



**One Battersea Bridge**  
**Architectural Presentation: Peter Barbalov**

On behalf of: Promontoria Battersea Ltd.  
Site: The Glassmill, 1 Battersea Bridge Rd, London SW11 3BZ

**20 February 2026**

**FARRELLS**

# 1. Experience

*Place is the Client*

# 1.0 Experience



Figure1.1 Chelsea Waterfront



Figure1.2 The Peak, Hong Kong



Figure1.3 One Embankment Place



Figure1.4 The Deep Submarine, Hull



Figure1.5 Vauxhall Cross

# 1.0 Experience



Figure1.6 Greenwich Peninsula



Figure1.7 Embassy Gardens

# 1.0 One Battersea Bridge



Figure 1.8 Concept sketch of the proposal

## 2. Our Design Process - The Site

*"A city is a multi-purpose, shifting organization, a tent for many functions, raised by many hands and with relative speed."*

*Kevin Lynch*

# 2.0 The Design Process - Site Analysis



Battersea Park

London Borough of Wandsworth

Falcon Park

Clapham Junction

BATTERSEA

Albert Bridge

Albion Riverside

RCA

Lombard Wharf

Battersea Bridge

Site

Montevetro

St Mary's Church

CHELSEA

Chelsea Harbour

Worlds End Estate

Chelsea Waterfront

Imperial Wharf Station

Royal Borough of Kensington and Chelsea

## 2.1 The Design Process - Site Analysis



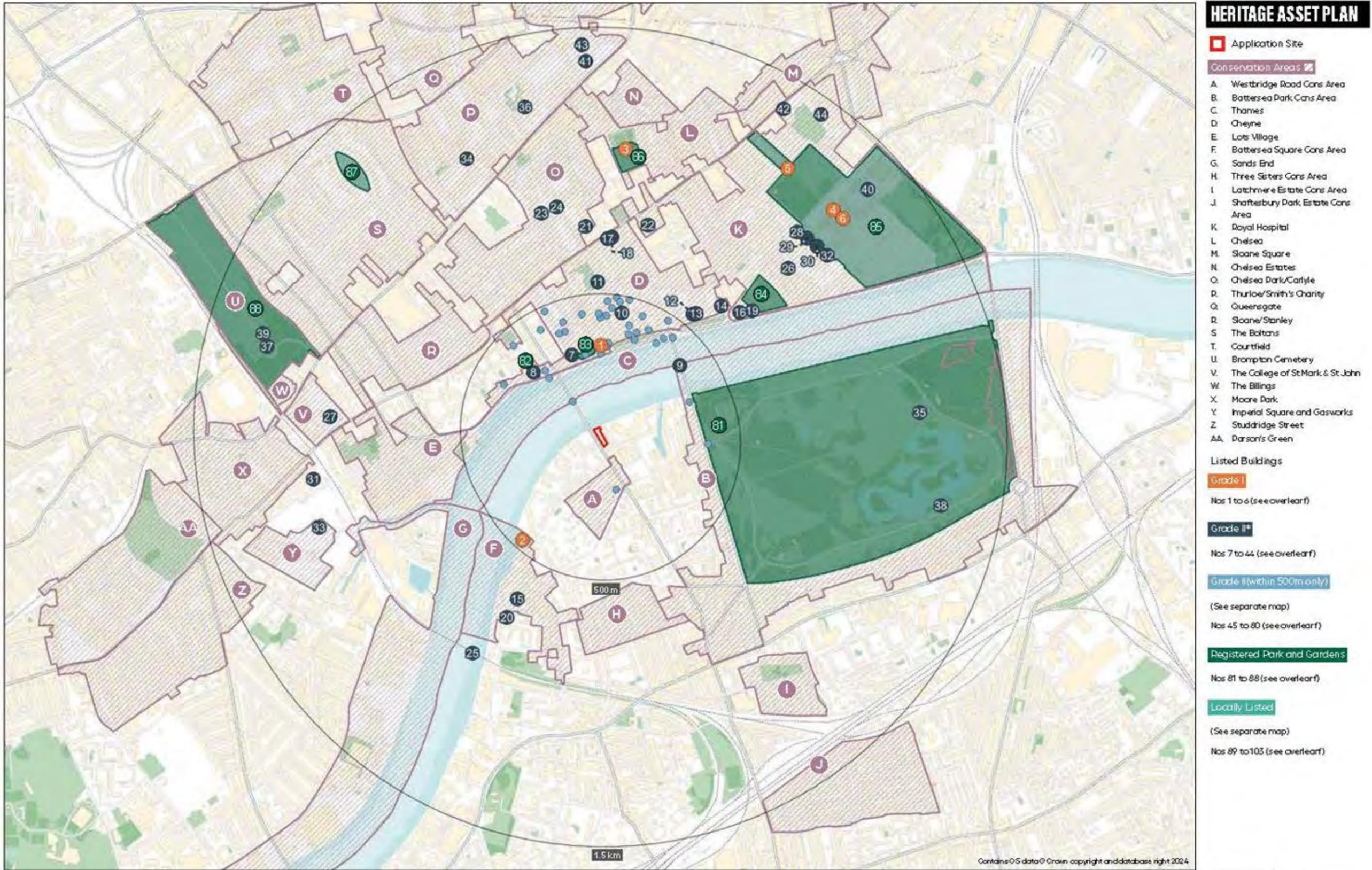
- 1. Ethelburga Tower Height: 47m
- 2. RCA Extension Height: 32m
- 3. Albion Riverside Height: 37.8m
- 4. Gardiner, Macey, Cranmer & Compton House Height: 55m

- 5. Selworthy and Sparkford House Height: 62.3m
- 6. Montevetro Building Height: 61.2m
- 7. Shuttleworth Road Height: 47.4m
- 8. Totteridge House Height: 63.2m
- 9. Lombard Wharf Height: 88.4m

- 10. Hotel Rafayel Height: 55.4m
- 11. Worlds End Estate Height: 55.4m
- 12. Chelsea Waterfront Height: 121.4m
- 13. The Belvedere Height: 67.3m
- 14. Countess House Height: 76.1m

-  Local tall buildings
-  Site
-  Ransome's Focal Point of Activity

## 2.1 The Design Process – Heritage Assets



LOCATION:  
1 Battersea Bridge

DATE:  
September 2024

SCALE:  
1 to 13,500 @ A3

FIGURE 3.2 Heritage asset map from Submitted  
BHTVIA

▲ NORTH



## 2.2 The Design Process - Site Analysis



- Site
- - - Ransome's Dock Area
- Fine urban grain, mainly Georgian / Victorian residential
- Larger urban plots, mostly mixed use with education & research building facilities
- Larger urban plots, residential-led with active ground floor and creative enterprises
- Larger urban plots, mixed use with residential above fronting the River Thames



## 2.3 The Design Process - Site Visits



Site

# 2.4 The Design Process - Site Visits



## 2.5 The Design Process - Site Visits



# 2.6 The Design Process - Site Visits



## 2.7 The Design Process - Site Visits

*Pedestrian Experience along Battersea Bridge Road*



# 2.8 The Design Process - Site Visits

*Pedestrian Experience along Thames Path*



# 2.9 The Design Process - History



Figure1.6 Historic Map- 1895



Figure1.7 The Horizontal Mill, 1815, Painting by John Constable

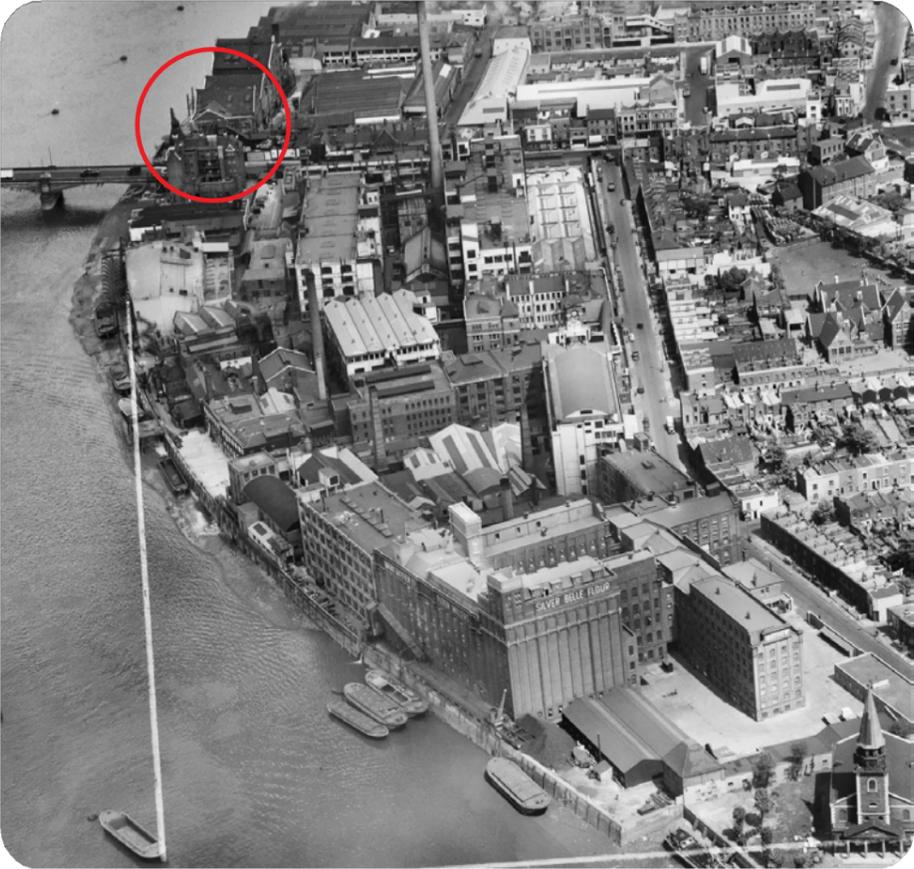


Figure1.8 Oblique Aerial, 1952 RAF

# 2.10 The Design Process - Learning from History

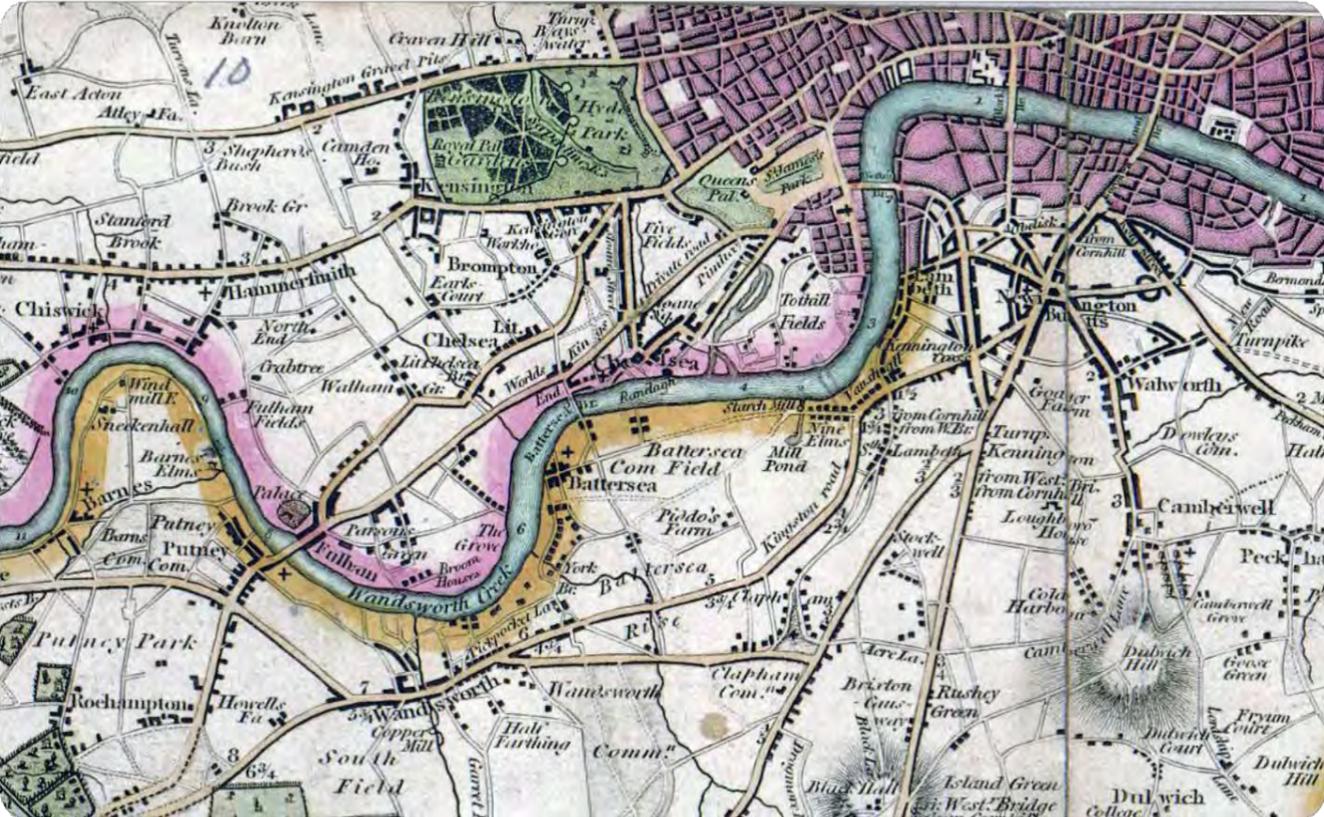


Figure 1.12 Fairburn's Map of the Country Twelve Miles Round London, 1800s

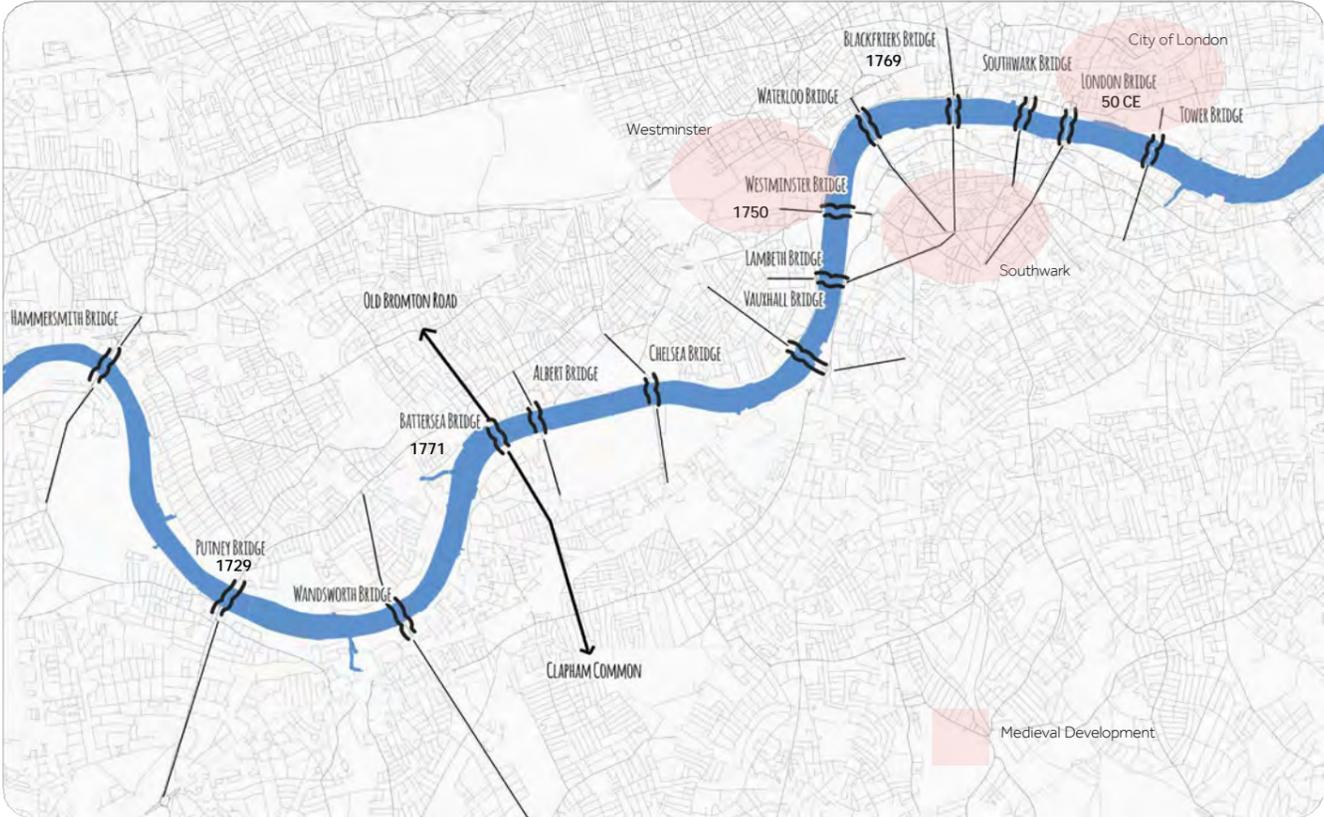


Figure 1.13 London Bridges - pre-19th Century indicated all other bridges were built in 19th & 20th Century when the urban grain was already established.

# 2.11 The Design Process - Learning from History

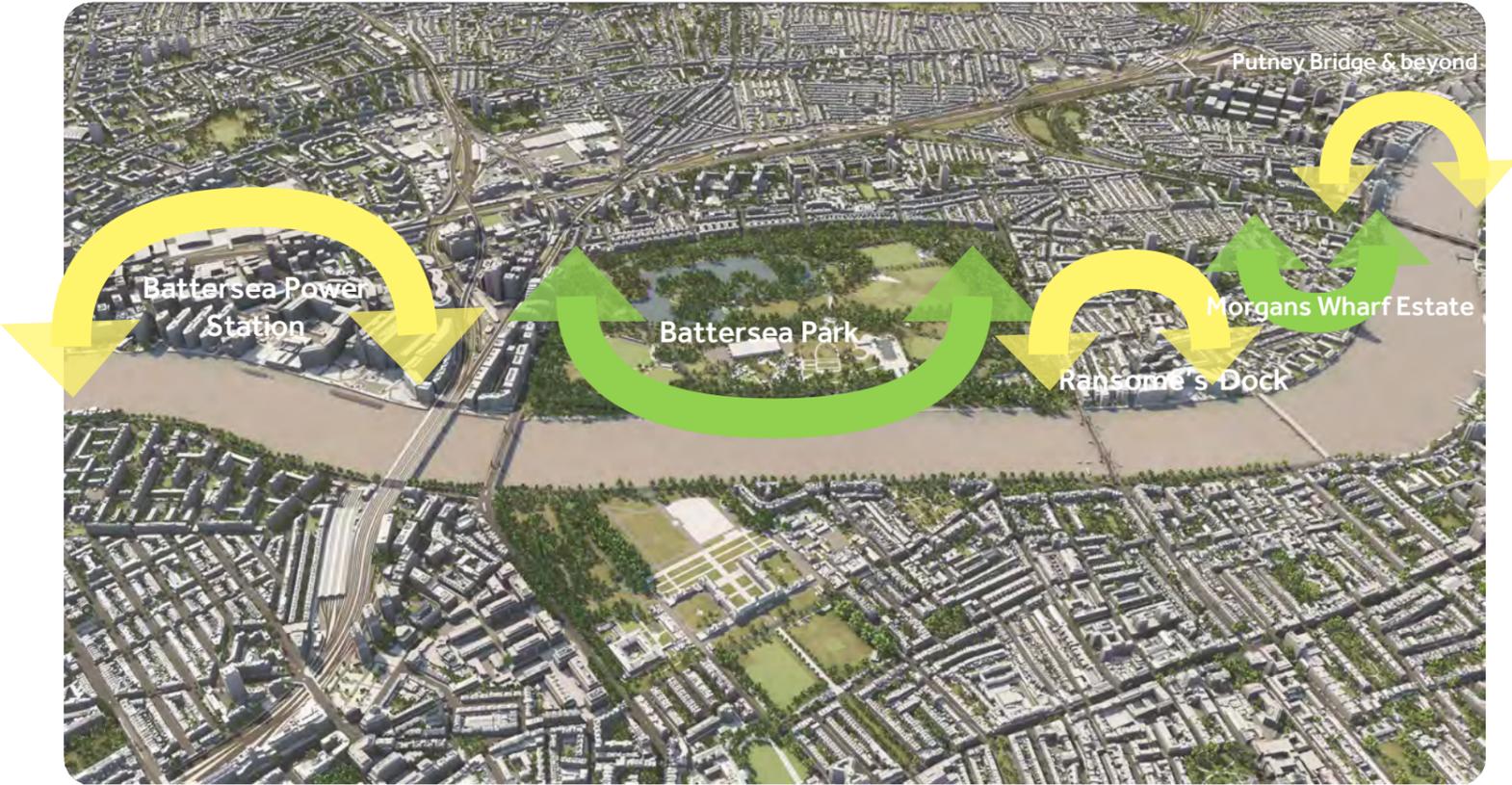


Figure 1.14 Rhythm & Scale

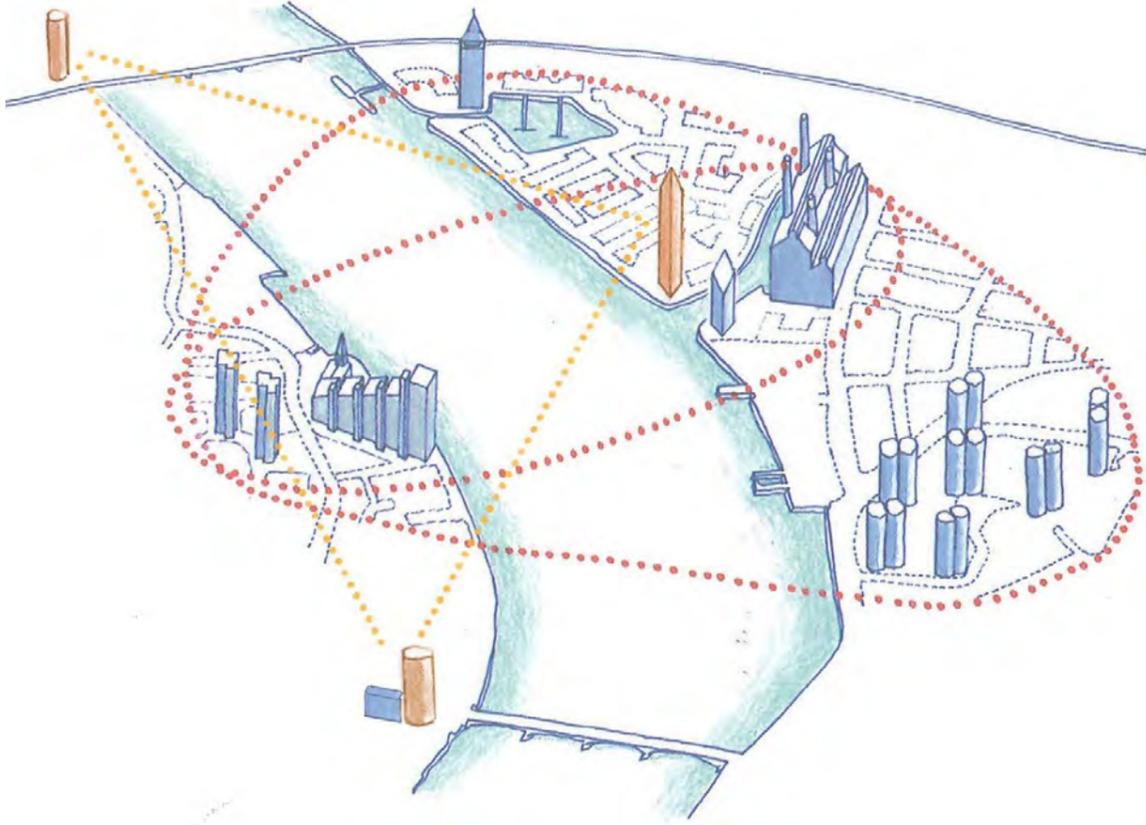
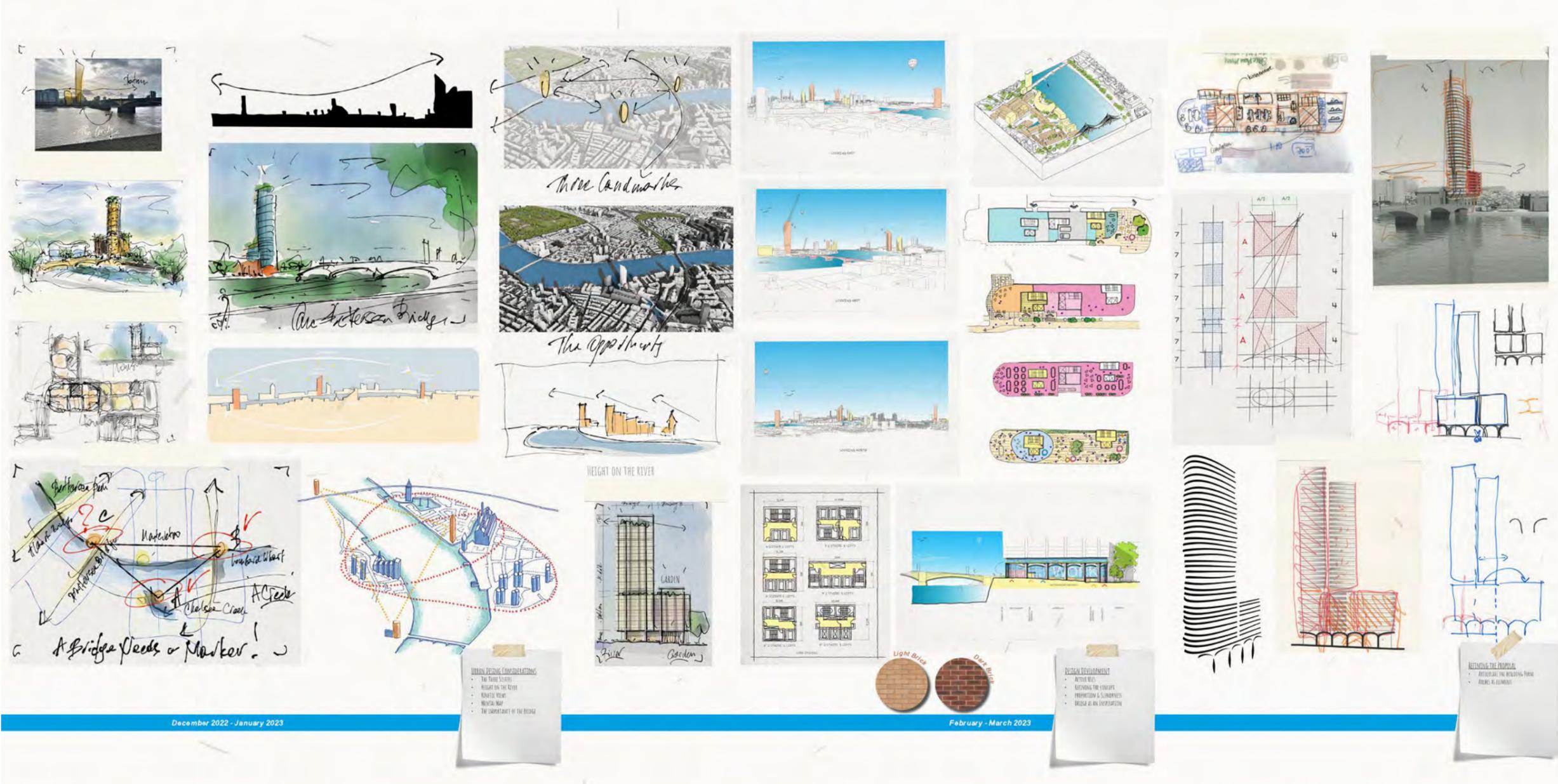


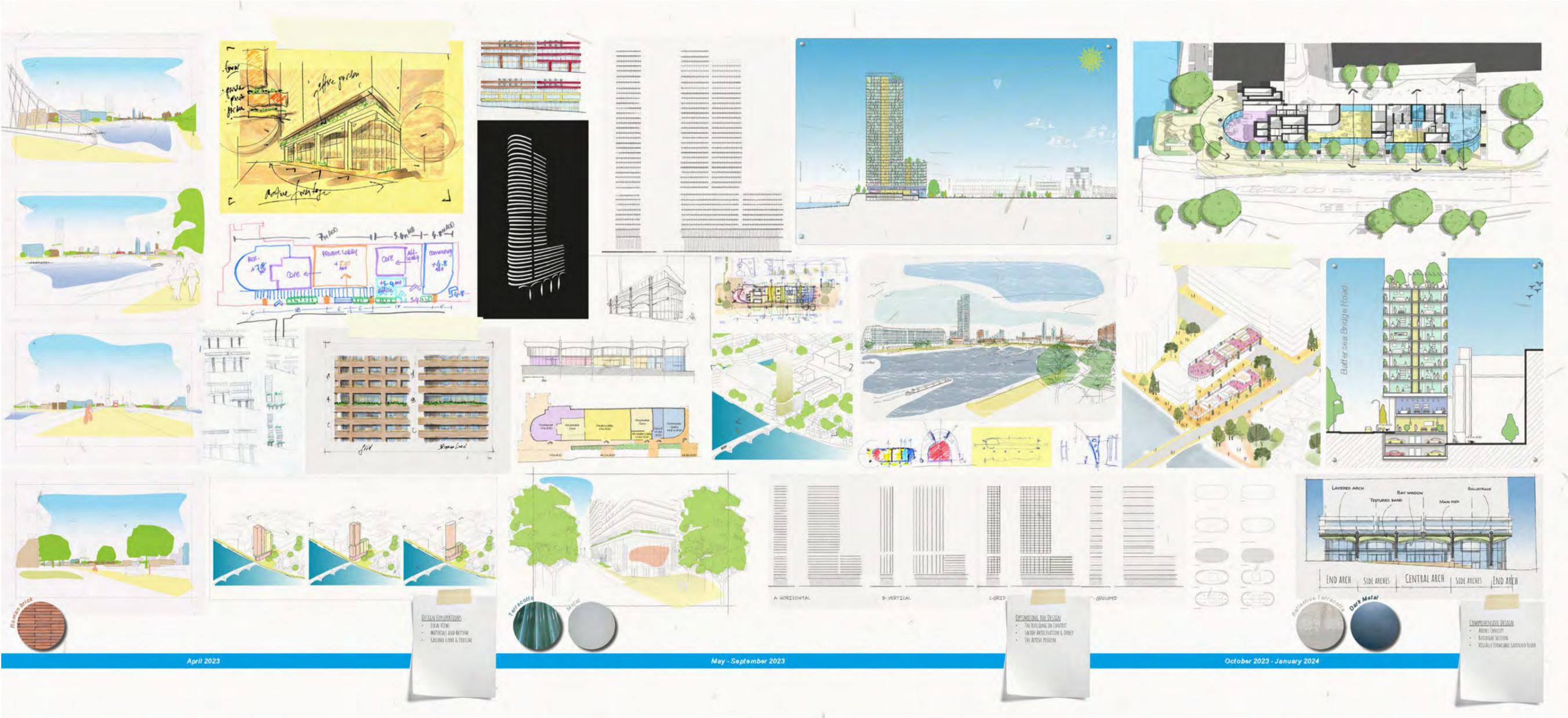
Figure 1.15 Buildings Relationship & Opportunity for a Marker

## 3. Our Iterative Design Process

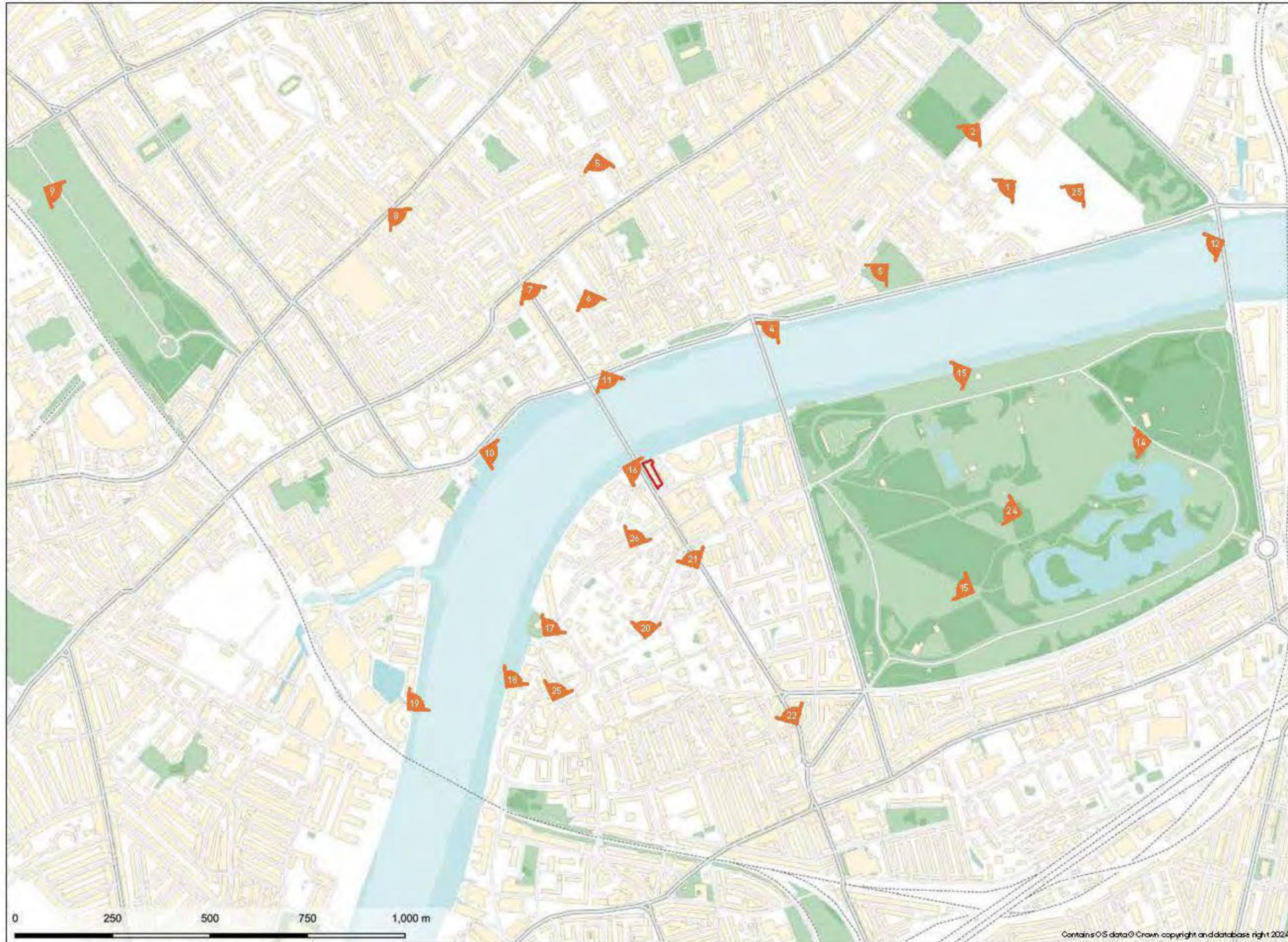
# 3.0 The Design Process - Iterations



# 3.1 The Design Process - Iterations



## 2.1 The Design Process – View Locations



### VIEW LOCATION PLAN

- Application Site
- 1. Royal Hospital
- 2. Royal Hospital Road
- 3. Chelsea Physic Garden
- 4. Cadogan Pier
- 5. Carlyle Square
- 6. Paultons Square
- 7. Junction of Beaufort St and King's St
- 8. Junction of Park Walk and Fulham Rd
- 9. Brompton Cemetery
- 10. Cremorne Road
- 11. Cheyne Walk
- 12. Chelsea Bridge
- 13. Peace Pagoda
- 14. Battersea Park Central Avenue
- 15. Battersea Park West
- 16. Thames Path West
- 17. Devonshire House
- 18. St Mary's Church
- 19. Chelsea Harbour
- 20. Westbridge Road
- 21. Battersea Bridge Road North
- 22. Battersea Bridge Road South
- 23. Royal Hospital (2)
- 24. Battersea Park (Bowling Green)
- 25. Battersea Square
- 26. Battersea Church Road

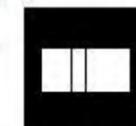
LOCATION:  
1 Battersea Bridge

DATE:  
September 2024

SCALE:  
1 to 10,000 @ A3

FIGURE 3.1 View location map from Submitted  
BHTVIA

▲ NORTH



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# 3.2 The Design Process - Iterations

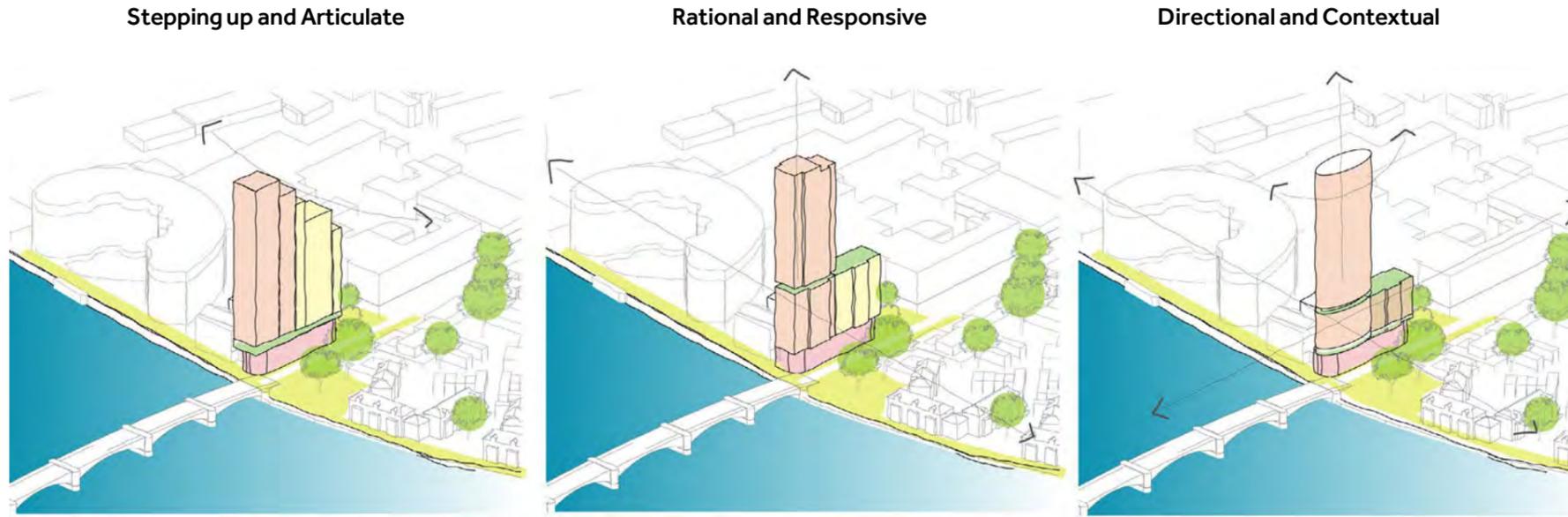


Figure1.16 Early massing studies

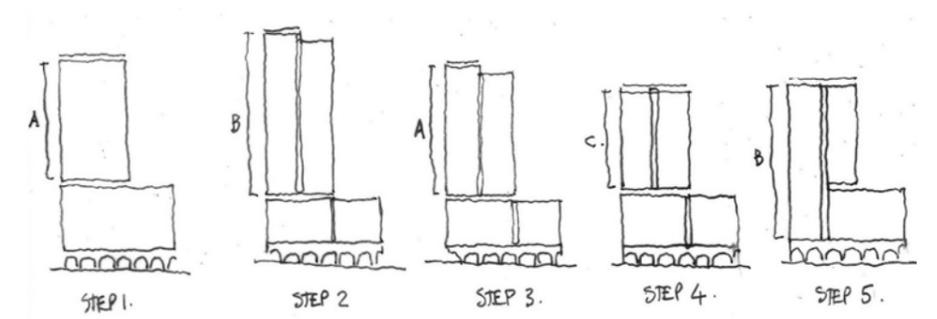


Figure1.17 4. Diagram showing proportion studies

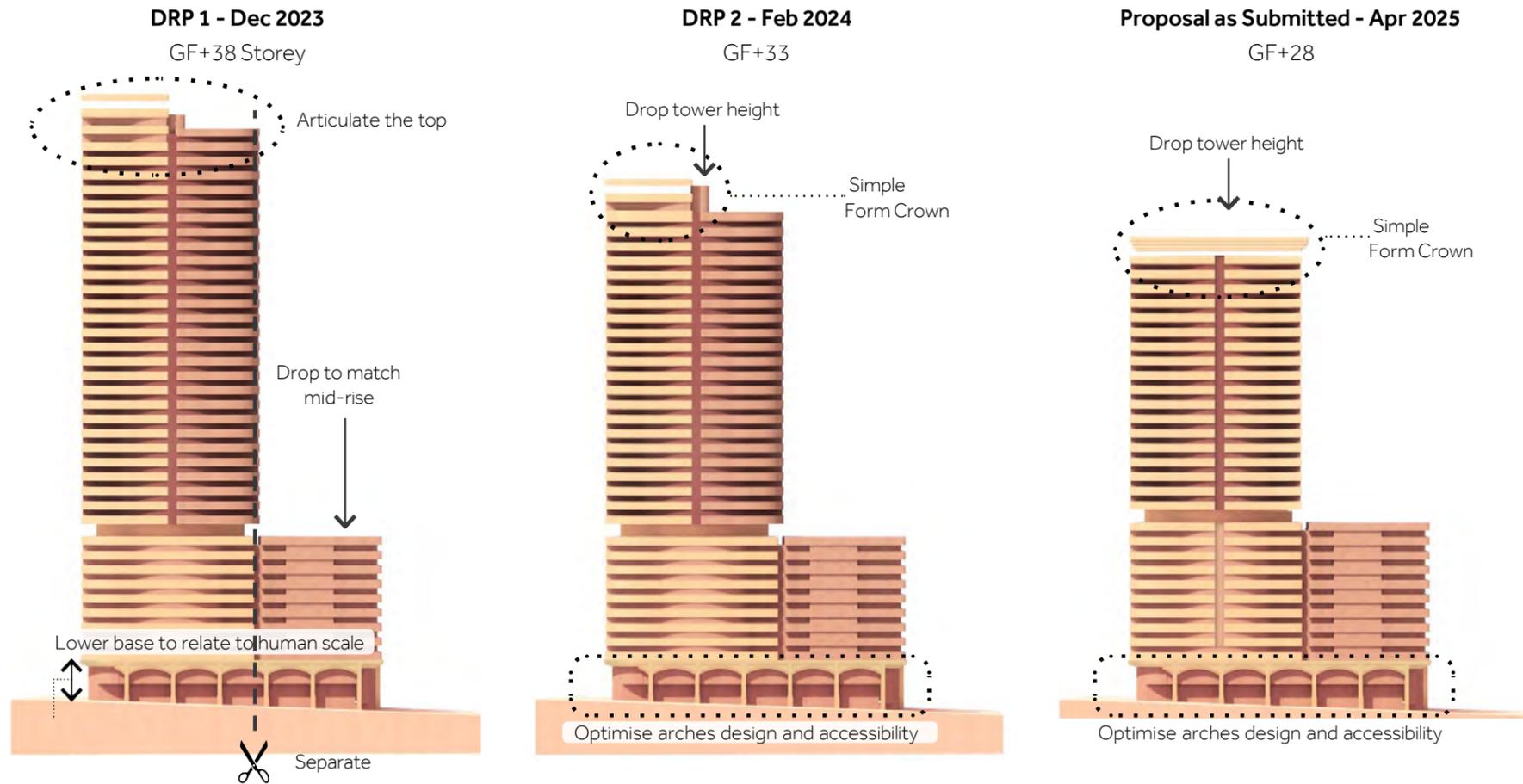


Figure1.18 Massing design evolution



Figure1.19 Design evolution of the River front columns

# 4. The Proposal - The Local Scale

*"...life, space, buildings - in that order, please."*

*Ian Gehl*

# 4.0 Local Scale - Completing Ransome's Dock Quarter

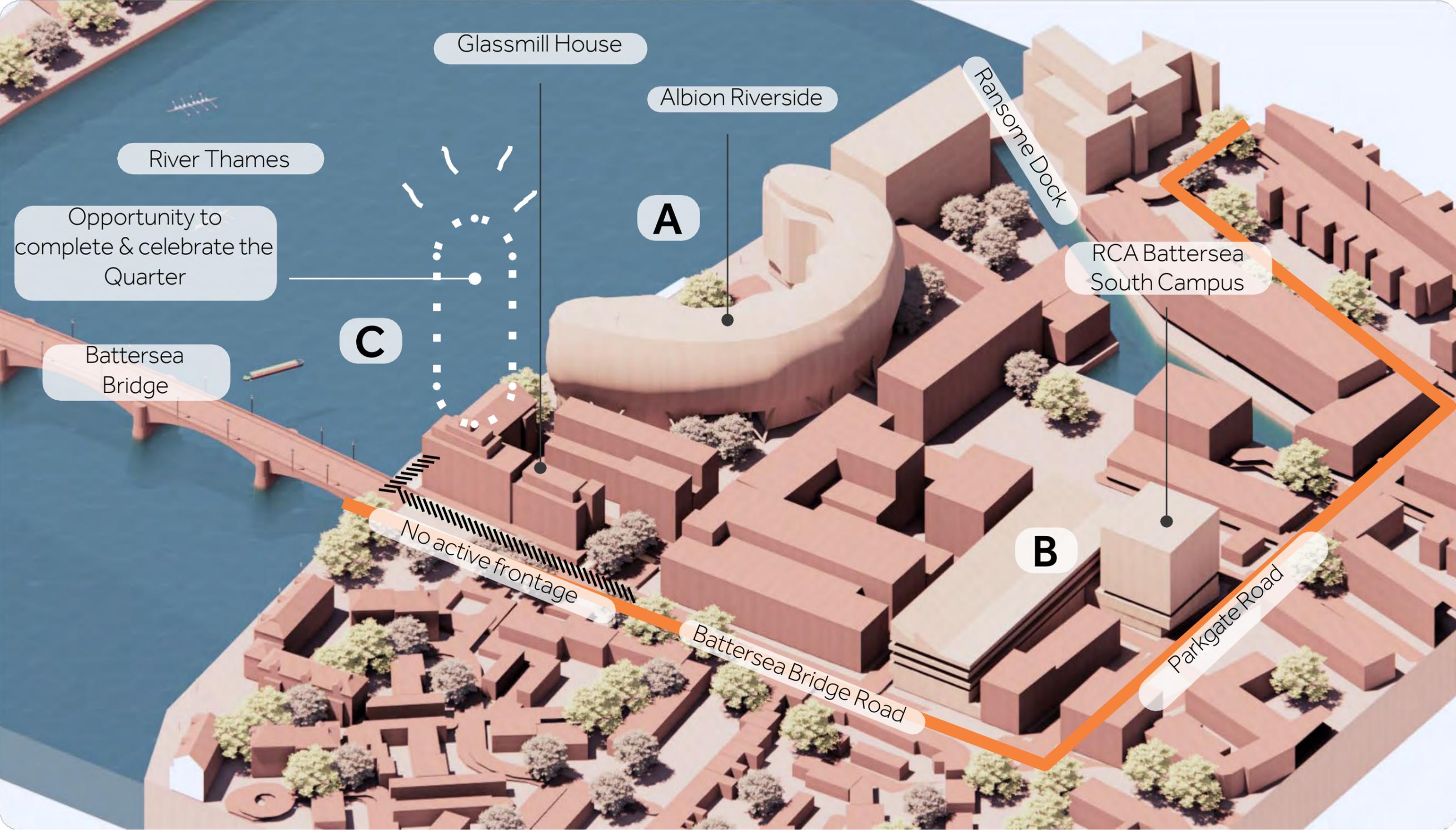


Figure 1.20 Diagram of the Ransome's Dock today

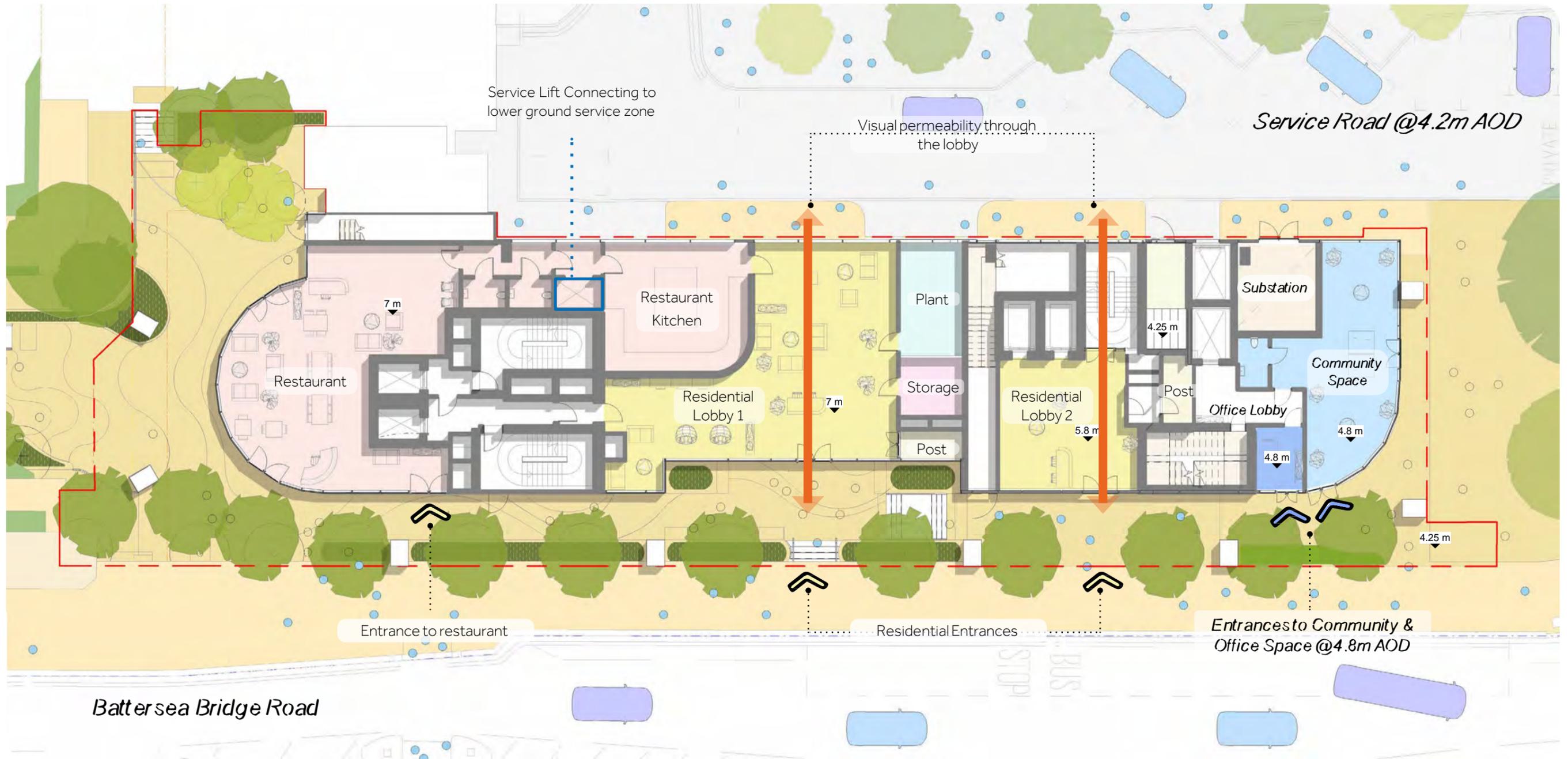
# 4.2 Local Scale - Public Realm



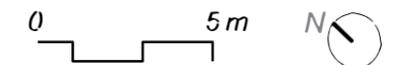
Figure 1.21 Landscape character areas

# 4.3 Residential & Restaurant Entrance @ 5.8m - 7m AOD

## Site-wide entrance level



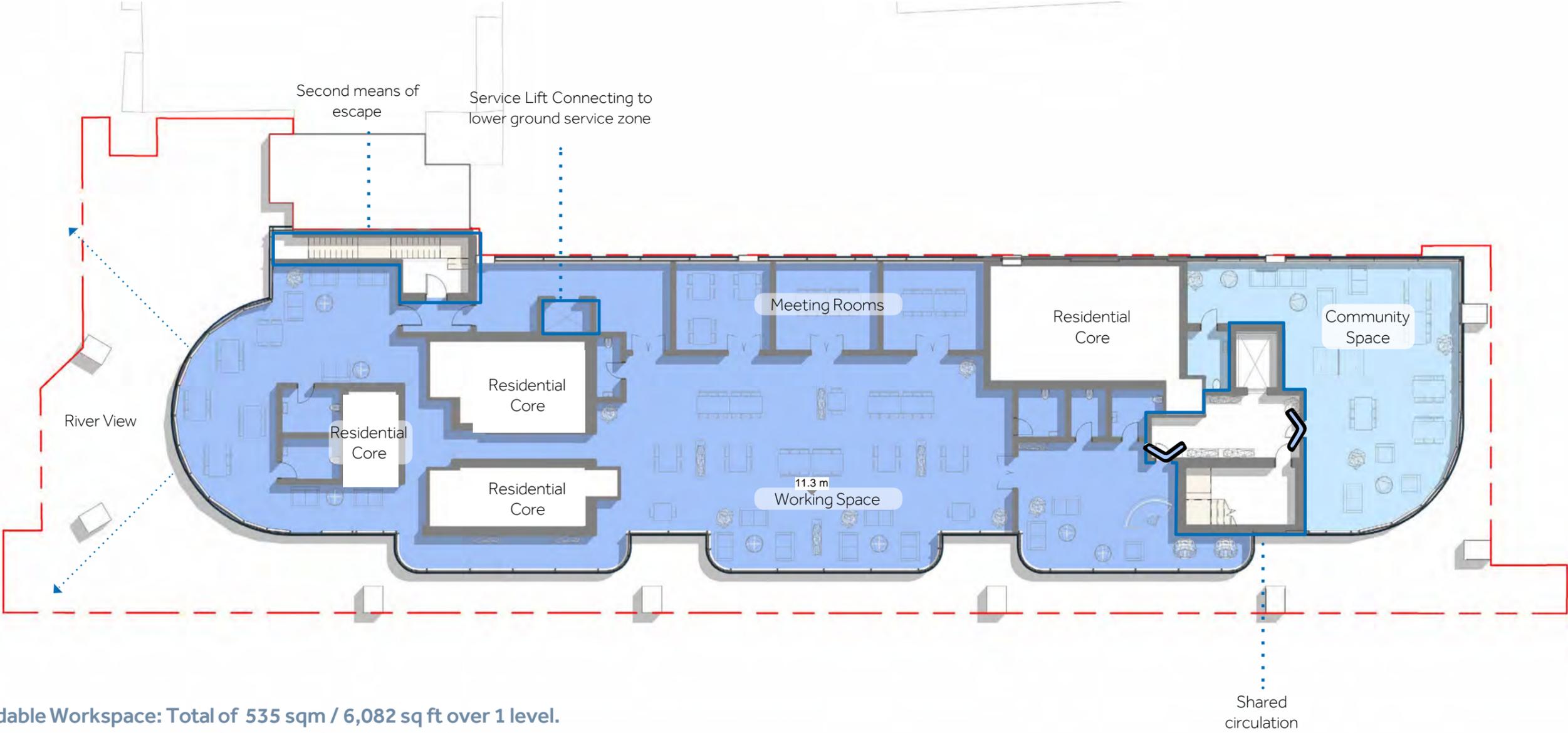
Note: Please refer to the landscape section for further details on the landscape strategy for this level.



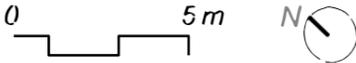
# 4.4 Office Space - Level 01

A Space for the Community or Charity

Level 01

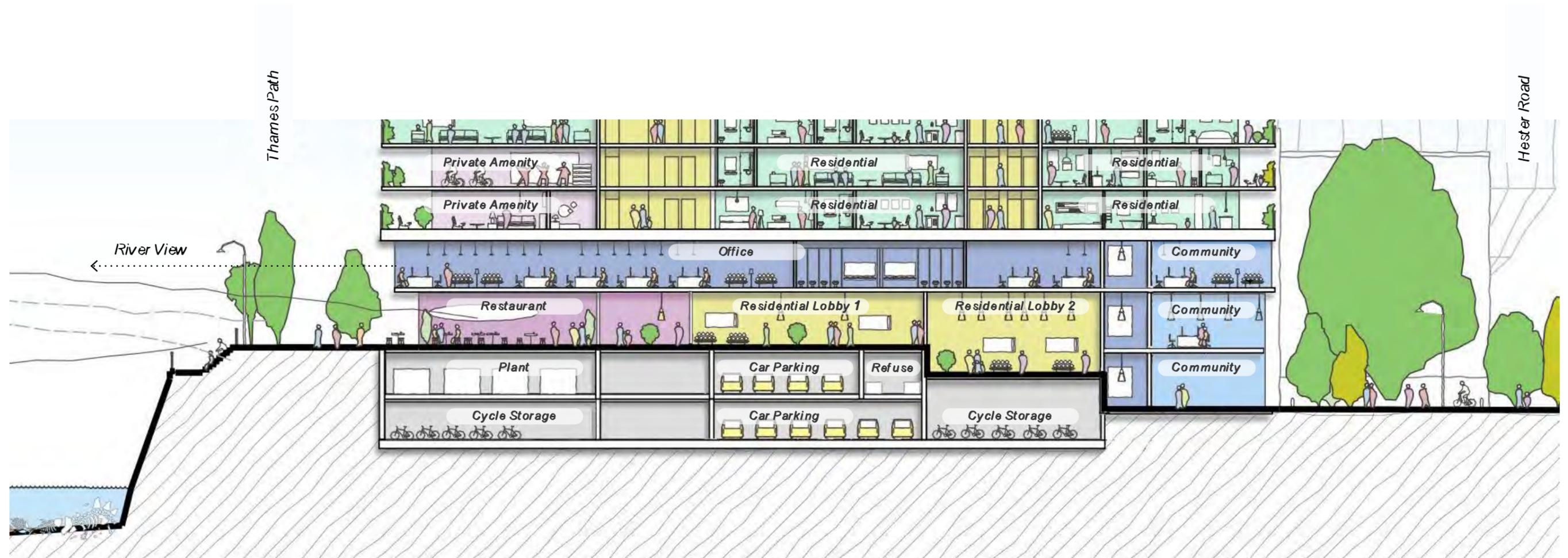


Affordable Workspace: Total of 535 sqm / 6,082 sq ft over 1 level.  
Community space: 274 sqm / 2,949 sq. ft split over 3 levels



# 4.5 Activating Battersea Bridge Road

## Mixed Use Base



189 sqm / 2,034 sq ft of Restaurant area along the Thames Path

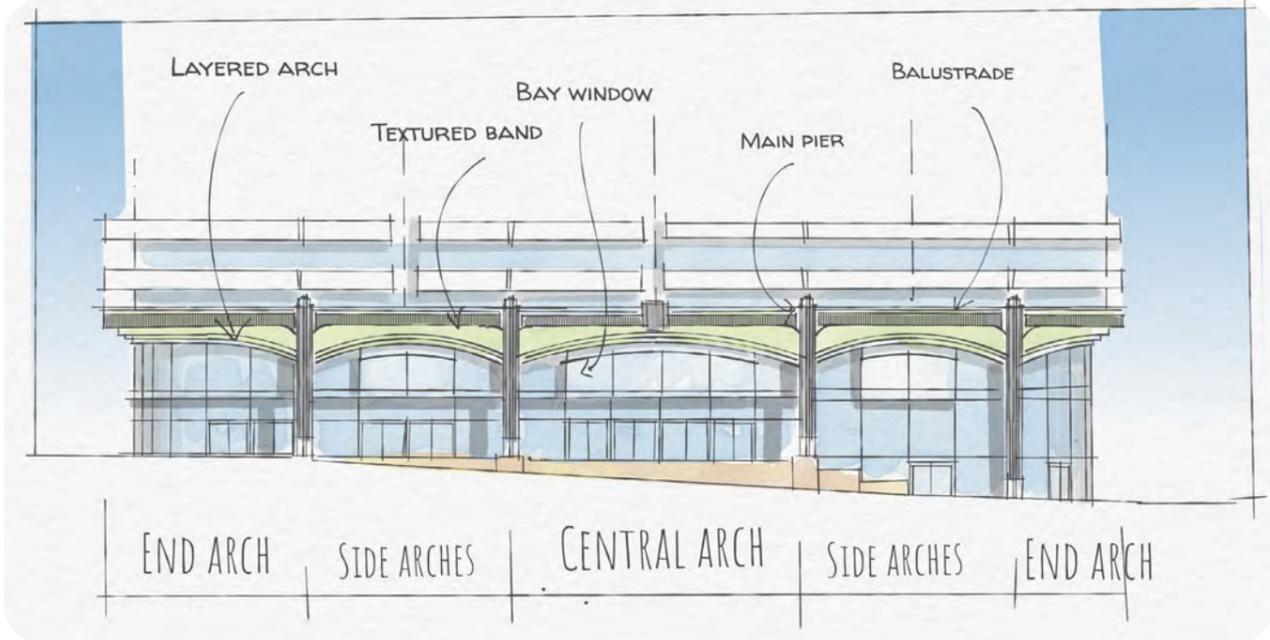
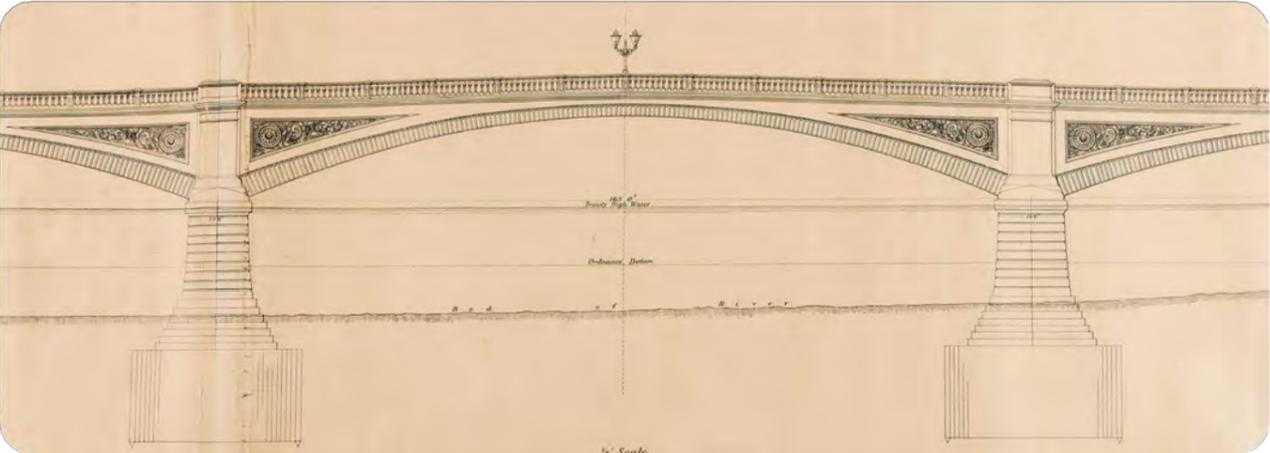


535 sqm / 6,082 sq ft of Affordable Workspace area with River Views located at level 01



274 sqm / 2,949 sq ft split over 3 levels of Community space area available to local charity

# 4.6 Local Scale - Battersea Bridge Inspiration



## 4.7 Local Scale - View from Battersea Bridge - Existing



Figure 1.22 Image of the existing building from Battersea Bridge

## 4.8 Local Scale - View from Battersea Bridge - Proposed



Figure 1.23 Image of the Proposal from Battersea Bridge

# 4.9 Local Scale - View from Battersea Bridge Road - Existing



Figure 1.24 Image of the existing building from Battersea Bridge Road

# 4.10 Local Scale - View from Battersea Bridge Road - Proposed



Figure 1.25 Image of the proposal from Battersea Bridge Road

# 4.11 Local Scale - Thames Path - Public Realm Existing



# 4.12 Local Scale - Thames Path - Public Realm Proposals

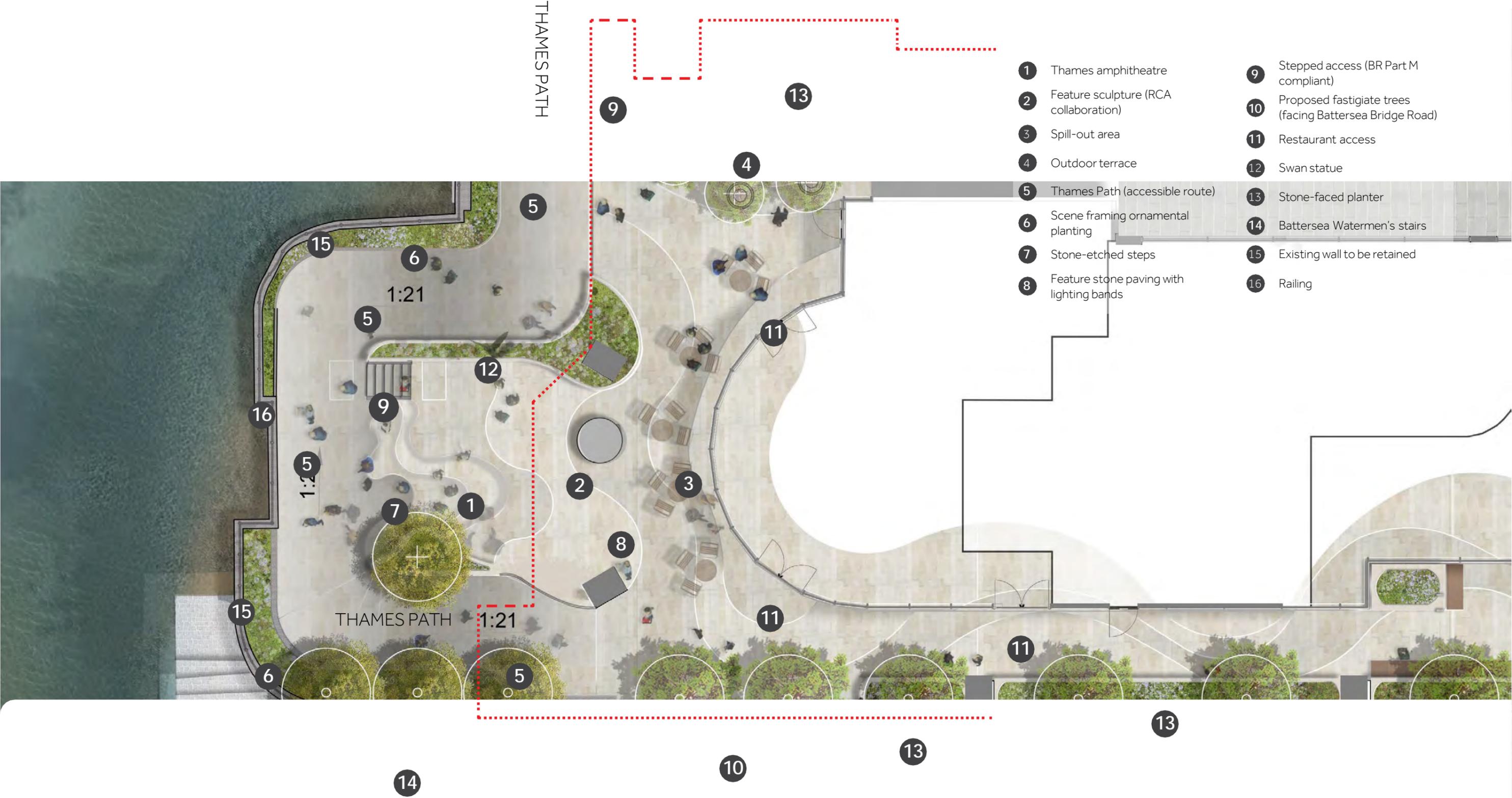


Figure 1.26 Rendered plan view of Thames Path and Plaza

# 4.13 Local Scale - View of Thames Path - Proposed



# 5. The Proposal - Kinetic Views

# 5.0 Thames Path - Existing



5.1 Video - 4676\_KS01\_Albert\_Bridge\_080226.mp4



# 5.2 Battersea Road and Battersea Church Road – Existing



5.2 Video - 4676\_KS03\_Parkside\_Road\_080226.mp4



5.4 Battersea Bridge Road looking South- Existing



5.4 Video - 4676\_KS04\_Battersea\_Bridge\_040226.mp4



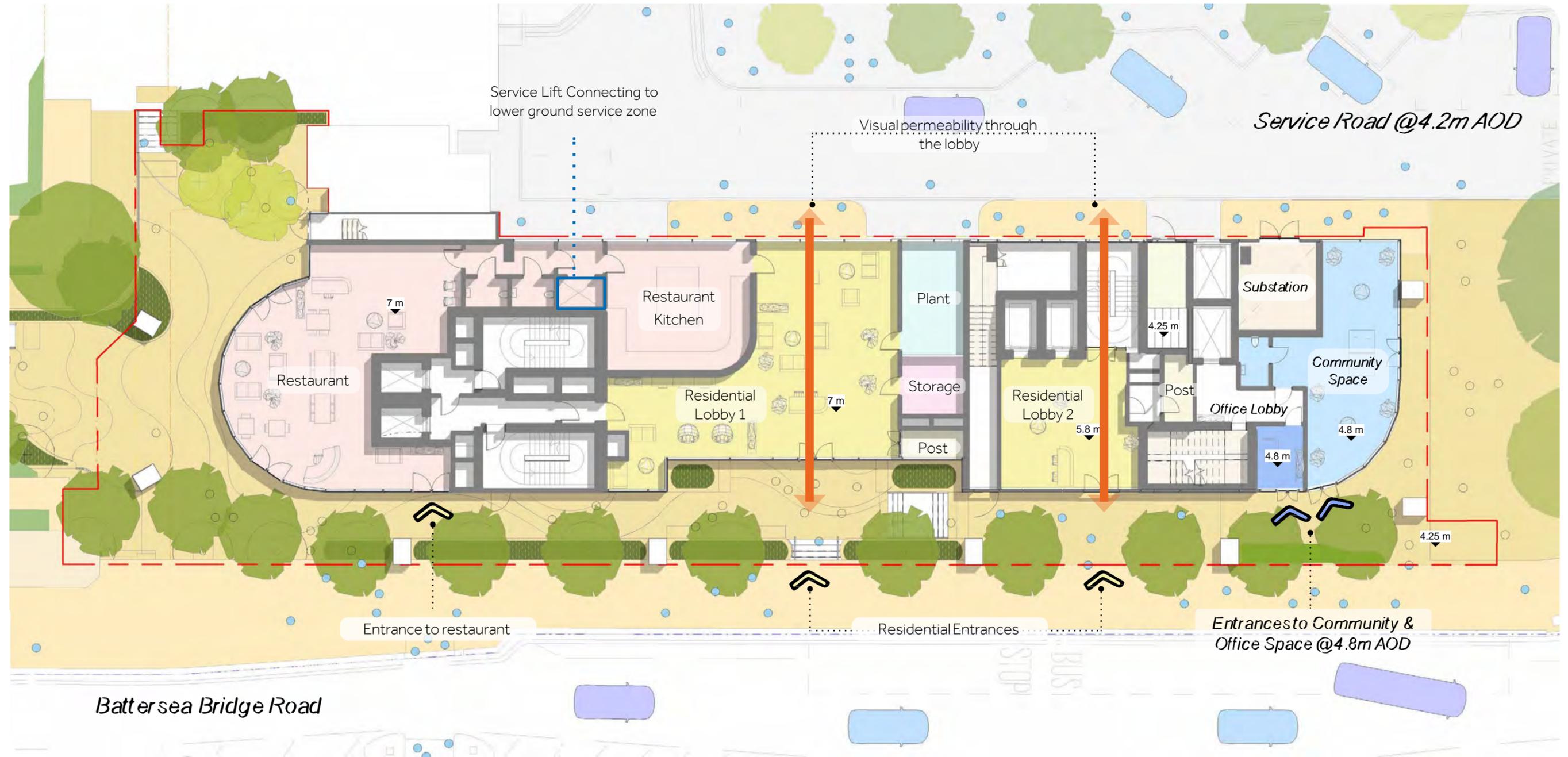
# 6. The Detailed Scale

*"Do you wish to rise? Begin by descending.  
You plan a tower that will pierce the clouds?  
Lay first the foundation of humility."*

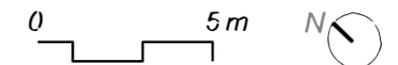
*St Augustine*

# 4.3 Residential & Restaurant Entrance @ 5.8m - 7m AOD

## Site-wide entrance level



Note: Please refer to the landscape section for further details on the landscape strategy for this level.



# 6.0 Detailed Scale - Homes & Amenity

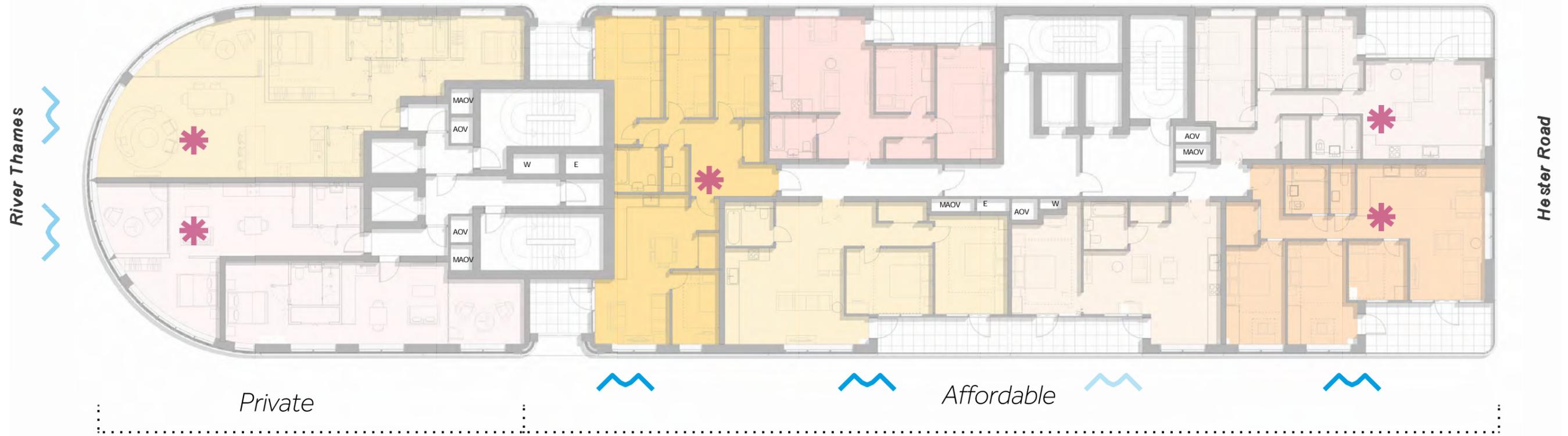


Figure1.29 Residential Level 05

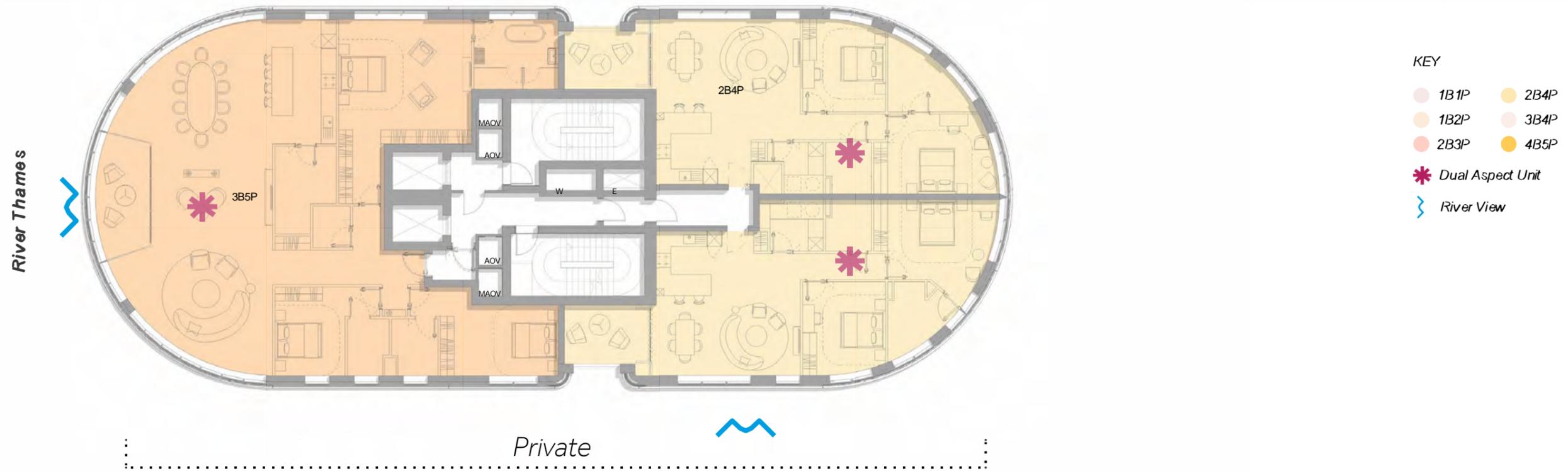


Figure1.30 Residential Level 18

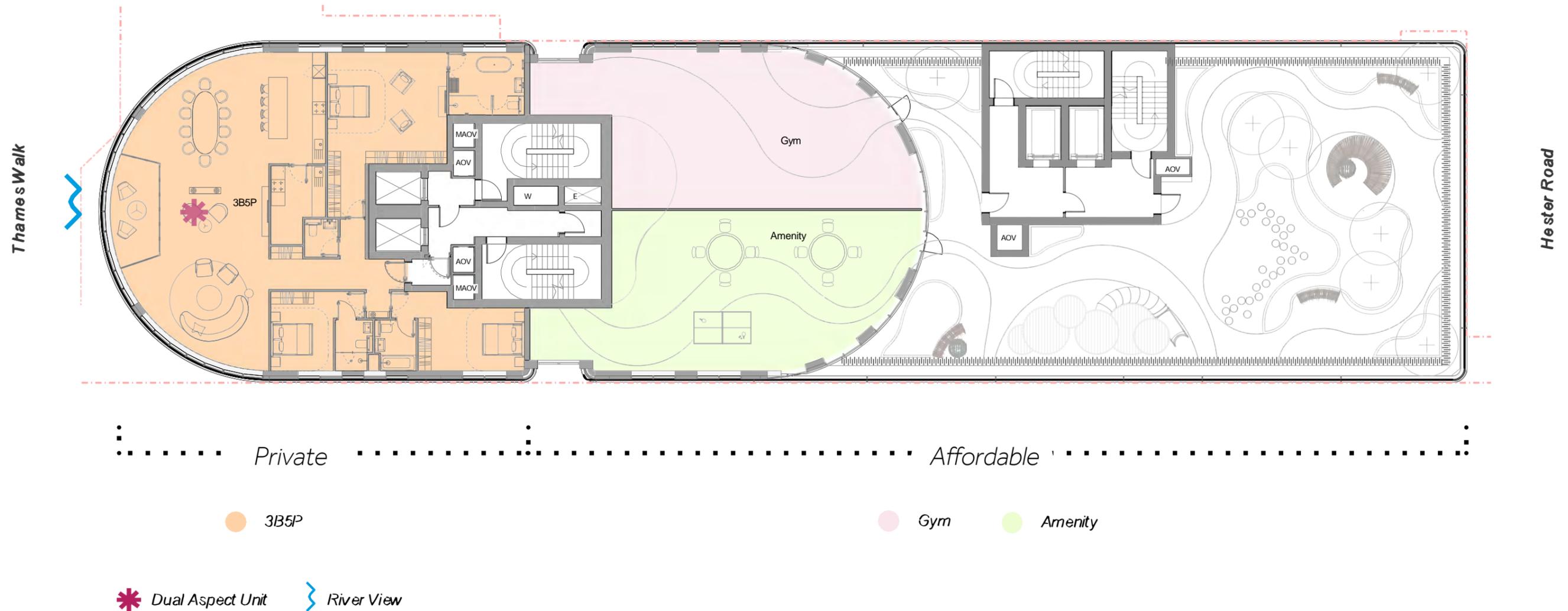
# 6.1 Amenity Level

## Level 11

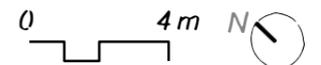
Level 11 hosts a combination of communal outdoor and indoor amenity dedicated to the affordable tenure.

The outdoor area, facing south, will be an elevated garden with an exciting play-space strategy.

Please refer to the landscape section for further details on the landscape strategy for this level.



All the balconies meet the adopted local plan standards (LP27 Housing Standards - Wandsworth Local Plan - 2023)



# 6.2 Detailed Scale - Homes & Amenity

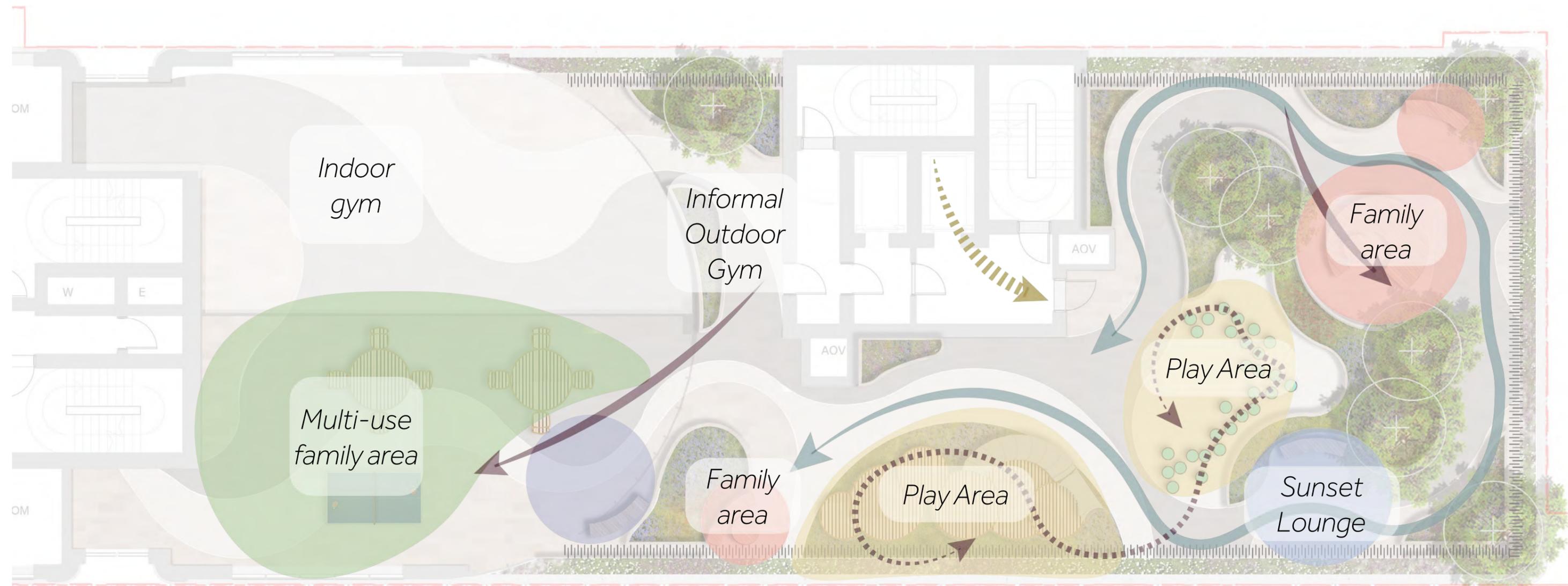


Figure 1.31 Level 10 - Spatial arrangement & movement diagram

### 6.3 Detailed Scale - Homes & Amenity

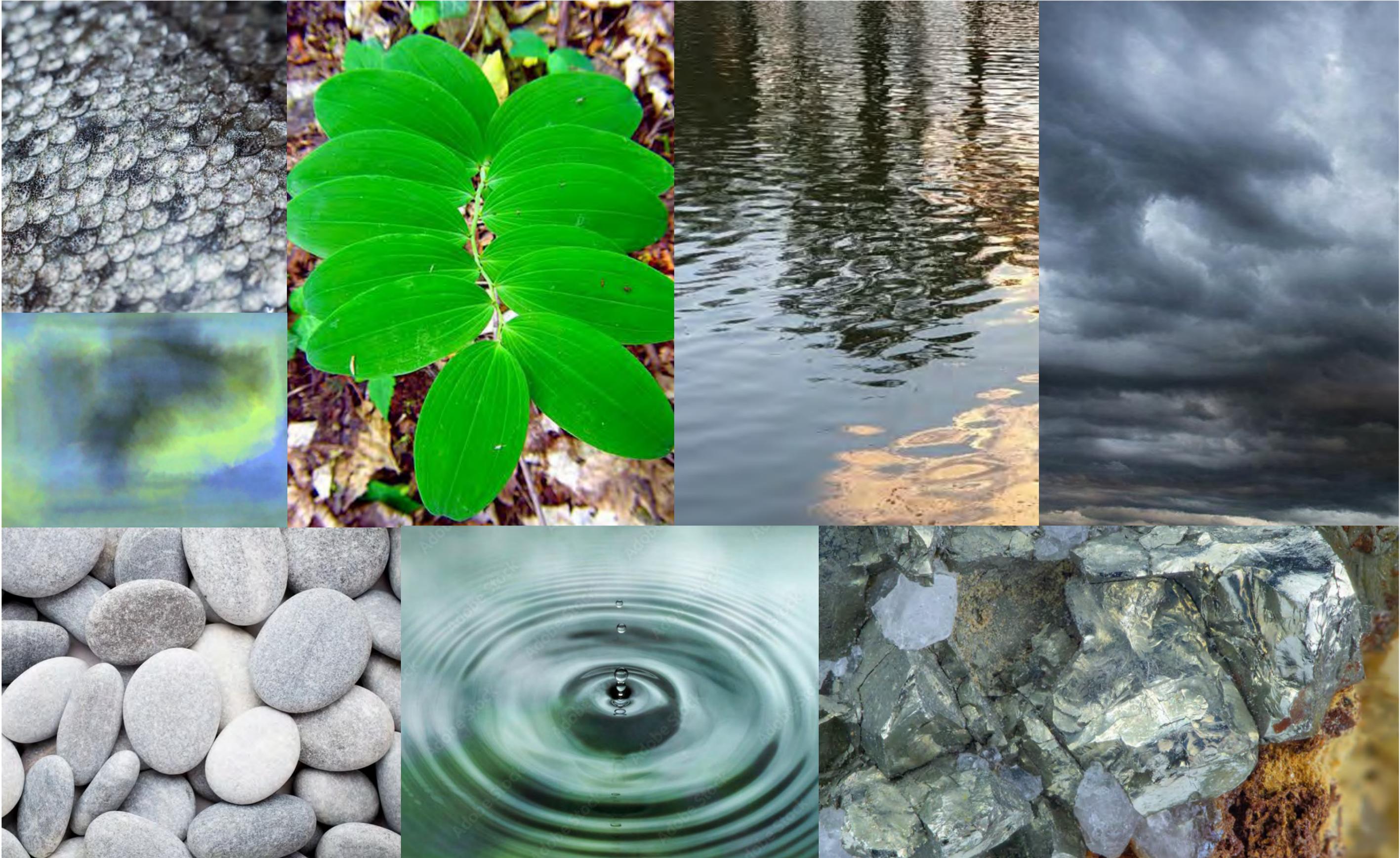


Figure 1.32 Illustrative view of amenity level

# 6.4 Detailed Scale - Homes & Amenity



6.5 Detailed Scale - Materiality - Inspiration



# 6.6 Detailed Scale - Tripartite Design & Material Palette

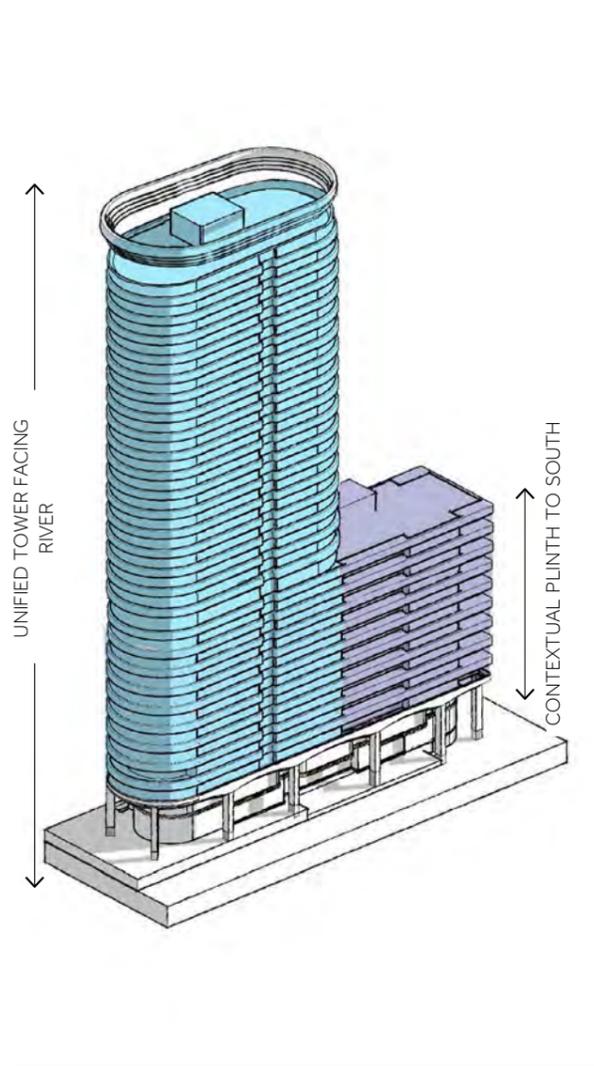


Figure1.35 Diagram showing the overall building

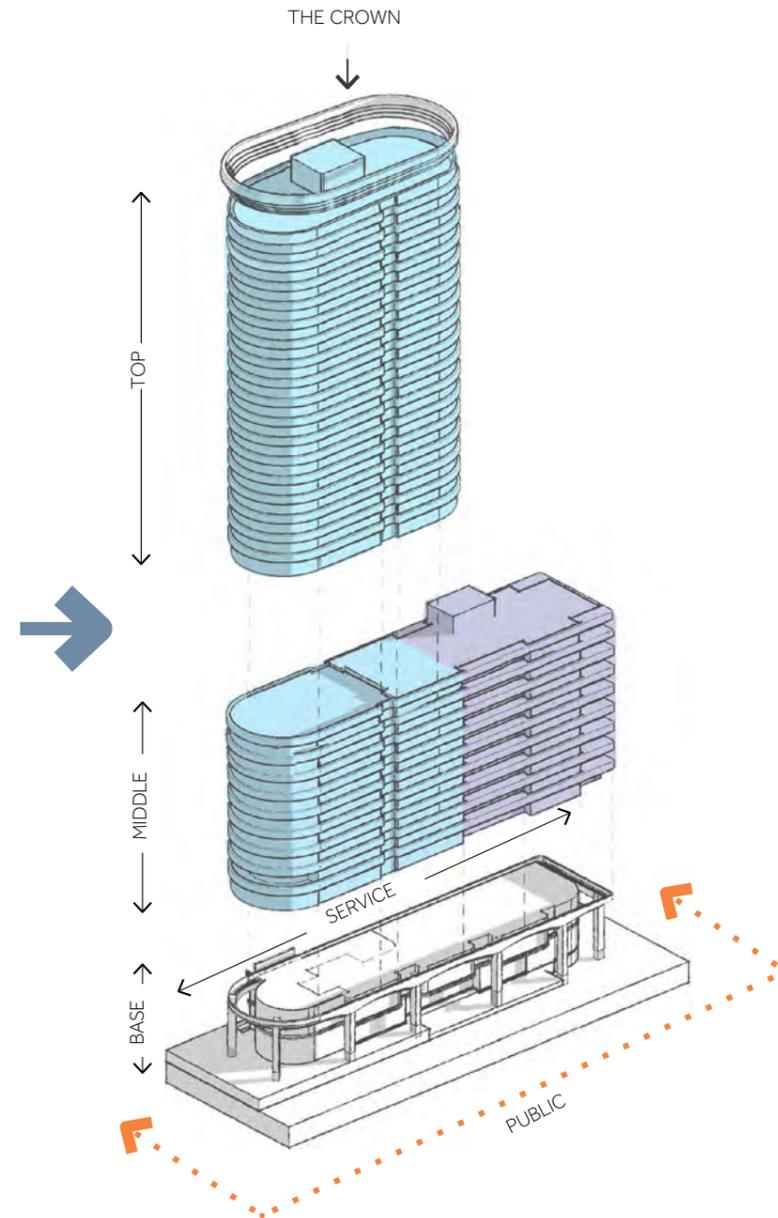
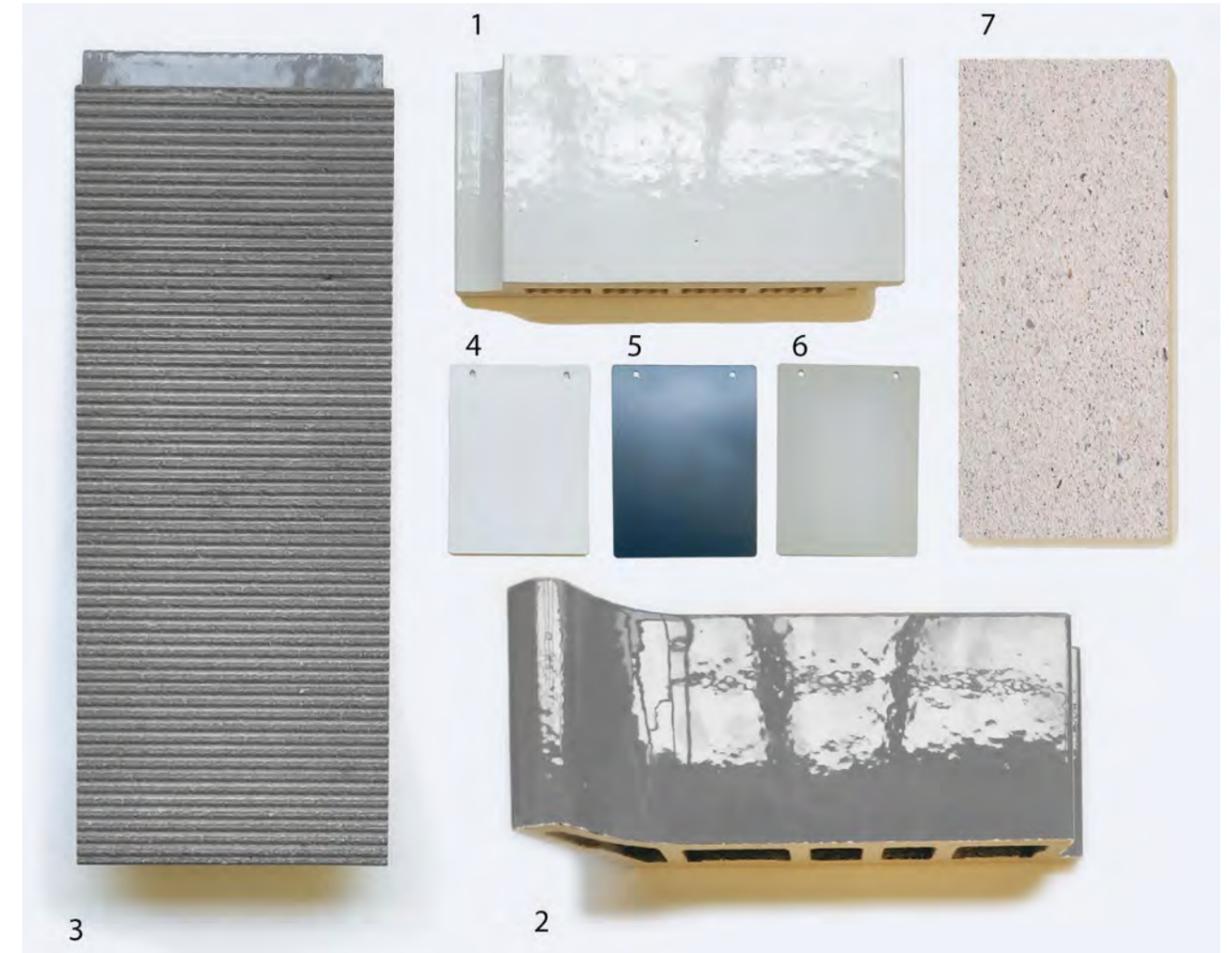


Figure1.36 Diagram showing the building split into elements



**1. Terracotta Type 1-3**

Manufacturer Argeton  
Glazed Terracotta  
Light colour

**2. Terracotta Type 2**

Manufacturer NBK  
TERRART SPECIAL SHAPE 03140  
RGB 138-138-138  
Double fired glaze

**3. Terracotta Type 4**

Manufacturer NBK  
Terrart Large 06018 College Road  
Medium Combed 240  
RGB 138-138-138  
Glazed (single firing)

**4. Metal Type 1**

IGP-HWFclassic 5903  
IGP 90160 R  
Polar -Smooth flow -Pearl mica  
Matte finish

**5. Metal type 2**

IGP-HWFclassic 5903  
IGP blau - ca. Pantone 2380 C  
Matte finish

**6. Metal type 3**

IGP-HWFclassic 5907  
Cast aluminium - Pearlescent  
Silky shine

**7. Concrete type 1**

Light grey concrete



Figure1.38 Verified View 10B - Proposed

Figure1.37 Selected Colour Palette and indicative materials specification

# 6.6 Detailed Scale – Architectural Expression

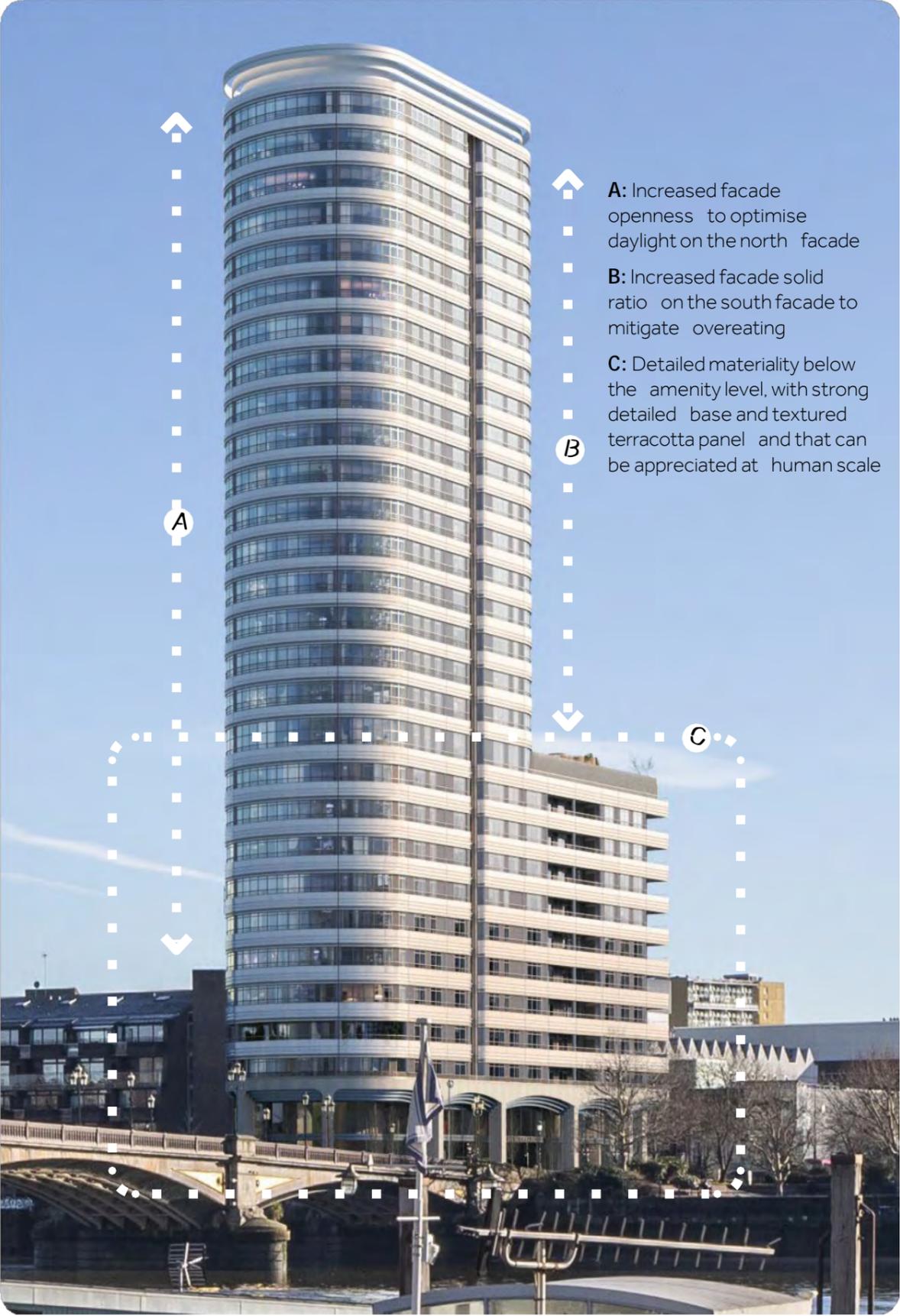


Figure 1.38 Façade principles & Expression – overall principles & detail of plinth to the south  
 Appeal Ref. 6002127 - Peter Barbalov

# 7. The Proposal - The Metropolitan Scale

*"What is now proved was once, only imagin'd."*

*William Blake*

# 4.14 Metropolitan Scale - Completing Ransome's Dock Quarter

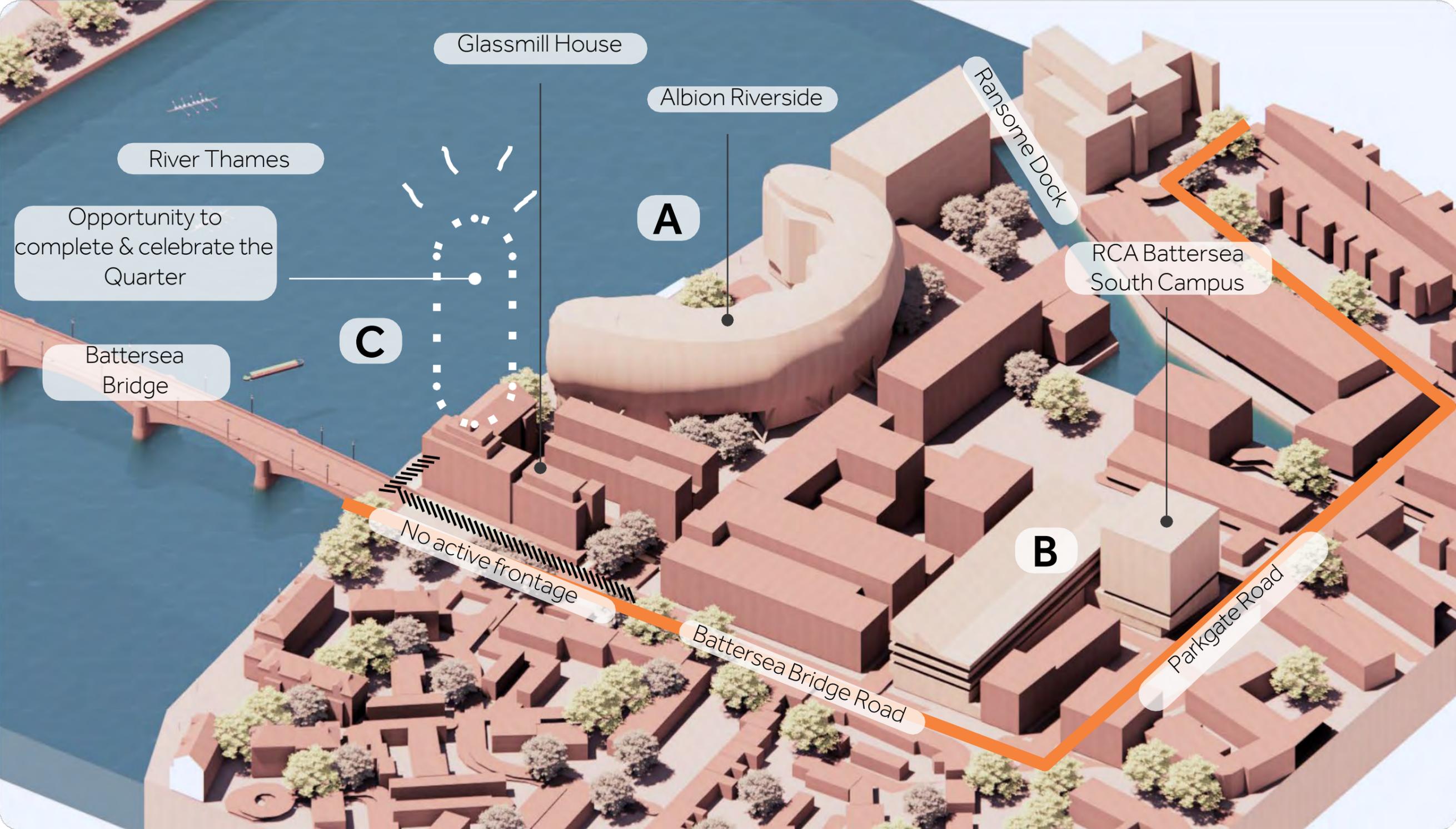


Figure 1.27 Diagram of the Ransome's Dock today

# 4.15 Metropolitan Scale - Completing Ransome's Dock Quarter

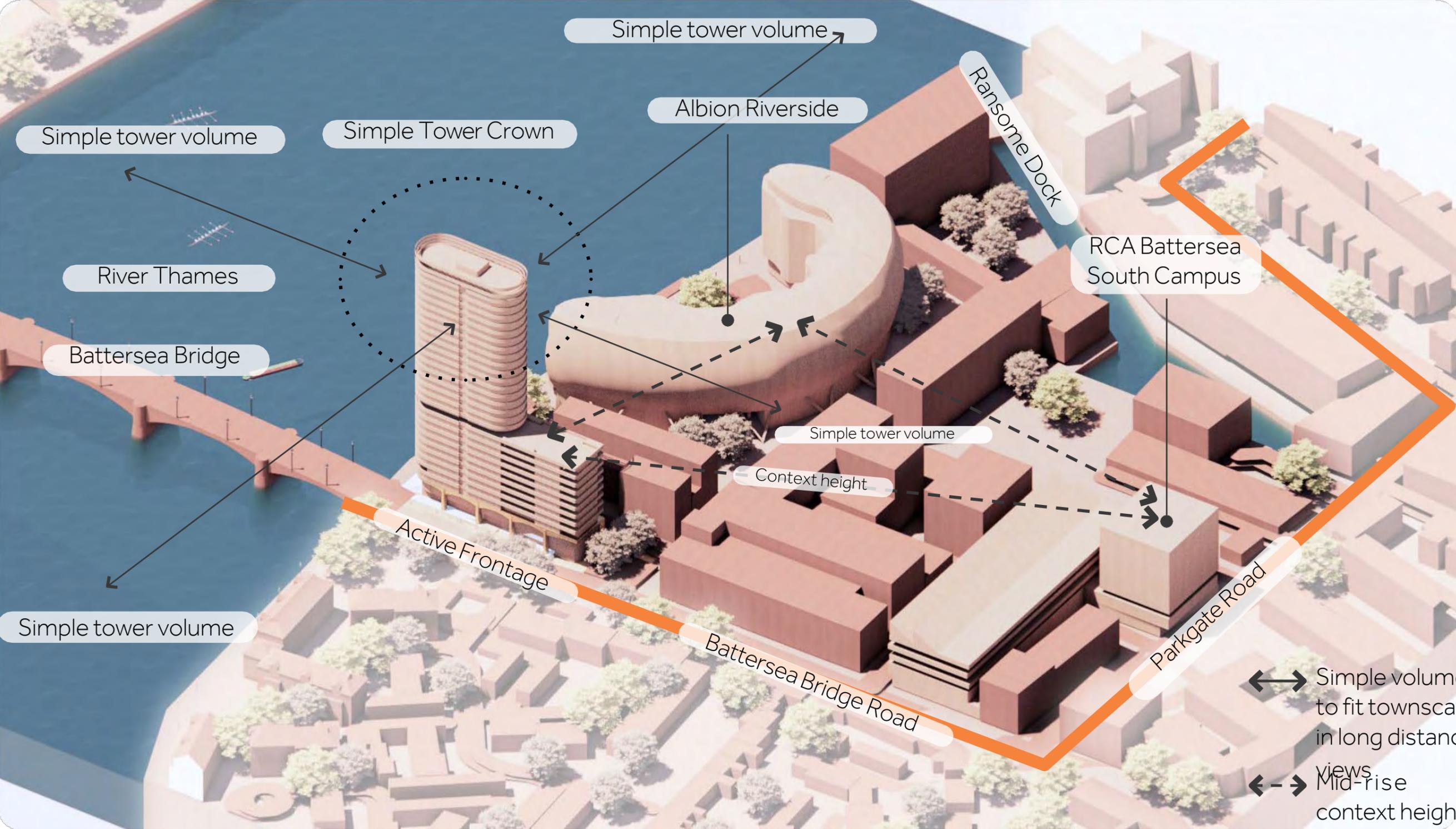


Figure 1.28 Diagram of the proposal and its role within the Ransome's Dock

# 7.0 Metropolitan Scale

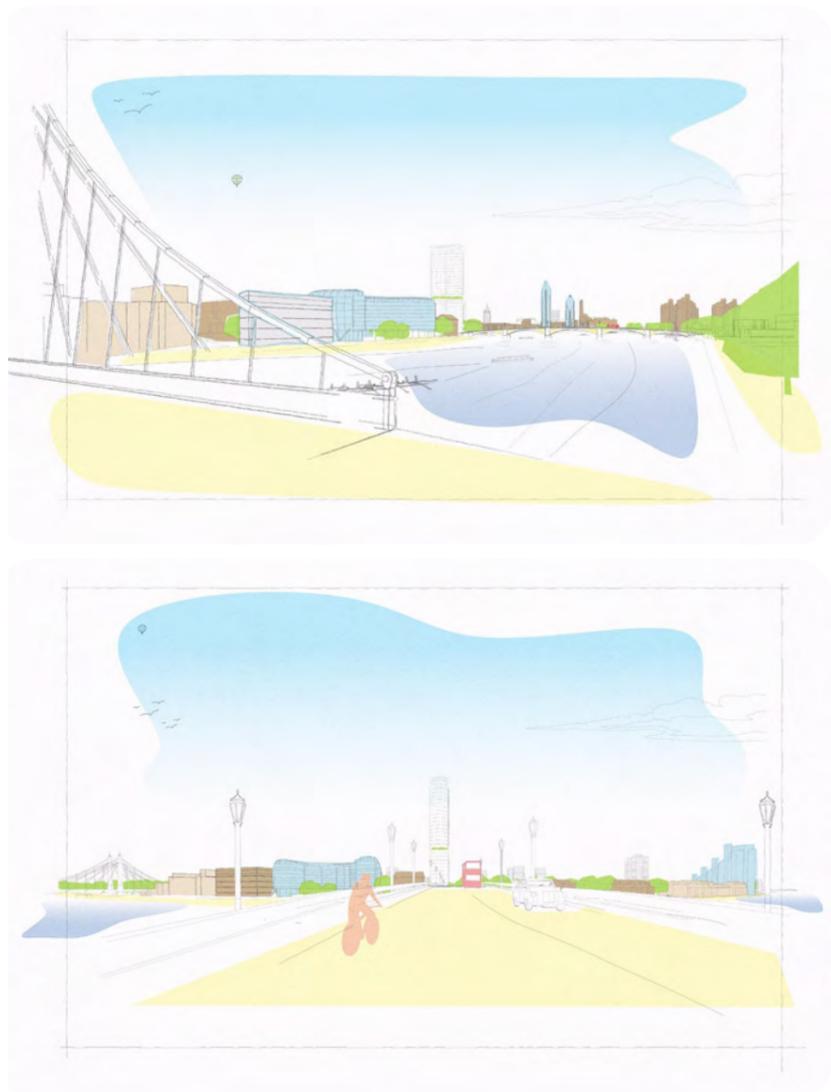


Figure 1.38 Sketch of the Site from the North Bank of the River Thames

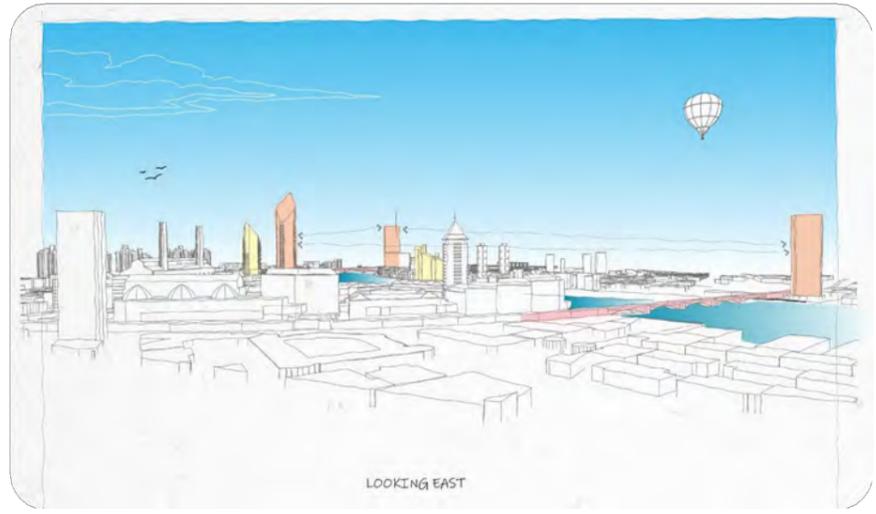


Figure 1.39 Illustrative sketches exploring relationship between buildings

Figure 1.40 Illustrative sketches exploring relationship between buildings

7.1 Metropolitan Scale - Existing



7.2 Metropolitan Scale - Proposed



## 7.3 Metropolitan Scale - Existing



## 7.4 Metropolitan Scale - Proposed





7.5 Video - 4676\_KS05\_Chelsea Creek\_050226.mp4



7 Storeys  
12 Storeys

7.5 Video - 4676\_KS06\_Chelsea\_Embankment\_040226.mp4

