	Postcode:
Email:	Phone:

1. What is your relationship to the Battersea area?

Local resident Local elected representative Other:
 Local employee/work Community representative
 Local business owner Visitor

2. How familiar are you with the current Glassmill building?

Very familiar Somewhat familiar Not familiar at all

3. How would you describe the building?

Fit for purpose Unfit for purpose Brownfield
 Underutilised Well utilised Poor quality
 Good quality Other:

4. One of the goals of the project is to improve connectivity along the Thames Path and Battersea Bridge Road. How often do you use these paths or roads currently?

Daily Weekly Monthly Rarely Never

5. How supportive on a scale of 0-10 are you of providing new housing in Wandsworth?

Least supportive Most supportive



6. Our approach is to optimise brownfield sites to provide new homes. How supportive on a scale of 0-10 are you of building new homes on brownfield sites?

Least supportive Most supportive

7. Which amenities or spaces would you most like to see introduced in the new development to foster a vibrant community?

Cafes or eateries Retail shops Fitness or wellness centres
 Cultural or community centres Workspaces or offices Other:

8. How important is the improvement of Thames Path Walk and the streetscape on Battersea Bridge Rd for cyclists and pedestrians to you?

Extremely important Very important Moderately important Slightly important Not at all important

9. How important is it for you to have a dedicated hub for small and local businesses on the first floor to foster local entrepreneurship?

Extremely important Very important Moderately important Slightly important Not at all important

10. How important it is to you that the Glassmill redevelopment prioritises sustainable practices (urban greening, energy-efficiency)?

Extremely important Very important Moderately important Slightly important Not at all important

11. If you have used or visited the current Glassmill building or its surroundings, what aspects would you most like to see retained or emphasized in the new development?

12. Do you have any further comments or questions for the project team?

The Glassmill team is committed to protecting the privacy of those with whom we interact with and recognises the need to respect information that is disclosed to us. It shows how our practices comply with the GDPR (General Data Protection Regulations). Whenever you provide personal information, we will treat that information in accordance with current UK Data Protection legislation. Further details can be found: <https://glassmill.co.uk/privacy-policy/>



Appendix I: Social Media Page

